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ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE to amend and reordain Section 5-6-224 (METHOD OF STORM AND SUBSOIL WATER DISPOSAL) of Subdivision J (MISCELLANEOUS PROVISIONS) of Article B (SEWAGE DISPOSAL AND DRAINS) of Chapter 6 (WATER AND SEWER) of Title 5 (TRANSPORTATION AND ENVIRONMENTAL SERVICES) of the Code of the City of Alexandria, Virginia, 1981, as amended.

THE CITY COUNCIL OF ALEXANDRIA HEREBY ORDAINS:

Section 1. That Section 5-6-224 of the Code of the City of Alexandria, Virginia, 1981, as amended, be, and the same hereby is, amended by deleting the text shown in strikethrough and adding the text shown in underline as follows:

Sec. 5-6-224 Method of storm and subsoil water disposal.

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(d) Prior to the issuance of any building permit for any proposed improvement to real property involving (1) the construction of a new home (2) construction of an addition to an existing home where either (A) the addition exceeds the area of the existing building footprint by 100 percent or more; or (B) the construction of the addition results in less than 50 percent of the existing first floor exterior walls, in their entirety, remaining; (3) changes to the existing grade elevation of one foot or greater; (4) changes to existing drainage patterns; or (5) land disturbance of 2,500 square feet or greater, a grading and drainage plan prepared by a professional engineer or land surveyor licensed by the Commonwealth of Virginia shall be submitted for review and approval by the ~~director of city manager or designee~~transportation and environmental services or deputy director/city engineer. Such plan shall demonstrate that post-development drainage will have no greater impact on adjacent or down-stream property than pre-development conditions. The requirements for such plans, including without limitation form, content, methods of calculation, and procedures for review and approval, shall be established by regulations promulgated by the director of transportation and environmental services. A plan review fee ~~in the amount of \$1,000~~ shall accompany such plan, except that in instances where the proposed improvement is already subject to the erosion and sediment control requirements set forth in section 5-4-1 et seq. of this code, and a fee has already been paid pursuant to those requirements, no additional fee shall be required. No building permit for improvements subject to this subsection shall be issued until after the grading and drainage plan has been approved. When a grading and drainage plan is required pursuant to subsections (d)(2), (3) or (4) hereof, the requirement may be waived by the ~~director of transportation and environmental services~~ city manager or ~~his~~ designee when such a waiver is requested by the property owner and such request is accompanied by sufficient information to demonstrate to the satisfaction of the ~~director city manager or deputy director/city engineer~~ designee, in ~~his or her~~ their reasonable engineering discretion, that no adverse drainage impacts to abutting or adjacent property will occur as a result of the proposed construction. The ~~director city manager or designee~~ shall promulgate rules and regulations for the application, consideration, grant or denial of such waiver requests, including without limitation rules and regulations specifying the minimum information required for applications, and reasonable criteria and standards for the consideration of such requests. The decision on such requests shall be in writing, and shall state the grounds thereof. The decision to grant or deny a waiver request is committed

1 to the discretion of the ~~director-city manager or deputy director/city engineer~~ designee, and shall  
2 not be subject to judicial review.

3 (e) Grading plans will be considered valid for a term of 36 months from the date of approval. A  
4 request to extend the validity of a grading plan must be submitted in writing to the ~~director of~~  
5 ~~transportation and environmental services~~ city manager or designee a minimum of 60 days prior  
6 to expiration ~~with a \$100 fee~~. The ~~director-city manager or designee~~ will determine if additional  
7 modifications or a new grading plan submission is required.

8 (f) Any change to an approved grading plan requires that an amended grading plan be filed and  
9 that the amended grading plan be reviewed and approved, pursuant to the provisions of this section  
10 5-6-224(d). The ~~director of transportation and environmental services~~ city manager or designee  
11 may allow minor modifications without an amended grading plan.

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13 Section 2. That Section 5-6-224 as amended pursuant to Section 1 of this ordinance,  
14 be, and the same hereby is, reordained as part of the City of Alexandria City Code.

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16 Section 3. That this ordinance shall become effective upon the date and at the time of  
17 its final passage. Except that the deletion of the fees shall become effective only upon adoption of  
18 the Department of Planning and Zoning Fee Schedule.

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20 ALYIA GASKINS  
21 Mayor  
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24 Introduction: 03/11/25  
25 First Reading: 03/11/25  
26 Publication:  
27 Public Hearing: 03/15/25  
28 Second Reading: 03/15/25  
29 Final Passage: 03/15/25  
30