

EROSION AND SEDIMENT CONTROL NARRATIVE

PROJECT DESCRIPTION

The project consists of the construction of a general office building. Water and sanitary sewer services are planned. Total project area is 1.40 acres. Total disturbed area is approximately 1.40 acre.

EXISTING SITE CONDITIONS

The site currently drains from the north to the south at ±15.0% into an existing storm water facility for McVitty Executive Court.

ADJACENT PROPERTIES

Adjacent properties are zoned R1 and C1.

OFF-SITE AREAS

No off site areas will be disturbed other than that which is required to construct the turn lane within the right of way.

SOILS

On site soils are identified as 6D Chiswell-Litz-Urban land complex. Soils information is from the U.S. Department of Agriculture soils survey map.

CRITICAL EROSION AREAS

Silt fence and a sediment trap should be installed along the southwestern property line and maintained to prevent runoff from leaving the property. Also the construction entrance should be maintained with right of way diversion to protect Route 419 from siltation.

EROSION AND SEDIMENT CONTROL MEASURES

All measures to be in accordance with the Virginia Erosion and Sediment Control Handbook, latest edition.

Construction Entrance-3.02

A gravel construction entrance will prevent mud and dust from entering Route 419, Electric Road.

Silt Fence-3.05

Silt fence will protect downstream property from sediment laden runoff.

Temporary Seeding-3.31

Any denuded areas left dormant for extended periods of time will be seeded temporarily within seven days.

Permanent Seeding-3.32

Areas not receiving buildings, paving or landscaping will be seeded.

Diversion-3.12

Installed along the north property line to keep excessive runoff from eroding the site during construction. This is a temporary measure and will be removed upon completion of the site.

MANAGEMENT STRATEGIES

Construction will be sequenced so that grading operations can begin and end as quickly as possible. The gravel construction entrance will be installed as a first step in construction. Install silt fence as the second step in construction. Other measures will be installed as work progresses into those areas. Temporary seeding or other stabilization will follow immediately after grading. The job superintendent shall be responsible for the installation and maintenance of all erosion and sediment control practices. After achieving adequate stabilization, the temporary erosion and sediment control measures will be cleaned and removed.

PERMANENT STABILIZATION

All areas disturbed by construction which do not receive buildings or paving shall be stabilized with permanent seeding as specified. All seeding shall be tacked and mulched and placed immediately after reaching finished grade. The parking area shall receive paving.

STORM WATER MANAGEMENT

A storm water management will be contained underground as specified on the plans.

MAINTENANCE

In general, all erosion and sediment control measures shall be checked daily and after each significant rainfall. In particular:

Silt fence will be checked regularly for undermining or deterioration of the fabric. Sediment shall be removed when the level of sediment deposition reaches halfway to the top of the barrier.

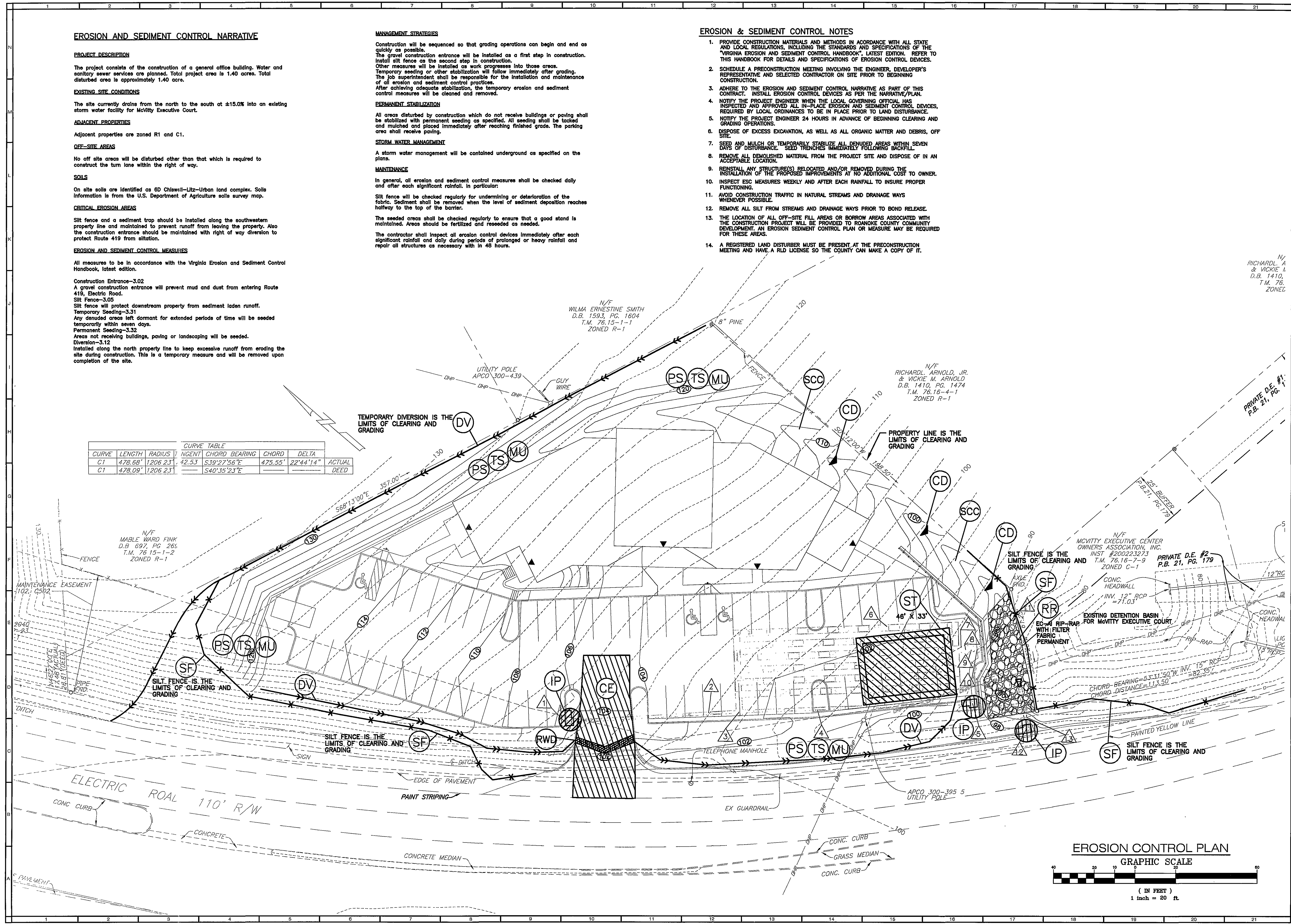
The seeded areas shall be checked regularly to ensure that a good stand is maintained. Areas should be fertilized and reseeded as needed.

The contractor shall inspect all erosion control devices immediately after each significant rainfall and daily during periods of prolonged or heavy rainfall and repair all structures as necessary with in 48 hours.

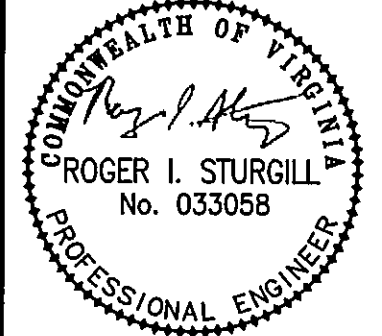
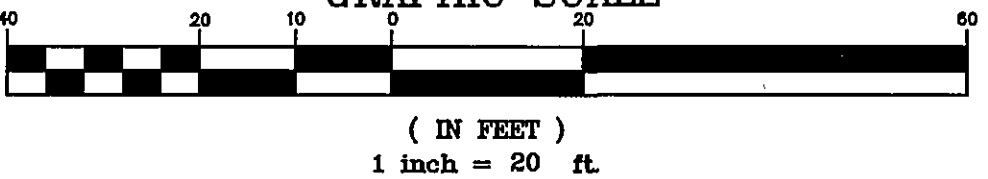
EROSION & SEDIMENT CONTROL NOTES

1. PROVIDE CONSTRUCTION MATERIALS AND METHODS IN ACORDANCE WITH ALL STATE AND LOCAL REGULATIONS, INCLUDING THE STANDARDS AND SPECIFICATIONS OF THE "VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK", LATEST EDITION. REFER TO THIS HANDBOOK FOR DETAILS AND SPECIFICATIONS OF EROSION CONTROL DEVICES.
2. SCHEDULE A PRECONSTRUCTION MEETING INVOLVING THE ENGINEER, DEVELOPER'S REPRESENTATIVE AND SELECTED CONTRACTOR ON SITE PRIOR TO BEGINNING CONSTRUCTION.
3. ADHERE TO THE EROSION AND SEDIMENT CONTROL NARRATIVE AS PART OF THIS CONTRACT. INSTALL EROSION CONTROL DEVICES AS PER THE NARRATIVE/PLAN.
4. NOTIFY THE PROJECT ENGINEER WHEN THE LOCAL GOVERNING OFFICIAL HAS INSPECTED AND APPROVED ALL IN-PLACE EROSION AND SEDIMENT CONTROL DEVICES, REQUIRED BY LOCAL ORDINANCES TO BE IN PLACE PRIOR TO LAND DISTURBANCE.
5. NOTIFY THE PROJECT ENGINEER 24 HOURS IN ADVANCE OF BEGINNING CLEARING AND GRADING OPERATIONS.
6. DISPOSE OF EXCESS EXCAVATION, AS WELL AS ALL ORGANIC MATTER AND DEBRIS, OFF SITE.
7. SEED AND MULCH OR TEMPORARILY STABILIZE ALL DENUDED AREAS WITHIN SEVEN DAYS OF DISTURBANCE. SEED TRENCHES IMMEDIATELY FOLLOWING BACKFILL.
8. REMOVE ALL DEMOLISHED MATERIAL FROM THE PROJECT SITE AND DISPOSE OF IN AN ACCEPTABLE LOCATION.
9. REINSTALL ANY STRUCTURE(S) RELOCATED AND/OR REMOVED DURING THE INSTALLATION OF THE PROPOSED IMPROVEMENTS AT NO ADDITIONAL COST TO OWNER.
10. INSPECT ESC MEASURES WEEKLY AND AFTER EACH RAINFALL TO INSURE PROPER FUNCTIONING.
11. AVOID CONSTRUCTION TRAFFIC IN NATURAL STREAMS AND DRAINAGE WAYS WHENEVER POSSIBLE.
12. REMOVE ALL SILT FROM STREAMS AND DRAINAGE WAYS PRIOR TO BOND RELEASE.
13. THE LOCATION OF ALL OFF-SITE FILL AREAS OR BORROW AREAS ASSOCIATED WITH THE CONSTRUCTION PROJECT WILL BE PROVIDED TO ROANOKE COUNTY COMMUNITY DEVELOPMENT. AN EROSION SEDIMENT CONTROL PLAN OR MEASURE MAY BE REQUIRED FOR THESE AREAS.
14. A REGISTERED LAND DISTURBER MUST BE PRESENT AT THE PRECONSTRUCTION MEETING AND HAVE A RLD LICENSE SO THE COUNTY CAN MAKE A COPY OF IT.

CURVE	LENGTH	RADIUS	ANGENT	CHORD BEARING	CHORD	DELTA	ACTUAL DEED
C1	478.68'	1206.23'	42.53	S39°27'56"E	475.55'	22°44'14"	
C1	478.09'	1206.23'		S40°35'23"E			



EROSION CONTROL PLAN
GRAPHIC SCALE



PLANNERS • ARCHITECTS
ENGINEERS • SURVEYORS

1208 Corporate Circle
Roanoke, Virginia 24018
Phone: 540/772-9580
FAX: 540/772-8050

601 Branchway Road
Richmond, Virginia 23296
Phone: 804/794-0571
FAX: 804/794-2835

880 Technology Park Drive
Suite 200
Glenn Allen, Virginia 23059
Phone: 804/653-0102
FAX: 804/653-0133

102 Hubbard Street
Blackburg, Virginia 24060
Phone: 540/661-0981
FAX: 540/661-0982

1557 Commerce Road
Suite 201
Vernon, Virginia 24482
Phone: 540/248-3220
FAX: 540/248-3221

STRUCTURES OFFICE PARK
EROSION CONTROL PLAN
WINDSOR HILLS MAGISTERIAL DISTRICT
ROANOKE COUNTY, VIRGINIA

DRAWN BY: DRB
DESIGNED BY: SMH
CHECKED BY: RIS
DATE: JUNE 9, 2003
REVISIONS:
7-30-03
8-5-03
4-30-04

SCALE: 20'
SHEET NO.
C4
JOB NO.
R0300081.00