



# COMMONWEALTH of VIRGINIA

## DEPARTMENT OF TRANSPORTATION

RICHMOND DISTRICT  
2430 Pine Forest Drive  
COLONIAL HEIGHTS, VA 23834  
[www.VDOT.Virginia.gov](http://www.VDOT.Virginia.gov)

**Stephen C. Brich, P.E.**  
COMMISSIONER

December 2, 2022

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

Re: POD2022-00552 – Azalea Place

Ms. Goggin,

The Department of Transportation, Ashland Residency Transportation and Land Use Section has reviewed the above referenced plans as submitted by Balzer and Assoc., dated October 25, 2022 and find the following;

1. Please add a Latitude/Longitude point at the intersection of the entrance and the state highway.
2. This is a preliminary plan and a full site plan will be needed for a complete review and additional comments may be forthcoming.
3. Please provide dimensions to any commercial entrances or intersections up and downstream from the proposed entrances. Please refer to Appendix F of the VDOT Road Design Manual for required entrance spacing and other applicable Access Management standards. If the standards are not able to be met an Access Management Exception request may be submitted for review under separate cover.
4. Please fully dimension the turn lanes and entrances. The required elements are located in Appendix F of the VDOT Road Design Manual.
5. Please add intersection sight distance in both the plan view and the profile view.
6. Please add the entrance profile in the profile view.
7. Please add to the label which design type of CG-12 will be used.
8. Please add a typical section of the roadway for each change.
9. After review of the turn lane warrants, provided via email, a left turn lane will be required at the median break and both entrances must have right turn tapers. If Henrico County requires installation of turn lanes,

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