

CONSTRUCTION SEQUENCE

1. THE CONSTRUCTION ENTRANCE, SILT FENCE, DIVERSION DIKE, AND SEDIMENT TRAP SHALL BE INSTALLED AS THE FIRST STEP IN THE CONSTRUCTION PROCESS.
2. INLET PROTECTION AND SHALL BE INSTALLED ALONG WITH THE STORM DRAIN INSTALLATION.
3. ONCE SITE HAS BEEN BROUGHT TO FINAL GRADE, THOSE AREAS THAT ARE NOT TO RECEIVE BUILDINGS OR PAVEMENT SHALL BE SEEDED IN ACCORDANCE WITH THE PERMANENT SEEDING SPECIFICATIONS INDICATED ON SHEET 10 OF 10.

EROSION AND SEDIMENT CONTROL NARRATIVE

PROJECT DESCRIPTION
THIS PROJECT CONSISTS OF THE CONSTRUCTION OF AN OFFICE BUILDING WITH ASSOCIATED PARKING, WATER, SANITARY SEWER, AND STORM DRAIN SYSTEMS.

EXISTING SITE CONDITIONS
THIS SITE IS STEEPLY SLOPED AND DRAINS TO AN EXISTING STORM DRAINAGE SYSTEM LOCATED IN THE VDOT RIGHT OF WAY.

ADJACENT AREAS
THIS DEVELOPMENT IS BORDERED ON THE NORTHEAST BY AN EXISTING COMMERCIAL BUSINESS, TO THE EAST BY ROUTE 419, TO THE SOUTH BY EXISTING RESIDENTIAL, AND TO THE WEST BY NORTH CROSS SCHOOL.

OFFSITE AREAS
NO OFFSITE FILL OR BORROW SITES ARE COVERED BY THIS EROSION AND SEDIMENT CONTROL PLAN. THE LOCATION OF ALL OFF-SITE FILL AREAS OR BORROW AREAS ASSOCIATED WITH THE CONSTRUCTION PROJECT WILL BE PROVIDED TO THE ROANOKE COUNTY COMMUNITY DEVELOPMENT DEPARTMENT. AN EROSION CONTROL PLAN OR MEASURES MAY BE REQUIRED FOR THESE AREAS.

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.

CONSTRUCTION ROAD STABILIZATION (3.03) - STONE CONSTRUCTION ROAD STABILIZATION WILL BE INSTALLED TO REDUCE EROSION FOLLOWING FINAL GRADING AND PERMANENT STABILIZATION.

SILT FENCE (3.05) - SILT FENCE WILL BE INSTALLED AS SHOWN ON THE PLAN TO ENDS OF ALL STORM DRAIN TO PREVENT SEDIMENT FROM LEAVING 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.

DIVERSION DIKE (3.08) - DIVERSION DIKES WILL BE INSTALLED TO DIVERT OFFSITE RUNOFF AROUND THE CONSTRUCTION AREA AND ALSO TO DIVERT SEDIMENT LADEN RUNOFF INTO THE SEDIMENT TRAP.

RIGHT-OF-WAY DIVERSION (3.11) - DIVERSION WILL BE UTILIZED ON ENTRANCE DRIVE TO DIVERT RUNOFF TO A SEDIMENT TRAP.

TEMPORARY SEDIMENT TRAPS (3.13) - SEDIMENT TRAPS WILL BE UTILIZED TO ALLOW SEDIMENT TO SETTLE OUT OF RUNOFF PRIOR TO EXITING THE SITE.

ROCK CHECK DAM (3.20) - CHECK DAMS WILL BE UTILIZED AS SHOWN ON THE PLANS TO REDUCE RUNOFF VELOCITY AND TRAP SEDIMENT.

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 11 OF 11.

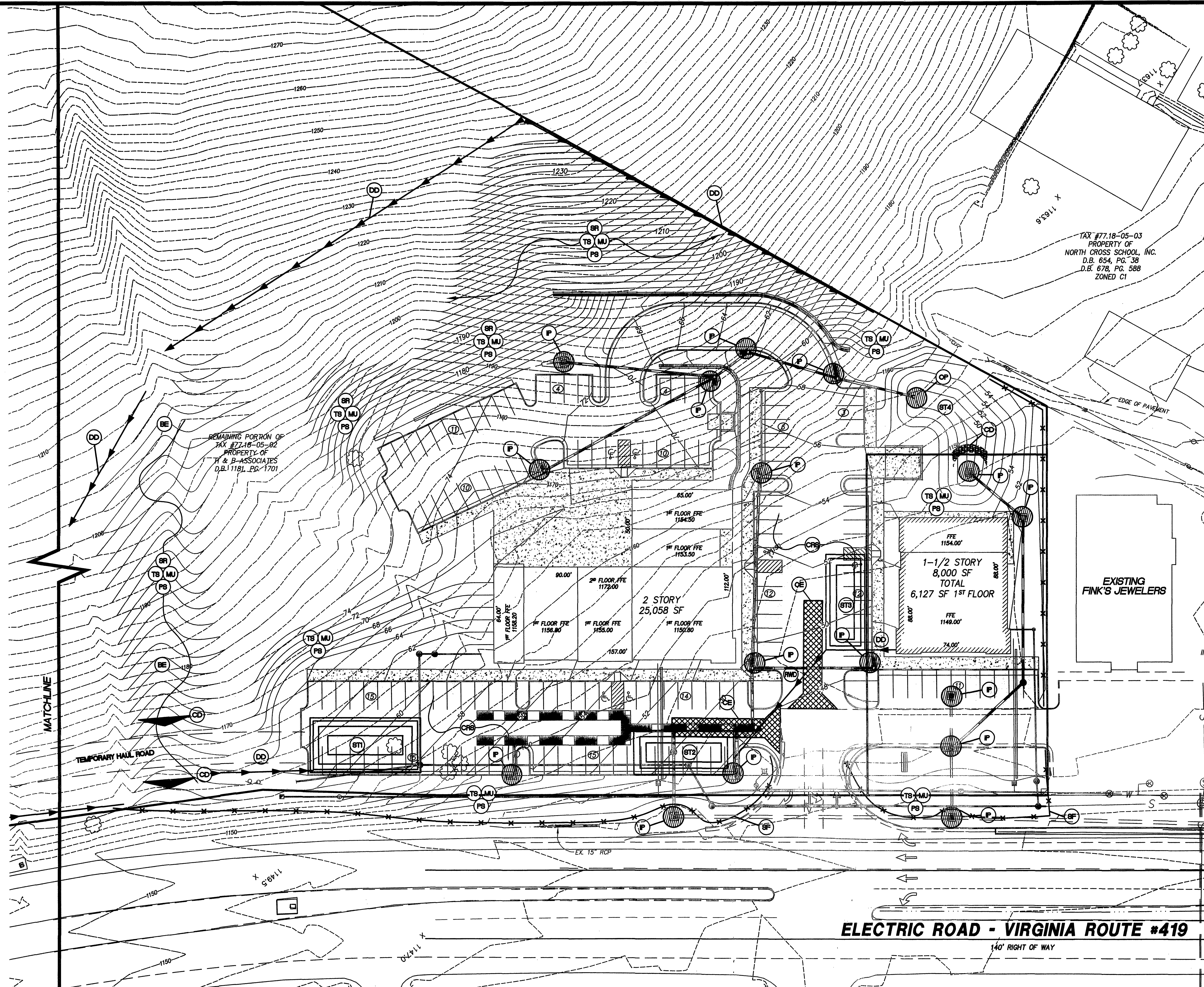
STORMWATER MANAGEMENT

THE DEVELOPMENT OF THIS PROPERTY WILL RESULT IN A NET INCREASE IN RUNOFF. ONSITE STORMWATER MANAGEMENT FACILITIES ARE PROPOSED TO RELEASE THE DRAINAGE IN CONFORMANCE WITH ROANOKE COUNTY STANDARDS. PLEASE SEE THE STORMWATER MANAGEMENT CALCULATIONS.

MAINTENANCE

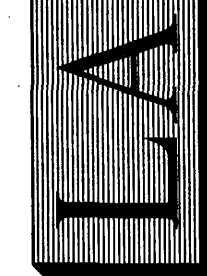
ALL EROSION AND SEDIMENT CONTROL MEASURES WILL BE CHECKED DAILY AND AFTER EACH SIGNIFICANT RAINFALL. IN PARTICULAR:

1. THE SEDIMENT TRAP WILL BE CHECKED REGULARLY FOR SEDIMENT BUILDUP.
CLEAN OUT AS NECESSARY TO MAINTAIN DESIGN VOLUMES.
2. INLET 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. ALL SEEDED AREAS WILL BE CHECKED REGULARLY TO ENSURE THAT A GOOD STAND OF GRASS IS MAINTAINED. AREAS SHALL BE FERTILIZED AND RESEEDED AS REQUIRED TO ACHIEVE A GOOD STAND OF GRASS.



THIS PLAN IS FOR EROSION AND SEDIMENT CONTROL PURPOSES ONLY

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



THOMAS C. DALE
No. 033002
PROFESSIONAL ENGINEER
STATE OF VIRGINIA

EROSION & SEDIMENT CONTROL PLAN

WEST VILLAGE
PREPARED FOR
WEST VILLAGE, L.L.C.
CAVE SPRING MAGISTERIAL DISTRICT
ROANOKE COUNTY, VIRGINIA

NO.	DATE	REVISION
1	3/01/2005	REV. STORMWATER CALCULATIONS TO "A" & "B" PAGES
2		
3		
4		
5		

DATE: OCTOBER 11, 2004

SCALE: 1" = 30'

COMMISSION NO: 03-342

CADD FILE: PL20050303421.ENG\033420COMP.DWG

SHEET 10 OF 12