



COMMONWEALTH of VIRGINIA
DEPARTMENT OF TRANSPORTATION
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SALEM, VA 24153-0560

DAVID S. EKERN, P.E.
COMMISSIONER
August 12, 2008

Mr. Arnold Covey
Roanoke County Director of Development Services
5204 Bernard Drive
Roanoke, VA 24018

RE: **Mason's Crest Section 1**
Route 613 - Merriman Road
Roanoke County
Subdivision Street Requirements

Mr. Covey:

At the request of Roanoke County, the Department has compiled a list of items from a brief site visit done on July 22, 2008 and a review of the development plans and calculations on file dated May 27, 2005 with revisions dated June 29, 2005. The list below includes items that need to be resolved prior to considering the streets for acceptance into the state secondary system. This is not a formal street inspection report nor is it intended to be considered a punch list of corrections. This letter is to acknowledge outstanding design issues for a development with streets that were not originally intended to be state maintained.

- 1) According to the Section I plan on file, it appears that the horizontal curves meet minimum standards and the vertical curves either meet requirements or could be considered adequate.
- 2) The typical sections currently appear adequate for Section I. However, the roadway width of Mason's Crest Trail may not be adequate based on full build-out of 347 potential lots. The Mason's Crest PRD Master Development Plan submitted for the February 2004 review by the Planning Commission depicts 400 potential lots within the development accessing Merriman Road.
- 3) The minimum sight distance requirements must be met for all intersections. Field verification must be provided to the Department with the engineer's seal and signature. Any sight distance easements required to maintain sight distance must be included on the plat.
- 4) CBR tests must be submitted to VDOT along with pavement design calculations in accordance with the current editions of the VDOT Subdivision Street Requirements and the VDOT Pavement Design Guide.
- 5) A left turn lane analysis for the entrance on Merriman Road will be required as further sections of the development are designed and constructed.
- 6) The sidewalk constructed with pavers may not meet VDOT and ADA standards. The sidewalk is less than the 5' minimum width required for new construction. For 4' sidewalk, passing areas should be provided in accordance with ADA requirements. All aspects of the

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sidewalk and curb ramps within the public right-of-way must conform to criteria as outlined in VDOT's Location and Design Division Instructional and Informational Memorandum 55 11

- 7) It appears that the street lights encroach into the proposed right-of-way and must either be removed or a maintenance agreement letter must be submitted and approved. Shop drawings for the poles and fixtures must be submitted and will be forwarded to the Central Office for review and approval.
- 8) The right-of-way should extend a minimum of 1' beyond any feature intended to be maintained by VDOT.
- 9) Beasley Trail appears to be an alley and will not be eligible for acceptance into the state system.
- 10) All utility accesses located within the right-of-way and driveways must have traffic rated covers
- 11) A typical T-type turn around or cul-de-sac may need to be provided adjacent to proposed section 2 at the intersection of Mason's Crest Trail and Linn Cove Court. Intersections must be completed in a manner that reflects the proposed development plans and provides a terminus to accommodate public vehicles.
- 12) According to the plans on file, it appears the storm sewer system was constructed with HDPE pipe. Due to bedding and backfill requirements with the HDPE pipe, the storm sewer should be visually inspected.
- 13) Drainage calculations for the storm sewer system have been reviewed in accordance with VDOT design practice and policy and appear acceptable.
- 14) The structural design calculations and shop drawings for the structural plate pipe arch at approximate station 14+38 and the 60" culvert at station 24+22 must be submitted and reviewed by the Structure Bridge Division in the Central Office. Plan sheets depicting the location of the structures have been submitted for preliminary comment to Richmond. Both structures have horizontal change in direction within the proposed right-of-way. A manhole is typically required for access at a change in direction specifically for culverts.

It is the responsibility of Roanoke County to ensure compliance with all appropriate stormwater management and erosion and siltation laws and regulations. We did not review this site plan for such features beyond ensuring that they would have no impacts on existing or future VDOT right-of-way

It should be noted that the Department has recently issued a letter of corrections for items within the entrance and the existing VDOT right-of-way.

Should you have any questions, please do not hesitate to call. Thank you

Sincerely,



Scott A. Woodrum, P.E.
Staff Engineer
VDOT, Salem Residency

rlt/ cc: Ms. Denise Sowder – Roanoke County Review Coordinator