

HANOVER COUNTY PLANNING DEPARTMENT
REQUEST FOR REZONING COMM IND DISTRICTS REVIEW
REZ2025-00010, TRADEPORT HANOVER LAND, L.L.C.
Due Date: 04/18/2025

REQUESTED REVIEWERS:

- Public Works
- Public Utilities
- GIS Department
- Fire Marshal
- VDOT
- Sheriff's Office
- Health Department
- Building Inspections
- Commissioner of Revenue
- Current Planning
- Development Review
- Code Compliance
- Assessor

FROM: Gretchen Biernot

Attached please find copies of the plans for the above-referenced project. Application materials may be found attached to the TRAKiT project. Please post all comments to the TRAKiT project number. If you do not have access to TRAKiT, please complete and return this form to the Planning Department by the due date. You may attach additional sheets, if necessary.

A meeting has been scheduled for Wednesday, April 16, 2025, at 9:00 am. The meeting will be located in the Planning Conference Room, located on the 2nd floor of the Administration Building.

AGENCY RESPONSE:

Recommend approval; No Further Review Necessary

Revisions Required/ Comments Attached

No Comment at this time; please route additional resubmittals

No Comment at this time; do not route resubmittals

DATE: _____ REVIEWED BY: _____

Attachments:

DPW:

DPU:

VDOT:

Hanover County,
Virginia

Land Use Map

Legend

- Rural/Agricultural
- Town of Ashland
- Business Flexible
- Parks and Conserved Lands
- Destination commerce
- Employment Center
- Multi-Family Residential
- Highway Commercial
- Industrial
- Limited Industrial
- Suburban Neighborhood Residential
- Suburban High Residential
- Suburban Center
- Neighborhood Commercial
- Natural Conservation
- Rural Crossroads
- Rural Village
- Suburban Transitional Residential

REZ2025-00010

Tradeport Hanover Land, L.L.C.

Rezone MX to M-1

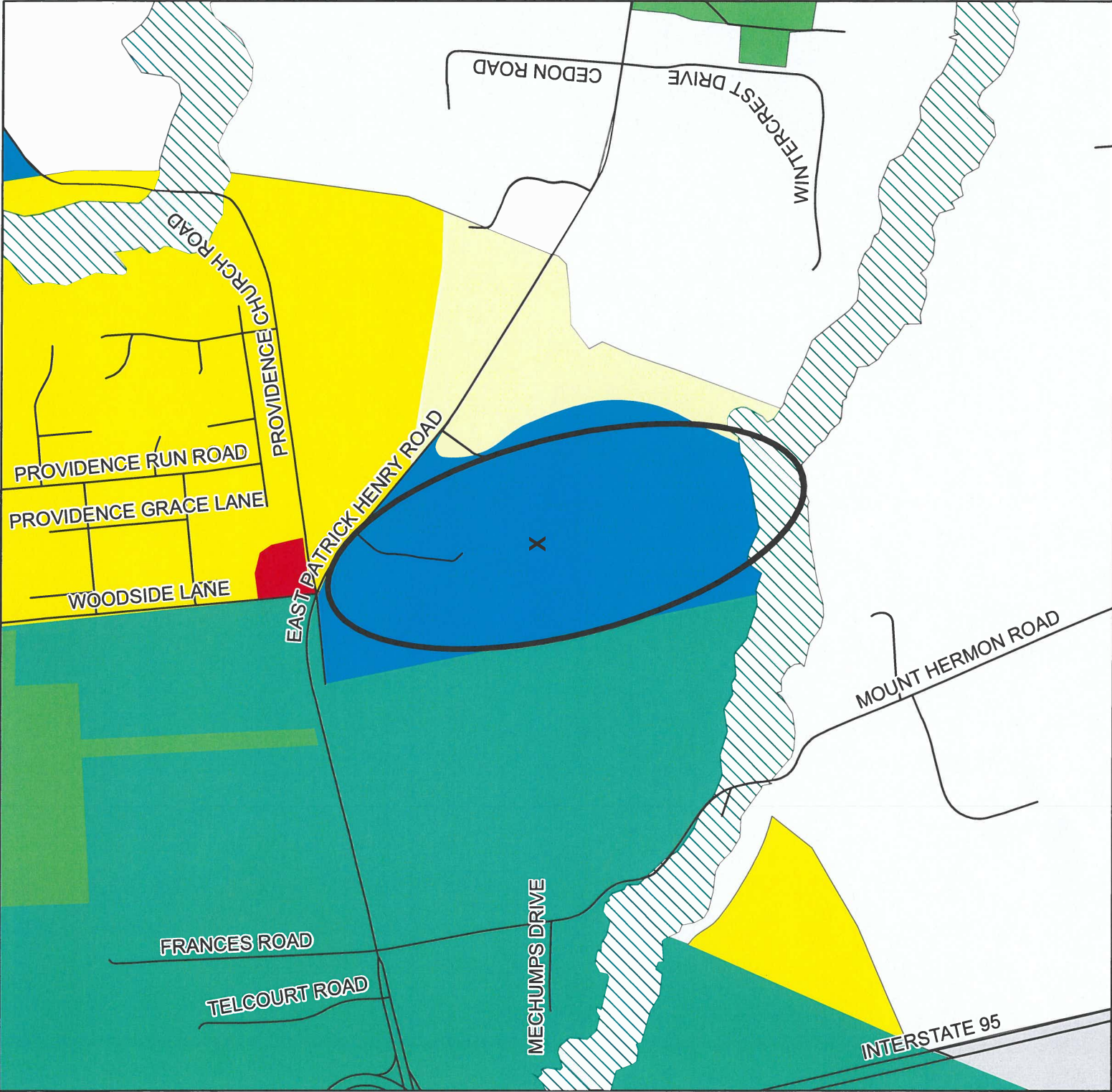
Employment Center & Natural
Conservation Land Use

GPIN: 7880-70-4924
Beaverdam Magisterial District



1 inch = 900 feet

March 31, 2025



**Hanover County,
Virginia**

General Parcel Map

Legend

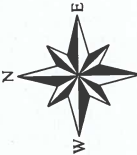
- Roads
- - - Water
- Structures
- Parcels
- ▨ Trees

REZ2025-00010

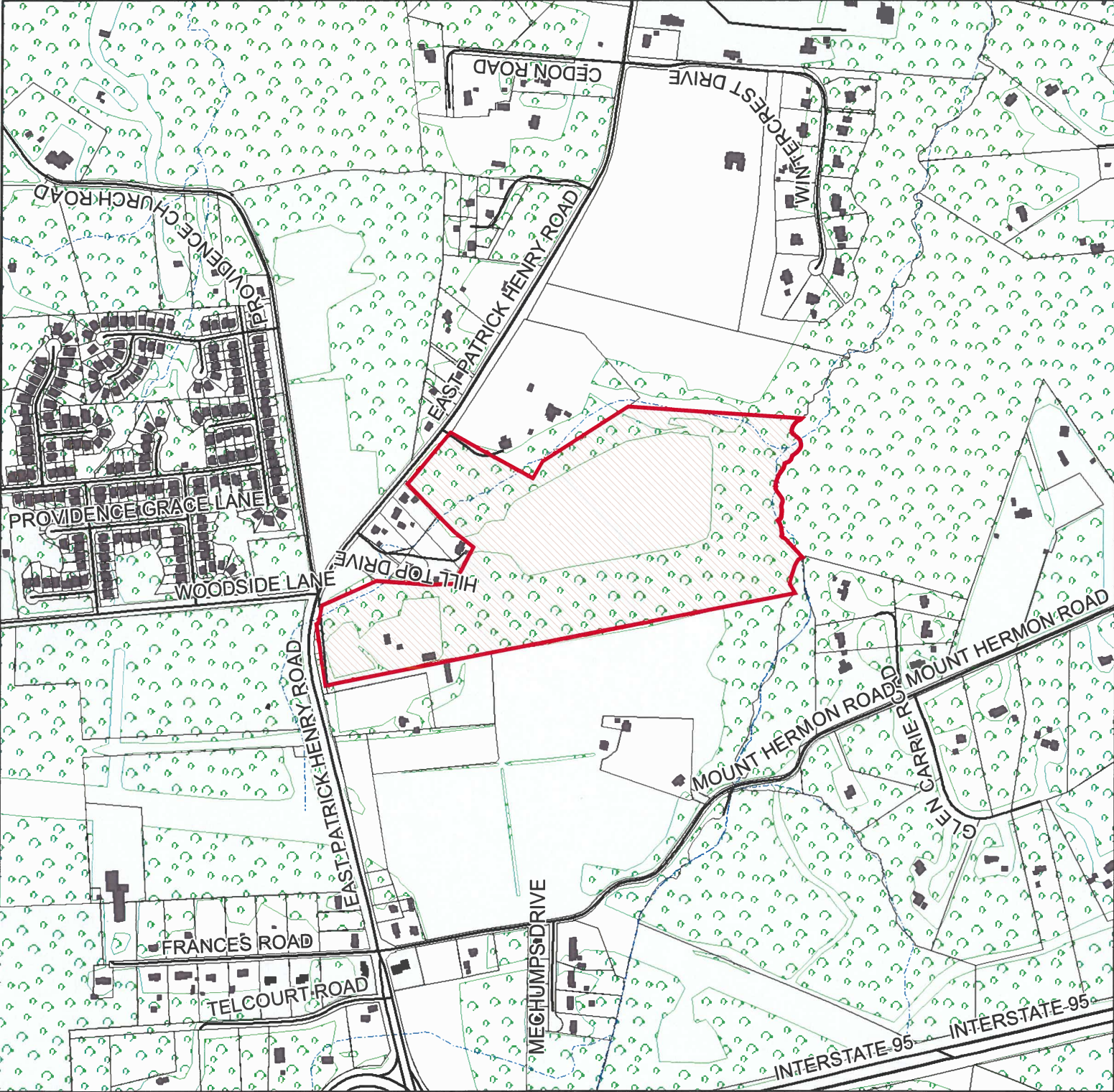
Tradeport Hanover Land, L.L.C.

Rezone MX to M-1

GPIN: 7880-70-4924
Beaverdam Magisterial District



1 inch = 900 feet
March 31, 2025



REZ2025-00010



Hanover County Planning Department Application

Request for REZONING

Case #: REZ2025-00010

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

APPLICANT INFORMATION

Owner: Tradeport Hanover Land, LLC

Contact Name: Andrew M. Condlin - Roth Jackson Gibbons Condlin, pLC

Address: 1519 Summit Avenue, Suite 102

Richmond, Virginia 23230

Telephone No. 804-977-3373

Fax No. _____

Email Address acondlin

@rothjackson.com

Applicant/Contract Purchaser: Tradeport Hanover Land, LLC

Contact Name: Eric Wells

Address: 4800 Montgomery Lane, Suite 1000

Bethesda, Maryland 20814

Telephone No. 703-906-5461

Fax No. _____

Email Address _____

ericw@westdulses.com

PARCEL INFORMATION

For multiple parcels, please complete Page 4 ☐

GPIN(s) (Tax ID #'s) 7880-70-4924

Deed Book 3376 Page 778

Magisterial District Beaverdam

Location Description (Street Address, if applicable) ☒

10171 E. Patrick Henry Road near Mount Herman Road.

Total Area (acres/square feet) 77.62 acres

Current Zoning MX

Requested Zoning M-1(C)

Requested Use Data center and accessory uses.

SIGNATURE OF OWNER ☐ POWER OF ATTORNEY ☒ CONTRACT PURCHASER ☐ (attach contract)

As owner or authorized agent of this property, I hereby certify that this application is complete and accurate to the best of my knowledge, and I authorize County representatives entry onto the property for purposes of reviewing this request.

Signature [Signature]

Date 3-27-25

Print Name Andrew M. Condlin by Power of Attorney

Signature _____

Date _____

Print Name _____

QUESTIONS/ LETTERS/ REPORTS SHOULD BE FORWARDED TO THE FOLLOWING**:

Name Andrew M. Condlin

Address: Roth Jackson Gibbons Condlin, PLC

1519 Summit Avenue, Suite 102

Richmond, Virginia 23230

Telephone No. 804-977-3373

Fax No. _____

Email Address acondlin

@rothjackson.com

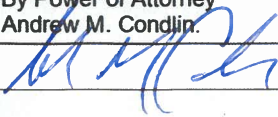
**It is the responsibility of the contact person to provide copies of all correspondence to other interested parties to the application.

RECEIVED

MAR 27 2025

**HANOVER COUNTY
PLANNING DEPARTMENT**

FOR APPLICATIONS WITH MULTIPLE PARCELS, PLEASE LIST:

GPIN	Property Owner(s)	Deed Book and Page Number	Area (acres/square feet)	Current Zoning	Requested Zoning
7880-70-4924	Tradeport Hanover Land, LLC By Power of Attorney Print Andrew M. Condlin.	3376/778	77.62 acres	MX	M-1(C)
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ATTACHMENTS - For ALL REQUESTS you must submit the following:



a. **Acknowledgement of Application Fee Payment Procedure** (Page 6)



b. **Adjacent property owners, Board of Supervisors, and Planning Commissioner notification form** (Page 7) – please list all adjacent property owners including those across roadways, watercourses, and/or railroads as well as the members of the Board of Supervisors and Planning Commission for the magisterial district in which the property is located. Adjacent property owners, Board members, and Planning Commissioners must be notified prior to submittal of this application. The form must include owners' names, address, and GPINs for all adjacent property owners. (This information is available from the County website or may be obtained from the Planning Department.) A sample letter has been provided (Page 9), and may be used to notify the adjacent property owners.



c. **A plat of the subject property**, which accurately reflects the current property boundaries, includes metes and bounds, is drawn to scale, and shows existing structures. If the full-size plat is larger than 8 ½" x 11", the plat must be folded no larger than 9" x 12", and a reduction of the plat must be submitted which is 8 ½" x 11" in size. (Typically available from the County Clerk's Office in the Circuit Court building.)



d. **Responses to questions on Pages 10 and 11**



e. **Historic Impact Information** (Page 12) (This information is available on the County website or may be obtained from the Planning Department.)



f. **Traffic Impact Analysis Certification Form** (Page 13) In compliance with VDOT's new Traffic Impact Analysis Regulations (24 VAC 30-155 *et seq.*, commonly known as "Chapter 527"), rezonings that meet certain thresholds require Traffic Impact Analyses (TIA).

The process for submitting a TIA is as follows:

- 1) Submit the number of copies of the TIA required by VDOT to the Hanover County Planning Department with your comprehensive plan amendment/rezoning/conditional use permit submittal.
- 2) The Hanover County Planning Department will stamp "received" on all copies of the TIA, and will keep a copy for its files.
- 3) The applicant will deliver the remaining copies of the TIA to VDOT and pay the necessary TIA review fee directly to VDOT.



g. **Community Meeting Guide** (Check the box if you have read and understand Pages 14 & 15. Please note that applicants that schedule community meetings without coordinating with the staff may be required to reschedule the meeting, which may cause the application process to be delayed.)



h. **USPS Cluster Box Units (CBUs)**, please show the general location of USPS' Central Box Units (CBUs) along with elevations, access, parking and lighting, if provided. Please contact the local postmaster to obtain specific guidelines.



i. **For applications requiring plans**, please submit ten (10) full-size plans, with sheets no larger than 24" x 36", folded to 9" x 12" in size, and one – 8 ½" x 11" **reduction**.

Specific district requirements:

- RS*** - Conceptual plans that meet the requirements of Section 26-67 of the Zoning Ordinance.
RC - Existing Feature and Site Analysis plans that meet the requirements of Section 26-54(a).
RM* - Conceptual plans that meet the requirements of Section 26-84.
MX - Master Plan that meets the requirements of Section 26-93.
BP - Master Plan that meets the requirements of Section 26-157.

*RS and RM conceptual plans may also serve as the subdivision preliminary plat. In addition to the Zoning Ordinance requirements noted above, the preliminary plat requirements in Section 25-25 of the Subdivision Ordinance must also be addressed.

☐ **Check here** if the conceptual plan will serve as the preliminary plat.

NOTE: When **conceptual plans and/or elevations** are requested by the Director of Planning which are larger in size than 8½" x 11" or are in color, please submit ten (10) full-size or colored plans, with sheets no larger than 24" x 36", folded to 9" x 12" in size, and one - 8 ½" x 11" **reduction**.

ACKNOWLEDGEMENT OF APPLICATION FEE PAYMENT PROCEDURE

Application fees are not accepted at the time of submittal. 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, email and/or fax, (if selected 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 by the Tuesday the week following the application deadline. I further acknowledge that any application fee submitted after this date shall result in the application being considered filed for the next application deadline.

Should the applicable fees not be submitted within forty-five (45) days of the date of the notification letter, it shall be my responsibility to arrange for the retrieval of all application materials. The application and any supplementary materials for incomplete applications that are not retrieved within forty-five (45) days of the date of the notification letter shall be destroyed by the Hanover County Planning Department.

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 _____

Date 3-27-25

Print Name Andrew M. Condlin by Power of Attorney

Signature of applicant/authorized agent _____

Date _____

Print Name _____

Address to which notification letter is to be sent:

Andrew M. Condlin - Roth Jackson Gibbons Condlin, PLC

1519 Summit Avenue, Suite 102

Richmond, Virginia 23230

If you would like your letter emailed and/or faxed, please make selections, and provide the information below:

☒ Email acondlin@rothjackson.com

☐ Fax _____

FEES

Following application acceptance, make checks payable to Treasurer, Hanover County:

A-1, OHP	\$500
AR-6 (>2 lots), RC, RS, RM, MX	\$1500 + \$75/acre* for 1st 200 acres; \$30/acre* for acreage>200 acres
B, OS, M, BP	\$1100
Amendment of Proffer or Planned Unit Development	\$1500

*Fractions of acreage are rounded up to the nearest whole number.

Please note: Applicants which request tax-exempt status may have their application fee waived upon presentation of official documentation of such status.

FOR STAFF USE ONLY:

Base Fee _____
Acreage Fee _____
TOTAL FEE _____

Accepted by: _____
HTE #: _____



March 27, 2025

Andrew M. Condlin
Richmond Office
(804) 977-3373 (direct)
acondlin@rothjackson.com

VIA U. S. MAIL

Interested and Adjacent Neighbors

Re: Hanover County Rezoning and Special Exception Permit Applications

Dear Interested and Adjacent Neighbors:

We represent Tradeport Hanover Land, LLC. (the "Applicant"). We write to inform you that the Applicant filed new rezoning and special exception applications for the property located at 10171 E. Patrick Henry Road in Hanover County, GPIN No. 7880-70-4924, formally known as East Ashland, and as shown on the attached (the "Property").

The Property was part of previous rezoning and special exception applications, REZ2022-00008 and SE2024-00005, respectively, denied by the Board of Supervisors on December 11, 2024. We have since incorporated feedback and prepared new applications to include the following 2 significant changes: (1) we removed the residential portion of the project on Mount Hermon Road due to safety and traffic concerns, and (2) we reduced the maximum height of the data center buildings from 110 feet to 75 feet (which includes any rooftop screening or parapet walls) to mitigate the visual impact of the project. This application continues to propose a minimum of 150' wide buffers and 200' building setbacks, and proffers related to a noise study requirement, building design, screening, lighting and construction requirements.

We will notify you as to when a community meeting is scheduled once the County accepts and reviews these new applications. In the meantime, if you have any questions, please contact me at 804-977-3373 or acondlin@rothjackson.com.

Sincerely,

Andrew M. Condlin

Enclosure

cc: The Honorable Jeff S. Stoneman, Board of Supervisor
Ms. Edmonia Iverson, Planning Commissioner

{01704854;v2}

RICHMOND

1519 Summit Avenue, Suite 102, Richmond, VA 23230

P: 804-441-8440 F: 804-441-8438

TYSONS CORNER

8200 Greensboro Drive, Suite 820, McLean, VA 22102

P: 703-485-3535 F: 703-485-3525

Tradeport Hanover Land, LLC

Adjacent Neighbor List

GPIN	Property Owner Name	STREET ADDRESS	CITY STATE AND ZIP CODE
7880-72-5367/7880-65-2797	Hanover County	P.O. Box 470	Hanover Virginia 23069
7880-72-7200	CORKER, JOYCE M REVOCABLE TRUST	11101 WYCHWOOD DRIVE	MECHANICSVILLE, VA 23116
7880-72-8161	GONNER, JOLENE F	10125 EAST PATRICK HENRY ROAD	ASHLAND VA 23005
7880-72-7041	BABER, KIMBERLY MATTHEWS, DONALD R/S	13097 HILL TOP DR	ASHLAND VA 23005
7880-71-9959	DYSON, JAMES O JR VIRGINIA H	10115 EAST PATRICK HENRY ROAD	ASHLAND VA 23005
7880-81-0951	HOPKINS, LEWIS O JR	10109 EAST PATRICK HENRY ROAD	ASHLAND VA 23005
7880-71-8619	FLAGG, JOSEPH FLAGG, LISA R/S	12452 FLAGGSTAD LANE	ASHLAND VA 23005
7880-71-6798	CULLEY, CHRISTOPHER S	13083 HILL TOP DRIVE	ASHLAND VA 23005
7880-81-7146	POND, D RUSSELL JOANIE A	10067 EAST PATRICK HENRY ROAD	ASHLAND VA 23005
7880-90-0121	HARRIS & DOUGLAS PROPERTIES, LLC	2800 PATTERSON AVE, SUITE 101	RICHMOND VA 23226
7890-00-0204	JASWAL, HARNEET KAUR	9988 E PATRICK HENRY ROAD	ASHLAND VA 23005
7789-98-9809	JASWAL, SARBJIT KAUR R/S	5097 OLD TRAVELLER LANE	MECHANICSVILLE, VA 23111
7789-99-2491	WINTERCREST ASSOCIATION INC	10021 WINTERCREST DRIVE	ASHLAND VA 23005
7789-99-4506	ARMUTH, JOEL B SANDRA	10020 WINTERCREST DRIVE	ASHLAND VA 23005
7789-88-7149	EPERLY, DAVID L & ASHLEY C		
7799-08-1022	PERSON, RODNEY H	11410 DUBLIN ROAD	GLEN ALLEN, VA 23060
7789-97-9337	PERSON, GERALDINE C	12371 COTTAGE WOODS DRIVE	ASHLAND VA 23005
7789-96-4924	ATKINSON, NEAL W & WENDY V	9994 STONE PATH DRIVE	ASHLAND VA 23005
7789-96-1420	THOMPSON, MARC & THOMPSON, DIANA L R/S	12708 MOUNT HERMON RD	ASHLAND VA 23005
7789-86-6588	POZNANCZYK, RYAN M	12711 MOUNT HERMON ROAD	ASHLAND VA 23005
7789-86-2906	POZNANCZYK, KOURTNEY E	12731 MOUNT HERMON ROAD	ASHLAND VA 23005
7789-77-6552/7789-77-8708	BURTON, KATHY J	12771 MOUNT HERMON ROAD	ASHLAND VA 23005
7789-78-4536	HANNON, MITCHELL J		
7789-79-4099	MALLORY, CYNTHIA H	12778 MOUNT HERMON ROAD	ASHLAND VA 23005
7789-69-9500	SHAKESHAFT, CHAROL	10133 CAMDEN LANE	ASHLAND VA 23005
	MANN, DALE	10133 CAMDEN LANE	ASHLAND VA 23005
	DERRICOTT, CARA J	2800 PATTERSON AVE, SUITE 101	RICHMOND VA 23226
	POWELL, MICHAEL W & DEBORAH L		
	HARRIS & DOUGLAS PROPERTIES, LLC		

Adjacent Neighbor List

[illegible]

PLEASE RESPOND FOR ALL REZONING APPLICATIONS:

1. What is the General Land Use Plan Map designation for the subject property? Employment Center
2. What, if any, is the Major Thoroughfare Plan designation for the public road on which the subject property has frontage?
Route 54 is shown as a Minor Arterial road.
3. Describe in detail the proposed use of the property. The rezoning of a very dense East Ashland case (as located in the
County of Hanover) to allow data center and associated uses as shown on the attached concept plan and as described in the
attached proffered conditions.
4. List any sensitive environmental or unique features on the property. Are there any 150kV or greater transmission lines,
transmission lines for natural gas, other public utilities, or other entity? There are various environmental areas on the
property as shown on the attached concept plan.
5. Is the subject property located in a Dam Break Inundation Zone? ☐ Yes ☒ No (Please contact the Department of
Planning or Public Works for assistance in addressing this question.) If yes, please contact the Department of Public
Works for further information.

RESPOND FOR RS AND RM REZONING APPLICATIONS: (Attach additional pages, if needed)

1. Have you provided a conceptual plan of the proposed development, including general lot configurations and road
locations? _____
2. How does your proposal preserve or protect the existing trees on the property? If the property is treeless, does your
proposal contain provisions to provide trees on the property? _____

3. Are recreational amenities being proposed for the project? If so, specify in detail the amenities planned. _____

4. What provisions will be made to ensure safe and adequate access to the subject property? (Note: A second means of
access should be provided for any project in which there will be fifty-one (51) or more lots.) _____

RESPOND FOR AR-6 and RC REZONING APPLICATIONS: (Attach additional pages, if needed)

1. For **AR-6** rezoning requests: Have you provided a conceptual plan of the proposed development, including general lot configurations and road locations? Are the proposed lot sizes compatible with existing parcel sizes in the area? ☐

2. How is the proposed subdivision compatible with the rural setting and sensitive to natural and cultural features? ☐

3. What provisions will be made to ensure safe and adequate access to the subject property? (Note: A second means of access should be provided for any project in which there will be fifty-one (51) or more lots.) _____

**RESPOND FOR B-1, B-2, B-3, BO, OS, M-1, M-2, M-3 REZONING APPLICATIONS:
(Attach additional pages, if needed)**

1. Has a conceptual plan of the proposed development been provided, showing proposed building locations, parking lots, entrances, and other features? Yes, please see the attached concept plan.
2. What provisions will be made to ensure safe and adequate access to the subject property? Two access points have been provided in the County for the site as shown on the attached concept plan.

3. How will the traffic impact of this development be addressed?: Please see the Traffic Impact Analysis (TIA) provided.

4. Describe why the proposed use is desirable and appropriate for the area. What measures will be taken to assure that the proposed use will not have a negative impact on the surrounding vicinity? The current zoning of the site allows for significantly dense mixed use development with residential uses (including apartments) and retail uses. The proposed use is a much lower density than the current zoning, and limits uses as described in the proffered conditions.

5. What type of signage is proposed for the site? Please see the proffered conditions.

6. Have architectural/building elevations been submitted with this application? Yes, please see the proffered conditions.

HISTORIC SITE IMPACT ANALYSIS

Please identify any **known or suspected historic resources** on both the **subject property and adjacent properties**, to include both structural and non-structural resources, such as trenches, cemeteries, and archeological sites. Please include the GPIN (Tax Parcel Number) associated with the resource. Please attach additional sheets, if necessary. Should you need assistance completing this form, please contact the Planning Staff.

- | | |
|--|--------------------------|
| 1. Historic Resource/File No. <u>N/A</u> | GPIN <u>7880-70-4924</u> |
| 2. Historic Resource/File No. _____ | GPIN _____ |
| 3. Historic Resource/File No. _____ | GPIN _____ |
| 4. Historic Resource/File No. _____ | GPIN _____ |
| 5. Historic Resource/File No. _____ | GPIN _____ |

If you have identified known or suspected historic resources on the subject property or adjacent property, please provide the following information on each site:

- a) Is the historic site listed as a National or State Registered Landmark? _____
- b) Is the historic site open to the public? _____
- c) Describe the impact the proposed request will have on the identified historic resources with regard to noise, traffic, dust, vibration, visual impact, and air pollution. _____

- d) Describe voluntary measures that will be undertaken to help mitigate the impact that the proposed use may have on the identified historic resources. _____

If there are **no known or suspected historic resources** on the subject property or immediately adjacent, including structural and non-structural resources, trenches, cemeteries, and archeological sites, **please sign and date.**

Signature: Andrew M. Condlin Date: 3-27-25
Andrew M. Condlin by Power of Attorney

COMPLIANCE WITH VDOT & COUNTY TRAFFIC IMPACT ANALYSIS REQUIREMENTS

The following must be completed for all applications: The selection below is based on a projected daily trip generation of 2,475 vehicles per day and a site peak hour trip generation of 297 (A) / 97 (P) vehicles per hour, based on the stipulations of 24 VAC 30-155. The 11th edition (latest edition) of the ITE Trip Generation Manual was used in determining the trip generation (Code Number 160 and Page Number 187).

Choose one of the two options below:

- ☐ I certify that this proposal **DOES NOT EXCEED** 380 vehicle trips per day that would require submittal of a Traffic Impact Analysis.
- ☒ I certify that this proposal **DOES EXCEED** 380 vehicle trips per day that would require a Traffic Impact Analysis be submitted.

Choose one of the two options below:

- ☐ I certify that this proposal DOES NOT MEET any of the VDOT thresholds identified in the Traffic Impact Analysis Regulations Administrative Guidelines (24 VAC 30-155) that would require a Traffic Impact Analysis to be submitted in conjunction with this application.
- ☒ I certify that this proposal MEETS at least one of the VDOT thresholds identified in the Traffic Impact Analysis Regulations Administrative Guidelines (24 VAC 30-155) that would require a Traffic Impact Analysis to be submitted in conjunction with this application. A Traffic Impact Analysis, prepared in accordance with the Traffic Impact Analysis Regulations Administrative Guidelines (24 VAC 30-155), has been prepared and will be submitted to VDOT the same day.



(Signature of Applicant/Applicant's Representative)

02/25/2025

(Date)

Thomas Ruff

(Applicant/Applicant's Representative – Print Name)

COMPLIANCE WITH VDOT & COUNTY TRAFFIC IMPACT ANALYSIS REQUIREMENTS

The following must be completed for all applications: The selection below is based on a projected daily trip generation of _____ vehicles per day and a site peak hour trip generation of _____ vehicles per hour, based on the stipulations of 24 VAC 30-155. The _____ edition (latest edition) of the ITE Trip Generation Manual was used in determining the trip generation (Code Number _____ and Page Number _____).

Choose one of the two options below:

- ☐ I certify that this proposal **DOES NOT EXCEED** 380 vehicle trips per day that would require submittal of a Traffic Impact Analysis.
- ☒ I certify that this proposal **DOES EXCEED** 380 vehicle trips per day that would require a Traffic Impact Analysis be submitted.

Choose one of the two options below:

- ☐ I certify that this proposal DOES NOT MEET any of the VDOT thresholds identified in the Traffic Impact Analysis Regulations Administrative Guidelines (24 VAC 30-155) that would require a Traffic Impact Analysis to be submitted in conjunction with this application.
- ☒ I certify that this proposal MEETS at least one of the VDOT thresholds identified in the Traffic Impact Analysis Regulations Administrative Guidelines (24 VAC 30-155) that would require a Traffic Impact Analysis to be submitted in conjunction with this application. A Traffic Impact Analysis, prepared in accordance with the Traffic Impact Analysis Regulations Administrative Guidelines (24 VAC 30-155), has been prepared and will be submitted to VDOT the same day.



(Signature of Applicant/Applicant's Representative)

02/25/2025

(Date)

(Applicant/Applicant's Representative – Print Name)

RECEIVED

MAR 27 2025

HANOVER COUNTY
PLANNING DEPARTMENT

PROFFERS – Case _____

The undersigned, owner of the Property identified as GPIN No. 7880-70-4924 (the “Property”) located in Hanover County, Virginia (the “County”), voluntarily agrees for itself, and its agents, personal representatives, successors and assigns (collectively, the “Property Owner”) that, in the event the Property is rezoned from MX to M-1 (+/- 77.62 acres), the development and use of the Property will be subject to the following proffered conditions which will replace in their entirety, all previous proffers applicable to the Property:

1. **Concept Plan.** The Property will be developed in substantial conformance with that certain plan entitled “IRON HORSE DATA CENTER, CONCEPT PLAN”, prepared by Timmons Group, dated February 13, 2025, and attached hereto as **Exhibit A** and subject to the requirements and adjustments permitted in the conditions and notes stated therein and these proffered conditions (the “Concept Plan”). All parcel lines, private road locations, access points and entrances, boundaries of buildable areas, accessory use locations, utility locations (including substations), stormwater management facilities, and dimensions of undeveloped areas shown on the Concept Plan may be adjusted for purposes of final engineering of site or subdivision plans (for multiple phases) and to further allow for compliance with the requirements of state and federal agency regulations including, but not limited to, Virginia Department of Historical Resources, Virginia Department of Transportation (“VDOT”), Virginia Department of Conservation and Recreation, Virginia Department of Environmental Quality, U.S. Army Corps. Of Engineers, and the County’s Zoning Ordinance, Subdivision Ordinance, and other applicable design standards, provided that the minimum width of perimeter buffers and perimeter building setbacks remain unchanged. The determination as to whether adjustments are in substantial conformance with the layout illustrated on the Concept Plan will be made by the Director of Planning at his/her discretion. The Concept Plan shows an area of real property which includes the Property and adjoining real property located within the Town of Ashland, Virginia (the “Town”) as shown as “BOUNDARY LINE OF TOWN OF ASHLAND HANOVER COUNTY” on the Concept Plan (the “Data Center Area”). It is understood that the Data Center Area crosses the jurisdictional boundary line separating the County and the Town as generally shown on the Concept Plan as “JURISDICTION BOUNDARY LINE” (the “Jurisdictional Boundary”), and any building, access road, parking, stormwater facility or other improvements may be constructed across the jurisdictional Boundary within the Data Center Area but that these Proffers apply only to the portion of the Data Center Area located in the County. The Concept Plan shows certain areas of the Data Center Area as “BUILDING PAD

SITES”, in which buildings, parking, roads, access drives, grading areas, utility installation, stormwater facilities, fencing, walls, signage, utility infrastructure, including, but not limited to back up generators, heating, ventilation and cooling systems and facilities, water and sewer treatment facilities and pump stations, and electrical facilities, and such other improvements accessory to the use of the buildings for Data Center Use.

2. Uses. Only the following uses will be permitted on the Property:
 - a. Data Center Uses, which means any use of the Property for data processing, which includes data centers, data equipment, data storage and other technological services, for the creation of a technology park for the storage of data, such as data processing centers, internet service providers (ISPs), search portals, and related services, such as offices.
 - b. Uses related to Data Center Uses, including, but not limited to (i) electric generation, distribution, transmission and substation facilities (including solar facilities designed to serve the electricity or thermal needs of any building used for a Data Center Use located on the same parcel as the solar facility), (ii) energy and fuel storage facilities, (iii) security buildings and facilities, (iv) storage, logistics and maintenance buildings and facilities, (v) water and sewer facilities, (vi) water and sewer treatment facilities, (vii) water storage facilities (storm water, potable and non-potable water) and associated water pumps, (viii) communication, broadband, fiber optic utilities and facilities, and (ix) and other private utilities, all public utilities, and other supporting uses that relate to and support Data Center Uses with approval of a Conditional Use Permit or a Special Exception as applicable and required by the County Zoning Ordinance.
3. Building Setbacks. Any building will be set back at least two hundred feet (200') from the exterior boundary lines of the Data Center Area, which such setback will be measured from the ultimate right-of-way line of the Data Center Area (not including the Jurisdictional Boundary) after any right-of-way dedications (the “Setback Line”). The Setback Line is more particularly shown on the Concept Plan as “200’ SITE SETBACK” and is intended that no building setback will be required by this proffer with respect to the Jurisdictional Boundary or any internal parcel, lot, property or boundary line, regardless of fee ownership.

4. Buffers. The exterior boundary lines of the Data Center Area (not including the Jurisdictional Boundary) will contain a buffer a minimum of one hundred fifty feet (150') in width as generally shown on the Concept Plan as "MINIMUM 150' BUFFER" and developed generally as shown on those certain plans prepared by LandDesign and MGMA, entitled "IRON HORSE DATA CENTER" designated as Sheets L-100, L-101, L-102, L-102A, and L-103, and attached hereto as Exhibit B (the "Data Center Landscape Plans"). Any trees within such buffer will remain undisturbed; provided, however, this will not prevent the removal of trees necessary for the construction of drainage or public utility improvements, access drives, or the planting of other trees pursuant to an approved landscape plan. This buffer will also include a thoroughfare buffer along East Patrick Henry Road (State Route 54) which will be provided and designed in accordance with the standards set forth in Section 26-292.5(4) of the County Zoning Ordinance. No buffer will be required by this proffer with respect to the Jurisdictional Boundary or any internal parcel, lot, property or boundary line, regardless of fee ownership.
5. Buffer Protection Measures. If any construction activity or other land disturbance on the interior of the Property comes within twenty feet (20') of the interior edge of any portion of a buffer then in order to protect that portion of the buffer, a temporary construction fence, with a minimum height of four (4) feet, shall be installed along the interior edge of that portion of the buffer (i.e. where the Natural Buffer is 150' as set forth above, the temporary construction fence will be installed 170' in from the boundary line of the Property to protect that portion of the buffer). The temporary fence may be removed upon completion of the applicable construction or other land disturbance activity.
6. Building Height. No building on the Property shall exceed 75' in height (including any rooftop screening or parapet walls). This proffered condition is subject to the approval of a Special Exception by the County Board of Supervisors
7. Transportation Improvements.
 - a. Phasing. Prior to any site plan approval, a phasing plan for all improvements required herein will be submitted to and approved by the County. The improvements will be made in accordance with the approved phasing plan to the extent not otherwise completed. Prior to each site plan approval, an update of such phasing plan for these road improvements will be submitted to and approved by the County.

- b. Entrances. Entrances will be installed at the general locations shown on the Concept Plan. The final locations and design of the entrances will be completed as required during the site plan review and approval process, subject to the approval of VDOT.
 - c. Internal Roads. Roads internal to the Property will be private.
 - d. Route 54 at Site Entrance B. A right turn taper from Route 54 into Site Entrance B will be installed within the existing right-of-way of Route 54. Site Entrance B will be located directly across from the site entrance for the proposed Hickory Grove on the north side of Route 54, to the extent the location of such entrance is known at the time of plans review. If right-of-way is available, the pavement on Route 54 will be restriped to allow a left turn lane into Site Entrance B.
 - e. Pedestrian Path on Route 54. A minimum 10-foot wide shared use path to be located within the VDOT right-of-way along Route 54 across the frontage of the Property will be constructed subject to VDOT and County approval.
8. Right-of-Way Dedication. The Property Owner will dedicate right-of-way along the south side of Route 54 adjoining the Property where right-of-way is needed for future road widening of sixty (60) feet from the centerline of Route 54. Dedication will take place when requested by the County and will be free of cost. The Property Owner will also dedicate right-of-way along the east side of Mount Hermon Road adjoining the Data Center Area where right-of-way is needed for future road widening of twenty-five (25) feet from the centerline of Mount Hermon Road. Dedication will take place when requested by the County.
9. Utilities. Public water and sewer facilities will be used for the development of the Property.
10. Utility Lines Underground. All utility lines, such as electric, telephone, CATV, or other similar lines will be installed underground, except (a) for major transmission lines with a voltage of 64 kV or more and (b) existing lines that now traverse the Property.

11. BMPs/Retention Ponds. Any retention pond or BMP facilities on the Property will be maintained in accordance with all applicable laws, rules, and regulations and any wet pond will be aerated.
12. Hours of Construction. The hours of any exterior construction, including operating of bulldozers and other earthmoving equipment, will be limited to between 7:00 a.m. and 7:00 p.m. Monday through Saturday, except as provided in Section 16-4 of the Hanover County Code, and except in emergencies or where unusual circumstances require extending the specific hours in order to complete work, such as concrete pours or utility connections. There shall be no exterior construction on Sundays. Signs, in both English and Spanish, stating the above referenced provisions will be posted and maintained at all construction entrances to the Property prior to any land disturbances activities thereon.
13. Construction Traffic and Entrances. Construction vehicles servicing the Property will only be permitted to access the Property by way of East Patrick Henry Road (State Route 54). Any damage caused to Route 54, between its intersection with Mount Hermon Road and the second entrance into the Property located in the County, by any such construction vehicles will be promptly repaired as required by VDOT and the County, including posting a bond of up to \$50,000.00 to ensure the required work is completed and is to be released upon completion of such work. Any construction entrance for use by construction vehicles (not including maintenance and repair) must have a mud wash for the washing of construction vehicle tires as necessary to prevent mud and debris from getting on public roads when leaving the Property.
14. Screening Exterior Mechanical Equipment. Exterior mechanical equipment (including units used for heating, ventilation, cooling, air conditioning, permanent electrical generators, refrigeration equipment and ductwork, backflow prevention devices and similar feature) visible from a public right-of-way or existing residential homes will be screened from view by persons on any public rights-of-way immediately adjoining the Property or from adjacent residential homes as follows:
 - a. Roof-mounted mechanical equipment. Mechanical equipment mounted on the roof of a building must be screened by a parapet wall, roof screen, or similar device that is integrated into the building's building form and of a height equal to or greater than the height of the mechanical equipment being screened.

- b. Ground-mounted and wall-mounted mechanical equipment. Mechanical equipment mounted on or near ground-level, or otherwise mounted on a building wall, must be screened by any combination of sight-obscuring dense evergreen vegetation or decorative walls or fences that incorporates at least one of the primary materials or colors of the nearest wall of the primary structure on the lot. The height of the vegetation, wall, or fence shall equal or exceed that of the mechanical equipment being screened. In addition to screening, ground-mounted mechanical equipment must be separated from adjacent residential homes by a principal building.
- c. Planning Director's Review. The method of screening will be submitted at the time of site plan review and line of sight profiles will be provided prior to site plan approvals. As determined by the Planning Director, screening for mechanical equipment for Data Center Uses may incorporate perforated surfaces on screening walls as necessary to permit ventilation of such mechanical equipment while still providing adequate screening.

15. Signs. With the exception of on-site directional signs, all free-standing signs will be monument type with a masonry base. Such signs may be either internally illuminated or lit with down lighting; directional signs will be internally illuminated only. Building or façade mounted advertising signs will not be illuminated. The materials and design of any signs will be compatible with the proposed materials and architectural theme of the proposed structures.

16. Lighting.

- a. House side shields must be installed on all lighting fixtures.
- b. Parking lot lighting will be limited to thirty feet (30') in height and any pole-mounted exterior lighting within three hundred feet (300') of the exterior boundary of the Property (not including the Jurisdictional Boundary) will not exceed eighteen feet (18') in height.
- c. No wall pack lighting will be permitted on exterior building walls facing and adjoining property currently used for residential purposes unless required by the applicable Building Code or County Code.

- d. Although data centers have minimal windows generally, applicant further proffers that interior lighting will be minimized from being emitted externally at night (using window coverings, design features, or other shading mechanisms) where the windows face the eastern or southern external boundary lines of the Property.
 - e. Lighting shall not exceed .50 foot-candles at the internal edge of the one hundred fifty foot (150') buffer generally shown on the Concept Plan as "Natural Buffer." Lighting that is exempt from these requirements includes temporary lighting and lighting provided for emergency or safety and security purposes as required by the Building Code, Electrical Code or otherwise within the County Code.
17. Trash Enclosures. Any proposed enclosure area for dumpsters, if provided, that can be seen from a public right-of-way or existing residential homes must be constructed of masonry, tilt, or other cementitious product on three (3) sides that is complementary to the buildings and the fourth side must be gated with an opaque material. Any such trash enclosures will be additionally screened from view with landscaping or other screening materials.
18. Outside Storage. Outside storage of materials or supplies will be prohibited, however, this will not preclude the loading, unloading, or parking of trucks or trailers in designated loading and parking areas.
19. Elevations. Buildings used for Data Center Uses will (i) generally be in conformance with renderings entitled "WestDulles/Ironhorse Data Center Elevation Examples," dated September 19, 2024, and attached hereto as **Exhibit C** with respect to quality of design, massing, architecture, and variety of features and (ii) principal building facades will meet the following standards:
- a. For the purposes of this subsection, the term "principal building facades" will include all building facades substantially visible to abutting public roads or adjacent to planned or existing residential or agricultural districts.
 - b. Principal building facades will avoid the use of undifferentiated surfaces by including at least four (4) of the following design elements (with such features occurring at least once every 150 horizontal linear feet):
 - i. change in building height
 - ii. building step-backs, projections or recesses
 - iii. fenestration

- iv. changes in building material, pattern, texture, color
- v. use of accent material
- vi. overhangs
- vii. canopies or porticos
- viii. arcades
- ix. variations in the roof line

- c. Principal building facades will use one or more neutral colors (such as taupe, tan, brown, beige, ivory, cream, white, black, grey) with accent colors to complement the dominant building color. High contrast colors will be avoided.
- d. When a building has more than one principal facade, such facades will be consistent in their design, materials, details, and treatments.
- e. Each building containing a Data Center Use will include at least one main entrance feature. Main entrance features must either project or recess from the main building plane, and/or be differentiated from the remainder of the building façade by a change in building material. Architectural features used to meet this requirement can also be counted towards the requirement listed in subsection b listed above.
- f. Building elevations must be submitted with the site plan application for each building. In the event a building's architectural style is not in accordance with the foregoing, deviations may be approved by the Planning Director, upon the Planning Director's finding that the deviations are generally in keeping with the spirit and concept of the illustrations.

20. Building Materials. Exposed exterior wall surfaces (above finished grade) of all individual buildings (excluding rooftop screening materials for mechanical equipment) must be constructed with one or more of the following siding materials: decorative concrete block (including, without limitation, split face block, smooth face block, fluted block, and ground face block), tilt-up or pre-cast concrete, brick, brick veneer, glass, metal (other than corrugated metal), stone, cast stone, stone veneer, stucco, synthetic stucco, glass block, cementitious siding, insulated panels, concrete tile, or ceramic tile, unless other material is approved at time of site plan review. In no case will unpainted concrete block, unfinished corrugated metal, or unfinished sheet metal be permitted. For purposes of these proffered conditions, "wall surfaces" will not be deemed to include columns, pilasters, trim, gutters, accent materials, architectural features, windows, doors, bay doors, piers, wall

sections and headers near roll up doors and loading doors. For buildings containing Data Center Uses a minimum of 50% of the principal building façade(s) that can be seen from public rights-of-way or adjacent residential homes will consist of brick, brick veneer, stone, cultured stone, stone veneer, concrete (both precast and cast-in-place), decorative metal panels or anodized aluminum and/or glazing systems as finish materials.

21. Building Standards. In all instances, any building, including any energy storage standalone structures, on the Property will be constructed to NFPA code sections 75, 76 and 855, as applicable, as well as all other applicable codes, including the applicable provisions of the Virginia Uniform Statewide Building Code in effect at the time of building permit application.
22. Security and Fencing. Fencing, security gates, and guard buildings may be installed to surround the perimeter of the Data Center Area or any portion thereof, but inside of any buffer required herein. Security fencing will also be installed around the perimeter of any substation serving the Data Center Area unless prohibited by Dominion Energy, Inc. (Dominion Power). Fencing will appear generally as shown on the Iron Horse Data Center Fencing Exhibit dated February 23, 2024, attached hereto as **Exhibit D**. The design and final location of the perimeter fencing and security fencing must be approved at the time of site plan review and approval.
23. Noise Control. The applicant will engage a certified professional to conduct a noise study for any building in the Data Center Area within thirty (30) days of the date such building becomes operational. The noise study will include recommendations for any necessary mitigation measures required to ensure conformity with the County Noise Ordinance. Such recommended mitigation measures will be implemented within sixty (60) days after the noise study, unless a particular mitigation measure will be implemented within a longer period of time as approved by the Planning Director. Any required mitigation measures may be noted on the approved plans as an administrative amendment. In addition to the foregoing, physical sound attenuation on any mechanical equipment (including but not limited to ground supported barriers, earthen berms, mechanical screening or other attenuation techniques as specifically called out in subsequent sound studies) will be installed for any building used for Data Center Uses that is located within one thousand two hundred feet (1,200') of any adjoining residential home and that is either (i) installed on the rooftop of such building or (ii) installed on the exterior side of such building and directly facing such residential home, in each case unless a noise study demonstrates that there is no incremental noise from such mechanical equipment as a result of the foregoing installation locations. Testing of any back-

up generators in the Property will be limited to between the hours of 7:00 a.m. and 7:00 p.m., Monday through Saturday, unless otherwise required by applicable state or federal law or regulation. There will be no exterior alarms or speaker systems permitted on any building located on the Property except for emergency alarms and alarms or beepers located on vehicles.

24. Open Space. No less than thirty-seven percent (37%) of the Property will be open space, buffers and undeveloped land not consisting of buildings, structures, parking areas and drive aisles.

[Signatures on following page.]

Andrew M. Condlin, by Power of Attorney
Date:

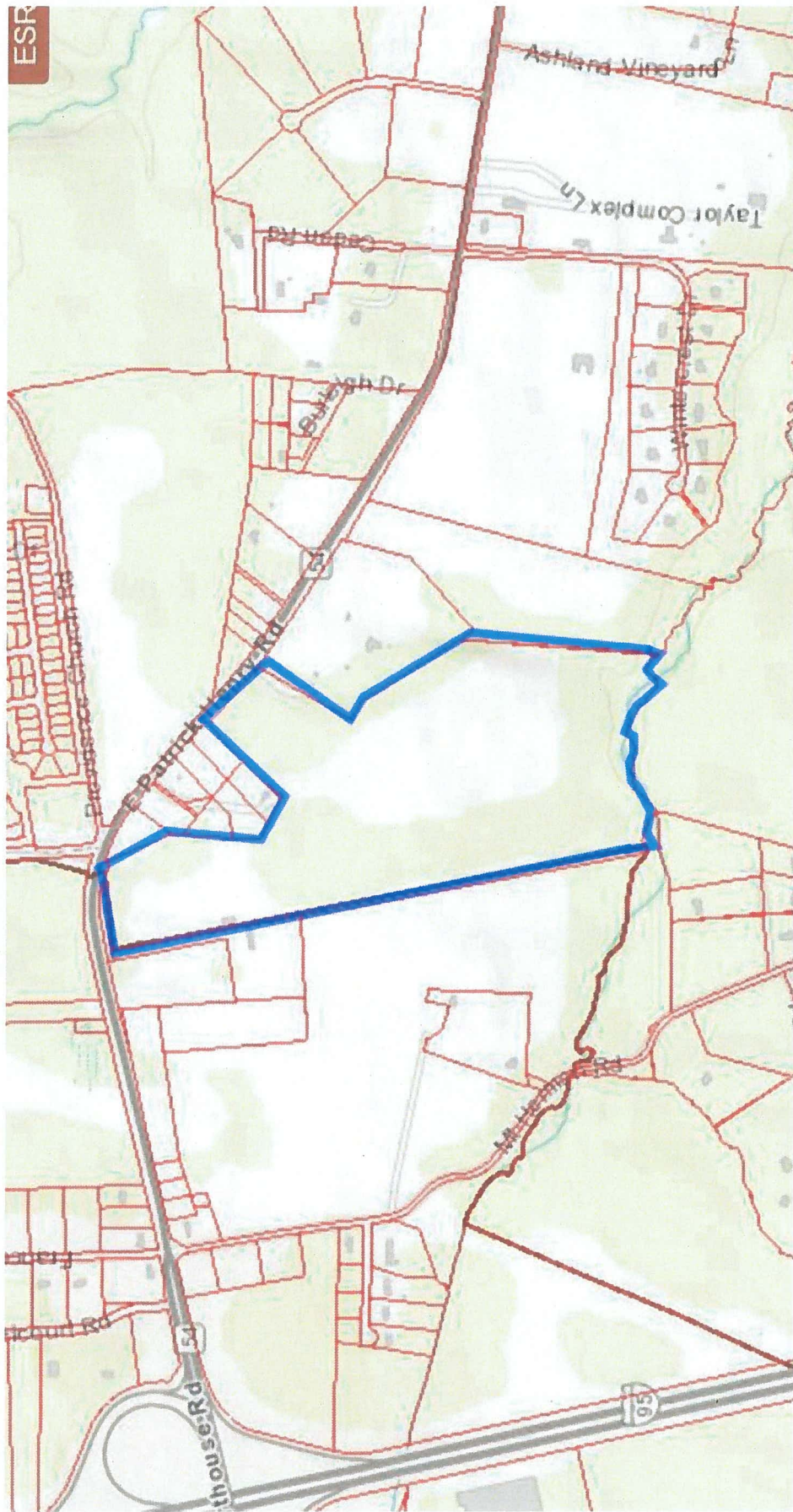
COMMONWEALTH OF VIRGINIA,
CITY OF RICHMOND, to-wit:

I, Tracy Gibrall Craddock, do hereby certify that Andrew M. Condlin has
acknowledged the foregoing Proffers before me, this ____ day of _____, 2025.

_____(SEAL)
Notary Public

My commission expires: _____

Notary registration number: _____



{01705602;v1}



Commencing at a point on the western right of way line of State Route 656, Mount Herman Road and the southern right of way line of State Route 54, East Patrick Henry Road, thence along said right of way line of State Route 54, East Patrick Henry Road in a western direction a distance of 3243'± to a rod set, said rod **Being The True Point and Place of Beginning**, thence along said right of way line South 50°17'17" East a distance of 368.80' to a rod set, thence along a curve to the left having a radius of 2150.00', a length of 61.32', a Delta of 01°38'03", a chord bearing of South 51°20'46" East and a chord distance of 61.32' to a rod found, thence leaving said right of way line South 29°40'15" West a distance of 595.89' to a rod found, thence South 60°19'29" East a distance of 124.99' to a rod found, thence South 33°17'10" East a distance of 640.24' to a rod set, thence South 04°05'14" West a distance of 1304.69' to a point, said point lying in the centerline of a Mechumps Creek, thence along said centerline of Mechumps Creek in an western direction a distance of 1022'± to a rod set (along a survey tie line North 77°05'03" West a distance of 856.98' to a rod set), thence leaving said centerline of a Mechumps Creek South 14°55'29" West a distance of 109.23' to a rod set, thence South 89°22'29" West a distance of 223.50' to a rod set, thence North 11°07'14" West a distance of 2713.83' to a rod found, thence North 11°07'14" West a distance of 463.28' to a rod found, thence North 81°23'00" East a distance of 407.47' to a rod found, said rod lying on the southern right of way line of State Route 54, East Patrick Henry Road, thence along said right of way line North 81°23'00" East a distance of 56.35' to a rod found, thence along a curve to the right having a radius of 914.93', a length of 47.44', a Delta of 02°49'19", a chord bearing of South 75°49'19" East and a chord distance of 47.43' to a rod found, thence leaving said right of way line South 24°03'24" East a distance of 414.46' to a rod found, thence South 04°18'10" West a distance of 346.22' to a rod found, thence South 02°03'59" East a distance of 149.09' to a pipe found, thence South 63°50'05" East a distance of 263.69' to a pipe found, thence North 39°52'39" East a distance of 145.77' to a pipe found, thence North 45°25'55" East a distance of 439.42' to a rod set, said rod lying on the southern right of way line of State Route 54, East Patrick Henry Road, and being **The True Point and Place of Beginning** and containing 77.62± Acres of land more or less.

BUFFER LEGEND:

BUFFER NOTES:

1. EXISTING TREES TO BE PRESERVED IN THIS AREA, A COMBINATION OF EXISTING CANOPY AND UNDERSTORY VEGETATION MUST BE EVALUATED IN FIELD TO DETERMINE SUITABILITY FOR PRESERVATION AND CONFIRM COMPLIANCE WITH BUFFER REQUIREMENTS.
2. SUPPLEMENTAL PLANTING IN AREAS OF PRESERVATION MAY BE CONSIDERED (AND/OR REQUIRED) PER HANOVER COUNTY ZONING ORDINANCE, SECTION 5; LANDSCAPING REQUIREMENTS FOR COMPLETION OF A VEGETATIVE SURVEY AND/OR ANALYSIS.
3. THIS IS A PROTECTED AREA. EXISTING TREES TO BE PRESERVED, ADDITIONAL, TREE PRESERVATION NOTES BELOW.
4. ANY AND ALL TREE PRESERVATION MUST ADHERE TO SECTION 5 AND ALL TREE PRESERVATION REQUIREMENTS. TREE PRESERVATION DETAILS AND SPECIFIC REQUIREMENTS TO BE PROVIDED AT TIME OF SITE PLAN REVIEW.
5. AERIAL SHOWN FOR REFERENCE ONLY TO ILLUSTRATE APPROXIMATE LIMITS OF EXISTING TREE CANOPY. AERIAL MAY NOT BE AN EXACT REPRESENTATION OF CURRENT CONDITIONS ON-SITE. A SURVEY MUST BE CONDUCTED TO EVALUATE EXISTING VEGETATION AND CANOPY COVERAGE.
6. NO GRADING INFORMATION WAS AVAILABLE AT TIME OF THESE EXHIBITS AND DESIGNS. GRADING MAY IMPACT SIDEWALK AND PLANTING DESIGN, AS WELL AS AREAS PRESERVED.
7. APPROXIMATE PLANTING SHALL BE IN COMPLIANCE WITH SECTION 28-292.5 (4) OF HANOVER COUNTY CODE (LANDSCAPING FOR SOLAR ENERGY FACILITIES).
8. BUFFER CONTINUES THROUGH THE TOWN OF ASHLAND.



APPLICATION PLAN



PRELIMINARY
THIS DOCUMENT IS FOR INFORMATION ONLY AND NOT BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF LAND DESIGN. THE INFORMATION CONTAINED HEREIN IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF LAND DESIGN.

NOT FOR CONSTRUCTION
IRON HORSE DATA CENTER

101 GREAT FALLS STREET
FALLS CHURCH, VIRGINIA

2023.17

REVISION / IS

NO.	DESCRIPTION	DATE
1	LANDSCAPE PLAN FOR	06/06/20
2	REVISIONS	06/06/20
3	REVISIONS	06/06/20
4	REVISIONS	06/06/20
5	REVISIONS	06/06/20
6	REVISIONS	06/06/20
7	REVISIONS	06/06/20
8	REVISIONS	06/06/20
9	REVISIONS	06/06/20
10	REVISIONS	06/06/20

DATE: 06/06/20

SCALE: 1" = 100'

DATE: 06/06/20

SCALE: 1" = 100'

DATE: 06/06/20

SCALE: 1" = 100'

DATE: 06/06/20

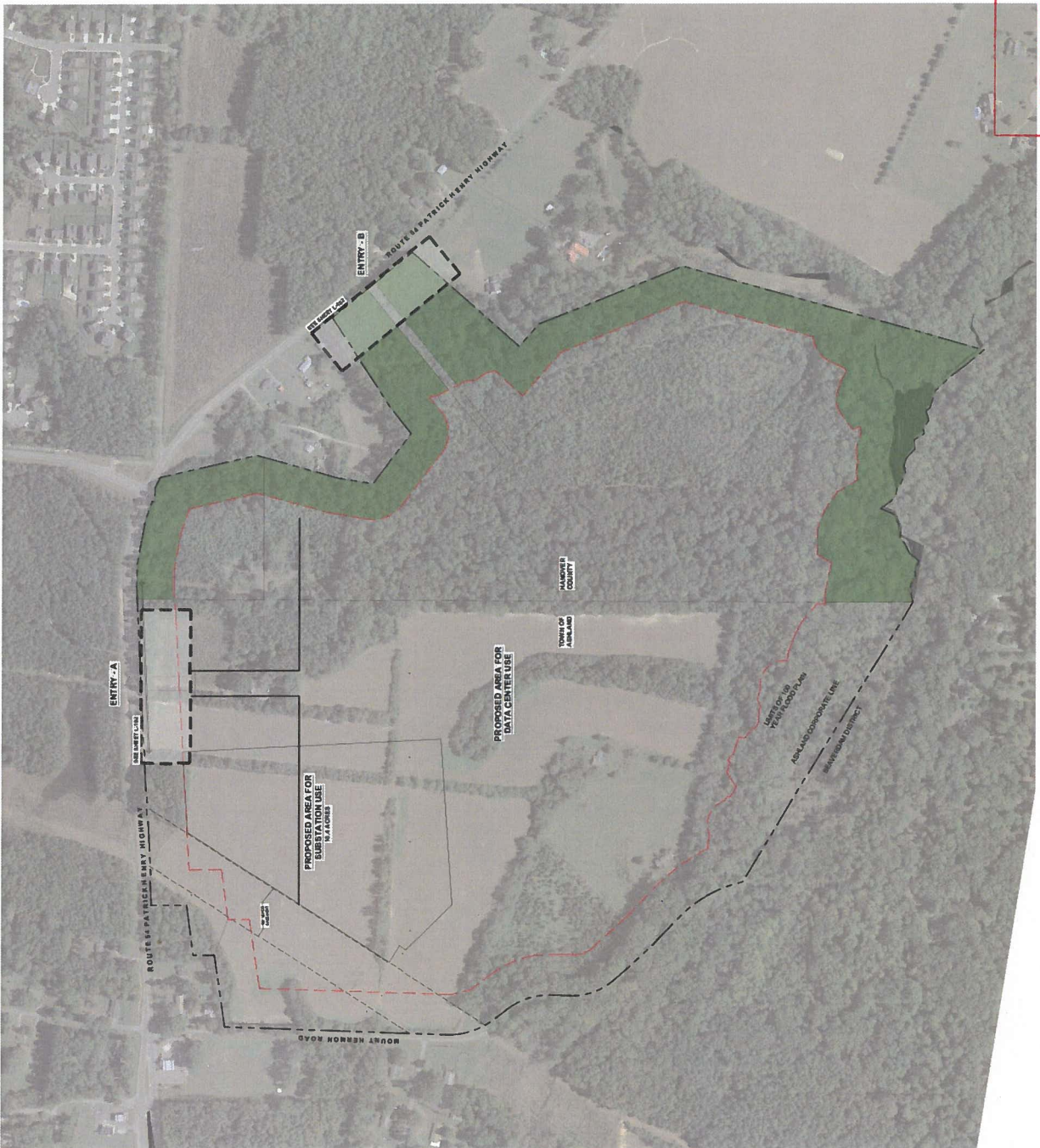
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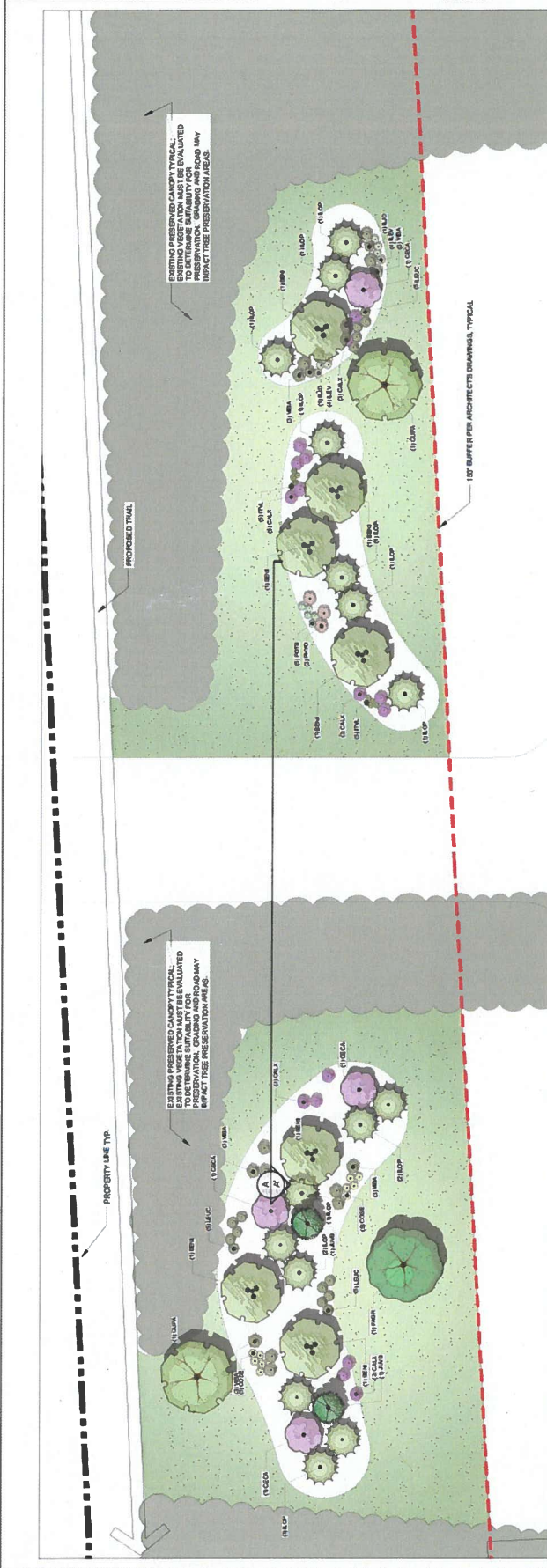
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SCALE: 1" = 100'

L-101

APPLICATION PLAN



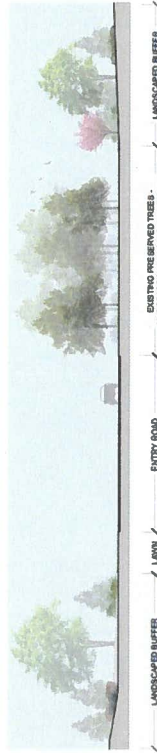


ROUTE 54 ENTRY BUFFER FOR BOTH ENTRANCES A & B

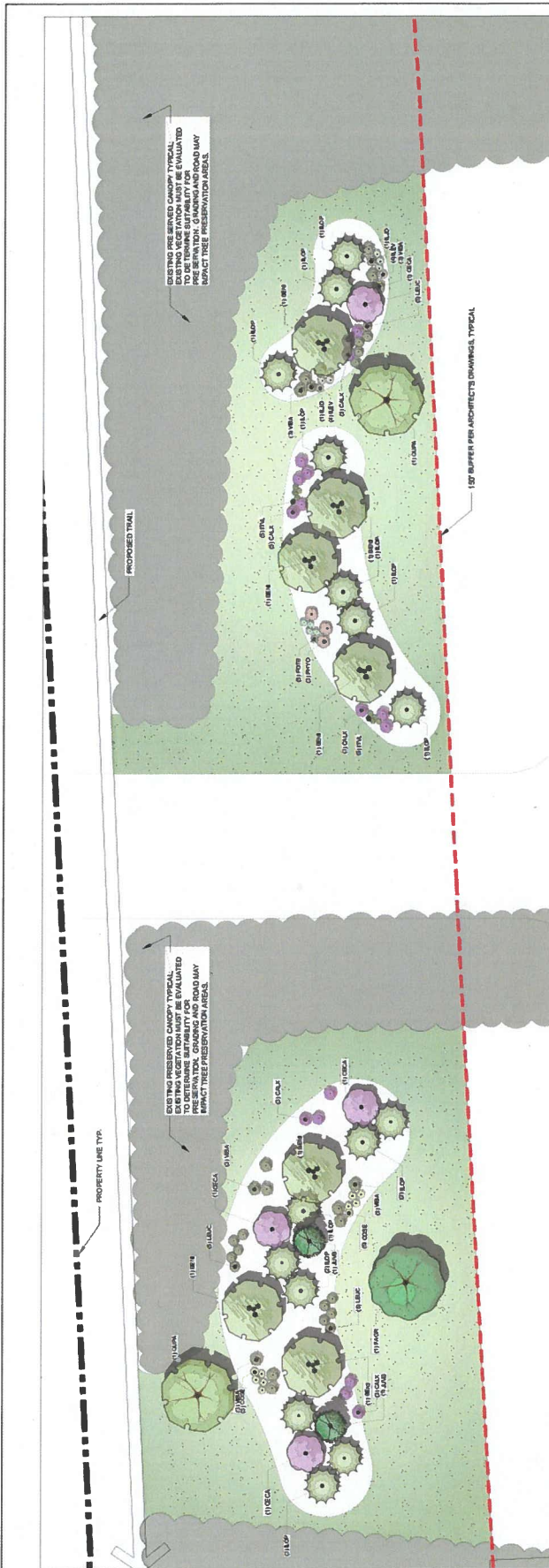
PLANT SCHEDULE 54 BUFFER			COMMON NAME	
SYMBOL	CODE	BOTANICAL NAME		
DECIDUOUS TREES				
	DE	DELLA NODIA	WHITE BIRCH	
	PA	PAZIL GARGOLLA	AMERICAN BEECH	
	CU	CURIOUS PALLIDUS	PIE OAK	
EVERGREEN TREES				
	LO	LOP OPA	AMERICAN HOLLY	
	JO	JANUARIUS VERGILIANUS	BLUE SPRUCE	
ORNAMENTAL TREES				
	CE	CELESTINE	GRAND PINE	
DECIDUOUS SHRUB				
	CA	CALLICAPPA 1. VILLOSA	FLORAL AND FLORAL - FLORES OAK	
	CO	CORDUS BERNARDI	RED-LEAFED DOGWOOD	
	FO	FORSYTHIA	FLORAL AND FLORAL - FLORES OAK	
	LO	LOP OPA	FLORAL AND FLORAL - FLORES OAK	
	LO	LOP OPA	FLORAL AND FLORAL - FLORES OAK	
	LO	LOP OPA	FLORAL AND FLORAL - FLORES OAK	
	LO	LOP OPA	FLORAL AND FLORAL - FLORES OAK	
EVERGREEN SHRUB				
	LO	LOP OPA	FLORAL AND FLORAL - FLORES OAK	

ROUTE 54 ENTRY BUFFER SECTION-ELEVATION A-A'

NOTE: Grading and existing canopy/understory information was not available at time of this exhibit. Proposed topography shown for illustrative purposes only; actual grading conditions may change in later phases of design.



APPLICATION PLAN



ROUTE 54 ENTRY BUFFER

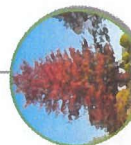
DECIDUOUS TREES



BENI
Partida única
River Blimb



FAGR
Vigna grandifolia
Amazonian Rainforest



QUPA
Quercus pedunculata
Bo. Qup.



ILOP
has space
a modern living



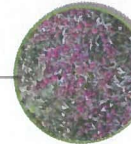
JUN
[unpublished manuscript]
Q. d. [unpublished manuscript]

EVERGREEN TREES



OECA
Cercia concoloratus
E. concoloratus

DIAMETER TREES



CALX
Calliopsis x Nodosa
Pump and Plantiful Purple
Closest to the bottom.



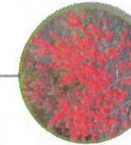
COSE
Cornus amomum 'Kotegol'
Kelsey's Dwarf Red Twig Dogwood



FOTB
Fisheryella gonensis 'Hare, Mos'
Blug Masi Fothergilla



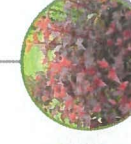
ILVJ
Ilex verticillata 'Jim Dandy'
Jim Dandy Winterberry



ILVR
Illex verticillata 'Red Spine'
Red Spine Winterberry



TM
has ripened Little Henry
Little Henry Sweetspire

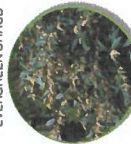


PHYTO
Physocarpus opulifolius Center Glow
Center Glow Ninebark



VIBA
Viburnum dentatum Arrowood
Arrowwood *Viburnum*

VERGAEFFEN S. HRI IR



LEUC
Leucobor axillaris
Coastal Leucoborae

APPLICATION PLAN

ORNAMENTAL TREES

EVERGREEN TREES

DECIDUOUS TREES

DECIDUOUS SHRUBS

Arrowood Vacuum

APPLICATION PLAN

PLANT SCHEDULE	SYMBOL CODE	BOTANICAL NAME	COMMON NAME
DECIDUOUS TREES	BEA	BETULA MEDIA	WHITE BIRCH
	FAH	FAGUS GRANDIFOLIA	AMERICAN OAK
	QPA	QUERCUS PAUMOTENS	PIN OAK
EVERGREEN TREES	SLP	LARIX CHINO	AMERICAN LARCH
	YVS	ABIES VEITCHIANA SUMMER	PURE EASTERN REDWOOD
	CECA	CEDRUS CHINENSIS	BALE THORN REDWOOD
ORNAMENTAL TREES	CFR	CONIFUS S. INDICA 'CHINENSIS' EVERGREEN	CHINESE PRINCE'S DOOD
	CAU	CALOCYBUS 'TETRALEPIDIS'	FLAME AND BLUEBERRY PALM
	POPS	POINCEANNA 'LANCEOLATA' EVERGREEN	FLAME TREE
DECIDUOUS SHRUB	SLA	SLYD. VERTICILLATUS 'JAS. DANCY'	FLORIDY PETIT FORTUNA
	SLV	SLYD. VERTICILLATUS 'JAS. DANCY'	FLORIDY PETIT FORTUNA
	RYA	RYA. VERTICILLATUS 'JAS. DANCY'	FLORIDY PETIT FORTUNA
GROUND COVERS	YVA	YVA. VERTICILLATUS 'JAS. DANCY'	FLORIDY PETIT FORTUNA
	YVA	YVA. VERTICILLATUS 'JAS. DANCY'	FLORIDY PETIT FORTUNA
	YVA	YVA. VERTICILLATUS 'JAS. DANCY'	FLORIDY PETIT FORTUNA
EVERGREEN SHRUB	YVA	YVA. VERTICILLATUS 'JAS. DANCY'	FLORIDY PETIT FORTUNA
	YVA	YVA. VERTICILLATUS 'JAS. DANCY'	FLORIDY PETIT FORTUNA
	YVA	YVA. VERTICILLATUS 'JAS. DANCY'	FLORIDY PETIT FORTUNA
GROUND COVERS	YVA	YVA. VERTICILLATUS 'JAS. DANCY'	FLORIDY PETIT FORTUNA
	YVA	YVA. VERTICILLATUS 'JAS. DANCY'	FLORIDY PETIT FORTUNA
	YVA	YVA. VERTICILLATUS 'JAS. DANCY'	FLORIDY PETIT FORTUNA
ORNAMENTAL GRASSES	YVA	YVA. VERTICILLATUS 'JAS. DANCY'	FLORIDY PETIT FORTUNA
	YVA	YVA. VERTICILLATUS 'JAS. DANCY'	FLORIDY PETIT FORTUNA
	YVA	YVA. VERTICILLATUS 'JAS. DANCY'	FLORIDY PETIT FORTUNA

ORNAMENTAL GRASSES		TARA PLANTS DISPOSED
SP-4	SPOROLUS HETEROLEPIS TARA'	

DECIDUOUS TREES		EVERGREEN TREES		ORNAMENTAL TREES	
					
BENI <i>Betula nigra</i> River Birch	FAGR <i>Fraxinus americana</i> American Beech	QUPA <i>Quercus prinus</i> Pin Oak	LOP <i>Libocedrus decurrens</i> American Holly	JUVB <i>Juniperus virginiana</i> "Buried Elm" Buried Elm Redwood	CECA <i>Cedrus canadensis</i> Eastern Redbud
					
CALX <i>Calluna vulgaris</i> Pamp. and Pamp. Grass	COSE <i>Cornus sericea</i> Red Dogwood	FOTB <i>Forsythia ovata</i> Blue Star	ILUD <i>Ilex verticillata</i> "Jim Dandy" Jim Dandy	ILEV <i>Ilex verticillata</i> "Red Dogwood" Red Dogwood	ITVL <i>Ilex verticillata</i> "Little Harry" Little Harry
					
SPIB <i>Syringa alba</i> White Dogwood	PHYO <i>Physocarpus opulifolius</i> "Corner Oak" Corner Oak	SPIB <i>Syringa alba</i> White Dogwood	SPIB <i>Syringa alba</i> White Dogwood	SPIB <i>Syringa alba</i> White Dogwood	SPIB <i>Syringa alba</i> White Dogwood

RECEIVED

MAR 27 2025

HANOVER COUNTY
PLANNING DEPARTMENT

APPLICATION PLAN

SURVEY NOTES:
1) OWNER OF RECORD: TRADEPORT HANOVER LAND LLC
PARCEL ID: 7880-70-024
2) THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE BINDER THEREFORE ALL EXISTING EASEMENTS MAY NOT BE SHOWN.
3) CURRENT ZONING: MX AND PSC
4) THIS PLAT DOES NOT REPRESENT A CURRENT FIELD SURVEY. ANY DISCREPANCIES WERE COMPILED FROM A PREVIOUS TIMMONS GROUP SURVEY PERFORMED DECEMBER 9, 2021. JOB NUMBER 48471.004.

7
NF
CHRISTOPHER S. CULLEY
GPN: 7880-71-0786
D.B. 2562, PG. 861

8
NF
JOSEPH & LISA FLAGG
GPN: 7880-71-0819
D.B. 3387, PG. 1503

9
NF
LEWIS O. HOPKINS JR.
GPN: 7880-71-0851
D.B. 3197, PG. 3159

1
NF
HANOVER COUNTY
GPN: 7880-72-3367
D.B. 3143, PG. 2886

2
NF
JOYCE M. CORKER
REVOCABLE TRUST
GPN: 7880-72-2200
D.B. 3273, PG. 527

3
NF
KIMBERLY BARBER & DONALD MATTHEWS
GPN: 7880-71-0856
D.B. 3153, PG. 247

4
NF
KIMBERLY BARBER & DONALD MATTHEWS
GPN: 7880-72-3161
D.B. 3153, PG. 247

5
NF
JOLANE F. GONNER
GPN: 7880-72-3161
D.B. 3153, PG. 247

6
NF
JAMES O. DYSON JR. AND VIRGINIA H. DYSON
GPN: 7880-71-0859
D.B. 2533, PG. 548

PARCEL "B"
M-1 ZONING
77.62± APPROX. ACRES
TRADEPORT HANOVER LAND LLC
GPN: 7880-70-024
D.B. 3378, PG. 778

LINE TABLE		
LINE	BEARING	LENGTH
L1	N81°23'00"E	66.35'
L2	S80°19'28"W	124.58'
L3	S14°52'28"W	108.23'
L4	S89°22'29"W	223.50'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N75°19'53"E	55.56'
L2	N80°13'35"E	92.76'
L3	N89°20'38"E	188.89'
L4	S82°08'40"E	81.63'
L5	S16°54'26"E	8.40'

CURVE TABLE				
CURVE	RADIUS	LENGTH	TANGENT	CHORD BEARING
C1	614.63'	47.44'	2°58'15"	S75°46'19"E
C2	2150.00'	61.32'	30.86°	S51°20'46"E

SCALE 1"=200'

COMPILED PLAT SHOWING
ZONING OF VARIOUS PARCELS
OF LAND LOCATED IN
HANOVER COUNTY VIRGINIA

BEAVERDAM DISTRICT
DATE: February 14, 2025
SHEET: OF 1
DRAWN BY: J. Livingston
CHECK BY: D. Rugh

HANOVER, VA
SCALE: 1"=200'
JLN: 48471.003
CHECK BY: D. Rugh

THIS DRAWING PREPARED AT THE
TIMMONS GROUP, 43721 WILSON ROAD, SUITE 200, FARMERSVILLE, VA 22625
703.861.1800 FAX 703.861.1511 WWW.TIMMONSGROUP.COM

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Infrastructure
Technology

YOUR VISION ACHIEVED THROUGH OURS.



TIMMONS GROUP

MAR 27 2025

**HANOVER COUNTY
PLANNING DEPARTMENT**



Iron Horse Data Center

CONCEPT PLAN - February 13, 2025

APPLICATION PLAN



Exhibit C
WestDulles/Iron Horse Data Center Elevations
September 19, 2024



Changes in building material,
pattern, texture, & color
Neutral colors
Fenestration
Variations in the roof line
Building step-backs, projections or
recesses

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HANOVER COUNTY
PLANNING DEPARTMENT

Exhibit C
WestDulles/Iron Horse Data Center Elevations
September 19, 2024



Changes in building height
Changes in building material,
pattern, texture, & color
Neutral colors
Use of accent material
Variations in the roof line
Main entrance feature

Exhibit C
WestDulles/Iron Horse Data Center Elevations
September 19, 2024



Building step-backs and projections
Changes in building material, pattern,
texture, & color
Neutral colors

EXHIBIT D

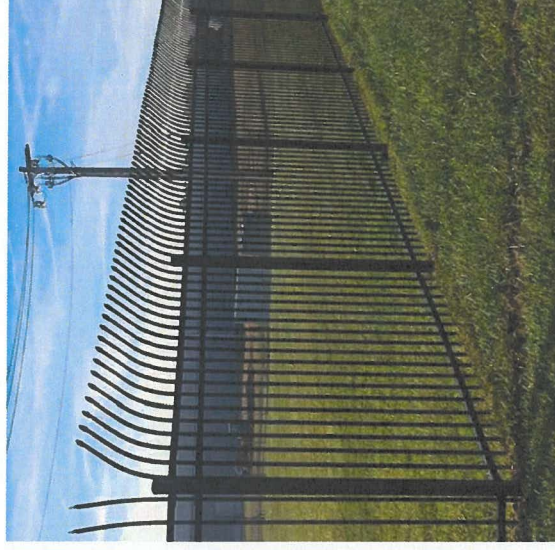
PERIMETER/SECURITY FENCING



EXAMPLE PERIMETER/SECURITY FENCING



EXAMPLE PERIMETER/SECURITY FENCING



EXAMPLE PERIMETER/SECURITY FENCING

- NOTE:
1. PERIMETER FENCING MAY BE INSTALLED AROUND THE PERIMETER OF THE PROJECT OR AS OTHERWISE APPROVED BY THE PLANNING DEPARTMENT. SECURITY FENCING SHALL BE APPROVED BY THE PLANNING DEPARTMENT FOR CONSISTENCY IN THE CONCEPT PLAN AT THE TIME OF SITE PLAN REVIEW AND APPROVAL.
 2. FENCING SHALL BE A MINIMUM OF 6 FEET IN HEIGHT AND A MAXIMUM OF 7 FEET.
 3. FENCING SHALL NOT BE CHAINLINK WITH OR WITHOUT SLATED INSERTS, AND SHALL NOT INCLUDE BARBED WIRE OR OTHER SIMILAR MATERIAL.
 4. SECURITY FENCING SHALL BE USED AROUND THE PERIMETER OF ANY SUBSTATION UNLESS PROHIBITED BY DODGEBOOK POWER.
 5. SECURITY FENCING SHALL BE USED AROUND THE PERIMETER OF ANY BUILDING AND APPROVAL.
 6. THE BACKLASH REPRESENTATIVE FENCING SHALL BE USED AROUND ANY SECURITY FENCING THROUGHOUT THE PROJECT SITE.

Iron Horse Data Center

Fencing Exhibit - February 23, 2024