

Calculating Land Disturbance in the City of Alexandria
Interim Guidance
1/11/2021

Per the City of Alexandria Zoning Ordinance, Article 13-Environmental Management (EMO), land disturbance or land-disturbing activity is defined as a manmade change to the land surface that potentially changes its runoff characteristics, including clearing, grading, filling, or excavation.

The limits of disturbance in the City of Alexandria must be calculated to determine each of the following: Total Land Disturbance (TLD), Stormwater Management land disturbance (SWM-LD), and Water Quality Volume Default Land Disturbance (WQVD-LD).

Total Land Disturbance (TLD)

TLD is determined by the total area of disturbance of a project both off site and on site. T&ES reserves the right to determine the TLD on a case-by-case basis for items not included in the list below.

TLD includes:

1. Land disturbance on the parcel. Projects disturbing over 50% of the parcel must include the entire parcel area.
2. Right of Way disturbance.
3. Temporary offsite disturbance.
4. Offsite utility corridor disturbance.
5. All disturbance over structure.
6. The requirements of Memo to Industry 02-08:
 - a. A minimum 10-foot wide work area must be added to the perimeter of the footprint of the proposed improvements.
 - b. A minimum 10-foot wide access path from the edge of the disturbed area to the street or paved driveway.
 - c. For any underground pipe or conduit installed outside of the parcel area, a minimum five-foot width along the length of the excavation
 - d. Dumpsters, soil stockpiles and material storage areas.

Stormwater Management Land Disturbance (SWM-LD)

SWMLD is the disturbed area that must be included in the state stormwater quality and quantity calculations. T&ES reserves the right to determine the SWM-LD on a case-by-case basis for items not included in the list below.

SWM-LD Includes:

1. Land disturbance on the parcel. Projects disturbing over 50% of the parcel must include the entire parcel area.
2. Right of Way disturbance.
3. Offsite utility corridor disturbance that is NOT returned to predevelopment conditions.

4. All disturbance over structure.
5. The requirements of Memo to Industry 02-08:
 - a. A minimum 10-foot wide work area must be added to the perimeter of the footprint of the proposed improvements.
 - b. A minimum 10-foot wide access path from the edge of the disturbed area to the street or paved driveway.
 - c. For any underground pipe or conduit installed outside of the parcel area, a minimum five-foot width along the length of the excavation
 - d. Dumpsters, soil stockpiles and material storage areas.

SWM-LD does not include:

1. Temporary offsite disturbance that will be returned to original condition at the conclusion of the project (i.e., offsite construction trailers, parking, or temporary structures).
2. Offsite utility corridor disturbance that is returned to original surface conditions at the conclusion of the project.

Water Quality Volume Default Land Disturbance (WQVD-LD)

WQVD-LD is the disturbed area that must be included in the City's WQVD calculations. T&ES reserves the right to determine the WQVD-LD on a case-by-case basis for items not included in the list below.

WQVD-LD Includes:

1. Land disturbance on the parcel. Projects disturbing over 50% of the parcel must include the entire parcel area.
2. All disturbance over structure.
3. The requirements of Memo to Industry 02-08:
 - a. A minimum 10-foot wide work area must be added to the perimeter of the footprint of the proposed improvements.
 - b. A minimum 10-foot wide access path from the edge of the disturbed area to the street or paved driveway.
 - c. For any underground pipe or conduit installed outside of the parcel area, a minimum five-foot width along the length of the excavation
 - d. Dumpsters, soil stockpiles and material storage areas.

WQVD-LD does not include:

1. Temporary offsite disturbance that will be returned to original condition at the conclusion of the project. (i.e., offsite construction trailers, parking, or temporary structures).
2. Offsite utility corridor disturbance that is returned to original surface conditions at the conclusion of the project.
3. Right of way disturbance.

Total Land Disturbance (TLD)	Acres	Square Feet
Parcel Area		
Right of Way		
Temporary offsite area		
Offsite utility corridors		
Footprint perimeter (if not included in parcel area)		
Access path (if not included in parcel area)		
Storage and stockpile areas (if not included in parcel area)		
TLD Area		
Stormwater Management Land Disturbance (SWM-LD)	Acres	Square Feet
Parcel Area		
Right of Way		
Offsite utility corridors NOT returned to pre-development conditions		
Footprint perimeter (if not included in parcel area)		
Access path (if not included in parcel area)		
Storage and stockpile areas (if not included in parcel area)		
Total SWM-LD Area		
Water Quality Volume Default (WQVD-LD)	Acres	Square Feet
Parcel Area		
Footprint perimeter (if not included in parcel area)		
Access path (if not included in parcel area)		
Storage and stockpile areas (if not included in parcel area)		
Total WQVD-LD Area		