Phosphorus Loadings

Phosphorus loadings from new or redeveloped sites shall not exceed predevelopment phosphorus levels. The following phosphorus export coefficients shall be used to calculate predevelopment and post-development land use phosphorus loadings:

1. Pre-developed land use
   a. Woodland or wetlands: 0.1 pounds/acre/year
   b. Grasslands, meadows, open space: 0.4 pounds/acre/year
   c. Cropland: 1.0 pound/acre/year
   d. Pasture: 2.0 pounds/acre/year
   e. Urban (applicable for redevelopment): See Post-development land use

2. Post-development land use (to be used with runoff volumes)
   a. Industrial/Commercial: 600 parts per billion
   b. Single-family residential: 450 parts per billion
   c. Multi-family residential: 500 parts per billion

This standard can be achieved through the use of
   a. Ponding
   b. Low Impact Development techniques
   c. Reduction in impervious surfaces, or
   d. Other Best Management Practices deemed reasonable by the Commission.

The local permitting authority shall consider a variance or flexibility to this standard if impacts to other natural resources are demonstrated. The local permitting authority can consider the implementation of this standard on regional/drainage area basis if this standard is deemed impractical on a site-by-site basis.