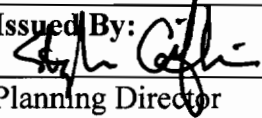
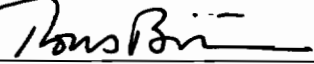
	Site Development Policies and Procedures Temporary Stockpiles	Effective Date: August 1, 2007
	Plan and Escrow Requirements	Supersedes Policy Dated: August 1994
		Issued By:  Planning Director  Director of Public Works

Intent:

This policy is meant to provide guidelines for the location and removal of stockpiles so that they do not become public nuisances or cause silt to be discharged into streams and waterways. It amends the existing policy that has been in place since August 1994.

The county recognizes the need to temporarily store fill material in active construction areas for use elsewhere on-site in order to minimize the need for and cost of hauling away or importing fill. The county also recognizes that these storage areas can become nuisances if not closely monitored or allowed to remain in close proximity to occupied residential dwellings or major public roads.

Applicability:

This policy pertains to stockpiles (inclusive of topsoil, sand, rock, clay, stone, and natural excavated materials) planned to be in existence for longer than six months on all residential projects and 12 months on commercial development projects. Mixed use projects are considered commercial projects for the purposes of this policy. Stockpiles shall not include construction trash or debris (inclusive of but not limited to concrete, asphalt, building materials, stumps and woody debris). **Temporarily stored materials and excavations that are being actively worked and in place less than six months on residential sites and 12 months on commercial or mixed use sites shall not be subject to this policy.**

Requirements:

1. Required Stabilization - Virginia Erosion and Sediment Control Law Standard and Specification 3.31 requires the establishment of a temporary vegetative cover on all disturbed areas that will not be brought to final grade for more than 30 days. In addition, until stabilized, appropriate erosion and sediment control measures, such as silt fences and perimeter controls, shall be installed and maintained.

2. Required Plan Submission - A temporary stockpile area may be approved as part of a site or subdivision plan or as a revision to an approved site or subdivision plan.
3. Location - The DCSM does not allow the clearing of areas in excess of that required to develop the site. Stockpiles will be allowed only in areas that are approved and deemed necessary to be disturbed for development. However, they will not be allowed in areas recorded as right-of-way, all utility easements, conservation easements, resource protection areas, flood plains, drainage divides, buffers, or where they interfere with vehicular sight distances.
4. Proximity to Residential - Stockpiles shall not be placed closer than 200' from any existing occupied residential unit prior to land disturbance. New houses constructed within 200' of an existing stockpile will not be issued occupancy permits unless proof of the buyer agreeing in writing to the stockpile location, or the stockpile is removed.
5. Slope and Height - Stockpiles may only consist of **on-site materials** taken from areas within the project limits as shown on approved and permitted plans. The maximum slope of stockpiles shall generally be 3:1 and with a height no greater than 35' above average base elevation. At the request of the site inspector, an as-built plan shall be submitted to the Department of Public Works to ensure that the stockpile complies with these requirements.
6. Safety - Stockpiles not being actively worked within 14 days shall be surrounded by an orange safety fence or silt fence or super silt fence as required by the site inspector.
7. Plan Validity - A temporary stockpile plan will remain valid so long as the development plan for the area where the stockpile is located is valid. If the development plan expires or the stockpile area is not developed in accordance with the approved plan, then any escrow posted for the stockpile may be used to restore the site to the satisfaction of Prince William County before the performance bond for the project is released.
8. Escrow for Erosion and Sediment Control - An escrow equal to the cost of removing 1/3 of the pile, re-grading and re-vegetation shall be included in the erosion control escrow. The escrow amount shall include current costs for transporting the stockpiles materials to the Prince William County landfill. The escrow posted shall be in the form of cash or letter of credit only. The escrow amount posted shall not be included in calculating the 50% minimum escrow retained as described in the DCSM.