

HANOVER COUNTY PLANNING DEPARTMENT
REQUEST FOR REZONING COMM IND DISTRICTS REVIEW
REZ2025-00020, LOCH LEVAN LAND LIMITED PARTNERSHIP, ET AL.
Due Date: 09/19/2025

REQUESTED REVIEWERS:

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

FROM: Gretchen Biernot

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

A meeting has been scheduled for Wednesday, September 17, 2025, at 9:00 am. The meeting will be located in the Planning Conference Room, located on the 2nd floor of the Administration Building.

AGENCY RESPONSE:

- Recommend approval; No Further Review Necessary
- Revisions Required/ Comments Attached
- No Comment at this time; please route additional resubmittals
- No Comment at this time; do not route resubmittals

DATE: _____ REVIEWED BY: _____

Attachments:

DPW:

DPU:

VDOT:

Hanover County, Virginia

Land Use Map

Legend

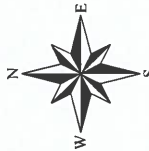
- Rural/Agricultural
- Town of Ashland
- Business Flexible
- Parks and Conserved Lands
- Destination commerce
- Employment Center
- Multi-Family Residential
- Highway Commercial
- Industrial
- Limited Industrial
- Suburban Neighborhood Residential
- Suburban High Residential
- Suburban Center
- Neighborhood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

REZ2025-00020

Loch Levan Land Limited
Partnership, et al.

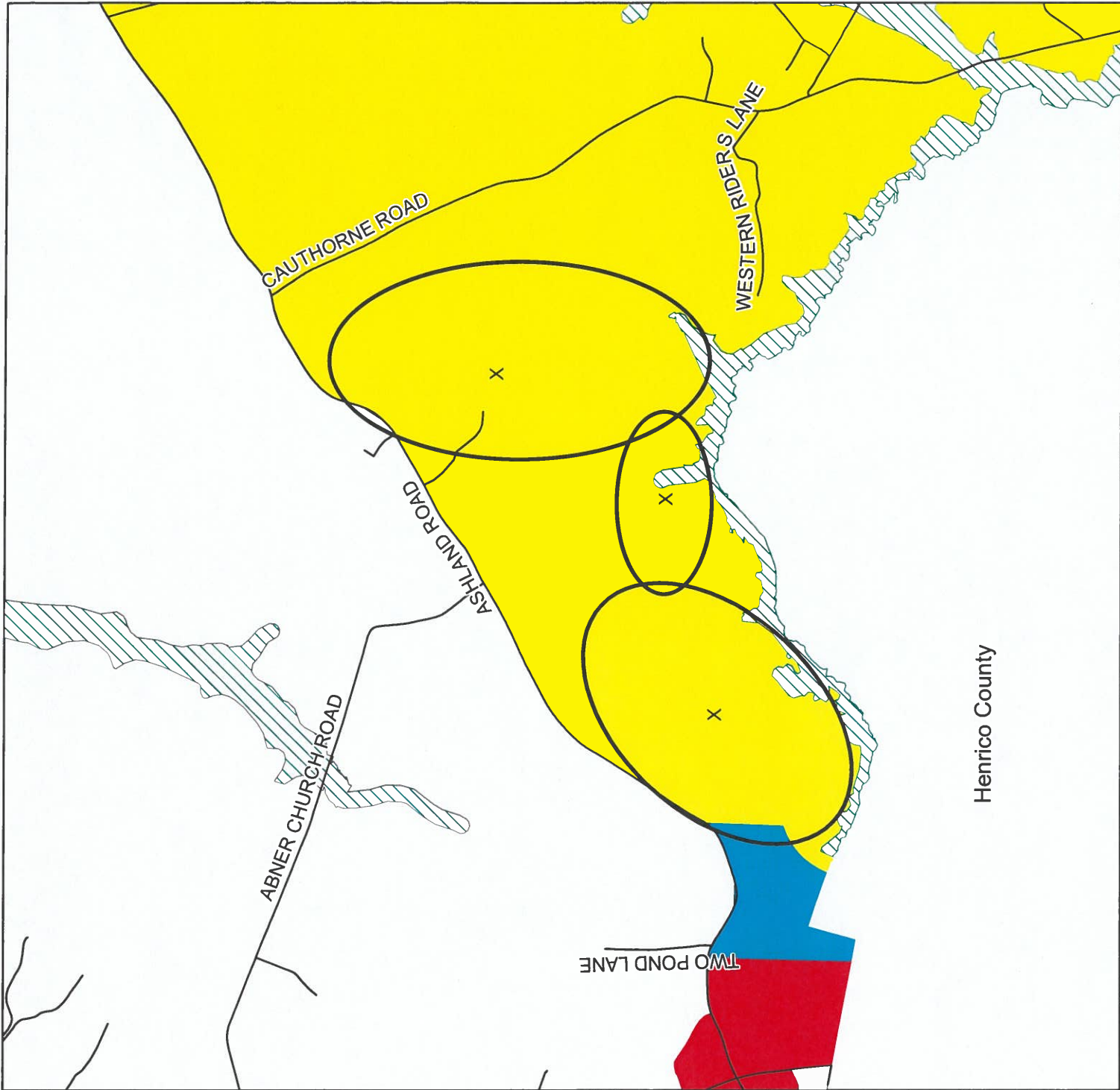
Rezone A-1 to M-1

Suburban Neighborhood
Residential Land Use
GPIN's: 7738-73-1213, et al.
South Anna Magisterial District



1 inch = 1,700 feet

August 26, 2025



**Hanover County,
Virginia**

General Parcel Map

Legend

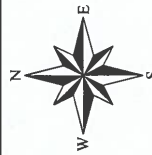
- Roads
- Water
- Structures
- Parcels
- Trees

REZ2025-00020

Loch Levan Land Limited
Partnership, et al.

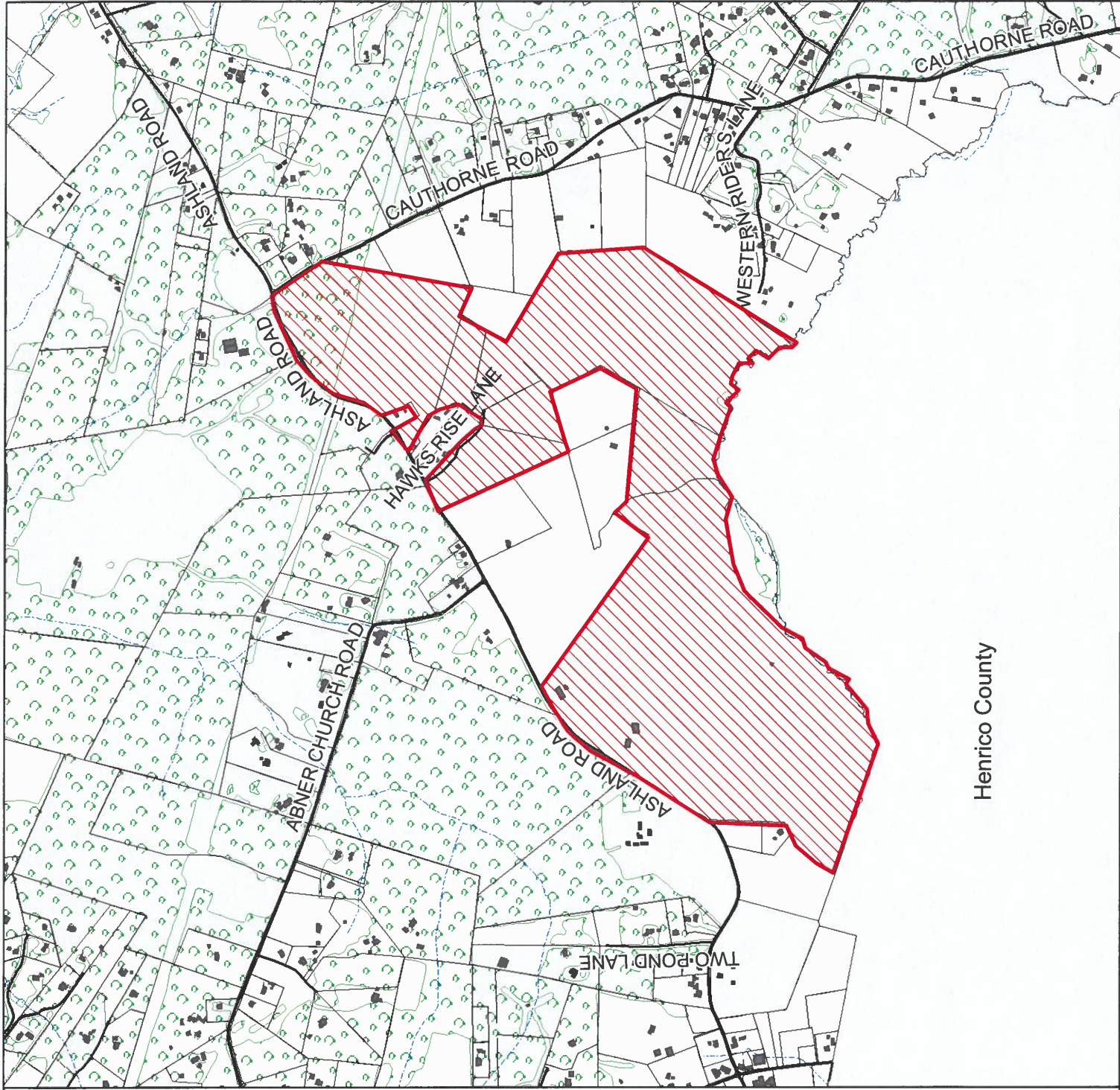
Rezone A-1 to M-1

GPIN's: 7738-73-1213, et al.
South Anna Magisterial District



1 inch = 1,700 feet

August 26, 2025



Henrico County

Hanover County, Virginia

Zoning Map

Legend

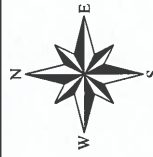
	Roads		R-1
	Water		R-2
	Parcels		R-3
	CUP		R-4
	A-1		R-5
	PUD		R-6
	RRC		RM
	RR-1		MX
	RO-1		B-1
	PSC		B-2
	POB		B-3
	PMH		B-4
	HE		O-S
	AR-1		B-O
	AR-2		M-1
	AR-6		M-2
	RC		M-3
	RS		

REZ2025-00020

Loch Levan Land Limited
Partnership, et al.

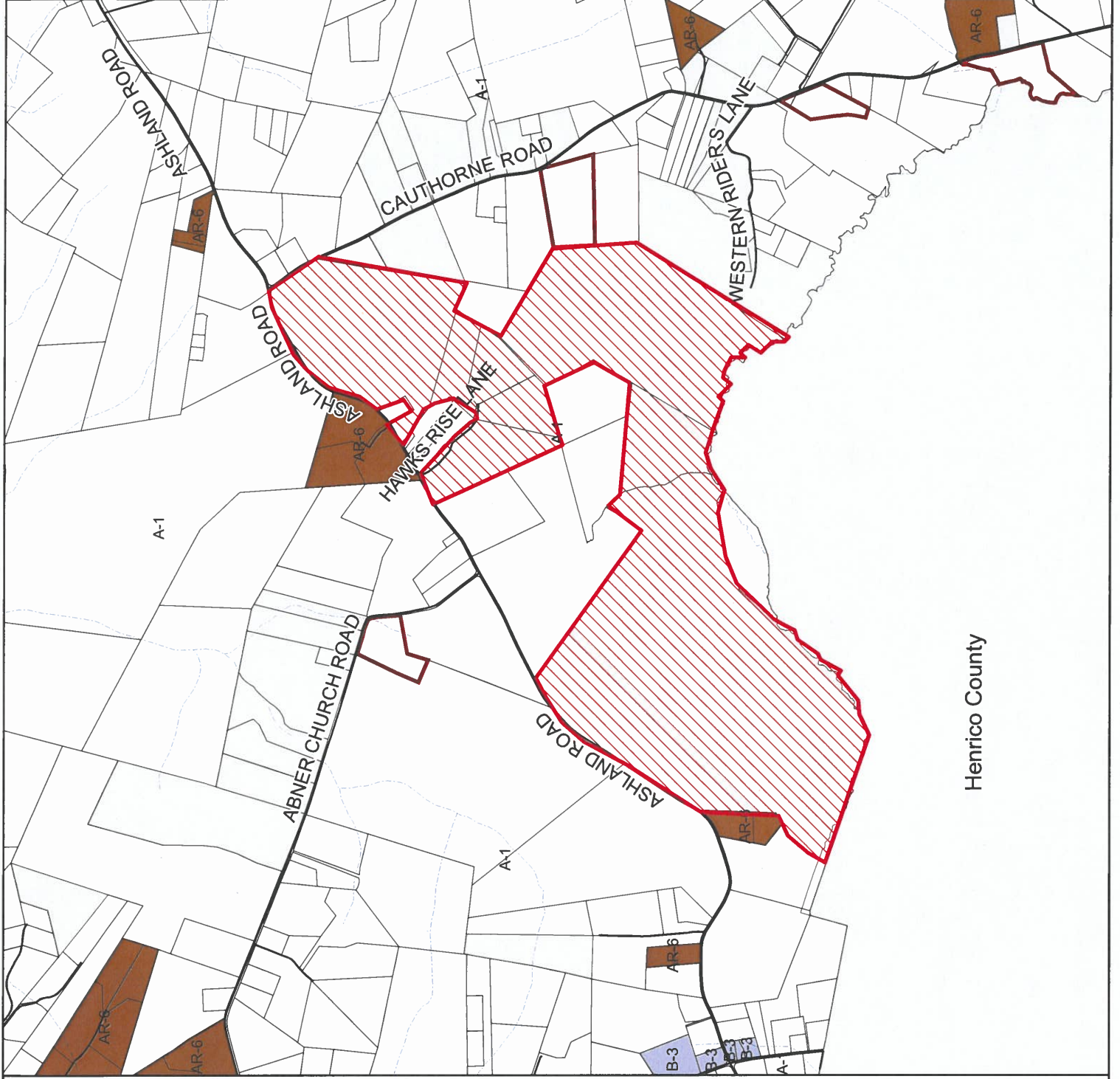
Rezone A-1 to M-1

GPIN's: 7738-73-1213, et al.
South Anna Magisterial District



1 inch = 1,700 feet

August 26, 2025



REZ2025-00020



Hanover County Planning Department Application

Request for REZONING

Case #: RE2025-00020

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@hnhunt.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) 409.677

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 _____

Date 08/22/2025

Print Name Matthew G. Roberts

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.

RECEIVED

AUG 22 2025

HANOVER COUNTY
PLANNING DEPARTMENT

FOR APPLICATIONS WITH MULTIPLE PARCELS, PLEASE LIST:

GPIN	Property Owner(s)	Deed Book and Page Number	Area (acres/square feet)	Current Zoning	Requested Zoning
7738-73-1213	Print Matthew G Roberts	DB 3100, pg 1739	238	A-1	M-1
	Sign <i>M-G. Roberts</i>				
7748-03-4941	Print Matthew G Roberts	DB 3165, pg 2057	21.959	A-1	M-1
	Sign <i>M-G. Roberts</i>				
7748-14-8237	Print Matthew G Roberts	DB 791, pg 840	64.484	A-1	M-1
	Sign <i>M-G. Roberts</i>				
7748-17-7689	Print Matthew G Roberts	BD 425, pg 444	36.087	A-1	M-1
	Sign <i>M-G. Roberts</i>				
7748-16-3588	Print Matthew G Roberts	DB 3026, pg 1134	10	A-1	M-1
	Sign <i>M-G. Roberts</i>				
7748-15-3959	Print Matthew G Roberts	DB 3026, pg 1134	10	A-1	M-1
	Sign <i>M-G. Roberts</i>				
7745-05-8840	Print Matthew G Roberts	DB 3026, pg 1134	10	A-1	M-1
	Sign <i>M-G. Roberts</i>				
7748-06-1173	Print Matthew G Roberts	DB 3026, pg 1134	20.125	A-1	M-1
	Sign <i>M-G. Roberts</i>				
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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, 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

08/22/2025

Print Name Matthew G. Roberts

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

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

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

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

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

FOR STAFF USE ONLY:

Base Fee

Acreage Fee

TOTAL FEE

Accepted by:

HTE #:

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.*



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

COMMONWEALTH OF VIRGINIA)

COUNTY OF HANOVER)

to-wit:

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

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, 77478-35-0648, 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,



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 use that is deemed appropriate for Employment Centers in the Comprehensive Plan. The use will generate minimal impacts to surrounding properties with low 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.
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 technology park will use on-site water and wastewater facilities to be installed on the property 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.

#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, as well as increased plantings and landscaping around the development.

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)

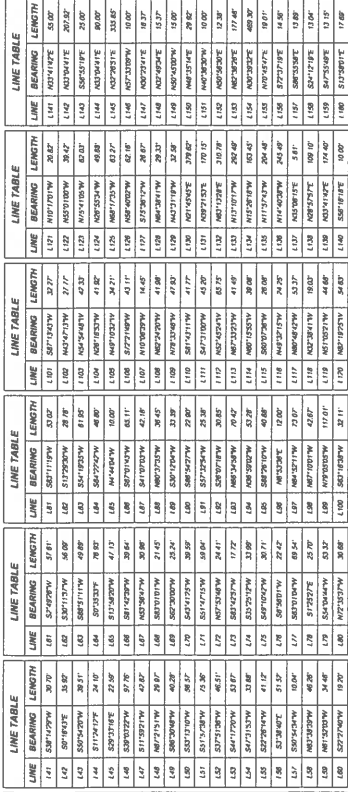
Steve Schmidt, PE, PTOE, AICP

(Applicant/Applicant's Representative – Print Name)

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

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:	

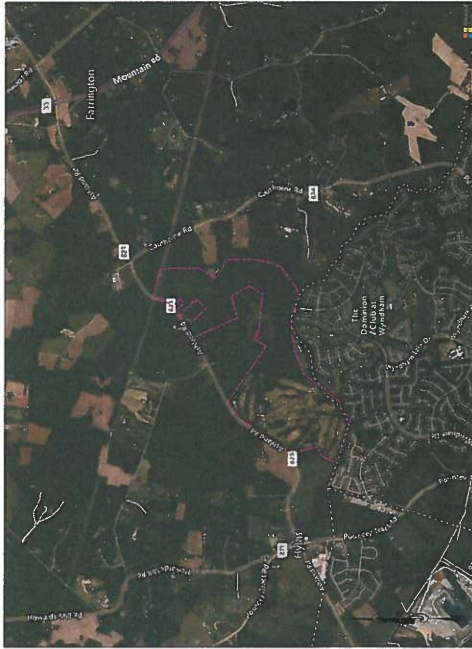
HANOVER COUNTY
PLANNING DEPARTMENT



CURVE		RADIUS		LENGTH		CURVE TABLE		CHORD BEARING		CHORD	
CURVE	C1	RADIUS	C2	LENGTH	DELTA	CHORD	BEARING	DELTA	CHORD	BEARING	CHORD
C1	35.87	35.87	C2	10.31	91.42°	10.31	107.48°	10.31	107.48°	10.31	107.48°
C2	70.73	70.73	C3	16.66	43.08°	16.66	149.89°	16.66	149.89°	16.66	149.89°
C3	80.83	80.83	C4	7.46	23.73°	7.46	123.73°	7.46	123.73°	7.46	123.73°
C4	60.47	60.47	C5	23.73°	38.82°	23.73°	145.88°	23.73°	145.88°	23.73°	145.88°
C5	38.82	38.82	C6	7.46	66.72°	7.46	126.72°	7.46	126.72°	7.46	126.72°
C6	31.64	31.64	C7	10.31	73.93°	10.31	127.93°	10.31	127.93°	10.31	127.93°
C7	10.31	10.31	C8	65.85	45.23°	65.85	133.23°	65.85	133.23°	65.85	133.23°
C8	108.86	108.86	C9	17.12	35.35°	17.12	148.35°	17.12	148.35°	17.12	148.35°
C9	40.15	40.15	C10	22.11	42.44°	22.11	150.44°	22.11	150.44°	22.11	150.44°
C10	55.95	55.95	C11	12.87	13.10°	12.87	133.10°	12.87	133.10°	12.87	133.10°
C11	23.07	23.07	C12	14.86	53.32°	14.86	148.32°	14.86	148.32°	14.86	148.32°
C12	14.86	14.86	C13	21.17	42.33°	21.17	152.33°	21.17	152.33°	21.17	152.33°
C13	24.63	24.63	C14	18.82	32.94°	18.82	145.94°	18.82	145.94°	18.82	145.94°
C14	20.42	20.42	C15	13.34	13.70°	13.34	137.70°	13.34	137.70°	13.34	137.70°
C15	13.34	13.34	C16	39.98	10.86°	39.98	120.86°	39.98	120.86°	39.98	120.86°
C16	40.38	40.38	C17	21.32	82.11°	21.32	142.11°	21.32	142.11°	21.32	142.11°

HUNTING HAWK TECHNOLOGY PARK CONCEPT PLAN AND CONDITIONAL USE PERMIT

HANOVER COUNTY, VA



VICINITY MAP

SCALE: 1" = 2,000'

SITE DATA

OWNERS: WELLESLEY LAND LIMITED PARTNERSHIP, HHHUNT VERADA LLC, LOCH LEVAN LAND LIMITED PARTNERSHIP, JAMES K. DOLAN, GILMAN LUMBER COMPANY INC.
TAX MAP IDS: 7738-73-1213, 7748-03-4941, 7748-14-8337 (IN-PART), 7748-06-1173, 7748-05-8840, 7748-15-3859, 7748-16-3588, 7748-17-7689 (IN-PART)
CURRENT ZONING: A-1
PROPOSED ZONING: M-1
SITE AREA: 409.677 AC
APPLICANT: LOCH LEVAN LAND LIMITED PARTNERSHIP, ATTN: HANS KLINGER
APPLICANT EMAIL: HCKLINGER@HHHUNT.COM
APPLICANT PHONE: 804-763-4800
APPLICANT ADDRESS: 11237 NUCKOLS ROAD, GLEN ALLEN, VA, 23059

Sheet List Table

Sheet Number	Sheet Title
C0.0	COVER SHEET
C2.0	EXISTING CONDITIONS
C2.1	DETAIL EXISTING CONDITIONS
C2.2	DETAIL EXISTING CONDITIONS
C3.0	OVERALL CONCEPT PLAN
C3.1	DETAIL CONCEPT PLAN
C3.2	DETAIL CONCEPT PLAN
C4.0	FENCING
M0.0	WASTEWATER PUMP STATION CONCEPT LAYOUT
M1.0	WASTEWATER PUMP STATION CONCEPT LAYOUT
M2.0	SUBSTATION CONCEPT LAYOUT

TIMMONS GROUP

HUNTING HAWK TECHNOLOGY PARK CONCEPT PLAN

COVER SHEET

DATE
8/22/25
DRAWN BY
A. RANDON
DESIGNED BY
J. MURRAY
CHECKED BY
J. MURRAY
SCALE
1" = 2000'

YOUR VISION ACHIEVED THROUGH OURS

THIS DRAWING PREPARED AT THE
CORPORATE OFFICE
7053 COLUMBIA PARK AVE, SUITE 300 | DRYDEN, VA 22525
TEL: 804.308.6558 FAX: 804.560.1018 WWW.TIMMONSGROUP.COM

APPLICATION PLAN

RECEIVED

AUG 22 2025

HANOVER COUNTY
PLANNING DEPARTMENT

TIMMONS GROUP

YOUR VISION ACHIEVED THROUGH OURS

THIS DRAWING PREPARED AT THE
CORPORATE OFFICE
100 Park Ave. Suite 100 | Richmond, VA 23225

CORPORATE OFFICE

CORPORATE OFFICE

CORPORATE OFFICE

BILING ADDRESS

TAX MAP IDS

8/27/25

8/27/25

8/27/25

8/27/25

8/27/25

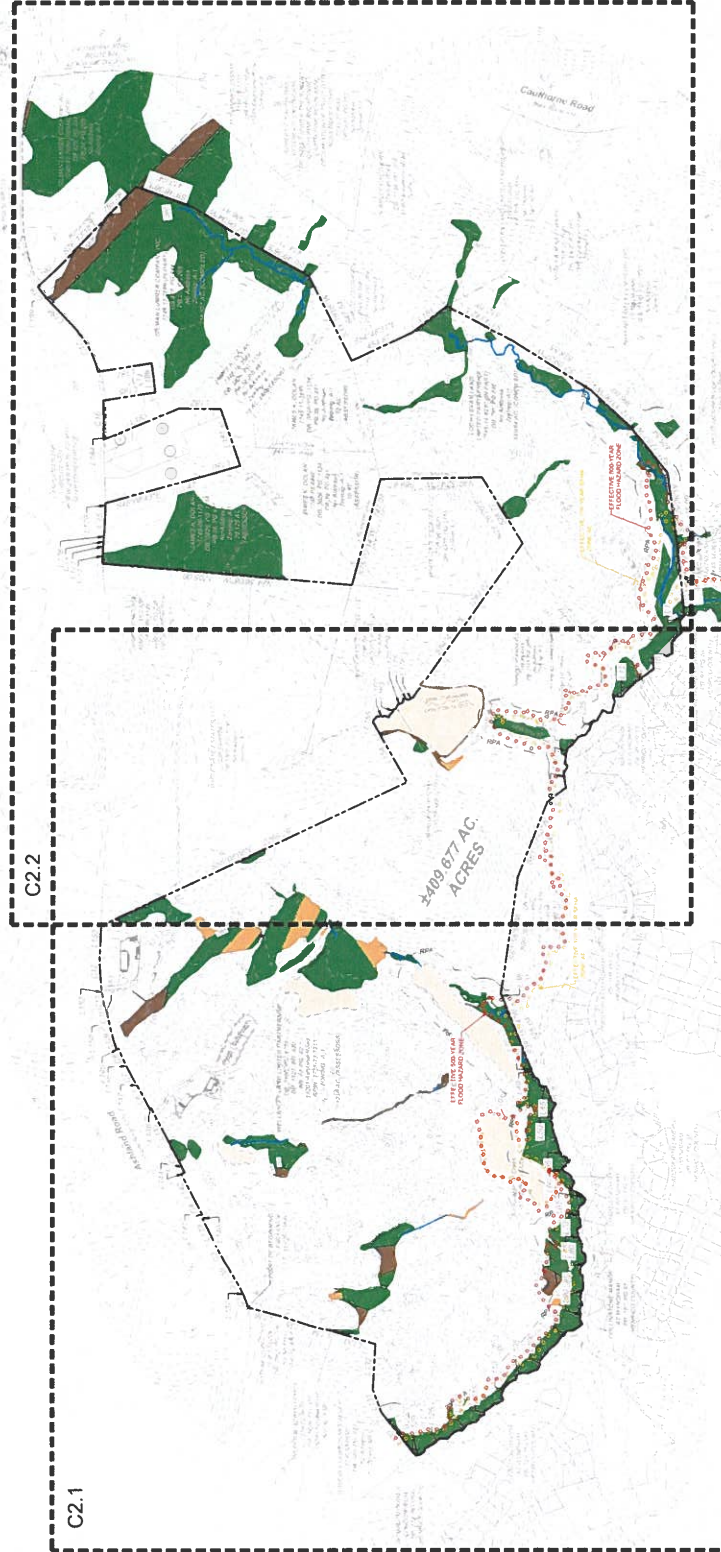
8/27/25

8/27/25

8/27/25

8/27/25

8/27/25



LEGEND

PALESTRINE EMERGENT

FALUSTRINE EMERSONIAN WETLAND

PALUSTRINE FORESTED

(PFO) WETLAND

PALUSTRINE SCRUB-SHRUB

(PSS) WETLAND

PALUSTRINE UNCONSOLIDATED
BOTTOM (PIUB) WETI AND

004
BOTTOM (FOB) WEILAND

RPA

STREAM:

FLOODPLAIN

2' CONTOURS

PROPERTY SITE

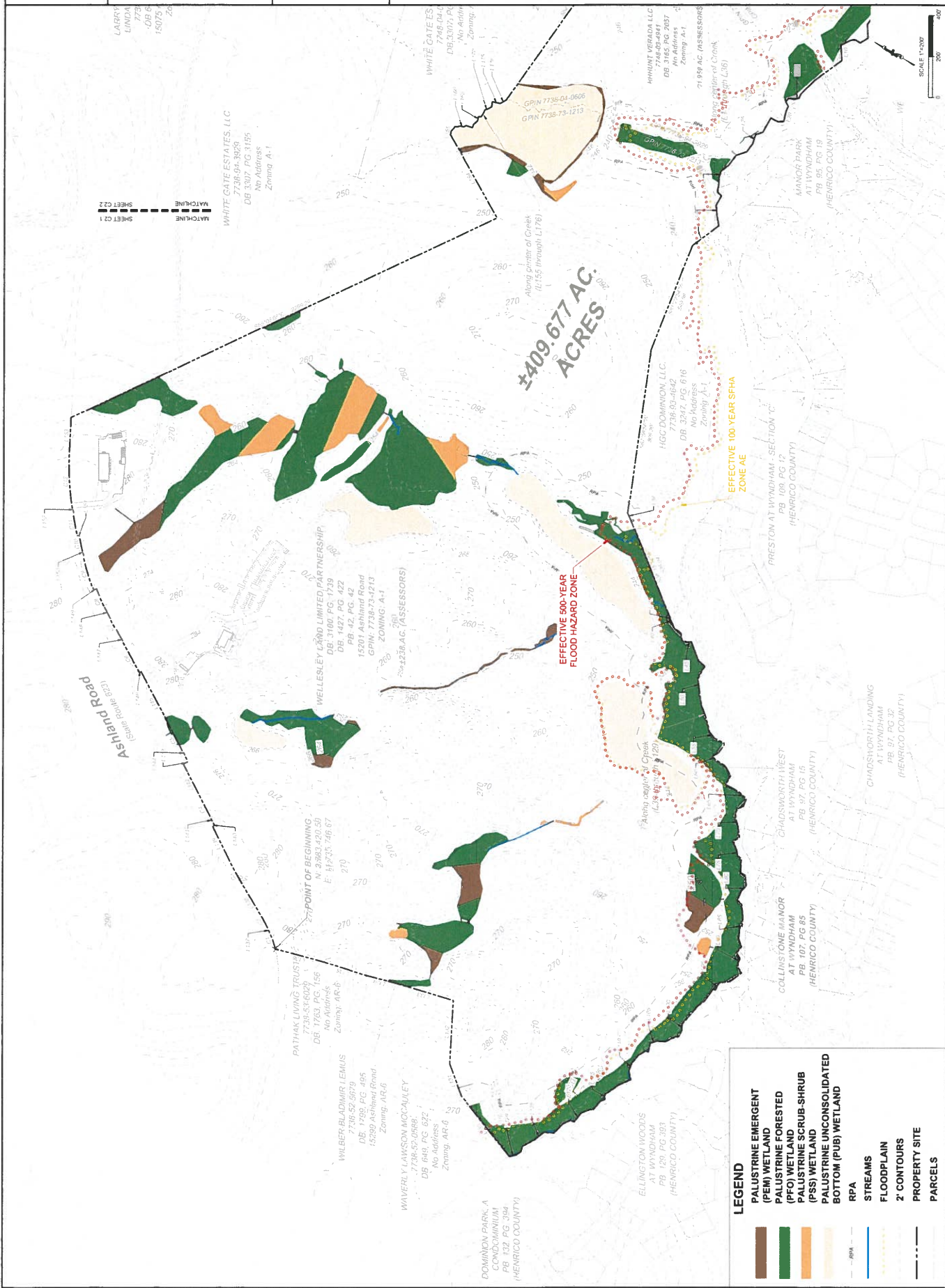
PADCEI

TIMMONS GROUP

CORPORATE OFFICE
7053 Celebration Park Ave., Suite 300 | Richmond, VA 23225
TEL 804 306 6700 • FAX 804 306 1014

CORPORATE OFFICE
7053 Celebration Park Ave., Suite 300 | Richmond, VA 23225
TEL 804 306 6700 • FAX 804 306 1014

MAILING ADDRESS





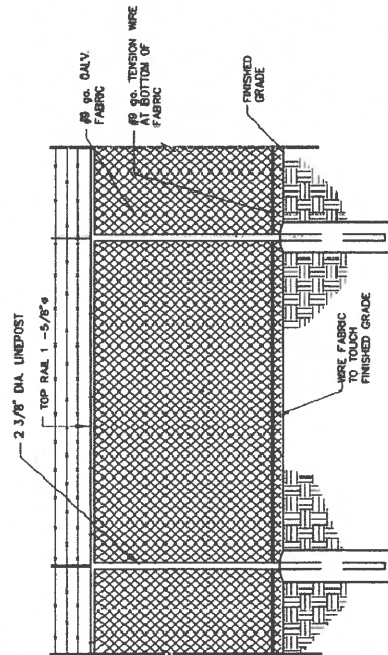
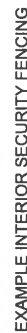
TIMMONS GROUP		HUNTING HAWK TECHNOLOGY PARK CONCEPT PLAN		OVERALL CONCEPT PLAN	
THIS DRAWING PREPARED AT THE TIMMONS GROUP OFFICE 705 FORDHAM PKWY, SUITE 200 ARLINGTON, VA 22205 TEL: 703.200.0005 FAX: 703.560.1018 WWW.TIMMONSGROUP.COM		MAILING ADDRESS		DATE	
				8/22/25	
				DRAWN BY A. HANCOCK	
				DESIGNED BY J. MURRAY	
				CHECKED BY J. MURRAY	
				SCALE 1" = 300'	
				TAX MAP IDS	
				SHEET NO.	
				650002	
				C3.0	



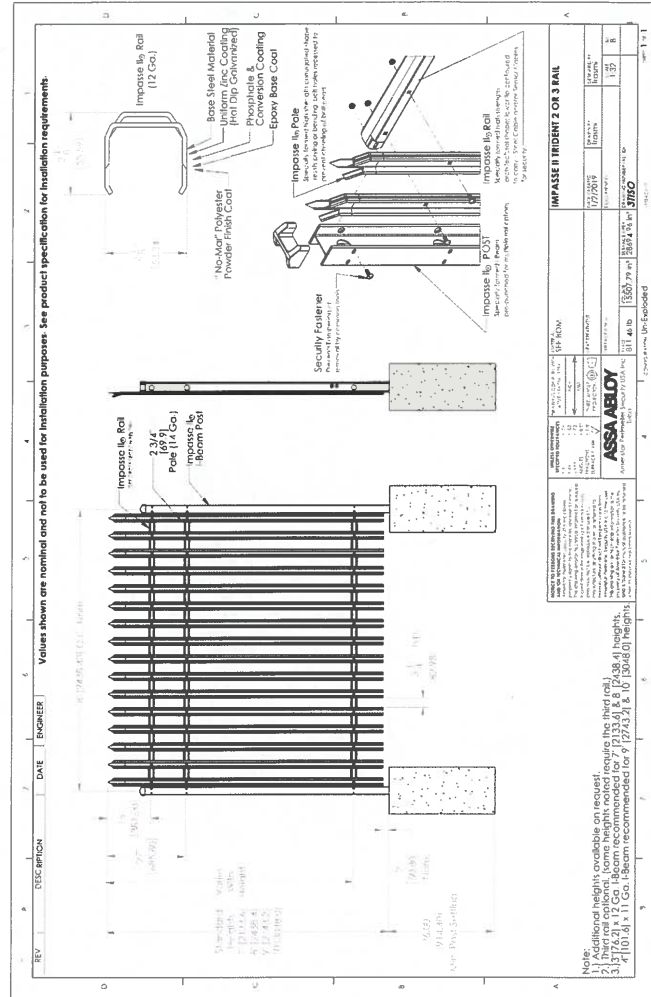




EXAMPLE PERIMETER/SECURITY FENCING



	FOOTINGS
LINE POST	-2 3/8" 12" X 48"
CORNER POST	-4" SCH 80 24" X 48"



NOTE:

1. PERIMETER FENCING MAY BE INSTALLED AROUND THE PERIMETER OF THE PROJECT OR AROUND EACH "BUILDING AREA" SHOWN ON SHEET C3 OF THE CONCEPT PLAN OR A COMBINATION FOR THESE TWO AREAS. PERIMETER FENCING SHALL BE INSTALLED BY THE PLANNING DIRECTOR AT THE TIME OF SITE PLAN REVIEW AND APPROVAL.
2. FENCING WILL BE A MINIMUM OF 3 FEET IN HEIGHT AND A MAXIMUM OF 10 FEET IN WIDTH. FENCING SHALL BE SOLID, UNPERFORATED, AND SHALL BE CHAIN-LINK OR WITHOUT SLATED INSERTS, AND SHALL NOT INCLUDE BARBED WIRE OR OTHER SIMILAR, VISIBLY INTRUSIVE DISTURBANCE DEVICE.
3. FENCING SHALL BE INSTALLED AROUND THE PERIMETER OF THE UTILITY AND ANY ADJACENT AREAS (UNLESS PROHIBITED BY DOMINANT POWER) UNLESS OTHERWISE APPROVED BY THE PLANNING DIRECTOR AT THE TIME OF SITE PLAN REVIEW AND APPROVAL.
4. FENCING SHALL BE INSTALLED IN A MANNER THAT DOES NOT OBSCURE THE ARCHITECTURAL STYLES THAT MAY BE USED AS PERIMETER AND SECURITY FENCING THROUGHOUT THE PROJECT SITE.

0.75
69002
DATE 06/01/00
MO. 0

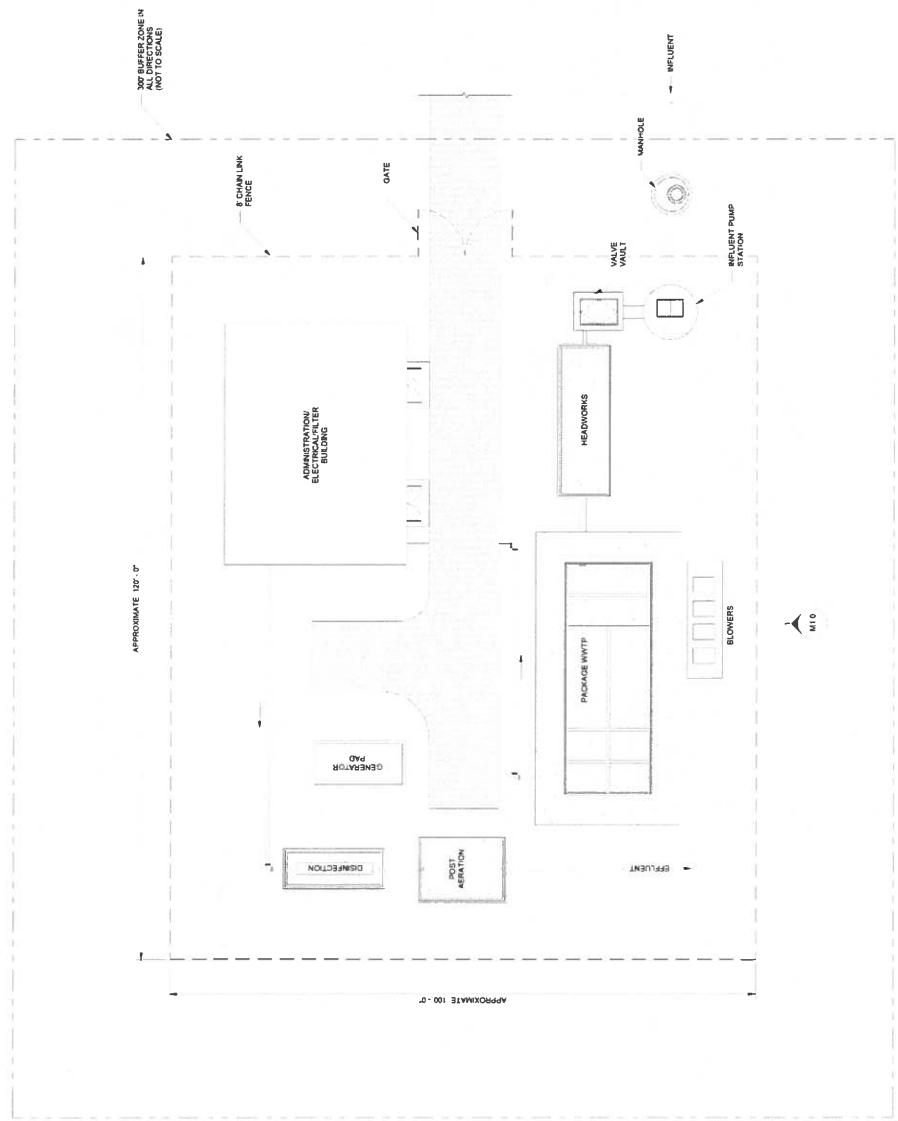
HUNTING HAWK TECHNOLOGY PARK CONCEPT PLAN
HANOVER COUNTY - VA
WASTEWATER PUMP STATION CONCEPT LAYOUT

DATE 02/22/00
DRAWN BY J. MARSHALL
DESIGNED BY M. MILLER
CHECKED BY M. STRICKLAND
SCALE 1" = 10'

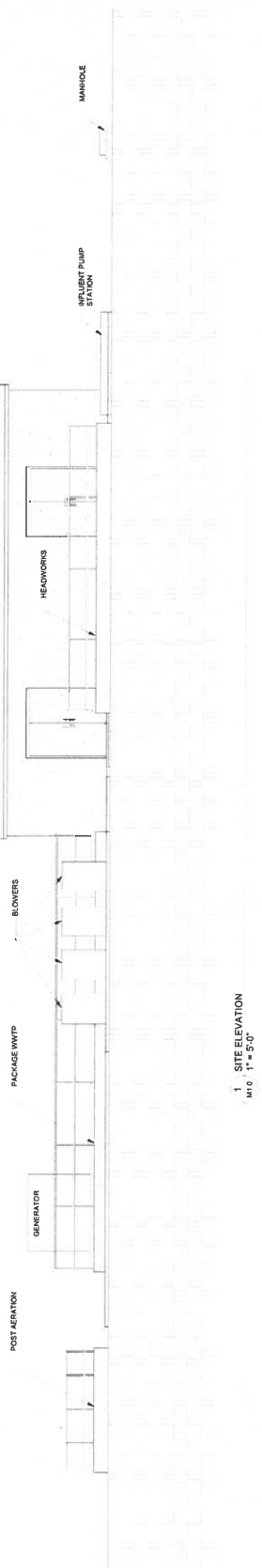
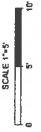
YOUR VISION ACHIEVED THROUGH OURS.
TAX MAP 105
MAILING ADDRESS
7055 CASHBURN PARK AVE, SUITE 200 | DRYDEN, VA 22025
TEL: 804.200.6500 FAX: 804.560.1016 WWW.TIMMONS.COM

TIMMONS GROUP

SCALE 1" = 10'
0 10 20



1 SITE LAYOUT
MO. 0 1" = 10'-0"

INFLUENT PUMP
STATION

HEADWORKS

ADMINISTRATION/
ELECTRICAL/FILTER
BUT CIRC

FLOWERS

PACKAGE WWTPD

GENERATOR

POST AERATION

SCALE 1"=30'

JOB NO.
69002
SHEET NO.
M2.0

HUNTING HAWK TECHNOLOGY PARK CONCEPT PLAN
HANOVER COUNTY - VA
SUBSTATION CONCEPT LAYOUT



TIMMONS GROUP

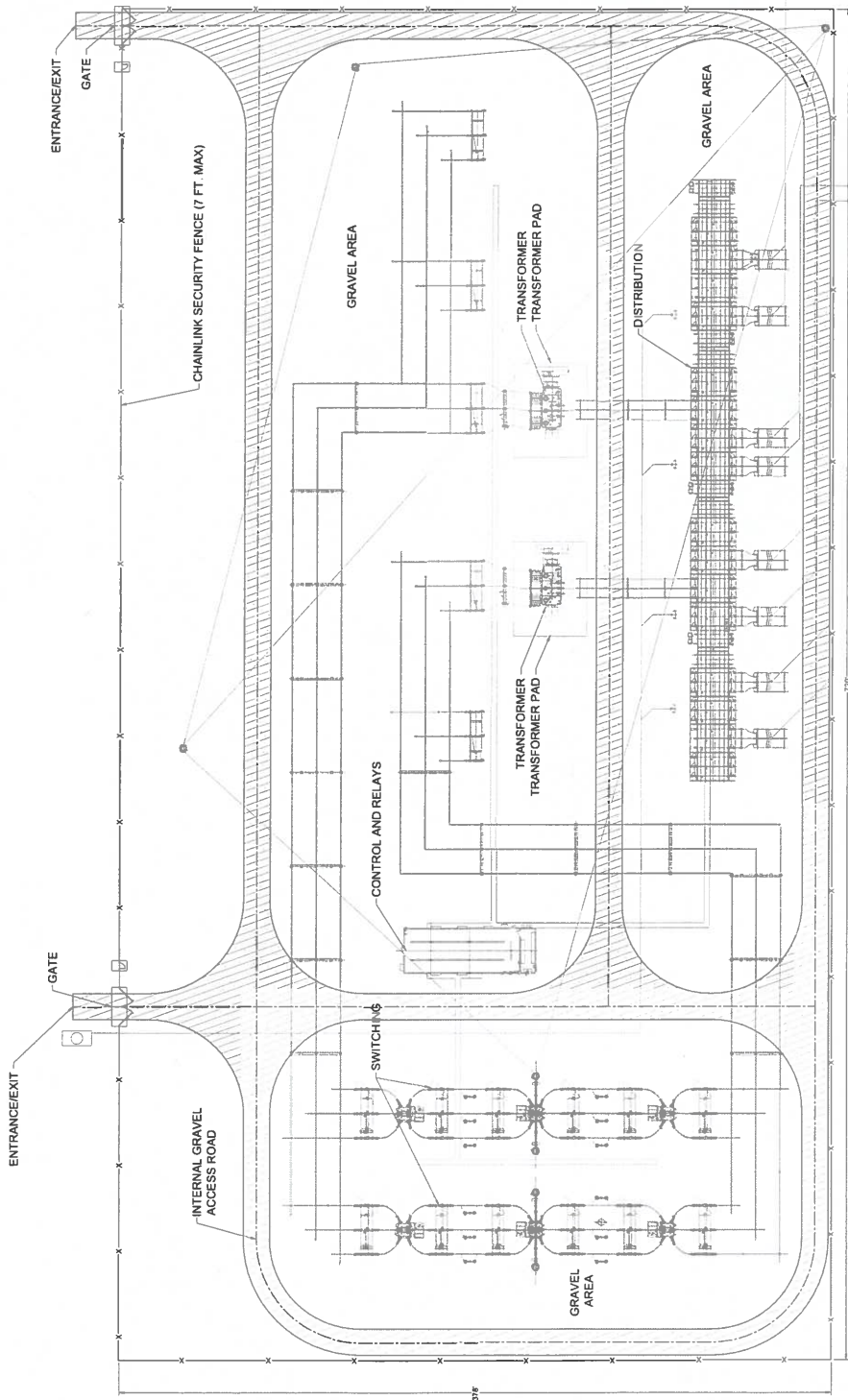
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THIS DRAWING PREPARED AT THE
CORPORATE OFFICE
2553 CARRINGTON PARKWAY, SUITE 200 | LEBANON, VA 22066
TEL: 800-200-6500 FAX: 800-540-1016 WWW.TIMMONSGROUP.COM

MAILING ADDRESS

DATE
8/22/23
DRAWN BY
A. RAMON
DESIGNED BY
J. MURRAY
CHECKED BY
J. MURRAY
SCALE
1"=30'

- NOTE
1. THESE ELEVATIONS ARE SUBJECT TO CHANGE BASED ON FINAL DESIGN AND SHALL BE APPROVED BY DOMINION ENERGY.
 2. THE ELEVATIONS SHALL BE APPROVED BY THE PLANNING AND ZONING DEPARTMENT OF THE COUNTY OF HANOVER.
 3. THE ELEVATIONS SHALL BE APPROVED BY THE PLANNING AND ZONING DEPARTMENT OF THE COUNTY OF HANOVER.
 4. IN THE EVENT DOMINION POWER REQUIRES A SUBSTATION TO BE ENCLOSED BY A BUILDING, THE ELEVATIONS SHALL BE APPROVED BY THE PLANNING AND ZONING DEPARTMENT OF THE COUNTY OF HANOVER AND APPROVAL BASED ON DOMINION POWER REQUIREMENTS FOR THE ELEVATIONS AND MATERIALS.

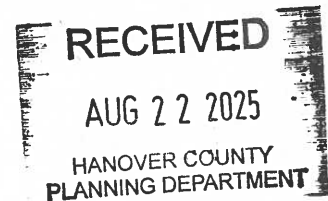


ILLUSTRATIVE EXAMPLE OF CONTROL HOUSE



VOLUNTARY PROFFER STATEMENT

Hunting Hawk Technology Park



Owners: Wellesley Land Limited Partnership, HHHunt Verada, LLC, Loch Levan Land Limited Partnership, Gilman Lumber Company, Incorporated., and James Dolan

Project Name: Hunting Hawk Technology Park (the "Project")

Property: Hanover County (the "County") Tax Parcels 7748-17-7689, 7748-16-3588, 7748-15-3959, 7748-05-8840, 7748-06-1173, 77478-35-0648, 7748-14-8237, 7748-03-4941, and 7738-73-1213, consisting of approximately 409.677 acres, all as generally depicted in the Concept Plan (collectively, the "Property")

Concept Plan: That certain plan entitled "Hunting Hawk Technology Park Concept Plan and Conditional Use Permit", prepared by Timmons Group, and dated August 22, 2025 (as amended, the "Concept Plan"), which is attached hereto as **Exhibit A**

Re-Zoning Request: Conditional Rezoning from Agriculture District (A-1) to Limited Industrial District (M-1)

Date: August 22, 2025

The undersigned, Wellesley Land Limited Partnership, HHHunt Verada, LLC, Loch Levan Land Limited Partnership, Gilman Lumber Company, Incorporated, and James K. Dolan, the owners of the Property, voluntarily agrees for themselves, their respective agents, and their respective personal representatives, successors and assigns (collectively, the "Applicant") that, in the event the Property is rezoned from A-1 to M-1, and the accompanying Conditional Use Permit and Special Exception Permit requests for the Property are approved by the Board of Supervisors, the development and use of the Property must be subject to the below conditions.

1. Land Use.

a. Permitted Use. The use of the Property shall be limited to data processing, which includes data centers, data equipment, data storage and other technological services, for the creation of a technology park for the storage of data, together with permitted accessory uses.

b. Supporting Uses. Uses in support of the above permitted use may be constructed on the Property, including, (i) buildings for support offices and security, (ii) buildings for maintenance and maintenance offices, (iii) all electric generation, distribution, transmission and substation facilities, (iv) enclosed fuel storage facilities, (v) office,

general office and storage, (vi) logistics and maintenance facilities, (vii) water and sewer facilities, (viii) water treatment facilities, (ix) water storage facilities and associated water pumps, (x) communication, broadband, fiber optic utilities, and (xi) and other private utilities, all public utilities, and other supporting uses that relate to and support the permitted primary uses described herein. The Applicant has applied for the Conditional Use Permits to the extent required for the supporting uses and, if approved, the supporting use shall be subject to the conditions set forth in the accompanying Conditional Use Permit or Concept Plan, as applicable.

2. Site Development.

- a. The Property will be developed in substantial conformance with the layout illustrated on sheets C3.0 to C3.2 of the Concept Plan, which is attached hereto, incorporated herein by reference and marked as **Exhibit A** and subject to the requirements and adjustments permitted in the conditions and notes stated therein and these proffered conditions. All parcel lines, private road locations, access points and entrances, boundaries of buildable areas, accessory use locations, utility locations (including substations), stormwater management facilities, and dimensions of undeveloped areas, all as illustrated on sheets C3.0 to C3.2 of the Concept Plan, may be adjusted for purposes of final engineering of site or subdivision plans (for multiple phases) and to further allow for compliance with the requirements of state and federal agency regulations including but not limited to, Virginia Department of Historical Resources (“DHR”), Virginia Department of Transportation (“VDOT”), Virginia Department of Conservation and Recreation (“DCR”), U.S. Army Corps. of Engineers, and the County’s Zoning Ordinance, Subdivision Ordinance, and other applicable design standards. The determination as to whether adjustments are in substantial conformance with the layout illustrated on sheets C3.0 to C3.2 of the Concept Plan shall be made by the Director of Planning.

3. Building Setback. All buildings shall be setback from property lines as follows:

- a. **From Ashland Road:** Minimum of two hundred feet (200’) from the ultimate right-of-way of Ashland Road;
- b. **From All Other Properties:** Minimum of one hundred fifty feet (150’) from all other property lines.

This requirement does not modify the front yard distance in the M-1 Zoning District.

4. Perimeter Buffers.

- a. Perimeter Buffers. Perimeter buffers shall be provided as follows:
 - i. Minimum Width: The portion of the Property adjacent to all boundary lines of the Property shall be planted to screen development on the Property for a minimum width of 150’ as measured from the property line, except where

a minimum width of 100' as measured from the property line is shown and described on sheet C3.0 of the Concept Plan (collectively, the "Buffer").

- ii. Maintenance of Existing Vegetation and Allowable Disturbance: Existing vegetation within the Buffer shall be undisturbed, except for the limited purposes specifically set forth in this paragraph. Dead or diseased trees may be removed. Entrance improvements, including access roads, signage and other similar and associated improvements, may be installed within the Buffer. Other improvements having minimal impact on the existing trees within the Buffer (i.e. handholes, junction boxes, utility pedestals), but not stormwater basins or other improvements requiring mass grading and/or the removal of a significant number of trees, may be requested by the owner and approved by the Planning Director at the time of site plan review and approval. Security fencing will not be located within the Buffer. Utility easements may pass through the Buffer in a generally perpendicular manner (may not exceed 45 degrees), unless currently existing. Notwithstanding the foregoing, any resource protection areas (RPAs) within the Buffer shall not be impacted, other than for access roads into the Property as identified on the Concept Plan. The Buffer shall be included within any required setback along the perimeter of the Property.

iii. Supplemental Plantings:

- 1. Existing vegetation will not need to be supplemented if the existing vegetation meets the following conditions:
 - a. The buffer area is covered with at least 75% of naturally-established vegetation;
 - b. The existing plant material is mature and in healthy condition;
 - c. The existing plant material consists of a mix of evergreen and deciduous trees which satisfy the following:
 - i. Existing deciduous trees having a minimum 4 inch caliper measured two feet from the ground;
 - ii. Evergreen trees that are a minimum of ten feet in height; and
 - iii. Hardy shrubs that are a minimum of two feet in height and width with a full growth habit;
 - iv. Any existing trees which are used to satisfy this requirement must have the entirety of their canopies located within the buffer area; and

- v. There is an established understory of small trees and shrubs, both evergreen and deciduous, to provide significant buffering at the lower forested area.
- 2. Existing vegetation that does not meet the requirements above shall be supplemented in accordance with the following standards:
 - a. Existing vegetation with no understory as required in subsection 4.a.iii.1.c.v. above must be improved as follows:
 - i. 3 small deciduous understory trees per 100 feet of buffer length;
 - ii. 3 small evergreen trees per 100 feet of buffer length;
 - iii. 5 large shrubs per 100 feet of buffer length; and
 - iv. 10 small to medium shrubs per 100 feet of buffer length.
 - b. Existing vegetation with no evergreen tree component as required in subsection 4.a.iii.1.c.iii. above must have the following, located along the inside or outside buffer line in a staggered pattern:
 - i. 4 large evergreen trees per 100 feet of buffer length; and
 - ii. 6 small evergreen trees per 100 feet of buffer length.
 - c. Existing vegetation with no deciduous tree component as required in subsection 4.a.iii.1.c.iii. above will not qualify and the existing vegetation must be modified and replanted in accordance with subsection 4.a.iii.1.d. below. Existing evergreen trees can be used to meet the requirements related to evergreen trees.
 - d. Where existing vegetation does not comply with subsection iii. above due to immature, inadequate or unhealthy trees and shrubs, the owner shall plant a staggered pattern and placement in accordance with the following standards:
 - i. Plantings may be clustered within the buffer as long as there are no vegetative gaps of ten (10) or more linear feet or the existing stand of trees have no branches or understory growth lower than six feet from the ground.

- ii. Clusters to be of no more than 50' in width consisting of:
 - 1. 2 Large Deciduous Trees;
 - 2. 4 Small Deciduous Trees;
 - 3. 6 Large Evergreen Trees;
 - 4. 8 Small Evergreen Trees;
 - 5. 7 large shrubs; and
 - 6. 15 Small to medium shrubs.
- 3. Unless otherwise specified, references to the size of required trees and the characteristics of required trees and shrubs are in accordance with Section 26-265. Shrub sizes are as follows: small shrubs are those that do not exceed 4 feet at maturity without pruning, medium shrubs are those that reach 4 to 8 feet at maturity without pruning, and large shrubs are those that reach greater than 8 feet at maturity. Maturity for shrubs is 7 years of age.
- iv. The determination of whether existing vegetation needs supplementing shall be made at the time of site plan submittal for building construction and the determination shall be made for the portion of the Buffer shown within or adjacent to the area encompassed within the requested site plan approval. At the time of site plan review and approval the planting standards contained in this Section 4.a.iii may be reasonably modified based on soil and plant growth needs as approved by the Planning Director.
- b. Buffer Protection Measures. If any construction activity or other land disturbance on the interior of the Project comes within 15' of the interior edge of any portion of the Buffer, then in order to protect that portion of the Buffer, a temporary construction fence, with a minimum height of four (4) feet, shall be installed along the interior edge of that portion of the Buffer (ex. where the Buffer is 100' as set forth above, the temporary construction fence will be installed 115' in from the property boundary line to protect that portion of the Buffer). The temporary fence may be removed upon completion of the applicable construction or other land disturbance activity.
- c. Relation of Buffers to RPA. The Buffer may be coextensive with any resource protection areas ("RPA") as shown and described on sheet C3.0 of the Concept Plan, subject to permitted crossings of roads and utilities, and the construction of a waste water treatment plant and appurtenances, all in compliance with applicable laws.

5. General Design Standards

(1) Buildings.

- a. In all instances, the data center buildings, and any energy storage standalone structures, on the Property will be constructed to NFPA code sections 75, 76 and 855, as applicable, as well as all other applicable code, including the applicable provisions of the Virginia Uniform Statewide Building Code in effect at the time of building permit application.
- b. When adjacent to any road (including internal and external public roads), buildings shall orient the primary building entrance to such roads, unless the Applicant can reasonably demonstrate such orientation is not reasonable in light of the overall Project.
- c. Pedestrian walkways at least five feet in width will be provided through parking areas to provide connections from parking lots to the primary building entrance, with such walkways separated from parking spaces and drive aisles by curbing and/or landscaping.
- d. Any secondary entrance(s) shall be connected by a pedestrian walkway to building parking.
- e. If loading docks or service entries located on the side or rear of buildings are visible from public roadways, then they shall be screened using other buildings, and/or in accordance with standards set forth in Sec. 26-263 (Screening and planting standards). Loading areas shall not be located on the front side of a building.
- f. Principal Building Facades will meet the following standards:
 - i. For the purposes of this subsection, the term “principal building facades” shall include all building facades substantially visible to abutting public roads or adjacent to planned or existing residential districts located in Hanover County.
 - ii. Principal building facades shall avoid the use of undifferentiated surfaces by including at least four (4) of the following design elements:
 1. change in building height
 2. building step-backs, projections or recesses
 3. fenestration
 4. changes in building material, pattern, texture, color
 5. use of accent material
 6. overhangs
 7. canopies or porticos

- 8. arcades
- 9. variations in the roof line

- iii. Principal building facades shall use one or more neutral colors (such as tans, grays, warm browns, or muted greens) for both wall surfaces and trim. High-gloss finishes and white tones shall be avoided.
- iv. When a building has more than one principal facade, such facades shall be consistent in their design, materials, details, and treatments.
- v. Building elevations must be submitted with the site plan application for each data center building.

g. Building Materials:

- i. All buildings shall have exposed exterior siding (above grade and exclusive of trim and architectural details) of any of the following: stone, cultured stone, stone veneer, brick, brick veneer, E.I.F.S., cementitious siding (e.g. Hardi-plank), glass, tiles, tilt-up panels, decorative metal panels, other masonry materials, or a combination of the foregoing, unless different architectural treatment and/or materials are specifically approved by the Planning Director, with respect to the exposed portion of any such wall, at the time of Site Plan review.
- ii. A minimum of 50% of the principal building façade(s) shall consist of brick, brick veneer, stone, cultured stone, stone veneer, concrete (both precast and cast-in-place), decorative metal panels or anodized aluminum and/or glazing systems as finish materials, and a minimum of 25% of the other elevations shall consist of those materials.
- h. Subsections (f) and (g) shall only apply to data center buildings and structures and not to any supporting uses, provided such facilities or buildings are buffered by other uses which mitigate the visual impacts to public roads or abutting properties.
- i. Any reference to “roads,” “public roads” or “rights of way” under this Section (1) shall only include roads, public roads, or rights of way located in Hanover County, but shall not include private roads within the Project.

(2) Screening of Building Mechanical Equipment, Critical Infrastructure and Utility Substations.

- a. Ground-level mechanical equipment, substations or accessory uses (not including parking areas) that are visible from public rights-of-way and/or adjacent residential dwellings located in Hanover County will be screened

from public view using one or multiple of the following methods of screening:

1. A principal building;
 2. Existing vegetation that will remain on the Property, or new, planted vegetation (*ex.* evergreens or shrubs) that provides sufficient coverage to screen from public view;
 3. A visually solid fence, screen wall or panel, or other visually solid screen that shall be constructed of materials that are matching or consistent in style, color and/or texture with those used in the exterior construction of the principal building. These features will be not less than six (6) feet and no more than seven (7) feet in height. Chain link fencing with slats is not permitted to satisfy this requirement.
- b. Above-ground mechanical equipment and structures will be screened from view from adjacent public streets and residential dwellings located in Hanover County.
 - c. Any mechanical units placed on the rooftops of buildings shall be screened from view from adjacent public streets and residential dwellings located in Hanover County by architectural features which are compatible with building façade architecture. The method of screening shall be provided and reviewed with the Planning Director's review of the building elevations.
 - d. Any reference to "roads," "public roads" or "rights of way" under this Section (2) shall only include roads, public roads, or rights of way located in Hanover County, and not private roads within the Property.
- (3) Signage. All freestanding signs installed at the Project, excluding directional signs, will be designed by the owner thereof as monument signs with a masonry base. Signage related to the authorized uses shall not be illuminated.
6. **Security, Perimeter Fencing and Security Fencing.** Perimeter fencing, security gates, and guard buildings shall be located outside of the Buffer. Each developed campus area within the Property will be enclosed by perimeter fencing not less than six (6) feet and no more than ten (10) feet in height and will not be located within the required front yard without approval of a Special Exception. The perimeter fencing must be installed on the interior of the Buffer, so that it is screened from the ground level view of adjacent property owners at buffer maturity. This perimeter fencing may be installed around the perimeter of the Project or around each "Conceptual Building Area" shown on the Concept Plan on sheets C3.0 to C3.2, or a combination for these two options, or as otherwise approved by the Planning Director at the time of site plan review and approval. Security fencing shall be used around the perimeter of the pump

station and wastewater treatment plant and any substation (unless prohibited by Dominion Power), unless otherwise approved by the Planning Director at the time of site plan review and approval. 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. The design and final location for the perimeter fencing and security fencing shall be approved by the Planning Director for consistency with sheets C3.0 to C3.2 of the Concept Plan at the time of site plan review and approval.

7. **Lighting.** The maximum height of pole-mounted exterior lighting shall be eighteen feet (18'). All exterior lighting fixtures, including pole-mounted exterior lighting and building-mounted exterior lighting, shall be fully shielded with house side shields installed. Lighting shall not exceed .50 foot-candles at the interior edge of the Buffer. Lighting that is exempt from these requirements includes temporary lighting and lighting provided for emergency or safety and security purposes as required by: the Building Code, Electrical Code, or otherwise within the County Code. Signage related to the authorized uses shall not be illuminated. The uplighting of buildings is prohibited. The maximum height of any building-mounted exterior light fixture shall be 35 feet in height, with the exception of motion-activated security lighting. Although data centers have minimal windows generally, Applicant further proffers that interior lighting will be minimized from being emitted externally at night (using window coverings or other shading mechanisms) where the windows face Ashland Road, Cauthorne Road, adjacent residential uses, and the primary external boundary line of the Property.
8. **Transportation.** Subject to VDOT and County approvals, as applicable, the Applicant proffers the transportation improvements set forth below. Any modifications to the alignment, design and length shall be approved by VDOT. If any of the road improvements identified below are provided by others, then the specific road improvement shall no longer be required.
 - a. *Entrances.* A maximum of three (3) entrances will be provided to the Property from Ashland Road. Entrances will generally be at the locations shown on the Concept Plan, and the final locations and design of the entrances will be completed during the site plan review and approval process and reviewed and approved by the Planning Director for general conformance with the Concept Plan, subject to VDOT entrance approvals.
 - b. *Project Entrance Improvements.* The Applicant shall design and construct the following improvements at stated project entrances in accordance with VDOT construction standards and specifications, as may be modified by any design modifications and/or waivers granted by VDOT:
 - i. Northern Entrance – No improvements shall be required for the northernmost entrance to the Property.

- ii. Existing Hunting Hawk Entrance – In the area described on sheet C3.0 of the Concept Plan as “Existing Hunting Hawk Entrance”, the Applicant shall construct a full right turn lane on Ashland Road, consisting of 200’ of taper and 200’ of storage.
 - iii. Southern Entrance – At the southernmost entrance to the Property, the Applicant shall construct a 200’ right turn taper on Ashland Road.
 - c. *Signal Adjustments.* Subject to approval by the Director of the Department of Public Works or designee, the Applicant shall modify the signal timing of the existing traffic signal located at the intersection of Ashland Road and Pouncey Tract Road to account for conditions during construction and site buildout.
 - d. *Construction Road Damage.* Pavement damage to Ashland Road, including shoulders and aprons, attributable to construction of the Project, as reasonably determined by the County Transportation Planner or VDOT staff, as applicable, must be repaired by the Developer / Owner identified by the County Transportation Planner or VDOT staff, as applicable, to have caused such damage, within 120 days of issuance of the final certificate of occupancy for the last building that is subject to each site plan approval, which repair shall be at the Developer / Owner’s sole expense. Developer / Owner shall be required to post a bond of \$50,000 at the time such damage is determined by the County Transportation Planner or VDOT staff, as applicable to ensure the required work is completed and which shall be released upon completion of such repair to the County or VDOT staff’s reasonable satisfaction, as applicable. Should the County’s Transportation Planner or VDOT staff, as applicable, determine that the damage has made the road unsafe, the Developer / Owner identified as causing such unsafe condition will initiate the process of said repairs within forty-eight (48) hours after receiving notice from the County’s Transportation Planner or VDOT staff that the damage has made a road unsafe. The applicable Developer / Owner will diligently conduct all repairs required herein in a timely manner.
9. **Dedication of Right of Way.** For the portion of the Property running along Ashland Road, the Applicant agrees to dedicate land from the Property sufficient to create 63.5 feet of right-of-way, as measured from the centerline of Ashland Road to the Property, for future road widening, free of cost to the County, upon request of the County or VDOT. Off-site dedications shall not be required by this obligation.
10. **Noise Attenuation for Building Design and Related Infrastructure.** Within 30 days after the “ready for service” date for each data center building constructed at the Project (i.e. the date on which all exterior equipment is installed and operational), the Applicant shall provide a noise study that is specific to such data center building to ensure that the noise generated from the data center building and the building’s associated infrastructure, together with the other noise generated as of that date from the Project, conforms to the Noise Ordinance. This noise study shall be completed by a certified

professional and include recommendations for any necessary mitigation measures required to ensure conformity with the Noise Ordinance and the Applicant shall implement such mitigation measures within 60 days after the date of the noise study, unless a particular mitigation measure requires a longer time to implement and that particular mitigation measure shall be implemented within that longer period time as approved by the Planning Director. Any required mitigation measures may be noted on the approved plans as an administrative amendment. In addition to the foregoing, Applicant agrees to install physical sound attenuation on any mechanical equipment (including but not limited to ground supported barriers, earthen berms, mechanical screening or other attenuation techniques as specifically called out in subsequent sound studies) that is installed at a data center building located within 1,200 feet of any adjacent residential use located in Hanover County and that is either (i) installed on the rooftop of such building or (ii) that is installed on the exterior side of such data center building and directly facing such adjacent residential uses, in each case unless a noise study demonstrates that there is no incremental noise from such mechanical equipment as a result of the foregoing installation locations. In addition to the foregoing proffers, Applicant agrees that the testing of any back-up generators at the Project shall be limited to between the hours of 7:00 a.m. and 7:00 p.m., Monday through Saturday, unless otherwise required by applicable state or federal law or regulation.

11. **Construction.** A construction management plan, on Applicant's standard form, shall be submitted to the County at the time of grading permit for the initial site improvements and for each individual parcel where a building permit has been or is in the process of being approved, which construction management plan shall document the proper administration of construction activities at the applicable portion of the Project. The hours of exterior construction, including operation of bulldozers and other earthmoving equipment, shall only be between 7:00 a.m. and 7:00 p.m., Monday through Saturday, except as provided in Section 16-4 of the Hanover County Code. There shall be no exterior construction activities on Sunday.
12. **Water and Sewer.** Applicant agrees that the Project shall utilize private water and wastewater infrastructure in accordance with state health department regulations.

**[REMAINDER OF PAGE LEFT INTENTIONALLY BLANK;
AUTHORIZED SIGNATURES TO FOLLOW]**

WITNESS the following signatures:

OWNER: WELLESLEY LAND LIMITED PARTNERSHIP, a Virginia limited partnership

By: M-G-R
Matthew G. Roberts, Attorney-in-Fact for all Owners

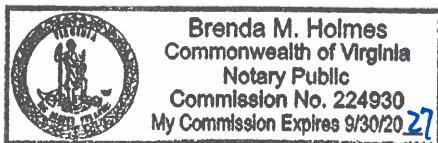
Date: August 22, 2025

COMMONWEALTH OF VIRGINIA

CITY OF RICHMOND, to-wit:

I, Brenda M Holmes, a Notary Public for the Commonwealth of Virginia, at-large, do certify that Matthew G. Roberts, whose name is signed to the above, bearing date on the 22nd day of August, 2025, has acknowledged the same before me in my State aforesaid.

Given under my hand this 22nd day of August, 2025.



Brenda M Holmes

[SEAL]

My commission expires: 9-30-2027

OWNER: HHHUNT VERADA, LLC, a Virginia limited liability company

By: *m. G. Roberts*
Matthew G. Roberts, Attorney-in-Fact for all Owners

Date: August 22, 2025

COMMONWEALTH OF VIRGINIA

CITY OF RICHMOND, to-wit:

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Given under my hand this 22nd day of August, 2025.



Brenda M Holmes [SEAL]

My commission expires: *9-30-2027*

OWNER: LOCH LEVAN LAND LIMITED PARTNERSHIP, a Virginia limited partnership

By: M. G. Roberts
Matthew G. Roberts, Attorney-in-Fact for all Owners

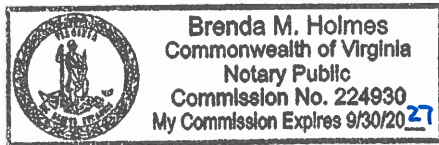
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Given under my hand this 22nd day of August, 2025.



Brenda M. Holmes

[SEAL]

My commission expires: 9-30-2027

OWNER: GILMAN LUMBER COMPANY, INCORPORATED, a Virginia corporation

By: M-G. R-
Matthew G. Roberts, Attorney-in-Fact for all Owners

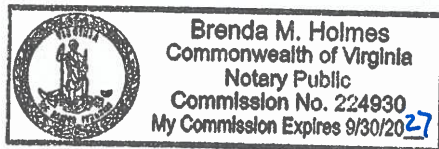
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Given under my hand this 22nd day of August, 2025.



Brenda M Holmes
[SEAL]

My commission expires: 9-30-2027

OWNER: JAMES K. DOLAN

By:

M. G. Roberts
Matthew G. Roberts, Attorney-in-Fact for all Owners

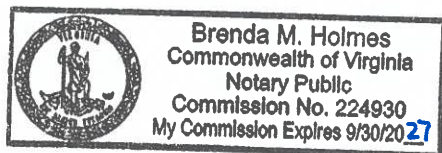
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Given under my hand this 22nd day of August, 2025.



Brenda M Holmes

[SEAL]

My commission expires: 9-30-2027

Exhibit A

Concept Plan

See that certain plan entitled “Hunting Hawk Technology Park Concept Plan and Conditional Use Permit”, prepared by Timmons Group, and dated August 22, 2025 (as amended)

17683579.3 001473.03528

*FULL REPORT AVAILABLE IN BTRAKIT

August 2025

Hunting Hawk TIA - Hanover County

1 EXECUTIVE SUMMARY

This report presents the findings of the traffic impact analysis (TIA) prepared for the proposed Hunting Hawk Technology Park development located in Hanover County, Virginia.

1.1 PROJECT OVERVIEW

The proposed development is generally located northeast of Route 271 (Pouncey Tract Road), southeast of Route 623 (Ashland Road) and southwest of Route 623 (Cauthorne Road) in Hanover County, Virginia as shown in Figure 1-1 (all figures are located at the end of their respective chapter).

This site is currently developed with the Hunting Hawk Golf Club. The Applicant is seeking to redevelop the site with 3,894,000 square feet of data center uses.

Access to the site will be provided via three access points, one at the existing Hunting Hawk Access and two additional entrances on Ashland Road. A site plan is shown on Figure 1-2.

For the purposes of this analysis, the development was assumed to be complete by 2035.

When complete, the proposed development will generate 2,921 daily trips, 350 AM peak hour trips (193 in and 158 out) and 117 PM peak hour trips (35 in and 82 out).

The purpose of this analysis is to determine the impact of the proposed development on the surrounding roadway network. The scope of this study was developed with Hanover County and VDOT. A copy of the scoping documents is included in Appendix A.

1.2 STUDY LIMITS

As agreed upon in the scoping documents, the study limits include the following four (4) existing intersections:

1. Ashland Road and Pouncey Tract Road (Signalized);
2. Ashland Road and Abner Church Road (Unsignalized);
3. Ashland Road and Cauthorne Road (Unsignalized); and
4. Ashland Road and US Route 33 (Signalized)

In accordance with the scoping agreement, analyses were completed for the following scenarios:

1. 2025 Existing Traffic Conditions;
2. 2035 Background Traffic Conditions (without the development of the site);
3. 2041 Background Traffic Conditions (without the development of the);
4. 2027 Future Traffic Conditions (with construction traffic);
5. 2035 Future Traffic Conditions (with the development of the site); and
6. 2041 Future Traffic Conditions (with development of the site).

The following steps were taken to determine the potential traffic impacts associated with this project:

1. Data Collection – AM and PM peak hour weekday traffic counts were completed for each of the study intersections and were conducted when public schools were in session.
2. Traffic Growth – As agreed upon in scoping, a 2% annual growth rate was applied to existing traffic volumes to account for development growth outside of the study area.
3. Trip Generation – Traffic generated by the proposed development was estimated using the AWS Data Center Trip Generation Assessment as detailed below. Construction traffic was estimated based on existing traffic counts at other data center developments in Virginia as detailed below.
4. Traffic Distributions – The distribution of trips generated by the proposed developed was based on the existing traffic volumes, the nature of the use, and local knowledge.
5. Site Traffic Projections – Future traffic volumes were determined by combining the total background traffic volumes with proposed new trips generated by the site to create the total future traffic volumes used in the analysis.
6. Traffic Capacity Analysis – Level of service calculations for existing, background, and future conditions were performed using Synchro Version 11 with SimTraffic for signalized and unsignalized intersections.
7. Queuing Analysis – The 95th percentile queue lengths (Synchro) and maximum queues (SimTraffic) were reviewed at the intersections listed above.

1.3 PRINCIPAL FINDINGS

When complete the proposed data center will generate 2,921 daily trips, 350 AM peak hour trips (193 in and 158 out) and 117 PM peak hour trips (35 in and 82 out).

Under 2025 existing conditions:

- The signalized intersection of Ashland Road and Pouncey Tract Road operates at an overall LOS E in the AM peak and LOS F in the PM peak. The eastbound and westbound approaches operate at LOS F during both peaks. The northbound approach operates at LOS D in the AM peak and LOS E in the PM peak. The southbound approach operates at LOS E in the AM peak and LOS D in the PM peak.
- At the unsignalized intersections of Ashland Road and Abner Church Road and Ashland Road and Cauthorne Road, all approaches operate at LOS C or better during both peaks.
- The signalized intersection of Ashland Road and Route 33 operates at an overall LOS D during both peaks and all approaches operate at LOS E or better during both peaks.
- Overall, there are no significant queueing issues present at any of the study intersections. All 95th percentile and maximum queues are contained within the available storage at the intersections.

Under 2035 background conditions:

- All intersections and approaches continue to operate in similar conditions to existing without significant changes in delay, LOS or queueing.
- The intersection of Ashland Road and Pouncey Tract Road continues to operate at an overall LOS E in the AM and LOS F in the PM peak hours.
- The intersection of Ashland Road and Route 33 continues to operate at an overall LOS D in both peak hours.

Under 2041 background conditions:

- At the signalized intersection of Ashland Road and Pouncey Tract Road, the overall intersection worsens to LOS F in the AM peak with increases in queue in the eastbound and northbound directions.
- At the unsignalized intersections of Ashland Road and Abner Church Road and Ashland Road and Cauthorne Road, all approaches operate at LOS C or better during both peaks with minimal queueing.
- The signalized intersection of Ashland Road and Route 33 degrades to operate at LOS E during both peaks. The northbound and southbound approaches continue to operate in similar conditions to 2035 background while the eastbound and westbound approaches experience increased delay and queueing.

Under 2027 construction conditions:

- The signalized intersection of Ashland Road and Pouncey Tract Road operates at LOS F during both peaks, worsening from LOS E in the AM peak in existing conditions. Signal timing adjustments are recommended during construction to help alleviate the increase in delay.
- At the unsignalized intersections of Ashland Road and Abner Church Road and Ashland Road and Cauthorne Road, all approaches operate at LOS C or better during both peaks.
- At the signalized intersection of Ashland Road and Route 33, the overall intersection continues to operate at LOS D during both peaks. All approaches continue to operate at LOS E or better with the exception of the eastbound and westbound approaches during the AM peak which operate at LOS F.
- At the unsignalized intersection of Ashland Road and Site Entrance 1, the mainline eastbound and westbound approaches operate at LOS A during both peaks. The northbound approach of Site Entrance 1 operates at LOS C during both peaks.
- At the unsignalized intersection of Ashland Road and Site Entrance 2, the mainline eastbound and westbound approaches operate at LOS A during both peaks. The northbound approach of Site Entrance 2 operates at LOS B during the AM peak and LOS C during the PM peak.
- At the unsignalized intersection of Ashland Road and Site Entrance 3, the mainline eastbound and westbound approaches operate at LOS A during both peaks. The northbound approach operates at LOS B during both peaks.

Under 2035 future conditions:

- The signalized intersection of Ashland Road and Pouncey Tract Road operates at LOS F during both peaks. All approaches operate in similar conditions to background in terms of delay; queueing for all approaches operates similar to background with the exception of the eastbound approach which experiences an increase in queueing. No geometric improvements are required at the intersection but signal timing adjustments are recommended to help alleviate the increase in delay.
- At the unsignalized intersections of Ashland Road and Abner Church Road and Ashland Road and Cauthorne Road, all approaches operate at LOS C or better during both peaks.
- At the signalized intersection of Ashland Road and Route 33, the overall intersection continues to operate at LOS D during the AM peak and operates at LOS E during the PM peak. All approaches continue to operate in similar condition to background in terms of delay; queueing for all approaches operates similar to background with the exception of the northbound through movement which experiences an increase in queueing during the PM peak.
- At the unsignalized intersection of Ashland Road and Site Entrance 1, the mainline eastbound and westbound approaches operate at LOS A during both peaks. The northbound approach of Site Entrance 1 operates at LOS B during both peaks.
- At the unsignalized intersection of Ashland Road and Site Entrance 2, the mainline eastbound and westbound approaches operate at LOS A during both peaks. The northbound approach of Site Entrance 2 operates at LOS B during both peaks.
- At the unsignalized intersection of Ashland Road and Site Entrance 3, the mainline eastbound and westbound approaches operate at LOS A during both peaks. The northbound approach operates at LOS B during both peaks.
- Right turn tapers are warranted at Site Entrance 1 and 2 and should be 200' in length.
- No other turn lanes or tapers are warranted at the site entrances.

Under 2041 future conditions:

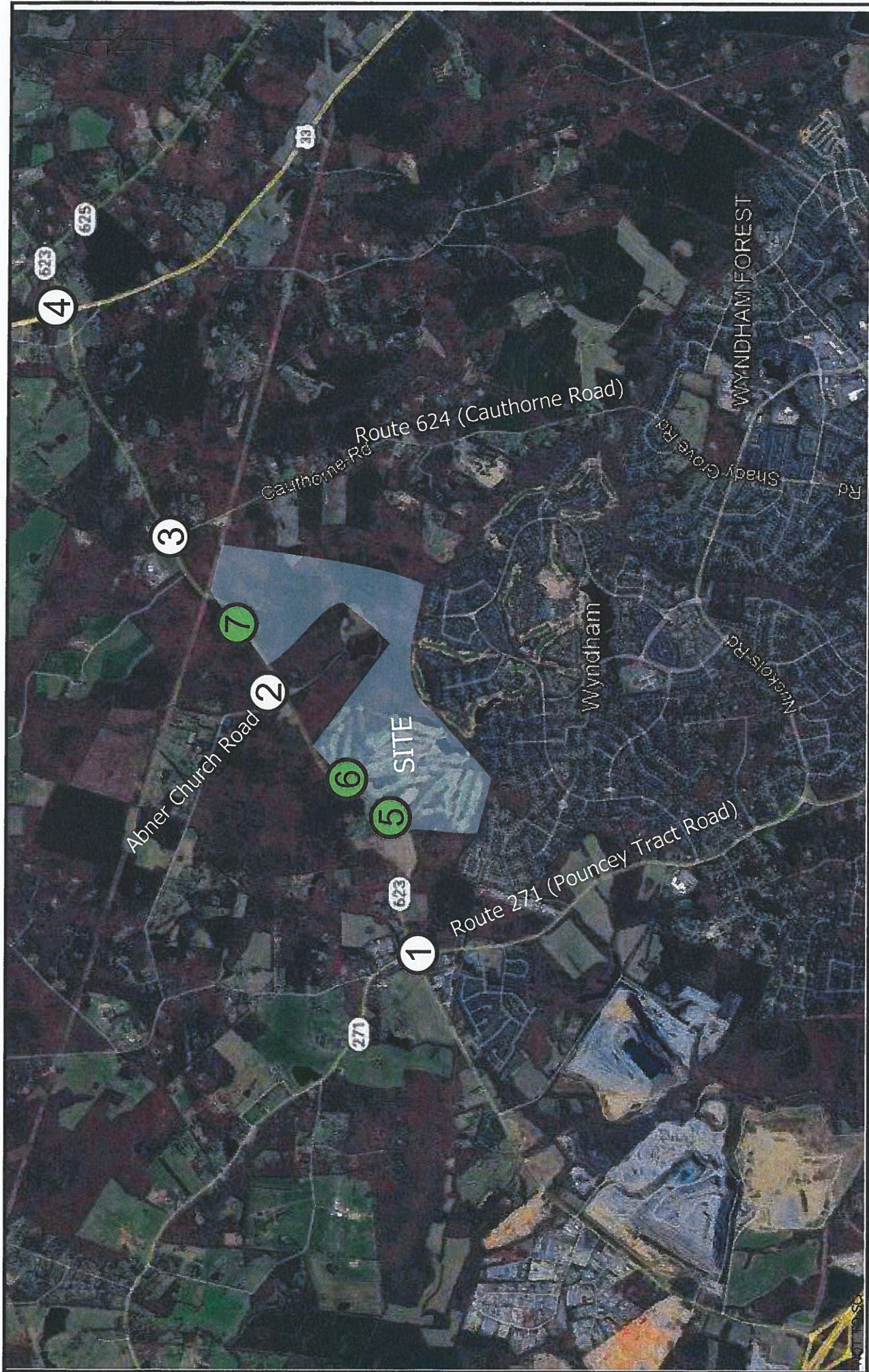
- The signalized intersection of Ashland Road and Pouncey Tract Road operates at LOS F during both peaks. All approaches operate in similar conditions to background in terms of delay; queueing for all approaches operates similar to background with the exception of the eastbound approach and the southbound through-right movement which experiences an increase in queueing.
- At the unsignalized intersections of Ashland Road and Abner Church Road and Ashland Road and Cauthorne Road, all approaches operate at LOS C or better during both peaks.
- At the signalized intersection of Ashland Road and Route 33, the overall intersection operates at LOS E during both peaks. All approaches continue to operate in similar condition to background in terms of delay and queueing.

- At the unsignalized intersection of Ashland Road and Site Entrance 1, the mainline eastbound and westbound approaches operate at LOS A during both peaks. The northbound approach of Site Entrance 1 operates at LOS C during both peaks.
- At the unsignalized intersection of Ashland Road and Site Entrance 2, the mainline eastbound and westbound approaches operate at LOS A during both peaks. The northbound approach of Site Entrance 2 operates at LOS B during the AM peak and LOS C during the PM peak.
- At the unsignalized intersection of Ashland Road and Site Entrance 3, the mainline eastbound and westbound approaches operate at LOS A during both peaks. The northbound approach operates at LOS B during the AM peak and LOS C during the PM peak.
- A right turn taper is warranted at Site Entrance 1 and should be 200' in length.
- A right turn lane and taper is warranted at Site Entrance 2 and should be constructed with 200' of taper and 200' of storage.
- No other turn lanes or tapers are warranted at the site entrances.

1.4 RECOMMENDATIONS

Based on the capacity analysis and turn lane warrant analyses results, the following is recommended:

- Signal timing adjustments at the Ashland Road/Pouncey Tract Road during both construction conditions and buildout conditions.
- A 200' right turn taper on Ashland Road at Site Entrance 1.
- A 200' right turn lane and 200' right turn taper on Ashland Road at Site Entrance 2.



Surrounding Roadway Network and Study Intersections
Hunting Hawk TIA
Hanover County, Virginia

Figure
1-1



HUNTING HAWK TECHNOLOGY PARK
410 + ACRES



VANDERWEIL
 CELEBRATING 75 YEARS



Site Layout
Hunting Hawk TIA
Hanover County, Virginia

Figure
1-2