

# Culpeper County Erosion and Sediment Control Best Practices

## Common E&S Practices for Single Family Homes

### *First Steps:*

1. Single Family Residences whose disturbance is **less than 1 acre** require an Agreement in Lieu of an Erosion and Sediment Control Plan from Culpeper County. The Agreement is easily obtained through the County's Planning and Zoning Office.
2. Do you plan to disturb **more than 1 acre** in the construction of your new home? If so, an Agreement in Lieu of a Stormwater Management Plan must be submitted to the Virginia Department of Environmental Quality (DEQ) prior to beginning Land Disturbance. The agreement can be obtained here:  
<http://www.deq.virginia.gov/Portals/0/DEQ/Water/StormwaterManagement/AilSwmPlan.pdf>



### Common Erosion and Sediment Control Practices Used in Single Family Construction



**Stone Construction Entrance:**  
VDOT # 1 Stone with Filter Fabric Underlayment



**Straw Bale Barrier: Two Stakes per Bale with bale entrenched and backfilled**



**Silt Fence: Stakes should be at least 5' long and spaced no more than 6' apart**



**Rock Check Dams:**  
VDOT #1 Stone or Class I Rip Rap can be used



**Surface Roughening: Slopes should be tracked so grooves are oriented horizontally**



**Seeding & Mulching: Seed/Straw should be applied within 7 days after final grade is achieved**



**Sodding: Sod should be laid in staggered rows and installed within 36 hours of being cut**



**Stabilization Blanket: Should be installed per manufactures recommendation**



**Ground Covers: Mulch and Ornamental Plantings can be used to stabilize the site.**

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## Common Erosion and Sediment Control Practices Used in Single Family Construction (Continued)



**Tree Protection: Safety Fence** installed around the drip line of trees to protect the root system



**Stormwater Conveyance Channel: Channels** can be grass, rip-rap, or concrete. Used to convey water away from property

## ***Initial Inspection:***

An Initial Erosion and Sediment Control Inspection will be scheduled through the County's Planning and Zoning Office. This inspection will check to ensure necessary controls are in place before land disturbing activity can begin. Erosion and Sediment Control Inspections will occur roughly every 4-6 weeks until the end of the project. Upon request, each report can be emailed to the responsible party.

**Each failed inspection will result in a \$50.00 fee to be paid prior to re-inspection.**

**Please note: The Agreement in Lieu of an Erosion and Sediment Control Plan shall expire six (6) months from the initial E&S Inspection and a \$100.00 renewal fee will be charged.**

## ***Final Steps:***

Once your project is complete, a Final Erosion and Sediment Control Inspection can be scheduled through the County's Erosion and Sediment Control Administrator. The inspection looks for uniform grass coverage. If uniform grass coverage has not been achieved then a Performance Bond may be posted to allow the owner to obtain a Certificate of Occupancy. The bond will be returned to the owner/developer once uniform grass coverage is achieved. The bond can be paid easily through the County's Planning and Zoning Office.