EROSION AND SEDIMENT CONTROL NARRATIVE

PROJECT DESCRIPTION
The purpose of this project is to develop a new orthodontic office with associated infrastructure total disturbed area will be 1.03 Acres. Utilities are planned for this development. The amount of disturbance to the ground surface will be confined to within the site. Fill material will need to be hauled in bring the site to finished grade. This project is located off Peters Creek Road, Roanoke County. The contractor shall provide a seperate erosin and sediment control plan for offsite borrow area prior to permit issuance.

EXISTING SITE CONDITIONS
The property slopes to the north at about 2.5%. The grade breaks along the east property line to a drainage swale. A portion of the property drains to a DI–7 in the south west corner of the property.

ADJACENT PROPERTY
Property to the south is zoned C2, use funeral home. Property to the north is zoned C2. Properties to the east are zoned C2 and R2 and are office and duplex in use.

OFF–SITE DRAINAGE
This site will receive runoff from the Simpson Tharp property and from the right–of–way. This runoff will continue to enter the existing drop inlet in the front portion of the property or enter the proposed onsite storm drain system and outfall into the existing stormwater management facility.

SOILS
Soils as classified in the Soil Survey of Roanoke County. 52 Udorthents–Urban land complex. Udorthents consist of material that has been graded. The properties of this area complex are varied and onsite investigation is recommended. 37C–Sequoia silt loam, comprised of Berks, Chilhowie, Tumbling and Weikert soils. Soils are strongly sloping, moderately deep and well drained. Permeability is moderately slow with moderate water capacity and rapid surface runoff

CRITICAL EROSION AREAS
Critical erosion areas include any disturbed 2:1 slopes and ditch linings. All 2:1 slopes will receive turf reinforcement matting. Ditch linings will receive turf reinforcement matting and vegetation.

Unless otherwise indicated, all vegetative and structural erosion and sediment control practices shall be constructed and maintained according to minimum standards and specifications of the 1992 Virginia Erosion and Sediment Control Handbook. The minimum standards of the Virginia Erosion and Sediment Control Regulations shall be adhered to unless otherwise waived or approved by a variance.

STRUCTURAL PRACTICES
1. CE–TEMPORARY CONSTRUCTION ENTRANCE–3.02
A temporary construction entrance shall be installed where the access area intersects with Peters Creek Road.

2. SF–SILT FENCE BARRIER–3.05
Silt fence barriers will be installed down slope of areas with minimal grade to filter sediment runoff from sheet flow.

3. IP–STORM DRAIN INLET PROTECTION– 3.07
All storm sewer drains shall be protected during construction

4. CRS–CONSTRUCTION ROAD STABILIZATION– 3.03
Temporary stabilize access road with stone immediately after grading. The design aggregate base section shown on the pavement section detail on sheet 2 of the plan set will act as the CRS.

VEGETATIVE PRACTICES
1.TS–TEMPORARY SEEDING–3.31
All denuded areas, which will be left dormant for more than 30 days , shall be seeded with fast germinating temporary vegetation immediately following grading.

2. PS–PERMANENT SEEDING–3.32
All final –graded areas where permanent cover is desired or rough–graded areas that will not be brought of final grade for a year or more shall be seeded with perennial vegetation within 7 days of reaching final grade.

3.MU–MULCH–3.35
Mulching prevents erosion and increases moisture for new plant growth.

MAINTENANCE
In general , all erosion and sediment control measures will be checked daily and after each significant rainfall. The following items will be checked in particular:

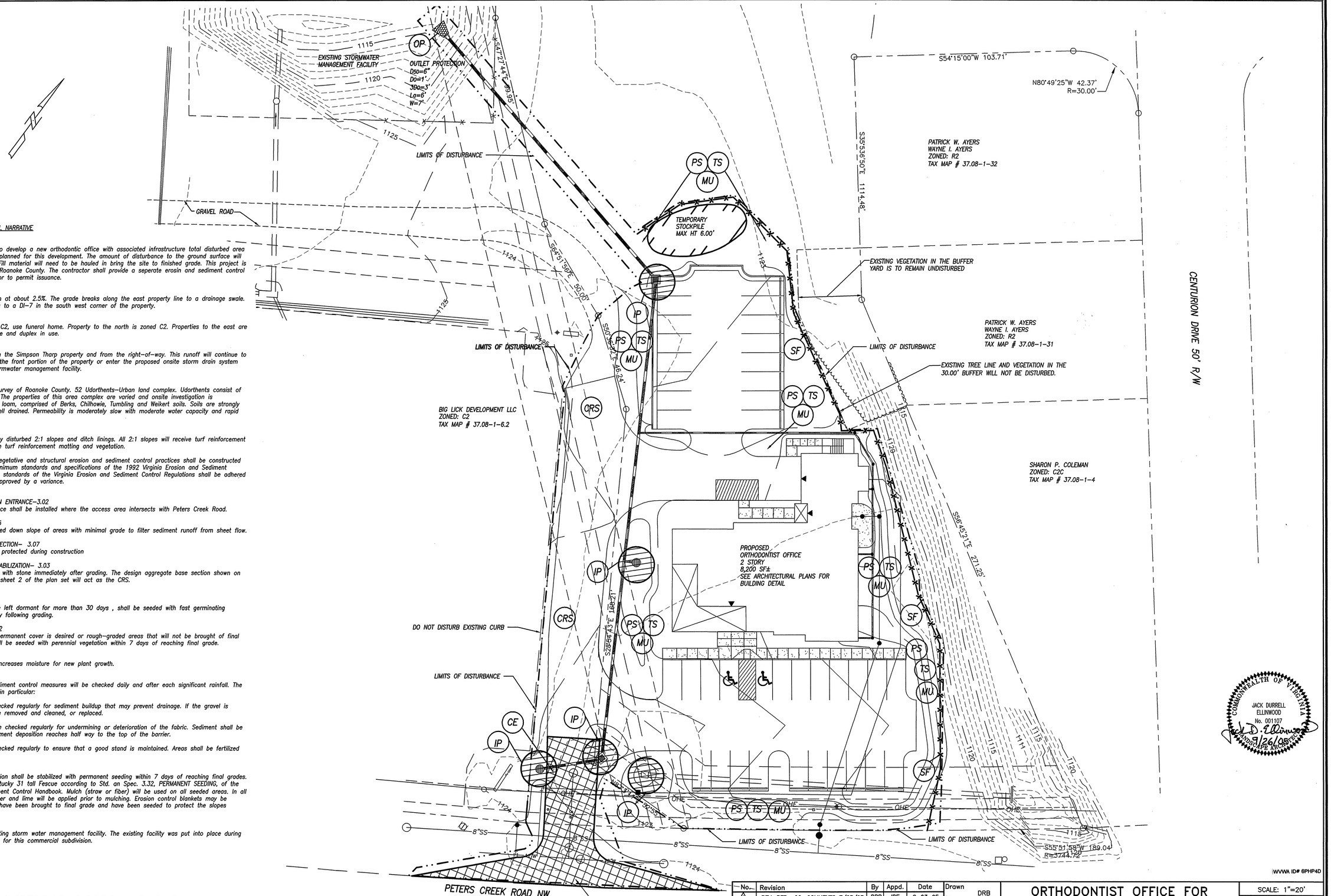
1. The gravel outlets will be checked regularly for sediment buildup that may prevent drainage. If the gravel is clogged by sediment, it shall be removed and cleaned, or replaced.

2. The silt fence barriers will be checked regularly for undermining or deterioration of the fabric. Sediment shall be removed when the level of sediment deposition reaches half way to the top of the barrier.

3. The seeded areas will be checked regularly to ensure that a good stand is maintained. Areas shall be fertilized and re–seeded as needed.

PERMANENT STABILIZATION
All areas disturbed by construction shall be stabilized with permanent seeding within 7 days of reaching final grades. Seeding shall be done with Kentucky 31 tall Fescue according to Std. an Spec. 3.32, PERMANENT SEEDING, of the 1992 Virginia Erosion and Sediment Control Handbook. Mulch (straw or fiber) will be used on all seeded areas. In all seeding operations, seed, fertilizer and lime will be applied prior to mulching. Erosion control blankets may be installed over fill slopes, which have been brought to final grade and have been seeded to protect the slopes properly.

STORM WATER MANAGEMENT
This site is serviced by an existing storm water management facility. The existing facility was put into place during the first phases of development for this commercial subdivision.



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COMMONWEALTH OF VIRGINIA
No. 001107
LANDSCAPE ARCHITECT
9/26/05

WVWA ID# 6PHP4D

No.	Revision	By	Appd.	Date
1	REV. PER CO. COMMENTS 7/25/05	DRB	JDE	8–23–05
2	CO. 9–7–05, CITY 9–1–05 COM.	DRB	JDE	9–26–05

Drawn	DRB
Designed	DRB
Checked	JDE
Approved	JDE

ORTHODONTIST OFFICE FOR PAUL C. KAISER LTD.

EROSION CONTROL PLAN ROANOKE COUNTY, VIRGINIA

SCALE: 1"=20'
JULY 7, 2005
PROJECT: 05050
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