Definition of 'ESD Tract'

Purpose:

The ESD Tract is used to determine the amount of Environmental Site Design Volume (ESD_v) required for the project.

Areas Included:

All disturbed areas on or off the property are normally included. No "doughnut holes or polka dots", within or between the Limit of Disturbance (LOD) areas are allowed. It is our experience that contractors almost always disturb all areas within the perimeter sediment controls and between any separate LODs.

Areas Potentially Excluded:

1. Repair/reconstruction of existing impervious surfaces where the work will not contact the underlying soil.
2. Replacement of existing impervious surfaces that return the surface to existing cover, line, grade, and cross-section.
3. Replacement of existing pervious surfaces that return the surface to existing cover, line, grade, cross-section, and pervious hydrologic condition.
    a. SWM for underground utilities can be provided by satisfying conditions 2 and 3.
    b. Pervious hydrologic conditions require uncompacted soil down to 20". Standard trench backfill and compaction is not acceptable.
4. Notes:
    a. Because of these exclusions it is quite possible for the "ESD Tract" to be smaller than the LOD.
    b. The excluded areas must be inspected by the engineer or surveyor as part of the as-built process to verify that the conditions for exclusion are met.
5. If you think that a portion of the LOD should be excluded, the Concept Submission Phase is the time to explain why and present what you think the ESD Tract should be. Include the explanation in the narrative of the SWM report.

Delineation:

The ESD tract must be delineated on the first proposed condition drawing with a dark line with blue shading outside, _____ESD Tract_____, forming a closed polygon. All land uses within the ESD tract must be appropriately shaded.

Calculation:

Measure the area of the ESD tract and the existing and proposed impervious surface in it. Calculate the post development percentage impervious and determine the required PE and thus, the ESD_v based on the ESD tract.

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