



## **DEVELOPMENT ADVISORY – Number: 6** **April 25, 2008**

### **New VDOT Traffic Impact Regulation Requirements – Chapter 527**

Governor Tim Kaine's transportation initiatives to improve the coordination between transportation and land-use planning decisions were approved by the General Assembly in 2006. For Hampton Roads, the requirements become effective July 1, 2008. These regulations require a Traffic Impact Analysis (TIA) to be submitted to VDOT for land use changes which create a "substantial affect" on state-controlled highways (i.e, comprehensive plans, rezonings/use-permits, subdivisions and site plans). In Chesapeake, these requirements will apply to developments within 3,000 feet of a connection to a state-controlled highway.

Public Works strongly encourages developers and consultants to familiarize themselves with these new regulations. Allowable VDOT review times are significantly longer than Chesapeake's typical review process. The regulations require the City to withhold final action until the review period lapses or until VDOT has completed its final review. The City anticipates proceeding with reviews while applicants work with VDOT, however, the City will not be able to take final action until the Chapter 527 TIA review process is completed.

The City is responsible for making the initial determination on when a VDOT TIA is required. Public Works Engineering staff will work with consultants to do this early in the process at the discretion of the applicants. In Chesapeake, TIA submittals and review fees shall be submitted directly to VDOT (Norfolk Residency) with copies to either the Planning Department or Public Works Department, depending on the type of submittal (i.e. rezoning, preliminary – Planning; subdivision, site plan – Public Works). The City anticipates proceeding with reviews while applicants work with VDOT, however the City will not be able to take final action until the Chapter 527 TIA review process is completed. The City's point of contact is Steven Froncillo at (757) 382-6002, or email at [sfroncillo@cityofchesapeake.net](mailto:sfroncillo@cityofchesapeake.net) .

The VDOT Regulations and Administrative Guidelines can be found on line at <http://virginiadot.org/projects/chapter527/default.asp>

VDOT also anticipates providing training for the private sector on June 10, 2008, in Suffolk at the Hampton Roads District Office. You can contact Donna Claud at (757) 925-6739 for additional information. VDOT's local contacts for this program are Bradley Weidenhammer, P.E., at (757) 925-1594 or Eric Stringfield at (757) 925-3669.

The traffic generating thresholds and review fees are summarized on the tables below.

## SUMMARY: TRAFFIC IMPACT ANALYSIS REGULATIONS REQUIREMENTS

Process		Threshold	Review Process*	Fee**
Comprehensive Plan and Plan Amendments		5,000 VPD on state-controlled highways, or  Major change to infrastructure / transportation facilities	Application submitted to VDOT for review and comment  VDOT may request a meeting with the locality within 30 days  Review to be completed in 90 days or later if mutually agreed	\$1000 covers first and second review  (No fee if initiated by locality or other public agency)
Rezoning	Residential	100 VPH on state-controlled highways, or  100 VPH on locality maintained streets AND within 3000 feet of a state maintained highway, or  200 VPD AND more than doubles current traffic volume on a state controlled highway	TIA and Application submitted to VDOT for review and comment  VDOT may request a meeting with the locality and applicant within 45 days  Review to be completed in 45 days if no meeting is scheduled or within 120 days otherwise  NOTES:  1. When a related comprehensive plan revision and rezoning proposal are being considered concurrently for the same geographical area, then only a rezoning TIA package is required.	For first and Second review:  \$500 - 100 VPH or less  \$1000 - more than 100 VPH  (No fee if initiated by locality or other public agency)
	All Other Land Uses ***	250 VPH or 2500 VPD on state-controlled highways, or  250 VPH or 2500 VPD on locality maintained streets AND within 3000 feet of a state maintained highway		
Subdivision Plat, Site Plan, or Plan of Development	Residential	100 VPH on state-controlled highways, or  100 VPH on locality maintained streets AND within 3000 feet of a state maintained highway, or  200 VPD AND more than doubles current traffic volume on a state controlled highway	TIA and Application and Plans submitted to VDOT for review and comment.  VDOT may request a meeting with the locality and applicant within 30 days  Review to be completed in 30 days if no meeting is scheduled or within 90 days otherwise  NOTES:  1. Not required IF assumptions and conclusions remain valid in the Rezoning TIA submitted to VDOT in accordance with Chapter 527 (must include copy of previous TIS if rezoning approval is more than 2 years old)  2. Required IF a Rezoning TIA was NOT submitted to VDOT in accordance with Chapter 527  3. Required IF conditions analyzed in Rezoning TIA submitted to VDOT in accordance with Chapter 527 have materially changed such that adverse impacts to state-controlled highways have increased	For first and Second review:  \$500 - 100 VPH or less  \$1000 - more than 100 VPH  (No fee if initiated by locality or other public agency)
	All Other ****	250 VPH or 2500 VPD on state-controlled highways, or  250 VPH or 2500 VPD on locality maintained streets AND within 3000 feet of a state maintained highway		

\* For proposals generating less than 1000VPH the locality and/or applicant may request a Scope of Work Meeting with VDOT. For proposals generating 1000 VPH or more the locality and/or applicant shall hold a Scope of Work Meeting with VDOT.

\*\* Third or subsequent submissions require additional fee as though they were an initial submission.

\*\*\* For mixed use developments, a proposal is deemed to have significant impact if the trips associated with the residential component exceed 100 VPH, or if the total trips generated exceed either 250 VPH, or 2500 VPD.

TYPICAL DEVELOPMENTS THAT WOULD TRIGGER THE NEED FOR A TRAFFIC IMPACT ANALYSIS				
		Comprehensive Plan Review	Commercial Site Review	Residential Site Review
ADT Threshold --- (veh/day)		5000	2500	
Peak Hr Threshold -- (veh/hr)		None	250	100
ITE Land Use				
Description	Code	Approx Size / # Units to Meet Above Threshold		
Light Industrial	110	680,000 sf	250,000 sf	
Single Family Detached	210	500 du		90 du
Apartment	220	700 du		140 du
Condo / Townhouse	230	900 du		170 du
Hotel	310		280 rooms	
Elementary School	520		600 students	
High School	530		600 students	
Hospital	610		200 beds	
General Office	710	450,000 sf	140,000 sf	
Shopping Center	820	60,000 sf	20,000 sf	
Home Impr Superstore	862	160,000 sf	80,000 sf	
Drive in Bank	912		4 bay or 5,400 sf	
Fast Food Rest w/ DrTh	934		4,700 sf	
Gas Station w/ Conv Mkt	945		15 hose or 2,500sf	
<p><b>NOTE:</b> These are estimates that have been rounded and are not official thresholds. They are offered as examples only. The calculations may differ based on the specific land use code of the ITE <i>Trip Generation Report</i> that is applied and which variable within the land use code is determined to be the most appropriate to apply.</p>				

Vehicles – veh; Single family – sf; Dwelling unit – du; Convenience – Conv; Drive through – DrTh.

Source: Robert Ball P.E., Staunton District Office; John Giometti P.E. and Charles Proctor, Culpeper District Office using Trip Generation by *Microtrans™*, Version 5 software to calculate traffic generation on the basis of the Institute of Transportation Engineers (ITE) *Seventh Edition, Trip Generation Report*, 2003.

### New Vertical Datum Requirements

The City anticipates requiring all construction plans to be designed on the NAVD 88 datum beginning this summer. There will be an additional Development Advisory within the next month to identify the specific PFM modification and the effective date. At this time, we are recommending that any projects surveyed after May 1, 2008 be performed on the NAVD 88 datum. The City Surveyor has indicated that the City’s benchmark datum network is now sufficient to meet this requirement. If you have any concerns regarding this new requirement, please contact Dwight Spivey, L.S. at (757) 382-6284 or email at [dspivey@cityofchesapeake.net](mailto:dspivey@cityofchesapeake.net).

## **Electronic Construction Record Drawings**

The City is beginning the process to identify new requirements for the submission of electronic construction record drawings. The City is moving toward an electronic asset management system to improve the efficiency of maintaining our inventory of public facilities for the Operations and Maintenance Divisions. This more comprehensive inventory of public facilities will eventually be available for public use.

If you are interested in participating in the development of the new requirements for electronic record drawings, please contact Deanna Willard at (757) 382-6848, or email her at [dwillard@cityofchesapeake.net](mailto:dwillard@cityofchesapeake.net).

## **Regional Consent Order – Sanitary Sewer**

Chesapeake Public Utilities is required to conform with the requirements of the Regional Consent Order which was signed by the Virginia Department of Environmental Quality (DEQ) on September 26, 2007. This involved HRSD and all local communities in the region (except for Norfolk, which was previously under a consent order). This document can be viewed by accessing the DEQ Enforcement Page at: <http://www.deq.virginia.gov/export/sites/default/enforcement/finalorders/HRSDandLocality-CO-Sept262007.pdf>. Public Utilities is currently addressing the requirements of the Regional Consent Order by examining current procedures to determine what changes will be required to our policies, procedures, and design criteria.

In addition to the Regional Consent Order, HRSD is currently under a Unilateral Administrative Order from USEPA. USEPA is also looking at a Judicial Consent Decree against HRSD. These are both related to the condition and operation of their sewer system. Information on these items are available on the HRSD Website at: <http://www.hrsd.com/RWWMP.htm>.

These documents will require changes to the way that all Hampton Roads utilities do business. As these changes occur we will endeavor to communicate in a timely manner to the affected parties. You can contact Bill Meyer at (757) 382-3402 or e-mail him [bmeyer@cityofchesapeake.net](mailto:bmeyer@cityofchesapeake.net) if you have any questions regarding this issue.

## **CCTV Inspection of Gravity Sewers during Defect Period**

Recently there have been numerous inquiries regarding the Public Utilities Department use of Closed Circuit Television (CCTV) inspection to evaluate the condition of the sanitary sewer prior to the end of the defect period. This program has been in effect since 2000. During this evaluation, we are looking for gross deficiencies that will impact the long term operation of the sewer system. For most projects, this work is transparent as there is no defects that need to be repaired. We also use this inspection to determine if other Utilities (private or franchise, installed after the gravity sewer) have damaged the pipe.

The Regional Consent requires that the inspection of operational sanitary sewers be conducted in accordance with the National Association of Sanitary Sewer Companies (NASSCO) standards. The standards for the pipelines require the use of CCTV inspection. As a result, Public Utilities must continue the use CCTV inspection for identifying deficiencies in the sewer system. If you have a question about the process, please call Public Utilities Maintenance & Operation Division at (757) 382-3400.

Numerous contractors have requested that the City perform their CCTV inspection prior to paving the roadway, similar to the other Cities in the area.

Public Works recognizes the permanent degradation of pavement structure that occurs with open cuts on a completed roadway. We also understand the additional cost and inconvenience to the future residents. Public Works and Public Utilities are currently discussing the scope of the CCTV inspections and the optimum timing for them to be performed. If you have any concerns regarding the inspection of public facilities please contact Tom Crawford, P.E. at (757) 382-6498 or email at [tcrawford@cityofchesapeake.net](mailto:tcrawford@cityofchesapeake.net).

## **Fire Department Plan Review Fees**

**EFFECTIVE JULY 1, 2007, (Revised 01/02/2008)**

The City of Chesapeake is continually seeking to improve and shorten the plan review process. In 2002 the City conducted a study named "Operation Streamline". As a result of this study many processes were modified which enabled us to shorten and streamline the plan review process. A major item identified as impeding the timely review of plans was the lack of sufficient personnel in the Building and Fire Marshal Offices. In order to fund additional plan review personnel, a plan review fee schedule has been approved by the City of Chesapeake City Council.

A fee for all plan reviews conducted by the Fire Marshal's Office will be charged. This fee will cover the plan review process including all necessary code(s) and standard(s) research to verify compliance, actual review of the plan, time spent consulting with contractors, developers, engineers and/ architects and field inspections. **This fee must be paid prior to any plan being accepted for our review.** The fee schedule is as follows:

- **\$35.00 Plan Review Fee** for:
  - L. P. gas storage racks up to 24 total on site aggregate cylinder capacity,
  - Fire sprinkler system adding 10 or less sprinkler heads or involve alterations to 10 or less existing sprinkler heads, if they are not located in the most remote area,
  - Installation of above or below ground storage tanks for hazardous materials that are 499 gallons or less capacity,
  - Hood fire suppressions systems,

- 5 foot stub out for fire protection systems submitted separately from complete fire sprinkler or fire main installations, and
  - Fire alarm system alterations where the submittal does not require battery calculations.
- **\$125.00 Plan Review Fee** for:
- L. P. gas storage racks up to 25 to 48 total on site aggregate cylinder capacity,
  - Fire sprinkler system alterations adding 11 to 20 sprinkler heads or involve alterations to 11 to 20 existing sprinkler heads, if they are not located in the most remote area,
  - Fire sprinkler system alterations that result in removal of any amount of fire sprinkler heads,
  - Installation of above or below ground storage tanks for hazardous materials that are 500 to 2,000 gallons capacity,
  - Any removal of above or below ground storage tanks, of any capacity, used for storage of hazardous materials,
  - A spray paint booth installation or alteration,
  - An installation or alteration of a FM 200 clean agent system,
  - Installation of a non-required “dry hydrant” fire protection system,
  - Fire alarm alterations that involve removal of any component or total fire alarm systems or do not require battery calculations,
  - Hazardous materials storage and dispensing systems for B (business) or M (mercantile) occupancies as defined by the Virginia Uniform Statewide Building Code (USBC).
- **\$250.00 Plan Review Fee** for:
- L. P. gas storage racks for 49 or more total on site aggregate cylinder capacity,
  - Installation of fire sprinkler systems **or alterations that involve 21 or more sprinkler heads,**
  - Installation of fire alarm systems that require battery calculation submittal,
  - Installation of above or below ground storage tanks for hazardous materials of 2,001 or more gallons capacity and
  - Hazardous materials storage and dispensing systems for all occupancies as defined by the Virginia Uniform Statewide Building Code (USBC) except B (business) or M (mercantile) use groups.