

Hanover County Planning Department Application

Request for REZONING

Case #: REZ2025-00020

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

APPLICANT INFORMATION

Owner: SEE PAGE 5

Contact Name: _____

Address: _____

Telephone No. _____

Fax No. _____

Email Address _____

Applicant/Contract Purchaser: Loch Levan Land Limited Partnership

Contact Name: Hans Klinger

Address: 11237 Nuckols Road, Glen Allen, VA 23059

Telephone No. (804) 762-4800

Fax No. _____

Email Address _____

hcklinger@hhhunt.com

PARCEL INFORMATION

For multiple parcels, please complete Page 4 ☒

GPIN(s) (Tax ID #'s) See page 4

Deed Book _____ Page _____

Magisterial District South Anna

Location Description (Street Address, if applicable) ☐

15521 Ashland Road

Hunting Hawk Golf Club & surrounding areas.

Total Area (acres/square feet) 468.137

Current Zoning A-1

Requested Zoning M-1

Requested Use Data processing, ISPs, search portals and related services.

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 m. g. r.

Date Original: 08/22/2025

Print Name Matthew G. Roberts

Revised: 12/12/2025

Signature _____

Date _____

Print Name _____

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

Name Matthew G. Roberts

Address: Hirschler c/o Matthew G. Roberts

P.O. Box 500, Richmond, VA 23218

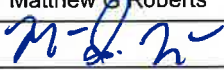
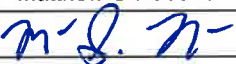
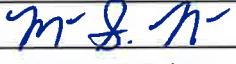
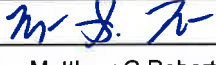
Telephone No. (804)771-9570

Fax No. _____

Email Address mroberts@hirschlerlaw.com

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

FOR APPLICATIONS WITH MULTIPLE PARCELS, PLEASE LIST:

GPIN	Property Owner(s)	Deed Book and Page Number	Area (acres/square feet)	Current Zoning	Requested Zoning
7738-73-1213	Print Matthew G Roberts	DB 3100, pg 1739	238	A-1	M-1
	Sign 				
7748-03-4941	Print Matthew G Roberts	DB 3165, pg 2057	21.959	A-1	M-1
	Sign 				
7748-14-8237	Print Matthew G Roberts	DB 791, pg 840	92.562	A-1	M-1
	Sign 				
7748-17-7689 (part)	Print Matthew G Roberts	DB 425, pg 444	51.676	A-1	M-1
	Sign 				
7748-16-3588	Print Matthew G Roberts	DB 3026, pg 1134	10	A-1	M-1
	Sign 				
7748-15-3959	Print Matthew G Roberts	DB 3026, pg 1134	10	A-1	M-1
	Sign 				
7745-05-8840	Print Matthew G Roberts	DB 3026, pg 1134	10	A-1	M-1
	Sign 				
7748-06-1173	Print Matthew G Roberts	DB 3026, pg 1134	20.125	A-1	M-1
	Sign 				
7748-35-0648	Print Matthew G Roberts	DB 791, pg 840	14.794	A-1	M-1
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Loch Levan Lan Limited Partnership Technology Park

OWNER/APPLICANT INFORMATION – PAGE 3

Wellesley Land Limited Partnership
11237 NUCKOLS ROAD
GLEN ALLEN, VA 23059

HHHunt Verada LLC
11237 NUCKOLS ROAD
GLEN ALLEN, VA 23059

Loch Levan Land Limited Partnership
Hans Klinger
11237 NUCKOLS ROAD
GLEN ALLEN, VA 23059

James K Dolan
308 VIRGINIA AVENUE
RICHMOND, VA 23226

Gilman Lumber Company Inc.
P.O. BOX 669
ASHLAND, VA 23005-0000

23682188.1 001473.03528

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, at the address listed below, (as well as by 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

M-G. Roberts

Date Original: 08/22/2025

Print Name Matthew G. Roberts

Revised: 12/12/2025

Signature of applicant/authorized agent

Date

Print Name

Address to which notification letter is to be sent:

Hirschler

c/o Matthew G. Roberts

P.O. Box 500, Richmond, VA 23218

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

☒ Email mroberts@hirschlerlaw.com

☐ Fax

FEES

After application is accepted for review, make checks payable to Treasurer, Hanover County:

Conditional Use Permit	\$1500 + \$75/acre*
Amendment (after final approval)	\$1500

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

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

FOR STAFF USE ONLY:

Fees: Base Fee _____
Acreage Fee _____
TOTAL _____

Accepted by: _____

HTE #: _____

NOTIFICATION OF ADJOINING PROPERTY OWNERS, BOARD OF SUPERVISORS, AND PLANNING COMMISSIONERS

Applicant's Statement:

I hereby certify that I have notified all adjacent property owners to the property, which is the subject of this request 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 includes all property across roadways, watercourses, railroads, and/or municipal boundaries. I further certify that the names and addresses below are those of the adjacent property owners as listed in the tax records of the Commissioner of Revenue of Hanover County.

Applicant's Signature: *m. g. n.*

COMMONWEALTH OF VIRGINIA)

COUNTY OF HANOVER)

to-wit:



Brenda M. Holmes
Commonwealth of Virginia
Notary Public
Commission No. 224930
My Commission Expires 9/30/2027

The foregoing instrument was acknowledged before me this 22ND day of August, 2025, by Matthew G. Roberts (Name of Applicant).

My commission expires: 9-30-2027
Brenda M. Holmes
Notary Public

Board of Supervisors Representative: SUSAN DIBBLE

Planning Commission Representative: Larry Leadbetter

List of Adjacent Property Owners: HANOVER COUNTY FILING NOTICE LIST

GPIN	Name	Address
7738-53-6029	Pathak Living Trust	101 Pickett Place Yorktown, VA 23693
7738-52-5679	Wuilber Bladimir Lemus	15299 Ashland Road Rockville, VA 23146
7738-52-0588	Lawrence Y. McCauley David C. McCauley	3604 Springsberry Place Henrico, VA 23233
7738-54-2671	Kenneth E. Baker Bessie Julia Baker	15240 Ashland Road Glen Allen, VA 23059
7738-66-3670	B C P Limited Partnership	16634 MLC Lane Rockville, VA 23146
7738-76-9432	J. Glenn Rada	223 The Maine Williamsburg, VA 23185
7738-94-3929 7748-04-0606	White Gate Estates, LLC	15075 Ashland Road Glen Allen, VA 23059
7738-97-1274	Amy M. Cheeley	15134 Abner Church Road Glen Allen, VA 23059
7748-07-2456	Feisal Osman	3033 Lauderdale Drive Henrico, VA 23233

NOTIFICATION OF ADJOINING PROPERTY OWNERS continued**List of Adjacent Property Owners: HANOVER COUNTY FILING PUBLIC HEARING NOTICE LIST**

GPIN	Name	Address
7748-07-6871	Ferdoushi B. Chowdhury	4840 Coachmans Landing Ct. Glen Allen, VA 23059
7748-06-5618	Sam Lee White, Jr. Helen R. White	14589 Ashland Road Glen Allen, VA 23059
7748-06-4931	Raymond L. Walters, Sr. Vickie T. Walters	14583 Ashland Road Glen Allen, VA 23059
7748-06-6951	Crystal Allen	4700 Regal Oaks Road Glen Allen, VA 23059
7748-07-4134	John Robinson Reva Robinson	14571 Ashland Road Glen Allen, VA 23059
7748-07-8218	Gilbert Lee Cousins	14551 Ashland Road Glen Allen, VA 23059
7739-90-6495 7748-29-5480	Willie R. Gilman, Sr.	15115 Stone Horse Creek Road Glen Allen, VA 23059
7748-19-6330	W. Richard Gilman, Jr. Joel B. Gilman Rita Lynn Gilman	15115 Stone Horse Creek Road Glen Allen, VA 23059
7748-28-5875 7748-27-8044	Robert F. Cauthorne, TR Beverly P. Cauthorne, TR	11302 Cauthorne Road Glen Allen, VA 23059
7748-28-7631	Michael Knizner Theresa D. Knizner	11468 Cauthorne Road Glen Allen, VA 23059
7748-38-1338	Dwight T. Vander Pol Jill I. Vander Pol	11446 Cauthorne Road Glen Allen, VA 23059
7748-27-7737	Amin Mirshahi Azadeh Nazari	11425 Cauthorne Road Glen Allen, VA 23059
7748-26-1087 7748-26-9343	W. Bruce Cauthorn	13006 Cedar Lane Ashland, VA 23005
7748-35-0648	Loch Levan Land Limited Partnership	C/O HHHunt 11237 Nuckols Road Glen Allen, VA 23059
7748-35-3193	Surya Dhakar Alka Dhakar	11616 Olde Covington Way Glen Allen, VA 23059
7748-34-4566	Dhakar Family Dentistry PLC	11616 Olde Covington Way Glen Allen, VA 23059
7748-23-9698	Western Riders of Virginia, Inc.	9369 Pamunkey Crest Drive Mechanicsville, VA 23111
7748-22-3541	Deborah Ann Colby, TR.	11357 Nuckols Road #1167 Glen Allen, VA 23059

NOTIFICATION OF ADJOINING PROPERTY OWNERS continued		
List of Adjacent Property Owners: HENRICO COUNTY PUBLIC HEARING NOTICE LIST		
734-780-2794.040	Stephen D. and Virginia A. White, Trustees	12463 Donahue Road Glen Allen, VA 23059
734-780-2794.039	Robert Ashby & Christa Lynn Fox	12467 Donahue Road Glen Allen, VA 23059
734-780-2794.038	Manoj Chulani	12471 Donahue Road Glen Allen, VA 23059
734-780-2794.037	Joanna M. Scott and Paul C. Domson Jr.	12475 Donahue Road Glen Allen, VA 23059
734-780-2794.036	Prakash & Pushpa Mirchandani	12479 Donahue Road Glen Allen, VA 23059
734-780-2794.035	Xiaoran Wang and Xia Liu	12483 Donahue Road Glen Allen, VA 23059
734-780-2794.034	Matthew & Julia Tarpey	12487 Donahue Road Glen Allen, VA 23059
734-780-2794.033	Shailendra K. and Sucheta Jain	12491 Donahue Road Glen Allen, VA 23059
734-780-2794.041	Suvit & Ariyaporn Pratoomtong, Trustees	6760 Aidan Court Glen Allen, VA 23059
734-780-2794.042	Katherine Elizabeth Johnston, Trustee	6764 Aidan Court Glen Allen, VA 23059
734-780-2794.043	Bruce Lynn & Sarah Marie Bailey	6768 Aidan Court Glen Allen, VA 23059
734-780-2794.044	Koteswara Rao & Mounika P. Kasaraneni	6772 Aidan Court Glen Allen, VA 23059
734-780-2794.045	Nicole L. Boyle	6776 Aidan Court Glen Allen, VA 23059
734-780-2794.046	Kathleen Hayden Hollister, Trustee	6781 Aidan Court Glen Allen, VA 23059
734-780-2794.000	Dominion Park Condominium	4301 E Parham Road Henrico, VA 23228
740-783-5606 743-781-6506 737-781-1955 736-781-3200 739-782-3561	Wyndham Foundation Inc.	6401 Old Wyndham Drive Glen Allen, VA 23059
736-781-6605	Charles and Julianne Freakley	6036 Collinstone Drive Glen Allen, VA 23059-7104
743-779-0623	HGC Dominion LLC	c/o KSI Capital Partners LLC 13873 Park Center Rd, Ste 203N Herndon, VA 20171
738-782-5847	David A & Wendy A Miller	12164 Morestead Ct Glen Allen, VA 23059-7071
738-782-6953	Jeffrey A & Ann F Hemp	12160 Morestead Ct

		Glen Allen, VA 23059-7071
738-782-7954	David Folliard & Kristine Hires Bernier	12156 Morestead Ct Glen Allen, VA 23059-7071
738-782-8954	James E. Jr. and Andrea H. Holmes	PO Box 6728 Ashland, VA 23005
738-782-9855	Hillary A Weber, Trustee	12148 Morestead Ct Glen Allen, VA 23059
739-782-0658	David C and Erin Kirby Reed	12144 Morestead Ct Glen Allen, VA 23059
739-782-1660	William B & Elizabeth O Clark	12140 Morestead Ct Glen Allen, VA 23059
739-782-2962	Katherine Nahed Kotrola	12136 Morestead Ct Glen Allen, VA 23059
739-782-3966	Jonathan B & Kimberly C Berselli	12128 Morestead Ct Glen Allen, VA 23059
739-782-4072	Daniel D & Kristin P Clarke, Trustees	12124 Morestead Ct Glen Allen, VA 23059
740-783-6119	Loch Levan Land Limited Partnership	11237 Nuckols Road Glen Allen, VA 23059-5502
740-783-1825	Sabrina L. Holme	12177 Manor Park Dr Glen Allen, VA 23059
740-783-3921	Usman Ghani & Noma Badar Piracha	12178 Manor Park Dr Glen Allen, VA 23059

NOTIFICATION OF ZONING APPLICATION SUBMITTAL

TO: Adjacent Property Owner

FROM: SEE ATTACHED

DATE: _____

The following application will be submitted for review to the Hanover County Planning Department:

- ☐ Rezoning
☐ Conditional Use Permit
☐ Special Exception

Applicant: _____

Property Location: _____

GPIN(s): _____

Requested Zoning District:_____

Requested Use/Exception: _____

The application will be available for viewing at the Hanover County Planning Department. The Planning Department shall notify all adjacent property owners of the time, day, and place of the public hearings to be held on this application. Should you have any questions or comments, please contact the Planning Department at (804) 365-6171.



Matthew G. Roberts
D: 804.771.9570
mroberts@hirschlerlaw.com

Hirschler Fleischer | hirschlerlaw.com
2100 East Cary Street | Richmond, VA 23223
P: 804 771 9500 | F: 804 644 0957

August 22, 2025

Re: Rezoning of approximately 410 acres at and around Hunting Hawk Golf Club, consisting of Hanover County, Virginia ("County") GPINs 7748-17-7689 (portion), 7748-16-3588, 7748-15-3959, 7748-05-8840, 7748-06-1173, 7748-35-0648, 7748-14-8237 (portion), 7748-03-4941, and 7738-73-1213 (collectively, the "Property")

Dear Neighbors:

We are excited to inform you that Loch Levan Land Limited Partnership, a Virginia limited partnership ("Loch Levan") is interested in developing a master planned technology park at the Property identified above. In order to facilitate this development, Loch Levan will need to rezone the Property to allow for this particular use. This technology park will contain various buildings that will house the equipment and infrastructure that supports the technologies we rely on in our daily lives. Additionally, this technology park will bolster the County's commercial economy and commercial tax revenue.

Given the rural nature of this part of the County, Loch Levan wants to ensure that its development works well with the surrounding community. Among other considerations, Loch Levan has taken care to limit the building height within the technology park as to reduce visual impacts to its neighbors. Additionally, Loch Levan has provided extensive buffers along the perimeter of the Property. In particular, Loch Levan's request for the Property includes the following mitigation measures:

1. A 200' wide buffer along Ashland Road to preserve the rural character of that road.
2. A minimum of 100' wide buffer along the perimeter of the Property, with the majority of that buffer being at least 150' wide to screen adjacent properties from the use.
3. A requirement limiting building height to 62'.
4. A requirement that no building be within 150' of the project's perimeter boundary line, with that requirement being increased to 200' along Ashland Road.

We also want to let you know that four zoning applications were submitted to the County. These applications are needed in order to permit the creation of a master planned technology park on the Property. The applications include: (i) a Rezoning application to rezone the Property from A-1 to M-1, (ii) a Special Exception application to allow for an exception to the height limitations within the M-1 zoning district, (iii) a Conditional Use Permit application for accessory uses facilitating the master planned technology park; and (iv) a Comprehensive Plan amendment to amend the County's Land Use designation for the Property from "Suburban Neighborhood Residential" to "Employment Center."

In the meantime, please feel free to reach out to me with any questions for HHHunt.

Sincerely,

A handwritten signature in blue ink, appearing to read "M.G. Roberts", with a horizontal line extending to the right.

Matthew G. Roberts

cc: Hon. Susan P. Dibble	(via email)
Comm. Larry Leadbetter	(via email)
Jason Ridout	(via email)
Hans C. Klinger	(via email)
Ivan Wu	(via email)
Jeffrey P. Geiger	(via email)
Scott M. Miller	(via email)

PLEASE RESPOND FOR ALL REZONING APPLICATIONS:

1. What is the General Land Use Plan Map designation for the subject property? Suburban Neighborhood Residential,
Amendment of Future Land Use Designation to Employment Center is being considered.
2. What, if any, is the Major Thoroughfare Plan designation for the public road on which the subject property has frontage?
Minor Arterial
3. Describe in detail the proposed use of the property. The applicant proposes to create a data storage and distribution
technology park on the property. This technology park will facilitate the rapidly growing demand for data services in
Hanover County and throughout the region. In addition to the buildings housing the data processing equipment,
the applicant proposes to build electrical substations and transmission lines to connect to existing electrical infrastructure.
(SEE ADDITIONAL SHEET)
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? A portion of the property includes the Hunting
Hawk Golf Club golf course. The rest of the proposed development area is undeveloped and mostly wooded. A transmission
line of greater than 150kV runs through the most northern corner of the property which the applicant intends to utilize.
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
2. What provisions will be made to ensure safe and adequate access to the subject property? Proposed access points to Ashland Road will be constructed with approval of VDOT commercial entrance permits. The existing entrance to the golf course will be maintained. Any road improvements recommended by the traffic study will be provided.
3. How will the traffic impact of this development be addressed?: A traffic impact analysis was prepared for this use. The analysis provides recommended improvements to address the low trips generated from the use. The applicant has proffered the recommended improvements.
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 proposed use is a low intensity industrial use that is deemed appropriate for Employment Centers in the Comprehensive Plan. The use will generate minimal impacts to surrounding properties with low industrial traffic generation and little noise pollution, while generating substantial economic and tax benefits for Hanover County. (SEE ADDITIONAL SHEET)
5. What type of signage is proposed for the site? Signage will be in accordance with the Zoning Ordinance and proffered conditions.
6. Have architectural/building elevations been submitted with this application? No.

Loch Levan Lan Limited Partnership Technology Park

#3 PAGE 13 – Describe in detail the proposed use of the property.

Continuation of the answer:

The applicant is proposing a total of ten buildings to be constructed, which will house the data storage equipment and customary accessory equipment. The data center will use wells for domestic and emergency purposes only and traditional drainfields and will not be connected to public infrastructure. Access to Ashland Road will be facilitated through three connection points, two on the southern portion of the property where Hunting Hawk Golf Club is currently located and a tertiary access point in the northern portion of the property. Roads internal to the property will be private and gated. For security purposes, a security fence will be installed around all buildings, parking, and accessory structures.

#4 PAGE 14 – 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.

Continuation of the answer:

The applicant is proposing to mitigate impacts to surrounding properties, including visual impact mitigation through significant buffers from adjacent roads and properties, noise impacts through the installation of noise barriers and other noise attenuation devices, increased plantings and landscaping around the development, and a proffered commitment prohibiting the use of public or private potable water for cooling purposes.

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>042-5649</u> | GPIN <u>7738-96-1681</u> |
| 2. Historic Resource/File No. <u>042-5650</u> | GPIN <u>7738-86-8753</u> |
| 3. Historic Resource/File No. <u>042-5651</u> | GPIN <u>7738-76-9432</u> |
| 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? No
- b) Is the historic site open to the public? No
- 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. No impacts to adjacent historic resources are anticipated.

- d) Describe voluntary measures that will be undertaken to help mitigate the impact that the proposed use may have on the identified historic resources. No impacts to adjacent historic resources are anticipated.

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: _____ Date: _____

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 2,921 vehicles per day and a site peak hour trip generation of 350 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)

8/21/25

(Date)

Steve Schmidt, PE, PTOE, AICP

(Applicant/Applicant's Representative – Print Name)

Trip generation based on the "AWS Data Center Trip Generation Assessment" prepared by BCG, March 2023.

LANDS TO BE REZONED FROM A-1 TO M-1

LEGAL DESCRIPTION (M1 PARCEL 1):

Beginning at a point lying along the South line of Ashland Road (Route 623), said point having a Virginia State Plane South Zone (NAD83 2011) coordinate value of N=3,783,420.59, E=11,735,746.67, said point being the POINT OF BEGINNING; thence, with the South line of Ashland Road (Route 623) the following twenty-nine (29) Courses: (1)Northeasterly along a tangent curve to the left, being concave to the Northwest, having a radius of 525.83 feet, a central angle of 10°14'16", a tangent length of 47.10 feet, a chord bearing of N40°15'22"E, a chord length of 93.83 feet, a distance of 93.96 feet along the arc of said curve; (2)thence N35°08'15"E, a distance of 5.81 feet; (3)thence, Northeasterly along a non-tangent curve to the left, being concave to the Northwest, having a radius of 998.12 feet, a central angle of 06°10'18", a tangent length of 53.81 feet, a chord bearing of N32°03'05"E, a chord length of 107.46 feet, a distance of 107.51 feet along the arc of said curve; (4)thence N28°57'57"E, a distance of 109.10 feet; (5)thence, Northeasterly along a non-tangent curve to the right, being concave to the Southeast, having a radius of 2261.35 feet, a central angle of 04°43'46", a tangent length of 93.38 feet, a chord bearing of N31°19'49"E, a chord length of 186.61 feet, a distance of 186.66 feet along the arc of said curve; (6)thence N33°41'42"E, a distance of 174.40 feet; (7)thence S56°18'18"E, a distance of 10.00 feet; (8)thence N33°41'42"E, a distance of 55.00 feet; (9)thence, Northeasterly along a tangent curve to the left, being concave to the Northwest, having a radius of 6924.83 feet, a central angle of 00°37'01", a tangent length of 37.28 feet, a chord bearing of N33°23'12"E, a chord length of 74.56 feet, a distance of 74.56 feet along the arc of said curve; (10)thence N33°04'41"E, a distance of 207.92 feet; (11)thence S56°55'19"E, a distance of 25.00 feet; (12)thence N33°04'41"E, a distance of 90.00 feet; (13)thence, Northeasterly along a non-tangent curve to the left, being concave to the Northwest, having a radius of 6653.99 feet, a central angle of 00°37'50", a tangent length of 36.62 feet, a chord bearing of N32°45'46"E, a chord length of 73.23 feet, a distance of 73.23 feet along the arc of said curve; (14)thence N32°26'51"E, a distance of 335.85 feet; (15)thence N57°33'09"W, a distance of 10.00 feet; (16)thence, Northeasterly along a non-tangent curve to the left, being concave to the Northwest, having a radius of 4840.44 feet, a central angle of 02°03'10", a tangent length of 86.72 feet, a chord bearing of N31°25'16"E, a chord length of 173.41 feet, a distance of 173.42 feet along the arc of said curve; (17)thence N30°23'41"E, a distance of 18.37 feet; (18)thence, Northeasterly along a non-tangent curve to the right, being concave to the Southeast, having a radius of 3164.42 feet, a central angle of 02°25'53", a tangent length of 67.15 feet, a chord bearing of N31°36'37"E, a chord length of 134.27 feet, a distance of 134.28 feet along the arc of said curve; (19)thence N32°49'34"E, a distance of 15.37 feet; (20)thence, Northeasterly along a non-tangent curve to the right,

being concave to the Southeast, having a radius of 1071.80 feet, a central angle of 06°25'25", a tangent length of 60.14 feet, a chord bearing of N36°02'16"E, a chord length of 120.10 feet, a distance of 120.16 feet along the arc of said curve; (21)thence N50°45'00"W, a distance of 15.00 feet; (22)thence, Northeasterly along a non-tangent curve to the right, being concave to the Southeast, having a radius of 1086.80 feet, a central angle of 09°20'15", a tangent length of 88.75 feet, a chord bearing of N43°55'06"E, a chord length of 176.92 feet, a distance of 177.12 feet along the arc of said curve; (23)thence N48°35'14"E, a distance of 29.92 feet; (24)thence, Northeasterly along a non-tangent curve to the right, being concave to the Southeast, having a radius of 4647.15 feet, a central angle of 00°48'14", a tangent length of 32.61 feet, a chord bearing of N48°59'22"E, a chord length of 65.21 feet, a distance of 65.21 feet along the arc of said curve; (25)thence N40°36'30"W, a distance of 10.00 feet; (26)thence, Northeasterly along a non-tangent curve to the right, being concave to the Southeast, having a radius of 4657.15 feet, a central angle of 01°33'01", a tangent length of 63.01 feet, a chord bearing of N50°10'00"E, a chord length of 126.01 feet, a distance of 126.01 feet along the arc of said curve; (27)thence N50°56'30"E, a distance of 12.38 feet; (28)thence, Northeasterly along a tangent curve to the right, being concave to the Southeast, having a radius of 1330.05 feet, a central angle of 11°39'56", a tangent length of 135.87 feet, a chord bearing of N56°46'28"E, a chord length of 270.33 feet, a distance of 270.80 feet along the arc of said curve; (29)thence N62°36'26"E, a distance of 177.46 feet; thence, departing the South line of Ashland Road (Route 623), S55°08'08"E, a distance of 2299.29 feet; thence N30°39'32"E, a distance of 469.30 feet to a point in the center of a Creek; thence, with the centerline of the Creek, as it meanders in a Easterly direction, the following twenty-two (22) courses: (1)N70°45'47"E, a distance of 19.01 feet; (2)thence S72°37'19"E, a distance of 14.56 feet; (3)thence S86°55'58"E, a distance of 13.89 feet; (4)thence S24°12'19"E, a distance of 13.04 feet; (5)thence S47°55'49"E, a distance of 13.15 feet; (6)thence S13°58'01"E, a distance of 17.69 feet; (7)thence S60°45'43"E, a distance of 14.04 feet; (8)thence S10°27'27"E, a distance of 33.24 feet; (9)thence N78°19'25"E, a distance of 16.97 feet; (10)thence S73°10'51"E, a distance of 28.16 feet; (11)thence N69°34'39"E, a distance of 18.60 feet; (12)thence S30°06'41"E, a distance of 13.42 feet; (13)thence S84°44'56"E, a distance of 17.00 feet; (14)thence N84°13'47"E, a distance of 20.62 feet; (15)thence S56°40'35"E, a distance of 7.00 feet; (16)thence S45°52'57"E, a distance of 4.87 feet; (17)thence S50°01'39"E, a distance of 11.98 feet; (18)thence S67°31'58"E, a distance of 9.43 feet; (19)thence S49°33'49"E, a distance of 4.12 feet; (20)thence N67°58'06"E, a distance of 25.71 feet; (21)thence S17°33'30"E, a distance of 38.90 feet; (22)thence S59°09'25"E, a distance of 32.38 feet; thence, departing the centerline of the Creek, S84°47'37"E, a distance of 1287.02 feet; thence N28°26'20"E, a distance of 528.77 feet; thence N30°52'41"W, a distance of 689.87 feet; thence S75°02'14"W, a distance of 747.04 feet; thence N24°56'08"W, a distance of

1705.00 feet to a point lying along the South line of Ashland Road (Route 623); thence, with the South line of Ashland Road (Route 623) the following six (6) Courses: (1)Northeasterly along a non-tangent curve to the right, being concave to the Southeast, having a radius of 1365.97 feet, a central angle of $04^{\circ}23'13''$, a tangent length of 52.32 feet, a chord bearing of $N61^{\circ}32'02''E$, a chord length of 104.56 feet, a distance of 104.59 feet along the arc of said curve; (2)thence $N63^{\circ}43'39''E$, a distance of 26.62 feet; (3)thence, Northeasterly along a non-tangent curve to the right, being concave to the Southeast, having a radius of 2276.92 feet, a central angle of $00^{\circ}56'16''$, a tangent length of 18.64 feet, a chord bearing of $N64^{\circ}11'46''E$, a chord length of 37.27 feet, a distance of 37.27 feet along the arc of said curve; (4)thence $N64^{\circ}39'55''E$, a distance of 33.89 feet; (5)thence, Northeasterly along a non-tangent curve to the left, being concave to the Northwest, having a radius of 2546.57 feet, a central angle of $04^{\circ}03'43''$, a tangent length of 90.31 feet, a chord bearing of $N62^{\circ}38'04''E$, a chord length of 180.50 feet, a distance of 180.54 feet along the arc of said curve; (6)thence $N60^{\circ}36'12''E$, a distance of 29.58 feet; thence, departing the South line of Ashland Road (Route 623), $S45^{\circ}08'43''E$, a distance of 703.47 feet; thence $S45^{\circ}57'42''E$, a distance of 245.52 feet; thence $N41^{\circ}23'16''E$, a distance of 411.19 feet; thence $N29^{\circ}12'18''W$, a distance of 284.02 feet; thence $N52^{\circ}23'35''W$, a distance of 556.48 feet to a point lying in the centerline of Ashland Road (Route 623); thence, with the centerline of Ashland Road (Route 623) the following two (2) courses: (1) $N60^{\circ}02'19''E$, a distance of 20.32 feet; (2)thence, Northeasterly along a non-tangent curve to the left, being concave to the Northwest, having a radius of 3601.88 feet, a central angle of $03^{\circ}57'04''$, a tangent length of 124.24 feet, a chord bearing of $N59^{\circ}33'18''E$, a chord length of 248.34 feet, a distance of 248.38 feet along the arc of said curve; thence $S38^{\circ}35'30''E$, a distance of 359.89 feet; thence $N52^{\circ}39'03''E$, a distance of 200.35 feet; thence $N38^{\circ}43'48''W$, a distance of 370.87 feet to a point lying in the centerline of Ashland Road (Route 623); thence, with the centerline of Ashland Road (Route 623) the following two (2) courses: (1)Northeasterly along a non-tangent curve to the left, being concave to the Northwest, having a radius of 730.62 feet, a central angle of $30^{\circ}29'38''$, a tangent length of 199.15 feet, a chord bearing of $N30^{\circ}39'45''E$, a chord length of 384.28 feet, a distance of 388.85 feet along the arc of said curve; (2)thence $N16^{\circ}10'37''E$, a distance of 180.54 feet; thence $S73^{\circ}21'20''E$, a distance of 209.34 feet; thence $S76^{\circ}13'18''E$, a distance of 828.93 feet; thence $S09^{\circ}46'36''E$, a distance of 249.40 feet; thence $S02^{\circ}06'34''W$, a distance of 506.81 feet; thence $S00^{\circ}49'36''E$, a distance of 414.71 feet; thence $S33^{\circ}19'08''W$, a distance of 647.54 feet; thence $S54^{\circ}48'31''E$, a distance of 454.87 feet; thence $S67^{\circ}16'27''E$, a distance of 298.37 feet; thence $S01^{\circ}43'42''E$, a distance of 512.78 feet; thence $S02^{\circ}09'27''W$, a distance of 628.55 feet; thence $S12^{\circ}43'06''W$, a distance of 366.00 feet; thence $S21^{\circ}12'57''W$, a distance of 405.54 feet; thence $S52^{\circ}29'26''W$, a distance of 495.99 feet; thence $S54^{\circ}08'16''W$, a distance of 484.19 feet to a point lying in the center of a Creek;

thence, with the centerline of the Creek as it meanders in a Westerly direction, the following thirty-six (36) courses: (1)N77°44'26"W, a distance of 46.47 feet; (2)thence S50°14'06"W, a distance of 82.32 feet; (3)thence N70°59'19"W, a distance of 49.76 feet; (4)thence N86°26'20"W, a distance of 50.23 feet; (5)thence S56°57'54"W, a distance of 66.83 feet; (6)thence N60°13'44"W, a distance of 44.49 feet; (7)thence N03°16'02"E, a distance of 27.86 feet; (8)thence N34°41'34"W, a distance of 21.80 feet; (9)thence N56°20'37"W, a distance of 55.24 feet; (10)thence S56°08'07"W, a distance of 74.72 feet; (11)thence N65°59'05"W, a distance of 155.13 feet; (12)thence N73°34'41"W, a distance of 80.48 feet; (13)thence N76°55'11"W, a distance of 27.88 feet; (14)thence S80°58'15"W, a distance of 18.85 feet; (15)thence N45°15'40"W, a distance of 24.01 feet; (16)thence N18°26'48"W, a distance of 28.96 feet; (17)thence N77°49'33"W, a distance of 21.17 feet; (18)thence S32°00'23"W, a distance of 27.56 feet; (19)thence S83°59'08"W, a distance of 28.27 feet; (20)thence S72°47'22"W, a distance of 49.06 feet; (21)thence N35°22'52"W, a distance of 27.55 feet; (22)thence N00°25'03"W, a distance of 40.00 feet; (23)thence S89°17'53"W, a distance of 81.55 feet; (24)thence N48°23'27"W, a distance of 36.69 feet; (25)thence S78°08'12"W, a distance of 47.15 feet; (26)thence N84°19'57"W, a distance of 48.43 feet; (27)thence N48°13'30"W, a distance of 54.11 feet; (28)thence N83°19'54"W, a distance of 59.78 feet; (29)thence N68°42'23"W, a distance of 47.84 feet; (30)thence S77°58'31"W, a distance of 34.49 feet; (31)thence S60°58'56"W, a distance of 27.21 feet; (32)thence S69°02'58"W, a distance of 43.81 feet; (33)thence S11°19'35"W, a distance of 26.37 feet; (34)thence S89°02'53"W, a distance of 54.31 feet; (35)thence S54°19'40"W, a distance of 48.89 feet; (36)thence S50°27'33"W, a distance of 52.17 feet; thence, departing the centerline of the Creek, N66°41'15"W, a distance of 159.66 feet; thence S81°27'54"W, a distance of 549.98 feet; thence S67°58'56"W, a distance of 809.39 feet; thence S34°41'27"W, a distance of 29.88 feet; thence S38°15'34"W, a distance of 525.04 feet to a point lying in the center of a Creek; thence, with the centerline of the Creek as it meanders in a Southerly then Westerly direction, the following ninety-one (91) courses:

(1)N75°13'27"W, a distance of 3.54 feet; (2)thence S31°22'31"W, a distance of 25.33 feet; (3)thence S38°14'29"W, a distance of 30.70 feet; (4)thence S00°16'43"E, a distance of 35.92 feet; (5)thence S50°54'20"W, a distance of 39.51 feet; (6)thence S11°24'12"E, a distance of 24.10 feet; (7)thence S29°33'16"E, a distance of 22.59 feet; (8)thence S39°03'22"W, a distance of 97.76 feet; (9)thence S11°59'21"W, a distance of 42.82 feet; (10)thence N87°21'51"W, a distance of 29.97 feet; (11)thence S86°30'48"W, a distance of 40.28 feet; (12)thence S53°13'10"W, a distance of 56.57 feet; (13)thence S51°57'38"W, a distance of 75.36 feet; (14)thence S37°51'36"W, a distance of 46.51 feet; (15)thence S44°17'20"W, a distance of 53.67 feet; (16)thence S47°31'53"W, a distance of 33.88 feet; (17)thence S22°26'14"W, a distance of 41.12 feet; (18)thence S03°38'40"E, a distance of 51.52 feet; (19)thence S50°54'34"W, a distance of 10.04 feet; (20)thence N83°38'39"W, a

distance of 46.26 feet; (21)thence N61°52'03"W, a distance of 34.46 feet; (22)thence S22°27'40"W, a distance of 19.20 feet; (23)thence S02°49'26"W, a distance of 57.61 feet; (24)thence S30°11'37"W, a distance of 56.09 feet; (25)thence S88°51'11"W, a distance of 49.89 feet; (26)thence S00°35'33"E, a distance of 76.93 feet; (27)thence S13°58'20"W, a distance of 47.13 feet; (28)thence S81°42'39"W, a distance of 39.64 feet; (29)thence N53°56'47"W, a distance of 30.96 feet; (30)thence S83°01'01"W, a distance of 21.45 feet; (31)thence S62°30'00"W, a distance of 25.24 feet; (32)thence S43°41'25"W, a distance of 39.59 feet; (33)thence S51°47'15"W, a distance of 59.04 feet; (34)thence N57°53'46"W, a distance of 24.41 feet; (35)thence S83°42'57"W, a distance of 17.72 feet; (36)thence S35°25'12"W, a distance of 33.99 feet; (37)thence S49°10'42"W, a distance of 30.71 feet; (38)thence S06°56'01"W, a distance of 22.42 feet; (39)thence S63°01'04"W, a distance of 69.54 feet; (40)thence S01°25'27"E, a distance of 25.70 feet; (41)thence S54°04'44"W, a distance of 53.32 feet; (42)thence N72°35'37"W, a distance of 30.68 feet; (43)thence S83°11'19"W, a distance of 53.02 feet; (44)thence S13°29'30"W, a distance of 28.78 feet; (45)thence S54°19'35"W, a distance of 61.95 feet; (46)thence S64°22'42"W, a distance of 46.80 feet; (47)thence N04°44'04"W, a distance of 10.00 feet; (48)thence S67°01'43"W, a distance of 65.11 feet; (49)thence S41°07'03"W, a distance of 42.18 feet; (50)thence N80°37'35"W, a distance of 36.45 feet; (51)thence S30°12'04"W, a distance of 33.39 feet; (52)thence S86°54'27"W, a distance of 22.90 feet; (53)thence S57°32'54"W, a distance of 25.38 feet; (54)thence S26°07'18"W, a distance of 30.85 feet; (55)thence N66°34'58"W, a distance of 70.42 feet; (56)thence N36°59'02"W, a distance of 53.28 feet; (57)thence S88°26'10"W, a distance of 40.88 feet; (58)thence N08°53'36"E, a distance of 12.00 feet; (59)thence N84°52'11"W, a distance of 73.07 feet; (60)thence N67°10'01"W, a distance of 42.67 feet; (61)thence N79°05'05"W, a distance of 117.01 feet; (62)thence S63°16'38"W, a distance of 32.11 feet; (63)thence S87°13'43"W, a distance of 32.27 feet; (64)thence N43°47'13"W, a distance of 27.77 feet; (65)thence N54°54'48"W, a distance of 42.33 feet; (66)thence N26°16'53"W, a distance of 41.92 feet; (67)thence N49°10'32"W, a distance of 34.21 feet; (68)thence S72°21'49"W, a distance of 43.11 feet; (69)thence N10°06'39"W, a distance of 14.45 feet; (70)thence N62°24'20"W, a distance of 41.98 feet; (71)thence N78°33'46"W, a distance of 47.93 feet; (72)thence S81°43'11"W, a distance of 41.77 feet; (73)thence S47°31'00"W, a distance of 45.20 feet; (74)thence N52°45'24"W, a distance of 65.75 feet; (75)thence N67°33'23"W, a distance of 41.49 feet; (76)thence N60°15'55"W, a distance of 39.08 feet; (77)thence S60°07'36"W, a distance of 26.08 feet; (78)thence N49°32'15"W, a distance of 24.25 feet; (79)thence N80°48'42"W, a distance of 53.37 feet; (80)thence N32°38'41"W, a distance of 19.03 feet; (81)thence N51°05'21"W, a distance of 44.68 feet; (82)thence N82°19'25"W, a distance of 54.63 feet; (83)thence N10°17'01"W, a distance of 20.82 feet; (84)thence N55°01'00"W, a distance of 39.42 feet; (85)thence N75°41'05"W, a distance of 62.03 feet; (86)thence N26°55'34"W, a distance of 49.88 feet;

(87)thence N68°17'35"W, a distance of 63.27 feet; (88)thence N58°40'02"W, a distance of 62.16 feet; (89)thence S75°36'12"W, a distance of 26.67 feet; (90)thence N64°38'41"W, a distance of 29.33 feet; (91)thence N43°31'19"W, a distance of 32.58 feet; thence, departing the centerline of the Creek, N21°45'45"E, a distance of 379.62 feet; thence N39°21'53"E, a distance of 170.15 feet; thence N63°13'28"E, a distance of 310.78 feet; thence N13°10'17"W, a distance of 292.49 feet; thence N15°26'18"W, a distance of 163.45 feet; thence N11°57'43"W, a distance of 204.48 feet; thence N14°40'38"W, a distance of 245.49 feet, returning to the Point of Beginning.

Described Parcel contains 406.237 Acres, more or less.

LEGAL DESCRIPTION (M1 PARCEL 2):

having a Virginia State Plane South Zone (NAD83 2011) coordinate value of N=3,783,206.69, E=11,741,320.15, said point being the POINT OF BEGINNING; thence N54°08'16"E, a distance of 484.19 feet; thence N52°29'26"E, a distance of 495.99 feet; thence N21°12'57"E, a distance of 405.54 feet; thence N12°43'06"E, a distance of 366.00 feet; thence N02°09'27"E, a distance of 628.55 feet; thence N01°43'42"W, a distance of 512.78 feet; thence N14°15'55"E, a distance of 267.43 feet; thence N89°29'16"E, a distance of 1307.64 feet; thence S06°55'01"E, a distance of 182.95 feet; thence, Southerly along a non-tangent curve to the left, being concave to the East, having a radius of 838.82 feet, a central angle of 22°51'59", a tangent length of 169.64 feet, a chord bearing of S18°21'52"E, a chord length of 332.55 feet, a distance of 334.77 feet along the arc of said curve; thence S89°59'21"W, a distance of 1115.87 feet; thence S02°08'19"E, a distance of 600.38 feet; thence S16°07'24"W, a distance of 570.11 feet; thence S22°20'47"W, a distance of 1307.59 feet; thence S32°20'47"W, a distance of 741.28 feet; to a point lying in the center of a Creek; thence, with the centerline of the Creek as it meanders in a Northwesterly direction, the following thirty-five (35) courses: (1)thence N58°58'55"W, a distance of 17.65 feet; (2)thence N60°26'12"W, a distance of 14.14 feet; (3)thence N53°34'39"W, a distance of 6.73 feet; (4)thence N38°05'21"W, a distance of 5.23 feet; (5)thence N24°46'20"W, a distance of 7.32 feet; (6)thence N03°09'04"W, a distance of 7.72 feet; (7)thence N04°17'16"E, a distance of 9.32 feet; (8)thence N05°46'06"W, a distance of 17.02 feet; (9)thence N03°51'56"W, a distance of 12.28 feet; (10)thence N61°49'23"E, a distance of 30.54 feet; (11)thence N03°05'45"W, a distance of 20.22 feet; (12)thence N42°11'15"W, a distance of 26.47 feet; (13)thence N87°06'19"W, a distance of 32.46 feet; (14)thence N52°35'36"W, a distance of 19.76 feet; (15)thence N14°55'36"W, a distance of 31.30 feet; (16)thence N46°07'02"W, a distance of 59.20 feet; (17)thence N19°33'20"W, a distance of 73.61 feet; (18)thence N06°11'11"E, a distance of 33.75 feet; (19)thence N49°15'12"E, a distance of 36.44 feet; (20)thence N06°51'50"E, a distance of 41.08 feet;

(21)thence N62°00'45"E, a distance of 32.83 feet; (22)thence N17°15'44"W, a distance of 45.09 feet; (23)thence N58°47'50"W, a distance of 40.15 feet; (24)thence N31°46'49"W, a distance of 98.45 feet; (25)thence S06°12'00"W, a distance of 33.69 feet; (26)thence S64°33'16"W, a distance of 50.53 feet; (27)thence N78°21'09"W, a distance of 36.97 feet; (28)thence N51°54'54"W, a distance of 38.71 feet; (29)thence N42°37'55"E, a distance of 59.79 feet; (30)thence N25°52'30"E, a distance of 56.93 feet; (31)thence N64°31'07"W, a distance of 43.42 feet; (32)thence N03°37'56"W, a distance of 22.96 feet; (33)thence N29°02'40"W, a distance of 28.02 feet; (34)thence N85°24'01"W, a distance of 56.75 feet; (35)thence N21°23'20"W, a distance of 64.27 feet, returning to the Point of Beginning.

Described Parcel contains 42.872 Acres, more or less.

LEGAL DESCRIPTION (M1 PARCEL 3):

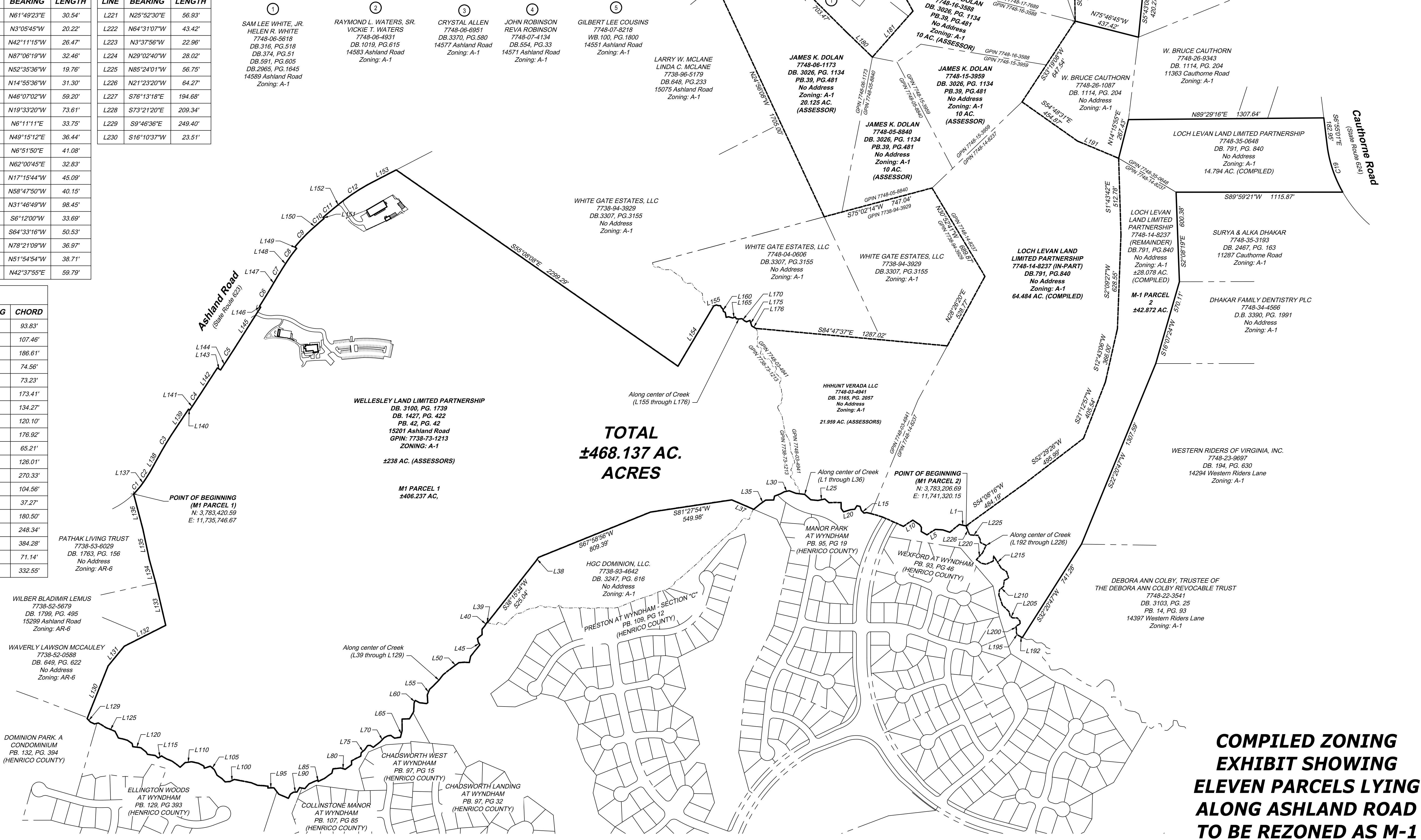
having a Virginia State Plane South Zone (NAD83 2011) coordinate value of N=3,786,586.59, E=11,742,050.29, said point being the POINT OF BEGINNING; thence N00°49'36"W, a distance of 414.71 feet; thence N02°06'34"E, a distance of 506.81 feet; thence N09°46'36"W, a distance of 249.40 feet; thence N76°13'18"W, a distance of 828.93 feet; thence N73°21'20"W, a distance of 209.34 feet to a point lying in the centerline of Ashland Road (Route 623); thence, with the centerline of Ashland Road (Route 623) the following three (3) courses: (1)thence N16°10'37"E, a distance of 23.51 feet; (2)thence N18°48'05"E, a distance of 55.94 feet; (3)thence, Northeasterly along a non-tangent curve to the right, being concave to the Southeast, having a radius of 492.28 feet, a central angle of 08°17'11", a tangent length of 35.66 feet, a chord bearing of N23°41'46"E, a chord length of 71.14 feet, a distance of 71.20 feet along the arc of said curve; thence S73°21'20"E, a distance of 194.94 feet; thence S76°13'18"E, a distance of 954.47 feet; thence S76°20'37"E, a distance of 497.77 feet; thence S09°55'45"W, a distance of 866.54 feet; thence S05°43'08"W, a distance of 420.27 feet; thence N75°46'45"W, a distance of 437.42 feet, returning to the Point of Beginning.

Described Parcel contains 19.028 Acres, more or less.

LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE		
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	N77°44'26"W	46.47'	L21	N35°22'52"W	27.55'	L41	S38°14'29"W	30.70'	L61	S2°49'26"W	57.61'	L81	S83°11'19"W	53.02'	L101	S87°13'43"W	32.27'
L2	S50°14'06"W	82.32'	L22	N0°25'03"W	40.00'	L42	S0°16'43"E	35.92'	L62	S30°11'37"W	56.09'	L82	S13°29'30"W	28.78'	L102	N43°47'13"W	27.77'
L3	N70°59'19"W	49.76'	L23	S89°17'53"W	81.55'	L43	S50°54'20"W	39.51'	L63	S88°51'11"W	49.89'	L83	S54°19'35"W	61.95'	L103	N54°54'48"W	42.33'
L4	N86°26'20"W	50.23'	L24	N48°23'27"W	36.69'	L44	S11°24'12"E	24.10'	L64	S0°35'33"E	76.93'	L84	S64°22'42"W	46.80'	L104	N26°16'53"W	41.92'
L5	S56°55'54"W	66.83'	L25	S78°08'12"W	47.15'	L45	S29°33'16"E	22.59'	L65	S13°58'20"W	47.13'	L85	N4°44'04"W	10.00'	L105	N49°10'32"W	34.21'
L6	N60°13'44"W	44.49'	L26	N84°19'57"W	48.43'	L46	S39°03'22"W	97.76'	L66	S81°42'39"W	39.64'	L86	S67°01'43"W	65.11'	L106	S72°21'49"W	43.11'
L7	N3°16'02"E	27.86'	L27	N48°13'30"W	54.11'	L47	S11°59'21"W	42.82'	L67	N53°56'47"W	30.96'	L87	S41°07'03"W	42.18'	L107	N10°06'39"W	14.45'
L8	N34°41'34"W	21.80'	L28	N83°19'54"W	59.78'	L48	N87°21'51"W	29.97'	L68	S83°01'01"W	21.45'	L88	N80°37'35"W	36.45'	L108	N62°24'20"W	41.98'
L9	N56°20'37"W	55.24'	L29	N68°42'23"W	47.84'	L49	S86°30'48"W	40.28'	L69	S62°30'00"W	25.24'	L89	S30°12'04"W	33.39'	L109	N78°33'46"W	47.93'
L10	S56°08'07"W	74.72'	L30	S77°58'31"W	34.49'	L50	S53°13'10"W	56.57'	L70	S43°41'25"W	39.59'	L90	S86°54'27"W	22.90'	L110	S81°43'11"W	41.77'
L11	N65°59'05"W	155.13'	L31	S60°58'56"W	27.21'	L51	S51°57'38"W	75.36'	L71	S51°47'15"W	59.04'	L91	S57°32'54"W	25.38'	L111	S47°31'00"W	45.20'
L12	N73°34'41"W	80.48'	L32	S69°02'58"W	43.81'	L52	S37°51'36"W	46.51'	L72	N57°53'48"W	24.41'	L92	S26°07'18"W	30.85'	L112	N52°45'24"W	65.75'
L13	N76°55'11"W	27.88'	L33	S11°19'35"W	26.37'	L53	S44°17'20"W	53.67'	L73	S83°42'57"W	17.72'	L93	N66°34'58"W	70.42'	L113	N67°33'23"W	41.49'
L14	S80°58'15"W	18.85'	L34	S89°02'53"W	54.31'	L54	S47°31'53"W	33.88'	L74	S35°25'12"W	33.99'	L94	N36°59'02"W	53.28'	L114	N80°15'55"W	39.08'
L15	N45°15'40"W	24.01'	L35	S54°19'40"W	48.89'	L55	S22°26'14"W	41.12'	L75	S49°10'42"W	30.71'	L95	S88°26'10"W	40.88'	L115	S60°07'36"W	26.08'
L16	N18°26'48"W	28.96'	L36	S50°27'33"W	52.17'	L56	S3°38'40"E	51.52'	L76	S6°56'01"W	22.42'	L96	N8°53'36"E	12.00'	L116	N49°32'15"W	24.25'
L17	N77°49'33"W	21.17'	L37	N66°41'15"W	159.66'	L57	S50°54'34"W	10.04'	L77	S63°01'04"W	69.54'	L97	N84°52'11"W	73.07'	L117	N80°48'42"W	53.37'
L18	S32°00'23"W	27.56'	L38	S34°41'27"W	29.88'	L58	N83°38'39"W	46.26'	L78	S1°25'27"E	25.70'	L98	N67°10'01"W	42.67'	L118	N32°38'41"W	19.03'
L19	S83°59'08"W	28.27'	L39	N75°13'27"W	3.54'	L59	N61°52'03"W	34.46'	L79	S54°04'44"W	53.32'	L99	N79°05'05"W	117.01'	L119	N51°05'21"W	44.68'
L20	S72°47'22"W	49.06'	L40	S31°22'31"W	25.33'	L60	S22°27'40"W	19.20'	L80	N72°33'37"W	30.68'	L100	S63°16'38"W	32.11'	L120	N82°19'25"W	54.63'

LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE		
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L161	S60°45'43"E	14.04'	L181	N41°23'16"E	411.19'	L201	N61°49'23"E	30.54'	L221	N25°52'30"E	56.93'
L162	S10°27'27"E	33.24'	L182	N29°12'18"W	284.02'	L202	N3°05'45"W	20.22'	L222	N64°31'07"W	43.42'
L163	N78°19'25"E	16.97'	L183	N52°23'35"W	556.48'	L203	N42°11'15"W	26.47'	L223	N3°37'56"W	22.96'
L164	S73°10'05"E	28.16'	L184	N60°02'19"E	20.32'	L204	N87°06'19"W	32.46'	L224	N29°02'49"W	28.02'
L165	N69°34'39"E	18.60'	L185	S38°35'30"E	359.89'	L205	N52°35'36"W	19.76'	L225	N85°24'01"W	56.75'
L166	S30°06'41"E	13.42'	L186	N52°39'03"E	200.35'	L206	N14°55'36"W	31.30'	L226	N21°23'20"W	64.27'
L167	S84°44'56"E	17.00'	L187	N38°43'48"W	370.87'	L207	N46°07'02"W	59.20'	L227	S76°13'18"E	194.68'
L168	N84°13'47"E	20.62'	L188	N16°10'37"E	180.54'	L208	N19°33'20"W	73.61'	L228	S73°21'20"E	209.34'
L169	S56°40'35"E	7.00'	L189	N18°48'05"E	55.94'	L209	N6°11'11"E	33.75'	L229	S9°48'36"E	249.40'
L170	S45°52'57"E	4.67'	L190	S73°21'20"E	194.94'	L210	N49°15'12"E	36.44'	L230	S16°10'37"W	23.51'
L171	S50°01'39"E	11.98'	L191	S67°16'27"E	298.37'	L211	N6°51'50"E	41.08'			
L172	S67°31'58"E	9.43'	L192	N58°58'55"W	17.65'	L212	N62°00'45"E	32.83'			
L173	S49°33'49"E	4.12'	L193	N60°26'12"W	14.14'	L213	N17°15'44"W	45.09'			
L174	N67°58'06"E	25.71'	L194	N53°34'39"W	6.73'	L214	N58°47'50"W	40.15'			
L175	S17°33'30"E	38.90'	L195	N38°05'21"W	5.23'	L215	N31°46'49"W	98.45'			
L176	S59°09'25"E	32.38'	L196	N24°46'20"W	7.32'	L216	S6°12'00"W	33.69'			
L177	N63°43'39"E	26.62'	L197	N3°09'04"W	7.72'	L217	S64°33'16"W	50.53'			
L178	N64°39'55"E	33.89'	L198	N4°17'16"E	9.32'	L218	N78°21'09"W	36.97'			
L179	N60°36'12"E	29.58'	L199	N5°46'06"W	17.02'	L219	N51°54'54"W	38.71'			
L180	S45°57'42"E	245.52'	L200	N3°51'56"W	12.28'	L220	N42°37'55"E	59.79'			

CURVE TABLE					
CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING
C1	525.83'	93.96'	47.10'	10°14'16"	N40°15'22"E
C2	998.12'	107.51'	53.81'	6°10'18"	N32°03'05"E
C3	2261.35'	186.66'	93.38'	4°43'46"	N31°19'49"E
C4	6924.83'	74.56'	37.28'	0°37'01"	N33°23'12"E
C5	6653.99'	73.23'	36.62'	0°37'50"	N32°45'46"E
C6	4840.44'	173.42'	86.72'	2°03'10"	N31°25'16"E
C7	3164.42'	134.28'	67.15'	2°25'53"	N31°36'37"E
C8	1071.80'	120.16'	60.14'	6°25'25"	N36°02'16"E
C9	1086.80'	177.12'	88.75'	9°20'15"	N43°55'06"E
C10	4647.15'	65.21'	32.61'	0°48'14"	N48°59'22"E
C11	4657.15'	126.01'	63.01'	1°33'01"	N50°10'00"E
C12	1330.05'	270.80'	135.87'	11°39'56"	N56°46'28"E
C13	1365.97'	104.59'	52.32'	4°23'13"	N61°32'02"E
C14	2276.92'	37.27'	18.64'	0°56'16"	N64°11'46"E
C15	2546.57'	180.54'	90.31'	4°03'43"	N62°38'04"E
C16	3601.88'	248.38'	124.24'	3°57'04"	N59°33'18"E
C17	730.62'	388.85'	199.15'	30°29'38"	N30°39'45"E
C18	492.28'	71.20'	35.66'	8°17'11"	N23°41'46"E
C19	838.82'	334.77'	169.64'	22°51'59"	S18°21'52"E



TOTAL
±468.137 AC.
ACRES

COMPILED ZONING
EXHIBIT SHOWING
ELEVEN PARCELS LYING
ALONG ASHLAND ROAD
TO BE REZONED AS M-1

South Anna District	Hanover County, VA
Date: June 5, 2025	Scale: 1" = 300'
Sheet 1 of 1	J.N.: 69002
Drawn by: W.R. Herx	Checked by: W.R. Herx
Revised: Nov. 14, 2025	

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