



Development Advisory – 27 October 27, 2015

Public Facilities Manual Chapter 1 update

As described in Development Advisory #26, Preliminary Subdivision Applications are no longer required for by-right subdivisions proposing less than 50 lots. Although, we highly recommend developers and consultants take advantage of the Preliminary Review process to vet out access, interconnectivity and other design issues prior to preparing the final development plans.

Chapter 1 “Construction Plan Requirements” of the Public Facilities Manual has been updated to include some items that were previously required with Preliminary applications and are now required at Final plan submittal. [View the updates to Chapter 1](#)

Should you have any questions contact Mark Curry at 757-382-6283 or at mcurry@cityofchesapeake.net or Karen Shaffer at 757-382-6176 or at kshaffer@CityOfChesapeake.net.

Residential Preliminary Site Plan Applications (Multi-Family)

The Planning Department has amended submittal requirements for Preliminary Site Plan applications. Effective immediately, one (1) CD that contains an electronic copy of the site plan in a GIS compatible format which includes AutoCAD and Microstation shall be submitted with the application. If you have any questions, please contact Current Planning Administrator Tim Howlett at 757-382-6176 or a thowlett@CityOfChesapeake.net.

Sanitary Sewer Connection

Sewer laterals are supposed to have 24' - 40" of cover at the right-of-way line. The SS-14 detail in Public Facilities Manual Volume II has been revised for laterals where > 40" in depth cannot be avoided. In these cases, the developer is required to extend the lateral beyond the right-of-way until the lateral is no deeper than 40". The clean out location remains the same. [View the updated SS-14 detail](#)

Ensuring no more than 40" is in order that the plumbers do not have to meet any shoring requirements when they tie into the lateral.