

Accomack County Subdivision Ordinance Amendment Adopted July 18, 2007

Sec. 78-6. Improvements.

(c) Virginia Department of Transportation (VDOT) Compliance. All plans for streets and drainage facilities in subdivisions where public streets are required or intended shall be in accordance with the requirements of the Virginia Department of Transportation's secondary highway specifications and subdivision street requirements. Such plans shall be approved by VDOT before the final subdivision plat can be approved. Plans for streets that are not intended for addition as part of the secondary system of state highways shall be submitted to VDOT for review and approval of connections to the highway systems under that agency's jurisdiction and for the issuance of appropriate VDOT permits.

(1) *Private streets.* Streets not constructed to meet VDOT standards are allowed only in large lot subdivisions. Any and all streets that are not constructed to meet the standards necessary for inclusion in the system of state highways shall be privately maintained and will not be eligible for acceptance into the system of state highways unless improved to current VDOT standards with funds other than those appropriated by the General Assembly and allocated by the Commonwealth Transportation Board.

For all subdivisions in which private streets are allowed (whether or not they are constructed to meet VDOT standards), the subdivision plat and all approved deeds of subdivision, or similar instruments, must contain the following statement:

"The streets in this subdivision do not meet the standards necessary for inclusion in the system of state highways and will not be maintained by the Virginia Department of Transportation or the county and are not eligible for rural addition funds or any other funds appropriated by the General Assembly and allocated by the Commonwealth Transportation Board."

Grantors of any subdivision lots to which such statement applies must include the foregoing statement on each deed of conveyance thereof.

a. *Private streets--Width.* Except along sections where narrowness of right-of-way through adjoining property makes it impossible, the width of private streets shall comply with VDOT's subdivision street requirements. The agent shall consult the resident engineer to determine what width would have been required had the street been intended for dedication as a public street.

b. *Private streets--Construction.* All private subdivision streets shall conform with the standards for construction road stabilization, as specified in the state erosion and sediment control handbook.