



ROANOKE COUNTY

DEVELOPMENT SERVICES

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BUILDING SAFETY
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STORMWATER MANAGEMENT
STORM DRAINAGE
GIS/MAPPING

Policy # 2019-10-2

Effective October 1, 2019 (rev. 5-21-20)

Termination of Erosion and Sediment Control Permits for Individual Single-Family Residences Prior to the Establishment of Permanent Vegetative Cover

The County of Roanoke (County) regulates land-disturbing activities in accordance with the requirements of Virginia's Erosion and Sediment Control (ESC) and Stormwater Management (SWM) Programs.

The County enforces the requirements of these two programs through the Erosion and Sediment Control Ordinance (County Code - Chapter 8.1) and the Stormwater Management Ordinance (County Code - Chapter 23).

As part of the building permit process, when the County issues a building permit for the construction of a new home, it also issues an ESC Permit to the home builder. Throughout the construction process, County staff will inspect the project to assure that proper erosion and sediment controls are being employed and maintained. Once the work is complete and the home builder has called in for a final ESC inspection, County staff will inspect the project to confirm that one of the following has occurred so that the ESC Permit can be closed:

- a) Adequate permanent vegetation (i.e., uniform in height, thick enough to prevent erosion, and mature enough to survive) has been achieved on the property; **OR**
- b) The home builder has sold the home and completed all of the following:
 1. Installed adequate temporary soil stabilization measures (i.e., seed and straw mulch).
 2. Installed adequate and properly-installed perimeter controls.
 3. Signed the attached Certification Statement at the time of project completion to document that the home buyer has been notified in writing of their responsibility to fully establish and care for the new lawn and has been provided with the attached County publication entitled: "Achieving Permanent Vegetation: A Lawn Care Guide for Homeowners."

NOTE: All active seed deposits in place prior to the effective date of this policy shall remain in place until final stabilization of the affected property has been achieved.

For questions or concerns regarding this policy, contact Tarek Moneir, Director of Development Services, at 540-772-2080.

**Request for Termination of
Erosion and Sediment Control Permit for Individual Single-Family Residence
Prior to the Establishment of Permanent Vegetative Cover** (rev. 5-21-20)

The Erosion and Sediment Control (ESC) Permit for an individual Single-Family Residence may be terminated prior to the establishment of permanent vegetative cover if all of the following conditions have been met by the home builder:

- a. Adequate temporary soil stabilization measures (i.e., seed and straw mulch) have been applied to all bare areas.
- b. Perimeter controls (such as silt fence) have been properly installed in accordance with the applicable standard and specification section in Chapter 3 of the Virginia Erosion and Sediment Control Handbook.
- c. The property has been sold and conveyed to the home buyer.
- d. The home builder has provided the home buyer with written notification about the need for and benefits of final stabilization and has also provided the home buyer with the County’s publication entitled “Achieving Permanent Vegetation: A Lawn Care Guide for Homeowners.”
- e. The Certification Statement, provided below, has been signed at the time of project completion and submitted to the County with a copy of the buyer’s written notification to the following email address: stormwater@roanokecountyva.gov.

CERTIFICATION STATEMENT

Property Address: _____

I do hereby certify that temporary soil stabilization and perimeter controls have been adequately established for the above-named property, the property has been sold to the home buyer, and I have notified the buyer, in writing, of the need for and benefits of final vegetative stabilization. I hereby request that the Erosion and Sediment Control (ESC) Permit for this property be terminated.

Home Builder (Permittee) Signature

Date

Home Builder (Permittee) Name (Print)

Email a copy of the required written notification that was provided to the home buyer and the signed Certification Statement to: Roanoke County’s Stormwater Program Manager at: stormwater@roanokecountyva.gov.



rev. May 2020

Achieving Permanent Vegetation

A Lawn Care Guide for Homeowners

Congratulations on Your New Home!

Now, let's Green-Up the Lawn . . .

Welcome to your new home in Roanoke County! We are glad you are here, and we hope that you are getting settled in.

Roanoke County provides guidance for establishing beautiful curb appeal for your new home. We are committed to assisting you in your efforts and responsibility to establish a permanent lawn. Before the County released your Erosion and Sediment Control Permit, you were required to: (1) install seed and straw mulch as a means to temporarily protect against soil erosion; (2) install perimeter control, such as silt fence, to prevent loose soils from leaving the property; and (3) certify that you are aware of your responsibilities as the homeowner to fully establish

and care for the lawn following permit release. Now, it's time to "green-up the lawn." Here are some tips to help you:

- Cover all newly-seeded bare areas with straw mulch; this protects the seed from birds and holds the moisture in, which speeds germination.
- Provide regular but light watering to irrigate the seed, 2-3 times per day. Do not over-water such that runoff is created.
- As seedlings start to emerge, gradually decrease watering to once or twice per week.
- STAY OFF the young grass.
- DO NOT mow the new grass until it is about 4-1/2 inches tall.
- Once you start mowing, only remove about 1/3 of the leaf blade. Note that most homeowners cut their grass too short, which will stress the lawn.
- If any bare areas remain, re-seed, apply fertilizer, cover with straw mulch, and repeat the watering process until grass is established.
- Depending on the time of year, you may have to wait until the next growing season to carry out the steps provided above.
- Once a vigorous stand of grass has been achieved, remove the silt fence. Be sure to re-seed any bare areas that are created by removal of the silt fence!



Silt fence is often used as perimeter control



Adequate water is essential to establish a new lawn

Points of Interest:

- Upon occupancy, the owner of a new home is responsible for achieving an adequate, permanent lawn.
- Roanoke County is a good resource for new homeowners who may have questions about how to establish their lawns.
- Beautiful lawns increase home value and curb appeal.

The Many Benefits of Vegetation

Vegetation is the number one choice for protecting bare soils against erosion. It has many valuable properties, such as:

- Holds the soil in place during rain storms.
- Absorbs raindrop energy, which minimizes erosion.
- Reduces the velocity of stormwater runoff.
- Encourages infiltration of stormwater runoff.
- Filters sediment from runoff.

Vegetation not only protects your property from erosion but also protects downstream properties from sedimentation. The end result: better water quality in the area's local streams and creeks and in the Roanoke River.

Here are two resources to get you started with your lawn:

- <https://ext.vt.edu/lawn-garden/turfandgardentips.html>
- <https://www.gardeningchannel.com/how-to-start-a-new-lawn-from-scratch/>



Establishing permanent vegetation does NOT mean you are limited to the use of grass. Feel free to use other types of ground cover and to incorporate other features into your landscape, such as mulched flower beds, rain gardens, butterfly gardens, or patio areas.