

City of Virginia Beach
Development Services Center
DSC INFORMATION NOTICE #90
August 12, 2002

TOPIC #1: Variance Requirement for Public Utilities Placed in Easements

Oftentimes Public Utilities has difficulty in performing repair or maintenance on public water and/or sanitary sewer lines located within easements on private property. Since current design guidelines permit the developer's engineer to design the placement of public utilities in easements as a measure of last resort, a procedural change is necessary for Public Utilities to determine whether proposed easements are acceptable.

In order to ensure adequate accessibility to the public utilities designed for placement within easements on private property, a variance must be obtained from Public Utilities by the developer's engineer for the placement of public utilities within these easements. Effective immediately, easements for public water and/or sanitary sewer lines on private property will be considered only if no other reasonable alternative is viable.

In order to avoid delays during site plan or construction plan review, the engineering consultant should identify the need for public utility easements to the project manager prior to submitting the site plan or construction plan. A project presubmittal meeting is an excellent opportunity to discuss this type of issue. If an easement is being requested for a subdivision, it should be noted in the narrative and shown on the preliminary subdivision plat.

The project manager and DSC/utility engineer will work with the Department of Public Utilities staff to determine whether proposed public utility easements will be approved for plans currently under review.

TOPIC #2: Ductile Iron Pipe Required in Easements

Current design guidelines require ductile iron pipe only for public water lines whether placed in rights-of-way or easements. These guidelines currently permit the use of PVC material for public sanitary sewer lines when placed in rights-of-way or easements (at shallow depths).

In order to minimize future maintenance or repair problems associated with public sanitary sewer facilities placed on private property, ductile iron pipe is required for public water and sanitary sewer lines placed in easements.

EFFECTIVE DATE: August 1, 2002

CONTACTS:

Public Utilities/Engineering

Rich Nettleton, P.E. (Rnettlet@vbgov.com) 427-8487

Brad Law, P.E. (Blaw@vbgov.com) 427-8677

Development Services Center (DSC)

Tara Drake (tdrake@vbgov.com) 427-8501

Ronald Frink (rfrink@vbgov.com) 426-5661

Joseph Pulley (jpulley@vbgov.com) 427-8617