Erosion and Sediment Control Phasing Narrative

Section One

The First Section will involve the phased development of 19 lots. The total area of this phase of development within the property is approximately 16.8 acres. Access to the site will be at the site of the ultimate entrance via a standard construction entrance. Clearing will include the removal of all trees outside of the RPA zone and a short section through the RPA for the roadway extension. This crossing will impact about 0.06 acres of wetlands to be permitted via a Nationwide Permit which allows up to 0.1 acre of impact.

The road to access the 19 lots will be about 1300 feet in length with a temporary turnaround past the limits of the last lots. This temporary turnaround will be paved to the specified thickness and area of a standard turnaround with asphalt curbs to direct runoff to the drainage structures in the constructed section. The temporary turnarounds will remain until removal as part of the next section improvements completion.

Reinforced silt fences will be installed along the RPA protecting the wetlands of Billy Creek. Runoff from offsite and a small portion onsite through the main entrance culvert will be controlled by 3 in series (50' separation) rock check dams in the Rt. 156 ditch leading to Billy Creek. Silt fences will be installed along all areas where trees are to be grubbed after clearing and reinforced silt fences shall be installed along the wetlands of the upper Billy Creek tributary.

All inlets are to receive inlet protection and all disturbed areas are to receive seeding within 30 days of disturbance.

To serve the first phase and later phases potable water needs, an 8" waterline will be extended from the Jordan on the James water supply. This line extension will occur off site of phase one but will follow the route of future sections road alignment. As part of Section One, areas in future sections outside of the RPA areas are to be cut and grubbed and the disturbed area seeded. The area of clearing and protection for future section development will be protected with silt fences.

The route of the off Section One waterline across the low area below Sims Lake Dam will consist of parallel reinforced silt fences. Special construction equipment and techniques are required to minimize wetland impacts and restoration shall insure proper grading and vegetative recovery.

The waterline route proceeding up the hill from the low area will require parallel reinforced silt fence and cross silt fences every 30' up the gradient plus seeding and erosion mats.

Section 2

The Second Section (18 lots) will require the placement of a temporary construction entrance with the removal of a portion of asphalt curb to allow a flush surface. Perimeter silt fences placed for Section One shall be checked and repaired, if necessary. Silt fences installed along the route of the Jordan on the James connecting waterline across the wetlands and up the hill may be removed once the Environmental Inspector deems this acceptable.

The large pond will be constructed and the outlet line will be installed with the silt fences similar to the offsite waterline installed in Section One. The pond outlet culvert will be set and remain until all sections are completed.

The Second Section roadway will terminate with a temporary turnaround similar in size to the Section One temporary turnaround. Once the Second Section turnaround is certified for use, the Section One turnaround can be removed.

Inlet protection shall be installed on all new drainage structures and all areas to be seeded no later than 30 days after final disturbance.

Section 3

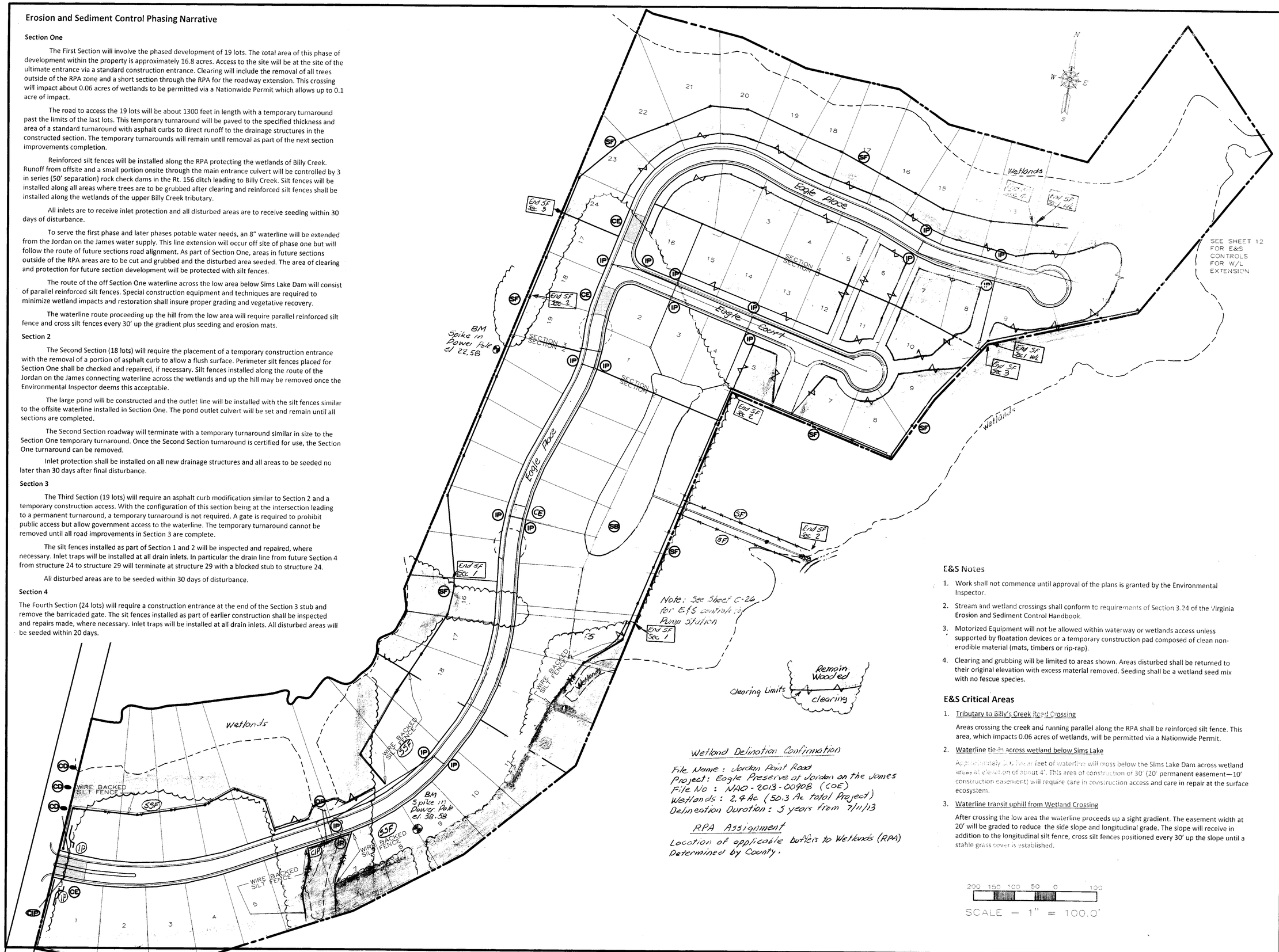
The Third Section (19 lots) will require an asphalt curb modification similar to Section 2 and a temporary construction access. With the configuration of this section being at the intersection leading to a permanent turnaround, a temporary turnaround is not required. A gate is required to prohibit public access but allow government access to the waterline. The temporary turnaround cannot be removed until all road improvements in Section 3 are complete.

The silt fences installed as part of Section 1 and 2 will be inspected and repaired, where necessary. Inlet traps will be installed at all drain inlets. In particular the drain line from future Section 4 from structure 24 to structure 29 will terminate at structure 29 with a blocked stub to structure 24.

All disturbed areas are to be seeded within 30 days of disturbance.

Section 4

The Fourth Section (24 lots) will require a construction entrance at the end of the Section 3 stub and remove the barricaded gate. The sit fences installed as part of earlier construction shall be inspected and repairs made, where necessary. Inlet traps will be installed at all drain inlets. All disturbed areas will be seeded within 20 days.



Wetland Delination Confirmation

File Name : Jordan Point Road
Project: Eagle Preserve at Jordan on the James
File No : NAO-2013-00908 (COE)
Wetlands : 2.4 Ac (50.3 Ac total Project)
Delineation Duration : 5 years from 7/11/13

RPA Assignment

Location of applicable buffers to Wetlands (RPA) Determined by County.

E&S Notes

1. Work shall not commence until approval of the plans is granted by the Environmental Inspector.
2. Stream and wetland crossings shall conform to requirements of Section 3.24 of the Virginia Erosion and Sediment Control Handbook.
3. Motorized Equipment will not be allowed within waterway or wetlands access unless supported by floatation devices or a temporary construction pad composed of clean non-erodible material (mats, timbers or rip-rap).
4. Clearing and grubbing will be limited to areas shown. Areas disturbed shall be returned to their original elevation with excess material removed. Seeding shall be a wetland seed mix with no fescue species.

E&S Critical Areas

1. Tributary to Billy's Creek Road Crossing

   Areas crossing the creek and running parallel along the RPA shall be reinforced silt fence. This area, which impacts 0.06 acres of wetlands, will be permitted via a Nationwide Permit.

2. Waterline tie-in across wetland below Sims Lake

   Approximately 300 linear feet of waterline will cross below the Sims Lake Dam across wetland areas at elevation of about 4'. This area of construction of 30' (20' permanent easement—10' construction easement) will require care in construction access and care in repair at the surface ecosystem.

3. Waterline transit uphill from Wetland Crossing

   After crossing the low area the waterline proceeds up a sight gradient. The easement width at 20' will be graded to reduce the side slope and longitudinal grade. The slope will receive in addition to the longitudinal silt fence, cross silt fences positioned every 30' up the slope until a stable grass cover is established.

200 150 100 50 0 100

SCALE — 1" = 100.0'

REVISIONS	BY
12-7-13	
12-4-13	
2-3-14	
4-24-14	

Architectural Graphics
6676 LAKESHORE DRIVE
QUINTON, VIRGINIA 23141
804-551-6944

EROSION CONTROL PLAN
EAGLE PRESERVE
AT JORDAN ON THE JAMES

SEAL: COMMONWEALTH OF VIRGINIA — Walter M. Ashman III — No. 11039 — 4/24/14 — PROFESSIONAL ENGINEER

DRAWN : PBM	CHECKED : WMA
DATE : 8-19-13	
SCALE : AS NOTED	
JOB NO. :	
SHEET C3	
OF 35 SHEETS	