

EROSION AND SEDIMENT CONTROL NARRATIVE

PROJECT DESCRIPTION:
THIS PROJECT CONSISTS OF GRADING AND SITE DEVELOPMENT FOR THE PARCEL AT THE CORNER OF SLEEPY LANE AND SEIBEL DR. THE SITE DEVELOPMENT INCLUDES A BUILDING TO SERVE AS AN OFFICE AND WAREHOUSE, PARKING LOT, AND ENTRANCE ROAD. DEVELOPMENT OF THIS PROJECT WILL TAKE PLACE ON PARCELS 7140110 & 7140111. THE TOTAL LAND DISTURBANCE SHALL BE 2.78AC.

EXISTING SITE CONDITIONS:
CURRENTLY THE OLD DOMINION AUTO SALVAGE HAS SEVERAL STRUCTURES AND AUTO SALVAGE ONSITE. THE SITE IS PREDOMINANTLY COVERED IN GRAVEL AND ASPHALT.

POTENTIAL POLLUTION SOURCES:
THERE ARE NO SIGNIFICANT POLLUTION SOURCES. STOCKPILES OF DIRT AND MATERIALS USED IN CONSTRUCTION WILL BE USED AND REMAIN COVERED WHEN NOT IN USE. LITTER, CONSTRUCTION DEBRIS, AND CONSTRUCTION CHEMICALS SHALL BE PREVENTED FROM BECOMING A POLLUTANT SOURCE BY SCREENING OUTFALLS, AND PICKING UP DEBRIS DAILY. SEDIMENT AND EROSION CONTROLS WILL BE MAINTAINED AS REQUIRED BY THE VIRGINIA EROSION AND SEDIMENT CONTROL LAWS AND REGULATIONS UNDER THE GUIDANCE OF THE DEPARTMENT OF CONSERVATION AND RECREATION.

SOIL TYPES
UDORTHEMIS - URBAN LAND COMPLEX (S2)
0 TO 30 PERCENT SLOPES

THE CONTRACTOR SHALL PROVIDE A SEQUENCE OF MAJOR SOIL DISTURBANCE ACTIVITIES INCLUDING THE PROJECT START AND COMPLETION DATES.

ADJACENT PROPERTIES:
THE SITE IS BOUND TO THE NORTH BY SLEEPY LANE NE, BOUND TO THE SOUTH BY A VACANT WOODED PROPERTY, AND BOUND TO THE WEST BY OLD DOMINION AUTO SALVAGE AND TO THE EAST BY SEIBEL LANE.

OFF-SITE AREAS:
MATERIAL IMPORTED TO THIS SITE WAS TAKEN FROM THE OVS SITE ON PLANTATION ROAD. IT IS OUR UNDERSTANDING THAT THIS SITE HAS AN APPROVED LAND DISTURBANCE PERMIT.

RECEIVING WATERS:
THIS SITE DISCHARGES INTO A SWALE AT THE REAR OF THE PROPERTY, WHICH DISCHARGES INTO AN UNNAMED TRIBUTARY OF GLADE CREEK.

STORMWATER MANAGEMENT & QUALITY
THE DEVELOPMENT OF THESE PROPERTIES IS GOING TO REDUCE THE AMOUNT OF IMPERVIOUS AREA. THERE IS A REDUCTION IN RUNOFF DUE TO THE REDUCTION IN IMPERVIOUS AREA FOR THIS SITE. THERE IS, THEREFORE, NO STORMWATER MANAGEMENT FACILITIES PROPOSED FOR THIS SITE.

STORMWATER QUALITY REQUIREMENTS ARE MET BY THE UTILIZATION OF LANDSCAPING ONSITE.

CRITICAL AREAS:
THE CRITICAL AREAS ARE THE LOW SIDE OF THE DEVELOPMENT SITE, ALONG THE FRONT OF THE PROPERTY. THE LOW SIDE OF THE DEVELOPMENT SHALL BE PROTECTED WITH SILT FENCE WHICH SHALL BE CHECKED WEEKLY AND AFTER EACH RUNOFF-PRODUCING RAINFALL AND REPAIRED OR REPLACED AS NEEDED. THE CONTRACTOR SHALL KEEP SEDIMENT OFF OF SEIBEL DRIVE NE AND SLEEPY LANE NE.

EROSION AND SEDIMENT CONTROL MEASUREMENTS:
UNLESS OTHERWISE INDICATED, ALL VEGETATIVE AND STRUCTURAL DESIGN AND SEDIMENT CONTROL MEASURES WILL BE CONSTRUCTED AND MAINTAINED ACCORDING TO MINIMUM STANDARDS AND SPECIFICATIONS OF THE LATEST VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK.

STRUCTURAL MEASURES:
TEMPORARY STONE CONSTRUCTION ENTRANCE - 3.02
USE EXISTING TEMPORARY CONSTRUCTION ENTRANCE. IF NEEDED, ADD STONE TO EXISTING STANDARD TEMPORARY STONE CONSTRUCTION ENTRANCE. MAINTAIN ENTRANCE IN A CONDITION WHICH WILL PREVENT TRACKING OR MUD FLOW ONTO ADJACENT ROADWAYS. THIS MAY REQUIRED PERIODIC TOP DRESSING WITH ADDITIONAL STONE OR WORKING THE EXISTING STONE ENTRANCE.

SILT FENCE BARRIERS - 3.05
SILT FENCE BARRIERS SHALL BE PLACED AT THE DOWNSTREAM PERIMETER OF THE SITE, AS SHOWN ON THE PLANS.

STORM DRAIN INLET PROTECTION - 3.07
INLET PROTECTION SHALL BE INSTALLED PER PLAN LAYOUT

TEMPORARY DIVERSION DIKE - 3.09
DIVERSION DIKES SHALL BE PLACED PER PLAN LAYOUT.

TEMPORARY SEDIMENT TRAP - 3.13
ONE TEMPORARY SEDIMENT TRAP WILL BE INSTALLED WITH THIS PROJECT. CHECK TRAP REGULARLY AND AFTER EACH RAINFALL EVENT TO ENSURE THAT IT IS STRUCTURALLY SOUND AND TO DETERMINE IF THE SEDIMENT HAS REACHED THE CLEANOUT LEVEL. REMOVE SEDIMENT WHEN IT HAS REACHED THE CLEANOUT LEVEL. DISPOSE OF SEDIMENT PROPERLY. CHECK ROCK SPILLWAY REGULARLY TO ENSURE IT IS IN PLACE AND FUNCTIONING PROPERLY.

TEMPORARY SEEDING - 3.31
THE CONTRACTOR IS TO IMPLEMENT TEMPORARY SEEDING IF DISTURBED LAND IS LEFT EXPOSED FOR OVER 30 DAYS AND CONSTRUCTION IS NOT COMPLETE IN THIS AREA. AREAS WHICH FAIL TO ESTABLISH A VEGETATIVE COVER ADEQUATE ENOUGH TO PREVENT RILL EROSION SHOULD BE RESEED AS SOON AS THEY ARE IDENTIFIED.

PERMANENT SEEDING - 3.32
ALL AREAS THAT ARE TO REMAIN GRASSED TO BE PERMANENT SEED AS SOON AS PRACTICAL. SEEDING REQUIREMENTS ARE INCLUDED IN THE PLANS. AREAS WHERE VEGETATION FAILS TO ESTABLISH SHALL BE RESEED IMMEDIATELY. CONTRACTOR TO DETERMINE WHY ORIGINAL SEED FAILED TO ESTABLISH AND CORRECT AS NECESSARY SO RESEEDING WILL GERMINATE.

MULCHING - 3.35
MULCH ALL AREAS WHICH RECEIVE TEMPORARY AND/OR PERMANENT SEEDING. INSPECT REGULARLY AND AFTER EACH RAINFALL EVENT. APPLY ADDITIONAL MULCH TO ERODED AREAS. INSPECT MATS AND NETTING AFTER EACH RAINFALL AND REINSTALL AS NEEDED DUE TO BLOW-OUT OR BREAKAGE. CONTINUE TO INSPECT UNTIL GRASSES ARE ESTABLISHED.

BLANKET AND MATTING 3-36
BLANKET AND MATTING IS UTILIZED ON THE STEEP SLOPE ADJACENT TO SEIBEL DR (THE FILL BETWEEN THE PROPOSED DRIVE AND THE PROPERTY LINE) TO STABILIZE THIS SLOPE WHILE VEGETATION IS BEING ESTABLISHED.

VEGETATIVE MEASURES:
TEMPORARY SEEDING/PERMANENT STABILIZATION SEEDING MEASURES SHALL BE TAKEN ON DISTURBED SOIL AT CUT/FILL SLOPES, DITCH LINES, OR AREAS OUTSIDE OF ON-GOING CONSTRUCTION PRACTICES WITHIN SEVEN (7) DAYS OF COMPLETED GRADING. ALL AREAS DISTURBED BY CONSTRUCTION WILL BE STABILIZED WITH PERMANENT SEEDING IMMEDIATELY FOLLOWING FINAL GRADING.

MAINTENANCE:
ALL EROSION AND SEDIMENT CONTROL DEVICES SHALL BE INSPECTED BY THE CONTRACTOR ON A REGULAR BASIS TO ASSURE THEY ARE WORKING PROPERLY. CORRECTIONS SHALL BE MADE AS NECESSARY TO ASSURE PROPER OPERATION OF ALL MEASURES.

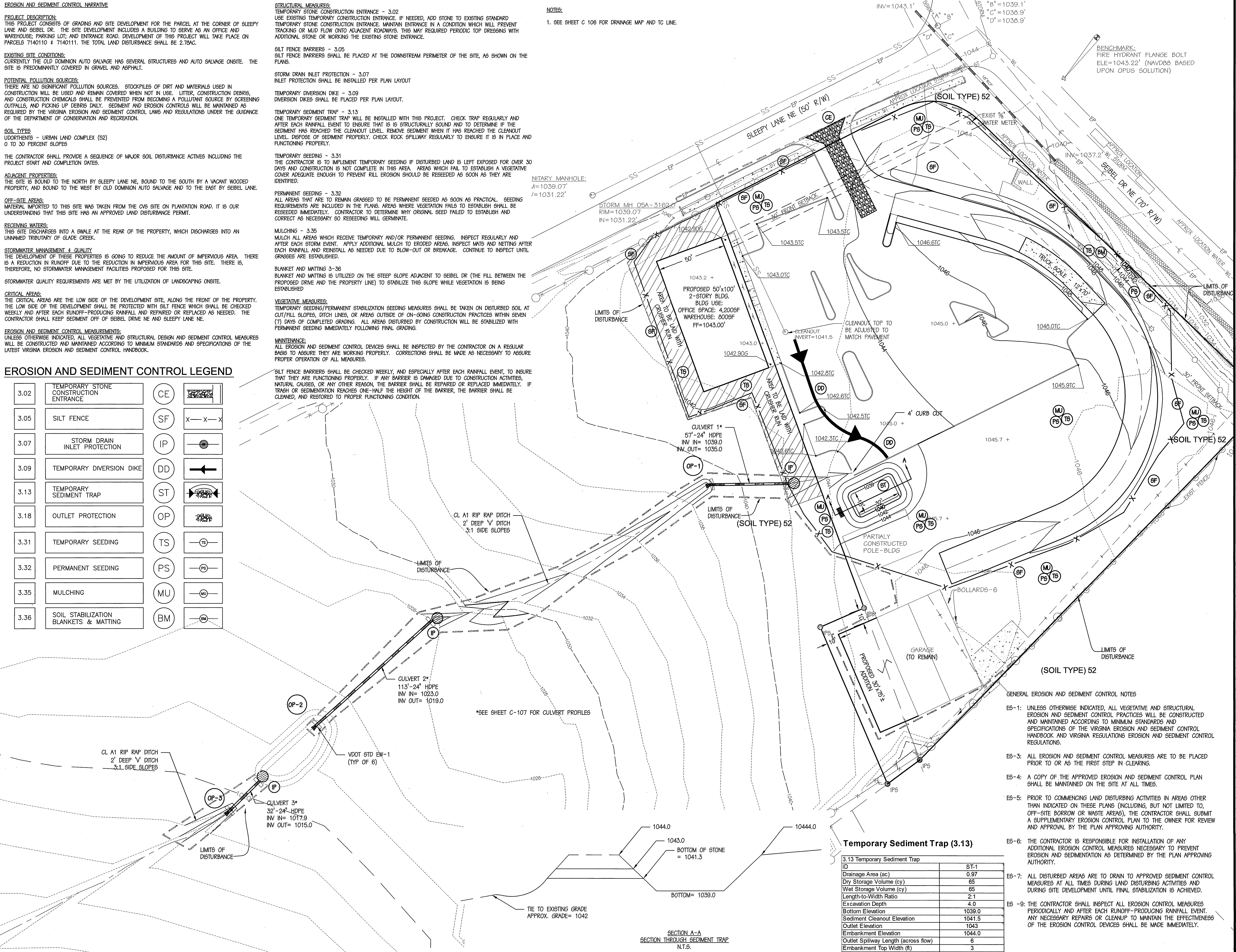
SILT FENCE BARRIERS SHALL BE CHECKED WEEKLY, AND ESPECIALLY AFTER EACH RAINFALL EVENT, TO INSURE THAT THEY ARE FUNCTIONING PROPERLY. IF ANY BARRIER IS DAMAGED DUE TO CONSTRUCTION ACTIVITIES, NATURAL CAUSES, OR ANY OTHER REASON, THE BARRIER SHALL BE REPAIRED OR REPLACED IMMEDIATELY. IF TRASH OR SEDIMENTATION REACHES ONE-HALF THE HEIGHT OF THE BARRIER, THE BARRIER SHALL BE CLEANED, AND RESTORED TO PROPER FUNCTIONING CONDITION.

NOTES:

- SEE SHEET C-106 FOR DRAINAGE MAP AND TC LINE.

EROSION AND SEDIMENT CONTROL LEGEND

3.02	TEMPORARY STONE CONSTRUCTION ENTRANCE	CE	
3.05	SILT FENCE	SF	
3.07	STORM DRAIN INLET PROTECTION	IP	
3.09	TEMPORARY DIVERSION DIKE	DD	
3.13	TEMPORARY SEDIMENT TRAP	ST	
3.18	OUTLET PROTECTION	OP	
3.31	TEMPORARY SEEDING	TS	
3.32	PERMANENT SEEDING	PS	
3.35	MULCHING	MU	
3.36	SOIL STABILIZATION BLANKETS & MATTING	BM	



GENERAL EROSION AND SEDIMENT CONTROL NOTES

- ES-1: UNLESS OTHERWISE INDICATED, ALL VEGETATIVE AND STRUCTURAL EROSION AND SEDIMENT CONTROL PRACTICES WILL BE CONSTRUCTED AND MAINTAINED ACCORDING TO MINIMUM STANDARDS AND SPECIFICATIONS OF THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK AND VIRGINIA REGULATIONS EROSION AND SEDIMENT CONTROL REGULATIONS.
- ES-3: ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE PLACED PRIOR TO OR AS THE FIRST STEP IN CLEARING.
- ES-4: A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN SHALL BE MAINTAINED ON THE SITE AT ALL TIMES.
- ES-5: PRIOR TO COMMENCING LAND DISTURBING ACTIVITIES IN AREAS OTHER THAN INDICATED ON THESE PLANS (INCLUDING, BUT NOT LIMITED TO, OFF-SITE BORROW OR WASTE AREAS), THE CONTRACTOR SHALL SUBMIT A SUPPLEMENTARY EROSION CONTROL PLAN TO THE OWNER FOR REVIEW AND APPROVAL BY THE PLAN APPROVING AUTHORITY.
- ES-6: THE CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF ANY ADDITIONAL EROSION CONTROL MEASURES NECESSARY TO PREVENT EROSION AND SEDIMENTATION AS DETERMINED BY THE PLAN APPROVING AUTHORITY.
- ES-7: ALL DISTURBED AREAS ARE TO DRAIN TO APPROVED SEDIMENT CONTROL MEASURES AT ALL TIMES DURING LAND DISTURBING ACTIVITIES AND DURING SITE DEVELOPMENT UNTIL FINAL STABILIZATION IS ACHIEVED.
- ES-9: THE CONTRACTOR SHALL INSPECT ALL EROSION CONTROL MEASURES PERIODICALLY AND AFTER EACH RUNOFF-PRODUCING RAINFALL EVENT. ANY NECESSARY REPAIRS OR CLEANUP TO MAINTAIN THE EFFECTIVENESS OF THE EROSION CONTROL DEVICES SHALL BE MADE IMMEDIATELY.

Temporary Sediment Trap (3.13)

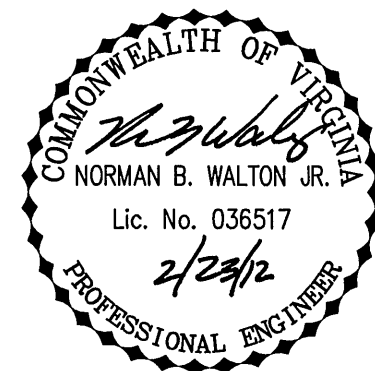
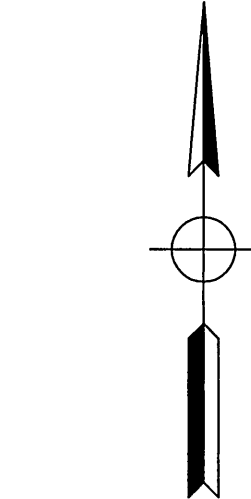
ID	ST-1
Drainage Area (ac)	0.97
Dry Storage Volume (cy)	65
Wet Storage Volume (cy)	65
Length-to-Width Ratio	2:1
Excavation Depth	4.0
Bottom Elevation	1039.0
Sediment Cleanout Elevation	1041.5
Outlet Elevation	1043
Embankment Elevation	1044.0
Outlet Spillway Length (across flow)	6
Embankment Top Width (ft)	3

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CONSULTANTS



JOB:

OLD DOMINION AUTO SALVAGE
SITE PLAN
CITY OF ROANOKE, VIRGINIA

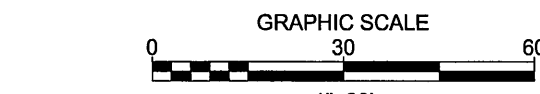
CLIENT:

W.A. STRATTON
JEFF MOTLEY

MARK	DATE	DESCRIPTION
6	2/23/12	PER ROANOKE CITY COMMENTS
5	1/31/12	PER ROANOKE CITY COMMENTS
4	12/06/11	PER ROANOKE CITY COMMENTS
3	09/28/11	PER ROANOKE CITY COMMENTS
2	06/31/11	PER ROANOKE CITY COMMENTS
1	07/29/11	PER ROANOKE CITY COMMENTS

SHEET TITLE

GRADING AND E & S PLAN
APPROVED
APR 25 2012



C-103

JOB NO.	10397	SHEET NO.	4 OF 8
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