

Comparison of the 1996 and 2005 Subdivision Street Requirements

<b>Section Number</b>	<b>Topic</b>	<b>1996 section number</b>	<b>description</b>	<b>Compared to 1996 SSR</b>
<b>24 VAC 30-91-10</b>	<b>Definitions</b>	24 VAC 30-90-10	Provides definitions of terms used in the regulation	Added definitions for accessible route, clear zone and county controlled grade separated structure. Broadened definition of Resident Engineer. Editorial changes to other definitions. Deleted definitions no longer applicable
<b>24 VAC 30-91-20</b>	<b>Applicability, effective date, and transition.</b>	24 VAC 30-90-20, 24 VAC 30-90-330	Provides reference to regulatory authority. States effective date of regulation and transition plan.	Combined the applicability and effective date and transition sections. No changes in content were made, however a statement was moved from the reference section to this section encouraging innovative transportation design. No effect on regulated parties.
<b>24 VAC 30-91-30</b>	<b>Local subdivision ordinances</b>	24 VAC 30-90-110, 24VAC 30-90-40	States that more restrictive local ordinances take precedence over these regulations. Further states that large lot subdivisions must comply.	Combined Precedence of Local Subdivision Ordinance section with Large Lot Subdivision section into Local Subdivision Ordinance Section. Only editorial changes were made. No effect on regulated parties.
<b>24 VAC 30-91-40</b>	<b>Continuity of public street system.</b>	24 VAC 30-90-30	States that new streets must connect to the current network of streets.	Editorial changes

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<p><b>24 VAC 30-91-50</b></p>	<p><b>Service requirements</b></p>	<p>24 VAC 30-90-50</p>	<p>States that only streets providing a public service may be accepted into the secondary system. Provides guidance on public service.</p>	<p>Now includes streets that are part of the network of streets envisioned in the county's transportation plan or comprehensive plan. Clarifies when apartment complex and shopping center street may be added. Also requires that exceptions must be made in writing to the resident engineer.</p>
<p><b>24 VAC 30-91-60</b></p>	<p><b>Administrative procedure.</b></p>	<p>24 VAC 30-90-60</p>	<p>Defines the process from plan review and street acceptance.</p>	<p>Clarified the conceptual plan sketch to allow all preliminary plans conforming to local governments' requirements. Clarifies that conceptual plan approval is concurrence of functional classification and street layout.</p>
<p><b>24 VAC 30-91-70</b></p>	<p><b>Phased development of subdivision streets.</b></p>	<p>24 VAC 30-90-140</p>	<p>Allows certain streets to be considered for acceptance prior to complete development.</p>	<p>Section has been reworded to provide clarity. Content has not changed</p>
<p><b>24 VAC 30-91-80</b></p>	<p><b>Connections to or work within streets maintained by the department.</b></p>	<p>24 VAC 30-90-90</p>	<p>This section states a permit is required for any work performed on existing state maintained roads.</p>	<p>Combined Entrance Permits and Relocations, adjustments and improvements to streets maintained by the Department. Both of these sections relate to work done under a land use permit, therefore the sections were combined to provide a single information point. Other changes were editorial. No effect on regulated parties.</p>

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24 VAC 30-91-90	<b>Discretionary authority.</b>	24 VAC 30-90-70	This section authorizes the resident engineer discretionary authority in the application of geometric standards for local streets.	Minor editorial changes
24 VAC 30-91-100	<b>Appeal to district administrator.</b>	24 VAC 30-90-100	Defines the appeal process.	No Changes
24 VAC 30-91-110	<b>Design and agreement requirements.</b>	24 VAC 30-90-130	This section provided general design information for subdivision streets.	This section focuses on general requirements and agreement requirements. The name was changed from Design Requirements to Design and Agreement requirements to more clearly define the content. No effect on regulated parties.
	A. General requirements.	24 VAC 30-90-130	This section defined the functional systems, traffic analyses and terrain criteria to be used in geometric design.	More specific design requirements are now found in the Subdivision street design guide, an appendix to the Road Design manual.
	B. Geometric requirements	24 VAC 30-90-130	This section provided specific design requirements.	Design requirements are now found in the Subdivision street design guide, an appendix to the Road Design manual.
	C. Turn lanes	24 VAC 30-90-210	This section provided specific design requirements.	Design requirements are now found in the Subdivision street design guide, an appendix to the Road Design manual.
	D. Pavement structure.	24 VAC 30-90-130		
	1. Pavement design.	24 VAC 30-90-130		Design requirements are now

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	2. Special pavement surfaces.	24 VAC 30-90-130	This section provided specific design requirements.	found in the Subdivision street design guide, an appendix to the Road Design manual.
	3. Pavement additions to existing streets.	24 VAC 30-90-130		
	E. Parking.	24 VAC 30-90-280	This section provided specific design requirements.	Design requirements are now found in the Subdivision street design guide, an appendix to the Road Design manual.
	F. Cul-de-sacs and turnarounds.	24 VAC 30-90-240	This section provided specific design requirements.	Design requirements are now found in the Subdivision street design guide, an appendix to the Road Design manual.
	G. Curb and gutter.	24 VAC 30-90-200	This section provided specific design requirements.	Design requirements are now found in the Subdivision street design guide, an appendix to the Road Design manual.
	1. Driveway entrance requirements	24 VAC 30-90-10	This section provided specific design requirements.	Design requirements are now found in the Subdivision street design guide, an appendix to the Road Design manual.
	2. Curb ramps.	24 VAC 30-90-10	This section provided specific design requirements.	Design requirements are now found in the Subdivision street design guide, an appendix to the Road Design manual.
	H. Private entrances.	24 VAC 30-90-270	This section provided specific design requirements.	Design requirements are now found in the Subdivision street design guide, an appendix to the Road Design manual.

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I. Pedestrian, bicycle, and shared use path facilities.		24 VAC 30-90-170	This section provided specific design requirements.	Added Language emphasizing the Commonwealth Transportation Board's Policy for Integrating Bicycle and Pedestrian Accommodations, which was adopted earlier this year. Other minor changes made based on comments received.
	1. Compliant facilities.	24 VAC 30-90-170	This section provided specific design requirements.	Now allows all sidewalks, bike paths and shared use paths built according to standards to be accepted for maintenance by VDOT.
	2. Noncompliant sidewalk and noncompliant bicycle and noncompliant shared use path facilities	24 VAC 30-90-170	This section provided specific design requirements.	
J. Bridge, and drainage, and other grade separation structures.		24 VAC 30-90-130	This section provided specific design requirements.	Design requirements are now found in the Subdivision street design guide, an appendix to the Road Design manual.
K. Dams.		24 VAC 30-90-250	This section provides information regarding dams as a part of the roadway. The	The section has been rewritten. It no clearly explains when agreements are needed from the locality, who must certify the dam,
	1. Agreements with the governing body.	24 VAC 30-90-250		
	2. Design review.	24 VAC 30-90-250		

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		3. Right of way requirements.	24 VAC 30-90-250	a part of the roadway. The section defines when an agreement is needed from the locality and describes VDOT's limits of responsibility.	right of way requirements and when dams are not allowed on the right of way. Design requirements are now found in the Subdivision street design guide, an appendix to the Road Design manual.
		4. Supplemental, alternative access.	24 VAC 30-90-250		
		5. Permits	24 VAC 30-90-250		
		6. Dams exempt from agreements.	24 VAC 30-90-250		
	L. Roadway drainage.		24 VAC 30-90-130	This section provided specific design requirements.	Design requirements are now found in the Subdivision street design guide, an appendix to the Road Design manual.
		1. Policy and procedures.	24 VAC 30-90-130	This section provided specific design requirements.	Design requirements are now found in the Subdivision street design guide, an appendix to the Road Design manual.
		2. Storm water management.	24 VAC 30-90-130	This section provided specific design requirements.	Design requirements are now found in the Subdivision street design guide, an appendix to the Road Design manual.
		3. Drainage easements	24 VAC 30-90-130	This section provided specific design requirements.	Design requirements are now found in the Subdivision street design guide, an appendix to the Road Design manual.
	M. Other design considerations				
		1. Guardrail.	24 VAC 30-90-190	This section provided general design requirements.	Design requirements are now found in the Subdivision street design guide, an appendix to the Road Design manual.

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	2. Landscaping and erosion control.	24 VAC 30-90-290	This section provided general design requirements.	Design requirements are now found in the Subdivision street design guide, an appendix to the Road Design manual.
	3. Lighting.	24 VAC 30-90-310	This section provided general design requirements.	Design requirements are now found in the Subdivision street design guide, an appendix to the Road Design manual.
	4. Railroad crossings.	24 VAC 30-90-260	This section provided general design requirements.	Design requirements are now found in the Subdivision street design guide, an appendix to the Road Design manual.
	5. Utilities.	24 VAC 30-90-150	This section provided general design requirements.	Design requirements are now found in the Subdivision street design guide, an appendix to the Road Design manual.
<b>24 VAC 30-91-120</b>	<b>Right-of-way width, spite strips, and encroachments</b>	24 VAC 30-90-150	This section provided information regarding right of way requirements	Design requirements are now found in the Subdivision street design guide, an appendix to the Road Design manual.
	A. Right-of-way Width.	24 VAC 30-90-150		
	B. "Spite strips."	24 VAC 30-90-150		
	C. Encroachments	24 VAC 30-90-300		
<b>24 VAC 30-91-130</b>	<b>Neotraditional design concepts</b>	24 VAC 30-90-220	This section states that VDOT is receptive to innovative subdivision design, such as neotraditional developments	

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<b>24 VAC 30-91-140</b>	<b>Surety and fees</b>	24 VAC 30-90-160	This section defines the surety and fees required for acceptance into the secondary system of highways.	no change	
	A. Policy.	24 VAC 30-90-160			
	B. Surety.	24 VAC 30-90-160			increased surety to reflect current costs.
	C. Maintenance fee	24 VAC 30-90-160			Fees increased to reflect current cost of street maintenance
	D. Administrative cost recovery fee	n/a	This is a new section.	New fee to help recover costs associated with plan review and street inspection of new subdivisions.	
<b>24 VAC 30-91-150</b>	<b>Subdivision street development, plan review, and acceptance</b>	24 VAC 30-90-340		no change	
	A. The county-state partnership governing VDOT acceptance of new streets for maintenance	24 VAC 30-90-340			

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	B. Street development and acceptance of maintenance process		24 VAC 30-90-340	This section defines the process for street acceptance	no change
	1. Concept and construction plan approval phase.		24 VAC 30-90-340		
	2. Construction phase.		24 VAC 30-90-340		
	3. Street acceptance phase		24 VAC 30-90-340		
	4. Post acceptance phase.		24 VAC 30-90-340		
<b>24 VAC 30-91-160</b>	<b>Listing of documents (publications) incorporated by reference.</b>		24 VAC 30-90-360	This section lists all referenced materials	no change
	<b>Deleted</b>	Noise Abatement	24 VAC 30-90-320	This section described the noise abatement policy for highway construction and improvement projects.	This section was deleted. Policy referenced does not apply to subdivision streets.
	<b>Deleted</b>	Intersections	24 VAC 30-90-180	This section provided general design requirements.	This section was moved to the Subdivision Street Design Guide.

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	<b>Deleted</b>	Effect of legislation	24 VAC 30-90-80	This section states that if legislation is enacted that conflicts with these requirements, the legislative provisions will prevail.	This section was eliminated. Precedence of legislative action will be in accordance with the Code of Virginia, making this section unnecessary.
	<b>Deleted</b>	Applicable requirements of other regulatory agencies	24 VAC 30-90-120	This section required developers to submit requirements of other regulatory agencies at the time of street acceptance	This section was eliminated. County ordinances require compliance with other regulation.