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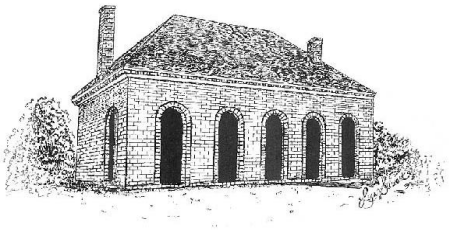

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DEPARTMENT OF PUBLIC WORKS

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TODD E. KILDUFF
DEPUTY COUNTY ADMINISTRATOR

July 23, 2026

Townes Site Engineering
ATTN: Zackary Wilkins, PE
1 Park West Circle, Suite 108
Midlothian, VA 23114

RE: Binns Road Data Centers - SPR2026-00035, 1st Submittal
Erosion and Sediment Control # 6020
PWLDC2026-00032

Dear Mr. Wilkins,

The Department of Public Works has reviewed the above captioned site plan submission and would like to offer the following comments; Please note, these comments have been submitted based on the requirements of the following Virginia State Laws and Hanover County Codes: Title 62.1, Chapter 3.1, Article 2.3 – Erosion and Stormwater Management Act, Virginia Erosion and Stormwater Management Program (VESMP) Regulations (9VAC25-875), Chapter 10, Environmental Management, Code of Hanover; Chapter 12, Drainage Control, Code Of Hanover; Chapter 26, Article 4-10, Flood Hazard Overlay, Code Of Hanover; and the Hanover County Drainage Design Handbook (January 22, 2025):

GENERAL

1. The Erosion and Sediment Control (E&S) Inspection Fee for this project must be paid prior to issuance of the land disturbance permit. The fee is based on the amount of land disturbance certified on the cover sheet of the plans (**38.00 acres**) and has been calculated to be **$3,997.00 (valid for 12 months)**. This fee is based on the current fee rate of $667.00 minimum base fee plus $333.00 per acre, Max. $3,997.00. You must provide the cashier with the project tracking number to facilitate the payment process. Please submit payment to the cashier located in the Commissioner of Revenue Office. Do not submit payment to the Department of Public Works.
   Will be provided prior to land disturbance permit
2. An E&S bond will be required prior to issuance of the **Land Disturbance Permit**. The bond amount is determined based on the amount of E&S controls required for the project. This bond amount is subject to change if E&S quantities change with project design. The bond may be in the form of cash, irrevocable letter of credit, or surety and **must be on the County format** (please check with your lender to ensure they have the correct forms). **A cash bond or letter of credit are required for the first 20,000 dollars, and the remaining amount required may be in the form of cash, letter of credit,**
   Will be provided prior to land disturbance permit

or surety. The bond form (cash, ILC, or surety) must be completed, notarized and submitted to this department with the bond amount prior to any land disturbing activities on site. E&S bonds will be held by this department until the site work is complete and there is a minimum 85% established healthy vegetation over all non-hardened or denuded surfaces.

3. Please provide a detailed construction cost estimate for all proposed permanent BMPs. This cost estimate will be used to help determine the VSMP Bond that will need to be posted prior to issuance of the Land Disturbance Permit.
   Will be provided prior to land disturbance permit
4. Provide a copy of your "VSMP General Permit Registration Statement- Construction Activity Stormwater Discharges (VAR10)." Hanover is the authority for issuance of these permits. A separate payment will have to be made to Virginia DEQ at the time of permit certification by the County. We will provide you notification when the permit has been certified.
   Will be provided prior to land disturbance permit
5. At the time of construction, please ensure that a copy of the SWPPP is available onsite. This is a condition of the VSMP permit. A SWPPP template is available from the review engineer upon request.
   Noted
6. Provide the Chesapeake Bay Preservation Act (CBPA) Water Quality Impact Assessment (WQIA) certification. Please read this document carefully and print, sign, and date all applicable signature blocks. This certification is often incorrectly filled out so please be careful. Please note that original signatures are required. Do not sign the last statement on page 3 when there is proposed RPA disturbance and/or 2,500 sf or greater of disturbance within the RMA. Include the necessary supporting documentation for any wetland and/or perenniality determinations.
   a. The WQIA report must reference the latest guidance from DEQ on determination of RPA buffers and wetlands (DEQ GM22-2009, GM22-2006). Verify RPA delineations are in conformance with DEQ guidance (e.g., RPA boundaries will need to be expanded to 100' off wetlands that are contiguous and connected by surface flow to a perennial feature, including existing ponds). Please be aware roads may need to be realigned to minimize buffer encroachment.
   b. Label stream line-types (ephemeral vs. intermittent vs. perennial).
   c. Provide square footage of RMA disturbance and RMA delineation on the plans. A Major Water Quality Impact Assessment is required when exceeding fifty thousand (50,000) square feet of land disturbance in RMA or any portion of the RPA, in accordance with Hanover County Code Section 10-43(c)(2).

   Will be provided prior to land disturbance permit
7. Provide copies of perenniality and wetland studies that were performed supporting the WQIA certification. Studies should include background research as well as field visit results. Include an analysis of all areas of potential perenniality and wetlands for the site. Show any cross-sections and points of analysis for all study areas on the plan, provide information in the narrative documenting the findings, and provide for our files copies of pictures/score sheets.
   Will be provided prior to land disturbance permit
8. Provide a detailed Chesapeake Bay Preservation Area (CBPA) narrative describing how the proposed development complies with the performance criteria set forth in 9VAC25-830-130. Where applicable, include discussion of the Resource Management Area (RMA) designation (e.g., proximity to RPA, highly erodible/permeable soils), areas preserved as undisturbed open space, and existing natural features retained onsite. At a minimum, the narrative shall demonstrate that:
   a. No more land will be disturbed than is necessary and impervious cover is minimized to provide for the proposed use or development.

   Will be provided prior to land disturbance permit

b. Indigenous vegetation, including mature trees, will be preserved and only removed where necessary including any practices employed to minimize impacts to existing vegetation outside the limits of disturbance.

9. A drainage and stormwater management facilities maintenance agreement must be recorded with deed book and page number depicted on the plan prior to site plan approval. Please fill in the blanks on the attached Maintenance Agreement form as applicable and return to this office to draft up a clean version. We will then return to you for Owner's signature. Once the Owner has signed, please return to this office for signature and recordation. Upon recordation, the deed book and page number will need to be included on the construction plans.
   Will be provided prior to land disturbance permit
10. Add the following note to the plan adjacent to BMPs: "There is a maintenance agreement for this facility recorded in deed book #_____ on page #_____ that requires, in addition to the maintenance conditions contained therein, that the on-site facility / dam (including outlet works) must be inspected by a professional engineer during the last 60 days of the first year of operation, and at least once every five years thereafter. The engineer's inspection report must be subsequently submitted to Hanover County DPW for their review and file."
    Note added to page C-31 and C-34
11. Please provide a note on the plans stating "As required by the recorded Maintenance Agreement, prior to release of the site's VSMP Bond the Owner shall submit a construction record drawing for the permanent stormwater BMPs. The construction record drawing shall be appropriately sealed and signed by a professional registered in the Commonwealth of Virginia, certifying that the stormwater management facilities have been constructed in accordance with the approved plan (9 VAC 25-875-535). The construction record drawing will show all significant facility features to including finished elevations of all pipes, risers, and excavation and thickness of significant layers and BMP features. According to state guidance, construction record drawings might include documented revisions to the approved construction plans or approved amendments to the plans ("Red Line Drawings"); shop drawings; as-built survey drawings showing topography, elevations, and dimensions of storage and hydraulic control structures; special inspections; etc. The drawings may be sealed by an Architect, Landscape Architect, Land Surveyor, or Professional Engineer who is duly qualified and licensed in accordance with Virginia Code and Administrative Code". Please be aware that inspections of some stormwater management practices are needed during construction. Qualified individuals should use detailed inspection checklists to include sign-offs at critical stages of construction, to ensure that the contractor's interpretation of the plan is consistent with the designer's intentions.
    Note added to cover, page C-01 under site tabulation chart
12. Clearly delineate the extent of the BMPs and label as "Limits of Maintenance Agreement DB#____ PG#____" in accordance with Hanover County Drainage Design Handbook.
    BMP switched to underground detention, maintenance agreement will be provided prior to approval.
13. Please fill out and submit the attached Project Information Tracking Sheet (PITS).
    Now provided.

<u>COVER</u>

14. Provide a certification statement on the cover "I, _____, certify that the XXX.XX acres of land disturbance and XXX.XX square feet of impervious area will be created with this project. Signed _____ License #: _____"
    Added to cover, page C-01
15. Please add the following note: "This project is within a Chesapeake Bay Resource Management Area (RMA). This project does contain a 100-foot Resource Protection Area (RPA) buffer."
    Note added to cover under "Site Summary & Notes" #31, page C-01

16. Provide a table on the cover sheet that provides the following information: The square footage of RPA disturbance broken into the following categories: roads, storm sewer, utilities; and the final total of all RPA disturbances. Please note: If no RPA impacts are proposed with this plan, provide the table showing zero square feet for each category.

Table added to cover under CRBS-INSITU note, page C-01

17. Please state on the cover sheet that wetlands will be disturbed and provide the acreage (square footage) of disturbance. Provide USACE/DEQ verification of the wetland delineation and evidence of the USACE/DEQ permit(s) prior to plan approval.

Note added to cover under "Site Summary & Notes" #35, page C-01. Verification will be provided prior to plan approval.

18. On the cover sheet state that this plan is designed under the provisions of Chapter 875, Virginia Erosion and Stormwater Management Program (VESMP) Regulation.

Note added to cover under " E&S" note, page C-01

19. Include the updated Hanover County Standard Erosion and Sediment Control notes on the plans (email attachment).

Included in the bottom left corner of cover sheet, page C-01

ESC/GRADING PLAN

20. Provide a detailed Erosion and Sediment Control measure quantity list.

ESC quantity list provided on cover page C-01.

21. All silt fence protecting RPAs and wetlands must be wire-backed (SSF) and kept a minimum of 5-feet from the edge of the wetlands or RPA. If the RPA contains woodlands, then the silt fence must be 5-feet from the drip line of all trees at the landward edge of the RPA.

All silt fence protecting RPAs is now SSF an kept to a minimum of 5ft off the buffer. Pages C-07 - C-16.

22. It appears utility/vehicular stream crossings (C-ENV-03, C-ENV-04) are needed for the three culvert crossings and pipe 22 installation. Provide the appropriate USC/VSC callouts and sizing details consistent with the VASWM Handbook. Include the channel re-stabilization technique to be used consistent with the VASWM Handbook & wetland permits. Show crossing locations and backfill details in profile view. Install VSC's as a Phase 1 measure.

Permanent culverts are being installed at those stream crossings with supplemental inlet and outlet protection.

23. Provide details from the VA Stormwater Management Handbook for all E&S controls being used and remove any that are not. For example, details for SB & OP are missing and a detail for CD is provided but not shown being used.

CD now being used and SB detail added. OP there as stone outlet detail page C-19, further design is provided on EC plans.

24. Provide soil stabilization matting in ditches and on any disturbed slopes 3:1 or steeper; as applicable.

Temporary and permanent seeding labels added to areas with slopes of 3:1 or steeper on C-07 - C-16, with details on C-19.

25. Provide callouts for sizing/dimensions for all riprap inlet & outlet protection. All riprap needs to be a minimum Class 1, 2.0' thick, and underlain with filter fabric. Show on grading plan sheets as well.

All notes/sizing added on esc/grading sheets, pages C-08 - C-11, C-13 - C-16, and C-27 - C-30

26. Show and label the 100-year head water at all culverts and label as "Limits of 100-year storm."

Labeled on page C-52

27. Permanent structures proposed upstream of an embankment, impoundment or other fill section (I-95) shall have a minimum finished floor elevation 1 foot or more above the low point of the road or 100-yr storm elevation, whichever is higher.

Noted.

STORMWATER COMPLIANCE

28. Label points of analysis on the pre- and post-development drainage area maps at each pond outfall.

POA shown on page C-41.

29. Include a written SWM narrative describing in detail how water quantity (channel and flood protection) and quality requirements are being met for the project.
    Now provided on cover sheet
30. Undetained Areas of Stormwater Runoff: Quantify changes in runoff from all managed turf/graded perimeter areas not draining to POA's. Demonstrate that any increased volume of sheet flow has been evaluated for potential impacts on down-gradient properties and resources and will not cause or contribute to erosion, sedimentation, or flooding or that there is no increase in runoff due to the reduction of impervious cover and/or reduction in drainage areas.
    Energy balance calculations shown on sheet C-43
31. Please update the embankment details. Per the Hanover County Drainage Design Handbook, at a minimum, seepage control around the barrel pipe must be addressed using watertight gasketed concrete pipe bedded and backfilled with flowable fill along the entire length of the conduit in accordance with VDOT's SWM-DR concrete cradle standard. Please refer to VSMH standards & specs for Earthen Embankments (P-SUP-01) and Principal Spillways (P-SUP-02) regarding conduit piping and seepage control (5.6.1).
    a. Show the concrete cradle, gasketed pipe, cutoff trench, and filter & drainage diaphragm or anti-seep collar details in the pond embankment profiles.

    Wet ponds are no long proposed for this site
32. Please correct the Stormwater Outfall Tables for Wet Ponds A&B, as they are identical. Check that the drainage area totals match the post-development drainage area map acreages and wet pond calculation sheets (e.g., 29.71 acres vs. 34.37 acres shown for Wet Pond A). Also, the Wet Pond B pre-development and pond inflow summaries are scrambled.
    N/A- Wet Ponds A&B no longer exist.
33. Remove reference to P-FIL-07 from pond note #1.
    N/A
34. Provide a construction detail for the Wet Pond A baffles.
    N/A
35. Pull back stormsewer outfalls into the wet ponds so they are not submerged and daylight at the 10-yr WSE with outlet protection extended down to the NWSE. It appears pipe 22 should cross under the access road and not the stream to enter the pond at a higher elevation.
    N/A
36. Correct the NWSE label for Pond B (125.00'). Also, realign the Pond B outfall so it discharges into a defined channel.
    N/A
37. It appears there is an existing pond located downstream of Wet Pond B. Per the Hanover County Drainage Handbook, either attenuate the peak post-development discharge rate (to the pond) to the pre-development rate for the 2, 10, and 100-year storms, or demonstrate that there is no impact to the existing pond for storm events up to and including the 100-year storm. Existing ponds that are impacted by an increase in flow from this development require upgrading (embankment, riser, spillways, etc.) to a point where it can withstand the change in hydrologic conditions created by the change in upstream drainage.
    a. Existing impoundments shall be inspected by a qualified professional to assess the structural stability of the embankment and make any recommendations for repairs, if necessary, when affected by development. A report shall be prepared and submitted by the qualified professional detailing the dam condition.

    No additional discharge is being discharged to the existing pond per the new design.

38. The proposed culverts are collecting concentrated runoff from embankment slopes. Include additional POA's to demonstrate the energy balance equation is being met and that there is no increase in the 10-year discharge (channel and flood protection requirements).

    Drainage areas to each point are not being increased.

39. Please provide a copy of the SWM report.

    Will be provided

40. Please be aware, the HSG used for post-development CN selection for disturbed soils (e.g., soil profiles that will be mixed or removed or fill material from other areas that will be introduced) should be adjusted by at least one factor as described in the VA Stormwater Management Handbook (A.3.7.2).

    Noted

41. Include the 10-yr HGL on the stormsewer profile. The HGL should not come out of the structure.

    10 YR HGL line provided on all storm sewer profiles.

42. Culverts should have a HW/D ratio of 1.5 or less for the 10-year storm.

    See culvert calcs on page C-56.

43. VRRM land cover acreage (107.20 acres) should not be greater than the cover sheet site acreage (105.42 acres).

    VRRM has been updated for new site layout and acreage was adjusted C-58.

ENGINEER'S RESPONSE – Please return a copy of this letter indicating how and where (action taken, sheet number, etc.) each comment has been addressed. Your plan will not be reviewed without this information. Also, if the plan sheet numbering changes between reviews, include the new plan sheet where the comment is addressed.

NOTE: Below are some new procedures that may offer opportunities to reduce review time and resubmittals for some plans:

In conjunction with the County's Customer Service Initiative, review comments are now provided farther in advance of the site plan review (staff/applicant) meeting so that the applicant has additional time to review the staff comments and prepare a response. It is our intent that this extra time provides the applicant time to meet with review agencies to discuss review comments and revise plans so that the staff/applicant meeting can be utilized as a pre-submittal meeting for the 2nd submittal. It is possible to waive agencies' involvement in the staff/applicant meeting, as well as to waive the meeting entirely, based on the applicants' needs; however this waiver of participation will need to be acknowledged by the applicable review agency as well as coordinated with the Planning Department Case Manager at least two days in advance of the scheduled meeting.

Please remember that meetings are 45 minutes in duration and that typically other applicant meetings are scheduled after your session. Therefore, in order to help us ensure that your meeting is as productive for you as possible, please plan in advance those items which are most important for you to discuss.

If you have any questions concerning the comments made during the review of your plans, please give me a call at 365-6181. When resubmitting plans, please return the marked plans along with a copy of these comments with a note stating how/where each comment was addressed.

Sincerely,



Alexander P. Mease, PE
Civil Engineer III
Department of Public Works

Cc: 7883 Binns Road, LLC; ATTN: Jacob Manevich; 8401 Mayland Drive; Richmond, VA 23294
Hanover County Planning Department