June 26, 2024

Essex County Planning & Zoning
Attn: Brian Barnes
Re: Beasleys Landing
1st Preliminary Plan Review
Essex County, Rt. 17

Dear Mr. Barnes:

This office has reviewed the referenced preliminary plan (License Stamp 6-3-24) in accordance with the minimum standards as received on 6-17-24, and we offer the following comments in accordance with the VDOT Secondary Street Acceptance Requirements (SSAR) and the VDOT Road Design Manual, Appendix B(1) for proposed public roads:

1. SSAR requires multiple connections in multiple directions, and the 2 proposed entrances on Rt. 17 do not provide internal connections between Phase 1 & 2. Therefore, the street layout will need to be revised to meet this requirement. Road “D” in Phase 2 can be extended to the development boundary to provide a connection to TM26-12 for future development. If wetland or other physical obstructions block connection for Phase 1, then an SSAR Waiver may be submitted to this office for consideration.

2. Provide right turn lane warrant analysis charts for each entrance per Appendix F.

3. Provide sight distance for each entrance, label the distance between the entrances, and label the distance to the nearest existing VDOT road in each direction.

4. Road typical sections for each varying road segment should be provided to verify if the roadway width will fit within the proposed right-of-way. Typicals shall include pavement width, shoulder width, ditch widths/slopes, and right-of-way per Appendix B(1).

5. Provide horizontal centerline radii data to verify minimum curve and road alignment.

6. Verify that the right-of-way for the cul-de-sacs will be adequate for a 45’ paved radius.

Should you have any questions concerning the plan review, contact Chad Brooks directly at (804) 761-2148.

Sincerely,

Robert Butler

Robert Butler, P.E.
Asst. Resident Engineer-Land Use

Cc: ARM Group LLC, Michael Fiore, P.E.
Packett Properties, Greg Packett