



DSC NOTICE #162

***City of Virginia Beach
Planning Department
Development Services Center
June 26, 2009***

Topic: Topographic and Boundary Survey for All Site Development Plans and Required Professional's Note and Seal

Background

New and constantly changing laws and regulations result in the placement of more and more information on development plans making them increasingly difficult to read. Topography, existing physical features/structures, erosion/sediment control measures, new structures/improvements and boundary survey information are some of the items currently required in both the Subdivision Regulations (*Appendix B*) and the Site Plan Ordinance (*Appendix C*) of the City Code. Showing existing conditions and proposed site design information on the same plan sheet(s) can result in missing or blocked information which leads to errors in design, review and construction.

In order to reduce the possibility of overlapping or covering information on site development plans, e.g., subdivision construction plans and various types of site plans, and to provide and clearly indicate the licensed professional in “responsible charge” of the topographic and boundary survey, the following plan submittal and preparation requirements are being established.

New Development Plan Submittal Requirements

Item #1 – Separate Plan Sheet(s) for Existing Topographic and Boundary Survey Information

All site development plans (all detailed plans used for development purposes, including, but not limited to, single family, duplex, multi-family, right-of-way, utility, drainage, commercial, land management, multi-lot, subdivision, and erosion /sedimentation control/stormwater management plans) submitted to the DSC for review and approval must provide a separate plan sheet(s) for topographic and boundary survey information. This sheet(s) must not contain any proposed improvements or erosion and sedimentation control measures.

Item #2 – Professional’s Seal and Notes on Topographic and Boundary Survey Sheet(s)

The licensed professional of record for work shown on the sheet(s) or the project must affix, date and sign his/her seal and provide any appropriate notes on the topographic and boundary survey sheet(s).

Effective Date: All New Site Development Plans Submitted after August 3, 2009 Must Comply with the Requirements Provided in this DSC Notice.

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