



COUNTY OF PRINCE WILLIAM

1 County Complex Court, Prince William, Virginia 22192-9201
(703) 335-6980 Metro 631-1703

DEVELOPMENT
ADMINISTRATION

Richard E. Lawson
Director

AMENDED REVIEW RESPONSE

RECEIVED

April 19, 1990

APR 23 1990

Planning Office
Prince William County, Va.

TO: Travis Clark, Planner II
Office of Planning & Zoning

FROM: Cas Chasten, Planner *CJC*
Department of Development Administration

RE: REZ #89-90, Bristow Woods Estates

On April 3, 1990 you received an informational analysis, regarding street design requirements for the subject land use proposal. The referenced correspondence addressed R-1-5 zoned properties and requirements that they have access onto public-state maintained streets/roads. Please be advised that this information was not complete in scope; in that as per Section 25.2.b of the Prince William County Code, subdivision lots totaling five (5) acres or greater may be accessed via private roads.

Thus, this agency has no objection to approval of the subject application conditioned on the following:

- o Upgrading to state-public road standards of the "existing gravel road easement" from it's intersection with Route 619 to the site's spine road (50' ingress-egress easement); will be the proffered responsibility of the applicant/developer.
- o Redesign-upgrade the Route 619 site entrance road intersection; adjacent to the Breeden property.

Lastly the applicant should be advised that properties located north of subject tract-area can only access that segment of the unimproved existing gravel easement, if zoned for A-1 and R-1-5 land use.

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