



TOWNS OF WINTER PARK, FRASER, AND GRANBY BUILDING DIVISION PRE-DISTURBANCE INSPECTION REQUIREMENTS

Towns of Fraser and Granby: After approval of your Site Plan Application, the applicant is permitted to move forward with tree removal as necessary within the future building's footprint. No further site disturbance, including tree stump removal, is permitted until you fulfill the requirements below and until the Building Division has approved this inspection.

Town of Winter Park: After approval of your Site Plan Application by the Planning Commission, or by Planning Division staff in the case of an Administrative Site Plan Application, the applicant is permitted to move forward with tree removal as necessary within the future building's footprint. No further site disturbance, including tree stump removal, is permitted until you fulfill the requirements below and until the Building Division has approved this inspection.

REQUIRED ITEMS:

1. **Erosion Control** – Erosion control features, including silt fencing, straw waddles, and other BMPs must be installed per the approved site plan.
2. **Stabilized Driveway Construction Entrance** – Must be installed in conformance with Figure 10 of the Standards and Specifications for Design and Construction. The entrance must be maintained throughout the construction period. If the entrance is not maintained, the Building Division will suspend inspections until it is repaired in accordance with the Standards. A culvert shall be required at time of driveway installation if such culvert is necessary.
3. **Limit of Disturbance** – Must be delineated with four foot (4') tall orange construction fencing, roping with flags attached, or other acceptable means that will protect the natural features and vegetation beyond the Limit of Disturbance.

For any lot lines adjacent to **off-site wetlands**, these lot lines shall be delineated with four foot (4') tall orange construction fencing, and a durable sign, at least 8.5"x11", shall be posted on the fence, and shall state the following: "WETLANDS EXIST BEYOND THIS FENCE – DO NOT DISTURB". One (1) sign shall be installed per one-hundred linear feet (100') along the affected lot lines.

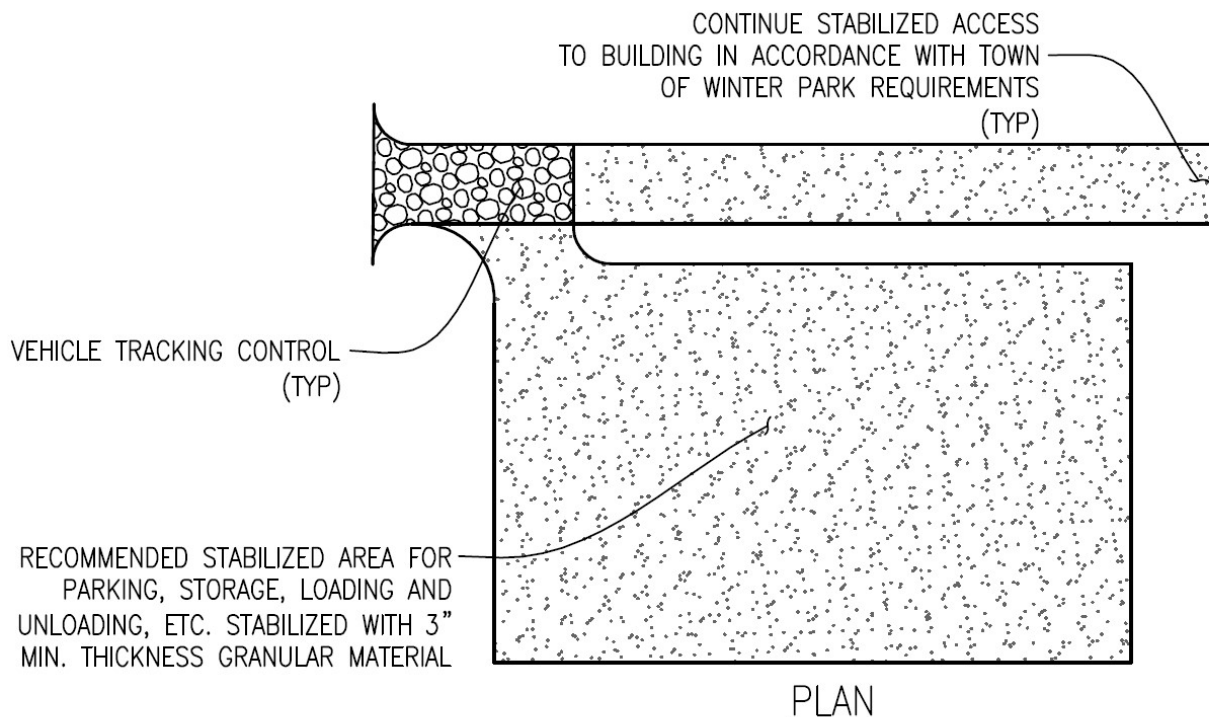
4. **Soil Stockpile Area** – The area where soil will be stored shall be identified with a wooden stake and labeled as such.
5. **Trees to be Protected** – Trees that will remain within the Limit of Disturbance shall be protected with construction fencing, roping with flags attached, or other acceptable means. Trees and their roots are easily damaged by construction equipment and soil compaction.

For trees within the Town of Winter Park: As required in [§ 3-G-3, Tree Removal and Protection](#), in the Unified Development Code (UDC), you shall also protect the root zone of any trees that are over four inches (4") in caliper. This zone extends to the dripline of the selected tree. The dripline is the cylinder extending from grade level down to a depth of ten feet (10') below grade, having a radius equal to the length of the longest branch of the tree, with the center of the cylinder located at the center of the tree trunk. Additionally:

- a. No cutting or filling, storage of building materials or debris, or disposal of wastes shall take place within the dripline of any protected tree.

- b. No impervious paving shall be placed within the dripline of any protected tree.
- 6. **Property Corners** – Property corners shall be identified with wooden stakes and flagging or other acceptable means for easy identification.
- 7. **Concrete Washout Area*** – The area where the concrete washout will be constructed shall be identified with a wooden stake and labeled as such. **While not required to be in place for the Pre-Disturbance Inspection, this must be constructed prior to a Footing Inspection.*

The Building Division conducts the Pre-Disturbance Inspection. To schedule an inspection, go to <https://aca-prod.accela.com/WINTER/Login.aspx>. If you email us at permits@wpgov.com, we will send you the link to create your new Accela Citizen Access (ACA) account. Schedule this inspection by 4 p.m. the day prior for it to occur the following day.



INSTALLATION NOTES

1. CONTRACTOR MAY MODIFY LOCATION AND SIZE OF CONSTRUCTION STABILIZED AREA BASED ON FIELD CONDITIONS.
2. CONSTRUCTION STABILIZED ACCESS AREA SHALL BE LARGE ENOUGH TO FULLY CONTAIN PARKING, STORAGE, AND UNLOADING AND LOADING OPERATIONS.
3. AREA SHALL BE STABILIZED PRIOR TO ANY OTHER MAJOR OPERATIONS ON THE SITE.
4. THE CONSTRUCTION STABILIZED AREA SHALL CONSIST OF A MINIMUM OF 3" OF GRANULAR MATERIAL.

MAINTENANCE NOTES

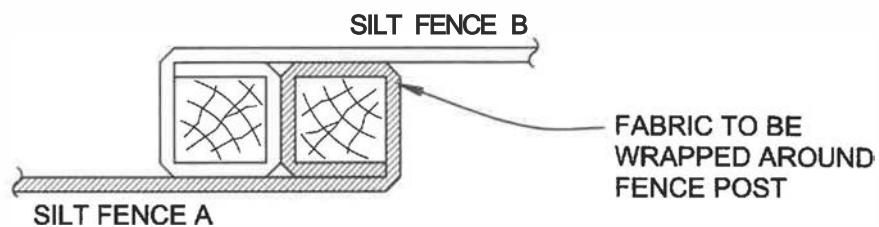
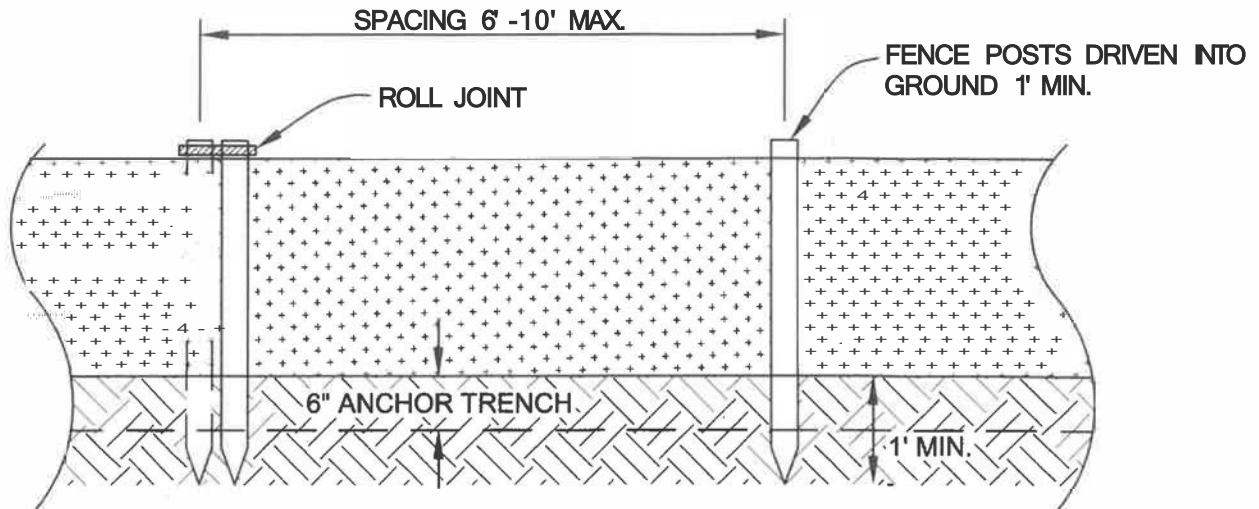
1. THE CONTRACTOR SHALL INSPECT THE STABILIZED ACCESS AREA WEEKLY, DURING AND AFTER ANY STORM EVENT AND MAKE REPAIRS OR CLEAN OUT UPSTREAM SEDIMENT AS NECESSARY.
2. THE CONTRACTOR SHALL PROVIDE ADDITIONAL THICKNESS OF GRANULAR MATERIAL IF ANY RUTTING OCCURS OR UNDERLYING SUBGRADE BECOMES EXPOSED.
3. STABILIZED STAGING AREA SHALL BE ENLARGED IF NECESSARY TO CONTAIN PARKING, STORAGE, AND UNLOADING AND LOADING OPERATIONS.
4. ANY ACCUMULATED DIRT OR MUD SHALL BE REMOVED FROM THE SURFACE OF THE STABILIZED STAGING AREA.
5. THE STABILIZED STAGING AREA SHALL BE REMOVED AND REVEGETATED OR INCORPORATED INTO THE FINAL DRIVEWAY DESIGN AT THE END OF CONSTRUCTION.

Construction Stabilized Access

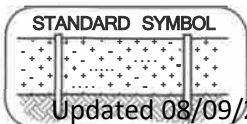
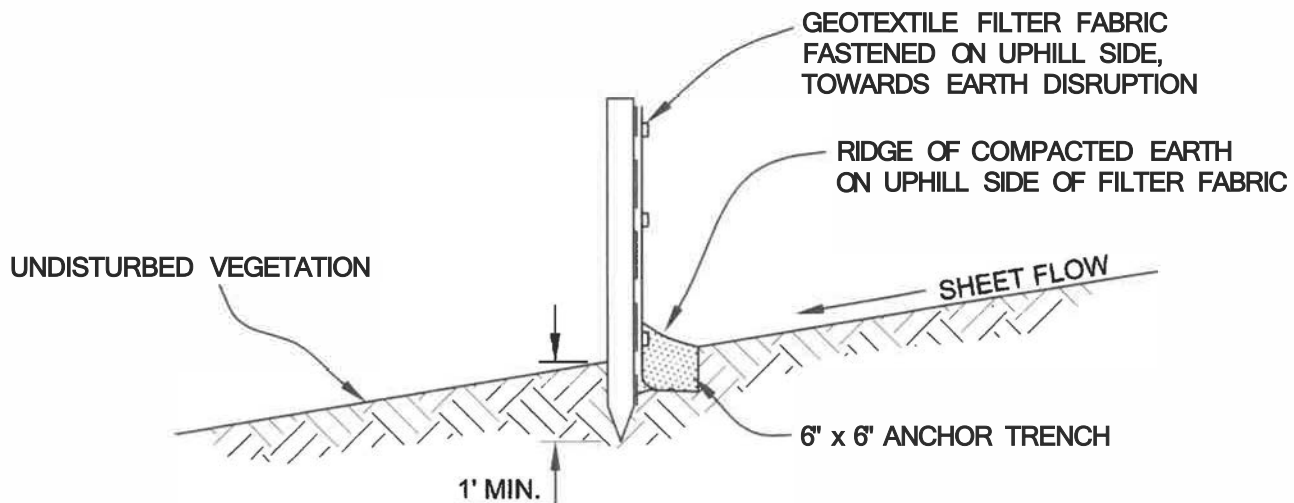
Town Of Winter Park
Standard Details Fig 10 May 2012



SILT FENCE



ROLL JOINTS

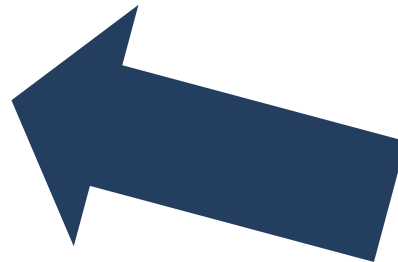


Updated 08/09/2023

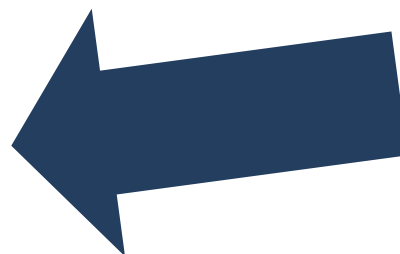




Concrete Washout
Area with required
signage.



Properly installed
straw waddles.

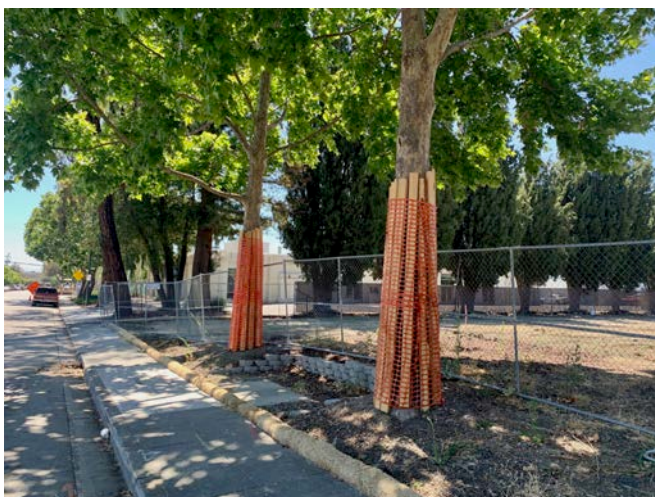




Properly delineated lot lines that are adjacent to wetlands.



Properly protected trees and tree driplines for Winter Park. Tree roots are delicate, and if damaged, the tree may not survive.



Properly protected trees for Fraser and Granby.