

Erosion and Control Narrative

Project Description

The project is located in the Statesman Industrial Park of Roanoke City, Virginia. This plans shows the construction of a manufacturing building. The disturbed area consists of approximately 1.0 acre. It will take approximately 6 months.

Existing Site Condition

Most of the site consists of grass and pavement. The terrain slopes in the 0.5% to 3% range.

Adjacent areas

The site is bordered by open areas.

Soils

Soils found at this site are common to the area. None of these soils have high erosion tendencies.

Critical Areas

There are no critical erosion areas.

Erosion and Sediment Control Measures

Unless otherwise indicated, all vegetative and structural erosion and sediment control practices shall be constructed and maintained according to minimum standards and specifications of the handbook. The minimum standards of the VESCR shall be adhere to unless otherwise waived or approved by a variance.

Structural Practices

- Temporary Construction Entrance (Section 3.02) ;
One temporary construction entrance will be installed.
- Silt Fence (Section 3.05)
Temporary silt fence will be installed as indicated on the site plan.
- Not Used
- Not Used

- Temporary & Permanent Seeding (Section 3.31 & 3.32)
Temporary seeding will be placed on all disturbed areas that will not be brought to final grade within 30 days or less. Temporary seeding will aid in the reduction of dust and sediment.

Temporary Seeding (Section 3.31)

Rates per acre:

Winter - 40 lbs. annual rye and 40 lbs. cereal rye.
Summer - 40 lbs. annual rye and 40 lbs. foxtail millet.
Fertilizer - 1500 lbs. of 10-18-10 per acre.
Lime - 2 tons per acre.

Permanent Seeding (Section 3.32)

After final grading, permanent seeding will be employed to reduce erosion and sediment.

Seeding Specifications:

Seasonal rates per acre:

Feb. 1 to May 15
100 lbs. fall fescue
15 lbs. annual rye
2 lbs. red clover

Aug. 1 to Sept. 15
100 lbs. fall fescue
15 lbs. annual rye
2 lbs. red clover

May 16 to July 31
120 lbs. fall fescue
10 lbs. foxtail millet
2 lbs. red clover

Sept. 16 to Jan. 31
120 lbs. fall fescue
10 lbs. cereal rye
2 lbs. red clover

Fertilizer - all seasons - 1500 lbs. of 10-18-10 per acre
Lime - all seasons - 2 tons per acre
A mulch cover is required on every seeding:
Straw at 80 bales per acre or an approved manufactured mulch/stabilization material.

All seeding, with required associated practices, will be in accordance with all applicable sections of the Virginia Erosion and Sediment Control Handbook.

g. Mulching (Section 3.35)

To prevent erosion by protecting the soil surface from raindrop impact and reducing velocity of overland flow. Areas which have been permanently seeded shall be mulched immediately following seeding. If fiber mulch is used as part of hydroseeding, no tacking is required. If straw is utilized as mulch, fiber mulch shall be utilized as anchor material and applied by means of a hydrosprayer.

h. Dust Control (Section 3.39)

If arid condition prevail, dust control practices will be employed as required.

i. Not Used

Management

- Construction should be sequenced so that grading operations can begin and end as quickly as possible.
- Erosion and Sediment control devices shall be installed as the first step of construction.
- Areas which are not to be disturbed shall be clearly marked by flags, signs, etc.
- The grading contractor shall be responsible for the installation and maintenance of all erosion and sediment control practices. Inspections are to be made periodically and after every significant rainfall.

Maintenance

In general, all erosion and sediment control measures will be checked daily and after each significant rainfall. Any items not found in accordance with the Virginia Erosion and Sediment Control Handbook will be immediately replaced and/or repaired. The following items will be checked in particular:

- The silt fence barrier will be checked regularly for undermining or deterioration of the fabric. Sediment shall be removed when the level of sediment deposition is shown. The owner, through his contractor will employ whatever measures which may be required to assure that sediment laden runoff does not leave the site.
- The seeded areas will be checked regularly to ensure that a good stand is maintained. Areas should be fertilized, limed and reseeded as needed.
- All graveled areas shall be checked for a uniform grade with no ruts or channels and top dressed with new gravel as required.
- All erosion and sediment control measures shall remain in place until their removal has been approved by the Botetourt County Erosion and Sediment Control Administrator.
- If, during construction, the Erosion and Sediment Control reviewing Officers considers the Erosion and Sediment items to be inadequate, he or she, at their discretion require the addition of other control measures.

General

The erosion and sediment control measures shown on the construction plans are the minimum measures required. Due to construction phasing and other considerations, all measures can not be shown. The owner, through his contractor will employ whatever measures which may be required to assure that sediment laden runoff does not leave the site.

All materials and measures employed for erosion and sediment control will be in accordance with the Virginia Erosion and Sediment Control Handbook, latest edition.

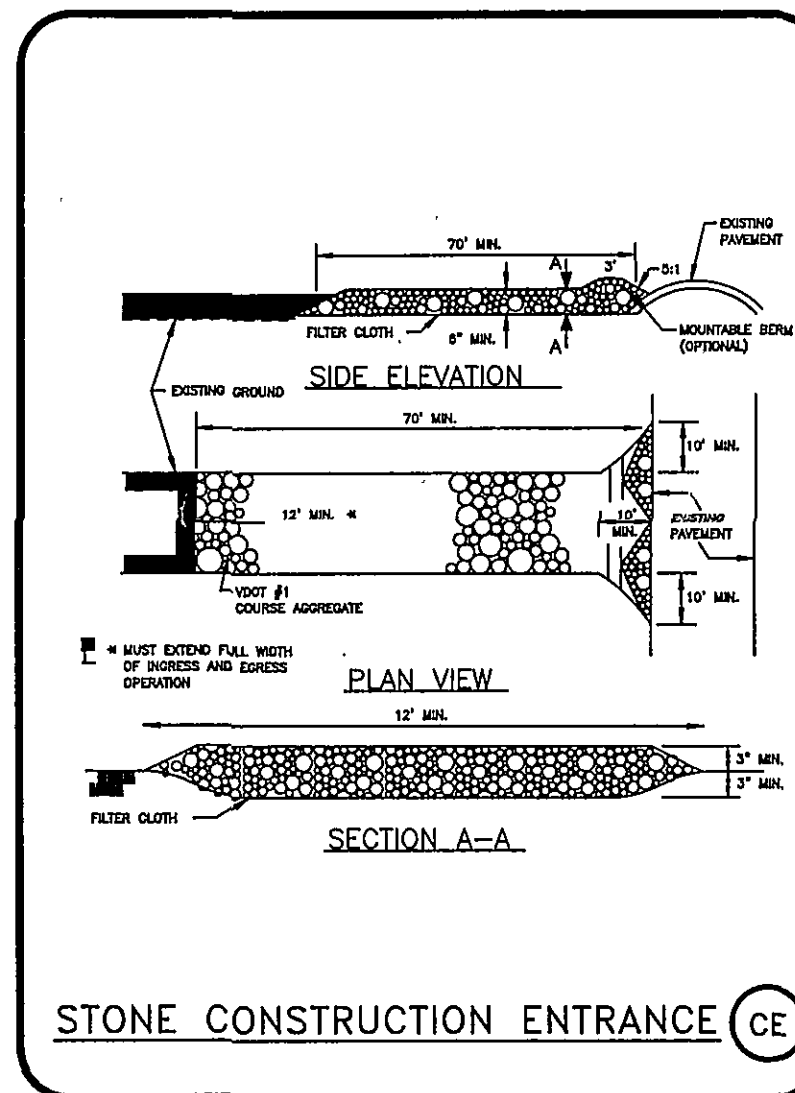
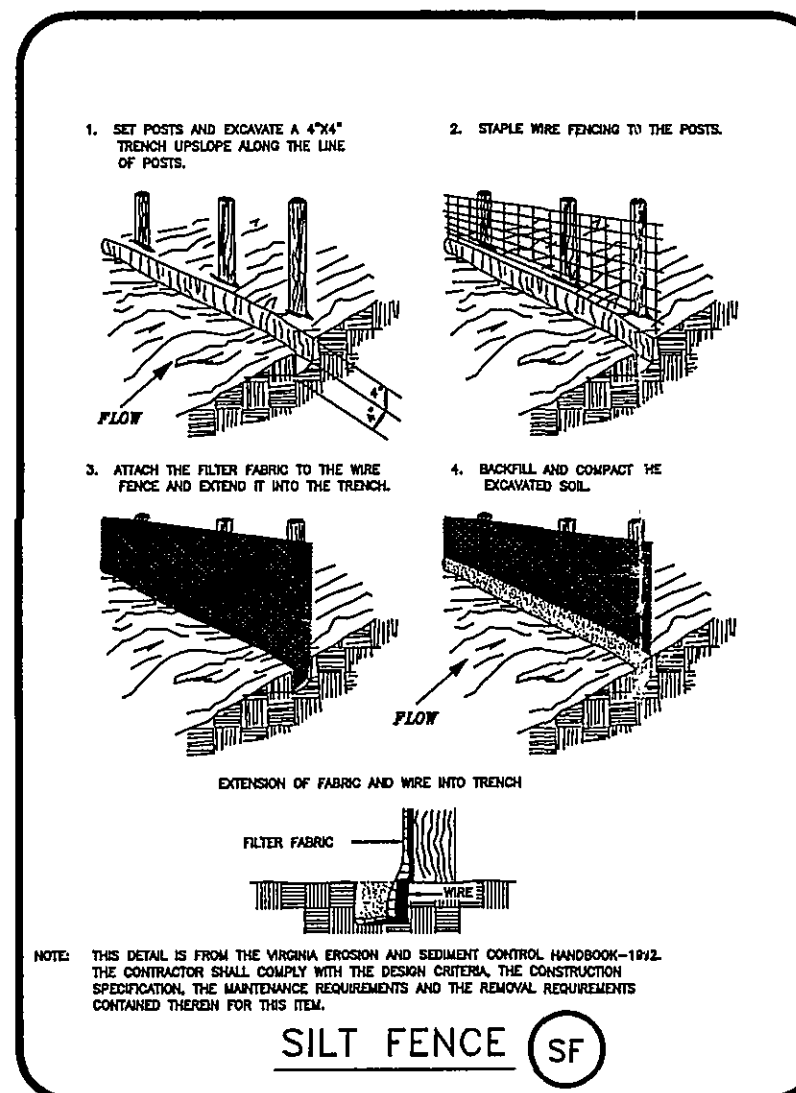
If during construction, additional Erosion and Sediment Control measures are deemed necessary, they shall be installed as directed by the Owner, Engineer or County agent.

This project is to be constructed consistent with the Virginia Erosion and Sediment Control Regulations, (Latest Edition).

GENERAL NOTES:

- NO SEARCH OF UNDERGROUND UTILITIES WAS CONDUCTED.
- CONTRACTOR SHALL CONTACT THE CITY OF ROANOKE AND MISS UTILITY PRIOR TO WORK FOR LOCATION OF UNDERGROUND UTILITIES.

QUANTITIES E & S AND COST ESTIMATE			
ITEM	QUANTITY	UNIT PRICE	COST
CONSTRUCTION ENTRANCE	1	\$700.00	\$700
SILT FENCE	375 LF	\$4.00/LF	\$1500
PERM. SEEDING	0.50 Ac.	\$2,000Ac.	\$1,000
MULCHING	LS	LS	\$500
TEMP. SEEDING	0.5Ac.	\$1000Ac.	\$500
SUBTOTAL			\$4,200
20% CONTINGENCY			\$840
TOTAL COST			\$5,040



GENERAL EROSION AND SEDIMENT CONTROL NOTES

- 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 and Virginia Regulations VR 625-02-00 Erosion and Sediment Control Regulations.
- The plan approving authority must be notified one week prior to the preconstruction conference, one week prior to the commencement of land disturbing activity, and one week prior to the final inspection.
- All erosion and sediment control measures are to be placed to or as the first step in clearing.
- A copy of the approved erosion and sediment control plan & narrative, as well as a copy of the Land Disturbing Permit, shall be maintained on the site at all times. The Erosion and Sediment Control Administrator will deliver these materials at the onsite preconstruction conference.
- Prior to commencing land disturbing activities in areas to her than indicated on these plans (including, but not limited to, off-site borrow or waste areas), the contractor shall submit supplementary erosion control plan to the owner for review and approval by the plan approving authority.
- The contractor is responsible for installation of any additional erosion control measures necessary to prevent erosion and sedimentation as determined by the plan approving authority.
- All disturbed areas are to drain to approved sediment control measures at all times during land disturbing activities and during site development until final stabilization is achieved.
- During any dewatering operations, water will be pumped into an approved filtering device.
- The contractor shall inspect all erosion control measures periodically and after each runoff-producing rainfall event. Any necessary repairs or cleanup to maintain the effectiveness of the erosion control devices shall be made immediately.

DATE: 03/10/06

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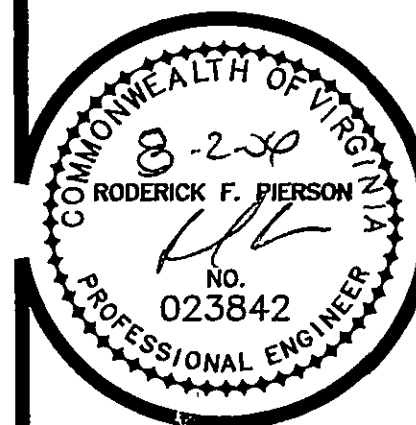
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DEVELOPMENT PLAN FOR
A NEW MANUFACTURING BUILDING
VISTA PROPERTIES, LLC
CITY OF ROANOKE, VIRGINIA

E & S
NARRATIVE &
DETAILS



COMMISSION
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