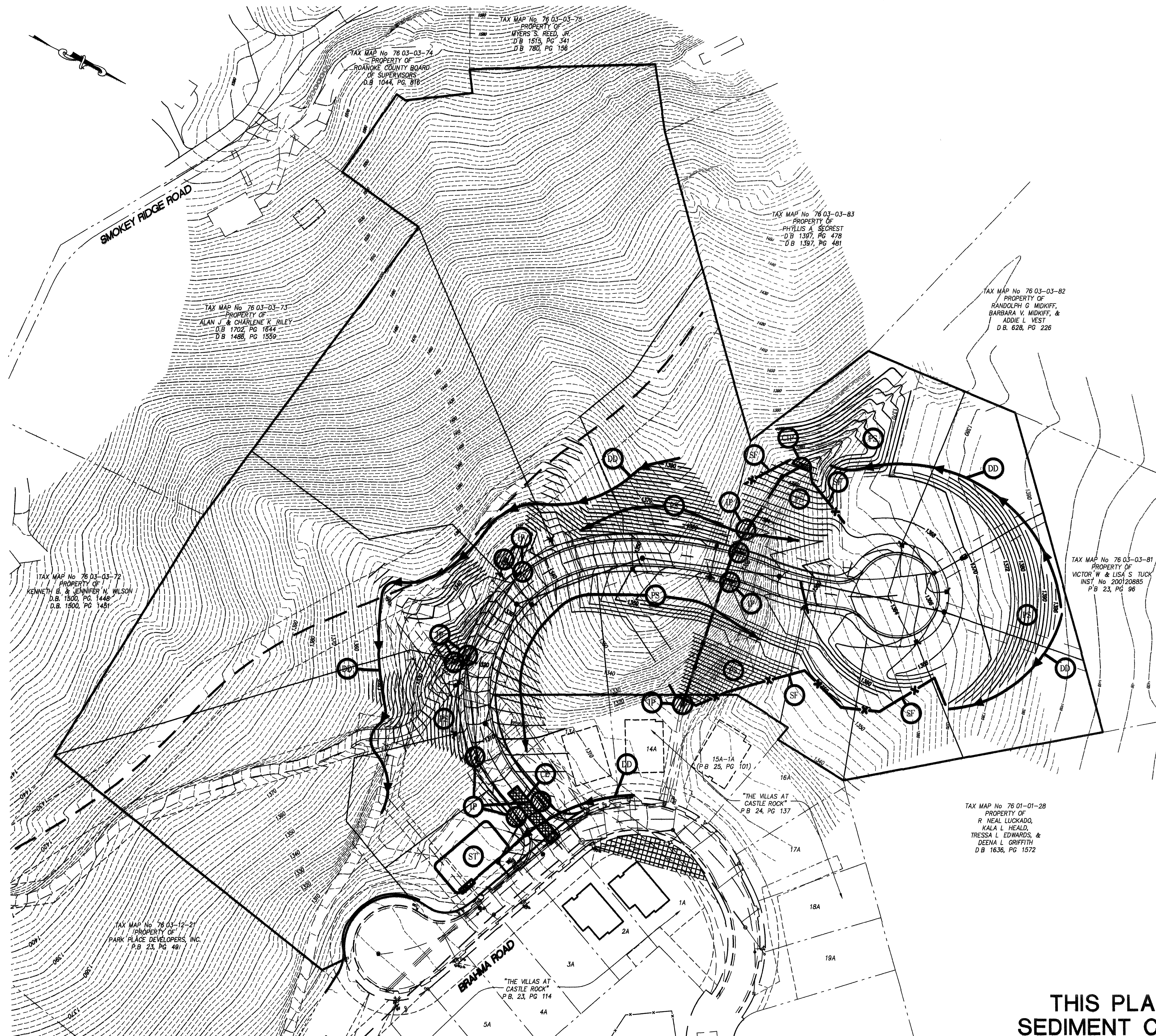




EROSION AND SEDIMENT CONTROL NARRATIVE

PROJECT DESCRIPTION
THIS PROJECT CONSISTS OF THE CONSTRUCTION OF 17 SINGLE-FAMILY ATTACHED DWELLINGS, WITH ASSOCIATED PUBLIC ROAD, WATER, SANITARY SEWER, AND STORM DRAIN SYSTEMS.

EXISTING SITE CONDITIONS
THIS SITE CONSISTS OF FAIRLY STEEP SLOPES WHICH DRAIN TO EXISTING NATURAL WATERCOURSE AT THE EASTERN PORTION OF THE PROPERTY.

ADJACENT AREAS
THIS PROPERTY IS BORDERED ON THE SOUTH AND WEST BY EXISTING RESIDENTIAL PROPERTY AND BORDERED ON THE NORTH AND EAST BY THE VILLAS AT CASTLE ROCK SUBDIVISION.

OFFSITE AREAS
NO OFFSITE FILL OR BORROW SITES ARE COVERED BY THIS EROSION AND SEDIMENT CONTROL PLAN.

EROSION AND SEDIMENT CONTROL MEASURES
CONSTRUCTION ENTRANCE (3.02) - A STONE CONSTRUCTION ENTRANCE WILL BE INSTALLED TO MINIMIZE THE AMOUNT OF MUD TRANSPORTED INTO EXISTING ROADS.

SILT FENCE (3.05) - SILT FENCE WILL BE INSTALLED AT THE LOWER ENDS OF THE PROJECT SITE TO INTERCEPT SEDIMENT LADEN RUN-OFF PRIOR TO EXITING THE SITE.

INLET PROTECTION (3.07) - INLET PROTECTION WILL BE INSTALLED AT EACH STORM DRAIN INLET TO MINIMIZE THE AMOUNT OF SEDIMENT LADEN RUNOFF FROM ENTERING THE STORM DRAIN SYSTEM.

CULVERT INLET PROTECTION (3.08) - CULVERT INLET PROTECTION WILL BE INSTALLED AT THE INLET END OF CULVERTS TO MINIMIZE SEDIMENT LADEN RUNOFF FROM ENTERING THE CULVERT.

DIVERSION DIKE (3.09) - DIVERSION DIKES WILL BE INSTALLED TO DIVERT OFFSITE RUNOFF AROUND THE CONSTRUCTION AREA AND ALSO TO DIVERT SEDIMENT LADEN RUNOFF INTO THE SEDIMENT TRAPS.

TEMPORARY SEDIMENT TRAPS (3.13) - SEDIMENT TRAPS WILL BE UTILIZED TO ALLOW SEDIMENT TO SETTLE OUT OF RUNOFF PRIOR TO EXITING THE SITE.

OUTLET PROTECTION (3.18) - OUTLET PROTECTION WILL BE INSTALLED AT THE OUTLET ENDS OF ALL CULVERT SYSTEMS TO PREVENT SCOUR AND DOWNSTREAM EROSION.

PERMANENT STABILIZATION
ALL AREAS ON SITE WHICH WILL NOT RECEIVE BUILDINGS OR PAVEMENT MUST RECEIVE PERMANENT SEEDING AS SOON AS THOSE AREAS REACH FINAL GRADE. FOR PERMANENT SEEDING SPECIFICATIONS PLEASE SEE SHEET 9 OF 8.

STORMWATER MANAGEMENT
THE DEVELOPMENT OF THIS PROPERTY WILL RESULT IN A NET INCREASE IN RUNOFF. A STORMWATER MANAGEMENT FACILITY HAS BEEN DESIGNED TO HANDLE THE INCREASE IN RUNOFF FOR THIS DEVELOPMENT AND FOR THE VILLAS AT CASTLE ROCK DEVELOPMENT AND RELEASE THE RUNOFF AT THE PREDEVELOPMENT RATES IN ACCORDANCE WITH ROANOKE COUNTY STANDARDS. THE PROPOSED STORMWATER MANAGEMENT FACILITY PROPOSED WITH THIS DEVELOPMENT WILL REPLACE BOTH STORMWATER MANAGEMENT FACILITIES CONSTRUCTED WITH THE VILLAS AT CASTLE ROCK.

MAINTENANCE
ALL EROSION AND SEDIMENT CONTROL MEASURES WILL BE CHECKED DAILY AND AFTER EACH SIGNIFICANT RAINFALL. IN PARTICULAR:

1. THE SEDIMENT TRAP WILL BE CHECKED REGULARLY FOR SEDIMENT BUILDUP. CLEAN OUT AS NECESSARY TO MAINTAIN DESIGN VOLUMES.
2. OUTLET PROTECTION WILL BE CHECKED REGULARLY FOR SEDIMENT BUILDUP WHICH WILL PREVENT DRAINAGE. IF STONE IS CLOGGED BY SEDIMENT, IT WILL BE REMOVED AND CLEANED OR REPLACED.
3. THE SILT FENCE WILL BE CHECKED REGULARLY FOR UNDERMINING OR DETERIORATION OF THE FABRIC. SEDIMENT SHALL BE REMOVED WHEN THE SEDIMENT BUILDUP REACHES THE MIDWAY POINT OF THE SILT FENCE.
4. ALL SEEDED AREAS WILL BE CHECKED REGULARLY TO ENSURE THAT A GOOD STAND OF GRASS IS MAINTAINED. AREAS SHALL BE FERTILIZED AND RESEED AS REQUIRED TO ACHIEVE A GOOD STAND OF GRASS.

CONSTRUCTION SEQUENCE

1. THE CONSTRUCTION ENTRANCE, SILT FENCE, DIVERSION DIKES, AND SEDIMENT TRAPS SHALL BE INSTALLED AS THE FIRST STEP IN THE CONSTRUCTION PROCESS.
2. THE STORM DRAIN SYSTEM FROM STRUCTURE "P" THROUGH "H" SHALL BE INSTALLED AS SOON AS GRADING PERMITS TO CARRY OFFSITE DRAINAGE THROUGH THE CONSTRUCTION SITE WITHOUT CAUSING ANY EROSION AND SEDIMENT CONTROL PROBLEMS.
3. INLET PROTECTION AND OUTLET PROTECTION SHALL BE INSTALLED ALONG WITH THE STORM DRAIN AND CULVERT INSTALLATION.
4. ONCE SITE HAS BEEN BROUGHT TO FINAL GRADE, THOSE AREAS THAT ARE NOT TO RECEIVE BUILDINGS OR PAVEMENT SHALL BE SEEDING IN ACCORDANCE WITH THE PERMANENT SEEDING SPECIFICATIONS.

THIS PLAN IS FOR EROSION AND SEDIMENT CONTROL PURPOSES ONLY

LUMSDEN ASSOCIATES, P.C.
ENGINEERS-SURVEYORS-PLANNERS
ROANOKE, VIRGINIA

EROSION AND SEDIMENT CONTROL PLAN

"THE HILLS AT CASTLE ROCK"
PREPARED FOR
PARK PLACE DEVELOPERS, INC.
WINDSOR HILLS MAGISTERIAL DISTRICT
ROANOKE COUNTY, VIRGINIA

NO.	DATE	REVISIONS	DESCRIPTION
1	5/21/05	REMOVED LOT 17, ADJUSTED BOUNDARY, LOT LINES, AND UTILITIES FOR 15 & 16	
2	7/18/05	QUANTITY COMMENTS AND REVISIONS TO EXISTING STORMWATER SYSTEM FROM EX TO A	
3	10/6/05		
4			
5			

DATE: JUNE 14, 2004
SCALE: 1" = 50'
COMMISSION NO: 2002-312
CADD FILE: P:\2002\02312\ENR\1310COMP.DWG
SHEET 8 OF 11