

City of Alexandria Virginia

MEMORANDUM

MEMORANDUM TO INDUSTRY No 27-07

DATE: OCTOBER 16, 2026

TO: DEVELOPERS, ARCHITECTS, ENGINEERS, AND SURVEYORS

FROM: JESSE MAINES, DIVISION CHIEF, STORMWATER MANAGEMENT,
TRANSPORTATION AND ENVIRONMENTAL SERVICES

SUBJECT: WATERSHEDS, WETLANDS, AND RESOURCE PROTECTION AREAS
STANDARD CONDITIONS

BACKGROUND

Article XIII of the City of Alexandria Zoning Ordinance – the Environmental Management Ordinance – establishes environmental-management requirements for site development projects and the associated land-disturbing activity, including environmental site assessment plan notes, wetlands documentation, Chesapeake Bay Preservation Areas, Resource Protection Areas (RPAs), Water Quality Impact Assessments (WQIAs), and construction pollution prevention. These requirements are implemented through project-specific plans, studies, conditions of approval, permits, and field verification.

This memorandum establishes standard condition language for recurring watershed-, wetland-, and RPA-related requirements and identifies the stage at which compliance is normally demonstrated. It is intended to promote consistent application and provide applicants with earlier notice of likely submittal and construction obligations needed to meet the requirement of the Environmental Management Ordinance related to this topic.

PURPOSE AND APPLICABILITY

The conditions in this memorandum are a framework and menu. Not every condition applies to every project. The applicant, supported by T&ES, will identify applicable condition numbers based on the receiving watershed, mapped and field-verified site features, proposed disturbance, proximity to an RPA, applicable permits, and the nature and extent of potential water-quality impacts. A condition applies when expressly imposed or when its underlying requirement independently applies under ordinance, regulation, permit, or an approved plan.

The Environmental Site Assessment, wetland delineation and permit documentation, WQIA, and SWPPP are separate submittals with distinct purposes. An enhanced SWPPP does not replace a WQIA when Article XIII requires a WQIA. Project-specific conditions may supplement or modify the standard language where necessary.

EFFECTIVE DATE

This memorandum becomes effective and is binding on issuance and only seeks to move the Watershed, Wetlands, & RPAs Standard Conditions from the previous format into this Memo to Industry. The standard conditions remain applicable to all site development plans and applicant requirements remain unchanged. All site development plans and grading plans remain subject to approved conditions, permits, recorded instruments, and applicable law.

WATERSHED, WETLANDS, & RPAs STANDARD CONDITIONS

1. Design stormwater quantity controls to demonstrate that post-development stormwater runoff does not exceed the existing runoff quantities for the 2-year, 10-year, and 100-year storm events. (T&ES) [*Project within Four Mile Run Watershed*]
2. Design stormwater quantity controls to demonstrate that post-development stormwater runoff does not exceed 90 percent of the existing runoff quantities for both the 2-year and 10-year storm events. (T&ES) [*Project within Braddock Road West (Timber Branch) watershed*]
3. Use standard city markers to mark all on-site stormwater curb inlets and public curb inlets within 50 feet of the property line to the satisfaction of the Director of T&ES. (T&ES)
4. For sites that contain marine clays, account for marine clay or highly erodible soils in the construction methodology and erosion and sediment control measures. (T&ES)
5. Provide Environmental Site Assessment Notes that delineate, map, describe, and/or explain these environmental features (if located on site): (T&ES)
 - a. Individual components of the RPA as well as the total geographic extent of the RPA, to include the appropriate buffer, intermittent streams, and associated buffers,
 - b. Highly erodible and highly permeable soils,
 - c. Steep slopes greater than 15 percent in grade,
 - d. Known areas of contamination; springs, seeps, or related features, and
 - e. A listing of all wetlands permits required by law.
6. Provide documentation on the source of onsite wetland delineation and detail actions to minimize and/or mitigate the effect of the development on existing wetlands as required by Article XIII of the Zoning Ordinance. (T&ES)

7. Prepare a Water Quality Impact Assessment per Article XIII of the Zoning Ordinance to the satisfaction of the Director of T&ES. (T&ES)

[OR]

8. Prepare a Stormwater Pollution Prevention Plan with enhanced protective measures from site sources to the proximity of the RPA(s) to the project. (T&ES)
9. Mitigate any development effects on water quality due to encroachment into and/or destruction of an existing RPA and mapped wetland area by these methods to the satisfaction of the Director of T&ES: (T&ES)
 - a. Restore streams subject to historic erosion damage.
 - b. Increase vegetation onsite and/or performing offsite plantings.
 - c. Contribute funds to T&ES/DEQ stream restoration/water quality projects.
 - d. Quantify and tabulate these mitigation efforts per these requirements:
 - i. Mitigate wetlands destruction at a ratio of 2:1 and offsite at 3:1.
 - ii. Mitigate RPA encroachments according to the Riparian Buffers Modification & Mitigation Guidance Manual by the Chesapeake Bay Local Assistance Department.
10. Mitigate water quality impacts by stream restoration/stabilization equal to the linear distance to that of the linear encroachment into the RPAs on-site. (T&ES)