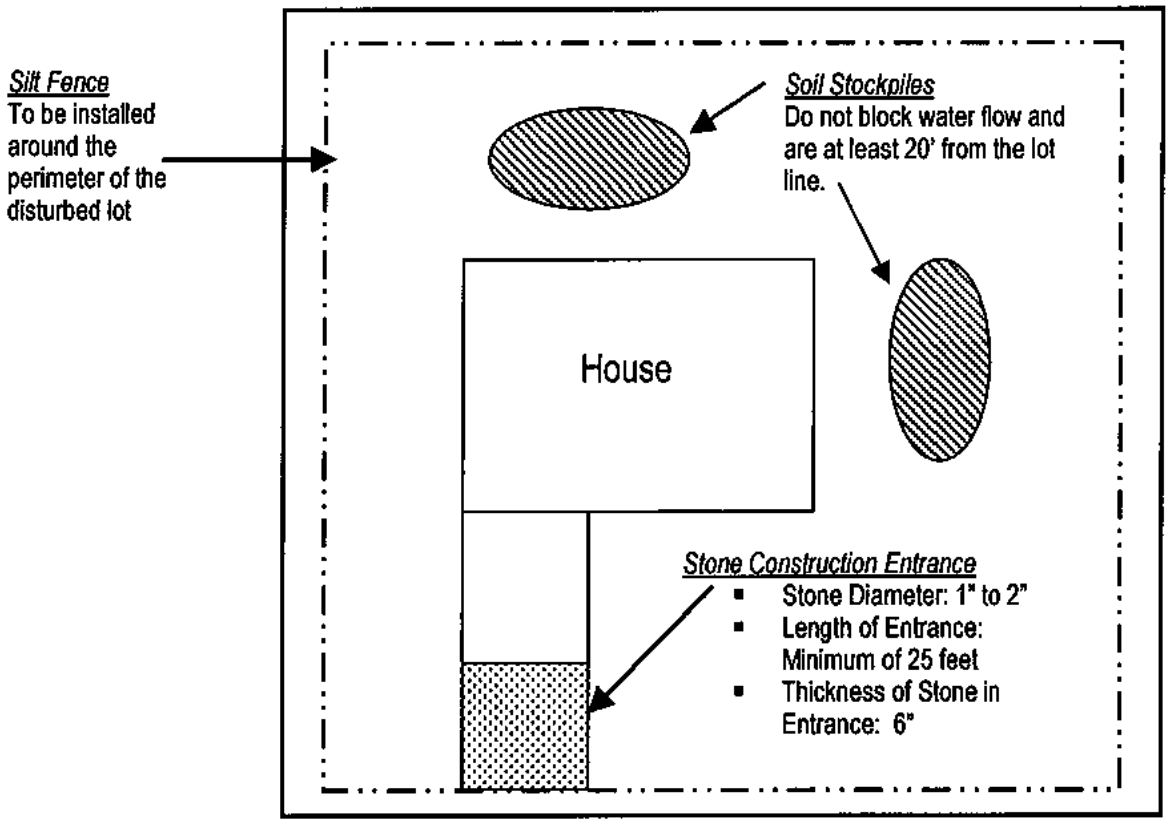
Residential Lot Disturbance Plan

Details and descriptions of the minimum erosion control requirements for the Typical Lot Erosion and Sediment Control Plan have been provided for your reference. Please call the Watershed Protection Division for help if sedimentation problems occur. Some sites may need more than the minimum controls to prevent off-site sedimentation.

TYPICAL LOT EROSION AND SEDIMENT CONTROL PLAN



TYPICAL CONSTRUCTION SEQUENCE

While there is some flexibility in this order, it is important that SESC devices are properly installed prior to any land clearing or grading.

1. Install a stone construction entrance and check dam below entrance culvert.
2. Install silt fence along the proposed limit of disturbance as needed.
3. Begin lot clearing and grading.
4. Construct dwelling and install utilities. Maintain all SESC devices as needed thru this time.
5. Final grade the site and provide permanent stabilization to all exposed soil

Construction details are provided on page 4 and 5 of this plan

STONE CONSTRUCTION ENTRANCE/EXIT

Erosion control is important during all phases of residential construction. Tracking mud onto public or private roadways is a serious safety concern and a common issue during the building process. A stone entrance will minimize this problem and should be the first device installed, prior to the clearing of the lot. If, at any time, the County finds that accumulated material resulting from a land-disturbing activity is causing a hazard of any kind, the County may have the material removed and charge the financially responsible person(s) or entity as specified in Section 5 of the Ordinance.

SILT FENCE

Controlling the perimeter of your site will prevent damage to neighboring properties and natural resources. Silt fence is a perimeter control that must be installed at the low side of every project. Lots in high construction areas (multiple houses being built at one time) will need to be wrapped in silt fence entirely. Silt fence must remain in place and properly maintained until the site is finished and stabilized.

STABILIZATION

The goal is groundcover! Stabilization typically means grass, and is the single most important aspect of erosion control. Other methods of stabilization may be used such as mulch, sod, matting, or stone. Stabilization can be temporary or permanent depending on the seed mix used.

Temporary Stabilization:

This can be any quick growing annual grass, legume or small grain that will provide initial cover on disturbed areas. **If an area during any phase of grading remains inactive (no work occurs) for more than 15 days, temporary stabilization must be provided.**

Permanent Stabilization:

This is the application of any long-lasting vegetation. **Upon final grading, permanent stabilization must be provided within 15 days**. The supplier recommended rates should be used.

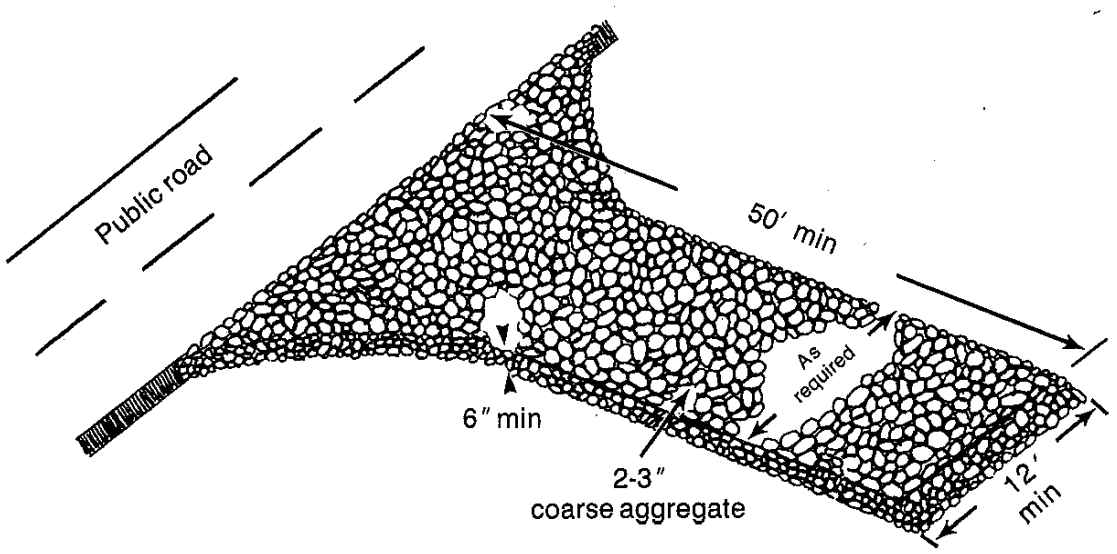
Mulch and Tackifier:

Mulch is a protective layer of straw on exposed soil over the application of seed. Tackifier is a liquid binder that is applied to secure mulch in place. Mulch should cover the exposed soil and tackifier should be applied evenly over all mulched areas.

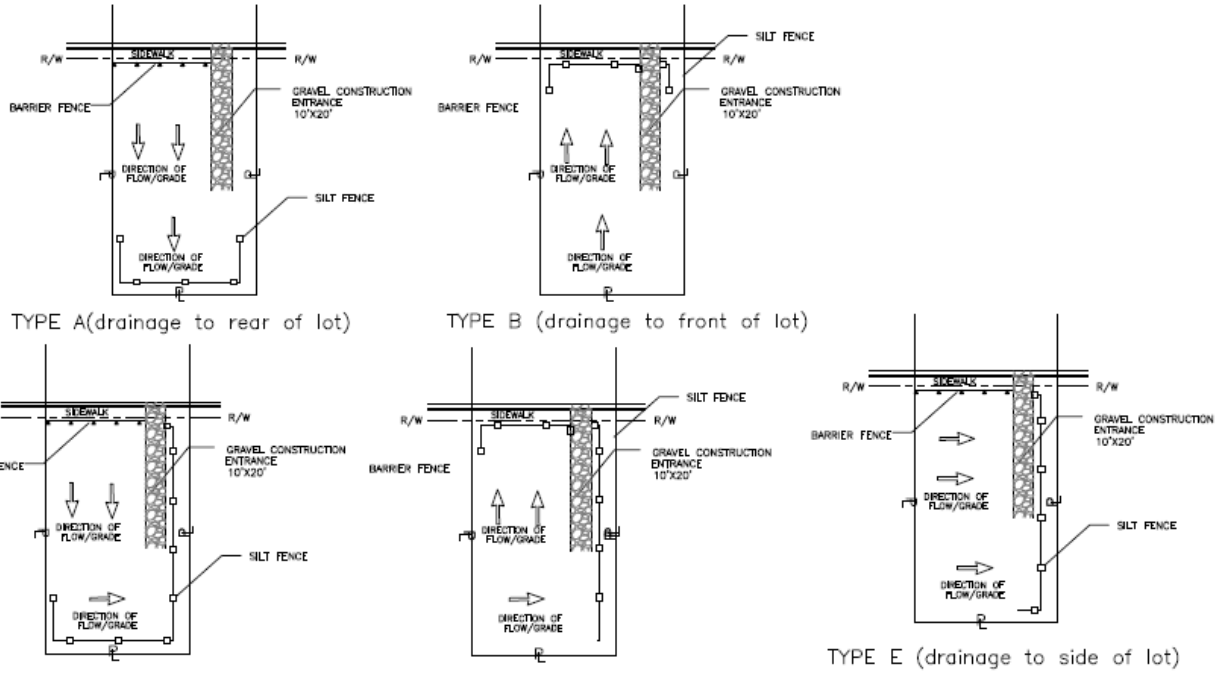
The timing of installation of the SESC devices is as important as the devices themselves. The intent is to provide effective control of erosion and sedimentation during all stages of the process.

DO NOT place any SESC device in a stream channel. The presence of any surface water may require additional devices and/or permits.

STONE CONSTRUCTION ENTRANCE/EXIT



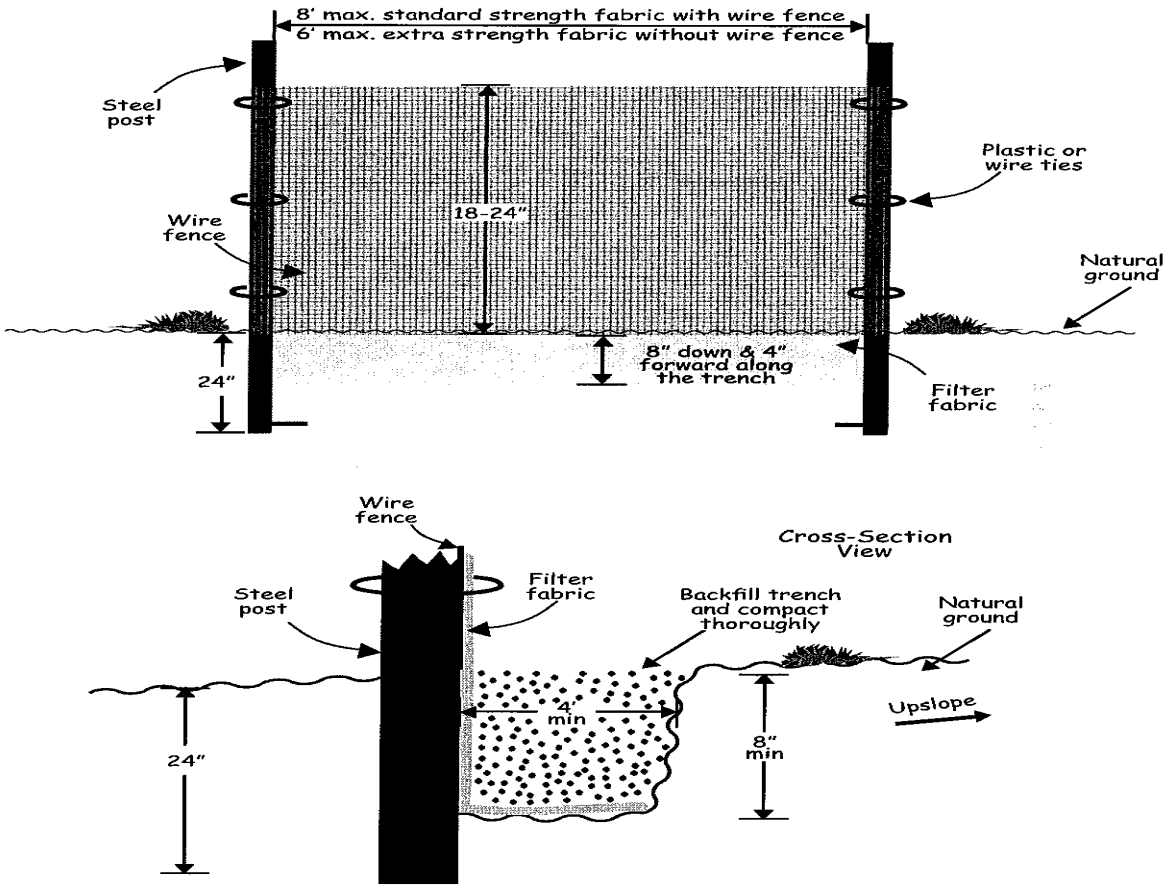
SILT FENCE INSTALLATION BASED ON DRAINAGE DIRECTION



1. INSTALL GRAVEL DRIVEWAY ENTRANCE ON LOW SIDE OF LOT AT LEAST 10' (MIN.) OFF SIDE PROPERTY LINE. IF SILT FENCE IS INSTALLED AT REAR, INSTALL BARRIER FENCE ALONG LOT FRONTAGE TO LIMIT ACCESS TO CONST. ENTRANCE.
2. INSTALL SILT FENCE ON LOW SIDE OF LOT AT TOP OF SLOPE BEFORE TERRACING DOWN TO ADJACENT LOT BEGINS.
3. THIS DETAIL IS NOT INTENDED TO LIMIT OR PREVENT THE CONTRACTOR FROM ANY WORK. THIS IS REQUIRED FOR THE LOT/HOUSE CONSTRUCTION TO BE COMPLETED. ADDITIONAL EROSION CONTROL MEASURES MAY BE NEEDED AS LOT CONDITIONS WARRANT OR AS DEEMED APPROPRIATE BY LAND QUALITY INSPECTOR.
4. A STONE OUTLET SHALL BE PLACED AT LOW CORNER OF LOT BASED ON FIELD CONDITIONS.

Measures for drainage pattern types C, D, and E may be reversed to address flow in the opposite direction.

SILT FENCE



Temporary Seeding Recommendations

Seeding mixture

Species	Rate (lb/acre)
Rye (grain)	120
Annual lespedeza (Kobe in Piedmont and Coastal Plain, Korean in Mountains)	50

Omit annual lespedeza when duration of temporary cover is not to extend beyond June.

Seeding dates
Mountains—Above 2500 feet: Feb. 15 - May 15
Below 2500 feet: Feb. 1- May 1
Piedmont—Jan. 1 - May 1
Coastal Plain—Dec. 1 - Apr. 15

Seeding mixture

Species	Rate (lb/acre)
Rye (grain)	120

Seeding dates
Mountains—Aug. 15 - Dec. 15
Coastal Plain and Piedmont—Aug. 15 - Dec. 30

Seeding mixture

Species	Rate (lb/acre)
German millet	40

In the Piedmont and Mountains, a small-stemmed Sudangrass may be substituted at a rate of 50 lb/acre.

Seeding dates
Mountains—May 15 - Aug. 15
Piedmont—May 1 - Aug. 15
Coastal Plain—Apr. 15 - Aug. 15

Soil amendments
Follow recommendations of soil tests or apply 2,000 lb/acre ground agricultural limestone and 750 lb/acre 10-10-10 fertilizer.

Mulch
Apply 4,000 lb/acre straw. Anchor straw by tacking with asphalt, netting, or a mulch anchoring tool. A disk with blades set nearly straight can be used as a mulch anchoring tool.

Maintenance
Refertilize if growth is not fully adequate. Reseed, refertilize and mulch immediately following erosion or other damage.