

**Table 1. Land Cover Guidance for Virginia Runoff Reduction Spreadsheet**

**IMPERVIOUS COVER**

- Roadways, driveways, rooftops, parking lots, sidewalks, and other areas of impervious cover.
- This category also includes the surface area of stormwater BMPs that: (1) are wet ponds, OR (2) replace an otherwise impervious surface (e.g., green roof, pervious parking).<sup>1</sup>

**MANAGED TURF**

Land disturbed and/or graded for eventual use as managed turf:

- Portions of residential yards that are graded or disturbed, including yard areas, septic fields, residential utility connections
- Roadway rights-of-way that will be mowed and maintained as turf
- Turf areas intended to be mowed and maintained as turf within residential, commercial, industrial, and institutional settings

**FOREST & OPEN SPACE**

Land that will remain undisturbed OR that will be restored to a hydrologically functional state:

- Portions of residential yards that will NOT be disturbed during construction
- Portions of roadway rights-of-way that, following construction, will be used as filter strips, grass channels, or stormwater treatment areas; MUST include soil restoration or placement of engineered soil mix as per the design specifications
- Community open space areas that will not be mowed routinely, but left in a natural vegetated state (can include areas that will be bush hogged no more than four times per year)
- Utility rights-of-way that will be left in a natural vegetated state (can include areas that will be bush hogged no more than four times per year)
- Surface area of stormwater BMPs that are NOT wet ponds, have some type of vegetative cover, and that do not replace an otherwise impervious surface. BMPs in this category include bioretention, dry swale, grass channel, ED pond that is not mowed routinely. stormwater wetland, soil amended areas that are vegetated, and infiltration practices that have a vegetated cover.
- Other areas of existing forest and/or open space that will be protected during construction and that will remain undisturbed

Operational & Management Conditions for Land Cover in Forest & Open Space Category:

- Undisturbed portions of yards, community open space, and other areas that will be considered as forest/open space must be shown outside the LOD on approved E&S plans AND demarcated in the field (e.g., fencing) prior to commencement of construction.
- Portions of roadway rights-of-way that will count as forest/open space are assumed to be disturbed during construction, and must follow the most recent design specifications for soil restoration and, if applicable, site reforestation, as well as other

relevant specifications if the area will be used as a filter strip, grass channel, bioretention, or other BMP

- All areas that will be considered forest/open space for stormwater purposes must have documentation that prescribes that the area will remain in a natural, vegetated state. Appropriate documentation includes: subdivision covenants and restrictions, deeded operation and maintenance agreements and plans, parcel of common ownership with maintenance plan, third-party protective easement, within public right-of-way or easement with maintenance plan, or other documentation approved by the local program authority
- While the goal is to have forest/open space areas remain undisturbed, some activities may be prescribed in the appropriate documentation, as approved by the local program authority: forest management, control of invasive species, replanting and revegetation, passive recreation (e.g., trails), limited bush hogging to maintain desired vegetative community, etc.

<sup>1</sup> Certain stormwater BMPs are considered impervious with regard to the land cover computations. These BMPs are still assigned Runoff Reduction and/or Pollutant Removal rates within the spreadsheet, so their “values” for stormwater management are still accounted for. The reason they are considered impervious is that they either do not reduce runoff volumes (e.g., wet ponds) OR their Runoff Reduction rates are based on comparison to a more conventional land cover type (e.g., green roofs, pervious parking).