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

August 7, 2026

County of Hanover
Department of Planning and Zoning
P.O. Box 470
Hanover, VA 23069
Attn.: Scott Newhart

Re: SPR2026-00035 – Binn's Road Data Center (Site Plan)

Mr. Newhart,

The Department of Transportation, Ashland Residency Transportation and Land Use Section has reviewed the above referenced Hanover County site plan as submitted by Townes Site Engineering, dated June 30, 2026, and have the following comments:

1. Cover Sheet – C-01 – Please revise to include an Owner/Developer and Engineer/Consulting Firm contact information including address, telephone number and email address.
   Information added
2. Revise to identify all state-maintained roadways on the plan sheets to include the following: Route Number, Route Name, Right of Way, AADT, Functional Classification and Posted Speed.
   Information added
3. Please provide ITE Trip Generation Data based on the applicable Land Use Code, Trip Generation Manual, 11th Edition on a title block on the cover page or in the "Site Summary & Notes".
   Information added
4. Sheet C-23 & 24 – Please provide a note that states that the new pavement sections located within the VDOT right of way shall meet or exceed the pavement section of the adjacent VDOT maintained roadway (Binn's Road).
   Note provided on plan sheets
5. Sheet C-23 & 24 – Please note in mill & overlay sections on Binn's Road that the area to be milled is to be extended to the existing longitudinal pavement joint.
   Mill and overlay now shown on plan sheets C-23-25
6. Identify the distance measured from the centerline of the proposed entrances and intersections to the centerline of the nearest entrances, street connections, crossovers, etc. per access management spacing requirements.
   Now provided

7. Please provide in both layout and profile the intersection sight distance (SDR/SDL) for all proposed commercial entrance along Route 725, Binn's Road. Extend the plan sheet to include the entire sight distance on the layout.
   Now provided
   a. Sight Distance Easements shall be provided where the sight line leaves the VDOT right-of-way and is not located within the proposed developments property boundaries.

8. Please provide a profile of the commercial entrances on the plans depicting the parabolic connection to the existing edge of pavement. Please show entrance grade/slope and that of the adjacent roadway.
   Entrance profiles now shown
9. Please provide vehicle wheel sweep diagrams for the appropriate design vehicle to demonstrate that trucks can make both entering and exiting movements without leaving the travel way (mounting curbs, medians etc.) or conflict with the simultaneous movement of other trucks or passenger vehicles in adjacent or opposing traffic lanes.
   Vehicle tracking now provided
10. Please revise to provide the precise Latitude/Longitude at the centerline of the proposed/existing commercial entrance/connection(s) to the state-maintained road.
    Coordinates for commercial entrances now shown
11. Please provide drainage calculations on the required VDOT Tables & Reports (Form LD-268 ditches, form LD-269 culverts, form LD-229 pipes, form LD-204 structures, form LD-347 HGL) in accordance with the VDOT Drainage Manual.

    a. Concentrated stormwater runoff leaving a development site must be discharged directly into an adequate, well-defined, natural or man-made offsite receiving channel, pipe, or storm sewer system.

    Not Applicable
12. Provide a Traffic Control Plan in accordance with the latest edition of the Virginia Work Area Protection Manual, including a note on the plans informing the contractor of a responsibility to contact the VDOT Transportation Operations Center regarding shoulder or lane closures.
    Provided on sheet C-58
13. A pre-construction survey of the existing roadway surface pavement, shoulders and drainage ditches shall be performed (including images) to document the conditions from pre to post, to identify any damage that may occur during construction and the increase of industrial/construction traffic.
    Noted
14. Temporary Construction Entrances t the site shall be designed to accommodate the movements of a WB-67 design vehicle without leaving the travel-way or encroaching upon the opposing travel lanes. Entrances may be larger than originally planned and then downsized to the planned commercial entrance dimensions.
    Vehicle tracking now provided
    a. Please provide vehicle sweep diagrams for the WB-67 design vehicle (or possible oversized loads) movements that take into consideration the crown or super-elevation of the roadway.

15. To streamline the plan review process; the VDOT Ashland Residency is requesting that all Subdivision Plans, Construction Plans, Site Plans and other Plans of Development/Redevelopment, to be accompanied by a completed copy of the "VDOT Site Plan" or "Subdivision Plan Checklist". This will help expedite the time of review(s), as well as the number of total review(s) required and increase the quality of said review(s).
    Checklist provided with submittal
16. Comments 1, 2, 3, 6, 7, 8, 9, 12, and 15 above are repeatedly omitted from plans submitted for VDOT review and are necessary for an efficient review. As part of VDOT's process improvement as required by the Governor's Executive Order #3, the residency will begin rejecting plan submittals missing basic checklist information that is required on ALL construction plans.
    Noted

Please provide a detailed response to comments indicating where and how each comment was addressed with your resubmittal. If further information is desired, please contact Jason Brook at 804-585-3590.

Sincerely,

Jason T. Brook
Plan Reviewer
VDOT Ashland Residency

Jessica Miller, PMP
Ashland Assistant Residency Administrator
VDOT Ashland Residency

On behalf of:
Harley E. Joseph, Jr., P.E.
District Land Use Engineer
VDOT Richmond District