

CONSTRUCTION SEQUENCE

1. INSTALL CONSTRUCTION ENTRANCE.
2. INSTALL DOUBLE 48" RCP CULVERTS FROM EXISTING STORM DRAIN TO STRUCTURE EW-7.
3. INSTALL 30" STORM DRAIN FROM STRUCTURE "M" TO "P", "P" TO "J", AND INSTALL TEMPORARY STORM CONVEYANCE CHANNEL, SDCI.
4. INSTALL SEDIMENT TRAPS, SILT FENCE, AND DIVERSIONS.
5. INSTALL WATER, SANITARY SEWER, AND REMAINDER OF STORM DRAIN SYSTEM AS GRADING PERMITS.
6. PERFORM PERMANENT SEEDING ON ALL AREAS NOT RECEIVING PAVEMENT AS SOON THOSE AREAS ARE BROUGHT TO FINAL GRADE.
7. ONCE SITE IS STABILIZED, TEMPORARY ESC MEASURES MAY BE REMOVED, AND THE STORMWATER MANAGEMENT FACILITY CAN BE CONSTRUCTED.

EROSION CONTROL NARRATIVE

PROJECT DESCRIPTION
THIS PROJECT CONSISTS OF THE CONSTRUCTION OF 30 SINGLE FAMILY DWELLINGS AND ASSOCIATED AREAS, STORM DRAIN, WATER AND SANITARY SEWER. A NEW ROAD OFF OF STONELEDGE DRIVE WILL ACCESS THIS DEVELOPMENT. THE APPROXIMATE DISTURBED ACREAGE IS 7.2 ACRES.

ADJACENT AREAS
THE SITE IS BOUND BY VA. SEC. ROUTE #1151 TO THE WEST AND STONELEDGE DRIVE TO THE NORTH/NORTHEAST. BELLEVUE GARDENS SECTION 3, ADJACENT THE DEVELOPMENT TO THE SOUTH AND EAST.

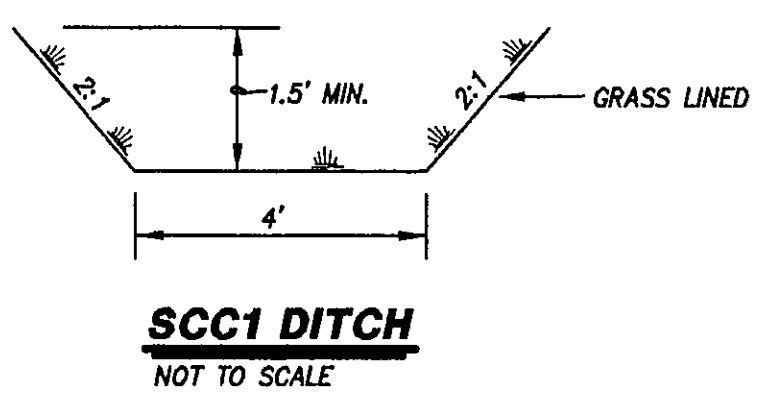
EXISTING SITE CONDITIONS
THE SITE IS COVERED WITH GRASS AND WOODS WITH MODERATE SLOPES. THE SITE HAS TWO DISTINCT DRAINAGE SHEDS. BOTH DRAIN TO THE NORTH / NORTHWEST TO STORM DRAINAGE SYSTEMS PREVIOUSLY INSTALLED TO CONVEY RUNOFF FROM THIS AREA DOWNSTREAM.

STORMWATER MANAGEMENT
THE DEVELOPMENT OF THIS SITE RESULTS IN AN INCREASE IN PEAK RUNOFF RATES. STORMWATER MANAGEMENT IS PLANNED AND SHOWN ON THE PLANS.

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

- MANAGEMENT STRATEGIES**
1. CONSTRUCTION SHOULD BE SEQUENCED SO THAT GRADING OPERATIONS CAN BEGIN AND END AS QUICKLY AS POSSIBLE.
 2. SEDIMENT TRAPPING MEASURES SHALL BE INSTALLED AS A FIRST STEP IN GRADING AND SHALL BE SEEDING AND MULCHED IMMEDIATELY FOLLOWING INSTALLATION.
 3. TEMPORARY SEEDING OR OTHER STABILIZATION SHALL FOLLOW IMMEDIATELY AFTER GRADING.
 4. AREAS WHICH ARE NOT TO BE DISTURBED SHALL BE CLEARLY MARKED.
 5. FIELD INSPECTIONS DURING CONSTRUCTION MAY REQUIRE ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES.
 6. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL EROSION AND SEDIMENT CONTROL PRACTICES.
- PERMANENT STABILIZATION**
ALL AREAS DISTURBED BY CONSTRUCTION WILL BE STABILIZED WITH PERMANENT SEEDING IMMEDIATELY FOLLOWING FINISH GRADING. SEEDING WILL BE DONE ACCORDING TO STANDARD AND SPECIFICATION 1.66 OF THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK. PERMANENTLY SEEDER AREAS SHALL BE PROTECTED DURING ESTABLISHMENT WITH STRAW MULCH.

- MAINTENANCE**
- IN GENERAL, ALL EROSION AND SEDIMENT CONTROL MEASURES WILL BE CHECKED WEEKLY AND AFTER EACH SIGNIFICANT RAINFALL. THE FOLLOWING ITEMS WILL BE CHECKED IN PARTICULAR:
1. ALL SEDIMENT TRAPS AND BASINS WILL BE CHECKED REGULARLY FOR NECESSARY SEDIMENT REMOVAL.
 2. ALL STORM DRAIN INLETS AND OUTLETS WILL BE CHECKED REGULARLY FOR SEDIMENT BUILDUP.
 3. ALL SILT BARRIERS WILL BE CHECKED REGULARLY FOR UNDERMINING OR DETERIORATION.
 4. ALL SEEDER AREAS WILL BE CHECKED REGULARLY TO SEE THAT GOOD STABILIZATION IS MAINTAINED. AREAS SHOULD BE FERTILIZED AND RESEDED AS NEEDED.
- GENERAL NOTES:**
1. THE LOCATION OF ALL OFF-SITE OR BORROW AREAS ASSOCIATED WITH THE CONSTRUCTION OR INSTALLATION OF THE PROPOSED IMPROVEMENTS WILL BE PROVIDED TO THE COUNTY OF ROANOKE DEPARTMENT OF COMMUNITY DEVELOPMENT. AN EROSION AND SEDIMENT CONTROL PLAN OR MEASURES MAY BE REQUIRED FOR THIS AREA.



THIS PLAN IS FOR EROSION & SEDIMENT CONTROL PURPOSES ONLY.

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DEVELOPMENT PLAN FOR
VILLAGE AT STONEGATE
PREPARED FOR
VILLAGE AT STONEGATE, LLC
VALLEY DISTRICT - BOTETOURT COUNTY, VIRGINIA
HOLLINS MAGISTERIAL DISTRICT - ROANOKE COUNTY, VIRGINIA

NO.	DATE	DESCRIPTION
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DATE: 8 AUGUST 2002
SCALE: 1" = 40'
COMMISSION NO.: 02-029
SHEET 8 OF 9