

~~Article 4 Site Conservation Manual~~

~~Amended April 9, 2019~~

~~December 10, 2019~~

~~Table of Contents~~

~~4.1 Title and Purpose~~

~~4.1.1 Title~~

~~4.1.2 Authority~~

~~4.1.3 Intent~~

~~4.1.4 Purpose~~

~~4.1.5 Conflicting Content with other Codes and Ordinances~~

~~4.1.6 Certain State Erosion and Sediment Control Provisions Adopted~~

~~4.1.7 Severability~~

~~4.2 Recordation of Riparian Setback Areas~~

~~4.3 Application Procedure~~

~~4.3.1 Applicant~~

~~4.3.2 Agreement in Lieu of SCP~~

~~4.3.3 SCP Authority~~

~~4.3.4 Erosion and Sediment Control Plan Approving Authority~~

~~4.3.5 Responsible Land Disturber~~

~~4.4 Definitions~~

~~4.5 Exceptions~~

~~4.5.1 Erosion and Sediment Control Exemptions~~

~~4.5.2 Riparian Buffer and Setback Exceptions~~

~~4.6 Riparian Buffer and Setback Area~~

~~4.6.1 Riparian Buffers~~

~~4.6.2 Riparian Setback Area~~

~~4.6.3 Riparian Areas of Special Concern~~

~~4.7 Permits~~

~~4.7.1 Land Disturbance Permit~~

~~4.7.2 Building Permit~~

~~4.8 Program Standards/Procedures~~

~~4.8.1 Plan Contents~~

~~4.8.2 Operation and Maintenance of Storm Water Management Facilities~~

~~4.8.3 Approval Process~~

~~4.8.4 Bond Requirements~~

~~4.8.5 Multi-jurisdiction Requirements~~

~~4.8.6 Erosion Impact Areas~~

~~4.8.7 Preconstruction Meeting~~

~~4.8.8 Inspection Process~~

~~4.9 Fees~~

~~4.10 Variances~~

- ~~4.11~~ ~~Violations, Remedies, and Public Notice~~
 - ~~4.11.1~~ ~~Informal Contact/Verbal Warning~~
 - ~~4.11.2~~ ~~Notice to Comply~~
 - ~~4.11.3~~ ~~Stop Work Order~~
- ~~4.12~~ ~~Criminal and Civil Penalties~~
- ~~4.13~~ ~~Appellate Process~~
 - ~~4.13.1~~ ~~Appeals of items regulated by the Zoning Ordinance~~
 - ~~4.13.2~~ ~~Appeals to the Virginia Erosion and Sediment Laws~~
 - ~~4.13.3~~ ~~Appeal of a Stop Work Order~~
- ~~4.14~~ ~~Duration of Approval~~

~~Article 4 Site Conservation Manual~~

~~4.1 Title and Purpose~~

~~4.1.1 Title~~

~~The Article contained herein shall hereafter be known as, referred to, and entitled, "The Town of Warrenton Site Conservation Manual."~~

~~4.1.2 Authority~~

~~This Site Conservation Manual is authorized under Section 15.2-2280 of the Code of Virginia, 9VAC25-840, Virginia Erosion and Sediment Control Law, and any other applicable titles and sections of the Code, as amended. The Site Conservation Manual is hereby incorporated into and made a part of the Zoning Ordinance of the Town of Warrenton, Virginia.~~

~~4.1.3 Intent~~

~~The intent of the Site Conservation Manual is to promote responsible land development and the preservation of the Town's natural landscape through the application of protective measures on and around site development both during and following development. The Town's natural landscape shall include, but is not limited to, natural resources such as trees and woodlands, fresh water bodies, wetlands, riparian areas, other natural areas and natural soils.~~

~~4.1.4 Purpose~~

- ~~• To promote the preservation of the natural landscape on public and private lands and to encourage responsible development, this manual shall require the owner of each development area to be responsible for developing a comprehensive Site Conservation Plan (SCP). This plan will address preservation of our natural landscape through tree preservation, riparian setbacks, erosion and sediment control, stormwater management, and design.~~
- ~~• The Site Conservation Plan will assure all land disturbance activities are in accordance with the requirements of the Virginia Stormwater Management Program (VSMP) Regulations and permit, Town of Warrenton Zoning Ordinance, Section 8-7 Acceptable Tree Species, Section 8-9 Conservation of Heritage and Specimen Trees, Section 8-10 Retention and Replacement of Trees Requirements and Article 10 Site Development Plan, Town of Warrenton Subdivision Ordinance, and the Commonwealth of Virginia Erosion and Sediment Control Law.~~
- ~~• The Construction Site Conservation Manual (CSCM) shall establish procedures for the~~

~~administration and enforcement of such controls. The CSCM will include the preparation of a Stormwater Pollution Prevention Plan (SWPPP) to be maintained on site during construction and that will clearly identify to conversion of temporary E&S measures to final SWM/BMP measures and to protect the integrity of those permanent facilities after construction is completed.~~

- ~~• The preparation of a VPDES (VSMP) Permit Registration Statement, submittal to the Town of Warrenton, along with required permit fees, for processing through the Department of Environmental Quality (DEQ), is hereby required, in accordance with the Authority set forth in section 4-1.2.~~

~~4.1.5 Conflicting Content with other Codes and Ordinances~~

~~Whenever any provisions of any Commonwealth or Federal statute or other provisions impose a greater requirement, or higher standard, than is required by these regulations, the provisions of the Commonwealth or Federal statute, provision, or regulation shall govern.~~

~~4.1.6 Certain State Erosion and Sediment Control Provisions Adopted~~

~~Chapter Three of the Virginia Erosion and Sediment Control Handbook and the Virginia Erosion and Sediment Control Regulations (9VAC25-840) amended by the State Water Control Board, October 2013, or the most current edition of such regulations, is hereby adopted in its entirety and incorporated herein by reference in this manual as set out in full herein. The text of these regulations is on file in the Community Development Department.~~

~~Except as otherwise provided for in Section 4-5 Exceptions of this manual, no person shall engage in any kind of land disturbing activity within the Town of Warrenton until they have first acquired a Land Disturbance Permit.~~

~~4.1.7 Severability~~

~~Should any section or provision of this Ordinance be decided by the courts to be unconstitutional or invalid, such decision shall not affect the validity or application of the remainder of the Ordinance as a whole or any part thereof.~~

~~4.2 Recordation of Riparian Setback Areas~~

~~Prior to final approval of a subdivision, site plan, or other development, as applicable, the Riparian Setback Area shall be permanently recorded on the plat records for all parcels associated with the site. Recordation shall be in accordance with the requirements of the Town of Warrenton Subdivision Ordinance Section 3-10 Final Plat Requirements.~~

~~4.3 Application Procedure~~

~~The Site Conservation Plan shall be submitted as part of the acceptance of the preliminary plat (or in the absence of a requirement for preliminary plats, then as part of the final plat, as applicable) and/or a site development plan required for development within the Town of Warrenton and shall follow the requirements outlined in Article 10, Site Development Plans, of the Town Zoning Ordinance.~~

~~4.3.1 Applicant~~

~~For the purposes of this Manual, the preparation, submission, and approval of the SCP shall be the responsibility of the property owner. In addition, the requirements of Section 4.8.4, Bond Requirements, of this Manual concerning a performance bond with surety, cash escrow, letter of credit, any combination thereof, or such other legal arrangement that is acceptable under the provisions of Section 4.8.4, Bond Requirements, shall be met.~~

~~4.3.2 Agreement in Lieu of SCP~~

~~Pertaining to development sites exempt from the site review process as per Section 10-2 of the Town Zoning Ordinance, the Town of Warrenton and the land owner may enter into an Agreement in Lieu of the SCP. This agreement must specify the BMPs that the property owner will put into effect to assure the preservation of the Natural Landscape on site and on the adjacent sites in the best manner available. With this agreement the designation of a responsible land disturber who holds a certificate of competence is required per Section 62.1-44.15.53, Virginia Erosion and Sediment Control Law. If a violation occurs during the land disturbing activities the person designated as the responsible land disturber shall be responsible for correcting such violation. Failure to provide the name and contact information, including phone number, of an individual holding a certificate of competence prior to engaging in land disturbing activities may result in revocation of the approved plan and the person responsible for carrying out the plan shall be subject to the penalties referenced in Section 4-12, Criminal and Civil Penalties, of this Manual.~~

~~4.3.3 SCP Authority~~

~~The Zoning Administrator, or the Administrator's designated representative, shall be responsible for the verification and assurance that all applicable requirements are met prior to the issuance of any permits for land development. The Zoning Administrator shall work with the Erosion and Sediment Control Administrator, Town Arborist and/or any other department or agency of interest to assure that a complete Site Conservation Plan has been approved prior to issuance of any permits for land development.~~

~~4.3.4 Erosion and Sediment Control Plan Approving Authority~~

~~The Town of Warrenton's Erosion and Sediment Control Administrator shall be responsible for determining the adequacy of the Erosion & Sediment Control Plan submitted for land-disturbing activities, for the approval of such plans, and that such plan will be complied with throughout the~~

~~development process.~~

~~4.3.5 Responsible Land Disturber~~

~~As a prerequisite to engaging in land-disturbing activities shown on the approved SCP the person responsible for the plan shall provide all contact information, including phone numbers, of the individual holding a certificate of competence to the Town. This person will be held as the contact person to be notified if violations occur. This information shall be supplied directly onto the first page of the SCP. Failure to provide the name and contact information, including phone number, of an individual holding a certificate of competence prior to engaging in land-disturbing activities may result in revocation of the approved plan and the person responsible for carrying out the plan shall be subject to the penalties referenced in Section 4-12, Criminal and Civil Penalties, of this manual.~~

~~4.4 Definitions~~

~~See Article 12, the Virginia Erosion and Sediment Control Handbook (VESH), 9VAC25-840, and any other applicable titles and sections of the Code, as amended.~~

~~4.5 Exceptions~~

~~4.5.1 Erosion and Sediment Control Exemptions~~

~~Minor land disturbing activities such as home gardens and individual home landscaping, repairs, maintenance work.~~

~~Individual service connections.~~

~~Installation, maintenance, or repair of any underground public utility lines when such activity occurs on an existing hard surfaced road, street, or sidewalk, provided the land disturbing activity is confined to the area of the road, street, or sidewalk, which is hard surfaced.~~

~~Septic tank lines or drainage fields unless included in an overall plan for land disturbing activity relating to construction of the building to be served by the septic tank system.~~

~~Surface or deep mining.~~

~~Exploration or drilling for oil and gas including the well site, roads, feeder lines, and off-site disposal areas.~~

~~Tilling, planting, or harvesting of agricultural, livestock feedlot operations, horticultural, or forest crops or livestock feedlot operations, including agricultural engineering as follows: construction of terraces, terrace outlets, check dams, desilting basins, dikes, ponds, ditches, strip cropping, lister furrowing, contour cultivating, contour furrowing, land drainage, and land irrigation. However, this exception shall not apply to harvesting of forest crops unless the area on which the harvesting occurs is reforested artificially or naturally in accordance with the provisions of Chapter 11 (§ 10.1-1100 et~~

~~seq.) of the code of Virginia or is converted to bona fide agricultural or improved pasture use as described in subsection B of (§ 10.1-1163) of the Code of Virginia.~~

~~Repair or rebuilding of tracks, right-of-way, bridges, communication facilities, and other related structures and facilities of a railroad company.~~

~~Agricultural engineering operations including but not limited to the construction of terraces, terrace outlets, check dams, silt basins, dikes, ponds not required to comply with the provisions of the Dam Safety Act, Article 2 (§ 10.1-1100 et seq.) Chapter 6 of this title, ditches, strip cropping, lister furrowing, contour cultivating, contour furrowing, land drainage and land irrigation.~~

~~Disturbed land area of less than two thousand (2,000) square feet in size.~~

~~Installation of fence and sign posts or telephone and electric pole and other kinds of posts or poles.~~

~~Emergency work to protect life, limb, or property, and emergency repairs, however, if the land disturbing activity would have required an approved erosion and sediment control plan, and the activity were not an emergency, then the land area disturbed shall be shaped and stabilized in accordance with the requirement of the plan-approving authority.~~

~~4.5.2 Riparian Buffer and Setback Exceptions~~

~~Grassy swales and other ephemeral streams~~

~~Roadside ditches~~

~~Drainage ditches whose purpose is to convey storm water to the public system~~

~~Tile drainage systems~~

~~Stream Culverts~~

~~4.6 Riparian Buffer and Setback Area~~

~~4.6.1 Riparian Buffers~~

~~Riparian buffers shall be composed of a 25 foot area extending from streamside and the existing natural landscape of the stream including trees and underbrush. If the natural landscape has been removed, the buffer area is required to be landscaped with a mixture of deciduous and coniferous trees with the majority being deciduous canopy or ornamental trees of species specified in Section 8-7 of the Zoning Ordinance. The riparian buffer shall be included as any buffer or part of any buffer area required in Article 8 of the Zoning Ordinance.~~

~~4.6.2 Riparian Setback Area~~

~~Riparian Setbacks, unless as specified as a riparian area of special concern referenced in Section 4-6.3, shall be 50 feet from streamside and will include the riparian buffer area.~~

~~4.6.3 Riparian Areas of Special Concern~~

~~4.6.3.1 Delineated Floodplain Areas~~

~~Where the 100-year floodplain is wider than the Riparian Setback on either or both sides of a stream, the Riparian Setback shall be extended to the outer edge of the 100-year floodplain as defined by FEMA.~~

~~4.6.3.2 Steep Slopes~~

~~In areas where the gradient of the riparian corridor significantly impacts the stream the following adjustments to the Riparian Setback shall be made:~~

Average Percentage of Slope	Adjustment to Riparian Setback
15%-20%	Add 25 feet
21% - 25%	Add 50 feet
>25%	Add 100 feet*

~~*See Article 9-17 of the Zoning Ordinance~~

~~4.6.3.3 Wetland Areas~~

~~Where potential wetlands are shown on the US Fish and Wildlife Service National Wetlands Inventory (NWI), a Jurisdictional Determination (JD) issued by the US Army Corps of Engineers shall be required with any application for a land disturbance permit. Riparian Setbacks shall include the full extent of wetlands protected by federal or state law.~~

~~4.7 Permits~~

~~Development in The Town of Warrenton shall require a two-tier permit system. This system will be required for all construction activities within the Town except for those exemptions outlined in Section 10-2 of the Town Zoning Ordinance and Section 4-5, Exceptions, specified in this manual. Permits will be issued once the site review process has been completed and proper bonding is in place. The two required permits are the Land Disturbance Permit and the Building Permit.~~

~~4.7.1 Land Disturbance Permit~~

~~The "LAND DISTURBANCE PERMIT" (LDP) shall be issued for the implementation of grading~~

~~which is composed of riparian protection, tree removal and those requirements set by the erosion and sediment control plan. No additional construction will be performed and no additional building materials shall be allowed on site until the Zoning Administrator has verified that all requirements of this permit have been met. No Land Disturbance Permit shall be issued without a plat survey showing all riparian setback areas and a tree survey and replacement schedule approved by the Town Arborist or Zoning Administrator.~~

~~The issuance of the Land Disturbance Permit shall be conditioned on an approved SCP which shall be presented at the time of application.~~

~~The ESC Administrator may allow the stockpiling of additional construction materials, or the temporary storage of equipment, on the site prior to the issuance of the second permit if a suitable location can be identified. Proper Erosion and Sediment Control, approved by the Erosion and Sediment Control Administrator, must be maintained on the stockpile area prior, during, and after the area is used for stockpiling.~~

~~4.7.2 Building Permit~~

~~The "BUILDING PERMIT" will be issued once the Zoning Administrator certifies that the requirements set forth in this manual and required by the Land Disturbance Permit, have been properly installed. This permit will set forth the commencement of the final construction phase and requires review and approval of the Site Development Plan and of any and all building plans.~~

~~4.8 Program Standards/Procedures~~

~~4.8.1 Plan Contents~~

~~The preservation of our natural landscapes requires that developers work to contain the natural features of the land in their development practices. The contents of the SCP will demonstrate the developer's intent toward preservation and shall include the following requirements based on the Chesapeake Bay Watershed Manual Section VI and Article 8 Sections 7, 9 and 10 of the Town Zoning Ordinance.~~

~~4.8.1.1 Riparian Protection Plan~~

~~Riparian Protection Plan showing riparian setback and buffer areas and those methods of either retaining the natural forested areas or plantings designed to protect the buffered area.~~

~~4.8.1.2 Tree Survey~~

~~A tree survey of existing trees as required by Section 10-4-2-15 of the Zoning Ordinance on sites proposed for development, which includes a listing of all heritage and specimen trees to be preserved and the location of all trees on the site with a caliper of six (6) inches or greater. Such trees shall be also identified in a table listing their species, caliper, and canopy~~

~~size.~~

~~4.8.1.3 Tree Protection Plan~~

~~Tree Protection Plan as required by Section 10-6-12 of the Zoning Ordinance that indicates the location of trunks and drip lines for trees or wooded areas that are to be retained. In the case of wooded areas, the trunks and drip lines of perimeter trees shall be sufficient indication of location.~~

~~4.8.1.4 Tree Replacement Schedule~~

~~A replacement schedule of all trees required to be replaced in Section 8-10 of the Zoning Ordinance. Replacement trees shall be replaced by trees indigenous to the Warrenton region. Deciduous trees shall replace deciduous trees and nondeciduous trees shall replace nondeciduous trees.~~

~~4.8.1.5 Erosion and Sediment Control Plan~~

~~An erosion and sediment control plan containing a description of the controls appropriate for the best management of each construction operation as outlined in the Virginia Erosion and Sediment Control Law. The plan must make use of the practices that preserve the existing natural conditions to the maximum extent possible. Clear-cutting, as defined in Article 12, shall not be authorized.~~

~~For subdivisions of two lots or greater, and site plans comprising one or more acres of land, the plan shall be designed after a Phase I investigation that identifies all potentially historically significant and environmentally sensitive areas on the property. These include, but are not limited to, structures, wetlands, floodplain, steep slopes, endangered habitats, and unstable soils. Buildings and lot locations shall be laid out to preserve, to the maximum extent possible, the conditions identified in the Phase I investigation.~~

~~Development of the plan shall be accomplished through the use of phased development practices per the following schedule that follows the normal progression of land development:~~

- ~~▪ Phase 1: Streets, parking areas, and utilities, including temporary and permanent erosion and sediment control and stormwater installations~~
- ~~▪ Phase 2: Open space and amenity areas, where provided.~~
- ~~▪ Phase 3: Lots for buildings and structures. Lots shall not be cleared until a land disturbance permit in conjunction with a building permit has issued.~~

~~4.8.1.6 Methods of protection~~

~~Methods of protection shall be clearly indicated on site plan with a legend of symbol included on each sheet.~~

~~4.8.1.7 Responsible Party~~

~~Protected natural areas including riparian areas and all storm water management facilities shall have an inspection and maintenance plan that identifies the owner and the responsible party for carrying out the inspection and maintenance plan. Contact information, including phone numbers, shall be located on the first page of the SCP.~~

~~4.8.2 Operation and Maintenance of Storm Water Management Facilities~~

~~An approved plan for the maintenance of all storm water management facilities is required by Article 5 of the Zoning Ordinance. The responsibility for the operation and maintenance of storm water management facilities, unless assumed by the Town of Warrenton, shall remain with the property owner and shall pass to any successor or owner. If portions of the land are to be sold, legally binding arrangements shall be made to pass the basic responsibility to successors in title. These arrangements shall be designated for each property owner, governmental agency, or other legally established entity to be permanently responsible for maintenance.~~

~~4.8.3 Approval Process~~

~~4.8.3.1 Approval~~

~~The Town of Warrenton Erosion and Sediment Control Administrator and the Zoning Administrator shall review any and all SCPs and grant written approval within sixty (60) days of the receipt of the plan if it determines that the plan meets the requirements of the Town's regulations and if the person responsible for carrying out the plan certifies that he will properly perform the conservation measures included in the plan and will conform to the provisions of the SCP Manual. The approval process follows after a site development plan (SDP) has been approved in accordance with Article 10 of the Zoning Ordinance. The land disturbance permit will be issued after the site plan is approved in its entirety and all required documentation, including proof of the purchase of off-site nutrient or wetland credits, copies of required wetlands permits or Jurisdictional Determinations from the US Army Corps of Engineers, and all easements, plats, bonds or surety contracts and documents have been submitted and approved, as applicable.~~

~~4.8.3.2 Denials~~

~~When an SCP is determined to be inadequate, written notice of denial stating the specific reasons for the denial shall be communicated to the applicant within sixty (60) days. The notice shall specify the modifications, terms and conditions that will permit approval of the~~

~~plan. If no action is taken by the Town of Warrenton within the time specified above, the plan shall be deemed approved and the person authorized to proceed with the proposed activity.~~

~~4.8.3.3 Plan Alterations~~

~~An approved SCP may be changed in the following cases:~~

- ~~1. Where inspection has revealed that the plan is inadequate to satisfy applicable regulation,~~
- ~~2. Where the person responsible for carrying out the approved SCP finds that because of changed circumstances, or for other reasons, the approved plan cannot be effectively carried out, and~~
- ~~3. Proposed amendments to the SCP, consistent with the requirements of this manual, are agreed to by the Erosion and Sediment Control Administrator, and Zoning Administrator, and the person responsible for carrying out the plan.~~

~~4.8.4 Bond Requirements~~

~~Upon approval of the cost estimates required by Section 10-8 of the Zoning Ordinance and Section 3-12.3 of the Subdivision Ordinance, the owner or developer is required to submit:~~

- ~~1. A certificate certifying that the construction costs have been paid to the person constructing such improvements covered by the cost estimates, or~~
- ~~2. A cash escrow, certified check, or performance and payment bond surety with escalation clause for the cost of improvements to insure completion, or~~
- ~~3. A bank or savings institution's letter of credit, on certain designated funds satisfactory to the Planning Director as to the institution, the amount and the form.~~

~~4.8.5 Multi-jurisdiction Requirements~~

~~Where land-disturbing activities involve lands under the jurisdiction of more than one local control program an erosion and sediment control plan, the SCP may, at the option of the applicant, be submitted to the State Board for review and approval rather than to each jurisdiction concerned.~~

~~4.8.6 Erosion Impact Areas~~

~~The Town may designate areas in the town which shall be classified as Erosion Impact Areas as defined in Article 12. Any such designation and classification shall be deemed to be a component of the local control program. Consistent with this Manual, and in order to prevent further erosion, the Erosion and Sediment Control Administrator may require the approval of a conservation plan for any~~

~~Erosion Impact Area. Such plan shall be subject to all review, bonding, inspections and enforcement provisions of this Manual which apply to Land Disturbance Permits. The plan must be submitted by the property owner.~~

~~4.8.7 Preconstruction Meeting~~

~~Pre-Construction meeting shall be held prior to the initiation of any site work. Attendees include, but are not limited to, Planning Director, Erosion and Sediment Control Inspector/Administrator, Town Arborist, Town Engineer, Town Zoning Administrator, and the Responsible Land Disturber or his representatives.~~

~~4.8.8 Inspection Process~~

~~During the development process, all land disturbing activities within the Town of Warrenton shall be inspected by the Town's Erosion and Sediment Control Administrator and when applicable, The Town Erosion and Sediment Control Inspector, the Town Arborist, or a qualified Town representative. The inspection process includes the following.~~

~~An initial site inspection shall be made prior to the start of construction to assure that all relative onsite protective measures are in place and that all affected offsite waterways and environmental impact areas are protected. The E&S Administrator shall give written notice to Responsible Land Disturber that the inspection is complete and that construction can start. If the inspection finds that these protective measures are not in place, corrective action shall be recorded and given to the Responsible Land Disturber either directly onsite or via first class mail. Construction shall not begin until the relative onsite and offsite protective measures are in place.~~

~~Each site in which land disturbing activities are being conducted shall be inspected at least once every two weeks and within twenty four (24) hours of a runoff producing event and at the completion of the project prior to the release of any performance bonds.~~

~~Town of Warrenton Standard Operating Procedure for Erosion and Sediment Control Inspection further outlines the inspection process.~~

~~4.9 Fees~~

~~A reasonable fee to defray the cost of plan review, including site inspections for the duration of the construction process, shall be paid to the Town. These charges shall be in accord with the Site Plan Review fee schedule as adopted by the Town Council and relative permits such as the Land Disturbance Permit.~~

~~4.10 Variances~~

~~The ESC Administrator may waive or modify any regulations that are deemed inappropriate or too~~

~~restrictive for site conditions, by granting a variance. The ESC Administrator shall follow the process as outlined in section 9VAC25-840 of the Virginia Erosion and Sediment Control Regulations. For ESC variance denials, the applicant may resubmit a variance request with additional documentation to the State Water Control Board.~~

- ~~• During construction, the person responsible for implementing the approved ESC plan may request a variance in writing from the Erosion and Sediment Control Administrator. The Erosion and Sediment Control Administrator shall respond in writing either approving or disapproving such a request.~~
- ~~• If variances submitted during construction are not approved within ten (10) days of receipt of the variance request, the request shall be considered to be disapproved.~~

~~4.11 Violations, Remedies, and Public Notice~~

~~Violations include, but are not limited to, failure to comply with an approved plan or undertaking a land disturbing activity without an approved plan, and the destruction of adjacent property including adjacent tree damage or damage to any tree save areas. When a violation is noted, the ESC Administrator shall take the following steps to secure compliance.~~

~~4.11.1 Informal Contact/Verbal Warning~~

~~The Inspector shall complete a standard inspection report form detailing the observed violation and circumstances pertaining to it. The report shall specify the measures needed for compliance and a time frame for completion. The on-site job superintendent shall be notified verbally, if possible, and asked to sign the inspection report to verify that verbal notification has been given. Copies of the inspection report shall be given or sent to the permit holder and other concerned parties.~~

~~4.11.2 Notice to Comply~~

~~If the informal contact is unsuccessful, the Erosion and Sediment Control Administrator shall issue a "Notice to Comply". This notice shall specify the measures required for compliance and the deadline for completion. The notice must be sent to the permit holder by registered or certified mail to the address specified by the permit holder in his application or the notice can be delivered to the person supervising the activity.~~

~~4.11.3 Stop Work Order~~

~~If the Notice to Comply is not acted upon by the land developer the Zoning Official or ESC Administrator shall issue a stop work order requiring that all or part of a land-disturbing activities on the site be stopped until the specified corrective measures have been taken.~~

~~Where the alleged noncompliance is causing, or is in imminent danger of causing, harmful erosion of lands or sediment deposition in waters within the watersheds of the Commonwealth, tree removal is~~

~~taken place without notification to the Zoning Administrator, and/or land disturbance activity has commenced without an approved plan or land disturbance permit, per Section 11-3.3.11 of the Zoning Ordinance, such an order may be issued whether or not the alleged violator has been issued a notice to comply as specified above. Under these circumstances, a stop work order may be issued on site to the responsible party or their agent.~~

~~Otherwise, such an order may be issued only after the alleged violator has failed to comply with a notice to comply. The stop work order shall be served upon the owner by registered or certified mail to the address specified in the permit application or the land records of the locality in which the site is located. Upon failure to comply within the time specified, the land disturbance permit or construction permit may be revoked and the permit holder or person responsible for carrying out the plan shall be deemed to be in violation of the requirements of this manual and shall be subject penalties set forth in Section 4-12 Criminal and Civil Penalties.~~

~~4.11.3.1 The order shall remain in effect for seven days from the date of service, pending application by the enforcing authority or alleged violator for appropriate relief to the circuit court of Fauquier County. If the alleged violator has not obtained an approved site plan or any required permits within seven days from the date of service of the order, the Zoning Administrator and/or ESC Administrator or his designee may issue an order to the owner requiring that all construction and other work on the site be stopped until the appropriate corrective measures have been taken.~~

~~4.11.3.2 The owner may appeal the issuance of an order to the circuit court of Fauquier County. Any person violating, neglecting, or refusing to obey an order issued by the Town may be compelled in a proceeding instituted in the court to obey same and to comply therewith by injunction, mandamus or other appropriate remedy. Upon completion and approval of corrective action or obtaining an approved plan or any required permits the order shall immediately be lifted.~~

~~4.12 Criminal and Civil Penalties~~

~~Violators shall be guilty of a Class 1 misdemeanor and shall be subject to fines not to exceed \$2,500 and/or twelve months imprisonment in jail.~~

~~Every violation not remedied in the notice to comply letter shall carry a \$100.00 fine per day with a total of \$3,000.00 per violation and \$1,000.00 per day for any land disturbing activity commenced without an approved plan for a total of \$10,000 per violation.~~

~~In addition to any criminal or civil penalties provided this section, any person who violates any provision of this chapter may be liable to the Virginia State Water Control Board per § 62.1-44.15 of the Code of Virginia.~~

~~4.13 Appellate Process~~

~~4.13.1 Appeals of items regulated by the Zoning Ordinance~~

~~Appeal of a formal decision of the Zoning Administrator shall be subject to the requirement of Section 11-3.12 of the Zoning Ordinance of the Town of Warrenton. Appeals shall be in writing and shall be filed with the Board of Zoning Appeals in care of the Zoning Administrator. Such appeal shall be taken within thirty (30) days from the date of any written decision adversely affecting the rights, duties or privileges of the person engaging in or proposing to engage in land disturbing activities. The application for appeal shall be filed with the Zoning Administrator and shall specify the grounds for the appeal.~~

~~4.13.2 Appeals to the Virginia Erosion and Sediment Laws~~

~~Any appeals concerning the ESC portion of this document shall be taken to the Virginia State Water Control Board and shall be subject to review by the circuit court provided that an appeal is filed within thirty (30) days from the date of any written decision adversely affecting the rights, duties or privileges of the person engaging in or proposing to engage in land disturbing activities.~~

~~4.13.3 Appeal of a Stop Work Order~~

~~The owner may appeal the issuance of an order to the circuit court of Fauquier County. Any person violating or failing, neglecting, or refusing to obey the stop work order may be compelled in a proceeding instituted in the circuit court of Fauquier County to obey same and to comply therewith by injunction, mandamus or other appropriate remedy. Upon completion and approval of corrective action or obtaining an approved plan or any required permits, the order shall immediately be lifted.~~

~~4.14 Duration of Approval~~

~~Approval of the SCP is conditioned to the Site Plan Approval process and all time limits associated with it. Although, the Town reserves the right to adjust requirements of this SCP if field conditions warrant such adjustments.~~

Article 5 ~~Stormwater Management~~

~~Amended April 9, 2019~~

~~December 10, 2019~~

~~Table of Contents~~

- ~~5-1 PURPOSE AND AUTHORITY (Section 9VAC25-870-20, 9VAC25-870-40)~~
- ~~5-2 DEFINITIONS (9VAC25-870-10)~~
- ~~5-3 STORMWATER PERMIT REQUIREMENT, EXEMPTIONS~~
- ~~5-4 STORMWATER MANAGEMENT PROGRAM ESTABLISHED, SUBMISSION AND APPROVAL OF PLANS, PROHIBITIONS~~
- ~~5-5 STORMWATER POLLUTION PREVENTION PLAN, CONTENTS OF PLANS~~
- ~~5-6 STORMWATER MANAGEMENT PLAN, CONTENTS OF PLAN~~
- ~~5-7 POLLUTION PREVENTION PLAN, CONTENTS OF PLANS~~
- ~~5-8 REVIEW OF STORMWATER MANAGEMENT PLAN~~
- ~~5-9 TECHNICAL CRITERIA FOR REGULATED LAND DISTURBING ACTIVITIES~~
- ~~5-10 ADEQUATE DRAINAGE~~
- ~~5-11 LONG-TERM MAINTENANCE OF PERMANENT STORMWATER FACILITIES~~
- ~~5-12 MONITORING AND INSPECTIONS~~
- ~~5-13 HEARINGS~~
- ~~5-14 APPEALS~~
- ~~5-15 ENFORCEMENT~~
- ~~5-16 FEES~~
- ~~5-17 PERFORMANCE BOND (9VAC25-870-104.D AND CODE § 603.8(A))~~
- ~~5-18 ADOPTION, AMENDMENTS, AND REPEAL~~

~~Article 5 Stormwater Management~~

~~Pursuant to Code § 62.1-44.15.27, this ordinance is adopted as part of an initiative to coordinate the Town of Warrenton stormwater management requirements with the Town's erosion and sediment control, flood insurance, and flood plain management requirements into a unified program within the Town's Zoning Ordinance, in accordance with the provisions of the Virginia Stormwater Management Act. It is intended to facilitate the submission and approval of plans, issuance of permits, payment of fees, and coordination of inspection and enforcement activities into a more convenient and efficient manner for both the Town and those responsible for compliance with these programs.~~

~~5-1 PURPOSE AND AUTHORITY (Section 9VAC25-870-20, 9VAC25-870-40)~~

- ~~(a) The purpose of this Ordinance is to ensure the health, safety, and welfare of the citizens of the Town of Warrenton, to protect private and public properties, and to protect the quality and quantity of state waters from unmanaged stormwater runoff through land disturbing activities that may cause unreasonable degradation of properties, water quality, stream channels, and other natural resources, and to establish procedures whereby legal requirements related to water quality and quantity shall be administered and enforced.~~
- ~~(b) This ordinance is adopted pursuant to Article 1.1 (§ 62.1-44.15.25 et seq.) of Chapter 6 of Title 62.1 of the Code of Virginia.~~

~~5-2 DEFINITIONS (9VAC25-870-10)~~

~~See Article 12.~~

~~5-3 STORMWATER PERMIT REQUIREMENT, EXEMPTIONS~~

- ~~(a) Except as provided herein, no person may engage in any land-disturbing activity until a VSMP authority permit has been issued by the Administrator in accordance with the provisions of this Ordinance.~~
- ~~(b) Notwithstanding any other provisions of this Ordinance, the following activities are exempt from permitting under this Article, unless otherwise required by law.~~
 - ~~(1) Permitted surface or deep mining operations and projects, or oil and gas extraction operations and projects conducted under the provisions of Title 45.1 of the Code of Virginia,~~
 - ~~(2) Clearing of lands specifically for agricultural purposes and the management, tilling, planting, or harvesting of agricultural, horticultural, or forest crops, livestock feedlot operations, or as additionally set forth by the State Board in regulations, including engineering operations as follows: construction of terraces, terrace outlets, check dams, desilting basins, dikes, ponds, ditches, strip cropping, lister furrowing, contour cultivating, contour furrowing, land drainage, and land irrigation, however, this exception shall not apply to harvesting of forest crops unless the area on which harvesting occurs is reforested artificially or naturally in accordance with the~~

~~provisions of Chapter 11 (§ 10.1-1100 et seq.) of Title 10.1 of the Code of Virginia or is converted to bona fide agricultural or improved pasture use as described in Subsection B of § 10.1-1163 of Article 9 of Chapter 11 of Title 10.1 of the Code of Virginia,~~

- ~~(3) Single-family residences separately built and disturbing less than 10,000 square feet and not part of a larger common plan of development or sale, including additions or modifications to existing single-family detached residential structures. However, these will require an Agreement-in-Lieu for Erosion and Sediment Control, and may require other permits such as Floodplain, Zoning, etc.~~
 - ~~(4) Land disturbing activities that disturb less than 10,000 square feet of land area or activities that are part of a larger common plan of development or sale that is one (1) acre or greater of disturbance, for which an approved SWM Plan has already been implemented covering that proposed disturbance, and a VSMP Permit is currently in effect for that common plan of development. Discharges to a sanitary sewer or combined sewer system, although these discharges are prohibited in the Town Code.~~
 - ~~(5) Activities under a State or federal reclamation program to return an abandoned property to an agricultural or open land use,~~
 - ~~(6) Routine maintenance that is performed to maintain the original line and grade, hydraulic capacity, or original construction of the project. The paving of an existing road with a compacted or impervious surface and reestablishment of existing associated ditches and shoulders shall be deemed routine maintenance if performed in accordance with this Subsection, and~~
 - ~~(7) Conducting land-disturbing activities in response to a public emergency where the related work requires immediate authorization to avoid imminent endangerment to human health or the environment. In such situations, the Administrator shall be advised of the disturbance within seven days of commencing the land-disturbing activity and compliance with the administrative requirements of Subsection (a) is required within 30 days of commencing the land-disturbing activity.~~
- ~~(c) In order to protect the quality of state waters and to control the discharge of stormwater pollutants from land-disturbing activities, runoff from Chesapeake Bay Preservation Act land-disturbing activities shall be controlled unless otherwise exempt. Chesapeake Bay Act land-disturbing activities do not require completion of a registration statement or coverage under the General Permit but shall be subject to the following technical criteria and program administrative requirements in this ordinance and 9VAC25-870-51:~~
- ~~(1) Erosion and Sediment Control Plan,~~
 - ~~(2) Stormwater Management Plan,~~

- ~~(3) Exemptions may be requested,~~
- ~~(4) Long-term maintenance of stormwater management facilities,~~
- ~~(5) Water quality design criteria,~~
- ~~(6) Water quality compliance,~~
- ~~(7) Channel protection and flood protection,~~
- ~~(8) Offsite compliance options available,~~
- ~~(9) Subject to design storm and hydrologic methods, linear development controls, and criteria associated with stormwater impoundment structures or facilities.~~

~~5-4 STORMWATER MANAGEMENT PROGRAM ESTABLISHED, SUBMISSION AND APPROVAL OF PLANS, PROHIBITIONS~~

- ~~(a) Pursuant to § 62.1-44.15.27 of the Code of Virginia, the Town hereby establishes a Virginia stormwater management program for land-disturbing activities and adopts the applicable Regulations that specify standards and specifications for VSMPs promulgated by the State Board for the purposes set out in Section 5-1 of this Ordinance. The Town hereby designates the Community Development Director as the Administrator of the Town of Warrenton VSMP stormwater management program.~~
- ~~(b) No VSMP authority permit shall be issued by the Administrator, until the following items have been submitted to and approved by the Administrator as prescribed herein.~~
 - ~~(1) A permit application that includes a general permit registration statement, if such statement is required,~~
 - ~~(2) An erosion and sediment control plan approved in accordance with Article 4, Erosion and Sediment Control, of the Town Zoning Ordinance, and~~
 - ~~(3) A stormwater management plan that meets the requirements of Section 5-6 of this Ordinance or an executed agreement in lieu of a stormwater management plan.~~
- ~~(c) No VSMP authority permit shall be issued until evidence of general permit coverage is obtained.~~
- ~~(d) No VSMP authority permit shall be issued until the fees required to be paid pursuant to Section 5-15, are received and a reasonable performance bond required pursuant to Section 5-16 of this Ordinance has been submitted.~~
- ~~(e) No VSMP authority permit shall be issued unless and until the permit application and attendant materials and supporting documentation demonstrate that all land clearing,~~

~~construction, disturbance, land development and drainage will be done according to the approved permit.~~

- ~~(f) No grading, building or other local permit shall be issued for a property unless a VSMP authority permit has been issued by the Administrator.~~

~~5-5 STORMWATER POLLUTION PREVENTION PLAN, CONTENTS OF PLANS~~

- ~~(a) The Stormwater Pollution Prevention Plan (SWPPP) shall include the content specified by Section 9VAC25-870-54 and must also comply with the requirements and general information set forth in Section 9VAC25-880-70, Section II [stormwater pollution prevention plan] of the general permit. The SWPPP must include:~~

- ~~(1) Approved erosion and sediment control plan,~~
- ~~(2) Approved stormwater management plan,~~
- ~~(3) Pollution Prevention Plan for regulated land disturbing activities, and~~
- ~~(4) Description of any additional control measures necessary to address a TMDL.~~

- ~~(b) The SWPPP shall be amended by the operator whenever there is a change in design, construction, operation, or maintenance that has a significant effect on the discharge of pollutants to state waters which is not addressed by the existing SWPPP.~~

- ~~(c) The SWPPP must be maintained by the operator at a central location onsite. If an onsite location is unavailable, notice of the SWPPP's location must be posted near the main entrance at the construction site. Operators shall make the SWPPP available for public review in accordance with Section II of the general permit, either electronically or in hard copy.~~

- ~~(d) At the discretion of the Administrator, the SWPPP may be waived for projects less than 1 acre and where the proposed new impervious area is less than 10,000 square feet.~~

~~5-6 STORMWATER MANAGEMENT PLAN, CONTENTS OF PLAN~~

- ~~(a) The Stormwater Management Plan, required in Section 5-4 of this Ordinance, must apply the stormwater management technical criteria set forth in Section 5-9 of this Ordinance to the entire land-disturbing activity. Individual lots in new residential, commercial or industrial developments shall not be considered separate land-disturbing activities but shall be considered under a Common Plan of Development. A stormwater management plan shall consider all sources of surface runoff and all sources of subsurface and groundwater flows converted to surface runoff, and include the following information:~~

- ~~(1) Information on the type and location of stormwater discharges, information on the features to which stormwater is being discharged including surface waters or karst features, if present, and the predevelopment and postdevelopment drainage areas,~~
- ~~(2) Contact information including the name, address, and telephone number of the owner and the tax reference number and parcel number of the property or properties affected, and a Responsible Land Disturber certification,~~
- ~~(3) A narrative that includes a description of current site conditions and final site conditions,~~
- ~~(4) A general description of the proposed stormwater management facilities and the mechanism through which the facilities will be operated and maintained after construction is complete,~~
- ~~(5) Information on the proposed stormwater management facilities, including:
 - ~~(i) The type of facilities,~~
 - ~~(ii) Location, including geographic coordinates,~~
 - ~~(iii) Acres treated, and~~
 - ~~(iv) The surface waters or karst features, if present, into which the facility will discharge.~~~~
- ~~(6) Hydrologic and hydraulic computations, including runoff characteristics,~~
- ~~(7) Documentation and calculations verifying compliance with the water quality and quantity requirements of Section 5-9 of this Ordinance.~~
- ~~(8) A map or maps of the site that depicts the topography of the site and includes:
 - ~~(i) All contributing drainage areas,~~
 - ~~(ii) Existing streams, ponds, culverts, ditches, wetlands, other water bodies, and floodplains,~~
 - ~~(iii) Soil types, geologic formations if karst features are present in the area, forest cover, and other vegetative areas,~~
 - ~~(iv) Current land use including existing structures, roads, and locations of known utilities and easements,~~
 - ~~(v) Sufficient information on adjoining parcels to assess the impacts of stormwater from the site on these parcels,~~
 - ~~(vi) The limits of clearing and grading, and the proposed drainage patterns on the site,~~~~

- ~~(vii) Proposed buildings, roads, parking areas, utilities, and stormwater management facilities, and~~
 - ~~(viii) Proposed land use with tabulation of the percentage of surface area to be adapted to various uses, including but not limited to planned locations of utilities, roads, and easements.~~
- ~~(b) If an operator intends to meet the water quality and/or quantity requirements set forth in Section 5-9 of this Ordinance through the use of off-site compliance options, where applicable, then a letter of availability from the off-site provider must be included. Approved off-site options must achieve the necessary nutrient reductions prior to the commencement of the applicant's land-disturbing activity except as otherwise allowed by § 62.1-44.15.345 of the Code of Virginia. A VSMP authority shall allow offsite options when:
 - ~~(1) Less than five acres of land will be disturbed,~~
 - ~~(2) The post-construction phosphorous control requirement is less than 10 pounds per year, or~~
 - ~~(3) The applicant demonstrates to the satisfaction of the VSMP authority that:
 - ~~(i) Alternative site designs have been considered that may accommodate onsite best management practices, and~~
 - ~~(ii) Onsite best management practices have been considered in alternative designs to the maximum extent practicable, and~~
 - ~~(iii) Appropriate onsite best management practices will be implemented, and~~
 - ~~(iv) Full compliance with post-development nonpoint nutrient runoff compliance requirements cannot practicably be met onsite. The applicant must demonstrate onsite control of at least 75 percent (75%) of the required phosphorous nutrient reductions. If the applicant is unable to provide 75% onsite control, a waiver may be granted by the VSMP authority subject to review of the applicant's justification to allow the use of offsite credit purchase to exceed 25%.~~~~~~
- ~~(c) Elements of the stormwater management plans that include activities regulated under Chapter 4 (§54.1-400 et seq.) of Title 54.1 of the Code of Virginia shall be appropriately sealed and signed by a professional registered in the Commonwealth of Virginia pursuant to Article 1 (§ 54.1-400 et seq.) of Chapter 4 of Title 54.1 of the Code of Virginia.~~
- ~~(d) A construction record drawing for permanent stormwater management facilities shall be submitted to the Administrator. The construction record drawing shall be appropriately sealed and signed by a professional registered in the Commonwealth of Virginia, certifying~~

~~that the stormwater management facilities have been constructed in accordance with the approved plan. Construction record drawings are not required for stormwater management facilities for which maintenance agreements are not required pursuant to Section 5-10(b).~~

- ~~(c) Approved stormwater management plans for residential, commercial and industrial subdivisions govern the development of individual parcels within that plan, throughout the development life of the property even if ownership changes.~~

~~5-7 POLLUTION PREVENTION PLAN, CONTENTS OF PLANS~~

- ~~(a) Pollution Prevention Plan, required by 9VAC25-870-56, shall be developed, implemented, and updated as necessary and must detail the design, installation, implementation, and maintenance of effective pollution prevention measures to minimize the discharge of pollutants. At a minimum, such measures must be designed, installed, implemented, and maintained to:~~
- ~~(1) Minimize the discharge of pollutants from equipment and vehicle washing, wheel wash water, and other wash waters. Wash waters must be treated in a sediment basin or alternative control that provides equivalent or better treatment prior to discharge,~~
 - ~~(2) Minimize the exposure of building materials, building products, construction wastes, trash, landscape materials, fertilizers, pesticides, herbicides, detergents, sanitary waste, and other materials present on the site to precipitation and to stormwater, and~~
 - ~~(3) Minimize the discharge of pollutants from spills and leaks and implement chemical spill and leak prevention and response procedures.~~
- ~~(b) The pollution prevention plan shall include effective best management practices to prohibit the following discharges:~~
- ~~(1) Wastewater from washout of concrete, unless managed by an appropriate control;~~
 - ~~(2) Wastewater from washout and cleanout of stucco, paint, form release oils, curing compounds, and other construction materials;~~
 - ~~(3) Fuels, oils, or other pollutants used in vehicle and equipment operation and maintenance, and~~
 - ~~(4) Soaps or solvents used in vehicle and equipment washing.~~
- ~~(c) Discharges from dewatering activities, including discharges from dewatering of trenches and excavations, are prohibited unless managed by appropriate controls.~~

~~5-8 REVIEW OF STORMWATER MANAGEMENT PLAN~~

- ~~(a) The Administrator or the Public Works Director as the duly authorized agent of the Administrator shall review stormwater management plans and shall approve or disapprove a stormwater management plan according to the following:~~
- ~~(1) The Administrator shall determine the completeness of a plan in accordance with Section 5-6 of this Ordinance, and shall notify the applicant, in writing, of such determination, within 15 calendar days of receipt. If the plan is deemed to be incomplete, the above written notification shall contain the reasons the plan is deemed incomplete.~~
 - ~~(2) The Administrator shall have an additional 60 calendar days from the date of the communication of completeness to review the plan, except that if a determination of completeness is not made within the time prescribed in subdivision (1), then plan shall be deemed complete and the Administrator shall have 60 calendar days from the date of submission to review the plan.~~
 - ~~(3) The Administrator shall review any plan that has been previously disapproved, within 45 calendar days of the date of resubmission.~~
 - ~~(4) During the review period, the plan shall be approved or disapproved and the decision communicated in writing to the person responsible for the land-disturbing activity or his designated agent. If the plan is not approved, the reasons for not approving the plan shall be provided in writing. Approval or denial shall be based on the plan's compliance with the requirements of this Ordinance.~~
 - ~~(5) If a plan meeting all requirements of this Ordinance is submitted and no action is taken within the time provided above in subdivision (2) for review, the plan shall be deemed approved.~~
 - ~~(6) Any changes or modifications to the plans initiated by the applicant during the review process (not responses to staff comments) will reset the 60 day calendar review process as of the date of the applicant's request. .~~
- ~~(b) Approved stormwater plans may be modified as follows:~~
- ~~(1) Modifications to an approved stormwater management plan shall be allowed only after review and written approval by the Administrator. The Administrator shall have 60 calendar days to respond in writing either approving or disapproving such request.~~
 - ~~(2) The Administrator may require that an approved stormwater management plan be amended, within a time prescribed by the Administrator, to address any deficiencies noted during inspection.~~

- ~~(c) The Administrator shall require the submission of a construction record drawing for permanent stormwater management facilities. The Administrator may elect not to require construction record drawings for stormwater management facilities for which recorded maintenance agreements are not required pursuant to Section 5-10 (b).~~

~~5-9 TECHNICAL CRITERIA FOR REGULATED LAND-DISTURBING ACTIVITIES~~

- ~~(a) To protect the quality and quantity of state water from the potential harm of unmanaged stormwater runoff resulting from land-disturbing activities, the Town of Warrenton hereby adopts the technical criteria for regulated land-disturbing activities set forth in Part II B of the Regulations 9VAC25-870(62-99), as amended, expressly to include 9VAC25-870-63 [water quality design criteria requirements], 9VAC25-870-65 [water quality compliance], 9VAC25-870-66 [water quantity], 9VAC25-870-69 [offsite compliance options], 9VAC25-870-72 [design storms and hydrologic methods], 9VAC25-870-74 [stormwater harvesting], 9VAC25-870-76 [linear development project], and, 9VAC25-870-85 [stormwater management impoundment structures or facilities], which shall apply to all land-disturbing activities regulated pursuant to this Ordinance, except as expressly set forth in Subsection (b) of this Section.~~

- ~~(b) Any land disturbing activity considered grandfathered by the VSMP authority shall be subject to the Part II C (9VAC25-870 (93-99) technical criteria of the VSMP Regulation provided:~~

- ~~(1) A proffered or conditional zoning plan, zoning with the a plan of development, preliminary or final subdivision plat, preliminary or final site plan, or any document determined by the locality to be equivalent thereto (i) was approved by the locality prior to July 1, 2012, (ii) provided a layout as defined in 9VAC25-870-10, (iii) will comply with the Part II C technical criteria of the VSMP Regulation, and (iv) has not been subsequently modified or amended in a manner resulting in an increase in the amount of phosphorus leaving each point of discharge, and such that there is no increase in the volume or rate of runoff;~~

- ~~(2) A state permit has not been issued prior to July 1, 2014, and~~

- ~~(3) Land disturbance did not commence prior to July 1, 2014.~~

- ~~(c) Locality, state and federal projects shall be considered grandfathered by the VSMP authority and shall be subject to the Part II C technical criteria of the VSMP Regulation provided:~~

- ~~(1) There has been an obligation of locality, state or federal funding, in whole or in part, prior to July 1, 2012, or the department has approved a stormwater management plan prior to July 2, 2012, and~~

- ~~(2) A state permit has not been issued prior to July 1, 2014, and~~

- ~~(3) Land disturbance did not commence prior to July 1, 2014.~~
- ~~(d) Land disturbing activities grandfathered under subsections A and B of this section shall remain subject to the Part H C technical criteria of the VSMP Regulation for one additional state permit cycle. After such time, portions of the project not under construction shall become subject to any new technical criteria adopted by the board.~~
- ~~(e) In cases where governmental bonding or public debt financing has been issued for a project prior to July 1, 2012, such project shall be subject to the technical criteria of Part H C.~~
- ~~(f) Nothing in this section shall preclude an operator from constructing to a more stringent standard at his discretion.~~
- ~~(g) The Administrator may grant exceptions to the technical requirements of Part H B or Part H C of the Regulations, provided that (i) the exception is the minimum necessary to afford relief, (ii) reasonable and appropriate conditions are imposed so that the intent of the Act, the Regulations, and this Ordinance are preserved, (iii) granting the exception will not confer any special privileges that are denied in other similar circumstances, and (iv) exception requests are not based upon conditions or circumstances that are self-imposed or self-created. Economic hardship alone is not sufficient reason to grant an exception from the requirements of this Ordinance.~~
- ~~(1) Exceptions to the requirement that the land-disturbing activity obtain required VSMP authority permit shall not be given by the Administrator, nor shall the Administrator approve the use of a BMP not found on the Virginia Stormwater BMP Clearinghouse Website, or any other control measure duly approved by the Director.~~
- ~~(2) Exceptions to requirements for phosphorus reductions shall not be allowed unless offsite options otherwise permitted pursuant to 9VAC25-870-69 have been considered and found not available.~~
- ~~(h) Nothing in this Section shall preclude an operator from constructing to a more stringent standard at their discretion.~~

~~5-10 ADEQUATE DRAINAGE~~

- ~~(a) In order to protect and conserve the land and water resources of this Town for the use and benefit of the public, measures for the adequate drainage of surface waters shall be taken and facilities provided in connection with all land development activities.~~
- ~~(b) Adequate drainage of surface water means the effective conveyance of storm and other surface waters through and from the onsite stormwater management facilities into a(n):~~
- ~~(1) natural watercourse, i.e., a stream with incised channel (bed and banks);~~

- ~~(2) drainage facility of sufficient capacity without adverse impact upon the land over which the waters are conveyed or upon the watercourse or facility into which such waters are discharged, or~~
- ~~(3) adequate channel as defined in Section 5-2 of these regulations.~~

~~5-10.1 Minimum Requirements~~

- ~~(a) The drainage system must have the hydraulic characteristics to accommodate the maximum expected flow of surface waters for a given watershed, or portion thereof, for the duration and intensity of rainfall, as specified in the Town's Public Facilities Manual (PFM).~~
- ~~(b) Determination of the size and capacity of the drainage system shall be based on the planned development, existing zoning or existing development, whichever is greater, within the watershed.~~
- ~~(c) The drainage system shall be designed.~~
 - ~~(1) To honor natural drainage divides,~~
 - ~~(2) To account for both off site and on site surface waters,~~
 - ~~(3) To convey such waters to a natural watercourse, i.e., a natural watercourse at the natural elevation, or an existing or proposed stormwater management facility, and~~
 - ~~(4) To discharge the surface waters into a natural watercourse at the natural elevation, or into an existing facility of adequate capacity.~~
- ~~(d) The drainage system shall be designed such that properties over which the surface waters are conveyed, from the development site to discharge point(s), are not subject to increased erosion or increased flooding.~~
- ~~(e) Concentrated surface waters shall not be discharged on adjoining property, unless an easement expressly authorizing such discharge has been granted by the owner of the affected land or unless the discharge is into a natural watercourse, or other appropriate discharge point as set for the above.~~
- ~~(f) The owner or applicant/development may continue to discharge storm water which has not been concentrated into a lower lying property if the following three conditions are met.~~
 - ~~(1) The peak runoff rate after development does not exceed the predevelopment peak runoff rate for the 1-year storm and 10-year storm.~~
 - ~~(2) The increase in runoff volume caused by the development will not have an adverse impact, such as erosion or flooding, on the lower lying property. Any increase in runoff volume will be analyzed and meet the requirement of the Energy Balance~~

~~Equation as defined by the Channel Protection criterion of Part IIB of the new SWM Regulations (9VAC25-870-66 Water Quantity). Sheet flow is to be analyzed in accordance with 9VAC25-870-66.D.~~

- ~~(g) If the discharge conditions are not met and the discharge may aggravate an existing drainage problem or cause a drainage problem, the applicant/developer must provide a drainage system satisfactory to the Director to preclude an adverse impact upon the adjacent or downstream property. These improvements will be contained within a suitable Drainage Easement.~~
- ~~(h) Drainage structures shall be constructed in such a manner that they may be maintained at a reasonable cost. Drainage structures and treatment facilities designed for treatment of stormwater runoff from multiple building lots shall not be located on or within and individual building lot or lots, but shall be within commonly-owned area, and shall be located so as to be easily accessed for maintenance purposes.~~
- ~~(i) If the outfall is into a natural and well defined, stabilized watercourse, the two-year peak flow from the development of the watershed must be at a flow rate and velocity which the watercourse can accept without causing erosion in the streambed or over-bank flooding. Alternatively, if the applicant/developer chooses, the downstream watercourse may be modified so that it can handle the two-year post-development flow, provided, however, that if the applicant/developer choose to install a storm drainage system, the system shall be designed in accordance with these regulations for such systems.~~
- ~~(j) If off site downstream construction and easements are necessary to obtain an adequate drainage outfall, no plans shall receive final approval until such storm drainage easements, extending to the nearest natural and well defined, adequate, stabilized watercourse, or adequate man-made drainage channel or pipe, have obtained and recorded among the land records of Fauquier County, Virginia.~~
- ~~(k) Storm sewers shall be discharged into the area least likely to erode. The following should be considered:
 - ~~(1) Generally, it is preferred to discharge at the flood plain limit into an adequate watercourse channel leading to the main stream-bed, rather than disturb the flood plain by extending the storm sewer.~~
 - ~~(2) If an adequate watercourse channel does not exist, the only alternative is to discharge into the main stream-bed.~~
 - ~~(3) In either case, energy dissipation devices are required.~~~~
- ~~(l) The requirements of Town of Warrenton relating to Erosion and Sedimentation Control, and the further requirements for protection of stream-beds by detention of surface waters,~~

~~set forth in these regulations must be satisfied. Additionally, the Stormwater Management Regulations requirements to protect water quality must be met, if applicable.~~

- ~~(m) All drainage ways, including overland relief pathways, must be separated from buildings. No building or other permanent structure may be built on or in a storm drainage system, or easement.~~
- ~~(n) Consideration must be given in the preparation of the plans to preclude adverse impacts resulting from higher rates and volumes of flow that might occur during construction.~~
- ~~(o) In cases where the drainage plans of a proposed development do not satisfy these minimum requirements because necessary off site facilities or improvements are lacking, the applicant/developer shall delay development until the necessary off site facilities or improvements are constructed or other arrangements are made which are suitable to the Director of Public Works. In such event, the plat or plans, if otherwise satisfactory, will be approved when the requirements of this Article are satisfied. Alternatively, the applicant/developer may choose to supply the offsite facilities that are necessary for adequate drainage.~~
- ~~(p) The downstream extent of this review shall be to the point at which the total drainage area is at least 100 times greater than the area of the development site in question.~~

~~5-11 LONG-TERM MAINTENANCE OF PERMANENT STORMWATER FACILITIES~~

- ~~(a) The Administrator shall require the provision of long-term responsibility for and maintenance of stormwater management facilities and other techniques specified to manage the quality and quantity of runoff. Such requirements shall be set forth in an instrument recorded in the local land records prior to general permit termination or earlier as required by the Administrator and shall at a minimum:
 - ~~(1) Be submitted to the Administrator for review and approval prior to the approval of the stormwater management plan,~~
 - ~~(2) Be stated to run with the land,~~
 - ~~(3) Provide for all necessary access to the property for purposes of maintenance and regulatory inspections,~~
 - ~~(4) Provide for inspections and maintenance and the submission of inspection and maintenance reports to the Administrator, and~~
 - ~~(5) Be enforceable by all appropriate governmental parties.~~~~
- ~~(b) At the discretion of the Administrator, such recorded instruments need not be required for stormwater management facilities designed to treat stormwater runoff primarily from an individual residential lot on which they are located, provided it is demonstrated to the~~

~~satisfaction of the Administrator that future maintenance of such facilities will be addressed through an enforceable mechanism at the discretion of the Administrator.~~

- ~~(c) If a recorded instrument is not required pursuant to Subsection 5-10 (b), the Administrator, or any duly authorized agent of the Administrator, shall develop a strategy for addressing maintenance of stormwater management facilities designed to treat stormwater runoff primarily from an individual residential lot on which they are located. Such a strategy may include periodic inspections, homeowner outreach and education, or other method targeted at promoting the long-term maintenance of such facilities. Such facilities shall not be subject to the requirement for an inspection to be conducted by the Administrator.~~

~~5-12 MONITORING AND INSPECTIONS~~

- ~~(a) The Administrator or any duly authorized agent of the Administrator shall inspect the land-disturbing activity during construction for:~~
- ~~(1) Compliance with the approved erosion and sediment control plan,~~
 - ~~(2) Compliance with the approved stormwater management plan,~~
 - ~~(3) Development, updating, and implementation of a pollution prevention plan, and~~
 - ~~(4) Development and implementation of any additional control measures necessary to address a TMDL, if applicable.~~
- ~~(b) The Administrator or any duly authorized agent of the Administrator may, at reasonable times and under reasonable circumstances, enter any establishment or upon any property, public or private, for the purpose of obtaining information or conducting surveys or investigations necessary in the enforcement of the provisions of this Ordinance.~~
- ~~(c) In accordance with a performance bond with surety, cash escrow, letter of credit, any combination thereof, or such other legal arrangement or instrument, the Administrator may also enter any establishment or upon any property, public or private, for the purpose of initiating or maintaining appropriate actions which are required by the permit conditions associated with a land-disturbing activity when a permittee, after proper notice, has failed to take acceptable action within the time specified.~~
- ~~(d) Pursuant to § 62.1-44.15.40 of the Code of Virginia, the Administrator may require every VSMP authority permit applicant or permittee, or any such person subject to VSMP authority permit requirements under this Ordinance, to furnish when requested such application materials, plans, specifications, and other pertinent information as may be necessary to determine the effect of his discharge on the quality of state waters, or such other information as may be necessary to accomplish the purposes of this Ordinance.~~
- ~~(c) Post-construction inspections of stormwater management facilities required by the provisions of this Ordinance shall be conducted by the Administrator or any duly~~

~~authorized agent of the Administrator pursuant to the Town's adopted and State Board approved inspection program, and shall occur, at minimum, at least once every five (5) years except as may otherwise be provided for in Section 5-10.~~

~~5-13 HEARINGS~~

- ~~(a) Any permit applicant or permittee, or person subject to Ordinance requirements, aggrieved by any action of the Town taken without a formal hearing, or by inaction of the Town, may demand in writing a formal hearing by the Town Board of Zoning Appeals causing such grievance, provided a petition requesting such hearing is filed with the Administrator within 30 days after notice of such action is given by the Administrator.~~
- ~~(b) The hearings held under this Section shall be conducted by the Town at a regular or special meeting of the Board of Zoning Appeals.~~
- ~~(c) A verbatim record of the proceedings of such hearings shall be taken and filed with the Board of Zoning Appeals. Depositions may be taken and read as in actions at law.~~
- ~~(d) The Board of Zoning Appeals or its designated member, as the case may be, shall have power to issue subpoenas and subpoenas duces tecum, and at the request of any party shall issue such subpoenas. The failure of a witness without legal excuse to appear or to testify or to produce documents shall be acted upon by the local governing body, or its designated member, whose action may include the procurement of an order of enforcement from the circuit court. Witnesses who are subpoenaed shall receive the same fees and reimbursement for mileage as in civil actions.~~

~~5-14 APPEALS~~

~~See Section 5-13 – HEARINGS above and Article 11-3.3.10 Appeals of the Town Zoning Ordinance.~~

~~5-15 ENFORCEMENT~~

- ~~(a) If the Administrator determines that there is a failure to comply with the VSMP authority permit conditions or determines there is an unauthorized discharge, notice shall be served upon the permittee or person responsible for carrying out the permit conditions by any of the following: verbal warnings and inspection reports, notices of corrective action, consent special orders, and notices to comply. Written notices shall be served by registered or certified mail to the address specified in the permit application or by delivery at the site of the development activities to the agent or employee supervising such activities.~~
 - ~~(1) The notice shall specify the measures needed to comply with the permit conditions and shall specify the time within which such measures shall be completed. Upon failure to comply within the time specified, a stop work order may be issued in accordance with Subsection (b) or the permit may be revoked by the Administrator.~~

- ~~(2) If a permittee fails to comply with a notice issued in accordance with this Section within the time specified, the Administrator may issue an order requiring the owner, permittee, person responsible for carrying out an approved plan, or the person conducting the land-disturbing activities without an approved plan or required permit to cease all land-disturbing activities until the violation of the permit has ceased, or an approved plan and required permits are obtained, and specified corrective measures have been completed.~~

~~Such orders shall be issued in accordance with Article 11 of the Town Zoning Ordinance. Such orders shall become effective upon service on the person by certified mail, return receipt requested, sent to his address specified in the land records of the locality, or by personal delivery by an agent of the Administrator. However, if the Administrator finds that any such violation is grossly affecting or presents an imminent and substantial danger of causing harmful erosion of lands or sediment deposition in waters within the watersheds of the Commonwealth or otherwise substantially impacting water quality, it may issue, without advance notice or hearing, an emergency order directing such person to cease immediately all land-disturbing activities on the site and shall provide an opportunity for a hearing, after reasonable notice as to the time and place thereof, to such person, to affirm, modify, amend, or cancel such emergency order. If a person who has been issued an order is not complying with the terms thereof, the Administrator may institute a proceeding for an injunction, mandamus, or other appropriate remedy in accordance with Subsection 5-13 (c).~~

- ~~(b) In addition to any other remedy provided by this Ordinance, if the Administrator or his designee determines that there is a failure to comply with the provisions of this Ordinance, they may initiate such informal and/or formal administrative enforcement procedures in a manner that is consistent with the Town Zoning Ordinance and/or the Public Facilities Manual.~~
- ~~(c) Any person violating or failing, neglecting, or refusing to obey any rule, regulation, ordinance, order, approved standard or specification, or any permit condition issued by the Administrator may be compelled in a proceeding instituted in Fauquier Circuit Court by the Town to obey same and to comply therewith by injunction, mandamus or other appropriate remedy.~~
- ~~(d) Any person who violates any provision of this Ordinance or who fails, neglects, or refuses to comply with any order of the Administrator, shall be subject to a civil penalty not to exceed \$32,500 for each violation within the discretion of the court. Each day of violation of each requirement may constitute a separate offense.~~
- ~~(1) Violations for which a penalty may be imposed under this Subsection shall include but not be limited to the following.~~
- ~~(i) No state permit registration,~~

- ~~(ii) No SWPPP,~~
 - ~~(iii) Incomplete SWPPP,~~
 - ~~(iv) SWPPP not available for review,~~
 - ~~(v) No approved erosion and sediment control plan,~~
 - ~~(vi) Failure to install stormwater BMPs or erosion and sediment controls,~~
 - ~~(vii) Stormwater BMPs or erosion and sediment controls improperly installed or maintained,~~
 - ~~(viii) Operational deficiencies,~~
 - ~~(ix) Failure to conduct required inspections,~~
 - ~~(x) Incomplete, improper, or missed inspections, and~~
 - ~~(xi) Discharges not in compliance with the requirements of Section 4VAC 50-60-1170 of the general permit.~~
- ~~(2) The Administrator may issue a summons for collection of the civil penalty and the action may be prosecuted in the appropriate court.~~
- ~~(3) In imposing a civil penalty pursuant to this Subsection, the court may consider the degree of harm caused by the violation and also the economic benefit to the violator from noncompliance.~~
- ~~(4) Any civil penalties assessed by a court as a result of a summons issued by the Locality shall be paid into the treasury of the Town of Warrenton to be used for the purpose of minimizing, preventing, managing, or mitigating pollution of the waters of the locality and abating environmental pollution therein in such manner as the court may, by order, direct.~~
- ~~(c) Notwithstanding any other civil or equitable remedy provided by this Section or by law, any person who willfully or negligently violates any provision of this Ordinance, any order of the Administrator, any condition of a permit, or any order of a court shall, be guilty of a misdemeanor punishable by confinement in jail for not more than 12 months or a fine of not less than \$2,500 nor more than \$32,500, or both.~~

~~5-16 FEES~~

- ~~(a) Fees to cover costs associated with implementation of a VSMP related to land disturbing activities and issuance of general permit coverage and VSMP authority permits shall be imposed in accordance with Table 1. When a site or sites has been purchased for development within a previously permitted common plan of development or sale, the Applicant shall be subject to fees ("total fee to be paid by applicant" column) in accordance with the disturbed acreage of their site or sites according to Table 1.~~

~~Table 1. Fees for permit issuance~~

Fee type	Total fee to be paid by Applicant (includes both VSMP authority and Department portions where applicable)	Department portion of "total fee to be paid by Applicant" (based on 28% of total fee paid*)
General / Stormwater Management - Small Construction Activity/Land Clearing. (Areas with common plans of development or sale with land disturbance acreage less than one acre, except for single-family detached residential structures).	\$290	\$81
General / Stormwater Management - Small Construction Activity/Land Clearing (Single-family detached residential structures within or outside a common plan of development or sale with land disturbance acreage less than 5 acres). No registration statement required. must adhere to general permit requirements.	\$209	\$0
General / Stormwater Management - Small Construction Activity/Land Clearing (Sites or areas within common plans of development or sale with land disturbance acreage equal to or greater than 1 acre and less than 5 Acres)	\$2,700	\$756
General / Stormwater Management - Large Construction Activity/Land Clearing (Sites or areas within common plans of development or sale with land disturbance acreage equal to or greater than 5 acres and less than 10 acres)	\$3,400	\$952
General / Stormwater Management - Large Construction Activity/Land Clearing [Sites or areas within common plans of development or sale with land disturbance acreage equal to or greater than 10 acres and less than 50 acres]	\$4,500	\$1,260
General / Stormwater Management - Large Construction Activity/Land Clearing (Sites or areas within common plans of development or sale with land disturbance acreage equal to or greater than 50 acres and less than 100 acres)	\$6,100	\$1,708
General / Stormwater Management - Large Construction Activity/Land Clearing (Sites or areas within common plans of development or sale with land disturbance acreage equal to or greater than 100 acres)	\$9,600	\$2,688

~~* If the project is completely administered by the Department such as may be the case for a state or federal project or projects covered by individual permits, the entire applicant fee shall be paid to the Department.~~

- ~~(b) Fees for the modification or transfer of registration statements from the general permit issued by the State Board shall be imposed in accordance with Table 2. If the general permit modifications result in changes to stormwater management plans that require~~

~~additional review by the Town, such reviews shall be subject to the fees set out in Table 2. The fee assessed shall be based on the total disturbed acreage of the site. In addition to the general permit modification fee, modifications resulting in an increase in total disturbed acreage shall pay the difference in the initial permit fee paid and the permit fee that would have applied for the total disturbed acreage in Table 1.~~

~~Table 2. Fees for the modification or transfer of registration statements for the General Permit for Discharges of Stormwater from Construction Activities~~

Type of Permit	Fee Amount
General / Stormwater Management – Small Construction Activity/Land Clearing (Areas within common plans of development or sale with land disturbance acreage less than 1 acre)	\$20
General / Stormwater Management – Small Construction Activity/Land Clearing (Sites or areas within common plans of development or sale with land disturbance acreage equal to or greater than 1 and less than 5 acres)	\$200
General / Stormwater Management – Large Construction Activity/Land Clearing (Sites or areas within common plans of development or sale with land disturbance acreage equal to or greater than 5 acres and less than 10 acres)	\$250
General / Stormwater Management – Large Construction Activity/Land Clearing (Sites or areas within common plans of development or sale with land disturbance acreage equal to or greater than 10 acres and less than 50 acres)	\$300
General / Stormwater Management – Large Construction Activity/Land Clearing (Sites or areas within common plans of development or sale with land disturbance acreage equal to or greater than 50 acres and less than 100 acres)	\$450
General / Stormwater Management – Large Construction Activity/Land Clearing (Sites or areas within common plans of development or sale with land disturbance acreage equal to or greater than 100 acres)	\$700

~~(c) The following annual permit maintenance shall be imposed in accordance with Table 3, including fees imposed on expired permits that have been administratively continued. With respect to the general permit, these fees shall apply until the permit coverage is terminated.~~

~~Table 3. Permit Maintenance Fees**~~

Type of Permit	Fee Amount
Chesapeake Bay Preservation Act Land-Disturbing Activity (not subject to General Permit coverage, sites within designated areas of Chesapeake Bay Act localities with land-disturbance acreage equal to or greater than 2,500 square feet and less than 1 acre)	\$50
General / Stormwater Management – Small Construction Activity/Land Clearing (Areas within common plans of development or sale with land disturbance acreage less than 1 acre)	\$50
General / Stormwater Management – Small Construction Activity/Land Clearing (Sites or areas within common plans of development or sale with land disturbance equal to or greater than 1 acre and less than 5 acres)	\$400
General / Stormwater Management – Large Construction Activity/Land Clearing (Sites or areas within common plans of development or sale with land disturbance acreage equal to or greater than 5 acres and less than 10 acres)	\$500

Type of Permit	Fee Amount
General / Stormwater Management – Large Construction Activity/Land Clearing (Sites or areas within common plans of development or sale with land disturbance acreage equal to or greater than 10 acres and less than 50 acres)	\$650
General / Stormwater Management – Large Construction Activity/Land Clearing (Sites or areas within common plans of development or sale with land disturbance acreage equal to or greater than 50 acres and less than 100 acres)	\$900
General / Stormwater Management – Large Construction Activity/Land Clearing (Sites or areas within common plans of development or sale with land disturbance acreage equal to or greater 100 acres)	\$1,400

~~*General permit coverage maintenance fees shall be paid annually to the Town, by the anniversary date of general permit coverage. No permit will be reissued or automatically continued without payment of the required fee. General permit coverage maintenance fees shall be applied until a Notice of Termination is effective.~~

~~(d) The fees set forth in Subsections (a) through (c) above, shall apply to:~~

~~(1) All persons seeking coverage under the general permit.~~

~~(2) All permittees who request modifications to or transfers of their existing registration statement for coverage under a general permit.~~

~~(3) Persons whose coverage under the general permit has been revoked shall apply to the Department for an Individual Permit for Discharges of Stormwater from Construction Activities.~~

~~(4) Permit and permit coverage maintenance fees outlined under Section 5-15 (c) may apply to each general permit holder.~~

~~(c) No general permit application fees will be assessed to:~~

~~(1) Permittees who request minor modifications to general permits as defined in Section 5-2 of this Ordinance. Permit modifications at the request of the permittee resulting in changes to stormwater management plans that require additional review by the Administrator shall not be exempt pursuant to this Section.~~

~~(2) Permittees whose general permits are modified or amended at the initiative of the Department, excluding errors in the registration statement identified by the Administrator or errors related to the acreage of the site.~~

~~(f) All incomplete payments will be deemed as nonpayments, and the applicant shall be notified of any incomplete payments. Interest may be charged for late payments at the underpayment rate set forth in §58.1-15 of the Code of Virginia and is calculated on a monthly basis at the applicable periodic rate. A 10% late payment fee shall be charged to any delinquent (over 90 days past due) account. The Town shall be entitled to all remedies available under the Code of Virginia in collecting any past due amount.~~

~~5-17 PERFORMANCE BOND (OVAC25-870-104.D AND CODE § 603.8(A))~~

~~Prior to issuance of any permit, the Applicant shall be required to submit a reasonable performance bond with surety, cash escrow, letter of credit, any combination thereof, or such other legal arrangement acceptable to the Town, to ensure that measures could be taken by the Town at the Applicant's expense should he fail, after proper notice, within the time specified to initiate or maintain appropriate actions which may be required of him by the permit conditions as a result of his land disturbing activity. If the Town takes such action upon such failure by the Applicant, the Locality may collect from the Applicant for the difference should the amount of the reasonable cost of such action exceed the amount of the security held, if any. Within 60 days of the completion of the requirements of the permit conditions, such bond, cash escrow, letter of credit or other legal arrangement, or the unexpended or unobligated portion thereof, shall be refunded to the Applicant or terminated.~~

~~5-18 ADOPTION, AMENDMENTS, AND REPEAL~~

~~This guidance document shall remain in effect until rescinded, amended or superseded.~~