

EROSION CONTROL NARRATIVE

PROJECT DESCRIPTION

THIS PROJECT CONSISTS OF THE CONSTRUCTION OF 31 SINGLE FAMILY DWELLINGS AND ASSOCIATED AREAS, STORM DRAIN, WATER AND SANITARY SEWER. THE SITE IS LOCATED WEST OF CORTLAND MEADOWS, SECTION No. 1 IN THE ORCHARDS SUBDIVISION IN ROANOKE COUNTY, VIRGINIA. CORTLAND ROAD WILL BE EXTENDED WEST FROM CORTLAND MEADOWS, SECTION No. 1 AS PART OF THIS DEVELOPMENT. THE APPROXIMATE DISTURBED ACREAGE IS 14.3 ACRES.

EXISTING SITE CONDITIONS

THE SITE IS COVERED WITH GRASS AND WOODS WITH MODERATE SLOPES. THE SITE DRAINS TO THE EAST TO DITCHES AND A STORM DRAIN SYSTEM PREVIOUSLY INSTALLED TO CONVEY RUNOFF FROM THIS AREA DOWNSTREAM.

STORMWATER MANAGEMENT

THE DEVELOPMENT OF THIS SITE RESULTS IN AN INCREASE IN PEAK RUNOFF RATES. HOWEVER, THE STORMWATER MANAGEMENT FOR SECTION No. 2 WAS ADDRESSED IN PREVIOUS SECTIONS OF THE ORCHARDS.

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 SEEDED 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. MEASURES SHALL BE TAKEN TO CONTROL THE BLOWING OF DUST DURING GRADING OPERATIONS. DISTURBED AREAS SHALL BE WETTED DOWN OR MULCHED TO PREVENT THE BLOWING OF DUST.
6. FIELD INSPECTIONS DURING CONSTRUCTION MAY REQUIRE ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES.
7. 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.

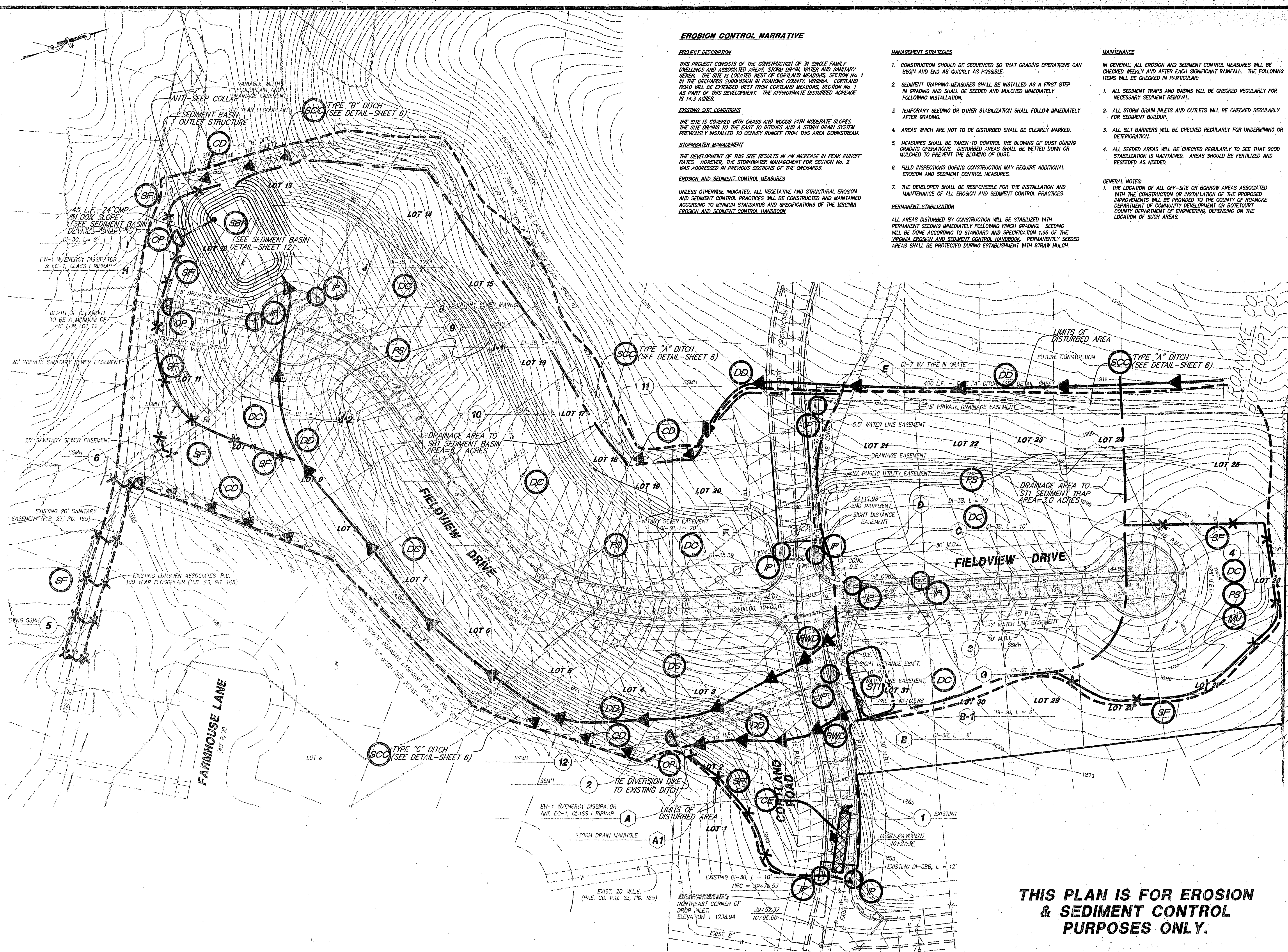
MAINTENANCE

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 RESEEDER 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 OR BOTETOURT COUNTY DEPARTMENT OF ENGINEERING, DEPENDING ON THE LOCATION OF SUCH AREAS.



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

PHONE: (540) 774-4411
FAX: (540) 772-9445
E-MAIL: MAIL@LUMSDENPC.COM

4664 BRAMBLETON AVENUE
P.O. BOX 20669
ROANOKE, VIRGINIA 24018

THE ORCHARDS
SECTION No. 2
CORTLAND MEADOWS
PREPARED FOR
F&W. COMMUNITY DEVELOPMENT CORP.
HOLLINS MAGISTERIAL DISTRICT - ROANOKE COUNTY, VIRGINIA
VALLEY MAGISTERIAL DISTRICT - BOTETOURT COUNTY, VIRGINIA

EROSION & SEDIMENT CONTROL PLAN

NO. 1
DATE
NO. 2
DATE
NO. 3
DATE
NO. 4
DATE
NO. 5
DATE

DATE: 6 JUNE 2002
SCALE: 1" = 50'
COMMISSION NO.: 01-307
SHEET 9 OF 12