

LANDSCAPING AND EROSION CONTROL PLAN - SANCTUARY ADDITION

1" = 30'

EXISTING PLANT LIST			
MARK	COMMON NAME	BOTANICAL NAME	HEIGHT
	CRAPEMYRTLE	LAGERSTROEMIA SPP.	20'
	JAPANESE YEW	POPULUS NIGRA	15'

NEW PLANT LIST					
MARK	COMMON NAME	BOTANICAL NAME	MATURE HEIGHT	PLANTING HEIGHT	CALIPER
	BRADFORD PEAR	Pyrus calleryana 'Bradford'	30' - 50'	-	2"
	RED MAPLE	Acer Rubrum	40' - 50'	-	2"

EROSION CONTROL LEGEND			
MARK	DESCRIPTION	VA ESC HANDBOOK STD. & SPEC.	REMARKS
IP	SILT FENCE TYPE INLET PROTECTION	3.07	USE 6" - #357 OR #5 GRAVEL OVER 1/4" X 1/4" WIRE FABRIC PLACED OVER INLET RM
CE	TEMPORARY STONE CONSTRUCTION ENTRANCE	3.02	PAD OF NO. 1 STONE
SF	SILT FENCE TYPE SILTATION BARRIER	3.05	
PS	PERMANENT SEEDING FOR YARD AREAS W/ MULCHING	3.32 3.35	
	PERMANENT SEEDING FOR STEEP BANK & SOIL STABILIZATION BLANKET	3.32 3.36	NOTED THUS ON PLAN TREATMENT-1 STABILIZATION BLANKET
CD	ROCK CHECK DAM	3.20	
CP	CULVERT INLET PROTECTION		SEE DETAIL SHEET 5

EROSION CONTROL NARRATIVE

PROJECT DESCRIPTION
THE PURPOSE OF THIS PROJECT IS THE CONSTRUCTION OF A NEW SANCTUARY BUILDING AND WIDENING OF THE ENTRY DRIVEWAY. AREA TO BE DISTURBED IS 1.9 ACRES.

EXISTING SITE CONDITIONS
THE EXISTING SANCTUARY SITE CONSISTS OF A GENTLY SLOPING BUILDING AND PARKING / TRAFFIC AREA CONTIGUOUS TO THE EXISTING BUILDING. THE SITE IS VEGETATED WITH DENSE, WELL MAINTAINED GRASS. 40% OF THE PROPERTY IS FORESTED WITH HARDWOOD TREES.

ADJACENT PROPERTY
THE PROPERTY IS BOUNDED BY SEVERAL SINGLE FAMILY LOTS OF PONDEROSA PARK SUBDIVISION ON THE WEST, CARTWRIGHT DRIVE ON THE NORTH, PROPERTIES OF FREDERICK TAYLOR ON THE EAST, AND CRYSTAL CREEK DRIVE ON THE SOUTH.

OFFSITE AREAS
NO OFFSITE AREAS ARE INVOLVED IN THE DEVELOPMENT.

SOILS
LAND SURFACES TO BE DISTURBED BY DEVELOPMENT CONSTRUCTION CONSIST OF A CLAYEY SILT SOIL. THE SOIL POSSESSES MODERATE ERODIBILITY AND IS COMPATIBLE WITH THE ANTICIPATED VEGETATIVE COVER TO BE ESTABLISHED.

CRITICAL AREAS
THE NARROW AREAS OF DISTURBANCE ALONG THE DRIVEWAY TO BE WIDENED AND A SMALL AREA TO THE REAR OF THE NEW SANCTUARY ADDITION WILL POSSESS SLOPES OF 1.5:1 AND 2:1.

EROSION AND SEDIMENT CONTROL MEASURES
EROSION AND SEDIMENTATION CONTROL MEASURES ARE SHOWN ON THE PLAN AND REFERENCED TO THE EROSION CONTROL SCHEDULE AS WELL AS NOTED IN THE MINIMUM ESC STDs (MS-X) NOTES ON THIS SHEET.

PERMANENT STABILIZATION
STEEP AREAS NOTED ABOVE WILL BE PROTECTED WITH STABILIZATION BLANKET INTO WHICH SEEDING IS PLACED. ALL OTHER AREAS OF DISTURBANCE WILL BE PERMANENTLY SEEDING WITH ORDINARY SEEDING TECHNIQUES, USING A MIXTURE OF ANNUAL RYE AND FESCUE GRASSES PER VIRGINIA ESCROW AND SEDIMENT CONTROL HANDBOOK MINIMUM STANDARDS. SEEDING IS TO BE DONE IMMEDIATELY UPON COMPLETION OF PIPE AND CURB INSTALLATION TO MINIMIZE VULNERABILITY TO EROSION.

STORMWATER MANAGEMENT CALCULATIONS
STORMWATER MANAGEMENT IS PROVIDED BY TWO DETENTION BASINS AND CONTROL OUTLETS ALREADY IN PLACE, ONE AT THE SOUTHWEST CORNER OF THE SITE AND ONE AT THE NORTHEAST CORNER, ADJACENT TO THE DRIVEWAY ENTRANCE. ALL OF THE DRIVEWAY IMPROVEMENT PORTION OF THE WORK DRAINS INTO THE NORTHEAST BASIN; ALL OF THE SANCTUARY ADDITION PORTION OF THE WORK DRAINS INTO THE SOUTHWEST BASIN. SEE 4 PAGES OF DRAINAGE CALCULATIONS WHICH REVEAL THAT THE RUNOFF INCREASES PRESENTED BY THE TWO PORTIONS OF THE WORK ARE QUITE SMALL.

EROSION CONTROL NOTES

1. MAINTAIN SILT FENCE AND INLET PROTECTION AT ALL TIMES DURING CONSTRUCTION.
2. NORMAL PERMANENT SEEDING (TYPE PS ON PLAN)

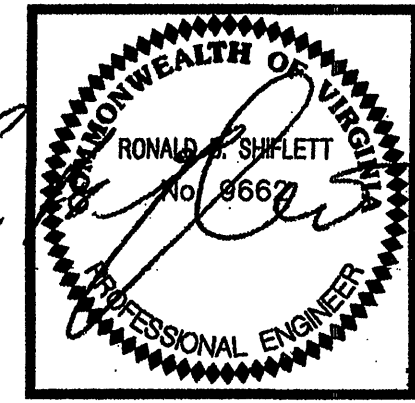
MINIMUM CARE LAWN	TOTAL LBS. PER ACRE
COMMERCIAL OR RESIDENTIAL	200-250 LBS.
KENTUCKY 31 OR TURF-TYPE TALL FESCUE	90-100%
IMPROVED PERENNIAL RYEGRASS	0-10%
KENTUCKY BLUEGRASS	0-10%
GENERAL SLOPE (3:1 OR LESS)	
KENTUCKY 31 FESCUE	128 LBS.
RED TOP GRASS	2 LBS.
SEASONAL NURSE CROP **	20 LBS.
	150 LBS.
LOW MAINTENANCE SLOPE (STEEPER THAN 3:1)	
KENTUCKY 31 FESCUE	108 LBS.
RED TOP GRASS	2 LBS.
SEASONAL NURSE CROP **	20 LBS.
CROWN VETCH **	20 LBS.
	150 LBS.

** USE SEASONAL NURSE CROP IN ACCORDANCE WITH SEEDING DATES AS STATED BELOW:
MARCH, APRIL THROUGH MAY 15TH ANNUAL RYE
MAY 16TH THROUGH AUGUST 15TH FOXTAIL MILLET
AUGUST 16TH THROUGH SEPTEMBER, OCTOBER ANNUAL RYE
NOVEMBER THROUGH FEBRUARY WINTER RYE

3. THE LOCATION OF ALL OFF SITE FILL OR BORROW AREAS ASSOCIATED WITH THE CONSTRUCTION PROJECT WILL BE PROVIDED TO ROANOKE COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT. AN EROSION CONTROL PLAN OR MEASURES MAY BE REQUIRED FOR THESE AREAS.

ESC MINIMUM STANDARDS PER VA ESC 4VAC50-30-40

MS-1 TEMPORARY SOIL STABILIZATION PROVIDED BY EXISTING DENSE GRASS COVER.
MS-2 N/A
MS-3 PERMANENT SEEDING SHOWN ON PLANS FOR ALL DISTURBED AREAS.
MS-4 SILT FENCE, INLET PROTECTION, & CHECK DAMS SHALL BE PLACED BEFORE LAND DISTURBANCE OPERATIONS PROCEED.
MS-5 N/A
MS-6 N/A
MS-7 STEEP SLOPES PROTECTED WITH STABILIZATION BLANKETS DURING ESTABLISHMENT OF VEGETATIVE COVER
MS-8 ALL RUNOFF DIRECTED BY EXISTING TOPOGRAPHY & STORM DRAIN INLETS AND PIPING TO EXISTING DETENTION BASIN.
MS-9 N/A
MS-10 EXISTING CULVERT INLETS SHALL BE PROTECTED WITH INLET PROTECTION AS SHOWN
MS-11 ALL STORM DRAIN PIPING AND OUTLET PROTECTION IS ALREADY IN PLACE.
MS-12 N/A
MS-13 N/A
MS-14 N/A
MS-15 N/A
MS-16 NO PIPE TRENCHES ARE ANTICIPATED.
MS-17 SEE CONSTRUCTION ENTRANCE SHOWN ON THE ESC PLAN. SILT BUILDUP IN THE GRAVEL PAD OF THE ENTRANCE SHALL BE REMOVED WEEKLY.
MS-18 OWNER/CONTRACTOR SHALL REMOVE ALL SILT FENCING AND INLET PROTECTION, INCLUDING ANY SILT BUILD-UP WHEN ADEQUATE GROWN OF VEGETATION IS EVIDENCED.
MS-19 OFFSITE LANDS AND CREEKS ARE PROTECTED FROM SILT BY THE PRESENCE OF THE EXISTING DETENTION BASIN AND INLET PROTECTION TO STORM DRAIN INLETS.



Revisions By	Date

COVENANT Engineering
SML Office: 805 Patti Road, Rocky Mount, VA 24161
Roanoke Office: 305 Wesley Road, Daleville, VA 24069
Mail: P.O. Box 12082, Roanoke, VA 24002
(840) 345-8888
Email: info@covenanteng.com

LANDSCAPING AND EROSION CONTROL
SANCTUARY ADDITION AREA
CHURCH OF THE HOLY SPIRIT
ROANOKE, VIRGINIA

Scale: **AS SHOWN**
Date: **9/11/06**
Designed By: **RBS**
CAD By: **MRS**
Checked By: **06104**
Comm. No: