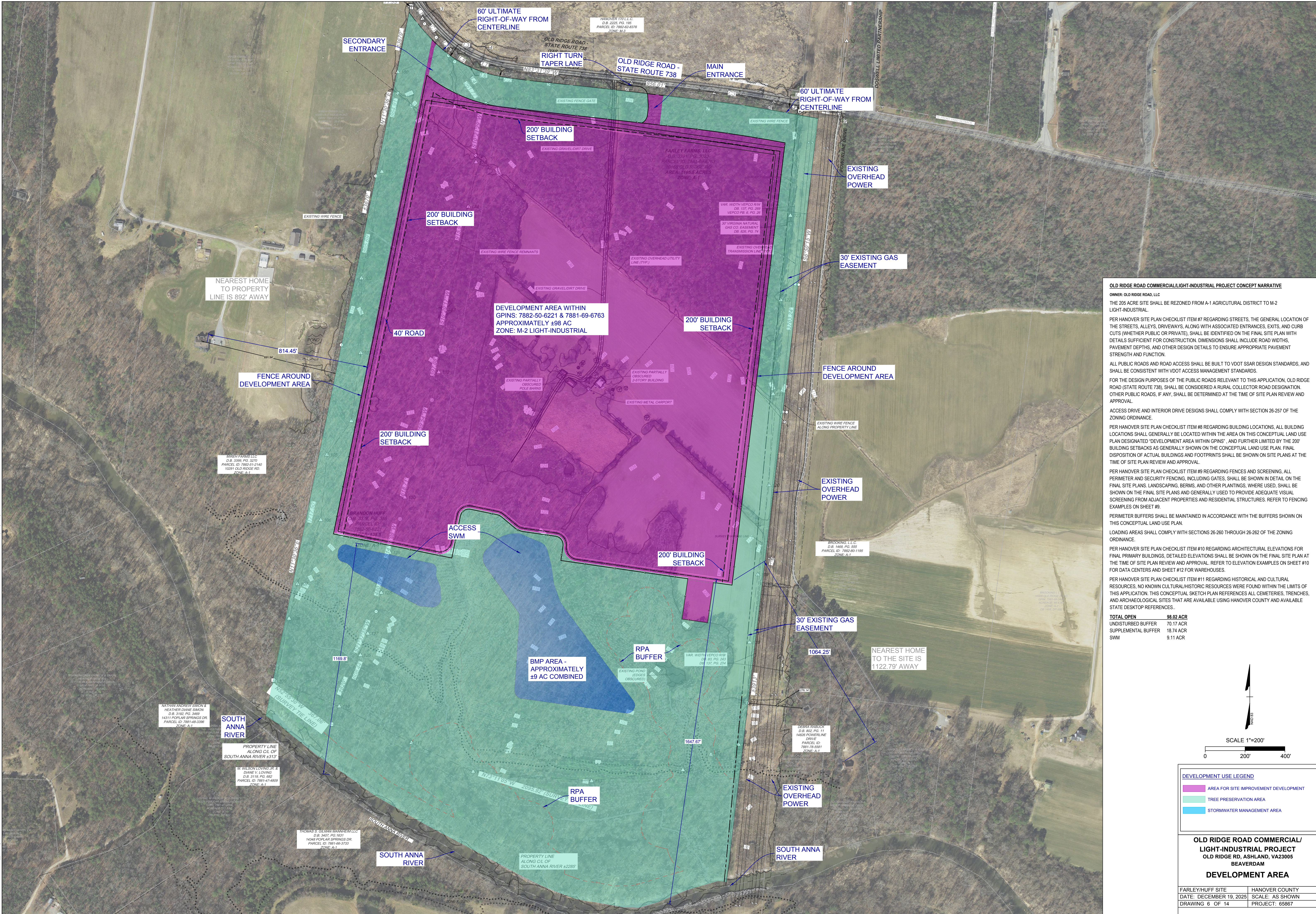


S:\305\65867-Old\_Ridge\002-305-Farley-Huff\DWG\Sheet\CUP\65867-CUP-6-DEVP.dwg | Plotted on 12/23/2025 2:02 PM | by Ryan Voss



**OLD RIDGE ROAD COMMERCIAL/LIGHT-INDUSTRIAL PROJECT CONCEPT NARRATIVE**

**OWNER:** OLD RIDGE ROAD, LLC

THE 205 ACRE SITE SHALL BE REZONED FROM A-1 AGRICULTURAL DISTRICT TO M-2 LIGHT-INDUSTRIAL.

PER HANOVER SITE PLAN CHECKLIST ITEM #7 REGARDING STREETS, THE GENERAL LOCATION OF THE STREETS, ALLEYS, DRIVEWAYS, ALONG WITH ASSOCIATED ENTRANCES, EXITS, AND CURB CUTS (WHETHER PUBLIC OR PRIVATE), SHALL BE IDENTIFIED ON THE FINAL SITE PLAN WITH DETAILS SUFFICIENT FOR CONSTRUCTION. DIMENSIONS SHALL INCLUDE ROAD WIDTHS, PAVEMENT DEPTHS, AND OTHER DESIGN DETAILS TO ENSURE APPROPRIATE PAVEMENT STRENGTH AND FUNCTION.

ALL PUBLIC ROADS AND ROAD ACCESS SHALL BE BUILT TO VDOT SSAR DESIGN STANDARDS, AND SHALL BE CONSISTENT WITH VDOT ACCESS MANAGEMENT STANDARDS.

FOR THE DESIGN PURPOSES OF THE PUBLIC ROADS RELEVANT TO THIS APPLICATION, OLD RIDGE ROAD (STATE ROUTE 738), SHALL BE CONSIDERED A RURAL COLLECTOR ROAD DESIGNATION. OTHER PUBLIC ROADS, IF ANY, SHALL BE DETERMINED AT THE TIME OF SITE PLAN REVIEW AND APPROVAL.

ACCESS DRIVE AND INTERIOR DRIVE DESIGNS SHALL COMPLY WITH SECTION 26-257 OF THE ZONING ORDINANCE.

PER HANOVER SITE PLAN CHECKLIST ITEM #8 REGARDING BUILDING LOCATIONS, ALL BUILDING LOCATIONS SHALL GENERALLY BE LOCATED WITHIN THE AREA ON THIS CONCEPTUAL LAND USE PLAN DESIGNATED 'DEVELOPMENT AREA WITHIN GPINS', AND FURTHER LIMITED BY THE 200' BUILDING SETBACKS AS GENERALLY SHOWN ON THE CONCEPTUAL LAND USE PLAN. FINAL DISPOSITION OF ACTUAL BUILDINGS AND FOOTPRINTS SHALL BE SHOWN ON SITE PLANS AT THE TIME OF SITE PLAN REVIEW AND APPROVAL.

PER HANOVER SITE PLAN CHECKLIST ITEM #9 REGARDING FENCES AND SCREENING, ALL PERIMETER AND SECURITY FENCING, INCLUDING GATES, SHALL BE SHOWN IN DETAIL ON THE FINAL SITE PLANS. LANDSCAPING, BERMS, AND OTHER PLANTINGS, WHERE USED, SHALL BE SHOWN ON THE FINAL SITE PLANS AND GENERALLY USED TO PROVIDE ADEQUATE VISUAL SCREENING FROM ADJACENT PROPERTIES AND RESIDENTIAL STRUCTURES. REFER TO FENCING EXAMPLES ON SHEET #9.

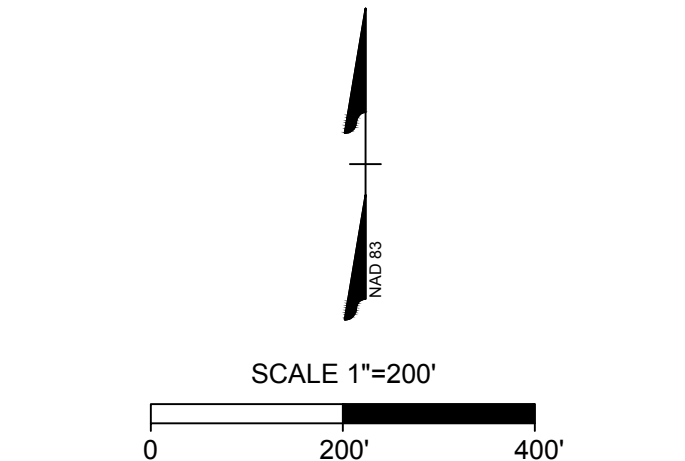
PERIMETER BUFFERS SHALL BE MAINTAINED IN ACCORDANCE WITH THE BUFFERS SHOWN ON THIS CONCEPTUAL LAND USE PLAN.

LOADING AREAS SHALL COMPLY WITH SECTIONS 26-260 THROUGH 26-262 OF THE ZONING ORDINANCE.

PER HANOVER SITE PLAN CHECKLIST ITEM #10 REGARDING ARCHITECTURAL ELEVATIONS FOR FINAL PRIMARY BUILDINGS, DETAILED ELEVATIONS SHALL BE SHOWN ON THE FINAL SITE PLAN AT THE TIME OF SITE PLAN REVIEW AND APPROVAL. REFER TO ELEVATION EXAMPLES ON SHEET #10 FOR DATA CENTERS AND SHEET #12 FOR WAREHOUSES.

PER HANOVER SITE PLAN CHECKLIST ITEM #11 REGARDING HISTORICAL AND CULTURAL RESOURCES, NO KNOWN CULTURAL/HISTORIC RESOURCES WERE FOUND WITHIN THE LIMITS OF THIS APPLICATION. THIS CONCEPTUAL SKETCH PLAN REFERENCES ALL CEMETERIES, TRENCHES, AND ARCHAEOLOGICAL SITES THAT ARE AVAILABLE USING HANOVER COUNTY AND AVAILABLE STATE DESKTOP REFERENCES.

| TOTAL OPEN          |           |
|---------------------|-----------|
| UNDISTURBED BUFFER  | 98.02 ACR |
| SUPPLEMENTAL BUFFER | 70.17 ACR |
| SWM                 | 18.74 ACR |
|                     | 9.11 ACR  |



| DEVELOPMENT USE LEGEND                                                                                                   |                                       |
|--------------------------------------------------------------------------------------------------------------------------|---------------------------------------|
| <span style="display:inline-block; width:20px; height:10px; background-color:blue; border:1px solid black;"></span>      | AREA FOR SITE IMPROVEMENT DEVELOPMENT |
| <span style="display:inline-block; width:20px; height:10px; background-color:green; border:1px solid black;"></span>     | TREE PRESERVATION AREA                |
| <span style="display:inline-block; width:20px; height:10px; background-color:lightblue; border:1px solid black;"></span> | STORMWATER MANAGEMENT AREA            |

| OLD RIDGE ROAD COMMERCIAL/ LIGHT-INDUSTRIAL PROJECT |                 |
|-----------------------------------------------------|-----------------|
| OLD RIDGE RD, ASHLAND, VA23005                      |                 |
| BEAVERDAM                                           |                 |
| DEVELOPMENT AREA                                    |                 |
| FARLEY/HUFF SITE                                    | HANOVER COUNTY  |
| DATE: DECEMBER 19, 2025                             | SCALE: AS SHOWN |
| DRAWING 6 OF 14                                     | PROJECT: 65867  |