

Hanover County Planning Department Application

Request for SITE PLAN REVIEW – 1ST SUBMISSION

NEW AMENDMENT

Please type or print using **black ink**.

SPR- _____

NAME OF PROJECT:

WEGMANS VIRGINIA DISTRIBUTION CENTER

SITE PLAN INFORMATION

Site Acreage: 217.3 Current Zoning: M-2

GPIN(s): 7798-54-5903 PLUS OTHERS

Rezoning, CUP, & SE Case No.(s) (if applicable): _____
C-13-94 (c), REZ2019-00037

SEE NEXT PAGE

Location: ASHCAKE RD & SLIDING HILL RD

Existing Square Footage of Structure(s): 0

Name of subdivision (if applicable): _____

Proposed Square Footage of Structure(s): 1,096,502

Magisterial District: ASHLAND

ATTACHMENTS - For ALL REQUESTS you must submit the following:

- a) Completed Site Plan Checklist
- b) Eleven (11) sets of plans, folded no larger than 9" x 12" and one (1) 8 1/2" x 11" reduction
For residential site plans, submit thirty (30) sets of plans
- c) Eleven (11) copies of landscape plan, if required
- d) Verification of submittal of FAA Form 7460 (if applicable). (FAA at Richmond Airport 804-222-7494)
- e) Department of Public Works Project Information and Tracking Sheet
- f) Acknowledgement of Application Fee Payment Procedure

APPLICANT INFORMATION

As owner, I hereby authorize submission of this site plan.

Property Owner AIR PARK ASSOCIATES, LP

Address 2301 WADE BRIDGE ROAD

MIDLOTHIAN, VA 23113

Signature *Phillip Dean*

Telephone No. 8046474304

Fax No. _____

Email Address _____

PWDEAN2@COMCAST.NET

Developer WEGMANS FOOD MARKETS, INC

Contact Name DOUG VIETS

Address 1500 BROOKS AVE, PO BOX 30844

ROCHESTER, NY 14603-0844

Signature *SEE ATTACHED 2nd COPY*

Telephone No. 5857205777

Fax No. _____

Email Address _____

DOUG.VIETS@WEGMANS.COM

Engineer TIMMONS GROUP

Contact Name JON MURRAY

Address 1001 BOULDERS PARKWAY, SUITE 300

RICHMOND, VA 23225

Telephone No. 8042006542

Fax No. 8045601016

Email Address _____

JON.MURRAY@TIMMONS.COM

PLEASE DIRECT CORRESPONDENCE/ QUESTIONS TO: Owner Developer Surveyor/Engineer

As owner/developer/surveyor/engineer of this property, I hereby authorize submission of this site plan and certify that this application is complete and accurate to the best of my knowledge.

Name (Print): JON MURRAY

Signature: *Jon Murray*

Date: 12/20/2019

RECEIVED

STAFF USE ONLY:

Accepted by: _____ Fee Amount Due: _____ Date: _____ HTE#: DEC 20 2019

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MIDLOTHIAN, VA 23113
 Signature SEE ATTACHED 2ND COPY

Telephone No. 8046474304
 Fax No. _____
 Email Address _____
PWDEAN2@COMCAST.NET

Developer WEGMANS FOOD MARKETS, INC
 Contact Name DOUG VIETS
 Address 1500 BROOKS AVE, PO BOX 30844
ROCHESTER, NY 14603-0844
 Signature *Douglas Viets*

Telephone No. 5857205777
 Fax No. _____
 Email Address _____
DOUG.VIETS@WEGMANS.COM

Engineer TIMMONS GROUP
 Contact Name JON MURRAY
 Address 1001 BOULDERS PARKWAY, SUITE 300
RICHMOND, VA 23225

Telephone No. 8042006542
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Name (Print): JON MURRAY
 Signature: *Jon Murray*

Date: 12/20/2019

STAFF USE ONLY:

Accepted by: _____ Fee Amount Due: _____ Date: _____ HTE#: _____

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ATTACHMENTS - For ALL REQUESTS you must submit the following:

<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	a) Completed Site Plan Checklist b) Eleven (11) sets of plans, folded no larger than 9" x 12" and one (1) 8 ½" x 11" reduction For residential site plans, submit thirty (30) sets of plans c) Eleven (11) copies of landscape plan, if required d) Verification of submittal of FAA Form 7460 (if applicable). (FAA at Richmond Airport 804-222-7494) e) Department of Public Works Project Information and Tracking Sheet f) Acknowledgement of Application Fee Payment Procedure
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APPLICANT INFORMATION

As owner, I hereby authorize submission of this site plan. Property Owner <u>AIR PARK ASSOCIATES, LP</u> Address <u>2301 WADE BRIDGE ROAD</u> <u>MIDLOTHIAN, VA 23113</u> Signature <u>SEE ATTACHED</u>	Telephone No. <u>8046474304</u> Fax No. _____ Email Address _____ <u>PWDEAN2@COMCAST.NET</u>
Developer <u>WEGMANS FOOD MARKETS, INC</u> Contact Name <u>DOUG VIETS</u> Address <u>1500 BROOKS AVE, PO BOX 30844</u> <u>ROCHESTER, NY 14603-0844</u> Signature <u>SEE ATTACHED</u>	Telephone No. <u>5857205777</u> Fax No. _____ Email Address _____ <u>DOUG.VIETS@WEGMANS.COM</u>
Engineer <u>TIMMONS GROUP</u> Contact Name <u>JON MURRAY</u> Address <u>1001 BOULDERS PARKWAY, SUITE 300</u> <u>RICHMOND, VA 23225</u>	Telephone No. <u>8042006542</u> Fax No. <u>8045601016</u> Email Address _____ <u>JON. MURRAY @TIMMONS.COM</u>

PLEASE DIRECT CORRESPONDENCE/ QUESTIONS TO: Owner Developer Surveyor/Engineer

As owner/developer/surveyor/engineer of this property, I hereby authorize submission of this site plan and certify that this application is complete and accurate to the best of my knowledge.

Name (Print): JON MURRAY

Signature: Date: 12/20/2019

STAFF USE ONLY:			
Accepted by: _____	Fee Amount Due: _____	Date: _____	HTE#: _____

7798-44-0937
7798-44-0663
7798-44-2350
7798-33-3765
7798-34-2121
7798-24-8382
7798-24-6569
7798-24-4811
7798-25-1001
7798-35-3160
7798-35-4750
7798-35-0225
7798-25-6471
7798-45-3554
7798-54-5903
7798-33-9427
7798-43-4904
7798-43-4481
7798-43-8505
7798-54-1614
7798-35-1840

ACKNOWLEDGEMENT OF APPLICATION FEE PAYMENT PROCEDURE

I hereby acknowledge that this application is not complete until the payment for all applicable application fees has been received by the Hanover County Planning Department. The Hanover County Planning Department shall notify me by mail (at the address listed below) of the applicable fee(s) at such time that they determine that the application is complete and acceptable. I acknowledge that I am responsible for ensuring that such fees are received by the Hanover County Planning Department within fourteen (14) days of the date of the notification letter. Non-payment of the fee will result in disapproval of the plan. No further submittals of plans will be accepted, and no plans will be approved until the fee is paid.

Should my application be accepted, my fee payment will be due by _____. (To be filled in by a Planning Staff member.)

Signature of applicant/authorized agent *Jon Murray* Date 12/20/2019
Print Name JON MURRAY

Signature of applicant/authorized agent _____ Date _____
Print Name _____

Address to which notification letter is to be sent:
JON MURRAY
1001 BOULDERS PARKWAY, SUITE 300
RICHMOND, VA 23225

FEES

- Commercial/ Industrial Site Plan - \$1100
- Residential - \$1000 + \$10/unit
- Amendment (after final approval) - \$100 + \$50/acre
- Landscaping Plan - \$50/acre

FOR STAFF USE ONLY:

Fees: Base Fee _____
 Acreage Fee _____
 Landscaping Fee _____
 TOTAL _____

SITE PLAN CHECKLIST – DEPARTMENT OF PLANNING

Department of Planning Checklist – Use this checklist to prepare the required Plan.

Yes	No		Staff:	Yes	No
		1. General Notes to be located on cover sheet, and to include the following information:			
<input checked="" type="checkbox"/>	<input type="checkbox"/>	a) Name of Site plan.		<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	b) Magisterial District, County and State.		<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	c) Name(s) and address(es) of owner(s) and developer.		<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	d) Name of surveyor or engineer who prepared the plat.		<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	e) Date of completion of the plan and any subsequent revisions.		<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	f) Number of sheets and match lines.		<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	g) Site Plan number and HTE Project # (ex: SPR-1-13 HTE Project #13-30000001)		<input type="checkbox"/>	<input type="checkbox"/>
		2. Located in the bottom right hand corner Information block, to include the following information:			
<input checked="" type="checkbox"/>	<input type="checkbox"/>	a) Geographic Parcel Identification Number (GPIN)		<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	b) Zoning of Property		<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	c) Case numbers for any associated rezoning, CUP, SE, Variance, etc.		<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	d) Use of property		<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	e) Total site acreage		<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	f) Building square footage existing/proposed.		<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	g) Parking required and provided		<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	h) Loading Space required and provided		<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	i) Traffic Zone		<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	j) List any applicable Overlay districts for this property		<input type="checkbox"/>	<input type="checkbox"/>
		3. A site tabulation chart showing the following:			
		Buildings 1076053 sq. ft. 11.4 % of site			
		Impervious surfaces (parking and drives) 2586472 sq. ft. 27.3 % of site			
		Open Space 5803129 sq. ft. 61.3 % of site			
		Total 9465654 sq. ft.			
<input checked="" type="checkbox"/>	<input type="checkbox"/>	4. Approval letters for any zoning, CUP, SE, variance, etc. shall be added to the plans.		<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	5. True North arrow on each sheet of plans.		<input type="checkbox"/>	<input type="checkbox"/>
		6. The scale of the site plan shall be as follows:			
<input checked="" type="checkbox"/>	<input type="checkbox"/>	a) For projects containing more than 200 acres: not more than 200':1".		<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	b) For projects containing 50 to 200 acres: not more than 100':1".		<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	c) For projects containing 10 acres to 50 acres: not more than 50':1".		<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	d) For projects containing 10 acres or less: not more than 30':1".		<input type="checkbox"/>	<input type="checkbox"/>

<input checked="" type="checkbox"/> <input type="checkbox"/>	7. A location map, at a scale no greater than 1":2000'.	<input type="checkbox"/> <input type="checkbox"/>
<input checked="" type="checkbox"/> <input type="checkbox"/>	8. All information required for compliance with Chapter 10, Article II, Hanover County Code: Chesapeake Bay Preservation (Certification or Water Quality Impact Assessment)	<input type="checkbox"/> <input type="checkbox"/>
<input checked="" type="checkbox"/> <input type="checkbox"/>	9. The boundaries of the property involved; County and/or town boundaries; property lines with bearings and distances; existing easements with recordation reference, streets with r/w width and Route number, buildings, and/or waterways; areas affected by Chesapeake Bay preservation requirements; burial sites or cemeteries; and major tree masses.	<input type="checkbox"/> <input type="checkbox"/>
<input checked="" type="checkbox"/> <input type="checkbox"/>	10. Zoning district boundaries.	<input type="checkbox"/> <input type="checkbox"/>
<input checked="" type="checkbox"/> <input type="checkbox"/>	11. Provide the owners' names, GPINs, and zoning for all adjacent properties.	<input type="checkbox"/> <input type="checkbox"/>
<input checked="" type="checkbox"/> <input type="checkbox"/>	12. Topography, at intervals of two (2) feet, unless waived or requested at a greater interval by the Director.	<input type="checkbox"/> <input type="checkbox"/>
<input checked="" type="checkbox"/> <input type="checkbox"/>	13. Location and dimensions of all off-street parking and loading areas	<input type="checkbox"/> <input type="checkbox"/>
<input checked="" type="checkbox"/> <input type="checkbox"/>	14. The general location and character of construction of proposed streets, alleys, driveways, curb cuts, entrances, and exits, existing and proposed.	<input type="checkbox"/> <input type="checkbox"/>
<input checked="" type="checkbox"/> <input type="checkbox"/>	15. Show distance(s) from the centerline(s) of driveway(s) in either direction from the subject site and site boundary lines.	<input type="checkbox"/> <input type="checkbox"/>
<input checked="" type="checkbox"/> <input type="checkbox"/>	16. Location and method of screening for all outdoor waste receptacles on site. Dumpsters must be screened on all four sides. Provide a detail of the fence enclosure and gate on the plans.	<input type="checkbox"/> <input type="checkbox"/>
<input checked="" type="checkbox"/> <input type="checkbox"/>	17. The approximate location(s) and size(s) of sanitary and storm sewers, water mains, culverts, and other underground structures, both existing and planned, in or near the project.	<input type="checkbox"/> <input type="checkbox"/>
<input checked="" type="checkbox"/> <input type="checkbox"/>	18. All existing easements must reference recordation information.	<input type="checkbox"/> <input type="checkbox"/>
<input checked="" type="checkbox"/> <input type="checkbox"/>	19. Sanitary facilities, if private, including the locations of primary and secondary drainfields.	<input type="checkbox"/> <input type="checkbox"/>
<input checked="" type="checkbox"/> <input type="checkbox"/>	20. Show all existing electric, telephone, and cable lines.	<input type="checkbox"/> <input type="checkbox"/>
<input checked="" type="checkbox"/> <input type="checkbox"/>	21. General location of all internal landscape areas.	<input type="checkbox"/> <input type="checkbox"/>
<input checked="" type="checkbox"/> <input type="checkbox"/>	22. General location, height, and material for all fences, walls, screen plantings, berms, and peripheral landscaping. The dimensions of required perimeter and front buffer(s), if any, shall be shown. (See also Landscape Plan checklist)	<input type="checkbox"/> <input type="checkbox"/>
<input checked="" type="checkbox"/> <input type="checkbox"/>	23. All requirements of the Department of Public Works, according to the attached checklist.	<input type="checkbox"/> <input type="checkbox"/>
<input checked="" type="checkbox"/> <input type="checkbox"/>	24. All requirements of the Department of Public Utilities. For the requirements of the Department of Public Utilities, please refer to the Hanover County Water and Sanitary Sewer Standards which are available from the Department of Public Utilities.	<input type="checkbox"/> <input type="checkbox"/>
<input checked="" type="checkbox"/> <input type="checkbox"/>	25. All requirements of the Virginia Department of Transportation, according to the attached checklist.	<input type="checkbox"/> <input type="checkbox"/>
<input checked="" type="checkbox"/> <input type="checkbox"/>	26. Proposed location of all non-residential uses, accessory or main. (ex: accessory structures, retaining walls, wells, pedestrian bridges, etc.)	<input type="checkbox"/> <input type="checkbox"/>
<input checked="" type="checkbox"/> <input type="checkbox"/>	27. Proposed locations and orientation of all proposed detached, free-standing signs, if known.	<input type="checkbox"/> <input type="checkbox"/>

<input type="checkbox"/>	<u>Additional requirements for residential site plans:</u>	<input type="checkbox"/>
<input type="checkbox"/>	1. The general location of proposed lots, setback lines, and easements, and proposed reservations for parks, parkways, playgrounds, school sites, and open space.	<input type="checkbox"/>
<input checked="" type="checkbox"/>	2. A tabulation of the total number of dwelling units of various types in the project, and the overall project density in dwelling units per acre, gross or net, as required by district regulations.	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<u>Landscaping Plan</u>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	1. Location of existing and proposed landscaping.	<input type="checkbox"/>
<input checked="" type="checkbox"/>	2. Plant Schedule indicating:	<input type="checkbox"/>
<input checked="" type="checkbox"/>	a. Latin and common name	<input type="checkbox"/>
<input checked="" type="checkbox"/>	b. Number of plants	<input type="checkbox"/>
<input checked="" type="checkbox"/>	c. Caliper and/or spread	<input type="checkbox"/>
<input checked="" type="checkbox"/>	d. Individual canopy coverage	<input type="checkbox"/>
<input checked="" type="checkbox"/>	e. Total canopy coverage	<input type="checkbox"/>
<input checked="" type="checkbox"/>	f. Staking plan	<input type="checkbox"/>
<input checked="" type="checkbox"/>	3. Thoroughfare Buffer calculations in accordance with Sec. 26-264	<input type="checkbox"/>
<input checked="" type="checkbox"/>	4. Greenspace Calculations in accordance with Sec. 26-192, if applicable.	<input type="checkbox"/>
<input checked="" type="checkbox"/>	5. Canopy calculations in accordance with Sec. 26-192, if applicable.	<input type="checkbox"/>
<input checked="" type="checkbox"/>	6. Detail of required landscape screening and/or berm, if applicable.	<input type="checkbox"/>
<input checked="" type="checkbox"/>	7. 25' sight triangles at entrances, measured from the edge of right-of-way.	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<u>Lighting Plan</u> (Required if site is utilized during the hours of darkness)	<input type="checkbox"/>
<input checked="" type="checkbox"/>	1. Location of all existing and proposed exterior light fixtures (building and freestanding) in accordance with Sec. 26-267 through 26-271.	<input type="checkbox"/>
<input checked="" type="checkbox"/>	2. Photometric diagram showing illumination levels in all parking areas and at all property lines in accordance with Sec. 26-267 through 26-271.	<input type="checkbox"/>
<input checked="" type="checkbox"/>	3. Two (2) copies of fixture cutsheets for each proposed fixture.	<input type="checkbox"/>
<input checked="" type="checkbox"/>	4. Light Uniformity Ratio	<input type="checkbox"/>

SITE PLAN CHECKLIST – VIRGINIA DEPARTMENT OF TRANSPORTATION

VDOT Checklist – Use this checklist to prepare the required Plan.

	Yes	No		Staff:	Yes	No
			1. At proposed entrances or streets the following is shown:			
<input checked="" type="checkbox"/>	<input type="checkbox"/>		a) Typical Sections		<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>		b) Sight Distance		<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>		c) Entrance width at end of radius		<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>		d) Entrance radius		<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>		e) Type curbing/entrance standards		<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>		f) Distance to nearest intersection State Route		<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>		g) Lengths of any required left and right turn lanes, tapers and transitions		<input type="checkbox"/>	<input type="checkbox"/>
			2. For existing state routes the following is shown:			
<input checked="" type="checkbox"/>	<input type="checkbox"/>		a) Route Number		<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>		b) Street Name		<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>		c) Pavement Width		<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>		d) Right of Way Width		<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>		e) Speed Limit		<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>		3. VDOT checklist for Subdivision Streets has been completed and is attached if there are streets being constructed for acceptance into the State Secondary System.		<input type="checkbox"/>	<input type="checkbox"/>
			NOTE: Contact the Development Review Section at VDOT at 752-5513 for checklist and general notes, if necessary, before submitting site plan.			
<input checked="" type="checkbox"/>	<input type="checkbox"/>		a) All drainage information requested on the Public Works Checklist has been provided, including complete drainage calculations for all affected existing structures within VDOT right of way.		<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>		b) All existing and proposed utilities, if within limits of proposed right of way are shown, with details as to location and typical sections.		<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>		c) Where security lighting is proposed, indicate the following if lighting will be on VDOT right of way or will affect the traveling public:		<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>		d) Distance of pole from edge of pavement and proposed right of way.		<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>		e) Distance from pole to center of luminaire.		<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>		f) Height of luminaire above centerline of roadway.		<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>		g) Level of illumination.		<input type="checkbox"/>	<input type="checkbox"/>
			TRAFFIC ENGINEERING			
			(This Section not applicable if site plan proposal will not generate additional traffic.)			
			MAJOR DEVELOPMENTS:			
<input checked="" type="checkbox"/>	<input type="checkbox"/>		• Proposed developments with a significant impact on the existing road network will require a traffic impact analysis. VDOT will make the determination if a traffic impact analysis is needed at rezoning or initial submittal.		<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>		• If a traffic analysis is required, further reviews will not be made until the analysis has been submitted.		<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>		• All improvements required by the traffic impact analysis to obtain a minimum level of service "D" are shown on the site plan.		<input type="checkbox"/>	<input type="checkbox"/>

ALL OTHER SITE PLANS:

1. If no traffic impact analysis was required, complete the following:

<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>
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<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>

- a) Total Acreage
- b) Proposed Use
- c) Size of Building in Sq. Ft.
- d) Estimated Projected Traffic for Site
- e) Average Daily Traffic on Adjacent State Route
- f) On-site circulation patterns shown for potential impact on existing roadway.
- g) All roadway improvements to accommodate traffic generated by proposed development are shown.
- h) Existing and proposed traffic control devices are shown, such as pavement marking and signs, if affected.
- i) Any proposed right of way dedication shown on site plan.
- j) Adjacent property information shown on plan:
 - 1. Name of Owner
 - 2. Location
 - 3. Current Zoning
 - 4. Current Use
 - 5. Total Acreage of Each Adjacent Property

<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>
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GENERAL NOTES:

Site plans and subdivision plans shall be designed in accordance with the appropriate manuals of the Virginia Department of Transportation:

<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>

- a) "Minimum Standards of Entrances to State Highways"-Traffic Engineering Division.
- b) "Subdivision Street Requirements"-Secondary Road Division.
- c) "Road and Bridge Specifications"
- d) "Drainage Manual"-Location and Design Division.
- e) "Land Use Permit Manual"-Maintenance Division.
- f) "Guidelines for Lighting by Permit on State Right of Way"- Maintenance Division.
- g) "Road and Bridge Standards"-Location and Design Division.

<input type="checkbox"/>	<input type="checkbox"/>
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<input type="checkbox"/>	<input type="checkbox"/>
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These design standards are considered minimal. In keeping with its mission to provide a safe, efficient, and effective ground transportation system, VDOT is obligated to make recommendations that exceed these standards where it is deemed necessary and in VDOT's best interest.

Where a county has adopted standards higher than VDOT standards, the higher standards of the county will prevail.

SITE PLAN CHECKLIST – DEPARTMENT OF PUBLIC WORKS

Department of Public Works Checklist – Use this checklist to prepare the required Plan.

Yes	No		Staff:	Yes	No
General Information					
<input checked="" type="checkbox"/>	<input type="checkbox"/>	1. Provide engineers/surveyors/landscape architects name, address, telephone number, and registration seal.		<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	2. Provide the owners and/or developers name, address, and telephone number.		<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	3. Provide a vicinity map.		<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	4. Provide the original plan dates and all revision dates with a brief description of the items revised.		<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	5. Provide titles and numbering for all sheets.		<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	6. Show the location, width, and recordation information for all existing drainage easements. All proposed easements need to be a minimum of 20 feet.		<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7. Provide all information required for compliance with Chapter 10, Article II, Chesapeake Bay Preservation, Code of Hanover.		<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	8. Provide topography of the parcel(s) and surrounding vicinity, showing existing and proposed contour intervals of two feet or less. Reference source and date of all topography.		<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	9. Provide the location and description of all existing and proposed drainage structures, pipes, roof drains, swales, ditches, curbs, and channels and the direction of flow in each.		<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	10. Show the approximate limits of the 100-year floodplain and provide the FIRM Community-Panel Number.		<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	11. Provide an erosion and sediment control plan in accordance with the Virginia Erosion and Sediment Control Law, Title 10, Chapter 5, Article 4 of the Code of Virginia; VR 625-02-00, Virginia's Erosion and Sediment Control Regulations; and the Erosion and Sediment Control Ordinance of the Code of Hanover (see additional checklist).		<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	12. Show the limits of all land disturbance associated with the proposed project.		<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	13. If wetlands or hydric soils as per the Hanover County Soil Survey are present, provide a wetlands delineation and verification of the delineation from the Corps of Engineers. Also provide approval from the Corps for your plan if it affects the wetlands.		<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	14. Provide a drainage plan and analysis in accordance with the Hanover County Drainage Design Handbook, Chapter 12 of the Code of Hanover (Floodplain and Drainage Control), VDOT Drainage Manual, and the Erosion and Sediment Control Regulations (see additional checklist).		<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	15. Lot grading plans may be required on flagged residential lots during review of the subdivision construction plans or the building permits.		<input type="checkbox"/>	<input type="checkbox"/>

Drainage Plan and Analysis Checklist

<input checked="" type="checkbox"/> <input type="checkbox"/>	1. Provide the drainage area in acres (supported by outlined contour map).	<input type="checkbox"/> <input type="checkbox"/>
<input checked="" type="checkbox"/> <input type="checkbox"/>	2. Provide runoff coefficients for the pre-developed and post-developed drainage areas. They must reflect the conditions of ultimate development.	<input type="checkbox"/> <input type="checkbox"/>
<input checked="" type="checkbox"/> <input type="checkbox"/>	3. Provide supporting calculations for the computation of Q2, Q10, and Q100, both pre developed and post-developed where required.	<input type="checkbox"/> <input type="checkbox"/>
<input checked="" type="checkbox"/> <input type="checkbox"/>	4. Provide supporting calculations for all channels, existing and proposed, natural and man-made, including the following:	<input type="checkbox"/> <input type="checkbox"/>
<input checked="" type="checkbox"/> <input type="checkbox"/>	a) Depth	<input type="checkbox"/> <input type="checkbox"/>
<input checked="" type="checkbox"/> <input type="checkbox"/>	b) Type of Lining	<input type="checkbox"/> <input type="checkbox"/>
<input checked="" type="checkbox"/> <input type="checkbox"/>	c) Mannings "n" Value	<input type="checkbox"/> <input type="checkbox"/>
<input checked="" type="checkbox"/> <input type="checkbox"/>	d) Typical Channel Cross Section	<input type="checkbox"/> <input type="checkbox"/>
<input checked="" type="checkbox"/> <input type="checkbox"/>	e) Side Slope Ratios	<input type="checkbox"/> <input type="checkbox"/>
<input checked="" type="checkbox"/> <input type="checkbox"/>	f) Q2, Q10, Q100, V2, D10	<input type="checkbox"/> <input type="checkbox"/>
<input checked="" type="checkbox"/> <input type="checkbox"/>	g) Longitudinal Slope	<input type="checkbox"/> <input type="checkbox"/>
<input checked="" type="checkbox"/> <input type="checkbox"/>	h) Linings Described by Stations	<input type="checkbox"/> <input type="checkbox"/>
<input checked="" type="checkbox"/> <input type="checkbox"/>	i) Contributing Drainage Areas	<input type="checkbox"/> <input type="checkbox"/>
<input checked="" type="checkbox"/> <input type="checkbox"/>	j) Flow arrows	<input type="checkbox"/> <input type="checkbox"/>
<input checked="" type="checkbox"/> <input type="checkbox"/>	5. Provide Additional Information As Required on VDOT Standard Form Attached	<input type="checkbox"/> <input type="checkbox"/>
	6. Provide for all detention/retention basins the following:	
<input checked="" type="checkbox"/> <input type="checkbox"/>	a) Construction Details for the Basin and Outlet Devices.	<input type="checkbox"/> <input type="checkbox"/>
<input checked="" type="checkbox"/> <input type="checkbox"/>	b) Storm Routing for the 2, 10, and 100 Year Storms.	<input type="checkbox"/> <input type="checkbox"/>
<input checked="" type="checkbox"/> <input type="checkbox"/>	c) All basins must have a maintenance agreement. (see attached) This agreement must be approved by DPW and then executed. Before the plans will be approved the deed book and page number must be referenced on the plan.	<input type="checkbox"/> <input type="checkbox"/>
<input checked="" type="checkbox"/> <input type="checkbox"/>	d) Delineate the Approximate 100-Year Storm Elevation.	<input type="checkbox"/> <input type="checkbox"/>
<input checked="" type="checkbox"/> <input type="checkbox"/>	e) Contributing Drainage areas.	<input type="checkbox"/> <input type="checkbox"/>
<input checked="" type="checkbox"/> <input type="checkbox"/>	f) Compliance With All Requirements of Attached Requirement List.	<input type="checkbox"/> <input type="checkbox"/>
	7. Provide for all culverts the following:	
<input checked="" type="checkbox"/> <input type="checkbox"/>	a) Inverts	<input type="checkbox"/> <input type="checkbox"/>
<input checked="" type="checkbox"/> <input type="checkbox"/>	b) Length	<input type="checkbox"/> <input type="checkbox"/>
<input checked="" type="checkbox"/> <input type="checkbox"/>	c) Type, RCP class III or Bit. Coated CMP(RCP class III only in County easements)	<input type="checkbox"/> <input type="checkbox"/>
<input checked="" type="checkbox"/> <input type="checkbox"/>	d) Headwater Depth	<input type="checkbox"/> <input type="checkbox"/>
<input checked="" type="checkbox"/> <input type="checkbox"/>	e) Discharge protection	<input type="checkbox"/> <input type="checkbox"/>
<input checked="" type="checkbox"/> <input type="checkbox"/>	f) Outlet Velocity	<input type="checkbox"/> <input type="checkbox"/>
<input checked="" type="checkbox"/> <input type="checkbox"/>	g) Diameter	<input type="checkbox"/> <input type="checkbox"/>
<input checked="" type="checkbox"/> <input type="checkbox"/>	h) Design Cover	<input type="checkbox"/> <input type="checkbox"/>
<input checked="" type="checkbox"/> <input type="checkbox"/>	i) Provide Additional Information as Required on VDOT Standard Form Attached	<input type="checkbox"/> <input type="checkbox"/>

8. Provide for all curb and gutter/storm sewer systems the following:

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- a) Depth and Spread in Gutter
 - b) Length of Throats and Placements of Inlets
 - c) Type of Material
 - d) Diameter (Minimum of 15 inches)
 - e) Velocity (Minimum Allowable of 3 FPS Maintained)
 - f) Capacity (Based on 10-year Storm Event)
 - g) Hydraulic Grade Line Computations Noting Elevations at Key Points (Drop Inlets, Manholes, etc.)
 - h) Concrete Flume Transition Details from Curb to Ditch
 - i) Details of VDOT Standard Structures (Drop Inlets, Curb/Gutter, etc.)
 - j) Provide the profile for the storm sewer in conjunction with any road profiles or other utilities
 - k) Provide Additional Information As Required on VDOT Standard Form Attached
9. Provide details of all special design structures (flumes, basin outlets, energy dissipators, etc.)

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Erosion and Sediment Control Plan Checklist

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- 1. Provide a narrative report which includes the following:
- 2. A brief project description of the nature and purpose of the land disturbing activity, and the amount of grading involved.
 - b) A description of the existing topography, vegetation, and drainage.
 - c) A description of neighboring areas such as streams, lakes, residential areas, roads, etc., which might be affected by the land disturbance.
 - d) A brief description of the soils on the site giving such information as soil, name, mapping unit, erodibility, permeability, depth, texture, and soil structure.
 - e) A description of areas on the site which have potentially serious erosion problems.
 - f) A description of the methods which will be used to control erosion and sedimentation on the site.
 - g) A brief description, including specifications, of how the site will be stabilized after construction is completed.
 - h) A brief summary of storm water management considerations of downstream receiving channels and their condition and adequacy.
 - i) A schedule of regular inspection and repair of erosion and sediment control structures should be set forth.
 - j) Any calculations for the design of such items such as sediment traps, sediment basins, diversions, etc.

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<input checked="" type="checkbox"/> <input type="checkbox"/>	3. Provide a vicinity map on the plan.	<input type="checkbox"/> <input type="checkbox"/>
<input checked="" type="checkbox"/> <input type="checkbox"/>	4. Provide the existing topography of the site on the plan.	<input type="checkbox"/> <input type="checkbox"/>
<input checked="" type="checkbox"/> <input type="checkbox"/>	5. Show the existing tree lines, grassy areas, or unique vegetation on the plan.	<input type="checkbox"/> <input type="checkbox"/>
<input checked="" type="checkbox"/> <input type="checkbox"/>	6. Show the boundaries of different soil types on the plan.	<input type="checkbox"/> <input type="checkbox"/>
<input checked="" type="checkbox"/> <input type="checkbox"/>	7. Provide a North arrow on the plan.	<input type="checkbox"/> <input type="checkbox"/>
<input checked="" type="checkbox"/> <input type="checkbox"/>	8. Show the areas with potentially serious erosion problems on the plan.	<input type="checkbox"/> <input type="checkbox"/>
<input checked="" type="checkbox"/> <input type="checkbox"/>	9. Provide the drainage breaks and the direction of flow within the drainage areas on the plan.	<input type="checkbox"/> <input type="checkbox"/>
<input checked="" type="checkbox"/> <input type="checkbox"/>	10. Provide the proposed topographical changes.	<input type="checkbox"/> <input type="checkbox"/>
<input checked="" type="checkbox"/> <input type="checkbox"/>	11. Delineate the limits of all clearing and grubbing associated with the proposed project.	<input type="checkbox"/> <input type="checkbox"/>
<input checked="" type="checkbox"/> <input type="checkbox"/>	12. Show the locations of the erosion and sediment control measures to be used on the site.	<input type="checkbox"/> <input type="checkbox"/>
<input checked="" type="checkbox"/> <input type="checkbox"/>	13. Provide detail drawings of structural practices used to control erosion and sedimentation.	<input type="checkbox"/> <input type="checkbox"/>
<input checked="" type="checkbox"/> <input type="checkbox"/>	14. Provide a seeding schedule on the plan. (see attached)	<input type="checkbox"/> <input type="checkbox"/>
<input checked="" type="checkbox"/> <input type="checkbox"/>	15. Provide Erosion and Sediment Control Notes on the plan. (see attached approved notes)	<input type="checkbox"/> <input type="checkbox"/>
<input checked="" type="checkbox"/> <input type="checkbox"/>	16. Provide the name of the Certified Responsible Land Disturber (RLD) on the plans. See website: http://www.dcr.virginia.gov/stormwater_management/es_rld.shtml	<input type="checkbox"/> <input type="checkbox"/>

Hanover County Department of Public Works Project Information and Tracking Sheet

Project Information

1. Name of Project: WEGMANS VIRGINIA DISTRIBUTION CENTER
2. Site Plan #: _____
3. GPIN #'s: SEE NEXT PAGE
4. Total Area (acres): 217.3
5. Total Amount of Disturbed Area (acres): 102
6. Total Amount of Existing Impervious Area (ft²): 0
7. Total Amount of Proposed Impervious Area (ft²): 3662525
8. Total Amount of Impervious Area on site (ft²): 3662525
9. % Imperviousness of site: 38.7
10. Hydrologic Unit Code: YO27, YO28, YO30
11. Is Area within a Chesapeake Bay Act Area (RMA)? Yes No
12. Does project contain Resource Protection Area?
 - If yes, is there any encroachment in this buffer? Yes No
 - If yes, what is the amount of area (ft²)? _____
13. Does project contain wetlands? Yes No
 - If yes, will there be any wetlands impacts? Yes No
 - If yes, what is the amount of impact (ft²)? 198736
14. Does the project currently contain stormwater basins? Yes No
 - If yes, provide the Deed Book/Page # of Maintenance Agreement: Deed Book _____ Page # _____
 - If yes, what type of basin is it? Regional Private
 - If Regional, what is the Basin ID? _____
15. Will this project require a basin? Yes No
 - If yes, what kind of basin will it be? Regional Private
 - If the basin is Regional, what is its Basin ID? _____
 - If private, the basin will need to have a Maintenance Agreement recorded prior to plan approval

Owner/Developer/Engineer Information

Owner's Name and Address: AIR PARK ASSOCIATES, LP
2301 WADE BRIDGE ROAD
MIDLOTHIAN, VA 23113

Phone #: _____ Fax #: _____

Email address: PWDEAN2@COMCAST.NET

Engineer's Name and Address: JON MURRAY
1001 BOULDERS PARKWAY, SUITE 300, RICHMOND, VA 23225

Phone #: 8042006542 Fax #: 8045601016

Email address: JON.MURRAY@TIMMONS.COM

Developer's Name and Address: DOUG VIETS
1500 BROOKS AVE, PO BOX 30844
ROCHESTER, NY 14603-0844

Phone#: 5857205777 Fax #: _____

Email address: DOUG.VIETS@WEGMANS.COM