



POLICY CLARIFICATION

Disturbed Area Softscape Calculations for Existing Homes with New Non-attached Residential Construction

April 12th, 2021

Notes:

Policy Abstract – Applies to existing projects with new additions and reaffirmation for new construction.

Definitions:

Available softscape area – This amount is equal to the total site area minus the total area of all impervious surfaces plus structures.

New disturbed area – Equals the sum of all new construction areas (pervious plus impervious).

Cases:

- A large lot with and existing home with new guest house
- A small lot with and existing home with new guest house
- Either size lot with an existing guest house and new main house
- New homes on large sites with minimal softscape must still use a minimum 10% default if the new softscape area is less than 10% of the overall “available softscape area”.

Procedure:

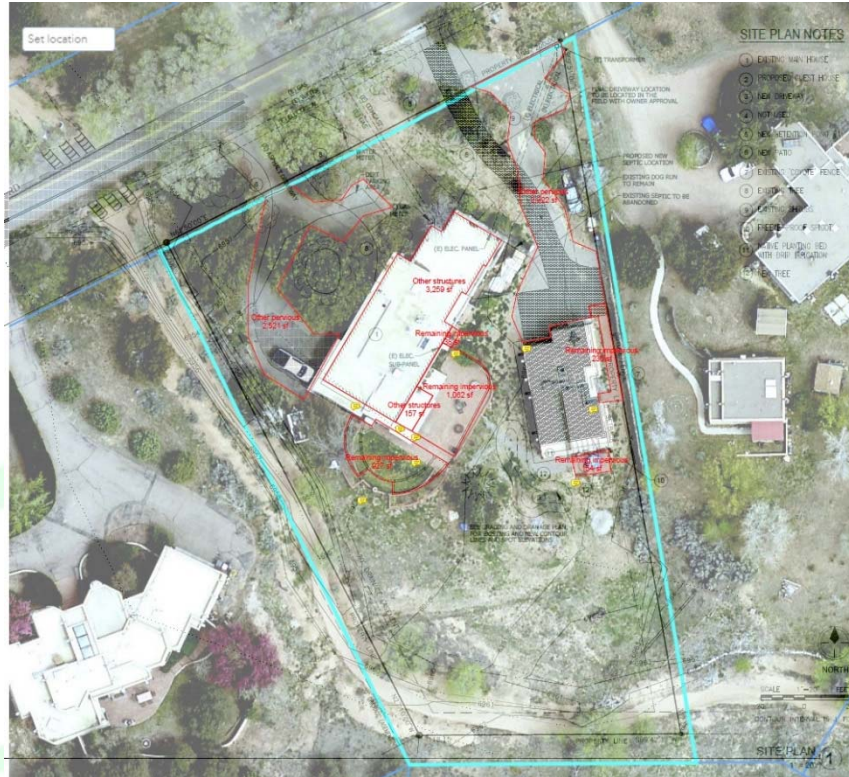
- 1) Add all existing impervious/construction and deduct from whole site area.
- 2) The remaining area is technically the “available softscape area” which includes the new construction site.
- 3) Combine all of the area of new construction which is the pervious areas and the impervious areas. This is also defined as the new disturbed area.
- 4) Calculate the new disturbed area as a percentage of the “available softscape area”. This will be your softscape area to attribute to the second project.

- 5) If the percentage is less than 10%, use 10% of the “available softscape area” as a default. If over 10%, use the calculated percentage.
- 6) Any remaining area gets attributed to “undisturbed”.

See the following example.

ZONING, LOT INFO

ZONING	R1
LOT SIZE: 1 acre	(43,525 SQ.FT.)
EXISTING COVERAGE (IN SQ. FT.)	
HEATED RESIDENCE	2,300
EXISTING GARAGE	434
GARAGE CONC. APRON	54
FRONT ENTRY PORCH	230
EXISTING ASPHALT	3,700
REAR YARD PORTAL/PATIO	200
REAR YARD CONC. WALK	312
TOTAL EXISTING IMPERVIOUS AREA:	7,230 (= 16.6% LOT COVERAGE)
PROPOSED NEW COVERAGE:	
NEW GUESTHOUSE (HEATED)	1,168
GARAGE	298
ENTRY PORCH	34
TOTAL ROOFED	1,500 SQ.FT.
GARAGE APRON	27
LIVING ROOM PATIO	106
BEDROOM PATIO	74
TOTAL ADDED IMPERVIOUS COVER:	1,707 SQ.FT.
DRIVEWAY	2,066 (DRIVE IS BASE COURSE/ GRAVEL)
TOTAL PROPOSED NEW COVERAGE:	1,707 SQ.FT.
TOTAL PROPOSED LOT COVERAGE:	1,707 SQ.FT. = 3.92% LOT COVERAGE
ON-SITE WATER MANAGEMENT	
NET ADDED IMPERMEABLE COVER:	1,707 SQ.FT. x 16% = 1,723 CU.FT. RETENTION REQ'D.
NOTE: ON-SITE PONDING PROVIDED IN (1) LOCATION. SEE GRADING AND DRAINAGE PLAN-SH, C1.2	



site area	43525	
existing impervious/construction	7230	
softscape available to new construction site	36295	
new impervious (home and hardscapes)	1707	
new pervious (driveway)	2066	
new disturbed area	3773	10.40%

Since 10.40% is greater than 10%, the project will use 3,773 sf for the softscape area attributable to the new project.