

SOIL EROSION CONTROL NARRATIVE

PROJECT DESCRIPTION: THE PURPOSE OF THIS PROJECT IS TO PROVIDE GRADING OPERATIONS FOR THE CONSTRUCTION OF A 6,000 SF BUILDING WITH A LOADING DOCK AND APPROPRIATE PARKING. THE AMOUNT OF LAND DISTURBANCE IS ESTIMATED AT 26,000 SQUARE FEET (0.597 ACRES) WHICH IS A PORTION OF THE 0.63 ACRE TRACT, LOCATED ON SHENANDOAH AVENUE, N.W. THE EROSION & SEDIMENT CONTROL MEASURES SHOWN HERE ARE DESIGNED IN ACCORDANCE WITH THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK (VA ESCH).

THE SITE WILL UTILIZE A CONSTRUCTION ENTRANCE OFF 14TH STREET, N.W. SILT FENCE WILL BE UTILIZED IN THE INITIAL PHASE. INLET PROTECTION AROUND THE EXISTING CURB INLET ON 14TH STREET SHALL BE UTILIZED. TEMPORARY SEEDING AND PERMANENT SEEDING WILL BE UTILIZED IN ACCORDANCE TO THE REQUIRED STANDARDS AND SPECIFICATIONS. REFERENCE IS DIRECTED TO "GRADING & EROSION SEDIMENT CONTROL PLAN" SHEETS.

EXISTING SITE CONDITIONS: THE SITE IS RELATIVELY FLAT. A SMALL PORTION OF THE SITE SHEET FLOWS ACROSS SHENANDOAH AVENUE, N.W.. THE REMAINDER OF THE SITE DRAINS TOWARD THE EXISTING STRUCTURE ON 14TH STREET, N.W.

THE PROPERTY IS CURRENTLY OWNED BY LEWIS S. & SUSAN M PAULEY, (TAX PARCEL 2212814), LOCATED AT THE INTERSECTION OF 14TH STREET AND SHENANDOAH AVENUE, N.W., CITY OF ROANOKE, VIRGINIA.

SOILS: 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 CONTRACTOR SHALL INSTALL A CONSTRUCTION ENTRANCE OFF 14TH STREET AND MAINTAIN THE CONSTRUCTION ENTRANCE TO THE MINIMUM REQUIRED STANDARDS. THE CONTRACTOR SHALL INSTALL SILT FENCE AS SHOWN ON THE PLANS TO CAPTURE SEDIMENT LADEN RUNOFF AND FILTER RUNOFF PRIOR TO EXITING THE PROPERTY. ALL SILT FENCE SHALL BE INSTALLED AND CHECKED REGULARLY. SILT FENCE INLET PROTECTION SHALL BE INSTALLED ALONG THE EXISTING STRUCTURES AS SHOWN. THE CONTRACTOR SHALL PROVIDE TEMPORARY AND PERMANENT SEEDING WITHIN SEVEN (7) DAYS OF OBTAINING FINAL GRADES. THE CONTRACTOR SHALL HAVE EQUIPMENT ON-SITE TO KEEP SEDIMENT OFF OF EXISTING PAVED AREAS.

ADJACENT PROPERTY: ADJOINING PROPERTY SHALL NOT BE IMPACTED

EROSION AND SEDIMENT CONTROL MEASURES: UNLESS OTHERWISE INDICATED, ALL VEGETATIVE AND STRUCTURAL EROSION AND SEDIMENT CONTROL PRACTICES WILL BE CONSTRUCTED AND MAINTAINED ACCORDING TO THE MINIMUM STANDARDS AND SPECIFICATIONS OF THE "VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK", THIRD EDITION.

1. REGARDLESS OF FUTURE DEVELOPMENT PLANS, THE CONTRACTOR SHALL IMMEDIATELY INSTALL EROSION AND SEDIMENT CONTROL DEVICES AS SHOWN ON THE PLANS. THIS WORK SHALL BE COORDINATED IN ORDER OF THE WORK WHICH IS TO FOLLOW: CONTROL AT CENTERS OF FLOW, AND OTHER POINTS OF CONCENTRATION SHOWN SHALL BE CONSTRUCTED IN PLACE FIRST.

2. AFTER THE INSTALLED CONTROL DEVICES ARE FOUND TO BE FUNCTIONAL, THE CONTRACTOR SHALL IMMEDIATELY PROCEED WITH DEMOLITION, CLEARING, AND PRELIMINARY GRADING OPERATIONS. ALL EXPOSED DENUDED AREAS SHALL BE SEEDED WITHIN SEVEN (7) DAYS AFTER FINAL GRADING, AND SHALL BE ACCOMPLISHED IN STRICT ACCORDANCE WITH THE "VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK", THIRD EDITION.

3. IN GENERAL, ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSPECTED WEEKLY AND AFTER EACH SIGNIFICANT RAINFALL. IN PARTICULAR:

A. MEASURES SHALL BE MAINTAINED TO PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHT-OF-WAYS.

B. ALL SILT FENCE BARRIERS AND INLET PROTECTIONS SHALL BE CHECKED REGULARLY FOR UNDERMINING AND SEDIMENT BUILDUP.

C. ALL SEEDED AREAS WILL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHALL BE FERTILIZED AND RESEEDED AS NEEDED.

4. FOLLOWING THE COMPLETION OF DEVELOPMENT AND STABILIZATION OF ALL AREAS AND AFTER IT HAS BEEN DETERMINED THAT EROSION OR SEDIMENTATION IS NO LONGER OCCURRING ON THE SITE OR AT ITS BOUNDARIES AND THAT DRAINAGE FLOWS ARE FUNCTIONING ACCORDING TO DESIGN, THE CONTRACTOR MAY THEN BEGIN TO REMOVE THE TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES. THIS WORK SHALL BE DONE IN A CAREFUL, NEAT, ORGANIZED MANNER.

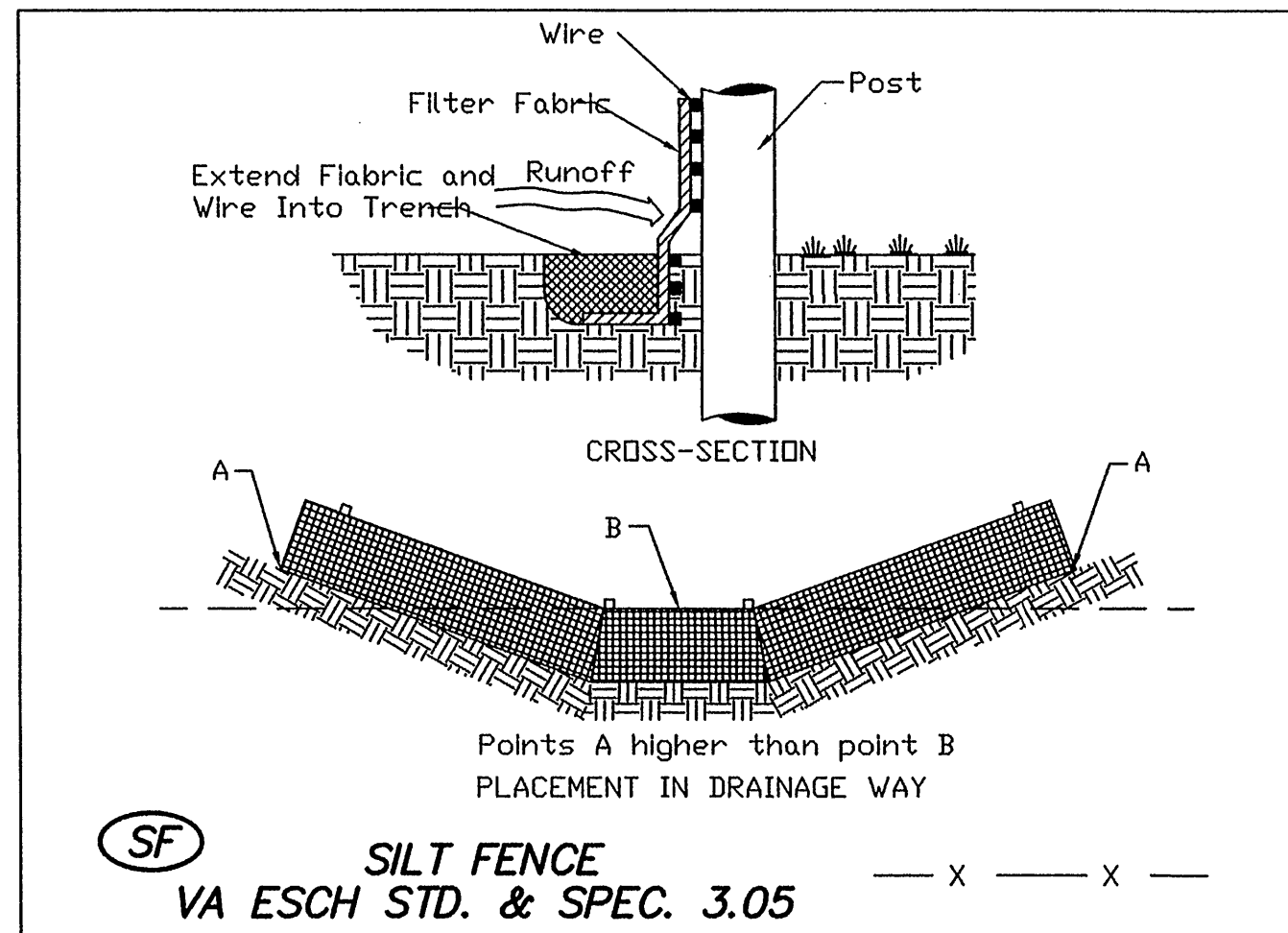
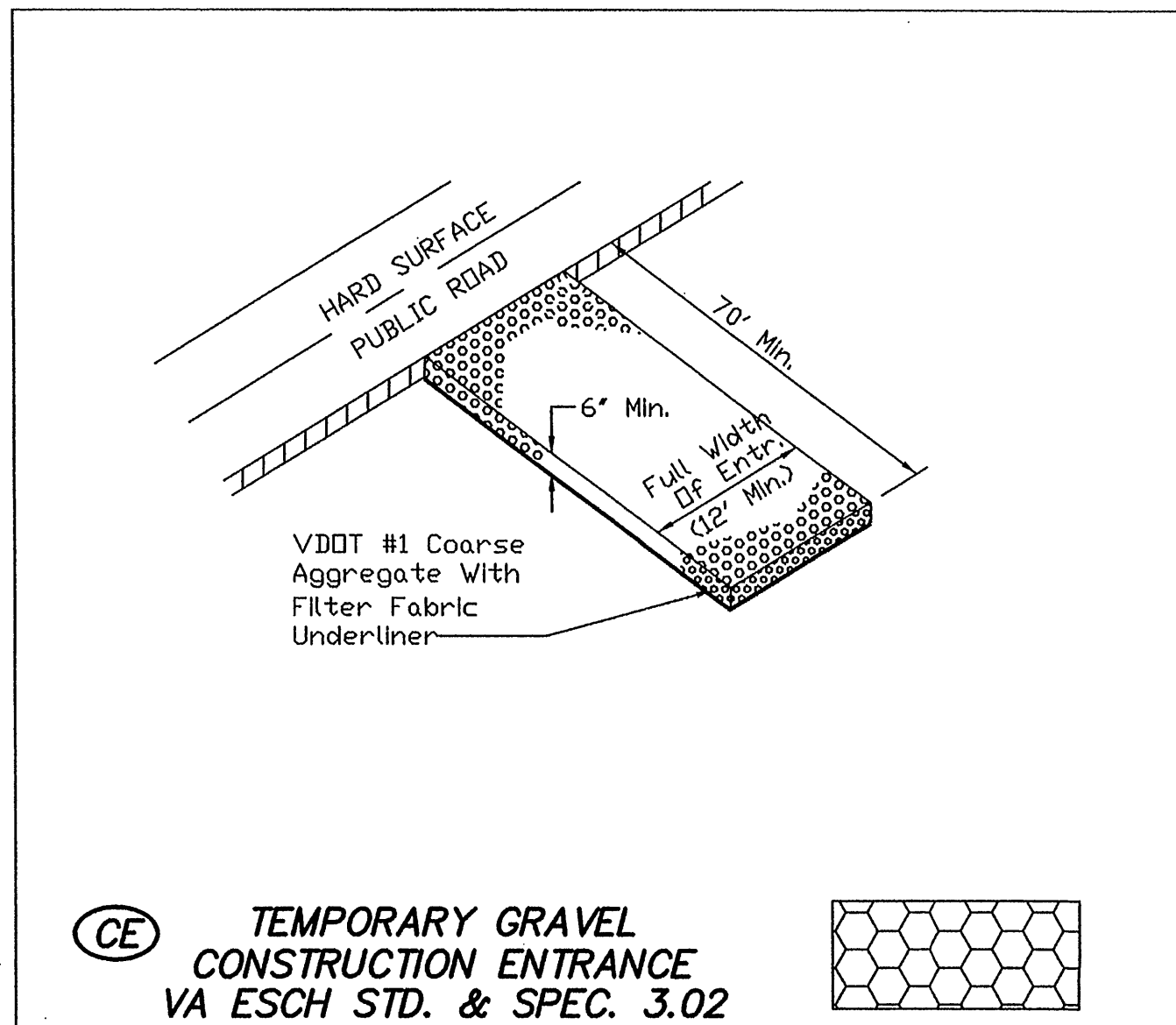
GENERAL COMMENTS: 1. THE JOB SUPERINTENDENT SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL EROSION AND SEDIMENT CONTROL PRACTICES.

2. THE APPROVING AUTHORITY RESERVES THE RIGHT TO ADD TO, DELETE, OR OTHERWISE CHANGE EROSION CONTROL DEVICES AS MAY BE DEEMED NECESSARY BY WRITTEN NOTIFICATION TO THE CONTRACTOR.

3. NO WORK SHALL PROCEED ON THE SITE UNTIL THE PROPER AUTHORIZATION OR PERMIT HAS BEEN OBTAINED FROM THE APPROVING AUTHORITY.

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 "EROSION & SEDIMENT CONTROL PLAN" FOR SITE DEPICTING EROSION AND SEDIMENT CONTROL MEASURES.



EROSION AND SEDIMENT CONTROL REGULATIONS

MINIMUM STANDARDS:

MS-1. PERMANENT OR TEMPORARY SOIL STABILIZATION SHALL BE APPLIED TO DENUDED AREAS WITHIN SEVEN (7) DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE. TEMPORARY SOIL STABILIZATION SHALL BE APPLIED WITHIN SEVEN (7) DAYS TO DENUDED AREAS THAT MAY NOT BE AT FINAL GRADE BUT WILL REMAIN DORMANT FOR LONGER THAN THIRTY (30) DAYS. PERMANENT STABILIZATION SHALL BE APPLIED TO AREAS THAT ARE TO BE LEFT DORMANT FOR MORE THAN ONE (1) YEAR.

MS-2. DURING CONSTRUCTION OF THE PROJECT, SOIL STOCKPILES AND BORROW AREAS SHALL BE STABILIZED OR PROTECTED WITH SEDIMENT TRAPPING MEASURES. THE APPLICANT IS RESPONSIBLE FOR THE TEMPORARY PROTECTION AND PERMANENT STABILIZATION OF ALL SOIL STOCKPILES ON SITE AS WELL AS BORROW AREAS AND SOIL INTENTIONALLY TRANSPORTED FROM THE PROJECT SITE.

MS-3. A PERMANENT VEGETATIVE COVER SHALL BE ESTABLISHED ON DENUDED AREAS NOT OTHERWISE PERMANENTLY STABILIZED. PERMANENT VEGETATION SHALL NOT BE CONSIDERED ESTABLISHED UNTIL A GROUND COVER IS ACHIEVED THAT, IS UNIFORM, MATURE ENOUGH TO SURVIVE AND WILL INHIBIT EROSION.

MS-4. SEDIMENT BASINS AND TRAPS, PERIMETER DIKES, SEDIMENT BARRIERS AND OTHER MEASURES INTENDED TO TRAP SEDIMENT SHALL BE CONSTRUCTED AS A FIRST STEP IN ANY LAND-DISTURBING ACTIVITY AND SHALL BE MADE FUNCTIONAL BEFORE UPSLOPE LAND DISTURBANCE TAKES PLACE.

MS-5. STABILIZATION MEASURE SHALL BE APPLIED TO EARTHEN STRUCTURES SUCH AS DAMS, DIKES AND DIVERSIONS IMMEDIATELY AFTER INSTALLATION.

EROSION AND SEDIMENT CONTROL MEASURES:

- CE** CONSTRUCTION ENTRANCE MEETING VA ESCH STD. & SPEC. 3.02
- SF** SILT FENCE MEETING VA ESCH STD. & SPEC. 3.05
- IP** SILT FENCE INLET PROTECTION MEETING VA ESCH STD. & SPEC. 3.07
- TS** TEMPORARY SEEDING MEETING VA ESCH STD. & SPEC. 3.31
- PS** PERMANENT SEEDING MEETING VA ESCH STD. & SPEC. 3.32

TYPE A (SLOPES FLATTER THAN 3:1)

15 OCTOBER TO 1 FEBRUARY
K-31 FESCUE @ 5 LB / 1000 SF
BORZY 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

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

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 VA ESCH.

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 VA ESCH. ADDITIONAL SEEDING TO BE PERFORMED AS REQUIRED BY THE INSPECTOR. SEED APPLICATION APPLY SEED UNIFORMLY WITH A CYCLONE SEEDER, DRILL, CULTIPACKER SEEDER, OR HYDROSEEDER ON A FIRM, FRIABLE SEEDBED. MAX. SEEDING DEPTH SHALL BE 1/4 INCH.

PS PERMANENT SEEDING MIXTURE
VA ESCH STD. & SPEC 3.32

01 MARCH TO 30 APRIL
WINTER RYE (SECALE CERALE) @ 2 1/2 LB / 1000 SF
OR ANNUAL RYEGRASS (LOLIUM MULTI-FLORUM) @ 1 1/2 LF / 1000 SF
OR KOREAN LESPEDEZA (LESPEDEZA STIPULACEA) @ 1 1/2 LF / 1000 SF

01 MAY TO 15 AUGUST
GERMAN MILLET (SETARIA ITALICA) @ 1 LB / 1000 SF
OR KOREAN LESPEDEZA (LESPEDEZA STIPULACEA) @ 1 1/2 OZ / 1000 SF
OR KOREAN LESPEDEZA (LESPEDEZA STIPULACEA) @ 1 1/2 LF / 1000 SF

15 AUGUST TO 01 NOVEMBER
WINTER RYE (SECALE CERALE) @ 1 LB / 1000 SF
AND ANNUAL RYEGRASS (LOLIUM MULTI-FLORUM) @ 1 LF / 1000 SF

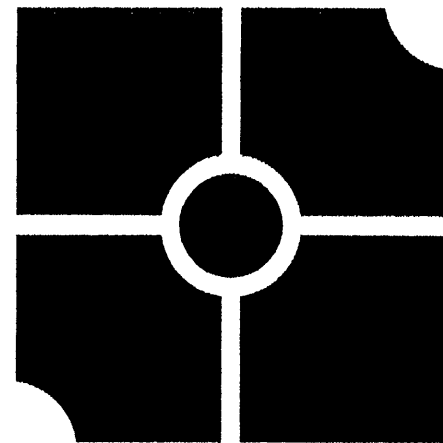
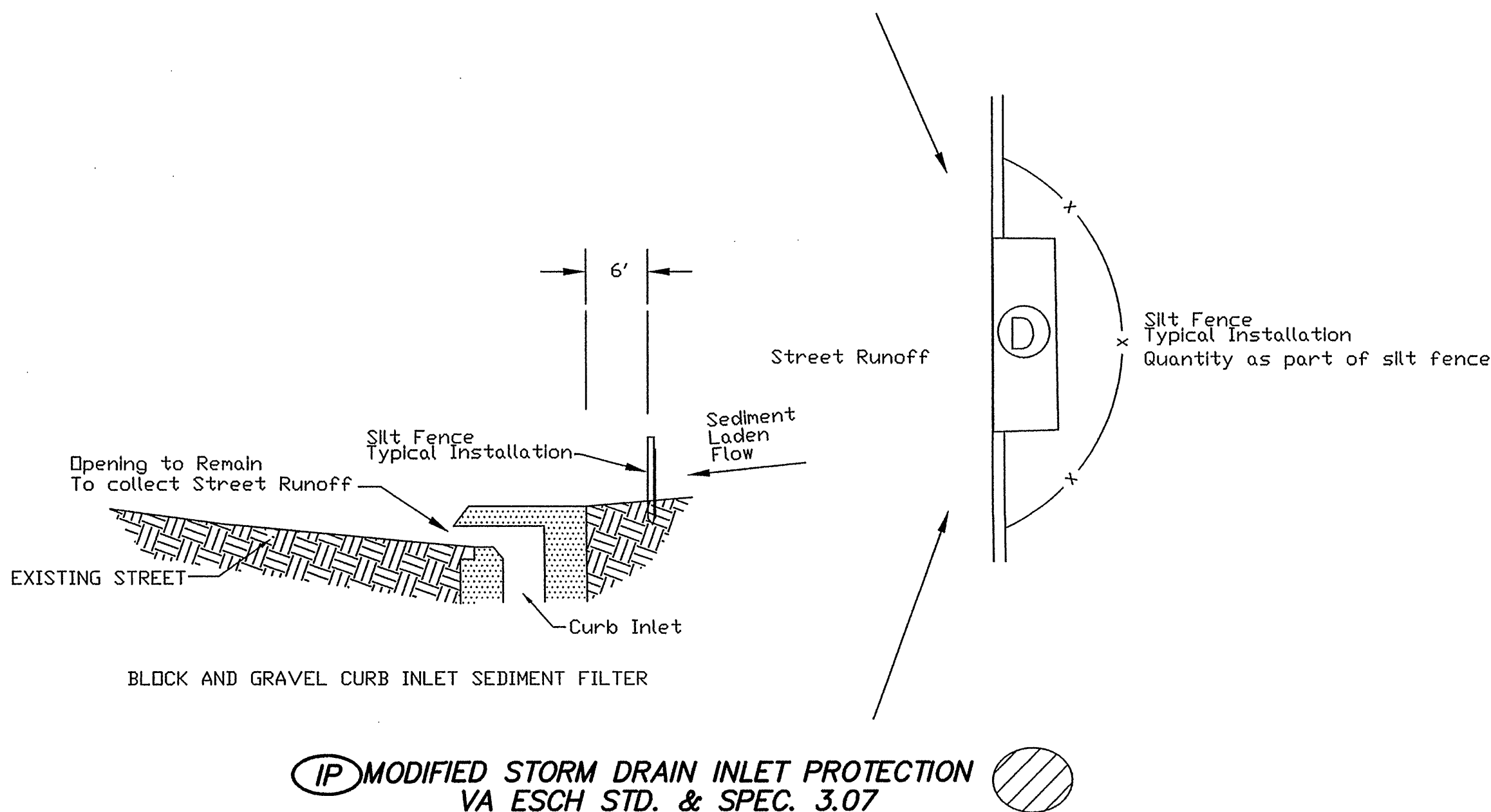
MULCH: SHALL BE USED OVER ALL SEEDED AREAS AND SHALL BE APPLIED IN ACCORDANCE WITH SECTION 3.35 OF THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK, 3rd ED.

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

TS TEMPORARY SEEDING MIXTURE
VA ESCH STD. & SPEC 3.31

BOND COST ESTIMATE

ITEM - E & S	UNITS	UNIT COST	QUANTITY	TOTAL
SILT FENCE	FT	\$ 4.00	600	\$ 2400
CONSTRUCTION ENTRANCE	EA	\$ 1,500.00	1	\$ 1500
TEMPORARY SEEDING	ACRE	\$ 1,000.00	0.1	\$ 100
PERMANENT SEEDING	ACRE	\$ 2,000.00	0.1	\$ 200
SUBTOTAL				\$ 4,200
10% CONTINGENCY				\$ 420
TOTAL				\$ 4,620



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Comprehensive Site Plan For
Lewis S. & Susan M. Pauley
Lot 5A, Block 10, Hyde Park
Tax Map No. 2212814
City of Roanoke, VA

REVISIONS:

CITY OF ROANOKE REVIEW COMMENTS
PJB 7/13/08
CITY OF ROANOKE REVIEW COMMENTS
PJB 8/14/08

DESIGNED BY: SLR

DRAWN BY: SLR

CHECKED BY: PJB

SCALE: As Shown

DATE: June 14, 2006

SHEET TITLE:

**Erosion &
Sediment Control
Notes & Details**

C04

04 OF 07

PROJECT NUMBER:

06-0108-01