

RICHLAND COUNTY

DEVELOPMENT AND SERVICES COMMITTEE

AGENDA



TUESDAY JUNE 25, 2024

5:00 PM

COUNCIL CHAMBERS



Richland County Council 2023-2024



Derrek Pugh
District 2
Vice Chair



Jessica Mackey
District 9
Chair



Jason Branham
District 1



Overture E. Walker
District 8



Gretchen D. Barron
District 7



Yvonne McBride
District 3



Chakisse Newton
District 11



Allison Terracio
District 5



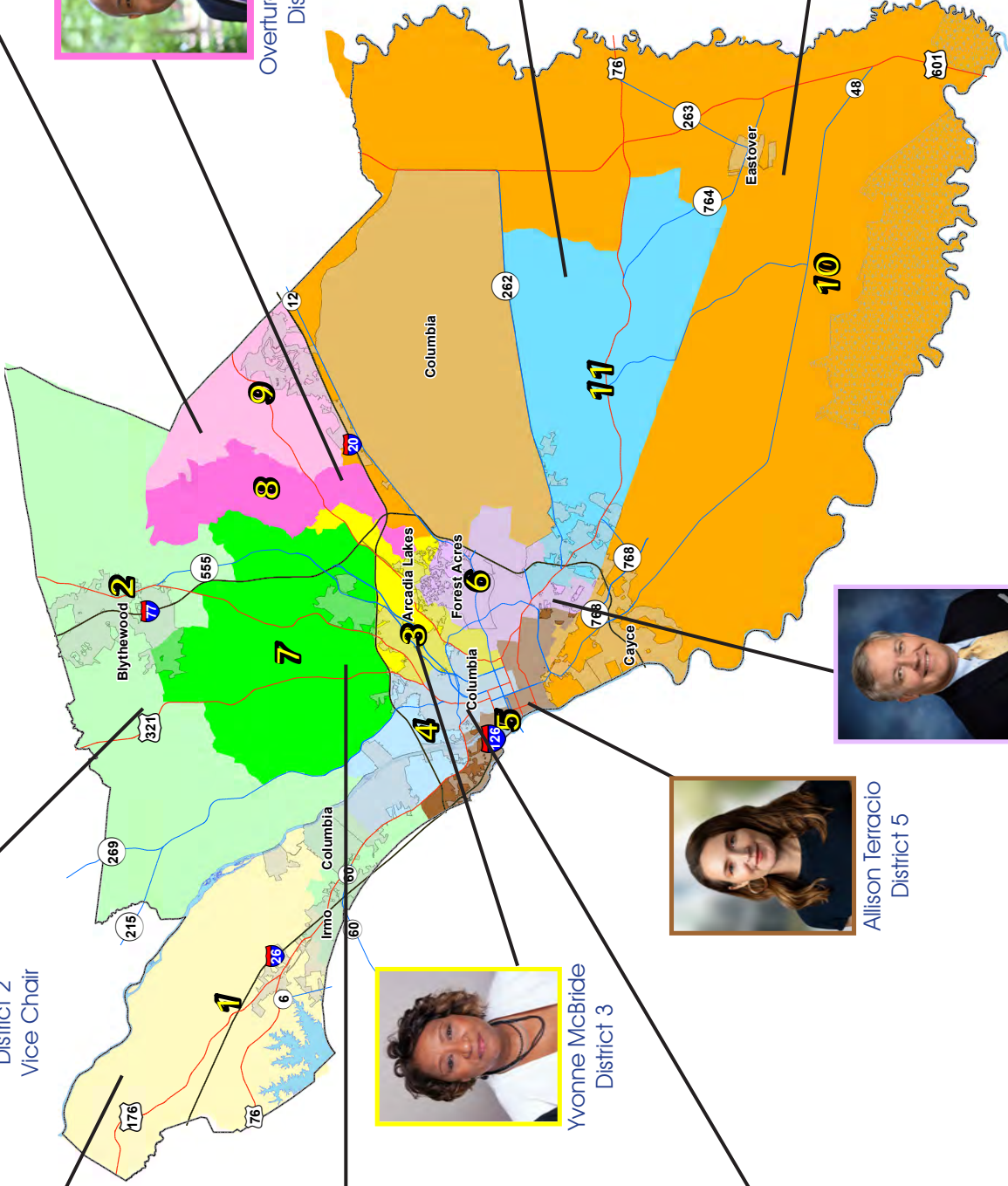
Paul Livingston
District 4



Cheryl D. English
District 10



Don Weaver
District 6





**Richland County
Development and Services Committee**

AGENDA

June 25, 2024 - 5:00 PM
2020 Hampton Street, Columbia, SC 29204

The Honorable Jason Branham	The Honorable Allison Terracio	The Honorable Gretchen Barron	The Honorable Cheryl English	The Honorable Chakisse Newton, Chair
County Council District 1	County Council District 5	County Council District 7	County Council District 10	County Council District 11

- 1. CALL TO ORDER** The Honorable Chakisse Newton

- 2. APPROVAL OF MINUTES** The Honorable Chakisse Newton
 - a. May 21, 2024 [\[PAGES 5-6\]](#)

- 3. ADOPTION OF AGENDA** The Honorable Chakisse Newton

- 4. ITEMS FOR ACTION** The Honorable Chakisse Newton
 - a. Direct the Administrator to research and present to Council current laws and benefits of enacting impact fees in Richland County. The purpose is to help reduce the tax burden on residents by not having to pay the complete cost of development in Richland County. [Malinowski (Pugh; Newton), 03 January 2023] [\[PAGES 7-36\]](#)

 - b. Department of Public Works - Engineering - City of Columbia - Sewer Easement Request - 1817 Omarest Drive [\[PAGES 37-45\]](#)

 - c. Department of Public Works - Engineering - City of Columbia - Sewer Easement Request - 1403 Jim Hamilton Blvd [\[PAGES 46-51\]](#)

 - d. Department of Public Works - Engineering - City of Columbia - Sewer Easement Request - R13608-01-13 [\[PAGES 52-61\]](#)

 - e. Department of Public Works - Engineering - Land Manual Revision 2024 Update [\[PAGES 62-236\]](#)

 - f. Department of Public Works - Solid Waste - Drop-Off Center Hours of Operation [\[PAGES 237-239\]](#)

g. Utilities - Southeast Sewer Master Plan
[PAGES 240-267]

5. **ADJOURNMENT**

The Honorable Chakisse Newton



Special Accommodations and Interpreter Services Citizens may be present during any of the County's meetings. If requested, the agenda and backup materials will be made available in alternative formats to persons with a disability, as required by Section 202 of the Americans with Disabilities Act of 1990 (42 U.S.C. Sec. 12132), as amended and the federal rules and regulations adopted in implementation thereof. Any person who requires a disability-related modification or accommodation, including auxiliary aids or services, in order to participate in the public meeting may request such modification, accommodation, aid or service by contacting the Clerk of Council's office either in person at 2020 Hampton Street, Columbia, SC, by telephone at (803) 576-2061, or TDD at 803-576-2045 no later than 24 hours prior to the scheduled meeting.



Richland County Council
DEVELOPMENT AND SERVICES COMMITTEE
MINUTES
May 21, 2024 – 5:00 PM
Council Chambers
2020 Hampton Street, Columbia, SC 29204

COMMITTEE MEMBERS PRESENT: Chakisse Newton, Chair; Jason Branham, Allison Terracio, Gretchen Barron, and Cheryl English

OTHERS PRESENT: Michelle Onley, Ashiya Myers, Angela Weathersby, Patrick Wright, Anette Kirylo, Kyle Holsclaw, Dale Welch, John Thompson, Jackie Hancock, Aric Jensen, Geo Price, Michael Byrd, Lori Thomas, Peter Cevallos, Bill Davis, Susan O’Cain, Chelsea Bennett, Jennifer Wladischkin, Brittney Hoyle-Terry, and Tamar Black

1. **CALL TO ORDER** – Councilwoman Chakisse Newton called the meeting to order at approximately 5:00 PM.
2. **APPROVAL OF MINUTES**
 - a. April 23, 2024 – Ms. English moved to approve the minutes as submitted, seconded by Ms. Barron.
In Favor: Branham, Terracio, Barron, English, and Newton
The vote in favor was unanimous.
3. **ADOPTION OF AGENDA** – Ms. Barron moved to adopt the agenda as published, seconded by Ms. Terracio.
In Favor: Branham, Terracio, Barron, English, and Newton
The vote in favor was unanimous.
4. **ITEMS FOR ACTION**
 - a. Department of Public Works: Jim Hamilton – LB Owens Airport – Chapter 3 Ordinance Update [EXECUTIVE SESSION]
 - b. Department of Public Works: Jim Hamilton – LB Owens Airport – Manual Update [EXECUTIVE SESSION]
Ms. Terracio moved to go into Executive Session, seconded by Ms. English.
In Favor: Branham, Terracio, Barron, English, and Newton
The vote in favor was unanimous.

***The Committee went into Executive Session at approximately 5:02 PM
and came out at approximately 5:35 PM***

Ms. Barron moved to come out of Executive Session, seconded by Ms. English.
In Favor: Branham, Terracio, Barron, English, and Newton
The vote in favor was unanimous.

Councilwoman Newton stated the committee entered into Executive Session to receive legal advice. No action was taken in Executive Session.

5. **ITEMS PENDING ANALYSIS: NO ACTION REQUIRED**

- a. Direct the Administrator to research and present to Council current laws and benefits of enacting impact fees in Richland County. The purpose is to help reduce the tax burden on residents by not having to pay the complete cost of development in Richland County. [PUGH and NEWTON - January 3, 2023] – An update was provided in the agenda packet. No action was taken.

6. **ADJOURNMENT** – Ms. Barron moved to adjourn the meeting, seconded by Ms. English.

In Favor: Branham, Terracio, Barron, English, and Newton

The vote in favor was unanimous.

The meeting adjourned at approximately 5:36 PM.

**RICHLAND COUNTY
ADMINISTRATION**

2020 Hampton Street, Suite 4069
Columbia, SC 29204
803-576-2050



Agenda Briefing

Prepared by:	Aric Jensen, AICP	Title:	Assistant County Administrator
Department:	Administration	Division:	
Date Prepared:	May 28, 2024	Meeting Date:	June 25, 2024
Legal Review	Patrick Wright via email	Date:	June 11, 2024
Budget Review	Maddison Wilkerson via email	Date:	June 10, 2024
Finance Review	Stacey Hamm via email	Date:	June 11, 2024
Approved for consideration:	County Administrator	Leonardo Brown, MBA, CPM	
Meeting/Committee	Development & Services		
Subject	Impact Fee Feasibility Report		

RECOMMENDED/REQUESTED ACTION:

Staff recommends the Committee review the feasibility report as prepared by the consultant and schedule a work session for further discussion prior to making a recommendation for the full Council.

Request for Council Reconsideration: Yes

FIDUCIARY:

Are funds allocated in the department’s current fiscal year budget?	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No
If not, is a budget amendment necessary?	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No

ADDITIONAL FISCAL/BUDGETARY MATTERS TO CONSIDER:

The attached feasibility report was budgeted and paid for in FY 24. There are no funds allocated in the proposed FY25 Budget to prepare a more expansive impact fee ordinance, as contemplated in the feasibility report. Should the Committee recommend that the Council pursue a full impact fee study and ordinance, a budget amendment would be required, or the item would have to wait for inclusion in the FY26 budget.

Applicable fund, cost center, and spend category:

OFFICE OF PROCUREMENT & CONTRACTING FEEDBACK:

Not applicable.

COUNTY ATTORNEY’S OFFICE FEEDBACK/POSSIBLE AREA(S) OF LEGAL EXPOSURE:

There are no legal concerns regarding this matter.

REGULATORY COMPLIANCE:

South Carolina Development Impact Fee Act (Code of Laws of South Carolina, Section 6-1-910 et seq.).

MOTION OF ORIGIN:

Direct the Administrator to research and present to Council current laws and benefits of enacting impact fees in Richland County. The purpose is to help reduce the tax burden on residents by not having to pay the complete cost of development in Richland County.

Council Member	The Honorable Bill Malinowski, formerly of District 1 (Pugh; Newton)
Meeting	Regular Session
Date	January 3, 2023

STRATEGIC & GENERATIVE DISCUSSION:

In South Carolina, local jurisdictions may operate an impact fee program to collect fees that offset the cost of infrastructure that is directly attributable to new development. The process to create an impact fee program and ordinance is significant and requires substantial expertise. The attached feasibility report from Tischler Bise identifies seven different potential impact fee categories and recommends that the Council consider six of them.

The recommendations and a brief summary of each category are found on pages 2-3 of the feasibility report and include: Sheriff, Fire, EMS, Solid Waste, Transportation, and Water and Sewer. The only category not recommended for further consideration at this time is Stormwater as the consultant found that the County does not yet have a masterplan adequately defining future needs.

Preparation of an impact fee program is a substantial undertaking and cost, and impact fees in general have both positives and negatives. Staff recommends that the D&S Committee schedule and hold a work session before making a recommendation to County Council.

ASSOCIATED STRATEGIC GOAL, OBJECTIVE, AND INITIATIVE:

- Goal 3: Commit to Fiscal Accountability
 - Objective 3.1 Align budget to priorities and seek alternative revenue sources
 - Objective 3.2 Establish process to prioritize initiatives to align with available resources
 - Initiative: Explore alternative funding resources through public-private partnerships, external grants and other sources.
- Goal 4: Plan for growth through Inclusive and equitable infrastructure
 - Objective: 4.2 Coordinate departments to prepare for anticipated growth in areas by providing water, sewer, and roads in necessary locations

ATTACHMENTS:

1. Impact Fee Feasibility Report from Tischler Bise



DEVELOPMENT IMPACT FEE FEASIBILITY STUDY

Prepared for:
Richland County, South Carolina

May 20, 2024

Prepared by:



4701 Sangamore Road
Suite S240
Bethesda, Maryland 20816
800.424.4318
www.tischlerbise.com

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I. EXECUTIVE SUMMARY

Richland County is interested in examining the feasibility of implementing development impact fees as a way to deal with infrastructure needs resulting from new growth. The County hired TischlerBise, Inc., to evaluate the feasibility of implementing development impact fees as a way to finance these infrastructure needs. TischlerBise, a fiscal, economic, and planning consulting firm, is the national leader in infrastructure financing, specifically impact fees, having prepared over 1,100 impact fees nationally.

OVERVIEW OF IMPACT FEES

Development impact fees are one-time payments used to fund capital improvements necessitated by new growth. Development impact fees have been utilized by local governments in various forms for at least sixty years. Development impact fees are not without limitations and should not be regarded as the total solution for infrastructure financing needs. Rather, they should be considered one component of a comprehensive revenue portfolio to ensure adequate provision of public facilities and maintenance of current levels of service in a community. Any community considering development impact fees should note the following limitations:

- Development impact fees can only be used to finance capital infrastructure and cannot be used to finance ongoing operations and/or maintenance and rehabilitation costs; and
- Development impact fees cannot be deposited in the local government's General Fund. The funds must be accounted for separately in individual accounts and earmarked for the capital expenses for which they were collected; and
- Development impact fees cannot be used to correct existing infrastructure deficiencies unless there is a funding plan in place to correct the deficiency for all current residents and businesses in the community.

SUMMARY OF FINDINGS

A summary of findings from our evaluation is listed below:

- The County has seen steady and increasing development. From 2017 to 2022, there was an average of 1,761 new homes constructed in the County annually. The annual average in the unincorporated parts of the County was 1,038 units. This rate of growth is expected to continue.
- Conversations with County staff indicate that, like most communities across the country, Richland County is finding it harder and harder to keep pace with the rapid growth and fund County services and facilities at desirable levels. The demand on County services and facilities is likely to continue into the foreseeable future. Additionally, 68 percent of existing residents live in the unincorporated areas, placing a higher service burden than residents living in incorporated areas.

During interviews with County staff, it was indicated that there is a need for additional staff and capital facilities in order to maintain the current level of service as growth occurs in the County.

- Like many counties in South Carolina, Richland County's revenue structure lacks diversity. Taxes (property and other) fund approximately 64% of the County's General Fund operations. The next largest source for government operations are Charges for Service and Intergovernmental revenues. Unfortunately, the costs of energy, health, as well as construction materials have increased dramatically and are likely to exceed the rate of housing values in the future. As a result, the County will have to either raise existing rates, find new revenue sources, and/or face deterioration in levels of service and quality of life.

RECOMMENDATIONS

A summary of recommendations from our evaluation is listed below: It should be noted that the County does not provide Parks and Recreation or Library infrastructure. They are provided through independent Districts.

- **Sheriff:** The Richland County Sheriff's Department is one of the largest law enforcement agencies in the state. The Sheriff's Office has experienced an increasing number of calls for service. As the County grows, the volume of demand and types of call will be expanding, placing demand on existing facilities and creating need for new facilities. Conversations with staff indicate the County is currently making improvements to the Detention Center. We also understand the Sheriff's Office will most likely build additional substations to accommodate future development in the unincorporated County. Finally, conversations with staff indicate the County will likely build up to three additional Magistrate facilities throughout the County. Given this level of investment, TischlerBise **recommends that a Sheriff impact fee be prepared.**
- **Fire:** Richland County provides fire service to unincorporated County residents through the Columbia-Richland Fire Department, which was established through an Intergovernmental Agreement in 2012 and renewed again in 2018. Under this Agreement, the County is responsible for all existing County-owned and operated fire stations, while the City is responsible for City-owned and operated fire stations. Additional growth-related fire stations may be constructed by either the City or County at its own expense. The 2018 Agreement lays out the need to identify new locations for 3 to 5 new stations, and the current Capital Improvement Plan has several new pieces of apparatus. **To help support the provision Fire services throughout the unincorporated County, an impact fee that includes components for both station space and apparatus is recommended,** and has the potential to generate significant revenue. However, it would also most likely have the biggest impact on the County's operating budget, as fire suppression is provided through a combination of volunteer and paid positions. This impact fee would be assessed against both residential and nonresidential development.

- **EMS:** Richland County provides EMS protection to residents both in municipalities and in unincorporated areas. EMS is anticipating higher call volumes as the County grows and will need to expand both the floor area of its stations and its fleet. Additionally, the County has plans to construct a new Emergency Operations Center, at an estimated cost of \$28 million. Based on future needs, TischlerBise **recommends that an EMS impact fee be prepared.**

- **Stormwater:** Stormwater is perhaps the most difficult impact fee to implement because the majority of the stormwater infrastructure needs in most communities are a result of inadequate regulatory standards that existed 30-40 years ago. Therefore, a stormwater utility, or a dedicated property tax (as Richland County has) is usually a better solution. It is also recommended that any impact fee be based on a Stormwater master plan with hydrologic modeling by drainage basin. The County is currently developing such a Master Plan. We are hesitant to recommend an impact fee for stormwater until we have a chance to review the Master Plan’s findings.

- **Solid Waste:** Richland County currently operates two drop-off centers and a recycling site. Conversations with County staff indicate the County is in the process of actively identifying and acquiring sites for future drop centers. The appropriate methodology will need to be determined to understand growth’s share of capital projects, but **TischlerBise recommends that a Solid Waste impact fee be prepared to mitigate growth’s capital impacts.**

- **Transportation:** There is little doubt that continued growth will generate an increase in vehicular and person trips on the County’s transportation network. The County currently has a voter approved Transportation Penny Tax Program, which uses a 1 percent sales tax to provide transportation projects throughout the County. The County’s Transportation Penny Tax Program opens up several opportunities as it relates to transportation infrastructure, especially if the program were to be renewed. If the County chose not to go to the voters to renew the Transportation Penny, the County would be without a dedicated transportation funding source and certainly would need a transportation impact fee to offset growth-related demands for infrastructure. **Therefore, TischlerBise recommends that a transportation impact fee be prepared.**

- **Water and Sewer:** Richland County residents are provided water and sewer service through several service providers. Richland County doesn’t have an impact fee or similar system development/capacity charge for the water or sewer system. There is a connection charge, which covers the cost of piping inspections, etc. **TischlerBise recommends County consider an impact fee for its water and sewer systems.** Depending on the availability of excess capacity, the fee(s) could be developed using either a system buy-in approach or a plan-based approach.

- Lastly, the cost for an impact fee study can be included in the impact fee calculation, allowing the County to, over time, recover the cost which was necessitated by growth.

II. FIRM QUALIFICATIONS

TischlerBise, Inc. is a fiscal, economic, and planning consulting firm that specializes in impact fees, fiscal impact analyses, and revenue strategies. Our firm has been providing consulting services to both the public and private sectors for over 45 years. In this time, TischlerBise has prepared over 1,000 impact fee studies – more than any other firm in the country. The table below demonstrates our firm’s experience conducting impact fee analyses in the State of South Carolina.

CLIENT	Roads/Transportation	Sewer	Water	Stormwater	Law Enforcement	Fire/EMS	Parks and Recreation	Trails/Open Space	Libraries	General Government	Schools
Aiken County	◆				◆	◆					
Anderson School District 1											◆
Beaufort County	◆						◆		◆		◆
Clemson		◆	◆			◆	◆				
Clinton		◆	◆		◆	◆	◆				
Clover School District											◆
Easley	◆				◆	◆	◆				
Fort Mill School District					◆	◆	◆				◆
Georgetown County	◆				◆	◆			◆		
Greer	◆										
Horry County					◆	◆	◆		◆		
Jasper County					◆	◆	◆				
Jasper County School District											◆
Lancaster County					◆	◆	◆				
Lancaster County School District											◆
Lexington County, SC					◆	◆					
Pageland		◆	◆		◆	◆	◆				
Summerville	◆					◆	◆			◆	
Tega Cay		◆			◆		◆				
Woodruff					◆	◆	◆				
York School District 1											◆
York County	◆					◆	◆			◆	

Our project manager for this assignment, Carson Bise, AICP, has thirty-three years of fiscal, economic, and planning experience and has conducted fiscal, economic and impact fee evaluations in over forty states. Mr. Bise is a leading national figure in the calculation of impact fees, having completed over 350 impact fee studies for the following categories: parks and recreation, open space, police, fire, schools, water, sewer, roads, municipal power, and general government facilities. Mr. Bise is a past Board of Director for the Growth and Infrastructure Finance Consortium and Chaired the American Planning Association’s Paying for Growth Task Force.

III. OVERVIEW OF IMPACT FEES

DEFINITION

Development impact fees are one-time payments used to fund capital improvements necessitated by new growth. Development impact fees have been utilized by local governments in various forms for at least sixty years. Development impact fees are not without limitations and should not be regarded as the total solution for infrastructure financing needs. Rather, they should be considered one component of a comprehensive revenue portfolio to ensure adequate provision of public facilities and maintenance of current levels of service in a community. Any community considering impact fees should note the following limitations:

- Development impact fees can only be used to finance capital infrastructure and cannot be used to finance ongoing operations and/or maintenance and rehabilitation costs; and
- Development impact fees cannot be deposited in the local government's General Fund. The funds must be accounted for separately in individual accounts and earmarked for the capital expenses for which they were collected; and
- Development impact fees cannot be used to correct existing infrastructure deficiencies unless there is a funding plan in place to correct the deficiency for all current residents and businesses in the community.

LEGAL FRAMEWORK

U. S. Constitution. Like all land use regulations, development exactions, including impact fees, are subject to the Fifth Amendment prohibition on taking of private property for public use without just compensation. Both state and federal courts have recognized the imposition of impact fees on development as a legitimate form of land use regulation, provided the fees meet standards intended to protect against regulatory takings. To comply with the Fifth Amendment, development regulations must be shown to substantially advance a legitimate governmental interest. In the case of impact fees, that interest is in the protection of public health, safety, and welfare by ensuring that development is not detrimental to the quality of essential public services.

There is little federal case law specifically dealing with impact fees, although other rulings on other types of exactions (e.g., land dedication requirements) are relevant. In one of the most important exaction cases, the U. S. Supreme Court found that a government agency imposing exactions on development must demonstrate an "essential nexus" between the exaction and the interest being protected (See *Nollan v. California Coastal Commission*, 1987). In a more recent case (*Dolan v. County of Tigard, OR*, 1994), the Court ruled that an exaction also must be "roughly proportional" to the burden created by development. However, the *Dolan* decision appeared to set a higher standard of review for mandatory dedications of land than for monetary exactions such as impact fees.

REQUIRED FINDINGS

There are three reasonable relationship requirements for impact fees that are closely related to “rational nexus” or “reasonable relationship” requirements enunciated by a number of state courts. Although the term “dual rational nexus” is often used to characterize the standard by which courts evaluate the validity of development impact fees under the U. S. Constitution, we prefer a more rigorous formulation that recognizes three elements: “impact or need” “benefit,” and “proportionality.” The dual rational nexus test explicitly addresses only the first two, although proportionality is reasonably implied, and was specifically mentioned by the U.S. Supreme Court in the *Dolan* case.

The reasonable relationship language of the statute is considered less strict than the rational nexus standard used by many courts. We will use the nexus terminology in this feasibility report because it is more concise and descriptive. Individual elements of the nexus standard are discussed further in the following paragraphs.

Demonstrating a Need. All new development in a community creates additional demands on some, or all, public facilities provided by local government. If the supply of facilities is not increased to satisfy that additional demand, the quality, or availability of public services for the entire community will deteriorate. Impact fees may be used to recover the cost of development-related facilities, but only to the extent that the need for facilities is a consequence of development that is subject to the fees. The *Nollan* decision reinforced the principle that development exactions may be used only to mitigate conditions created by the developments upon which they are imposed. That principle clearly applies to impact fees. In this study, the impact of development on improvement needs is analyzed in terms of quantifiable relationships between various types of development and the demand for specific facilities, based on applicable level-of-service standards.

Demonstrating a Benefit. A sufficient benefit relationship requires that impact fee revenues be segregated from other funds and expended only on the facilities for which the fees were charged. Fees must be expended in a timely manner and the facilities funded by the fees must serve the development paying the fees. However, nothing in the U.S. Constitution or South Carolina law requires that facilities funded with impact fee revenues be available *exclusively* to development paying the fees. In other words, existing development may benefit from these improvements as well.

Procedures for the earmarking and expenditure of fee revenues are typically mandated by the State enabling act, as are procedures to ensure that the fees are expended expeditiously or refunded. All of these requirements are intended to ensure that developments benefit from the impact fees they are required to pay. Thus, an adequate showing of benefit must address procedural as well as substantive issues.

Demonstrating Proportionality. The requirement that exactions be proportional to the impacts of development was clearly stated by the U.S. Supreme Court in the *Dolan* case (although the relevance of that decision to impact fees has been debated) and is logically necessary to establish a proper nexus.

Proportionality is established through the procedures used to identify development-related facility costs, and in the methods used to calculate impact fees for various types of facilities and categories of development. The demand for facilities is measured in terms of relevant and measurable attributes of development. For example, the need for road improvements is measured by the number of vehicle trips generated by development.

SOUTH CAROLINA DEVELOPMENT IMPACT FEE ACT

The State of South Carolina grants the power for cities and counties to collect development impact fees on new development pursuant to the rules and regulations set forth in the South Carolina Development Impact Fee Act (Code of Laws of South Carolina, Section 6-1-910 et seq.). The process to create a local development impact fee system begins with a resolution by the County Council directing the Planning Commission to conduct an impact fee study and recommend a development impact fee ordinance for legislative action.

Generally, a governmental entity must have an adopted comprehensive plan to enact development impact fees; however, certain provisions in State law allow counties, cities, and towns that have not adopted a comprehensive plan to impose development impact fees. Those jurisdictions must prepare a capital improvement plan as well as prepare an impact fee study that substantially complies with Section 6-1-960(B) of the Code of Laws of South Carolina. The government entity is also responsible for preparing and publishing an annual report describing the amount of impact fees collected, appropriated, and spent during the preceding year. These updates must occur at least once every five years.

All counties, cities, and towns are also required to prepare a report that estimates the effect of development impact fees on the availability of affordable housing before imposing development impact fees on residential dwelling units. Based on the findings of the study, certain developments may be exempt from development impact fees when all or part of the project is determined to create affordable housing, and the exempt development's proportionate share of system improvements is funded through a revenue source other than impact fees. A housing affordability analysis in support of the development impact fee study is published as a separate report.

Eligible costs may include design, acquisition, engineering, and financing attributable to those improvements recommended in the local capital improvements plan that qualify for impact fee funding. Revenues collected by the county, city, or town may not be used for administrative or operating costs associated with imposing the impact fee. All revenues from development impact fees must be maintained in an interest-bearing account prior to expenditure on recommended improvements. Monies must be returned to the owner of record of the property for which the impact fee was collected if they are not spent within three years of the date they are scheduled to be encumbered in the local capital improvements plan. All refunds to private land owners must include the pro rata portion of interest earned while on deposit in the impact fee account.

Furthermore, communities are restricted to collecting and funding public facilities which fall within one of the following infrastructure categories:

- Water supply production, treatment, laboratory, engineering, administration, storage, and transmission facilities;
- Wastewater collection, treatment, laboratory, engineering, administration, and disposal facilities;
- Solid waste and recycling collection, treatment, and disposal facilities;
- Roads, streets, and bridges including, but not limited to, rights-of-way and traffic signals;
- Storm water transmission, retention, detention, treatment, and disposal facilities and flood control facilities;
- Public safety facilities, including law enforcement, fire, emergency medical and rescue, and street lighting facilities;
- Parks, libraries, and recreational facilities;
- Public education facilities for grades K-12 including, but not limited to, schools, offices, classrooms, parking areas, playgrounds, libraries, cafeterias, gymnasiums, health and music rooms, computer and science laboratories, and other facilities considered necessary for the proper public education of the state’s children;
- Capital equipment and vehicles, with an individual unit purchase price of not less than one hundred thousand dollars including, but not limited to, equipment and vehicles used in the delivery of public safety services, emergency preparedness services, collection and disposal of solid waste, and storm water management and control.

For reference, the South Carolina Development Impact Fee enabling legislation is provided at the end of this report in the appendix.

METHODOLOGIES AND CREDITS

There are three general methods for calculating development impact fees. The choice of a particular method depends primarily on the timing of infrastructure construction (past, concurrent, or future) and service characteristics of the facility type being addressed. Each method has advantages and disadvantages in a particular situation, and can be used simultaneously for different cost components.

Reduced to its simplest terms, the process of calculating development impact fees involves two main steps: (1) determining the cost of development-related capital improvements and (2) allocating those costs equitably to various types of development. In practice, though, the calculation of development impact fees can become quite complicated because of the many variables involved in defining the relationship between development and the need for facilities within the designated service area. The

following paragraphs discuss three basic methods for calculating development impact fees and how those methods can be applied.

Cost Recovery (Past Improvements)

The rationale for recoupment, often called cost recovery, is that new development is paying for its share of the useful life and remaining capacity of facilities already built, or land already purchased, from which new growth will benefit. This methodology is often used for utility systems that must provide adequate capacity before new development can take place. This methodology is based on an existing level of service.

Incremental Expansion (Concurrent Improvements)

The incremental expansion method documents current level-of-service (LOS) standards for each type of public facility, using both quantitative and qualitative measures. This approach ensures that there are no existing infrastructure deficiencies or surplus capacity in infrastructure. New development is only paying its proportionate share for growth-related infrastructure. Revenue will be used to expand or provide additional facilities, as needed, to accommodate new development. An incremental expansion cost method is best suited for public facilities that will be expanded in regular increments to keep pace with development.

Plan-Based Fee (Future Improvements)

The plan-based method allocates costs for a specified set of improvements to a specified amount of development. Improvements are typically identified in a long-range facility plan and development potential is identified by a land use plan. There are two options for determining the cost per demand unit: (1) total cost of a public facility can be divided by total demand units (average cost), or (2) the growth-share of the public facility cost can be divided by the net increase in demand units over the planning timeframe (marginal cost).

Credits

Regardless of the methodology, a consideration of “credits” is integral to the development of a legally defensible development impact fee methodology. There are two types of “credits” with specific characteristics, both of which should be addressed in development impact fee studies and ordinances.

- First, a revenue credit might be necessary if there is a double payment situation and other revenues are contributing to the capital costs of infrastructure to be funded by development impact fees. This type of credit is integrated into the development impact fee calculation, thus reducing the fee amount.
- Second, a site-specific credit or developer reimbursement might be necessary for dedication of land or construction of system improvements funded by development impact fees. This type of credit is addressed in the administration and implementation of the development impact fee program, typically through a development agreement.

IV. GROWTH/REVENUE ISSUES

BACKGROUND AND SETTING

Richland County is a growing County located in central part of South Carolina, and is part of the Columbia, SC Metropolitan Statistical Area. As of the 2020 census, its population was 416,147,[2] making it the second-most populous county in South Carolina, behind only Greenville County. The City of Columbia, with a population of 136,632 according to the 2020 census, is the center of population and employment within the County.

DEVELOPMENT TRENDS

According to conversations with County staff, there is quite a bit of development occurring throughout the County. This is illustrated in the table below, which shows new residential construction from 2017 to 2022 in unincorporated Richland County, as well as municipalities. This data was provided by the Central Midlands Council of Governments. Over the six-year span from 2017 to 2022, there were almost 10,570 housing units constructed, with the majority (6,225) in the unincorporated County. On an average annual basis, this equates to 1,761 housing units annually throughout the County. From a Municipal perspective, the City of Columbia experienced an increase of over 3,600 units. This rate of housing unit growth is projected to continue into the future.

Area	2017	2018	2019	2020	2021	2022	Increase	Avg Annual
Arcadia Lakes	5	7	1	2	2	1	18	3
Blythwood	94	183	87	61	75	16	516	86
Columbia	383	462	430	548	817	986	3,626	604
Eastover	0	0	1	1	0	0	2	0
Forest Acres	13	20	39	15	7	12	106	18
Unincorporated County	952	907	1,023	1,025	1,322	996	6,225	1,038
Irmo	10	5	2	58	0	0	75	13
Total	1,457	1,584	1,583	1,710	2,223	2,011	10,568	1,761

Source: Central Midlands Council of Governments

REVENUE/LEVEL OF SERVICE ISSUES

Conversations with County staff indicate that like most communities across the country, Richland County is finding it harder and harder to fund County services and facilities at desirable levels. As discussed previously, the demand on County services and facilities is likely to continue into the foreseeable future, especially if the commercial and residential pipeline projects reach their anticipated buildouts.

Like many counties in South Carolina, Richland County's revenue structure lacks diversity. Taxes (property and other) fund approximately 64% of the County's General Fund operations. The County's current budget includes \$88 million from the Local Option Sales Tax that is dedicated to transportation infrastructure. The County's next largest source for government operations are Charges for Service and Intergovernmental revenues, which comprise 10.6% and 9.7% of total General Fund revenue, respectively. As a strategic budget initiative, the County intends to evaluate its current fee schedules to align Richland

County with neighboring counties relative in size and demographics. However, any increases in rates will be de minimis in terms of increasing total revenue for General Fund operations. Unfortunately, not all Intergovernmental revenue are growth-related, so increases to this source will be de minimis as well. Unfortunately, the costs of energy, health, as well as construction materials have increased dramatically and are likely to exceed the rate of housing values in the future. As a result, the County will have to either raise existing rates, find new revenue sources, and/or face deterioration in levels of service and quality of life.

During interviews with County staff, it was indicated that there is a need for additional staff and capital facilities in order to maintain the current level of service as growth occurs in the County. As discussed previously, the County’s revenue structure lacks diversity and it is having a hard time meeting service level expectations from new and existing residents. This situation is likely to increase as service expectations of newer residents in the unincorporated County tend to be greater than existing residents since many of these new residents previously resided in more urban areas of the County.

To the extent the County can supplement its current revenue structure with impact fees there will be more money available to fund operating costs and deferred maintenance on existing capital facilities. To illustrate the amount of revenue an impact fee program could generate for the Richland County, the figure below lists hypothetical impact fee amounts, as well as hypothetical housing unit numbers. It is impractical to estimate an actual fee amount for the County based on the preliminary interviews held as part of this analysis. However, the table below illustrates revenue over a ten-year period with a fee per housing unit ranging from \$500 per unit to \$8,000 per unit, with total residential units ranging from 500 over the ten-year period to 2,000. *Added to these amounts would be the revenues paid by new nonresidential development.* The amount of revenue generated ranges from a low of \$250,000 to a high of \$16 million. This is a substantial amount of money, which would otherwise have to be paid out of other County revenue sources.

Impact Fee per Housing Unit	Total Revenue 500 Units over 10-Year Period	Total Revenue 1,000 Units over 10-Year Period	Total Revenue 2,000 Units over 10-Year Period
\$500	\$250,000	\$500,000	\$1,000,000
\$1,000	\$500,000	\$1,000,000	\$2,000,000
\$2,000	\$1,000,000	\$2,000,000	\$4,000,000
\$3,000	\$1,500,000	\$3,000,000	\$6,000,000
\$4,000	\$2,000,000	\$4,000,000	\$8,000,000
\$5,000	\$2,500,000	\$5,000,000	\$10,000,000
\$6,000	\$3,000,000	\$6,000,000	\$12,000,000
\$7,000	\$3,500,000	\$7,000,000	\$14,000,000
\$8,000	\$4,000,000	\$8,000,000	\$16,000,000

V. IMPACT FEE FEASIBILITY ANALYSIS

The results of our onsite discussions with Richland County staff and representatives are discussed below. TischlerBise only met with the County departments that fall within the impact fee eligible infrastructure categories.

SHERIFF

The Richland County Sheriff's Department employs more than 700 uniformed officers and 140 non-sworn personnel, making it one of the largest law enforcement agencies in the state. The Sheriff's Office has experienced an increasing number of calls for service. As the County grows, the volume of demand and type of call will be expanding, placing additional demand on existing facilities and creating need for new facilities.

The Sheriff conducts its law enforcement operations out of a main Headquarters facility. The Sheriff is also responsible for the County's Detention Center, the Regional E-911 Center, as well as the Magistrate's Office. Conversations with staff indicate the County is making currently making improvements to the Detention Center. If enough capacity is being added, and/or additional bed space will likely be constructed in the future, an impact fee may be feasible/desirable for this component of Public Safety infrastructure. We also understand the Sheriff's Office will most likely build additional substations to accommodate future development in the unincorporated County. Finally, conversations with staff indicate the County would like to build up to three additional Magistrate facilities throughout the County.

This level of potential investment in public safety infrastructure suggests that a Public Safety impact fee should be pursued. This impact fee would be assessed against both residential and nonresidential development. Further discussions would provide guidance as to whether the plan-based or incremental expansion approach would be best. Lastly, under South Carolina impact fee enabling legislation, impact fees cannot be used to fund capital expenses less than \$100,000. Under this limitation, public safety vehicles are not included in the impact fee calculations.

FIRE

The Columbia-Richland Fire Department serves the City of Columbia, as well as a 660-square-mile area of Richland County. This joint City/County Department was created by Intergovernmental Agreement in 2012 and was renewed in 2018. The Agreement is to be reviewed and amended periodically. Under this Agreement, the County is responsible for all existing County-owned and operated fire stations, while the City is responsible for City-owned and operated fire stations. Additional growth-related fire stations may be constructed by either the City or County at its own expense.

As of the 2018 Agreement, Richland County owns and operates 21 stations with 64 pieces of apparatus. The 2018 Agreement lays out the need to identify new locations for 3 to 5 new stations. While the County's current Capital Improvement Plan (CIP) does not contain any future fire stations, it is clear that additional growth in the incorporated areas will necessitate the need for additional station construction

if current levels of service are to be maintained. The current CIP does identify several million dollars in new fire apparatus.

To help support the provision of Fire services throughout the unincorporated County, an impact fee that includes components for both station space and apparatus has the potential to generate significant revenue. It would also most likely have the biggest impact on the County's operating budget, as fire suppression is provided through a combination of volunteer and paid positions. This impact fee would be assessed against both residential and nonresidential development. The appropriate methodology would be determined during the fee study.

EMERGENCY MEDICAL SERVICES (EMS)

Emergency medical services (EMS) are provided by Richland County's award-winning EMS Department. The County's EMS Department responds to more than 74,000 calls each year, and serves both the unincorporated County and the municipalities. The County currently has 14 Emergency Medical stations across the County. Conversations with staff indicate that if the County continues to grow there may be additional stations needed. Regardless of whether new stations are constructed, there will surely be a need for additional ambulances. Additionally, the County has plans to construct a new Emergency Operations Center, at an estimated cost of \$28 million. TischlerBise recommends that an EMS impact fee be prepared. This impact fee would be assessed against both residential and nonresidential development. The appropriate methodology would be determined during the fee study.

STORMWATER

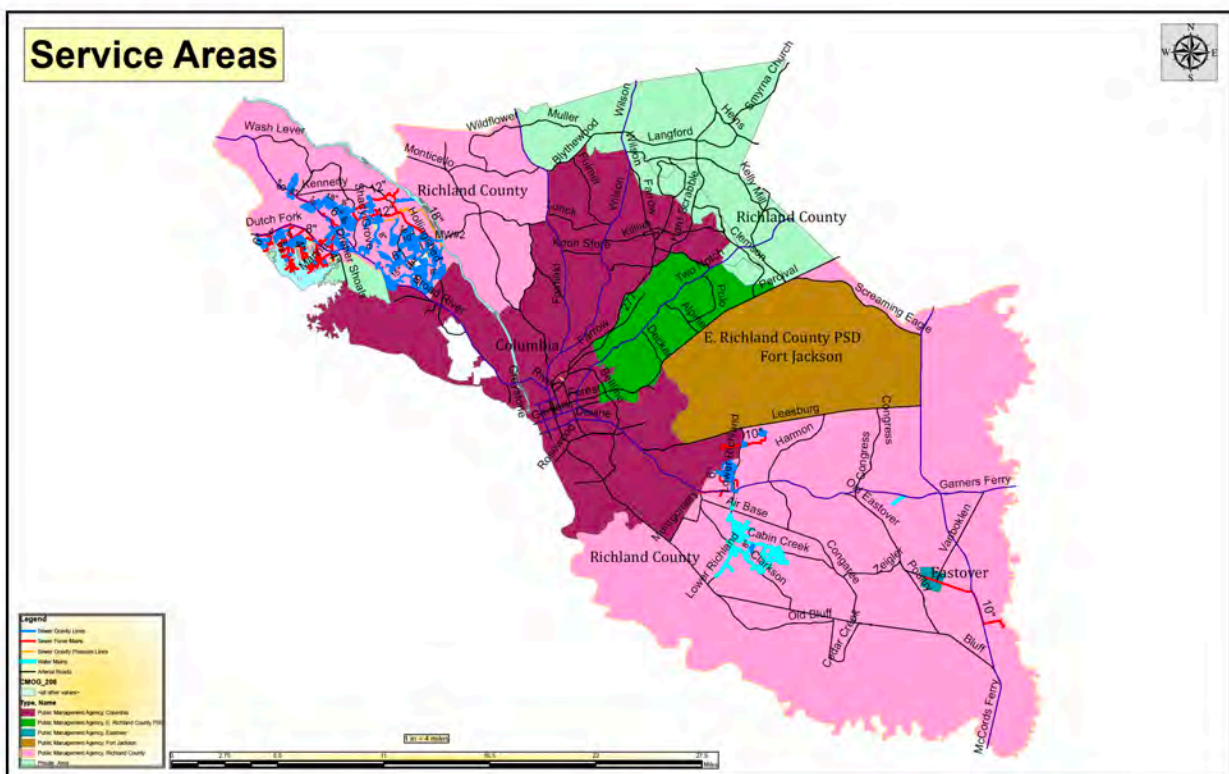
Stormwater is perhaps the most difficult impact fee to implement. One reason is that in the majority of communities TischlerBise work, most of the stormwater infrastructure needs are a result of inadequate regulatory standards that existed 30-40 years ago. New development is typically being required to retain/detain to a standard that shouldn't exacerbate existing problems. Therefore, a stormwater utility fee is usually a better solution. Or, as is the case in Richland County, a dedicated property tax. Additionally, stormwater impact fees are usually implemented by drainage basin in order to satisfy the "benefit" test for those paying the fee, with specific projects identified in a Stormwater Master Plan supported by hydrologic modeling to identify percentage of projects that are benefitting new growth. The County is currently developing a Stormwater Master Plan. We are hesitant to recommend an impact fee for stormwater until we have a chance to review the Master Plan's findings.

SOLID WASTE

Richland County provides solid waste and recycling service to residents and businesses. Current facilities include two drop-off centers and a recycling site. Conversations with County staff indicate the County is in the process of actively identifying and acquiring sites for future drop centers. Associated with future drop off sites will be the need for additional equipment and associated infrastructure. The appropriate methodology will need to be determined to understand growth's share of capital projects, but TischlerBise recommends that a Solid Waste impact fee be prepared to mitigate growth's capital impacts.

WATER AND SEWER

Water and Sewer service is provided to Richland County residents through several service providers. This is illustrated in the map below, where the Richland County service area is shown in pink. Water service providers include Richland County, City of Columbia, Chapin Utilities, and Blue Granite Water Company. Sewer service providers include Richland County, City of Columbia, Chapin Utilities, Blue Granite Water Company, East Richland County Public Service District, Palmetto Utilities, and Synergy Utilities. Richland County doesn't have an impact fee or similar system development/capacity charge for the water system. There is a connection charge, which covers the cost of piping inspections, etc. For the sewer system, there is a connection fee of \$4,000 per residential equivalent unit (REU) for industrial connections. TischlerBise feels the County should consider an impact fee for its water and sewer systems. Depending on the availability of excess capacity, the fee(s) could be developed using either a system buy-in approach or a plan-based approach.



TRANSPORTATION

In 2012, Richland County residents voted to approve a referendum for the Transportation Penny Tax Program, which uses a 1 percent sales tax to provide transportation projects throughout the County. The maximum revenue using the Penny program is \$1.07 billion, which will be collected for 22 years or until the maximum revenue is received, whichever comes first. It is forecasted that the maximum revenue will be accrued in late 2026.

The County's Transportation Penny Tax Program focuses on three areas. There is \$656 million budgeted for roadways, which includes widening and intersection improvements, dirt road paving and resurfacing and special projects. Bikeway, pedestrian improvements and greenways have a budgeted amount of \$80.8 million, and \$300 million is budgeted to improve mass transit.

The County's Transportation Penny Tax Program opens up several opportunities as it relates to transportation infrastructure, especially if the program were to be renewed. First, since many of the County's transportation projects alleviate existing problems while providing capacity for future growth, having a dedicated revenue source makes it much easier for the County to fund the non-growth share of necessary improvements. Second, the County could choose to dedicate sales tax to certain projects and identify impact fee specific projects. This would eliminate the need to include a sales tax credit in the fee methodology, as there would be no danger of "double payment" for the impact fee projects. If the County chose not to go to the voters to renew the Transportation Penny, the County would be without a dedicated transportation funding source and certainly would need a transportation impact fee to offset growth-related demands for infrastructure. Therefore, TischlerBise recommends that a transportation impact fee be prepared. This impact fee would be assessed against both residential and nonresidential development. The appropriate methodology would be determined during the fee study.

VI. SOUTH CAROLINA DEVELOPMENT IMPACT FEE ACT

<https://www.scstatehouse.gov/code/title6.php>

March 22, 2019

CHAPTER 1
General Provisions
ARTICLE 9
Development Impact Fees

SECTION 6-1-910. Short title.

This article may be cited as the “South Carolina Development Impact Fee Act”.

HISTORY: 1999 Act No. 118, Section 1.

SECTION 6-1-920. Definitions.

As used in this article:

(1) “Affordable housing” means housing affordable to families whose incomes do not exceed eighty percent of the median income for the service area or areas within the jurisdiction of the governmental entity.

(2) “Capital improvements” means improvements with a useful life of five years or more, by new construction or other action, which increase or increased the service capacity of a public facility.

(3) “Capital improvements plan” means a plan that identifies capital improvements for which development impact fees may be used as a funding source.

(4) “Connection charges” and “hookup charges” mean charges for the actual cost of connecting a property to a public water or public sewer system, limited to labor and materials involved in making pipe connections, installation of water meters, and other actual costs.

(5) “Developer” means an individual or corporation, partnership, or other entity undertaking development.

(6) “Development” means construction or installation of a new building or structure, or a change in use of a building or structure, any of which creates additional demand and need for public facilities. A building or structure shall include, but not be limited to, modular buildings and manufactured housing. “Development” does not include alterations made to existing single-family homes.

(7) “Development approval” means a document from a governmental entity which authorizes the commencement of a development.

(8) “Development impact fee” or “impact fee” means a payment of money imposed as a condition of development approval to pay a proportionate share of the cost of system improvements needed to serve the people utilizing the improvements. The term does not include:

(a) a charge or fee to pay the administrative, plan review, or inspection costs associated with permits required for development;

(b) connection or hookup charges;

(c) amounts collected from a developer in a transaction in which the governmental entity has incurred expenses in constructing capital improvements for the development if the owner or developer has agreed to be financially responsible for the construction or installation of the capital improvements;

(d) fees authorized by Article 3 of this chapter.

(9) “Development permit” means a permit issued for construction on or development of land when no subsequent building permit issued pursuant to Chapter 9 of Title 6 is required.

(10) “Fee payor” means the individual or legal entity that pays or is required to pay a development impact fee.

(11) “Governmental entity” means a county, as provided in Chapter 9, Title 4, and a municipality, as defined in Section 5-1-20.

(12) “Incidental benefits” are benefits which accrue to a property as a secondary result or as a minor consequence of the provision of public facilities to another property.

(13) “Land use assumptions” means a description of the service area and projections of land uses, densities, intensities, and population in the service area over at least a ten-year period.

(14) “Level of service” means a measure of the relationship between service capacity and service demand for public facilities.

(15) “Local planning commission” means the entity created pursuant to Article 1, Chapter 29, Title 6.

(16) “Project” means a particular development on an identified parcel of land.

(17) “Proportionate share” means that portion of the cost of system improvements determined pursuant to Section 6-1-990 which reasonably relates to the service demands and needs of the project.

(18) “Public facilities” means:

(a) water supply production, treatment, laboratory, engineering, administration, storage, and transmission facilities;

(b) wastewater collection, treatment, laboratory, engineering, administration, and disposal facilities;

(c) solid waste and recycling collection, treatment, and disposal facilities;

(d) roads, streets, and bridges including, but not limited to, rights-of-way and traffic signals;

(e) storm water transmission, retention, detention, treatment, and disposal facilities and flood control facilities;

(f) public safety facilities, including law enforcement, fire, emergency medical and rescue, and street lighting facilities;

(g) capital equipment and vehicles, with an individual unit purchase price of not less than one hundred thousand dollars including, but not limited to, equipment and vehicles used in the delivery of public safety services, emergency preparedness services, collection and disposal of solid waste, and storm water management and control;

(h) parks, libraries, and recreational facilities;

(i) public education facilities for grades K-12 including, but not limited to, schools, offices, classrooms, parking areas, playgrounds, libraries, cafeterias, gymnasiums, health and music rooms, computer and science laboratories, and other facilities considered necessary for the proper public education of the state’s children.

(19) “Service area” means, based on sound planning or engineering principles, or both, a defined geographic area in which specific public facilities provide service to development within the area defined.

Provided, however, that no provision in this article may be interpreted to alter, enlarge, or reduce the service area or boundaries of a political subdivision which is authorized or set by law.

(20) "Service unit" means a standardized measure of consumption, use, generation, or discharge attributable to an individual unit of development calculated in accordance with generally accepted engineering or planning standards for a particular category of capital improvements.

(21) "System improvements" means capital improvements to public facilities which are designed to provide service to a service area.

(22) "System improvement costs" means costs incurred for construction or reconstruction of system improvements, including design, acquisition, engineering, and other costs attributable to the improvements, and also including the costs of providing additional public facilities needed to serve new growth and development. System improvement costs do not include:

(a) construction, acquisition, or expansion of public facilities other than capital improvements identified in the capital improvements plan;

(b) repair, operation, or maintenance of existing or new capital improvements;

(c) upgrading, updating, expanding, or replacing existing capital improvements to serve existing development in order to meet stricter safety, efficiency, environmental, or regulatory standards;

(d) upgrading, updating, expanding, or replacing existing capital improvements to provide better service to existing development;

(e) administrative and operating costs of the governmental entity; or

(f) principal payments and interest or other finance charges on bonds or other indebtedness except financial obligations issued by or on behalf of the governmental entity to finance capital improvements identified in the capital improvements plan.

HISTORY: 1999 Act No. 118, Section 1; 2016 Act No. 229 (H.4416), Section 2, eff June 3, 2016.

Effect of Amendment

2016 Act No. 229, Section 2, added (18)(i), relating to certain public education facilities.

SECTION 6-1-930. Developmental impact fee.

(A)(1) Only a governmental entity that has a comprehensive plan, as provided in Chapter 29 of this title, and which complies with the requirements of this article may impose a development impact fee. If a governmental entity has not adopted a comprehensive plan, but has adopted a capital improvements plan which substantially complies with the requirements of Section 6-1-960(B), then it may impose a development impact fee. A governmental entity may not impose an impact fee, regardless of how it is designated, except as provided in this article. However, a special purpose district or public service district which (a) provides fire protection services or recreation services, (b) was created by act of the General Assembly prior to 1973, and (c) had the power to impose development impact fees prior to the effective date of this section is not prohibited from imposing development impact fees.

(2) Before imposing a development impact fee on residential units, a governmental entity shall prepare a report which estimates the effect of recovering capital costs through impact fees on the availability of affordable housing within the political jurisdiction of the governmental entity.

(B)(1) An impact fee may be imposed and collected by the governmental entity only upon the passage of an ordinance approved by a positive majority, as defined in Article 3 of this chapter.

(2) The amount of the development impact fee must be based on actual improvement costs or reasonable estimates of the costs, supported by sound engineering studies.

(3) An ordinance authorizing the imposition of a development impact fee must:

(a) establish a procedure for timely processing of applications for determinations by the governmental entity of development impact fees applicable to all property subject to impact fees and for the timely processing of applications for individual assessment of development impact fees, credits, or reimbursements allowed or paid under this article;

(b) include a description of acceptable levels of service for system improvements; and

(c) provide for the termination of the impact fee.

(C) A governmental entity shall prepare and publish an annual report describing the amount of all impact fees collected, appropriated, or spent during the preceding year by category of public facility and service area.

(D) Payment of an impact fee may result in an incidental benefit to property owners or developers within the service area other than the fee payor, except that an impact fee that results in benefits to property owners or developers within the service area, other than the fee payor, in an amount which is greater than incidental benefits is prohibited.

HISTORY: 1999 Act No. 118, Section 1.

SECTION 6-1-940. Amount of impact fee.

A governmental entity imposing an impact fee must provide in the impact fee ordinance the amount of impact fee due for each unit of development in a project for which an individual building permit or certificate of occupancy is issued. The governmental entity is bound by the amount of impact fee specified in the ordinance and may not charge higher or additional impact fees for the same purpose unless the number of service units increases or the scope of the development changes and the amount of additional impact fees is limited to the amount attributable to the additional service units or change in scope of the development. The impact fee ordinance must:

(1) include an explanation of the calculation of the impact fee, including an explanation of the factors considered pursuant to this article;

(2) specify the system improvements for which the impact fee is intended to be used;

(3) inform the developer that he may pay a project's proportionate share of system improvement costs by payment of impact fees according to the fee schedule as full and complete payment of the developer's proportionate share of system improvements costs;

(4) inform the fee payor that:

(a) he may negotiate and contract for facilities or services with the governmental entity in lieu of the development impact fee as defined in Section 6-1-1050;

(b) he has the right of appeal, as provided in Section 6-1-1030;

(c) the impact fee must be paid no earlier than the time of issuance of the building permit or issuance of a development permit if no building permit is required.

HISTORY: 1999 Act No. 118, Section 1.

SECTION 6-1-950. Procedure for adoption of ordinance imposing impact fees.

(A) The governing body of a governmental entity begins the process for adoption of an ordinance imposing an impact fee by enacting a resolution directing the local planning commission to conduct the

studies and to recommend an impact fee ordinance, developed in accordance with the requirements of this article. Under no circumstances may the governing body of a governmental entity impose an impact fee for any public facility which has been paid for entirely by the developer.

(B) Upon receipt of the resolution enacted pursuant to subsection (A), the local planning commission shall develop, within the time designated in the resolution, and make recommendations to the governmental entity for a capital improvements plan and impact fees by service unit. The local planning commission shall prepare and adopt its recommendations in the same manner and using the same procedures as those used for developing recommendations for a comprehensive plan as provided in Article 3, Chapter 29, Title 6, except as otherwise provided in this article. The commission shall review and update the capital improvements plan and impact fees in the same manner and on the same review cycle as the governmental entity's comprehensive plan or elements of it.

HISTORY: 1999 Act No. 118, Section 1.

SECTION 6-1-960. Recommended capital improvements plan; notice; contents of plan.

(A) The local planning commission shall recommend to the governmental entity a capital improvements plan which may be adopted by the governmental entity by ordinance. The recommendations of the commission are not binding on the governmental entity, which may amend or alter the plan. After reasonable public notice, a public hearing must be held before final action to adopt the ordinance approving the capital improvements plan. The notice must be published not less than thirty days before the time of the hearing in at least one newspaper of general circulation in the county. The notice must advise the public of the time and place of the hearing, that a copy of the capital improvements plan is available for public inspection in the offices of the governmental entity, and that members of the public will be given an opportunity to be heard.

(B) The capital improvements plan must contain:

(1) a general description of all existing public facilities, and their existing deficiencies, within the service area or areas of the governmental entity, a reasonable estimate of all costs, and a plan to develop the funding resources, including existing sources of revenues, related to curing the existing deficiencies including, but not limited to, the upgrading, updating, improving, expanding, or replacing of these facilities to meet existing needs and usage;

(2) an analysis of the total capacity, the level of current usage, and commitments for usage of capacity of existing public facilities, which must be prepared by a qualified professional using generally accepted principles and professional standards;

(3) a description of the land use assumptions;

(4) a definitive table establishing the specific service unit for each category of system improvements and an equivalency or conversion table establishing the ratio of a service unit to various types of land uses, including residential, commercial, agricultural, and industrial, as appropriate;

(5) a description of all system improvements and their costs necessitated by and attributable to new development in the service area, based on the approved land use assumptions, to provide a level of service not to exceed the level of service currently existing in the community or service area, unless a different or higher level of service is required by law, court order, or safety consideration;

(6) the total number of service units necessitated by and attributable to new development within the service area based on the land use assumptions and calculated in accordance with generally accepted engineering or planning criteria;

(7) the projected demand for system improvements required by new service units projected over a reasonable period of time not to exceed twenty years;

(8) identification of all sources and levels of funding available to the governmental entity for the financing of the system improvements; and

(9) a schedule setting forth estimated dates for commencing and completing construction of all improvements identified in the capital improvements plan.

(C) Changes in the capital improvements plan must be approved in the same manner as approval of the original plan.

HISTORY: 1999 Act No. 118, Section 1.

SECTION 6-1-970. Exemptions from impact fees.

The following structures or activities are exempt from impact fees:

(1) rebuilding the same amount of floor space of a structure that was destroyed by fire or other catastrophe;

(2) remodeling or repairing a structure that does not result in an increase in the number of service units;

(3) replacing a residential unit, including a manufactured home, with another residential unit on the same lot, if the number of service units does not increase;

(4) placing a construction trailer or office on a lot during the period of construction on the lot;

(5) constructing an addition on a residential structure which does not increase the number of service units;

(6) adding uses that are typically accessory to residential uses, such as a tennis court or a clubhouse, unless it is demonstrated clearly that the use creates a significant impact on the system's capacity;

(7) all or part of a particular development project if:

(a) the project is determined to create affordable housing; and

(b) the exempt development's proportionate share of system improvements is funded through a revenue source other than development impact fees;

(8) constructing a new elementary, middle, or secondary school; and

(9) constructing a new volunteer fire department.

HISTORY: 1999 Act No. 118, Section 1; 2016 Act No. 229 (H.4416), Section 1, eff June 3, 2016.

Effect of Amendment

2016 Act No. 229, Section 1, added (8) and (9), relating to certain schools and volunteer fire departments.

SECTION 6-1-980. Calculation of impact fees.

(A) The impact fee for each service unit may not exceed the amount determined by dividing the costs of the capital improvements by the total number of projected service units that potentially could use the capital improvement. If the number of new service units projected over a reasonable period of time is less than the total number of new service units shown by the approved land use assumptions at full development of the service area, the maximum impact fee for each service unit must be calculated by dividing the costs of the part of the capital improvements necessitated by and attributable to the projected new service units by the total projected new service units.

(B) An impact fee must be calculated in accordance with generally accepted accounting principles.

HISTORY: 1999 Act No. 118, Section 1.

SECTION 6-1-990. Maximum impact fee; proportionate share of costs of improvements to serve new development.

(A) The impact fee imposed upon a fee payor may not exceed a proportionate share of the costs incurred by the governmental entity in providing system improvements to serve the new development. The proportionate share is the cost attributable to the development after the governmental entity reduces the amount to be imposed by the following factors:

(1) appropriate credit, offset, or contribution of money, dedication of land, or construction of system improvements; and

(2) all other sources of funding the system improvements including funds obtained from economic development incentives or grants secured which are not required to be repaid.

(B) In determining the proportionate share of the cost of system improvements to be paid, the governmental entity imposing the impact fee must consider the:

(1) cost of existing system improvements resulting from new development within the service area or areas;

(2) means by which existing system improvements have been financed;

(3) extent to which the new development contributes to the cost of system improvements;

(4) extent to which the new development is required to contribute to the cost of existing system improvements in the future;

(5) extent to which the new development is required to provide system improvements, without charge to other properties within the service area or areas;

(6) time and price differentials inherent in a fair comparison of fees paid at different times; and

(7) availability of other sources of funding system improvements including, but not limited to, user charges, general tax levies, intergovernmental transfers, and special taxation.

HISTORY: 1999 Act No. 118, Section 1.

SECTION 6-1-1000. Fair compensation or reimbursement of developers for costs, dedication of land or oversize facilities.

A developer required to pay a development impact fee may not be required to pay more than his proportionate share of the costs of the project, including the payment of money or contribution or dedication of land, or to oversize his facilities for use of others outside of the project without fair compensation or reimbursement.

HISTORY: 1999 Act No. 118, Section 1.

SECTION 6-1-1010. Accounting; expenditures.

(A) Revenues from all development impact fees must be maintained in one or more interest-bearing accounts. Accounting records must be maintained for each category of system improvements and the service area in which the fees are collected. Interest earned on development impact fees must be considered funds of the account on which it is earned, and must be subject to all restrictions placed on the use of impact fees pursuant to the provisions of this article.

(B) Expenditures of development impact fees must be made only for the category of system improvements and within or for the benefit of the service area for which the impact fee was imposed as

shown by the capital improvements plan and as authorized in this article. Impact fees may not be used for:

- (1) a purpose other than system improvement costs to create additional improvements to serve new growth;
- (2) a category of system improvements other than that for which they were collected; or
- (3) the benefit of service areas other than the area for which they were imposed.

HISTORY: 1999 Act No. 118, Section 1.

SECTION 6-1-1020. Refunds of impact fees.

(A) An impact fee must be refunded to the owner of record of property on which a development impact fee has been paid if:

- (1) the impact fees have not been expended within three years of the date they were scheduled to be expended on a first-in, first-out basis; or
- (2) a building permit or permit for installation of a manufactured home is denied.

(B) When the right to a refund exists, the governmental entity shall send a refund to the owner of record within ninety days after it is determined by the entity that a refund is due.

(C) A refund must include the pro rata portion of interest earned while on deposit in the impact fee account.

(D) A person entitled to a refund has standing to sue for a refund pursuant to this article if there has not been a timely payment of a refund pursuant to subsection (B) of this section.

HISTORY: 1999 Act No. 118, Section 1.

SECTION 6-1-1030. Appeals.

(A) A governmental entity which adopts a development impact fee ordinance shall provide for administrative appeals by the developer or fee payor.

(B) A fee payor may pay a development impact fee under protest. A fee payor making the payment is not estopped from exercising the right of appeal provided in this article, nor is the fee payor estopped from receiving a refund of an amount considered to have been illegally collected. Instead of making a payment of an impact fee under protest, a fee payor, at his option, may post a bond or submit an irrevocable letter of credit for the amount of impact fees due, pending the outcome of an appeal.

(C) A governmental entity which adopts a development impact fee ordinance shall provide for mediation by a qualified independent party, upon voluntary agreement by both the fee payor and the governmental entity, to address a disagreement related to the impact fee for proposed development. Participation in mediation does not preclude the fee payor from pursuing other remedies provided for in this section or otherwise available by law.

HISTORY: 1999 Act No. 118, Section 1.

SECTION 6-1-1040. Collection of development impact fees.

A governmental entity may provide in a development impact fee ordinance the method for collection of development impact fees including, but not limited to:

- (1) additions to the fee for reasonable interest and penalties for nonpayment or late payment;
- (2) withholding of the certificate of occupancy, or building permit if no certificate of occupancy is required, until the development impact fee is paid;
- (3) withholding of utility services until the development impact fee is paid; and

(4) imposing liens for failure to pay timely a development impact fee.

HISTORY: 1999 Act No. 118, Section 1.

SECTION 6-1-1050. Permissible agreements for payments or construction or installation of improvements by fee payors and developers; credits and reimbursements.

A fee payor and developer may enter into an agreement with a governmental entity, including an agreement entered into pursuant to the South Carolina Local Government Development Agreement Act, providing for payments instead of impact fees for facilities or services. That agreement may provide for the construction or installation of system improvements by the fee payor or developer and for credits or reimbursements for costs incurred by a fee payor or developer including interproject transfers of credits or reimbursement for project improvements which are used or shared by more than one development project. An impact fee may not be imposed on a fee payor or developer who has entered into an agreement as described in this section.

HISTORY: 1999 Act No. 118, Section 1.

SECTION 6-1-1060. Article shall not affect existing laws.

(A) The provisions of this article do not repeal existing laws authorizing a governmental entity to impose fees or require contributions or property dedications for capital improvements. A development impact fee adopted in accordance with existing laws before the enactment of this article is not affected until termination of the development impact fee. A subsequent change or reenactment of the development impact fee must comply with the provisions of this article. Requirements for developers to pay in whole or in part for system improvements may be imposed by governmental entities only by way of impact fees imposed pursuant to the ordinance.

(B) Notwithstanding another provision of this article, property for which a valid building permit or certificate of occupancy has been issued or construction has commenced before the effective date of a development impact fee ordinance is not subject to additional development impact fees.

HISTORY: 1999 Act No. 118, Section 1.

SECTION 6-1-1070. Shared funding among units of government; agreements.

(A) If the proposed system improvements include the improvement of public facilities under the jurisdiction of another unit of government including, but not limited to, a special purpose district that does not provide water and wastewater utilities, a school district, and a public service district, an agreement between the governmental entity and other unit of government must specify the reasonable share of funding by each unit. The governmental entity authorized to impose impact fees may not assume more than its reasonable share of funding joint improvements, nor may another unit of government which is not authorized to impose impact fees do so unless the expenditure is pursuant to an agreement under Section 6-1-1050 of this section.

(B) A governmental entity may enter into an agreement with another unit of government including, but not limited to, a special purpose district that does not provide water and wastewater utilities, a school district, and a public service district, that has the responsibility of providing the service for which an impact fee may be imposed. The determination of the amount of the impact fee for the contracting governmental entity must be made in the same manner and is subject to the same procedures and limitations as provided in this article. The agreement must provide for the collection of the impact fee by the governmental entity and for the expenditure of the impact fee by another unit of government including,

but not limited to, a special purpose district that does not provide water and wastewater utilities, a school district, and a public services district unless otherwise provided by contract.

HISTORY: 1999 Act No. 118, Section 1.

SECTION 6-1-1080. Exemptions; water or wastewater utilities.

The provisions of this chapter do not apply to a development impact fee for water or wastewater utilities, or both, imposed by a city, county, commissioners of public works, special purpose district, or nonprofit corporation organized pursuant to Chapter 35 or 36 of Title 33, except that in order to impose a development impact fee for water or wastewater utilities, or both, the city, county, commissioners of public works, special purpose district or nonprofit corporation organized pursuant to Chapter 35 or 36 of Title 33 must:

- (1) have a capital improvements plan before imposition of the development impact fee; and
- (2) prepare a report to be made public before imposition of the development impact fee, which shall include, but not be limited to, an explanation of the basis, use, calculation, and method of collection of the development impact fee; and
- (3) enact the fee in accordance with the requirements of Article 3 of this chapter.

HISTORY: 1999 Act No. 118, Section 1.

SECTION 6-1-1090. Annexations by municipalities.

A county development impact fee ordinance imposed in an area which is annexed by a municipality is not affected by this article until the development impact fee terminates, unless the municipality assumes any liability which is to be paid with the impact fee revenue.

HISTORY: 1999 Act No. 118, Section 1.

SECTION 6-1-2000. Taxation or revenue authority by political subdivisions.

This article shall not create, grant, or confer any new or additional taxing or revenue raising authority to a political subdivision which was not specifically granted to that entity by a previous act of the General Assembly.

HISTORY: 1999 Act No. 118, Section 1.

SECTION 6-1-2010. Compliance with public notice or public hearing requirements.

Compliance with any requirement for public notice or public hearing in this article is considered to be in compliance with any other public notice or public hearing requirement otherwise applicable including, but not limited to, the provisions of Chapter 4, Title 30, and Article 3 of this chapter.

HISTORY: 1999 Act No. 118, Section 1.

**RICHLAND COUNTY
ADMINISTRATION**

2020 Hampton Street, Suite 4069
Columbia, SC 29204
803-576-2050



Agenda Briefing

Prepared by:	Shirani W Fuller	Title:	County Engineer
Department:	Public Works	Division:	Engineering
Date Prepared:	May 31, 2024	Meeting Date:	June 25, 2024
Legal Review	Patrick Wright via email	Date:	June 13, 2024
Budget Review	Maddison Wilkerson via email	Date:	June 10, 2024
Finance Review	Stacey Hamm via email	Date:	June 7, 2024
Approved for consideration:	County Administrator	Leonardo Brown, MBA, CPM	
Meeting/Committee	Development & Services		
Subject	City of Columbia - Sanitary Sewer Easement Request at 1871 Omarest Dr		

RECOMMENDED/REQUESTED ACTION:

Staff recommends providing an easement to the City of Columbia for the installation of a new sanitary sewer line on Richland County property located at 1871 Omarest, tax map number R07415-01-01. This recommendation is contingent on the construction schedule and road repair approved by the County.

Request for Council Reconsideration: Yes

FIDUCIARY:

Are funds allocated in the department’s current fiscal year budget?	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No
If not, is a budget amendment necessary?	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No

ADDITIONAL FISCAL/BUDGETARY MATTERS TO CONSIDER:

There is no anticipated fiscal impact to the County.

OFFICE OF PROCUREMENT & CONTRACTING FEEDBACK:

Not applicable.

COUNTY ATTORNEY’S OFFICE FEEDBACK/POSSIBLE AREA(S) OF LEGAL EXPOSURE:

There are no legal concerns regarding this matter.

REGULATORY COMPLIANCE:

Not applicable.

MOTION OF ORIGIN:

There is no associated Council motion of origin.

STRATEGIC & GENERATIVE DISCUSSION:

The City of Columbia sanitary sewer department is requesting an exclusive 25-foot easement and a non-exclusive 25-foot access easement with a 10-foot temporary easement for construction purposes as shown on the attached exhibit prepared by Stantec Consulting. The easement will extend along the eastern property boundary of the County owned parcel R07415-01-01. The request for another easement is to install a parallel sewer line to increase capacity.

ASSOCIATED STRATEGIC GOAL, OBJECTIVE, AND INITIATIVE:

- Goal 1: Foster Good Governance
 - Objective 1.5: Collaborate with other governments

ADDITIONAL COMMENTS FOR CONSIDERATION:

To reduce interruption to the on-site row club that utilizes this property, the construction period is restricted to July and August. The new sewer line will require the closing of the access road through the property. This access will not be closed or excavated until June 30, 2024. The replacement of the access road will be 18-feet wide with 6 inches of crushed aggregate base and open to users by September 15, 2024.

ATTACHMENTS:

1. Easement Document
2. Easement Exhibit
3. Aerial Map
4. Ordinance

STATE OF SOUTH CAROLINA)

EASEMENT

COUNTY OF RICHLAND)

For and in consideration of the sum of One (\$1.00) Dollar, each to the other paid, the receipt of which is hereby acknowledged, **RICHLAND COUNTY** (also hereinafter referred to as "Grantor") does hereby grant unto the said **CITY OF COLUMBIA** (also hereinafter referred to as "Grantee"), its successors and assigns (I) a permanent, exclusive easement, **twenty-five (25) feet in width**, (II) a permanent, non-exclusive access easement, **twenty-five (25) feet in width**, also a 10' temporary easement for construction purpose only, and with the right of access, ingress and egress at all times for the purpose of constructing, operating, reconstructing and maintaining a **sanitary sewer main**, and with the right to remove shrubbery, trees and other growth from the easement area and any trees which must be removed shall be moved from the premises and any damages that are incurred due to the performance of work by the City of Columbia shall be restored to as nearly as practicable to the original condition upon completion of the construction, said easement to run through the property which Grantor owns or in which Grantor has an interest, situate, lying and being

In the State of South Carolina, County of Richland, in the City of Columbia, located on the southwestern side of the Broad River, Columbia, SC 29212 and being further identified as a portion of Richland County tax map number 07415-01-01, as shown on tax maps prepared by the Office of the Richland County Tax Assessor, 2022 Edition.

A permanent, exclusive easement for a sanitary sewer main, twenty-five (25) feet in width; beginning on the southeastern property line of the subject property at the southwestern boundary of an existing 25' City of Columbia Sanitary Sewer Easement (CF#60-35) at a point seventy-six and thirty-five hundredths (76.35) feet southwest of the southeastern property corner of the subject property and extending therefrom N08°32'16.54"W along the subject property and adjacent to the southwestern boundary of the aforesaid 25' City Sewer Easement, for a distance of ninety-four and twenty-six hundredths (94.26) feet to a point; thence turning and extending therefrom N13°50'55.42"W along the subject property and adjacent to the southwestern boundary of the aforesaid 25' City Sewer Easement, for a distance of four hundred forty-four and sixty-eight hundredths (444.68) feet to a point; thence turning and extending therefrom N25°59'08.15"W along the subject property and adjacent to the southwestern boundary of the aforesaid 25' City Sewer Easement, for a distance of two hundred ninety-one and forty-eight hundredths (291.48) feet to a point; thence turning and extending therefrom N12°09'41.90"W along the subject property and adjacent to the southwestern boundary of the aforesaid 25' City Sewer Easement, for a distance of two hundred thirty-two and eight hundredths (232.08) feet to a point; thence turning and extending therefrom N12°57'18.79"W along the subject property and adjacent to the



northwestern boundary of the aforesaid 25' City Sewer Easement, for a distance of three hundred three and one hundredth (303.01) feet to a point; thence turning and extending therefrom N13°15'09.59"W along the subject property and adjacent to the southwestern boundary of the aforesaid 25' City Sewer Easement, for a distance of two hundred seventy-eight and eighty-one hundredths (278.81) feet to a point; thence turning and extending therefrom N17°50'18.00"W along the subject property and adjacent to the northwestern boundary of the aforesaid 25' City Sewer Easement, for a distance of seventy-eight and eleven hundredths (78.11) feet to a point to intersect the northwestern property line of the subject property; thence turning and extending therefrom S81°50'57.26"W along the northwestern property line of the subject property, for a distance of twenty-five and thirty-six hundredths (25.36) feet to a point; thence turning and extending therefrom S17°50'18.00"E along the subject property, for a distance of eighty-one and thirty-seven hundredths (81.37) feet to a point; thence turning and extending therefrom S13°15'09.59"E along the subject property, for a distance of two hundred seventy-seven and seventy-four hundredths (277.74) feet to a point; thence turning and extending therefrom S12°57'18.79"E along the subject property, for a distance of three hundred two and seventy-seven hundredths (302.77) feet to a point; thence turning and extending therefrom S12°09'41.90"E along the subject property, for a distance of two hundred thirty-four and ninety-four hundredths (234.94) feet to a point; thence turning and extending therefrom S25°59'08.15"E along the subject property, for a distance of two hundred ninety-one and eighty-five hundredths (291.85) feet to a point; thence turning and extending therefrom S13°50'55.42"E along the subject property, for a distance of four hundred forty and eighty-seven hundredths (440.87) feet to a point; thence turning and extending therefrom S08°32'16.54"E along the subject property, for a distance of ninety-five and eighty-nine hundredths (95.89) feet to intersect the southeastern property line of the subject property; thence turning and extending therefrom N75°04'59.80"E along the southeastern property line of the subject property, for a distance of twenty-five and sixteen hundredths (25.16) feet to a point, also being the point of beginning; thence terminating. Be all measurements a little more or less.

A permanent, non-exclusive access easement for access to a sanitary sewer main, twenty-five (25') feet in width; beginning on the subject property at a point one hundred one and ninety-seven hundredths (101.97) feet southwest of the southeastern property corner of the subject property and extending therefrom N08°32'16.54"W along the subject property, for a distance of twenty-five and twenty-two hundredths (25.22) feet to a point; thence turning and extending therefrom S73°56'45.73"W along the subject property, for a distance of one hundred forty-five and eighty-eight hundredths (145.88) feet to intersect the southwestern property line of the subject property and the northeastern right-of-way of Omarest Drive cul-de-sac (Richland County); thence turning and extending therefrom in a southeasterly curvilinear direction along the southwestern property line of the subject property and the northeastern right-of-way of Omarest Drive cul-de-sac, for a distance of forty and twenty-three hundredths (40.23) feet to a point; thence turning and extending therefrom N73°56'45.73"E along the subject property, for a distance of one

hundred twelve and forty-five hundredths (112.45) feet to a point, also being the point of beginning; thence terminating, Be all measurements a little more or less.

Also, a 10' temporary construction easement as more clearly shown on the attached Exhibit "A". Said temporary construction easement shall expire upon completion of this project, subject to resurrection upon circumstances posing a danger to health and safety.

This easement being more clearly shown and delineated on an easement drawing for Broad River Sanitary Sewer Force Main Replacement and Gravity Sewer Capacity Improvements, Phase 2, CIP Project #SS7589-02, drawings 2A and 2B of 7, dated March 23, 2022, prepared by Stantec Consulting Service, Inc. for the City of Columbia, South Carolina, and being on file in the Office of the Department of Engineering, City of Columbia, South Carolina under City file reference #250-544.

A copy of said easement drawings being attached hereto and made a part hereof as Exhibit "A".

(VAL)
EASEMENT #2 of 7

(THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK)

TO HAVE AND TO HOLD the aforesaid rights to the Grantee, its successors and assigns, as aforesaid, forever.

And the Grantor does hereby bind the Grantor and Grantor's successors and assigns to warrant and forever defend all and singular the said premises unto the Grantee, its successors and assigns against the Grantor and Grantor's successors and assigns and against every person whomsoever lawfully claiming, or to claim, the same or any part thereof.

WITNESS the hand and seal of the Grantor by the undersigned this _____ day of _____, 2022.

RICHLAND COUNTY

(Witness #1 Signature)

BY: _____
(Signature)

(Witness #2 Signature)

Name: _____
(Print Name)

Title: _____
(Print Title)

STATE OF SOUTH CAROLINA)
COUNTY OF RICHLAND) ACKNOWLEDGEMENT

The foregoing instrument was acknowledged before me this _____ day of _____, 2022 by _____
(Name & Title of Officer)

of _____ on behalf of the within-named Grantor.
(City & State)

(Notary's Signature)

NOTARY PUBLIC FOR: _____
(State)

MY COMMISSION EXPIRES: _____
(Date)

ATTORNEY CERTIFICATION

I, _____, an attorney licensed to practice in the State of _____ does hereby certify that I supervised the execution of the attached Easement for CIP#SS7589-02 Phase 2, Broad River Sanitary Sewer Force Main Replacement and Gravity Sewer Capacity Improvements, with Richland County, as Grantor and the City of Columbia, as Grantee this _____ day of _____, 2022.

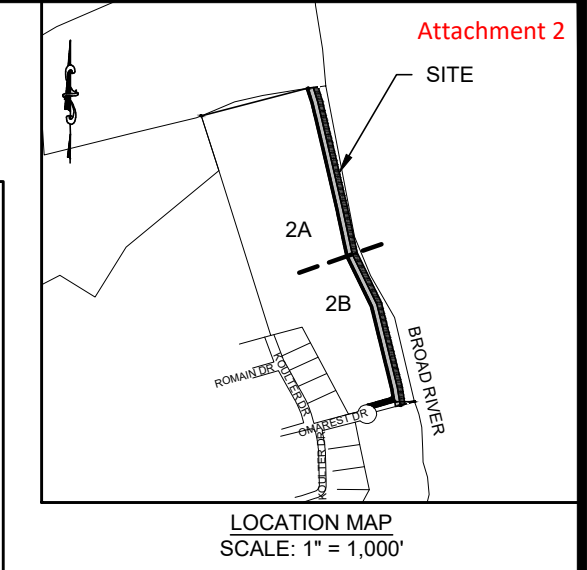
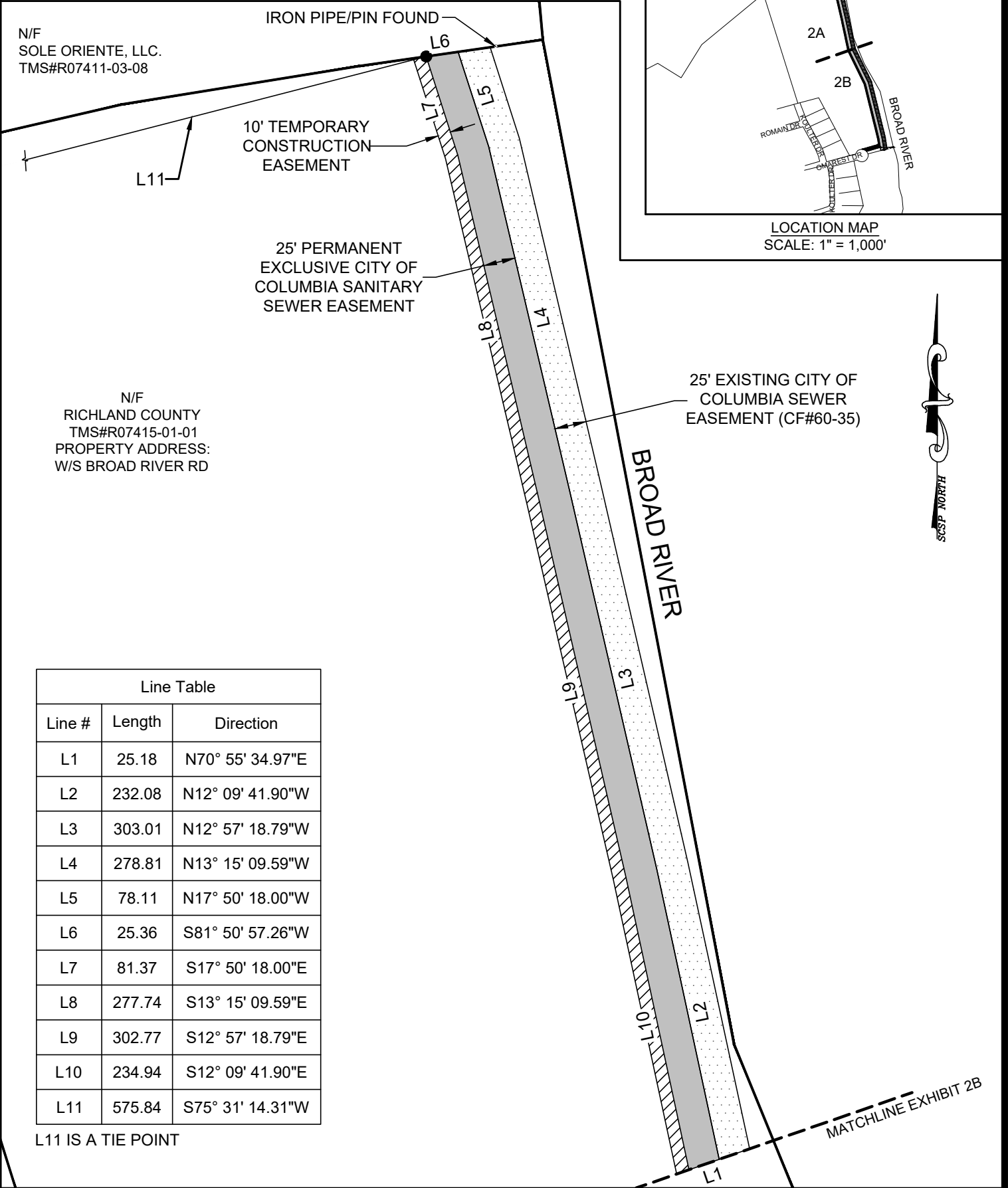
State Bar Number _____

(SIGNATURE)

REFERENCES:

- DEED BOOK D597 PAGE 348.
- HORIZONTAL COORDINATES (NAD 83) AND ELEVATIONS (NAVD 88) BASED ON SC VRS NETWORK.
- RICHLAND COUNTY TAX MAP SHEET R07415; 2022 EDITION.
- DRAWING BASED ON COMPILATIONS ONLY. NO BOUNDARY SURVEY PERFORMED.

Attachment 2

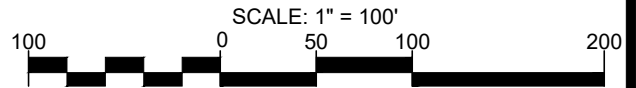


N/F
SOLE ORIENTE, LLC.
TMS#R07411-03-08

N/F
RICHLAND COUNTY
TMS#R07415-01-01
PROPERTY ADDRESS:
W/S BROAD RIVER RD

Line Table		
Line #	Length	Direction
L1	25.18	N70° 55' 34.97"E
L2	232.08	N12° 09' 41.90"W
L3	303.01	N12° 57' 18.79"W
L4	278.81	N13° 15' 09.59"W
L5	78.11	N17° 50' 18.00"W
L6	25.36	S81° 50' 57.26"W
L7	81.37	S17° 50' 18.00"E
L8	277.74	S13° 15' 09.59"E
L9	302.77	S12° 57' 18.79"E
L10	234.94	S12° 09' 41.90"E
L11	575.84	S75° 31' 14.31"W

L11 IS A TIE POINT



RICHLAND COUNTY TMS# R07415-01-01
OWNER: RICHLAND COUNTY
ADDRESS: PO BOX 192
COLUMBIA, SC 29202

- TEMPORARY CONSTRUCTION EASEMENT (Total: 0.39 AC)
- 25' PERMANENT NON-EXCLUSIVE CITY OF COLUMBIA SANITARY SEWER EASEMENT (Total: 0.072 AC)
- 25' PERMANENT EXCLUSIVE CITY OF COLUMBIA SANITARY SEWER EASEMENT (Total: 0.99 AC)
- EXISTING CITY OF COLUMBIA SANITARY SEWER EASEMENT

CF#250-544

EASEMENT EXHIBIT
CITY OF COLUMBIA
DEPARTMENT OF ENGINEERING
COLUMBIA, SOUTH CAROLINA

SCALE: 1" = 100'
DATE: 3/23/2022

PREPARED BY
STANTEC CONSULTING SERVICES, INC.
SURVEYED BY
CHAO AND ASSOCIATES, INC.
CONSULTING ENGINEERS & SURVEYORS

DRAWN BY:
KWR

PROJECT NAME
BROAD RIVER SANITARY SEWER FORCE MAIN REPLACEMENT
AND GRAVITY SEWER CAPACITY IMPROVEMENTS






PHASE 2 - I-20 TO BROAD RIVER PUMP STATION - 7 EASEMENTS EXHIBIT 2A OF 7
CIP # SS7589-02 REVISION DATE:

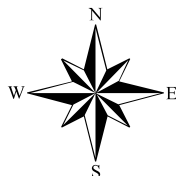
1871 Omarest Drive



EagleView

Roads Maintenance

-  Interstate
-  SCDOT
-  County Paved
-  Private or Other
-  Columbia



1 inch = 675 feet



STATE OF SOUTH CAROLINA
COUNTY COUNCIL FOR RICHLAND COUNTY
ORDINANCE NO. _____-24HR

AN ORDINANCE AUTHORIZING AN EASEMENT TO THE CITY OF COLUMBIA FOR SANITARY SEWER MAIN LOCATED AT 1871 OMAREST DRIVE; RICHLAND COUNTY TMS #07415-01-01(P).

Pursuant to the authority granted by the Constitution of the State of South Carolina and the General Assembly of the State of South Carolina, BE IT ENACTED BY RICHLAND COUNTY COUNCIL:

SECTION I. The County of Richland and its employees and agents are hereby authorized to grant an easement to a sanitary sewer main to The City of Columbia located at 1871 Omarest Drive; also identified as a portion of Richland County TMS #07415-01-01; as specifically described in the Easement, which is attached hereto and incorporated herein.

SECTION II. Severability. If any section, subsection, or clause of this ordinance shall be deemed unconstitutional or otherwise invalid, the validity of the remaining sections, subsections, and clauses shall not be affected thereby.

SECTION III. Conflicting Ordinances. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION IV. Effective Date. This ordinance shall be enforced from and after _____.

RICHLAND COUNTY COUNCIL

By: _____
Jesica Mackey, Chair

Attest this _____ day of _____, 2024.

Anette Kirylo
Clerk of Council

RICHLAND COUNTY ATTORNEY’S OFFICE

Approved As To LEGAL Form Only
No Opinion Rendered As To Content

First Reading:
Second Reading:
Public Hearing:
Third Reading:

**RICHLAND COUNTY
ADMINISTRATION**

2020 Hampton Street, Suite 4069
Columbia, SC 29204
803-576-2050



Agenda Briefing

Prepared by:	Shirani W Fuller	Title:	County Engineer
Department:	Public Works	Division:	Engineering
Date Prepared:	May 31, 2024	Meeting Date:	June 25, 2024
Legal Review	Elizabeth McLean via email	Date:	June 14, 2024
Budget Review	Maddison Wilkerson via email	Date:	June 10, 2024
Finance Review	Stacey Hamm via email	Date:	June 7, 2024
Approved for consideration:	County Administrator	Leonardo Brown, MBA, CPM	
Meeting/Committee	Development & Services		
Subject	City of Columbia - Storm Drainage Easement Request-1403 Jim Hamilton Blvd		

RECOMMENDED/REQUESTED ACTION:

Staff recommends providing an easement to the City of Columbia for the installation of an additional storm drainage pipe on Richland County property located at 1403-Jim Hamilton Blvd, also known as Owens Field (R13702-01-30).

Request for Council Reconsideration: Yes

FIDUCIARY:

Are funds allocated in the department’s current fiscal year budget?	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No
If not, is a budget amendment necessary?	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No

ADDITIONAL FISCAL/BUDGETARY MATTERS TO CONSIDER:

There is no anticipated fiscal impact to the County.

OFFICE OF PROCUREMENT & CONTRACTING FEEDBACK:

Not applicable.

COUNTY ATTORNEY’S OFFICE FEEDBACK/POSSIBLE AREA(S) OF LEGAL EXPOSURE:

There are no legal concerns regarding this matter.

REGULATORY COMPLIANCE:

Not applicable.

MOTION OF ORIGIN:

There is no associated Council motion of origin.

STRATEGIC & GENERATIVE DISCUSSION:

The City of Columbia is requesting an exclusive variable width easement and a temporary 12.5-foot construction easement for the purpose of installing and maintaining a stormwater drainage pipe as shown on the exhibit prepared by Cox and Dinkins. The City has an existing 50-foot drainage easement directly adjacent to this request.

ASSOCIATED STRATEGIC GOAL, OBJECTIVE, AND INITIATIVE:

- Goal 1: Foster Good Governance
 - Objective 1.5: Collaborate with other governments

ATTACHMENTS:

1. Easement Agreement
2. Easement Exhibit
3. Ordinance

STATE OF SOUTH CAROLINA)

EASEMENT

COUNTY OF RICHLAND)

For and in consideration of the sum of One (\$1.00) Dollar, each to the other paid, the receipt of which is hereby acknowledged, **RICHLAND COUNTY** (also hereinafter referred to as "Grantor") does hereby grant unto the **CITY OF COLUMBIA** (also hereinafter referred to as "Grantee"), its successors and assigns, a permanent, exclusive easement **variable (0' to 4.51') feet in width**, also a 12.5' temporary construction easement, together with the right of ingress and egress at all times for the purpose of constructing, operating, reconstructing and maintaining a **storm drainage line** and with the right to remove shrubbery, trees and other growth from the easement area provided that the property will be restored as nearly as practicable to its original condition upon completion of the construction and any trees which must be removed shall be moved from the premises, and any damaged shrubbery will be replaced with the same variety from nursery stock, said easement to run through the property which Grantor owns or in which Grantor has an interest, situate, lying and being:

In the State of South Carolina, County of Richland, in the city of Columbia, located at 1403 Jim Hamilton Boulevard, Columbia, SC 29205, Owens Field Park, and being further identified as a portion of Richland County tax map number 13702-01-30, as shown on tax maps prepared by the office of the Richland County Tax Assessor, 2022 Edition.

A permanent, exclusive easement for a storm drainage line, variable feet in width and having the following perimeter measurements: beginning on the common boundary of the easternmost / northwestern property line of the subject property and the southeastern property line of Richland County TMS#13703-01-03, n/f Julian at a point fifty-six and forty hundredths (56.40) feet northeast of the southeastern property corner of said TMS#13703-01-03; thence extending therefrom in a southwesterly direction along the easternmost / northwestern property line of the subject property, for a distance four and fifty-one hundredths (4.51) feet to a point; thence turning and extending therefrom in a southeasterly direction along the subject property, for a distance of seventy-seven and sixty-two hundredths (77.62) feet to a point; thence turning and extending therefrom in a northwesterly direction along the subject property, for a distance of seventy-nine and forty-eight hundredths (79.48) feet to intersect the easternmost / northwestern property line of the subject property, also being the point of the beginning; thence terminating. Be all measurements a little more or less.

Also, a 12.5' temporary construction easement as more clearly shown on the attached Exhibit "A". Said temporary easement shall expire upon completion of the project, subject to resurrection upon circumstances posing a danger to health and safety.

This easement being more clearly shown and delineated on an easement drawing for Storm Drainage Improvements to Shandon West Watershed South, Phase 2, CIP Project #SD8325, drawing 4 of 24, dated May 16, 2022, prepared by Cox and Dinkins for the City of Columbia, South Carolina and being on file in the office of the Department of Engineering, City of Columbia, South Carolina under CF# 250-558.

A copy of said easement drawing being attached hereto and made a part hereof as Exhibit "A".

AO

Easement 4 of 24

APPROVED AS TO FORM

 Legal Department City of Columbia, SC
 9/20/2022

To have and to hold the aforesaid rights to the Grantee, its successors and assigns, as aforesaid, forever.

And the Grantor does hereby bind the Grantor and Grantor's successors and assigns to warrant and forever defend all and singular the said premises unto the Grantee, its successors and assigns against the Grantor and Grantor's, successors and assigns and against every person whomsoever lawfully claiming, or to claim, the same or any part thereof.

Witness the hand and seal of the Grantor by the undersigned this _____ day of _____, 20____.

WITNESSES:

RICHLAND COUNTY

(1st Witness Signature)

By: _____

Name: _____
(Print Name)

(2nd Witness Signature)

Title: _____
(Print Title)

STATE OF SOUTH CAROLINA)

ACKNOWLEDGMENT

COUNTY OF)

The foregoing instrument was acknowledged before me this _____ day of _____, 20____ by _____
(NAME & TITLE OF OFFICER)

of _____ on behalf of the within-named Grantor.
(CITY & STATE)

(Notary's Signature)

NOTARY PUBLIC FOR STATE OF _____
(State)

MY COMMISSION EXPIRES _____
(Date)

ATTORNEY CERTIFICATION

I, _____, an attorney licensed to practice in the State of _____ do hereby certify that I supervised the execution of the attached Easement for Storm Drainage Improvements to Shandon West Watershed South, Phase 2; CIP#SD8325 with Richland County, as Grantor and the City of Columbia, as Grantee this ____ day of _____, 20____.

_____ State Bar Number: _____
(Signature)




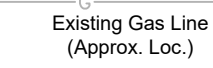
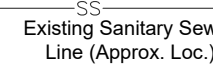
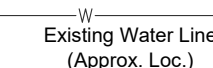
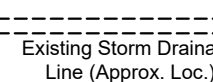
NOTES:

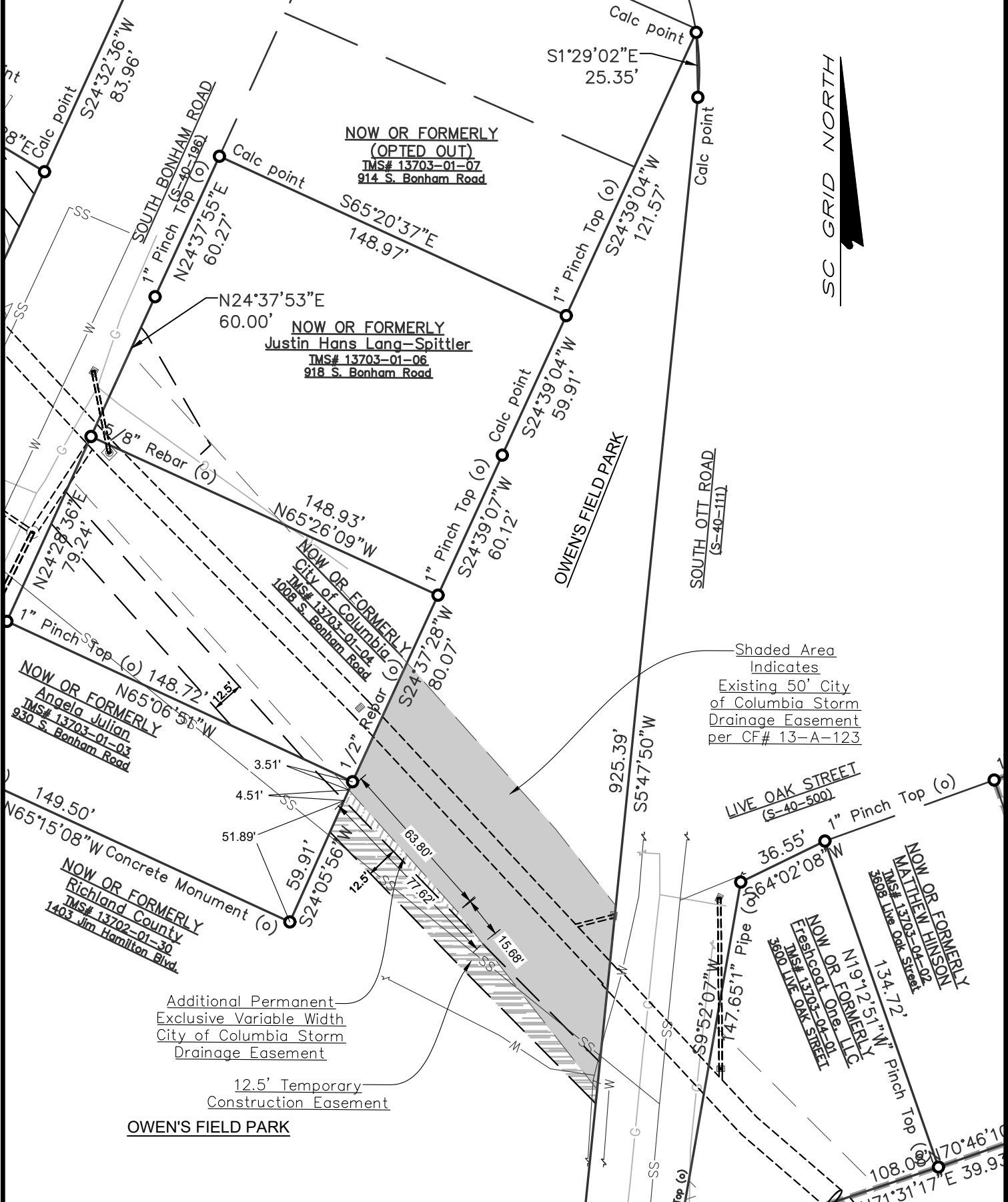
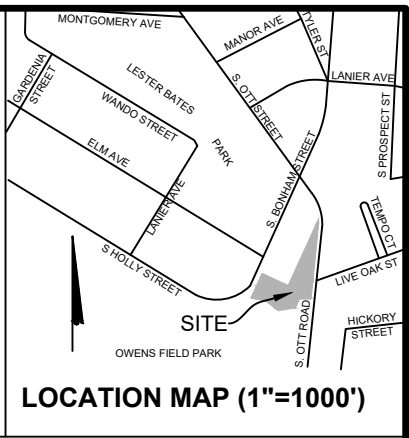
1. THIS EXHIBIT IS FOR THE CONVEYANCE OF STORM DRAINAGE AND CONSTRUCTION EASEMENTS. IT IS NOT TO BE USED FOR THE CONVEYANCE OF REAL PROPERTY.
2. OWNERSHIP AND TAX MAP INFORMATION IS TAKEN FROM THE RICHLAND COUNTY GIS WEBSITE (2022).
3. OTHER IMPROVEMENTS AND UTILITIES ARE NOT SHOWN.
4. BOUNDARY LINES ARE COMPILED FROM PLATS AND DEEDS ON FILE IN OUR OFFICE. SOME PROPERTY CORNERS ARE COMPUTED POINTS AND ARE NOT SURVEYED.
5. RICHLAND COUNTY TMS# 13702, 2022 EDITION.

REFERENCES:

1. RICHLAND COUNTY DEED BOOK 2109, PAGE 3206
2. RICHLAND COUNTY PLAT BOOK 2102, PAGE 1223

LEGEND:

-  Proposed Additional Permanent Exclusive City of Columbia Storm Drainage Easement (Total: 0.004 AC)
-  Proposed Temporary Construction Easement (Total: 0.036 AC)
-  Existing Exclusive City of Columbia Variable Width Storm Drainage Easement
-  Existing Gas Line (Approx. Loc.)
-  Existing Sanitary Sewer Line (Approx. Loc.)
-  Existing Water Line (Approx. Loc.)
-  Existing Storm Drainage Line (Approx. Loc.)



PROPERTY INFORMATION:
 OWNER: RICHLAND COUNTY
 ADDRESS: P.O. Box 192
 Columbia, SC 29202
 TMS Number: 13702-01-30

1" = 50'

CIP# SD8325



COX AND DINKINS
 ENGINEERS - SURVEYORS - LANDSCAPE ARCHITECTS
 724 BELTLINE BLVD.
 COLUMBIA, SC 29206
 803.254.0618
 COXANDINKINS.COM

EASEMENT EXHIBIT PREPARED FOR

CITY OF COLUMBIA
 DEPARTMENT OF ENGINEERING
 COLUMBIA, SOUTH CAROLINA

STORM DRAINAGE IMPROVEMENTS TO
 SHANDON WEST WATERSHED SOUTH PHASE 2

MAY 16, 2022 SHEET 4 OF 24
 CF# 250-558

STATE OF SOUTH CAROLINA
COUNTY COUNCIL FOR RICHLAND COUNTY
ORDINANCE NO. _____-24HR

AN ORDINANCE AUTHORIZING EASEMENT TO THE CITY OF COLUMBIA FOR A STORM DRAINAGE LINE LOCATED AT 1403 JIM HAMILTON BOULEVARD; RICHLAND COUNTY TMS #13702-01-30(P).

Pursuant to the authority by the Constitution of the State of South Carolina and the General Assembly of the State of South Carolina, BE IT ENACTED BY RICHLAND COUNTY COUNCIL:

SECTION I. The County of Richland and its employees and agents are hereby authorized to grant an easement for a storm drainage line to The City of Columbia, located at 1403 Jim Hamilton Boulevard; a portion of Richland County TMS #13702-01-30, as specifically described in the Easement, which is attached hereto and incorporated herein.

SECTION II. Severability. If any section, subsection, or clause of this ordinance shall be deemed unconstitutional or otherwise invalid, the validity of the remaining sections, subsections, and clauses shall not be affected thereby.

SECTION III. Conflicting Ordinances. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION IV. Effective Date. This ordinance shall be enforced from and after _____.

RICHLAND COUNTY COUNCIL

By: _____
Jesica Mackey, Chair

Attest this _____ day of _____, 2024.

Anette Kirylo
Clerk of Council

RICHLAND COUNTY ATTORNEY’S OFFICE

Approved As To LEGAL Form Only
No Opinion Rendered As To Content

First Reading:
Second Reading:
Public Hearing:
Third Reading:

**RICHLAND COUNTY
ADMINISTRATION**

2020 Hampton Street, Suite 4069
Columbia, SC 29204
803-576-2050



Agenda Briefing

Prepared by:	Shirani W Fuller	Title:	County Engineer
Department:	Public Works	Division:	Engineering
Date Prepared:	May 31, 2024	Meeting Date:	June 25, 2024
Legal Review	Elizabeth McLean via email	Date:	June 14, 2024
Budget Review	Maddison Wilkerson via email	Date:	June 10, 2024
Finance Review	Stacey Hamm via email	Date:	June 7, 2024
Approved for consideration:	County Administrator	Leonardo Brown, MBA, CPM	
Meeting/Committee	Development & Services		
Subject	City of Columbia - Sanitary Sewer Easement Request on parcel R13608-01-13		

RECOMMENDED/REQUESTED ACTION:

Staff recommends providing an easement to the City of Columbia for the reconstruction of a sanitary sewer main on Richland County property R13608-01-13, described as south of Plowden Rd, a portion of the Jim Hamilton Airport. This recommendation is contingent on the construction plans and specifications containing language provide by the Airport General Manager.

Request for Council Reconsideration: Yes

FIDUCIARY:

Are funds allocated in the department’s current fiscal year budget?	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No
If not, is a budget amendment necessary?	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No

ADDITIONAL FISCAL/BUDGETARY MATTERS TO CONSIDER:

There is no anticipated fiscal impact to the County.

OFFICE OF PROCUREMENT & CONTRACTING FEEDBACK:

Not applicable.

COUNTY ATTORNEY’S OFFICE FEEDBACK/POSSIBLE AREA(S) OF LEGAL EXPOSURE:

There are no legal concerns regarding this matter.

REGULATORY COMPLIANCE:

Not applicable.

MOTION OF ORIGIN:

There is no associated Council motion of origin.

STRATEGIC & GENERATIVE DISCUSSION:

The City of Columbia is requesting an exclusive variable width sanitary sewer easement and a temporary non-exclusive variable width sanitary sewer easement for construction purposes as shown on the attached exhibit prepared by Michael Baker. The easement will extend through the County owned parcel R13608-01-13. This request for is for the purpose of reconstructing and maintaining the sewer main.

ASSOCIATED STRATEGIC GOAL, OBJECTIVE, AND INITIATIVE:

- Goal 1: Foster Good Governance
 - Objective 1.5: Collaborate with other governments

ADDITIONAL COMMENTS FOR CONSIDERATION:

This project is in the approach for Runway 31 at the Jim Hamilton Airport. Equipment height limitations will be followed. Equipment will be properly marked with flagging and lights as required, and booms must be stowed when not in use.

The City will be required to file an advisory with the FAA prior to any work beginning. This filing will provide proper notification and assurance that work does not impact the Airport or its operations; the filing will generate a Determination of No Hazard to Air Navigation.

ATTACHMENTS:

1. Easement Agreement
2. Easement Exhibit
3. Aerial Map
4. Ordinance

STATE OF SOUTH CAROLINA)

EASEMENT

COUNTY OF RICHLAND)

For and in consideration of the sum of One (\$1.00) Dollar, each to the other paid, the receipt of which is hereby acknowledged, **RICHLAND COUNTY** (also hereinafter referred to as "Grantor") does hereby grant unto the said **CITY OF COLUMBIA** (also hereinafter referred to as "Grantee"), its successors and assigns, a permanent, exclusive easement variable **(16.84' to 56.24') feet in width**, also a variable (0' to 56') feet in width temporary easement for construction purposes only, also a variable (8.14' to 11.18') feet in width temporary easement for construction purposes only, together with the right of ingress and egress at all times for purpose of constructing, operating, reconstructing and maintaining a **sanitary sewer main**, and with the right to remove shrubbery, trees and other growth from the easement area and any trees which must be removed shall be moved from the premises and any damages that are incurred due to the performance of work by the City of Columbia shall be restored to as nearly as practicable to the original condition upon completion of the construction, said easement to run through the property which Grantor owns or in which Grantor has an interest, situate, lying and being

In the State of South Carolina, County of Richland, in the City of Columbia, located south of Plowden Road, Columbia, SC 29201 and being further identified as a portion of Richland County tax map number 13608-01-13, as shown on tax maps prepared by the Office of the Richland County Tax Assessor, 2022 Edition.

A permanent, exclusive easement for a sanitary sewer main, variable feet in width; beginning on the common boundary of the southwestern property line of the subject property and the northeastern boundary of Richland County Tax Map Number 13608-01-02, n/f Southern Region Industrial Realty, at a point two hundred seventy-seven and forty-eight hundredths (277.48) feet northwest of the southeastern property corner of the subject property and extending therefrom in a northwesterly direction along the subject property, for a distance of one hundred twenty-four and ninety-six hundredths (124.96) feet to a point; thence turning and extending therefrom in a northeasterly direction along the subject property, for a distance of fifty-four and seventeen hundredths (54.17) feet along the subject property to intersect the southwestern boundary of an existing variable width City of Columbia Sanitary Sewer Easement (CF#-37-12 and CF#37-04); thence turning and extending therefrom in a northwesterly direction along the southwestern boundary of said existing City Sewer Easement, for a distance of eight and twenty-eight hundredths (8.28) feet to a point; thence turning and extending therefrom in a northeasterly direction along the subject property and the northwestern boundary of the said City Sewer Easement, for a distance of twelve and fifty-nine hundredths (12.59) feet to intersect the northeastern property line of the subject property and the southwestern right-of-way of S. Beltline Boulevard (S-40-48); thence turning and extending therefrom in a northwesterly direction along the northeastern property line of the subject property and the southwestern right-of-way of

APPROVED AS TO FORM



Legal Department City of Columbia, SC

8/19/2022

S. Beltline Boulevard (S-40-48), for a distance of sixteen and eighty-four hundredths (16.84) feet at a point; thence turning and extending therefrom in a southwesterly direction along the subject property, for a distance of sixty-six and sixty-six hundredths (66.66) feet to a point; thence turning and extending therefrom in a southeasterly direction along the subject property, for a distance of ninety and thirty-seven hundredths (90.37) feet to intersect the southwestern property line of the subject property; thence turning and extending therefrom in a southeasterly direction along the southwestern property line of the subject property, for a distance of fifty-six and twenty-four hundredths (56.24) feet to the point of beginning; thence terminating. Be all measurements a little more or less.

Also, two variable feet in width temporary construction easements as more clearly shown on the attached Exhibit "A". Said temporary easements shall expire upon completion of this project, subject to resurrection upon circumstances posing a danger to health and safety.

This easement being more clearly shown and delineated on an easement drawing for Gills Creek Relief Sewer, Phase I, CIP Project #SS7562, drawing 10 of 11, dated June 2, 2022, last revised September 12, 2022, prepared by Michael Baker International for the City of Columbia, South Carolina, and being on file in the Office of the Department of Engineering, City of Columbia, South Carolina under City file reference #250-582.

A copy of said easement drawing being attached hereto and made a part hereof as Exhibit "A".

(VAL)
EASEMENT #10 of 11

(THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK)

TO HAVE AND TO HOLD the aforesaid rights to the Grantee, its successors and assigns, as aforesaid, forever.

And the Grantor does hereby bind the Grantor and Grantor's successors and assigns to warrant and forever defend all and singular the said premises unto the Grantee, its successors and assigns against the Grantor and Grantor's successors and assigns and against every person whomsoever lawfully claiming, or to claim, the same or any part thereof.

WITNESS the hand and seal of the Grantor by the undersigned this _____ day of _____, 2022.

WITNESSES:

RICHLAND COUNTY

(Witness #1 Signature)

BY: _____
(Signature)

(Witness #2 Signature)

Name: _____
(Print Name)

Title: _____
(Print Title)

STATE OF SOUTH CAROLINA)

ACKNOWLEDGEMENT

COUNTY OF RICHLAND)

The foregoing instrument was acknowledged before me this _____ day of _____, 2022 by _____
(Name & Title of Officer)

of _____ on behalf of the within-named Grantor.
(City & State)

(Notary's Signature)

NOTARY PUBLIC FOR: _____
(State)

MY COMMISSION EXPIRES: _____
(Date)



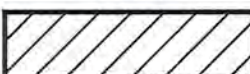
ATTORNEY CERTIFICATION

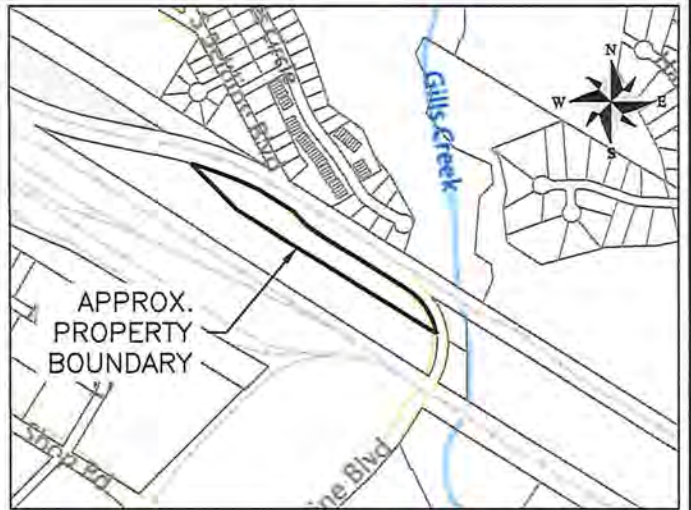
I, _____, an attorney licensed to practice in the State of _____ does hereby certify that I supervised the execution of the attached Easement for CIP#SS7562 Phase 1, Gills Creek Relief Sewer, with Richland County, as Grantor and the City of Columbia, as Grantee this _____ day of _____, 2022.

SIGNATURE State Bar Number: _____

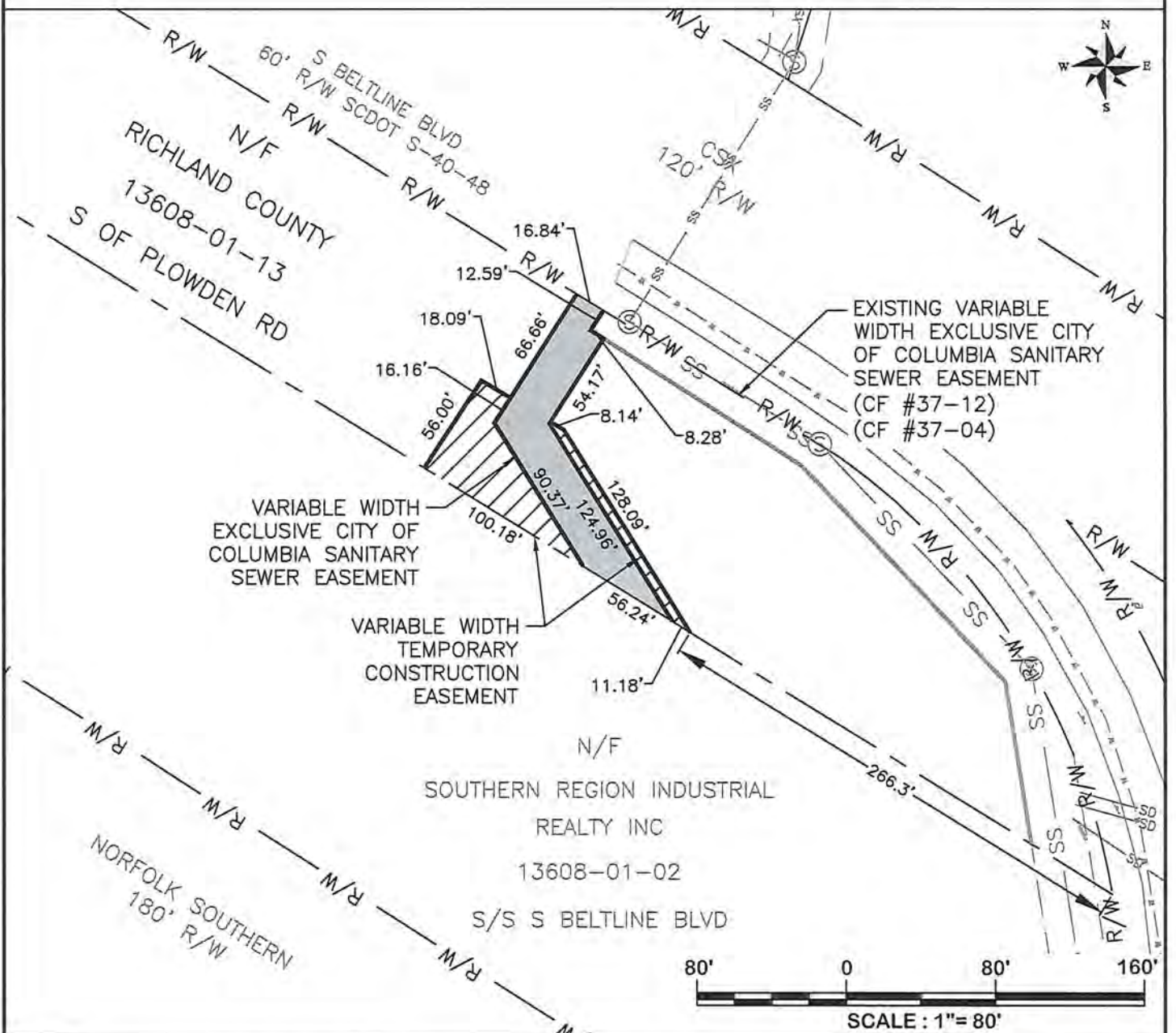
REFERENCES:

1. COORDINATES PROVIDED ARE BASED ON SC STATE PLAN, NAD83, NGVD88, INTERNATIONAL FOOT.
2. RICHLAND COUNTY TAX MAP SHEET R13608; 2022 EDITION.

-  VARIABLE WIDTH EXISTING EXCLUSIVE CITY OF COLUMBIA SANITARY SEWER EASEMENT (0.188 ACRE) CF#37-12 & CF#37-04
-  VARIABLE WIDTH EXCLUSIVE CITY OF COLUMBIA SANITARY SEWER EASEMENT (0.102 ACRE)
-  VARIABLE WIDTH TEMPORARY CONSTRUCTION EASEMENT (0.075 ACRE)



LOCATION MAP
SCALE: 1"= 1000'



NOTES:

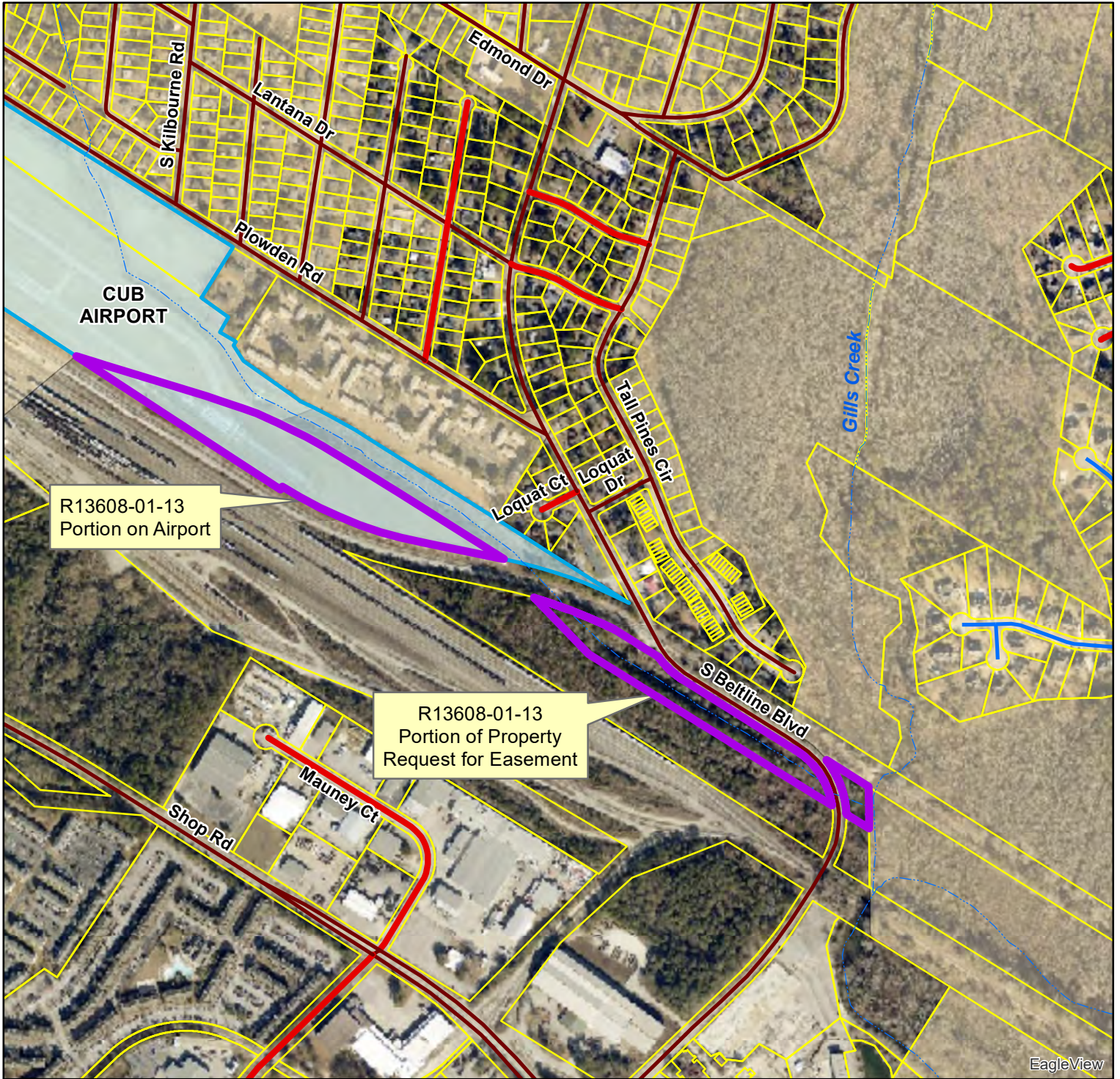
1. DRAWING PROVIDED TO THE CITY OF COLUMBIA BASED ON TOPOGRAPHIC SURVEY PROVIDED BY VAUGHN & MELTON CONSULTING ENGINEERS DATED FEBRUARY 4, 2022.
2. OWNERSHIP AND TAX MAP INFORMATION TAKEN FROM RICHLAND COUNTY GIS WEBSITE.
3. THIS EXHIBIT WAS BASED ON MAP COMPILATIONS ONLY. NO GROUND SURVEY WAS PERFORMED.
4. SEE CF #37-12 AND CF #37-04 FOR EXISTING EASEMENT INFORMATION.



N/F
RICHLAND COUNTY
PO BOX 192
COLUMBIA, SC 29202
TMS#13608-01-13
CF #250-582






CITY OF COLUMBIA DEPARTMENT OF ENGINEERING COLUMBIA, SOUTH CAROLINA		
SCALE: 1"=80'	APPROVED BY:	DRAWN BY: BJF
DATE: 06-02-2022		
GILLS CREEK RELIEF SEWER PHASE 1		
PROJECT NO. : SS7562	DWG. 10 OF 11	
REVISION NO: 1	DATE: 09-12-2022	

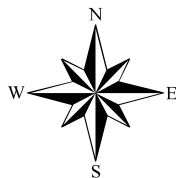
Location Overview Property TMS R13608-01-13



EagleView

Roads Maintenance

-  Interstate
-  SCDOT
-  County Paved
-  Columbia
-  Columbia



1 inch = 625 feet



STATE OF SOUTH CAROLINA
COUNTY COUNCIL FOR RICHLAND COUNTY
ORDINANCE NO. _____-24HR

AN ORDINANCE AUTHORIZING AN EASEMENT TO THE CITY OF COLUMBIA FOR SANITARY SEWER MAIN LOCATED AT THE SOUTH SIDE OF PLOWDEN ROAD; RICHLAND COUNTY TMS #13608-01-13(P).

Pursuant to the authority granted by the Constitution of the State of South Carolina and the General Assembly of the State of South Carolina, BE IT ENACTED BY RICHLAND COUNTY COUNCIL:

SECTION I. The County of Richland and its employees and agents are hereby authorized to grant an easement to a sanitary sewer main to The City of Columbia located on the south side of Plowden Road; also identified as a portion of Richland County TMS #13608-01-13; as specifically described in the Easement, which is attached hereto and incorporated herein.

SECTION II. Severability. If any section, subsection, or clause of this ordinance shall be deemed unconstitutional or otherwise invalid, the validity of the remaining sections, subsections, and clauses shall not be affected thereby.

SECTION III. Conflicting Ordinances. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION IV. Effective Date. This ordinance shall be enforced from and after _____.

RICHLAND COUNTY COUNCIL

By: _____
Jesica Mackey, Chair

Attest this _____ day of _____, 2024.

Anette Kirylo
Clerk of Council

RICHLAND COUNTY ATTORNEY’S OFFICE

Approved As To LEGAL Form Only
No Opinion Rendered As To Content

First Reading:
Second Reading:
Public Hearing:
Third Reading:

**RICHLAND COUNTY
ADMINISTRATION**

2020 Hampton Street, Suite 4069
Columbia, SC 29204
803-576-2050



Agenda Briefing

Prepared by:	Shirani W Fuller	Title:	County Engineer
Department:	Public Works	Division:	Engineering
Date Prepared:	May 31, 2024	Meeting Date:	June 25, 2024
Legal Review	Elizabeth McLean via email	Date:	June 13, 2024
Budget Review	Maddison Wilkerson via email	Date:	June 10, 2024
Finance Review	Stacey Hamm via email	Date:	June 11, 2024
Approved for consideration:	Assistant County Administrator	John M. Thompson, Ph.D., MBA, CPM, SCEM	
Meeting/Committee	Development & Services		
Subject	Land Development Manual 2024 Update		

RECOMMENDED/REQUESTED ACTION:

Staff recommends that Council adopted the proposed updates to the Land Development Manual (LDM) as described in this document and attachments.

Request for Council Reconsideration: Yes

FIDUCIARY:

Are funds allocated in the department’s current fiscal year budget?	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No
If not, is a budget amendment necessary?	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No

ADDITIONAL FISCAL/BUDGETARY MATTERS TO CONSIDER:

There is no fiscal impact to the County.

OFFICE OF PROCUREMENT & CONTRACTING FEEDBACK:

Not applicable.

COUNTY ATTORNEY’S OFFICE FEEDBACK/POSSIBLE AREA(S) OF LEGAL EXPOSURE:

There are no legal concerns regarding this matter.

REGULATORY COMPLIANCE:

Not applicable.

MOTION OF ORIGIN:

There is no associated Council motion of origin.

STRATEGIC & GENERATIVE DISCUSSION:

The Land Development Manual (LDM) was originally adopted by Council in November of 2021 and placed into effect February 2022. This document provides engineering guidance for minimum standards and policies established by the County. The intent for developing these standards for site and land development are to protect and promote the general welfare of all residents. The LDM is a tool to assist designers, owners, developers, and inspectors with the implementation of standards, policies, and procedures within un-incorporated Richland County and within municipalities as approved by County Council and the South Carolina Department of Health and Environmental Control (SCDHEC). The LDM is intended to be a working document that reflects changes in design technology and/or criteria. Moving forward, staff will review the document on an annual basis to determine if updates are needed.

Track changes has been used to show proposed revisions to the document. Proposed technical revisions for 2024 are found in the table on page 20 of the LDM. The majority of red-lining in the document is due to reference/appendix changes or minor language changes.

ASSOCIATED STRATEGIC GOAL, OBJECTIVE, AND INTIATIVE:

- Goal 4: Plan for Growth through Inclusive and Equitable Infrastructure
 - Objective 4.3: Create excellent facilities

ATTACHMENTS:

1. Land Development Manual (redlined)



Style Definition: TOC 1



RICHLAND COUNTY GOVERNMENT

DEVELOPED BY:
DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT
DEPARTMENT OF PUBLIC WORKS

~~2020~~-2024 REVISION





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Chapter 1: General

Purpose

The purpose of the Land Development Manual (Manual) is to establish minimum standards for design and construction of site grading and land development and re-development projects within the unincorporated areas of Richland County and other municipalities as approved by the Richland County Council. This document contains the policies and procedures used by the Richland County Department of Public Works and Department of Community Planning and Development. This Manual provides parameters and criteria for addressing some of the specific issues which must be resolved during the planning, designing, and construction phases of land development. The minimum standards for site and land development are intended to protect and promote the general welfare of all citizens. The purpose of this Manual is to provide engineers, developers, plan reviewers, inspectors, contractors, property owners, and interested citizens involved in land development within the unincorporated, non-SCDOT regulated areas of Richland County and within any municipality that chooses to participate as a co-permittee with Richland County in its National Pollutant Discharge Elimination System (NPDES) Municipal Separate Storm Sewer System (MS4) Permit, with the following information:

- Summarization of the plan submission process;
- Submittal requirements and the plan review process;
- Guidelines for designing and constructing roads in accordance with SCDOT standards;
- Roadway testing requirements;
- Guidelines for designing, implementing, and maintaining stormwater Best Management Practices (BMPs) to be used in Richland County to improve water quality, and minimize stormwater runoff impacts due to increased flow volumes and peak discharge rates from developed areas; and
- Stormwater management requirements.

The Manual is designed to accomplish the following objectives:

- Reduce stormwater impacts on water quality;
- Reduce stormwater impacts on water quantity;
- Protect downstream areas from adverse stormwater impacts resulting from development;
- Ensure that roads taken into the County inventory are designed and constructed to last for 25 years; and
- Explain all internal procedures associated with development, to include conveying property to the County.

The minimum standards and other submittal information required to obtain a land disturbance permit are provided in the Manual. For developments that are fully complied with (that is, no deviations are required), the review process can be completed in a relatively straightforward manner, often with no questions asked nor any additional information requested; for developments where deviations/exceptions are required, the submitting developer/engineer should include rationale/justification to support the desired changes. Proposed deviations from the standards will be considered on a case-by-case basis.



It must be recognized that some tracts of land are simply not economically feasible for certain types of development. In other cases, certain types of development may be economically feasible, but prohibited by ordinance measures, such as road classification or the 100-year floodway designations. Therefore, coordination with County staff is encouraged during the initial concept and planning stages of a development before significant resources are committed privately. It is Richland County's desire to provide safe, adequate, maintainable, and attractive infrastructure essential for the planned development within our borders.

Effort has been made to cover the common conditions and information needed by those involved in land development activities, however, the requirements in this Manual and the County Ordinances should be reviewed carefully to ensure that all requirements are being met. If the Manual fails to resolve any interpretation conflicts, the Department of Public Works and Department of Community Planning & Development has the authority to settle any such issues related to land development.

Intergovernmental Agreements [exist](#) between the County and co-permittees (i.e., SCDOT, City of Forest Acres, Town of Arcadia Lakes, Town of Blythewood, and Town of Irmo). [Contact the County for more information.](#) ~~can be found in Appendix A: Co-Permittee Intergovernmental Agreements.~~

Scope

The scope of the Manual is limited to the requirements for submitting site plans and related projects to the Department of Community Planning & Development (CP&D). The CP&D is only one part of the Richland County review process, as is explained further. State and federal agencies may have additional requirements other than those listed. The Manual is not intended as a textbook or a comprehensive engineering design reference.

Site plans, details, calculations, construction specifications, and other technical documents must be designed and sealed by a Professional Engineer or Tier B Land Surveyor registered in the state of South Carolina.

Most types of engineering calculations are not explained or defined within the Manual, either due to the very complex nature of the subject matter or the fact that the design equations and methods are well-known.

The Manual contains several references to some of the most common technical design manuals, such as the Natural Resources Conservation Service's (NRCS) TR-55 and South Carolina Department of Health and Environmental Control's (DHEC) BMP Manual, and where such information can be found.

In addition to technical design, submitted projects must also meet federal and state standards for health and safety. For instance, trenching and excavations must satisfy OSHA standards in 29 CFR 1926 Subpart P - Excavations. Scaffolding and temporary work platforms must also meet OSHA standards. Traffic signs must be designed to meet FHWA and AASHTO requirements unless otherwise specified in this Manual. Consideration for public safety must be emphasized throughout the design process.



Manual Organization

The Manual contains eleven chapters, organized to present recommended technical and engineering procedures along with the criteria needed to comply with the State of South Carolina's Stormwater Management and Sediment Reduction Act (SC Code Ann. §§ 48-14-10 et seq R.72- 300), the South Carolina Construction General Permit (SCR10000), the Medium Municipal Separate Stormwater System Permit (SCS030000), and Richland County's Stormwater Management and Flood Damage Prevention Ordinances. This chapter provides information on Richland County's authority to develop and enforce design requirements along with several legal matters and some background information on stormwater management and its importance.

Authorization

The Manual has been prepared under the direction of the Department of Public Works (DPW) and the Department of Community Planning and Development (CP&D), which has been granted the authority to develop engineering design standards and enact programs and policies to ensure compliance with State and Federal laws for the purposes described above. A detailed description of the law, regulations, and assigned authorizations to Richland County is provided below.

Clean Water Act

Federal Water Pollution Act, as amended by the Clean Water Act (CWA) requires the reduction of water pollution and gave EPA the congressional authority to develop programs to improve the health of navigable waters. EPA in response developed regulations that created a program of discharge permits as part of the National Pollutant Discharge Elimination System (NPDES) to regulate point source from a variety of discharges. The 1987 amendments to the CWA extended NPDES permits to industrial discharges, including stormwater runoff associated with land disturbing activity. The 1987 CWA Amendments also require NPDES permitting for stormwater runoff from urbanized areas. A municipal separate storm sewer system (MS4) NPDES permit is required based on population. Authority to administer the NPDES permit program was delegated to state agencies, such as DHEC and the EPA.

South Carolina Pollution Control Act

South Carolina Pollution Control Act (PCA) (S.C. Code Ann. §§ 48-1-10 et seq.) was originally enacted in 1950 and was last amended in 1970 during the initial stages of the environmental movement. It was written very broadly and is applicable to essentially any activity that could negatively impact the environment by requiring attainment of a permit and implementation of measures to mitigate potential impacts.

South Carolina Stormwater Management and Sediment Reduction Act

The South Carolina Stormwater Management and Sediment Reduction Act of 1991 (SMSRA) (S.C. Code Ann. §§ 48-14-10 et seq.) was enacted to address the increase in stormwater runoff rate and quantity, the decrease of rainwater infiltration, and the increase in erosion associated with the extensive urban development that has been occurring throughout the state. Richland County was authorized to implement the requirements of this Act and its associated regulations through delegated review development and implementation of a Stormwater Management Program (SWMP), and other



measures deemed necessary. The Act gave legislative authority to SCHEC to enact programs to meet its purpose. This authority has also been given the local governments to administer the necessary steps to address stormwater impacts on waters of the State.

Description and Use of the Manual

The Manual is developed under the assumption that the user possesses a basic understanding of stormwater control design, construction, or land development depending on the user's particular area of expertise. The Manual provides those groups and others with required information for proper formatting of application packages on proposed land disturbance activities in Richland County. Users of this Manual who are not justly qualified by education or experience in the fields of stormwater control design, construction, or land development should consult with a qualified professional in one or more of these areas prior to planning for land disturbance activities.

This Manual is not intended to be a systematic design methodology that addresses every land development situation that may occur in Richland County, nor is it a detailed reference for the various methods and procedures used in the design process. The application of engineering principles and judgment combined with the information contained within this and other referenced material are necessary to successfully complete the planning, design, and preparation of documents for acquiring a land disturbance permit. References to guidance documents from federal, state, and local agencies are given throughout the Manual to provide additional information to users.

This Manual is not intended to restrain or inhibit engineering creativity, freedom of design, or the need for engineering judgment. When shown to be applicable, it is encouraged that new procedures, techniques, and innovative stormwater BMPs be submitted. The use of such approaches should be substantiated with submitted documentation by design professionals showing that the proposed design is equal to, or exceeds, the traditional procedures in terms of performance and economic feasibility.

Updates to the Manual

This Manual is intended to be a working document. As design technology and criteria evolve or change or it becomes evident that additional measures are needed to ensure the public general welfare, the Manual will be updated. Updates will always include oversight by a process that involves a stakeholder's group.

Table 1 contains an errata table to log changes that have been made to the document since the initial release of the Richland County Land Development Manual. All changes noted in the table have been made to this version of the Land Development Manual and reflect the latest and most correct information available at the time of updating.



Table 1: Errata Table

(Chapter) Section: Subsection if Applicable	Description	Revision
(All) General Updates Throughout	Updated organization/phrasing of existing information, formatting, department names, and Appendices to improve clarity and readability.	2020
(3) Downstream Analysis	Added requirements for downstream analysis for new development and re-development sites.	2020
(3) Post-Construction Water Quality Design Standards	Added post-construction water quality design standards and reference to the IDEAL Model as the preferred method of demonstrating standard compliance.	2020
(3) Types of Storage: Parking Lot Storage	Parking Lot Storage requirements updated, limited to sites under ½ acre.	2020
(3) Selection of Permanent BMPs, Acceptable Post- Construction Water Quality BMPs	Removed references to “water quality volume” and added directions for BMPs to meet water quality requirements described in Post-Construction Water Quality Standards section.	2020
(6) Storm Sewer Design Criteria: Vegetated Channels	Provided more detailed design guidance about when to use various erosion protection measures.	2020
(7) Road Right-of-Way Widths	Updates made to road right-of-way widths for various road types.	2020
(7) Road Geometric Design, Visibility at Intersections	Content from Richland County Road Design Standards added to the LDM to provide context for existing table references.	2020
(7) Road Subgrade and Pavement Structure Requirements	Updates made to pavement layer requirements to be Modified SCAPA Standards.	2020
(8) Materials and Equipment, Roadway Repairs	Requirement added for Geotechnical Firm lab certification credentials.	2020
(9) Inspections and Enforcement	General updates to reflect current County inspection and enforcement processes and match Land Development Code.	2020
(10) Closeout (Project Completion), (11) Warranty Period	Updated warranty and bond requirements.	2020
(Definitions) C-SWPPP	Added definition for C-SWPPP.	2020
(Definitions) Land Development Manual	Updated definition of Land Development Manual to establish that it is to be used synonymously with “BMPs Design Manual” and “Stormwater Design Manual” that are defined in the Land Development Code.	2020



<u>(Chapter) Section: Subsection if Applicable</u>	<u>Description</u>	<u>Revision</u>
<u>(All) General Updates Throughout</u>	<u>Updates made for consistency with the 2024 Land Development Code, State Law, and clarification of existing content.</u>	<u>2024</u>
<u>(3) Infiltration BMP Design Requirements</u>	<u>Updated content to streamline infiltration BMP testing requirements.</u>	<u>2024</u>
<u>(6) Easements proposed for public dedication</u>	<u>Updates made to reflect Richland County's current easement dedication policy.</u>	<u>2024</u>
<u>(7) Road Geometric Design, Visibility at Intersections</u>	<u>General updates to reference SCDOT and FHWA requirements for horizontal and vertical curves.</u>	<u>2024</u>



Chapter 2: Project Classifications

Project Types

Commercial Development (Major)

Commercial projects that meet or exceed the threshold of 100,000 square feet of non-residential floor space or involve the development of 150 or more multi-family residential dwelling units, lots, or manufactured home spaces in a manufactured home district are considered Major.

Due to the size of these projects, a more formal review process is required. This review process is established to ensure the safety of the public and to assure that adequate services and facilities can be provided for these developments and to assure that they do not negatively impact the area in which they are proposed to be located or the county as a whole.

Commercial Development (Minor)

A project is defined as Minor if projects are less than the threshold of 100,000 square feet of non-residential floor space or have less than 150 or more multi-family residential dwelling units, lots, or manufactured home spaces in a manufactured home district. However, if a phased project would reach the thresholds for a Major land development within a five-year period, then the project shall be treated as a Major land development, regardless of the size of the individual phases. To be considered a minor land development, the subdividing of property or the dedication of land to the county for open space or other public purposes shall not be part of the development.

Residential Development (Major)

A Residential Development is considered Major when it involves 50 or more single-family residential dwelling units or lots or when land for open space or other public purpose is to be dedicated to the County.

Due to the size of these projects, a more formal review process is required. This review process is established to ensure the safety of the public and to assure that adequate services and facilities can be provided for these developments and to assure that they do not negatively impact the area in which they are proposed to be located or the county as a whole. The checklist and application for Major Residential Developments can be found in [Appendix B: Major Residential Development Forms](#). ~~Appendix B: Major Residential Development Forms.~~

Residential Development (Minor)

A project is defined as Minor if projects are less than the maximum threshold of 50 single-family residential dwelling units. However, if a phased project would reach the thresholds for a Major land development within a five-year period, then the project shall be treated as a Major land development, regardless of the size of the individual phases. To be considered a Minor land development, the subdividing of property or the dedication of land to the county for open space or other public purposes shall not be part of the development.



Linear Utility

Linear Utility projects occur in County-owned right-of-way, as well as private roads. Land disturbing activities in the right-of-way include but are not limited to: installation of utilities, driveway connections involving a curb cut or pipe installation, curb cuts, utility taps, utility crossings, and storm drainage installation.

A Linear Utility Permit is required for all linear construction greater than 50 linear feet within or affecting the right-of-way of any County maintained road. The Linear Utility Permit Application can be found in [Appendix C: Linear Utility Permit Application](#).

Encroachment Permit

An encroachment permit is required for any work proposed in the County Roadway, to include utilities, driveway installation and/or modification, storm drainage installation and/or modification, open cuts, pavement structure repairs, etc. The encroachment permit is reviewed and issued by the Department of Community Planning & Development and will include coordination with the Department of Public Works.

Encroachment Permits must include an anticipated date of completion. If the work is minor in scope, the review may be conducted by the Department of Public Works exclusively. The Encroachment Permit Application can be found in [Appendix D: Encroachment Permit Application](#).

Application Process

The first step to obtain a Land Disturbance Permit is to log in to *Trakit* and apply for a “Project” as described in the following Submittal Process section.

Note: Encroachment Permits and Individual Lot NOIs will be applied for as a “Permit” as described in the Permitting Procedures section (skip Submittal Process section). Instead of selecting Land Disturbance Permit in the drop-down menu, select the appropriate Permit. [The Individual Lot NOI can be found in Appendix E: Individual Lot Notice of Intent.](#)

Submittal Process

The submittal process is summarized by the flow chart in [Figure 1: Submittal Process Flow Chart](#).

All documentation that is required to meet the minimum DHEC standard for issuance of a NPDES permit needs to be uploaded with the project. The requirements for plan submittal can be found in [Appendix E: Residential Plan Requirements](#).

At a minimum:

1. Notice of Intent (NOI)
2. C-SWPPP (Include all calculations)
3. Construction Plans



4. Permanent Stormwater Maintenance Agreement and Plan
5. DHEC Checklist for Design Professionals
6. Any encroachment permit applications sent to outside Agencies (Include all Exhibits)

Note: Engineering Review will be delayed/disapproved if all required documents are not submitted as a complete package. The Plan Review Revision Form can be found in [Appendix F: Plan Review Revision Form](#) [Appendix G: Plan Review Revision Form](#).

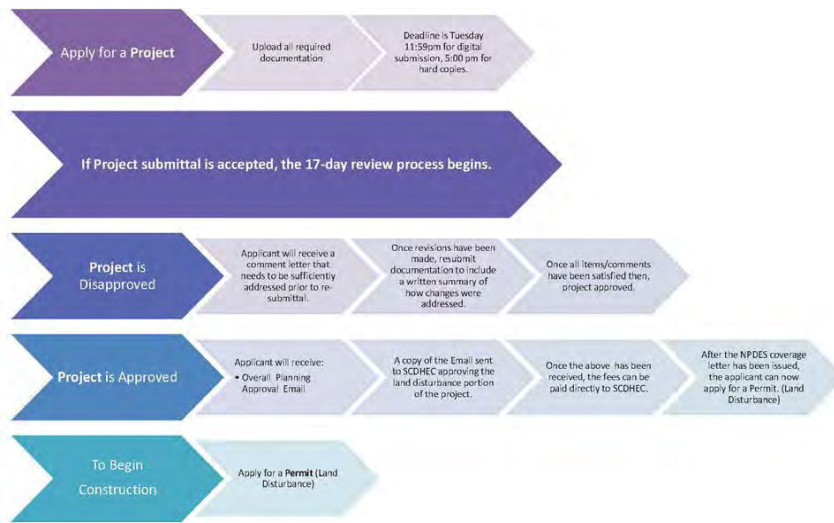


Figure 1: Submittal Process Flow Chart

Permitting Procedures

The land disturbance permit process is summarized in the flow chart in **Figure 2**.



Figure 2: Land Disturbance Permit Process Flow Chart

Once the Project has been approved and the DHEC NPDES approval letter has been issued, log in to *Trakit* and apply for a "Permit". This is an administrative function that will inform Richland County that a pre-construction meeting is being requested. Instructions are as follow:

1. In the drop-down menu select "Land Disturbance".
2. Input all pertinent information.
Note: Project Description should be the same name that was used when the project was submitted.
3. Upload the NPDES letter and all outside agencies approved permits (e.g., SCDOT encroachment, USACE) to the permit.
4. The applicant will be notified dates/times that are available to schedule the pre-construction meeting.
Note: The developer/owner, engineer, contractor and third-party inspector are required to attend the pre-construction meeting.
5. At the conclusion of the meeting, all approved/stamped construction documents will be available for download. At that time any building permits will be able to be issued as well.

Note: This is an administrative function only. Once it is confirmed that the DHEC NPDES coverage letter has been attached to the Permit, a pre-construction meeting can be scheduled. If the Project is less than an acre and not part of a Larger Common Plan, there will not be any DHEC NPDES coverage letter required.

Land Disturbance Permit

A land disturbance permit (LDP) is required for any land-disturbing activity, to include all improvements to land as defined in the Richland County Land Development Ordinance. The LDP is issued by the Department of Community Planning & Development after the project is approved by all required divisions and outside agencies (if applicable). The land disturbance permit has an expiration of two (2) years. If no land disturbance occurs within two (2) years of issuance, the permit shall expire and



be deemed invalid.

If no land disturbance occurs within two (2) years of issuance, the developer can renew the permit with a written request to the Department of Community Planning & Development (c/o Engineering Services) and attend a new mandatory pre-construction meeting; an updated permit will be issued.

The Land Disturbance Permit is issued at the required pre-construction meeting. Upon approval of the project, the developer and Engineer-of-Record will receive an email stating that the project is approved, and a pre-construction meeting can be requested. The developer or Engineer-of-Record can login into the Permitting Software system and “Apply” for the Land Disturbance Permit and indicate a preferred date and time to meet. The request will be acknowledged within 24 hours, and a representative will call to complete the scheduling of the pre-construction meeting.

Pre-construction meetings are held in the office on site. For projects disturbing 10 acres or more, a required on-site meeting must occur. In some cases, the Department can coordinate with the contractor to satisfy all meeting requirements. If the meeting cannot take place on site, justification must be provided. The following representatives are required at the pre-construction meeting:

- Developer/Owner
- Grading Contractor
- Engineer-of-Record
- Third-party SWPPP Inspector

The following items are discussed at the pre-construction meeting:

- Project Construction
- Stormwater Pollution Prevention Plan (SWPPP)
- County Expectations
- Enforcement
- Communication
- Permitting Software System

Permitting Software Guidelines

All submittals are to be made using the eTrakit electronic system. Guidelines for submission can be found in the eTrakit User Manual on the County website.

Fees

The Richland County fees for land development are available via the County website, as described below in Table 2. The County reserves the right to revise the fees as deemed necessary by the Department of Community Planning and Zoning.



Table 2:- Land Development Fees

Fee Type	Fee Description	
Engineering Inspection:	\$368.59 flat fee added to all Projects	
Commercial Development (Major/Minor):	For the first 15,000 sq. ft.:	\$210.00 plus \$0.20/square foot
	For 15,001 to 60,000 sq. ft.:	Add \$0.15/square foot
	For 60,001 sq. ft. and up:	Add \$0.10/square foot
If Commercial Project is multi-family:	\$526.55 plus \$10.53/Unit	
If Commercial Project is a Communication Tower:	\$210.62 plus 1% of the construction cost	
Residential Development (Major):	For Lots 1-80:	\$421.25 plus \$16.86/Lot
	For Lots 81 or more:	Add \$8.42/Lot



Chapter 3: Stormwater Management General Design Requirements

Special Protected Areas

When designing for maximum water quantity, erosion prevention, sediment control, and water quality benefits, the design professional should take the following considerations in mind:

- Stormwater quantity and quality are best controlled at the source of the problem by reducing the potential maximum amount of runoff and pollutants.
- Best site design techniques implement stormwater management by using simple, nonstructural methods along with or in place of traditional stormwater management structures when applicable.
- Conservation of site resources and natural undisturbed areas helps to reduce the post development runoff volume and provide areas for natural stormwater management. Some natural site resources that should be maintained include, but are not limited to:
 - Natural drainage ways,
 - Vegetated buffer areas along natural waterways,
 - Floodplains,
 - Areas of undisturbed vegetation,
 - Low areas within the site terrain, and
 - Natural forested infiltration areas and wetlands.

Low Impact Site Layout Techniques

Lower impact site layout techniques involve identifying and analyzing the location and configuration of structures on the site to be developed. Where applicable, the following options that create lower impacts layouts should be used:

- Fit the design layout to follow the natural contours of the site to minimize clearing and grading and preserve natural drainage ways.
- Limit the amount of clearing and grading by identifying the smallest possible area on the site that would require land disturbance.
- Place development areas on the least sensitive areas of the site.
- Utilize nontraditional lot designs for residential areas to reduce the overall imperviousness of the site by providing more undisturbed open space by minimizing clear-cutting.
- Utilize vegetated buffers and undisturbed areas on the site to control sheet flow (not concentrated flows) by providing infiltration, runoff velocity reduction, and pollutant removal.
- Where ditched roadways are not practicable, curb and gutter systems may be combined with vegetated swales at outfalls to provide added water quality benefits versus the traditional piped outfall designs.
- When applicable, direct rooftop runoff to pervious natural areas for water quality treatment and infiltration instead of connecting rooftop drains to roadways and other structural stormwater conveyance systems.



Hydrology and Hydraulics

The design of properly sized storm drainage facilities requires knowledge of the hydrologic behavior of the watershed(s) in question. For small watershed areas, it is adequate to estimate the peak discharge of the drainage area for the required design frequency using the rational method. Larger, more complicated watersheds require the use of models in order to estimate the discharge hydrograph.

Every model has certain limitations that will affect its behavior for different size drainage areas. The designer should be familiar with the limitations of the method used. In general, street drainage and small drainage areas (less than two (2) acres) can be modeled using the rational method. Larger areas can be modeled using methods developed by the Natural Resources Conservation Service. Many hydrologic methods and models are available determining peak runoff rate and runoff volumes. Richland County will accept commonly used hydrologic and hydraulic computers models. If other methods are used, they should first be calibrated to local conditions and tested for accuracy and reliability. Any assumptions used in the computations shall be clearly identified. The computation results shall be presented in a format that will provide confirmation of the results.

Rainfall Frequency

The rainfall frequency, or return period, is the average time interval between equal magnitude storms. The rainfall frequency to be used in storm drainage design in Richland County varies with the watershed size for the drainage structure under consideration, rounded to the nearest acre, as presented in **Table 3**.

Table 2: Design Storm Recurrence Interval

Watershed Size (acres, rounded to the nearest acre)	Design Storm Recurrence Interval (years)
0 to 40	10-year; 25-year for ditches and channels
41 to 100	25-year
101 to 300	50-year
301 and larger	100-year

In addition, the 100-year rainfall is required for determination of minimum building elevations, floodplain boundaries, etc.

Note: This is not applicable for just the disturbed acres but the entire drainage area of the contributing watershed. A watershed map clearly showing the area is required with the submittal.



Rainfall

The storm duration for computational purposes shall be the 24-hour rainfall event; SCS Type II distribution with a 0.1-hour burst duration time increment. **Table 4** contains the 24-hour rainfall depths for the 2-, 10-, 25-, 50-, and 100-year rainfalls for Richland County.

Table 3: Richland County 24-Hour Rainfall Depths for Type II Storm Events (Inches)

2-yr	10-yr	25-yr	50-yr	100-yr
3.6	5.3	6.4	7.3	8.3

Rational Method

The design discharge rate for a single pipe or culvert that is not part of a pipe network or system draining a watershed of two (2) acres or less may be calculated using the rational method. In general, for larger areas the rational method will yield over-simplified results.

When using the rational method some precautions should be considered:

- In determining the C value (land use) for the drainage area, hydrologic analysis should take into account any changes in land use.
- The rational method uses a composite C value for the entire drainage area. If the distribution of land uses within the drainage basin will affect the results of hydrologic analysis, then the basin should be divided into two or more sub-drainage basins for analysis.

The charts, graphs, and tables included in this section are given to assist the designer in applying the rational method. The designer should use good engineering judgment in applying these design aids and should make appropriate adjustments when specific site characteristics dictate that these adjustments are appropriate.

The rational method is based on the assumption that rainfall is uniformly distributed over the entire drainage area and at a steady rate, causing flow to reach a maximum at the outlet to the watershed at the time to peak (T_p). The rational method also assumes that all land uses within a drainage area are uniformly distributed throughout the area. If it is important to locate a specific land use within the drainage area, then another hydrologic method should be used where hydrographs can be generated and routed through the drainage system.

The rational formula estimates the peak rate of runoff at any location in a watershed as a function of the drainage area, runoff coefficient, and mean rainfall intensity for a duration equal to the time of concentration (the time required for water to flow from the most remote point of the basin to the location being analyzed).



The rational formula is expressed as follows:

$$Q = CiA$$

Where:

- Q = discharge rates (cubic feet per second)
- C = runoff coefficient for the watershed
- i = rainfall intensity (for duration equal to time of conc.) (inches per hour)
- A = area of watersheds contributing to the design location (acres)

Rainfall Intensity (i)

Rainfall intensity (i) is the average rainfall rate, in inches per hour, for duration equal to the time of concentration for a selected rainfall frequency. Rainfall intensities may be computed using the following formula:

$$i = \frac{a}{(b + t_c)^c}$$

Where:

- i = rainfall intensity (inches per hour)
- t_c = time of concentration (minutes)
- a, b, and c are coefficients as included in **Table 5**:

Table 4: Rainfall Intensity Coefficients (a, b, c)

Recurrence Interval (years)	a	b	c
2	244.34492	34.95806	1.03155
5	258.50572	32.75684	1.01773
10	267.54247	31.39986	1.00904
25	279.77346	29.59043	0.99735
50	288.71309	28.26125	0.98879
100	296.66217	27.04859	0.98111

Source: South Carolina Department of Transportation, Columbia area:
https://www.scdot.org/business/pdf/stormwater/rainfall_intensity.pdf or latest update



Alternatively, rainfall intensities (*i*) may be selected using **Table 6**:

Table 5: Richland County Rainfall Intensities (i) (Inches per Hour)

Time of concentration (<i>t_c</i>) (minutes)	Recurrence Intervals (years)				
	2	10	25	50	100
5	6.36	8.14	9.13	9.92	10.70
10	5.08	6.51	7.27	7.91	8.5
15	4.26	5.49	6.15	6.67	7.16
30	2.94	3.98	4.55	5.03	5.48
60	1.85	2.59	3.03	3.40	3.78

Source: NOAA Atlas 14 Point Precipitation Frequency Estimates for SC, Columbia Airport:
https://hdsc.nws.noaa.gov/hdsc/pfds/pfds_map_cont.html?bkmrk=sc or latest update

Time of Concentration

The time of concentration (*t_c*) shall be determined by calculating the time for a particle of water to travel from the hydraulically most remote point of the project area to the point of interest. Richland County will accept commonly used time of concentration calculations and methodologies.

The storm duration shall be equal to the time of concentration (*t_c*) of the contributing drainage area, with a minimum time of concentration equal to five (5) minutes.

The maximum allowable overland (sheet flow) flow paths are 100 feet in urban areas and 300 feet in rural areas.

NRCS (SCS) Unit Hydrograph

Runoff calculations involving any watershed greater than two (2) acres, multiple sub-watersheds or multiple drainage inlets and pipes must be analyzed using computer or numerical models that model complex hydrologic and hydraulic watershed responses. Models that incorporate the NRCS/SCS unit hydrograph methodology are acceptable.

The County reserves the right to require verification of hydrologic computations by use of a second computational method at its discretion. The County may require drainage systems to be designed assuming future conditions or build-out of the contributing watershed.

Pond routing is required for computing flow rates through detention ponds. Multiple methods, including the NRCS routing methods are accepted. The quantity of runoff in the NRCS method can be attributed to several factors. Watershed slope, soil type, ground cover, and antecedent moisture content all affect the quantity of runoff.



Change in Storage Equation

Hydrologic routing is used to model the change in storage in a detention facility by comparing inflow and outflow at small increments in time.

Inflow Hydrograph Formulation

The nature of impoundment basin routing is such that the inflow to the basin must be described in small time increments. In order to accomplish this, an inflow hydrograph must be formulated for each of the design storm events. If one of the more complex hydrologic methods is used to determine discharge from the drainage area, the inflow hydrograph is already available and can be used for the routing. If only the peak discharge has been determined, a hydrograph must be formulated based on that peak.

It is widely accepted that storms in Richland County can generally be described by the SCS Type II storm distribution.

Soil types are divided into four (4) major hydrologic soil groups (HSG) denoted by the letters A through D. HSG A soils are those which have high infiltration capacity and subsequently low runoff rates. HSG D soils are those with very low infiltration capacity and very high runoff rates. Soil data for soils common in South Carolina and Richland County can be found at USDA Natural Resources Conservation Service (NRCS) Web Soil Survey (WSS) (<https://websoilsurvey.sc.egov.usda.gov/App/HomePage.htm> or latest update).

For the purposes of the NRCS method, antecedent moisture content (AMC) is divided into dry, normal, and wet conditions based on the rainfall in the prior five (5) days. If the five-day antecedent rainfall is greater than 2.1 inches in the growing season or 1.1 inches in the dormant season, the moisture content is presumed wet (AMC III). If the five-day antecedent rainfall is less than 1.4 inches or 0.5 inches respectively, it is presumed dry (AMC I). Typical posted runoff curve numbers are based on normal conditions (AMC II). For design of proposed facilities, normal conditions are generally used.

Curve number values shall be based on NRCS Technical Release 55 (TR-55), *Urban Hydrology for Small Watersheds* publication, Table 2-2. The specific land use and condition should be clearly listed for each subwatershed in the analysis.

Watershed Areas

On-site watershed areas (drainage area maps) shall be determined from the topographic maps of the proposed development. This topographic map, with the watershed area delineated for each drainage structure, is to be submitted to the County Engineer's office together with the drainage plans and calculations for any project requiring the review and approval of that office.

In all cases, drainage systems shall be designed to accommodate the runoff from those portions of the natural watershed located off-site as well as on-site areas. For developments with multiple phases and/or anticipated future development, commercial or residential, the future use of any undeveloped land located in off-site watershed areas shall be evaluated by considering such factors as zoning,



location relative to transportation facilities, and nearby development trends. Runoff coefficients and curve numbers appropriate to the expected future land use of off-site watershed areas are to be used in all drainage calculations and design.

Downstream Analysis

The purpose of this section is to identify potential problem areas and show by calculations that the proposed development will not make the existing downstream conditions any worse.

Downstream analysis shall be required for all new development and re-development sites unless the County Engineer or designee determines it is not required. In some cases, the design professional may verify that stormwater quantity controls may adversely impact downstream conditions. Therefore, downstream analysis shall be performed prior to sizing stormwater quantity control structures to determine the extent of the controls to be implemented. Downstream analysis may show that more stringent controls need to be implemented to effectively prevent any adverse downstream impacts.

The downstream peak flow analysis shall include the assumptions, results, and supporting calculations to show safe passage of post-development design flows downstream. The analysis of downstream conditions in the report shall address each discharge point along the project site's boundaries at which runoff exits the property. The analysis shall focus on the portion of the drainage channel or watercourse immediately downstream from the project. This area shall extend downstream from the project to a selected point of concern. In calculating runoff volumes and discharge rates, consideration may need to be given to any planned or known future upstream land use changes.

Downstream Analysis Limits

Hydrologic and hydraulic engineering analysis shall be implemented to determine the downstream effects from any development activity. This analysis shall extend downstream to a specific point of concern. The point of concern may be identified by the County Engineer. The following are typical points of concern:

- The point downstream where the development represents less than 10 percent of the total drainage of the watershed,
- The first downstream road crossing,
- Downstream development,
- Downstream receiving waterbody,
- Location of known existing flooding, drainage, or erosion problems, and
- Any point as directed by the County at the pre-application meeting.



The primary areas of analysis shall be done for the following:

- The development area,
- All drainage exits points from the property,
- The receiving channel or storm drainage system at the exit points, and
- Each component of the downstream system including:
 - Channels
 - Pipes
 - Culverts
 - Bridges
 - Overbank areas
 - Overbank structures

If there is any discrepancy or question about points of concern, please contact the County for a pre-application meeting. The County reserves the right to request a pre-application meeting at its discretion.

Downstream Analysis Design Storm Events

The downstream analysis shall determine whether the design storm events of interest (2-, 10-, and 25-year) cause or increase flooding, drainage, or erosion impacts to downstream properties or road crossings. The analysis criteria shall include but is not limited to:

- Existing land use curve numbers shall be used for undeveloped and developed areas upstream;
- Where future development areas are known upstream, the County Engineer may require these areas to be considered developed in the future land use condition;
- Existing land use for downstream areas of interest may be used, but future land use, when applicable, is recommended for conservative results;
- Routing of flows using accepted hydrologic and hydraulic methods;
- Hydraulic step-backwater calculations (Corps of Engineer's HEC-2 or HEC-RAS models or equivalent) shall be performed to determine flood elevations of any downstream impacted areas; and
- The effects of any upstream and proposed stormwater quantity or quality structures.

Improvement Options

If the downstream analysis determines that the development of a particular site does contribute to flooding, drainage, or erosion problems, then at least one the following improvements shall be implemented:

- On-site water quantity control,
- Off-site water quantity control, and
- Improvements to the downstream stormwater conveyance system.



Post-Construction Water Quality Design Standards

Best Management Practices (BMPs) are required to control and minimize water quality degradation resulting from post-construction land uses. These BMPs shall be designed according to one of the two Richland County Water Quality (WQ) Design Standards, shown in **Table 7**.

Table 6: Richland County Water Quality Design Standards

Water Quality Design Standard	Non-sensitive Watersheds	Sensitive Watersheds ¹
WQ Design Standards #1: Water Quality Storm Event Design Standard	Manage the runoff from the Water Quality Storm Event	
WQ Design Standard #2: TSS Removal Design Standard ²	Obtain 85% removal efficiency of the annual TSS loading	Demonstrate that the annual post-development pollutant loading does not exceed the annual pre-development pollutant loading for the pollutant(s) of concern

1. Sensitive watersheds include TMDL, 303(d), or other sensitive watersheds as determined by the County.
2. A Hardship Exemption may be approved in exceptional circumstances such that the TSS Removal Design Standard results in unnecessary hardship and does not fulfill the intent of the requirement. See Hardship Exemption Criteria section below.

Site-specific factors (location within the County, soil type, groundwater table depth, available space, and other constraints) will dictate the feasibility of meeting each specific Design Standard. It is the responsibility of the designer to select and demonstrate compliance with Richland County WQ Design Standard requirements, as laid out in this section. For further guidance refer to [Appendix G: Stormwater Management Design Guidance Document](#) ~~Appendix H: Stormwater Management Design Guidance Document~~.

IDEAL Model

In an effort to aid the design community as well as assist the County in meeting the MS4 permit goals, the County has developed and made available the IDEAL model (software application). Selection of a particular BMP to achieve the required pollutant removal efficiency shall be determined through the use of the IDEAL model, or through the review of monitoring studies of similar BMPs, applicable computation methods and other methodologies as deemed acceptable by the County Engineer. For further guidance on the IDEAL model refer to [Appendix G](#) ~~Appendix H~~.

WQ Design Standard #1: Manage the Water Quality Storm Event Design Standard

This Richland County performance standard defines BMP effectiveness in terms of managing (infiltrating) the runoff from the majority of storm events, characterized by the Water Quality (WQ) Storm Event.



The WQ Storm Event is defined as:

- A. The 90th percentile storm, or the storm with a 24-hour rainfall amount that is greater than or equal to 90 percent of storms based on historical data.
- B. The 1.4-inch, 24-hour duration, NRCS Type II storm event.

BMPs shall be designed (using the IDEAL model) and constructed to manage (infiltrate) the runoff generated by the WQ Storm Event from the developed or redeveloped portion of the site. This infiltration shall occur within 72 hours of the end of the storm event.

This is typically the most feasible Design Standard in areas with sandy soil types (i.e., Sand, Loamy Sand, Sandy Loam) with higher infiltration rates and should be the primary methodology utilized by sites in those areas.

For site constraints, soil conditions, or groundwater table conditions which do not permit the infiltration of the WQ Storm Event within a 72-hour period after the storm event, the County will approve BMPs meeting the TSS Removal Standard, described in the following section.

WQ Design Standard #2: TSS Removal Design Standard

This Richland County performance standard defines BMP effectiveness in terms of removal of total suspended solids (TSS) from polluted stormwater. Water quality impairment results, in part, because a number of pollutants are preferentially adsorbed onto mineral or organic particles found in fine sediment. The interconnected process of erosion (detachment of the soil particles), sediment transport, and delivery is therefore an important conduit for introducing other key pollutants, such as nutrients (particularly phosphorus), metals, and organic compounds into surface waters. Pollutants also exist in particulate forms which may be transported through the same processes as sediment and trapped along with sediment. Thus, TSS is a good indicator for many stormwater pollutants in evaluating a BMP's effectiveness in pollutant removal.

Richland County has adopted a BMP performance standard that requires all permanent BMPs be designed (using the IDEAL model) and constructed to accommodate the expected sediment loading from post-construction land use with a removal efficiency of 85 percent of total suspended solids (TSS) based on an annual removal basis.

This Design Standard is typically the most feasible Design Standard in areas with silt/clay type soils (i.e., Clay, Silty Clay, Silty Clay Loam, Clay Loam, Silt Loam, Silt) where infiltration is infeasible or problematic and should be the primary methodology utilized by sites in those areas.

Sites that cannot achieve 85 percent removal efficiency of annual TSS loadings due to very low initial TSS loads or other site constraints may be applicable to meet the Hardship Exemption Criteria.

Sensitive Watersheds



For sites utilizing the TSS Removal Design Standard which are in TMDL, 303(d), or other sensitive watersheds, designers must also show that the annual post-development pollutant loading does not exceed the annual pre-development pollutant loading for the pollutant(s) of concern.

Hardship Exemption Criteria

The Department of Community Development and Planning Staff may approve a Hardship Exemption if there are exceptional circumstances applicable to the site such that strict adherence to the provisions of the TSS Removal Design Standard requirement results in unnecessary hardship and does not fulfill the intent of the requirement. A written request should be provided to the Department of Community Development and Planning Staff that states the reason with supporting data. The Department of Community Development and Planning Staff may not grant an approval unless and until sufficient specific reasoning to justify the exception is provided by the applicant. The Department of Community Development and Planning typically conducts its review of the request for exemption approval within 17 working days.

The required Hardship Exemption criteria are:

- The designer demonstrates that by the nature of the development, it is impractical to reduce the size of the facility and parking area;
- The designer shows that there is no space for additional stormwater treatment practices other than proprietary devices;
- All pervious areas are designed to produce the least amount of runoff practicable;
- Sensitive watershed requirements, if applicable, are met; and
- The designer utilizes the IDEAL model to demonstrate that the annual post-development TSS loading leaving the site is no more than 600 pounds/acre/year.

Sensitive watershed requirements for sites receiving a Hardship Exemption are the same as when utilizing the TSS Removal Design Standard. The designer should show that the annual post-development pollutant loading does not exceed the annual pre-development pollutant loading for the pollutant(s) of concern.

Receiving Waters with TMDLs or Impairments

If an impaired or TMDL water with a pollutant of concern applicable to stormwater discharges from the proposed land development has been established and is in effect, then the SWPPP should address the following, depending on the total disturbed area.

Disturbed area less than 25 acres:

For construction projects that disturb less than 25 acres, carefully evaluate all selected BMPs and their ability to control the pollutant(s) of concern.

Disturbed area greater than or equal to 25 acres:

Construction projects that disturb 25 acres or more require a **written quantitative and qualitative assessment** showing that the selected BMP controls the discharge of the pollutant, or pollutants, of concern from construction and post construction within a TMDL watershed, or to a water on the



303(d) List of Impaired Waters.

Design professionals should determine whether runoff from the proposed land development contains pollutants that are already causing impairment of the adjacent waterbody. These pollutant discharges vary from site to site.

If stormwater runoff from the proposed land development contributes pollutants that already cause water quality impairment, the design professional should demonstrate to the extent practicable that the measures and controls to be implemented prevent further problems to the impairment.

The IDEAL model should be used by designers to calculate the annual loading for the pollutant(s) of concern for the pre-developed condition as a baseline and compare the baseline to the developed annual loading condition. No increase in annual loading of the pollutant(s) of concern provides a quantitative assessment showing that the selected BMP(s) control the discharge of the pollutant(s) of concern.

Alternative approaches, methodologies and solutions may be allowed; however, it is incumbent on the designer proposing an alternative to adequately demonstrate both the effectiveness and equivalency of that alternative.

For pollutants causing impairment for which a numeric water quality standard has been adopted (fecal coliform, pH, metals), calculations should be performed and submitted showing that the pollutants in the runoff from the development site should not exceed the applicable in-stream water quality standards. The runoff discharged through the last water quality BMP should have a water quality level equal to or better than the in-stream standard.

The design professional should demonstrate to the extent practicable in a different manner when the water quality impairment is not a pollutant itself but is affected by a pollutant that can be regulated such as dissolved oxygen levels are affected by biochemical demand. In these situations, a reasonable approach to show that runoff should not further degrade the adjacent impaired waterbody is to show that the post-development loading of a particular pollutant is less than or equal to pre-development loading.

This demonstrates to the extent practicable that there should be no net increase of loading of that particular pollutant and no further lowering of the water quality standard. In most cases, the effectiveness of the designed water quality BMPs should not require water quality sampling. However, for certain situations, it may be required for the applicant or landowner to collect monitoring data to confirm the effectiveness of the BMPs.

Pre-Treatment Practices

Pre-treatment practices for post-construction BMPs improve BMP function and reduce the overall maintenance requirement. Typical pre-treatment methods are forebays and manufactured treatment devices. Pre-treatment is recommended for all post-construction BMPs. Pre-treatment is



strongly recommended for industrial and commercial projects due to the tendency for pollutants from these sites to hinder the function of post-construction BMPs (e.g., clogging due to trash, surface sealing due to oil and grease that hinders infiltration).

BMP Pollutant Removal

BMPs can be used independently as the “only” management practice employed for a specific area or combined as components in an overall BMP plan, frequently called a stormwater “treatment train”. Estimation of BMP efficiency (i.e., the pollutant removal rate) for a single BMP measure is simple and straightforward.

For two or more BMPs used in series, the pollutant removal rates are not additive. For example, for two (2) BMPs in series, the second BMP will function very differently than if it was the only BMP used to treat the polluted stormwater. The first BMP will capture the more easily removed larger particle sizes, passing on an outflow with a lower concentration, but with a considerably higher proportion of finer particle sizes.

Upstream BMPs in a treatment train thus reduce downstream structural control average pollutant removal percentages. When calculating removal of pollutants to achieve a target, the removal efficiency of a downstream control must be reduced to account for the pollutant removal achieved by an upstream control(s).

As an alternative to these calculations, computer models such as the IDEAL model are capable of calculating site-specific pollutant removal for a stormwater treatment train of BMPs.

Figure 3 provides an example of a stormwater treatment train including a filter strip, grass swale, and extended dry detention pond. This can be modeled in the IDEAL model or estimated in the manner described below.



Figure 3: Example of a Stormwater Treatment Train

To estimate the pollutant removal rate of structural controls in series, a method may be used in which the removal efficiency of a downstream structural control is reduced to account for the pollutant removal of the upstream control(s). The following steps are used to estimate the pollutant removal:

1. For each drainage area list the structural controls in order, upstream to downstream, along with their expected average pollutant removal rates for the pollutants of concern.



2. Apply the following equation for calculation of a approximate total accumulated pollution removal for Controls in series:

$$\text{Final Pollutant Removal} = (\text{Total load} \times \text{Control}_1 \text{ removal rate}) + (\text{Remaining load} \times \text{Control}_2 \text{ removal rate}) + \dots \text{ for other Controls in series}$$

Table 8 demonstrates these calculations for the example stormwater treatment train presented above in Figure 3.

Table 7: Stormwater Treatment Train Calculations

State in Stormwater Treatment Train	Inflow Pollutant Load	X	Pollutant Removal Efficiency	=	Remaining Pollutant Load (%TSS)
Runoff and Pollutant Load Generation	=		=		100%
Pretreatment: Filter Strip	100%	X	50%	=	50%
Conveyance: Grass Swale	50%	X	30%	=	15%
Final Treatment and/or Attenuation: Extended Dry Detention Pond	15%	X	45%	=	7%
			Initial TSS Load		100%
			Final TSS Load	-	77%
			TSS Removal Efficiency		93%

Water Quantity Design Requirements

Water quantity control is an integral component of overall stormwater management. The following design criteria for flow control are established for water quantity control purposes:

- Post-development peak discharge rates shall not exceed pre-development discharge rates for the 2-, 10-, and 25-year frequency, 24-hour duration storm event at all existing and proposed points of discharge from the site. The County may require a less frequent storm event (e.g., 50- or 100-year, 24-hour) to address existing or future stormwater quantity or quality problems.
- The appropriateness of stormwater storage facilities for mitigating peak flow increases should be determined in consultation with the County Engineer. At the request of the County, a comprehensive hydrology study of a receiving drainage system, stream or identified watershed under pre-development and post-development conditions may be required to assess potential impacts. Based on the finding of such studies, the design criteria for stormwater



quantity management may be revised.

Impoundment (Basin) Design Requirements

The design standards of this Manual may require that some form of impoundment, either detention or retention, be used for development and redevelopment projects. The type and size of the facility required will typically depend on the size of the proposed development, the impact on the downstream watercourse and the impact on water quality. If areas immediately downstream of the proposed development are not sensitive to increases in runoff but areas further downstream are sensitive, a regional impoundment facility may be an option. If areas immediately downstream of the proposed development are sensitive to any increases in runoff, an on-site impoundment may be the better option. It is the intention of the County to control stormwater problems resulting from development and lessen some existing flooding problems through the placement of impoundments as close to the problem area as possible. Therefore, impoundments may not apply to every new development and may be a combination of large and small facilities.

The design of impoundment facilities may be simple, as is the case with some small on-site facilities. Larger facilities, however, can be complex. This Manual is intended to serve as a reference to the designer by providing general guidelines and techniques for analysis. Complex designs should only be undertaken by professionals with a thorough knowledge of impoundments. All impoundment designs and their associated calculations should be sealed by a Professional Engineer registered in South Carolina.

Types of Storage

In general, the type of storage device selected depends on the quantity of water to be stored and the associated cost of storage. Guidelines for each are included herein. The selection of the type of storage used is up to the individual owner or engineer. Although all of the following types of facilities will work, some will present more of a maintenance problem.

Dry Basins

Dry detention basins should be designed such that the primary outlet devices restrict the flow and allow water to pond in a safe contained fashion. A properly designed emergency spillway should be provided capable of passing the 100-year storm. Side slopes should be no steeper than 3H:1V with vegetative groundcover. If site constraints are such that the slopes warrant anything steeper than 3H:1V, then slopes that are designed at 2H:1V will require matting, ECBs or TRMs. The basin should be constructed to ensure positive drainage. This will reduce the risk of mosquito problems and reduce maintenance costs. In larger basins, a concrete low flow swale is recommended since vegetation may be difficult to maintain with frequent flow through the basin.

Note: Multiple configurations may need to be considered to ensure no system “short-circuits”.

Wet Basins

The same basic standards apply to wet basins as to dry impoundment facilities. Outlet devices should be appropriately sized, and an emergency spillway should be provided. Because of their added benefit



to water quality, wet basins are highly encouraged by the County. Although they may be impractical for smaller areas, their use in larger drainage areas can provide improved water quality and an attractive, aesthetic component to the development. Hydrologic modeling of the wet basin is similar to that of other basins with only some minor changes to the stage-storage curve. Careful consideration should be given to the frequency of inflow and nutrient levels in the influent when deciding whether or not to use a wet impoundment basin. The contributing drainage area should be such to support a sufficient permanent pool in the pond at all times. Low flows and high nutrient levels may result in the eutrophication of the pond and subsequently high maintenance costs.

Parking Lot Storage

For on-site detention where topography or space is a problem, parking lot storage may be an option. Naturally, not much runoff water can be stored in a parking lot. Therefore, it should be considered for only small sites less than one-half (1/2) acre with little or no off-site drainage entering the parking lot. The depth of storage should be limited to eight (8) inches and if possible, should be restricted to a remote portion of the parking lot. Storage may not inundate handicap spaces or the primary access to the site. Some form of stable emergency overflow should be provided to pass the 100-year storm, usually by overtopping the curb. Since small outlet devices are required for parking lot storage, weirs are preferred to orifices. In general, parking lot storage creates more of a maintenance problem than any other type of on-site storage and should be used only when other facilities are impractical.

Pipe Storage

When space is severely limited on the site, pipe storage may be an option. Oversized pipes with a restricted outlet can provide storage but usually only at a very high cost. Access to the pipe and outlet device must be provided for adequate maintenance. Debris control should be a prime consideration in designing pipe storage since the restricting outlet device is generally much smaller than the storage or inflow pipes.

Note: Pipe storage can only be a design consideration for Commercial sites where the County will not have maintenance responsibilities.

Underground Storage

When space is severely limited on the site, underground storage may be an option. Underground pipes, chambers, or facilities with a restricted outlet can provide storage but usually at a high cost. Access to the underground storage area and outlet device must be provided for adequate maintenance. Trash and debris control is a prime consideration in designing underground storage.

Underground storage design includes:

- **Materials:** Corrugated metal structures are prohibited for underground storage.
- **Emergency Spillways:** Overflow must discharge to a stable outlet.
- **Pretreatment:** All underground storage systems must include pretreatment for the removal of sediments and debris prior to entering the main detention structure.
- **Water Quality Design:** Underground storage alone is not applicable for water quality treatment



during construction. Additional water quality treatment measures such as MTDs may be required to meet water quality standards.

- Observation Ports: Underground storage systems must have multiple observation ports for monitoring sediment and debris levels and determining when maintenance is required.
- Access Port: Access to the underground storage system must be provided to allow for the removal of accumulated sediment and debris.
- Design to support a minimum of an AASHTO HL-93 live load together with the appropriate dead load. Heavier live loads may be required if conditions dictate.
- Minimum life expectancy is 75 years.

Detention and Retention Design Parameters

The construction of detention structures usually requires excavation or the placement of earthen embankments to obtain a required storage volume. This section discusses the design criteria of detention structures to ensure the long-term function of the structure while minimizing the maintenance responsibilities. A detention waiver may be requested using the form in [Appendix H: Detention Waiver Request Form](#).

Outlet structures shall be designed in accordance with accepted engineering principles, with particular attention to appropriate hydraulics including orifice, weir, and culvert hydraulics. Outlet structures shall be designed to discharge equal to or less than the pre-development runoff peak flow rates for the 2-, 10-, and 25-year frequency, 24-hour duration Type II storm event.

If downstream drainage facilities are inadequate to convey the peak discharge for the design storm events for the development of a particular site, please refer to the sub-section Improvement Options in the Downstream Analysis section of this Manual.

Where a basin discharges into a stream, ditch, swale, or water body, appropriate velocity dissipation devices and/or erosion prevention BMPs are required to minimize soil erosion and sediment transport. An emergency spillway shall be required for detention and retention basins to discharge flows for the 100-year, 24-hour storm event with one (1) foot of freeboard. The spillway shall be located so the discharge does not erode the basin or receiving channel. If the 100-year storm can be retained completely on site, an emergency spillway is not required.

Detention Structure Design Criteria

The following are design criteria for the design and construction of all detention structures.

Shape

Place inlets and outlet as far apart as feasible. Provide a long and narrow basin shape, with a minimum flow length to flow width ratio of 2L: 1W and an optimum flow length to flow width ratio of 3L: 1W. Design runoff to travel the longest distance possible thorough the basin before being discharged. The flow length to flow width ratio can be increased by:

- Designing irregularly shaped basins such as a kidney bean shape,



- Using baffles to create a longer path of flow,
- Utilizing double chamber ponds, or
- A combination of these techniques.

The shallow and narrow end of the basins should be located near the inlet and the deeper and wider end near the outlet. The allowable dead storage space of a basin is limited to a maximum of 20 percent.

Side Slopes

Vegetated embankments shall be less than 15 feet in height and shall have side slopes no steeper than 3H:1V. Vegetated embankments shall be protected with Erosion Control Blankets or Turf Reinforcement Matting. Geotechnical slope stability analysis is required for slopes greater than eight (8) feet in height and embankments that have steeper slopes than 3H:1V.

Inlet

The inlet must be designed with riprap or other energy dissipater, such as a baffle below the inflow structure to reduce erosive forces and pretreatment to remove sediment. Sediment forebays will be required on all ponds for post-construction water quality and shall be designed with a minimum length to width ratio of 2L:1W. Prevention of scour at the inlet is necessary to reduce maintenance problems and prevent damage to basin floor vegetation. The velocities of flow through the inlet sediment control structure and basin should not exceed 2.5 feet per second. Energy dissipation should be provided at the inlet and outlet to prevent scour and reduce the velocity of stormwater.

Dry Detention Bottom Slopes

The bottom of detention structures shall be graded towards the outlet structure to prevent standing water conditions and be stabilized to prevent scour. A minimum two (2) percent bottom slope is recommended for both cross slope and a minimum 0.5 percent bottom slope is recommended longitudinal slope.

Under Drains

If the two (2) percent grade cannot be obtained an acceptable alternative is to install an under drain. The under drain shall be constructed in the following manner:

- The under drain shall be one of the last items to be installed to eliminate any sediment build-up that would cause the under drain to not function properly.
- A non-woven geotextile fabric shall be laid in the excavated trench first. The perforated drain pipe shall be covered with washed stone.
- Both stone and drain shall then be wrapped with the non-woven geotextile and backfilled with sandy porous material.

Permanent Pool Detention

The maximum depth of permanent storage facilities shall be determined by site conditions, design constraints, and environmental needs. The facility should provide a permanent pool of water with a depth sufficient to discourage weed growth without creating undue potential for an anaerobic bottom



conditions. The minimum allowable permanent pool depth is four (4) feet and the maximum allowable depth is 12 feet. A depth of six (6) to eight (8) feet is reasonable unless fishery requirements dictate otherwise. Aerating may be required for permanent pools to prevent anaerobic conditions. Wildlife experts shall be contacted where aquatic habitat is required.

Principal Spillways

All principal spillways shall be made of reinforced concrete structures. Corrugated metal principal spillways are not accepted.

Trash Racks

All principal basin outlets must have a trash rack to control clogging by debris and to provide safety to the public. The surface area of each rack must be at least four (4) times the outlet opening it is protecting. The spaces between rack bars must be no more than six (6) inches or one-half (1/2) the dimension of the smallest outlet opening behind it, whichever is less. Trash racks should be inclined to be self-cleaning.

Pipe Barrel Materials

All pipe barrel material shall be concrete pipe. Corrugated Metal Pipe is not accepted. All pipe barrel pipe joints shall be watertight using AASHTO M-315 (13PSI) pipe joint, O-ring gaskets (ASTM C361), or a coupling band.

Seepage Control

Use a watertight pipe outlet barrel to riser connection. All pipes that extend through an embankment shall have anti-seep collars or filter diaphragms to control the migration of soil materials to prevent potential embankment failure from "piping" within the backfill soil along the conduit. All constructed dams or embankments for dry and wet basins shall have a clay core with an excavated cutoff trench.

Anti-floatation

All outlets employing a riser structure must be designed to prevent the riser from floating.

Emergency Spillways

Emergency spillways shall be designed to convey the routed runoff of the 100-year, 24-hour design storm event while maintaining at least one (1) foot of freeboard between the high-water elevation and the top of the embankment crest. Overflow must discharge to a stable channel or stable area.

Location of Spillways

Emergency spillways must be located on undisturbed, non-fill soil wherever possible. If the spillway must be located on fill soils, then it must be horizontally offset at least 20 feet from the principal outlet. Discharge from the emergency spillways should not impinge upon the toe of the dam or the embankment.

Protection

Emergency spillways must be designed with a permanent erosion prevention lining (e.g., riprap, permanent turf reinforcement matting, nonflexible lining). Grass only emergency spillways are



acceptable, if it is in the cut section. The top elevation of the spillway shall be the actual top of the permanent erosion prevention lining.

Exit Channel

All exit channels must be designed with a permanent erosion prevention lining (e.g., riprap, permanent turf reinforcement matting, articulated blocks, concrete, nonflexible lining). Grass only exit channels are not acceptable. All erosion prevention linings must be evaluated for stability at the design channel grade.

Outlet

Each basin outlet shall be designed to prevent scour and to reduce velocities during peak flow conditions. Each outlet should be directed towards pre-existing point source discharges or be equipped with a mechanism to release the discharge as close to sheet flow as possible to prevent the creation of new point source discharges.

Restrict the basin outlet from being placed within 20 linear feet of adjacent properties lines.

Devices

The following Orifices and Riser-Barrel Outlets sub-sections provide a general description of some common outlet devices used in impoundment facilities. Other devices are available. Because controlling multiple design storms may be required, some complex outlet devices may result. To the extent possible, it is recommended to keep outlet devices simple. This may require an optimal design for one storm frequency and an over design for other storm events.

Orifices

The discharge through an orifice can be described by an energy balance analysis. Assuming the upstream velocity is negligible (i.e., a reservoir) and the water surfaces both upstream and downstream are free surfaces, the energy balance can be simplified using the orifice equation.

Riser-Barrel Outlets

Riser-barrel outlets act as a combination of several types of outlet devices. At different stages the outlet may behave differently. At shallow depths the riser may act as a weir. As the depth increases the riser may begin to act as an orifice or the barrel may begin to control. The controlling factor will be that with the smallest discharge at a given depth. The following equations should be considered.

- Sharp Crested Weir Equation
- Orifice Equation
- Barrel as an Orifice Equation
- Barrel as a Pipe Equation

Earthen Dam Embankment

Earthen dam embankments shall be no steeper than 3H:1V with vegetative groundcover. If site constraints are such that the slopes warrant anything steeper than 3H:1V, then slopes that are designed at 2H:1V will require matting, ECBs, or TRMs. Earthen dam embankment shall not be planted



with shrubs, trees, or woody vegetation.

The minimum earthen dam top width shall be 10 feet for embankments to provide adequate maintenance access.

Engineer Certification

The engineer or geotechnical engineer must certify embankments of all constructed dams to ensure proper compaction, clay core installation, and seepage control measure installation.

Maintenance Access

Maintenance access at least 10 feet wide with a maximum slope of 15 percent and a maximum cross slope of three (3) percent shall be provided and shall be stabilized. Sufficient areas for equipment access for basin maintenance shall be provided. This access shall extend to the forebay, micropool, and outlet structure. It should never cross the emergency spillway, unless the spillway has been designed for that purpose. To the extent feasible, maintenance access should be designed to allow for vehicle turnaround. An easement may be required.

Provide a flat maintenance shelf/berm with a minimum width of 10 feet around the perimeter of the basin; nothing shall encroach within the property boundary line. The basin berm must provide load bearing capability for industrial maintenance mowers.

Reduced maintenance access may be allowable on a limited case by case basis depending on site constraints and the design of the pond as determined during formal review submittal.

Safety Fence

A safety fence or vegetative barrier is required where a detention structures interior side slopes are steeper than 3H: 1V or when the impoundment is a wall greater than 24 inches in height. If the wall is adjacent to a walkway or street a railing may be required instead of a fence.

Basins on Slopes

When basins are created by cutting and filling a slope, care should be taken that the seasonal groundwater table on the slope above the basin is not exposed, thus creating a seasonal spring. Controlling the groundwater flow or spring flow into a basin may be accomplished by the proper installation of a subsurface interceptor drainage system. To prevent destabilization from groundwater seepage, riprap may be needed.

Relationship to Groundwater

The basin bottom should be located two (2) feet above the seasonal high groundwater table to avoid standing water in dry basins or groundwater intrusion in wet basins to the maximum extent practicable.

S.C. Dams and Reservoirs Safety Act

According to the S.C. Dams and Reservoirs Safety Act (Title 49, Article 3 of the S.C. Code of Laws), a dam is defined as being an artificial barrier used for the impoundment or diversion of water. Dams that



are 25 feet or greater in height or that have a capacity of 50 acre-feet or more are subject to regulation by DHEC. Dams that are smaller than these requirements are exempt from regulation unless the dam poses a threat to life downstream, as determined by DHEC. Any questions concerning specific design applications should be addressed by DHEC.

During Construction Basic Design Procedures

Control of sedimentation from construction sites may be accomplished through the utilization of a variety of erosion and sediment control BMPs. The complexity of the erosion prevention and sediment control plan will vary depending on the individual site conditions. The goal of implementing the erosion prevention plan is to limit the quantity of sediment being eroded from and leaving a construction site. This may be partially accomplished through the implementation of sediment control BMPs. However, these sediment trapping controls typically only remove a small portion of the clay particles eroded from the site. The best protection is provided by a combination of practices including temporary and permanent stabilization, flow diversions, and streambank protection, all which minimize the amount of soil that is eroded from the site.

All land development shall be planned in such a way to control and limit erosion and sediment discharge from construction sites. The goals of these erosion prevention and sediment control BMPs are to:

- Minimize the extent and duration of disturbed soil exposure,
- Protect off-site and downstream locations, drainage systems and natural waterways from the impacts of erosion and sedimentation,
- Limit the exit velocities of the flow leaving the site to non-erosive or pre-development conditions,
- Design and implement an ongoing inspection and maintenance plan, and
- Remove all temporary BMPs prior to final project closeout.

During Construction Water Quality Design Requirements

Best Management Practices (BMPs) are required to control and minimize water quality degradation resulting from construction activities. Richland County has implemented a during construction performance standard that defines BMP effectiveness in terms of removal of total suspended solids (TSS) from stormwater runoff.

Richland County has adopted a BMP performance standard that requires all temporary during construction BMPs shall be designed and constructed to accommodate the expected sediment loading from construction activities with a removal efficiency of 80 percent of total suspended solids (TSS). The design efficiency shall be calculated for disturbed conditions for the 10-year, 24-hour design event.

The removal efficiency may be calculated using South Carolina Design Aids, SEDIMOT, SEDCAD4, Pond Pack, SEDPRO, or other computer models that utilize eroded particle size distributions and calculate a corresponding 80 percent trapping efficiency for TSS [for the 10-year, 24-hour design event](#).



Stormwater runoff that drains to a single outlet from land disturbing activities which disturb five (5) acres or more shall be controlled during the land disturbing activity by a sediment basin where sufficient space and other factors allow these controls to be used. The outfall device or system design shall take into account the total drainage area flowing through the disturbed area to be served by the basin. When discharging stormwater runoff from sediment basins, utilize outlet structures that only withdraw water from near the surface of the basin or impoundment, unless infeasible. The use of perforated riser structures during construction are not allowed. This outlet structure should be capable of conveying the flow for the 10-year, 24-hour storm event.

Temporary sediment basins shall be designed to completely dewater in a minimum of two (2) days with a maximum of five (5) days.

Unless infeasible, properly design, install and maintain porous baffles, or similar control measures capable of enhancing settling capabilities and restricting the accumulation of sediment around the outlet structure, in all sediment basins to reduce velocity, turbulence, and improve sediment trapping efficiency. Each sediment basin must be equipped with a cleanout stake indicating when the basin is to be cleaned.

Perform temporary stabilization by seeding and install temporary erosion control blankets on exposed basin side slopes.

Sediment basins may be converted to permanent use for detention or water quality after construction is completed provided all accumulated silt is removed from the basin and disposed of after all disturbed areas have been stabilized.

Stormwater runoff that drains to a single outlet from land disturbing activities which disturb less than five (5) acres shall be controlled during the land disturbing activity by sediment control BMPs. The allowable drainage area for a single sediment trap shall be less than five (5) acres.

Unless infeasible, properly design, install, and maintain porous baffles or similar control measures capable of enhancing settling capabilities and restricting the accumulation of sediment around the outlet structure in all temporary sediment traps to reduce velocity, turbulence, and improve sediment trapping efficiency.

SWPPP Development Standards

Stormwater Pollution Prevention Plans (SWPPPs) shall be developed to achieve an 80 percent design removal efficiency of total suspended solids (TSS) goal. The design storm event associated with this level of control is the 10-year, 24-hour SCS Type II storm event. SCS procedures should be used to determine runoff amounts. It is important to note that when a BMP is designed for the 10-year, 24-hour storm event, the BMP will have a greater trapping efficiency for more frequent events such as the 2-year, 24-hour storm event.

Each SWPPP must delineate the following elements:



- All Sensitive Features (including steep slopes 30 percent grade or steeper),
- Sources of sediment that may potentially leave the site,
- The location and depth of all structural and nonstructural BMPs necessary to achieve the 80 percent design [TSS](#) removal efficiency goal [for the 10-year, 24-hour design event](#) to protect receiving water bodies, off-site areas, and all Sensitive Features,
- Installation and maintenance of required BMPs, and
- The sequencing of construction activities to be utilized on the project.

The following nonstructural site management practices shall be utilized on the plans where applicable:

- Minimize site disturbance to preserve and maintain existing vegetative cover.
- Limit the number of temporary access points to the site for land disturbing activities.
- Phase and sequence construction activities to minimize the extent and duration of disturbed soil exposure.
- Locate temporary and permanent soil disposal areas, haul roads and construction staging areas to minimize erosion, sediment transport, and disturbance to existing vegetation.

SWPPPs shall comply with the following specific standards and review criteria:

- Sediment Tracking Control: Stabilized construction entrances shall be located and utilized at all points of ingress/egress on a construction site. The transfer of soil, mud, and dust onto public rights of ways shall be prevented.
- Crossings of waterways during construction should be minimized and must be approved by the County Engineer. Encroachment into stream buffers, riparian areas, and wetlands should be avoided when possible.
- Topsoil shall be stockpiled and preserved from erosion or dispersal both during and after site grading operations when applicable.
- Temporary Stabilization Measures: Where construction or land disturbance activity will or has temporarily ceased on any portion of a site, temporary site stabilization measures shall be required as soon as practicable, but no later than 14 calendar days after the activity has ceased.
- Final Stabilization: Final Stabilization of the site shall be required within 14 calendar days of construction completion.
- Temporary Structural Controls installed during construction shall be designed to accomplish maximum stabilization and control of erosion and sedimentation, and shall be installed, maintained, and removed at the end of the project.

SWPPPs shall include requirements for the design, installation and maintenance of effective pollution prevention measures for construction site operators to:

- 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.
- Minimize the exposure of building materials, building products, construction wastes, trash, landscape materials, fertilizers, pesticides, herbicides, detergents, sanitary waste, and other materials present on site to precipitation and to stormwater runoff that may cause adverse



impacts to water quality.

- Minimize the discharge of pollutants from spills and leaks and implement chemical spill and leak prevention and response procedures.

SWPPPs shall ensure the following discharges from construction sites are prohibited:

- Wastewater from washout of concrete, unless managed by an appropriate control,
- Wastewater from washout and cleanout of stucco, paint, from release oils, curing compounds, and other construction materials,
- Fuels, oils, or other pollutants used in vehicle and equipment operation and maintenance, and
- Soaps or solvents used in vehicle and equipment washing.

Phased Sediment and Erosion Control Plans

Sediment and Erosion Control Plans are required for all permitted development. For total land disturbance of two (2) acres or less, only one phase is required.
~~Phased Sediment and Erosion Control Plans are not required when the total land disturbance is two (2) acres or less.~~

For land disturbance ~~between greater than~~ two (2) and less than or equal to five (5) acres, a ***minimum*** of a two-phase stormwater management and sediment and erosion control plan is required for all non-linear projects. Each phase must be shown on a separate plan sheet. Plans should address the transition between phases.

Phase 1 – Initial Land Disturbance – Must include perimeter sediment and erosion control BMPs required prior to initial/mass clearing and other appropriate BMPs needed to maintain compliance with the permit including sediment basins and traps designed for 80 percent trapping efficiency for TSS for the 10-year, 24-hour design event. On some sites, this may include appropriate BMPs for demolition of existing structures. Phase 1 limits of disturbance should only include the area to be disturbed for installation of these BMPs.

Phase 2 – Construction and Stabilization – Includes sediment and erosion control BMPs required during ~~the remainder of site~~ grading and construction. All BMPs are to be install prior to clearing and grubbing. Must This phase also include appropriate BMPs for stabilization, grassing, inlet protection, etc.

For land disturbance greater than five (5) acres, a ***minimum*** of a three-phase stormwater management and sediment and erosion control plan is required for all non-linear projects. Each phase must be shown on a separate plan sheet. Plans should address the transition between phases.

Phase 1 – Initial Land Disturbance – Must include perimeter sediment and erosion control BMPs required prior to initial/mass clearing and other appropriate BMPs needed to maintain compliance with the permit including sediment basins and traps designed for 80 percent trapping efficiency for TSS for the 10-year, 24-hour design event. On some sites, this may include appropriate BMPs for demolition of existing structures. Phase 1 limits of disturbance should only include the area to be



[disturbed for installation of these BMPs.](#)

Phase 2 – Construction – Includes sediment and erosion control BMPs required during the majority of grading and construction activities. [All BMPs are to be install prior to clearing and grubbing.](#)

Phase 3 – Stabilization – Includes sediment and erosion control BMPs required near the completion of the construction project. Must also include appropriate BMPs for stabilization, grassing, inlet protection, etc.

Note: Some sites may require multiple plans [heets](#) for each Phase to accurately reflect the sequence of construction that will best manage sediment and erosion.

Alternative Erosion Prevention and Sediment BMPs

To encourage the development and testing of innovative alternative erosion prevention and sediment control BMPs, alternative management practices may be allowed upon review and approval. To use an alternative BMP, the design professional shall submit substantial evidence that the proposed measure will perform at least equivalent to currently approved methods.

Evidence may include, but is not limited to:

- Supporting hydraulic and trapping efficiency calculations,
- Research results as reported in professional journals, and
- Manufacturer literature.

To justify the efficiency of innovative erosion prevention and sediment control BMPs, the owner may be required to monitor the trapping efficiency of the structure. If satisfactory results showing that [TSS](#) trapping efficiencies of 80 percent or greater [for the 10-year, 24-hour storm](#) are obtained, the innovative BMP may be used, and no other monitoring studies shall be required. If monitoring shows that a certain BMP is not sufficient or if Richland County finds that a BMP fails or is inadequate to contain sediment, other upstream and downstream BMPs shall be implemented to reach the required efficiency.

Multipurpose Basin Design

Permanent multipurpose basin storage volumes, dimensions, and riser configurations are designed to meet the permanent post-construction requirements for the specific basin.

Two (2) spillway configurations are required for permanent multipurpose basins that are used for both during construction sediment control and post-construction water quantity or water quality control. The first configuration is the temporary sediment basin primary riser spillway consisting of a solid concrete riser with no staged [orifice or weir](#) discharges. Runoff only enters the primary riser structure by overtopping and through the floating skimmer.

The second configuration is the permanent basin riser spillway designed to reduce applicable post-



development peak flow rates to pre-development peak flow rates and designed for post-construction water quality control.

Post-construction staged orifices, low flow orifices, or staged weirs are securely covered or sealed during the construction phase. Uncover post-construction staged orifices, low flow orifices, or staged weirs after the construction phase is complete.

Floating skimmers and baffles may be removed when the construction phase ends. Clean the temporary sediment basin of deposited sediment and re-grade the basin to meet the permanent basin contours, if necessary, when the construction phase ends.

Assessing Sediment and Erosion Control Measures

Sediment Storage Volumes and Maintenance Schedules

Calculating the appropriate sediment storage volume is very important in sediment basin and sediment trap design. This volume is the storage occupied by the sediment deposited over the given design period. Design periods may be the life of the basin, or the time between scheduled clean outs. Sediment storage volumes may be predicted by the Modified and the Revised Universal Soil Loss Equations or methods acceptable to the County Engineer or designee.

Note: These calculations are required within the project submittal.

Using the computed sediment yields, Y_D , from the Modified and Revised Universal Soil Loss Equations (MUSLE and RUSLE), along with the sediment bulk (or weight) density, the sediment storage volume can be calculated by:

$$V_{SS} = \frac{Y_D}{W \times 27}$$

Where:

- V_{SS} = is the sediment storage volume (cubic yards)
- Y_D = is the sediment deposited over the design period (pounds)
- W = is the weight density (bulk density) of the deposited sediment (pounds per cubic foot)

W can be determined from soil survey data (usually given in grams per cubic centimeter) or from **Table 9** which provides weight/bulk densities (pounds per cubic foot) applicable for Richland County.

Table 8: Default Weight Density Values for Sediment Storage

Type of Basin Operation	W (lb/ft ³)
Sediment always submerged (Wet Pond)	96
Basin normally empty (Dry Pond)	97



R Factors and EI Values

When designing for sediment storage volume, the sediment deposited over the design period Y_D , must be calculated. This value can be obtained by converting the sediment yield calculated by both the Modified and Revised Universal Soil Loss Equation (MUSLE and RUSLE) into pounds of sediment.



By using the MUSLE equation below, sediment yield from a watershed can be calculated for the smaller storm events.

$$T = \Psi \times (V \times Q_p)^{0.56} \times (K \times LS \times CP)$$

Where:

- T = Sediment yield per storm event (tons)
- Ψ = 95.0 for Imperial units
- V = Volume of runoff (acre-feet)
- Qp = Peak flow (cubic feet per second)
- K, LS, and CP are MUSLE and RUSLE Parameters

One of the variables used in the RUSLE is the R factor. R is the factor in the RUSLE that accounts for the damaging effects of rainfall. The R factor indicates the erosivity of the rainfall, not the average annual precipitation in a locality. The R factor is defined as the number of erosion index (EI) values in a normal year's rain. The EI index value of a given storm is equal to the kinetic energy of the storm (hundreds of foot-tons per acre) multiplied by its maximum 30-minute intensity (inches per hour). The EI values of individual storms may be summed to get an EI value for a month, six months, or for any period of time. When EI values are summed and averaged over a period of years, they become R factors.

The distribution of EI values becomes important when soil losses need to be calculated for a period of time less than one (1) year, such as a construction season. The distribution of the EI values over a known period of time is used to calculate an R factor for that time period. **Table 10** below shows the distribution of EI values for Richland County as a percentage of the R factor for Richland County. This design procedure shall require a minimum EI value of 50 for any construction period.

Table 9: Average Example Distribution of Rainfall Erosion Index (EI Curves) for Richland County

Date	Percent of EI Value	Date	Percent of EI Value
1-Jan	0.0	15-Jul	46.0
15-Jan	1.0	1-Aug	58.0
1-Feb	2.0	15-Aug	69.0
15-Feb	3.0	1-Sep	80.0
1-Mar	5.0	15-Sep	89.0
15-Mar	7.0	1-Oct	93.0
1-Apr	10.0	15-Oct	94.0
15-Apr	14.0	1-Nov	95.0
1-May	18.0	15-Nov	96.0
15-May	22.0	1-Dec	97.0
1-Jun	27.0	15-Dec	97.0
15-Jun	32.0	1-Jan	100.0



1-Jul	37.0
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Note: The minimum EI value for any construction period shall be 50. The annual R factor value for Richland County is 350.

Factors and EI Value Example Problem:

- The annual R factor value for Richland County is **350**.
- If construction of a particular site is scheduled to take place for 5 months from January 1 to June 1, the EI Curve value would be $27.0 - 0.0 = \mathbf{27.0}$
- The corresponding R factor for this time period is calculated to be $0.27 \times 350 = \mathbf{94.5}$.
- If construction of a particular site is scheduled to take place for 5 months from March 1 to August 1, the EI Curve value would be $58.0 - 5.0 = \mathbf{53.0}$
- The corresponding R factor for this time period is calculated to be $0.53 \times 350 = \mathbf{185.5}$

Calculating Sediment Storage Volumes

Use the following steps to determine the storage volume for a sediment trapping structure. All Modified and Revised Universal Soil Loss Equation input values can be found in [Appendix I: Universal Soil Loss Equation Input Values](#) [Appendix J: Universal Soil Loss Equation Input Values](#).

1. Determine the average soil loss per unit area from the site using the Revised Universal Soil Loss Equation:

$$E = R \times K \times LS \times CP$$

Where:

- E = Annual erosion rate in (dry weight) (tons/acre/year)
- R = Rainfall erosive factor and is an erosion index for the 10-year, 24-hour individual storm (tons/acre/year) (EI Value for given design period * average annual R Value)
- K = Soil erodibility factor and is a numerical representation on the susceptibility of a soil to particle detachment and transport by rainfall and runoff
- LS = Topographic factor. A numerical representation as to how topographic length and slope steepness impact the rate of erosion. Length-slope steepness factor (length is the slope distance from the point of origin of overland flow to the point of concentrated flow or until deposition occurs (dimensionless))
- CP = Control practice factor. A numerical representation on how erosion and sediment control practices minimize soil loss and suspended particles in runoff waters when compared to bare soil conditions. The smaller the number, the more effective (dimensionless)



RUSLE assumes the following about potential erosion rates on construction sites:

- R-Factors and K-Factors are site specific parameters that do not change.
 - K-Factor accounts for seasonal changes, such as freezing and thawing, soil moisture and soil consolidation.
 - LS-Factors can change by altering the distance runoff flows and varying slope steepness of the land.
 - CP-Factor values represent the “ineffectiveness” of a practice to minimize soil erosion and remove sediment from runoff waters when compared to bare ground conditions.
2. Determine the weight density (**W**) of the specific soil. Use Richland County default data from **Table 9**, results from site specific soil test, or the Richland County Soil Survey, which provides soil bulk density usually given in grams/cm³.
- Convert (grams/cm³) to (lb/ ft³) by multiplying by 62.43
 - $W = (\text{bulk density in grams/cm}^3) \times (62.43) = \text{lb/ft}^3$
3. Calculate sediment yield (**Y_D**) in pounds.
- Determine the total disturbed area **DA** (acres).
 - Determine the sediment yield (**Y_D**) in tons, calculated by multiplying **A X DA**

(tons/acre) x (acres) = tons
 - Convert tons to pounds to calculate **Y_D**:

 $Y_D \text{ in pounds} = (\text{tons}) * (2000 \text{ lb/ton})$
4. Calculate the required sediment storage volume, **V_{SS}**, in cubic yards (yd³):
- $$V_{SS} = \frac{Y_D}{W \times 27} = \text{Cubic Yards (yd}^3\text{)}$$
5. The design professional can determine the elevation the required sediment storage corresponds with and require a clean out stake to be installed marking this elevation. The contractor shall be required to clean out the basin or trap when this level is reached. The designer shall state the clean out time interval on which the calculations were based, such as weeks, months, or years.



Sediment Storage Volume Example:

Given: A 10-acre construction site is to be cleared to a bare soil condition and developed. The contributing runoff slope length is 400 feet with a 2.5 percent slope. The primary soil is Lakeland Sand. A normally dry sediment basin is to be designed to be the primary sediment control structure on the site.

Calculate: Required sediment storage volume if construction takes place between March 1 and September 1.

1. Determine the average soil loss per unit area from the site using the Revised Universal Soil Loss Equation.

$$E = R \times K \times LS \times C \times P$$

Where:

R = From **Table 10**

El for September 1 = 80.0 and El for March 1 = 5.0 (80.0-5.0) = 75% of 350 = **262.5**

K = **0.10** for Lakeland Sand soil

LS = **0.362** for 400 ft slope length with 2.5%

CP = **1.0** for a bare soil condition

Then:

$$E = (262.5) \times (0.10) \times (0.365) \times (1.0) = 9.58 \text{ tons/acre}$$

2. Determine the weight density (W) of the Lakeland Sand soil.

The default dry sediment basin weight density for Richland County is: $W = 97 \text{ lb/ft}^3$

3. Calculate sediment yield (Y_D) in pounds.

- Determine the total disturbed area **DA: 10 acres**

- Determine the sediment yield (Y_D) in tons, calculated by multiplying **E (from part 1.) * DA**

$$9.58 \text{ (tons/acre)} \times 10 \text{ (acres)} = 95.8 \text{ tons}$$

- Convert tons to pounds to calculate Y_D

$$Y_D = (95.8 \text{ tons}) \times (2000 \text{ lb/ton}) = 191,600 \text{ pounds}$$

4. Calculate the required sediment storage volume, V_{SS} , in cubic yards:

$$V_{SS} = \frac{Y_D}{W \times 27} = \text{Cubic Yards}$$

$$V_{SS} = 191,600 \text{ pounds} / (97 \text{ lb/ft}^3 \times 27 \text{ cubic yards/ft}^3) = \underline{73.2 \text{ Cubic Yards}}$$



Selection of During Construction BMPs

Table 11 lists the acceptable BMPs that may be used during construction activities.

Table 10: Acceptable During Construction BMPs

Erosion Prevention BMPs	Sediment Control BMPs	Runoff Conveyance BMPs
<ul style="list-style-type: none"> • Surface Roughening • Temporary Seeding/Stabilization • Mulching • Erosion Control Blankets (ECB) • Turf Reinforcement Matting (TRM) • Hydraulic Erosion Control Products (HECPs) • Permanent Seeding/Stabilization • Sodding • Riprap • Outlet Protection • Dust Control • Polyacrylamide (PAM) • Slope Interruption Devices 	<ul style="list-style-type: none"> • Sediment Basin • Floating Skimmer • Porous Baffle • Sediment Trap • Silt Fence • Rock Checks • Sediment Tubes • Construction Entrance Inlet Protection • Filter Fabric Inlet Protection • Sediment Tube Inlet Protection • Wire Mesh and Stone Inlet Protection • Block and Gravel Inlet Protection • Rigid Inlet Protection • Surface Course Curb Inlet Protection • Inlet Tubes • Rock Sediment dikes 	<ul style="list-style-type: none"> • Pipe Slope Drains • Temporary Stream Crossing • Diversion Measures • Level spreader • Subsurface Drains • Construction Dewatering • Concrete Washout

Erosion Prevention BMPs

Use erosion prevention measures during and after construction site preparation in order to safely convey clean water to storm drains or adequate watercourses. One or more measures should be utilized as appropriate during the project’s construction phase. Such measures may include but are not limited to phasing and construction sequencing, surface roughening, temporary seeding, mulching, erosion control blankets, and turf reinforcement matting. Each of these measures is discussed in the sections below. In addition to site-specific erosion control measures, the grading plan includes the following general measures as a minimum:

- Vegetated finished cut and fill slopes should not be steeper than 3H:1V, unless an erosion control blanket or turf reinforcement matting is used.
- Do not place cuts or fills close to property, endangering adjoining property without adequately protecting such properties against erosion, sedimentation, slippage, settlement, subsidence, or other damages.
- Provide subsurface drainage in areas having a high-water table to intercept seepage that affects slope stability, bearing strength, and undesirable wetness.
- Do not place fill material where it can slide or wash onto another property.



- Do not place fill adjacent to channel banks where it can create bank failure, reduce the capacity of the stream, or result in downstream sediment deposition.
- Include all borrow and disposal areas as part of the grading plan.
- Provide adequate channels and floodways to safely convey increased runoff from the developed area to an adequate outlet without causing significant channel degradation or increased off-site flooding.
- Grade the site to direct flows to appropriate controls.

Table 12 lists erosion prevention BMPs that may be used during construction activities.

Table 11: Erosion Prevention BMPs

Erosion Prevention BMPs	Description
Surface Roughening	<ul style="list-style-type: none"> • Surface roughening is the creation of horizontal grooves, depressions, or steps that run parallel to the contour of the land. Several methods can be used for surface roughening. The most commonly used method is tracking. • Perform tracking as soon as possible after vegetation is removed and immediately after grading activities have ceased. • Perform tracking by moving equipment up and down the slope. • Avoid excessive compacting of the soil surface when tracking; use as few passes as possible with the machinery in order to minimize compaction.
Temporary Seeding/Stabilization	<ul style="list-style-type: none"> • Temporary stabilization measures shall be initiated as soon as practicable in portions of the site where construction activities have temporarily ceased, but in no case later than 14 days after work has ceased, except as stated below. • Where stabilization by the 14th day is precluded by snow cover or frozen ground conditions, stabilization measures must be initiated as soon as practicable. • Where construction activity on a portion of the site is temporarily ceased, and earth-disturbing activities will be resumed within 14 days, temporary stabilization measures do not have to be initiated on the portion of the site. • Initiate temporary stabilization measures on any exposed steep slope (3H:1V or greater) where land-disturbing activities have temporarily ceased and will not resume for a period of seven (7) calendar days.



Erosion Prevention BMPs	Description
Mulching	<ul style="list-style-type: none"> • Mulching is a temporary soil stabilization erosion control method where materials such as hay, straw, wood chips, wood fibers, or hydraulic erosion control products (HECPs) are placed or installed on the soil surface. • In addition to stabilizing soils, mulching enhances the absorption of water by the soil, reduces evaporation losses, regulates soil temperatures, and reduces the velocity of stormwater runoff over an area.
Erosion Control Blankets (ECB)	<ul style="list-style-type: none"> • Temporary erosion control blankets (ECBs) are products composed primarily of biologically, photo-chemically, or otherwise degradable constituents such as wheat straw, coconut fiber, or aged curled excelsior wood product with longevity of approximately one (1) to three (3) years. • Applicable for slopes 2H:1V or flatter only. Slopes greater than 2H:1V require Turf Reinforcement Matting (TRM). The maximum allowable continuous slope length for ECB applications is 50 feet. • Applicable for channels and concentrated flow areas with a maximum calculated shear stress less than 1.75 lb/ft². Channels and concentrated flow areas with design shear stresses greater than 1.75 lb/ft² require TRM. • Consist of double netted matting, defined as matting with netting on both sides of the blanket. • If necessary, slopes, which exceed eight (8) vertical feet, should be stabilized with erosion control blankets or turf reinforcement mats in addition to hydroseeding. • See SCDOT Qualified Products List (QPL) 55, or latest update, for acceptable Temporary Erosion Control Blankets.
Turf Reinforcement Matting (TRM)	<p>Turf reinforcement matting (TRM) products are composed primarily of nondegradable materials that enhance the ability of living plants to stabilize soils. They bind with roots to reinforce the soil matrix with longevity greater than five (5) years.</p> <ul style="list-style-type: none"> • The appropriate type of TRM is determined based on slope and shear stress: <ul style="list-style-type: none"> ○ Use TRM Type 1 on slopes 2.0H:1V or flatter or in channels where the calculated design shear stress is 4.0 lb/ft² or less. ○ Use TRM Type 2 on slopes 1.5H:1V or flatter or in channels where the calculated design shear stress is 8.0 lb/ft² or less. ○ Use TRM Type 3 on slopes 1.0H:1V or flatter or in channels where the calculated design shear stress is 12.0 lb/ft².



Erosion Prevention BMPs	Description
Turf Reinforcement Matting (TRM) (Continued)	<ul style="list-style-type: none"> If necessary, slopes which exceed eight (8) vertical feet should be stabilized with erosion control blankets or turf reinforcement mats in addition to hydroseeding. See SCDOT Qualified Products List (QPL) 56, or latest update, for acceptable Turf Reinforcement Matting.
Hydraulic Erosion Control Products (HECPs)	<ul style="list-style-type: none"> Use HECPs as an allowable mulch for temporary cover by mulch, temporary cover by seeding, or permanent cover by seeding applications. Do not use HECPs as a channel liner or for areas receiving concentrated flow. Apply HECP Type 1, 2, 3, and 4 at the appropriate rate on the appropriate maximum slope gradient. <p>Type 1: Slope \leq 4H:1V @ 2,000 lbs./acre Type 2: 4:1 < Slope \leq 3:1 @ 2,500 lbs./acre Type 3: 3:1 < Slope \leq 2:1 @ 3,000 lbs./acre Type 4: 2:1 < Slope \leq 1:1 @ 3,500 lbs./acre</p> The maximum allowable continuous slope length for HECP application is 50 feet. Provide slope interruption devices for continuous slope length longer than 50 feet. See SCDOT Qualified Product List (QPL) 65, or latest update, for acceptable HECPs.
Permanent Seeding/Stabilization	<p>Permanent stabilization measures shall be initiated as soon as practicable in portions of the site where construction activities have ceased, but in no case more than 14 days after work has ceased, except as stated below.</p> <ul style="list-style-type: none"> Where stabilization by the 14th day is precluded by snow cover or frozen ground conditions initiate permanent stabilization measures as soon as practicable. Initiate permanent stabilization measures on any exposed steep slope (3H: 1V or greater) where land-disturbing activities have permanently ceased.
Sodding	<ul style="list-style-type: none"> Sodding is transplanting vegetative sections of plant materials to promptly stabilize areas that are subject to erosion. Use commercial sod which is a cultured product utilizing specific grass species. Sodding is appropriate for any graded or cleared area that may erode, and where a permanent, long-lived plant cover is immediately needed.



Erosion Prevention BMPs	Description
Sodding (Continued)	<ul style="list-style-type: none"> • Examples of where sodding is used are yards, buffer zones, streambanks, dikes, swales, slopes, outlets, level spreaders, and filter strips. • In general, do not use sod on slopes greater than 2H:1V or 3H:1V if it is to be mowed. If sod is placed on steep slopes, lay it with staggered joints and/or staple the sod down.
Riprap	<ul style="list-style-type: none"> • Riprap is a permanent, erosion-resistant channel lining aggregate consisting of large, loose, angular, stone with a filter fabric, or granular underlining. • The purpose of riprap is to protect the soil from the erosive force of concentrated runoff and to slow runoff velocities while enhancing the potential for infiltration. • The purpose of the filter fabric or granular underlining is to prevent undermining of the riprap layer by the migration of soil particles through the riprap.
Outlet Protection	<ul style="list-style-type: none"> • Outlet protection dissipates the energy of concentrated stormwater flows thereby reducing erosion or scouring at stormwater outlets and paved channel sections. In addition, outlet protection lowers the potential for downstream erosion. • This type of protection can be achieved through a variety of techniques, including permanent TRMs, riprap, concrete aprons, paved sections, and other structural materials. The most typical application is riprap for outlet protection. • Outlet protection should be placed at the outlets for all pipes, channels, and other stormwater conveyance structures in order to reduce the potential for erosion. • The design criteria, calculations, and procedures for sizing the riprap and determining the dimensions of riprap pads shall be provided.
Dust Control	<ul style="list-style-type: none"> • Wind erosion occurs when the surface soil is loose and dry, vegetation is sparse or absent, the wind is sufficiently strong, and when construction traffic disturbs the soil. • Wind erodes soils and transports the sediment off-site in the form of fugitive dust, where it may be washed into receiving water bodies by the next rainfall event. • Fugitive dust is a nuisance for neighbors. It settles on automobiles, structures, and windows and finds its way into homes. It also makes breathing difficult for those with respiratory problems and becomes a safety problem when it blinds motorists, equipment operators, and laborers.



Erosion Prevention BMPs	Description
Dust Control (Continued)	<ul style="list-style-type: none"> Utilize dust control methods whenever there are offsite dust impacts, especially during periods of drought. Implement dust control as needed until final stabilization is reached.
Polyacrylamide (PAM)	<ul style="list-style-type: none"> The most common flocculants used in stormwater treatment systems are anionic Polyacrylamide (PAM) typically available in four (4) media types (dry, powder, liquid, emulsion, and solid). Apply PAM as a means of sediment and turbidity control in highly sensitive areas or waterbeds. PAM is used to treat construction stormwater runoff that contains high amounts of eroded fine silt, clay, or colloidal particles resulting in high turbidity in the runoff water. Conduct a site-specific assessment (soil and water testing) by a qualified manufacturer or qualified professional to select the specific PAM, application rate, application method(s), and maintenance procedure tailored to the site-specific soil characteristics, topography, hydrology, and the type of sediment control structure utilized.
Slope Interruption Devices	<ul style="list-style-type: none"> Use slope interruption devices for erosion prevention on slopes greater than 50 feet in length for Hydraulic Erosion Control Products (HECPs) and Temporary Erosion Control Blanket (ECB) slope applications. At the discretion of the engineer, use slope interruption devices on slope lengths less than 50 feet when slope erosion is expected or observed. For slope interruption devices for erosion prevention, use non-weighted sediment tubes composed of processed degradable natural material within synthetic or natural fiber tubular, flexible outer netting. Do not use straw bales, pine bales, leaf mulch, and/or grass clippings for slope interruption devices. Ensure that the inner material is long term biodegradable and/or photodegradable. Use tube diameter ranging from six (6) inches to 12 inches. See SCDOT Qualified Product List (QPL) 58, Type F Non-Weighted Inlet Tubes or latest update, for acceptable slope interruption devices.

Sediment Control BMPs

Standard application sediment control BMPs are recommended for use in a wide variety of application



situations. These sediment control BMPs have demonstrated the ability to effectively treat during construction stormwater runoff for TSS removal. Design methodologies and computer models are available that can compute the efficiency of these BMPs.

Table 13 lists sediment control BMPs to be used during construction activities.

Table 12: Sediment Control BMPs

Sediment Control BMPs	Description
Sediment Basin	<ul style="list-style-type: none"> • Sediment Basins are used to collect and impound stormwater runoff from disturbed areas of five (5) acres or more to restrict sediments and other pollutants from being discharged off-site. • Sediment basins work most effectively in conjunction with additional erosion prevention and sediment control BMPs installed and maintained up gradient of the basins. • Trapping efficiency calculations show that all sediment basins are capable of achieving a sediment trapping efficiency of at least 80 percent TSS for the 10-year, 24-hour storm event. • Sediment basins provide storage for the 10-year, 24-hour storm event for disturbed conditions to obtain 80 percent TSS removal efficiency or 3,600 ft³/acre draining to the basin. • When discharging stormwater runoff from sediment basins, utilize outlet structures that only withdraw water from near the surface of the basin or impoundment, unless infeasible. The use of perforated riser structures during construction are not allowed. This outlet structure should be capable of conveying the flow for the 10-year, 24-hour storm event. • Sediment basins are designed for the total area draining to them. • Forebays accounting for 20 percent of the overall sediment storage volume must be installed, unless infeasible. • A riprap berm, gabion, or an earthen berm with a rock filled outlet may be constructed across the bottom of the sediment basin to create a cell within the basin for use as the sediment forebay. • The location and height of the forebay berm should be designed to meet the appropriate sediment forebay volume and depth criteria. • Alternatively, plunge pools or rock berms may be constructed around each inlet to create a combined forebay volume behind the berms equal to the minimum sediment forebay volume recommendation.



Sediment Control BMPs	Description
Sediment Basin (continued)	<ul style="list-style-type: none"> • The depth of the forebay will be dependent upon the required volume. It is recommended to keep the forebay depth between two (2) and four (4) feet. • A fixed sediment forebay cleanout stake is recommended. This cleanout stake is beneficial since the forebay may become inundated with sediment faster than the rest of the basin. • The recommended cleanout height for sediment forebays is one-half (1/2) the height of the forebay berm. • A clean-out stake marked at 50 percent of the designed sediment storage depth shall be provided in all sediment basins. • Basin length to width ratio minimum of 2L:1W. • Bottom slope shall be 0.5 percent or steeper. • Maximum embankment side slopes shall be 2H:1V. The recommended slope is 3H:1V to allow for ease of maintenance and stabilization of the banks. • Promptly stabilize all areas disturbed by the construction of the embankment including embankment side slopes and access areas. • All earthen basin side slope shall be protected with an erosion control blanket and appropriate seeding. • Temporary or permanent stabilization measures should be conducted as necessary. • Each outlet shall be designed to prevent scour and to reduce velocities during peak flow conditions. Each outlet should be directed towards pre-existing point source discharges or be equipped with a mechanism to release the discharge as close to sheet flow as possible to prevent the creation of new point source discharges. • Restrict the outlet from being placed within 20 linear feet of adjacent properties lines.
Floating Skimmer	<ul style="list-style-type: none"> • Sediment basins must dewater via an outlet structure that pulls water from the surface, unless infeasible. Options for this include skimmers and flashboard risers. • Sediment basins shall be designed to fully dewater in a minimum of two (2) days and a maximum of five (5) days. • Provide drawdown calculations of the selected skimmer(s).
Porous Baffle	<ul style="list-style-type: none"> • Porous baffles must be provided in all sediment basins and sediment traps, unless infeasible.



Sediment Control BMPs	Description
Porous Baffle (Continued)	<ul style="list-style-type: none"> • A minimum of three (3) porous baffle rows should be installed across the width of the entire sediment basin (including side slopes) where the basin length is greater than 50 feet. • For basins with a length of 50 feet or less, only two (2) rows of porous baffles are necessary to be installed. • The minimum spacing between baffle rows is 10 feet. • The recommended height of each baffle is three (3) feet. • When feasible, the height of each baffle should be equal to or above the 10-year, 24-hour storm design water surface elevation within the sediment basin. • Porous baffles should be composed of coir-based materials or TRMs with a light penetration (open space) between 10 percent and 35 percent. • Do not use baffles made of straw materials. • Silt fence shall not be used as porous baffles. • Use steel posts with a minimum weight of 1.25 lb. per liner foot. • Install steel posts at a maximum of four (4) feet on center. • A rope or wire can be used along the top of the baffle to prevent excessive sagging between the posts.
Sediment Trap	<ul style="list-style-type: none"> • Sediment traps are used for drainage areas less than 5 acres. • Do not place sediment traps in Waters of the State or USGS blue-line streams. • Trapping efficiency calculations show a sediment trapping efficiency of at least 80 percent TSS for the 10-year, 24-hour storm event. • Sediment traps provide storage for the 10-year, 24-hour storm event for disturbed conditions or 1,800 ft³/acre draining to the trap. • The 10-year, 24-hour storm event for construction conditions cannot overtop the trap's spillway. • Sediment traps are designed for total area draining to them. • Rock outlet structure composed of 12-inch D50 riprap with 1-inch D50 washed stone on the upstream face. Place an underlying non-woven geotextile beneath the rock. • Design internal side slopes to be 3H:1V or flatter. • Embankment Requirements: <ul style="list-style-type: none"> – Maximum dam height: 5 feet – Maximum stone height: 3.5 feet – Maximum rock bottom width: 3 feet – Maximum top flow length at top of riprap: 2 feet



Sediment Control BMPs	Description
	<ul style="list-style-type: none"> – Maximum rock embankment upstream and downstream side slopes: 2H:1V • Surface dewatering is not required for sediment traps. • Install at least two (2) rows of porous baffles in the sediment trap. • There should be at least 10 feet between each baffle and between any baffle row and any of the sediment trap inlets or outlet. • Install clean-out stake, marked at 50 percent of the designed sediment storage volume.
Silt Fence	<ul style="list-style-type: none"> • Only use silt fence in areas with drainage areas of less than one-fourth (1/4) acre per 100 linear feet of fence and do not use in areas with concentrated flows. • The maximum allowable slope steepness perpendicular to the fence line is 2H:1V. • See SCDOT Qualified Product (QPL) 34, or latest update, for acceptable silt fence fabric. Install filter fabric from continuous rolls cut to the length of the barrier. • 12 inches of fabric should be placed within an excavated trench and toed in when the trench is backfilled. • Install filter fabric a minimum of 24 inches above the ground.
Rock Checks	<ul style="list-style-type: none"> • A rock check dam is a small, temporary or permanent rock fill dam constructed across a drainage ditch, swale, or channel to lower the speed of concentrated flows. • Design rock check dams to have an 80 percent design removal efficiency goal of the total suspended solids (TSS) in the inflow for the 10-year, 24-hour storm. • Do not place check dams in Waters of the State or USGS blue-line streams (unless approved by Federal authorities). • Install in steeply sloped swales or in swales where adequate vegetation cannot be established. Use rock check dams in small open channels. • Place a non-woven geotextile fabric over the soil surface where the rock ditch check is to be placed. • Composed of 12-inch D50 riprap with 1-inch D50 washed stone on the upstream face. • Shall not exceed a height of two (2) feet at the center line of the channel. Ensure center of ditch check is lower than the edges. • Have a minimum top flow length of two (2) feet. • Place riprap over channel banks to prevent runoff from cutting around the ditch check. • Place riprap by hand or mechanical placement (no dumping of rock to form dam).



Sediment Control BMPs	Description
	<ul style="list-style-type: none"> • Spacing varies with the bed slope of the ditch. Space rock checks such that the toe of the upstream check is at the same elevation as the top of the downstream check.
Sediment Tubes Sediment Tubes (continued)	<ul style="list-style-type: none"> • Sediment tubes are elongated tubes of compacted geotextiles, curled excelsior wood, natural coconut fiber, or hardwood mulch. • Straw, pine needle, and leaf mulch-filled sediment tubes are not permitted. • Do not use straw, curled excelsior wood, or natural coconut rolled erosion control products (RECPs) rolled up to create a sediment tube. • See SCDOT Qualified Product List (QPL) 57, or latest update, for acceptable Sediment Tubes. • Install sediment tubes along contours, in drainage conveyance swales, and around inlets to help reduce the effects of soil erosion by energy dissipation and retaining sediment. • Sediment tubes, when used as checks within channels should range between 18 and 24 inches depending on the channel dimensions. Diameters outside this range may be allowed where necessary when approved. • Install each sediment tube in a trench with a depth of 20 percent the tube diameter. • Place sediment tubes up the side slopes of the channel a minimum of one (1) foot above the design flow depth of the channel.
Construction Entrance	<ul style="list-style-type: none"> • A stabilized construction entrance is a temporary stone-stabilized pad located at all points of vehicular ingress and egress on a construction site to reduce the amount of mud, dirt, and rocks transported onto public roads by motor vehicles equipment and runoff. • Install a non-woven geotextile fabric on the underlying soil prior to placing stone. • Install a culvert pipe underneath the entrance when needed to provide positive drainage. • Consists of 2-inch to 3-inch D50 stone placed at a minimum depth of six (6) inches.
Inlet Protection	<ul style="list-style-type: none"> • Storm drain inlet protection is achieved by placing a temporary filtering device around any inlet to trap sediment. This mechanism prevents sediment from entering inlet structures. Additionally, it serves to prevent the silting-in of inlets, storm drainage systems, or receiving channels. See SCDOT Qualified Product List (QPL) 58,



Sediment Control BMPs	Description
Inlet Protection (Continued)	<p>or latest update, for acceptable Inlet Protection. There are seven (7) types of inlet structure filters, including:</p> <ul style="list-style-type: none"> – Type A- Low Flow – Type B- Medium Flow, Low Velocity – Type C- Medium Flow, Medium Velocity – Type D- High Flow, High Velocity – Type E- Surface Course Curb Inlet – Type F- Inlet Tubes – Type G- Suspended Internal Inlet Filters
Type A – Filter Fabric Inlet Protection	<ul style="list-style-type: none"> • Low Flow Inlet Filters include filter fabric inlet protection. • Applicable for inlets with peak flow rates less than one (1) cubic feet per second where the inlet drainage area has grades less than five (5) percent and the immediate drainage area (five-foot radius around the inlet) has grades less than one (1) percent. • Do not use Type A inlet filters for areas receiving concentrated flow.
Type A – Sediment Tube Inlet Protection	<ul style="list-style-type: none"> • Low Flow Inlet Filters include 18-inch diameter sediment tubes. • Applicable for inlets with peak flow rates less than one (1) cubic feet per second where the inlet drain area has grades less than five (5) percent and the immediate drainage area (five-foot radius around the inlet) has grades less than one (1) percent. • Do not use Type A inlet filters for areas receiving concentrated flow.
Type B – Wire Mesh and Stone Inlet Protection	<ul style="list-style-type: none"> • Medium Flow, Low Velocity Inlet Filters include wire mesh and stone inlet protection. • Applicable for inlets with peak flow rates less than three (3) cubic feet per second where the inlet drain area has grades less than five (5) percent. • Flow velocities to the inlet may not exceed three (3) feet per second. • Applicable where an overflow capacity is not required to prevent excessive ponding around the structure.
Type C – Block and Gravel Inlet Protection	<ul style="list-style-type: none"> • Medium Flow, Medium Velocity Inlet Filters include block and gravel inlet protection. • Applicable for inlets with peak flow rates less than three (3) cubic feet per second where the inlet drain area has grades less than five (5) percent. • Flow velocities to the inlet may not exceed five (5) feet per second. • Applicable where an overflow capacity is not required to prevent excessive ponding around the structure.



Sediment Control BMPs	Description
	<ul style="list-style-type: none"> • Not applicable in areas exposed to traffic, such as median drains.
Type D – Rigid Inlet Protection Type D – Rigid Inlet Protection (Continued)	<ul style="list-style-type: none"> • Rigid Inlet Filters include prefabricated inlet filters composed of a geotextile fabric connected to a rigid structure. • Applicable for drainage areas up to two (2) acres with peak flow rates greater than three (3) cubic feet per second where the inlet drain area has grades greater than five (5) percent. • Flow velocities to the inlet may exceed three (3) feet per second. • These filters are used for median applications (Type D1) and for sump applications (Type D2). • Applicable where an overflow capacity is required to prevent excessive ponding around the structure. • Capable of protecting inlet structures not associated with curb inlets. The inlets may include, but are not limited to yard inlets, DI 24-inches, DI 24-inches by 36-inches and manholes.
Type E – Surface Course Curb Inlet Protection	<ul style="list-style-type: none"> • Surface Course Curb Inlet Filters include prefabricated inlet filters composed of a synthetic material that has aggregate compartments for stone, sand, or other weighted mechanisms to hold the unit in place. • Applicable for roadway catch basins after the road surface course is placed.
Type F – Inlet Tube	<ul style="list-style-type: none"> • Inlet Tubes are classified in two (2) categories: weighted and non-weighted. <ul style="list-style-type: none"> – Weighted inlet tubes are applicable for inlets with drainage areas less than one (1) acre. Weighted inlet tubes are used for placement on gravel, concrete, asphalt or other hard surfaces around drainage inlets where stakes cannot be driven. Weighted inlet tubes are applicable where construction traffic may occur around the inlet. All weighted Type F Inlet Structure Filters are applicable as Type E Inlet Structure Filters. – Non-weighted inlet tubes are inlet tubes applicable for Catch Basins with drainage areas less than one (1) acre where stakes or posts are driven to hold the tube in place. For non-weighted inlet tube applications, an inlet tube is placed on subgrade and is applicable until the road base course is placed. • Both weighted and non-weighted inlet tubes are applicable as weep hole inlet filters, but non-weighted inlet tubes can only be used in situations where stakes are driven into the ground or subgrade to secure the tube.
Type G – Suspended Internal Inlet Filters	<ul style="list-style-type: none"> • Install a Type G suspended inlet filter for inlets with drainage areas less than one (1) acre and peak flow rates to the inlet less than three (3) cubic feet per second.



Sediment Control BMPs	Description
Type G – Suspended Internal Inlet Filters (Continued)	<ul style="list-style-type: none"> • Use Type G suspended inlet filters to protect inlet structures such as Catch Basin Type 9, yard inlets, Drop Inlet 24 inches by 24 inches, Drop Inlet 24 inches by 36 inches, and manholes. • Use Type G internal inlet filters that are manufactured to fit the opening of the catch basin or drop inlet. Use Type G internal inlet filters during construction to prevent silt and sediment from entering drainage systems while allowing water to pass through freely.
Rock Sediment Dikes	<ul style="list-style-type: none"> • Rock sediment dikes are semi-circular sediment control structures constructed across drainage ditches, swales, low areas, or other areas that receive concentrated flow. • A rock sediment dike consists of a half circular shaped rock embankment with a sump area constructed for sediment storage. Design rock sediment dikes to have an 80 percent design removal efficiency goal of the total suspended solids (TSS) in the inflow for the 10-year, 24-hour storm. • Rock sediment dikes are most effective in areas where sediment control is needed with minimal disturbance. Use as a sediment control structures for the outfalls of diversion swales, diversion dikes, in low areas or other areas where concentrated sediment laden flow is expected. • Use rock sediment dikes for drainage less than two (2) acres. • Do not place rock sediment dikes in Waters of the State (unless approved by DHEC, State, or Federal authorities).

Runoff Conveyance BMPs

Standard application runoff conveyance BMPs are recommended for use in a wide variety of application situations. These structural controls have demonstrated the ability to effectively convey runoff or standing water during construction. Design methodologies are available to design these BMP types.

Table 14

~~Table 14~~ lists runoff conveyance BMPs that may be used during construction activities.



Table 13: Runoff Conveyance BMPs

Runoff Conveyance BMPs	Description
<p>Pipe Slope Drains</p> <p>Pipe Slope Drains (Continued)</p>	<ul style="list-style-type: none"> • Pipe slope drains reduce the risk of erosion by discharging concentrated runoff from the top to the bottom of slopes. • Use pipe slope drains where it is necessary for water to flow down a slope without causing erosion, especially before a slope has been stabilized or before permanent drainage structures are installed. Install temporary pipe slope drains prior to construction of permanent drainage structures. • Stabilize the inlets and outlets of pipe slope drains with flared end sections, Erosion Control Blankets (ECBs), Turf Reinforcement Mats (TRMs), or riprap. Fully compact the soil around the pipe entrance to prevent bypassing and undercutting of the structure. Stabilize the discharge end of the pipe and along the bottom of any swales that lead to sediment trapping structures. • Typical pipe slope drains are made of non-perforated corrugated plastic pipe and are designed to pass the peak flow rates for the 10-year, 24-hour storm event.
<p>Temporary Stream Crossing</p>	<ul style="list-style-type: none"> • A temporary stream crossing is a bridge or culvert across a stream or watercourse for short-term use by construction vehicles and heavy equipment. A stream crossing provides a means for construction vehicles to cross streams or watercourses without moving sediment to streams, damaging the stream bed or channel, or causing flooding. • Prior to constructing a temporary stream crossing, the owner/person financially responsible for the project must submit an Application for Permit to construct across or along a stream to DHEC. • Temporary stream crossings require authorization. Refer to the US Army Corps of Engineers and DHEC nationwide 401 and 404 regulations, or latest update, for information on permitting requirements.
<p>Diversion Measures</p>	<ul style="list-style-type: none"> • Diversion dikes and berms (ridges of compacted soil) and diversion swales (excavated depressions) are used to divert upslope runoff from crossing areas where there is a high risk of erosion. Use runoff conveyance structures as temporary clean water diversions, temporary sediment laden diversions, or permanent clean water diversions. Use runoff control measures as either temporary or permanent stormwater control structures.



Runoff Conveyance BMPs	Description
	<ul style="list-style-type: none"> • Complete stabilization of stormwater conveyance channels within seven (7) days of channel construction. Examples of vegetative and non-vegetative stabilization techniques include channel liners, rolled erosion control products (e.g., erosion control blankets and turf reinforcement mats), riprap, geotextiles, or other armoring materials that are suitable for use in areas with concentrated or channelized flow. • Application of mulch, HECP, tackifier, or similar erosion prevention practices that are erodible, conveyable, or that obstruct flow when used in areas with concentrated or channelized flow in stormwater conveyance channels is prohibited.
Level Spreader	<ul style="list-style-type: none"> • A level spreader is a permanent outlet for dikes and diversions consisting of an excavated channel constructed at zero grade across a slope that converts concentrated runoff to sheet flow and releases it onto areas stabilized by existing vegetation. • Sediment-laden waters should not be directed towards level spreaders.
Subsurface Drains	<ul style="list-style-type: none"> • A subsurface drain is a perforated pipe or conduit placed beneath the surface of the ground at a designed depth and grade. Subsurface drains are used to do the following: <ul style="list-style-type: none"> – Draining areas by intercepting and conveying groundwater – Lower the water table – Drain or de-water stormwater detention structures – Prevent sloping soils from becoming excessively wet and subject to slippage
Construction Dewatering	<ul style="list-style-type: none"> • Construction dewatering involves removing stormwater or ground water from bore pits, trenches, and other excavations on a construction site. Typically, this removal of water involves the pumping of the water to an appropriate receiving area. Direct pumping to lakes, rivers, and streams is illegal and must be avoided. • Size the pump utilized for de-watering purposes properly. Each pump has its own unique rating curve; therefore, it is not feasible to list them in this chapter. The pump rating curve is used to calculate pump design flows based on head loss through the pump system. • Pump sediment-laden water directly to: <ul style="list-style-type: none"> – A sediment control structure (sediment basin, sediment trap, manufactured de-watering device or bag) – An infiltration trench



Runoff Conveyance BMPs	Description
	<ul style="list-style-type: none"> - A buffer strip or zone
Concrete Washout Concrete Washout (continued)	<ul style="list-style-type: none"> • Concrete washouts are designed to minimize or eliminate the discharge of concrete waste materials to storm drain systems or to waterbodies. Concrete waste management procedures and practices are implemented on construction projects where: <ul style="list-style-type: none"> - Concrete or mortar is used as a construction material or where concrete dust and debris result from demolition activities. - Slurries containing Portland cement concrete (PCC) or asphalt concrete (AC) are generated, such as from saw cutting, coring, grinding, grooving, and hydro-concrete demolition. - Concrete trucks and other concrete-coated equipment are washed on site. - Mortar-mixing stations exist. • Place a sign within 30 feet of each temporary concrete washout facility to inform concrete equipment operators to utilize the proper facilities. • Temporary concrete washout facilities are located a minimum of 50 feet from storm drain inlets, open drainage facilities, waterbodies, creek banks, or perimeter control unless determined infeasible by the Design Engineer. Each facility is located away from construction traffic or access areas to prevent disturbance or tracking. • Above Grade Temporary concrete washout facilities are constructed with a minimum length and width of 10 feet and sufficient quantity and volume to contain all liquid and concrete waste generated by washout operations. The length and width of a facility may be increased, upon approval from the Design Engineer. Plastic lining material is a minimum of 10-millimeter polyethylene sheeting and is free of holes, tears, or other defects that compromise the impermeability of the material. Portable delineators are applied only to a clean, dry surface. • Below Grade Temporary concrete washout facilities are constructed with a recommended minimum length and width of 10 feet and sufficient quantity and volume to contain all liquid and concrete waste generated by washout operations. The length and width of a facility may be increased, upon approval of the Design Engineer. Lath and flagging shall be commercial type. Plastic lining material is a minimum of 10-millimeter polyethylene sheeting and is free of holes, tears, or other defects that compromise the impermeability of the material. The soil base is



Runoff Conveyance BMPs	Description
	<p>prepared free of rocks or other debris that may cause tears or holes in the plastic lining material.</p> <ul style="list-style-type: none"> • Clean out all temporary concrete washout facilities when they are 50 percent full. • When temporary concrete washout facilities are no longer required for the work, the hardened concrete shall be removed and disposed of in conformance with the provisions in the Project Standard Specifications. Materials used to construct temporary concrete washout facilities shall be removed from the site of the work. Holes, depressions, or other ground disturbance caused by the removal of the temporary concrete washout facilities shall be backfilled and stabilized.

Maintenance of BMPs During Construction

Proper operation and maintenance of BMPs is critical to ensure that the effectiveness and integrity of the BMPs as water quality control is maximized. This insurance is critical in a performance-based program of stormwater runoff controls. BMP maintenance is the responsibility of the facility owner.

All BMPs and other protective measures identified in the SWPPP shall be maintained in effective operating condition. If construction site inspections identify BMPs that are not operating effectively, maintenance shall be performed within seven (7) calendar days, before the next inspection, or as soon as reasonably possible, and before the next storm event whenever practicable to maintain the continued effectiveness of the BMPs.

If periodic inspection or other information indicates that a BMP has been used inappropriately, or incorrectly, the Permittee shall address the necessary replacement or modification required to correct the BMP within 48 hours of identification. If existing BMPs need to be modified or if additional BMPs are necessary, implementation shall be completed before the next storm event whenever practicable. If implementation before the next storm event is impracticable, the situation shall be documented in the SWPPP and alternative BMPs shall be implemented as soon as reasonably possible.

Remove deposited sediment from sediment traps or sedimentation basins when the design capacity has been reduced by 50 percent or the sediment has reached the clean out point on the cleanout stake (whichever occurs first).

Remove deposited sediment collected by sediment control measures (silt fence, check dams, sediment tubes, etc.) when the deposited sediment reaches one-third (1/3) the height of the above-ground portion of these BMPs, or as directed by the engineer.

Selection of Permanent BMPs

There are two (2) major categories of permanent best management practices (BMPs), non-structural



and structural. Non-structural BMPs are passive or programmatic BMPs. Non-structural BMPs include public education and outreach, used oil recycling, household hazardous waste turn-in, litter control programs, zoning and land use controls, chemical applicator certification and training, etc. Non-structural BMPs tend to be source control BMPs that reduce pollution in runoff by reducing the opportunity for the pollutants to be exposed to stormwater runoff.

Structural BMPs are physical structures that can be seen on the ground, including wet and dry ponds, bioretention areas, grassed swales, filter strips, buffer strips, and manufactured BMPs, such as catch basin inserts. Some structural BMPs are passive and are considered source controls while others are considered end of pipe treatment.

BMP selection is a complex process. There are a number of competing factors that need to be addressed when selecting the appropriate BMP or suite of BMPs. BMPs should be incorporated into a comprehensive stormwater management plan. Without proper BMP selection, design, construction, and maintenance, BMPs will not be effective in managing stormwater runoff. BMP selection can be tailored to address the various sources of runoff and pollutants produced from urbanized areas. Site suitability for selecting a particular BMP strategy is key to successful performance. Most BMPs have limitations for their applicability and therefore cannot be applied in all areas. Considerations to incorporate into BMP selection are:

- Size of drainage area
- Land use
- Average rainfall frequency, duration and intensity
- Runoff volumes and flow rates
- Soil types
- Site slopes and geology/topography
- Availability of land for BMP installation
- Future development/land use in watershed
- Depth to groundwater table
- Availability of supplemental water to support vegetative BMPs
- Susceptibility to freezing
- Safety and community acceptance
- Proper access for maintenance
- Periodic and long-term maintenance and rehabilitation needs

BMP Selection Considerations

In most cases, Permanent Wet/Dry Detention Ponds are the most common post-construction feature that is for both stormwater quantity and quality control. Other practices may be acceptable to the County if they can be show equivalent or superior pollutant removal efficiency and provide adequate peak flow control. Use of other BMP practices shall be approved as determined during the formal review submittal.



Floodplains

Placement of stormwater BMPs within a designated 100-year floodplain as shown on FEMA's Flood Insurance Rate Map (FIRM), is strongly discouraged. In case of a large flood, floodwaters could cause significant damage to the BMP. No stormwater BMP will be allowed in the designated "floodway" without a Conditional Letter of Map Revision (CLOMR) obtained from FEMA certifying that the proposed BMP will not adversely affect flood elevations. Stormwater BMPs placed in the floodplain should be appropriately constructed to prevent damage from floodwaters.

Stream Buffers

Stream buffers protect the overall quality of the stream by achieving pollutant removal as runoff flows through the buffer and by providing shade for the stream and habitat for wildlife. Placing stormwater BMPs in stream buffers is strongly discouraged; other alternative locations should be examined.

Whenever there is a practical alternative, structural BMPs should not be placed in stream buffers. If encroachment into the stream buffer is needed, the amount of stream buffer area that is impacted should be minimized and the distance between the impact and the stream channel should be maximized. In addition, consideration should be given to the design of the BMP discharge to prevent erosion in the buffer zones and of stream banks. [See Richland County Land Development Code, Section 26-5.11\(a\).](#)

Waterbodies and Wetlands

It is the intent to design stormwater management devices to remove pollutants before they have a chance to enter jurisdictional waters and wetlands. Stormwater BMPs should be constructed outside of perennial streams and natural wetland areas unless no practical alternative exists. In addition, natural or existing lakes, ponds, and wetlands should not be considered for stormwater BMP retrofits until Federal and State Permits for such purpose have been obtained. The U.S. Army Corps of Engineers (USACE) requires that all impacts to jurisdictional waters and wetlands are reported. Depending on the impact, the USACE and other federal and state agencies may require the applicant to obtain permits, prepare environmental documents, mitigate for the impact, and adhere to other permit requirements.

Impoundment Safety

Stormwater BMPs designed to impound water may pose a potential hazard to downstream citizens and property. Because stormwater BMPs are mostly used in urbanized areas or rapidly growing areas, potential hazards related to water impoundments and dams are increased. Construction of a dam to create a stormwater impoundment (pond) shall be classified according to size and potential hazard to downstream areas and meet South Carolina dam safety regulations applicable for those size and hazard classifications.

Maintenance

All permanent BMPs must have as-built certifications submitted to the appropriate Richland County department for recording. All permanent BMPs must be shown on an as-built plat, have appropriate access for maintenance, and must include the appropriate maintenance agreement. [All maintenance of privately owned stormwater management facilities shall be the sole responsibility and at the sole cost and expense of the owner\(s\) of such facilities.](#)



Impervious Areas

Runoff shall be discharged from impervious surfaces through retention basins, detention basins, filtering BMPs, Manufactured Treatment Devices (MTDs) and/or subject to some type of BMP prior to discharge from the project site. BMP means a practice or combination of practices determined by the design professional to be the most effective means of preventing or reducing the amount of siltation and pollution discharged from the project site.

Stagnant Water Conditions

Dead end flow configurations, which create stagnant water conditions, shall not be allowed. All BMPs shall be designed, constructed, and maintained with consideration for the proper control of mosquitoes and other vectors.

Stormwater Management Structure Access and Maintenance

Areas to be utilized for the conveyance or storage of stormwater shall be legally reserved for that purpose by plat, easement or other means so that subsequent owners or others may not remove such areas from their intended use. Such areas shall be connected to a public road or other location from which operation and maintenance is legally available. Ease of maintenance shall be considered as a site design component. Access to the stormwater management structure shall be provided.

A clear statement of defined maintenance responsibility shall be established during the SWPPP review and approval process. A Maintenance Agreement shall be signed for all permanent structural BMPs.

Upstream Runoff

Runoff from higher adjacent or upstream lands shall be considered and provisions for conveyance of such runoff shall be included in drainage plans. As directed by the County Engineer, upstream analysis shall be conducted to demonstrate to the extent practicable the project has capacity to convey upstream runoff and does not cause adverse upstream impacts, such as flooding.

Infiltration BMP Design Requirements

Infiltration can be an effective practice of controlling post-construction stormwater runoff since it reduces the volume of runoff that is discharged to receiving waters and the associated water quality and quantity impacts that runoff can cause. Infiltration is also an important mechanism for pollutant control. As runoff infiltrates into the ground, particulates and attached contaminants such as metals and nutrients are removed by filtration, and dissolved constituents can be removed by adsorption. Infiltration is not appropriate in all areas. Low soil infiltration rates, high or perched groundwater tables, or bedrock may limit the feasibility and/or the effectiveness of infiltration practices.

If infiltration BMPs are selected, strict development designs will have to be approved by the County Engineer.

Permanent infiltration practices, when used, shall be designed to meet Richland County WQ Design Standards, described previously in the Post-Construction Water Quality Standards section.



The minimum allowable infiltration rates of all underlying soils shall be greater than 0.5 inches per hour. Infiltration BMPs shall be designed for the prevention of clogging by fine materials and for ease of cleaning with conventional vacuum cleaning equipment. This may include but not necessarily be limited to wrapping of the Infiltration BMP (perforated pipes/chambers/trenches) with an appropriate fabric and providing sufficient clean outs for the system.

Systems shall have an overflow to a positive drainage system with a control device, if necessary, between the subsurface system and the positive drainage system. The overflow pipe shall be sized for the allowable discharge.

Soil Testing – Infiltration Rates

Soil testing for infiltration rates shall be performed ~~by a registered licensed geotechnical engineer~~ for BMPs such as Infiltration Trenches, Bioretention, Dry Detention Ponds, and Wet Detention Ponds by a registered licensed geotechnical engineer.

The number of infiltration test locations (and subsequent measurements) required* varies based on BMP surface area as described below:

- Less than 1 acre: 3 test locations/measurements
- Greater than or equal to 1 acre but less than 5 acres: 4 test locations/measurements
- Greater than 5 acres: 5 test locations/measurements

*For BMPs of any size, additional tests may be required at the discretion of the County.

~~A minimum of five (5) separate locations shall be tested for infiltration rates for each BMP.~~

Infiltration ~~In general, these~~ tests shall be ~~conducted in the four (4) corners and the center of~~ spatially distributed ~~the BMP to represent~~ conditions across the BMP. ~~-~~

The initial test elevation at each ~~locations~~ shall be at the same contour elevation as the bottom/invert of the Infiltration BMP.

For tests involving excavation of a test well or extraction of a soil core, each test shall be conducted to a depth 4 feet below the bottom/invert of the BMP.

Infiltration BMPs shall be designed and validated based on actual test data. Tests shall be consistent as to soil conditions, proposed infiltration BMP elevations, infiltration BMP locations, and water table depths with the proposed infiltration BMP system.

The following tests are allowable to determine infiltration rate for soils (other test methods must be approved by the County Engineer):

- Laboratory Permeameter Test for saturated hydraulic conductivity on undisturbed soil samples (ASTM D5084)
- Double Ring Infiltrometer Test to estimate the initial vertical unsaturated permeability data of the upper soil layer (ASTM D 3385)
- Constant Head Test in soils with permeability that allow keeping the test hole filled with water



- during the field test (AASHTO T 215)
- [Modified Philip Dunne Infiltrometer Test to measure field infiltration rate and calculate field hydraulic conductivity \(ASTM 8152\)](#)
- Falling Head Test in areas with excellent soil percolation where keeping the test hole filled with water is not feasible during the test

Acceptable Post-Construction Water Quality BMPs

Table 15 lists the acceptable water quality BMPs that may be used and notes whether they are appropriate for standard, limited, or minimal applications.

Design methodologies and computer models such as the IDEAL model are available that can compute the efficiency of these BMPs to demonstrate compliance with Richland County WQ Standards described previously in the Post-Construction Water Quality Design Standards section.

Table 14: Acceptable Post-Construction Water Quality BMPs

Standard Application Structural BMPs	Limited Application Structural BMPs	Minimal Application Controls
<ul style="list-style-type: none"> • Wet Detention Ponds • Wet Modified Extended Detention Ponds • Dry Extended Detention Ponds • Infiltration Trenches and Dry Wells • Bioretention • Vegetated Filter Strip 	<ul style="list-style-type: none"> • Grass Swale • Enhanced Swale • Porous Paver Systems • Porous Asphalt or Concrete • MTD Type 3 (Media Filter Inserts) 	<ul style="list-style-type: none"> • Infiltration Basin • Constructed Stormwater Wetlands

Standard Application Structural BMPs

Standard application structural BMPs are recommended for use in a wide variety of application situations. These structural controls have demonstrated the ability to effectively treat stormwater runoff for water quality for post-development stormwater runoff.

Standard application structural BMPs are recommended for use in a wide variety of application situations. These structural controls have demonstrated the ability to effectively treat stormwater runoff for water quality for post-development stormwater runoff. Design methodologies and computer models such as the IDEAL model are available that can compute the efficiency of these BMP types.

Table 16 lists the standard application structural BMPs.



Table 15: Standard Application Structural BMPs

Standard Application Structural BMPs	Description
Wet Detention Ponds	<ul style="list-style-type: none"> • Wet Detention Ponds are constructed stormwater basins that have a permanent pool of water. • Are applicable to drainage areas over 25 acres. • Stormwater runoff from each rain event is detained and treated in the temporary water quality pool and released at a designed rate to achieve water quality requirements. • Are also applicable to achieve water quantity requirements.
Wet Modified Extended Detention Ponds	<ul style="list-style-type: none"> • Wet Modified Extended Detention Ponds are constructed stormwater basins that have a permanent micropool of water. • Are applicable to drainage areas between 10 and 25 acres. • Stormwater runoff from each rain event is detained and treated in the temporary water quality pool and released at a designed rate to achieve water quality requirements. • Are also applicable to achieve water quantity requirements.
Dry Extended Detention Ponds	<ul style="list-style-type: none"> • Dry Extended Detention Ponds are constructed stormwater basins that do not have a permanent pool of water. • Are restricted to sites with a maximum drainage area of 25 acres. • Stormwater runoff from each rain event is detained and treated in the temporary water quality pool and released at a designed rate to achieve water quality requirements. • Are also applicable to achieve water quantity requirements.
Infiltration Trench	<ul style="list-style-type: none"> • An infiltration trench is an excavated trench filled with stone aggregate used to capture and allow infiltration of stormwater runoff into the surrounding soils from the bottom and sides of the trench to achieve water quality requirements. • Alone, typically not applicable to achieve water quantity requirements. • Applicable for drainage areas up to two (2) acres.
Bioretention	<ul style="list-style-type: none"> • Bioretention Areas are shallow stormwater basins or landscaped areas that utilize engineered soils and vegetation to capture and treat stormwater runoff to achieve water quality requirements. • Runoff may be returned to the conveyance system or partially exfiltrated into the soil. • Alone, typically not applicable to achieve water quantity requirements. • Applicable for drainage areas up to two (2) acres.



Standard Application Structural BMPs	Description
Vegetated Filter Strips	<ul style="list-style-type: none"> Vegetated filter strips provide filtering of stormwater runoff as it flows across the vegetation and are capable of achieving water quality requirements for small drainage areas less than 1 acre.
Manufactured Treatment Devices (MTDs) Type 1 and Type 2	<ul style="list-style-type: none"> MTDs use the movement of stormwater runoff through a specially designed structure to achieve water quality requirements. MTDs are not designed or intended to store a water quality volume. MTD pollutant removal efficiencies are variable and are highly dependent on storm size, influent pollutant concentrations, rainfall intensity, and other factors. There are three (3) types of MTDs: MTD Type 1 – Separation, Hydrodynamic Devices; MTD Type 2 – Filtration Devices; and MTD Type 3 – Catch Basin Inserts (Filter Media Inlet Protection). MTD Type 1 and 2 are Standard Application BMPs that are applicable for drainage areas up to three (3) acres. (See Limited Application BMPs for MTD Type 3).

Limited Application Structural BMPs

Limited application structural controls are recommended only for limited use with special site or design conditions. Limited application structural controls may be used within a system of water quality controls. Limited application structural controls should be used only in situations where regular maintenance is practicable. Limited structural controls demonstrate the ability to effectively treat stormwater runoff for water quality.

Table 17 lists the limited application structural BMPs.

Table 16: Limited Application Structural BMPs

Limited Application Structural BMPs	Description
Grassed Swale	<ul style="list-style-type: none"> Grassed swales provide filtering of stormwater runoff as it flows across vegetation and may be capable of achieving water quality standards Grassed swales are best used as pretreatment measures or part of a treatment system approach. Grassed channels and swales must be a minimum of 100 feet long with minimum 0.5-foot high flow controls structures installed to provide effective treatment. The maximum drainage area to grassed swales is five (5) acres.
Enhanced Swales	<ul style="list-style-type: none"> Enhanced Swales are vegetated open channels that are explicitly designed and constructed to capture and treat stormwater runoff in dry or wet cells formed by flow control structures to achieve water quality requirements.



Limited Application Structural BMPs	Description
Porous Paver Systems	<ul style="list-style-type: none"> • Porous paver systems consist of open void paver units laid on gravel subgrade to promote stormwater infiltration. Porous pavers provide water quality and quantity benefits but have high maintenance requirements.
Porous Asphalt or Concrete	<ul style="list-style-type: none"> • The use of porous pavement other than the modular block porous pavers provides limited water storage and infiltration of runoff from small, low-intensity storm events. • Porous asphalt and concrete pavement surfaces are easily clogged by clays, silts, and oils resulting in a potentially high maintenance burden to maintain the effectiveness of this structural control. • Without proper maintenance porous pavement systems may become partially or totally clogged within five (5) years. • Failure has been attributed to inadequate construction techniques, low permeable soils and/or restricting layers, heavy vehicular traffic, and resurfacing with nonporous pavement materials.
MTD Type 3 (Media Filter Inserts)	<ul style="list-style-type: none"> • MTDs use the movement of stormwater runoff through a specially designed structure to achieve water quality requirements. • MTDs are not designed or intended to store a water quality volume. • MTD pollutant removal efficiencies are variable and are highly dependent on storm size, influent pollutant concentrations, rainfall intensity, and other factors. • MTD Type 3 is a Limited Application BMP applicable for drainage areas up to 0.5 acres.



Minimal Application Controls

Minimal application controls present difficulties in long term operation and maintenance. [Table 18](#) lists minimal application controls.

Table 17: Minimal Application Controls

Minimal Application Controls	Rationale for Lack of Recommendation
Infiltration Basin	<ul style="list-style-type: none"> • While in theory, infiltration basins provide excellent pollutant removal capabilities, the reality is that infiltration basins have historically experienced high rates of failure due to clogging associated with poor design, poor soil testing, poor soils, improper construction and lack of needed maintenance. • Records show that 60 to 100 percent of infiltration basins studied could no longer exfiltrate runoff after five (5) years. • Major design refinement and site investigation will be required to achieve sufficient longevity. • They also require an exceptionally high maintenance burden.
Constructed Stormwater Wetlands	<ul style="list-style-type: none"> • Stormwater wetlands are capable of removing pollutants by acting like natural wetlands. • To accomplish pollutant removal goals, maintain adequate pool depths, and remain safe, aesthetically pleasing, and free of mosquitoes, they must be maintained properly. • Constructed wetlands must have the proper underlying soils to maintain the proper water level to support the wetland environment while also receiving enough base flow or intermediate flow to inhibit the system from becoming stagnant. • Without consistent maintenance, modification, and upkeep of the wetland vegetation, the effectiveness of the stormwater wetland rapidly decreases.



Using Other or New Structural Stormwater BMPs

Innovative technologies are allowed and encouraged providing there is sufficient documentation as to their effectiveness and reliability. Other structural stormwater BMPs not presented in this Manual are allowed, subject to pre-approval by the County Engineer. Justification for use of other stormwater controls must be based on independently derived information concerning performance, maintenance, and use requirements and limitations.

More specifically, new structural stormwater control designs will not be accepted for inclusion in this Manual until independent pollutant removal performance monitoring data determines that the practice can aid in meeting County water quality/quantity objectives, and that the stormwater control conforms with local and/or State criteria for treatment, maintenance, and environmental impact.

Required Specifications

Due to the variable nature and limited performance data available for most innovative technologies, it is highly recommended that the designer meets with County staff to discuss the proposal before developing detailed plans and calculations. All available data concerning system efficiencies and performance will be evaluated at that time.

If applicable, follow the manufacturer's specifications for installing proprietary systems.

A maintenance plan and schedule shall be submitted for approval. When maintenance guidelines are available from the manufacturer, they should be incorporated into the maintenance plan.

If the innovative technology will ultimately be maintained by the County, easements will be required for access. Adequate grading and widths shall be provided to safely accommodate the County's operation and maintenance vehicles.



Chapter 4: Water Quality Buffer Requirements

It is the intent of the Department of Public Works to establish minimal acceptable requirements for the design of buffers to protect the streams, wetlands, and floodplains of the County of Richland; to protect the water quality of watercourses, reservoirs, lakes, and other significant water resources; to protect riparian and aquatic ecosystems; and to provide for the environmentally sound use of the County's land resources.

A water quality buffer is an area of original or re-established vegetation that borders streams, rivers, ponds, lakes, wetlands, and seeps. Buffers are most effective when stormwater runoff is flowing into and through the buffer zone as shallow sheet flow, rather than concentrated flow such as channels, gullies, or wet weather conveyances. Therefore, it is critical that design of all development include management practices, to the maximum extent practical, that will result in stormwater runoff flowing into the buffer zone as shallow sheet flow. Water quality buffers provide numerous environmental protection and resource management benefits including:

- Restoring and maintaining the chemical, physical and biological integrity of the water resources;
- Removing pollutants delivered in urban stormwater;
- Reducing erosion and controlling sedimentation;
- Stabilizing stream banks;
- Providing infiltration of stormwater runoff;
- Maintaining base flow of streams;
- Contributing the organic matter that is a source of food and energy for the aquatic ecosystem;
- Providing tree canopy to shade streams and promote desirable aquatic organisms;
- Providing riparian wildlife habitat; and
- Furnishing scenic value and recreational opportunity.

In residential developments, required buffers should be platted on common property and not on private property.

Exemptions

The water quality buffer requirements shall not apply to the following, as stated in ~~Section 26-187-~~ ~~(b)~~ 26-5.11(a)(2)c of the Richland County Land Development Code:

- Ephemeral streams, ditches, manmade ponds, and lakes, which are outside of natural hydrologic connectivity;
- Any existing structure or structure under construction located within the buffer area provided the landowner can document prior existence;
- The addition or expansion to an existing structure provided it does not result in an increase in the total impervious area within the buffer area;
- Activities associated with emergency operations, such as hazardous materials removal, flood or fire control, evacuations, and storm damage clean up; and
- Single-family parcels of land, which exist as individual lots that are two (2) acres or less and are



not part of a new subdivision development.

If any portion of a parcel proposed for development lies within an area designated on an officially adopted Conservation Easement as a proposed trail or greenway, the developer shall construct the designated improvements in accordance with County standards and dedicate such land to the County.

Stream Buffers

Stream buffers shall be considered a “no disturb zone” along jurisdictional lines. Vegetation cannot be disturbed, removed or replanted unless a buffer restoration plan has been approved by the ~~Department of Community Planning and Development Staff~~ **County Engineer or their designee**. The following are requirements to expand the buffer widths depending on slopes, water pollution hazards, or other uses that may contribute to water quality degradation. The buffer width shall be calculated as follows, as stated in ~~Section 26-187(c)-(1)~~ **5.11(a)(3)(b)** of the Richland County Land Development Code:

- Along jurisdictional perennial streams identified by the USACE, not associated with a floodplain or wetlands, the buffer shall be at least 50 feet perpendicular from the jurisdictional line on each side of the waterway.
- In areas where a floodway profile has been computed along a perennial stream (AE Zones) as part of an approved flood study, the buffer area shall be equal to the width of the floodway, but never less than 50 feet.
- In areas where a floodway profile has not been computed along a perennial stream (A Zones), the developer shall perform a flood study, determine the floodway and follow the buffer requirements outlined above. As an alternative to preparing the flood study, the buffer limits shall extend to the delineated flood plain limits.
- Along jurisdictional intermittent streams identified by the USACE, the buffer shall be at least 50 feet perpendicular from the jurisdictional line on each side of the waterway. If these streams have associated floodway as described above, the same requirements would apply to have a total width of 50 feet.
- For delineated wetland areas associated with perennial streams, the buffer shall be at least 50 feet during construction. This buffer width is independent of any wetland offset requirements of the USACE.
- For delineated wetland areas associated with intermittent streams, the buffer shall be at least 50 feet. This buffer width is independent of any wetland offset requirements of the USACE.
- For wetland areas not associated with perennial, intermittent streams, or floodway, the buffer shall be the extent of the wetland area plus an additional 50 feet perpendicular beyond the wetland edge.

Stream Buffers During Construction

Considered on a case-by-case basis only, and where there is a hardship to provide the 50-foot buffer due to site constraints, isolated areas may be averaged to a minimum of 30 feet, provided that the engineer demonstrates how the area affected by the reduced buffer is protected with additional BMPs.



Stream Buffer Management and Maintenance

The function of the stream buffer is to protect the physical and ecological integrity of the waterway, to reduce flooding potential, and to filter runoff from all development. The objective of a stream buffer is undisturbed native vegetation.

Management of the stream buffer includes specific limitations on alteration of the natural conditions. The following practices and activities are restricted within stream buffers, except with prior approval by the Department of Public Works, as stated in [Section 26-187\(c\)-\(2\)5.11\(a\)\(3\)c](#) of the Richland County Land Development Code:

- Clearing or grubbing of existing vegetation;
- Clear cutting of vegetation;
- Soil disturbance by grading, stripping, or other practices;
- Filling or dumping;
- Use, storage, or application of pesticides, herbicides, and fertilizers;
- Conversion of vegetation from native to exotic species; and
- Motor vehicles are not permitted in stream buffers unless during the installation of certain utilities permitted in the buffer zone.

The following structures, practices, and activities are permitted in the stream buffer, subject to prior approval of the Department of Public Works, and when specific design or maintenance features are adhered to:

- Transportation rights-of-way, pedestrian crossings, public access, boat ramps, docks, fishing platforms, unpaved paths (i.e., trails and greenways), and stream bank stabilization efforts.
- Utilities are allowed and shall be installed a minimum distance of 25 feet measured perpendicular from the jurisdictional line within the buffer area.

The following requirements are applicable for stream crossings for utilities:

- An applicant shall demonstrate that stream crossings are minimized;
- The right of way should be the minimum width needed to allow for maintenance access and installation;
- The angle of a crossing shall be as nearly perpendicular to the stream or buffer as practical in order to minimize clearing requirements; and
- The minimum number of crossings should be used within each development, and no more than one crossing is allowed for every 1,000 linear feet of buffer zone unless the applicant demonstrates to the Department of Public Works the need for additional crossings. Where possible, the design of roadways and lots within a development should be aligned such that all streams are either to the rear or the side of individual lots, never along the front.

In order to maintain the functional value of the stream buffer, indigenous vegetation may be removed as follows:

- Dead, diseased, or dying trees that are in danger of falling and causing damage to dwellings or



other structures may be removed with a approval from the Department of Public Works County Engineer or their designee;

- Debris in the buffer area that is caused by storm damage may be removed; and
- Invasive plant species may be removed if they are replaced by native species that are equally effective in retarding runoff, preventing erosion and filtering non-point source pollution from runoff. A buffer restoration plan for removal of invasive species must be approved by the County Engineer or their designee Department of Public Works.

Shoreline Buffers

Shoreline buffers shall be considered an area of managed vegetation adjacent to shorelines with hydrologic connectivity (stream leading into/out of the pond/lake or obvious spring input). The shoreline buffer width shall be 50 feet perpendicular from the jurisdictional line. For ponds and lakes, the buffer shall be a minimum of 50 feet from the jurisdictional line.

For Lake Murray, the buffer shall be measured from the 360-foot elevation or current jurisdictional line as determined by USACE.

Shoreline Buffer Management and Maintenance

The function of the shoreline buffer is to protect the physical and ecological integrity of the water body by providing a functional distance to reduce flooding potential, reduce erosion and sedimentation, and filter runoff between development and the water body.

Management of the shoreline buffer includes specific limitations on alteration of the natural conditions. The following structures, practices and activities are restricted in the shoreline buffer unless prior approval is granted by the County Engineer or their designee Department of Public Works, as stated in Section 26-187(d)-(2)5.11(a)(4)c of the Richland County Land Development Code:

- Septic systems;
- Permanent structures;
- Impervious cover, with the exception of paths;
- Soil disturbance by grading, stripping or other practice;
- Filling or dumping;
- Stormwater management facilities; and
- Use, application, or storage of pesticides or herbicides except for the spot spraying of noxious weeds or other nonnative species consistent with approved agency recommendations. Approved agencies include Richland County, South Carolina Forestry Commission, and Dominion Energy (formerly South Carolina Electric & Gas) Department of Lake Management.

The following structures, practices, or activities are permitted in the shoreline buffer, subject to the prior approval of the Department of Public Works, as stated in Section 26-187(d)-(2)5.11(a)(4)c3 of the Richland County Land Development Code:

- Biking or hiking paths;
- Recreational uses as approved by the County Engineer or their designee Department of Public



Works; and

- Limited tree or underbrush clearing with approval from the County Engineer or their designee Department of Public Works.

Water Quality Buffer Requirements

Water Quality Buffer Width Adjustment Requirements

Adjustments to the buffer width shall be made for the following conditions, as stated in Section 26-187 (g) 5.11(a)(7) of the Richland County Land Development Code:

1. If streams are on a current 303d list or with an approved TMDL, the buffer area shall be increased to 100 feet.
2. If water bodies are on DHEC's Outstanding National Resource Waters (ONRW) list, the buffer area shall be increased to 100 feet.
3. If there are 15 percent to 24 percent slopes within the required buffer area, the buffer width must be adjusted to include an additional 10 feet.
4. If there are 25 percent or greater slopes within the required buffer area width, the buffer width must be adjusted to include an additional 25 feet.
5. If the adjacent land use involves drain fields from on-site sewage disposal and treatment systems (i.e., septic systems), subsurface discharges from a wastewater treatment plant, or land application of bio-solids or animal waste, the buffer area width must be adjusted to include an additional 25 feet.
6. If the land use or activity involves the storage of hazardous substances or petroleum facilities, the buffer area width must be adjusted to include an additional 50 feet.
7. If the land use or activity involves raised septic systems or animal feedlot operations, the buffer area width must be adjusted to include an additional 100 feet.
8. If the land use or activity involves solid waste landfills or junkyards, the buffer area width must be adjusted to include an additional 200 feet. ~~However, see also Section 26-187 (g) (10) of the Richland County Land Development Code below.~~
9. If all on-site stormwater runoff is captured and routed through a permanent water quality basin, and there is no sheet flow discharging into the buffer, the buffer area may be reduced to 25-30 feet. This is intended to apply in limited situations, such as small commercial developments.
10. If the applicant satisfactorily demonstrates that there will be no degradation of the receiving water body by implementing the proposed stormwater quality controls, then the established buffer may be reduced on a case by case basis upon approval by the County Engineer or their designee Department of Public Works.

Water Quality Buffer Averaging Option

This subsection outlines the criteria for buffer averaging on new and redevelopment sites. Buffer averaging can be utilized to adjust the required buffer width, allowing some flexibility for site development. Using buffer averaging, the width of the buffer can be varied with the criteria stated below, as long as a minimum average width of 50 feet from the jurisdictional line are maintained.



1. The following criteria must be met in order to utilize buffer averaging on a development site, as stated in [Section 26-187\(h\)-5.11\(a\)\(8\)](#) of the Richland County Land Development Code:
 - a) An overall average buffer width of 50 feet, depending on the water quality buffer requirement, must be achieved within the boundaries of the property to be developed.
 - b) The average width must be calculated based upon the entire length of the stream bank or shoreline that is located within the boundaries of the property to be developed. When calculating the buffer length, the natural stream channel should be followed.
 - c) Stream buffer averaging shall be applied to each side of a stream independently. If the property being developed includes both sides of a stream, buffer averaging can be applied to both sides of the stream but must be applied to both sides of the stream independently.
 - d) That portion of buffers in excess of 100 feet will not be credited toward the buffer averaging formula within the boundaries of the property to be developed. The total width of the buffer shall not be less than 30 feet, or the width of the floodway at any location, except at approved stream crossings.
 - e) Those areas of the buffer having a minimum width of 30 feet (or less at approved stream crossings) can comprise no more than 50 percent of the buffer length.
 - f) When using this option, a buffer plan showing the 50' buffer and the associated area noted on the plan, needs to be clearly marked. Also, the area with the buffer adjustments needs to be clearly shown and the area for the adjusted buffer noted. The area for the adjusted buffer needs to be the same or greater than the required 50' buffer. See exhibit in [Appendix K](#).

2. Buffer width averaging is prohibited in developments that have, or will have after development, the land-uses listed below, as stated in [Section 26-187\(h\)-2-5.119\(a\)\(8\)c](#) of the Richland County Land Development Code:
 - a) Developments or facilities that include on-site sewage disposal and treatment systems (i.e., septic systems), raised septic systems, subsurface discharges from a wastewater treatment plant, or land application of bio-solids or animal waste;
 - b) Landfills (demolition landfills, permitted landfills, closed-in-place landfills);
 - c) Junkyards;
 - d) Commercial or industrial facilities that store and/or service motor vehicles;
 - e) Commercial greenhouses or landscape supply facilities;
 - f) Developments or facilities that have commercial or public pools;
 - g) Animal care facilities, kennels, and commercial/business developments or facilities that provide short-term or long-term care of animals;
 - h) Other land uses deemed by the [County Engineer or their designee](#) ~~Department of Public Works~~ to have the potential to generate higher than normal pollutant loadings.

Water Quality Buffer Plan and Plat Requirements

As stated in [Section 26-187\(e\)-5.11\(a\)\(5\)](#) of the Richland County Land Development Code, all preliminary, bonded and final plats prepared for recording and all right-of way-plats shall clearly:

1. Show the extent of any stream or shoreline buffer on the subject property by metes and bounds;



2. Label the stream and shoreline buffer;
3. Provide a note to reference all buffers stating: “There shall be no clearing, grading, construction or disturbance of vegetation except as permitted by the Department of Public Works”;
4. Provide a note to reference any protective covenants governing all buffer areas stating: “Any buffer shown on the plat is subject to protective covenants which may be found in the land records and which restrict disturbance and use of these areas”;
5. If the buffer area will not be part of an individual lot, then ownership must be stated by identifying who is the responsible party; and
6. Provide the location of permanent boundary marker signs.

Water Quality Buffer Design Requirements

As stated in [Section 26-5.11\(a\)\(6\)](#)~~26-187(f)~~ of the Richland County Land Development Code, the design requirements for water quality buffers are as follows:

1. The buffer plan must be submitted in conjunction with the sediment and erosion control plan, SWPPP document, and all applicable calculations for a land disturbance permit.
2. It is a requirement that the buffer be marked off with a warning barrier (orange safety fence) to show that no disturbance is allowed in the buffer area.
3. The following steps shall be taken during the site plan development and site construction process to protect water quality buffers during construction, as stated in [Section 26-5.11\(a\)\(6\)](#)~~26-187(f)(3)~~ of the Richland County Land Development Code:
 - a) Water quality buffers must be clearly identified on all stormwater management plans and construction drawings and marked with the statement “Water Quality Buffer. Do Not Disturb.”
 - b) Water quality buffers cannot be encroached upon or disturbed during project construction unless in accordance with [Section 26-187\(b\)](#)~~5.11(a)(2)c~~ or [Section 26-5.11\(a\)\(2\)](#)~~d 187(k)~~ of the Richland County Land Development Code, or unless they are being established, restored, or enhanced in accordance with an approved Buffer Enhancement Plan.
 - c) Water quality buffers must be clearly marked with a warning barrier before the preconstruction conference. The marking shall be maintained until completion of construction activities. All contractors and others working on the construction site must be made aware of the existence of the buffer(s) and the restrictions on disturbing the buffer(s).
 - d) All areas of the water quality buffer, including stream banks, must be left in the existing condition upon completion of construction activities. Should construction activities associated with development cause degradation to stream banks, all eroding, bare or unstable stream banks shall be restored to existing conditions.
 - e) If any trees are allowed to be removed, the tree location shall be shown, and a note shall be provided stating that the tree must be hand cleared.
 - f) The locations of all signage must be clearly shown on plans.
 - g) A narrative stating the extent of the buffer areas, including any allowed disturbance in the



- buffer areas (this should be in the narrative as well as in the SWPPP document), must be included with the plans.
- h) A double row of silt fence (with metal posts and wire backing) shall be shown on the upstream side of applicable buffer area(s) that are adjacent to a land disturbance.
 - i) The stream buffer shall be shown and labeled on the engineering plans, preliminary, bonded and final plat.
 - j) If the stream buffers are dedicated to Richland County, placed in a conservation easement, or turned over to a Homeowners Association (HOA), the buffers shall be maintained in accordance with the maintenance and inspection requirements for permanent stormwater management structures.
 - 1. If the buffer is dedicated to viable third party:
 - a) All property lines shall terminate at the water quality buffer.
 - b) Access easements shall be a minimum of 20 feet wide to allow maintenance of the buffer.
 - c) Access points for these easements will be coordinated with storm drainage easements during the plan review process.
 - 2. If placed in a conservation easement or if the easement is held by a viable third party, such as a land trust, land management company, or utility, the organization shall:
 - a) Have the legal authority to accept and maintain such easements;
 - b) Be bona fide and in perpetual existence; and
 - c) Have conveyance instruments that contain an appropriate provision for retransfer in the event the organization becomes unable to carry-out functions.
 - 3. If given to an HOA, the following criteria must be met:
 - a) Membership in the HOA is mandatory and automatic for all homeowners for the subdivision and their successors;
 - b) The HOA shall have lien authority to ensure the collection of dues from all members; and
 - c) The HOA assumes the responsibility for protecting, monitoring and maintaining the area as an undisturbed natural area, in perpetuity.
 - 4. Shoreline buffers shall be shown and labeled on the engineering plans. Shoreline buffers shall be maintained by the owner in accordance with the maintenance and inspection requirements for permanent stormwater management structures outlined in this chapter. Shoreline buffers may be placed in a conservation easement or deeded to the HOA.

Water Quality Buffer Signage

Permanent boundary marker signs are required for stream buffers prior to bonding of the subdivision and/or finalizing the subdivision with the intent to transfer property. Permanent boundary markers are required to ensure that property owners are aware of the buffer. Permanent boundary markers are recommended, but not required, in shoreline buffers. The County Engineer or their designee ~~Department of Public Works~~ has the authority to require the person or entity responsible for permanent maintenance of the buffer to replace boundary markers that have been removed or destroyed. The following general requirements shall apply to buffer boundary markers, as stated in



Section 26-187 (i)5.11(a)(9) of the Richland County Land Development Code:

1. Generally, buffer boundary markers shall be located on the landward edge of the buffer, and at other locations which will approximately delineate the buffer boundary. For commercial developments, markers shall be posted every 100 feet along the buffer boundary. For subdivisions where multiple lots are located along the buffer, it is recommended that a buffer boundary marker be located at the intersection of every other lot line with the landward edge of the buffer.
2. Buffer boundary markers shall include the statement "Water Quality Buffer – Do Not Disturb".
3. Where possible, the markers should be mounted to a tree larger than three (3) inches in diameter. Where it is not possible to mount the marker to a tree, a treated wood or metal signpost must be used. The post must extend below the ground surface at least 24 inches.
4. The boundary markers must be mounted between four (4) and six (6) feet above the ground surface.
5. The boundary markers must be at least 12 by 18 inches.

Water Quality Buffer Restoration and Enhancement Plans

Buffer restoration is required when a buffer is disturbed without prior approval from the County Engineer or their designee ~~Department of Public Works~~. A developer or property owner may also wish to enhance a buffer to bring it closer to an optimal, undisturbed native forest condition. Prior to reestablishing or planting the buffer, a restoration and/or enhancement plan must be submitted to and approved by the County Engineer or their designee ~~Department of Public Works~~. Buffer restoration and/or enhancement plans must include the following, as stated in **Section 26-187 (i)5.11(a)(10)** of the Richland County Land Development Code:

1. A drawing or plan that shows the location of the buffer in relation to the existing or planned development and to the buffered waterway; the disturbance limits for the planned buffer restoration; direction of flow of runoff from the site and flow within the water feature; erosion prevention and sediment control measures to be installed to protect the waterway; any existing or proposed stream crossings; existing or proposed stream bank stabilization measures; access to a water source for the purposes of watering vegetation; and other pertinent information. For large scale restoration and enhancement projects the plan(s) must be stamped by a registered landscape architect.
2. A visual plan and a narrative that describes the vegetation plan for the buffer; stream buffers must be planted with native trees, shrubs, and grasses that will not be mowed. Suitable native plants can be chosen from the recommended plant species, as listed in Appendix J: Landscape Plant Materials List ~~Appendix K: Landscape Plant Materials List~~. Species of plants other than those listed on the pre-approved lists shall be approved by the County Engineer or their designee ~~Department of Public Works~~ prior to planting.
3. The schedule for when plantings will occur and a two-year survival guarantee provided by the responsible party.

Water Quality Buffer Waiver Option

No waiver shall be granted to alter a buffer unless the County Engineer or their designee ~~Department of~~



~~Community Planning & Development~~ (or the Planning Commission, in the event of an appeal) determines that a hardship exists, and relief meets the general purpose and intent of this section. Within Water Quality Protection Areas, no waiver shall be granted unless the applicant demonstrates that alternative protection measures can be provided that exceed the protection afforded by the established buffer. Further information on Water Quality Buffer Waivers can be found in Section 26-2.5(q).

In granting a request for a waiver, the ~~County Engineer or their designee~~ ~~Department of Community Planning & Development~~ or ~~Planning Commission~~ may require site design, landscape planting, fencing, the placement of signs, and the establishment of water quality best management practices in order to reduce adverse impacts on water quality, streams, wetlands, and floodplains.

Waiver requests shall only be considered if a request meets any of the criteria listed below, as stated in ~~Section 26-187(k)(3)~~ 2.5(q)(4) of the Richland County Land Development Code:

- The project involves construction of one (1) single-family home for residential use by the owner of the property and the property has an unusual shape or topography and there is no opportunity to develop under any reasonable design configuration.
- The project involves the construction or repair of a structure which, by its nature, must be located within the buffer (e.g., dams, public water supply intakes, wastewater discharges, docks, boat launches, stabilization areas of public access to water).
- Buffer intrusion is necessary to provide access to the property.
- The project will:
 - a. Require a Wetland Permit from USACE for impacts to jurisdictional wetlands; and
 - b. The USACE has approved a mitigation plan; and
 - c. Implementation of the plan is a 404 permit condition.

Buffer Waiver Submittal Requirements

The applicant shall submit a written request for a waiver to the ~~County Engineer or their designee~~ ~~Department of Community Planning & Development~~ (~~Engineering Services~~). The request shall include specific reasons justifying the waiver and any other information necessary to evaluate the proposed waiver request. The ~~County Engineer or their designee~~ ~~Department of Community Planning & Development~~ may require an alternative analysis that clearly demonstrates that no other feasible alternative exists, and that minimal impact will occur as a result of the project or development.

The ~~County Engineer or their designee~~ ~~Department of Community Planning & Development~~ shall make a determination and decision concerning the waiver request. An appeal may be made to the Planning Commission. An appeal of the ~~Department of Community Planning & Development's~~ ~~County Engineer's~~ decision shall be filed in writing within 30 days after the final decision. The Planning Commission shall make all final determinations and decisions.



Chapter 5: Floodplain Management

The National Flood Insurance Program (NFIP) provides federally backed flood insurance within Richland County. To qualify for the NFIP, the County has adopted and enforces a Floodplain Management Ordinance to regulate development in flood hazard areas, protect human life and health, minimize property damage, and encourage appropriate construction practices to minimize the potential for flood damage to future development. Under the NFIP, Richland County is required to regulate all land development activities within the identified Special Flood Hazard Area (SFHA), which are subject to a one (1) percent annual chance of flooding, formerly called the 100-year floodplain.

Development is defined by the Federal Emergency Management Agency (FEMA) as any manmade change to improved or unimproved property including, but not limited to, buildings or other structures, mining, dredging, filling, grading, paving, excavation or drilling operations. Development and/or land uses permitted within the SFHA of Richland County shall be in accordance with [Section 26-3.8\(d\)106](#) of the Richland County Land Development Code – FP Floodplain Overlay District. The Richland County Floodplain Manager may also refer to the State of South Carolina and FEMA publications, policies, and guidelines to assist in the implementation of these regulations.

Overview of Floodplains

The SFHA is comprised of the floodway and flood fringe. The floodway is the channel of a river or other watercourse and the adjacent land areas that must be reserved in order to pass the base flood discharge without increasing flood depths. [Figure 4](#) and [Figure 5](#) on the following page present the special flood hazard area in a cross-sectional view and on a sample Flood Insurance Rate Map. The “South Carolina Quick Guide for Riverine Floodplains, Development, and Maps” is a recommended source for basic information on watersheds and riverine floodplains. The Guide also provides an overview of the methods used to develop and maintain flood maps. The Guide is available for download from the South Carolina Department of Natural Resources website.

The SFHA for Richland County is identified by FEMA in a scientific and engineering report entitled “Flood Insurance Study for Richland County, South Carolina, and Incorporated Areas” with an accompanying Flood Insurance Rate Map (FIRM). The current Flood Insurance Study and the effective FIRM are available at FEMA’s website, on the County’s website, or at the Floodplain Manager’s office at 2020 Hampton Street, 1st Floor, Columbia, SC 29204.

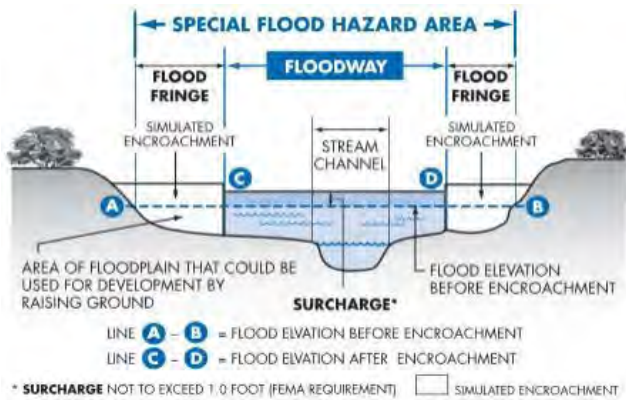


Figure 4: Cross Section of the Special Flood Hazard Area
(Source: SCDNR)

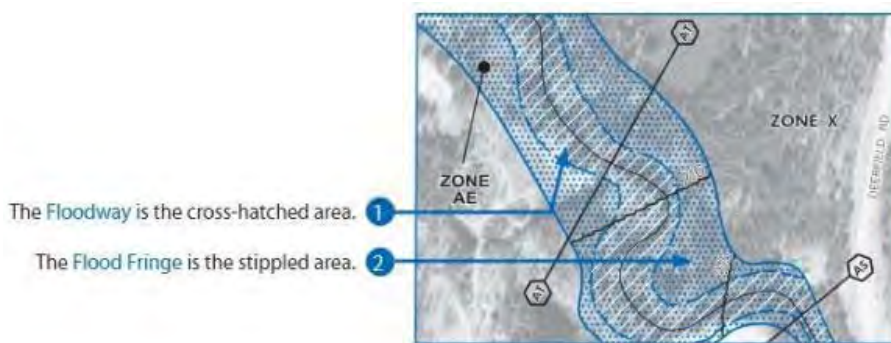


Figure 5: Plan View of the Special Flood Hazard Area
(Source: SCDNR)

Floodplain Development

Before construction or development begins within the SFHA, a building permit shall be attained by first submitting the application forms furnished by the Department of Community Planning & Development or through the County’s electronic permitting system. If the application or the construction documents indicate construction or development within the SFHA, the applicant shall be referred to the Richland County Floodplain Manager within Community Planning & Development for further consultation.

The Richland County Floodplain Manager will inform the applicant of the floodplain regulations and provide guidance on residential and commercial construction within the SFHA. The Richland County Floodplain Manager will require scaled plans which shall include, but are not limited to: the nature, location, dimensions, and elevations of the project area; existing and proposed structures; and the



location of fill and compensatory areas. Specifically, the following information is required:

1. A plot plan that shows the 100-year floodplain contour or a statement that the entire lot is within the floodplain must be provided by the applicant when the lot is within or appears to be within the floodplain as mapped by the Federal Emergency Management Agency. The plot plan must be prepared by or under the direct supervision of a South Carolina licensed registered land surveyor or professional engineer and certified by such professional. The plot plan must show the floodway, if any, as identified by the Federal Emergency Management Agency (FEMA).
2. When base flood elevation data is available, plan submittal for a development permit within the flood hazard area shall show:
 - The elevation (in relation to mean sea level) of the lowest floor of all new and substantially improved structures; and
 - If the structure will be flood-proofed in accordance with the Non-Residential Construction requirements, must include the elevation to which the structure will be flood-proofed.
3. When base flood elevation data is not available, the provisions in the standards for streams without estimated base flood elevations and floodways must be met (~~Section 26-106(e)3.8(d)(6)~~ **Section 26-1062.5(k)** of the Richland County Land Development Code).

The information submitted for the permit shall be certified by a South Carolina licensed registered land surveyor, engineer, or architect authorized by law to certify the required information and plans.

The Richland County Floodplain Manager shall review all applications for a flood development permit and approve or deny such applications. Approval or denial of a flood development permit shall be based on all applicable provisions of this chapter and the following relevant factors:

- The danger to life and property due to flooding or erosion damage;
- The susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the individual owner;
- The danger that material may be swept onto other lands to the injury of others;
- The compatibility of the proposed use with existing and anticipated development;
- The safety of access to the property in times of flood for ordinary and emergency vehicles;
- The costs of providing governmental services during and after flood conditions, including maintenance and repair of roads and bridges and public utilities and facilities such as sewer, gas, electrical and water systems; and
- The relationship of the proposed use to any comprehensive planning document for that area.

A floodplain development permit is required in conformance with the provisions of the Richland County Land Development Code (particularly ~~Section 26-1062.5(k)~~ **Section 26-1062.5(k)**) prior to the commencement of any development activities in the FP Floodplain Overlay District. The purpose of this permit is to ensure that compliance with all regulations concerning floodplain development is achieved.



Chapter 6: Street Drainage and Easements

Storm Sewer Design Criteria

1. Pipes that are part of a storm sewer system consisting of catch basins, junction boxes and connecting pipes are to be sized for a discharge at full pipe flow.
2. The minimum allowable velocity to reduce sedimentation in the storm sewer system is two (2) feet per second.
3. Avoid junctions that create excessive energy loss.
4. Minimum slopes for storm drainage pipes that will be conveyed to Richland County in a dedicated easement is 0.5 percent.
5. Maximum slope is 12 percent. Greater slopes may be approved by the County Engineer upon submittal of appropriate detailed structural designs and other supporting documentation.
6. Richland County will accept commonly used computer models or methodologies capability of analyzing the hydraulic capacity of proposed storm drain pipelines and systems.

Pipe Systems

The following are specific requirements applicable to storm sewer system pipes.

Pressure Flow

Storm drainage systems may be designed to flow under pressure flow. In these instances, the hydraulic grade line is to be calculated and plotted on the storm drain profiles and submitted with the drainage plans and calculations. [For the applicable design storm based on watershed size, see Table 3.](#) In these cases, the pipes are to be sized such that the hydraulic grade line remains a minimum of one (1) foot below the ground surface at all inlets and junction boxes.

Discharge Velocity

Appropriate velocity dissipation devices and/or erosion prevention BMPs must be placed at pipe discharge locations and along the length of any outfall channel to provide non-erosive flow from the culvert to a water course so that the natural physical and biological characteristics and functions are maintained and protected. Outlet protection measures, such as reinforced vegetation or riprap, may be required to minimize erosion and scour potential. Provide calculations or procedures utilized to select the proper outlet protection and protection dimensions.

Materials

Reinforced concrete pipe, HDPE, and Polypropylene pipe respectively are acceptable.



Minimum Pipe Size and Easement Width

The minimum acceptable storm sewer pipe diameter is 15 inches. **Table 19** lists the minimum easement width required based on pipe size.

Table 18: Minimum Required Easement Widths

Pipe Size (in.)	Easement (ft.)
15" – 30"	15'
36" – 54"	20'
54" +	30'

**minimum widths assume sufficient access is available for maintenance once build out is complete. This will be determined by the County Engineer's Office.*

Easements proposed for public dedication

When proposing the County accept off the right-of-way drainage, consideration should be given to the accessibility of future maintenance. The placement of any structure that impedes access shall void the acceptance of the easement. All easements must be completely unimpeded, including but not limited to fences, trees, retaining walls, and utility infrastructure or equipment not related to the drainage infrastructure.

Developers are allowed to use minimum criteria but should not assume this equates to acceptance into the publicly maintained system. If the County deems the easement provides no public service but instead a private service, such as drainage of the rear yard of a lot, the ownership of maintenance will fall to the private property owner or HOA if in a common area. In this situation, the County would assume maintenance once the drainage structure enters the County maintained road right-of-way. Public easements must access an improved public right-of-way.

No easement may have a cross slope greater than 5% or a vertical slope greater than 12%.

Catch Basins, Junction Boxes and Manholes

A catch basin, junction box, or manhole shall be required at all changes of grade, size, or direction of a pipe and at junctions of two (2) or more pipes. They may be constructed of reinforced concrete or concrete brick masonry. Precast concrete junction boxes, either round or rectangular, are also acceptable. Cast-in-place or precast concrete junction boxes are required for pipe sizes larger than 36 inches in diameter. Shop drawings must be provided for all precast concrete junction boxes. Construction plans must be provided for all cast-in-place junction boxes. Access points for vacuum trucks are required for systems intended for County ownership and recommended for private stormwater systems.



Prefabricated Bends

Prefabricated reinforced concrete or corrugated metal pipe bends are acceptable when the pipe size remains constant. The design of the bend should provide for the addition of a catch basin or manhole for surface access. Shop plans must be provided for all such installations.

Invert Elevations

Invert elevations for incoming and outgoing pipes shall be set such that the elevation drop across a junction box, manhole or catch basin equals or exceeds the energy loss across it or the change in pipe diameter, whichever is larger.

Catch Basins Placement

Catch basins are to be placed at close enough intervals along a street so that the curb and gutter are not overtopped during the 10-year rainfall event. A sufficient number of catch basins should be provided so that the peak discharge delivered to each one does not exceed its calculated inlet capacity for this condition.

Standard Catch Basins

Where Richland County is to accept maintenance responsibility for the streets and drainage system, Richland County standard catch basins are to be used. ~~Standard details for catch basin types A, B, and C may be obtained from the County Engineer's office.~~ **Table 20** shows calculated inlet capacities for these catch basins, when located in a sump.

Table 19: Inlet Capacity for Richland County Standard Catch Basins

Catch Basin Type	Inlet Capacity (cfs)
A	12.1
B	10.6
C	9.4

Access

When the depth of a catch basin, junction box, or manhole exceeds four (4) feet, metal rungs or a suitable alternative will be provided for safe ascent and descent.

Headwalls

Reinforced concrete headwalls, similar or identical to one of Richland County's standard headwalls or a "flared end section" shall be placed at the ends of any culvert or closed storm sewer system. Precast or cast-in-place concrete headwalls are acceptable. ~~Richland County's standard headwall details may be obtained from the County Engineer's office.~~



Open Channels

Open channels may be used instead of closed storm sewers when the channel is designed as part of the stormwater water quality management plan. The County Engineer, for environmental or aesthetic purposes, may require the use of vegetated open channels for stormwater conveyance and water quality on a case-by-case basis.

Design Considerations

The following factors should be considered in the design of vegetated open channels:

- Hydraulic capacity,
- Erosion potential,
- Future maintenance requirements,
- Safety,
- Aesthetics,
- Minimum slope is one (1) percent or minimum velocity of 2.5 ft/sec on slopes,
- Side slopes for vegetated open channels in residential areas should be no greater than 3H:1V for stability, safety, and ease of maintenance, and in no case will open channel side slopes steeper than 2H:1V be approved.

In the interest of preserving existing vegetation (helps to stabilize banks) and to preserve the aesthetics of natural channels, not all open channels have to be altered to protect them from erosion. However, existing channels which are an integral part of the development and storm drainage system should be evaluated for the need for additional erosion protection. In addition, those existing channels which will be subject to peak flow increases of 100 percent or more as the result of complete build-out of the contributing watershed and those existing channels with sharp bends should also be evaluated for the need for additional erosion protection.

Capacity

Open channels shall be designed to contain the design discharge within the banks with 0.5 feet of freeboard. Richland County will accept the use of the Manning's Equation or other commonly accepted computer models for open channel design. The designer shall select the proper Manning's roughness coefficient based on channel type and permanent channel lining.

Analyze outlet conditions to confirm that the channel can discharge the peak design flow at the computed normal depth. For conditions in which the capacity of the channel to discharge the design flow is governed by conditions on the outlet (high tailwater condition) or the channel is traversed by one or more stream crossings, either bridge or culvert, then analysis of these conditions using acceptable computer models (HEC-RAS) must demonstrate that the channel can contain the design discharge within the channel banks.

Erosion Protection



The allowable velocities and shear forces for non-vegetated (erodible) open channels are relatively small and the design typically requires wide, shallow channels to carry the design flow rates. In all situations, permanent open channel banks and bottom must be stabilized with vegetation or other applicable erosion prevention measures, bare soil open channels will not be accepted.

Whenever existing channel modification are made, bank protection shall be designed and constructed to control erosion for the anticipated velocity and shear stress resulting from a 50-year, 24-hour rainfall.

Vegetated Channels

The design of stabilized open channels must address both peak flow velocity and peak shear stress and may be done by using computer software that is capable of designing open channels for stability and capacity.

Vegetation or other erosion prevention measures protect the channel from the erosive action of design flows and binds the channel material together. Vegetated channels can be used to carry stormwater runoff but are generally not recommended to carry sustained base flows because most vegetation cannot survive continual submergence or saturation of the root zone.

The design of vegetated channels is more complex than a basic earth lined, or structurally lined channel. The additional design consideration for vegetated channels involves a variation in roughness (Manning's n) with the height and type of vegetation. Generally, a tall grass provides much resistance when flow in the channel is shallow. As the flow depth increases, the resistance of some vegetation may decrease. In many cases, the vegetation will lay over in the direction of the flow when the flow reaches a sufficient depth. When vegetation lies over, the resistance produced by the vegetation is considerably less than it is during shallow flow conditions. The design of vegetated channels shall be performed for the following two (2) design conditions:

- **Stability/Permissible Velocity:** This design process involves evaluating how the channel will respond under low vegetation retardance conditions. This condition is defined when vegetation is cut low or lies down, producing a lower Manning's n value, lower flow depths, and higher flow velocities. The limiting factor for stability design is the permissible velocity of the flow in the vegetated channel.
- **Capacity:** This design process involves evaluating how the channel will respond under high vegetation retardance conditions. This condition is defined when vegetation is not maintained or is very long and rigid, producing a higher Manning's n value, higher flow depths, and lower flow velocities. The limiting factor for capacity design is the cross-sectional area of the vegetated channel.

The design of stabilized open channels must address both peak flow velocity and peak shear stress and may be done by using computer software that is capable of designing open channels for stability and



capacity.

Vegetation only channel bottom and bank protection measures are limited to:

- Channel bottom must be established by sodding,
- Channel banks established with double netted temporary erosion control blanket,
- Maximum flow velocities of five (5) feet per second,
- Maximum shear stress of one (1) pound per square foot, and
- Maximum channel slope of five (5) percent.

Erosion Protection Measures

The designer shall provide all calculations and procedures utilized to select the proper protection and protection dimensions. Acceptable bank and channel protective measures include but are not limited to:

- Vegetation only,
 - Maximum velocity of 5 feet per second
 - Maximum shear stress of 1 pound per square foot
- Vegetated permanent Turf Reinforcement Matting (TRM),
 - See Table 12 for vegetated permanent TRM requirements
- Geogrid or similar structural erosion control measures,
- Transition Mats or Flexible Revetment Systems,
- Bio-engineered or other stream stabilization measures,
- Riprap,
- Articulated concrete block (ACB),
- Articulated concrete block (ACB) mats,
- Reinforced concrete or concrete cloth, and
- Other protective measures acceptable to County Engineer.

Whenever existing channel modification are made, bank protection shall be designed and constructed to control erosion for the anticipated velocity and shear stress resulting from a 50-year, 24-hour rainfall.

Discharge Velocity

Appropriate velocity dissipation devices and/or erosion prevention BMPs must be placed at discharge locations and along the length of any outfall channel to provide non-erosive flow from the structure to a water course so that the natural physical and biological characteristics and functions are maintained and protected. Outlet protection measures, such as reinforced vegetation or riprap, may be required to minimize erosion and scour potential. Provide calculations or procedures utilized to select the proper outlet protection and protection dimensions.



Culverts

A culvert is a relatively short conduit conveying stormwater through an embankment. Its capacity depends on, among other things, the depth to which headwater is allowed to pond at its inlet. The headwater depth will be different depending on whether the culvert is functioning under "inlet control" or "outlet control" conditions. In designing the culvert, both conditions must be investigated.

Culvert Requirements

The following are specific requirements applicable to culverts.

Analysis of Inlet and Outlet Control Conditions

Inlet control occurs when the capacity of the culvert barrel exceeds the capacity of the entrance. Under this condition, the culvert flows only part full. The configuration and size of the inlet and the headwater elevation determine its capacity.

Outlet control occurs when the capacity of the culvert entrance exceeds the capacity of the barrel. Under this condition, the culvert flows full. The capacity is dependent on the tailwater depth, the slope, length, roughness and size of the barrel, the inlet configuration and the hydraulic head available.

A thorough assessment of culvert hydraulics is presented in FHWA Hydraulic Design Series No. 5 (HDS-5), *Hydraulic Design of Highway Culverts* (1985). HDS-5 includes nomographs for analysis of culvert hydraulics under inlet control and outlet control and culvert barrel capacity, which are incorporated in the Richland County design standards. Use of the FHWA culvert analysis program HY-8, or other computer model based on FHWA procedures, is acceptable.

Design Requirements

The headwater required to convey the design discharge must be determined under both inlet and outlet control conditions. The control requiring the highest headwater governs. The culvert should be designed such that:

- The headwater at the design discharge does not exceed an elevation one (1) foot below the top of curb or edge of road shoulder at the lowest point.
- The headwater depth at the design discharge does not exceed the culvert diameter by a factor greater than two (2) or by four (4) feet, whichever is smaller.
- The headwater depth at the design discharge does not cause water to rise above the top of approach channels or beyond established flooding easements.
- The headwater at the 100-year discharge does not exceed an elevation two (2) feet below the elevation of adjacent building sites.
- Minimum allowable velocity to reduce sedimentation in the storm sewer system is two (2) feet per second.
- Minimum slope is 0.5 percent.



- Maximum slope is 12 percent. Greater slopes may be approved by the County Engineer upon submittal of appropriate detailed structural designs and other supporting documentation.

Discharge Velocity

Appropriate velocity dissipation devices and/or erosion prevention BMPs must be placed at culvert discharge locations and along the length of any outfall channel to provide non-erosive flow from the culvert to a water course so that the natural physical and biological characteristics and functions are maintained and protected. Outlet protection measures, such as riprap, may be required to minimize erosion and scour potential. Provide calculations or procedures utilized to select the proper outlet protection and protection dimensions.

Plans and Calculations

Culvert drainage calculations shall include headwater calculations for both the design storm and the 100-year storm. These depths shall be plotted on profiles and the corresponding floodplains delineated on the topographic map of the project.

Culvert Materials

Culverts and closed storm drainage systems may be constructed using any of the materials listed in this section. In selecting the culvert material, consider structural requirements and corrosion potential at the site as well as hydraulic requirements. Design culverts to support a minimum of an AASHTO HL-93 live load together with the appropriate dead load. Heavier live loads may be required if conditions dictate. Bury depths greater than 15 feet shall have written approval by the County Engineer or County appointed designee. Minimum life expectancy for all culvert materials is 75 years.

All excavations and trenches shall be clean, dry and free of debris before placing pipe. Minimum compaction shall be 90 percent SPD for all pipes and structures, unless higher compaction levels are required by the design engineer. Verification of compaction throughout the pipe's backfill zone trench shall be provided by a registered geotechnical engineer. Open graded backfill such as washed stone, shall be wrapped with a minimum eight-ounce non-woven geotextile to prevent migration of fines into the backfill. Fabric design shall be verified by a registered geotechnical engineer. A 24-hour notice is required prior to installation.

Reinforced Concrete Pipe (RCP)

RCP pipe culverts and storm drainage systems are acceptable and shall meet ASTM C76 and be Class III or greater. Joints shall meet ASTM C443 or ASTM C1628 and use gaskets that meet ASTM F477. Nitrile gaskets are allowed if required by onsite conditions, per the project design engineer's recommendation. Mastic style joints shall not be used. The pipe shall be installed following an ASTM C1479 Type 2 installation in the right-of-way and a Type 3 installation outside the right-of-way. Fill heights shall comply with Manufacturer's published standards. Fill heights requiring a special design shall be signed and sealed by a licensed professional engineer in the State of South Carolina. Joints shall be capable of passing an ASTM C969 test when required by project engineer. Pipes provided to



the County shall comply with the Q-cast or NPCA quality certification program. Pipe velocity shall not exceed 10 feet per second unless approved by the County Engineer.

Concrete Box Culverts

Cast in place or precast concrete box culverts are acceptable. Project plans should include structural details for cast in place concrete, or shop plans for precast that have been signed and sealed by a licensed professional engineer in the State of South Carolina. Joints shall be capable of passing an equivalent ASTM C969 test when required by project engineer.

Prefabricated Structures

Prefabricated culvert structures such as CONSPAN® or similar structures are acceptable if designed and installed in accordance with the manufacturer's recommendations. Project plans should include structural details and shop plans that are signed and sealed by a licensed professional engineer in the State of South Carolina.

High Density Polyethylene (HDPE) Pipe

HDPE pipe culverts and storm drainage systems are acceptable when designed and constructed in accordance with the manufacturer's recommendation, and County Standards. HDPE pipe culverts and storm drainage systems shall meet AASTHO M294 (Type S) pipe. Joints shall comply with ASTM D3212 and have gaskets that meet ASTM F477. Nitrile gaskets are allowed if required by onsite conditions as verified by the engineer or record. The pipe shall be installed following an ASTM D2321 with minimum and maximum fill heights complying with manufacturers published fill height standards. Backfill shall be an ASTM D2321 Class II or better. Pipe velocity shall not exceed 15 feet per second unless approved by the County Engineer.

Polypropylene (PP) Pipe

PP pipe culverts and storm drainage systems are acceptable and shall meet ASTM F2881 or F2764. Joints shall comply with ASTM D3212 and have gaskets that meet ASTM F477. Nitrile gaskets are allowed if required by onsite conditions as verified by the engineer or record. The pipe shall be installed following an ASTM D2321 with minimum and maximum fill heights complying with manufacturers published fill height standards. Backfill shall be an ASTM D2321 Class III or better. Pipe velocity shall not exceed 15 feet per second unless approved by the County Engineer.

Minimum Culvert Size

The minimum acceptable pipe culvert diameter is 15 inches.

End Treatments and Transitions

Acceptable end treatments may consist of, but are not limited to, pipe end with riprap, concrete headwalls, concrete or metal flared end sections, DOT approved safety ends, and any other end treatment that is approved by the County Engineer or County appointed designee. HDPE flared end treatments are not allowed.



Transition from pipe of dissimilar materials shall requires a Dissimilar Materials Adapter incorporating a geotextile coupler with mastic coating and stainless-steel straps that is properly backfilled per general pipe installation instructions.

Post Installation Inspection

All newly constructed pipe systems shall be visually inspected. Joints shall all be panned and inspected and any visible issues such as joint separation, cracking, holes in pipe, or excessive deflection shall be noted. At the County's discretion, where evidence of poorly installed or damaged pipe is found, 100 percent of the pipe system may be required to be inspected.



Chapter 7: Roadway Design Requirements

Roadway designs must meet the South Carolina Asphalt Pavement Association (SCAPA) guidelines. All new roads and storm drainage, or improvements and upgrades, shall be installed or constructed by the developer at no cost to the county, except as may otherwise be specifically provided. The developer shall be responsible for obtaining all permits. Required improvements under this section shall not be installed or constructed until required site plans have been approved by the Department of Community Planning and Development; and an order to proceed has been issued.

Development may be designated to be constructed and/or platted in phases and the Department of Community Planning and Development may not approve a phasing plan when in its opinion such phasing will not provide for adequate roadway facilities to support any such phase(s) independent of the overall development plan. In approving phases, the Department of Community Planning and Development may require that additional roads be constructed as part of the phase or phases in order to ensure that sufficient public facilities will be in place to support such phase(s) independent of any future development.

Road Classification

- Local Street
- Collector (Minor) *Commercial*
- Collector (Minor) *Residential*
- Collector (Major)
- Arterial (Minor)
- Arterial (Major)
- Industrial
- Rural Road
- Alleyway
- Loop Road
- Park Road

Local Street (Residential)

Provides direct access to lots and which does not provide connectivity to properties other than those served. Access streets shall be designed so no road section conveys an ADT greater than 250 within residential areas.

Minor Collector (Residential)

Provides direct access to lots and carries traffic of local streets. Designed to carry higher traffic than local streets with traffic limited to motorists having origin or destination within the immediate neighborhood or between adjoining neighborhoods. Sub-collectors shall be designed so that no road section conveys an ADT greater than 1,000 within residential areas. If proposed ADT exceeds this



threshold, then an increase in pavement traffic classification is required. Example: If pavement design is calculated to be a Traffic Class 2, but the ADT exceeds 1,000, then a Traffic Class 3 pavement would be required.

Minor Collector (Commercial)

Provides direct access to lots and carries traffic of adjoining access streets. This road is designed to carry large traffic volumes at low to moderate speeds. Designed with traffic limited to motorists having origin or destination within the immediate development. The road shall be designed so that they do not promote use as a shortcut by non-development traffic. Sub-collector shall be designed so that no road section conveys an ADT greater than 1,500 within commercial areas. If proposed ADT exceeds this threshold, then an increase in pavement traffic classification is required. Example: If pavement design is calculated to be a Traffic Class 2, but the ADT exceeds 1,500, then a Traffic Class 3 pavement would be required.

Major Collector

Conducts and distributes traffic between access/sub-collector and arterial streets. Carries large traffic volume at high speed. Function is to promote free traffic flow; therefore, parking and direct access to homes from this level of street shall be prohibited. Collectors shall be designed so that they do not promote use as a shortcut by non-neighborhood traffic. Collectors shall be designed so that no road section conveys an ADT greater than 2,000. If proposed ADT exceeds this threshold, then an increase in pavement traffic classification is required. Example: If pavement design is calculated to be a Traffic Class 2, but the ADT exceeds 2,000, then a Traffic Class 3 pavement would be required.

Arterial-Minor

Principal traffic artery within residential or commercial areas that carry relatively high traffic volumes and convey traffic from arterial streets access, sub-collector and collector streets. Its function is to promote the free flow of traffic; as such, no parking or residences shall be permitted along or have direct access to such roads. Minor arterial shall be designed and constructed according to most current SCDOT standards.

Arterial-Major

Principal traffic artery within residential or commercial areas that carry relatively high traffic volumes and convey traffic from arterial streets to collector streets. Its function is to promote the free flow of traffic; as such, no parking or residences shall be permitted along or have direct access to such roads. Minor arterial shall be designed and constructed according to most current SCDOT standards.

Rural

A road serving development in low density, primarily rural areas and which would not be classified as a collector or arterial road.



Alleyway

A private road primarily designed to serve as a secondary access to the side or rear of those properties whose principal frontage is on another road, either public or private, and meets the minimum county requirements, as determined by the county engineer.

Industrial

A road for which the intended use is somewhat less than that of an arterial road and somewhat greater than that of a collector road. Such roads will generally be located in industrial/commercial areas or be used to provide access for heavy vehicles or heavy vehicular volumes to such areas.

Loop Road

A roadway that arches away from a road and re-intersects the same road at some distance away from the “first” intersection.

Park Road

A one-way road within a residential subdivision.

Road Right-of-Way Widths

The following sections are descriptions, either textual or graphical, of typical required road right-of-way widths for select categories of road types:

- Rural Road
- Local Street
- Collector (Major), Collector (Minor) Commercial and Industrial
- Collector (Minor) Residential

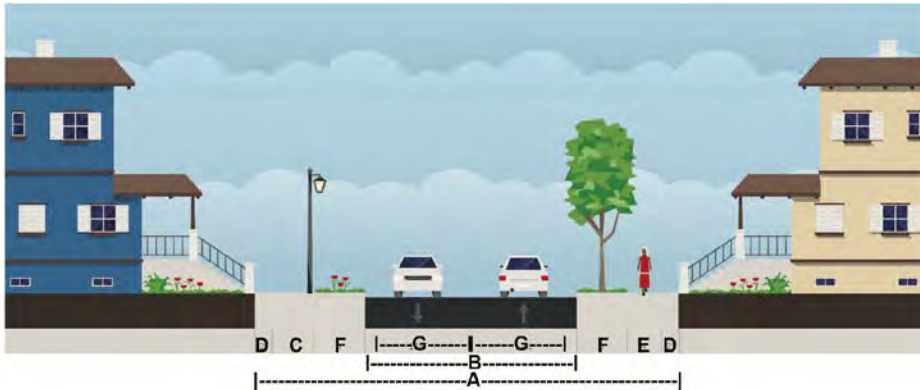
Rural Road

Rural roads shall have a travel lane width of 12 feet with a 6-foot shoulder on each side containing a ditch/swale for drainage. Driveway culvert pipes are required for access to each parcel/house. _

[Lighting for rural roundabouts should be designed in accordance with US FHWA standards.](#)



Local Street

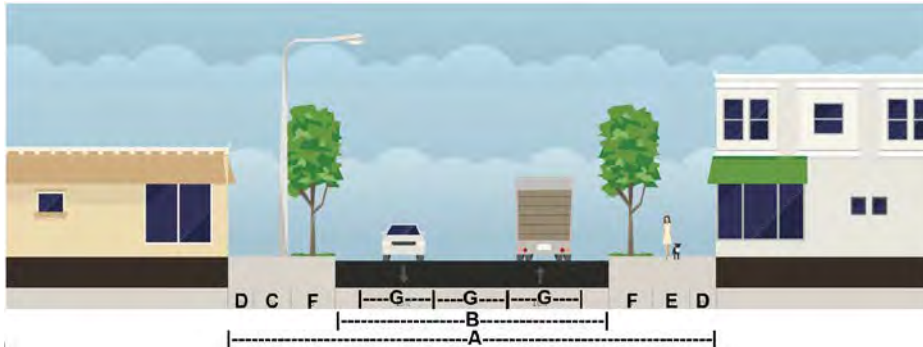


Width	
A. Right of Way Width	54'-50'
B. Back-of-curb to back-of-curb	25'
Streetscape	
C. Utility placement easement (min)	5' (one side)
D. Maintenance strip (min)	2' (each side)
E. Sidewalk (min)	5' (one side)
F. Planting area	6'-5.5' (each side)
Travelway	
G. Travel lane	11'
General	
Walkway type	Sidewalk
Planting Type	Tree lawn
Tree Spacing	40' o.c. avg.
Parking Type	N/A
Mailboxes	N/A

Engineering Specifications	
Design Speed (mph)	25 mph
Design Vehicle	Passenger Vehicle
Driveway Spacing	As needed
Median Opening Distance	N/A
Cul-de-sac Island	N/A
Partial Medians/Island	No
Curb Radii	25'
Lighting	Required on all public streets for new development



Collector (Major), Collector (Minor) Commercial and Industrial



Width	
A. Right of Way Width	68'
B. Back-of-curb to back-of-curb*	39'
Streetscape	
C. Utility placement easement (min)	5' (one side)
D. Maintenance strip (min)	3.5' (each side)
E. Sidewalk (min)	5' (one side)
F. Planting area (min)	6' (each side)
Travelway	
G. Travel lane**	12'
General	
Walkway type	Sidewalk
Planting Type	Tree lawn
Tree Spacing	40' o.c. avg.

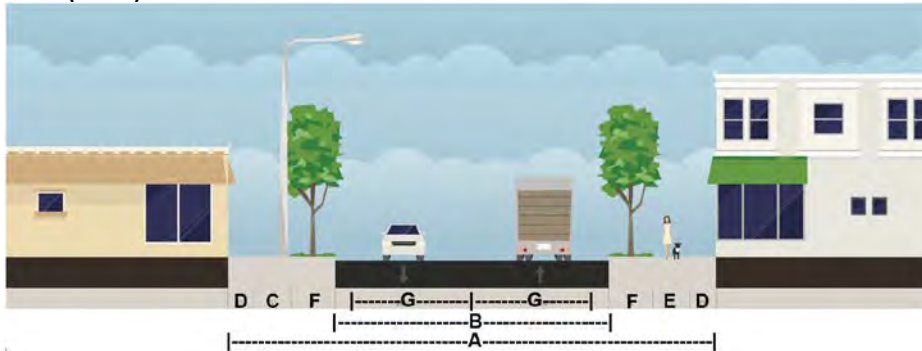
Engineering Specifications	
Design Speed (mph)	40 mph
Design Vehicle	All Vehicles
Signalized Intersection Density	As warranted
Driveway Spacing	As needed
Median Opening Distance	N/A
Partial Medians/Island	No
Curb Radii	5-10'
Lighting	Required on all public streets for new development, pedestrian scale optional and responsibility of developer
Permitted Furniture	Bicycle racks, benches, parking meters

*Use of swales instead of curb and gutter may be approved on a case by case basis by County Engineer

**Number of travel lanes will be determined by the traffic count



Collector (Minor) Residential



Width	
A. Right of Way Width	56'
B. Back-of-curb to back-of-curb	27'
Streetscape	
C. Utility placement easement (min)	5' (one side)
D. Maintenance strip (min)	3.5' (each side)
E. Sidewalk (min)	5' (one side)
F. Planting area (min)	6' (each side)
Travelway	
G. Travel lane	12'
General	
Walkway type	Sidewalk
Planting Type	Tree lawn
Tree Spacing	40' o.c. avg.

Engineering Specifications	
Design Speed (mph)	40 mph
Design Vehicle	All Vehicles
Signalized Intersection Density	As warranted
Driveway Spacing	As needed
Median Opening Distance	N/A
Partial Medians/Island	No
Curb Radii	5-10'
Lighting	Required on all public streets for new development, pedestrian scale optional and responsibility of developer
Permitted Furniture	Bicycle racks, benches, parking meters



Pavement Width

Pavement width for rural roads shall be measured from pavement edge to pavement edge. Residential, commercial, collector, and industrial roads shall measure pavement width from back-of-curb to back-of-curb or from low-point-of-valley to low-point-of-valley.

The mixing of rural and any other road classification is prohibited. Curb and gutters shall be installed on all paved roads unless the county engineer determines that another system is acceptable. Roads without curb and gutter shall have a minimum right-of-way of 66 feet; provided, however, when stormwater swales or other stormwater features are located along the roadside and specifically outside of the right-of-way, then the right-of-way may be reduced to 50 feet. The stormwater swales or other stormwater feature must be within a minimum eight (8) foot drainage easement or conservation easement, with clearly defined maintenance by a private owner or homeowners' association.

In the event the development of property includes or abuts an existing platted county road that does not conform to the minimum requirements set forth in this chapter, or in the event that the development will result in an increase in the average daily traffic using the road to the extent that the classification of the road will change under these regulations, or the road is shown on the county's thoroughfare plan, the preliminary land development (land development or subdivision) plan must provide for sufficient right-of-way to increase the size of the right-of-way to the width needed under the new classification. In the event that the development abuts only one (1) side of such a road, the additional right-of-way reserved shall not exceed one-half (1/2) of the additional right-of-way required under the new classification, measured from the centerline of the existing right-of-way. The plat shall clearly denote that any subject right-of-way described above is reserved for future road widening. Lot area requirements and setback requirements shall not use the reserved right-of-way area in their measurements.

Road Geometric Design

Unless specifically addressed in these regulations, all geometric elements of roadway design for streets and roads in the County Road System will be in accordance with the AASHTO Policy on Geometric Design of Highways and Streets [and the SCDOT Roadway Design Manual](#).

Horizontal Curves

Horizontal curves are to be introduced at all changes of direction on collector, local commercial and industrial service streets and at changes of direction on residential streets where the deflection angle exceeds 10 degrees. [Refer to the SCDOT Roadway Design Manual for further information.](#) The minimum radii of curvature are to be in accordance with **Table 21**. [Refer to the SCDOT Roadway Design Manual for further information.](#)



Table 20: Street Classification Requirements

Street Classification	Stopping Site Distance (ft.)	Min. Curve Radius (ft.)	Max. Grade (%)
Rural	*	*	12
Minor Residential	160	150	15
Local Residential	160	150	15
Local Commercial	275	350	12
Collector	275	350	12
Industrial Service	275	350	12
Arterial	*	*	*

* Dependent on design speed selected

Speed limits on each street will be determined according to the shortest curve radius on the street. For streets with two (2) percent cross slopes (1/4 inch per foot crown) the maximum acceptable speed limits are shown in **Table 22**.

Table 21: Maximum Acceptable Speed Limits

Radius (ft.)	Speed Limit (mph)
150-179	20
180-299	25
300-459	30
460-674	35
675-939	40

Vertical Curves

Crest vertical curves are to be of sufficient length to provide the minimum stopping sight distance at the design speed. ~~Refer to the SCDOT Roadway Design Manual for further information. The lengths required are as shown in Table 23. The lengths are calculated using the formulas:~~

~~Where $S < L$, $L = (S^2 \times A) / 1400$~~

~~Where $S > L$, $L = 2S - 1400 / A$~~

~~Where:~~



- S = Stopping site distance (feet)
- L = Length of vertical curve (feet)
- $-A$ = Algebraic difference in grades

Table 23: Minimum Length of Crest Vertical Curves (Feet)

Algebraic Difference in Grades	For Stopping Sight Distances of:			
	160-feet	275-feet	300-feet	350-feet
4.0	—	200.0	250.0	350.0
5.0	40.0	270.0	321.4	437.5
6.0	86.7	324.1	385.7	525.0
7.0	120.0	378.1	450.0	612.5
8.0	145.0	432.1	514.3	700.0
9.0	164.6	486.2	578.6	787.5
10.0	182.9	540.2	642.9	875.0
11.0	201.1	594.2	707.1	962.5
12.0	219.1	648.2	771.4	1050.0
13.0	237.7	702.2	835.7	1137.5
14.0	256.0	756.3	900.0	1225.0
15.0	274.3	810.3	964.3	1312.5
16.0	292.6	864.3	1028.6	1400.0
17.0	310.9	918.3	1092.9	1487.5
18.0	329.1	972.3	1157.1	1575.0
19.0	347.4	1026.3	1221.4	1662.5
20.0	365.7	1080.4	1285.7	1750.0

Intersections

The centerlines of no more than two (2) streets shall intersect at any one point. Whenever possible, the centerlines of intersecting streets are to be perpendicular but in no case is the angle of intersection to be less than 60 degrees. All angles and distances are measured relative to the intersection of a street centerline.

Intersections in Curves

Intersections within a horizontal curve are permitted provided that the intersecting street has a 100-foot minimum tangent at the intersection and the required corner sight distance is maintained. Whenever possible, the tangent of the intersecting street is to be radial to the curve but in no case will it be more than 30 degrees from radial.

Reverse Curves



Reverse curves are permissible provided that applicable sight distances are maintained.

Curb Radius

The minimum acceptable curb radius at intersections is 25 feet. Larger radii must be provided in accordance with the AASHTO Policy on Geometric Design of Highways and Streets when significant tractor-trailer, or other large vehicle, traffic is expected.

Medians

Natural or planted medians separating opposing traffic lanes are acceptable. The minimum width of pavement on either side of the median is to be in accordance with the minimum lane widths contained in ~~Table 21~~ **Table 24**. Barrier type curbs or adequate lateral clearance, however, must be provided on the median. Painted medians are required on collectors, local commercial and industrial service streets.

Table 22: Lane Widths and Design Speeds for Various Street Classifications

Street Classification	Min. R/W Width (ft.)	Min. Pave. Width (ft.)	Min. Lane Width (ft.)	Design Speed (mph)
Rural	66 (3)	22 (2)	11	(1)
Minor Residential	50 56	20 27	10 12	25 40
Local Residential	50	24	12	25
Local Commercial	66	36	12	40
Collector	66 68	36 39	12	40
Industrial Service	66	36	12	40
Industrial Service	80	36 (2)	12	40
Arterial	100	52	24	

Islands

A natural or planted island may be used in the center of cul-de-sacs on residential and rural streets provided that a minimum pavement width of 18 feet is maintained around the island.

Cul-de-Sacs

Cul-de-sacs shall not be used to avoid connection with an existing road or to avoid connection to adjoining property. Cul-de-sacs shall not be used to provide access to development on the boundary of the development except where a cul-de-sac is necessitated by topography or property accessibility or is appropriate for land use separation.

Cul-de-sac Length

Cul-de-sacs shall not exceed 1,200 feet in length unless necessitated by topography or property accessibility, and accessibility and are approved by the development review team. Measurement shall be from the point where the centerline of the dead-end road intersects with the centerline of a general

Commented [SF1]: Check- 500' in new ch26



circulation road to the center of the turnaround of the cul-de-sac. Where one cul-de-sac extends from another cul-de-sac, the end of each cul-de-sac shall be no more than 1,200 feet from a general circulation road as measured by the centerline of the roads.

Cul-de-sac Design

Cul-de-sacs shall terminate in a circular turnaround having a minimum right-of-way of at least 100 feet in diameter and a paved turnaround with a minimum outside diameter of 80 feet, or other approved type of turn around, including Ts, Ys or landscaped islands with a minimum right-of-way sufficient for county maintenance. In addition, all cul-de-sacs must have a landscaped interior island, at least 40 feet in diameter. The minimum pavement width around a cul-de-sac island shall be 16 feet, and this portion of the pavement shall be designated as a one-way for traffic purposes. A provision for adequate drainage must be designed for the island, and a provision for maintenance of landscaping on the island must be included in the recorded restrictive covenants for the subdivision.

Sidewalks

Sidewalks shall be constructed on both sides of the road to meet the following standards:

1. The minimum width of all sidewalks shall be five feet;
2. Pervious material may be used.
3. A grassed area or planting strip following guidance above for various road types at least one and a half feet wide shall be provided to separate the sidewalk from the adjacent curb or edge of street pavement.
4. Sidewalks shall match the grade or elevation of adjacent sidewalk at the property lines; if there is no adjacent sidewalk, the sidewalk shall be six inches above the adjacent edge of the pavement grade at the property line.
5. Sidewalks shall be constructed to meet the minimum requirements of the Americans with Disabilities Act (ADA).

Commented [SF2]: source

All sidewalks within ~~future or proposed~~ Richland County Right-of Way shall be installed prior to ~~the requesting a~~ final inspection of ~~all assets intended for public dedication streets and storm drainage and formal street acceptance. If the sidewalks are not completed when the developer is ready to turn the roads over to the County, then a surety bond equal to the construction cost of the sidewalks shall be provided for the incomplete sidewalks.~~ This bond can be reduced as sidewalks are completed.

Temporary Dead-end Road and Half Roads

Dead-end Roads

Temporary dead-end roads shall be provided with a temporary turnaround having a roadway surface diameter of 80 feet or other type of approved turnaround.

Half Roads



Half roads of less than two (2) lanes are prohibited. Whenever a road is planned adjacent to the proposed development tract boundary, the entire road right-of-way shall be platted within the proposed development, or a portion of the road may be platted and reserved with a adequate provision for the concurrent dedication of the remaining portion of the right-of-way by the adjacent landowner, evidence of which shall be furnished by the developer through an acquired and recorded easement.

Visibility at Intersections

All roadways are to be designed so that a adequate corner sight distance is provided at all intersections. Corner sight distance at an intersection is measured from a point on the intersecting street 15 feet from the edge of pavement on the through street and 3.75 feet above the street surface to an object 4.5 feet high on the through street. The minimum corner sight distance is equal to the stopping distance shown in [Table 21](#) [Section 5.2.4 of the Richland County Road Design Standards](#) at the design speed, or posted speed limit, on the through street.

The stopping distance is the distance that a vehicle travels during the time in which the driver perceives a hazard in the road, reacts, and brings the vehicle to a halt. Stopping distance can be calculated using the following equation:

$$d = 1.47Vt + 1.075 \frac{V^2}{a}$$

Where:

- d = stopping distance (feet)
- t = brake reaction time (seconds)
- V = design speed (miles per hour)
- a = driver deceleration (feet per second squared)

When t is 2.5 seconds and a is 11.2 ft/s², [Table 24](#) [Table 25](#) indicates the resulting stopping distances for varying design speeds.

Table 23: Stopping Distances

Design Speed, V (mph)	Stopping Distance, d (ft.)
10	46.3
20	111.9
25	151.9
30	196.6
35	246.2
40	300.6
45	359.7
50	423.7
55	492.5



The road standards for visibility at intersections include the following, ~~as described in Section 26-181(c) of the Richland County Land Development Code:~~

1. *Sight clearance to be maintained.* At each corner of each road or driveway/road intersection, a sight area shall be maintained. Within the sight area, no fence, wall, sign, slope, embankment, parked vehicle, hedge, foliage, planting, object, or structure shall be placed, erected, or maintained that will obstruct visibility within the sight area.
2. *Dimensions of the sight area.* The horizontal dimensions of sight areas are defined as triangular areas formed by the intersecting right-of-way lines and a straight line joining the right-of-way lines at points that are measured along the right-of-way lines as seen in **Figure 6** and described below.

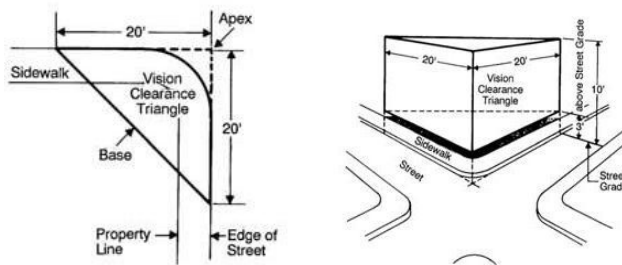


Figure 6: Horizontal Dimensions of Sight Areas

- a) Fifteen (15) feet distant from the point of the intersection of the right-of-way lines in commercial and industrial districts.
- b) Twenty-five (25) feet distant from the point of the intersection of the right-of-way lines in residential districts

Those sight areas shall be established regardless of the angle of intersection of the right-of-way lines. For the intersection of a driveway and a road, the triangular area is that formed by the right-of-way and the edge of the driveway and a straight line joining the right-of-way and driveway edge at points that are 15 feet distant from the point of intersection.

The vertical dimensions (cross-visibility) of sight areas are defined as the vertical space between



the heights of 2.5 feet and 10 feet in elevation above the nearest edge of the road pavement of a paved road or above the nearest edge of the riding surface of an unpaved road. Trees having limbs and foliage trimmed so that the cross-visibility within the triangle is not obscured shall be allowed to overhang the sight triangle, provided the location of any tree does not create a traffic hazard.

NOTE: The profile of existing streets on either side of a proposed intersection shall be provided to ensure that adequate sight distances are available.



Lateral Clearance

A minimum lateral clearance as shown below shall be maintained from the edge of pavement or from the back of curb or valley gutter:

- Rolled curb and gutter.....6.0 feet
- Barrier type curb.....4.0 feet
- Valley gutter.....6.0 feet
- Flat pavement..... 10.0 feet

No entrance gates or other obstructions, with the exception of traffic control, street name signs, and mailboxes, are to be placed within these distances from the edge of the street.

Trees are allowed at the right-of-way line only and must utilize a root barrier on the sidewalk and/or roadway side.

It should be noted that the above setbacks are minimums based on the obstruction being located on a tangent. When an obstruction is located within a horizontal curve, the setback must be calculated using the equation:

$$R = \frac{S^2}{8M}$$

Where:

- R* = Radius of curvature at the centerline of the lane closest to the obstruction (feet)
- M* = Distance from the centerline of the lane to the obstruction (feet)
- S* = Stopping sight distance (feet)

Provided the above setbacks and sight distance requirements are met, trees may be retained or planted within the right-of-way for aesthetic or environmental purposes.

Road Subgrade and Pavement Structure Requirements

~~Table 25~~**Table 26** indicates the various traffic classes for different types of roads. Refer to the Road Classification section of Chapter 7 for additional information on types of roads.

Table 24: Traffic Classes

Class 1	Class 2	Class 3	Class 4
---------	---------	---------	---------



<ul style="list-style-type: none"> • Access Street* • Park Road* • Alleyways* • Local Street* * [ADT<250] 	<ul style="list-style-type: none"> • Local Street [ADT>250] • Minor Collector (Residential) [ADT<1000] • Minor Collector (Commercial) [ADT<1500] 	<ul style="list-style-type: none"> • Minor Collector (Residential)* • Major Collector (Commercial)* *[1000<ADT<2000] 	<ul style="list-style-type: none"> • Major Arterial • Local Industrial • Major Service Drives or Entrance
--	--	--	--

Table 26-27 provides detail on subgrade categories. The three (3) subgrade categories (poor, medium, and good) are illustrated in Figure 7, Figure 8, and Figure 9, respectively. In all three cases, the minimum pavement section consists of 3-inch Asphalt and 6-inch Macadam Base.

Table 25: Subgrade Categories

	Poor	Medium	Good
Description	<ul style="list-style-type: none"> • Becomes soft and plastic when wet. • Clay and fine silts <ul style="list-style-type: none"> ○ ≥ 50% passing No. 200 • Coarse silts and sandy loams <ul style="list-style-type: none"> ○ Deep frost penetration ○ High water table 	<ul style="list-style-type: none"> • Retains a moderate degree of firmness under adverse conditions • Loams, silty sands, and sandy-gravels containing moderate amounts of fine silts. 	<ul style="list-style-type: none"> • Retains a substantial amount of load-supporting capacity when wet. • Clean sands, sand-gravels, and those free of detrimental amounts of plastic fines. <ul style="list-style-type: none"> ○ ≤ 10% passing No. 200 • Relatively unaffected by moisture or frost.
Typical Properties	CBR < 6 LL > 40 PI > 10 GI > 4	CBR: 6-9 LL: 25-40 PI: 6-0 GI: 2-4	CBR ≥ 10 LL < 25 PI < 6 GI < 2

$$GI = (F_{200} - 35)[0.2 + 0.005(LL - 40)] + 0.01(F_{200} - 15)(PI - 10)$$



Where:

F_{200} = Percent of subgrade soil passing the No.200 sieve

LL = Liquid limit of subgrade soil

PI = Plastic index of subgrade soil

A geotechnical professional needs to provide design plans, reports and/or details. A soils report is required to determine subgrade conditions (i.e., poor, medium, or good).



Modified SCAPA Standard

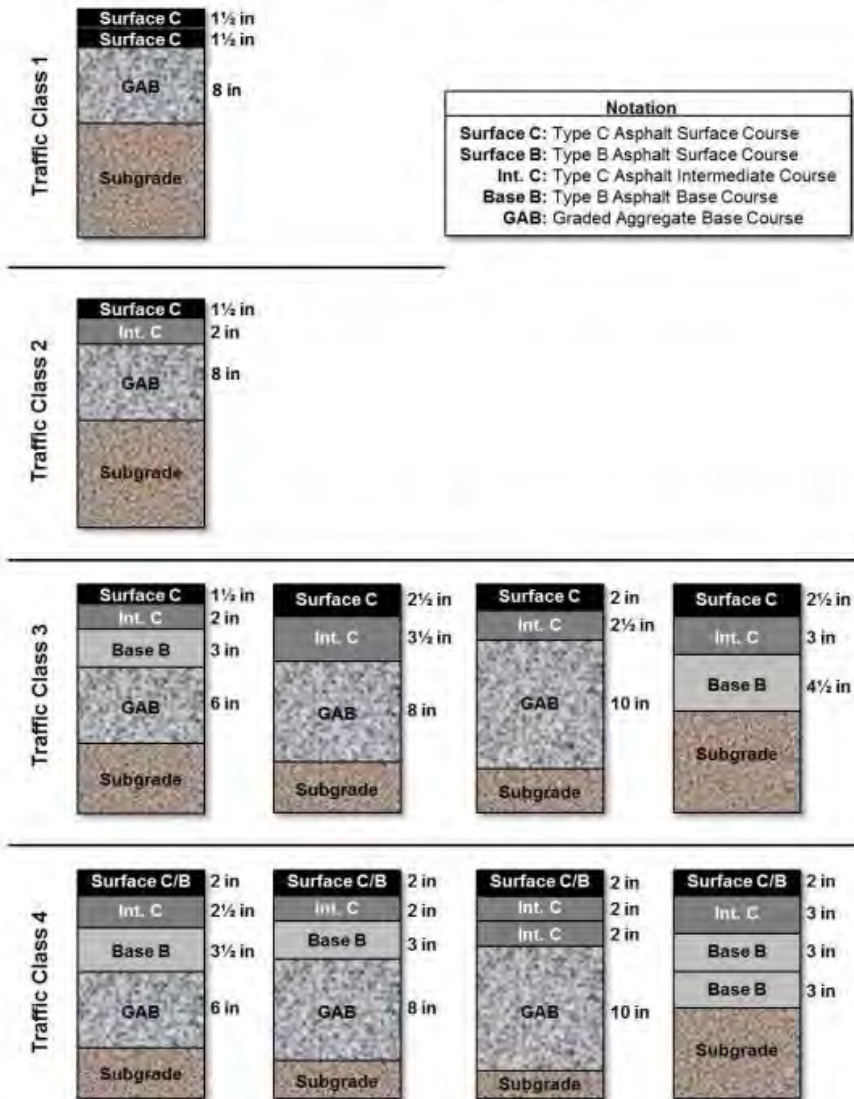


Figure 7: Poor Subgrade

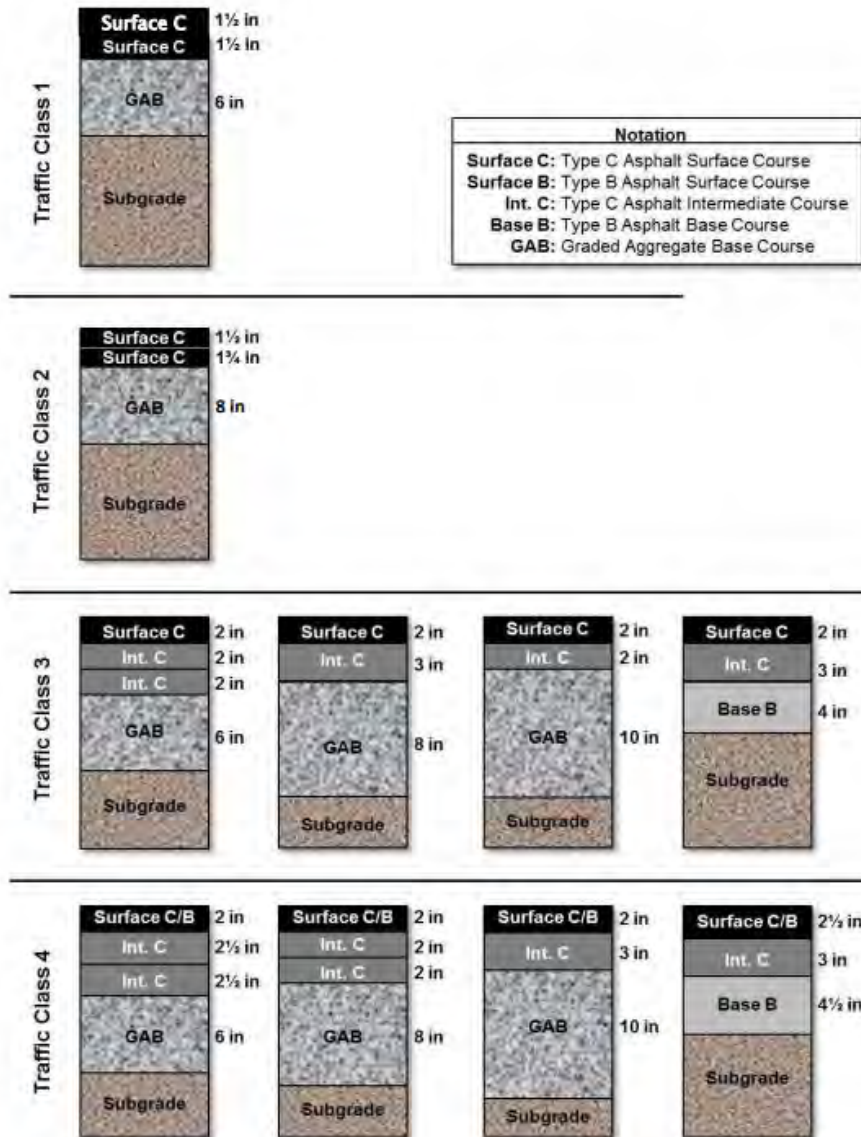
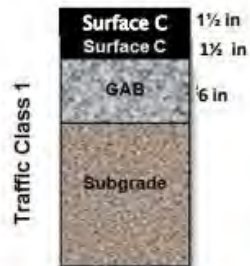


Figure 8: Medium Subgrade



Notation	
Surface C:	Type C Asphalt Surface Course
Surface B:	Type B Asphalt Surface Course
Int. C:	Type C Asphalt Intermediate Course
Base B:	Type B Asphalt Base Course
GAB:	Graded Aggregate Base Course

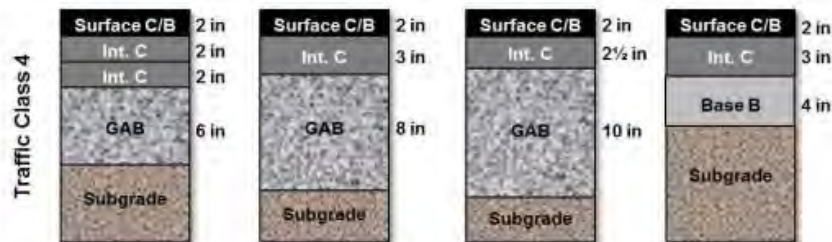
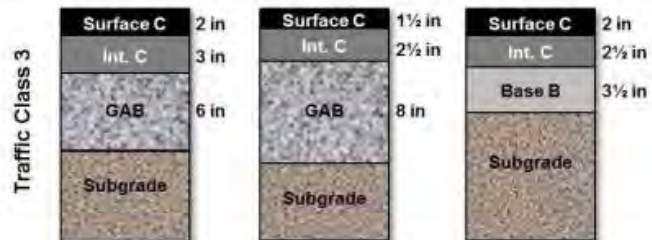
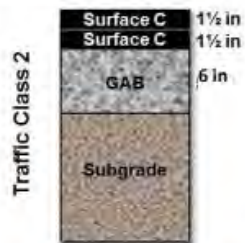


Figure 9: Good Subgrade



Road Connectivity

The arrangement of roads in a subdivision shall provide for the alignment and continuation or extension of existing roads in adjoining areas in compliance with the standards set forth in this section. Greater widths may be required if the existing road is identified for widening in the County's thoroughfare plan.

Where it is deemed necessary to the development of a logical road pattern and transportation network, roads and rights-of-way shall be extended to the boundary of adjoining property. Incompatible characteristics of adjoining property shall be given due consideration in making a determination of what shall constitute a logical road pattern. Reserve strips adjoining road rights-of-way for the purpose of preventing access to adjacent property shall not be permitted. [For further detail and requirements, refer to Section 26-5.1\(c\)\(3\) of the Richland County Land Development Code.](#)

Reservation of Road Connections

In certain situations, the development review team may permit a platted lot to be "reserved for future connection" in lieu of construction of the road connection. In the event the connection is constructed, any remaining property shall be conveyed to adjoining property owners.

In the event that the adjoining property is later developed in such a manner that it is determined that the connection is not required or desirable, the reservation will be terminated, ownership of the lot will remain with the developer. If the extension has not been constructed within the 10-year period, the development review team will determine the continued necessity of the extension and may recommend that the reservation be terminated, with ownership of the lot remaining with the developer.

Conservation Area Access

One (1) private access easement shall be allowed across a conservation area, provided that such access is at least 20 feet in width and provides access to no more than one (1) parcel.



Chapter 8: Road Construction and Testing

Clearing and Grubbing

All work associated with clearing and grubbing of all debris, vegetative matter, trees, stumps and obstructions within the limits of disturbance such as roadway, right-of-way, easement areas, ditches, etc., unless otherwise stated to remain in accordance with the approved set of plans. All clearing and grubbing work shall be authorized under a Richland County issued land disturbance permit. The Contractor shall confirm all organic, vegetative matter (roots, stumps, logs, etc.) have been removed from the roadway area and document any unsuitable soil conditions with the right-of-way. The report shall be submitted to the County Engineer's office for review and approval.

Road Embankment

All stumps and large roots must be removed from the roadbed prior to placement of fill for embankments regardless of fill height. All roadway embankment and embankment fill must be approved and signed off on by the geotechnical engineer. Roadway embankment fill is to be placed and compacted in lifts not exceeding eight (8) inches. The contractor is responsible for providing geotechnical testing and documentation that the embankment material has been compacted to 95 percent of maximum proctor density. Density testing of embankment fill is to be performed every 16 inches of fill or the fill limit, whichever is less. Spacing of density testing is to be every 250 feet of road, alternating lanes. There shall be a minimum of two (2) tests per road per 16 inches of fill (or the fill limit, whichever is less). The Department of Community Development and Planning's office is to be copied on all testing. No proof-roll of the sub grade will be scheduled until the compaction has been documented.

Road Embankment Modifications

Any roadway embankment modifications (extra stone, soil cement, lime treatment, geo grid, etc.) must be approved by the geotechnical engineer and the Community Planning and Development's office notified of such modifications.

Materials and Equipment

Materials and Equipment used for all Roadway Courses shall be in accordance with the latest edition of the SCDOT Standard Specifications and in working condition necessary for the construction, application, placement and maintenance.

Any Geotechnical Firm that is to conduct work in Richland County shall hold at least one lab certification from the following agencies:

1. SCDOT
2. AASHTO
3. CMEC
4. USACE



Each firm is responsible for providing their credentials when the initial proofroll is requested.

Road Construction Requirements

The typical flexible pavement structure consists of subgrade (subbase) course, base course, and surface course and shall be in conformance with lines, grades, dimensions, and cross-sections shown on approved construction plans. Testing requirements for each course are listed below in [Table 25Table-28](#).

Table 26: Roadway Course Testing Requirements

Roadway Courses	Mix Design Required?	Thickness Testing Frequency	Prime Coat Required?
Subgrade Course			
Cement Modified	Yes	500 ft per 2 lane roadway	No
Soil Aggregate	No	250 ft per 2 lane roadway	Yes
Base Course			
Sand Clay	No	250 ft per 2 lane roadway	Yes
Soil Aggregate	No	250 ft per 2 lane roadway	Yes
Stabilized Aggregate	No	250 ft per 2 lane roadway	No
Cement Modified Recycled	No	500 ft per 2 lane roadway	Yes (curing coat)
Cement Stabilized Earth (Soil Cement)	Yes	250 ft per 2 lane roadway	Yes (curing coat)
Macadam	No	250 ft per 2 lane roadway	Yes
Recycled Portland Concrete Cement	Yes	250 ft per 2 lane roadway	Yes
Cement Stabilized Aggregate	Yes	250 ft per 2 lane roadway	Yes (curing coat)
Intermediate Course			
Asphalt Binder or Intermediate Course	No	500 ft per 2 lane roadway	Yes (tack coat)
Surface Course			
Asphalt Surface Course Type C or Type D	Yes	500 ft per 2 lane roadway	Yes (tack coat)



Further information about each roadway course is provided in the sub-sections below.

Subgrade Course

The following subgrade course types are acceptable to Richland County:

- Native Soils Subgrade can be used as a subgrade and must be properly prepared for construction and pavement structure.
- Cement Modified Subgrade can be used in the modification of an existing subgrade by adding Portland cement, pulverizing the in-place soil, mixing, shaping, compacting, curing, and finishing the mixed material to form a subbase for a pavement structure.
- Soil Aggregate Subgrade can be used for the increasing the strength of the subgrade or subbase by adding aggregate, crushed stone and the construction of a soil-aggregate subbase on a properly prepared foundation course (subgrade or subbase) for pavement structure.

Construction of Subgrade Courses

Cement Modified and Soil Aggregate Subgrade Courses shall include roadbed preparation, pulverization, cement application, mixing, compacting, curing, and surface smoothness in accordance with the latest edition of the SCDOT Standard Specifications.

Prior to placement of these subgrade courses, the subgrade shall be prepared in accordance with the latest edition of the SCDOT Standard Specifications.

Curing, opening to traffic, and the reconstruction process shall be in accordance with the latest edition of the SCDOT Standard Specifications.

Subgrade course testing requirements are summarized in [Table 25](#)~~Table 28~~ above.

Maintenance of Subgrade Courses

Cement Modified and Soil Aggregate Subgrade Courses shall be maintained in good condition until all work is complete and accepted. Any defects that may occur must be repaired immediately. Any repairs made shall be to the full depth of the subbase.

Mix Design Requirements

Prior to field installation of Cement Modified Subgrade or at the time of design construction plans submittal, a proposed mix design shall be submitted to the Community Planning and Development's office for review and approval. The geotechnical engineer or design professional shall submit the proposed mix design. The mix design shall include the following:

- Aggregate gradation data,
- Liquid limit,
- Plastic limit and plasticity index of soils,
- Cementitious materials,
- Compressive strength,
- Standard proctor Moisture Density relationship curve, and
- Auger boring data.



The subgrade will need to be maintained in smooth, rut free, fully compacted condition. The subgrade must remain adequately drained and free from depressions and deleterious materials.

Under no circumstances can any base, surface course or pavement be placed on the subgrade before it is inspected and approved by the Department of Community Development and Planning.

Under no circumstances can materials be stockpiled or stored on the subgrade without prior approval of the Department of Community Development and Planning.

Under no circumstances can any base, surface course, or pavement be placed on the subgrade that is muddy, frozen, or unstable.

Base Course

The following base course types are acceptable to Richland County:

- Sand Clay Base Course,
- Soil Aggregate Base Course,
- Graded Aggregate Base Course: Macadam Base Course and Recycled Portland Cement Concrete,
- Base Course,
- Stabilized Aggregate Base Course or Graded Aggregate Base Course,
- Cement Modified Recycled Base Course, and
- Cement Stabilized Earth Base Course (Soil Cement).

Construction of Base Courses

Base courses shall include subbase preparation, pulverization, cement application, mixing, compacting, curing, and surface smoothness in accordance with the latest edition of the SCDOT Standard Specifications.

Prior to placement of base courses, the subgrade course shall be prepared in accordance with the latest edition of the SCDOT Standard Specifications.

Curing, opening to traffic, and the reconstruction process shall be in accordance with the latest edition of the SCDOT Standard Specifications.

Base course testing requirements are summarized in [Table 25](#)~~Table 28~~ above. Note that in addition to those requirements, Cement Stabilized Earth (Soil Cement) must have a required 300 psi compressive strength.

Maintenance of Base Courses

Base courses shall be maintained in good condition until all work is complete and accepted. Any defects that may occur must be repaired immediately. Any repairs made shall be to the full depth of



the subbase.

Mix Design Requirements

Prior to field installation of base courses requiring mix design (see [Table 25](#) ~~Table 28~~) or at the time of design construction plans submittal, a proposed mix design shall be submitted to the Community Planning and Development's office for review and approval. The geotechnical engineer or design professional shall submit the proposed mix design. The mix design shall include the following:

- Aggregate gradation data,
- Liquid limit,
- Plastic limit and plasticity index of soils,
- Cementitious materials,
- Compressive strength,
- Standard proctor Moisture Density relationship curve, and
- Auger boring data.

Binder or Intermediate Course

The following Binder or Intermediate Course types are acceptable to Richland County:

- Asphalt Concrete Binder Course
- Asphalt Concrete Intermediate Course

Construction of Binder or Intermediate Course

Asphalt Concrete Binder or Intermediate Course shall be constructed in accordance with the latest edition of the SCDOT Standard Specifications.

Maintenance of Binder or Intermediate Course

Asphalt Concrete Binder or Intermediate Course shall be maintained in good condition until all work is complete and accepted. Any defects that may occur must be repaired immediately. Any repairs made shall be to the full depth of the intermediate course.

If asphalt concrete binder or intermediate course is in place for nine (9) months without surface course, the binder course is subject to an inspection. A proof roll inspection and geotechnical engineering evaluation will be required to assess the condition of the course. If the proof roll fails, then a geotechnical recommendation must be submitted for review within 10 days of the proof roll. Repairs, according to the approved geotechnical evaluation, must be completed within 30 days of the approval by Richland County. The intermediate I binder course is subject to a proof roll and geotechnical evaluation every six (6) months until the surface course is installed.

Surface Course

The following Surface Course types are acceptable to Richland County:

- Asphalt Surface Course Type C
- Asphalt Surface Course Type D



Construction of Surface Course

Compacting, rolling, finishing, and opening to traffic shall be in accordance with the latest edition of the SCDOT Standard Specifications.

Maintenance of Surface Course

Asphalt Surface Course Type C and D shall be maintained in good condition until all work is complete and accepted. Any defects that may occur must be repaired immediately. Any repairs made shall be to the full depth of the surface course.

Weather Restrictions

Asphalt Surface Course Type C and Asphalt Surface Course Type D cannot be applied on a wet surface or when the ambient temperature is below 45°F.

Asphalt Mixture Placement Quality Control Verifications

During all asphalt mixture placement and compaction operations, a density gauge shall be in use. Asphalt roadway quality control verifications shall be documented by a certified Asphalt Roadway Technician. The rolling and compacting roadway verification shall include the following:

- Proper number and type of rolling and compacting equipment,
- Rolling equipment meet the SC-T-65 procedure for SCDOT specifications,
- Establish a roller pattern,
- Identify asphalt type, depth thickness, mixture placement, and compaction during production, and
- Document ambient air and temperature

Materials, mixture composition, equipment, and construction of Hot Mixed Asphalt Surface Courses (Types 1, 2, 3 and 4 or latest equivalent approved by SCDOT) may be used with prior approval of the County Engineer's Office and in accordance with the latest edition of SCDOT Standard Specifications and AASHTO standards.

If the County Engineer's Office determines that the asphalt surface course has areas of non-uniformity between coarse and fine aggregate particles within the compacted surface course pavement, the contractor and developer are responsible for correcting all segregated areas. These areas are to be removed and replaced for the full depth of the surface course with 10 feet on either side of the segregated areas for the full width of the paving lane.

Proof Rolling

A proof roll inspection involves the following components: the specifications for equipment, construction and requirements of testing the roadway embankment and subgrade for compaction uniformity and stability through a proof roll inspection. The request process for a proof roll as well as the proof roll inspection form can be found in [Appendix K: Proof Roll Request Process and Inspection](#)



Form Appendix L: Proof Roll Request Process and Inspection Form.

Equipment

The contractor shall ensure that the equipment used is in acceptable working condition necessary for the construction and testing in areas subject to proof roll inspections. A fully loaded tandem axle dump truck or an approved equivalent by the County Engineer's Office is accepted for proof rolling. The approved equipment shall only have air-filled pneumatic tires with a pressure between 70 and 90 psi while proof rolling.

Special Condition | A motor grader can be used for proof rolling concrete curb and gutter only as an alternative to a fully loaded tandem axle dump truck.

Proof Rolling Method

Each lift of embankment and subgrade below the finished subgrade elevation before placement of subsequent lifts shall be proof rolled. Prior to scheduling any proof roll inspections, all density testing data must be submitted to and approved by the Department of Community Development and Planning.

All proof rolls are to be performed in the presence of the County Engineer's Office representative or a certified earthwork, drainage and base inspector designated by the Department of Community Development and Planning, geotechnical engineer, and contractor.

Proof Roll Types

The following proof roll types are described in the sub-sections that follow:

- Concrete Curb and Gutter
- Cement Stabilized Earth (Soil Cement)
- Subgrade
- Embankment
- Base Course
- Existing Base Courses (in some cases)
- Existing Surface Courses (in some cases)

Concrete Curb and Gutter Proof Roll and Soil Cement

Proof rolls may be performed for concrete curb & gutter and soil cement at the request of the contractor. No proof roll inspection can be conducted without prior Richland County approval of the submitted density and subgrade condition reports. Proof roll inspection shall use a fully loaded tandem axle dump truck or full-sized motor grader (for concrete curb & gutter only).

The contractor shall schedule this inspection with the Department of Community Development and Planning. The geotechnical engineer, Richland County Engineer's office and contractor shall be represented and in attendance for the proof roll inspection. The County Engineer's Office reserves the



right to conduct or require additional testing at any time.

At the request of the contractor, Concrete Curb & Gutter Proof Roll can be conducted with soil cement proof rolls simultaneously with prior approval from the Department of Community Development and Planning. A proof roll geotechnical engineer's inspection/observation report shall be submitted to the Department of Community Development and Planning.

Embankment, Subgrade and Base Course Proof Rolls

Proof rolls may be performed for embankment, subgrade and base course at the request of the contractor. No proof roll inspection can be conducted without prior Richland County approval of the submitted density and subgrade condition reports. Proofroll inspection shall use a loaded tandem axle dump truck only. The contractor shall schedule this inspection with the Department of Community Development and Planning. The geotechnical engineer, Richland County Engineer's office and contractor shall be represented and in attendance for the proof roll inspection. The Department of Community Development and Planning reserves the right to conduct or require additional testing at any time. A proof roll geotechnical engineer's inspection/observation report shall be submitted to the Department of Community Development and Planning.

Existing Binder Course Proof Roll

Proof rolls may be performed for existing base course that has been in place for six (6) months at the request of the contractor or if the County deems current conditions require further testing. No proof roll inspection can be conducted without prior Richland County approval of the submitted density and subgrade condition reports. Proofroll inspection shall use a fully loaded tandem axle dump truck only. The contractor shall schedule this inspection. The geotechnical engineer, Richland County Engineer's office and contractor shall be represented and in attendance for the proof roll inspection. The County Engineer's Office reserves the right to conduct or require additional testing at any time. A proof roll geotechnical engineer's inspection/observation report shall be submitted to the County Engineer's Office.

Existing Surface Course Proof Roll

Proof rolls may be performed for existing surface course that has been in place for six (6) months at the request of the contractor or if the County deems current conditions require further testing. No proof roll inspection can be conducted without prior Richland County approval of the submitted density and subgrade condition reports. Proofroll inspection shall use a fully loaded tandem axle dump truck only. The contractor shall schedule this inspection. The geotechnical engineer, Richland County Engineer's office and contractor shall be represented and in attendance for the proof roll inspection. The County Engineer's Office reserves the right to conduct or require additional testing at any time. A proof roll geotechnical engineer's inspection report shall be submitted to the County Engineer's Office.

Flowable Fill

Flowable fill is acceptable to Richland County for the use of backfilling for abutments, bedding and encasement of pipes, catch basins, manholes, drop inlets, utility trenches, etc. The materials, equipment, construction, preparation and placement of Flowable Fill shall be in accordance with the



latest edition of the SCDOT Standard Specifications.

Roadway Repairs

All roadway repairs must be approved by the Department of Community Development and Planning prior to repair work. A geotechnical roadway repair recommendation must be submitted to the Department of Community Development and Planning for review and approval. A geotechnical observation report of the repair must be submitted to the Department of Community Development and Planning once work is complete.

Note: Any Geotechnical Firm that is to conduct work in Richland County shall hold at least one lab certification from the following agencies:

1. SCDOT
2. AASHTO
3. CMEC
4. USACE

Each firm is responsible for providing their credentials when the initial proof roll is requested.

Full Depth Asphalt Pavement Patching

Full Depth Asphalt Pavement Patching removes the material in the failed area and is replaced with fresh asphalt mixture. The approved method of full depth asphalt pavement patching shall include excavation or removal of damaged/failed area as determined by the County Engineer's office with straight and vertical cuts. The excavation or removal of the pavement shall be as much pavement as necessary, including granular base and subgrade, until a firm foundation is reached. The foundation shall be at least strong as the original pavement.

The minimum patch size shall be of six (6) feet by six (6) feet with at least 25 feet between patches. If unsuitable material is encountered during excavation, remove additional material as directed by the County Engineer's office. The faces of excavation or removal should be straight, vertical and solid. The sides of the existing asphalt pavement before placing the asphalt patch material shall be thoroughly tacked. The asphalt patch material shall be backfilled in layers not exceeding three (3) inches. The asphalt patch material shall be carefully to avoid segregation in the mix. Each layer shall be thoroughly compacted with a vibratory roller. After compaction, ensure that enough material is at grade with the surrounding existing pavement.

All full depth asphalt pavement patching work shall be conducted so that the removal and repair work is conducted within the same day and open to traffic within the same day. Ensure that the finished patch surface is smooth. Full depth asphalt pavement patching work shall not be conducted when the existing surface is wet or frozen.

Milling Existing Asphalt Pavement

Existing asphalt pavement is to be milled according to the specified width, depth and cross-slopes at



locations shown on the approved set of construction plans or roadway repair recommendations. Existing Asphalt Pavement can be milled as directed by the County Engineer. The milled surface shall be smooth, clean and free from of all loose particles. All milled material shall be disposed. Existing drives and intersections are to be tied to milled surfaces.

Removal of Existing Asphalt Pavement before Patching

Damaged asphalt pavement shall be removed to the width and depth as approved by the County Engineer's office based on a signed, sealed geotechnical engineer recommendation. Patching cannot occur when the existing surface is wet or frozen. Ensure that the finished patch is smooth riding surface. The minimum patch size shall be of six (6) feet by six (6) feet with at least 25 feet between patches. If unsuitable material is encountered during excavation, remove additional material as directed by the County Engineer's office. The faces of excavation or removal should be straight, vertical and solid.

Removal of Existing Concrete Curb and Gutter, Sidewalk or Driveway

The removal of existing Concrete Curb and Gutter, Sidewalk or Driveway shall include excavation or removal of damaged/failed area as determined by the County Engineer's office with straight and vertical cuts. The excavation or removal of the pavement shall be as much pavement as necessary. The foundation shall be at least strong as the original pavement.

Ensure that the manner of construction, mixing and placing of concrete, expansion and contraction joints, final finish, protection and curing shall be in accordance with the latest edition of the SCDOT Standard Specifications. If unsuitable material is encountered during excavation, remove additional material as directed by the Community Planning and Development's office. Suitable material shall be placed as directed by the Community Planning and Development's office.

Roadway Signs/Traffic Control Devices

Road signs, in conformance with the requirements of the Federal Highway Administration's Manual on Uniform Traffic Control Devices 2009 Edition with Revisions dated May 2012; provided, however, if a later edition is published, this latest edition shall be used; and with the addressing coordinating specialist, shall be located at all intersections in a manner approved by the county engineer.

Roadway Signs

Any sign within a new development shall be installed by the developer at his/her own expense. Signs will be aluminum blanks on metal posts fabricated and mounted in a standard design established by the director of public works. Such signs shall have white reflective lettering a minimum of six (6) inches in height on a reflective background. Signs located on multi-lane roads with a speed limit of 40 mph or greater shall have lettering a minimum of eight (8) inches in height. A green background shall denote a public road and a blue background shall denote a private road.

Unless directed otherwise by the County Engineer, speed limits shall be posted at the maximum



allowable design speed based on the geometric design criteria of the road defined in this chapter and based on the current legal speed ~~limit~~ limit.

Traffic Control Devices

All traffic control devices required by the Federal Highway Administration’s Manual on Uniform Traffic Control Devices 2009 Edition with Revisions dated May 2012 incorporated shall be installed by the developer at his/her own expense. All devices shall conform to the required size and reflectivity found in the Manual on Uniform Traffic Control Devices 2009 Edition with Revisions dated May 2012 incorporated. Provided, however, if a later edition of the “Manual on Uniform Traffic Control Devices” is published, this latest edition shall be used.



Chapter 9: Inspections and Enforcement

Inspection and Enforcement Authority

Department of Community Development and Planning Inspectors are authorized by Richland County to inspect and enforce the requirements of the Land Development Ordinance. The inspectors shall ensure that construction is in accordance with the approved plans, third-party inspections are conducted, all required permits (e.g., building, grading) have been issued prior to the commencement of work, sediment and erosion control measures are in place, there is proper installation and/or proper maintenance of BMPs, all required documentation is onsite, there is no adverse/offsite impact to any adjacent property, environmental feature, water body or stormwater system. The Enforcement Response Guide can be found in [Appendix L: Enforcement Response Guide](#) ~~Appendix M: Enforcement Response Guide~~.

The inspectors shall be:

- Authorized to conduct inspections and file reports for periodic inspections as necessary during construction to assure compliance with the approved plans.
- Authorized to furnish the permittee or agent the results of inspections in a timely manner after the completion of each required inspection.
- Authorized to issue a “Notice of Violation (NOV)”, subject to [Section 26-272-8.5\(b\)\(2\)](#) of the Richland County Land Development Code.
- Authorized to issue a “Stop Work Order (SWO)”, subject to [Section 26-272-8.6\(b\)](#) Richland County Land Development Code.
- Authorized to conduct a final inspection upon the completion of the project to determine if the completed work is constructed in accordance with the approved set of design plans and/or as-built plan certified by the permittee’s registered professional engineer.

Inspections

Richland County Inspectors shall conduct periodic site inspections on all land disturbing activities. The person responsible for the land disturbing activity must arrange for the appropriate representatives to attend a Richland County pre-construction meeting and shall notify the Richland County Inspector before the initiation of construction and upon project completion. After the project completion is certified by a design professional, a final inspection will be conducted to ensure compliance with the approved Land Disturbance Permit. Richland County Inspectors shall:

- Ensure that the approved set of plans and associated (onsite) Stormwater Pollution Prevention Plan (SWPPP) are located on the project site and are properly being followed and implemented,
- Ensure that active construction sites are inspected for compliance with the approved plans on a regular basis,
- Provide the attendees of the pre-construction meeting (or designee) a written report after every inspection,
- Document the date and location of the site inspection,



- Provide inspection status: “Compliant” or “Non-compliant,”
- List all deficiencies and time frames by which to correct,
- Provide pictures on the report for some of the urgent deficiencies, and
- Notify the attendees of the pre-construction meeting (or designee) in writing within seven (7) working days after the issuance of a violation (posted card) order.

Third Party Inspections

Third-party inspectors shall conduct inspections for compliance of the approved set of plans and approved stormwater pollution prevention plan during the construction phase (until Notice of Termination is processed by Richland County) of a project:

- Every seven (7) calendar days and within 24 hours after each rainfall event that produces 0.5 inches or more of precipitation,
- At the request of Richland County,
- At request of the permittee, and
- Due to a complaint of any construction impacts.

Reports must be placed in the construction box onsite within 72 hours of completion and must be emailed to pwconstructionreports@rcgov.us – dpwengineering@richlandcountysc.gov within 72 hours of completion.

Sediment & Erosion Control Inspections

Upon the issuance of a Land Disturbance Permit, construction can commence. Projects disturbing more than one (1) acre are required by DHEC to hire an inspector to conduct sediment & erosion control inspections weekly until the project is complete, per the local jurisdiction, and coverage has been terminated by DHEC. Richland County Inspectors will conduct their own compliance inspections which includes making sure third-party inspections are being conducted and are accurate.

Roadway Inspections

Richland County Inspectors shall conduct periodic site inspections on roadway construction inspections. Richland County Inspectors shall enforce the following inspection items and ensure that the road is built with quality construction materials, best practices are followed, and that the roadway is being built according to the approved set of plans.

Final Inspections

Upon completion of a project, a Final Inspection can be requested. All final inspection (and follow-up) requests must be sent to pwinspections@rcgov.us – dpwengineering@richlandcountysc.gov with “FINAL INSPECTION REQUEST” in the subject line. The email shall be acknowledged within 24 hours. After verification that the closeout package is complete, an inspection will be scheduled within five (5) to seven (7) business days. The Engineer Certification (.pdf) must be attached to the request. Partial inspections are not granted. The Standard Operating Procedure (SOP) for Residential Final Inspections can be found in [Appendix M: Residential Final Inspection SOP](#) ~~Appendix N: Residential Final Inspection~~



SOP.

Enforcement

In accordance with ~~Article XX~~ Article 26-8, Code Compliance Enforcement, of the Richland County Land Development Code, the Department of Community Development and Planning may issue a 'Notice of Violation' and/or 'Stop Work Order' upon findings of violations of the Richland County Land Development Ordinance.

The inspectors will consider the following criteria when determining a proper response:

- Magnitude of the violation,
- Duration of the violation,
- Effect of the violation on the receiving water body,
- Effect of the violation on the stormwater system,
- Compliance history of the violator, and
- Good faith of the violator.

Special Investigations

Richland County Inspectors shall conduct investigations on any related land disturbing activities or project sites. The inspector will ensure that best management practices are being used and proper permitting and authorization has been followed.

Issuing Violations

The Department of Community Development and Planning shall issue a 'Notice of Violation' and/or 'Stop Work Order' upon non-compliance of the Richland County Land Development Ordinance. In most cases, the 'Notice of Violation' is used as the first offense for ignoring a failed report. Subsequent non-compliance with the

Ordinance or failure to take corrective action within the specified time period may result in a 'Stop Work Order.'

For violations that involve the safety of life, or an imminent threat of serious damage to the environment and public or private property, 'Notice of Violations' and 'Stop Work Orders' may be issued for, but not limited to the following:

- Construction not in accordance with the approved plans,
- Failure to have third-party inspections conducted,
- Working without grading, building, or other applicable permits,
- Failure to have sediment and erosion control measures in place, improper installation and/or improper maintenance of BMPs,
- Failure to have the required documentation onsite, or
- Adverse/offsite impact to any adjacent property, environmental feature, water body or



stormwater system.

Notice of Violation

The purpose of this correction order is to notify the owner/permittee and/or contractor/developer of deficiencies noted during specific inspections. Construction can commence but the contractor 'must' work towards corrective actions. 'Notice of Violations' shall be submitted in writing, and a card posted onsite if it shall result in immediate compliance as the work is being completed. The Department of Community Development and Planning shall give written notice to the violator within seven (7) working days of the inspection.

The inspectors will consider the following criteria when determining a proper response:

- Magnitude of the violation,
- Duration of the violation,
- Effect of the violation on the receiving water body,
- Effect of the violation on the stormwater system,
- Compliance history of the violator, and
- Good faith of the violator.

Stop Work Order

The purpose of this correction order is to 'stop' the owner/permittee and/or contractor/developer from all land-disturbing activity. Stop Work Orders shall be submitted in writing and a card posted onsite immediately. The Department of Community Development and Planning shall give written notice to the violator within seven (7) working days of the inspection.

The inspectors will consider the following criteria when determining a proper response:

- Response to any previous order or failed report,
- Magnitude of the violation,
- Duration of the violation,
- Effect of the violation on the receiving water body,
- Effect of the violation on the stormwater system, and
- Compliance history of the violator.

Civil Citations

The issuance of Civil Citations by the Inspector may be made for the following situations:

- When a 'Notice of Violation' and/or 'Stop Work Order' has not been complied with or there has no substantial progress in complying with the 'Notice of Violation' or 'Stop Work Order.'
- When a 'Stop Work Order' has been issued and work still continues in defiance of the order. Under such circumstances, the Civil Citation shall be issued for the stormwater management violation.
- When repeated, reoccurring violations take place at the same development site or when repeated reoccurring violations take place by the same responsible party. Each day that a



violation remains uncorrected constitutes a separate applicable violation.

- Citations will be sent by Certified Mail. Owners, agents, permittees, lessees, builders, contractors, developers, firms, corporations, or partnerships listed on the permit application or tax record may be cited under this provision.

Criminal Penalties

The County has the authority to charge any person on violating any provision of this ordinance with a misdemeanor punishable within the jurisdictional limits of magistrate’s court. Each day of a violation shall constitute a new and separate offense.



Chapter 10: Project Closeout & Dedication

Closeout (Project Completion)

All Projects that have been submitted, approved, and received Land Disturbance Permits will require a Closeout Package to be submitted. This package needs to include at a minimum:

1. Surveyed as-built drawings
2. As-built calculations
3. PTOs for applicable utilities
4. Notice of Termination
5. Engineer's Certification
6. SCDOT Encroachment Permit (if applicable)
7. Permanent Maintenance Responsibility Agreement

A guide to the Closeout Process can be found in [Appendix N: Closeout Process](#) ~~Appendix O: Closeout Process~~.

For Residential Projects, roadways, and associated storm drainage constructed according to the approved set of plans may be dedicated to Richland County for ownership and maintenance. This is accomplished through the County's Closeout Process and the County reserves the right to deny acceptance of any project petitioned to be turned over to the County.

Once a Closeout Package has been submitted to the Department of Community Planning and Development for review, a Final Inspection can be scheduled. The package must include the above-referenced items and items in Steps one (1) and two (2) can be submitted simultaneously. All information must be submitted through the [eTrakit systemsystem](#), and the applicant should choose "Closeout Permit" when applying for the permit and should include the following:

- Record Drawings – The drawings must include "ALL" improvements and final road and storm drainage profiles.
- Record Drawings (CAD) – The digital submission should be a (.dwg) or (.dxf) file and must include all layers.

Also, as a condition for acceptance of infrastructure into the County system, Richland County requires a one-year or two-year warranty depending on the circumstances during construction as determined by the County Engineer, accompanied by a bond in the amount of 10 percent of the construction costs associated with the deeded infrastructure. The warranty will pertain to the design and construction of the streets and accompanying drainage system in accordance with the Road Design Standards and their satisfactory performance during the warranty period. The warranty period begins with the County's execution of the deed.

All pavement failures and other structural defects that are detected during the warranty period are to



be corrected by the grantor upon official notification by the Department of Public Works.

Dedication of Infrastructure

Upon receipt of the dedication package, the Department will review all information for accuracy. If all information is accounted for and accurate, a recommendation will be submitted to the County Engineer for acceptance of the project into the County inventory within three (3) days of receipt of a complete package. The dedication package must include the following:

- Certificate of Title
- Deeds (Road Right-of-Way)
- Deeds (Storm Drainage Easements)
- Affidavit (For Department of Revenue)
- Final Plat (Last Revised)
- Memorandum of Understanding

Templates for the Road Right-of-Way Deed, Storm Drainage Easement Deed, and Affidavit for Deeds Templates can be found in [Appendix O: Road Right-of-Way Deed Template](#), [Appendix P: Road Right-of-Way Deed Template](#), [Appendix P: Storm Drainage Easement Deed Template](#), [Appendix Q: Storm Drainage Easement Deed Template](#), and [Appendix Q: Affidavit for Deeds Templates](#), [Appendix R: Affidavit for Deeds Templates](#).



Chapter 11: Bond, Warranties and Agreements

Financial Surety

For purposes of these Standards, "Financial Surety" shall refer to a County approved instrument and arrangement undertaken by and at the expense of the developer, established to provide a financial guarantee in favor of the County. In the event of default or failure by the developer, the Financial Surety shall be seized upon so as to provide funds for the completion of all required infrastructure improvements.

In lieu of the completion of a subdivision (infrastructure improvements), prior to final plat approval, the developer can provide financial surety in an amount with surety and conditions satisfactory to it, providing for and securing to the County the actual construction and installation of all improvements within a specified time period as expressed in the financial documents. The construction bond process can be found in [Appendix R: Construction Bond Process](#) ~~Appendix S: Construction Bond Process~~.

Types of Surety Bonds

The following types of bonds shall be acceptable to the county, subject to review and approval by the Richland County Legal Department and/or the County Engineer or his/her authorized representative.

Surety Bond

A surety bond issued by an insurance company licensed to do business in the State of South Carolina in an amount equal to 125 percent of the estimated cost of improvements. The county engineer or his/her authorized representative will validate the remaining scope of work presented and the estimated cost of improvements.

Escrow Funds

A Cashier's Check may be accepted in an amount equal to 125 percent of the estimated cost of improvements. The county engineer or his/her authorized representative must validate remaining scope of work presented along with the estimated cost of improvements. The contract may authorize a reduction of the escrow account upon completion of a portion of the improvements, but at no time shall the escrow account be less than 125 percent of the remaining improvements.

Letter of Credit

An Irrevocable Letter of Credit may be accepted by a lending institution/bank licensed to do business in the State of South Carolina in an amount equal to 125 percent of the estimated cost of improvements. The county engineer or his/her authorized representative must validate remaining scope of work presented along with the estimated cost of improvements.

Financial Surety Submissions

The Financial Surety Package shall be submitted directly to the Department, 2020 Hampton Street, 1st Floor, Columbia, SC 29202, Attention: Community Planning and Development - New Development. A



complete financial surety package shall include the following:

- Engineers Cost Estimate (Prepared by Engineer) Sealed and Signed. The cost estimate must include a breakdown of work to be completed to include unit cost and totals.
- Statement of Conditions (SOC) (Prepared by Developer or Representative). The SOC is the formal agreement between the County and Developer. This document will specify the terms of the agreement and specify an expiration date of the agreement. A copy of the SOC can be found in [Appendix S: Statement of Conditions](#) ~~Appendix T: Statement of Conditions~~.
- Bond, Letter-of-Credit or Cashier's Check (Prepared by Bank or Insurance Company)
- Memorandum of Understanding (Prepared by Richland County). The memorandum of understanding is an agreement between the Bank/Insurance Company and the County which describes the terms of the surety agreement between the Developer and County. A copy of the memorandum can be found in [Appendix T: Bond Memorandum of Understanding](#) ~~Appendix U: Bond Memorandum of Understanding~~.
- The Bonded Plat s should be submitted directly to the Department of CP&D electronically.

Financial Surety Conditions

All financial sureties shall state that the financial surety shall automatically be extended for a one-year period from the present and any future expiration dates as approved by Richland County unless at least 60 days prior to the expiration of date, the financial institution shall notify Richland County in writing by certified mail or overnight courier service that the financial institution elects not to consider the financial surety renewed for an additional period. The County will also require the bank or insurance company to sign a memorandum of understanding as it relates to the agreement between the developer and the County.

Financial Surety Reductions

Developers may apply for a reduction in the amount of the Financial Surety posted based on completed infrastructure improvements. In order to qualify for the reduction, a significant portion of any one of the following items must be installed in accordance with the approved plans: storm drainage, base, asphalt, curb and gutter, and sidewalks.

Richland County Inspectors will verify completed work certified by the developer or the developer's engineer of record. Developers should be advised that they must ensure relevant work is complete and in accordance with the approved construction plans prior to making the reduction request.

Financial Surety Termination

Financial Surety must be kept current and in effect until such time a final inspection is performed, outstanding items are addressed, and the County Engineer or his/her authorized representative have made final acceptance of the project.

Upon final acceptance of the project, the County Engineer or his/her authorized representative will release the Financial Surety instrument within three (3) days of acceptance. A certified release letter



will be sent to the developer and bank/lending institution of the release.

Warranty Period

Roads and stormwater management systems that are to be dedicated to Richland County for public maintenance shall be under warranty by the developer for a period of two (2) years. The warranty period shall begin upon acceptance of the roads by Richland County. The DPW/CP&D shall maintain surveillance over the infrastructure and will provide written notification to the developer if repair work is required during the warranty period. The developer shall provide the DPW/CP&D with a timeline for the completion of the required repairs. If not completed within the approved timeline, the DPW/CP&D may correct the repairs and pursue the developer for associated cost of repair. Emergency road and/or stormwater conveyance defects that directly affect public health and safety shall be addressed immediately.

Financial Surety Security Period

All Financial Security instruments shall be posted with the County Engineer or his/her authorized representative for and on behalf of the County of Richland. The initial agreement will be in effect for two (2) years, subject to conditions specified by the County and all subsequent extensions will be reviewed for eligibility to extend.

If requested by the developer, the Department, in its sole discretion, can extend the Financial Surety for a maximum of one (1) year. Prior to granting an extension, the County Engineer or his/her authorized representative shall review actual cost estimates and work to be completed to ensure that the extended security is adequate to cover the remaining work.

Warranty Bonds

In the event the developer elects to dedicate easements and right-of-way to the public, a warranty bond, certified by a registered engineer, is required which will hold the construction contractor liable for any problems for a minimum of 24 months following the date of such dedication.

The amount of the bond shall be formulated as follows:

- 10 percent cost for roadway
- 10 percent cost for storm drainage
- 100 percent cost for incomplete sidewalks
- 100 percent cost for permanent stabilization

Warranty Bond Format

The warranty bond shall include a warranty bond estimate formatted as follows:



**Richland County
Warranty Bond Estimate**

Date

Subdivision - Phase #
(Lots #)

Engineering #

DESCRIPTION OF WORK/MATERIALS	QUANTITY	UNIT	UNIT PRICE (\$)	%	AMOUNT
ROADWAY					
Macadam Base (8")	1970	SY	\$10.75	10%	\$2,117.75
AC Black Base (2")	1970	SY	\$9.50	10%	\$1,871.50
AC Surface (1.5")	1970	SY	\$8.25	10%	\$1,625.25
Rolled Curb	1483	LF	\$8.50	10%	\$1,260.55
			SUB-TOTAL		\$6,875.05
STORM DRAINAGE					
15" RCP	301	LF	\$21.00	10%	\$632.10
24" RCP	229	LF	\$30.00	10%	\$687.00
Catch Basin 4 x 4	2	EA	\$2,000.00	10%	\$400.00
Junction Box 4 x 4	3	EA	\$2,000.00	10%	\$600.00
Florida Type Box	2	EA	\$325.00	10%	\$65.00
Type 9 Junction Box Tops	3	EA	\$300.00	10%	\$90.00
			SUB-TOTAL		\$2,474.10
MISCELLANEOUS					
Sidewalk	460	LF	\$15.00	100	\$6,900.00
			SUB-TOTAL		\$6,900.00
PERMANENT STABILIZATION					
Grassing	1.34	AC	\$3,000.00	100	\$4,020.00
			SUB-TOTAL		\$4,020.00
			TOTAL		\$20,269.15

Engineering Certificate of Warranty Bond Estimate

I hereby certify that all installed road and site improvements, storm drainage infrastructure, and pollution prevention measures that will be owned and maintained by Richland County have been designed to meet or exceed the minimum standards required by Richland County, and a bond document with surety adequate to guarantee satisfactory completion of the remaining improvements shall be provided to Richland County.

Name of Project Engineer

Signature

Date



Definitions

Access point. An intersection, driveway, or any entry point on the right-hand side of a road. An entry point on the opposite side of a road or a median opening may be considered an access point, if it is expected to influence traffic flow in the direction of interest. [\(Ord. 038-09HR; 7-21-09\)](#)

Alley. A private road primarily designed to serve as a secondary access to the side or rear of those properties whose principal frontage is on another road, either public or private, meeting minimum county requirements.

Americans with Disabilities Act (ADA). A federal law enacted in 1990 to protect the civil rights of individuals with physical or mental disabilities from intentional or unintentional discrimination in housing, employment, education, access to public services and telecommunications and to ensure that persons with disabilities have equal access to same. [\(Ord. 033-11HR; 6-21-11\)](#)

Annual Average Daily Trips (AADTs). The average 24-hour traffic volume on a given roadway segment over a 365-day period. [\(Ord. 038-09HR; 7-21-09\)](#)

Area of special flood hazard. The land in the floodplain subject to a one (1) percent or greater chance of flooding in any given year. This term also includes all wetlands within a community. For purposes of these regulations, the term "area of special flood hazard" is synonymous in meaning with the phrase "special flood hazard area."

Arterial road - minor. A SCDOT designated roadway, as depicted on their "Functional Classification Map for the Columbia Urbanized Area", that carries a mix of local and through traffic and which links collector roads, and sometimes local streets, with principal arterials. [\(Ord. 038-09HR; 7-21-09\)](#)

Arterial road - principal. A SCDOT designated roadway, as depicted on their "Functional Classification Map for the Columbia Urbanized Area" that is primarily intended to provide traffic service between urban areas. [\(Ord. 038-09HR; 7-21-09\)](#)

Base flood or regulatory flood. The flood having a one (1) percent chance of being equaled or exceeded in any given year.

Best Management Practices (stormwater management). A structural or nonstructural management-based practice used singularly or in combination to reduce nonpoint source inputs to receiving waters in order to achieve water quality and quantity protection goals.

BMPs. Best Management Practices (stormwater management); an acronym used to describe a structural or nonstructural management-based practice used singularly or in combination to reduce nonpoint source inputs to receiving waters in order to achieve water quality and quantity protection goals. [\(Ord. 006-10HR; 1-19-10\)](#)



BMPs Design Manual (stormwater management). The manual of design, performance and review standards for stormwater management BMPs to be used in Richland County. The requirements established by the BMPs Design Manual are mandatory. (~~Ord. 006-10HR; 1-19-10~~) The “BMPs Design Manual” is synonymous with the “Land Development Manual.”

Borrow pits. An excavated area where naturally occurring earthen materials are to be removed for use as ordinary fill at another location.

C-SWPPP. Comprehensive Stormwater Pollution Prevention Plan; an acronym used for a document that includes a narrative, drawings, and calculations to describe BMPs and activities that will be implemented to eliminate or reduce pollutant discharges to stormwater, stormwater conveyance systems, and/or receiving waters. The C-SWPPP must include the SWPPP, prepared according to DHEC requirements for the General Construction Permit, as well as the NOI and Engineering Report.

Capital Improvement Plan (CIP). A general description of all existing public facilities and their existing deficiencies within the service area or areas of the governmental entity, a reasonable estimate of all costs, and a plan to develop the funding resources including existing sources of revenues related to curing the existing deficiencies including, but not limited to, the upgrading, updating, improving, expanding, or replacing of these facilities to meet existing needs and usage; and otherwise complies with the requirements of Section 6-1-960 (B) of the S.C. Code of Laws. (~~Ord. 038-09HR; 7-21-09~~)

Central Midlands Council of Governments (CMCOG). An association of local governments in Fairfield, Newberry, Lexington, Richland and portions of Kershaw and Calhoun counties to address multi-jurisdictional problems and opportunities. (~~Ord. 038-09HR; 7-21-09~~)

Clean Water Act. The Federal Water Pollution Control Act, as amended, codified at 33 U.S.C. §§ 1252 et seq. (~~Ord. 006-10HR; 1-19-10~~)

Collector Road. A roadway which provides connection between the arterial road system and local roads as well as traffic circulation within residential, commercial and industrial areas. (~~Ord. 038-09HR; 7-21-09~~)

Collocate. The act of using a single support structure and/or site by more than one (1) communication (i.e., wireless) provider.

Common Area. Land within a development, not individually owned or dedicated for public use, which is designed and intended for the common use or enjoyment of the residents of the development.

Conservation Area. Any parcel or area of undeveloped land conserved in its natural state for perpetuity through deeds or other legal measures. (~~Ord. 035-08HR; 6-17-08~~)



Controlled Access Zone. The area of an intersection that requires controlled traffic movement to preserve the safety of pedestrians, drivers, and other intersection users. (~~Ord. 018-10HR; 4-20-10~~)

Critical Root Zone. The minimum area beneath a tree which should be left undisturbed in order to preserve a sufficient root mass to give a tree a reasonable chance of survival. This area is located within a distance of one foot for each one inch of tree diameter (measured at four and one-half feet above ground level) of the tree. An area on the ground and adjacent to a protected tree that encompasses a distance of one (1) foot of space for every one (1) inch of the tree DBH measured outward from the center of the tree in all directions. (~~Ord. 055-12HR; 10-16-12~~)

Cross-Access Easement. An easement wherein a grantor conveys to a grantee, his/her/its heirs, successors in interest, and/or assigns, a perpetual nonexclusive easement that may include such matters as: vehicular and pedestrian access, ingress, egress; the location and amount of parking of vehicles; and/or landscaped areas; and/or any shared maintenance responsibilities. (~~Ord. 014-10HR; 3-16-10~~)

Cul-de-sac. A road having one end open to traffic and the other end terminated by a vehicular turnaround; a dead-end street.

Design Capacity. The volume of annual average daily trips (AADTs) of a given roadway segment at which traffic flows with minimal delay. The design capacity is based on the geometry of the roadway segment and its functional classification. (~~Ord. 038-09HR; 7-21-09~~)

Designated Water Resource. A perennial surface water body that normally flows or contains water throughout the year, except during extreme droughts. These water bodies typically have a defined channel or shoreline and support a diverse population of aquatic insects, including some with life cycles that require permanent water. Those water bodies with channels are able to sort and move channel materials.

Developer. Any person acting on his own behalf as a property owner, or as an agent for a property owner, who makes application for development plan approval as set forth in this chapter [Chapter 26 of the Richland County Code of Ordinances].

Development. Any of the following actions undertaken by a public or private individual or entity: (a) any land altering activities associated with the division of a lot, tract, or parcel of land into two (2) or more lots, plots, sites, tracts, parcels, or other divisions by plan or deed; or (b) any human-made change to improved or unimproved real estate, including, but not limited to, buildings or other structures, clearing, mining, dredging, filling, grading, paving, berming, diking, excavation, or drilling operations, or storage of equipment or materials.

Development with Open Space Design. A development pattern that arranges the layout of buildings in a compact area of the site which reserves a portion of a site for open space preservation and is protected in perpetuity. (~~Ord. 045-13HR; 9-10-13~~)



DHEC. The South Carolina Department of Health and Environmental Control.

Drainage. A general term applied to the outflow of water or other fluid from a given area, whether by natural means (surface water runoff) or artificial means (drains, grading, etc.).

Drainage Channel. Any natural or man-made conveyance for surface water, including open channels, enclosed storm sewers, streams, rivers, lakes, ponds, or marshes.

Drainage System. The surface and subsurface system for removal of water from the land, including both the natural elements of streams, marshes, swales, and ponds, whether of an intermittent or continuous nature; and the manmade elements such as improved open channels, culverts, retention facilities, and enclosed storm sewers.

Easement. A grant or reservation by the owner of land for the use of such land by others for a specific purpose or purposes.

Erodible soils. Soils that can erode at excessive rates, such as Hydrologic Groups B and C. (~~Ord. 045-13HR; 9-10-13~~)

Encroachment (floodplain overlay district standards). The advance or progression of uses, fill, excavation, buildings, structures, or developments into a floodplain or floodway.

Encroachment permit. A permit issued by the County on county-maintained roadways or by SCDOT on state-maintained roadways to use a public right-of-way for any purpose. (~~Ord. 038-09HR; 7-21-09~~)

Engineer. A person practicing engineering and licensed in the State of South Carolina pursuant to the requirements of Section 40-22-10, et seq., of the South Carolina Code of Laws, as amended.

Entitled Property. Any property that, prior to January 19, 2010 has been subject to either "Permitted Development Activity" or a "Valid Government Approval." If a Permitted Development Activity or Valid Governmental Approval has occurred with respect to any tract and such tract was subsequently subdivided, or in the future is subdivided, by an approved subdivision plat, then all subdivided parcels that were part of the original tract shall be considered Entitled Property. (~~Ord. 006-10HR; 1-19-10~~)

Ephemeral stream. A stream or reach of a stream that flows briefly only in direct response to precipitation in the immediate locality and whose channel is at all times higher than the water table. (~~Ord. 006-10HR; 1-19-10~~)

Erosion. The general process by which soil and rock fragments are detached and moved by the action of wind, water, ice and gravity, either naturally or induced.

Erosion and sediment control plan. A plan which adequately describes necessary land management



practices and control measures, including a timetable or schedule for their installation, which will effectively minimize soil erosion and sedimentation; prepared and approved as provided herein for application to a particular land area. This plan shall be incorporated into the Stormwater Pollution Prevention Plan (SWPPP). ~~(Ord. 006-10HR; 1-19-10)~~

Federal Highway Administration (FHWA). The agency that administers federal surface transportation regulations and provides funding for federal roads and MPO activities. ~~(Ord. 038-09HR; 7-21-09)~~

FEMA. The Federal Emergency Management Agency.

Fill. The placement of fill material at a specified location to bring the ground surface up to a desired elevation.

Fill material. Natural sands, dirt, soil and rock. For the purposes of floodplain management, fill material may include concrete, cement, soil cement, brick or similar material as approved on a case-by-case basis.

FIRM. See "Flood Insurance Rate Map".

Flood or Flooding. A general and temporary condition of partial or complete inundation of normally dry land areas, caused by the overflow of a watercourse or the unusual and rapid accumulation or runoff of surface waters from any source.

Flood Insurance Rate Map (FIRM). An official map of a community on which the FEMA has delineated both the areas of special flood hazard and the risk premium zones applicable to the community.

Flood Insurance Study. An official report provided by FEMA. The report contains flood profiles, as well as the Flood Boundary Floodway Map and the water surface elevation of the base flood. A Flood Insurance Study may include a study using detailed hydrologic and hydraulic analyses to model the base flood, determine base flood elevations, and designate floodways and risk zones (Zones AE, A1-30, AH and AO).

Floodplain. The areas adjoining a river, stream, watercourse, lake, or other body of standing water that have been or may be covered by floodwater.

Floodplain Development Permit. ~~A permit for approving development in the FP-O Flood Protection Overlay district. See Richland County Land Development Code Section 26-2.5(j). A document issued by the county authorizing the applicant to undertake development and related activity in a regulated floodplain.~~

Flood Prone Area. The area of land susceptible to being inundated by a flood (see definition of "flood").



Floodproofing. Design and construction of nonresidential structures and attendant utility and sanitary facilities that are watertight to at least two (2) feet above the base flood elevation. Walls are substantially impermeable to the passage of water and have structural components capable of resisting hydrostatic and hydrodynamic loads and the effects of buoyancy.

Flood Resistant Materials. Any building material capable of withstanding direct and prolonged contact with flood waters without sustaining significant damage. The term "prolonged contact" means at least 72 hours, and the term "significant damage" means any damage requiring more than low-cost cosmetic repair (such as painting).

Floodway. The channel of a river or other watercourse and the adjacent land areas which must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than one (1) foot.

Functional Classification. An FHWA process, adopted by SCDOT and the MPO, by which roads are grouped into classes, or systems, according to the character of the service they are intended to provide. The MPO classifies roads as interstate, principal arterial, minor arterial, or collector. (~~Ord. 038-09HR; 7-21-09~~)

Grading. Any displacement of soil by stripping, excavating, filling, stockpiling, or any combination thereof, and shall include the land in its excavated or filled state.

Hazardous Material. Any substance that, because of its quantity, concentration, or physical or chemical characteristics, poses a significant present or potential hazard to human health and safety or to the environment if released into the workplace or the environment.

Highest Adjacent Grade. The highest natural elevation of the ground surface, existing prior to construction, next to the proposed walls of the structure.

Illegal Discharge. Any activity that results in a discharge to a stormwater system or receiving waters that is not composed entirely of stormwater; provided, however, this does not include: (a) discharge pursuant to an NPDES permit (other than the NPDES permit issued for the Richland County stormwater system and its co-permittees), (b) discharges resulting from fire-fighting activities, and (c) any activity specifically addressed in this Code of Ordinances [Richland County Code of Ordinances] or by Richland County as not being significant sources of pollution. (~~Ord. 006-10HR; 1-19-10~~)

Illegal Dumping. The disposal of waste in an unpermitted area or the pouring of liquid wastes or trash into stormwater drains. (~~Ord. 006-10HR; 1-19-10~~)

Illicit Connection. A connection to a stormwater system that results in a discharge that is not composed entirely of stormwater run-off; provided, however, this does not include discharges pursuant to an NPDES permit (other than the NPDES permit issued for the Richland County stormwater system and its co-permittees). (~~Ord. 006-10HR; 1-19-10~~)



Illicit Discharge Detection and Elimination (IDDE) Program. The third Minimum Control Measure of the Stormwater Phase II Rule; it is a program, employing a plan that should include procedures for locating priority areas likely to have illicit discharges, procedures for tracing the source of an illicit discharge, procedures for removing the source of the discharge, and procedures for program evaluation and assessment. (~~Ord. 006-10HR; 1-19-10~~)

Improper Disposal. Any disposal other than through an illicit connection that results in an illegal discharge, including, but not limited to, the disposal of used oil, toxic materials or other hazardous liquids or substances resulting from the improper management of these materials. (~~Ord. 006-10HR; 1-19-10~~)

Impede the free flow of water. Any change to water elevation or velocity due to obstructions, diversions, or retardation, including changes to the flow characteristics of the waters of the regulatory flood as they pass both the upstream and the downstream boundaries of the property.

Impervious Surface. Any hard-surfaced, man-made area that does not readily absorb or retain water, including, but not limited to, building roofs, parking and driveway areas, graveled areas, sidewalks, and paved recreation areas.

Impervious Surface Ratio. The ratio between the surface areas of a lot that is covered by impervious surfaces compared to the total surface area of a lot. (~~Ord. 018-10HR; 4-20-10~~)

Improvements. Pavements, curbs, gutters, sidewalks, paths, bikeways, sedimentation control facilities, re-vegetation, water mains, sanitary and storm sewers, drain ways, gas lines, electrical and telephone lines and appurtenances, street signs, trees and lights, and any other similar items required for compliance with the regulations of this chapter [Chapter 26 of the Richland County Code of Ordinances] or the conditions of approval.

Industrial Road. A road for which the intended use is somewhat less than that of an arterial road and somewhat greater than that of a collector road. Such roads will generally be located in industrial/commercial areas or be used to provide access for heavy vehicles or heavy vehicular volumes to such areas.

Inflow and infiltration. Groundwater or stormwater entering into a sanitary sewer system as a result of damaged collection lines or manholes or from direct stormwater connections, such as from catch basins or roof drains. (~~Ord. 006-10HR; 1-19-10~~)

Infrastructure. Facilities and services that are needed to sustain industry, residential, commercial, and all other land use activities, including water and sewer lines and other utilities, streets and roads, communications and public facilities, such as fire stations, parks, etc. (~~Ord. No. 061-08HR; 10-21-08~~)

Irrigation. A permanent, underground watering system equipped with surface, subsurface or overhead



emitters and which provides 100 percent water coverage.

Jurisdictional Line. A line identified or approved by the United States Army Corp of Engineers (USACE) describing areas to be protected under the Federal Clean Water Act. ~~(Ord. 006-10HR; 1-19-10)~~

Land. Any ground, soil, or earth including marshes, swamps, drainage-ways and areas not permanently covered by water.

Land Development Manual. The Land Development Manual for Richland County, which establishes minimum standards for design and construction of site grading and land development and re-development projects within the unincorporated areas of Richland county and other municipalities as approved by the Richland County Council, and which contains the policies and procedures used by the Richland County Public Works Department and the Community Planning and Development Department. The name of this manual, which serves as a comprehensive reference for land development requirements. The "Land Development Manual" is to be considered synonymous with the "BMPs Design Manual" and "Stormwater Design Manual" as defined in the Land Development Code and in this Definitions section. The requirements are mandatory and shall be updated as often as necessary.

Land Development Permit. A document signed by an authorized county official, as required in this chapter [Chapter 26 of the Richland County Code of Ordinances], as a condition precedent to the commencement of a use or the erection, construction, reconstruction, restoration, alteration, conversion or installation of a structure or building, which acknowledges that such use, structure, or building complies with the provisions of this chapter [Chapter 26 of the Richland County Code of Ordinances] or an authorized variance therefrom.

Land Development Review, Major. The review of projects, exclusive of residential and commercial subdivisions, involving one (1) or more of the following: 100,000 or more square feet of nonresidential floor space; 150 or more multi-family residential units, lots or manufactured home spaces in a manufactured home district; and/or the dedication of new public road segments or the dedication to the county of land for open space or other public purposes.

Land Development ~~Review~~ Permit, Minor. The review of projects, exclusive of residential and commercial subdivisions, which do not meet the standards for applicability for ~~"land development compliance review" or "major land development review,"~~ but still require approval of a land development permit. See Richland County Land Development Code Sec. 26-2.5(e)(2)b. ~~Land disturbance. Any activity involving the clearing, grading, transporting, filling, and/or any other activity which causes the land to be exposed to the dangers of erosion.~~

Land Disturbance Permit. A certificate issued by Richland County to perform work pursuant to an approved SWPPP prepared under the provisions of this chapter [Chapter 26 of the Richland County Code of Ordinances]. It is issued after DHEC issues coverage under an NPDES General Permit for Large and Small Construction Activities. ~~(Ord. 006-10HR; 1-19-10)~~



Land Surveyor. A person currently licensed pursuant to the requirements of Section 40-22-10, et. seq., of the South Carolina Code of Laws, as amended.

Landscape Architect. A person practicing landscape architecture and licensed in the State of South Carolina pursuant to the requirements of Section 40-28-10, et. seq., of the South Carolina Code of Laws, as amended.

Levee. A man-made structure, usually an earthen embankment, designed and constructed in accordance with sound engineering practices to contain, control, or divert the flow of water so as to provide protection from temporary flooding.

Level of Service (LOS). A qualitative term describing how the traffic flow on a given road segment is perceived by its users, (i.e., good conditions = A or B; tolerable conditions = C or D; and intolerable conditions = E or F). This relationship is measured by its current traffic volume to its engineering designed traffic volume ratio (v/c): ~~(Ord. 038-09HR; 7-21-09)~~

LOS A = a v/c ratio of 0.00 to 0.49	LOS D = a v/c ratio of 1.01 to 1.15
LOS B = a v/c ratio of 0.50 to 0.74	LOS E = a v/c ratio of 1.16 to 1.34
LOS C = a v/c ratio of 0.75 to 1.00	LOS F = a v/c ratio of 1.35 plus

Local Commercial Road. A road in a commercial area used primarily for access to abutting properties and to feed traffic to collector roads. This classification includes roads located parallel and adjacent to limited access roads or highways that provide access to abutting commercial properties and protection from through traffic.

Local Residential Road. A road in a residential area used primarily for access to abutting properties and to feed traffic to collector roads. This classification includes roads located parallel and adjacent to limited access roads or highways that provide access to abutting residential properties and protection from through traffic. Average daily traffic is less than 2,000 vehicles.

Loop Lane. A roadway that arches away from a road and re-intersects the same road at some distance away from the "first" intersection. ~~(Ord. 055-12HR; 10-16-12)~~

Lot. A parcel of land clearly defined by plat or by metes and bounds description and held, or intended to be held, in separate lease or ownership.

Lot Coverage. A measure of intensity of land use that represents the portion of a site that is impervious (i.e., does not absorb water). This portion includes, but is not limited to, all areas covered by buildings, parked structures, driveways, roads, sidewalks, and any area of concrete asphalt.

Lot frontage. That part of a lot (a lot line) abutting on a road.



Lot width. The distance between straight lines connecting front and rear lot lines at each side of a lot. ~~See Richland County Land Development Code Sec. 26-9.2(a)(3), measured at the required front setback, provided that the width between side lot lines at their foremost points (where they intersect with the road line) shall not be less than 80 percent of the required lot width. In the case of lots fronting on a curve or cul-de-sac, the lot width may be measured up to a distance 50 percent greater than the required front yard as defined within each zoning district classification, provided the lot width at the minimum required front yard setback is 80 percent of the minimum required yard width. The measurement shall be taken tangent to the midpoint at the setback line. Where lots are contiguous to a natural or manmade body of water, the lot width may be measured at the building site line provided all required setbacks can be met, and the lot has a minimum of 25 linear feet of public road frontage. Where lots are one (1) acre or larger, the lot width may be measured at the building site line provided all required setbacks can be met and the lot has a minimum of 50 linear feet of public road frontage.~~

Lowest floor. The lowest floor of the lowest enclosed area. Any unfinished or flood resistant enclosure, usable solely for parking of vehicles, building access, or limited storage in an area other than a basement area, is not considered a building's lowest floor provided that such an enclosure is not built so as to render the structure in violation of other provisions of this chapter [Chapter 26 of the Richland County Code of Ordinances].

Low Impact Development (LID). An ecologically friendly approach to site development and stormwater management that aims to mitigate development impacts to land, water, and air. The approach emphasizes the integration of site design and planning techniques that conserve natural systems and hydrologic functions on a site. ~~(Ord. 019-08; 3-18-08)~~

Marginal access road. A service road that runs parallel to a higher order road, which for purposes of safe ingress and egress, provides access to abutting properties and separation of through traffic. This term shall include the term "frontage road".

Mean sea level. The average height of the sea for all stages of the tide. It is used as a reference for establishing various elevations within the floodplain. For purposes of this chapter [Chapter 26 of the Richland County Code of Ordinances], the term is synonymous with National Geodetic Vertical Datum (NGVD).

Minor residential road. A loop road which serves not more than 40 dwelling units or a cul-de-sac road that serves not more than 20 dwelling units, either of which carries no through traffic and is used for access to abutting residential lots.

More intense use. A use of greater intensity as determined by the Land Use Impact Table set forth at Section 26-176(f)(3) of this chapter [Chapter 26 of the Richland County Code of Ordinances].

MS4. Municipal Separate Storm Sewer System; an acronym used in the NDPES Stormwater Permit that is synonymous with stormwater system for the purposes of this chapter [Chapter 26 of the Richland County Code of Ordinances]. ~~(Ord. 006-10HR; 1-19-10)~~



National Geodetic Vertical Datum (NGVD). As corrected in 1929, elevation reference points set by National Geodetic Survey based on mean sea level.

Non-linear projects. All construction activities and projects other than utility line installation, pipeline construction, and other examples of long, narrow, linear construction activities. (~~Ord. 006-10HR; 1-19-10~~)

Non-stormwater discharge. Any discharge to the stormwater system that is not comprised entirely of stormwater. (~~Ord. 006-10HR; 1-19-10~~)

NPDES. National Pollutant Discharge Elimination System; an acronym used to describe the national program for issuing, modifying, revoking and reissuing, terminating, monitoring and enforcing permits, and imposing and enforcing pretreatment requirements, under §§ 307, 402, 318, and 405 of the federal Clean Water Act. (~~Ord. 006-10HR; 1-19-10~~)

NPDES Stormwater Permit. The permit issued by DHEC under the primacy authority from the U.S. Environmental Protection Agency (EPA) that authorizes the discharge of pollutants, in this case stormwater, to waters of the United States, whether the permit is applicable on an individual, group, or general area-wide basis. (~~Ord. 006-10HR; 1-19-10~~)

One-hundred-year rainfall. A rainfall of an intensity expected to be equaled or exceeded, on the average, once in 100 years.

On-site stormwater management. The design and construction of a stormwater management facility within and for a single development.

Open space. ~~Land areas that are not occupied by buildings, structures, impermeable areas, streets, alleys, or required buffer transition and street protective yards. An area that is designed for environmental, scenic, or recreational purposes. Open space may include, but is not limited to, lawns, walkways, active and passive recreation areas, playgrounds, swimming pools, wooded areas, and watercourses. Open space shall not be deemed to include driveways, parking lots, or other surfaces designed or intended for vehicular travel.~~

Open stormwater conveyance. A permanent, designed waterway, shaped, sized, and lined with appropriate vegetation or structural material used to safely convey stormwater runoff within or away from developing areas. (~~Ord. 006-10HR; 1-19-10~~)

Parking, off-road. Space occupied by automobiles for parking on premises other than roads.

Pedestrian walkway. A marked path for pedestrian traffic.



Pedestrian zone. An area where cars are prohibited, such as sidewalks, bikeways, trails, lawns, and landscaped areas. (~~Ord. 088-08HR; 12-16-08~~)

Performance bond. A document issued by a surety, in return for a fee or premium, guaranteeing the performance of the terms and conditions of development approval.

Permitted Development Activity. The property owner has commenced construction of a building or of any portion of a potable water distribution or transportation system, a sanitary sewer distribution or transportation system, a storm drainage system or a public road; or the property owner has commenced grading or other land disturbance activities in conformance with valid permits issued by Richland County. (~~Ord. 006-10HR; 1-19-10~~)

Planning department. The Richland County Department of Community Planning and Development.

Planting strip. A strip of land intended to be planted with trees, shrubs, or other vegetation to separate a sidewalk from adjacent curbs or the edge of interior street pavement. (~~Ord. 033-11HR; 6-21-11~~)

Plat. A map, or delineated representation of the subdivision of lands, prepared by a surveyor licensed in South Carolina, being a complete and exact representation of the subdivision or parcel and including other information, which is in compliance with all the relevant requirements of this chapter [Chapter 26 of the Richland County Code of Ordinances] and other county statutes, laws, and regulations.

Plat, final. A set of drawings, and other documentation, prepared in compliance with the requirements of this chapter [Chapter 26 of the Richland County Code of Ordinances] and that are presented for final approval and recordation by the county.

PM Peak Hour (PMPH). The estimated average hourly traffic volume on a given roadway segment between 4:00 PM and 6:00 PM. (~~Ord. 038-09HR; 7-21-09~~)

Pollutant. Dredged spoil; solid waste; incinerator residue; sewage; garbage; sewage sludge; munitions; medical waste; chemical wastes; biological materials; radioactive materials; heat; wrecked or discarded equipment; rock; sand; cellar dirt; municipal, agricultural and industrial waste; and certain characteristics of wastewater (e.g., the measure of acidity or basicity of a solution (pH), temperature, Total Suspended Solids (TSS), turbidity, color, Biological Oxygen Demand (BOD), Chemical Oxygen Demand (COD), toxicity, or odor). A foreign substance, that if permitted to get into the public water system, will degrade its quality so as to constitute a moderate hazard, or impair the usefulness or quality of the water to a degree which does not create an actual hazard to the public health but which does adversely and unreasonably affect such water for domestic use. (~~Ord. 006-10HR; 1-19-10~~)

Post-development. Land surface conditions as changed due to development.

Pre-development. Natural or existing land surface conditions prior to proposed development.



Primary drainage channel. A drainage channel, stream, or creek draining an area of 300 acres or more.

Private roadway. An area of land that is privately owned, provides vehicular access to residential lots, and has not been dedicated; or a private right-of-way created by recorded easement, or other instrument, where no recording has taken place, or no right of interest has accrued to the public and has not been designated as part of the county road maintenance system. (~~Ord. 022-10HR; 5-18-10~~)

Public works department. The Richland County Department of Public Works.

Regulatory floodway. The channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation by more than one (1) foot, as identified on an official Flood Insurance Rate Map or other available information.

Retention structure. A permanent structure whose primary purpose is to permanently store a given volume of stormwater runoff.

Road. An open way designed for the operation of vehicles, including, but not limited to, streets, avenues, boulevards, highways, freeways, lanes, and/or courts. This definition shall not include driveways or ingress/egress easements.

Road frontage. The distance for which a lot line of a lot adjoins a public road, from one lot line intersecting said road to the furthest distance lot line intersecting the same road.

Road, half. A street or road that is intended to be developed by constructing one-half (1/2) of a required width of a road with the remainder to be provided at some future date.

Road, main. The main entrance(s) to a Conservation subdivision, which collects traffic from internal park roads, connecting to arterial roads external to the subdivision. (~~Ord. 035-08HR; 6-17-08~~)

Road, minor rural. A road serving 20 or fewer lots in low density, primarily rural areas, and which does not provide connectivity to properties other than those served. (~~Ord. 055-12HR; 10-16-12~~)

Road, park. A one-way road within a residential subdivision. (~~Ord. 055-12HR; 10-16-12~~)

Road, rural. A road serving development in low density, primarily rural areas, and which would not be classified as a collector or an arterial road. (~~Ord. 055-12HR; 10-16-12~~)

Road, T. A road that ends in a T shape; also known as a hammer head road. (~~Ord. 055-12HR; 10-16-12~~)

Runoff. The portion of the precipitation on the land that reaches the drainage system.



Safe access. The minimum number of access points, direct or indirect, necessary to provide safe ingress and egress to the state and local road system in consideration of the existing, and projected, traffic volume and the type and density/intensity of adjacent land uses. (~~Ord. 038-09HR; 7-21-09~~)

Sedimentation. The process which operates at or near the surfaces of the ground, to deposit soil, debris, and other materials either on other ground surfaces or in water channels.

Seepage. Percolation of underground water through the banks and into a stream or other body of water, or into or out of a sewer. (~~Ord. 006-10HR; 1-19-10~~)

Sign, road or street. A sign placed at a roadway intersection that indicates the road name and block number. (~~Ord. 022-10HR; 5-18-10~~)

Sketch plan. A sketch preliminary plat or site plan to enable the developer/subdivider to save time and expense in reaching a general agreement with authorized officials of Richland County as to the form of the plat or plan and the objectives of this chapter [Chapter 26 of the Richland County Code of Ordinances].

South Carolina Department of Transportation (SCDOT). The State agency responsible for maintaining state and federal roads and administering distribution of the state and federal gas tax funds. (~~Ord. 038-09HR; 7-21-09~~)

Start of construction. The date the building permit was issued; provided, however, the actual start of construction, repair and reconstruction, rehabilitation, addition, or substantial improvement was within 180 days of the permit date. The actual start means the first placement of permanent construction of a structure (including a manufactured home) on a site, such as the pouring of slabs or footings, installation of piles, construction of columns, or any work beyond the stage of excavation or the placement of a manufactured home on a foundation. Permanent construction does not include land preparation, such as clearing, grading, and filling; nor does it include the installation of roads and/or walkways; nor does it include excavation for footings, piers or foundations, or the erection of temporary forms; nor does it include the installation on the property of accessory buildings, such as garages or sheds not occupied as dwelling units or not part of the main structure. For a substantial improvement, the actual start of construction means the first alteration of any wall, ceiling, floor, or other structural part of the building, whether or not that alteration affects the external dimensions of the building. (~~Ord. 060-10; 9-28-10~~)

Stormwater. Any surface flow, runoff and drainage consisting entirely of water from any form of natural precipitation and resulting from such precipitation. (~~Ord. 006-10HR; 1-19-10~~)

Stormwater Design Manual. The manual of design, performance and review standards for stormwater management, prepared under the direction of the county engineer, with input from stakeholders. The requirements established by the "Stormwater Design Manual" are mandatory, and shall be updated as



often as necessary. ~~(Ord. 006-10HR; 1-19-10)~~ The “Stormwater Design Manual” is synonymous with the “Land Development Manual.”

Stormwater management. The collection, conveyance, storage, treatment and disposal of stormwater runoff in a manner to minimize channel erosion, flood damage, and or degradation of water quality and in a manner to enhance and insure the public health, safety, and general welfare.

Stormwater management facilities. Structures and man-made features designed for the collection, conveyance, storage, treatment and disposal of stormwater runoff into and through the drainage system. Stormwater management facilities include vegetative and/or structural measures, to control the increased volume and rate of stormwater runoff caused by manmade changes to the land.

Stormwater outfall. The point at which a stormwater system discharges to the receiving waters. ~~(Ord. 006-10HR; 1-19-10)~~

Stormwater runoff. The direct response of a watershed to precipitation, including surface and subsurface flows, resulting from precipitation.

Stormwater system. The publicly owned facilities by which stormwater is collected and/or conveyed, including, but not limited to roads with drainage systems, streets, gutters, curbs, inlets, piped storm drains, pumping facilities, basins, drainage channels, or other drainage structures. ~~(Ord. 006-10HR; 1-19-10)~~

Subdivision. All divisions of a tract or parcel of land into two (2) or more lots, building sites, or other divisions for the purpose, whether immediate or future, of sale, lease, or building development. The definition of subdivision includes:

- (a) All division of land involving a new road or change in existing roads.
- (b) Re-subdivision involving a further division or relocation of lot lines of any lot or lots within a subdivision previously made and approved or recorded according to law.
- (c) The alteration of any roads or the establishment of any new roads within any subdivision previously made and approved or recorded according to law.
- (d) Combinations of recorded lots.

Subdivision, Exempt. The following exceptions are included within this definition only for the purpose of requiring that Richland County have a record of these subdivisions:

- (a) ~~(a)~~ — The combination or recombination of portions of previously platted lots where the total number of lots is not increased and the resultant lots are equal to the standards of this chapter [Chapter 26 of the Richland County Code of Ordinances].
- (b) The division of land into parcels of five (5) acres or more where no new road is involved and plats of these exceptions must be received as information by the Richland County Department of Planning and Development Services.

~~(c)~~ — The combination or recombination of entire lots of record where no new road or change in existing roads is involved.



Subdivision, major. Any subdivision that does not meet the criteria for a administrative subdivision exception (see subdivision definition) or a minor subdivision. (~~Ord. No. 074-05HR; 10-18-05~~)

Subdivision, minor. Those divisions of land that do not qualify for administrative subdivision review, but which consist of less than 50 lots. Additionally, a minor subdivision shall not involve the dedication of land to the county for open space or other public purposes. (~~Ord. No. 074-05HR; 10-18-05~~) and (~~Ord. No. 031-06; 4-18-06~~)

SWPPP. Stormwater Pollution Prevention Plan; an acronym used for a document that describes the BMPs and activities to be implemented by a person or business to identify sources of pollution or contamination at a site and the actions to eliminate or reduce pollutant discharges to stormwater, stormwater conveyance systems, and/or receiving waters to the maximum extent practicable. (~~Ord. 006-10HR; 1-19-10~~)

Technical representative. South Carolina Registered Professional Civil Engineer, Registered Landscape Architect, or Tier B. Land Surveyor responsible for sealing stormwater management plans.

Ten-year frequency rainfall. A rainfall of an intensity expected to be equaled or exceeded, on the average, once in 10 years.

Thoroughfare road. Interstates, other freeways, expressways or major roads that provide for the expeditious movement of high volumes of traffic within the county.

TMDL. Total Maximum Daily Load; an acronym used to describe the sum of the individual wasteload allocations (WLAs) for point sources and load allocations (LAs) for nonpoint sources and natural background. If a receiving water has only one-point source discharger, the TMDL is the sum of that point source WLA plus the LAs for any nonpoint sources of pollution and natural background sources, tributaries, or adjacent segments. TMDLs can be expressed in terms of either mass per time, toxicity, or other appropriate measure. (~~Ord. 006-10HR; 1-19-10~~)

Top of bank. The elevation of the uppermost point on the rise of land which borders of a water resource such as a river, creek, or lake.

Traditional Neighborhood Design. A planning concept that calls for residential neighborhoods to be designed in the format of a small, village-type atmosphere within neighborhoods. These are characterized by homes and buildings on smaller lots, narrow front yards with front porches and gardens, detached garages in the backyard, walkable streets (sidewalks), public parks, and green spaces. (~~Ord. 005-09HR; 2-17-09~~)

Traffic Impact Assessment (TIA). A document which analyzes the transportation impacts of proposed land development projects on the adjacent roadways, nearby intersections, and affected property



owners and provides recommended mitigation measures to address the identified impacts. (~~Ord. 038-09HR; 7-21-09~~)

Traffic mitigation agreement. A written agreement among Richland County, SCDOT and the applicant to allow the LOS mitigation measures identified in the TIA to be provided in a timely manner. At a minimum, the agreement shall include: (~~Ord. 038-09HR; 7-21-09~~)

- 1) A specific list of the required mitigation measures and preliminary cost estimates,
- 2) A timetable by which the improvements will be phased and/or completed,
- 3) A proportionate cost sharing agreement for such improvements,
- 4) A designation of the party, or parties, responsible to ensure the recommended improvement is completed in a timely manner; and
- 5) Any other such matters as may be appropriate to the specific agreement.

Twenty-five-year frequency rainfall. A rainfall of an intensity expected to be equaled or exceeded, on the average, once in 25 years.

USACE. The United States Army Corp of Engineers. (~~Ord. 006-10HR; 1-19-10~~)

Utilities. Electricity, gas, steam, communications, transportation, wastewater, or water that is furnished to the public under state or county regulations by a person, firm, corporation, municipal department, or board. (~~Ord. 061-08HR; 10-21-08~~)

Valid Governmental Approval. The issuance by Richland County of a permit to commence a Permitted Development Activity; or approval by Richland County of subdivision of the property, of planned development district zoning for the property, or of a sketch plan for development of the property. (~~Ord. 006-10HR; 1-19-10~~)

Vegetation. All plant growth, including trees, shrubs, grasses, and mosses.

Vision clearance. An area of unobstructed vision at road intersections or intersections between roads and driveways.

Water quality. Those characteristics of stormwater runoff that relate to the physical, chemical, biological, and radiological integrity of water.

Water quality protection areas. The areas that come under the current DHEC 303 (d) list, are TMDL sites, or are EP Environmental Protection Districts identified by Richland County Council, and any other areas that are identified by DHEC or Richland County Council. (~~Ord. 006-10HR; 1-19-10~~)

Waters. For the purpose of identifying NPDES stormwater permit “point discharges”, waters means surface water, within Richland County’s jurisdictional boundaries as identified on USGS 1:24,000 scale quadrangle sheets.



Waters of the state. Refer to the State of South Carolina Department of Health and Environmental Control, Regulation R.61-9.122, Part A, Section 122.2 “Definitions”, or latest update.

Watershed. The land area that drains to one stream, lake, or river and affects the water quality in that waterbody~~The drainage area contributing stormwater runoff to a single point.~~

Wetlands. Those areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs, and similar areas.

**RICHLAND COUNTY
ADMINISTRATION**

2020 Hampton Street, Suite 4069
Columbia, SC 29204
803-576-2050



Agenda Briefing

Prepared by:	Michael Maloney, P.E.	Title:	Director
Department:	Public Works	Division:	Solid Waste & Recycling
Date Prepared:	May 1, 2024	Meeting Date:	June 25, 2024
Legal Review	Patrick Wright via email	Date:	June 13, 2024
Budget Review	Maddison Wilkerson via email	Date:	June 10, 2024
Finance Review	Stacey Hamm via email	Date:	June 7, 2024
Approved for consideration:	Assistant County Administrator	John M. Thompson, Ph.D., MBA, CPM, SCEM	
Meeting/Committee	Development & Services		
Subject	Hours of Operation for Lower Richland Drop-off Center and Clemson Road Drop-off Center		

RECOMMENDED/REQUESTED ACTION:

Staff recommends adjusting the hours of operation at Lower Richland Boulevard and Clemson Road drop-off centers to be the same.

Request for Council Reconsideration: Yes

FIDUCIARY:

Are funds allocated in the department’s current fiscal year budget?	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No
If not, is a budget amendment necessary?	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No

ADDITIONAL FISCAL/BUDGETARY MATTERS TO CONSIDER:

There is no anticipated fiscal impact.

OFFICE OF PROCUREMENT & CONTRACTING FEEDBACK:

Not applicable.

COUNTY ATTORNEY’S OFFICE FEEDBACK/POSSIBLE AREA(S) OF LEGAL EXPOSURE:

There are no legal concerns regarding this matter.

REGULATORY COMPLIANCE:

Not applicable.

MOTION OF ORIGIN:

There is no associated Council motion of origin.

STRATEGIC & GENERATIVE DISCUSSION:

Solid Waste and Recycling is recommending a change in the operating schedule and hours at the Lower Richland Drop-Off Center and the Clemson Road Recycling Site to address a number of concerns that include, but not limited to, the following:

1. There are no vendor services or landfill access available on Sunday to transport and dispose of waste.
2. Inconsistencies in scheduled operating hours at drop off facilities cause confusion for residents. Currently, the weekday schedule at the Lower Richland Drop-off site is 8am-5pm; the Clemson Road Recycling Site is 9am-6pm. The weekend schedule is scattered/abbreviated at one facility, but not the other.
3. Current operating hours do not allow for the 37.5 county work week, creating ongoing coverage issues with limited staffing at each location. Clemson Road currently operates 45 hours weekly, forcing staff to work overtime weekly; whereas, the Lower Richland Drop-Off Center falls short due to the abbreviated Sunday hours.
4. Employee relations and staff retention has become a great concern because the Drop-Off Center attendants have to work every weekend and that most holidays fall on the weekends. Additionally, the current operating schedule does not provide staff an alternative "weekend" with two consecutive days off.
5. With growth in northeast Columbia and increased traffic on Clemson Road during the morning and evening commutes, access to the Recycling Site across from Sandhills Shopping Center is very difficult during peak traffic times. Limited usage is reported at the end of the day, though residents wait or leave debris at the gate before the site is open.

Solid Waste and Recycling staff have reviewed daily logs for both sites, including daily and hourly car counts, to determine the most efficient and user-friendly schedule for the residents of Richland County, and provide the most effective use of staffing and resources. The proposed below offers consistent schedules at both sites, adjusted hours of operations and Sunday/Monday closures ("weekend") to address the concerns mentioned above.

If approved, Solid Waste and Recycling will coordinate with the Public Information Office to communicate the changes on all available media platforms and update the website. Staff will also post signs at each site at least 45 days in advance of any changes and provide printed schedules to the County's residents utilizing the sites to inform them of the updated schedule.

Proposed Schedule

Lower Richland Drop Off Center:

	Current	Proposed
Hours of operation	40.5 hours per week	42.5 hours per week
Monday	8:00 am to 5:00 pm	closed
Tuesday	closed	8:00 am-4:30 pm
Wednesday	8:00 am-5:00 pm	8:00 am-4:30 pm
Thursday	closed	8:00 am-4:30 pm
Friday	8:00 am-5:00 pm	8:00 am-4:30 pm
Saturday	8:00 am-5:00 pm	8:00 am- 4:30 pm
Sunday	12:30 pm-5:00 pm	closed

Clemson Road Recycle Site:

	Current	Proposed
Hours of operation	45 hours per week	42.5 hours per week
Monday	closed	closed
Tuesday	9:00 am-6:00 pm	8:00 am-4:30 pm
Wednesday	9:00 am-6:00 pm	8:00 am-4:30 pm
Thursday	9:00 am-6:00 pm	8:00 am-4:30 pm
Friday	9:00 am-6:00 pm	8:00 am-4:30 pm
Saturday	9:00 am-6:00 pm	8:00 am-4:30 pm
Sunday	closed	closed

ASSOCIATED STRATEGIC GOAL, OBJECTIVE, AND INTIATIVE:

- Goal 3: Commit to Fiscal Responsibility
 - Objective 3.2: Establish process to prioritize initiative to align with available resources. - This use of resources makes the open times of the facility easier for residents to remember.
- Goal4: Plan for Growth through inclusive and equitable infrastructure,
Objective 4.3 Create Excellent Facilities - This facility needs to be aligned with open times of places to take the materials.

**RICHLAND COUNTY
ADMINISTRATION**

2020 Hampton Street, Suite 4069
Columbia, SC 29204
803-576-2050



Agenda Briefing

Prepared by:	Bill Davis	Title:	Director
Department:	Utilities	Division:	Administration
Date Prepared:	April 1, 2024	Meeting Date:	June 25, 2024
Legal Review	Patrick Wright via email	Date:	May 23, 2024
Budget Review	Maddison Wilkerson via email	Date:	June 13, 2024
Finance Review	Stacey Hamm via email	Date:	June 17, 2024
Approved for consideration:	Assistant County Administrator	John M. Thompson, Ph.D., MBA, CPM, SCEM	
Meeting/Committee	Development & Services		
Subject	Southeast Sewer Master Plan		

RECOMMENDED/REQUESTED ACTION:

Richland County Utilities (RCU) requests County Council's approval of the Southeast Sewer Master Plan.

Request for Council Reconsideration: Yes

FIDUCIARY:

Are funds allocated in the department's current fiscal year budget?	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No
If not, is a budget amendment necessary?	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No

ADDITIONAL FISCAL/BUDGETARY MATTERS TO CONSIDER:

Approval of the plan itself does not have an anticipated fiscal impact; however, staff has developed a cost estimate of \$100,000,000 which covers the projected projects over the next five years for the following:

Gravity lines	\$16,000,000
Lower Richland Pump Station to Wastewater Treatment Plant 24-in force main	\$34,000,000
Proposed Lower Richland Pump Station	\$10,000,000
Wastewater Treatment Plant expansion to 5MGD	\$30,000,000
Miscellaneous contingencies	\$10,000,000

Applicable department/grant key and object codes: not applicable

OFFICE OF PROCUREMENT & CONTRACTING FEEDBACK:

Not applicable.

COUNTY ATTORNEY'S OFFICE FEEDBACK/POSSIBLE AREA(S) OF LEGAL EXPOSURE:

There are no legal concerns regarding this matter.

REGULATORY COMPLIANCE:

Not applicable.

MOTION OF ORIGIN:

There is no associated Council motion of origin.

STRATEGIC & GENERATIVE DISCUSSION:

The Utilities Department requests approval of Southeast Sewer Master Plan. In alignment with Richland County's comprehensive strategic plan, the Southeast Sewer Master Plan identifies a plan for next 20 years of existing development connections and projected growth in the Richland County Utilities service area.

ASSOCIATED STRATEGIC GOAL, OBJECTIVE, AND INITIATIVE:

- Strategic Goal 5: Plan for Growth through Inclusive and Equitable Infrastructure
- Objective 5.1: Establish plans and success metrics that enable smart growth
- Objective 5.2: Coordinate departments to prepare for planned growth in areas by providing water, sewer, and roads in proper locations
- Objective 5.3: Create excellent amenities and facilities
- Objective 5.4: Provide equitable living and housing options

ADDITIONAL COMMENTS FOR CONSIDERATION:

The requested action falls under RCU's Key Performance Indicator (KPI) #2: Develop Master Plans for Utilities Department Facilities and Water and Sewer Services.

ATTACHMENTS:

1. RCU Southeast Sewer Master Plan - Final 2024-03-26

Southeast Sewer Master Plan

Richland County Utilities

March 2024



UTILITIES

Prepared for:

Richland County Utilities
7525 Broad River Road
Irmo, SC 29063

Prepared by:

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Date Finalized:

March 26, 2024

Project Number: 60656742

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APPENDIX A – FLOW PROJECTIONS

Executive Summary

Richland County surrounds the City of Columbia, the state capital. Richland County has ranked consistently as one of the fastest growing areas in the state. Since Richland County provides wastewater services to portions of the County, it is important for the County to plan in order to be able to provide adequate wastewater systems to support potential growth. The resources required to effectively operate these systems will need to be developed to maintain a high quality of life for the residents of the County.

Richland County retained the services of AECOM to assist in the update of the County's Southeast Sewer Master Plan documents. This Southeast Sewer Master Plan will aid County Council in planning wastewater infrastructure for the next twenty years. This report documents the work, findings, and recommendations developed as part of this planning process. An overview of each Section in the report is provided in this Executive Summary.

INTRODUCTION

Richland County Council wishes to establish a positive direction in meeting the sewer needs of its citizens. In addition the County would like to promote the best options for continuing to maintain existing services, regionalization of public facilities and identify areas still in need of wastewater service.

This Master Plan provides a foundation towards understanding the future wastewater needs of the County. These goals are incorporated into the scope and approach that has been used in preparing the plan.

EXISTING RESOURCES

The objective of this task is to develop an inventory of the existing capacity in southeast Richland County for disposal of treated wastewater as well as the spatial distribution of this capacity throughout southeast Richland County.

Wastewater System. For wastewater treatment and disposal, there are two types of wastewater systems: collection/treatment and collection only. The permitted wastewater discharge capacity for the Eastover WWTP is currently 0.75 MGD, while the average flow is 0.5 MGD (or 67% of the discharge capacity available). The Eastover WWTP has been expanded to 1.2 MGD with an additional expansion to 2.5 MGD being permitted and designed.

PROJECTION OF RESOURCE NEEDS

Projected wastewater flows incorporate estimates of population growth as well as commercial and industrial growth. Population projections indicate that the highest rate of growth for Southeast Richland County will be in the western portion of the service area adjacent to the City of Columbia service area with continued growth along the Garner's Ferry corridor.

The existing resources and assets were compared with the projected needs to identify potential deficits and determine what additional needs will be required to meet the projected growth.

Future wastewater flow projections are based upon population estimates, population densities, zoned commercial acreage, industrial growth, and trends along major corridors. These projections have been compiled in five-year segments up to twenty years.

RECOMMENDATIONS

Based upon findings from the previous sections, recommendations are provided to address the potential to serve the areas of unincorporated Richland County that currently are not served over the planning period. These recommendations have been categorized as short-term (0 – 5 years), intermediate (5 – 10 years) or long-term (> 10 years). Only the short-term recommendations are provided in this summary. Full recommendations are provided in Section 4.

CONCLUSION

The recommendations from this study are provided as guidance to assist RCU in planning for the wastewater needs of its customers and the residents of unincorporated southeast Richland County. As with most planning documents, the recommendations provided for this report are based upon assumptions of future activities and events. Although these assumptions have been formulated using best available historic information and data, the accuracy of projections are subject to the reality of future events. Due to the inverse relationship between time and the accuracy of projections, we recommend that the underlying assumptions for this plan be reviewed periodically (2 to 3 years) and adjustments made accordingly. Actual flows and growth trends should be compared to the assumptions utilized in this master plan to ensure wastewater projects are designed to accommodate future wastewater flows.

1. Introduction

Richland County is a municipality that provides water and wastewater services to portions of Richland County. Richland County retained the services of AECOM to assist in the update of the County’s Sewer Master Plan documents. This Southeast Sewer Master Plan will aid County Council in planning sewer infrastructure in Southeast Richland County for the next twenty years. This section of the Master Plan provides background information regarding resources in southeast Richland County.

1.1 Background

Richland County is located in the center of South Carolina and covers a total area of 756 square miles. The County surrounds the City of Columbia, the state capital. Richland County was established in 1785 and is home to over 384,000 residents. Richland County has ranked consistently as one of the fastest growing areas in the state. Historically, the County has experienced continuous growth, with average annual population increases greater than 1% (1950 – 2010). There was slower growth between 1980 and 1990, but the County’s growth rate has continued to increase as illustrated in Table 1.1.

Table 1.1 – Richland County Historical Population Growth

Year	1950	1960	1970	1980	1990	2000	2010	2020
Population	142,565	200,102	233,868	269,735	285,720	320,677	384,504	416,147
% Growth		40.4%	16.9%	15.3%	5.9%	12.2%	19.9%	8.2%

Portions of the County have grown faster than some while others have the potential to grow. The northwest portion of the County (near Irmo and Chapin) and the northeast portion of the County (near Blythewood) have been the growth areas in recent years. Although, the southeast portion of Richland County has begun to see increase in corridor growth, and there are large available tracts of land available in this portion of the county for residential growth. As the population in the County increases, the need for access to sewer services also increases.

Sewer Utility Services

In southeast Richland County, RCU is responsible for the operation and maintenance of a wastewater collection system, and the Eastover Wastewater Treatment Plant (WWTP).

Wastewater Collection and Treatment. The main wastewater providers in southeast Richland County include:

- RCU
- City of Columbia
- Town of Eastover (collection only)

- Fort Jackson (collection only)
- McCrady SC National Guard (collection only)
- McEntire Air National Guard (collection only)

There are a few small treatment plants with NPDES discharges in southeast Richland County, but they are not included in the above list of providers.

1.2 Purpose

Richland County Council wishes to establish a positive direction in meeting the sewer needs in unincorporated Richland County. In addition, the County would like to promote the best options for continuing to maintain existing services, regionalization of public facilities and identify areas still in need of service.

This Master Plan provides a foundation towards understanding the future wastewater needs of southeast Richland County.

2. Existing Resources

The existing infrastructure for wastewater systems in southeast Richland County was reviewed to provide an assessment of the location and current capacity available for wastewater management.

Wastewater system components include:

- Collection system assets comprising of gravity infrastructure, pump stations, and force mains.
- Wastewater treatment.

2.1 Existing Wastewater Systems

Within southeast Richland County there are two types of wastewater systems:

- **Collection and Treatment**
 - RCU
 - City of Columbia
- **Collection Only**
 - Town of Eastover
 - Fort Jackson
 - McCrady SC National Guard
 - McEntire Air National Guard

Typically, the capacity of a wastewater treatment system depends upon the physical treatment plant as well as the ability of the receiving stream to accept a discharge of treated wastewater. There is only one municipal wastewater treatment plant (Eastover WWTP) in southeast Richland County as illustrated in Figure 2.1.

As indicated in Table 2.1, the wastewater capacity for the Eastover WWTP serving southeast Richland County is 0.75 MGD. Currently approximately 67% of the available wastewater capacity is currently being used. RCU upgraded the Eastover WWTP to 1.2 MGD, and RCU is awaiting an NPDES permit update. The expansion to 2.5 MGD is currently being designed and permitted as well.

Figure 2.1 – Wastewater Systems in Southeastern Richland County

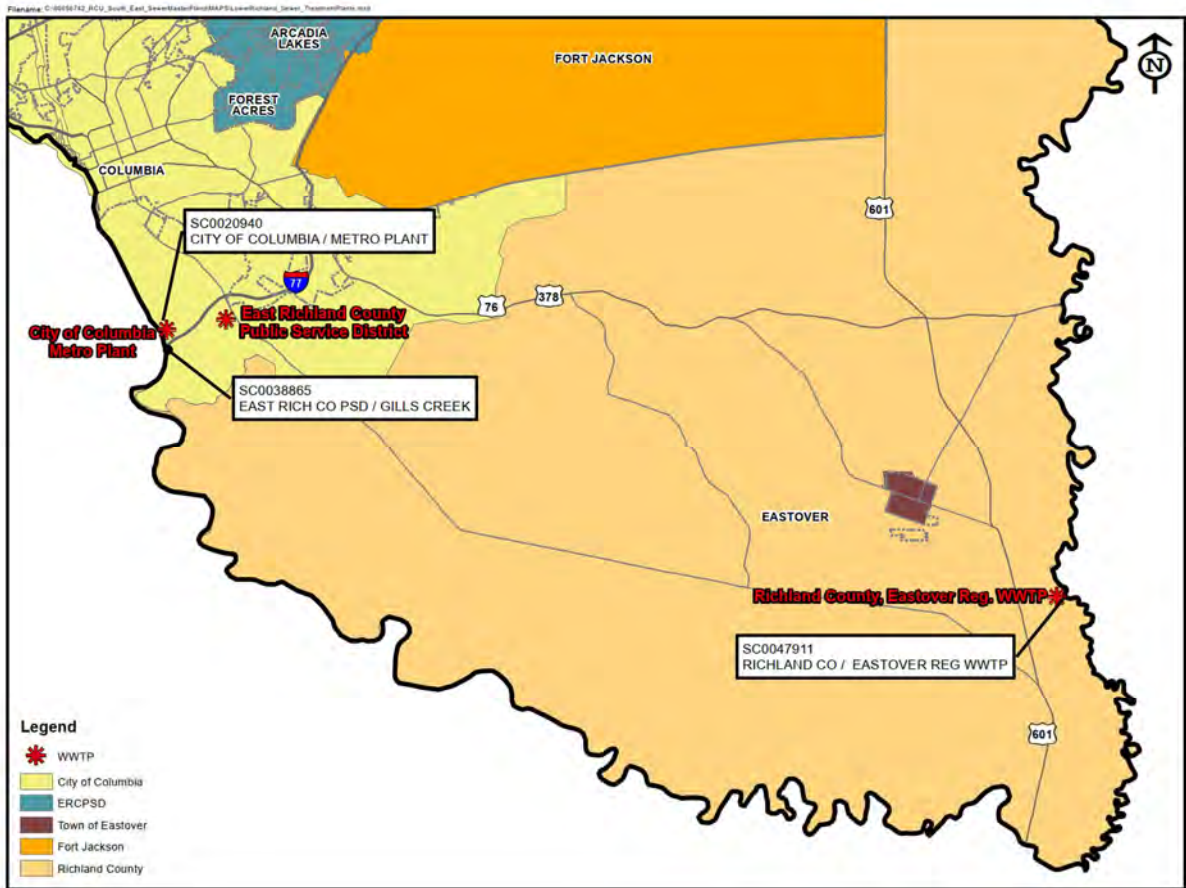


Table 2.1 – RCU Wastewater Capacity in Southeast Richland County

Wastewater System ⁽¹⁾	Discharge Capacity (MGD)	Average Flow (MGD)	Discharge Location
RCU Lower Richland WWTP	0.75	0.50	Wateree River
Total	0.75	0.50	

(1) There are also numerous small permitted treatment plants that serve single subdivisions or schools in Richland County. These are not included since they would not have the potential to serve additional growth.

Richland County Utilities - RCU

RCU owns and operates a wastewater treatment and collection system including the Eastover WWTP. As seen in Figure 2.2, RCU serves the Town of Eastover, customers along Garners Ferry Road and Congaree Road in addition to development adjacent to the City of Columbia’s service area in lower Richland County. RCU has also taken over treating of the wastewater from McEntire

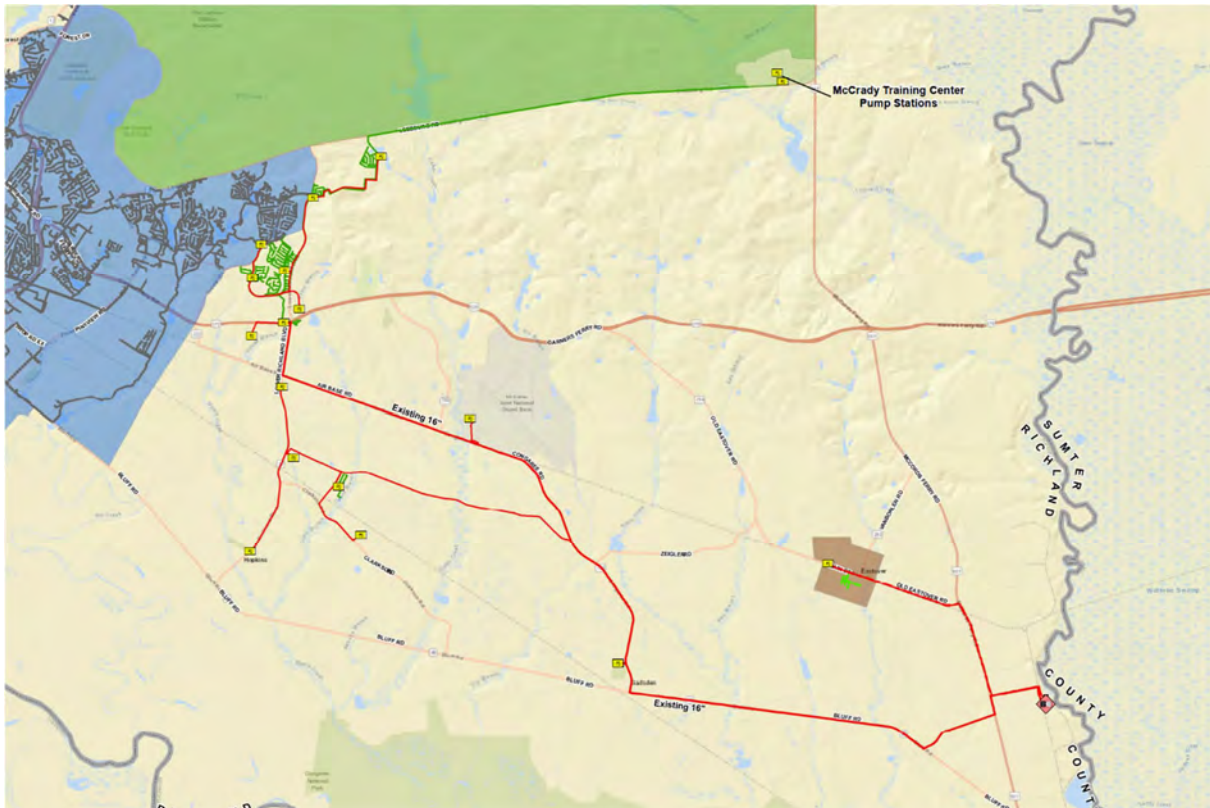
Joint National Guard Base and three Richland School District One schools. In addition, RCU is also treating Franklin Park wastewater at their Eastover WWTP facility.

Collection. RCU conveys and treats wastewater from lower Richland County, Town of Eastover and McEntire Air National Guard, and McCrady SC National Guard at the Eastover WWTP.

Treatment Capacity. The Eastover WWTP is an activated sludge aeration treatment plant. Wastewater is screened prior to biological treatment. The effluent is disinfected with liquid sodium hypochlorite followed by dechlorination with sulfur dioxide. Wasted sludge is dewatered with a belt press and disposed of at the landfill. Figure 2.2 illustrates the location of the Eastover WWTP.

Discharge. The Eastover WWTP discharges into the Wateree River under NPDES permit SC0047911.

Figure 2.2 – Existing RCU Wastewater Sewer System in Southeast Richland County



3. Projection of Resource Needs

The challenge for projecting resource needs is not only to determine the change in overall County needs on a temporal basis (growth over time), but also to determine how to provide for these needs on a spatial basis (where the growth will occur). For utility services, this exercise is further complicated by the existence of unique service providers that have varied and limited resources.

Many factors can influence the growth of utility services for wastewater. Growth and expansion of utility systems can be related to population growth and / or economic expansion, especially in situations where the growth occurs in or near an existing utility system.

As these services grow, increasing demand is placed upon the resources needed to provide these services. Estimates of the number of customers or persons served by a particular utility can provide useful information regarding unit rates of consumption of services which can be used to project future demand on resources.

Typical user classes or customer types used to categorize projected needs include residential, commercial, and industrial. For this report, projections of population growth have been used as a baseline parameter to estimate future resource needs. Spatial distribution of projected growth has been based upon census block group data. Census data is comprised of tracts which are broken down into block groups.

3.1 Population Projections

The approach used in this report to project population growth begins with existing published data projections (US 2020 Census, SC Bureau of Research and Statistics). Several different methods of projecting the County's population were evaluated including projections from the SC Office of Research and Statistics, the 50-year Richland County average growth rate, the state of South Carolina growth rate, and the Central Midlands Council of Governments (COG) projections. The Central Midlands COG projections were used to the end of the planning period (2045). Figure 3.1 indicates the estimated County-wide growth projections through the planning period.

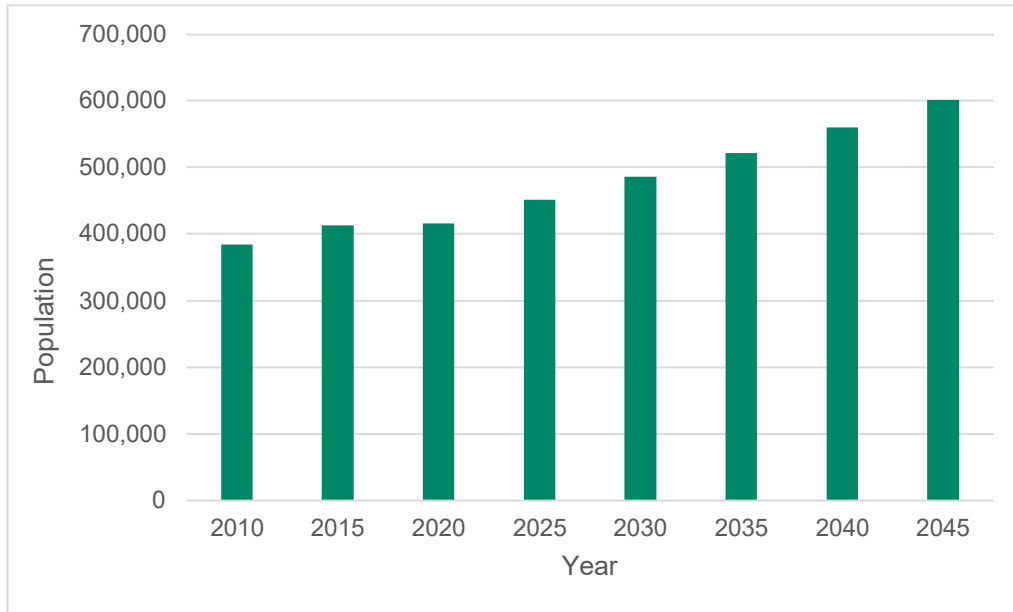




Figure 3.1 - Projected Population Growth for Richland County through 2045

Based upon these projections, the County population is estimated to grow at approximately 45% over the planning period which equates to a total population increase of 185,078 people over the planning period. In order to distribute the projected population, data from the Central Midlands Region Population Projection Report was utilized in conjunction with potential developments that RCU has received capacity requests from developers.




Figure 3.2 illustrates the proposed developments that have requested wastewater service in southeast Richland County. As illustrated the growth areas in the short-term correlate to the areas illustrated in Figure 3.2 where development is expected to occur.

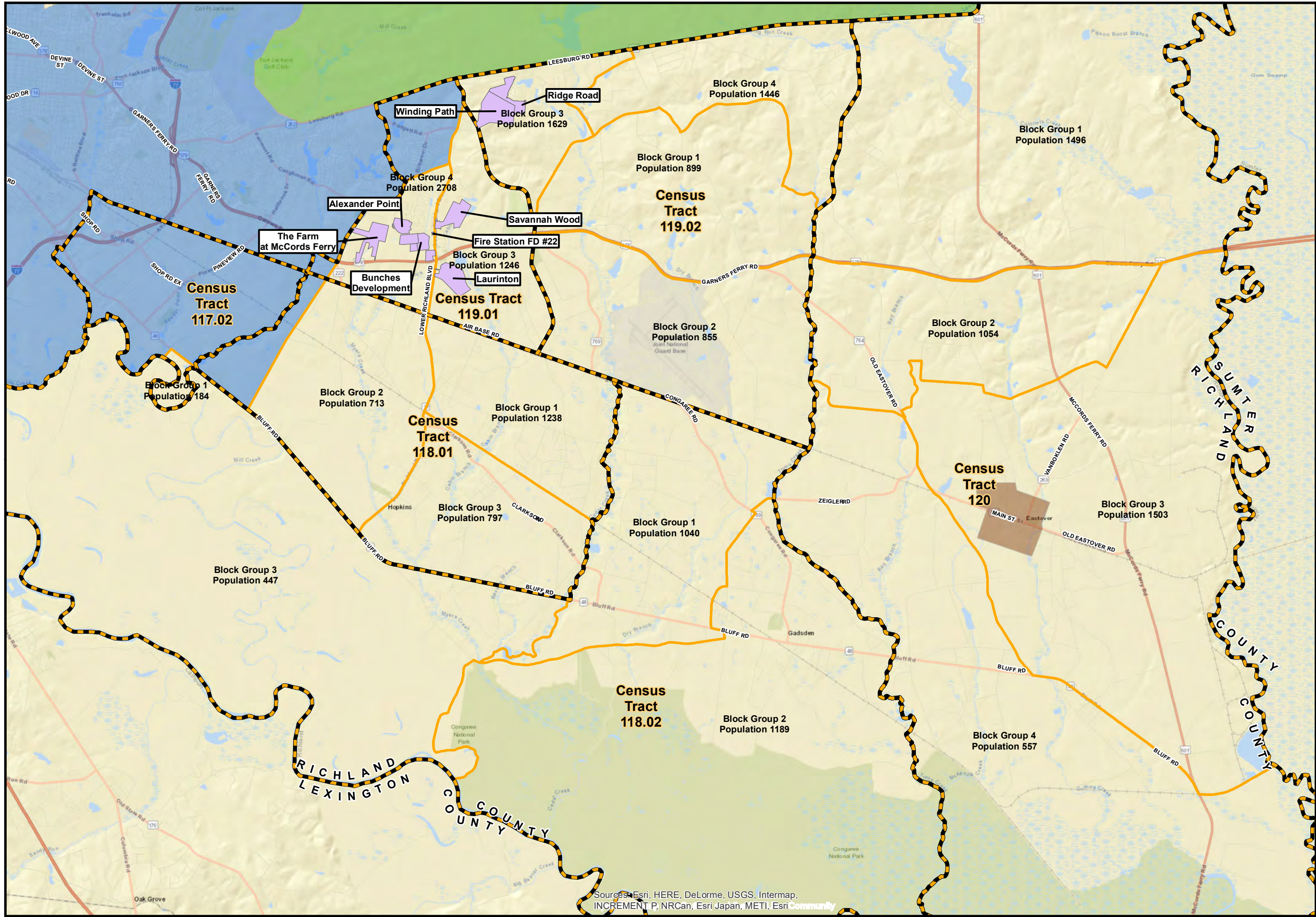
Because the assumptions used to make the population projections and growth areas could change over time, it is recommended that RCU review the actual growth patterns in the County on a periodic basis (2 to 3 years). Based upon this review, RCU should update the population projections and resulting future resource needs every five to ten years. This will allow RCU to identify and plan for changes or any new trends in growth.

Legend


-  Census Tract
-  Census Block Groups

Sewer Service Areas

-  Columbia
-  Eastover
-  Fort Jackson



KEY PLAN
 1 in = 2 miles



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Source: Esri, HERE, DeLorme, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri Community

3.2 Projected Resource Needs

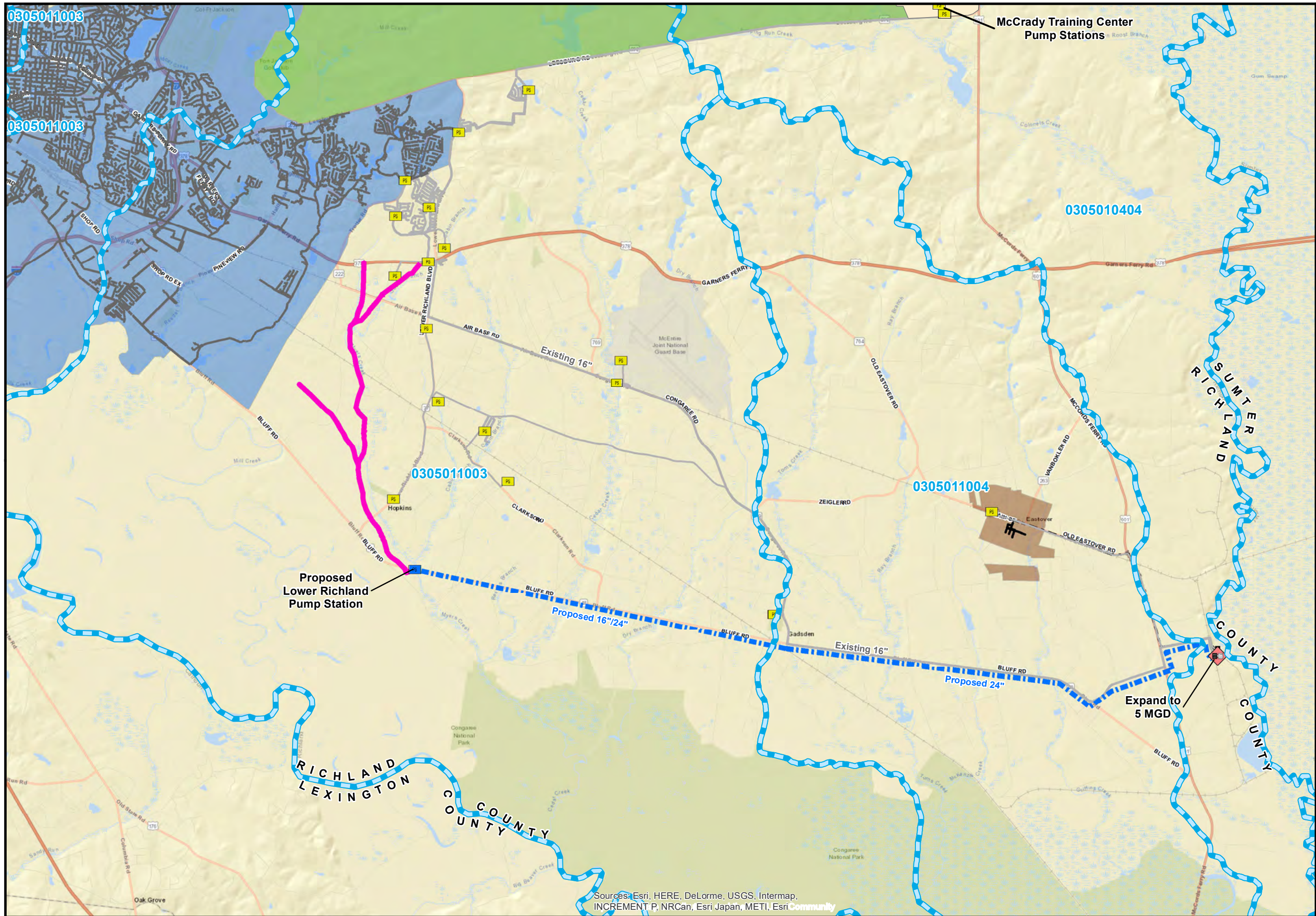
Prior to developing projected needs, existing conditions were documented. These conditions include residential population for the existing wastewater service area as well as existing flows. Future conditions are calculated based upon residential population for the wastewater service area. Future wastewater flow projections are based upon population estimates, population densities, and industrial growth. These projections have been compiled in five-year segments up to twenty years.

Wastewater Flows

In developing projected wastewater flows for southeast Richland County, estimates are made by user category (residential, commercial, and industrial), then added together to provide an overall estimate of future flows. For the area to be served by the short-term improvements which is adjacent to the City of Columbia service area as illustrated in Figure 3.3, the Richland County Planning Department provided the potential density based on zoning that would accommodate residential development and the potential number of REUs were calculated. 300 gpd per REU was utilized to calculate the potential wastewater flow from the residential development. Using these calculations, it was determined that 250 gpd/acre could be utilized to determine potential residential wastewater flows in the area served by the short-term improvements.

For the area to be served by the intermediate and long-term improvements which includes areas south of Fort Jackson east to the Wateree River and south to Bluff Road as illustrated in Figures 3.4 and 3.5, it was determined that 125 gpd/acre could be utilized to determine potential residential wastewater flows in the area served by the intermediate and long-term improvements. These areas are expected to grow at a much slower rate compared to the area that will be served by the short-term improvements.

It is anticipated that commercial services (and therefore commercial demands) will grow as residential growth occurs. It was estimated that projected commercial flows would be approximately 15% of the residential flow. For the short-term improvements area, acreage was identified for potential industrial growth. Industrial wastewater flow projections for the short-term area are based on 90% of water demand projections (Metcalf & Eddy). This projection estimates that 10% of the water demand is consumed in the industrial process and is not returned to the collection system. Water demands are estimated at 1,500 gpd/acre. For the areas to be served by the intermediate and long-term improvements, industrial flows were estimated at 5% of the residential flows.

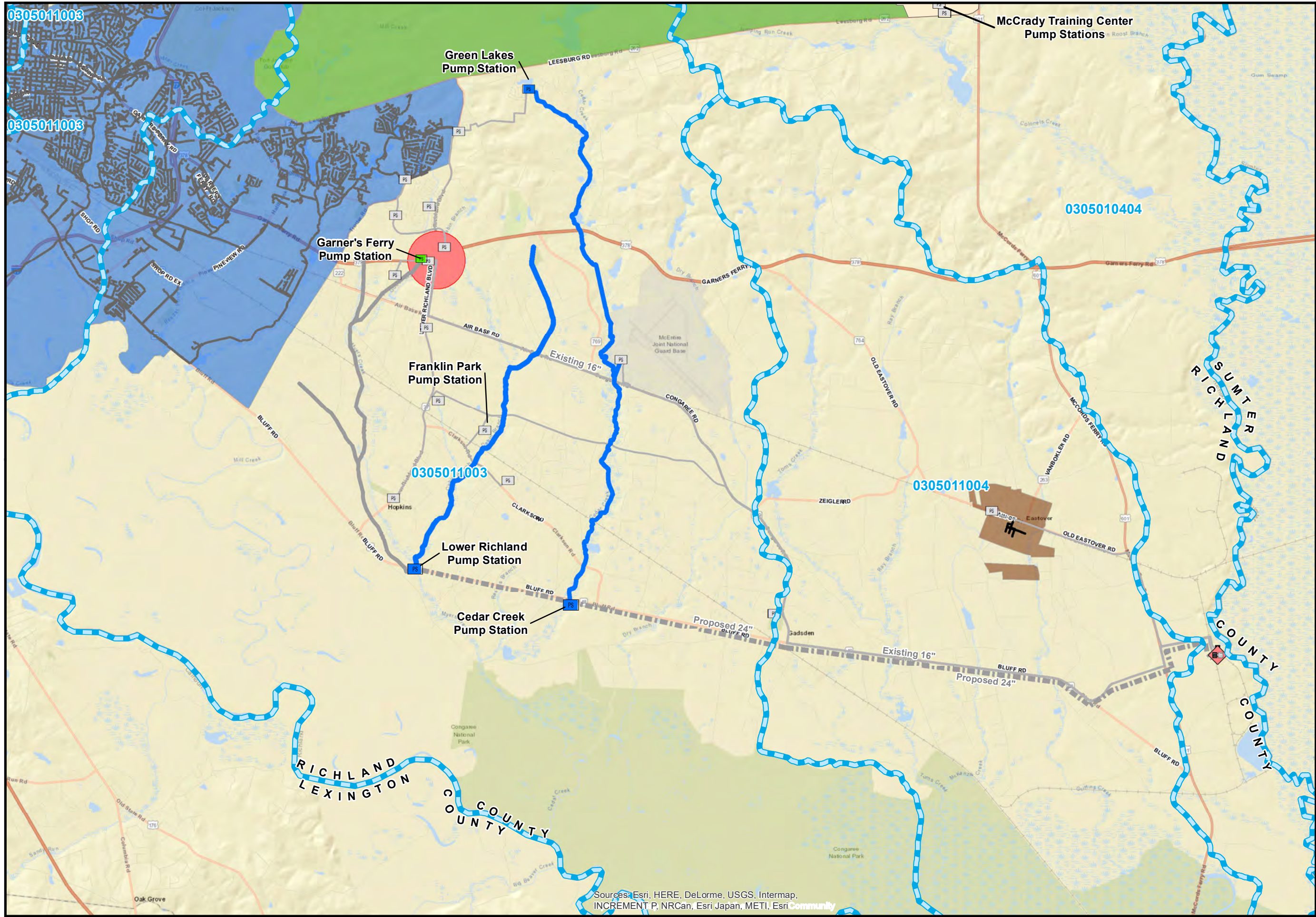


- Legend**
- Watersheds
 - PROPOSED FORCE MAIN
 - GRAVITY
 - ST_PumpStation
 - Existing WWTP
 - Existing City of Columbia Sewer
 - Existing Eastover Gravity Mains
 - Existing Richland County Sewer
 - Existing Richland County Sewer 10" Force Main

- Sewer Service Areas**
- Columbia
 - Eastover
 - Fort Jackson

Legend

- Existing Gravity - Short Term
- Intermediate Term**
- Gravity, Intermediate Term
- Gravity, short
- Existing Force Main, Short Term
- Existing WWTP
- Existing City of Columbia Sewer
- Existing Eastover Gravity Mains
- Sewer Service Areas**
- Columbia
- Eastover
- Fort Jackson
- Priority Investment Area



KEY PLAN
 1 in = 2 miles

PROJECT NUMBER
 60494136
 Date: 1/25/2024

Sources: Esri, HERE, DeLorme, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri Community

Legend

Long Term

- Pressure, long
- Gravity, Long Term

Intermediate Term

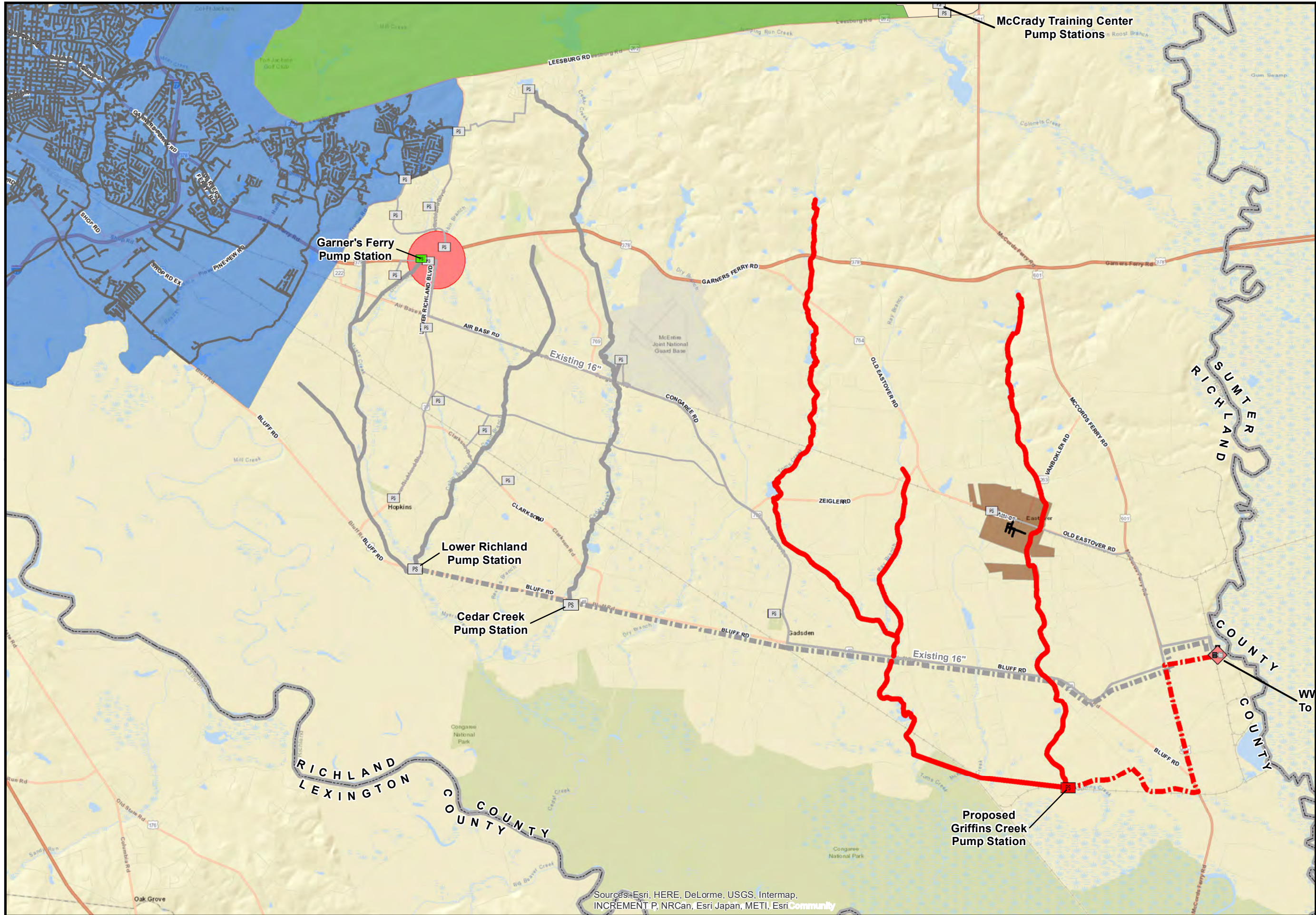
- Existing Gravity - Short Term

Existing Infrastructure

- Existing WWTP
- Existing City of Columbia Sewer
- Existing Eastover Gravity Mains

Sewer Service Areas

- Columbia
- Eastover
- Fort Jackson
- Priority Investment Area



KEY PLAN
1 in = 2 miles

PROJECT NUMBER
60494136
Date: 3/26/2024

Sources: Esri, HERE, DeLorme, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri Community

4. Recommendations

Future wastewater needs are estimated based upon projections of historical growth trends as well as potential developments where RCU has received capacity requests from developers. As these trends are projected into the future, the potential for variation between estimated and actual growth increases.

To accommodate the uncertainty associated with estimating long-term growth, recommendations have been categorized into time periods related to the level of accuracy. These time frames are as follows:

- **Short Term** – Short term recommendations are those actions that are anticipated to be necessary within the next five years. These recommendations are designed to address immediate needs or initiate preparations for future needs. Because projections in this time frame have a higher level of reliability, recommendations in this time frame could be incorporated into a capital improvements plan (CIP) and / or budget planning.
- **Intermediate** – Intermediate recommendations are designed to address actions that are anticipated to be required within the next five to ten years. Projections in this time frame have a moderate level of reliability. Actual implementation of these recommendations will be dependent upon the actual growth trends in the short-term time frame. These actions can also be incorporated into a CIP or budget plan.
- **Long Term** – Long term recommendations are designed to address actions that should be necessary more than ten years from now. Because these recommendations are based upon the least reliable projections, they are the most likely to need adjustments, but they provide a good idea of the potential magnitude that can be anticipated and provide direction for addressing these future needs should they materialize.

Using the guidelines discussed above, the following recommendations are provided for wastewater collection and treatment.

4.1 Wastewater

The following table gives an overall view of improvements, timelines, and cost for the Wastewater Improvements to the RCU wastewater service area.

Table 4.1 – Wastewater Improvements Estimated Construction Cost (\$Million)

	Southeast Region*
Short Term (Present to 2030)	\$100
Intermediate (2030 to 2035)	\$30
Long Term (2035 -2045+)	\$36 ^A
Total Potential 2045 Average Day Demand (MGD)	13.6 MGD
Total Construction Cost	\$166

*Costs are Capital Cost and Contingency only. Permitting, Engineering, and Easements are not included.

^ACost for a WWTP expansion would need to be determined based on actual flows and projected flows, therefore, costs were not included.

Southeast Regionalization RCU Wastewater System

By 2045, southeast Richland County is projected to have an average day wastewater demand of 13.6 MGD. The short term, intermediate, and long-term wastewater projects outlined in this master plan provide regional wastewater service throughout the southeast Richland County area. Wastewater service could be provided for specific developments to ensure a cost-effective wastewater project to connect to the major wastewater lines in the system.

Short Term Wastewater Recommendations

The following recommendations are recommended for implementation within the next five years (up to 2030):

Short Term Improvements include a 1.3 MGD WWTP expansion, gravity lines, force main, and the Lower Richland Pump Station. Wastewater service could be provided for specific developments, and the installation of these smaller projects should follow the routes defined in this master plan.

Short Term Wastewater Projects	Estimated Probable Cost (Present Value)
Gravity Lines	\$16,000,000
24-Inch Force Main (LRPS to WWTP)	\$34,000,000
Proposed Lower Richland Pump Station (LRPS)	\$10,000,000
WWTP Expansion to 5 MGD (2.5 MGD Expansion)	\$30,000,000
Contingencies	\$10,000,000
Total Estimated Probable Cost	\$100,000,000

Estimated Construction Cost for the Short-Term Improvements are estimated to be **\$100 million**. Costs are Capital Cost and Contingency only. Permitting, Engineering, and Easements are not included.

Intermediate Wastewater Recommendations

The following recommendations are provided for implementation within the next 5 to 10 years (2030 to 2035).

Intermediate Improvements include a gravity lines and the Cedar Creek Pump Station. Wastewater service could be provided for specific developments, and the installation of these smaller projects should follow the routes defined in this master plan.

Intermediate Term Wastewater Projects	Estimated Probable Cost (Present Value)
Gravity Lines	\$15,000,000
Proposed Cedar Creek Pump Station (CCPS)	\$10,000,000
Contingencies	\$5,000,000
Total Estimated Probable Cost	\$30,000,000

Estimated Construction Cost for Intermediate Wastewater projects is estimated to be **\$30 million**. Costs are Capital Cost and Contingency only. Permitting, Engineering, and Easements are not included.

Long Term Wastewater Recommendations

The following recommendations are provided for implementation beyond the next 10 years (2035 – 2045 or beyond). Long term wastewater projects include another WWTP expansion which has not been determined, additional gravity lines, an additional force main to the WWTP and the Griffin’s Creek Pump Station. Wastewater service could be provided for specific developments, and the installation of these smaller projects should follow the routes defined in this master plan.

Long Term Wastewater Projects	Estimated Probable Cost (Present Value)
Gravity Lines	\$17,000,000
Force Main (GCPS to WWTP)	\$4,000,000
Proposed Griffins Creek Pump Station (GCPS)	\$10,000,000
Contingencies	\$5,000,000
Total Estimated Probable Cost	\$36,000,000

Estimated Construction Cost for Long Term Wastewater projects is estimated to be **\$36 million** plus the cost of a Eastover WWTP expansion. Costs are Capital Cost and Contingency only. Permitting, Engineering, and Easements are not included.

5. Funding Options

There are numerous financing options for RCU to evaluate for the master plan recommendations, including but not limited to the following:

Community Development Block Grant (CDBG) program. Richland County is an entitlement area, and CDBG funds are received directly from the U.S. Department of Housing and Urban Development (HUD). The Richland County Office of Community Development (RCCD) was created in 2002 to administer these CDBG funds. These funds primarily benefit the low and moderate income (LMI) population (neighborhoods) of the unincorporated areas of Richland County. LMI population is defined as family household income 80% or below of the median area income. The Public Improvements Program was created to continue the commitment that Richland County has in delivering a desirable living environment supported by adequate public infrastructure, particularly for low-and moderate-income neighborhoods on the South Carolina DHEC's Water and Sewer Needs List.

Economic Development Administration (EDA). The U.S. Department of Commerce Economic Development Administration (EDA) provides grants for publicly owned infrastructure and facilities. EDA grants empower distressed communities to revitalize, expand and upgrade their physical infrastructure. All projects are evaluated to determine if they advance global competitiveness, create jobs, leverage public and private resources, demonstrate readiness and ability to use funds quickly and effectively, and link to specific and measurable outcomes. Therefore, this grant would only be applicable in the event a new industry would locate in the RCU service area.

South Carolina Rural Infrastructure Authority (RIA). The RIA was created by the General Assembly to select and assist in financing qualified rural infrastructure projects. Such infrastructure must meet an essential public purpose of protecting public health and the environment by improving environmental facilities and services or building infrastructure capacity to support economic development and employment opportunities. RIA offers assistance to local governments and other eligible entities primarily through competitive grants for new or improved infrastructure facilities. This assistance helps communities close the gap between needs and resources and builds a strong foundation for the future.

There are two grant funding cycles each year, and there are two grant program categories. The basic infrastructure grant program is designed to assist communities in bringing facilities into compliance with environmental quality standards, protecting public health from other environmental concerns or improving the capacity of existing infrastructure. The economic infrastructure program is designed to help build local infrastructure capacity to support economic development activities that will create or retain jobs and boost opportunities for long-term community sustainability.

The maximum grant amount is \$1,000,000. The grants can only be used for construction costs, and Richland County would be required to provide a 25% match for construction costs. RIA will consider granting a larger amount, but RCU would have to forgo applying for another RIA grant for numerous funding rounds depending upon the grant award.

State Revolving Fund (SRF). SRF funding is provided through the South Carolina Department of Health and Environmental Control (SCDHEC) for project management and South Carolina Rural

Infrastructure Authority, Office of Local Government (OLG) for financial assistance. The SRF program provides long-term, low-interest loans. The Clean Water SRF program finances all types of sewer facilities including treatment plants, collection systems, stormwater improvements, and line relocation for road widening for environmental and growth purposes for up to 30 years. There is a very limited amount of funds available as principal forgiveness for projects facing health or environmental threats.

United States Department of Agriculture Rural Development (RD). The Rural Utilities Service, through its Water and Environmental Programs, provides financial assistance to eligible public bodies, Indian Tribes, and non-profit organizations to construct, enlarge, or improve water, wastewater, and solid waste disposal systems in rural areas. RD provides loan and grant funding. Funding through RD would be applicable to projects in the southeastern portion of the RCU service area.

Bonds. The sale of bonds can be used for wastewater projects in the County. For revenue bonds, Richland County would need to obtain a good rating and get the bonds insured to receive the best interest rate. The interest rate for revenue bonds can be lower than other funding mechanisms such as SRF loans. General obligation bonds typically carry a lower interest rate than revenue bonds. The ad valorem tax revenue generated is utilized to pay for the general obligation bond.

A benefit to funding with bonds is RCU can secure all or a large percentage of the financing for a project and recoup the cost over a period of time that would be similar to the useful life of the infrastructure. This would be done for revenue bonds through debt service payments and included in the rate schedule. This would allow more equitable funding between generations of ratepayers. Revenues must be sufficient to meet a debt service coverage requirement, so careful financial planning must be undertaken.[1]

Developer Funded Infrastructure. A developer would be responsible for funding and constructing the sewer system to the County's specifications for a residential development. RCU may want to pay the extra cost of upsizing lines for future growth in the area. This funding option would be utilized for specific developments. Once the system is constructed, the County would receive the system debt free. In return the County would provide the developer with tap certificates, which could be sold to help the developer recoup costs. RCU has utilized a similar financing structure previously for the Hollingshed Sewer System.

Special Assessment. Special assessments may service a role in funding infrastructure for a defined area. Special improvement districts can be used to install or replace local water or sewer facilities. The cost of the local facilities is recovered by a special assessment. This assessment is done for each property owner based on square footage of the property or other methods.[1]

Ad Valorem Taxes. The County could use ad valorem property taxes for capital funding of water and wastewater infrastructure. The tax is levied based on the value of property. The tax is more stable than user charges, since they are billed to each parcel or property within the service area instead of being based on flows. The tax is assessed based on property in the service area, which may include undeveloped or unsewered properties in the service area. These properties may be connected to the system in the future and receive benefit from the existing facilities.[1]

References

[1] Financing and Charges of Wastewater Systems Task Force of the Water Environment Federation, 2005, *Financing Charges for Wastewater Systems, Water Environment Federation, Manual of Practice No. 27*, McGraw-Hill, New York, 280 p.

APPENDIX A
FLOW PROJECTIONS

Short Term Area Projections

Zoning	Parcels	Acres	Density	Dwelling Units	REUs
AG	26	2,814	0.33	929	929
HM	160	1,353	0.66	893	893
RT	501	502	1	502	502
R2	45	21	3	64	64
R3	8	225	6	1,349	1,349
GC	5	26	16	418	418
Sum		4,942		4,156	4,156

Assumptions: 0.84 Residential Equivalency Units (REU)/Acre and 252 gpd/acre.

Planning assumption for Short Term Projects: 250 gpd/acre = 1,235,620 gpd

Intermediate and Long-Term Area Projections

Zoning	Parcels	Acres	Density	Dwelling Units	REUs
AG	422	47,509	0.33	15,678	15,678
HM	2,716	20,065	0.66	13,243	13,243
RT	6,049	6,852	1	6,852	6,852
R2	115	253	3	758	758
R3	1,024	482	6	2,894	2,894
R4	604	263	9	2,367	2,367
R5	51	245	12	2,935	2,935
R6	3	6	18	106	106
GC	38	99	16	1,590	1,590
Sum		75,773		41,792	41,792

Assumptions: 0.55 REU/Acre and 165 gpd/acre. Area is more rural and is less likely to development.

Planning assumption for Intermediate and Long-term Projects: 125 gpd/acre = 9,471,625 gpd

Summary Calculations

	Short Term (gpd)	Intermediate and Long Term (gpd)
Residential	1,235,620	9,471,625
Commercial	185,343	1,420,753
Industrial	832,167	473,584
Sub Total	2,253,130	11,365,962
Total 20-yr WWTP Flow Projection		13,619,092 gpd

