

ARTICLE 6
Minimum Design Standards

6.1 Streets (Amended 1/21/99)

Streets shall satisfy the following design standards, in addition to the requirements specified in the Middleburg Street and Parking Ordinance and applicable Virginia Department of Transportation standards or, in the case of subdivisions within the one mile subdivision jurisdiction area, applicable Loudoun County standards.

- 6.1.1 Streets shall be coordinated with existing, proposed and anticipated streets outside the subdivision to provide adequate circulation. Whenever connections to anticipated or proposed surrounding streets are required by this section, the street right-of-way shall be extended and the street developed to the property line of the subdivided property at the point where the connection to the anticipated or proposed street is expected. No temporary dead-end street in excess of 1,000 feet within the town limits or 2,000 feet within the extraterritorial jurisdiction area may be created, unless no other practicable alternative is available and the public safety can be reasonably assured.
- 6.1.2 The street layout shall provide access to all lots and parcels of land within the subdivision. Whenever possible, proposed intersections along one side of a street shall coincide with existing or proposed intersections on the opposite side of such street. The distance between centerlines of offset intersections shall not be less than 125 feet in town and 225 feet in the extraterritorial subdivision area.
- 6.1.3 The street layout shall be a modified grid street pattern adapted to the unique natural features and environmental constraints of the tract. Street layout shall take into consideration the location of community focus, internal open space areas, gateways and vistas. Linkages to adjacent developments and neighborhoods with pedestrian and bicycle paths are recommended where possible.
- 6.1.4 Streets shall intersect as nearly as possible at right angles, and no two streets shall intersect at less than 80 degrees.
- 6.1.5 Streets shall be arranged so that adjacent building sites are at, or above, the street grades, if possible, and shall provide for positive drainage. Grades of streets shall conform as closely as possible to the original topography. A combination of steep grades and curves shall be avoided. Grades shall not be less than one-half of one percent (0.05%), nor more than ten (10%) percent, unless approved by the planning commission.

- 6.1.6 Streets within the town limits shall be graded and improved with pavement, street signs, sidewalks, driveway approaches, curbs, gutters, landscaping, water mains, sanitary sewers, storm sewers, fire hydrants, and appurtenances, street lights and other public improvements required by this Ordinance. Streets in the extraterritorial jurisdiction area shall be improved with pavement, stabilized shoulders, drainage swales, street signs, driveway approaches, landscaping and other public improvements required by this Ordinance.
- 6.1.7 Cul-de-sacs shall not exceed 700 feet measured from the centerline of the nearest street intersection to the center of the turn around within the town limits of Middleburg. Cul-de-sacs shall not exceed the maximum permitted by Loudoun County within the extraterritorial jurisdiction area, unless no practicable alternative exists and the public safety can be reasonably assured, as determined by the town. All cul-de-sacs shall have a turn around at the end meeting the applicable standards of the Virginia Department of Transportation. (Amended 1/21/99)
- 6.1.8 Alleys shall contain a right-of-way width of 22 feet and a minimum cartway width of 18 feet (for two-way traffic). No parking shall be allowed on alleys. Alleys shall serve no more than 250 vehicle trips per day per entrance or a total of 500 vehicle trips per day.
- 6.1.9 Private streets or accessways shall be permitted and designed in accordance with the adopted Street and Parking Ordinance of the Town of Middleburg or, in the case of subdivisions within the one mile subdivision jurisdiction area, applicable Loudoun County regulations. (Amended 1/21/99)
- 6.1.10 Street names shall not duplicate or be similar to the names of existing streets in or near Middleburg, unless they are an extension thereof. All street names within the Middleburg corporate limits shall be subject to town approval, in accordance with the standards and procedures of Chapter 91, Article III, of the Town Code. All street names outside the corporate limits shall be subject to approval by Loudoun County. (Amended 1/21/99)
- 6.1.11 All construction within the public right-of-way or within an area to be dedicated for public right-of-way shall meet the standards and specifications of the Virginia Department of Transportation, unless an exception is granted by the Town Council as provided by this ordinance. All construction within existing or proposed public right-of-way within the one mile subdivision jurisdiction area to be dedicated to Loudoun County must meet all applicable County standards. (Amended 1/21/99)

6.2 Lots

Lots shall satisfy the following considerations, in addition to the requirements specified in the Middleburg or Loudoun County Zoning Ordinance, as applicable.

- 6.2.1 The lot arrangement, design, and shape shall properly relate to topography and conform to the requirements of this ordinance. Lot areas and lot widths shall vary at random to the greatest extent possible to eliminate the appearance of a standardized subdivision.
- 6.2.2 Each lot shall abut a street dedicated by the subdivision plat, or on an existing publicly-dedicated street, or on a street which has become public by right of use, or an approved private accessway.
- 6.2.3 Side lot lines shall be generally at right angles or radial to the street right-of-way, unless a variation from this will give a better lot layout.
- 6.2.4 Double frontage lots should be avoided where possible.
- 6.2.5 All remnants or outlots below the minimum lot size remaining after subdividing a tract must be designated on the plat for a permitted use under the zoning ordinance, such as open space or a public use. No habitable structures shall be built upon an outlot. Outlots shall be permitted only where the subdivider or developer makes provision for appropriate ownership and maintenance of the parcel.

6.3 Blocks

All new blocks shall comply with the following general requirements.

- 6.3.1 Residential blocks shall generally be rectilinear in shape, modified rectilinear shape, or another distinct geometric shape. Blocks shall generally range between 300 and 500 feet in length.
- 6.3.2 Blocks shall be of sufficient width to allow two tiers of lots of minimum depth, except where fronting on major streets or as specifically approved by the planning commission. Alleys shall be permitted to bisect blocks.
- 6.3.3 Irregularly shaped blocks, such as those intended for cul-de-sacs and loop streets and those containing interior parks or playgrounds, may be approved by the planning commission if properly designed and located and if the maintenance of the interior public space is covered by appropriate agreements.

6.4 Easements

Easements shall be provided where necessary for sanitary sewer, water mains, gas mains, electric lines, cable television lines, storm drainage and other necessary services. Easements of not less than fifteen (15) feet in width shall be provided for water, sanitary sewer, storm drainage and other utilities.

Easements for facilities not intended to be owned and maintained by the town or other public entity shall provide for maintenance of such facilities by the owner of the property on which the facility is located or the owner of the property served thereby. The form of such easements shall be approved by the town.

6.5 Flood plain

A 100-year flood plain easement shall be established for the flood plain of a stream/drainageway that drains greater than one hundred (100) acres. The easements shall be based on the flood plain limits as determined by detailed studies with two (2)- foot contour intervals or other source of flood plain delineation acceptable to the town. The easement shall be defined by metes and bounds and shall contain all areas subject to flood from the 100-year storm. A note describing the source of information shall be included. Uses and improvements within the flood plain limits shall not interfere with the natural drainage and shall conform to the Zoning Ordinance.