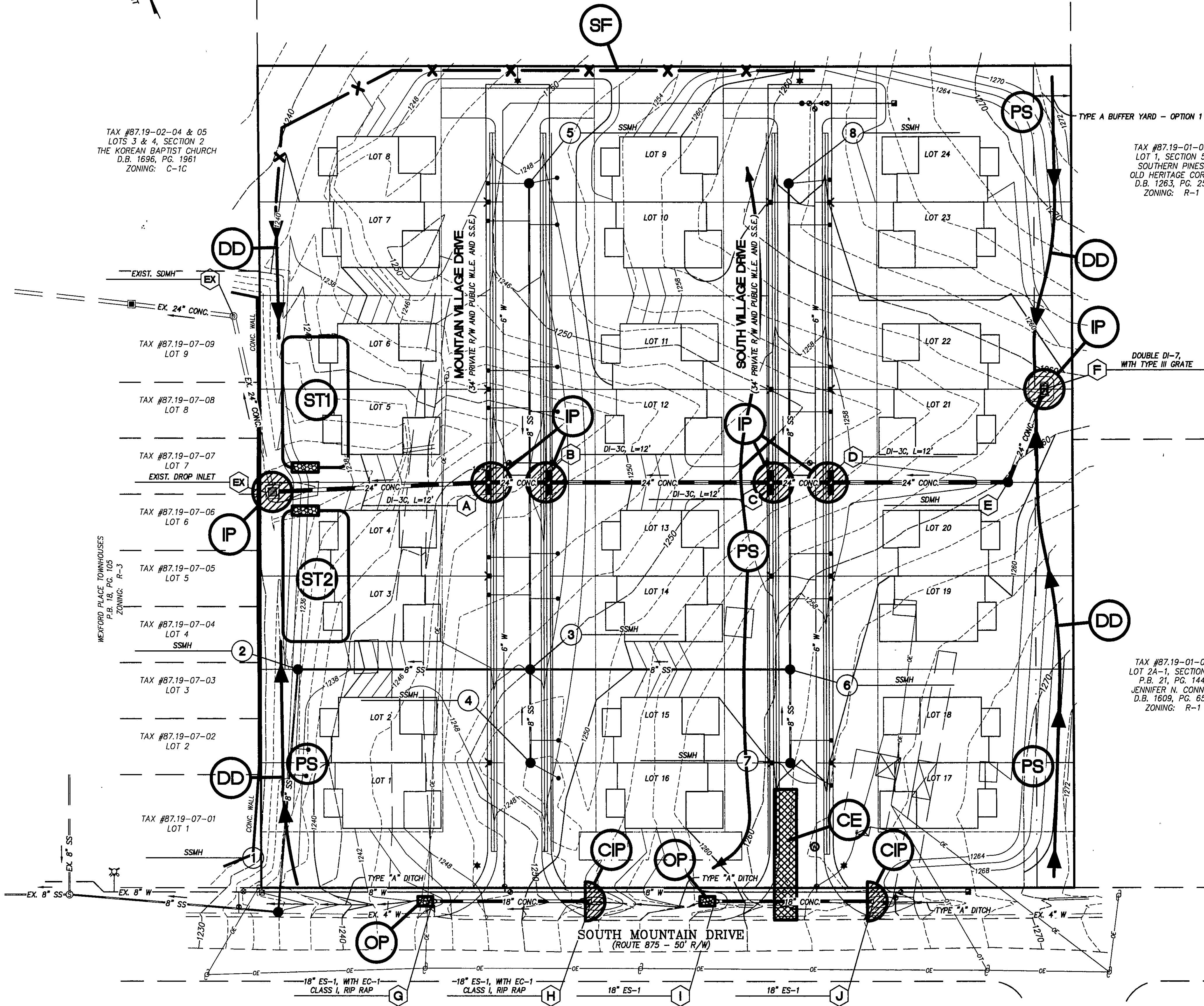


TAX #87.19-02-12  
LOT 10, SECTION 2  
THOMAS L. & ROWENA H. BOEHLING  
D.B. 1007, PG. 740  
ZONING: R-3

TAX #87.19-02-04 & 05  
LOTS 3 & 4, SECTION 2  
THE KOREAN BAPTIST CHURCH  
D.B. 1696, PG. 1961  
ZONING: C-1C

TAX #87.19-01-03  
LOT 1, SECTION 5  
SOUTHERN PINES  
OLD HERITAGE CORP.  
D.B. 1263, PG. 25  
ZONING: R-1

TAX #87.19-01-04  
LOT 2A-1, SECTION 5  
P.B. 21, PG. 144  
JENNIFER N. CONNER  
D.B. 1609, PG. 650  
ZONING: R-1



### EROSION AND SEDIMENT CONTROL NARRATIVE

#### PROJECT DESCRIPTION

THIS PROJECT CONSISTS OF THE CONSTRUCTION OF 24 SINGLE-FAMILY ATTACHED DWELLINGS, TWO PRIVATE STREETS, AND ASSOCIATED WATER, SANITARY SEWER, AND STORM DRAIN SYSTEMS.

#### EXISTING SITE CONDITIONS

THIS SITE IS MODERATELY SLOPING AND DRAINS TO AN EXISTING SWALE THAT RUNS THROUGH THE PROPERTY FROM EAST TO WEST INTO AN EXISTING STORM DRAIN SYSTEM ALONG THE WESTERN PROPERTY LINE.

#### ADJACENT AREAS

THIS DEVELOPMENT IS BORDERED ON THE WEST AND SOUTH BY MULTI-FAMILY RESIDENTIAL AND COMMERCIAL PROPERTY, AND TO THE NORTH AND EAST BY SINGLE FAMILY RESIDENTIAL PROPERTY.

#### 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.

**CULVERT INLET PROTECTION (3.08)** - CULVERT INLET PROTECTION WILL BE INSTALLED AT THE INLET END OF CULVERTS TO MINIMIZE SEDIMENT LADEN RUNOFF FROM ENTERING THE CULVERT.

**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 (3.13)** - 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 RUNOFF. THE EXISTING STORMWATER MANAGEMENT POND FOR "WEXFORD PLACE", SECTION No. 2 BY BALZER & ASSOCIATES, INC. ACCOUNTED FOR THIS INCREASE AND THEREFORE NO ADDITIONAL STORMWATER MANAGEMENT FACILITIES ARE NEEDED.

#### 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, SILT FENCE, DIVERSION DIKES, AND SEDIMENT TRAPS SHALL BE INSTALLED AS THE FIRST STEP IN THE CONSTRUCTION PROCESS.
2. THE STORM DRAIN SYSTEM SHALL BE INSTALLED AS SOON AS GRADING PERMITS TO CARRY OFFSITE DRAINAGE THROUGH THE CONSTRUCTION SITE WITHOUT CAUSING ANY EROSION AND SEDIMENT CONTROL PROBLEMS.
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 SEEDDED IN ACCORDANCE WITH THE PERMANENT SEEDING SPECIFICATIONS.

THIS PLAN IS FOR EROSION AND SEDIMENT  
CONTROL PURPOSES ONLY

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

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P.O. BOX 20680  
ROANOKE, VIRGINIA 24018

PROFESSIONAL SEAL  
THOMAS C. DALE  
No. 033002  
9/25/02

EROSION AND  
SEDIMENT CONTROL  
PLAN

SOUTH MOUNTAIN VILLAGE  
PREPARED FOR  
RADFORD & COMPANY  
CAVE SPRING MAGISTERIAL DISTRICT  
ROANOKE COUNTY, VIRGINIA

NO.	DATE	REVISIONS	DESCRIPTION
1			
2			
3			
4			
5			

DATE:  
SEPTEMBER 25, 2002

SCALE:  
1" = 30'

COMMISSION NO.  
2002-053

CADD FILE  
P:\2005\02063\PMO\0830COMP.DWG

SHEET 8 OF 9