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SUSAN P. DIBBLE
SOUTH ANNA DISTRICT

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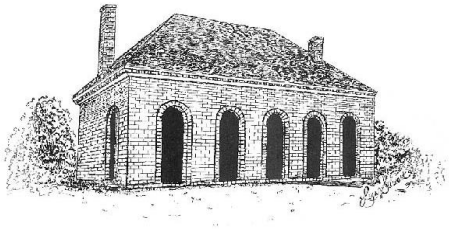
CHICKAHOMINY DISTRICT

F. MICHAEL HERZBERG IV
COLD HARBOR DISTRICT

RYAN M. HUDSON
MECHANICSVILLE DISTRICT

FAYE O. PRICHARD
ASHLAND DISTRICT

JOHN A. BUDESKY
COUNTY ADMINISTRATOR



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PHONE: 804-365-6171

8/7/2026

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

RE: Site Plan Application
SPR2026-00035, Binns Road Data Centers

Dear Zackary Wilkins:

Review of the Site Plan (1st review), received in the Planning Office via digital submittal on 7/9/2026, has been completed by Planning. Attached or listed below you will find pertinent comments from the Planning Department. Other agency comments may be sent directly to you, included with this letter or accessible at the Hanover County Community Development Web Portal (https://communitydevelopment.hanovercounty.gov/eTRAKiT/).

Please be advised that after the second site plan submission, if subsequent submissions are required, the third submittal will require a $250.00 review fee, and the fee for each subsequent submittal after the third will increase in increments of $100, not to exceed a maximum of $450.00. This fee is waived for non-profit organizations.

Space has been provided after each comment for your response. Remember to include a copy of this letter with your response, and a letter noting any changes that have been made to the plans other than the ones noted by staff. Please make the following additions and/or corrections to your site plan:

Site Plan:

1. On all sheets, please add TRAKiT #: SPR2026-00035 to the bottom right corner of each sheet. If this is an amendment to a previously approved plan, please list that/those numbers in the site data for reference, as well. *(§ 26-319)*

How Addressed:
TRACKiT number added to all sheet Sheet(s): All sheets

2. In the same location on every sheet, please provide space in a three-inch by five-inch block for County approval stamps and signatures.

How Addressed:
Box added above "Townes" emblem on each sheet Sheet(s): All sheets

3. Comment from Jamie M Faircloth of the GIS Department:

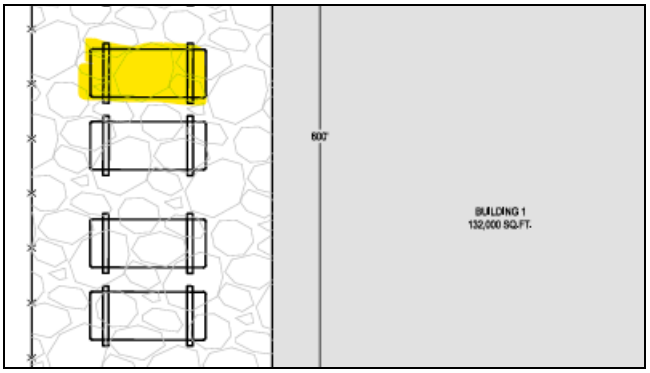
"If multiple addresses are needed, please contact the GIS Department at gis@hanovercounty.gov."

How Addressed:
Noted Sheet(s): N/A

4. The subject parcels should be combined (for example, via recordation of a Deed of Combination).

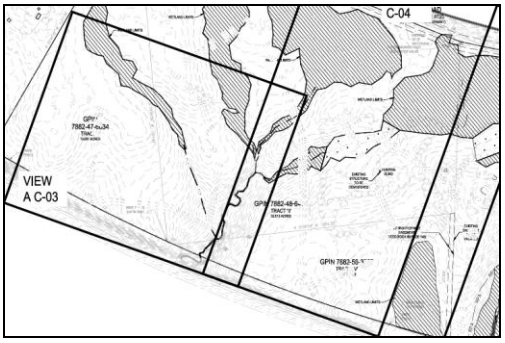
How Addressed:
Deed will be provided as a separate submittal Sheet(s):

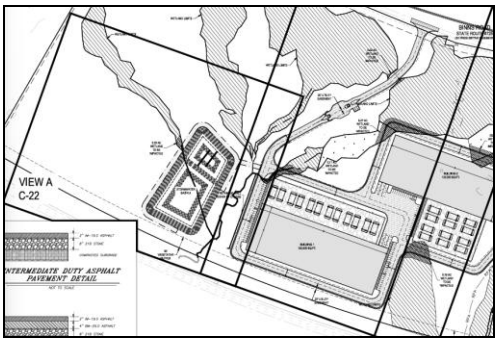
5. What is represented by the features highlighted in the screenshot below? Please label these on all Site Layout sheets.



How Addressed:
Labeled as generator yard on plan sheets Sheet(s): C-21, C-23, C-24, C-25

6. No portion of Stormwater Basin A (or any other improvement associated with the data center use) should be located on the A-1 parcel (GPIN 7882-47-6634). Stormwater Basin A is related to the data center use, which is not a permitted use in the A-1 zoning district (Screenshot on left shows the zoning district line, and the screenshot on right shows Stormwater Basin A for reference).





How Addressed:
Stormwater basin removed from plan Sheet(s): C-22

7. In accordance with the Planning Department's Site Plan Checklist, please correct the Magisterial District provided on the Cover Sheet(s) from "Doswell District" to "Beaverdam District".

How Addressed:
"Doswell District" was changed to "Beaverdam District" on all sheets Sheet(s): All applicable sheets

8. In accordance with the Planning Department's Site Plan Checklist, please indicate that the developer is also the owner in the bottom righthand corner information block which lists the developer's information.

How Addressed:
Added owner next to developer's name Sheet(s): C-01

9. Sheet C-06, "EXISTING CONDITION & DEMOLITION PLAN – D", is referenced in the Sheet List Table on the Cover Sheet, but a 2nd Sheet C-01 is located in the place where Sheet C-06 is supposed to be in the plan set. Please provide Sheet C-06 or update the Sheet List Table if this sheet is not going to be included.

How Addressed:
Sheet should have been included, will be for next submittal Sheet(s): C-06

10. In accordance with the Planning Department's Site Plan Checklist, please show all existing parcel boundary lines as well as provide bearings/distances for them, on all Layout Plan sheets at a minimum.

How Addressed:
Boundaries added Sheet(s): All applicable sheets

11. Thank you for providing the building acreage in the SITE SUMMARY & NOTES item #9. In accordance with the Planning Department's Site Plan Checklist, please also list the total proposed building square footage.

How Addressed:
Square footage added next to acreage Sheet(s): C-01

12. In accordance with the Planning Department's Site Plan Checklist, please note the site's applicable Traffic Zone (which is 1702).

How Addressed:
Traffic zone added to SITE SUMMARY & NOTES (20) Sheet(s): C-01

13. In accordance with the Planning Department's Site Plan Checklist, please provide a site tabulation chart showing the following:
    Buildings ___ sq. ft. ___ % of site
    Impervious surfaces (parking and drives) ___ sq. ft. ___ % of site
    Open Space ___ sq. ft. ___ % of site
    Total ___ sq. ft.

How Addressed:
Chart added to front cover Sheet(s): C-01

14. In accordance with the Planning Department's Site Plan Checklist, please show zoning district boundaries on site (on all Layout Plan sheets, at a minimum).

How Addressed:
A-1 Parcel boundaries labeled Sheet(s): C-21-C-25

15. In accordance with the Planning Department's Site Plan Checklist, please provide/label the owners' names, GPINs, and zoning for all adjacent properties on all Layout Plan sheets.

How Addressed:
Information added to adjacent properties and shown on Layout plan sheets Sheet(s): C-21-C-25

16. Thank you for providing a parking calculation:

12.	PARKING SPACES REQUIRED PER ZONING: 1.5 SPACE PER EMPLOYEE OR 15 PARKING SPACES, WHICHEVER IS GREATER
13.	PARKING SPACES PROVIDED: 124 STANDARD SPACES & 8 ADA STANDARD HANDICAP SPACES = 132 TOTAL SPACES

The parking requirement for this use is dictated by the following (Section 26-251):

1.5 spaces per employee (such information to be provided at the time of site plan review, and to be based on the maximum number of employees expected on-site at any one time) or 15 parking spaces, whichever is greater

Is there an anticipated maximum number of employees expected on-site at any one time that can be included/referenced in this calculation?

How Addressed:
Sheet(s):

17. In accordance with the Planning Department's Site Plan Checklist, please add a note to the SITE SUMMARY & NOTES column on the Cover Sheet indicating the loading spaces required and provided. See Section 26-259, "Off-street loading requirements", for the requirements:

Wholesale house, warehouse, manufacturing, industrial establishment or similar use	2,500-100,000 square feet of GFA More than 100,000 square feet of GFA	One service space or one full size loading space Two loading spaces, one of which shall be a full size loading space

Additionally, please dimension the loading spaces shown in compliance with the minimum standards identified in Section 26-262(c):

(c) Minimum size:

(1) Service Spaces shall have a minimum width of twelve (12) feet and a minimum length of twenty-five (25) feet.

(2) Full Size Loading Spaces shall have, a minimum width of twelve (12) feet and a minimum length of forty-five (45) feet,

(3) For service and loading spaces located within a building, a vertical clearance of at least fourteen and five-tenths (14.5) feet shall be provided.

How Addressed:
Spaces provided/standards provided in Site summary/notes numbers 14/15 Sheet(s): C-01

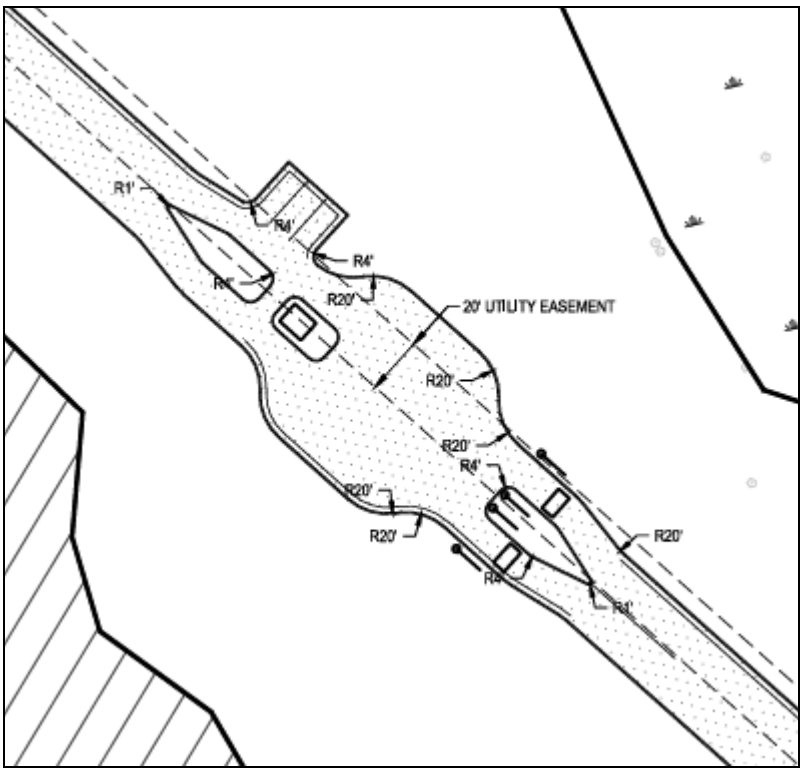
18. Please provide a detail for the proposed Security Fence(s) which encompass each building area, as well as add the proposed height and reference for the sheet that the detail is provided on in each of the labels/callouts for the security fence(s) (on all associated Site Layout sheets).

    Please also note that any security fencing taller than 7 feet will require a Special Exception.

    Additionally, are security gates proposed where the security fences cross the three (x3) unique interior access drives? If so, please label/callout these features (and note the proposed height) and provide a relevant detail while also referencing the sheet the detail is located on in the labels/callouts (on all associated Site Layout sheets).

How Addressed:
Fence detail to be provided in future submittal Sheet(s):

19. On all associated Site Layout sheets, please label/add callouts/provide more information regarding the features/improvements shown in the screenshot below, which are located in three (x3) unique areas along the proposed interior access drives:



How Addressed:
Callouts added to each area Sheet(s): C-21, C-23, C-24

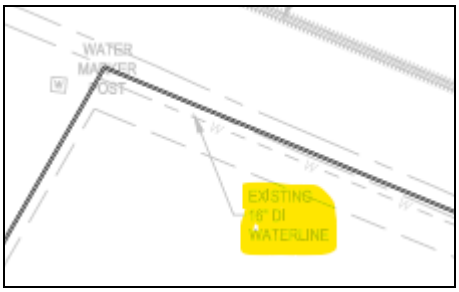
20. In accordance with the Planning Department's Site Plan Checklist, please show distance(s) from the centerline(s) of driveway(s) (site access driveways) in either direction from the subject site and site boundary lines.

How Addressed:
_____ Sheet(s):_____

21. In accordance with the Planning Department's Site Plan Checklist, please show the location and method of screening for all outdoor waste receptacles on site, if proposed. Dumpsters must be screened on all four sides. Provide a detail of the fence enclosure and gate on the plans.

How Addressed:
Enclosure detail now provided Sheet(s): C-55

22. In accordance with the Planning Department's Site Plan Checklist, all existing easements must be shown and reference recordation information. On Sheet C-62, we assume the 20' utility easements are proposed, but is the 100' power easement existing? If so, please add recordation reference to the label/callout, and do the same for any other existing easements associated with the site, such as below:



How Addressed:
Existing easements are now shown and labeled along Binns Road Sheet(s): C-57

23. In accordance with the Planning Department's Site Plan Checklist, please label/callout all proposed sanitary facilities, if private, including the locations of primary and secondary drainfields on Sheet C-41.

How Addressed:
Laterals and drainfields are now labeled on that sheet Sheet(s): C-41

24. In accordance with the Planning Department's Site Plan Checklist, please **show all existing electric**, telephone, and cable lines on the Site Layout sheets and the Utility Plan sheets.

How Addressed:
All existing electric, telephone, and cable lines shown Sheet(s): plan/utility sheets

25. In accordance with the Planning Department's Site Plan Checklist, please show the proposed locations and orientation of all proposed detached, free-standing signs, if known.

How Addressed:
Fire lane signs exist along internal roadways spaced 100' apart on all plan sheets, in addition stop signs will be placed at entrances Sheet(s): C-41 - C-44

26. Will the site be used/accessed/operated during any hour of darkness? If so, please prepare and submit a Lighting Plan for review which complies with the standards identified in Sections 26-269 and 26-270 of the Hanover County Zoning Ordinance. If the site will not be used/accessed/operated during any hours of darkness, please add a note to this effect on the Cover Sheet.

How Addressed:
Lighting plan now provided
_____Sheet(s):_____

27. Section 26-266 of the Hanover County Zoning Ordinance, "Buffers for industrial uses", dictates the following:

"*When an M-1, M-2, or M-3 district adjoins an AR- or R-zoned district,* ***or when an M-1, M-2, or M-3 district adjoins an A-1-zoned property on which there is a residence within two hundred (200) feet of the common property line****, a buffer shall be provided in accordance with the standards set forth in Table I or Table II below*:"

It appears that one of the adjacent parcels to the north, GPIN 7883-41-6081 (owned by 16052 BINNS ROAD, LLC), is an A-1 zoned property on which there us a residence within 200 feet of the common property line, so the common property line here must meet the landscaping standards identified in either Table I or Table II from Section 26-266.

We recognize that a "40' VEGETATIVE BUFFER" has been provided along the entire northern property line of the site. In order to utilize some or all of the existing vegetation here to meet the 40 foot wide buffer standards identified in Table II from Section 26-266, an inventory of existing trees and shrubs that are proposed to be utilized for the 40' buffer (*Required: one tree for every five linear feet of buffer length and one shrub for every four linear feet of buffer length; Note: no less than 30% and no more than 50% of the trees are to be evergreen*) must be compiled and provided within a Landscaping Plan for review, and, as Section 26-266(3)(a) notes; "*existing vegetation used to satisfy buffer requirements shall comply with the minimum standards for trees and shrubs in Section 26-265*". That referenced Ordinance Section (Section 26-265; and specifically Subsection 5) dictates the following:

5. After submission of a preliminary site plan, the applicant shall set up an appointment with the Planning Department for an inspection of the proposed material to be saved.
   a. Plant materials that are to be saved and used to meet the buffer requirements shall be clearly delineated on the landscape plan and marked in the field prior to the Planning Department's inspection.
   b. A tree protection plan certified by a Landscape Architect, Certified Horticulturist or ISA Certified Arborist must be provided to the Planning Department prior to site plan approval.
   c. Tree protection measures shall be installed, inspected and certified by a Landscape Architect, Certified Horticulturist or ISA Certified Arborist prior to land disturbance.

Alternatively, if the 40' buffer will be utilizing all newly planted vegetation to meet the requirements of Section 26-266, please review Table I from Section 26-266 and have a Landscaping Plan prepared and submitted for review. Please also review the Planning Department's Site Plan Checklist for additional requirements for Landscaping Plans.

Regardless of whether new or existing vegetation will be utilized to comply with Section 26-266, a Landscaping Plan (either identifying existing vegetation or showing proposed new vegetation) will need

to be prepared and submitted for review. The additional steps that need to be taken to use existing vegetation are noted in Section 26-265(5) and are as follows:

i) Planning inspection of flagged plantings to be saved/utilized; and
ii) Preparation and submission of a Tree Protection Plan certified by a Landscape Architect, Certified Horticulturist, or ISA Certified Arborist (which can also be just be included within the Landscaping Plan)

How Addressed:
Residence on neighboring A1 parcel will be demolished Sheet(s):

28. Section 26-188(2), "Height restrictions", (in the M-3 zoning district) dictates that "*All structures not specifically exempted in Section 26-248 shall not exceed a height of fifty (50) feet.*"

    Please add a note to this effect to the Cover Sheet.

How Addressed:
Note added to the Site Summary and Notes, #33 Sheet(s): C-01

29. In accordance with the Planning Department's Site Plan Checklist, please provide the general location, **height, and material** for all retaining walls.

How Addressed:
Location and height noted, material to be determined/designed by others Sheet(s): Grading sheets

The meeting to review this Site Plan with the County Review Staff has been scheduled for **10:00am on Wednesday, August 26th, 2026**. We would advise you to notify the Owner/Developer of this meeting so that, if she/he wishes, he may attend the Staff meeting. The Planning Department is conducting in-person meetings with video attendee options available. An email with the video link and instructions will be sent separately.

The County is now accepting online submittals for all administrative plan reviews. With your uploaded submittal of the revised Site Plan, please include a digital copy of your Comment Responses for all review comments received. In instances that the comment is not or cannot be addressed, please acknowledge so, and indicate the reason. If you respond in a separate letter, please tie the response to the corresponding comment number of the comment letter.

If any revisions have been made to the plan in addition to those required to address agency review comments, please provide sufficient explanation and indicate where on the plan they appear. This explanation may be annotated on the agency review letter or submitted in a separate letter addressed to the reviewers.

Please contact the Planning Project Manager, via email, when any new documents have been uploaded to the County Web Portal using the case number assigned. Failure to do so will delay processing and routing of resubmittal documents. Please note that all files uploaded shall follow the County's suggested naming conventions and shall start with AP (for applicant).

- Please upload the following digital files with the next and each subsequent resubmittal:
  - Application for Administrative Review - Resubmittal
  - Digital file of the site plan in .pdf format
  - Annotated and/or scanned review comment letters, comment response letters and/or plan change letters

- Digital copies of any other supplemental information requested or required
- Please return the Blue Site Plan review sign posted on property (site plans only), to the Planning Department

A revised Site Plan uploaded without the information listed above will not be distributed for review until such time as the information is received by the Planning Department. Upon receiving notification that all agencies find the plans to be in approvable condition, eight (8) paper copies of the plan must be submitted for approval. If you wish to receive any signed paper copy(s), please provide the extra copy(s) at this time. It should be noted that digital copies of the approved plan will be saved in the County's web portal. These plans will be available for download following final approval.

Should you have any further questions on the process, comments, or Site Plan requirements, please contact me at (804) 365-6171.

Sincerely,

Scott Newhart

Scott Newhart
Planner II

cc: 7883 Binns Rd, LLC
file