OLD RIDGE ROAD
COMMERCIAL/LIGHT-INDUSTRIAL PROJECT
CONDITIONAL USE PERMIT SET
OLD RIDGE ROAD, LLC
AT
OLD RIDGE ROAD
HANOVER COUNTY - BEAVERDAM - VIRGINIA

GENERAL SITE INFORMATION

PARCEL ID #S: 7881-69-6763 & 7882-50-6221

REZ: REZ2025-00014

CUP: CUP2025-00011

SE: SE2025-00019

CUP ACREAGE: ± 204.8 AC.

DISTRICT: BEAVERDAM

ZONING:

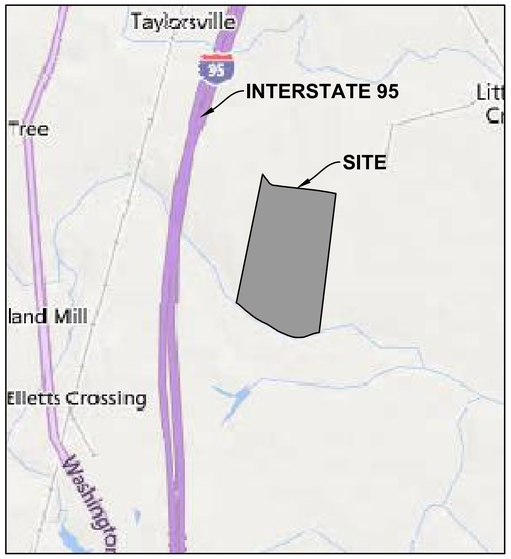
CURRENT A-1

PROPOSED M-2

STREET ADDRESS: 10165 OLD RIDGE ROAD

EXISTING USE: AGRICULTURAL

PROPERTY ACREAGE: ± 204.8 AC.



VICINITY MAP
SCALE 1" = 2000'

CONDITIONAL USE PERMIT SHEETS

1 - COVER
2 - SURVEY ALTA (METES & BOUNDS)
3 - SURVEY ALTA (METES & BOUNDS)
4 - EXISTING CONDITIONS
5 - ADJACENT PROPERTY EXHIBIT
6 - DEVELOPMENT AREA
7 - CONCEPTUAL SKETCH PLAN - A
8 - CONCEPTUAL SKETCH PLAN - B
9 - SUBSTATION EXHIBIT
10 - FENCE EXHIBIT
11 - DATA CENTER EXHIBIT
12 - PUMP STATION EXHIBIT
13 - SOLAR PANEL EXHIBIT
14 - POWER GENERATION & TIER 2 BATTERY EXHIBIT

ENGINEER
TIMMONS GROUP
THAD RICH
7053 CELEBRATION PARK AVE, SUITE 300
RICHMOND, VIRGINIA 23225
PHONE: (804) 200-6592
E-MAIL: THAD.RICH@TIMMONS.COM

ZONING ATTORNEY
ROTH JACKSON GIBBONS CONDLIN PLC
ANDREW CONDLIN
PHONE: (804) 977-3373
EMAIL: ACONDLIN@ROTHJACKSON.COM

CLIENT
OLD RIDGE ROAD, LLC

07/01/2025	Concept Plan Submission #1
10/15/2025	Community Meeting
12/19/2025	Concept Plan Submission #2

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OLD RIDGE ROAD COMMERCIAL/ LIGHT-INDUSTRIAL PROJECT
OLD RIDGE RD, ASHLAND, VA23005
BEAVERDAM
COVER

FARLEY/HUFF SITE	HANOVER COUNTY
DATE: DECEMBER 19, 2025	SCALE: AS SHOWN
DRAWING 1 OF 14	PROJECT: 65867

S:\305\65867-Old_Ridge\002-305-Farley-Huff\DWG\Sheet\CUP\65867-CUP-1-COVR.dwg | Plotted on 12/22/2025 9:57 AM | by Ryan Voss

SURVEY NOTES:

OWNERS OF RECORD: FARLEY FARMS, LLC — DECEMBER 12, 2018 — D.B. 3391, PG. 3023 — PARCEL ID: 7881-69-6763

BRANDON HUFF — D.B. 3376, PG. 358 — PARCEL ID: 7882-50-6221

PARCEL ID 7881-69-6763 AREA: ±167.8 ACRES
PARCEL ID 7882-50-6221 AREA: ±37.0 ACRES
TOTAL SURVEYED AREA: ±204.8 ACRES

1. THIS PLAT IS BASED ON A CURRENT TIMMONS GROUP FIELD SURVEY. FIELDWORK WAS PREFORMED THE WEEK OF AUGUST 26 & SEPTEMBER 2, 2024.
2. THIS PLAT WAS PREPARED WITH THE BENEFIT OF A TITLE REPORT PREPARED BY JGR TITLE, INC.
3. HORIZONTAL CONTROL IS BASED ON VA STATE PLANE, NAD83 SOUTH ZONE AS DETERMINED BY GPS.
4. THIS PROPERTY LIES IN ZONE X: AREA OF MINIMAL FLOOD HAZARD, ZONE X: AREA OF 0.2% ANNUAL CHANCE FLOOD HAZARD, AND ZONE AE: SPECIAL FLOOD HAZARD AREA WITH BFE OR DEPTH, PER FEMA COMMUNITY PANEL NUMBER 51085C0180C & 51085C0190C, BOTH WITH EFFECTIVE DATES OF JUNE 20, 2024.
5. SUBSTANTIAL FEATURES OBSERVED CONDUCTING THE FIELD SURVEY ARE SHOWN HEREON. SIGNIFICANT EXISTING FEATURES AND IMPROVEMENTS ARE BASED ON LIDAR MAPPING PERFORMED BY TIMMONS GROUP, INC. ON 8-28-24 USING PHOTOGRAMMETRY & LIDAR MEETING 18VAC10-20-382 MINIMUM ACCURACY STANDARDS. THERE MAY BE PHYSICAL FEATURES OR IMPROVEMENTS PRESENT IN WOODED OR OBSCURED AREAS THAT WERE NOT DETECTABLE AND ARE NOT SHOWN. BUILDING LOCATION ARE FROM ROOF LINE AND SHOULD NOT BE USED FOR DESIGN PURPOSES. FEATURES WITHIN 10' OF THE BOUNDARY LINES WERE SUPPLEMENTED BY A PERIMETER FIELD RUN SURVEY PERFORMED BY TIMMONS GROUP ON THE WEEK OF SEPTEMBER 2, 2024.
6. NAMES OF ADJOINING OWNERS SHOWN, BASED ON CURRENT PUBLIC RECORD,TAX RECORDS AND/OR DEEDS.
7. SURVEYED PROPERTIES ARE ZONED A-1 PER HANOVER COUNTY GIS.
8. PORTIONS OF THE BOUNDARIES SHOWN HEREON ARE DEFINED BY CENTERS OF STREAMS, CREEKS OR SWAMPS AS INDICATED HEREON. LOCATIONS OF THE CENTERS FOR SUCH FEATURES WERE BASED ON AERIAL MAPPING AS NOTED HEREON. THE BOUNDARY MAY BE SUBJECT TO CHANGE DUE TO NATURAL CAUSES AND IT MAY OR MAY NOT REPRESENT THE ACTUAL LOCATION OF THE LIMIT OF TITLE.

LEGAL DESCRIPTION PER TITLE REPORT (PARCEL ID 7881-69-6763):

ALL THAT CERTAIN TRACT, PIECE OR PARCEL OF LAND, WITH ALL BUILDINGS AND IMPROVEMENTS AND RIGHTS APPERTAINING THERETO, IN BEAVERDAM DISTRICT, (FORMERLY ASHLAND DISTRICT), HANOVER COUNTY, VIRGINIA, ON THE NORTHERN SIDE OF THE SOUTH ANNA RIVER, BUT INCLUDING THE ISLAND, DESIGNATED AS TRACT "A-1", ON THE PLAT OF "PLAIN DEALING FARM" MADE BY JAMES T. REDD AND SON, DATED DECEMBER 17, 1897, AND RECORDED IN THE CLERK'S OFFICE, CIRCUIT COURT OF HANOVER COUNTY, VIRGINIA, ON FEBRUARY 16, 1898, WITH DEED FROM MARY W. CURRY, ET ALS, TO W. D. THOMAS, OF RECORD IN PLAT BOOK 3, PAGE 72, AND CONTAINING 165-1/2 ACRES, MORE OR LESS, AND AS ALSO SHOWN ON "PLAT OF PARCEL OF LAND LOCATED ABOUT 1-1/2 MILES FROM GUM TREE IN HANOVER COUNTY," SURVEYED AT THE REQUEST OF RALPH C. BAKER, DATED JANUARY 17, 1942, MADE BY W. H. REDD, SURVEYOR, RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF HANOVER COUNTY, VIRGINIA, IN PLAT BOOK 14, PAGE 33, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR THE METES AND BOUNDS DESCRIPTION OF THE REAL ESTATE HEREIN CONVEYED.

BEING A PART OF THE SAME REAL ESTATE CONVEYED TO EMERSON D. FARLEY, JR. AND MARY S. FARLEY, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY WITH FULL RIGHTS OF SURVIVORSHIP AS AT COMMON LAW, BY DEED FROM EMERSON D. FARLEY, JR. AND MARY S. FARLEY, TRUSTEES, (OR ANY SUCCESSOR TRUSTEE) OF THE EMERSON D. FARLEY, JR. REVOCABLE TRUST AGREEMENT DATED JUNE 9, 2015 AND MARY S. FARLEY AND EMERSON D. FARLEY, JR., TRUSTEES (OR ANY SUCCESSOR TRUSTEE) OF THE MARY S. FARLEY REVOCABLE TRUST AGREEMENT DATED JUNE 9, 2015, SAID DEED DATED DECEMBER 12, 2018 AND RECORDED DECEMBER 18, 2018 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF HANOVER COUNTY, VIRGINIA IN DEED BOOK 3214, PAGE 1864, AND,

BEING A PART OF THE SAME REAL ESTATE CONVEYED TO EMERSON D. FARLEY, JR. OR MARY S. FARLEY, TRUSTEES (OR ANY SUCCESSOR TRUSTEE) OF THE FARLEY FAMILY REVOCABLE TRUST AGREEMENT DATED DECEMBER 12, 2018, AS BENEFICIARY OF THE REVOCABLE TRANSFER ON DEATH DEED FROM EMERSON D. FARLEY, JR. AND MARY S. FARLEY DATED DECEMBER 12, 2018 AND RECORDED JANUARY 10, 2019 IN THE AFORESAID CLERK'S OFFICE IN DEED BOOK 3215, PAGE 1895.

EASEMENTS AND LIENS (TITLE REPORT FOR PARCEL ID 7881-69-6763):

1. REAL ESTATE TAXES ARE PAID CURRENT THROUGH THE FIRST HALF OF YEAR 2023. SECOND HALF DUE OCTOBER 5, 2023. **(NOT A SURVEY MATTER)**
2. THE PARCEL IS CURRENTLY ENROLLED IN THE LAND USE PROGRAM AND SUBJECT TO ROLLBACK TAXES IF SOLD. **(NOT A SURVEY MATTER)**
3. PLAT OF SURVEY OF PARCEL "A1 165 1/2 ACRES" DATED DECEMBER 17, 1897, MADE BY JAMES T. REDD & SON AND RECORDED IN PLAT BOOK 3, PAGE 72. **(NO EASEMENTS TO PLOT)**
4. PLAT OF SURVEY DATED JANUARY 17, 1942, MADE BY W. H. REED, H.C.S. AND RECORDED JANUARY 21, 1942 IN PLAT BOOK 14, PAGE 33, PLAT NO. 1. **(NO EASEMENTS TO PLOT)**
5. EASEMENT TO VIRGINIA ELECTRIC AND POWER COMPANY DATED FEBRUARY 25, 1950 AND RECORDED APRIL 1, 1950 IN DEED BOOK 137, PAGE 269. **(AS SHOWN HEREON)**
6. EASEMENT TO VIRGINIA NATURAL GAS COMPANY DATED JULY 17, 1990 AND RECORDED JULY 24, 1990 IN DEED BOOK 826, PAGE 74. **(AS SHOWN HEREON)**
7. DRAIN DITCHES OR OTHER DRAINAGE FACILITIES CONVEYED TO THE COMMONWEALTH OF VIRGINIA BY DEED DATED MARCH 2, 1967 AND RECORDED FEBRUARY 28, 1968 IN DEED BOOK 274, PAGE 604. **(NO EASEMENTS TO PLOT)**
8. THERE ARE NO OPEN DEEDS OF TRUST. **(NOT A SURVEY MATTER)**

PARCEL DESCRIPTION OF PARCEL ID 7881-69-6763 (SURVEYED):

BEGINNING AT AN IRON ROD SET ALONG THE SOUTHERN RIGHT OF WAY OF OLD RIDGE ROAD – STATE ROUTE 738, SAID ROD BEING ±3030 FEET FROM THE INTERSECTION OF OLD RIDGE ROAD – STATE ROUTE 738 AND TAYLORSVILLE ROAD.

THENCE, S 58°00'22" E, A DISTANCE OF 77.38 FEET TO AN IRON ROD SET;

THENCE, S 80°24'52" E, A DISTANCE OF 56.12 FEET TO AN IRON ROD SET;

THENCE, S 83°39'06" E, A DISTANCE OF 96.92 FEET TO AN IRON ROD SET;

THENCE, ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 597.96 FEET, A DELTA ANGLE OF 06°02'45", THE CHORD OF WHICH BEARS S 80°30'17" E FOR A CHORD DISTANCE OF 63.07 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 63.10 FEET TO AN IRON ROD SET;

THENCE, S 83°31'39" E, A DISTANCE OF 956.01 FEET TO AN IRON ROD SET;

THENCE, ALONG A TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 5704.58 FEET, A DELTA ANGLE OF 03°45'25", THE CHORD OF WHICH BEARS S 81°38'57" E FOR A CHORD DISTANCE OF 373.99 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 374.06 FEET TO AN IRON ROD SET;

THENCE, S 79°46'14" E, A DISTANCE OF 249.37 FEET TO AN IRON ROD SET;

THENCE, S 06°50'15" W, A DISTANCE OF 3703.24 FEET TO A POINT(1);

THENCE, S 06°50'15" W, A DISTANCE OF ±210 FEET TO THE CENTERLINE OF SOUTH ANNA RIVER;

THENCE, NORTHWESTERLY ALONG THE CENTERLINE OF SOUTH ANNA RIVER ±2285 FEET AND HAVING A SURVEY TIE LINE COURSE OF N 73°11'05" W, A DISTANCE OF 2095.92 FEET TO A CONCRETE MONUMENT FOUND ON THE EASTERNMOST PROPERTY LINE FROM SAID PREVIOUS POINT(1).

THENCE LEAVING THE CENTERLINE OF SOUTH ANNA RIVER, N 21°37'35" E, A DISTANCE OF ±212 FEET TO A CONCRETE MONUMENT FOUND;

THENCE, N 21°37'35" E, A DISTANCE OF 608.44 FEET TO AN IRON ROD FOUND;

THENCE, N 14°26'08" E, A DISTANCE OF 480.19 FEET TO AN IRON PIPE FOUND;

THENCE, N 14°59'54" E, A DISTANCE OF 618.71 FEET TO AN IRON PIPE FOUND;

THENCE, N 10°20'17" E, A DISTANCE OF 597.08 FEET TO AN IRON ROD SET;

THENCE, N 10°21'29" E, A DISTANCE OF 915.90 FEET TO A METAL POST FOUND;

THENCE, N 36°49'18" W, THROUGH AN IRON ROD FOUND AT 261.77 FEET, FOR A TOTAL DISTANCE OF 289.55 FEET TO AN IRON ROD SET, SAID ROD BEING THE TRUE AND ACTUAL POINT OF BEGINNING;

SAID PARCEL CONTAINING ±167.8 ACRES OF LAND, MORE OR LESS.

EASEMENTS AND LIENS (TITLE REPORT FOR (PARCEL ID 7882-50-6221):

1. REAL ESTATE TAXES ARE PAST DUE FOR YEARS 2019, 2020, 2021, 2022 AND THE FIRST HALF OF YEAR 2023. SECOND HALF DUE OCTOBER 5, 2023. **(NOT A SURVEY MATTER)**
2. PLAT OF SURVEY DATED MARCH 7, 1964, MADE BY WILLIAM HUGH REDD AND RECORDED JUNE 5, 1964 IN DEED BOOK 233, AT PAGE 755. **(NO EASEMENTS TO PLOT)**
3. DRAIN DITCHES OR OTHER DRAINAGE FACILITIES CONVEYED TO THE COMMONWEALTH OF VIRGINIA BY DEED DATED NOVEMBER 17, 1967 AND RECORDED FEBRUARY 28, 1968 IN DEED BOOK 274, PAGE 607. **(NO EASEMENTS TO PLOT)**
4. CREDIT LINE DEED OF TRUST FROM BRANDON HUFF TO W. RICHARD HAIRFIELD AND RONNIE G. GILL, TRUSTEES, DATED MAY 24, 2023 AND RECORDED MAY 25, 2023 IN DEED BOOK 3376, PAGE 361; TO SECURE COLONIAL FARM CREDIT, ACA IN THE AMOUNT OF $340,000.00. **(NOT A SURVEY MATTER)**
5. THERE ARE NO OTHER ITEMS. **(NOT A SURVEY MATTER)**

LEGAL DESCRIPTION PER TITLE REPORT (PARCEL ID 7882-50-6221):

THAT CERTAIN TRACT, PIECE OR PARCEL OF LAND, LYING AND BEING IN ASHLAND DISTRICT, HANOVER COUNTY, VIRGINIA, CONTAINING 39.5 ACRES, MORE OR LESS, AS SHOWN BY PLAT MADE BY WILLIAM HUGH REDD ON MARCH 7, 1964, RECORDED IN THE ABOVE REFERENCE CLERK'S OFFICE IN DEED BOOK 233, PAGE 755, BY WHICH PLAT SAID LAND MAY BE MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE MIDDLE LINE OF VIRGINIA STATE HIGHWAY #688 CORNER WITH LAND SHOWN ON SAID PLAT AS OWNED BY LAWRENCE; THENCE PROCEEDING ALONG SAID MIDDLE LINE AND AN EXTENSION THEREOF SOUTH 31 DEGREES 01 MINUTES 13 SECONDS EAST 629.16 FEET TO A ROD BY AND OLD STAKE IN THE LINE OF LAND SHOWN ON SAID PLAT AS THAT OF RIDOUT; THENCE PROCEEDING ALONG THE LINE OF LAND OF RIDOUT SOUTH 16 DEGREES 06 MINUTES 30 SECONDS WEST 1513 FEET TO A ROD, SOUTH 20 DEGREES 41 MINUTES 47 SECONDS WEST 619 FEET, SOUTH 20 DEGREES 11 MINUTES 30 SECONDS WEST 480 FEET, SOUTH 22 DEGREES 21 MINUTES 24 SECONDS WEST 698 FEET, MORE OR LESS, TO THE MIDDLE LINE OF THE SOUTH ANNA RIVER, THENCE PROCEEDING WESTWARDLY ALONG SAID MIDDLE LINE 510 FEET, MORE OR LESS, WITH THE SAID LAND OF LAWRENCE TO A CORNER; THENCE PROCEEDING ALONG THE LINE OF LAWRENCE NORTH 17 DEGREES 15 MINUTES 55 SECONDS EAST 3610 FEET TO THE MIDDLE LINE OF SAID ROAD AT THE POINT OF BEGINNING.

LESS AND EXCEPT THAT PORTION CONVEYED TO THE COMMONWEALTH OF VIRGINIA BY DEED DATED NOVEMBER 17, 1967, RECORDED IN DEED BOOK 274, PAGE 607.

BEING THE SAME REAL ESTATE CONVEYED TO BRANDON HUFF BY DEED FROM HANOVER "40" ASSOCIATES, LIMITED PARTNERSHIP, INCORRECTLY NAMED HANOVER "40" ASSOCIATES, INC., A VIRGINIA LIMITED PARTNERSHIP IN THE PRIOR DEED, DATED MAY 10, 2023 AND RECORDED MAY 25, 2023 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF HANOVER COUNTY, VIRGINIA IN DEED BOOK 3376, PAGE 358.

PARCEL DESCRIPTION OF PARCEL ID 7882-50-6221 (SURVEYED):

BEGINNING AT AN IRON ROD LABELED P.O.B. HEREON, SET ALONG THE SOUTHERN RIGHT OF WAY OF OLD RIDGE ROAD – STATE ROUTE 738, SAID ROD BEING ±3030 FEET FROM THE INTERSECTION OF OLD RIDGE ROAD – STATE ROUTE 738 AND TAYLORSVILLE ROAD.

THENCE, S 36°49'18" E, HAVING PASSED THROUGH AN IRON ROD FOUND AT 27.75', THENCE CONTINUING FOR A TOTAL DISTANCE OF 289.55 FEET TO A METAL POST FOUND;

THENCE, S 10°21'29" W, A DISTANCE OF 915.90 FEET TO AN IRON ROD SET;

THENCE, S 10°20'17" W, A DISTANCE OF 597.08 FEET TO AN IRON PIPE FOUND;

THENCE, S 14°59'54" W, A DISTANCE OF 618.71 FEET TO AN IRON PIPE FOUND;

THENCE, S 14°26'08" W, A DISTANCE OF 480.19 FEET TO AN IRON ROD FOUND;

THENCE, S 21°37'35" W, A DISTANCE OF 608.44 FEET TO A CONCRETE MONUMENT FOUND(1);

THENCE, S 21°37'35" W, A DISTANCE OF ±212 FEET TO THE CENTERLINE OF SOUTH ANNA RIVER;

THENCE, NORTHWESTERLY ALONG THE CENTERLINE OF SOUTH ANNA RIVER ±313 FEET AND HAVING A SURVEY TIE LINE COURSE OF N 52°55'30 W, A DISTANCE OF 367.06 FEET TO A CONCRETE MONUMENT FOUND ON THE EASTERNMOST PROPERTY LINE FROM SAID PREVIOUS CONCRETE MONUMENT(1).

THENCE, N 11°30'36" E, THROUGH A MONUMENT FOUND AT ±210, AN IRON ROD FOUND AT ±1928 FEET, AN IRON ROD FOUND AT ±2793 AND AN IRON ROD AT ±3658 FEET, FOR A TOTAL DISTANCE OF 3670 FEET TO A POINT ALONG THE SOUTHERN RIGHT OF WAY OF OLD RIDGE ROAD;

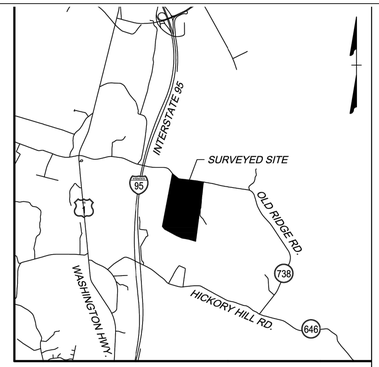
THENCE CONTINUING ALONG THE SOUTHERN RIGHT OF WAY OF OLD RIDGE ROAD – STATE ROUTE 738, S 36°23'09" E, A DISTANCE OF 118.51 FEET TO A POINT;

THENCE, ALONG A TANGENT CURVE TO THE LEFT WITH A RADIUS OF 597.96 FEET, A DELTA ANGLE OF 08°35'45", THE CHORD OF WHICH BEARS S 40°41'02" E FOR A CHORD DISTANCE OF 89.63 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 89.71 FEET TO A AN IRON ROD FOUND;

THENCE, S 34°21'18" E, A DISTANCE OF 110.95 FEET TO AN IRON ROD FOUND;

THENCE, S 58°00'22" E, A DISTANCE OF 15.87 FEET TO A AN IRON ROD SET, SAID IRON ROD BEING THE TRUE AND ACTUAL POINT OF BEGINNING;

SAID PARCEL CONTAINING ±37.0 ACRES OF LAND, MORE OR LESS.



VICINITY MAP
SCALE: 1"=5000'

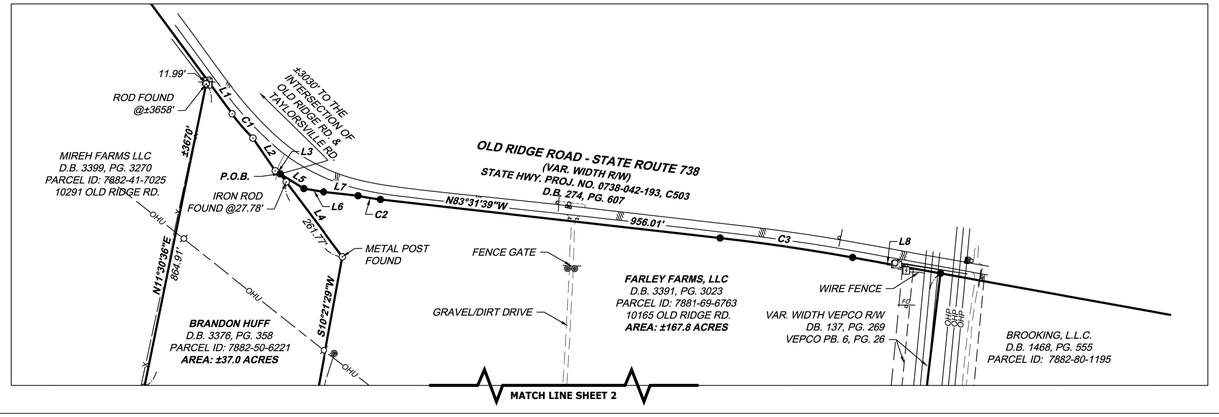
SURVEYOR'S CERTIFICATION:

TO:
JGR TITLE, INC
LS POWER DEVELOPMENT, LLC
FARLEY FAMILY FARMS, LLC
BRANDON HUFF

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1,2,3,4,8 AND 13 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON SEPTEMBER 5, 2024.

DATE OF PLAT OR MAP: SEPTEMBER 13, 2024

GREGORY F. DELANO, LIC. NO.



(VA SOUTH ZONE)
NAD83

SCALE 1"=200'
0 200' 400'

LEGEND
- TELEPHONE PEDESTAL
- ELECTRIC PEDESTAL
- UTILITY POLE
- GUY ANCHOR
- UTILITY VAULT
- IRON ROD FOUND
- IRON PIPE FOUND
- CONCRETE MONUMENT FOUND
- UNDERGROUND FIBER OPTIC MARKER
- UNDERGROUND GAS MARKER
- BOLLARD
- MAILBOX
- IRON ROD SET

SURVEYOR'S EMAIL: GREG.DELANO@TIMMONS.COM

ALTA LAND TITLE SURVEY OF TWO PARCELS OF LAND LOCATED SOUTH OF OLD RIDGE ROAD TOTALING ±204.8 ACRES

OLD RIDGE ROAD COMMERCIAL/ LIGHT-INDUSTRIAL PROJECT
OLD RIDGE RD, ASHLAND, VA23005
BEAVERDAM
SURVEY ALTA
(METES & BOUNDS)

FARLEY/HUFF SITE	HANOVER COUNTY
DATE: DECEMBER 19, 2025	SCALE: AS SHOWN
DRAWING 2 OF 14	PROJECT: 65867

07/01/2025	Concept Plan Submission #1
10/15/2025	Community Meeting
12/19/2025	Concept Plan Submission #2

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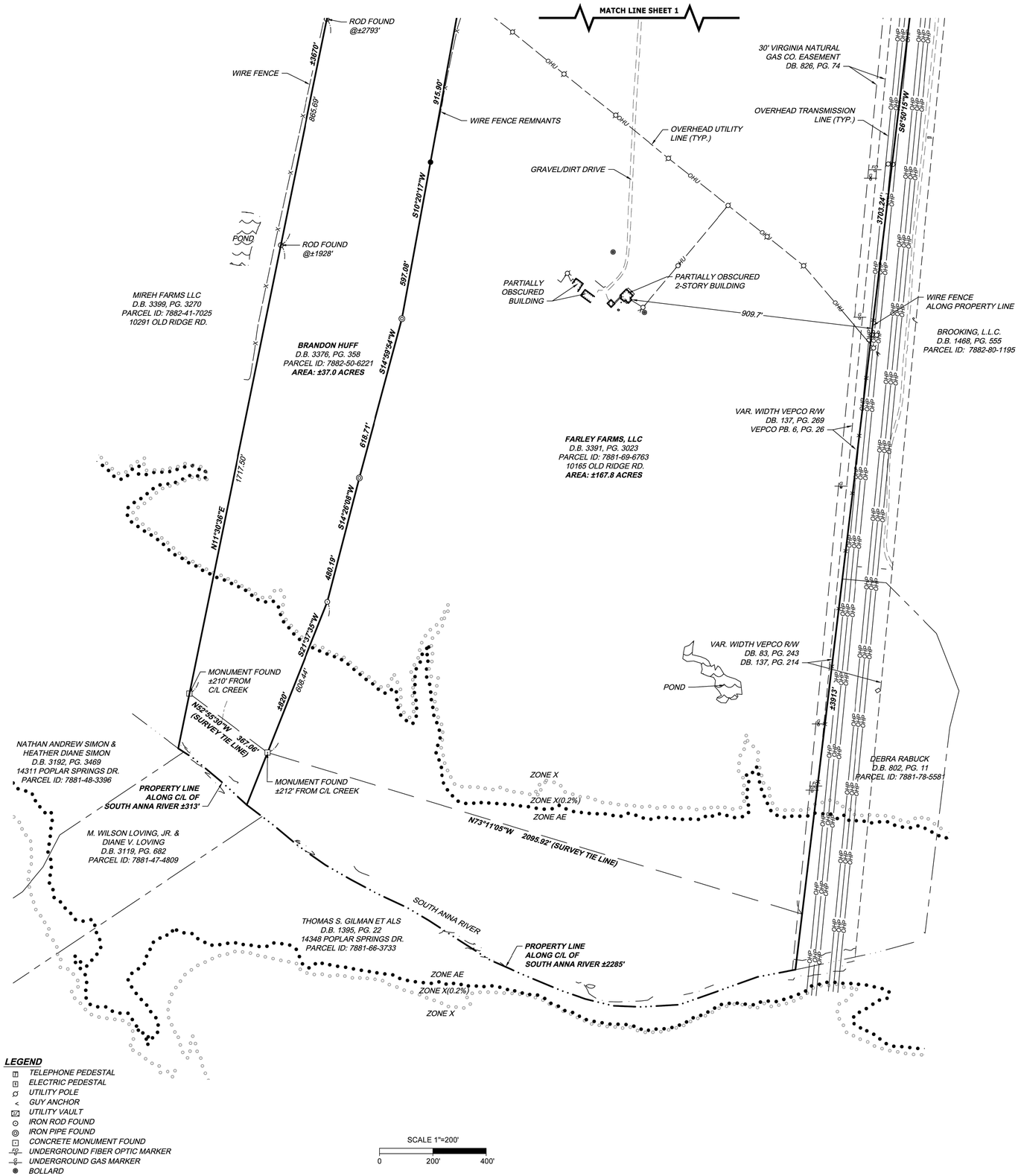
S:\30\65867-Old_Ridge\002-305-Farley-Huff\DWG\Sheet\CUP\65867-CUP-2-ALTA.dwg | Plotted on 12/22/2025 9:57 AM | by Ryan Voss



CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING	CHORD
C1	597.96'	89.71'	44.94'	8°35'45"	S40°41'02"E	89.63'
C2	597.96'	63.10'	31.58'	6°02'45"	S80°30'17"E	63.07'
C3	5704.58'	374.06'	187.09'	3°45'25"	S81°38'57"E	373.99'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S36°23'09"E	118.51'
L2	S34°21'18"E	110.95'
L3	S58°00'22"E	15.87'
L4	S36°49'18"E	289.55'
L5	S58°00'22"E	77.38'
L6	S80°24'52"E	56.12'
L7	S83°39'06"E	96.92'
L8	S79°46'14"E	249.37'

(VA SOUTH ZONE)
NAD83

ALTA LAND TITLE SURVEY
OF TWO PARCELS OF LAND
LOCATED SOUTH OF OLD RIDGE
ROAD TOTALING ±204.8 ACRES

07/01/2025	Concept Plan Submission #1
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OLD RIDGE ROAD COMMERCIAL/ LIGHT-INDUSTRIAL PROJECT
OLD RIDGE RD, ASHLAND, VA23005
BEAVERDAM
SURVEY ALTA
(METES & BOUNDS)

FARLEY/HUFF SITE	HANOVER COUNTY
DATE: DECEMBER 19, 2025	SCALE: AS SHOWN
DRAWING 3 OF 14	PROJECT: 65867

S:\305\65867-Old_Ridge\002-305-Farley-Huff\DWG\Sheet\CUP\65867-CUP-2-ALTA.dwg | Plotted on 12/22/2025 9:58 AM | by Ryan Voss

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OLD RIDGE ROAD COMMERCIAL/ LIGHT-INDUSTRIAL PROJECT
OLD RIDGE RD, ASHLAND, VA23005
BEAVERDAM

EXISTING CONDITIONS

FARLEY/HUFF SITE	
DATE: DECEMBER 19, 2025	HANOVER COUNTY
SCALE: AS SHOWN	
DRAWING 4 OF 14	
PROJECT: 65867	

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Note #	Adjacent Owner	Property Address (GIS)	Mailing Address	Parcel ID	Book / Page
1	Mireh Farms LLC	10291 Old Ridge Road	8405 Greensboro Drive 8th Floor, Mclean, VA 22102	7882-51-2140	D.B. 3399, PG. 3270
2	Nathan Andrew Simon & Heather Diane Simon	14311 Poplar Springs Drive	14311 Poplar Springs Drive, Asland, VA 23005	7881-48-3396	D.B. 3192, PG. 3469
3	M. Wilson Loving Jr. & Diane V. Loving	14321 Poplar Springs Drive	14321 Poplar Springs Drive, Ashland, VA 23005	7881-47-4809	D.B. 3119, PG. 682
4	Thomas S. Gilman Mannheim LLC	14348 Poplar Springs Drive	PO Box 669, Ashland, VA 23005	7881-66-3733	D.B. 3407, PG. 1631
5	Debra Rabuck	14826 Powerline Drive	14826 Powerline Drive, Ashland, VA 23005	7881-78-5581	D.B. 802, PG. 11
6	Brooking LLC	Old Ridge Road	14340 Medley Grove Lane, Doswell, VA 23047	7882-80-1196	D.B. 1468, PG. 555
7	Hanover 170 LLC	Old Ridge Road	6641 W Broad St Road Ste 100, Richmond, VA 23230	7882-62-8376	D.B. 2225, PG. 195

Note #	Adjacent to Adjacent Owner	Property Address (GIS)	Mailing Address	Parcel ID	Book / Page
8	HSF LLC	10273 Old Ridge Road	PO BOX 10294, Blackburg, VA 24062	7882-52-0565	D.B. 3038, PG. 990
9	Mireh Farms LLC	Old Ridge Road	8405 Greensboro Drive 8th Floor, Mclean, VA 22102	7882-41-7141	D.B. 3399, PG. 3270
10	Nathan Andrew Simon & Heather Diane Simon R/S	14311 Poplar Springs Drive	14311 Poplar Springs Drive, Asland, VA 23005	7881-38-9795	D.B. 3239, PG. 2767
11	Filipino-American Association, of Central Virginia Inc	Poplar Springs Drive	3018 Bretton Lane, Glen Allen, VA 23060	7881-37-7816	D.B. 1237, PG. 473
12	M. Wilson Loving Jr. & Diane V. Loving	14321 Poplar Springs Drive	14321 Poplar Springs Drive, Ashland, VA 23005	7881-37-8456	D.B. 2243, PG. 138
13	Hickory Hill Road LLC	10462 Hickory Hill Road	424 Madison Ave 2nd Floor, New York, NY 10017	7881-29-3011	D.B. 3356, PG. 3390
14	Bryan W Flagg	10408 Hickory Hill Road	11103 Cross Corner Road, Ashland, VA 23005	7881-25-8407	D.B. 93, PG. 2505
15	Herbert Loving Jr	Hickory Hill Road	404 Parview Place, Glen Allen, VA 23059	7881-25-6984	D.B. 100, PG. 1713
16	Vable01 Inc	Hickory Hill Road	3200 Cherry Creek S Dr, Denver, CO 80209	7881-44-0826	D.B. 3395, PG. 2897
17	Thomas S Wagner	10323 Hickory Hill Road	10323 Hiickory Hill Road, Ashland, VA 23005	7881-45-0476	D.B. 1590, PG. 104
18	A & P Rental Properties LLC	10317 Hickory Hill Road	5920 Springfield Road, Glen Allen, VA 23060	7881-45-2309	D.B. 3416, PG. 808
19	Jane Corine Haley	10309 Hickory Hill Road	10309 Hickory Hill Road, Asland, VA 23005	7881-45-3330	D.B. 2210, PG. 308
20	Betty N Elmore	10303 Hickory Hill Road	10303 Hickory Hill Road, Asland, VA 23005	7881-45-4261	D.B. 2150, PG. 682
21	David C & Sharon M Burton	10293 Hickory Hill Road	10293 Hickory Hill Road, Asland, VA 23005	7881-45-5181	D.B. 430, PG. 69
22	Vable01 inc	Hickory Hill Road	3200 Cherry Creek S Dr, Denver, CO 80209	7881-62-7381	D.B. 3395, PG. 2897
23	Weems-Leachman, Susan Archer Talley Revocable Trust	10272 Hickory Hill Road	PO Box 71, Ashland, VA 23005	7881-55-1084	D.B. 3229, PG. 2902
24	Michael Bay	10314 Mannheim Drive	10314 Mannheim Drive, Ashland, VA 23005	7881-55-3362	D.B. 3382, PG. 434
25	Daniel R & Denise A Oliveri	10300 Mannheim Drive	10300 Mannheim Drive, Ashland, VA 23005	7881-55-5557	D.B. 3084, PG. 5
26	Keith C & Carol E Kelly R/S	10266 Mannheim Drive	10266 Mannheim Drive, Ashland, VA 23005	7881-56-9000	D.B. 2981, PG. 2733
27	10254 Mannheim LLC	10254 Mannheim Drive	9106 Wood Ibis Court, Spotsylvania, VA 22553	7881-65-5963	D.B. 3378, PG. 1157
28	Jeffrey K Wall	10240 Mannheim Drive	10240 Mannheim Drive, Ashland, VA 23005	7881-65-9756	D.B. 3243, PG. 1252
29	Michelle Deborah Switzer & Zachary Daniel Bulthuis R/S	10222 Mannheim Drive	10222 Mannheim Drive, Ashland, VA 23005	7881-65-8247	D.B. 3376, PG. 1088
30	Timothy Avgeros	10206 Mannheim Drive	10206 Mannheim Drive, Ashland, VA 23005	7881-64-8802	D.B. 3353, PG. 1332
31	Richard S Petrey & Mary G Petrey R/S	10190 Mannheim Drive	10190 Mannheim Drive, Ashland, VA 23005	7881-64-7488	D.B. 3311, PG. 3062
32	James L & Dawne S Cooper	10173 Hickory Hill Road	10173 Hickory Hill Road, Asland, VA 23005	7881-64-8244	D.B. 1437, PG. 850
33	McKay Winston Berkman	Hickory Hill Road	303 Columbus Avenue, Boston, MA 02116	7891-04-4867	D.B. 3258, PG. 1831
34	The Gaddy Family Partnership	10001 Old Ridge Road	PO Box 208, Ashland, VA 23005	7891-09-3256	D.B. 1423, PG. 140
35	Brooking LLC	10029 Old Ridge Road	14340 Medley Grove Lane, Doswell, VA 23047	7881-99-3405	D.B. 1468, PG. 555
36	Clarence H & Ruth T Marks	14810 Powerline Drive	14810 Powerline Drive, Ashland, VA 23005	7881-88-2317	D.B. 2897, PG. 2257
37	Patrick J Stockbridge	14818 Powerline Drive	14818 Powerline Drive, Ashland, VA 23005	7881-78-9229	D.B. 3205, PG. 2710
38	819 Virginia LLC	10020 Old Ridge Road	10026 Old Ridge Road, Ashland, VA 23005	7892-54-3238	D.B. 1470, PG. 340
39	819 Virginia LLC	10026 Old Ridge Road	10026 Old Ridge Road, Ashland, VA 23005	7882-82-8980	D.B. 3205, PG. 2710
40	Doswell Limited Partnership	10098 Old Ridge Road	700 Universe Boulevard, Juno Beach, FL 33408	7882-73-6614	D.B. 798, PG. 808
41	HSF LLC	15242 Taylorsville Road	PO BOX 10294, Blackburg, VA 24062	7882-54-6614	D.B. 3133, PG. 544
42	HSF LLC	10264 Old Ridge Road	PO BOX 10294, Blackburg, VA 24062	7882-34-3335	D.B. 2977, PG. 3072

NEAREST HOME TO PROPERTY LINE IS 892' AWAY

NEAREST HOME TO THE SITE IS 1122.79' AWAY

NAD 83

SCALE 1"=400'

0 400' 800'

OLD RIDGE ROAD COMMERCIAL/ LIGHT-INDUSTRIAL PROJECT
OLD RIDGE RD, ASHLAND, VA23005
BEAVERDAM

ADJACENT PROPERTY EXHIBIT

FARLEY/HUFF SITE	HANOVER COUNTY
DATE: DECEMBER 19, 2025	SCALE: AS SHOWN
DRAWING 5 OF 14	PROJECT: 65867

07/01/2025	Concept Plan Submission #1
10/15/2025	Community Meeting
12/19/2025	Concept Plan Submission #2

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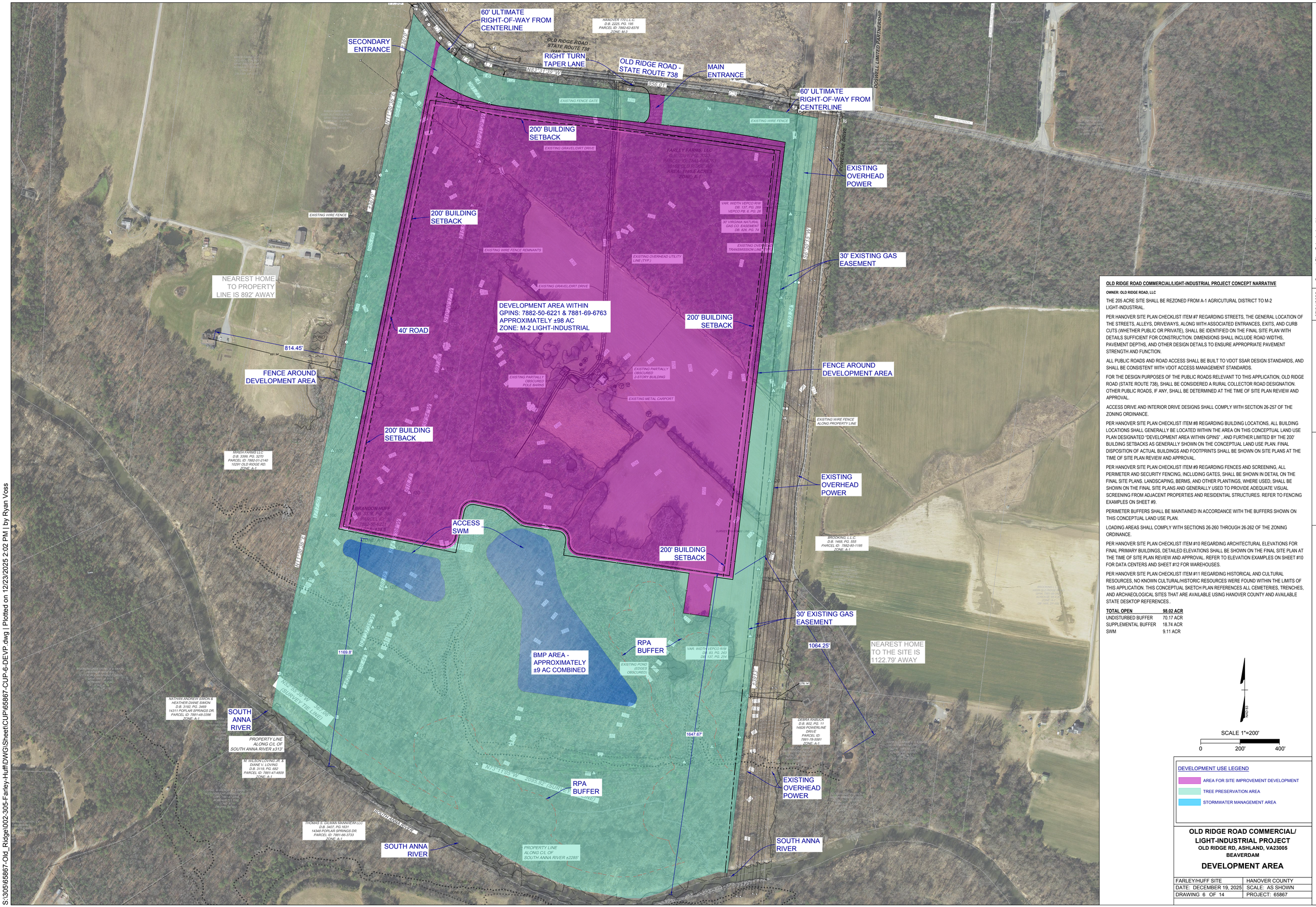

SCALE 1"=200'

0 200' 400'

OLD RIDGE ROAD COMMERCIAL/LIGHT-INDUSTRIAL PROJECT CONCEPT NARRATIVE

OWNER: OLD RIDGE ROAD, LLC

THE 205 ACRE SITE SHALL BE REZONED FROM A-1 AGRICUTURAL DISTRICT TO M-2 LIGHT-INDUSTRIAL.

PER HANOVER SITE PLAN CHECKLIST ITEM #7 REGARDING STREETS, THE GENERAL LOCATION OF THE STREETS, ALLEYS, DRIVEWAYS, ALONG WITH ASSOCIATED ENTRANCES, EXITS, AND CURB CUTS (WHETHER PUBLIC OR PRIVATE), SHALL BE IDENTIFIED ON THE FINAL SITE PLAN WITH DETAILS SUFFICIENT FOR CONSTRUCTION. DIMENSIONS SHALL INCLUDE ROAD WIDTHS, PAVEMENT DEPTHS, AND OTHER DESIGN DETAILS TO ENSURE APPROPRIATE PAVEMENT STRENGTH AND FUNCTION.

ALL PUBLIC ROADS AND ROAD ACCESS SHALL BE BUILT TO VDOT SSAR DESIGN STANDARDS, AND SHALL BE CONSISTENT WITH VDOT ACCESS MANAGEMENT STANDARDS.

FOR THE DESIGN PURPOSES OF THE PUBLIC ROADS RELEVANT TO THIS APPLICATION, OLD RIDGE ROAD (STATE ROUTE 738), SHALL BE CONSIDERED A RURAL COLLECTOR ROAD DESIGNATION. OTHER PUBLIC ROADS, IF ANY, SHALL BE DETERMINED AT THE TIME OF SITE PLAN REVIEW AND APPROVAL.

ACCESS DRIVE AND INTERIOR DRIVE DESIGNS SHALL COMPLY WITH SECTION 26-257 OF THE ZONING ORDINANCE.

PER HANOVER SITE PLAN CHECKLIST ITEM #8 REGARDING BUILDING LOCATIONS, ALL BUILDING LOCATIONS SHALL GENERALLY BE LOCATED WITHIN THE AREA ON THIS CONCEPTUAL LAND USE PLAN DESIGNATED "DEVELOPMENT AREA WITHIN GPINS" , AND FURTHER LIMITED BY THE 200' BUILDING SETBACKS AS GENERALLY SHOWN ON THE CONCEPTUAL LAND USE PLAN. FINAL DISPOSITION OF ACTUAL BUILDINGS AND FOOTPRINTS SHALL BE SHOWN ON SITE PLANS AT THE TIME OF SITE PLAN REVIEW AND APPROVAL.

PER HANOVER SITE PLAN CHECKLIST ITEM #9 REGARDING FENCES AND SCREENING, ALL PERIMETER AND SECURITY FENCING, INCLUDING GATES, SHALL BE SHOWN IN DETAIL ON THE FINAL SITE PLANS. LANDSCAPING, BERMS, AND OTHER PLANTINGS, WHERE USED, SHALL BE SHOWN ON THE FINAL SITE PLANS AND GENERALLY USED TO PROVIDE ADEQUATE VISUAL SCREENING FROM ADJACENT PROPERTIES AND RESIDENTIAL STRUCTURES. REFER TO FENCING EXAMPLES ON SHEET #9.

PERIMETER BUFFERS SHALL BE MAINTAINED IN ACCORDANCE WITH THE BUFFERS SHOWN ON THIS CONCEPTUAL LAND USE PLAN.

LOADING AREAS SHALL COMPLY WITH SECTIONS 26-260 THROUGH 26-262 OF THE ZONING ORDINANCE.

PER HANOVER SITE PLAN CHECKLIST ITEM #10 REGARDING ARCHITECTURAL ELEVATIONS FOR FINAL PRIMARY BUILDINGS, DETAILED ELEVATIONS SHALL BE SHOWN ON THE FINAL SITE PLAN AT THE TIME OF SITE PLAN REVIEW AND APPROVAL. REFER TO ELEVATION EXAMPLES ON SHEET #10 FOR DATA CENTERS AND SHEET #12 FOR WAREHOUSES.

PER HANOVER SITE PLAN CHECKLIST ITEM #11 REGARDING HISTORICAL AND CULTURAL RESOURCES, NO KNOWN CULTURAL/HISTORIC RESOURCES WERE FOUND WITHIN THE LIMITS OF THIS APPLICATION. THIS CONCEPTUAL SKETCH PLAN REFERENCES ALL CEMETERIES, TRENCHES, AND ARCHAEOLOGICAL SITES THAT ARE AVAILABLE USING HANOVER COUNTY AND AVAILABLE STATE DESKTOP REFERENCES..

TOTAL OPEN	98.02 ACR
UNDISTURBED BUFFER	70.17 ACR
SUPPLEMENTAL BUFFER	18.74 ACR
SWM	9.11 ACR

DEVELOPMENT USE LEGEND

- AREA FOR SITE IMPROVEMENT DEVELOPMENT
- TREE PRESERVATION AREA
- STORMWATER MANAGEMENT AREA

OLD RIDGE ROAD COMMERCIAL/ LIGHT-INDUSTRIAL PROJECT
OLD RIDGE RD, ASHLAND, VA23005
BEAVERDAM

DEVELOPMENT AREA

FARLEY/HUFF SITE	HANOVER COUNTY
DATE: DECEMBER 19, 2025	SCALE: AS SHOWN
DRAWING 6 OF 14	PROJECT: 65867

07/01/2025	Concept Plan Submission #1
10/15/2025	Community Meeting
12/19/2025	Concept Plan Submission #2

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60' ULTIMATE RIGHT-OF-WAY FROM CENTERLINE

SECONDARY ENTRANCE

20'

RIGHT TURN TAPER LANE

SECURE SITE ENTRANCE

MAIN ENTRANCE

37'

60' ULTIMATE RIGHT-OF-WAY FROM CENTERLINE

200' BUILDING SETBACK

WATER STORAGE AREA

MECHANICAL GATGE

FENCE

MECHANICAL EQUIPMENT YARD

DC BUILDING 1 85' MAX HEIGHT

40'

EXISTING OVERHEAD POWER

40'

200' BUILDING SETBACK

MAINTENANCE YARD/BUILDING 45' MAX HEIGHT

MECHANICAL EQUIPMENT YARD

30' EXISTING GAS EASEMENT

NEAREST HOME TO PROPERTY LINE IS 892' AWAY

POWER GENERATION AND SUBSTATION ACCESS ROAD

MAINTENANCE YARD/BUILDING 45' MAX HEIGHT

DC BUILDING 2 85' MAX HEIGHT

DC BUILDING 3 85' MAX HEIGHT

40'

40'

806.06'

200' BUILDING SETBACK

200' BUILDING SETBACK

MECHANICAL EQUIPMENT YARD

MECHANICAL EQUIPMENT YARD

UTILITY YARD

PUMP STATION

UTILITY YARD

UTILITY YARD

EXISTING OVERHEAD POWER

ACCESS SWM

200' BUILDING SETBACK

POND 1

GAS PAD

POND 2

30' EXISTING GAS EASEMENT

1122.79'

NEAREST HOME TO THE SITE IS 1122.79' AWAY

RPA BUFFER

1197.06'

276.14'

SOUTH ANNA RIVER

1635.96'

RPA BUFFER

EXISTING OVERHEAD POWER

SOUTH ANNA RIVER

SOUTH ANNA RIVER

HATCH LEGEND

- MANAGED TURF
- ASPHALT
- BUILDING
- UTILITY YARD
- STORMWATER BMP
- CONCRETE
- PUMP STATION
- TREE PRESERVATION AREA
- SUPPLEMENTAL LANDSCAPE PLANTINGS AS NEEDED PER PROFFER 18
- 200' BUILDING SETBACK
- 150' LANDSCAPE BUFFER

NORTH

SCALE 1"=200'

0 200' 400'

OLD RIDGE ROAD COMMERCIAL/ LIGHT-INDUSTRIAL PROJECT

OLD RIDGE RD, ASHLAND, VA23005

BEAVERDAM

CONCEPTUAL SKETCH PLAN - A

FARLEY/HUFF SITE	HANOVER COUNTY
DATE: DECEMBER 19, 2025	SCALE: AS SHOWN
DRAWING 7 OF 14	PROJECT: 65867

07/01/2025	Concept Plan Submission #1
10/15/2025	Community Meeting
12/19/2025	Concept Plan Submission #2

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60' ULTIMATE RIGHT-OF-WAY FROM CENTERLINE

HANOVER 810 LLC
D.B. 2225, PG. 195
PARCEL ID: 7860-62-8376
ZONE: M-3

OLD RIDGE ROAD - STATE ROUTE 738
VAR. WIDTH R/W
STATE HWY. PROJ. NO.
0738-042-152, C501,
RW-R13, PG. 324

FENCE

SECONDARY ENTRANCE

20'

RIGHT TURN TAPER LANE

SECURE SITE ENTRANCE

MAIN ENTRANCE

37'

60' ULTIMATE RIGHT-OF-WAY FROM CENTERLINE

200' BUILDING SETBACK

GATE

WATER STORAGE AREA

FARLEY FARMS, LLC
D.B. 3391, PG. 3023
PARCEL ID: 7861-64-8761
10165 OLD RIDGE RD
AREA: 1165.5 ACRES
ZONE: A-1

EXISTING OVERHEAD POWER

VAR. WIDTH VEPCO R/W
DB. 137, PG. 269
VEPCO PB. 6, PG. 26

30' VIRGINIA NATURAL GAS CO. EASEMENT
DB. 826, PG. 74

EXISTING OVERHEAD TRANSMISSION LINE (TYP.)

MAINTENANCE YARD/BUILDING 45' MAX HEIGHT

30' EXISTING GAS EASEMENT

EXISTING WIRE FENCE

200' BUILDING SETBACK

40'

DC BUILDING 1 85' MAX HEIGHT

MECHANICAL EQUIPMENT YARD

NEAREST HOME TO PROPERTY LINE IS 892' AWAY

POND

806.06'

DC BUILDING 3 85' MAX HEIGHT

MECHANICAL EQUIPMENT YARD

40'

200' BUILDING SETBACK

EXISTING WIRE FENCE ALONG PROPERTY LINE

DC BUILDING 2 85' MAX HEIGHT

MECHANICAL EQUIPMENT YARD

DC BUILDING 4 85' MAX HEIGHT

200' BUILDING SETBACK

UTILITY YARD

PUMP STATION

SUBSTATION/ ANCILLARY EQUIPMENT

EXISTING OVERHEAD POWER

UTILITY YARD

ACCESS SWIM

200' BUILDING SETBACK

MINOR TRIBUTARY TO SOUTH ANNA RIVER

POND 1

GAS PAD

POND 2

30' EXISTING GAS EASEMENT

1122.79'

NEAREST HOME TO THE SITE IS 1122.79' AWAY

1197.06'

RPA BUFFER

EXISTING POND TO BE CONVERTED

276.14'

NORMAN ANDREW SIMONE & HEATHER DIANE SIMON
D.B. 3192, PG. 3468
14311 POPLAR SPRINGS DR.
PARCEL ID: 7861-48-3386
ZONE: A-1

SOUTH ANNA RIVER

PROPERTY LINE ALONG C/L OF SOUTH ANNA RIVER ±313'

DEBRA RABUCK
D.B. 802, PG. 11
14626 POWERLINE DRIVE
PARCEL ID: 7861-78-5581
ZONE: A-1

1635.96'

M. WILES GEORGE JR. & DIANE V. LOVING
D.B. 3119, PG. 682
PARCEL ID: 7861-47-4809
ZONE: A-1

NORTH FORK TRIBUTARY TO SOUTH ANNA RIVER

RPA BUFFER

EXISTING OVERHEAD POWER

THOMAS S. GILMAN MANNHEIM LLC
D.B. 3407, PG. 1631
14348 POPLAR SPRINGS DR.
PARCEL ID: 7861-66-3733
ZONE: A-1

SOUTH ANNA RIVER

PROPERTY LINE ALONG C/L OF SOUTH ANNA RIVER ±322'

SOUTH ANNA RIVER

200' BUILDING SETBACK

JNG L.L.C.
D.B. 1468, PG. 555
PARCEL ID: 7862-60-1195
ZONE: A-1

HATCH LEGEND

- MANAGED TURF
- ASPHALT
- BUILDING
- UTILITY YARD
- STORMWATER BMP
- CONCRETE
- PUMP STATION
- TREE PRESERVATION AREA
- SUPPLEMENTAL LANDSCAPE PLANTINGS AS NEEDED PER PROFFER 18
- 200' BUILDING SETBACK
- 150' LANDSCAPE BUFFER

NORTH

SCALE 1"=200'

0 200' 400'

OLD RIDGE ROAD COMMERCIAL/ LIGHT-INDUSTRIAL PROJECT
OLD RIDGE RD, ASHLAND, VA23005
BEAVERDAM

CONCEPTUAL SKETCH PLAN - B

FARLEY/HUFF SITE	HANOVER COUNTY
DATE: DECEMBER 19, 2025	SCALE: AS SHOWN
DRAWING 8 OF 14	PROJECT: 65867

07/01/2025	Concept Plan Submission #1
10/15/2025	Community Meeting
12/19/2025	Concept Plan Submission #2

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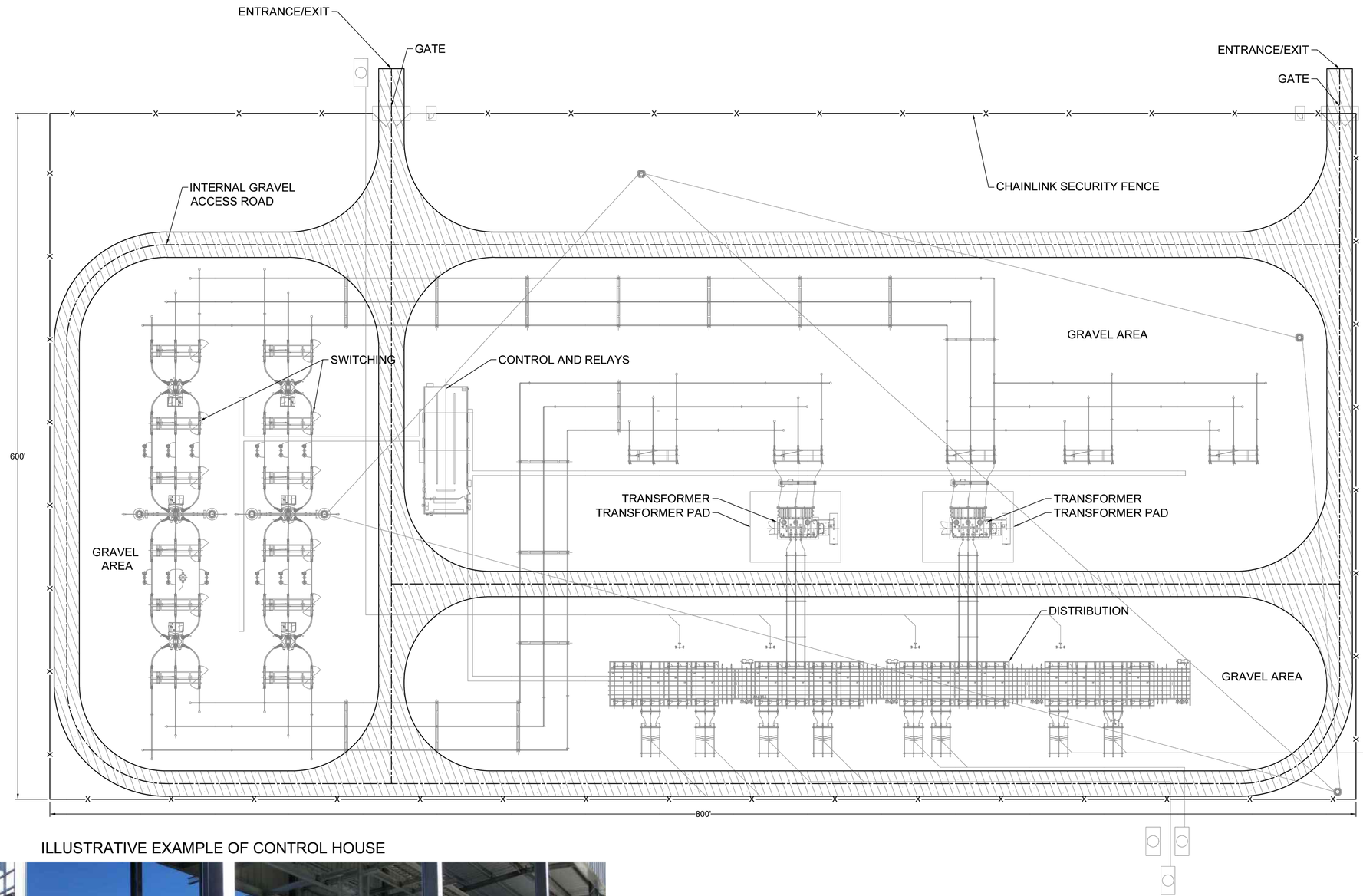

NOTE:

1. SUBSTATION LAYOUT IS SUBJECT TO CHANGE BASED ON FINAL DESIGN AS PROVIDED AND APPROVED BY DOMINION ENERGY AND RAPPAHANNOCK ELECTRIC CO-OP.
2. ACCESS DRIVE AND INTERIOR DRIVE DESIGNS SHALL COMPLY WITH SECTION 26-257 OF THE ZONING ORDINANCE.
3. THE ULTIMATE LOCATION OF THE IMPROVEMENTS WILL BE DETERMINED AT SITE PLAN REVIEW.
4. IN THE EVENT DOMINION ENERGY AND RAPPAHANNOCK ELECTRIC CO-OP REQUIRES A SUBSTATION TO BE ENCLOSED BY A BUILDING, THE BUILDING ELEVATIONS AND MATERIALS SHALL BE APPROVED BY THE PLANNING DIRECTOR AT THE TIME OF SITE PLAN REVIEW AND APPROVAL BASED ON DOMINION ENERGY AND RAPPAHANNOCK ELECTRIC CO-OP REQUIREMENTS FOR THE ELEVATIONS AND MATERIALS.
5. THE SUBSTATION USE SHALL BE DEVELOPED IN SUBSTANTIAL CONFORMITY WITH THE LAYOUT ILLUSTRATED ON THIS SHEET SUBJECT TO THE REQUIREMENTS AND ADJUSTMENTS SET FORTH IN THE CONDITIONS BELOW AND IN THE PROFFERED CONDITIONS.
6. THERE WILL BE A MINIMUM OF 4 GATES- 2 ON EACH END REQUIRED FOR SUBSTATION.

ILLUSTRATIVE EXAMPLE OF CONTROL HOUSE

SCALE 1"=30'

0 30' 60'

OLD RIDGE ROAD COMMERCIAL/ LIGHT-INDUSTRIAL PROJECT
OLD RIDGE RD, ASHLAND, VA23005
BEAVERDAM

SUBSTATION EXHIBIT

FARLEY/HUFF SITE	HANOVER COUNTY
DATE: DECEMBER 19, 2025	SCALE: AS SHOWN
DRAWING 9 OF 14	PROJECT: 65867

07/01/2025	Concept Plan Submission #1
10/15/2025	Community Meeting
12/19/2025	Concept Plan Submission #2

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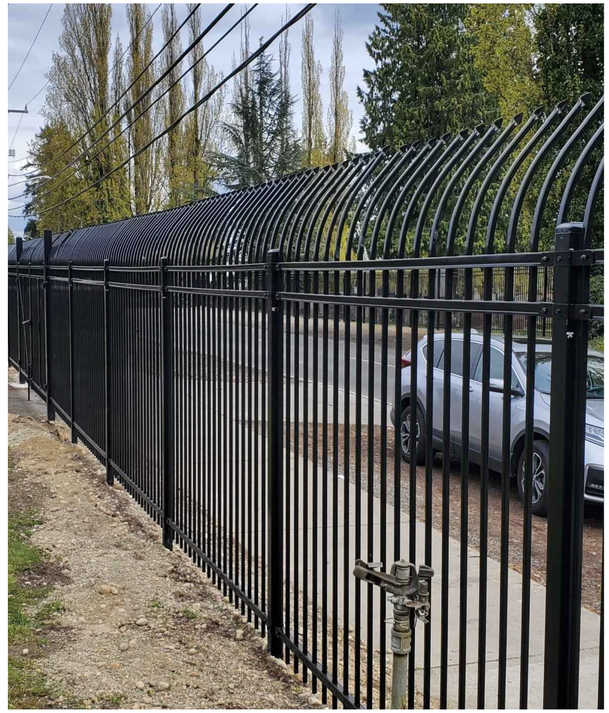
PERIMETER/SECURITY FENCE EXAMPLES

EXAMPLE PERIMETER/SECURITY FENCE

EXAMPLE PERIMETER/SECURITY FENCE



EXAMPLE PERIMETER/SECURITY FENCE

NOTE:

1. PERIMETER FENCING MAY BE INSTALLED AROUND THE PERIMETER OF THE PROJECT OR AROUND EACH "BUILDING AREA." FENCE SHALL BE UP TO 10' IN HEIGHT SUBJECT TO APPROVAL OF A SPECIAL EXCEPTION. FENCE TYPE TO BE APPROVED BY PLANNING.
2. FENCING IMMEDIATELY ADJACENT TO PUBLIC OR PRIVATE STREETS SHALL NOT BE CHAIN-LINK, WITH OR WITHOUT SLATED INSERTS, AND SHALL NOT INCLUDE BARBED WIRE OR OTHER SIMILARLY VISIBLY INTRUSIVE DETERRENCE DEVICE.
3. THE IMAGES ARE REPRESENTATIVE FENCING STYLES THAT WILL BE USED AS PERIMETER AND SECURITY FENCING THROUGHOUT THE PROJECT SITE.

OLD RIDGE ROAD COMMERCIAL/ LIGHT-INDUSTRIAL PROJECT
OLD RIDGE RD, ASHLAND, VA23005
BEAVERDAM

FENCE EXHIBIT

FARLEY/HUFF SITE	HANOVER COUNTY
DATE: DECEMBER 19, 2025	SCALE: AS SHOWN
DRAWING 10 OF 14	PROJECT: 65867

07/01/2025	Concept Plan Submission #1
10/15/2025	Community Meeting
12/19/2025	Concept Plan Submission #2

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DATA CENTER EXAMPLES

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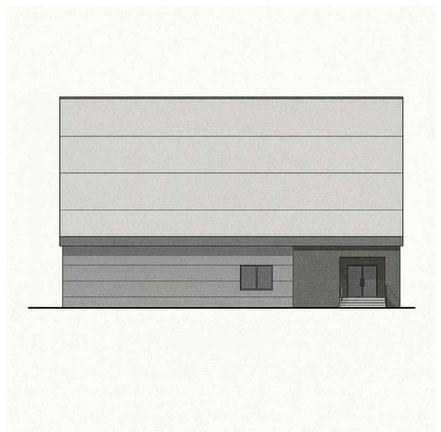

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DATA CENTER EXHIBIT

FARLEY/HUFF SITE	HANOVER COUNTY
DATE: DECEMBER 19, 2025	SCALE: AS SHOWN
DRAWING 11 OF 14	PROJECT: 65867

07/01/2025	Concept Plan Submission #1
10/15/2025	Community Meeting
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PUMP STATION EXAMPLES

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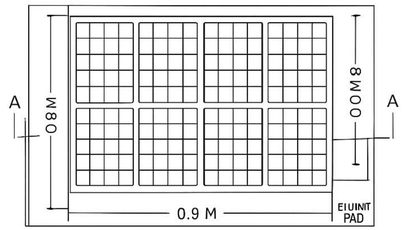
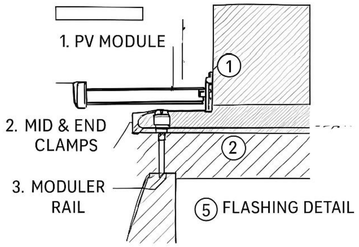
SOLAR PANEL EXAMPLES

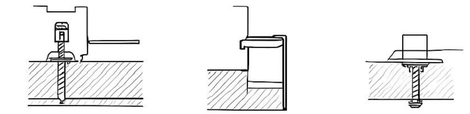
ROOF MOUNTED PV ARRAY — TYPICAL DETAIL



PLAN VIEW



SECTION A-A



(A) PENETRATING ATTACHMENT

(B) STANDING-SEAM CLAMP

(C) BALLAST

1. PV MODULE
2. MODULE CLAMPS
3. MODULE RAIL
4. FASTENER
5. ROOF MEMBRANE
6. INSULATION
7. STRUCTURAL DECK

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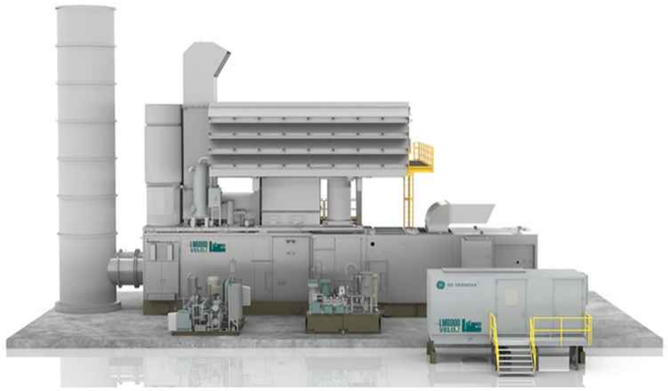
POWER GENERATION & TIER 2 BATTERY EXAMPLES



REFERENCE: HTTPS://WWW.GEVERNOVA.COM/GAS-POWER/PRODUCTS/GAS-TURBINES/LM6000

9.1.1 Turbine Generator (Cont)

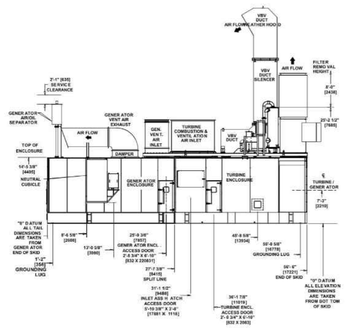


Figure 9- 2: Turbine genertor - right side

9.1.1 Turbine Generator (With PCM Option) (Cont)

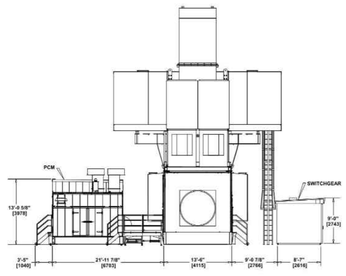
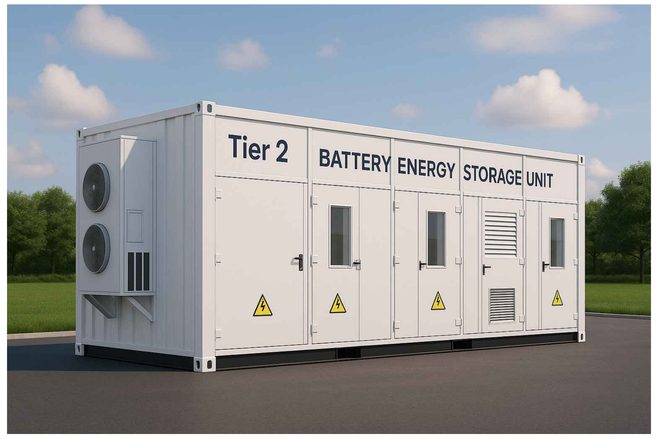


Figure 9- 3: Turbine generator - exhaust end



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