



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

December 26, 2023

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

Re: POD2023-00491 – The Flats at Mayland

Mr. Norman,

The Department of Transportation, Ashland Residency Transportation and Land Use Section has reviewed the above referenced plans as submitted by Youngblood Tyler and Associates, dated November 3, 2023 and find the following;

1. Please provide the speed limit on the roads on the plans.
2. Shade the mill and overlay area associated with entrances, turn lanes, and utility connections.
3. Add a note that the entrance pavement and mill and overlay will meet or exceed the existing pavement design and be field verified for Pemberton Road.
4. Note open cut of VDOT roads for utilities is typically not allowed, and drilled connections are preferred. Clarify or revise methodology for utilities on/along Pemberton Road.
5. The design vehicle is typically a SU-30 truck which requires a 45' radius at the entrance, yet less is provided. Revise the radius to correspond with the appropriate entrance type or provide an auto turn diagram for the appropriate design vehicle demonstrating no impact to adjacent travel ways for each entrance.
6. Provide an auto turn diagram demonstrating the island at the guard station does not inhibit movement onto and from Pemberton Road.
7. Provide a trip generation statement.
8. Clarify if the inlet at the proposed taper to the right turn lane on Pemberton Road is proposed on existing. If proposed label it and provide supporting calculations including the spread and verify no impacts to the travel lane from drainage along the road.
9. Any private drainage structures receiving runoff from the Right of Way (R/W) must be in a public easement with private maintenance.
10. Label sidewalks and associated grading in the VDOT R/W as maximum of 2% slope on the cross sections and specify in the details.
11. The sidewalk ramps do not align the Pemberton Road entrance and conflict with the

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- proposed median/island for the guard station. Clarify or revise.
12. Align the sidewalk ramps at the corner of Pemberton and Mayland to have a proper receiving structure.
 13. Pemberton Road cross-section sheets among others reference Pouncey Tract Road in multiple locations. Revise.
 14. The plan shows proposed R/W dedication along Pemberton Road which is a primary. Dedication along primary highways requires a process through the Richmond District Right of Way as outlined below. R/W shall be recorded prior to plan approval.
 - a. Provide a copy of the plat.
 - b. Provide a confirmation of ownership.
 - c. Richmond District R/W will forward the plat to the Environmental Division for clearance.
 - d. A Deed of Gift and Donation Document will need to be completed by the landowner/representative. Contact R/W for the typical form.
 - e. VDOT will review the Deed of Gift and Donation Document to verify proper signatures have been obtained.
 - f. Once a final review of all documents is completed, the document will be recorded.

Please copy the Residency on transmittals to keep projects and records up to date. Recordation should be completed prior to plan approval.

The contact at R/W VDOT Richmond District is below:



Elizabeth S. Ingram
Prog Admin Specialist/ Right of Way
Virginia Department of Transportation
804-418-0073
elizabeth.ingram@VDOT.Virginia.gov

15. Provide sight distance easement recordation information.

Please submit a response to VDOT's comments indicating where and how each was addressed with the resubmittal.

If further information is desired, please contact Kay Cabe at 804-585-3586.

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

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