

EROSION CONTROL NARRATIVE

EROSION AND SEDIMENT CONTROL MEASURES

UNLESS OTHERWISE INDICATED, ALL VEGETATIVE AND STRUCTURAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED ACCORDING TO VIRGINIA STANDARDS AND SPECIFICATIONS OF THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK.

MANAGEMENT STRATEGIES

1. CONSTRUCTION SHOULD BE SEQUENCED SO THAT GRADING OPERATIONS CAN BEGIN AND END AS QUICKLY AS POSSIBLE.
2. SEDIMENT TRAPPING MEASURES SHALL BE INSTALLED AS A FIRST STEP IN GRADING AND SHALL BE MAINTAINED IMMEDIATELY FOLLOWING INSTALLATION.
3. TEMPORARY SEEDING OR OTHER STABILIZATION SHALL FOLLOW IMMEDIATELY AFTER GRADING.
4. AREAS WHICH ARE NOT TO BE DISTURBED SHALL BE CLEARLY MARKED.
5. FIELD INSPECTIONS DURING CONSTRUCTION MAY REQUIRE ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES.
6. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL EROSION AND SEDIMENT CONTROL MEASURES.

PERMANENT STABILIZATION

ALL AREAS DISTURBED BY CONSTRUCTION WILL BE STABILIZED WITH PERMANENT SEEDING WITHIN 7 DAYS OR IMMEDIATELY FOLLOWING FINAL GRADING. SEEDING WILL BE DONE ACCORDING TO STANDARD AND SPECIFICATION 3.13 OF THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK. PERMANENT SEEDING AREAS SHALL BE PROTECTED DURING ESTABLISHMENT WITH STRAW MULCH.

MAINTENANCE

- IN GENERAL, ALL EROSION AND SEDIMENT CONTROL MEASURES WILL BE CHECKED REGULARLY AND AFTER EACH SIGNIFICANT RAINFALL. THE FOLLOWING TYPES WILL BE CHECKED IN PARTICULAR:
1. ALL SEDIMENT TRAPPINGS WILL BE CHECKED REGULARLY FOR NECESSARY SEDIMENT REMOVAL.
 2. ALL STORM DRAIN INLETS AND OUTLETS WILL BE CHECKED REGULARLY FOR SEDIMENT BUILDUP.
 3. ALL SILT BARRIERS WILL BE CHECKED REGULARLY FOR UNDERMINING OR DETEIORATION.

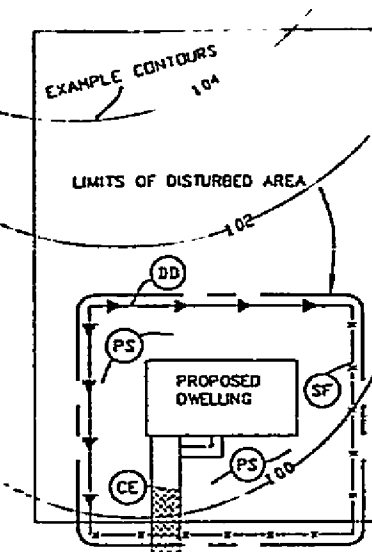
NOTES:

1. SEE SHEET 12 FOR SEDIMENT BASIN DETAILS.
2. SEE SHEET 13 FOR SEDIMENT TRAP SIZES.
3. SEE SHEET 14 FOR EROSION CONTROL LEGEND.

REQUEST FOR VARIANCE: Variance is requested to install diversion dikes and sediment traps in lieu of a sediment basin.

NEED FOR VARIANCE:

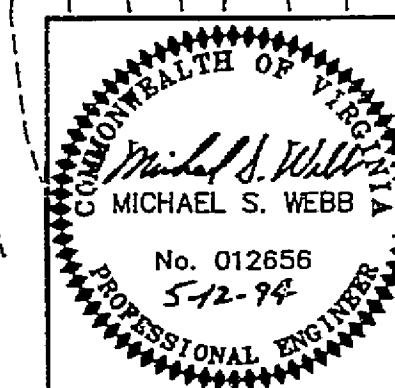
1. The erosion and sediment control measures can be installed in phases as needed, allowing greater flexibility in stabilizing disturbed areas and reducing the potential for erosion.
2. The installation and removal of diversion dikes and sediment traps disturbs less area than would construction of a sediment basin and therefore is less susceptible to erosion.
3. The diversion dikes prevent runoff from undisturbed areas from reaching disturbed areas which reduces the potential for erosion.
4. Upstream runoff could pose a potential hazard to removal of a sediment basin. Sediment traps would have reduced amounts of runoff to cause erosion during removal because runoff from portions of upstream areas would be diverted around the disturbed area.
5. The drainage area and existing topography are not conducive to installation of a sediment basin. The sediment basin would be installed in a steep area which will be a fill area at a later date. This situation would cause a potential erosion and sediment control problem in the future.
6. The topography of the site would require that a detention basin be located on an area on which houses will be built. The construction of houses on an area which has been saturated for an extended period could compromise the public safety of the houses.



TYPICAL INDIVIDUAL LOT EROSION AND SEDIMENT CONTROL PLAN NOT TO SCALE

EROSION CONTROL PURPOSES ONLY

| REVISION | DATE | DESCRIPTION |
|---|----------|---|
| DESIGNED | M&W | EROSION CONTROL PLAN FOR SECTION 1 "THE GARDENS OF COTTON HILL" PREPARED FOR STRAUSS CONSTRUCTION CORPORATION CAVE SPRING MAGISTERIAL DISTRICT ROANOKE COUNTY, VIRGINIA |
| DRAWN | VNS, PVA | |
| CHECKED | M&W | |
| LUMSDEN ASSOCIATES, P.C. ENGINEERS-SURVEYORS-PLANNERS ROANOKE, VIRGINIA | | |
| SCALE: 1" = 50' | | COMM: 78-308 EG |
| DATE: 2 MAY 1994 | | SHEET 11 of 16 |



RC-5491