

<b>VIRGINIA DEPARTMENT OF TRANSPORTATION PRINCE WILLIAM LAND USE PROJECT REVIEW COMMENT AND RESOLUTION SHEET</b>				<b>TIA: REVIEW COMPLETE</b>		<b>COMMENT CATEGORIES:</b> 1. REQUIREMENT 2. RECOMMENDATION 3. CLARIFICATION	
<b>COUNTY PROJECT NUMBER: REZ 2025-001</b>			<b>DEVELOPER/ENGINEER: THE KDL GROUP LLC</b>		<b>REVIEWER(S): RORY HARTSOE</b> <a href="mailto:RORY.HARTSOE@VDOT.VIRGINIA.GOV">RORY.HARTSOE@VDOT.VIRGINIA.GOV</a>		<b>DATE: 11/24/25; 1/7/26</b>
<b>PROJECT NAME: SCHOOLHOUSE COMMONS</b>			<b>REVIEW PHASE &amp; TYPE: 2<sup>ND</sup> REVIEW, REZONING</b>		<b>DISCIPLINE: PWC LAND USE</b>		
ITEM NO.	DWG. No. <sup>(1)</sup>	COMMENTS	COMMENT CATEGORY	RESPONSE <sup>(2)</sup>	DATE: 02-26-26	FINAL DISPOSITION <sup>(3)</sup>	
2.01	G	Please note that many design details and dimensions are not being provided on the plans. If the intent is to provide more detail at the time of final site plan understand that the entrance layout and proposed improvements along site's frontage may need to change once these details are provided.	1	Duly noted.			
2.02	4	Provide a note on the plans that the existing CG-12 ramps at Dogwood Park Lane, Bleight/John Marshall Highway, and the RIRO entrance to GPIN 7397-18-3082 will need to be analyzed to determine if they meet current PROWAG/VDOT standards and if they don't, they will need to be replaced as part of this project.	1	Note #17 has been added under General Notes on the cover sheet.		Comment closed 1/7/26.	
2.03	4	The proposed curb along Bleight Dr is labeled as a CG-6, but drawn as a CG-2.	1	The proposed curb along Bleight Drive has been revised to reflect CG-6 on all affected plan view sheets.		Comment closed 1/7/26.	

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2.04	4	Label the classification, posted/design speed, ROW, etc. for both John Marshall Highway and Bleight Drive.	1	The Ex. Bleight Dr. and Ex. John Marshall Highway roadway labels have been revised on all affected plan view sheets.	Comment closed 1/7/26.
2.05	4	Label Streets A, B, C, D, E, and Alexandra's Keep Ln as private.	1	Streets A, B, C, D, E, and Alexandra's Keep Lane have been labeled as Private on all affected plan view sheets.	Comment closed 1/7/26.
2.06	4	Add CG-12 ramps for the crossing at the intersection of Ex. Bleight Dr and Street A.	1	CG-12 ramps have been added at the intersection of Ex. Bleight Dr. and Street A on all affected plan view sheets.	Comment closed 1/7/26
2.07	4	Provide a sidewalk along Ex. Bleight Dr from Street A to Alexandra's Keep Ln. <i>1/7/26: Repeat comment, please provide the plan number/name that has the proposed sidewalk or provide it in these plans.</i>	1	A sidewalk has been proposed along the eastern side of Ex. Bleight Drive from Street A to the rear property line.	
2.08	4	Please note that VDOT currently maintains the road on the SE side of the old school building. Maintenance of this section of roadway will need to be abandoned prior to this plan being approved.	1	The Applicant is in the process of abandoning the VDOT Route number and maintenance responsibility for the existing travelway along the SE side of the Old Pace West School building.	Comment closed 1/7/26

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2.09	4	Provide additional ROW dedication around the sidewalk at the corner of Bleight Drive and John Marshal Hwy.	1	Additional R/W dedication has been provided at the corner of Ex. Bleight Dr. and Ex. John Marshall Hwy. on all affected plan view sheets.	Comment closed 1/7/26
2.10	4	Provide the distances between adjacent entrances/intersections along John Marshal and Bleight Drive.	1	The distances between entranmces/intersections along Ex. John Marshall Hwy. and Ex. Bleight Dr. have been labeled on all affected plan view sheets.	Comment closed 1/7/26
2.11	4	Provide a note that the portion of 5' concrete sidewalk running along the front of lots 45-58 inside VDOT ROW at John Marshall Highway will need to be privately maintained.	1	Note #1 has been provided on sheet 4.	Comment closed 1/7/26.
2.12	4	Please note that VDOT does not maintain the brick sidewalk within the VDOT ROW. Provide a note on the maintenance responsibility for the brick sidewalk	1	Note #2 has been provided on sheet 4.	Comment closed 1/7/26.
2.13	4	An Access Management Exception will be needed for Street C's entrance.  <i>1/7/26: Please submit an AME so that any changes that may be required can be reflected correctly on the rezoning.</i>	1	The Access Management Exception will be submitted under separate cover.	

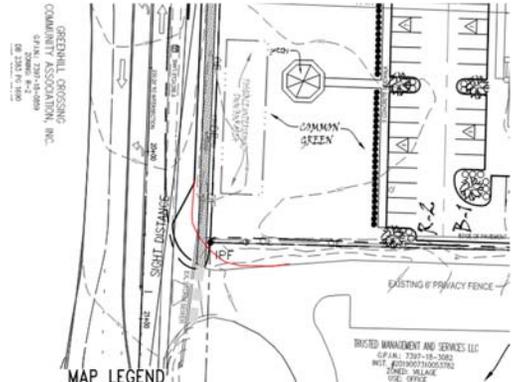
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2.14	4	Update Street C to be 30' in width from John Marshal Highway back to the access drive/parking lot for the community center.  1/7/26: Repeat comment.	1	As previously stated, Street C is a private travelway located outside of the VDOT right-of-way and has been designed to Town standards. Additionally, widening Street C to the access drive/parking lot would result in the loss of at least one parking space.			
2.15	4	Update the sidewalk inside the VDOT ROW at the intersection of Street C and John Marshal highway on the east side to provide the min. required SW buffer within the VDOT ROW. Please note that CG-12 ramps will need to be 100% inside VDOT ROW so additional ROW dedication may be necessary for the CG-12 ramps.  1/7/26: Move the entrance sign out of the additional ROW dedication (as seen on sheet 9).	1	The entrance sign has been deleted on sheet 9.			

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2.16	4	Provide CL and CL stationing for John Marshall Highway, Bleigh Drive, Green Hill Crossing, Street C and Street A.  1/7/26: Repeat comment.	1	The roadway centerline and stationing labels have been provided along Ex. John Marshall Hwy., Ex. Bleigh Dr., Ex. Green Hill Crossing Dr., Street C and Street A.	

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2.17	4	<p>Extend the proposed right turn lane for Street C for the full width (12') back to the RIRO entrance to GPIN 7397-18-3082.</p> <p>1/7/26: Please revise so that the CG is taken straight back and striping is then used to stripe out the turn lane.</p> 	1	<p>The right turn lane curb has been extended to the existing right-in right-out entrance and the turn lane taper has been established with pavement striping.</p>			

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2.18	9	Move all landscaping outside of VDOT ROW.  1/7/26: Please provide a note that VDOT will not maintain and is not responsible for the maintenance of any landscaping/landscaping features or benches within VDOT ROW. Additionally, provide a note on who is responsible for maintaining it. Note that if it is the HOA, then a 3 <sup>rd</sup> party maintenance agreement will be needed.	1	Notes 7 and 8 have been added on sheet 9.	
2.19	9	Please include sight distance lines on this sheet to verify that the landscaping is not hindering sight.	1	Sight distance lines have been provided on sheet 9.	
2.20	9	Demonstrate that the requirements of Figure B(1)-20 of Appendix B(1) are being met.	1	The typical landscape plantings have been located outside of the proposed sight distance lines. Additionally, please refer to Note #1 on sheet 9.	
2.21	10	For the typical section Ex. Bleight Dr, correct the 2' label on the VDOT CG-6 to go to the face of curb, not the back of curb.	1	The Ex. Bleight Dr. typical section has been revised on sheet 10.	Comment closed 1/7/26.

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2.22	10	Provide a typical section for Washington St east of Greenhill Crossing.  1/7/26: Per VDOT's Road Design Manual Appendix A(1), the minimum sidewalk buffer width is 4.0'. Please increase the 3.5' Landscape to at least 4.0' from back of the curb to the sidewalk. Additionally, include the width of the existing pavement section and a min of 1.0' shy line from the travel lane to the CG-2.	1	The Typical Section for Washington Street east of Ex. Greenhill Crossing Dr. has been revised on sheet 10.	
2.23	10	Update the typical sections for Washington Street to utilize standard CG-2 not modified.		The Washington Street Typical Sections have been revised on sheet 10.	

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