

EROSION AND SEDIMENT CONTROL NARRATIVE

PROJECT DESCRIPTION:
The purpose of this project is to construct a 3,100 sq. ft. general office building on a vacant 0.58 ac. lot in Roanoke County. Additional associated development includes construction of a 22 space parking lot, a new site entrance from Peter's Creek Road, and site utilities. Land disturbance and earthwork activities are minimal. Approximately 20,000 sq. ft. will be disturbed.
Control measures for this project include: a construction entrance, all fences, culvert inlet protection, outlet protection, and permanent seeding.

EXISTING SITE CONDITIONS:
The existing site is vacant with ground cover consisting of sparse grass with little to no topsoil. Light scrub vegetation is present along the back of the site. Slope is present throughout the site.

ADJACENT PROPERTY:
The site is bound by residential property on the northern side, by commercial property on the eastern and western sides and by Peter's Creek Road on the southern side.

OFF-SITE AREAS:
The location of all off-site fill areas or borrow areas associated with this construction project will be provided to Roanoke County Community Development by the grading contractor. An Erosion and Sediment Control Plan may be required for these areas.

SOILS:
The soils as indicated from the USDA and SCS Soil Survey of Roanoke County classify the soil as an Urban Land (Urbanite). The soil is determined to be disturbed during the growth of the urban areas, and the exposed material is variable. Rock outcroppings may be present. The soil has variable permeability with low erosion potential.

CRITICAL EROSION AREAS:
There are no potentially critical erosion control areas.

EROSION AND SEDIMENT CONTROL MEASURES:
Unless otherwise stated, all vegetative and structural erosion and sediment control practices will be installed and maintained in accordance with the minimum standards and specifications of the Virginia Erosion and Sediment Control Handbook (1992 Edition). If during construction, additional erosion control devices are deemed necessary, they will be installed as directed by county personnel.

STRUCTURAL PRACTICES:

1. **Temporary Construction Entrance - 3.02**
The construction entrance is to be located off of Peter's Creek Road, as shown.
2. **Silt Fence - 3.05**
Silt fence is to be installed along the eastern, western and southern property lines, and around the topsoil stockpile area, as indicated.
3. **Culvert Inlet Protection - 3.09**
Protection is to be installed around the two new culverts, as shown.
4. **Outlet Protection - 3.18**
Riprap is to be installed at the outlet of the two new culverts, as indicated.

VEGETATIVE PRACTICES:

Temporary Seeding - 3.31
All denuded areas which will be left dormant for extended periods of time shall be seeded with fast germinating temporary vegetation immediately following grading.

Permanent Seeding - 3.32
Permanent or temporary soil stabilization shall be applied to denuded areas within seven days after final grade is reached on any portion of the site. Permanent stabilization shall be applied to areas that are to be left dormant for more than a year. Permanent vegetation shall not be considered established until a ground cover is achieved that is the opinion of the local program administrator or his designated agent. In uniform, mature enough to survive and will inhibit erosion. Reference is made to the 1992 Erosion and Sediment Control Handbook addressing minimum numbers one and three (MS-1, MS-3). Refer to the Erosion Control Detail sheet for the seeding schedule.

MANAGEMENT STRATEGIES:

1. Erosion and sediment control devices will be installed as a first step of construction.
2. The grading contractor will be responsible for the installation and maintenance of all erosion and sediment control measures. Inspections are to be made periodically and after every erodible rainfall.
3. The grading inspection personnel will make repairs to damaged or deficient control measures immediately upon discovery of damage or upon notification of the deficiency.

STORMWATER MANAGEMENT:
Post-developed stormwater will sheet flow across the parking lot to a swale that is located along the eastern property line. The swale will act as a stormwater detention pond to satisfy Roanoke County's Stormwater Management Regulations.

PERMANENT STABILIZATION:
All areas disturbed by construction will be stabilized with permanent seeding within seven days after final grading. Permanently seeded areas will be protected with straw mulch. Reference is made to the 1992 Erosion and Sediment Control Handbook addressing minimum standard numbers one and three (MS-1 & MS-3).

REMOVAL OF CONTROL MEASURES:
All temporary erosion and sediment control measures will be removed within thirty days after final site stabilization or after the temporary measures are no longer needed, unless otherwise directed by the local program administrator.

FEES & SURETY:
The contractor is responsible for obtaining a land-disturbance permit and posting any required surety.

SUMMARY OF EROSION & SEDIMENT CONTROL MINIMUM STANDARDS

MS 1.	PERMANENT AND TEMPORARY SEEDING SHOWN ON SHEET SP-3, EXPLAINED IN THE ERS NARRATIVE AND SPECIFIED ON SHEET SP-3
MS 2.	SOIL STOCKPILE PROTECTION, NOTED ON SHEET SP-3
MS 3.	PERMANENT VEGETATION INCLUDES PERMANENT SEEDING
MS 4.	EROSION CONTROL MEASURES SHOWN ON SHEET SP-3, ERS NARRATIVE EXPLAINS INSTALLATION
MS 5.	NOT APPLICABLE
MS 6.	NOT APPLICABLE
MS 7.	NO SLOPE CUT AND FILL SLOPES ARE PROPOSED
MS 8.	CONCENTRATED RUNOFF CONTAINED IN PIPES AND PROTECTED CHANNELS
MS 9.	NOT APPLICABLE
MS 10.	NOT APPLICABLE
MS 11.	CULVERT INLET AND OUTLET PROTECTION SHOWN ON SHEET SP-3
MS 12.	NOT APPLICABLE
MS 13.	NOT APPLICABLE
MS 14.	NOT APPLICABLE
MS 15.	NOT APPLICABLE
MS 16.	MINOR UTILITY LINE INSTALLATION REQUIRED, INCLUDES A RUN OF ROOF LEADER PIPING, SANITARY SEWER PIPING, AND WATER SERVICE PIPING
MS 17.	A CONSTRUCTION ENTRANCE IS SHOWN ON SHEET SP-3 TO AID IN CONTROLLING SEDIMENT
MS 18.	REMOVAL OF CONTROL MEASURES SHOWN AS A NOTE WITHIN THE EROSION CONTROL NARRATIVE
MS 19.	ON-SITE STORMWATER DETENTION WILL BE ESTABLISHED TO SATISFY ROANOKE COUNTY'S STORMWATER MANAGEMENT ORDINANCE. THE OUTFALL DITCH HAS THE CAPACITY TO CARRY POST-DEVELOPED RUNOFF

