



TOWN OF WARRENTON

Department of Public Works & Utilities

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REVIEW COMMENTS

TO: Rob Walton, Zoning Director
FROM: Paul Bernard, P.E., Assistant Director of PW & U
DATE: January 27, 2021
SUBJECT: ZNG 2020-0172 50 Oak Street Waiver

Public Works & Utilities has reviewed the Waiver Request of the Subdivision Ordinance waivers for private street and street width. Recognizing where this road is the fact that it currently is a private street, and the physical limitations of existing Right of Way at the intersection of Oak Street with Waterloo, and the fact that apartments on the WVFC have already been developed with a significant grade differential, there does not appear to be many alternatives.

From a Public Works perspective, it should be made clear by deed and lot land records that this private road will remain private and will be the responsibility of the private lot owners to maintain this road.

The proposed plans will need to include adequate stormwater management facilities, which will also remain the responsibility of the private lot owners to maintain, and to report on its maintained conditions to comply with the States Stormwater Management Regulations.

Adequate sewer and water capacity exist for this project if developed as proposed. All wastewater collection and water distribution, to include adequate fire protection, will need to be designed and constructed to serve these lots by the developer. The public portions of those will need to be placed in adequate easements, looped where appropriate, and turned over to the Town for access and maintenance.