



May 6, 2004

Department of Environmental Quality
Attn: Jay Roberts
3019 Peters Creek Road
Roanoke, VA 24019

RE: Stoneridge At Bent Mountain
IR 2003-W-0255

Dear Jay:

Included in this packet are all the necessary permits and related information concerning the wetland disturbance that has occurred at Stoneridge at Bent Mountain. These permits include the Joint Permit Application: Part I – General Information and Joint Permit Application: Part V – DEQ Virginia Water Protection General Permit Submittals and Certification Statement. Attached to the permits are the supplemental drawings including the plan and profile from the approved construction drawings of the disturbed area and the map showing the U.S. Army Corps of Engineers confirmed wetland delineation and areas of disturbance. Also included is the complete confirmation packet submitted to the U.S. Army Corps of Engineers for the wetland disturbance, including confirmation letter, applicant cover letter, maps, and data sheets.

All work has been completed in the subdivision that affects the wetland areas as shown on the maps. However, there are three issues that must be kept in mind as directed by Thom Leedom with the U.S. Army Corps of Engineers, as the lots are sold and houses are constructed. The first is when Lots 32 & 34 are built upon, it will be necessary to cross the creek as you enter the lots off of Mill Creek Road (Lot 33 has an existing driveway & culvert). Those driveway crossings can be constructed with a pier bridge or an arch culvert, which *would not* result in any further wetland disturbance. The installation of a standard culvert could also occur but would constitute more wetland and stream disturbance. If a standard culvert is installed it will be the builder/homeowner's responsibility to permit/report the disturbance to the Corps of Engineers and Virginia DEQ. The disturbance area of these two possible culverts must still meet the overall site disturbance parameters of less than 1/10 acre total disturbance and 300 linear feet of

stream disturbance. Thus, the total future area allowed to be disturbed would be 2,806 square feet of wetlands and 238 linear feet of stream. The second is that the lots that have pond frontage must not fill or change the character of the areas shown as wetland. Piers or docks are allowable as long as no filling occurs. The third is that any lot owners that have wetlands shown on their lots must protect these areas by not filling them.

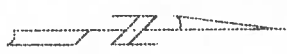
The cover letter that was sent for confirmation to Thom Leedom of the C.O.E. dated September 15, 2003 stated that there would be two areas of disturbance, however the 1/10 acre area on Lot #5 was not disturbed and will be protected, leaving the creek crossing as the only disturbed area as noted above. This information will be copied to John Atkinson of Stoneridge at Bent Mountain, LLC so the appropriate information can be passed on to future homeowners. Thank you very much Jay for your assistance with this project and if you have any further questions or comments please feel free to call.

Sincerely,
BALZER AND ASSOCIATES, INC.

A handwritten signature in black ink, appearing to read 'S. Semones', with a long horizontal line extending to the right.

Steven M. Semones, L.A.
Project Manager

Cc: John Atkinson – Stoneridge at Bent Mountain, L.L.C.
Sean Horne – Balzer and Associates



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STONERIDGE AT BENT MOUNTAIN

WETLAND DELINEATION

WINDSOR HILLS DISTRICT
ROANOKE COUNTY, VIRGINIA

INSPECTOR:
STEVE SEMONES

DATE: 9-15-03

SCALE: NTS