

SECTION 7 - MINIMUM STREET IMPROVEMENTS REQUIRED (Amended by the Board of Supervisors on January 10, 2019.)

7-1 Design

All public, drives and accessways shall be designed as required for acceptance into the secondary highway system of the Virginia Department of Transportation.

7-2 Standards

All construction within rights-of-way and easements to be dedicated to public use shall conform to construction specifications and standards of the County of Fauquier and the Virginia Department of Transportation in effect at the time of filing of the final plat.

7-3 Bituminous Concrete

Where bituminous concrete is used it shall meet the requirements of the Virginia Department of Transportation in effect at the time of the filing of the final plat.

7-4 Surfaces

Where subdivider provides additional benefits and protection of a bituminous concrete wearing surface on streets in lieu of surface treatment as required, the minimum wearing surface shall be two (2) inches in depth.

7-5 (Deleted)

7-6 Drainage

An adequate drainage system for natural and stormwater shall be provided for each subdivision street by means of culverts under streets, side, lead or outlet ditches, catch basins, curb inlets or any other devices including piping necessary.

All structures shall conform to standards of Fauquier County or the Virginia Department of Transportation. Unless otherwise shown, all material and construction technique specifications shall be in accordance with the requirements of the Virginia Department of Transportation in effect on the date plans and profiles are submitted. Pipe installation shall be reinforced concrete, corrugated metal, or vitrified clay, properly designed to accommodate the flow of water and insure structural stability of the system.

7-7 Surface Courses

In subdivisions where curb and gutter sections are required and used, a wearing course of two (2) inches of asphalt plant mix may be added on recommendation of the agent, in accordance with the specifications of the Virginia Department of Transportation.

7-8 (Deleted)

7-9 *Pavement Width*

Pavement widths shall be a minimum of 18 feet or as specified in greater widths in accordance with the current County construction specifications and standards.

7-10 *(Deleted)*

7-11 *Street Names*

Proposed streets which are obviously in alignment with other already existing main streets shall bear the names of the existing street. In no case shall the names of proposed streets duplicate the existing street names irrespective of the use of the suffix street, avenue, boulevard, driveway, place, lane or court. Street names shall be indicated on the preliminary and final plats and shall be approved by the governing body or its agent. Names of the existing streets shall not be changed except by approval of the governing body.

7-12 *Street Identification Signs*

Street signs conforming to design and construction standards approved by the Board of Supervisors shall be installed at intersections to identify all streets serving three or more dwellings or occupied structures. Sign location shall be approved at time of final plat review. Signs shall be installed or bonded for installation prior to final plat recordation. After installation, maintenance of signs for public roads shall be a public responsibility. Sign maintenance for private roads and streets shall be the responsibility of homeowner's or property owner's associations and shall be addressed in covenants creating the association. In the event no homeowner's or property owner's association is required for the subdivision or development, sign maintenance shall be included in the provisions for private street maintenance. All final plats containing private streets shall have boldly printed thereon a statement that street signs for the private street will not be maintained with funds from the County of Fauquier.

7-13 *Roadway Cuts*

All roadway cuts made in paved streets shall be replaced in accordance with the construction standards of the Virginia Department of Transportation. The method shall be subject to modifications according to special conditions as approved by the governing body or its agent.

7-14 *Permanent Monuments*

Permanent monuments shall be placed in the ground at all corners and angle points in the outer lines of the subdivision and at all points of angles and curvature in the right-of-way lines of all streets and at all corners within the subdivision. At designated points in the outer lines of the subdivision and at a minimum of at least two points in each block, such monuments shall be stone or pre-cast concrete, not less than four inches square or four inches in diameter, and at least thirty inches long. In all other locations such monuments

shall be iron or steel pipe not less than one-half inch nor more than one inch in diameter and at least twenty-four inches long. The top of all stone and concrete monuments shall be set not less than one inch nor more than four inches above the finished grade at their respective locations. When rock is encountered a hole shall be drilled four inches deep in the rock into which shall be cemented a steel rod one-half inch in diameter, the top of which shall be flush with the finished grade level.

7-15 Concrete

Sidewalks, curb and gutter where required shall be composed of Class A-3 concrete with a minimum of 4 inches depth and a width as shown in the typical section of the County construction specifications and standards.

7-16 Landscaping

All cut and fill slopes shall be landscaped, either seeded and stabilized or sodded with grass or plants suitable for such slopes as determined by the agent, on advice of the area Conservationist for Fauquier County.

7-17 Curb, Gutter and Sidewalk

Curb, gutter and sidewalk in Service Districts, Residential Districts and Villages shall be required as followed:

- A) Combination curb, gutter and sidewalk shall be required along both sides of all public and private streets, accessways or service drives in subdivisions having lots containing 25,000 square feet or less in area, either conventional or cluster. In addition, sidewalks shall be required on streets, accessways, or service drives qualifying as local roads, minor collectors or major collectors.
- B) Pedestrian trails shall be required along all public streets, accessways, or service drives qualifying as local roads serving 400 vehicles per day or more, minor collectors or major collectors in subdivisions having lots of 25,000 square feet, but less than two acres in area, either conventional or cluster. Trails shall be at least five (5) feet in width and constructed of asphalt or other material acceptable to the County.
- C) As shown in the Comprehensive Plan.
- D) Where the Planning Commission, following public comment as provided for in Section 4-27, determines the above requirements are not in keeping with the character of the area, do not serve the public interest, or that no pedestrian and vehicular traffic hazards will be created, the Planning Commission may waive or modify the above requirements.