

Mt Crested Butte  
Construction Management Plan  
Requirements  
**Sec 6-19 Permits**

A Construction Management Plan is a combination of diagrams, documents, drawings, and specifications that clearly define the steps that will be taken to demonstrate how the impacts of the proposed project will be minimized to the community. The Construction Management Plan must be approved by the Planning Commission at Design Review.

- Parking: The site plan must show the location of all job site related vehicles, including number and location of requested street parking spaces, locations for material storage, and construction equipment. If parking is permitted in the right-of-way, all parking must be on the same side of the street and approved by the Town. No parking will be allowed on driveways other than the project lot without the expressed written consent of said property owner. The plan must demonstrate parking for employees, equipment and delivery vehicles, and must also include the maximum number of vehicles expected to be on site at any given time. On street parking within the town's rights of way is prohibited between the dates of November 15 and April 15
- Staging of Materials: The plan shall specify construction staging area locations. All staging must be onsite unless expressed written consent is given to stage elsewhere. Loose job material storage is not permitted in public right-of-way under any circumstances.
- Cleaning of Roads: Mud tracking ramps and tire washout stations are required. Location and operation procedures shall be described in plans. At the end of the work day all public roads must be clear of dust, mud, water, etc... due to construction. Failure to do so will result in the Town of Mt Crested Butte sweeping the roads at the contractor's expense.
- Trash, Toilet Facilities, and Temporary Office Trailer: All food related trash on site must be stored in a bear proof dumpster pursuant to Ordinance 6 Series 2007 in the Mt Crested Butte Town Code. All sites must be free of trash and refuse at all times. Construction trailers, portable restrooms, and dumpster locations shall be clearly designated on the project's site plan. All temporary structures must be stored on private property and not in the public right-of-way
- Temporary Safety Fencing: The Town may require construction areas to have a non-removable construction fence of other approved device securely placed around the areas to be protected.

- Hours of Construction: A person commits the crime of disturbing the peace if in a public or private place he/she performs any construction work, including but not limited to piledrivers, chainsaws, and other loud equipment: between the hours of 7:00 a.m. and 7:00 p.m., Monday through Friday, 7:00 a.m. to 6:00 p.m. Saturday, and 10:00 a.m. to 5:00 p.m. on Sundays.
- Pets: All pets must be controlled and securely tied up at all times. Under no circumstances shall pets be allowed to move about freely on a site.
- Adjoining Properties: No person shall excavate on land close enough to a property line to endanger any adjacent public street, sidewalk, other public or private property, or easement, without supporting and protecting the property from any damage that might result from construction operations.
- Traffic Control: Any temporary blockage of traffic due to construction must be first approved by the Town of Mt Crested Butte's maintenance department. If traffic is to be blocked, certified flaggers must be used to control traffic.
- Concrete washout stations: On site concrete washout stations are required and locations and procedures shall be described in plan.
- Temporary Lighting Plan: Any temporary lighting used on site must be approved by Town staff.
- Snow storage and snow removal plan: Snow should be generally stored on site. If stored off site the general contractor is responsible for clean-up and drainage control.
- Dust Mitigation: Cover material shall be required for piles of dirt and areas where the groundcover has been disturbed and not yet re-vegetated unless such piles of dirt and disturbed areas are actively used in on going construction activities.
- Dust Control: Dust control for the project site and any staging or parking areas shall be required. On any disturbed areas determined by the building official to be causing significant fugitive dust to go into the atmosphere, the dust control procedures will be used to control fugitive dust from entering the atmosphere. Procedures may include, but not be limited to the application of water, magnesium chloride, or other dust inhibitor, and the cleaning of streets or paved surfaces where dirt and mud was deposited by vehicles or equipment from the project site or staging area.

- Sediment and Erosion Control: The main objective of the storm water management plan shall be to identify Best Management Practices which will minimize erosion and sediment transport. The following apply:
  - 1) Stock Piles must be protected with erosion control devices
  - 2) City inlets, gutters, swales, and irrigation ditches shall be protected with erosion control devices and such protection shall be maintained for the duration of the project.
  - 3) A description of procedures used to protect and maintain in good and effective operating condition the erosion/sediment control measures until final stabilization is required.
  - 4) Temporary Drainage Plan- As site conditions change during the construction process, temporary drainage and erosion control will be required. The contractor is responsible for outlining what kind of drainage and erosion control is warranted for various stages of the work such as excavation, foundation, driveway access, grading, etc...