SITE PLAN CHECKLIST

Richmond District 2024

Project Name: Binns Road Data Centers

Connects to roadway Name: Binns Rd. **Connects to route #** : 30

County: Hanover **County Project No.:** SPR2026-00035

Applicant: Jacob Manevich **Phone No.:** 973-590-8100

Street Address: 8401 Mayland Drive, Richmond, VA 23294

SUBMITTAL PACKAGE		Sheet where shown	If item is not provided, explain below
Project Plan	Minismum of one paper copy and one PDF copy.	C-21, C-22, C-23, C-24, C-25	
Project Rezoning	Two (2) bound copies of the official rezoning approval, proffers, and conditions.	TO PROVIDED WITH FINAL SUBMITTAL	
Drainage Report	Two (2) bound copies including narrative, summary of results and all applicable calculations for hydrology; including storm frequencies according to the VDOT Drainage Manual: Form LD-268 ditches, form LD-269 culverts, form LD-229 pipes, form LD-204 structures, form LD-347 HGL, stormwater management, outfalls and MS-19.	TO PROVIDED WITH FINAL SUBMITTAL	
Geotechnical Report	If the site plan includes a proposed public road, include two (2) bound copies in accordance with the Pavement Design Guide for Subdivision and Secondary Roads in Virginia for the commercial entrance.	TO PROVIDED WITH FINAL SUBMITTAL	
Pavement Design Calculations	If the site plan includes a proposed public road, include two (2) bound copies in accordance with the Pavement Design Guide for Subdivision and Secondary Roads in Virginia. The commercial entrance pavement design shall match or exceed the existing road pavement.	TO PROVIDED WITH FINAL SUBMITTAL	
Traffic Information	Two (2) bound copies including functional classification of roadways, existing AADT, ITE Code, Trip Generation Report, Turn Lane and Taper Warrant Analysis, and Driveway Intersection Analysis, at a minimum, according to VTIS 24VAC30-155-60. Contact a Land Use Engineer to determine if additional traffic analyses are required.	TO PROVIDED WITH FINAL SUBMITTAL	
Waivers/ Exceptions	Appropriate form(s) signed, sealed, and completed in its entirety. Include an index listing the form and all attachments.	TO PROVIDED WITH FINAL SUBMITTAL	
COVER SHEET			
1	Project name and date of preparation.	C-01	
2	Seal and signature on each sheet by a professional engineer or land surveyor B, licensed by the Commonwealth of Virginia is required for VDOT recommendation of approval to the locality. A landscape architect may submit plans for review, but not approval per Code of VA 54.1-401.	All sheets	
3	Title block information, index of sheets, consulting firm and contact information, including email address.	C-01	
4	Owner and Developer name and contact information(street address, not P.O. Box)	C-01	

5	Vicinity Map with state route numbers and north arrow.	C-01	
6	Latitude/Longitude of the connection to the state maintained road.	C-01	
7	Reference all previously approved master plans, waivers, variances or proffers approved for this site by case number and date.	C-01	
8	Legend detailing graphic descriptions for all road items, drainage & utility items.	C-01	
9	Parcel identification, legal reference, tax map reference, numbers, present zoning, proposed zoning, and total acreage of subject parcels.	C-01	
10	Regulatory Floodplain and 100 Year Flood Elevation.	C-01	
11	VDOT Richmond District Standard Notes (current version).	C-01	
12	Signature block provides a blank line that the plan is "Acceptable to VDOT".	All sheets	
	GENERAL INFORMATION		
13	Survey and mapping control information including north arrow, benchmark, datum, elevations, and tie distance to the nearest intersection of a state route.	C-02 – C-06	
14	Graphic Scale (1"=50' or larger) Horizontal. Graphic Scale (1"=5' or larger) Vertical	C-49 – C-55	
15	Provide parcel identification, tax map reference numbers, owners' names, present zoning, and use of all abutting parcels	C-01	
16	Clearly identify the site layout, including lot numbers, acreage in lots, right of way, and total acres.	C-01, C-26 – C-30	
17	Label existing State maintained roads with street name, route numbers, speed limits and right of way width.	C-02	
18	Specify the latest version of all VDOT Standards Details applicable to the development, including PB-1, IS-1, ES-1, WP-2, CG-6, CG-12, etc.	C-61	
19	Identify areas of right of way dedication.	NA	None proposed
20	Identify building locations, use, square footage, and distance from right of way.	C-21	
21	Identify all existing and proposed easements within or immediately adjacent to State maintained right of way, include use, legal reference, and bearings and distances.	C-02, C-21	
	DRAINAGE		
22	Provide detailed drainage area maps defining the contributing areas and subareas, in acres, used for computations.	C-45	
23	Provide an offsite drainage area map at a maximum scale 1"= 200'.	C-41	
24	Show all storm sewer structures by type and number. Stations on plan must match stations on profile. Show top and invert elevation of each structure.	C-26 – C-30, C-49 – C-52	
25	Show field located limits of existing and proposed 100 yr flood zones and backwater inundation from existing and proposed structures and pipes affecting the roadway.	NA	No changes to existing drainage
26	Identify the size, length, and slope of all culverts and storm sewer in plan and profile. Identify the type and class of pipe to be installed.	C-26 – C-30, C-49 – C-52	
27	Identify all stormwater management facilities, structures, access roads, stabilization and fencing as applicable	C-26 – C-30	
28	Grading plan: existing contours and proposed contours to achieve minimum pipe cover.	C-26 – C-30	
29	Identify the 10 year & 100 year storm water elevations in management facilities on the plan	C-31 – C-33	

30	Identify the direction of drainage flow for roadways, storm sewers, gutters, and ditches.	C-26 – C-30	
31	Identify the receiving storm water conveyance and prove adequacy per MS-19.	NA	
32	Identify the type, length, slope, cross section, and stabilization measures of all proposed ditches in accordance with the drainage report outlined above.	C-26 – C-30	
	EROSION CONTROL		
33	Identify the limits of construction within and immediately adjacent to the right of way.	C-07 – C-19	
34	Show temporary construction access to state maintained right of way in accordance with MS-17.	C-07 – C-19	
35	Provide adequate erosion control measures for all areas within and immediately adjacent to State maintained right of way receiving runoff from construction activities in accordance with the current Virginia Erosion & Sediment Control Handbook.	C-07 – C-19	
36	Identify the location of the staging and stockpile areas and applicable erosion control measures.	C-07 – C-19	
37	Address restoration within and immediately adjacent to State maintained right of way	C-07 – C-19	
	RIGHT OF WAY & GEOMETRICS		
38	Identify entrance type and label geometrics including radii, width, landing slope, throat length, and spot elevations.	C-60 – C-62	
39	Show design vehicle turning templates on entrance plan or detail sheet.	C-60 – C-62	
40	Identify lengths and widths of existing and proposed tapers and turn storage lanes.	C-60 – C-62	
41	Show all existing entrances, street connections, crossovers, etc. that are located along both sides of the existing roadway that may be affected by the development.	C-60 – C-62	
42	Provide shared connection or inter-parcel connection for vehicular access per VDOT Road Design Manual Appendix 'F' and 24VAC30-73-120; C4.	C-60 – C-62	
43	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.	C-60 – C-62	
44	Identify geometrics and provide cross sections of proposed and/or modified roadway centerlines and transitions, including delta, radius, arc length, chord, tangent and stationing at PC, PT, and intersections.	C-60 – C-62	
45	Show all proposed street frontage and intersection improvements including proposed landscaping and signs.	C-60 – C-62	
46	Show sight distance triangles for required minimum distance and applicable sight easements at all entrances and intersections, including left turn(AASHTO).	C-60 – C-62	
47	Provide profiles of intersection and stopping sight distances at each relevant location, including existing roads.	C-60 – C-62	
48	Provide site specific cross sections at key locations including, but not limited to, entrances, pavement widening, ditch relocations, culvert crossings, etc.	C-60 – C-62	
49	Provide roadway Landscape Plan, including species, if any, demonstrating clear sight lines.	C-59-C-60	
50	Provide roadway Sign Plan, including Lumen output, if any, demonstrating clear sight lines.	C-59-C-60	
	TRAFFIC		

51	Identify all existing and proposed pavement markings and signage in accordance with the 11th edition MUTCD, revised 2023. This shall include enough of the surrounding roadway to identify traffic interactions and conflicts with the proposed driveway(s).	NA	No existing road marking on Binns RD
52	Identify proposed right of way lines, pavement widths, and entrance geometrics.	C-59-C-60	
53	Provide a view of how traffic will flow in and out of the site using vehicle wheel sweep diagrams and how it will affect adjacent driveways and public roads. This shall include enough of the surrounding roadway to identify traffic interactions and conflicts with the proposed driveway(s). At a minimum, this will include the adjacent side of the street, medians and median openings and any driveways or public roads within the minimum spacing or corner clearance per the VDOT Road Design Manual Appendix 'F'.	C-59-C-60	
54	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.	C-59-C-60	
UTILITIES			
55	Provide utility profiles for any proposed work in State maintained right of way	C-49 – C-51	
56	Identify and label all existing and proposed underground and overhead utilities within and immediately adjacenSSt to State maintained right of way including deed reference.	NA	None proposed
57	Identify the owner(s) of all proposed public utilities; private utilities are not permitted in VDOT right of way.	C-49 – C-51	
58	Identify the minimum depth of all underground utilities in plan and profile views.	C-49 – C-51	
59	Verify clear zone requirements are met when proposing any above ground obstructions within the State maintained right of way.	C-59-C-60	
OTHER			
60	VDOT Waiver.		
61	VDOT Exception.		

NOTE:

a) Any previously approved plan that is to be considered with this plan submission shall be included. All modifications shall be clearly noted and adequately addressed.

b) Any calculations or reports previously approved by the Department that are to be considered with this plan submittal shall be included and re-certified by the applicant's engineer. All modifications shall be clearly noted and adequately addressed.

c) The developer is responsible for supplying sufficient information for the Department to verify existing and proposed entrance and road design features adequately serve the existing roadway and the proposed development.

d) All construction methods and materials within the state maintained right of way shall comply with the current standards and specifications of the Virginia Department of Transportation.

e) All commercial entrances must meet VDOT standards and specifications in accordance with current Access Management 24VAC30-73 and VDOT Road Design Manual Appendix 'F'.

CERTIFICATION:

I certify that the above stated information is included in the attached plans and reports and per item #2 above, I am qualified to seal the plan under the Code of VA 54.1-406.

Zackary Wilkins

_____ _____ _____

Engineer, Architect or Land Surveyor 'B' signature VA LIC # date

Zackary Wilkins

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Engineer, Architect or Land Surveyor 'B' printed name