



EROSION AND SEDIMENT CONTROL NARRATIVE

PROJECT DESCRIPTION
THIS PROJECT CONSISTS OF THE CONSTRUCTION OF 25 SINGLE FAMILY LOTS, 2143 LF OF ROADWAY, AND ASSOCIATED STORM DRAIN, WATER AND SANITARY SEWER SYSTEMS. THE AMOUNT OF DISTURBED AREA IS APPROXIMATELY 13.80 ACRES.

EXISTING SITE CONDITIONS
THIS SITE DRAINS TO THE SOUTH THROUGH TWO EXISTING NATURAL WATERCOURSES. THIS SITE IS MOSTLY WOODED.

ADJACENT AREAS
THIS PROPERTY IS BOUNDED TO THE NORTH BY LAND DESIGNATED AS FUTURE DEVELOPMENT TO THE SOUTH AND EAST BY EXISTING SECTIONS OF THE ORCHARDS, AND TO THE WEST BY THE LAND OWNED BY PRIVATE OWNERS.

OFFSITE AREAS
NO OFF-SITE 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 PEREGRINE CREST CIRCLE.

CONSTRUCTION ROAD STABILIZATION (3.03) - CONSTRUCTION ROAD STABILIZATION WILL BE USED TO REDUCE THE EROSION AND REGRADING OF THE ROADBEDS PRIOR TO PAVING.

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 ENTERING THE SITE.

STORM DRAIN INLET PROTECTION (3.07) - WILL BE INSTALLED TO INTERCEPT SEDIMENT LADEN RUN-OFF PRIOR TO ENTERING THE STORM DRAIN SYSTEM.

DIVERSION DIKE (3.12) - DIVERSION DIKES WILL BE UTILIZED TO DIVERT RUN-OFF INTO THE SEDIMENT TRAPS.

SEDIMENT TRAP (3.13) - SEDIMENT TRAPS WILL BE UTILIZED TO DETAIN SEDIMENT -LADEN RUN-OFF FROM DISTURBED AREAS LESS THAN 3.0 ACRES IN SIZE.

CHECK DAM (3.13) - CHECK DAMS REDUCE THE VELOCITY OF CONCENTRATED STORM FLOWS AND HELP IN REDUCING EROSION OF THE SWALE OR DITCH.

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 13 OF 13.

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

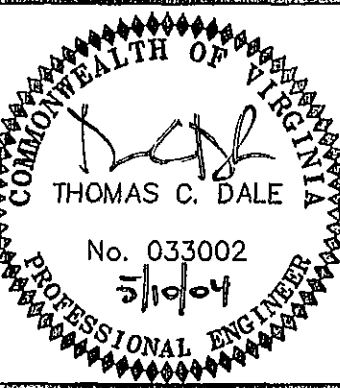
1. OUTLET PROTECTION WILL BE CHECKED REGULARLY FOR SEDIMENT BUILDUP WHICH WILL PREVENT DRAINAGE. IF STONE IS CLOGGED BY SEDIMENT, IT WILL BE REMOVED AND CLEANED OR REPLACED.
2. THE SILT FENCE WILL BE CHECKED REGULARLY FOR UNDERMINING OR DETERIORATION OF THE FABRIC. SEDIMENT SHALL BE REMOVED WHEN THE SEDIMENT BUILDUP REACHES THE MIDWAY POINT OF THE SILT FENCE.
3. ALL SEEDING AREAS WILL BE CHECKED REGULARLY TO ENSURE THAT A GOOD STAND OF GRASS IS MAINTAINED. AREAS SHALL BE FERTILIZED AND RESEEDING AS REQUIRED TO ACHIEVE A GOOD STAND OF GRASS.

NOTE
THE LOCATION OF ALL OFF-SITE FILL AREAS OR BORROW AREAS ASSOCIATED WITH THIS CONSTRUCTION PROJECT WILL BE PROVIDED TO ROANOKE COUNTY COMMUNITY DEVELOPMENT. AN EROSION SEDIMENT CONTROL PLAN OR MEASURES MAY BE REQUIRED FOR THIS AREA.

CONSTRUCTION SEQUENCE:

1. INSTALL CONSTRUCTION ENTRANCE AND SILT FENCE.
2. INSTALL DIVERSION DIKES TO ALLOW FOR OFF SITE DRAINAGE TO FLOW PASS THE CONSTRUCTION SITE WITHOUT ACCUMULATING SEDIMENTS.
3. INSTALL SEDIMENT TRAPS AND DIVERSION DIKES.
4. INSTALL WATER, SANITARY SEWER AND STORM DRAINAGE SYSTEMS AS GRADING PERMITS.
5. PERFORM PERMANENT SEEDING ON ALL AREAS NOT RECEIVING PAVEMENT AS SOON AS THESE AREAS ARE BROUGHT TO FINAL GRADE.

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EROSION AND SEDIMENT CONTROL

SECTION NO. 11
WISTERIA PLACE AT THE ORCHARDS
F & W COMMUNITY DEVELOPMENT CORP
HOLLINS MAGISTERIAL DISTRICT
ROANOKE COUNTY, VIRGINIA

REVISIONS		DESCRIPTION
NO.	DATE	REVISION
1	5/16/05	REVISED SUBMISSION NAME & ROAD
2	9/16/2005	AS NOTED FROM WVA
3		GPS FIELD WORK
4		
5		

DATE: MAY 10, 2004

SCALE: 1" = 60'

COMMISSION NO: 2003-133

CHD FILE: F:\2003\03133\ENGIN\0313300P.DWG

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