

SOIL EROSION CONTROL NARRATIVE

PROJECT DESCRIPTION: THE PURPOSE OF THIS PROJECT IS TO DEVELOP LAND WHERE SEVERAL EXISTING HOUSES ONCE EXISTED. TO PROVIDE GRADING NECESSARY TO CONSTRUCT NEW BUILDINGS TO BE USED FOR RESIDENTIAL MULTIFAMILY USE. PORTIONS OF THE EXISTING PUBLIC CURB AND PAVEMENT WILL BE RECONSTRUCTED. STORMWATER MANAGEMENT IN THIS AREA IS DIFFICULT CONSIDERING ITS LOCATION TO TROUT RUN AND THE ASSOCIATED FLOODWAY AND FLOODPLAIN. THIS PROJECT WILL DISTURB APPROXIMATELY 1.8 ACRES FOR THE GRADING SHOWN.

REGARDLESS OF THE PHASING, THE SITE WILL UTILIZE TWO CONSTRUCTION ENTRANCES, SILT FENCE, AND EXCAVATED DROP INLETS AS SEDIMENT TRAPS, INLET PROTECTION, AND PERMANENT SEEDING.

THE SITE CONTAINS A DRAINAGE DIVIDE. APPROXIMATELY 1/3 OF THE SITE DRAINS TOWARD CENTRE AVENUE, WHILE A LARGER MAJORITY DRAINS TOWARD LOUDON AVENUE. ALL RUNOFF IS PIPED TO TROUT RUN, LOCATED APPROXIMATELY 70 FEET TO THE NORTHEAST OF THE SITE.

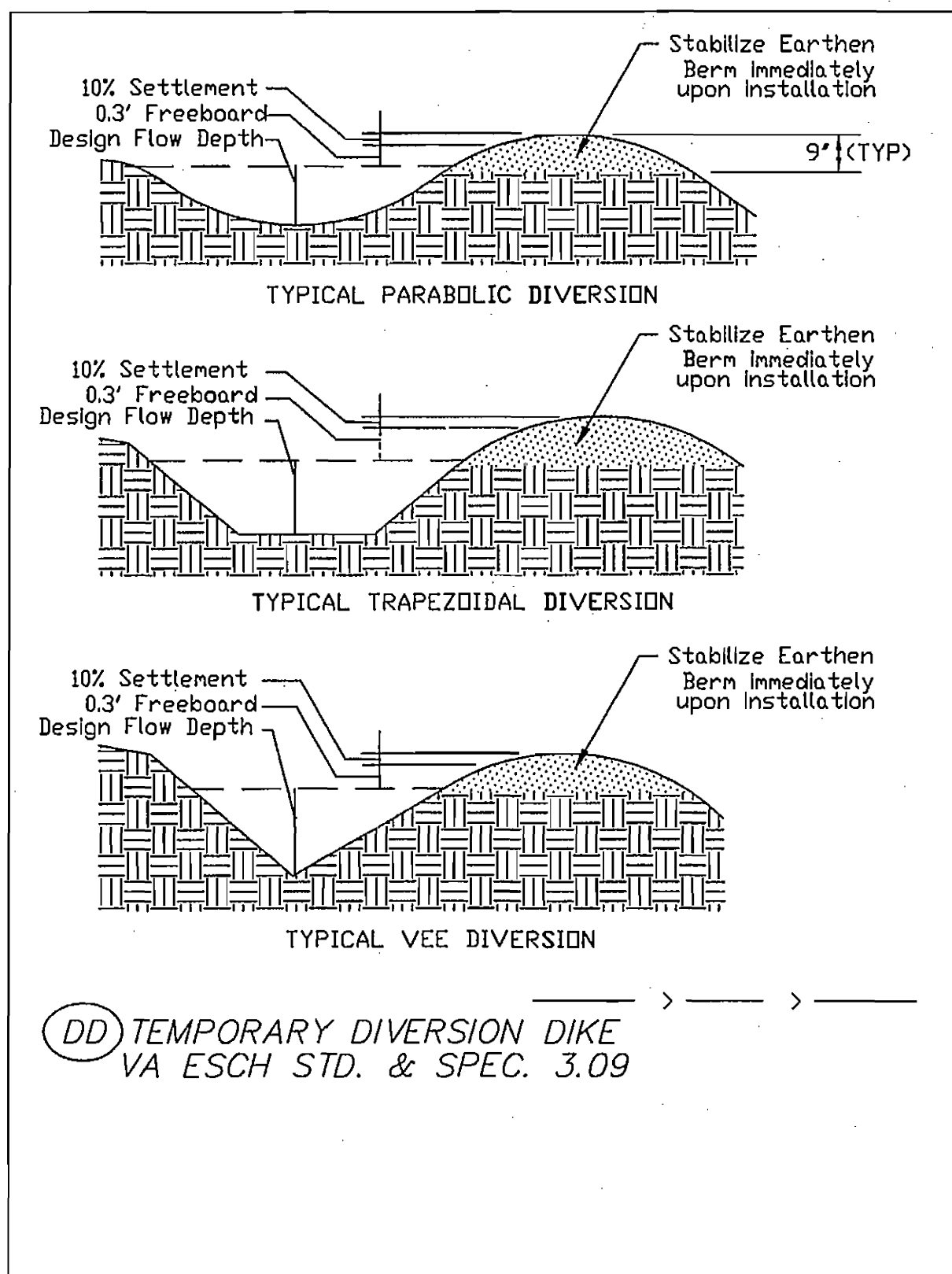
EXISTING SITE CONDITIONS:

THE SITE IS CURRENTLY A SERIES OF RESIDENTIAL LOTS, SOME DEVELOPED AND SOME VACANT. THE PROPERTY HAS A SERIES OF TAX NUMBERS AS SHOWN ON THE PLAT PROVIDED WITH THIS SET OF PLANS. THE PROPERTY HAS RECENTLY UNDERGONE A REZONING REQUEST. ALL PROPERTIES ARE LOCATED THE CITY OF ROANOKE, VIRGINIA.

AS IDENTIFIED BY THE U.S. DEPARTMENT OF AGRICULTURE, SOIL CONSERVATION SERVICE, GENERAL SOIL MAP, THE BASIC SOIL MATERIAL IS CHISWELL-LITZ-URBAN LAND.

CRITICAL AREAS:

THE SILT FENCE ALONG CENTRE AVENUE AND LOUDON AVENUE SHOULD BE PLACED TO KEEP SEDIMENT OFF THE EXISTING PAVEMENT. ALL SILT FENCE SHALL BE INSTALLED AND CHECKED REGULARLY. THE PROPOSED DRAINAGE STRUCTURES SHALL BE CONSTRUCTED AS ONE OF THE FIRST ITEMS. EACH STRUCTURE WILL THEN SERVE AS AN EXCAVATED DROP INLET OR HAVE INLET PROTECTION TO FILTER SEDIMENT FROM THE RUNOFF. EXCAVATED DEPTHS IN THIS AREA ARE A CONCERN AS THE LAND IS RELATIVELY FLAT, AND THE PROXIMITY TO TROUT RUN IMPEDES THE ABILITY TO GRADE WITHIN THE FLOODWAY. THE CONTRACTOR SHALL INSTALL TEMPORARY DIVERSION DIKE IN LOCATIONS SHOWN ON THE PLANS. THE CONTRACTOR SHALL STABILIZE EARTHEN BERMS, DIKES, AND DAMS IMMEDIATELY UPON INSTALLATION. THE CONTRACTOR SHALL PROVIDE PERMANENT SEEDING WITHIN SEVEN (7) DAYS OF OBTAINING FINAL GRADES. THE CONTRACTOR MAY BE REQUIRED TO SEED CERTAIN AREAS AT FINAL GRADE WHILE OTHER AREAS ARE NOT TO FINAL GRADE. A CONSTRUCTION ENTRANCE SHALL BE UTILIZED ALONG LOUDON AVENUE AND ALONG CENTRE AVENUE. THIS WILL ALLOW THE CONTRACTOR TO STAGE MATERIAL IN ONE AREA WHILE WORKING IN ANOTHER. INLET PROTECTION OF EXISTING AND PROPOSED STRUCTURES IS CRITICAL, AS THE RUNOFF IS PIPED DIRECTLY INTO TROUT RUN.



GENERAL EROSION & SEDIMENT CONTROL NOTES

- ALL SOIL EROSION & SEDIMENT CONTROL MEASURES AS SHOWN ON THE PLAN SHALL BE ACCOMPLISHED IN STRICT ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS CONTAINED IN THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK, LATEST EDITION.
- THE APPROVING AUTHORITY MAY ADD TO, DELETE, RELOCATE, CHANGE, OR OTHERWISE MODIFY CERTAIN EROSION AND SEDIMENT CONTROL MEASURES WHERE FIELD CONDITIONS ARE ENCOUNTERED THAT WARRANT SUCH MODIFICATIONS.
- ALL SOIL EROSION AND SEDIMENT CONTROL MEASURES AS SHOWN ON THE PLAN SHALL BE PLACED IN ADVANCE OF THE WORK BEING PERFORMED, AS FAR AS PRACTICAL.
- IN NO CASE DURING CONSTRUCTION SHALL WATER RUNOFF BE DIVERTED OR ALLOWED TO FLOW TO LOCATIONS WHERE ADEQUATE PROTECTION HAS NOT BEEN PROVIDED.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO LEAVE THE SITE ADEQUATELY PROTECTED AGAINST EROSION, SEDIMENTATION, OR ANY DAMAGE TO ANY ADJACENT PROPERTY AT THE END OF EACH DAY'S WORK.
- FOR THE EROSION CONTROL KEY SYMBOLS SHOWN ON THE PLANS, REFER TO THE VIRGINIA UNIFORM CODING SYSTEM FOR EROSION AND SEDIMENT CONTROL PRACTICES CONTAINED IN THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK, LATEST EDITION.
- REFERENCE IS DIRECTED TO "GRADING & EROSION CONTROL" PLAN FOR SITE DEPICTING EROSION AND SEDIMENT CONTROL MEASURES.

BOND COST ESTIMATE

ITEM - E & S	UNITS	UNIT COST	QUANTITY	TOTAL
CONSTRUCTION ENTRANCE	EA	\$ 1,500.00	2	\$ 3,000.00
SILT FENCE	LF	\$ 4.00	750	\$ 3,000.00
EXCAVATED DROP INLET	EA	\$ 500.00	2	\$ 1,000.00
INLET PROTECTION	EA	\$ 200.00	10	\$ 2,000.00
DIVERSION DIKE	LF	\$ 5.00	115	\$ 575.00
PERMANENT SEEDING	ACRE	\$ 1,500.00	1.0	\$ 1,500.00

SUBTOTAL \$ 11,075.00
10% CONTINGENCY \$ 1,108.00
TOTAL \$12,183.00

RESPONSIBLE LAND DISTURBER CERTIFICATION

THIS PROJECT IS NOT YET BID. THE SUCCESSFUL BIDDER, IF ANY, SHALL NAME ONE PERSON RESPONSIBLE FOR ALL LAND DISTURBANCE ACTIVITIES AND EROSION CONTROL MEASURES. THE PERSON NAMED SHALL HOLD A "RESPONSIBLE LAND DISTURBER CERTIFICATE" UNDER THE GENERAL ASSEMBLY REVISIONS TO THE VIRGINIA EROSION & SEDIMENT CONTROL LAW AS REVISED JULY 1, 2001. THE PERSON NAMED WILL BE IN CHARGE OF AND RESPONSIBLE FOR CARRYING OUT ALL EROSION CONTROL MEASURES. THE PERSON NAMED SHALL AFFIX SIGNED AND PRINTED NAME TO ONE COPY OF THIS EROSION CONTROL SHEET AND SUBMIT TO THE CITY OF ROANOKE. NO EROSION AND SEDIMENT CONTROL PLANS CAN BE APPROVED AND NO PERMITS CAN BE ISSUED UNTIL THIS NAME HAS BEEN PROVIDED TO THE GOVERNING AGENCY.

PRINTED NAME _____

SIGNATURE _____

RESPONSIBLE LAND DISTURBER CERTIFICATE # _____

COMPANY NAME
CONTACT ADDRESS
PHONE NUMBER

TYPE A (SLOPES FLATTER THAN 3:1)

15 OCTOBER TO 1 FEBRUARY
K-31 FESCUE @ 5 LB / 1000 SF
BORYZ WINTER RYE @ 1/2 LB / 1000 SF

1 FEBRUARY TO 1 JUNE
K-31 FESCUE @ 5 LB / 1000 SF
ANNUAL RYE @ 1/2 LB / 1000 SF

1 JUNE TO 1 SEPTEMBER
K-31 FESCUE @ 5 LB / 1000 SF
GERMAN MILLET @ 1/2 LB / 1000 SF

1 SEPTEMBER TO 15 OCTOBER
K-31 FESCUE @ 5 LB / 1000 SF
ANNUAL RYE @ 1/2 LB / 1000 SF

LIME: 140 LB / 1000 SF PULVERIZED AGRICULTURAL LIMESTONE

FERTILIZER: 5-20-10 @ 25 LB / 1000 SF
38-0-0 @ 7 LB / 1000 SF

MULCH: SHALL BE USED OVER ALL SEEDED AREAS AND SHALL BE APPLIED IN ACCORDANCE WITH SECTION 3.35 OF THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK, 3rd ED.

SOIL CONDITIONING: INCORPORATION OF LIME AND FERTILIZER, SELECTION OF CERTIFIED SEED, MULCHING, MAINTENANCE OF NEW SEEDLINGS, AND RESEEDING SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS CONTAINED WITHIN THE VIRGINIA SOIL EROSION AND SEDIMENT CONTROL HANDBOOK, THIRD EDITION. ADDITIONAL SEEDING TO BE PERFORMED AS REQUIRED BY THE INSPECTOR.

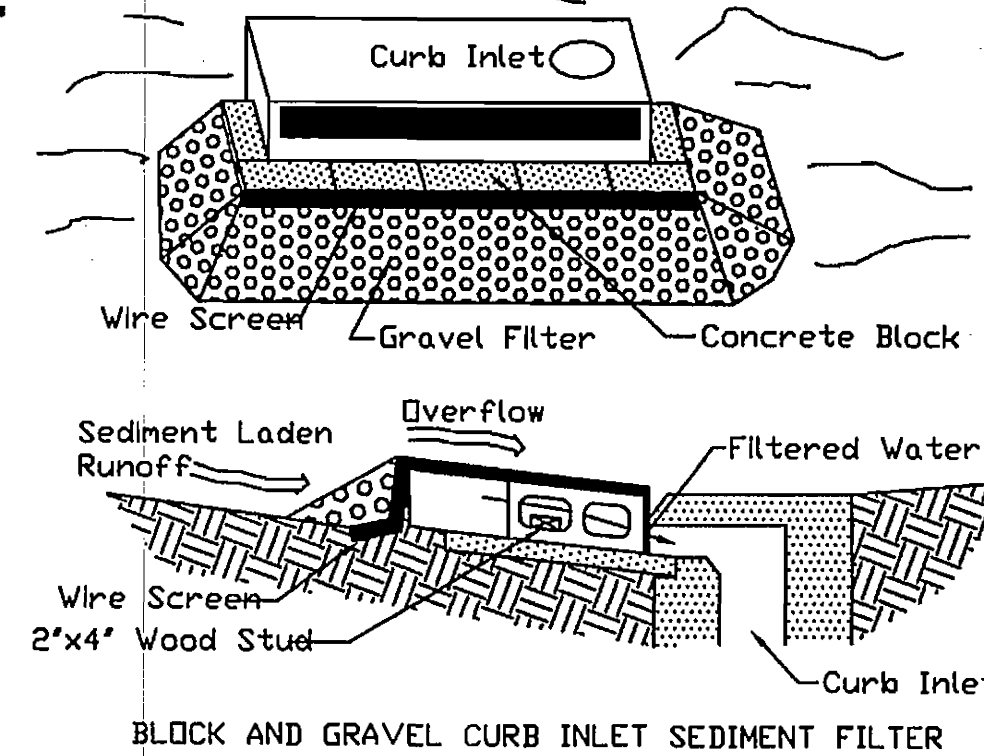
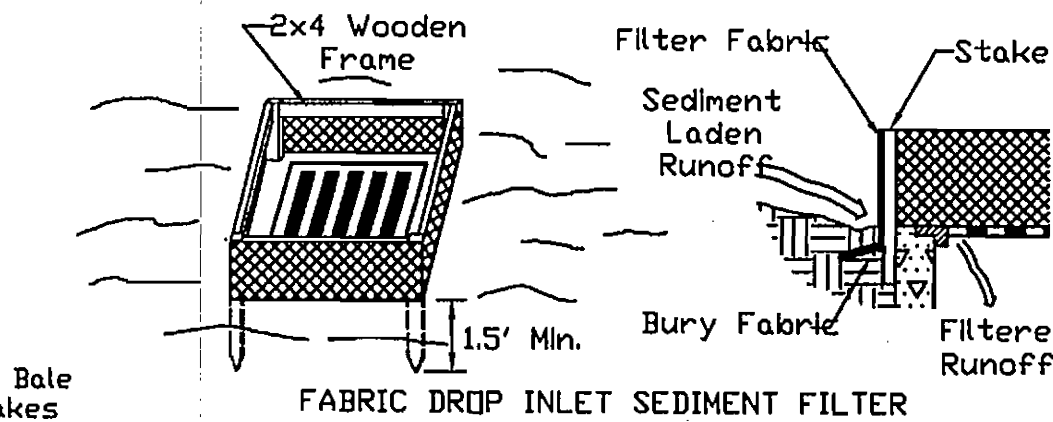
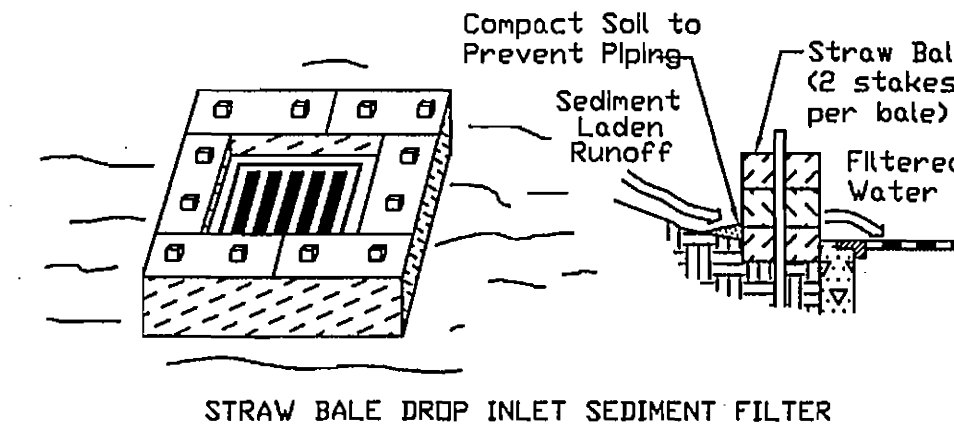
SEED APPLICATION: APPLY SEED UNIFORMLY WITH A CYCLONE SEEDER, DRILL, OUTPACKER SEEDER, OR HYDROSEEDER ON A FIRM, FRABLE SEEDBED. MAX. SEEDING DEPTH SHALL BE 1/4 INCH.

PS PERMANENT SEEDING MIXTURE

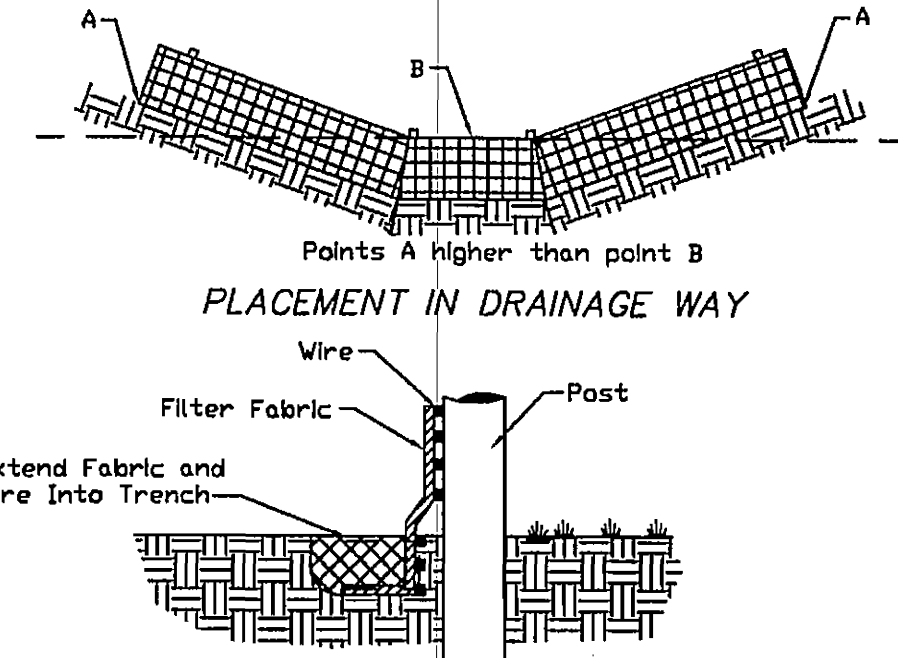
TYPE B (SLOPES 3:1 OR STEEPER)

15 MARCH TO 1 MAY
CROWN VETCH @ 1/2 LB / 1000 SF
PERENNIAL RYEGRASS @ 1/2 LB / 1000 SF
RED TOP @ 1/8 LB / 1000 SF

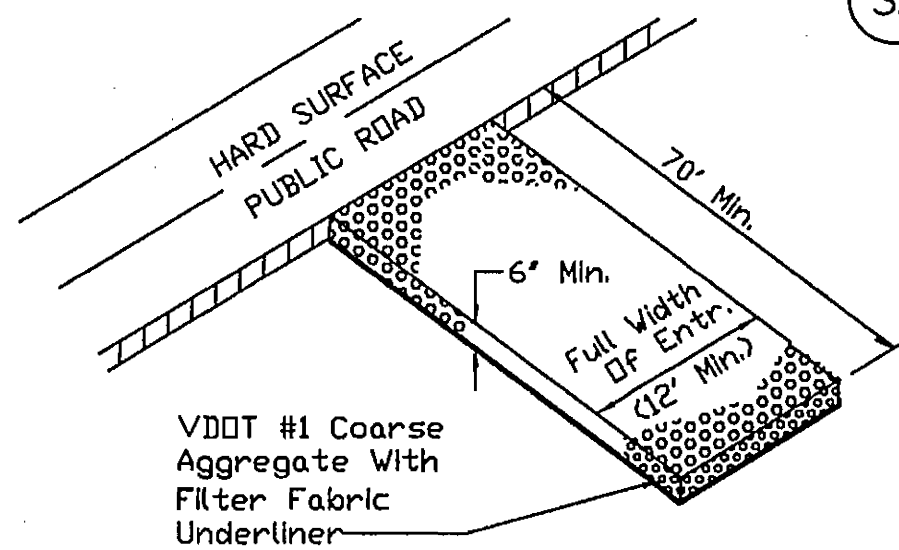
15 AUGUST TO 1 OCTOBER
CROWN VETCH @ 1/2 LB / 1000 SF
PERENNIAL RYEGRASS @ 1/2 LB / 1000 SF
RED TOP @ 1/8 LB / 1000 SF



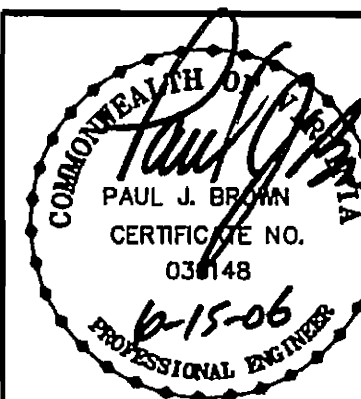
IP INLET PROTECTION



SF CROSS-SECTION SILT FENCE

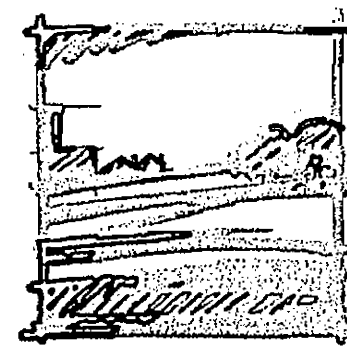


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PARK STREET SQUARE
EROSION CONTROL NARRATIVE & DETAILS
ROANOKE, VIRGINIA

Date: JUNE 13, 2006
Scale: 1" = 20'
Revisions:

Drawn By: PJB/TPPS
Review By: PJB
Project No: 06-0021-02
HILL STUDIO NO. 0539

