

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21

**EROSION & SEDIMENT CONTROL GENERAL NOTES**

- PRIOR TO BEGINNING CONSTRUCTION, AN ON SITE PRE-CONSTRUCTION MEETING SHALL BE HELD. TOWN OFFICIALS, THE ENGINEER AND CONTRACTOR MUST ATTEND. APPROPRIATE OFFICIALS MUST RECEIVE 48 HOURS NOTICE PRIOR TO SCHEDULING.
- THE CONTRACTOR IS TO NOTIFY THE TOWN ENGINEER'S OFFICE 48 HOURS PRIOR TO COMMENCING WITH LAND DISTURBANCE ACTIVITIES.
- EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO COMMENCING WITH LAND DISTURBING ACTIVITIES.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT 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 AND VIRGINIA REGULATION VR 625-02-00.
- ALL DISTURBED AREAS ARE TO DRAIN THE APPROVED SEDIMENT CONTROL MEASURES AT ALL TIMES DURING CONSTRUCTION ACTIVITIES AND DURING SITE DEVELOPMENT UNTIL FINAL STABILIZATION IS ACHIEVED.
- PERMANENT OR TEMPORARY SOIL STABILIZATION SHALL BE APPLIED TO DENUDED AREAS WITHIN SEVEN DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE. TEMPORARY SOIL STABILIZATION SHALL BE APPLIED WITHIN SEVEN DAYS TO DENUDED AREAS THAT MAY NOT BE AT FINAL GRADE BUT WILL REMAIN DORMANT (UNDISTURBED) FOR LONGER THAN 14 DAYS. PERMANENT STABILIZATION SHALL BE APPLIED TO AREAS THAT ARE TO BE LEFT DORMANT FOR MORE THAN ONE YEAR.
- THE CONTRACTOR SHALL INSPECT ALL EROSION CONTROL MEASURES PERIODICALLY AND AFTER EACH CONSTRUCTION PROGRESSIVE EVENTS. ANY NECESSARY REPAIRS OR CLEANUP TO MAINTAIN THE EFFECTIVENESS OF THE EROSION CONTROL DEVICES SHALL BE MADE IMMEDIATELY.
- TOWN ENGINEER AND OTHER INTERESTED AGENCIES SHALL PERIODICALLY CONTINUE REVIEW AND EVALUATION OF THE METHODS USED FOR THE OVERALL EFFECTIVENESS OF THE EROSION AND SEDIMENT CONTROL PROGRAM. AN APPROVED EROSION AND SEDIMENT CONTROL PLAN MAY BE AMENDED BY THE APPROVING AUTHORITY OR ON SITE INSPECTION INDICATED THAT THE APPROVED CONTROL MEASURES ARE NOT EFFECTIVE IN CONTROLLING EROSION AND SEDIMENTATION OR IF BECAUSE OF CHANGED CIRCUMSTANCES, THE APPROVED PLAN CANNOT BE CARRIED OUT.
- THE CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION OF ANY ADDITIONAL EROSION CONTROL MEASURES NECESSARY TO PREVENT EROSION AND SEDIMENTATION AS DETERMINED BY THE TOWN OF CHRISTIANSBURG ENGINEERING DEPARTMENT.
- ANY ALL OFF-SITE DRAINAGE EASEMENTS MUST BE RECORDED PRIOR TO ISSUANCE OF A LAND DISTURBANCE PERMIT FOR THIS PROJECT.
- THE CONTRACTOR IS RESPONSIBLE FOR THE COORDINATION OR PROVISION OF A SEPARATE EROSION CONTROL PLAN FOR STOCKPILE MATERIAL REMOVED FROM THE SITE AND DEPOSITED AT AN OFF-SITE LOCATION. THE CONTRACTOR SHALL OBTAIN TOWN APPROVAL OF THESE LOCATIONS PRIOR TO STOCKPILING MATERIAL.
- STABILIZATION BLANKETS AND MATTING SHALL BE INSTALLED ON ALL CUT OR FILL SLOPES STEEPER THAN 2:1.
- ALL CUT AND FILL SLOPES & CHANNEL SIDE SLOPES WHICH ARE NOT TO BE PAVED SHALL BE SEEDDED UNTIL A GOOD STAND OF GRASS IS OBTAINED IN ACCORDANCE WITH VESCH STANDARDS AND SPECIFICATIONS 3.30, 3.31, 3.32, 3.35 AND 3.36.
- PROPERTIES AND RIGHTS-OF-WAYS ADJOINING THE SITE SHALL BE KEPT CLEAN OF MUD OR SILT CARRIED FROM THE SITE BY VEHICULAR TRAFFIC OR RUNOFF.
- EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE MAINTAINED SO THAT SEDIMENT CARRYING RUNOFF FROM THE SITE WILL NOT ENTER STORMWATER DRAINAGE FACILITIES.
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE STANDARDS, SPECIFICATIONS AND DETAILS OF THE LATEST EDITION OF THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK (VESCH) BY THE VIRGINIA DEPARTMENT OF CONSERVATION AND RECREATION (DCR).

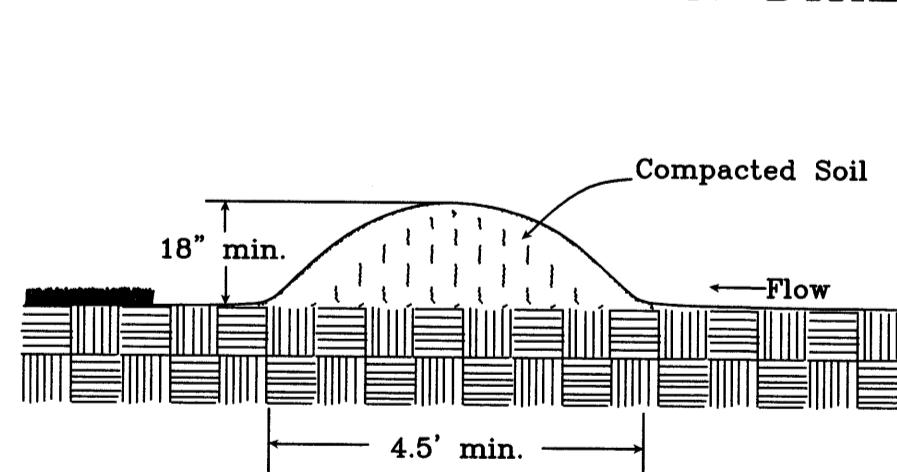
**SEQUENCE OF CONSTRUCTION**

- PRIOR TO BEGINNING CONSTRUCTION, AN ON SITE PRE-CONSTRUCTION MEETING SHALL BE HELD. TOWN OFFICIALS, THE ENGINEER AND CONTRACTOR MUST ATTEND. APPROPRIATE OFFICIALS MUST RECEIVE 48 HOURS NOTICE PRIOR TO SCHEDULING.
- THE CONTRACTOR IS TO NOTIFY THE TOWN ENGINEER OFFICE 48 HOURS PRIOR TO COMMENCING WITH LAND DISTURBANCE ACTIVITIES.
- CONTRACTOR SHALL COORDINATE WITH ENGINEER TO HAVE LIMITS OF DISTURBANCE AND PROPERTY CORNERS CLEARLY MARKED BY FLAGGING OR PAINT.
- PLACE "CONSTRUCTION ENTRANCE AHEAD" SIGNS 200 FEET TO 300 FEET NORTH AND SOUTH OF THE PROPOSED CONSTRUCTION ENTRANCE ON BISHOPS GATE ROAD AS SHOWN ON PLANS.
- CLEAR ENTRANCE AND INSTALL GRAVEL CONSTRUCTION ENTRANCE OFF OF BISHOPS GATE ROAD AS SHOWN ON PLANS. CONSTRUCTION ENTRANCE SHALL BE USED AS SITE CONSTRUCTION ENTRANCES ONLY. DURING WET WEATHER CONDITIONS, DRIVERS OF CONSTRUCTION VEHICLES SHALL BE REQUIRED TO WASH THEIR WHEELS BEFORE ENTERING HIGHWAY.
- INSTALL TEMPORARY GRAVEL ACCESS DRIVE AND INSTALL TEMPORARY 15' CULVERT (HDPE OR RCP) AS SHOWN ON PLAN. UTILIZE CONSTRUCTION ROAD STABILIZATION TECHNIQUES TO MINIMIZE RUNNING AND SEDIMENT LOSS.
- INSTALL SILT FENCE AND SEDIMENT BASINS AS SHOWN ON PLAN. ALL DIVERSION DIKES SHALL BE CONSTRUCTED TO A MINIMUM HEIGHT OF 24 INCHES AT THE TIME OF INSTALLATION. TEMPORARY SEEDING AND MULCHING SHALL BE APPLIED TO EACH EARTHEN DIKE IMMEDIATELY UPON COMPLETION. INSTALL 2' SOIL STABILIZATION MATTING WHERE ANY SLOPES ALREADY EXIST OR ARE EXPOSED.
- COMMENCE CLEARING AND GRADING OPERATIONS OF THE SITE. CLEARING AND GRADING OPERATIONS SHALL OCCUR CONCURRENTLY STARTING FROM THE NORTHERN SIDE OF THE SOIL STOCKPILE AND CONCLUDING ON THE SOUTHERN SIDE TO MAXIMIZE THE SOIL STABILITY OF THE STOCKPILE AREA.
- ALL DISTURBED AREAS WITHIN THE LIMITS OF DISTURBANCE TO REMAIN DORMANT MORE THAN 14 DAYS SHALL HAVE TEMPORARY SEEDING APPLIED. MULCH AND TOPSOIL SHALL BE APPLIED TO ESTABLISH VEGETATIVE GROWTH.
- COMPLETE GRADING OPERATIONS.
- PERMANENTLY SEED AND STABILIZE ALL REMAINING EARTH AREAS. APPLY SOIL STABILIZATION BLANKETS AND MULCHING ON SLOPES PRECEDING THE CONSTRUCTION ENTRANCE.
- UPON COMPLETION OF THE PROJECT ANY REMAINING DISTURBED AREAS MUST BE PERMANENTLY STABILIZED. UPON THE ESTABLISHMENT OF PERMANENT VEGETATIVE GROWTH IN ALL DENUDED AREAS, THE CONTRACTOR MAY REQUEST THE TOWN'S PERMISSION (VIA A NOTICE OF TERMINATION) TO REMOVE ALL REMAINING EROSION AND SEDIMENT CONTROL DEVICES.

**SITE NOTES**

- ANY DAMAGE TO THE CURB, GUTTER, AND/OR INLETS ALONG BISHOPS GATE ROAD SHALL BE REPAIRED.
- THE TWO SEDIMENT BASINS ADJACENT TO THE SOIL STOCKPILE SHALL BE CONVERTED TO STORM WATER MANAGEMENT FACILITIES FOR THE VICTORY RESTORATION CHURCH PLANS UPON PERMANENT STABILIZATION. THIS MAY BE DONE AT THE CONCLUSION OF THE STOCKPILE REMOVAL ACTIVITY OR SOONER WITH THE APPROVAL OF THE TOWN.

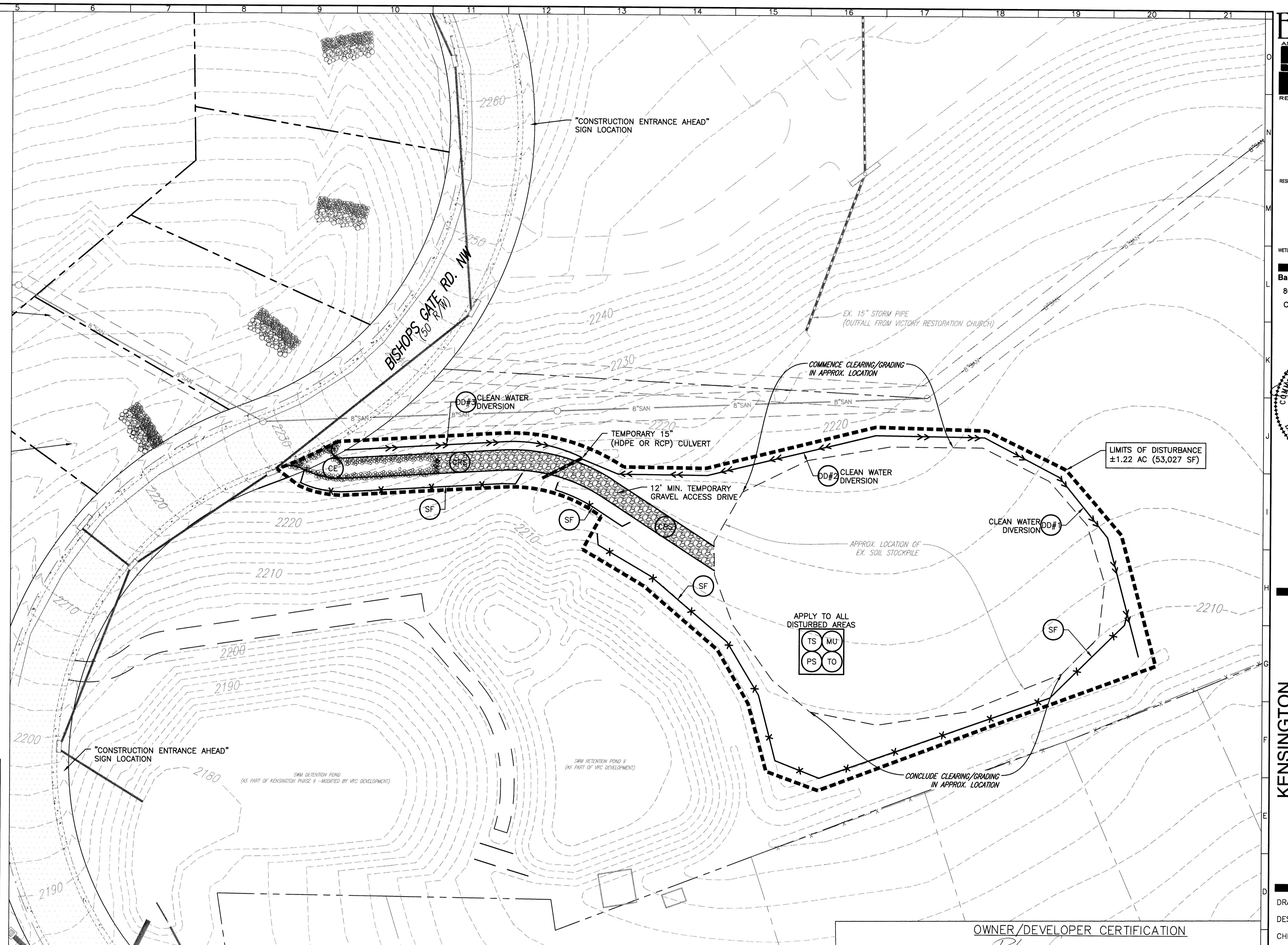
**TEMPORARY DIVERSION DIKE**



SOURCE: VA. DSWC PLATE 3.09-1

**LEGEND**

3.02	TEMPORARY CONSTRUCTION ENTRANCE	CE	3.30	TOPSOILING	TO
3.03	CONSTRUCTION ROAD STABILIZATION	CRS	3.31	TEMPORARY SEEDING	TS
3.05	SILT FENCE	SF	3.32	PERMANENT SEEDING	PS
3.09	TEMPORARY DIVERSION DIKE	DD	3.35	MULCHING	MU



**EROSION CONTROL CALCULATIONS & SPECIFICATIONS PER VIRGINIA EROSION & SEDIMENT CONTROL HANDBOOK (VESCH)**

MIN. STANDARD	METHOD OF COMPLIANCE	SPECIFICATION
MS-4,17,18	3.02 TEMPORARY CONSTRUCTION ENTRANCE	SEE SHEET C1, PLATE 3.02-1
	3.03 CONST. RD STABILIZATION	SEE SHEET C1
MS-2,4,10,18	3.05 SILT FENCE	SEE SHEET C1, PLATE 3.05-2
MS-1,3,7,18	3.30 TOPSOILING	SEE SHEET C1, TABLE 3.30-A
MS-1,3,5,7,8,18	3.31 TEMPORARY SEEDING	SEE SHEET C1, TABLES 3.31-A-B
	3.32 PERMANENT SEEDING	SEE SHEET C1, TABLE 3.32-C
	3.35 MULCHING	SEE SHEET C1, TABLE 3.35-A
MS-4,5,6	3.36 SOIL STABILIZATION BLANKETS & MATTING	SEE SHEET C1, PLATE 3.36-1;2
MS-9,16	3.09 TEMPORARY DIVERSION DIKE	SEE SHEET C1, PLATE 3.09-1
MS-19	COMPLY WITH ALL STANDARDS	SEE MIN STANDARDS (SHEET 12)
MS-11,12,13,14,15	SEE NARRATIVE	SEE NARRATIVE
	NOT APPLICABLE	NOT APPLICABLE

**NOTE:**

THE FOLLOWING EROSION AND SEDIMENT CONTROL MEASURES REQUIRE CERTIFICATION BY THE DESIGN PROFESSIONAL UPON INSTALLATION. AS-BUILT CERTIFICATION SHALL BE PROVIDED TO THE TOWN OF CHRISTIANSBURG FOR REVIEW AND APPROVAL PRIOR TO COMMENCEMENT OF UPSTREAM LAND DISTURBANCE.

- SEDIMENT BASINS (NOT PROPOSED BY THESE PLANS)
- CONVEYANCE CHANNELS (NOT PROPOSED BY THESE PLANS)
- DETENTION BASINS SERVING AS SEDIMENT BASINS (NOT PROPOSED BY THESE PLANS)

**MATERIALS LIST**

**EROSION & SEDIMENT CONTROL**

CONSTRUCTION ENTRANCE	1 EA.
SILT FENCE	625 L.F.
DIVERSION DIKE	560 L.F.
TOPSOILING	1.22 AC.
TEMPORARY SEEDING	1.22 AC.
PERMANENT SEEDING	1.22 AC.
MULCHING	1.22 AC.

30 0 30 60 90  
SCALE: 1" = 30'

**OWNER/DEVELOPER CERTIFICATION**

*Robert P. Fralin*  
I HEREBY ACKNOWLEDGE THE SITE IMPROVEMENTS IMPOSED BY THIS PLAN AND THE CHRISTIANSBURG TOWN CODE. I HEREBY AGREE TO DEVELOP THE SUBJECT PROPERTY IN COMPLIANCE WITH THIS PLAN AND WILL SUBMIT ANY PLAN REVISIONS TO THE TOWN OF CHRISTIANSBURG FOR APPROVAL. I AGREE TO EXECUTE THE REVISIONS TO THE STORMWATER MAINTENANCE AGREEMENT AND POST ALL REQUIRED BONDS WITH THE TOWN FOR THIS DEVELOPMENT AND ACKNOWLEDGE ALL IMPROVEMENTS MUST BE COMPLETED TO THE TOWN'S SATISFACTION PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.

*Robert P. Fralin* 2/24/21  
F&L LAND, LP  
DATE

BY: ROBERT P. FRALIN  
IT: MANAGING MEMBER

*Andrea L. Hanner* 3/4/2021  
PLANNING DIRECTOR  
DATE

*Wayne O. Nelson* 3/3/2021  
ENGINEERING DIRECTOR  
DATE

**BALZER**  
AND ASSOCIATES INC  
**ENVIRONMENTAL**  
REFLECTING TOMORROW  
www.balzer.cc  
New River Valley  
Roanoke  
Richmond  
Staunton  
Harrisonburg  
Lynchburg

RESIDENTIAL LAND DEVELOPMENT ENGINEERING  
SITE DEVELOPMENT ENGINEERING  
LAND USE PLANNING & ZONING  
LAND SURVEYING  
ARCHITECTURE  
STRUCTURAL ENGINEERING  
TRANSPORTATION ENGINEERING  
ENVIRONMENTAL & SOLID WASTE  
WETLAND DELINTEATIONS & STREAM EVALUATIONS

Balzer and Associates, Inc.  
80 College Street, Suite H  
Christiansburg, VA 24073  
540-381-4290  
FAX 540-381-4291

*STEVEN MICHAEL SEMONES*  
Lic. No. 952  
10/08/2020  
LANDSCAPE ARCHITECT

**KENSINGTON**  
BISHOPS GATE ROAD NW  
RIVER MAGISTERIAL DISTRICT  
TOWN OF CHRISTIANSBURG, VIRGINIA  
SOIL STOCKPILE ESC PLAN

DRAWN BY ACN  
DESIGNED BY ACN  
CHECKED BY SMS  
DATE 09/18/20  
SCALE 1"=30'  
REVISIONS: 10/08/2020

**C1**  
JOB NO. 24160066.00