



Department of Environmental Services

Tie-Back Plan Details

01/30/2015

Note: Tieback plans are no longer required to be approved with the Civil Engineering Plan. All elements previously reviewed by DES through the Civil Plan review process (details described below) will now be a required element of the Sheeting and Shoring/ Tieback building permit review.

E. Tie-Backs Plan Details	
General Items To Be Shown On All Tie-Back Plans	
1	Sidewalks
2	Curb/Gutters
3	Property Lines
4	Center Lines
5	Streets
6	Existing Traffic Signals & Street Lights
7	Show all junction boxes for lights
Tie-Back Plan Details and Standards	
1	Show on the plans the relationship of the tie-backs to the public sanitary, water and storm utilities. Provide cross sections with elevations of tie-backs at critical crossings and dimension vertical clearances between tie-back and utilities .
	a. show representative cross sections of tie backs that are located close to public utilities (horizontally or vertically) or that pass through proposed water meter vaults.
	b. use a numbering system on the tieback plan that corresponds to each associated tieback section, as needed.
	c. unless otherwise approved by appropriate DES staff, tie backs must be at least 10ft horizontally and 18in vertically clear of public utility crossings.
	d. Indicate the beginning depth of each tie-back.
	e. Indicate the final depth of each tie-back.
	f. Include the angle the tie-backs will be installed.
	g. Verify that the tie-backs will NOT interfere with any County Utilities.
	h. Show on cross sections the description, size and depths of all existing underground utilities.
2	Provide a note on plans stating that repair for any damage to street lights, utilities & any other public infrastructure will be the sole financial responsibility of the developer.
3	Provide a note on all plan sheets stating: "Arlington County will be held harmless should there be any event that might destabilize or sever the tie-backs during construction."
4	Obtain permission or provide copy of agreements/easements from all adjacent, off-site property owners, including VDOT. This should be placed on plan sheets as part of the site civil submission. Must include the engineer's seal affixed to each plan sheet. **Responsibility is on the applicant to obtain permission on VDOT & Private property**
5	Test pit all utilities. Show test pits on the tie-back plan.
6	If work is indicated in the VDOT ROW, a letter from VDOT approving any work to be done in their ROW must be provided. The letter of permission and any other documents authorizing work to be done by the applicant must be placed on the plan sheets by the engineer with the engineer's seal affixed.

***Pre or Post TV of the sanitary and storm mains may be necessary.**

***A Right of Way Permit will be necessary for all tie-backs installed in the ROW.**