



## Less than 2 acre Project Requirements In Non-Coastal Counties

**This document is to provide guidance for projects located outside of the 8 coastal counties (Beaufort, Berkeley, Charleston, Colleton, Dorchester, Georgetown, Horry and Jasper) subject to the requirements of the S.C. Coastal Zone Management Plan and are not part of a larger common plan (LCP).**

The plan in LCP is “broadly defined as any announcement or piece of documentation (including a sign, public notice or hearing, sales pitch, advertisement, drawing, permit application, zoning request, computer design, etc.) or physical demarcation (including boundary signs, lot stakes, surveyor markings, etc.) indicating construction activities may occur on a specific plot.” [63 Federal Register No. 128, July 6, 1998, p. 36491] For example, if master calculations have been prepared and/ or submitted for an entire site, then all phases and parcels at that site would be considered part of an LCP. If the site is part of a subdivision, industrial park, commercial park, etc., then it is considered to be part of an LCP. If there have been land-disturbing activities, including clearing, grading or excavating, that resulted in 1 disturbed acre or more since 1992, then any future land-disturbing activities at the site are considered to be part of an LCP.

### **Less than 1 acre Projects:**

Projects that disturb less than 1 acre and are not part of a larger common plan for development or sale (LCP) require the submittal of a simplified plan sheet and NOI (DHEC Form 2617) or other form provided by DHEC. Following is a summary of DHEC’s submittal requirements for projects that disturb less than 1 acre and are not part of a LCP:

1. Complete **Sections I, II, III, IV.A, and VI. B** of the NOI (DHEC Form 2617) or other form provided by DHEC.
2. Provide **1 copy** of plan and application.
3. Projects are required to provide adequate sediment and erosion controls in order to insure no offsite sedimentation into Waters of the State, adjacent properties, public right-of-ways.
4. Stormwater detention is not required under R. 72-300.
5. A narrative description of the stormwater management and sediment control plan to be used during land disturbing activities. This may be included on the plans instead of in a written narrative.
6. General description of topographic and soil conditions of the property.
7. A general description of adjacent property and a description of existing structures, buildings, and other fixed improvements located on surrounding properties.
8. A sketch plan including:
  - a) A site location drawing of the proposed project, indicating the location of the proposed project in relation to roadways, jurisdictional boundaries, streams and rivers
  - b) The boundary lines of the site on which the work is to be performed
  - c) The location of temporary and permanent vegetative and structural stormwater management and sediment control measures.
  - d) A topographic map of the site if required by the implementing agency

*Note: Plan is not required to be prepared by an engineer, Tier B surveyor, or landscape architect; however, if an individual with one of these licenses prepares the plan, then they must seal the plans.*

**Less than 2 acre Projects (not less than 1 acre):**

The S.C. Stormwater Management and Sediment Reduction Act (R.72-300) requires that for land disturbing activities involving two (2) acres or less of actual land disturbance which are not part of a larger common plan of development or sale, the person responsible for the land disturbing activity shall submit a simplified stormwater management and sediment control plan meeting the requirements of R.72-307H. Following is a summary of DHEC's submittal requirements for projects that disturb less than 2 acres and are not part of a LCP:

1. Complete NOI (DHEC Form 2617) or other form provided by DHEC.
2. Provide **3 copies** of plans and 1 application and narrative.
3. A narrative description of the stormwater management and sediment control plan to be used during land disturbing activities including the following information:
  - a) An anticipated starting and completion date of the various stages of land disturbing activities and the expected date the final stabilization will be completed.
  - b) General description topographic and soil conditions of the tract from the local soil and water conservation district.
  - c) General description of the pre- and post-development flows at each outfall.
  - d) General description of adjacent property and a description of existing structures, buildings, and other fixed improvements located on surrounding properties
4. A sketched plan (engineer's, Tier B surveyor's or landscape architect's seal not required) to accompany the narrative which shall contain:
  - a) Site location drawing of the proposed project, indicating the location of the proposed project in relation to roadways, jurisdictional boundaries, streams and rivers.
  - b) The boundary lines of the site on which the work is to be performed.
  - c) A topographic map of the site if required by the implementing agency.
  - d) The location of temporary and permanent vegetative and structural stormwater management and sediment control measures.
  - e) Certification by the person responsible for the land disturbing activity that the land disturbing activity will be accomplished pursuant to the plan.
  - f) Certification by the person responsible for the land disturbing activity of the right of the Commission or implementing agency to conduct on-site inspections.

The requirements contained above and in the Stormwater Management and Sediment and Erosion Control Plan Review Checklist For Design Professionals may be indicated on one plan sheet.

In addition to R.72-300, all projects that disturb 1 acre or more are subject to the requirements of the NPDES General Permit for Storm Water Discharges from Large and Small Construction Activities (CGP). Please see <http://www.scdhec.gov/environment/water/docs/erfchecklist.doc> for design checklist. Additionally, projects may be subject to requirements of local governments through local ordinances, in particular, those areas that are considered Municipal Separate Storm Sewer Systems (MS4s) under the NPDES program. Please see <http://www.scdhec.gov/environment/water/swnsms4.htm> for more information