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SITE NARRATIVE

PROJECT DESCRIPTION
THIS PROJECT CONSISTS OF THE CONSTRUCTION OF A NEW SERVICE BAY ADDITION WITH ASSOCIATED SITE WORK AND UTILITIES AS INDICATED.

EXISTING SITE CONDITIONS
THIS SITE DRAINS TO THE SOUTH INTO AN EXISTING STORM CREEK BED
THE SITE IS A MIXTURE OF NEARLY FLAT CONDITIONS AND MODERATE SLOPE CONDITIONS

ADJACENT AREAS
THIS SITE IS BORDERED TO THE NORTH BY FRANKLIN ROAD, TO THE WEST BY AN EXISTING CAR DEALERSHIP TO THE EAST BY A COMMERCIAL TENANT, AND TO THE SOUTH BY VACANT LAND AND RESIDENTIAL DEVELOPMENT

OFFSITE AREA
NO OFFSITE FILL OR BORROW SITES ARE COVERED BY THIS EROSION AND SEDIMENT CONTROL PLAN.

EROSION AND SEDIMENT CONTROL MEASURES

CONSTRUCTION ENTRANCE (3.02)- WILL NOT BE INSTALLED. ALL CONSTRUCTION TRAFFICE WILL ENTER AND LEAVE THE PROPERTY AT EXISTING PAVED ENTRANCES.

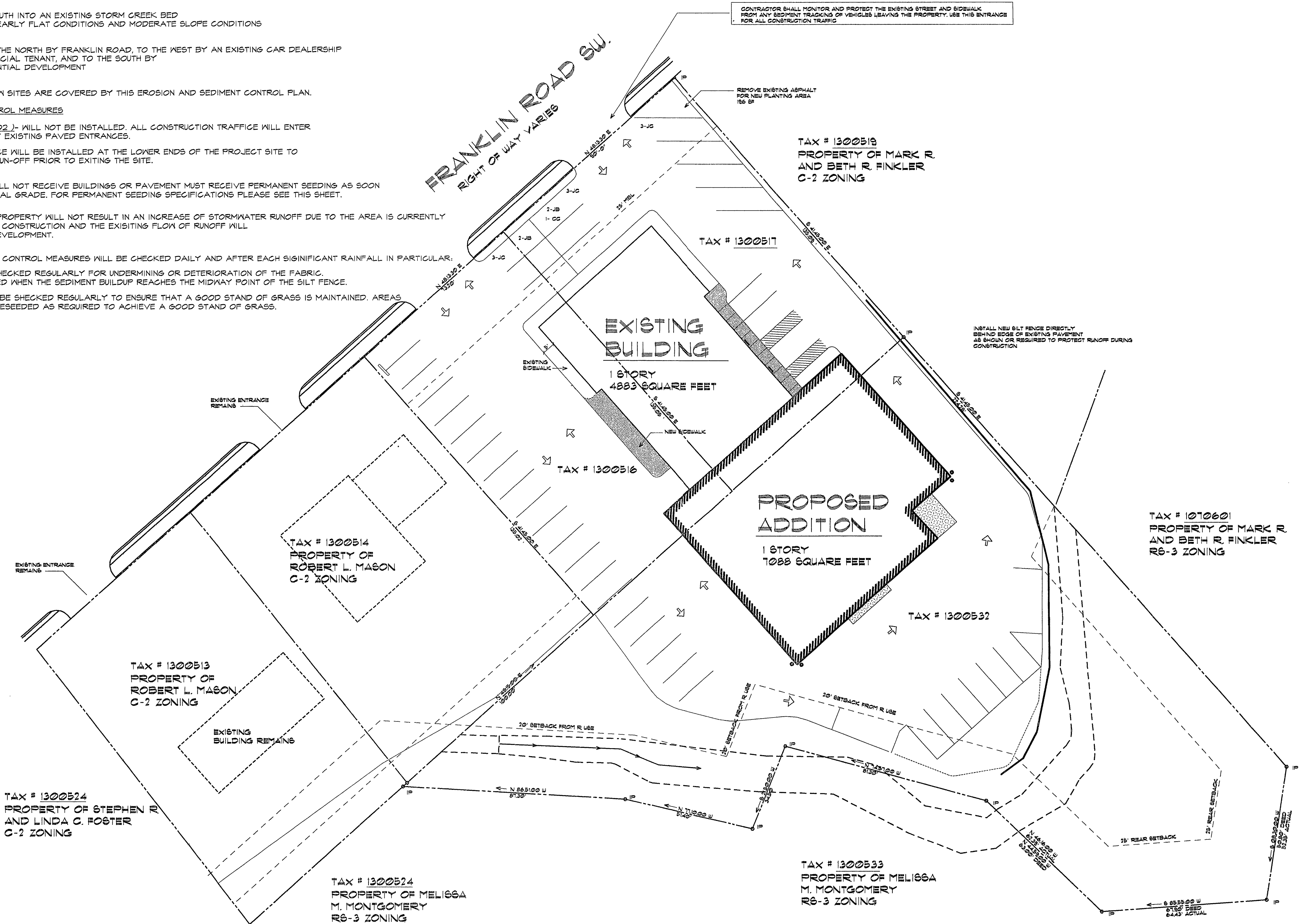
SILT FENCE (3.05)- SILT FENCE WILL BE INSTALLED AT THE LOWER ENDS OF THE PROJECT SITE TO INTERCEPT SEDIMENT LADEN RUN-OFF PRIOR TO EXITING THE SITE.

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 THIS SHEET.

STORMWATER MANAGEMENT
THE DEVELOPMENT OF THIS PROPERTY WILL NOT RESULT IN AN INCREASE OF STORMWATER RUNOFF DUE TO THE AREA IS CURRENTLY PAVED IN THE AREA OF NEW CONSTRUCTION AND THE EXISTING FLOW OF RUNOFF WILL NOT BE ALTERED BY THIS DEVELOPMENT.

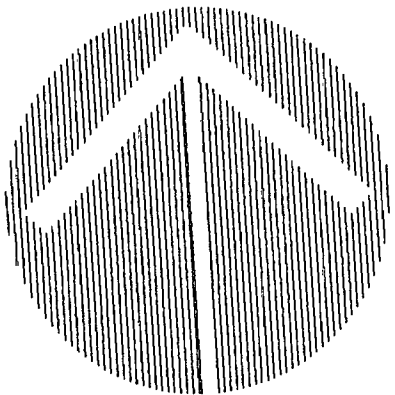
MAINTENANCE
ALL EROSION AND SEDIMENT CONTROL MEASURES WILL BE CHECKED DAILY AND AFTER EACH SIGNIFICANT RAINFALL IN PARTICULAR:

1. 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.
2. 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.



EROSION AND SEDIMENT
SITE LAYOUT PLAN

1" = 20'-0"



PLAN
NORTH

CRAIGHEAD & ASSOCIATES
Architects, Designers, Construction Managers
2721 BRAMBLETON AVENUE
SUITE 'D'
ROANOKE, VIRGINIA 24015
(540) 774-5326
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△		
△	SMALLER SITE	12/23/05
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△	-----	--/--/--
△	-----	--/--/--
△	-----	--/--/--
REVISIONS	DATE	



PROPOSED ALTERATIONS
FOR
VALLEY BMW
ROANOKE VA

PROJECT NO. 25026
DATE 12/21/05
DRAWN BY RLC
CHECKED BY RLC

APPROVED FOR THE OWNER DATE

C-2
EROSION CONTROL
SCHEME 1
SCALE 1" = 20'-0"
GRAPHIC