RESIDENTIAL EROSION CONTROL PLAN REQUIREMENTS

A residential building permit application must contain sufficient information to allow the Development Services Department to determine whether the lot development complies with the requirements of the Grading and Stormwater chapter of the Unified Development Code (UDC).

Single and Two Family Residential Sites. All residential lots must maintain properly installed erosion and sediment control measures from the beginning of construction until slope stabilization and/or vegetation is established in order to prevent silt and sediment from going offsite or into the street. Prior to the issuance of the Certificate of Occupancy (C of O), vegetation must be established to adequately prevent erosion and sediment from leaving the site.

Erosion and Sediment Control Plan:
The Grading and Erosion & Sediment Control Plan can be combined as long as all key features are identified and legible in the opinion of the reviewer. Submittal information and plans for erosion control shall include, but not be limited to the following:

1. The Erosion and Sediment Control Plan shall be drawn to a legible conventional Engineer scale (1” = 20’) using the site plan as the base map.
   a. Show location of permit box, construction entrance/exit, concrete truck wash area, portable toilet, and trash containment.
   b. Indicate areas to be left undisturbed including soil and grading disturbance.
   c. Show location of wattles, dikes, socks, stone check dams (for concentrated flow) and/or other sediment barriers. Silt fence is acceptable, but discouraged on small flat sites where excessive silt storage is not necessary.
   d. Indicate how nearby stormwater systems such as curb inlets will be protected from any mud, sediment, or debris that reaches them.
   e. Indicate the method of re-vegetation proposed. Below are minimum standards acceptable to the City for re-vegetation: (Note: Established vegetation required for C of O.)
      i. Minimum of 4 inches of topsoil shall be required, either existing or installed, in areas to be re-vegetated.
      ii. Slopes Zero to 10% grade: Re-vegetation shall be a minimum of seeding and mulching.
      iii. Slopes 10:1 up to 4:1 grade: Re-vegetation shall be a minimum of hydro-seeding with mulch and fertilizer, sod, or groundcover.
      iv. Slopes 4:1 to 3:1 grade: The slope shall be covered with landscape fabric and hydro-seeded with mulch and fertilizer, or staked sod, or groundcover.
      v. Slopes more than 3:1 grade: Any finish grade over 3:1 must be approved by the City Engineer. Options available include Retaining walls; Terracing with groundcover; Staked Sod (up to 2:1 slope).
   f. Provide details of proposed erosion control features not included in city standard details. (Standard details can be provided by city staff).

2. A Temporary Certificate of Occupancy may be considered by the Building Official when vegetation has not been established to adequately prevent erosion and sediment from leaving the site due to unfavorable weather conditions, and erosion control matting along with perimeter erosion controls have been adequately established to temporarily prevent soil loss along with a performance bond to install sod in the remaining areas at the appropriate time.

Disturbed sites over one acre may be subject to additional ADEQ rules and guidelines not specified herein.
EROSION CONTROL PLAN EXAMPLE

NOTES:
- Debris, mud, and soil in public streets. Debris, mud, and soil shall not be allowed on public streets but if any debris, mud, or soil from development sites reaches the public street it shall be immediately removed via sweeping or other methods of physical removal. Debris, mud, or soil in the street may not be washed off the street or washed into the storm drainage system. Storm drainage systems downstream of a development site should be protected from debris, mud, or soil in the event that debris, mud, or soil reaches the drainage system.
- Top soil or other soil is to be stockpiled for more than 30 days, a temporary cover of annual rye or other suitable grass shall be planted.
- Re-vegetation. Re-vegetation shall be required to meet the following performance standards (sediment controls shall remain in place until re-vegetation is established) unless otherwise allowed by the City Engineer:
  - Topsoil: A minimum of 4 inches of topsoil shall be required to be either existing or installed in areas to be re-vegetated at a rate of $15.96/ft² (9) below. Any application of topsoil and seeding under the drip line of a tree should be minimized to 3 inches in order not to damage the tree root system.
  - Zero to 10% grade: Re-vegetation shall be a minimum of seeding and mulching. Seeded shall provide complete and uniform coverage that minimizes erosion and runoff in no more than two growing seasons.
  - 10.1% to 41.1% grade: Re-vegetation shall be a minimum of hydro-seeding with mulch and fertilizer, sod, or ground cover. Seeded plants shall provide complete and uniform coverage in no more than two growing seasons.
  - 41% to 51% grade: The slope shall be covered with landscape fabric and hydro-seeded with mulch and fertilizer, or staked sod, or ground cover. Seeded plants shall provide complete and uniform coverage in no more than two growing seasons.

Zoning Setbacks:
- Front Setback 25'
- Side Setback 5'
- Rear Setback 20'

Proposed Setbacks:
- Front Setback 26'
- Side Setback 8'-6"'
- Side Setback 16'-6"
- Rear Setback 39'-6" 5/8"

RED is Existing Conditions
Blue is Proposed Conditions
Green is Design Criteria