



**DEVELOPMENT OFFICE**

570 Fallbrook Boulevard, Suite 110  
Lincoln, NE 68521  
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## Construction Practices Agreement

*Fallbrook is a first-class community. It will look and feel that way to every resident and every visitor—every day!*

The following requirements have been developed to support this statement. By signing below, Builder acknowledges reading, understanding and agrees to his best effort to ensure compliance by his workforce and all persons engaged in the construction of the homes at the address noted below.

1. Prior to basement excavation, a pre-construction meeting must be conducted between the Builder and NEBCO. The following items will be discussed and agreed:
  - Parking must be controlled so it does not restrict routine traffic. Parking shall be restricted to one side of the street when at all possible.
  - Lot access must be directly from the street and no traffic is allowed across vacant lots.
  - Excess dirt from excavations may be removed from Fallbrook at the Builder's option. Alternatively, excess dirt may be placed in a location within Fallbrook as designated by NEBCO. Any dirt so placed will become the property of NEBCO and may not be loaded and hauled off-site by anyone without prior approval.
  - If dirt stockpile from basement excavation will cause silt run-off onto neighboring properties or paved roads, installation and use of soil socks/wattles is required to control erosion and to protect adjacent property and storm drains from sediment pollution.
  - Material storage is limited to one open lot per home being constructed. After home is constructed; Builder will repair lot to its original state. If lot is left unsatisfactory, NEBCO will make arrangements to repair lot and Builder will be billed.
  - Maintenance of Builder's lot and staging lot will be the responsibility of the Builder. Maintenance includes mowing, weed control, weather and subcontractor disturbances.
  - Locate trash box on Builder's lot. Keep cover on box as much as possible. Maintain regular service for trash pick up and disposal.
  - Portable toilet shall remain four feet from back of curb. Share portable toilets between lots and Builders, if possible.
  - All new sidewalks must be built to connect to existing sidewalks. If the sidewalk is already in place, the Builder assumes liability to deliver this sidewalk in good repair at the end of the project or replace all damaged areas of the sidewalk to the satisfaction of NEBCO.
  - If existing site improvements on the lot (i.e. existing street trees) are disturbed, damaged, or removed during the course of construction, the Builder assumes liability to replace site improvement(s) to their original condition and to the satisfaction of NEBCO.

(over →)

2. Mud washed or tracked onto paved areas must be cleaned up within 2 days of occurrence. Areas not cleaned within the 2-day period will be cleaned by NEBCO and the cost of cleaning will be billed to the Builder.
3. Builder shall conform to City of Lincoln noise and construction work hours ordinances.
4. Builders are required to construct and display one sign on the property. This sign is to be constructed according to the sign exhibit attached.
5. Dust control is a challenge at Fallbrook. We ask every builder keep their property maintained and damp when possible.
6. NEBCO strongly suggests that the Builder and sub-contractors purchase concrete through Ready Mixed Concrete Co. (434.1844) and purchase masonry, reinforcing steel, caulking and sealants, masonry cement, and pro-mix through Reimers Kaufman Concrete Products (434.1855).
7. Builders shall review, understand and sign an agreement prior to start regarding proper Storm Water Runoff control measures on lot.
8. Builders are to provide a copy of the approved permit set of documents to NEBCO upon receipt from the City of Lincoln.
9. Builder to assume any and all responsibility or liability for locating private and public utilities.
10. Occasional site visits will be made to review progress and ensure that the design as approved is being followed. Builders are responsible to notify the developer at the following stages of construction: 1.) when framing is complete; 2.) when exterior finish materials are being installed; and 3.) when exterior painting is ready to begin. These visits are not inspections, only observations of construction progress at specific milestones.

Project Address: \_\_\_\_\_

Homeowners Name (please print): \_\_\_\_\_

Homeowner's Signature: \_\_\_\_\_

NEBCO Representative: \_\_\_\_\_

Date: \_\_\_\_\_

Builder's Name (please print): \_\_\_\_\_

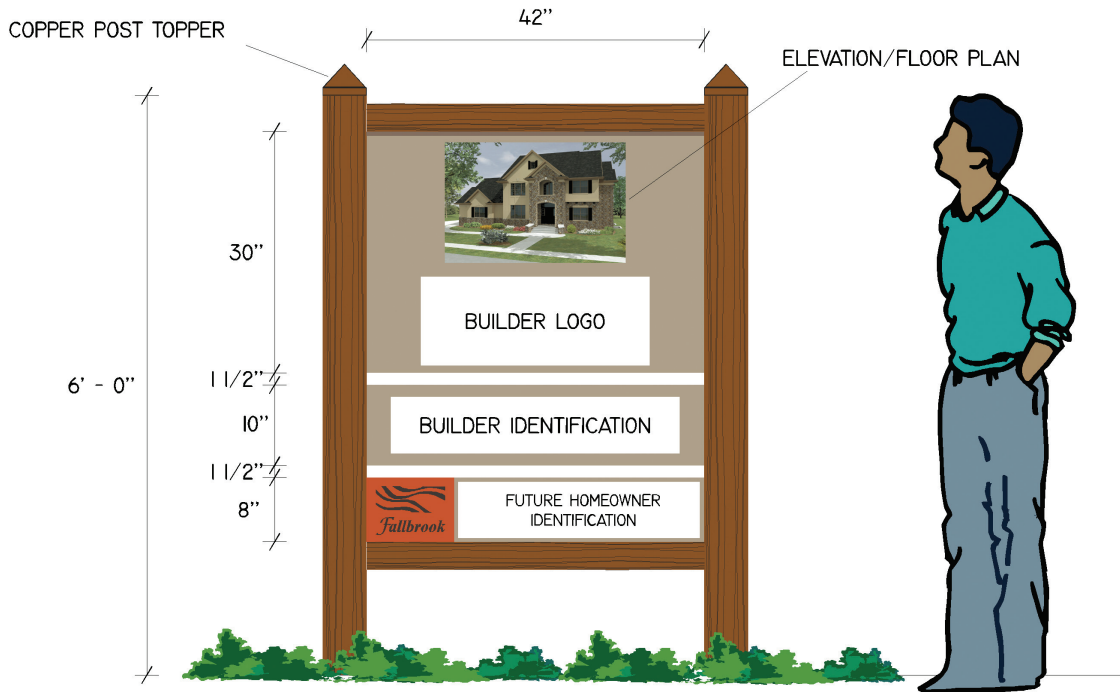
Builder's Signature: \_\_\_\_\_

NEBCO Representative: \_\_\_\_\_

Date: \_\_\_\_\_

(see next page for sign exhibit →)

# FALLBROOK RESIDENTIAL SIGN EXHIBIT



#220-89  
"SANDSTONE"

## TYPICAL, SINGLE-FACE, NON-ILLUMINATED, POST AND PANEL TYPE SIGN

ALUMINUM SIGN BACKGROUNDS TO BE ATTACHED TO 6" SQ. WOOD POSTS  
 STAINED TO MATCH PITTSBURG #729 "DK. MAHOGANY"  
 FACES TO BE DECORATED F/S WITH DIGITALLY REPRODUCED VINYL GRAPHICS  
 ENTIRE BACKGROUND TO BE DIGITALLY REPRODUCED TO MATCH #220-89 "SANDSTONE" HP VINYL  
 FALLBROOK LOGO REPRODUCED TO MATCH "DK. BROWN" (VERIFY) AND PMS 159C "BURNT ORANGE"  
 OWNERS IDENTIFICATIONS TO BE WHITE ON #220-69 "DURANODIC" BACKGROUND  
 BACKGROUNDS BEHIND LOGOS TO MATCH #220-89 "SANDSTONE" HP VINYL  
 SIGN TO HAVE 2" X 4" HORIZONTAL SUPPORTS TO STAINED TO MATCH  
 PITTSBURG #729 "DK. MAHOGANY"  
 COPPER POST TOPPERS  
 SIGN TO BE FABRICATED AS A "KIT" FOR EASY ASSEMBLY