

Newport News General Notes

CONSTRUCTION

1. All construction methods and materials shall conform with the current Newport News Design Criteria Manual, VDOT Standards and Specifications, VDOT Road and Bridges Standards and Specifications, latest edition of the Hampton Roads Planning District Commission (HRPDC) Regional Construction Standards, the Newport News Special Provisions of the HRPDC Regional Construction Standards, the Stormwater Management Handbook, Virginia DEQ Stormwater Design Specifications, Virginia Erosion and Sediment Control regulations and any other applicable city or state ordinance, code and/or law.
2. Exterior concrete shall be Virginia Department of Transportation (VDOT) Class A3.
3. The contractor shall be responsible for locating and protecting all existing utilities whether or not they are shown on the plan. The contractor shall repair, at their own expense, all utilities damaged by construction activities. The contractor shall follow all "Miss Utilities of Virginia" policies prior to starting any construction activity.
4. All costs associated with the required relocation/adjustment of utilities and/or obstructions (power poles, telephone pedestals, guy wires, water meters, streetlights, etc.) due to construction of the project are the responsibility of the owner/developer.
5. All costs associated with the installation and upgrade of streetlights and other utilities for the construction of the project are the responsibility of the owner/developer.
6. There shall be one (1) R7-8 Handicap sign with an additional plate reading "PENALTY \$100 – \$500 TOW-AWAY ZONE" per handicap parking space provided. At least one (1) out of every eight (8) handicap spaces shall be van accessible. All designated van accessible spaces shall have "VAN ACCESSIBLE" added to the sign assembly. The required handicap sign assemblage shall be mounted in accordance with the current ANSI A117.1 Standard for Accessible and Usable Buildings and Facilities.

FIRE

7. Fire hydrants must be located so that at least one hydrant is capable of reaching the rear of the building. The required distances from the fire hydrants, as well as the required fire flow, is set by the current edition of the water design standards of Newport News Waterworks. Minimum fire hydrant spacing is currently every 400 feet for commercial/industrial application, and every 600 feet for residential.
8. The hydrant distances shall be measured by an approved route around the exterior of the facility or building, and shall be measured along the natural and unobstructed path of vehicle travel.
9. Any bushes, trees, fencing or any other potential obstruction shall be identified and be a minimum of 3 feet from fire hydrants and other fire suppression equipment.
10. Fire Department connections (FDC) shall be located on a street front, a minimum of 40 feet from the building, and no more than 100 feet from a fire hydrant.
11. Minimum width of all fire lanes shall be 20 feet unless otherwise approved by the Fire Code official. Minimum height of canopies (and/or other items) that overhang into the fire lane must be 13 feet and 6 inches. Fire lanes shall be surfaced with heavy duty asphalt per the current city standards.
12. A fire apparatus access road shall extend to within 150 feet of all portions of the building and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building/facility. (Certain exceptions, such as a fire sprinkler system, may apply.)
13. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet unless otherwise required by the Fire Code official and an unobstructed vertical clearance of 13 feet 6 inches. The Fire Code official is authorized to require more than one fire apparatus access road based on occupancy use, location, etc.
14. Fire apparatus access roads shall be designed and maintained to support the imposed load of fire apparatus and shall be surfaced to accommodate all weather driving conditions. (The current minimum weight load utilized for fire apparatus calculation is 80,000 pounds.) Dead end fire apparatus roads in excess of 150 feet in length shall be provided with an approved area for turning around fire apparatus. The required turning radius of a fire apparatus access road shall be determined by the Fire Code official. (The current minimum turning radius for fire apparatus is 29 feet.)
15. An approved water supply for fire protection, either temporary or permanent, shall be made available as soon as combustible materials arrive on site.
16. Approved vehicle access for firefighting shall be provided to all construction or demolition sites. Vehicle access shall be provided to within 100 feet of temporary or permanent fire department connections. Vehicle access shall be provided by either temporary or permanent roads, capable of supporting vehicle loading under all weather conditions. Vehicle access shall be maintained until permanent fire apparatus access has been fully constructed.

SEWER

17. All proposed PVC sanitary sewer pipe and fittings shall be ASTM 3034 SDR 26.
18. All proposed ductile iron sanitary sewer pipe shall be minimum thickness Class 52.
19. All proposed ductile iron sanitary sewer force main compact fittings shall have a minimum acceptable pressure rating of 250 psi.
20. All sanitary sewer gravity pipes placed below 10 feet in cover or less than 3 feet in cover shall be made of ductile iron.
21. A Newport News standard access point/cleanout shall be placed at the city right of way for all sanitary sewer laterals.
22. Any sanitary sewer gravity line that crosses a water line with 18 inches or less of vertical separation or a main the runs parallel to a water line with less than 10feet of separation, shall be made of ductile iron.
23. Reinforced concrete pipe are required in areas subject to traffic loads.

PAVEMENT MARKINGS

24. All proposed on-site pavement markings shall be reflectorized Type A (paint) or Type B (preformed or thermoplastic material) in accordance with the latest edition of the VDOT Road and Bridge Specifications. Parking spaces shall be delineated by 4-inch white lines, (federal standard color #595-17886 or equivalent), handicapped parking spaces shall be delineated by 4-inch blue lines (Bennete's Paint Blue Wave Q13-28T or equivalent) for spaces and symbols, fire lanes and parcel pick-up markings shall be 4-inch yellow (federal standard color #595-13538 or equivalent).
25. All proposed pavement markings within city right of way shall be reflectorized Type B (preformed or thermoplastic material) in accordance with the latest edition of the VDOT Road and Bridge Specifications and as outlined in the Newport News/Department of Engineering's "Pavement Markings – Materials and Applications" specifications except as otherwise noted herein. Federal standard color #595-17886 or equivalent shall delineate white markings, handicapped parking spaces shall be delineated by Bennete's Paint Blue Wave Q13-28T or equivalent for spaces/symbols and federal standard color #595-13538 or equivalent shall delineate yellow markings. All permanent markings must be spotted and field verified by the city prior to installation by the contractor.
26. All pavement markings, signage and other permanent traffic control devices disturbed during construction activities shall be replaced/reinstalled. These items must be spotted and field verified by the city prior to installation by the contractor.

LANDSCAPING

27. Within landscaped and green areas, healthy existing trees of a minimum 6-inch diameter at breast height, measured at least 4 feet and 6 inches above grade, for single stemmed, deciduous trees, and a minimum of 8 feet in height for multi-stemmed or evergreen trees, shall be retained, preserved and protected during construction.
28. All existing trees to remain on-site, located within 50 feet of the limits of construction, must be tree protected in accordance with the city site regulations (Chapter 33.02 of the Newport News Code of Ordinances).
29. The property owner/developer, as applicable, shall be responsible for the perpetuation and maintenance of all site improvements, including landscaping, required by the city site regulations (Chapter 33.02 of the Newport News Code of Ordinances) and as shown on the approved plan.
30. Trees may not be severely trimmed beyond the ANSI A300 Standards for Tree Care Operations as amended. If trees are severely pruned in such a way to remove 50% or more of their height/spread, they will be considered damaged and shall be replaced with trees meeting the requirements of Chapter 33.02 of the Newport News Code of Ordinances.

LIGHTING

31. For the following site uses: Educational, Church, Parks, Residential, Manufacturing or Industrial the following lighting note must be included on the plan, "Exterior lighting must provide a minimum illumination level of 0.6 foot-candles for parking/driving areas, 1.1 foot-candles for open walkways and 4.3 foot-candles for enclosed walkways. Lighting must be installed and maintained in accordance with current Newport News regulations. Lighting shall be directed inward to the site and shielded so as not to illuminate or produce glare onto adjacent properties and/or onto the city right of way."
32. For all other uses including but not limited to: Medical, Office Park, Shopping, Wholesale and Retail the following lighting note must be included on the plan, "Exterior lighting must provide a minimum illumination level of 0.9 foot-candles for parking/driving areas, 2.2 foot-candles for open walkways and 4.3 foot-candles for enclosed walkways. Lighting must be installed and maintained in accordance with current Newport News regulations. Lighting shall be directed inward to the site and shielded so as not to illuminate or produce glare onto adjacent properties and/or onto the city right of ways."

PERMITS AND PRE-CONSTRUCTION

33. For any land disturbing activities 2,500 square feet, or greater, a land disturbance/VSMP permit is required from the Department of Planning.
34. For any land disturbance activities 1 acre, or greater, a Construction General Permit (CGP) is required. The Virginia Stormwater Management Program (VSMP) Authority, Newport News, shall issue the land disturbance/VSMP permit prior to any work. A stormwater pollution prevention plan (SWPPP) shall be prepared for the project and a hard copy be presented to the Environmental Services Inspector at the pre-construction meeting.
35. Prior to construction within any city right of way, the contractor shall obtain a right of way permit from the Department of Planning. The owner/developer or their representative shall submit an itemized cost list of the work within the city right of way. A temporary traffic control plan shall be submitted for review and approval.
36. All temporary pavement markings, signage and other traffic control devices shall meet the fabrication and/or installation requirements of the Manual on Uniform Traffic Control Devices (MUTCD), latest edition.
37. Prior to any mobilization or construction activity, the contractor shall request and attend a pre-construction meeting with the Department of Engineering's Construction Inspector and the Environmental Services Inspector. To request the meeting call 757-933-2311.
38. Prior to installation of the landscaping materials, an inspection with the Landscape Planner is required. Please contact the Planning Department at 757-926-8761.
39. Plans for automatic sprinkler systems shall be reviewed and approved by the Department of Codes Compliance prior to installation.
40. Signs are reviewed and approved under a separate submittal and review by the Department of Codes Compliance.
41. The city manager, or designee, can stop site construction, improvements and/or alterations in the event of any deviation from the approved plan or on the discovery of unexpected adverse impacts of the development activity on adjacent property or public facilities.