



DSC NOTICE #115

***City of Virginia Beach
Planning Department
Development Services Center
January 3, 2006***

Topic: Horizontal and Vertical Datum Changes

1. Background:

- A. The City of Virginia Beach Ordinances and Policies reference the following datums, and require their use on all subdivision plats and development plans for construction:
Horizontal: NAD 1983/1986, utilizing International Foot measurements
Vertical: NGVD 1929, 1972 adjustment
- B. The ComIT/Center for GIS has implemented new mapping of the entire City, which utilizes new horizontal and vertical datums. The new mapping is compatible with neighboring municipalities and state agencies.
- C. **The City of Virginia Beach has begun utilizing the following datums, and will require their use on all subdivision plats and plans for construction:**
Horizontal: NAD 1983/1993 (HARN), utilizing U.S. Survey Foot measurements
Vertical: NAVD 1988
- D. The necessary amendments to the City Ordinances will be heard at a January 2006 City Council meeting. The expected effective date of the ordinance amendments is July 1, 2006. ***However, the new datums can and should be used immediately to avoid submittal and review issues in July.***

2. Implementation and Impacts:

- A. ALL plans and plats submitted to the City of Virginia Beach for review, permitting or recordation shall utilize the new datums on and after July 1, 2006. ***This includes all resubmittals submitted after July 1, 2006.***
- B. The City staff realizes that this may present difficulty with plans currently in survey or design phases. In order to implement these changes, we will begin accepting the new datums on all plans and plats immediately.
- C. **Plan requirements** (includes site plans, construction plans, duplex plans and single family plans and all other plans containing elevation data):
 - Beginning July 1, 2006, the following information must be on the cover sheet of each plan for construction submitted for review or utilized for permitting:

“THIS PLAN IS BASED ON THE NAVD 1988 DATUM. THE CITY OF VIRGINIA BEACH CONTROL REFERENCE POINT USED FOR THE SURVEY AND DESIGN OF THIS PLAN IS # _____, ELEVATION _____”.

- The above note may be used immediately and must be used if using the new datum. Prior to July 1, 2006, if the old datum is used, the Control Point or Bench Mark, Elevation and Datum must be clearly noted on the cover sheet of the plan.

D. Plat requirements (includes all plats for subdivisions, easements, right of way dedications and other documents intended for recording and required to be tied to a coordinate system):

- Beginning July 1, 2006, the following information must be placed in the notes of each plat submitted for review or recordation:
“THE MERIDIAN SOURCE OF THIS PLAT IS BASED ON THE VIRGINIA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 1983/1993 (HARN). COORDINATE VALUES SHOWN ARE EXPRESSED IN U.S. SURVEY FEET”.
In order for ComIT/Center for GIS to accurately map and assign GPIN’s, this additional note will also be required on the plats:
“THE CITY OF VIRGINIA BEACH CONTROL REFERENCE POINT USED TO ESTABLISH THE COORDINATE VALUES SHOWN HEREON IS # _____”.
- The above note may be used immediately and must be used if using the new datum. Prior to July 1, 2006, if the old datum is used, the old note referencing NAD 1983/1986 must be used on the plats.

3. Conversions Between Datums:

- A. Plan and plat submittals will require certain information be provided due to the use of different datums on different documents commonly used for establishing survey and design parameters. Especially critical are accurate conversions of the following:
- Base Flood Elevations in Flood Hazard Zones (FEMA FIRM maps currently utilize NGVD 1929)
 - Hydraulic Study information (i.e. Public Works CDM studies)
 - Public Utilities Record Information (multiple datums used)
 - Public Works Record Information (multiple datums used)
 - Alternative Residential Development in AG-1 and AG-2 Districts (Zoning Ordinance, Sec. 405)
 - COORS station datum
- B. There may be many other documents that are utilized as background information for a plan or plat. ALL plans and plats submitted that are affected by other datums, must have all information converted to the new datums, and must provide the conversion information on the cover sheet of plans or in the notes on plats.
- C. There is no single conversion factor for the horizontal or vertical datum for the City.

4. City of Virginia Beach Control Reference Point Data Available:

Horizontal and Vertical Control Reference Point data is available upon request in the Public Works/Surveys Office. Requests may be made by phone (757) 385-4131 or by email to wkidd@vbgov.com.

The reference point data will be made available on the City's website in the future.

5. For more information, contact:

Planning/Development Services Center: 385-8277 or dsc@vbgov.com
Public Works City Surveyor: 385-4131 or wkidd@vbgov.com
ComIT/Center for GIS: 385-1823 or cvbgis@vbgov.com