# Definition of the "Site"

The "Site" is the property boundary (or ROW) plus any off-site areas that are disturbed as part of the project. In a new development project, the entire 'Site' is used in the calculation of the ESD requirements. In a redevelopment project the Limit of Disturbance is used to calculate the ESD requirements. The ESD requirement on page 5.19 of the Manual is the absolute <u>minimum</u> that this office is allowed to require on any site. The ESD requirement can be calculated using the disturbed area plus any drainage area that flows into it if a reasonable case can be made that looking at the entire property as the site is not practical. If we allow this on a particular site, we must document the reasons in our file.

1) The following are reasons that we have allowed to exclude portions of the property from the ESD requirements:
   a. A portion of the property drains away from the disturbed area and is not and cannot receive drainage from it.
   b. A portion of the property is in an entirely different land use that will remain unchanged after the project (areas in agriculture and/or forest conservation, etc).
   c. A portion of the property is undevelopable and is considered a stream/stream buffer, wetland/wetland buffer, FEMA floodplain or floodplain easement.
2) If you think that a portion of the property on a new development site should be excluded, the Concept Submission phase is the time to <u>explain</u> why and present what you think the "site" boundary should be for purposes of ESD requirements. Include the explanation in the narrative of the SWM report.
3) Please note that State Law was <u>intended</u> to require new development projects to provide SWM for existing impervious onsite. You must provide treatment for at least a reasonable portion of the existing onsite impervious and justify why you are not providing $ESD_v$ for all of it.

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