



## *COMMONWEALTH of VIRGINIA*

### DEPARTMENT OF TRANSPORTATION

1700 North Main Street  
SUFFOLK, VIRGINIA 23434

August 14, 2018

Malina Springer  
Isle of Wight Planning and Zoning  
P. O. Box 80  
17140 Monument Circle  
Isle of Wight, VA 23397

**RE: ZA-5-18: KS Carrollton LLC Condos Rezoning**  
**Route 661 – Sugar Hill Road**  
**TM: 34-01-106B**  
**Isle of Wight County**

The Residency has completed its review of the subject rezoning and concept plan dated April 27, 2018 and received by the VDOT Land Development Office on July 27, 2018. We offer the following comments on the submitted materials:

- 1) Recommend updating the Carrollton Boulevard (U.S. 17) and Sugar Hill Road Signal Warrant Analysis Memorandum performed by Kimley-Horn and dated May 6, 2015 and cited in the application materials. The analysis is over three years old, and this is a problematic intersection with frequent complaints. The condos as proposed, while not a major traffic generator, will exacerbate problematic AM and PM peak turning movements. Applicant should update existing traffic counts, forecast remaining Founder's Pointe buildout, and include proposed site generated traffic forecast to site buildout. Applicant should use updated counts to re-analyse signalization warrants, movement delays, and the gap analysis.
- 2) Turn lane warrants shall be provided during the development plan review process.
- 3) Entrance design should be in accordance with Appendix F of the VDOT Road Design Manual. Review of the entrance design will occur during the site plan process.
- 4) Sight distances for entrances must be evaluated for compliance in accordance with Appendix F of the VDOT Road Design Manual. No less than minimum intersection sight distance shall be obtained for a commercial entrance. Sight distance lines shall be shown to scale.

- 5) A Drainage Report including a drainage narrative, summary of results, drainage area maps, and applicable calculations for hydrology, pipes, structures, stormwater management, and outfalls entering State maintained right of way shall be provided during the development plan review process.
- 6) Culvert sizing calculations shall be provided during the development plan review process. Entrance pipe culverts shall be sized to accommodate the runoff from a 10 year frequency storm. The minimum culvert size within state maintained right of way shall be 15" unless otherwise approved by the Department.
- 7) Upon final plan approval, a Land Use Permit will be required prior to any work within State maintained right of way limits or easements. Additional information about Land Use Permitting as well as the required forms can be found on the VDOT website at:

<http://www.virginiadot.org/business/bu-landUsePermits.asp>

If you have any questions, please contact me at (757) 346-3068 or Joshua.Norris@vdot.virginia.gov.

Sincerely,

A handwritten signature in black ink, appearing to read "Joshua R. Norris", is displayed on a light gray background.

Joshua R. Norris  
Land Use Engineer  
Virginia Department of Transportation  
Franklin Residency