

Newport News Development Notes

CONSTRUCTION

1. All construction methods and materials shall conform with the current Newport News Design Criteria Manual, VDOT Standards and Specifications, VDOT Road and Bridges Standards and Specifications, latest edition of the Hampton Roads Planning District Commission (HRPDC) Regional Construction Standards, the Newport News Special Provisions of the HRPDC Regional Construction Standards, the Stormwater Management Handbook 1999 Edition, Virginia DEQ Stormwater Design Specifications, Virginia Erosion and Sediment Control regulations and any other applicable city or state ordinance, code and/or law.
2. Exterior concrete shall be Virginia Department of Transportation (VDOT) Class A3.
3. The contractor shall be responsible for locating and protecting all existing utilities whether or not they are shown on the plan. The contractor shall repair, at their own expense, all utilities damaged by construction activities. The contractor shall follow all "Miss Utilities of Virginia" policies prior to starting any construction activity.
4. All costs associated with the required relocation/adjustment of utilities and/or obstructions (power poles, telephone pedestals, guy wires, water meters, streetlights, etc.) due to construction of the project are the responsibility of the owner/developer.
5. All costs associated with the installation and upgrade of streetlights and other utilities for the construction of the project are the responsibility of the owner/developer.
6. All road and street construction shall be in accordance with the Hampton Roads Planning District Commission Regional Construction Standards and/or the City Design Criteria Manual. Alternative types of road pavement shall be approved by the director of engineering prior to construction. Road construction shall conform to the approved plans Arrangements shall be made for the installation of plant mix surface for all subdivision streets pursuant to established city policies.
7. Paving widths shall be in accordance with current city standards.
8. All required improvements shall be installed by the developer at his cost unless provisions are made in a separate municipal policy/ordinance adopted by city council to share the cost of a specific improvement in which case the official policy/agreement of the city council shall determine the share of cost to be borne by the developer. Any such policy/agreement must be included on the plan.
9. In cases where specifications have been established by local ordinance for streets, curbs, etc., such specifications shall be followed. The developer's performance bond shall not be released until construction has been inspected, approved by the director of engineering and accepted by city council or, in the event of a legal appeal, upon proper court order.
10. Upon completion of subdivision streets, sewers and other improvements, the developer shall make certain that all lot corners, except those marked by concrete monument, are marked with a 24 inch long iron pipe that is not less than 0.5 inch (or more than 1 inch) in diameter. Such marker must be driven into the ground so as to be flush with the finished grade. Other types of property markers may be used if approved by the director of engineering prior to installation. All monuments and markers must be clearly visible for use, inspection and approval by the city prior to improvements being accepted by city council.
11. The grades of streets shall be in accordance with specifications established by the City of Newport News. Street grades shall not be less than three-tenths (0.3) of a percent and no street shall be constructed at an elevation of less than seven and one-half (7½) feet above mean sea level (per U.S.C.G.S. Datum) as measured from the top of the curb; provided, however, that where in the opinion of the director of engineering unusual circumstances exist as to produce an unusual hardship in developing proper street drainage to the above standards, the street grades may be reduced to two-tenths (0.2) of a percent.
12. Public water service shall be extended to all lots within a subdivision.
13. The city manager, or designee, shall stop all site construction, improvements and/or alterations in the event of any deviation from the approved plan or on the discovery of unexpected adverse impacts of the development activity on adjacent property or public facilities.

FIRE

14. Fire hydrants must be located so that at least one of the hydrants is capable of reaching the rear of the building. The required distances from the fire hydrants, as well as the required fire flow, is set by the current edition of the water design standards of Newport News Waterworks. Minimum fire hydrant spacing is currently every 400 feet for commercial/industrial application, and every 600 feet for residential.
15. The hydrant distances shall be measured by an approved route around the exterior of the facilities/buildings, and shall be measured along the natural and unobstructed path of vehicle travel.

16. Any bushes, trees, fencing or any other potential obstruction shall be identified and be a minimum of 3 feet from fire hydrants and other fire suppression equipment.
17. Minimum width of all fire lanes shall be 20 feet unless otherwise approved by the Fire Code official. Minimum height of canopies (and/or other items) that overhang into the fire lane must be 13 feet and 6 inches. Fire lanes shall be surfaced with heavy duty asphalt per the current city standards.
18. Fire Department connections (FDC) shall be located on a street front, a minimum of 40 feet from the building, and no more than 100 feet from a fire hydrant.
19. Approved vehicle access for firefighting must be provided to all construction or demolition sites. Vehicle access must be provided to within 100 feet of temporary or permanent fire department connections. Vehicle access must be provided by either temporary or permanent roads, capable of supporting vehicle loading under all weather conditions. Vehicle access must be maintained until permanent fire apparatus access roads are available.
20. The fire apparatus access road shall extend to within 150 feet of all portions of the building and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building/facility. (Certain exceptions, such as a fire sprinkler system, may apply).
21. Fire apparatus access roads shall be designed and maintained to support the imposed load of fire apparatus and shall be surfaced to accommodate all weather driving conditions. (The current minimum weight load utilized for fire apparatus calculation is 80,000 pounds.) Dead end fire apparatus roads in excess of 150 feet in length shall be provided with an approved area for turning around fire apparatus. The required turning radius of a fire apparatus access road shall be determined by the Fire Code official. (The current minimum turning radius for fire apparatus is 29 feet.)
22. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet unless otherwise required by the Fire Code official and an unobstructed vertical clearance of 13 feet 6 inches. The Fire Code official is authorized to require an increase in the minimum access width where they are inadequate for fire, rescue or ladder suppression operations. The Fire Code official is authorized to require more than one fire apparatus access road based on occupancy use, location, etc.
23. An approved water supply for fire protection, either temporary or permanent, shall be made available as soon as combustible materials arrive on site.
24. Fire apparatus access shall be provided by either temporary or permanent roads, capable of supporting vehicle loading under all weather conditions. Vehicle access must be maintained until permanent fire apparatus access roads are available.

SEWER

25. All Proposed PVC sanitary sewer pipe and fittings shall be ASTM 3034 SDR 26.
26. All proposed ductile iron sanitary sewer pipe shall be minimum thickness Class 52.
27. All proposed ductile iron sanitary sewer force main compact fittings shall have a minimum acceptable pressure rating of 250 psi.
28. All sanitary sewer gravity pipes placed below 10 feet in cover or less than 3 feet in cover shall be ductile iron.
29. All PVC force mains shall be schedule 80 with copper wire wrap and metal detector tape.
30. Any sanitary sewer gravity line that crosses a water line with 18 inches or less of vertical separation or a main the runs parallel to a water line with less than 10feet of separation, shall be made of ductile iron.
31. Reinforced concrete pipe are required in areas subject to traffic loads.
32. The individual/company issued the plumbing permit shall provide and install the required Newport News standard clean-out box assemblies, gate valves, lateral lines, etc. to all lots within the subdivision as per the approved plan. At the time of connection to the city sewer system all materials and construction methods must comply with all permits and the construction provisions set forth in Chapter 33 of the Newport News Code of Ordinances.
33. The developer shall provide certification by an engineer licensed in the Commonwealth of Virginia attesting that the sanitary sewer collection system, including laterals, have been tested and meet the Commonwealth of Virginia Sewage Regulations standards for infiltration and exfiltration.
34. Upon completion of the sanitary sewer system, the developer shall submit construction record (“as-built”) drawings in accordance with Division 1, Section 105 (V) of the current version of the Hampton Roads Planning District Commission (HRPDC) Regional Construction Standards. Construction record drawings shall be submitted to the Planning Department for review prior to acceptance.

PAVEMENT MARKINGS

35. Any proposed on-site pavement markings shall be reflectorized Type A (paint) or Type B (preformed or thermoplastic material) in accordance with the latest edition of the VDOT Road and Bridge Specifications. Parking spaces shall be delineated by 4” white lines, (federal standard color #595-17886 or

equivalent), handicapped parking spaces should be delineated by 4" blue lines (Bennete's Paint Blue Wave Q13-28T or equivalent) for spaces and symbols, fire lanes and parcel pick-up markings shall be 4" yellow (federal standard color #595-13538 or equivalent).

36. All proposed pavement markings within city right of way shall be reflectorized Type B (preformed or thermoplastic material) in accordance with the latest edition of the VDOT Road and Bridge Specifications and as outlined in the Newport News/Department of Engineering's "Pavement Markings – Materials and Applications" specifications except as otherwise noted herein. Federal standard color #595-17886 or equivalent shall delineate white markings, handicapped parking spaces shall be delineated by Bennete's Paint Blue Wave Q13-28T or equivalent for spaces/symbols and federal standard color #595-13538 or equivalent shall delineate yellow markings. All permanent markings must be spotted and field verified by the city prior to installation by the contractor.

LANDSCAPING

37. Within landscaped and green areas, healthy existing trees of a minimum 6-inch diameter at breast height, measured at least 4 feet and 6 inches above grade, for single stemmed, deciduous trees, and a minimum of 8 feet in height for multi-stemmed or evergreen trees, shall be retained, preserved and protected during construction.
38. The developer shall be responsible for the perpetuation and maintenance of all site improvements, including landscaping, required by the city zoning ordinance (Chapter 45 of the Newport News Code of Ordinances) and as shown on the approved plan.
39. All existing trees to remain, located within 50' of the limits of construction, must be tree protected in accordance with the city site regulations (Chapter 33.02 of the Newport News Code of Ordinances).
40. Trees may not be severely trimmed beyond the ANSI A300 Standards for Tree Care Operations as amended. If trees are severely pruned in such a way to remove 50% or more of their height/spread, they will be considered damaged and shall be replaced with trees meeting the requirements of Chapter 33.02 of the Newport News Code of Ordinances.
41. Prior to installation of the landscaping materials, an inspection with the Planning Department is required. Please contact Development Services at 757-933-2311.

LIGHTING

42. For the following site uses: Educational, Church, Parks, Residential, Manufacturing or Industrial the following lighting note must be included on the plan, "Exterior lighting must provide a minimum illumination level of 0.6 foot-candles for parking/driving areas, 1.1 foot-candles for open walkways and 4.3 foot-candles for enclosed walkways. Lighting must be installed and maintained in accordance with current Newport News regulations. Lighting shall be directed inward to the site and shielded so as not to illuminate or produce glare onto adjacent properties and/or onto the city right of way."
43. For all other uses including but not limited to: Medical, Office Park, Shopping, Wholesale and Retail the following lighting note must be included on the plan, "Exterior lighting must provide a minimum illumination level of 0.9 foot-candles for parking/driving areas, 2.2 foot-candles for open walkways and 4.3 foot-candles for enclosed walkways. Lighting must be installed and maintained in accordance with current Newport News regulations. Lighting shall be directed inward to the site and shielded so as not to illuminate or produce glare onto adjacent properties and/or onto the city right of ways."

PERMITS AND PRE-CONSTRUCTION

44. For any land disturbing activities greater than 2,500 square feet a land disturbance/VSMP permit is required from the Department of Planning.
45. For any land disturbance greater than 1 acre a Construction General Permit (CGP) is required. The Virginia Stormwater Management Program (VSMP) Authority, Newport News, shall issue the land disturbance/VSMP permit prior to any work. A stormwater pollution prevention plan (SWPPP) shall be prepared for the project and a hard copy be presented to the Environmental Services Inspector at the pre-construction meeting.
46. No permits for land-disturbing, grading, building, or other activities shall be issued unless a stormwater management plan has been submitted and approved. All maps, plans, designs, narratives and calculations shall be certified by a Professional Engineer or Class IIIB Land Surveyor licensed in the Commonwealth of Virginia.
47. Responsibility for the operation and maintenance of stormwater management facilities, unless assumed by a governmental agency, shall remain with the property owner and shall pass to any successor or owner. Right-of-entry agreements or easements for stormwater management facilities are required from the applicant for purposes of inspection by city officials.
48. Prior to construction within any city right of way, the contractor shall obtain a right of way permit from the Department of Planning. The developer or their representative shall submit an itemized cost list of any work within

the city right of way. A temporary traffic control plan in compliance with the current editions of the VA Work Area Protection Manual and Manual on Uniform Traffic Control Devices shall be submitted for review and approval.

49. Prior to any mobilization or construction activity, the contractor shall request and attend a pre-construction meeting with the Department of Engineering's Construction inspector and Environmental Services inspector. To request the meeting call 757-933-2311.

Rev. 4/2019