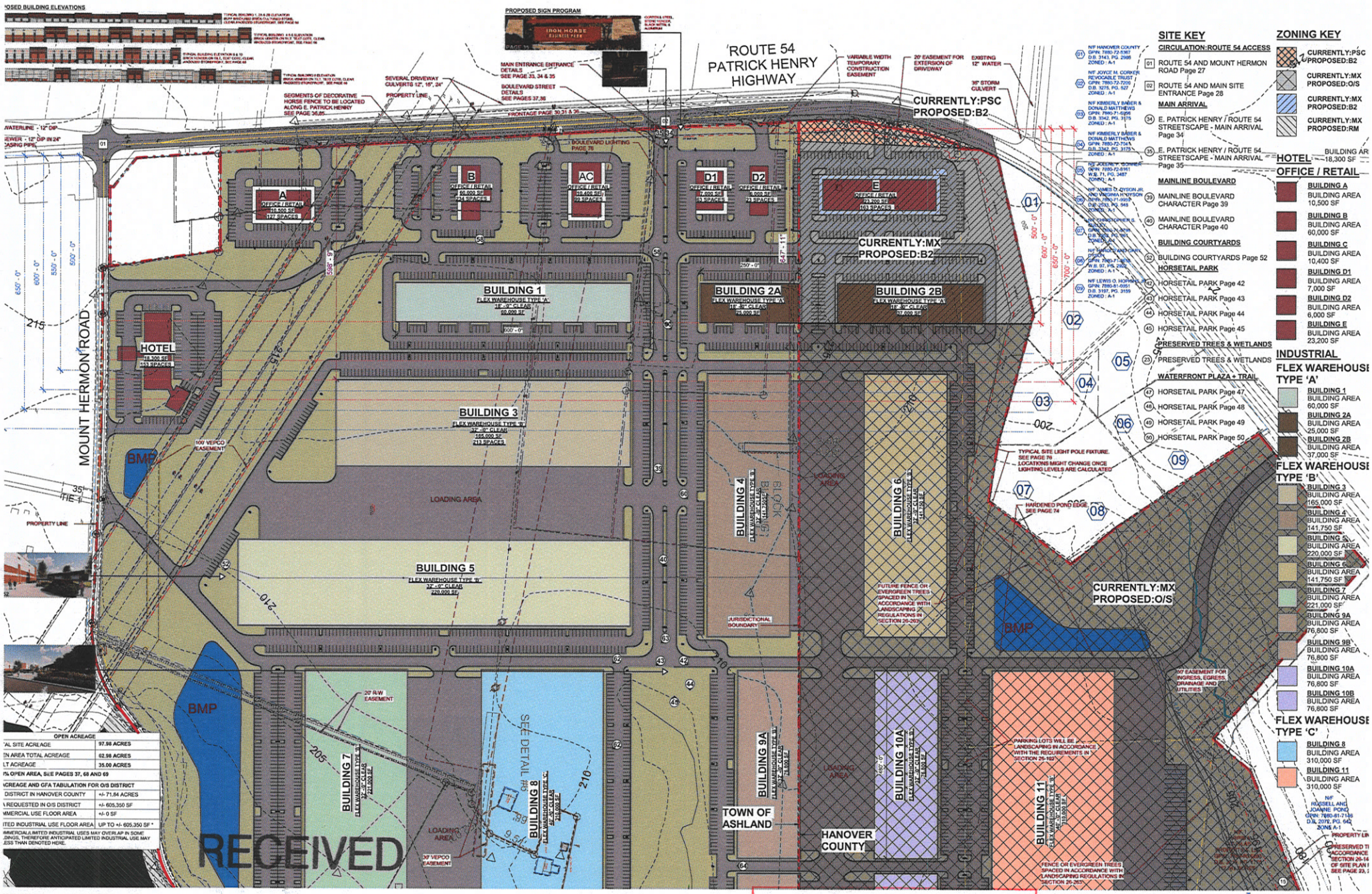

OPEN ACREAGE	
TAL SITE ACREAGE	97.98 ACRES
TN AREA TOTAL ACREAGE	62.98 ACRES
LT ACREAGE	35.00 ACRES
1% OPEN AREA, SEE PAGES 37, 68 AND 69	
ACREAGE AND GFA TABULATION FOR O/S DISTRICT	
DISTRICT IN HANOVER COUNTY	+/- 71.84 ACRES
REQUESTED IN O/S DISTRICT	+/- 605,350 SF
MMERCIAL USE FLOOR AREA	+/- 0 SF
ITED INDUSTRIAL USE FLOOR AREA	UP TO +/- 605,350 SF *

MMERCIAL/LIMITED INDUSTRIAL USES MAY OVERLAP IN SOME DINGS, THEREFORE ANTICIPATED LIMITED INDUSTRIAL USE MAY ESS THAN DENOTED HERE.

PREPARED BY MGMA

DEVELOPER WESTDULLES PROPERTIES

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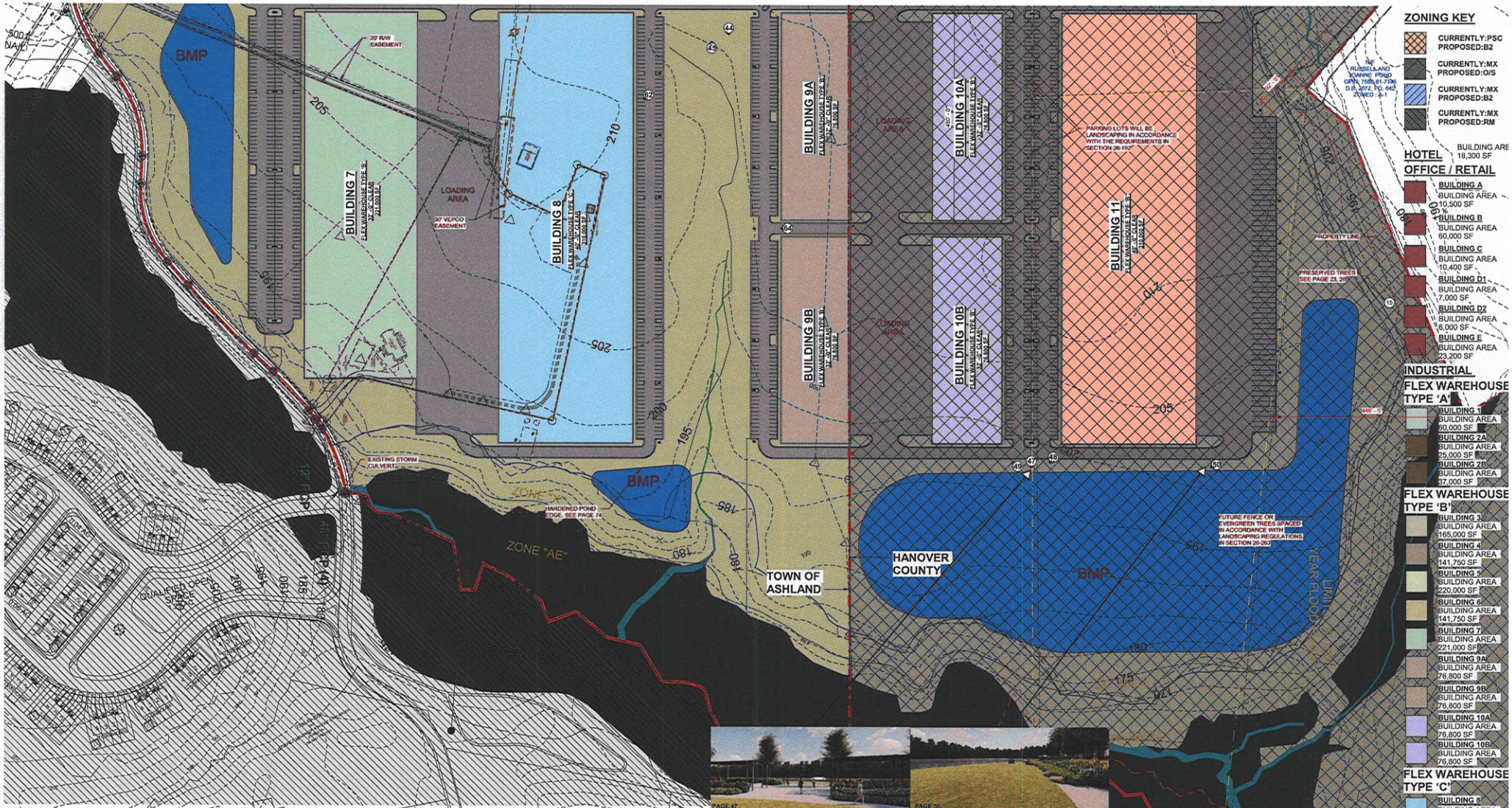
HANOVER COUNTY
PLANNING OFFICE

IRON HORSE BUSINESS PARK
ARCHITECTURAL SITE PLAN PAGE 1 OF 2

APPLICATION PLAN

PLAN NORTH

1"=100'-0"
GRAPHIC SCALE
03/06/2023



ZONING KEY

- CURRENTLY:PSC PROPOSED:B2
- CURRENTLY:MX PROPOSED:O/S
- CURRENTLY:MX PROPOSED:B2
- CURRENTLY:MX PROPOSED:RM

HOTEL BUILDING ARE 18,300 SF

OFFICE / RETAIL

- BUILDING A BUILDING AREA 10,500 SF
- BUILDING B BUILDING AREA 60,000 SF
- BUILDING C BUILDING AREA 10,400 SF
- BUILDING D1 BUILDING AREA 7,000 SF
- BUILDING D2 BUILDING AREA 6,000 SF
- BUILDING E BUILDING AREA 23,200 SF

INDUSTRIAL

FLEX WAREHOUSE TYPE 'A'

- BUILDING 1 BUILDING AREA 60,000 SF
- BUILDING 2A BUILDING AREA 25,000 SF
- BUILDING 2B BUILDING AREA 37,000 SF

FLEX WAREHOUSE TYPE 'B'

- BUILDING 3 BUILDING AREA 165,000 SF
- BUILDING 4 BUILDING AREA 141,750 SF
- BUILDING 5 BUILDING AREA 220,000 SF
- BUILDING 6 BUILDING AREA 141,750 SF
- BUILDING 7 BUILDING AREA 221,000 SF
- BUILDING 9A BUILDING AREA 76,800 SF
- BUILDING 9B BUILDING AREA 76,800 SF
- BUILDING 10A BUILDING AREA 76,800 SF
- BUILDING 10B BUILDING AREA 76,800 SF

FLEX WAREHOUSE TYPE 'C'

- BUILDING 8 BUILDING AREA 310,000 SF
- BUILDING 11 BUILDING AREA 310,000 SF

OPEN ACREAGE	
TOTAL SITE ACREAGE	97.98 ACRES
OPEN AREA TOTAL ACREAGE	62.98 ACRES
BUILT ACREAGE	35.00 ACRES
64.3% OPEN AREA, SEE PAGES 37, 68 AND 69	
ACREAGE AND GFA TABULATION FOR O/S DISTRICT	
O/S DISTRICT IN HANOVER COUNTY	+/- 71.84 ACRES
GFA REQUESTED IN O/S DISTRICT	+/- 605,350 SF
COMMERCIAL USE FLOOR AREA	+/- 0 SF
LIMITED INDUSTRIAL USE FLOOR AREA	UP TO +/- 605,350 SF *

* COMMERCIAL/LIMITED INDUSTRIAL USES MAY OVERLAP IN SOME BUILDINGS, THEREFORE ANTICIPATED LIMITED INDUSTRIAL USE MAY BE LESS THAN DENOTED HERE.

SITE KEY

CIRCULATION:ROUTE 54 ACCESS

- 01 ROUTE 54 AND MOUNT HERMON ROAD Page 27
- 02 ROUTE 54 AND MAIN SITE ENTRANCE Page 28

MAIN ARRIVAL

- 34 E. PATRICK HENRY / ROUTE 54 STREETSCAPE - MAIN ARRIVAL Page 34
- 35 E. PATRICK HENRY / ROUTE 54 STREETSCAPE - MAIN ARRIVAL Page 35

MAIN ARRIVAL

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MAINLINE BOULEVARD

- 39 MAINLINE BOULEVARD CHARACTER Page 39
- 40 MAINLINE BOULEVARD CHARACTER Page 40

BUILDING COURTYARDS

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HORSETAIL PARK

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WATERFRONT PLAZA + TRAIL

- 47 HORSETAIL PARK Page 47
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- 49 HORSETAIL PARK Page 49
- 50 HORSETAIL PARK Page 50

PRESERVED TREES & WETLANDS

- 23 PRESERVED TREES & WETLANDS

PREPARED BY MGMA

DEVELOPER WESTDULLES PROPERTIES

APPLICATION PLAN

IRON HORSE BUSINESS PARK

ARCHITECTURAL SITE PLAN PAGE 2 OF 2

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HANOVER COUNTY PLANNING OFFICE

PLAN NORTH

0 50' 100'

1"=100'-0"

GRAPHIC SCALE

03/06/2023