



Development Advisory – 51

November 4, 2019

Surface Course Asphalt Policy Change & Sidewalk Requirements

I. Surface Course Asphalt Policy Change

The City is updating its policy on when surface course asphalt is installed in new developments. There are two proposed changes as noted below. Additional details for implementation of these requirements are provided in the City’s Interdepartmental Regulation “Policy for Surface Course Asphalt”. To view the proposed changes select the following link and select Development Advisory 51. [Development Advisories](#)

1. During the review of existing procedures, the City Attorney’s office discovered The Department had not been applying requirements for defect bonds consistent with City Code. As such, The Department is amending our policy to insure a 2 year defect bond is provided for the surface course if it is not installed prior to acceptance of the Streets and Drainage improvements.
2. The Department is also addressing degradation of the base asphalt and stone base. In order to limit exposure to weather the City will be requiring the use of Intermediate Mix (IM) asphalt in lieu of Base Mix (BM) asphalt. The revised PFM criteria is as follows:

7.2.G. *Minimum flexible pavement section for public streets not exceeding 350 vpd:*

- 1.5 inch bituminous concrete surface course Tack coat.*
- 3 inch bituminous ~~base~~ Intermediate course.*
- 6 inch aggregate sub-base course.*
- 6 inch compacted subgrade.*

II. Sidewalk Requirements

In accordance with City Council approved text amendment Pln-Txt-2019-006, the City Code now requires developments to provide sidewalks along existing streets under certain conditions. Development plans submitted on or after November 4, 2019, shall be subject to the new criteria. The new PFM criteria is as follows:

8.1.H.2 Improvements will be required along existing City streets in accordance with Section (70-167.b) of the Chesapeake City Code. Sidewalk will be required along the frontage of existing streets for proposed development that is potentially the origin or destination of pedestrian traffic in accordance with the Comprehensive Plan. Furthermore sidewalk will be required along the frontage of any proposed development that has sidewalk on the abutting property. Right-of-Way and or sidewalk easements may be required to contain the proposed improvements. Sidewalk along the frontage of existing streets will not be required if the Department determines the requirement creates a dangerous or unsafe condition.

Our time table is as follows: one (1) month comment period, and incorporate any changes. The effective date of this new policy will be January 1, 2020 for subdivisions and developments not recorded by January 1, 2020.

Should you have any questions contact Mark Curry at 757-382-6283 or at mcurry@cityofchesapeake.net