

Hanover County Planning Department Application

Request for a Conditional Use Permit

Case # CUP2025-00014

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

APPLICANT INFORMATION

Owner/Applicant: Loch Levan Land Limited Partnership See Page 5
Contact Name: Hans Klinger for Additional Owners
Address: 11237 Nuckols Road, Glen Allen, VA 23059

Telephone No. (804) 762-4800
Fax No. _____
Email Address hcklinger@hhhunt.com

PARCEL INFORMATION

For multiple parcels, please also complete Page 4 ☒

GPIN(s)(Tax ID #'s) See page 4
Total Area (acres/square feet) 410.655
Magisterial District South Anna
Location Description (Street Address, if applicable) ☐
15521 Ashland Road
Hunting Hawk Golf Club & surrounding areas.

Total CUP Area (acres/square feet) 409.677
Current Zoning A-1 with rezoning to M-1 being considered
In accordance with Article 3, Division ☐ Section 26-165 & 26-167 of the Ordinance the following use is requested:
Wastewater pump station & treatment plant.
Electrical substations.

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

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

Signature M.G.R. Date 8/22/2025

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

RECEIVED
AUG 22 2025

HANOVER COUNTY
PLANNING DEPARTMENT

Telephone No. (804) 771-9570
Fax No. _____
Email Address mroberts@hirschlerlaw.com

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

FOR APPLICATIONS WITH MULTIPLE PARCELS, PLEASE LIST:

GPIN	Property Owner(s)	Deed Book and Page Number	Area (acres/square feet)	Current Zoning	Requested Zoning
7738-73-1213	Print Matthew G Roberts	DB 3100, pg 1739	238	A-1	M-1
	Sign <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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	Print				Hirschler
	Sign				

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

REQUIREMENTS/ ATTACHMENTS FOR ALL REQUESTS you must submit the following:

- ☒ a. **Signature of Property Owner or Contract Purchaser** (Page 3) – If the contract purchaser signs the application, please provide a copy of the signed contract, with all sensitive information redacted.
- ☒ b. **Acknowledgement of Application Fee Payment Procedure** (Page 6)
- ☒ c. **Adjacent property owners, Board of Supervisors, and Planning Commissioner notification form** (Page 7) – please list all 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 can be obtained from the Planning Department.) The form on Page 9 may be used to notify these property owners.
- ☒ d. **A plat of the subject property**, which accurately reflects the current property boundaries. If the full-size plat is larger than 8 ½" x 11", the plat must be folded no larger than 9"x12", 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.)
- ☒ e. **Responses to questions on Page 10**
- ☒ f. **Historic Impact Information** (Page 11) (This information is available on the County website or may be obtained from the Planning Department.)
- ☒ g. **Traffic Impact Analysis Certification Form** (Page 12) In compliance with VDOT's new Traffic Impact Analysis Regulations (24 VAC 30-155 *et seq.*, commonly known as "Chapter 527"), Conditional Use Permits that meet certain thresholds require Traffic Impact Analyses (TIAs). The process for submitting TIAs is as follows: (1) you must 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; and (3) you must deliver the remaining copies of the TIA to VDOT and pay the necessary TIA review fee directly to VDOT.
- ☒ h. **Sketch Plan Checklist (Page 13) and ten (10) copies of the sketch plan and architectural elevations**, folded no larger than 9" x 12", and 1 - 8 ½" x 11" **reduction**. Individual sheets should be no larger than 24" x 36". For Filling and/or Grading CUP Applications, a plan should be submitted that meets the Public Works Department's requirements for an Erosion and Sedimentation Control (E&S) Plan. However, please note that submittal of this plan will **not** be considered as a submittal of an E&S plan application. For a checklist of items to be included on this plan, please contact Public Works at (804) 365-6181.
- ☐ i. For CUP applications for telecommunication facilities, a **Telecommunications application** must be completed and include all of the required attachments.
- ☒ j. **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.**)

ACKNOWLEDGEMENT OF APPLICATION FEE PAYMENT PROCEDURE

Application fees are not accepted at the time of submittal. I hereby acknowledge that this application is not complete until the payment for all applicable application fees has been received by the Hanover County Planning Department. The Hanover County Planning Department shall notify me by mail, at the address listed below, (as well as by email and/or fax, if selected below) of the applicable fee(s) at such time that they determine that the application is complete and acceptable. I acknowledge that I am responsible for ensuring that such fees are received by the Hanover County Planning Department by the Tuesday the week following the application deadline. I further acknowledge that any application fee submitted after this date shall result in the application being considered filed for the next application deadline.

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

Should my application be accepted, my fee payment will be due by _____. (To be filled in by a Planning Staff member.)

Signature of applicant/authorized agent _____

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

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

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

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

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

FOR STAFF USE ONLY:

Fees: Base Fee _____
Acreage Fee _____
TOTAL _____

Accepted by: _____
HTE #: _____

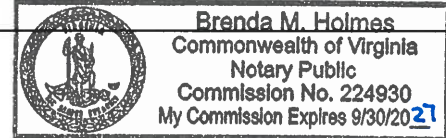
NOTIFICATION OF ADJOINING PROPERTY OWNERS, BOARD OF SUPERVISORS, AND PLANNING COMMISSIONERS

Applicant's Statement:

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

Applicant's Signature:

M. G. Roberts



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: 9-30-27

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



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

Hirschler Fleischer | hirschlerlaw.com
2100 East Cary Street | Richmond, VA 23223
P: 804.771.9500 | F: 804.644.0957

August 22, 2025

Re: Rezoning of approximately 410 acres at and around Hunting Hawk Golf Club, consisting of Hanover County, Virginia ("County") GPINs 7748-17-7689 (portion), 7748-16-3588, 7748-15-3959, 7748-05-8840, 7748-06-1173, 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)

EXPLANATION: (Attach additional sheets, if necessary)

1. What type of use is being requested? The applicant is proposing the development of a data storage and processing center.

This type of use requires the availability of certain conditional uses, on an accessory basis, to support the center. The applicant requests the following conditional uses on an accessory basis: Wastewater treatment plant and pump station and electrical substations.

2. Briefly describe how you plan to develop the property for the proposed use and any associated uses. _____

The applicant proposes to create a technology park on the property which will help 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. 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. The existing golf course entrance will be maintained.

3. 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? (For example, this may include traffic or environmental impacts.) 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. 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.

4. Are there any deed restrictions concerning the type of use proposed? If so, provide the date the said restrictions expire. (You may attach a copy of the restrictions.) None

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.

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> |

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.

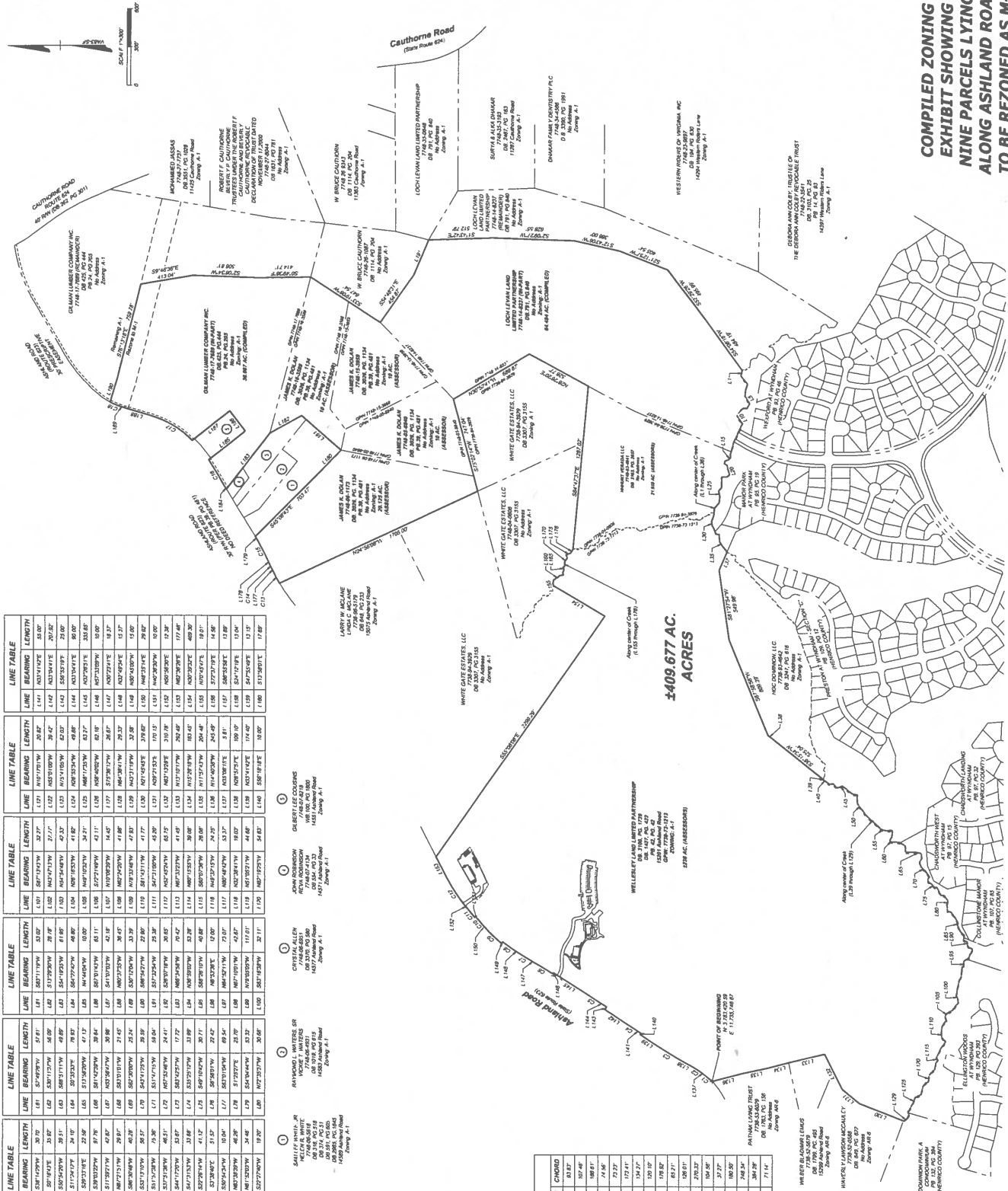
SKETCH PLAN CHECKLIST

Use this checklist to prepare the required sketch plan for submittal with this application. Place a mark next to each item to verify its inclusion on the sketch plan. Please make sure the information listed below is shown on the sketch plan. Failure to include all necessary information may result in the application not being accepted for processing.

Applicant:		Staff:
☒	1. The proposed title of the project, the name of the developer, and the name of the preparer of the plan.	☐
☒	2. The north point, scale, and date. The required scale of the sketch plan shall be as follows: a) For projects containing more than 200 acres, not more than 1" = 200' b) For projects containing 50 acres to 200 acres, not more than 1" = 100' c) For projects containing 10 acres to 50 acres, not more than 1" = 50' d) For projects containing 10 acres or less, not more than 1" = 30'	☐
☐ N/A	3. Existing zoning and zoning district boundaries. (Available on County zoning maps.)	☐
☒	4. The boundaries of the property involved; County and/or town boundaries; property lines; existing streets, buildings, and/or waterways; Chesapeake Bay Resource Protection Areas (see Department of Public Works); and major tree masses.	☐
☒	5. Topography of the project area, with contours of five (5) feet or less. (Maps are available in the Planning Department.)	☐
☐ N/A	6. Proposed changes in zoning, if any.	☐
☒	7. The general location and character of construction of proposed streets, alleys, driveways, curb cuts, entrances, and exits.	☐
☒	8. Location(s) of all proposed buildings and structures, accessory and main; major excavations; and the use category for each building.	☐
☒	9. General location, height, and material for all fences, walls, screen plantings, berms, and landscaping. The required perimeter buffer, if any, shall be shown.	☐
☐ N/A	10. Architectural elevation(s) for the proposed structures on site, which provide detail on the proposed building materials.	☐
☐ N/A	11. Location(s) of any known or suspected historic resources, including cemeteries, trenches, and archeological sites as reflected in available County records.	☐

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

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



LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE		
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
1.1	N74°42'30"E	46.17	1.21	N07°25'24"E	30.12	1.41	S07°12'30"E	30.12	1.61	S07°12'30"E	30.12	1.81	S07°12'30"E	30.12	2.01	S07°12'30"E	30.12	2.21	S07°12'30"E	30.12	2.41	S07°12'30"E	30.12
1.2	S07°12'30"E	46.17	1.22	S07°12'30"E	30.12	1.42	S07°12'30"E	30.12	1.62	S07°12'30"E	30.12	1.82	S07°12'30"E	30.12	2.02	S07°12'30"E	30.12	2.22	S07°12'30"E	30.12	2.42	S07°12'30"E	30.12
1.3	S07°12'30"E	46.17	1.23	S07°12'30"E	30.12	1.43	S07°12'30"E	30.12	1.63	S07°12'30"E	30.12	1.83	S07°12'30"E	30.12	2.03	S07°12'30"E	30.12	2.23	S07°12'30"E	30.12	2.43	S07°12'30"E	30.12
1.4	S07°12'30"E	46.17	1.24	S07°12'30"E	30.12	1.44	S07°12'30"E	30.12	1.64	S07°12'30"E	30.12	1.84	S07°12'30"E	30.12	2.04	S07°12'30"E	30.12	2.24	S07°12'30"E	30.12	2.44	S07°12'30"E	30.12
1.5	S07°12'30"E	46.17	1.25	S07°12'30"E	30.12	1.45	S07°12'30"E	30.12	1.65	S07°12'30"E	30.12	1.85	S07°12'30"E	30.12	2.05	S07°12'30"E	30.12	2.25	S07°12'30"E	30.12	2.45	S07°12'30"E	30.12
1.6	S07°12'30"E	46.17	1.26	S07°12'30"E	30.12	1.46	S07°12'30"E	30.12	1.66	S07°12'30"E	30.12	1.86	S07°12'30"E	30.12	2.06	S07°12'30"E	30.12	2.26	S07°12'30"E	30.12	2.46	S07°12'30"E	30.12
1.7	S07°12'30"E	46.17	1.27	S07°12'30"E	30.12	1.47	S07°12'30"E	30.12	1.67	S07°12'30"E	30.12	1.87	S07°12'30"E	30.12	2.07	S07°12'30"E	30.12	2.27	S07°12'30"E	30.12	2.47	S07°12'30"E	30.12
1.8	S07°12'30"E	46.17	1.28	S07°12'30"E	30.12	1.48	S07°12'30"E	30.12	1.68	S07°12'30"E	30.12	1.88	S07°12'30"E	30.12	2.08	S07°12'30"E	30.12	2.28	S07°12'30"E	30.12	2.48	S07°12'30"E	30.12
1.9	S07°12'30"E	46.17	1.29	S07°12'30"E	30.12	1.49	S07°12'30"E	30.12	1.69	S07°12'30"E	30.12	1.89	S07°12'30"E	30.12	2.09	S07°12'30"E	30.12	2.29	S07°12'30"E	30.12	2.49	S07°12'30"E	30.12
1.10	S07°12'30"E	46.17	1.30	S07°12'30"E	30.12	1.50	S07°12'30"E	30.12	1.70	S07°12'30"E	30.12	1.90	S07°12'30"E	30.12	2.10	S07°12'30"E	30.12	2.30	S07°12'30"E	30.12	2.50	S07°12'30"E	30.12
1.11	S07°12'30"E	46.17	1.31	S07°12'30"E	30.12	1.51	S07°12'30"E	30.12	1.71	S07°12'30"E	30.12	1.91	S07°12'30"E	30.12	2.11	S07°12'30"E	30.12	2.31	S07°12'30"E	30.12	2.51	S07°12'30"E	30.12
1.12	S07°12'30"E	46.17	1.32	S07°12'30"E	30.12	1.52	S07°12'30"E	30.12	1.72	S07°12'30"E	30.12	1.92	S07°12'30"E	30.12	2.12	S07°12'30"E	30.12	2.32	S07°12'30"E	30.12	2.52	S07°12'30"E	30.12
1.13	S07°12'30"E	46.17	1.33	S07°12'30"E	30.12	1.53	S07°12'30"E	30.12	1.73	S07°12'30"E	30.12	1.93	S07°12'30"E	30.12	2.13	S07°12'30"E	30.12	2.33	S07°12'30"E	30.12	2.53	S07°12'30"E	30.12
1.14	S07°12'30"E	46.17	1.34	S07°12'30"E	30.12	1.54	S07°12'30"E	30.12	1.74	S07°12'30"E	30.12	1.94	S07°12'30"E	30.12	2.14	S07°12'30"E	30.12	2.34	S07°12'30"E	30.12	2.54	S07°12'30"E	30.12
1.15	S07°12'30"E	46.17	1.35	S07°12'30"E	30.12	1.55	S07°12'30"E	30.12	1.75	S07°12'30"E	30.12	1.95	S07°12'30"E	30.12	2.15	S07°12'30"E	30.12	2.35	S07°12'30"E	30.12	2.55	S07°12'30"E	30.12
1.16	S07°12'30"E	46.17	1.36	S07°12'30"E	30.12	1.56	S07°12'30"E	30.12	1.76	S07°12'30"E	30.12	1.96	S07°12'30"E	30.12	2.16	S07°12'30"E	30.12	2.36	S07°12'30"E	30.12	2.56	S07°12'30"E	30.12
1.17	S07°12'30"E	46.17	1.37	S07°12'30"E	30.12	1.57	S07°12'30"E	30.12	1.77	S07°12'30"E	30.12	1.97	S07°12'30"E	30.12	2.17	S07°12'30"E	30.12	2.37	S07°12'30"E	30.12	2.57	S07°12'30"E	30.12
1.18	S07°12'30"E	46.17	1.38	S07°12'30"E	30.12	1.58	S07°12'30"E	30.12	1.78	S07°12'30"E	30.12	1.98	S07°12'30"E	30.12	2.18	S07°12'30"E	30.12	2.38	S07°12'30"E	30.12	2.58	S07°12'30"E	30.12
1.19	S07°12'30"E	46.17	1.39	S07°12'30"E	30.12	1.59	S07°12'30"E	30.12	1.79	S07°12'30"E	30.12	1.99	S07°12'30"E	30.12	2.19	S07°12'30"E	30.12	2.39	S07°12'30"E	30.12	2.59	S07°12'30"E	30.12
1.20	S07°12'30"E	46.17	1.40	S07°12'30"E	30.12	1.60	S07°12'30"E	30.12	1.80	S07°12'30"E	30.12	2.00	S07°12'30"E	30.12	2.20	S07°12'30"E	30.12	2.40	S07°12'30"E	30.12	2.60	S07°12'30"E	30.12

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