Virginia Department of Transportation

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Date: April 18, 2002

To: Elizabeth Cook, Chief of Planning Fauquier Co. Dept. of Community Development

From: David Cubbage, Land Development Section Supervisor

Subject: Vint Hill Land Bay "G"
PP02-CR-07

Department staff reviewed the preliminary subdivision plan for this land bay. Comments related to the technical aspects of this plan can be addressed during review of the subdivision plan. We request the following conditions be place on Fauquier County's approval of this division:

1. All road design and construction shall be in accordance with VDOT's Subdivision Street Requirements manual and VDOT's Road and Bridge Standards.

2. Road and other construction shall insure drainage water will not rise higher than 18" below the shoulder of proposed or existing public roads. At a minimum, culverts shall be designed to accommodate the following flood frequencies:

Secondary and Subdivision streets	10-year
Primary and Parkways	25-year

3. It is desirable for all parallel utilities to be placed outside the street's right of way. However any parallel utility placement within the highway right of way must be placed on the outer 3 to 5 feet of the edge of the right of way with the exception sanitary sewer placement in the parking lane. Sewer manholes shall not be located in the travel-way of the street. Deviation from this condition requires prior approval by VDOT and will only be considered on case-by-case bases.

4. Trees within street rights of way shall not be credited towards satisfying Fauquier County's tree canopy ordinance.

5. Unpaved portions of street rights of way shall not be credited towards open space requirements.