

Intended for

Tract Capital Management, LP

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Mountain Road Tech Park

Environmental Noise Assessment

Mountain Road Tech Park

Environmental Noise Assessment

Project name	Mountain Road Tech Park	Ramboll
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Description	Environmental Noise Assessment for the referenced project site outlining findings related to environmental noise emissions. This work was undertaken in accordance with the contract between Ramboll Americas Engineering Solutions, Inc. and Tract Capital Management, LP. under Master Services Agreement dated November 17, 2023, and the associated proposal titled STATEMENT OF WORK FOR ENVIRONMENTAL ACOUSTICAL ASSESSMENT FOR MOUNTAIN ROAD TECHNOLOGY PARK PROJECT, HANOVER COUNTY, VIRGINIA, dated January 14, 2026, and approved January 26, 2026. This report has been prepared by Ramboll Americas Engineering Solutions, Inc. with reasonable skill and care and taking account of the services and the terms agreed between Ramboll and the client. This report is confidential to the client and Ramboll accepts no responsibility whatsoever to third parties to whom this report, or any part thereof, is made known, unless agreed in writing by Ramboll beforehand. Any such party relies upon the report at its own risk. Ramboll disclaims any responsibility to the client and others in respect of any matters outside the agreed scope of the services. The report is valid only if taken in its entirety.	

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Summary

Tract Capital Management, LP (“Tract”) has retained Ramboll Americas Engineering Solutions (“Ramboll”) to conduct an environmental noise assessment for a proposed data center campus (“Mountain Road Tech Park”) located in Hanover County, Virginia. The site is approximately 400 acres in size.

This report presents the environmental noise assessment conducted by Ramboll and the resulting findings related to potential sound emissions from the data center. The noise assessment criteria for the site included considerations of the following:

- Identification of applicable local, state, and federal noise regulations
- Compliance with local, state, and federal noise regulations based on predictive acoustical modeling

The conceptual site plan layout includes three primary building areas and two secondary building areas. The primary sources of sound emissions from data center buildings are expected to be building cooling equipment and, occasionally, emergency generators. The equipment and associated sound emission levels considered in this assessment were based on available project information provided by Tract and Ramboll’s experience with typical data center facility equipment.

The noise emissions associated with the proposed data center operation were assessed through predictive acoustical modeling. Under normal operation, the site is expected to achieve compliance with the regulatory sound level limits specified in the Hanover County code of ordinances.

Facility sound emissions were also assessed for the operating scenario of planned daytime testing and maintenance of generators. Planned generator testing and maintenance activities are expected to be limited to daytime hours only. The predicted facility sound levels for this scenario are expected to comply with the the regulatory sound level limits specified in the Hanover County code of ordinances.

1. Introduction

Tract is developing an approximately 400-acre property in Hanover County, Virginia to accommodate a data center campus. The site is located within the census-designated place (CDP) of Glen Allen, Virginia. While the site is in Hanover County, the site's southeast border abuts Henrico County. The campus concept includes three primary building areas and two secondary building areas. Nearby noise-sensitive neighbors potentially affected by noise emissions from the proposed data center facility, shown in **Figure 1-1**, include residences on residential and agricultural land, located as close as approximately 50 feet from the site boundary.

This environmental noise assessment was performed to identify and assess potential sound emissions associated with the proposed facility. The assessment was conducted in general accordance with applicable provisions specified in relevant industry standards including ANSI S1.13, ANSI S12.9 and ISO 9613.

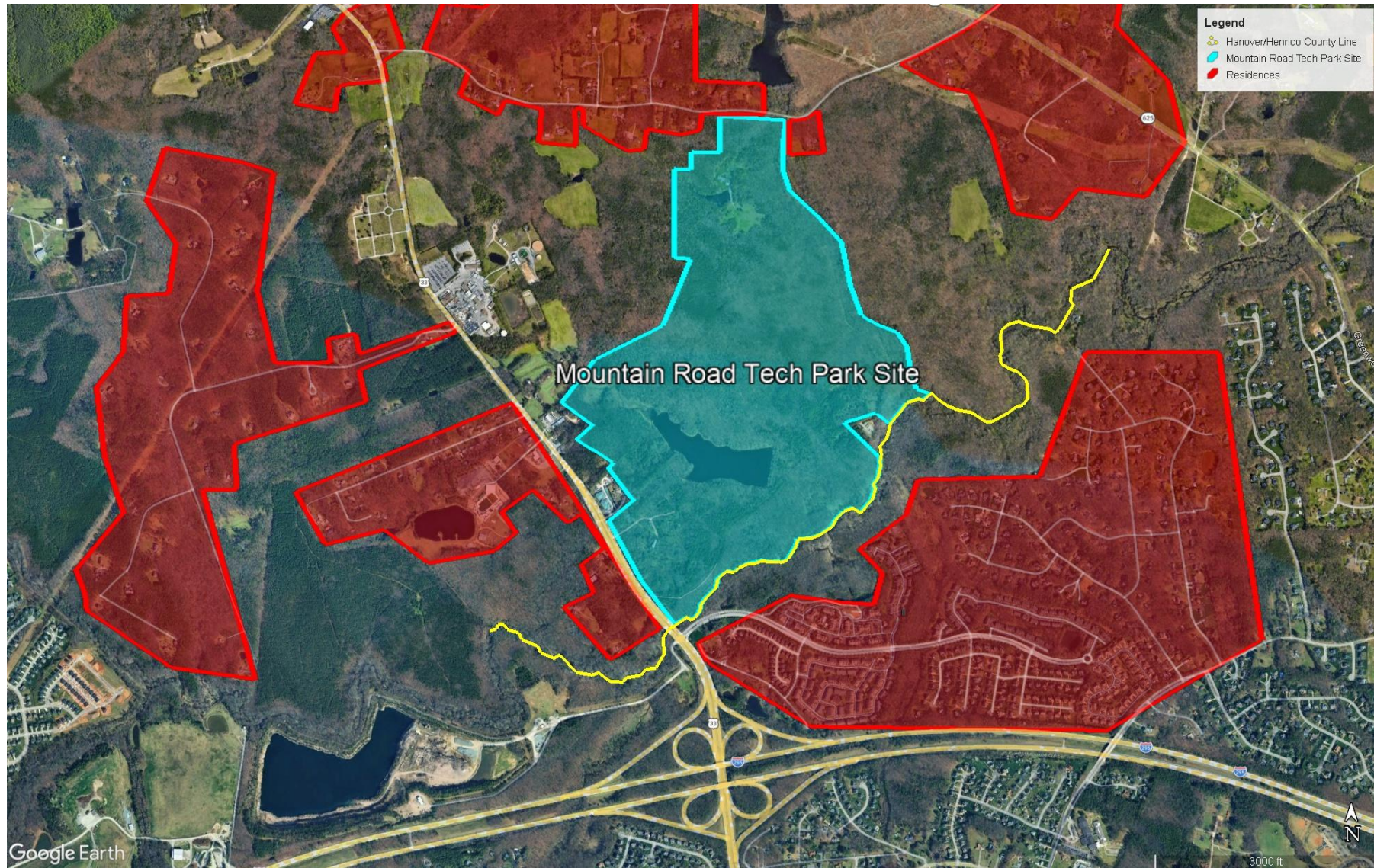


Figure 1-1. Project site, surrounding vicinity, and nearby areas of noise-sensitive receivers.

2. Regulatory Framework

An overview of the regulations applicable to the site related to sound emissions is presented below. The following jurisdictions have been considered based on the site location.

- Commonwealth of Virginia
- Hanover County
- Henrico County (reviewed for informational purposes only)
- Census Designated Place of Glen Allen

2.1 Commonwealth of Virginia

The Commonwealth of Virginia has no quantifiable regulations pertaining to noise or vibration.

2.2 Hanover County

Hanover County, Virginia has established quantitative limits for noise based on the land use designation of the property receiving the noise, shown in **Table 2-1**.

Table 2-1: Hanover County, Virginia Code of Ordinances Chapter 16 - Noise

Hanover County, Virginia Code of Ordinances Chapter 16 - Noise		
Land Use Designation Where Noise is Measured	Maximum L _{AV} (dBA)	
	Daytime	Nighttime
Agricultural and Residential: Zones A-C, A-1, AR-1, AR-2, AR-6, R-C, R-1, R-2, R-3, R-4, R-5, R-6	57	52
Commercial: Zones B-1, B-2, B-3, O-S	67	62
Industrial: Zones M-1, M-2, M-3	77	77
Maximum Permissible Sound Pressure Levels: Sound level limits apply at the receiving property boundary and are determined by the zoning district classification of the property on which the noise is measured (receiving property). Daytime: 7:00 a.m. to 10:00 p.m. Nighttime: 10:00 p.m. to 7:00 a.m. L_{AV}: Average A-weighted sound pressure level measured over any continuous four-hour period Generator Testing/Maintenance: No exemption to the Hanover County Code of Ordinances limits for generator maintenance and testing is noted. As a result, the same limits as normal operations apply. Emergency Operation: "The emission of sound in the performance of emergency work" is exempt from the above limits		

Source: [Hanover County, Virginia Code of Ordinances Chapter 16 - Noise](#)

2.3 Henrico County

Henrico County, Virginia has no quantifiable regulations pertaining to noise or vibration. The site is not within Henrico County, but regulations were investigated for informational purposes given the proximity of the site.

2.4 Census Designated Place of Glen Allen

As a Census Designated Place, Glen Allen does not have incorporated legal status and therefore has no regulations pertaining to noise or vibration.

2.5 Regulatory Applicability Summary

Based on the Hanover County neighboring and nearby land use designations shown in **Figure 2-1**, the applicable sound level limits prescribed by the Hanover County Code of Ordinances (**Table 2-1**) include the following. It is recommended these also be considered for the nearby properties in Henrico County.

- Maximum allowable sound pressure levels of 57/52 dBA (daytime/nighttime) at all neighboring A-1 properties.
- Maximum allowable sound pressure levels of 67/62 dBA (daytime/nighttime) at all adjacent B-3 properties.

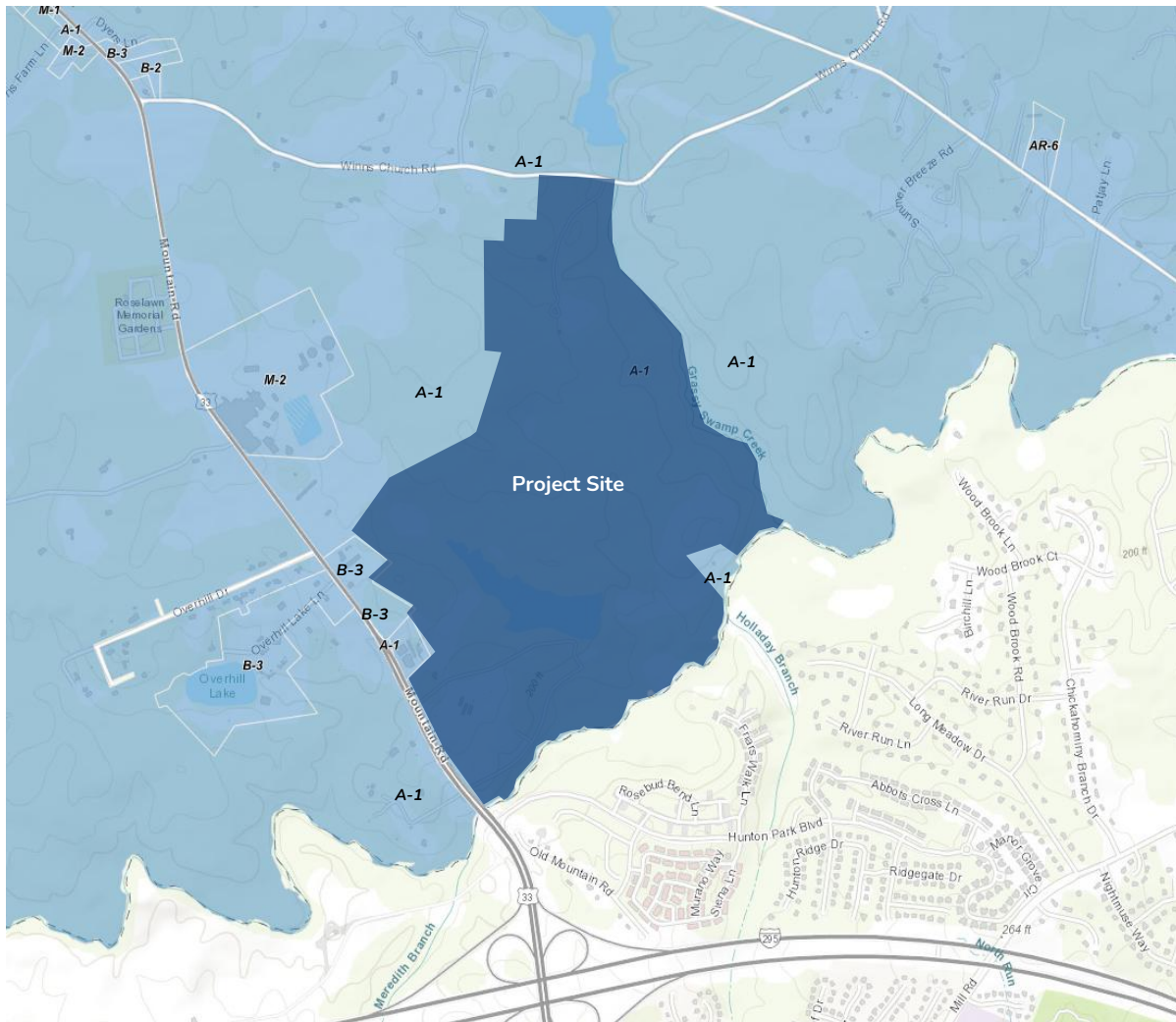


Figure 2-1. Site and surrounding area zoning map, per Hanover County

3. Conceptual Design Information

3.1 Conceptual Facility Layout

Based on the latest project layout update dated March 26, 2026 provided by Tract, the layout is expected to include three primary building areas and two secondary building areas. The conceptual site plan is shown in **Figure 3-1**.

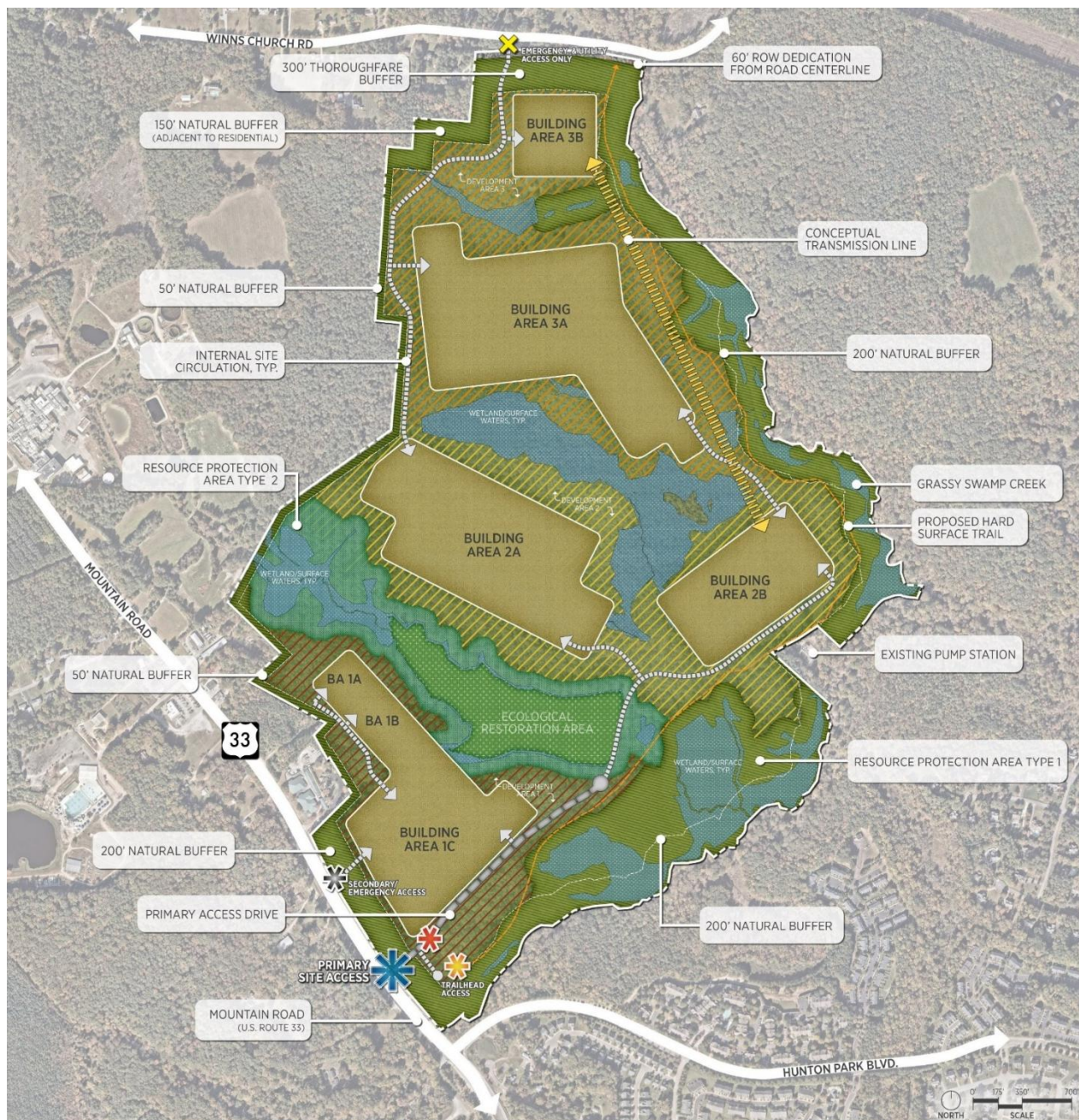


Figure 3-1. Mountain Road Tech Park conceptual layout

3.2 Equipment Design Information and Assumptions

Ramboll understands that the primary noise sources at the site are likely to include rooftop chillers and transformers. It is understood the data center will operate 24 hours per day, 7 days per week. Additionally, the data center will include emergency generators to provide back up power during an unplanned power outage.

Chillers: The chillers were modeled on the rooftops of the data center buildings. Chiller data for a lower-noise model was provided by Tract. It is understood there will be one chiller per 1 MW of building power.

Emergency Generators: It is assumed that maintenance and testing operations of the emergency generators would be conducted on a regular basis. The emergency generators will be placed at grade in generator yards for each data center building. The generators are rated at 3.5 MW. Based on information provided by Tract, the total number of generators is based on the total power of each building, specifically one generator per 3.5 MW of building power. According to additional information provided by Tract, each generator will be installed within an acoustically-rated enclosure.

Transformers: Transformers will be located within electrical substations. Transformer sound levels are based on data available to Ramboll for similarly sized transformers. As a note, while transformers often contribute to the total sound environment, they typically are not a significant factor in sound levels at off-site receptors.

3.3 Operational Scenarios

Ramboll modeled two operating scenarios, Normal Operations (Full Cooling) and Generator Maintenance and Testing Operations.

Normal Operations (Full Cooling): The normal operations scenario assumes all data center buildings are running normally on utility power with chillers running at typical capacity.

Generator Maintenance and Testing: Typically, emergency generators for a data center are tested on a regular basis. Three generators per primary building area have been assumed in this scenario, for a total of nine generators running on the entire campus. For this analysis, Ramboll assumed that load banks would be located within the acoustically-rated generator enclosures, consistent with typical data center operations.

4. Potential Project Sound Emissions

To evaluate the potential for the proposed site to meet the sound level requirements and guidelines detailed in the previous sections, Ramboll developed an acoustical model for the facility. The results of the acoustical model are summarized below.

4.1 Methodology

The noise emissions assessment for the proposed data center site was completed using a sound prediction software package, Cadna/A, published by Datakustik GmbH, which is configured to implement the ISO 9613-2 environmental sound propagation algorithms. It allows the creation of complex acoustical models and predicts sound pressure levels due to sound emissions from (a) specific source(s). The modelling considers the following factors such as source sound level and directivity, distance attenuation, source-receptor geometry, barrier effects of buildings and topography, and ground and atmospheric attenuation

The receptors selected for analysis in the acoustical model are shown in **Figure 4-1**.

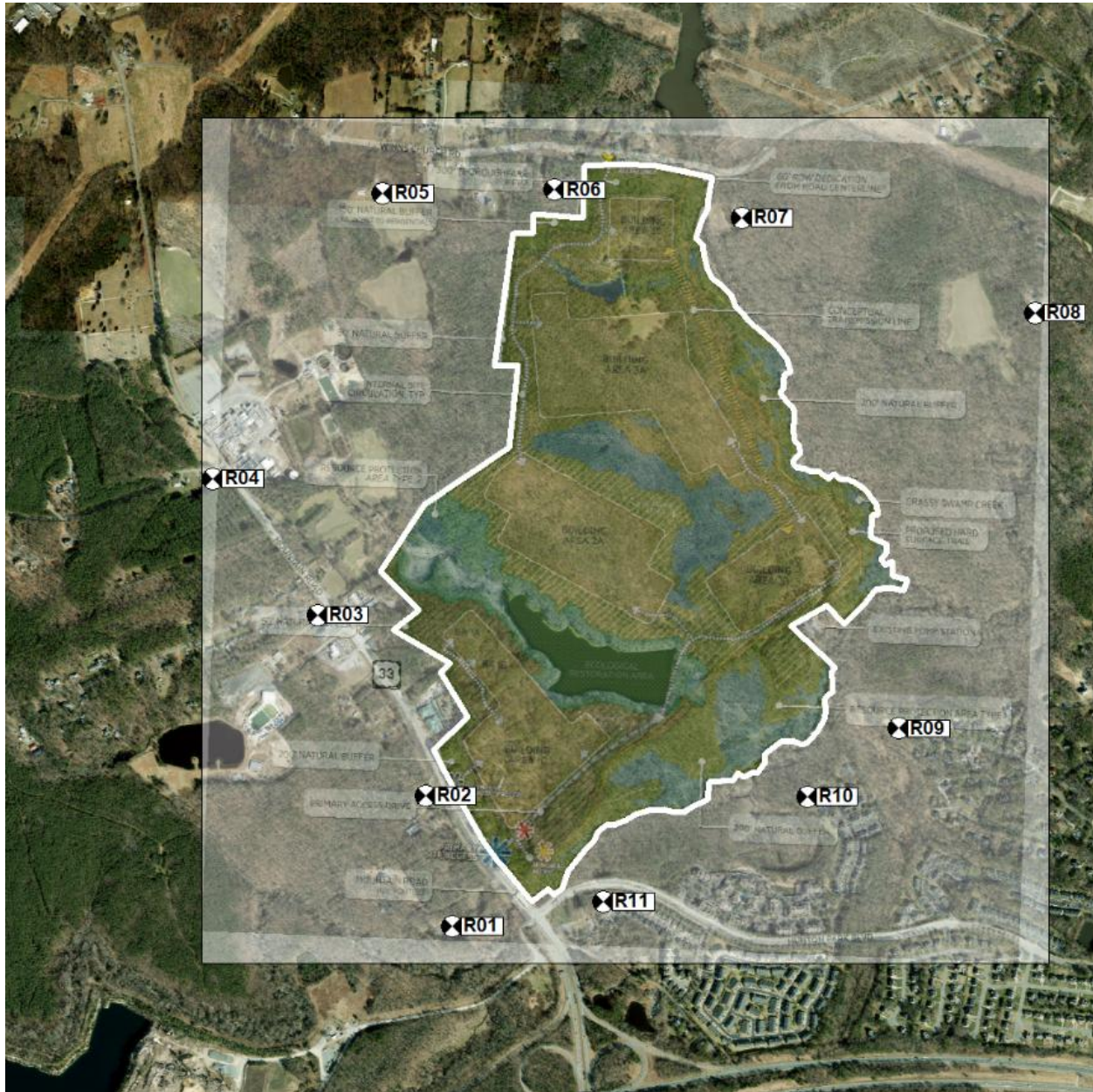


Figure 4-1. Modeling receptor locations

4.2 Acoustical Analysis Results

4.2.1 Normal Operations (Full Cooling)

The analysis presented in **Table 4-1** provides a comparison of the predicted facility sound emissions for normal operations and the applicable regulatory sound level limits. **Figure 4-2** shows the sound level contours for the site during normal operations. Sound emissions from the building chillers would be the predominant source of noise during normal data center operations. These facility sound levels are expected to comply with the Hanover County noise regulation.

Table 4-1: Acoustical Modeling Results for Normal Operation – Overall SPL (dBA)

Acoustical Modeling Results for Normal Operation – Overall SPL (dBA)				
Receptor Location	County	Applicable Regulatory Noise Limit		Projected Sound Level During Normal Operations
		Daytime	Nighttime	
R01	Hanover	57	52	41
R02	Hanover	57	52	44
R03	Hanover	57	52	43
R04	Hanover	57	52	40
R05	Hanover	57	52	40
R06	Hanover	57	52	43
R07	Hanover	57	52	43
R08	Hanover	57	52	37
R09	Henrico	N/A	N/A	39
R10	Henrico	N/A	N/A	40
R11	Henrico	N/A	N/A	42

4.2.2 Generator Maintenance and Testing

The analysis presented in **Table 4-2** provides a comparison of the the predicted facility sound emissions for generator maintenance and testing and the applicable regulatory sound level limits. In addition to normal chiller operation, three generators per primary building area were operating in this scenario, for a total of nine generators running on the entire campus. It is understood that generator maintenance and testing will occur during daytime hours only. **Figure 4-3** shows the sound level contours for the site during generator maintenance & testing. During generator maintenance and testing operations, the resulting sound levels are expected to comply with the Hanover County daytime noise regulation limit.

Table 4-2: Acoustical Modeling Results for Generator Maintenance & Testing – Overall SPL (dBA)

Acoustical Modeling Results for Generator Maintenance & Testing – Overall SPL (dBA)			
Receptor Location	County	Applicable Regulatory Sound Level Limit (Daytime)	Projected Sound Level During Generator Maintenance & Testing
R01	Hanover	57	51
R02	Hanover	57	57
R03	Hanover	57	48
R04	Hanover	57	44
R05	Hanover	57	44
R06	Hanover	57	48
R07	Hanover	57	43
R08	Hanover	57	42
R09	Henrico	N/A	45
R10	Henrico	N/A	44
R11	Henrico	N/A	48

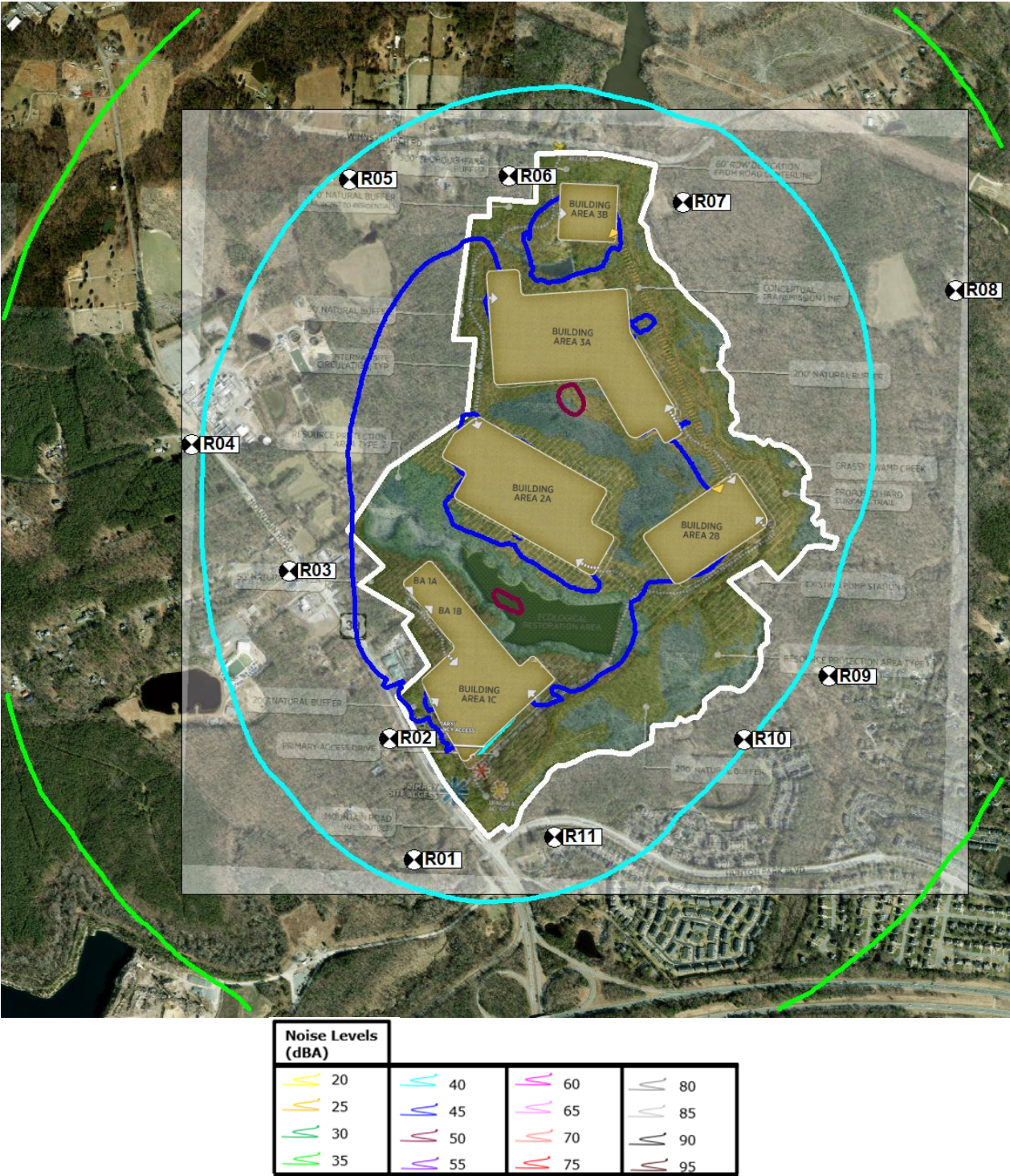


Figure 4-2. Predicted sound levels (dBA) during Normal operation

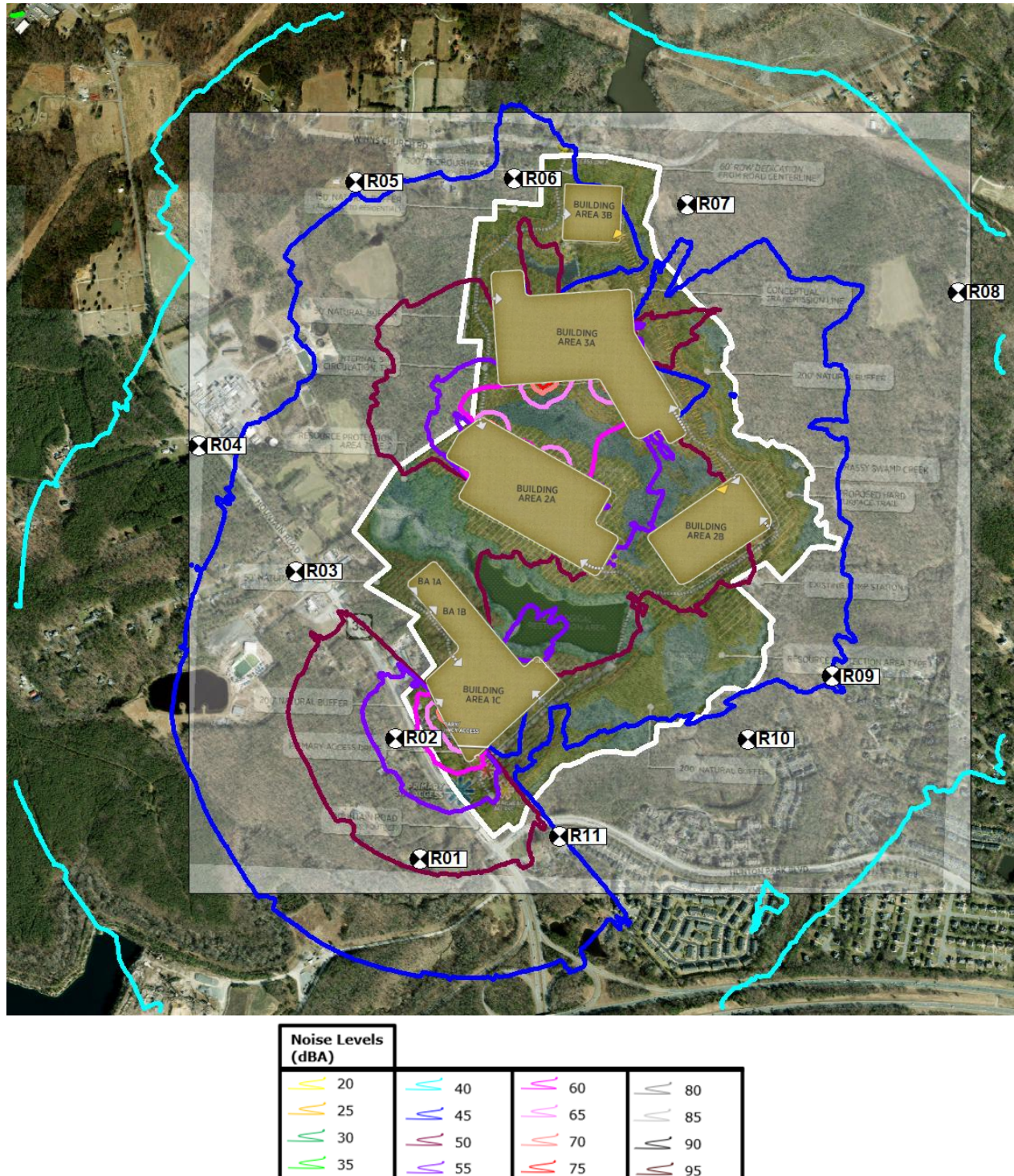


Figure 4-3. Predicted sound levels (dBA) during Generator Maintenance & Testing

5. Conclusions

An environmental noise assessment was completed for the proposed Mountain Road Tech Park data center site. The conceptual layout and equipment information was provided by Tract. The results of the assessment indicate the facility sound levels are expected to comply with the applicable Hanover County sound level limits during normal operations and during occasional generator maintenance and testing operations.

Appendix A

Basics of Sound

Sound is the transmission of energy in the form of fluctuating pressure waves from a vibrating source through an elastic medium, such as air, that is detectable by the human ear. The pressure fluctuates above and below atmospheric pressure. The amplitude of the pressure fluctuation is typically described in terms of decibels (dB), while the rate of fluctuation per unit time (frequency) is described in hertz (Hz). The decibel is a logarithmic ratio of a given sound pressure to a reference sound pressure. A logarithmic ratio is used for decibels since human hearing is roughly logarithmic, rather than linear. The reference sound pressure is roughly equal to the threshold of human hearing. Sound pressure levels below the human threshold of hearing are less than 0 dB, while levels above the human threshold of hearing are greater than 0 dB. Differences in sound level are also described in decibels. A 3-dB difference is considered “just noticeable”, a 5-dB difference is considered “clearly noticeable”, while a 10-dB difference is perceived as a doubling (or halving) in loudness. **Table A-1** provides a list of common noise sources, their sound level, and their subjective loudness.

The range of frequencies a healthy human ear can hear is approximately 20 Hz to 20,000 Hz. The human ear is not equally sensitive to all frequencies across the audible frequency spectrum. The human ear is most sensitive to mid frequencies (the frequency range associated with speech) and is less sensitive at low frequencies and very high frequencies. To account for this, frequency weighting networks have been developed to approximate the human ear’s frequency response at different sound pressure levels. The A-weighting network is used to approximate the frequency response of the human ear at normal sound levels. Measurements using the A-weighting network are described in terms of A-weighted decibels, often abbreviated colloquially as dBA or dB(A).

Table A-1. Sound Pressure Level of Common Noise Sources (Hansen, 2003) (Raichel, 2006)

Sound Pressure Level of Common Noise Sources		
Sound Pressure Level (dBA)	Subjective Evaluation	Descriptions of Example Sound Sources
140	Deafening	Jet aircraft at 75 feet (ft)
130	Threshold of pain	Jet aircraft during takeoff at a distance of 300 ft
120	Threshold of feeling	-
110	Extremely Loud	Jet flyover at 1000 ft
100	Very Loud	Auto horn at 10 ft
90		Jackhammer at 50 ft
80	Loud	Diesel truck (40 miles per hour (mph)) at 50 ft, noisy urban street
70	Moderately Loud	Busy highway at 100 ft
60	Moderate	-
50	Quiet	Small town
40		
30	Very quiet	-
20		Rustling leaves
10	Just audible	-
0	Threshold of hearing	-