

- DATA CENTER AREA HEIGHT LIMITATIONS:**
 PERIMETER BUILDINGS @ MAX HEIGHT 85' - 0"
 INNER BUILDINGS @ MAX HEIGHT 110' - 0"
- GENERAL NOTES:**
- PERIMETER BUFFERS SHALL BE MAINTAINED IN ACCORDANCE WITH THE IRON HORSE DATA CENTER PROFFERS.
 - ALL BUILDINGS SHALL BE SETBACK A MINIMUM OF 200' FROM THE SITE PROPERTY LINE AND/OR RIGHT OF WAY ALONG THE BOUNDARY LINE OF THE PROPERTY.
 - PUBLIC ROADS WILL MEET VDOT SSAR REGULATIONS AND ALL APPLICABLE DESIGN STANDARDS.
 - THE PROPERTY SHALL BE DEVELOPED IN SUBSTANTIAL CONFORMITY WITH THE LAYOUT ILLUSTRATED IN THIS SKETCH/LAYOUT.
 - FUTURE IMPACT TO WETLANDS SHALL BE PERMITTED AT SITE PLAN STAGE, ALL IMPACTS WILL COMPLY WITH APPLICABLE FEDERAL, STATE, AND LOCAL LAWS.
 - FUTURE FENCE OR EVERGREEN TREES SPACED IN ACCORDANCE WITH LANDSCAPING REGULATIONS IN SECTIONS 26-263-266 AS APPLICABLE.
- HANOVER COUNTY NOTES:**
- PARKING LOT DESIGN AND SCREENING SHALL COMPLY WITH SECTION 26-256 OF THE ZONING ORDINANCE.
 - ACCESS DRIVE AND INTERIOR DRIVE DESIGNS SHALL COMPLY WITH SECTION 26-257 OF THE ZONING ORDINANCE.
 - LOADING AREAS SHALL COMPLY WITH SECTIONS 26-260 THROUGH 26-262 OF THE ZONING ORDINANCE.
 - ALL SIGNS SHALL COMPLY WITH SECTION 26-273.
- TOWN OF ASHLAND NOTES:**
- PARKING LOT DESIGN AND SCREENING SHALL COMPLY WITH CODE SECTIONS 21-198.1, 21-199 & 21-201.
 - ACCESS & INTERIOR DRIVE DESIGNS SHALL COMPLY WITH CODE SECTIONS 21-107 & 21-125.3.
 - LOADING AREAS SHALL COMPLY WITH CODE SECTIONS 21-198.1 & 21-205.
 - SIGNS: ALL SIGNS SHALL COMPLY WITH CODE SECTION 21-208.
 - LANDSCAPING: LANDSCAPING PLAN TO COMPLY WITH CODE SECTION 21-231.

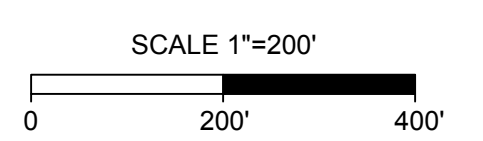
SITE LEGEND

- POSSIBLE LOCATIONS OF PRIVATE ACCESS TO BUILDING AREAS. FINAL LOCATIONS TO BE DETERMINED AT SITE PLANNING STAGE.
- PROPOSED DEVELOPMENT AREA
- PROPOSED SUBSTATION AREA
- PROPOSED POTENTIAL BMP AREA
- NATURAL BUFFER
- SITE PROPERTY LINE
- 150' SITE SETBACK LINE
- 200' SITE SETBACK
- JURISDICTION BOUNDARY LINE
- UTILITY EASEMENT
- 5' CONTOURS
- 100 YEAR FLOODPLAIN
- RPA

01	N/F HANOVER COUNTY GPIN: 7880-72-5367 D.B. 3143, PG. 2986 ZONED: A-1	08	N/F HAROLD AND GARY DYSON GPIN: 7880-71-8619 W.B. 97, PG. 2922 ZONED: A-1
02	N/F JOYCE M. CORKER REVOCABLE TRUCT GPIN: 7880-72-7200 D.B. 3275, PG. 527 ZONED: A-1	09	N/F LEWIS O. HOPKINS JR. GPIN: 7880-81-0951 D.B. 3197, PG. 3159 ZONED: A-1
03	N/F KIMBERLY BABER & DONALD MATTHEWS GPIN: 7880-71-6956 D.B. 3342, PG. 3175 ZONED: A-1	10	N/F TOWN OF ASHLAND JUDSON T. VAUGHAN JR GPIN: 7880-51-2999 D.B. 516, PG. 370 ZONED: RR-1
04	N/F KIMBERLY BABER & DONALD MATTHEWS GPIN: 7880-71-7041 D.B. 3342, PG. 3175 ZONED: A-1	11	N/F TOWN OF ASHLAND AUBREY H. & CHERYL S. TAYLOR GPIN: 7880-52-4018 D.B. 398, PG. 656 ZONED: RR-1
05	N/F JOLENE F. GONNER GPIN: 7880-72-8161 W.B. 71, PG. 3487 ZONED: A-1	12	N/F TOWN OF ASHLAND PATRICIA P. EVANS GPIN: 7880-52-5121 D.B. 670, PG. 294 ZONED: RR-1
06	N/F JAMES O. DYSON JR. AND VIRGINIA H. DYSON GPIN: 7880-71-9959 D.B. 2533, PG. 548 ZONED: A-1	13	N/F TOWN OF ASHLAND PATRICIA P. EVANS GPIN: 7880-52-6124 D.B. 670, PG. 294 ZONED: RR-1
07	N/F CHRISTOPHER S. CULLEY GPIN: 7880-71-6798 D.B. 2952, PG. 861 ZONED: A-1	14	N/F TOWN OF ASHLAND AUBREY H. & CHERYL S. TAYLOR GPIN: 7880-51-4966 D.B. 398, PG. 656 ZONED: RR-1

Iron Horse Data Center

SITE PLAN - July 12, 2024



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