

Memorandum

To: All Architects, Builders, Contractors, Developers, Engineers, Surveyors, and Property Owners

From: Arlington County Stormwater Management

Date: ~~September 15, 2015~~ **UPDATED March 30, 2018**

Subject: Use of Structural Stormwater Treatment Systems

EFFECTIVE DATE:

- For Site Plans submitted per Administrative Regulation 4.1: Preliminary Application after November 1, 2015
 - Projects that have already filed their preliminary application but that have not yet been accepted by the County Manager: Applicant must meet with staff and work to maximize compliance with this revised policy.
- For Use Permits for Unified Commercial/Mixed Use Development, Unified Residential Development, and Schools, and for Zoning Proffers: Application after November 1, 2015
- For all Form Based Code projects: Preliminary application after November 1, 2015
- For all other development projects except 'by-right engineering plans': Land Disturbance Permit application after November 1, 2015
- For 'by-right engineering plans': Engineering plan submittal after November 1, 2015

Structural stormwater treatment systems include any non-vegetated, structural filtering or hydrodynamic system (e.g., sand filter, manufactured treatment device, etc.).

Structural stormwater treatment systems that do not provide Runoff Reduction (RR) per the Virginia DEQ BMP Clearinghouse:

- *May not be used to treat rooftop or turf runoff unless used in series with a RR practice, with the RR practice serving as the principal SWMF providing at least 70% of the total TP removed by both the RR and non-RR SWMFs combined in the series,*

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- When used as a stand-alone SWMF, at least 75% of the drainage area must include impervious surfaces with high-intensity vehicular use, including but not limited to parking lots; streets and roadways; loading docks; equipment, material, and waste storage areas; and vehicle fueling, washing, storage, maintenance, and repair areas; and,
 - May not be used on individual or subdivision single-family residential projects.

Exceptions: On a case-by-case basis where physical site constraints such as high groundwater tables exist that limit or preclude the use of RR practices.

RATIONALE: Structural stormwater treatment systems that do not provide Runoff Reduction (RR) provide limited stormwater management benefits when used to treat rooftop and/or turf areas and also require professional and costly inspection and maintenance, including confined space certification. These systems are best suited for higher density development sites with professional property management to treat runoff from impervious surfaces with relatively high pollutant loadings.

These systems may be used to supplement an RR practice as the principal SWMF in recognition of situations where compliance with the pollutant load requirements is challenging and additional treatment in series is needed to reach full compliance.