



DSC NOTICE #139

***City of Virginia Beach
Planning Department
Development Services Center
December 19, 2007***

Topic: Sanitary Sewer Pump Stations

Item #1: Sanitary Sewer Pump Stations Require a Separate Site Plan

When a development project, i.e., subdivision, large commercial site or industrial site, generates the full or partial need for a sanitary sewer pump station, a separate site plan is required for the pump station.

Item #2: Engineer's Cost Estimates for the Sanitary Sewer Pump Station

The engineer's cost estimate must reflect the entire construction costs associated with the pump station.

Item #3: Cost Participation Agreements with Public Utilities

The City and the developer may enter into a cost participation agreement when the City requests an increase in the sanitary sewer system's capacity to handle additional offsite flows.

Item #4: Sureties and Inspection Fees

The performance surety and inspection fees are based on the approved engineer's construction cost estimate of the pump station.

Item #5: Release of the Site Plan

The performance surety and inspection fees must be posted and paid before the approved site plan is released from the Development Services Center (DSC). Once the plan is released, the developer must pay all appropriate Public Utility fees and obtain a building permit prior to starting construction on the pump station.

Item #6: Subdivision Agreement

If the sanitary sewer pump station is required with the development of a subdivision, the subdivision agreement wording must be modified to include language that indicates the pump station is a required improvement that the developer must install.

Item #7: Subdivisions with Sanitary Sewer Pump Stations Process Flowchart

The attached flowchart shows the general relationship between the subdivision construction plan review, sanitary sewer pump station site plan review and final plat review processes. The main purpose of the flowchart is to show the basic steps in the processes and assist developers and consultants in understanding the processes and preparing the needed documents for each step of the processes.

Effective Date: Immediately

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