

EROSION AND SEDIMENT CONTROL PLAN

EROSION AND SEDIMENT CONTROL NARRATIVE

PROJECT DESCRIPTION
THIS PROJECT CONSISTS OF THE CONSTRUCTION OF 14 SINGLE-FAMILY DETACHED DWELLINGS, TWO PRIVATE STREETS, AND ASSOCIATED WATER, SANITARY SEWER, AND STORM DRAIN SYSTEMS.

EXISTING SITE CONDITIONS
THIS SITE IS MODERATELY SLOPING DRAINING SOUTH AND EAST TO EXISTING GRASSED CHANNELS AND NATURAL WATER COURSES.

ADJACENT AREAS
THIS DEVELOPMENT IS BORDERED ON THE EAST AND SOUTH BY SINGLE-FAMILY RESIDENTIAL PROPERTY, AND TO THE NORTH AND WEST BY UNDEVELOPED PROPERTY ZONED

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.

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 (3.11) - 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 ONSITE 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 9.

STORMWATER MANAGEMENT
THE DEVELOPMENT OF THIS PROPERTY WILL RESULT IN A NET INCREASE IN PEAK RUNOFF RATES. HOWEVER, THE STORMWATER MANAGEMENT FOR SECTION 3 WAS ADDRESSED IN PREVIOUS SECTIONS OF "THE ORCHARDS".

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

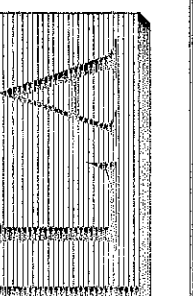
1. THE SEDIMENT TRAP WILL BE CHECKED REGULARLY FOR SEDIMENT BUILDUP. CLEAN OUT AS NECESSARY TO MAINTAIN DESIGN VOLUMES.
2. OUTLET PROTECTION WILL BE CHECKED REGULARLY FOR SEDIMENT BUILDUP WHICH WILL PREVENT DRAINAGE. IF STONE IS CLOGGED BY SEDIMENT, IT WILL BE REMOVED AND CLEANED OR REPLACED.
3. THE 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 AND SILT FENCE SHALL BE INSTALLED AS THE FIRST STEP IN THE CONSTRUCTION PROCESS. DIVERSION DIKES AND SEDIMENT TRAPS SHALL BE INSTALLED AS GRADING PERMITS AND ADJUSTED ACCORDINGLY.
2. THE STORM DRAIN SYSTEM SHALL BE INSTALLED AS SOON AS GRADING PERMITS.
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.

NOTE: THE LOCATION OF ALL OFF-SITE FILL AREAS OR BORROW AREAS ASSOCIATED WITH THIS CONSTRUCTION PROJECT WILL BE PROVIDED TO ROANOKE COUNTY COMMUNITY DEVELOPMENT. AN EROSION AND SEDIMENT CONTROL PLAN OR MEASURES MAY BE REQUIRED FOR THESE AREAS.

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



COMMONWEALTH OF VIRGINIA
THOMAS C. DALE
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PROFESSIONAL ENGINEER

EROSION AND SEDIMENT CONTROL PLAN

THE ORCHARDS

PREPARED FOR
F & W COMMUNITY DEVELOPMENT CORP.
HOLLINS MAGISTERIAL DISTRICT
ROANOKE COUNTY, VIRGINIA

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		

DATE: 1 NOVEMBER 2004

SCALE: 1" = 50'

COMMISSION NO. 03-332

CADD FILE: R:\33332\EM01\03332comp.dwg

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