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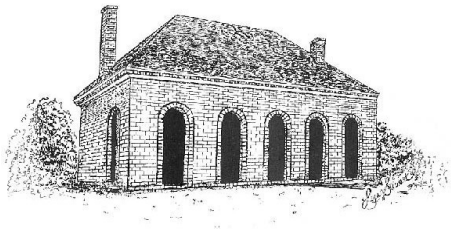

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TODD E. KILDUFF
DEPUTY COUNTY ADMINISTRATOR

July 30, 2026

Zackary Wilkins, P.E.
Towns Site Engineering.
1 Park West Circle Suite 108
Midlothian, VA 23114

RE: Bins Road Data Centers; SPR2026-00035
1st Review

Dear Mr. Wilkins:

The Hanover County Department of Public Utilities (DPU) has reviewed the above referenced site plan and the following comments must be addressed prior to the plans being approvable to DPU.

General

1. Provide the average day, max day and peak hour demands for each building. Additional testing and modeling or reports may be required after reviewing this information. Additionally, system improvements may be required based on the information gathered after reviewing any required testing, modeling or reports submitted.
   Now provided
2. Provide complete Meter Sizing Forms for each proposed building. If the fixture count and fixed demands are the same for each building, you may provide a single Meter Sizing Form that lists each building in the title.
   Meter sizing form now provided
3. Correct the magisterial district on the cover page to indicate Beaverdam in lieu of Doswell.
   Changed.
4. Confirm with the Fire Marshal's Office whether the proposed alignment and number of fire hydrants will satisfy fire protection requirements. If requirements are not met, review and revise the site plan accordingly.
   Noted.
5. Provide a 60' x 50' Water and Sanitary Sewer Easement and a 40' Water and Sanitary Sewer Easement that extends from I-95 right-of-way to the Binns Road right-of-way for a future sanitary sewer extension. The easement shall be south of the northernmost RPA/wetlands and north of the security fence for Buildings 1 and 2. See the attached sketch.
   Easement provided from Binns Road to I-95.
6. It appears that the site will have guard shacks and controlled access to the internal private roadways. Provide an explanation for review to demonstrate that unrestricted 24-hour access will be provided to DPU personnel for maintenance and operation of the public waterline.
   Click2Enter access will be provided for police and fire access. DPU personal shall be permitted on site for maintenance.
7. Show and label all existing or proposed gas, power, fiber, etc. Coordinate their locations with the proposed waterline alignment on the utility plan.
   Will be coordinated privately.
8. Provide horizontal and vertical datum references on the cover sheet.
   Added to site summary
9. Provide a note referencing the Water Transmission Line Extension From Route 30 to Route 738 (1991) as the latest as-builts referenced during site design on the utility plans.
   Note added to utility sheets
10. There is a duplicate cover page sheet in place of Sheet C-06. Review and revise the plans

accordingly.
Duplicate sheet removed

11. Provide an original signature on the seal on the cover page for approval.
Will be provided for signature set
12. Coordinate the silt trap locations with the proposed waterline alignment. Revise the waterline alignment and ensure it does not extend through the limits of any of the silt traps or relocate the silt traps.
Sediment traps will be filled for the installation of the waterline
13. Show and label the proposed waterline on all relevant storm sewer profiles at utility crossings. Include the diameter, pipe material and vertical separations, corresponding with the waterline profile.
Water line crossings added to the storm sewer profiles.
14. On the spot grading plan sheets (C-38 to C-40), all the buildings are labeled Building 1. Review and revise the labels accordingly.
Addressed
15. Revise the utility easement alignment as follows:
    a. Show and label the existing 20' permanent easement on Binns Road. Include the deed book and page number references.
    b. Label all proposed DPU easements as Water and Sanitary Sewer Easements.
    c. Revise the easement around all proposed fire hydrants by extending the easement limits 10' beyond the centerline of the hydrant head, with 10' of clear space on either side of the hydrant, centered on the hydrant lead.

Easement extended to include hydrants

16. Confirm whether irrigation is desired. If so, provide irrigation Meter Sizing Forms and update the utility plan sheets accordingly.
Will be provided with landscaping plan

Utility Plans

17. Show and label the required private RPZs on each domestic water service. The RPZs may be installed inside the building, shall be labeled "private" and will include the size.
Label added
18. Provide a minimum of 7' horizontal separation between all public waterlines and storm sewer structures and pipes. Crossing shall be as close to perpendicular as possible.
Separation provided where water and storm runs parallel
19. Provide water quality monitoring stations per WAT-11 on the northeastern side of the waterline loops serving Buildings 1 and 3. Further comments may be generated after review of the submitted information.
Station added
20. Revise the waterline alignment as follows:
    a. Install the waterline 5' off the face of curb in lieu of 4'. Maintain at least 5' of separation even around curves and extending past the raised islands and the guard shack areas. These separations shall be labeled.

Waterline now shown to be 5' off face of curb

    b. Relocate sections of the waterline extending through the security booths and gates. Install the waterline behind the curb and ensure that no concrete islands or structures are located within the limits of the Water and Sanitary Sewer Easement. Alternatively, provide restrained mechanical joint DI pipe for the sections of waterline extending through the guard shacks and raised island areas.

Addressed

    c. Provide station numbers along the proposed waterline on the utility plan sheets. Stations

shall be consistent and coordinated with the stations provided on all profiles.

Provided.

21. Revise the double detector checks and private fire line alignments as follows:
    a. Accurately identify the 8" boundary valves as public isolation valves. Review and revise the labels on all relevant plan and profile sheets accordingly.
    b. If required by the Building Inspections and/or the Fire Marshal's Office, show and label post indicator valves on the 8" fire lines leading into the buildings. The PIVs shall be private and labeled accordingly.
    c. Provide a note on the utility plan sheets stating that no connections shall be permitted prior to the internal DDCA and that the fire pump shall be installed immediately downstream of the DCCA.
    d. Revise the labels to include an internal DDCA, including identifying it as "private" and the size.

    Revised
22. Accurately identify all sections of waterline outside the limits of the Water and Sanitary Sewer Easement as "private".

    Addressed
23. Revise the proposed domestic water meter alignment as follows:
    a. All water meters shall be public and located within the Water and Sanitary Sewer Easement.
    b. Accurately identify all 2" water meters as "2" compound meters".
    c. Revise each domestic meter and water service label to indicate that an 8"x4" tee, a 4" gate valve, 4" DI pipe with a tapped 2" plug, 2" copper service line and a 2" compound meter (per MET 11B) shall be provSided.
24. Provide darker/bold labels for each building.

    Building labels darkened.
25. Provide unique identifiers for each waterline, e.g., waterline A, Waterline B, etc. The labels shall be used consistently from the layout view to each profile to identify each alignment.

    Unique identifiers added to all waterlines with corresponding profiles.
26. Provide a blowup of the typical service area including the following: the domestic service, public isolation valve, fire hydrant, fire service line, FDC, PIV, Water and Sanitary Sewer Easement limits and the curb and gutter. Provide at least 5' of separation between Parallel waterline stubs.
27. Revise the waterline and storm sewer alignments at all crossing to eliminate skewed over or under installations. There are multiple sections of waterline installed directly over proposed storm sewer around the buildings as well as skewed crossings in the roadway.

    Revised
28. Label the southern waterline connection as a 16"x8" tapping sleeve and valve.

    Adjusted.
29. Provide the GPIN and name of the property owner for any parcel within view on the utility plan sheets.

    Addressed
30. Tie the new Water and Sanitary Sewer Easement into the existing Utility Easement along Binns Road. These easements will not overlap, they will be joined together.

    Please provide location of existing easement or the width offset from existing waterline.
31. Provide at least two vertical benchmarks on the utility plan sheets.

    Benchmark provided
32. Provide a utilities legend on the utility plan sheets.

    Utility legend now provided on utility sheets.
33. Provide a Table of Estimated Quantities.

    Now provided on cover sheet
34. Provide the following note "The contractor shall coordinate all water shutoffs with Hanover

County Department of Public Utilities. Only DPU personnel may operate the necessary valves to make waterline tie-ins and perform flushing and testing operations.
Note added on cover sheet, under "Utility Notes" (#5).

Utility Profiles

35. Restrain all proposed waterline fittings and provide accompanying labels showing the length of restraint on the profiles.
    Labels for waterline fittings and accompanying labels are provided on the waterline profiles.
36. Provide a minimum of 18" of vertical separation at all utility crossings per DPU Standards
    Minimum clearance provided for all utility crossings.
37. Provide restrained joint DI pipe for all waterline laid in fill. Consecutive and overlapping lengths of restrained joint pipe shall be tied together for clarity to demonstrate that continuous restraint shall be provided.
    DI pipe is provided for all waterlines laid in fill.
38. Differentiate between restrained and unrestrained ductile iron pipe. Consider using shading to identify the restrained joint pipe or adding labels to identify the restrained joint pipe.
    Restrained and unrestrained joints are noted on the waterline profiles.
39. Provide a legend identifying the pipe material and restrained vs. unrestrained pipe.
    Legend fixed to identify pipe materials on waterline profiles.
40. On all profiles, provide vertical elevation labels on at least one side (but preferably both sides) of each profile view.
    Elevation labels added to profiles; larger profiles have elevations on both sides.
41. Provide titles for each profile.
    Titles added for each profile.
42. Accurately identify the 8" internal backflow preventer as an internal DDCA on all relevant profiles.
    Revised
43. Remove the following labels from all relevant profiles.
    a. 8"-4" to 2" tapped plug.
    b. 2"dual meter.
    Removed.
44. On Sheet C-55, on the Waterline D Profile, at the utility crossing near Sta. 40+00, reduce the cover over the waterline to 3'and maximize the vertical separation to the storm sewer at the crossing to complete the installation, label the new vertical separation and the new cover over the waterline to clearly demonstrate how the alignment will be installed. More than 12" of vertical separation should be possible at the crossing.
    N/A, both storm sewer and waterline layouts have changed.
45. Label all sanitary sewer profiles as private.
    Labeled
46. Review all waterlines, remove all references of D-495. This is not a Hanover County standard detail. Replace these references with the correct Hanover County detail references.
    All references to D-495 were removed, FIR-1 detailed already provided.

Utility Details

47. Remove the detail block MET-11C. It is not relevant for this site plan.
    Detail MET 11-C removed.
48. Provide the following detail blocks and reference them were applicable, on the utility plan sheets.
    a. MET-12

b. WAT-5
c. WAT-11

Details now added

49. Provide a note with detail FIR-4 stating that all DDCA will be installed inside the buildings

Note added under the FIR-4 detail.

The **Plan Review and Inspection Fee** for the project will be determined and invoiced once the plan is approvable. The fee must be paid prior to the issuance of the Utility Construction Permit (UCP). The fee is payable to the Hanover County Department of Public Utilities and should be submitted directly to the assigned Utility Agent for processing.

Revised plans should be submitted to Planning for distribution to DPU. Please include annotated responses to all the Department's comments. In addition to plan approval, there are several administrative items that must occur before construction of the public water and sanitary sewer improvements may begin. We would like to inform you of these items to minimize the chance of your project being delayed.

A **Construction Record** outlining the steps that must be completed regarding installation of the public water and sanitary sewer facilities may be found on the Department of Public Utilities (DPU's) page of the Hanover County website (www.hanovercounty.gov). Please note that several of the following steps are shown in **bold** face. We will not complete these items until all the preceding steps have been completed.

A **Performance Surety** will need to be posted to cover all utilities to be dedicated to the County. Prior to the Department issuing Final Acceptance for utility improvements, a **Defect Surety** in the amount of 10% of the original utility construction cost estimate must be posted with the Department of Public Utilities. The Defect Surety will be held for one (1) year following Final Acceptance. Please contact the Utility Agent assigned to this project to obtain the proper draft form of the defect surety.

We must enter into a **Utility Service Agreement** (USA) outlining the responsibilities of the owner and the County. The standard form of the USA has been approved by the County Attorney's office and only requires Public Utilities staff review for completeness. Changes to the standard USA are not normally accepted by the County and will delay your project. Contact your Utility Agent to begin the process of preparing your USA. After the agreement is executed, your Utility Agent will have it recorded. A pre-construction meeting will not be scheduled until the USA has been executed.

All utility work within existing Virginia Department of Transportation (VDOT) rights-of-way will require a **VDOT Land Use Permit**. You are responsible for obtaining the appropriate permit prior to beginning any work within State rights-of-way. Public Utilities must sign the VDOT land use Permit and receive the approved permit prior to the issuance of a Utility Construction Permit. You are required to show compliance with VDOT's requirements prior to the Department granting final acceptance on the project. The Utility Agent for the project can assist you with obtaining a VDOT land use permit.

A **Utility Construction Permit** (UCP) must be issued before utility construction begins. A copy of this may also be found on DPU's page of the Hanover County website at (www.hanovercounty.gov). When completed, the utility construction permit application should be submitted to the Utility Agent for this project.

A **Pre-construction Meeting** must be held between your utility contractor and Hanover County Public Utilities prior to the issuance of the construction permit. It is the contractor's responsibility to schedule the meeting. All necessary administrative work must be completed prior to the pre-construction meeting.

To maintain an account of our net worth, you must provide a summary of the capital costs you incur on the project to be dedicated to Hanover County by submitting a completed **Dedicated Capital Assets List**. The summary is due prior to **Tentative Acceptance** and will be completed on DPU's standard form. The form may be found on DPU's page of the Hanover County website (www.hanovercounty.gov).

Record Drawings (As-Builts) are required. Upon completion of the construction, one (1) set of the contractor's marked-up drawings that have been reviewed and approved by the Utility Construction Inspector will be forwarded by the County to your engineer. The information on the mark-up must be added to any information obtained by the engineer or contractor and placed on the record drawings. The engineer must provide a written statement on each sheet of the record drawings that the water and sewer improvements shown have been constructed in substantial conformance with the approved plan. Prior to **Tentative Acceptance**, one (1) paper copy and one (1) copy in PDF format must be provided to the DPU.

The Utility Agent assigned to this project is Erin Armentrout, who will maintain the construction record and can assist you with any questions you may have concerning easement recordation, the payment of fees, the Utility Service Agreement and Utility Construction permit, and Tentative and Final Acceptance. Ms. Armentrout can be reached at (804) 365-6099 or by email at elarmentrout@hanovercounty.gov.

If I may be of any further assistance with questions or clarifications, please feel free to contact me at (804) 365-6021 or by email at MMulenga@hanovercounty.gov.

Sincerely,



Mulenga Mulenga
Utility Engineer II

cc: Erin Armentrout – Utility Agent III
Jacob Manevich – Owner

Encl: Sketch of Water and Sanitary Sewer Easement