

Criteria for Zero Land Disturbance Policy

Check to determine if Common Plan will disturb over one acre

Best case (if sewer or septic is available):

<p>If sewer:</p> <p>2 [max restricted building size] x number of lots / 43,560 sq. ft. = _____ acres disturbed</p>	<p>If septic:</p> <p>2 [max restricted building size] x number of lots + 9400 sq. ft.* x number of lots = _____ / 43,560 sq. ft. = _____ acres disturbed</p>
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**(average septic tank area of disturbance based on a 4BR home)*

Worst case:

Find out from property owner if they plan to disturb more than this minimum square footage on their lot and add that to the average for the remaining lots.

If either (best/worst):

*If disturbance is over 1 acre, each lot will require SCDHEC NOI coverage as well as an erosion control plan.

*If the individual lot disturbs over 1 acre in itself, an engineer will be required to develop an Engineered Minimum Plan from our division as well as obtain SCDHEC NOI coverage.

Check to determine if Peak Attenuation is required

Use the Modified Rational Method (MRM) below to determine Pre-Dev. and Post-Dev. Runoff Rates

Average Lot Size	Average % Impervious	SCS CN	MR C (Interpelated)
1/8 acre	65%	85	0.7
1/4 acre	38%	75	0.62
1/3 acre	30%	72	0.6
1/2 acre	25%	70	0.5
1 acre	20%	68	0.45
2 acre	12%	65	0.4
Tc = 5 min unless lots are larger			
Q = CIA	Pre/Post Ñ = Total Summary Plat Area		

*If the total of summary plat is less than 1 acre disturbed and less than 1 cfs, a Simplified permit can be used.

*If summary plat total calculation is greater than 1 cfs total, each individual parcel must meet peak attenuation requirements (including up to the 25 year storm event)

*If summary plat total calculation is less than 1 cfs but more than 1 acre of disturbed area is determined, NOI DHEC's Residential Individual Lot coverage is needed but the applicant can use a Simplified permit.

Peak Attenuation can be met one of three ways:

1. Full Dispersion 65% forested and 10% effective impervious area

Table 1: Dispersion Ratios

% Native Vegetation Preserved (min. allowed)	% Effective Impervious	% Lawn/Landscape (max. allowed)
65	10	35
60	9	40
55	8.5	45
50	8	50*
45	7	55*
40	6	60*
35	5.5	65*

- *This method is only applicable is site is still fully/mostly forested
- *Old pastures are not considered native vegetation
- *Tier B Land Surveyor can prepare
- *Site plan would need to show proposed building and driveway surfaces are less than 10% impervious
- *It would also need to show the proposed area with metes and bounds that will comprise the 65% native area
- *An erosion control plan must also be shown on plan
- *The Construction Inspector will note during the Pre-Construction Meeting that site has been staked to preserve 65% native area
- *Sites will be inspected monthly to ensure 65% is not disturbed
- *Revised plat, with full dispersion notes and as-built survey showing the 65% undisturbed area (with metes and bounds) preserved in a buffer easement must be recorded in RMC office and submitted as required close-out documentation

2. Disconnected Impervious less than 60% but greater than 50% Native Vegetation Preserved (Non-Mountainous Area)

Refer to the design requirements under Section 1.3.3 Cleared Area Dispersion BMPs of Appendix J – LID-02 Full Dispersion of the Design Greenville County Stormwater Management Design Manual.

- Specific criteria – 100 feet of vegetated flowpaths or 25 feet of Native Vegetation buffer.
- Revised plat with area used for stormwater feature delineated in an easement must be recorded in the RMC office.

3. Less than 50% Native Vegetation and/or greater than 8% Impervious Surface

- *Registered Design Professional must provide SWPPP design
- *LID features are required (alone or in combination with disconnected impervious practices) as well as retaining for 25-year storm volume on site
- *Revised plat with stormwater feature identified must be recorded in the RMC office.