



# 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

October 2, 2023

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

Re: SUB2023-00121 and POD2023-00352 – The Crossings at Mulberry

Ms. Goggin,

The Department of Transportation, Ashland Residency Transportation and Land Use Section has reviewed the above referenced plans as submitted by Balzer and Associates, dated August 17, 2023 and find the following;

1. Please note this was a preliminary and high-level review, as many of the requirements listed on the VDOT site plan checklist were omitted from the submittal. A copy of the site plan checklist is attached for your review. Please provide all items and the sheet number where they are located. Listed below are some of the check list items that must be addressed, but it is not a comprehensive list.
2. Because Chamberlayne Road is a primary highway the dedication of Right of Way (R/W) must go through a standard process listed below at the District Level, coordinated by the Residency. Plans are typically not approved until the dedication takes place.
  - VDOT will need a copy of the plat.
  - A confirmation of ownership will need to be forwarded to VDOT.
  - The District R/W Department will forward the plat to VDOT's Environmental Division for clearance.
  - A Deed of Gift and Donation Document will need to be completed by the landowner/representative.
  - VDOT will review the Deed of Gift and Donation Document to verify proper signatures have been obtained.
  - Once a final review of all documents is completed, the document will be recorded.
3. Provide a drainage analysis for the VDOT drainage system you are contributing to.

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Chamberlayne is classified as a principal arterial and the appropriate design storm is the 50-year. Any increases in flow must be analyzed to the appropriate limits of analysis per the stormwater regulations.

4. Include all disturbed areas and changes in land cover in the drainage analysis, including turn lanes.
5. If public road drainage leaves the R/W it must be encompassed in a drainage easement with private maintenance.
6. Provide the spread on inlet 96 to verify there are no impacts to the travel way.
7. All improvements to Chamberlayne should address VDOT standards and not Henrico.
8. Provide cross-sections of Chamberlayne for the lane improvements. Specify existing slope and that proposed with the improvements.
9. Shade the limits of mill and overlay in accordance with the WP-2 detail.
10. Open cutting of roads for utilities is not allowed, unless there are extenuating circumstances. Clarify or revise.
11. Sheet C05 shows both concrete and grass median. Clarify and/or revise.
12. Provide a trip generation statement on the plans.
13. Provide turn lane warrants.
14. Provide all geometric data for the entrance and Right of Way (R/W) improvements, including turn radius in accordance with the checklist. The typical design vehicle is a SU-30 and the entrance type is based on the trip generation. See Appendix F.
15. Clarify the median type for the left turn lane. Sheet C03 listed it as grass and concrete.
16. Provide the latitude and longitude at the connection to the State maintained road.
17. Provide the sight distance in plan and profile view.
18. Provide a profile of the entrance with slopes for both proposed and existing pavement.
19. Provide the most up to date version of the VDOT Richmond District Land Use notes on the plans.
20. Provide the speed limit on all roads.

Please provide a response to VDOT's comments indicating where and how each comment was addressed in the resubmittal.

If further information or discussion is desired, please contact Kay Cabe at 804-585-3586 or by e-mail at [Kathleen.Cabe@vdot.virginia.gov](mailto:Kathleen.Cabe@vdot.virginia.gov).

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