

Project: Belle Avenue Single Family Development

Project Description:

The purpose of this project is to construct single family dwellings in an area previously planned for multi-family housing. The units would be built individually. No additional roads or grading is proposed beyond that necessary for single family houses and driveways. The total site is 1.79 acres.

Existing Site Conditions:

The site has been rough graded and is covered with weeds, no topsoil, and a shaly loose rock.

Adjacent Property:

The drainage from this site will flow into Tinker Creek from the north and west sides of the site. The natural drainage pattern will split the site approximately in half. The adjacent property is residential.

Erosion & Sediment Control Measures:

All vegetative and structural erosion and sediment control practices will be constructed and maintained according to minimum standards and specifications of the Virginia Erosion & Sediment Control Handbook.

Structural Practices:

- (CE) Construction Entrance: 1.01
A gravelled construction entrance shall be placed and maintained until the roadways are graded and gravelled, or until the possibility of mud tracking onto existing paved streets no longer exists. These entrances will consist of the individual driveways.
- (STB) Straw bale barriers: 1.05
Straw bale barriers may be used in lieu of the silt fences shown on the drawings, however the use of silt fence is preferable.
- (SF) Silt fence: 1.06
Silt fence is to be placed as may be needed, as determined by the field engineer.
- Topsoiling: 1.61
Topsoil will be placed around the individual houses to cover the exposed rock and to provide yards for the lots.
- (TS) Temporary seeding: 1.65
All areas that will not be brought to final grade for thirty days, or that shall not receive final grading for over one year, shall be temporarily seeded, within seven days of grading activities, using the following rates on a per acre basis:
Winter 40# annual rye or 40# cereale rye
Summer 40# annual rye or 40# foxtail or japanese millet
Fertilizer 1500# 10-18-10
Lime 2 tons
Permanent seeding: 1.66
31Jan-15May 68# tall fescue
15# annual rye
2# ladino clover
2# red clover
15May-31Jul 73# tall fescue
10# japanese or foxtail millet
2# red clover
2# ladino clover
15Sep-31Jan 73# tall fescue
10# cereale rye
2# red clover
2# ladino clover
Fertilizer 1500# 10-18-10
Lime 2 tons
Permanent seeded areas shall be protected during establishment with straw mulch or equivalent.
Inoculate all clover seed.
- (MU) Mulching 1.75:
Jute mesh or other degradable channel lining material shall be used to aid in the establishment of grass in the roadside ditches and drainage easements as needed or as determined by the field engineer.

Virginia E&S Control Standards, 13 Sep 90 Paragraph 1.5.19

The post development storm water flow will not exceed the pre development flows. The addition of topsoil will improve the water retention sufficiently to offset the addition of houses and driveways. The use of gravelled rather than paved driveways would not change the water retention values existing.

Management and Maintenance:

- Construction shall be sequenced so that the grading operations can begin and end as quickly as possible.
- Areas not to be disturbed are to be clearly marked by flags, signs, etc.
- Stabilization shall follow immediately after grading. The permanent or temporary seeding shall be applied within seven days after grading activities are terminated.
- All erosion and sediment control measures will be checked weekly and after each significant rainfall. Particular attention shall be paid to the straw bale barriers and seeding. Areas should be fertilized and reseeded as needed.



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SITE DEVELOPMENT AND EROSION & SEDIMENT CONTROL PLAN			
BELLE AVENUE N.E.		SCALE 1" = 30'-0"	DRAWN BY RGS
ZEIGLER ENTERPRISES, INC.		REVISED 17 MAR 92	
DATE 20 May 91	APPROVED BY	DRAWING NUMBER 2 OF 3	

