

ARTICLE 5 – STREETS, PARKING AND DRIVEWAYS

distance of one lot width, the applicable lot width to be the minimum required by the zoning district in which the subdivision is located.

- (3) The maximum cul-de-sac length from the center of the intersection to the center of the cul-de-sac shall not exceed 1,000 feet.

I. Sidewalks shall be shown for residential development where required by Section 20-5.1.8(j) of the Subdivision Ordinance and any other types of development, subject to the criteria stated below:

- (1) For subdivisions where the shown minimum lots size is 25,000 square feet or less, a sidewalk shall be constructed on both sides of all streets:
- (2) For subdivisions within 1 mile of a recreation facility or elementary school, and/or within 1 ½ miles of an intermediate or high school, a sidewalk shall be provided along all subdivision boundaries contiguous to an existing street, including along all reverse or side frontage lots and open space.
- (3) In any subdivision, streets projected to carry traffic volumes over 3000 VPD shall have sidewalks constructed on both sides.

- (4) In any commercial or office development connecting proposed buildings and to each property line that is adjacent to land zoned for commercial, office or residential development.

- (5) With the approval of the Planning Director, trails or bicycle lanes may substitute for required sidewalks. See Plates 5-2, 5-3, 5-17, 5-18, 5-19, 5-20, and 5-21. Trails and/or bicycle lanes shall be provided where designated in the Spotsylvania County Comprehensive Plan.

- (6) In cases where sidewalks are required curb and gutter shall also be required.

J. Traffic barricades and “NO THRU STREET” signs shall be shown where required. See Plate 5-22.

K. Water service cutoffs must be located in utility strips unless otherwise permitted by the Planning Director.

L. The following note shall be shown on all plans:

- (1) Subbase depth for subgrade based on CBR value of 10. Soil tests of subgrade must be submitted for actual determination of required subbase thickness prior to construction. The minimum number of tests is 3 per street or 5 per collective mile.