



www.aikencountysc.gov

# Aiken County Planning and Development Department

1930 University Parkway, Suite 2800  
Aiken, SC 29801  
(803) 642-1520

[planning@aikencountysc.gov](mailto:planning@aikencountysc.gov)

## COMMERCIAL/NON-RESIDENTIAL LAND DEVELOPMENT PERMIT

General Information	
Aiken County Tax Parcel #	Existing Address(es) on the Site:
Project Name:	
	Will Project Operate Under a Different Name? Please Provide All.
Project Description (Describe the new proposed uses of the project site):	
Applicant (see Aiken Co. Code Section 24-10.7 for Eligible Applicants)	
Applicant Name:	Applicant Address:
Applicant Email:	
Applicant Phone:	
Primary Project Representative	
<p><u>The primary project representative will be the point of contact for all Aiken County staff regarding the land development permit and application.</u> Is the applicant the primary representative? <input type="checkbox"/> Yes <input type="checkbox"/> No If No, provide the primary project representative's information below.</p>	
Representative Name:	Representative Address:
Representative Email:	
Representative Phone:	
Property Owner	

Is the applicant the owner of the property? <input type="checkbox"/> Yes <input type="checkbox"/> No If No, provide the property owner information below.		
Owner Legal Name:	Owner Address:	
Owner Email:		
Owner Phone:		
List any additional parties holding interest in the property listed above:		
<b>Project Designer</b>		
Project Designer of Record:	Designer Address:	
Project Design Firm:		
Designer Email:		
Designer Phone:		
<input type="checkbox"/> Engineer <input type="checkbox"/> Architect <input type="checkbox"/> Other	SCLLR License Number:	
<b>Property/Site Information</b>		
Zoning District(s):	Total Area of Property:	Total Area Disturbed By Project:
Flood Zone (A, AE, X (shaded), X, etc.):	FIRM Panel:	Floodway: <input type="checkbox"/> Yes <input type="checkbox"/> No
Driveways/Intersections (Separate driveway encroachment permits are Access Requested to: State Highway <input type="checkbox"/> Yes <input type="checkbox"/> No   County Road/Street <input type="checkbox"/> Yes <input type="checkbox"/> No		
Potable Water Service: <input type="checkbox"/> Municipal/Public <input type="checkbox"/> Private Well	Municipal or Public Water Provider:	
Sewer: <input type="checkbox"/> Municipal/Public <input type="checkbox"/> Private Septic System	Municipal or Public Sewer Provider:	
Electrical Power Provider: <input type="checkbox"/> Dominion Energy <input type="checkbox"/> Aiken Electric Cooperative		
Zoning Overlay District – Is any portion of the subject property covered by the following zones?		
• AO, Airport Overlay District, Aiken Co. Code Sec. 24-2.9.		<input type="checkbox"/> Yes <input type="checkbox"/> No
• Flood Hazard Overlay District, Aiken Co. Code Sec. 24-2.10		<input type="checkbox"/> Yes <input type="checkbox"/> No

- WPO, Wellhead Protection Overlay District, Aiken Co. Code Sec. 24-2.11.  Yes  No
- Highway Corridor Overlay (HCO) – Aiken Co. Code Sec. 24-2.12.  Yes  No
- Major Thoroughfares – Aiken Co. Code Sec. Sec. 24-7.3.(5).  Yes  No

If “Yes”, then additional separate applications and attachments may be required for a complete review of the proposed site.

Aiken Co. Code Sec. 24-7.2, Requires site designs to preserve, to the extent consistent with the reasonable utilization of the site, the specific areas and resources listed below. Are any of the resources found on any portion of the project site?

- Wetlands as defined in Sec. 404, Federal Water Pollution Control Act Amendments of 1972, as determined by the U.S. Corps of Engineers, and/or as defined by the State of SC.  Yes  No
- Floodplain areas (see Flood Hazard Overlay, Aiken Co Code Sec. Sec. 24-2.10)  Yes  No
- Habitats of endangered wildlife, as identified on federal and state lists.  Yes  No
- Historically or archaeologically significant structures and sites.  Yes  No

If “Yes” to any of the resources listed above, attach any assessments identifying the resource and the boundaries/extent of the resource, a detailed plan for protecting the resource or mitigating adverse impacts from the proposed project, and any required permits from the authority with jurisdiction over the resource.

#### Attachments/Submissions

Application shall include the following additional items (check box for each attached item):

- Functional Performance Standards Review and Compliance Certification (Aiken Co. Code, Sec. 24-3.3) – **required for all applications**
- Property Owner Permission Affidavit – required if applicant is entity other than current property owner
- Restrictive Covenants Affirmation – **required for all applications**
- Storm Water Management Permit Application (Less than One Acre of Disturbance) – required for all projects exempt from full storm water NOI
- Floodplain Development Permit Application - required if any portion of the subject property is located in a Flood Zone A, AE, or X (shaded) zone as defined by the latest FIRM for Aiken County.
- Commercial/Non-Residential Site Plan - **submit six (6) copies**
- Commercial/Non-Residential Site Plan Checklist
- SCDES - Notice of Intent (NOI)
- Storm Water Management Calculations & Erosion Control Plan (C-SWPPP) – **submit three (3) copies**
- Traffic Impact Analysis Study – may be required; see Aiken Co. Code, Sec. 24-10.10.7 for guidance.
- SCDOT Encroachment Permit - required for driveways connecting to state maintained roads.
- CAD file of the basic site plan (excluding drainage, erosion control, etc.) in DWG format

**Digital Submissions** – Applications and attachments may be submitted through the Aiken County Development Services Online Portal available at [www.aikencountysc.gov](http://www.aikencountysc.gov). If submitting electronically, the paper copies delivered to Aiken County Planning and Development may be reduced to four (4) site plans and two (2) C-SWPPP.

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<b>Additional Information</b>
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Attach any additional information or narrative regarding the site or proposed use that may assist County staff reviewing this application. Additional Information or Narrative attached?  Yes  No.

**Applicant Signature and Authorization**

Under penalty of perjury, I certify to the best of my knowledge that the information given in this application is both true and correct. It is expressly understood that the issuance of any County permit upon approval of this application does not relieve me of my responsibility to comply with and adhere to all applicable federal, state, and local laws.

\_\_\_\_\_  
 Signature

\_\_\_\_\_  
 Date

I, the undersigned authority, a Notary Public in and for \_\_\_\_\_ County in \_\_\_\_\_ (state), hereby certify that \_\_\_\_\_, whose name is signed to the foregoing application, and who is known to me, acknowledged the same before me on this the \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_

\_\_\_\_\_

My commission expires \_\_\_\_\_

**For Departmental Use**

<b>Date Received:</b>	<b>Time Received:</b>	<b>Received By:</b>
<b>Complete Application</b> <input type="checkbox"/> Yes <input type="checkbox"/> No <b>Complete Attachments/Submissions</b> <input type="checkbox"/> Yes <input type="checkbox"/> No		
<b>Notes:</b>		



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## COMMERCIAL OR NON-RESIDENTIAL SITE PLAN CHECKLIST

The following items shall be included on all site plans for commercial/non-residential uses. Check each item provided, and submit checklist with application and site plan. Missing information may increase review times. Unless otherwise indicated, code sections refer to the *Aiken County Code of Ordinances*.

### Applicant/Owner/Designer Information

- Applicant – name, primary point of contact, POC email and telephone number
- Owner -- name, primary point of contact, POC email and telephone number
- Designer -- name, primary point of contact, POC email and telephone number, SCLLR Licensing Information

### Plan and Site Information

- Aiken County Tax Parcel Number (TPN)
- Site location map
- Date of initial plan
- Table of revisions/date
- Area of property/site dimensions
- Location, footprint, and dimensions all proposed structures
- Existing and finished site topography
- Location of all existing and proposed easements and non-roadway rights of way on the property. List the easement owner and the recording location (if known).
- Location and characteristics of all permanent stormwater drainage facilities
- Surrounding property --- list parcel #, owner, and general use (residential, commercial, vacant, etc.)
- Streets bordering or providing access – identify whether private/public, ownership, name, and number
- Any Aiken County designated Major Thoroughfares (See Section Sec. 24-7.3(5))
- Utilities serving site – include provider, location, and characteristics of nearest service lines.

- Identify the presence on the site of any of the protected areas and resources specified by Section 24-7.2(2). Plan shall include the location and boundaries of the resources, any buffers required by Aiken County, South Carolina, or federal regulations, and any other efforts to protect the resource or mitigate adverse impacts.

**Zoning Information**

- Zoning district
- Proposed use of the site and the applicable NAICS classification as listed in Section 24-2.6, Table 1
- Any overlay districts applicable to the site – Chapter 24, Article 2
- Any conditional use requirement applicable to the proposed use – Chapter 24, Article 3
- List required and proposed dimensional and area requirements/limitations listed in Section 24-2.6, Table 2 (Note that Article 2, Overlay Districts, and Article 3, Conditional Uses may supersede Section 24-2.6, Table 2.
- Show all roadway encroachment locations.
- Show all required parking lots, site lighting, accessible spaces, accessible routes access drives, and loading/unloading spaces required by Chapter 24, Article 4 and Chapter 11, South Carolina Building Code (latest edition)
- Provide a table listing the number and basis of parking spaces required by Section 24-2.6, Table 1 and the number proposed by the applicant.
- List and show the location of all buffer yards, landscaping, and fences required by Section 24-2.6, Table 2 or Chapter 24, Article 5.
- Show the proposed location of all freestanding signs, as defined by Chapter 24, Article 6. Signs require separate review and permit per to installation. Approval of submitted site plan does not indicate approval of proposed sign location and dimensions.



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## **Manufacturing, Commercial, and Other Nonresidential Uses Functional Performance Standards**

Aiken County Code of Ordinances, Section 24-3.3 details the performance standards listed herein. The standards are designed to ensure that all permitted or conditionally permitted manufacturing, commercial, and other nonresidential uses listed in **Aiken County Code, Section 24-2.6, Table 1, Permitted Uses**, produce no injurious or obnoxious elements affecting areas beyond the property boundary of the permitted use.

Indicate whether the following performance standards apply to the proposed use/development by checking "Applicable" or "Not Applicable" for each standard. This form and certification are **required** for all permitted or conditionally permitted manufacturing, commercial, and other nonresidential uses. Where the applicant is unable, or potentially unable, to meet any one of the listed performance criteria, the applicant shall mitigate to the satisfaction of the Planning and Development Director any potential adverse impacts of such operation and/or request a variance before the board of appeals, in accordance with the provisions of Chapter 24, Article 10, Aiken County Code.

For each standard checked as Applicable, attach a detailed description of how the applicant shall mitigate the potentially injurious or obnoxious elements and achieve the established performance standard. Attachments shall include any/all reports or product details necessary to detail the mitigation activities.

**(1) Use Produces Vibration That Exceed the Minimum Levels:**  **Applicable**  **Not Applicable**

No vibration shall be produced which is transmitted through the ground and is discernible without the aid of instruments at any point beyond the lot line; nor shall any vibration produced exceed the following particle velocity levels, measured with a vibration monitor in inches per second at the nearest:

- a) Residential property line: 0.02
- b) Nonresidential property line: 0.10

Vibration emanating from construction activities between 7:00 A.M. and 9:00 P.M. shall be exempt from these regulations.

**(2) Use Produces Fire, or Involves the Use of Explosives:**  **Applicable**  **Not Applicable**

All activities and all storage of flammable and explosive materials shall be provide with adequate safety devices against the hazards of fire and explosion, including adequate firefighting and fire suppression equipment, as prescribed in the International Building Codes.

**(3) Use Produces Noise That Exceed the Minimum Levels:**  **Applicable**  **Not Applicable**

All noise shall be muffled so as not to be objectionable due to intermittence, beat frequency or shrillness. In no event shall the sound pressure level of noise radiated continuously from a facility exceed at the lot line the following values in any octave band or frequency. Sound pressure level shall be measured with a sound level meter and an octave band analyzer that conform to specifications published by the American Standards Association.

Frequency Band (Cycles Per Second)	Sound Pressure Levels (In Decibels)	
	At Residential Lot Line	At Non-Residential Lot Line
0 – 75	72	79
75 – 150	67	74
150 – 300	59	66
300 – 600	52	59
600 – 1200	46	53
1200 – 2400	40	47
2400 – 4800	34	41
4800 – 10000	32	39

**(4) Use Produces Air Pollution Requiring SC DES Permit:**  **Applicable**  **Not Applicable**

The emission of visible smoke, dust, dirt, fly ash, particulate matter from any pipes, vents, or other openings, or from any other source into the air, shall comply with the regulations of the South Carolina Department of Environmental Services.

**(5) Use Produces Odor That Exceed the Minimum Levels:**  **Applicable**  **Not Applicable**

When an industrial plant is operating at close to maximum production the odors emissions, measured at the property line, shall not exceed a D/T (Dilution Threshold) of 100. Odor samples shall be taken and tested by an independent, qualified, odor-testing laboratory using ASTM (American Society of Testing and Materials) method of E79-91.

**(6) Use Produces Glare That Exceed the Minimum Standard:**  **Applicable**  **Not Applicable**

There shall be no direct or sky-reflected glare, whether from floodlights, high temperature processing, combustion, welding or otherwise, so as to be visible in any residence.

**(7) Use Produces Fumes and Vapors That Exceed the Minimum Standard:**  **Applicable**  **Not Applicable**

There shall be no emission of any fumes or vapors of a noxious, toxic, or corrosive nature, which can cause damage or irritation to health, animals, vegetation, or to any form of property.

**(8) Use Produces Heat, Cold, or Impacts the Dampness or Movement of Air Above the Minimum Standard:**

**Applicable**  **Not Applicable**

Activities which would produce an adverse impact on the temperature, motion, or humidity of the atmosphere beyond the lot line shall not be permitted.



**(9) Use Produces or Utilize Toxic Material Requiring SC DES Permit:**  **Applicable**  **Not Applicable**

The applicant of a permit for any facility which would utilize toxic matter in the process of manufacturing, fabricating, assembling, packaging, or any related activity, shall provide with the application a certificate from the South Carolina Department of Health and Environmental Control, indicating compliance with the rules and regulations of such agency.

**(10) Use Incorporates Exterior Illumination That Exceed the Minimum Standard:**  **Applicable**  **Not Applicable**

All outdoor light fixtures shall be fully shielded and installed in such a way that no light is emitted above a horizontal plane running through the lowest part of the fixture. Low-pressure sodium should be used wherever possible. The pattern of light pooling from each light source shall be carefully considered to avoid throwing light onto adjacent properties. Light sources visible in residential or medical areas shall not exceed 0.1-foot candles. Light sources visible in other areas shall not exceed 0.5-foot candles. Measurements shall be in a vented plane at the property line.

**Compliance Guarantee:** The applicant of a permit for any manufacturing, commercial, and other nonresidential uses which could produce any of the above "injurious or obnoxious elements" shall acknowledge in writing his or her understanding of the performance standards applicable to the proposed use and site, and shall submit with the land development permit application this agreement to maintain any required mitigation or state permits and conform with such standards at all times. Any violation of the signed agreement shall constitute a violation of Aiken County Code of Ordinances, Chapter 24, and shall be treated accordingly. Enforcement of this agreement may be precipitated by complaint from any person allegedly aggravated by failure of the non-residential use to comply with the provisions of this section.

## FUNCTIONAL PERFORMANCE STANDARDS COMPLIANCE GUARANTY

This is to acknowledge that I, \_\_\_\_\_, as

Owner  Executive Officer of \_\_\_\_\_  
(Business Name)

have completed a questionnaire concerning Chapter 24, Section 3.3 of the Land Management Regulations, Aiken County Code of Ordinances, which requires that certain performance standards governing manufacturing, commercial, and other nonresidential uses are designed to prevent potential injurious or obnoxious elements related to such operations from extending beyond the premises. I understand the requirements of said provisions of Section 3.3 of the Aiken County Code, that have indicated the specific functional performance standards, if any, which are applicable to my proposed development, and agree to conduct the business located at \_\_\_\_\_  
(Address and Parcel Number)

in compliance with such applicable standards at all times. I also understand that any violation of this Guaranty shall constitute a violation of Section 3.3, and shall be subject any available enforcement actions, unless and until remedied to the satisfaction of Aiken County.

\_\_\_\_\_  
Date

\_\_\_\_\_  
Owner/Executive Officer

\_\_\_\_\_  
Name (printed)

Sworn to me before this \_\_\_\_\_

day of \_\_\_\_\_, 20\_\_\_\_\_

\_\_\_\_\_  
Notary Public of: \_\_\_\_\_

My Commission expires on: \_\_\_\_\_



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**PROPERTY OWNER PERMISSION AFFIDAVIT**

**NOTE: If the applicant is not the owner of the property, this Affidavit must be completed by the applicant and property owner, and a copy of the lease agreement must be submitted.**

I, \_\_\_\_\_ have knowledge of and agree to allowing  
(Property Owner Name)

\_\_\_\_\_ to use the property located at:  
(Applicant Name)

\_\_\_\_\_  
(Street Address) (City) (State) (Zip Code)

\_\_\_\_\_ to be used as \_\_\_\_\_  
(Tax Parcel Number) (Type of Use and/or Business Name)

\_\_\_\_\_  
Property Owner's Signature

\_\_\_\_\_  
Applicant's Signature

\_\_\_\_\_  
Printed

\_\_\_\_\_  
Date

\_\_\_\_\_  
Printed

\_\_\_\_\_  
Date

\_\_\_\_\_  
Witness Signature

\_\_\_\_\_  
Witness Signature



### **South Carolina Code of Laws Section 6-29-1145**

- (A) In an application for a permit, the local planning agency must inquire in the application or by written instructions to an applicant whether the tract or parcel of land is restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the permitted activity.
- (B) If a local planning agency has actual notice of a restrictive covenant on a tract or parcel of land that is contrary to, conflicts with, or prohibits the permitted activity.
- (1) in the application for the permit;
  - (2) from materials or information submitted by the person or persons requesting the permit; or
  - (3) from any other source including, but not limited to, other property holders, the local planning agency must not issue the permit unless the local planning agency receives confirmation from the applicant that the restrictive covenant has been released for the tract or parcel of land by action of the appropriate authority or property holders or by court order.
- (C) As used in this section:
- (1) 'actual notice' is not constructive notice of documents filed in local offices concerning the property, and does not require the local planning agency to conduct searches in any record offices for filed restrictive covenants;
  - (2) 'permit' does not mean an authorization to build or place a structure on a tract or parcel of land; and
  - (3) 'restrictive covenant' does not mean a restriction concerning a type of structure that may be built or placed on a tract or parcel of land."



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**RESTRICTIVE COVENANTS AFFIRMATION OF APPLICANT**

South Carolina Code of Laws Section 6-29-1145 (attached hereto) requires local planning agencies to inquire whether a tract or parcel of land is restricted by any recorded covenant that is contrary to, conflicts with, or prohibits an activity for which a permit is being sought.

I, \_\_\_\_\_, have researched the existence of restrictive covenants applicable to Tax Parcel Number(s) \_\_\_\_\_, located at (address or street) \_\_\_\_\_, and I have determined that:

**SELECT ONE**

The property is subject to restrictive covenants, but the requested permit is not contrary to, does not conflict with, and is not prohibited by any of the restrictive covenants as specified in South Carolina Code of Laws, Section 6-29-1145.

**OR**

The property is subject to restrictive covenants, but the applicable restrictive covenants have been released for the tract or parcel of land by the appropriate authority or property holders or by court order (**attach copy of release or court order**)

**OR**

There are no restrictive covenants on the tax parcel(s).

I have read and understand the statements on this application and do hereby affirm that the information provided is true to the best of my knowledge. I further understand the approval of this application or issuance of a County Permit does not relieve me of my duty to adhere to and abide by all Federal, State, and Aiken County laws pertaining to the use of the property as specified herein.

\_\_\_\_\_  
Property Owner or Authorized Representative

\_\_\_\_\_  
(Date)

\_\_\_\_\_  
(Print Name)

**For Staff Use Only:**

Received by: \_\_\_\_\_

Date: \_\_\_\_\_



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**Aiken County**  
**Stormwater Division**  
1930 University Parkway, Suite 3300  
Aiken, SC 29801  
(803) 642-1535

## STORM WATER MANAGEMENT PERMIT APPLICATION FOR LAND DISTURBING ACTIVITIES (NOI) ON PROJECTS LESS THAN ONE ACRE

Date: \_\_\_\_\_ Project Description/ Site Name: \_\_\_\_\_

### I. Project Information

Project Owner (company or person): \_\_\_\_\_

Permit Contact (if owner is company): \_\_\_\_\_ Company EIN: \_\_\_\_\_

Mailing Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: (Day) \_\_\_\_\_ Cell: \_\_\_\_\_ FAX: \_\_\_\_\_

### II. Property Information

Site Location (street address, nearest intersection, etc.): \_\_\_\_\_

City/Town (if in limits): \_\_\_\_\_ Tax Map # (list all): \_\_\_\_\_

### III. Site Information

A. Disturbed area (to the nearest tenth of an acre): \_\_\_\_\_ acres Total area: \_\_\_\_\_

B. Is this project part of a Larger Common Plan for Development or Sale (LCP)?  Yes  No

If yes and the total disturbed area of this project and the LCP is equal to or greater than one acre then you must apply for permit coverage under the NPDES General Permit SCR100000.

C. Start Date: (MM/DD/YYYY) \_\_\_\_\_ Completion Date: \_\_\_\_\_

D. Is this NOI being submitted in response to a Notice to Comply issued by S.C. DHEC or Aiken County?  Yes  No

E. Type of Activity (check all that apply):

- Commercial  Residential: Single-family  Linear (Roads, utility lines, etc.)  Other: \_\_\_\_\_
- Institutional  Residential: Multi-family  Site Preparation (No new impervious) \_\_\_\_\_

F. Are there any flooding problems downstream or adjacent to this site?

### IV. Waterbody Information

A. Nearest receiving waterbody(s): \_\_\_\_\_ Distance to this waterbody (feet): \_\_\_\_\_

### V. Signatures and Certifications: DO NOT SIGN IN BLACK INK!

I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

I hereby certify that all land-disturbing construction and associated activity pertaining to this site shall be accomplished pursuant to and in keeping with the terms and conditions of the approved plans and SCR100000. I also certify that a responsible person will be assigned to the project for day-to-day control. I hereby grant authorization to the Department of Health and Environmental Control and/or the local implementing agency the right of access to the site at all times for the purpose of on-site inspections during the course of construction and to perform maintenance inspections following the completion of the land-disturbing activity. (See Section 122.22 of S.C. Reg. 61-9 for signatory authority information.)

\_\_\_\_\_  
Printed Name of Project Owner/Operator

\_\_\_\_\_  
Signature of Project Owner/ Operator

\_\_\_\_\_  
Date

# EROSION AND SEDIMENT CONTROL FOR HOME BUILDER



## Erosion is a costly problem

Eroding construction sites are a leading cause of water quality problem in South Carolina. For every acre under construction, about a dump truck and a half of soil washes into a nearby lake or stream unless the contractor uses erosion controls.

## Problems caused by this sediment includes:

**Local Taxes or Fees-** Cleaning up sediment in street, storm drains and ditches adds extra cost to county budget.

**Dredging-** The expense of dredging sediment from lakes, and detention ponds is a heavy burden for both the County and private property owners.

**Lower property values-** Neighboring property values are damaged when a lake or stream fill with sediment. Shallow areas encourage weed growth and create boating hazards.

**Poor fishing-** Muddy water drives away fish that rely on sight to feed. As it settles sediment smother gravel beds where fish like small mouth bass find food and lay their eggs.

**Nuisance growth of weeds and algae-** sediment carries fertilizer that fuel algae and weed growth.

## Preserving Existing Vegetation

- Whenever possible, preserve existing trees, shrubs and other vegetation
- To prevent root damage, do not grade, place soil piles, or park vehicles near trees marked for preservation.
- Place plastic mesh buffer/tree save barriers around trees at drip line, to protect the root area below their branches

## Controlling Erosion and Sedimentation

Erosion control is important for all construction sites. The material needed are easy to find and relatively inexpensive- silt fence, stakes, rock slope drains grass seed, mulch or geo-textiles. Putting these materials to use is a straight forward process. Only a few controls are needed on most sites, however all erosion controls must be maintained daily.

- Use of a silt fence
- Use of a construction exit
- Temporary mulching / grassing
- Slope drains on all vertical slopes
- Rip rap at the outflow end of all storm drain and basins shall be installed.

## Penalties

- Court imposed penalties for violations carry a maximum fine of \$1000 and/or up to 30 days in jail.

## Soil piles

- Locate away from any down slope, street, driveway, stream, lake, wetland, ditch, or drainage way.
- Stabilize with mulch and/or vegetation. Temporary seed such as annual rye or winter wheat is recommended for topsoil piles

## State Water Buffers

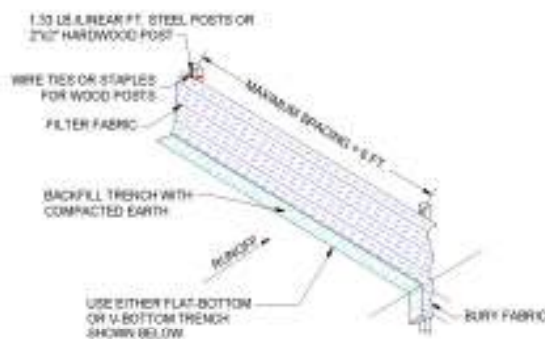
- Land disturbing (clearing, grubbing or grading) within 50 feet of the banks of ALL creeks, streams, ponds, lakes, and wetlands must have two rows of state approved silt fence 10 feet apart with steel post spaced a maximum 6-feet centers with wire backing.

## Sediment Cleanup

- By the end of each work day, sweep or scrape up soil tracked onto the road. Stabilize with mulch and/or vegetation on all areas at finish grade while maintaining normal erosion controls

### Silt Fence

- Install prior to land disturbance
- Install on down slope side of site parallel to contour of land.
- Extend ends up slope enough to allow water to pond behind fence.
- Bury fabric/silt fence in trench 8 inches deep with 4 inch lip.
- Leave no gaps. Overlap section of silt fence, or twist ends of silt fence together.
- Inspect and repair daily. Remove sediment if deposits reach half the fence height.
- Use 2 rows of state approved silt fence adjacent to state waters, lakes, wetlands, and streams.



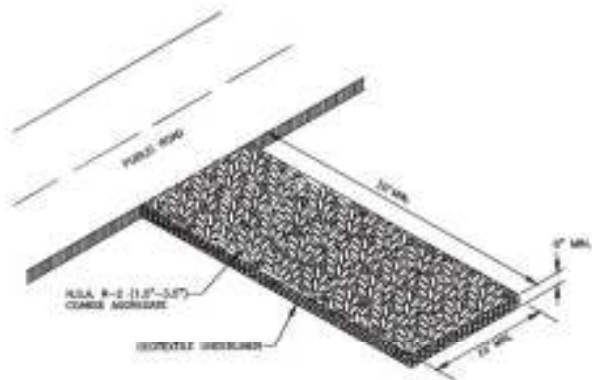
**SILT FENCE INSTALLATION**



**FLAT-BOTTOM TRENCH DETAIL**

### Home Building Construction Entrance/Exit Pad

- Install a construction Entrance/Exit Pad using 1.5 to 3.5 inch diameter aggregate.
- Lay stone 6 inches thick, at least 30 feet long from the back of curb or edge of pavement, and a minimum 16 feet wide.
- Use geo-textile underliner for entire pad
- Use to prevent tracking mud onto the road by all vehicles.
- Must be maintained daily throughout construction.



**All Home Builder / Owners involved in residential construction in Aiken County must fill out and sign a Notice of Intent (NOI). This NOI is required by Aiken County and the Department of Health and Environmental Control (DHEC).**



# EROSION AND SEDIMENT CONTROL FOR HOME BUILDER



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## Problems caused by this sediment includes:

**Local Taxes or Fees-** Cleaning up sediment in street, storm drains and ditches adds extra cost to county budget.

**Dredging-** The expense of dredging sediment from lakes, and detention ponds is a heavy burden for both the County and private property owners.

**Lower property values-** Neighboring property values are damaged when a lake or stream fill with sediment. Shallow areas encourage weed growth and create boating hazards.

**Poor fishing-** Muddy water drives away fish that rely on sight to feed. As it settles sediment smother gravel beds where fish like small mouth bass find food and lay their eggs.

**Nuisance growth of weeds and algae-** sediment carries fertilizer that fuel algae and weed growth.

## Preserving Existing Vegetation

- Wherever possible, preserve existing trees, shrubs and other vegetation.
- To prevent root damage, do not grade, place soil piles, or park vehicles near trees marked for preservation.
- Place plastic mesh buffer/tree save barriers around trees at drip line, to protect the root area below their branches

## Controlling Erosion and Sedimentation

Erosion control is important for all construction sites. The material needed are easy to find and relatively inexpensive- silt fence, stakes, rock slope drains grass seed, mulch or geo-textiles. Putting these materials to use is a straight forward process. Only a few controls are needed on most sites, however all erosion controls must be maintained daily.

- Use of a silt fence
- Use of a construction exit
- Temporary mulching / grassing
- Slope drains on all vertical slopes
- Rip rap at the outflow end of all storm drain and basins shall be installed.

## Penalties

- Court imposed penalties for violations carry a maximum fine of \$1000 and/or up to 30 days in jail.

## Soil piles

- Locate away from any down slope, street, driveway, stream, lake, wetland, ditch, or drainage way.
- Stabilize with mulch and /or vegetation. Temporary seed such as annual rye or winter wheat is recommended for topsoil piles.

## State Water Buffers

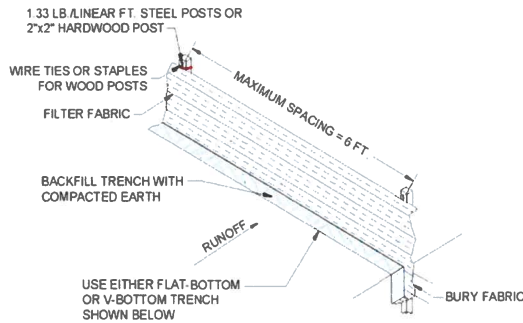
- Land disturbing (clearing, grubbing or grading) within 50 feet of the banks of **ALL** creek, streams, ponds, lakes, and wetlands must have two rows of state approved silt fence 10 feet apart with steel post spaced a maximum 6-foot centers with wire backing.

## Sediment Cleanup

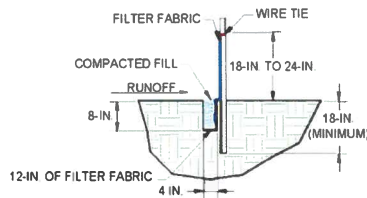
- By the end of each work day, sweep or scrape up soil tracked onto the road. Stabilize with mulch and/or vegetation on all areas at finish grade while maintaining normal erosion controls.

### Silt Fence

- Install prior to land disturbance
- Install on down slope side of site parallel to contour of land.
- Extend ends up slope enough to allow water to pond behind fence.
- Bury fabric/silt fence in trench 8 inches deep with 4 inch lip.
- Leave no gaps. Overlap section of silt fence, or twist ends of silt fence together.
- Inspect and repair daily. Remove sediment if deposits reach half the fence height.
- Use 2 rows of state approved silt fence adjacent to state waters, lakes, wetlands, and streams.



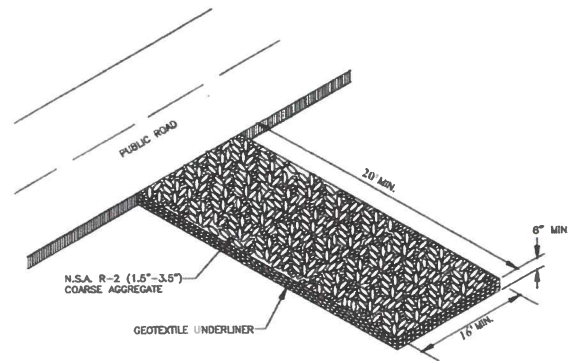
**SILT FENCE INSTALLATION**



**FLAT-BOTTOM TRENCH DETAIL**

### Home Building Construction Entrance/Exist Pad

- Install a construction Entrance/Exist Pad using 1.5 to 3.5 inch diameter aggregate.
- Lay stone 6 inches thick, at least 20 feet long from the back of curb or edge of pavement, and a minimum 16 feet wide.
- Use geo-textile underliner for entire pad.
- Use to prevent tracking mud onto the road by all vehicles.
- Must be maintained daily throughout construction.



**All Home Builder / Owners involved in residential construction in Aiken County must fill out and sign a Notice of Intent (NOI). This NOI is required by Aiken County and the Department of Health and Environmental Control (DHEC).**