| v3 - LEED 2008

Site stewardship in mid-rise buildings

MSSc1 | Possible 1 point

Glossary

Intent

Minimize long-term environmental damage to the building lot during the construction process.

Requirements

Prerequisites

1.1 **Erosion controls during construction.** Prior to construction, design and plan appropriate erosion control measures. During construction, implement these measures. Erosion control measures must include all of the following:

a. Stockpile and protect disturbed topsoil from erosion (for reuse).
b. Control the path and velocity of runoff with silt fencing or comparable measures.
c. Protect on-site storm sewer inlets, streams, and lakes with straw bales, silt fencing, silt sacks, rock filters, or comparable measures.
d. Provide swales to divert surface water from hillsides.
e. If soils in a sloped area (i.e., 25%, or 4:1 slope) are disturbed during construction, use tiers, erosion blankets, compost blankets, filter socks and berms, or some comparable approach to keep soil stabilized.

Credits

1.2 **Minimize disturbed area of site for mid-rise** (1 point). Minimize disturbance to the site by meeting the following:

Where the site is not previously developed:

a. Develop a tree or plant preservation plan with “no-disturbance” zones clearly delineated on drawings and on the lot (see Note 1 below).
b. Leave at least 40% of the buildable lot area undisturbed, not including area under roof. Only softscapes can be counted toward this credit; projects cannot receive credit for preserving preexisting hardscapes, such as driveways.

OR

Where the site is previously developed:

c. Develop a tree or plant preservation plan with “no-disturbance” zones clearly delineated on drawings and on the lot (see Note 1 below), and rehabilitate the lot by undoing any previous soil compaction, removing existing invasive plants, and meeting the requirements of SS 2.2 (see Note 2, below).

OR

d. Build with housing density for the project that is equal to or greater than 40 units per acre. The average lot size shall be calculated as the total lot size divided by the number of units.

Notes:

1. *Any “no-disturbance” zones must also be protected from parked construction vehicles and building material storage. Soils compacted by vehicles or stored materials can cause major difficulties in establishing any new landscaping.*
2. *Mid-rise buildings on previously developed lots that disturb the entire lot during construction can earn this credit by meeting the requirements in part (c) above.*