



COMMONWEALTH of VIRGINIA

DEPARTMENT OF TRANSPORTATION

RICHMOND DISTRICT
2430 Pine Forest Drive
COLONIAL HEIGHTS, VA 23834
www.VDOT.Virginia.gov

Stephen C. Brich, P.E.
COMMISSIONER

September 26, 2022

County of Henrico
Department of Planning and Zoning
P.O. Box 90775
Henrico, VA 23273
Attn.: Christina Goggin

Re: POD2022-00424 – Brook Road Knights Inn Apartments

Ms. Goggin,

The Department of Transportation, Ashland Residency Transportation and Land Use Section has reviewed the above referenced plans as submitted by Kimley-Horn, dated August 2, 2022 and find the following;

1. Please dimension the proposed entrances to the adjacent commercial entrances or intersections. Access Management regulations, among other things, require minimum spacing distances. Please refer to the VDOT Road Design Manual, Appendix F.
2. Please show the full width of the right of way on Brook Road as well as the opposite entrances and intersections on all the plan sheets.
3. Please include right and left turn lane warrants in your next submission.
4. Sidewalks located in the right of way must have a 4' buffer strip between the back of curb and the sidewalk along with a 1' minimum shelf between the back of the sidewalk and the right of way line.
5. Please remove the cross walk from the northern entrance.
6. Please add a CG-12 to the north side of the south entrance
7. The radii on the southern entrance must meet a standard of 25' minimum radius.
8. Please label the class of RCP pipe to be used.
9. The lighting in the roadway should not exceed 0.3 foot candles and it appears there are several pots above this at the main entrance.
10. Please add the CG-12 detail and all other that apply to this plan on the notes page.

If further information is desired, please contact John Winn at 804-835-2082.

A VDOT Land Use Permit will be required prior to any work within the right of way. The owner/developer must contact the Ashland Residency Transportation and Land Use Section at 804-585-3592 for information pertaining to this process.

Sincerely,

Adam J. Moore P.E.
Area Land Use Engineer
Ashland Residency