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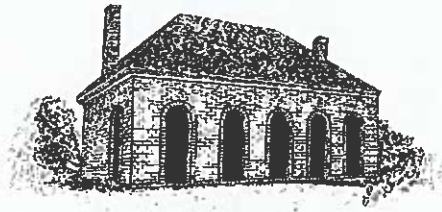
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HANOVER COUNTY

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P.O. BOX 470, HANOVER, VA 23069
PHONE: 804-365-6171

March 4, 2026

VIA email: acondlin@rothjackson.com
Andrew M. Condlin
1519 Summit Avenue, Suite 102
Richmond, VA 23230

RE: Resubmission Materials
REZ2025-00014, Farley Farms, L.L.C.
CUP2025-00011, Old Ridge Road, L.L.C.
SE2025-00019, Old Ridge Road, L.L.C.

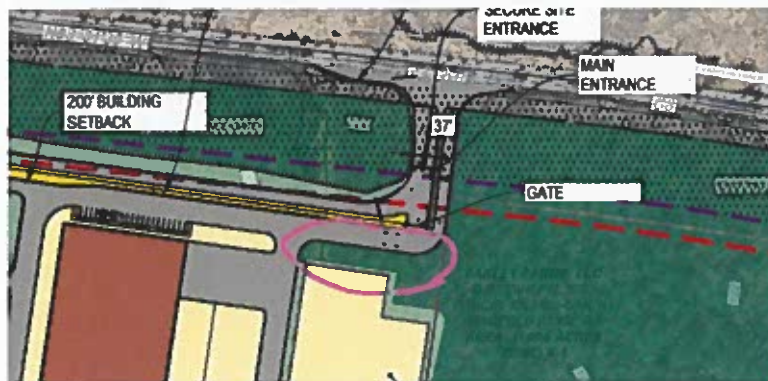
Dear Mr. Condlin,

Planning staff has conducted a review of your resubmission materials and provides the comments listed below. Attached, you will also find comments from other reviewing agencies. Your request has tentatively been placed on the Planning Commission's agenda for **May 21, 2026**. Please respond to the comments below by **April 17, 2026**, which is the submittal deadline for the May meeting.

The following are Planning staff's comments regarding your request:

1. Add the following details to the conceptual plan:
 - a. Remove the aerial layers from the plan.
 - b. Add the GPINs and property lines for each of the two GPINs.
 - c. Add the location of the battery energy storage systems.
 - d. Define what types of mechanical equipment (generators, chillers, etc.) and utilities will be located in the Mechanical Equipment Yards and Utility Yards.
 - i. Add detail of the water storage area, including any water tank details.
 - e. Add a note verifying that there is enough space for queuing between the proposed gate and Old Ridge Road (+/- 150').

- f. Add plantings along the curve of the main entrance to screen portions of the buildings from the right of way as shown below circled in pink:



- g. Verify if there are any restrictions regarding plantings in the gas line easement shown in the area below:



- h. Staff recommends adding elevations rather than renderings of the data center buildings as well, which should include all of the criteria mentioned above, including the height request for the buildings.
- i. The conceptual plans show some cleared area around the stormwater ponds, but the map that shows development area seems to show tree preservation immediately against the pond. There should be a clear zone around the ponds and between the ponds and internal road that shows there is additional clearing beyond just the ponds themselves (as the two conceptual plans show), showing tree preservation areas more realistically.
- j. The buffer boundary runs through the middle of the road on the western side of the site. Please address.
- k. Identify on the plan if the secondary access will be used for emergencies only or if it will be used during construction.
- l. Add stopping sight distance for the proposed entrances.
- m. Staff recommends adding renderings of the buildings as seen from Old Ridge Road.
- n. Add a sheet with definitions that state what each area on the conceptual plan is and what is permitted there (example attached).
- o. Add elevations of all of the uses that require a CUP. The elevations should include all sided of the structures, colors, and materials, and design features. This is a requirement for CUPs in the Zoning Ordinance.

- p. On the different power generation types (e.g. turbine generator), provide a building height. It is difficult to tell the scale of the different structures.
 - q. Add a revised date.
2. Once the edits to the conceptual plan/sketch plan are complete, email me a PDF of the revised plan and please email it to me as one document with multiple pages rather than individual pages. Hard copies of the plan will not be due until two weeks prior to the Planning Commission meeting.
3. Regarding the proffers that were submitted, staff recommends addressing the following:
- a. Proffer #7: Add language that the bond will be posted prior to construction plan approval.
 - b. Proffer #9: Add language that the roof mounted mechanical equipment will be screened from adjacent residences as well as the right of way.
 - c. Proffer #13 b and d.: Please explain the intent of these proffers.
 - d. Proffer #22: Consider removing this proffer. The property will need to be developed in substantial conformity with the conceptual plan which includes the amount of open space required for the development.
 - e. Proffer #23.c: Specify that, at a minimum, a 200' right-turn taper must be provided at the western entrance, since that was a recommendation in the study.
 - i. Verify if a full turn lane be constructed, due to the higher speeds on Old Ridge Road and the industrial nature of both traffic on the roadway and the proposed development.
 - f. Proffer #27: Add language that the Cultural Resource Study will be submitted to Planning for review prior to site plan approval.
 - g. Consider proffering the following, which are proffers that have been submitted with previous data center cases:
 - i. Only Tier IV (equivalent or better) generators will be used on the property.
 - ii. When adjacent to any road (including internal and external public roads), buildings shall orient the primary building entrance to such roads, unless the Applicant can reasonably demonstrate such orientation is not reasonable in light of the overall Project.
 - iii. Pedestrian walkways at least five feet in width will be provided through parking areas to provide connections from parking lots to the primary building entrance, with such walkways separated from parking spaces and drive aisles by curbing and/or landscaping.
 - iv. Any secondary entrance(s) shall be connected by a pedestrian walkway to building parking.
 - v. If loading docks or service entries located on the side or rear of buildings are visible from public roadways, then they shall be screened using other buildings, and/or in accordance with standards set forth in Sec. 26-263 (Screening and planting standards). Loading areas shall not be located on the front side of a building.
4. Submit a revised traffic study for this case based on the scoping meeting that took place and the issues identified in the last comment letter. In addition, add a construction traffic scenario to the TIA as recommended by VDOT.
5. Please submit a water capacity analysis for the proposal (*See comments from Public Utilities*).

6. Note the letter from the Fire Marshalls Office regarding fire apparatus access dimensions. Please ensure that the proposed design will be in alignment with the recommendations of that letter.
7. Staff recommends another community meeting for this case. When planning the community meeting, please coordinate the meeting with your district representatives and staff to determine a mutually acceptable date for the meeting. Please schedule this meeting ahead of the resubmittal deadline. Staff may have additional comments depending on the outcome of the community meeting.
8. Please contact Mr. Stoneman to determine if a balloon test is necessary for this case.
9. Please submit a response sheet to this comment letter.
10. Staff may have additional comments following responses to this letter and the community meeting.

If you have any questions, please contact me at (804) 365-6374.

Sincerely,

A handwritten signature in blue ink, appearing to read 'BMcHugh', with a horizontal line extending to the right.

Brendan McHugh
Planner

McHugh, Brendan R.

From: McHugh, Brendan R.
Sent: Tuesday, February 10, 2026 9:39 AM
To: Sobrito III, Charles J.
Cc: Biernot, Gretchen W.
Subject: RE: REZ2025-00014, Farley Farms LLC

Thanks Chuck!

Thank you,

Brendan McHugh
Senior Planner
brmchugh@hanovercounty.gov
Hanover County
7516 County Complex Road
Hanover, VA 23069
804-365-6374

From: Sobrito III, Charles J. <CJSobrito@hanovercounty.gov>
Sent: Monday, February 9, 2026 10:27 AM
To: McHugh, Brendan R. <BRMchugh@hanovercounty.gov>
Cc: Biernot, Gretchen W. <gwbiernot@hanovercounty.gov>
Subject: RE: REZ2025-00014, Farley Farms LLC

Hi Brendan,

I'm not concerned about the height of the building..

Although, any construction within 4 miles of an airport that uses a crane for construction should file. I'm not sure that's a Planning concern...but feel like it's good practice to mention it.

Chuck

From: McHugh, Brendan R. <BRMchugh@hanovercounty.gov>
Sent: Thursday, February 5, 2026 5:12 PM
To: Sobrito III, Charles J. <CJSobrito@hanovercounty.gov>
Cc: Biernot, Gretchen W. <gwbiernot@hanovercounty.gov>
Subject: RE: REZ2025-00014, Farley Farms LLC

Hi Chuck,

This data center changed their application. They are no longer proposing smoke stacks and reduced the size of the buildings to 85 feet. Do you still suggest the information below?

Thank you,

Brendan McHugh
Senior Planner



HANOVER FIRE-EMS

OFFICE OF THE FIRE MARSHAL



P.O. Box 470 Hanover, VA 23069, General Questions - (804) 365-6195, Email - fmo@hanovercounty.gov

FIRE PLANS REVIEW

Date:	1-8-2026
Subject:	FARLEY FARMS, Old Ridge Road
Jurisdiction:	Hanover
Trakit File #	REZ2025-00014
From:	Lieutenant Paul Polivka Phone: 804-365-4858 Email: ptpolivka@hanovercounty.gov
To:	Brendan McHugh
Type of Review:	Rezoning 2nd Review
Comments:	The Hanover Office of the Fire Marshal has completed its review of the Rezoning of this property and has the following comments as the project advances. 1. A code modification for VSFPC 104.2 (remoteness) has been approved on 12-23-25 by the Chief Fire Code Official. 2. The minimum required fire flow for protection purposes shall be submitted to the Office of the Fire Marshal. Refer to the Virginia Statewide Fire Prevention Code (2012), appendix B105, for exceptions allowed for sprinkler-protected buildings. Refer to The Virginia Statewide Fire Prevention Code (2012), appendix B104, B104.1, B104.2, and B104.3 for the calculation process and allowances. <i>VSFPC – 507.3 (2021)</i> • The correct format and calculation sheet can be obtained from the Office of the Fire Marshal. This is required on all new commercial buildings in Hanover County. 3. Water Flow Test Data. Provide computer-generated water flow test data verifying the required water flow for fire protection is available at the site. The water flow test results and graph, showing water flow in gallons per minute down to 20 psi., shall be emailed to Paul Polivka and not included on the Plan Set in accordance with The Virginia Statewide Fire Prevention Code (2012), appendix B105.2 and table B105.1. Contact Hanover County Public Utilities at (804)365-6024 before and to schedule the testing. <i>VSFPC – 507.4 (2021)</i> • Approved documentation of the test shall be provided before the approval of the water supply system. 4. The submitted plan shall indicate the location of all required or existing fire hydrants after determining the number and distribution of fire hydrants: <i>VSFPC - C105.1 (2012)</i>



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FIRE PLANS REVIEW

5. The average spacing between Fire hydrants shall not exceed that listed in *VSFPC - C105.1. (2012)*,
6. Fire hydrants must be located within 400 feet of all parts of the building: *VSFPC - 507.5.1 (2021)*
7. Provide details on the method to access all exterior points of the building from within 150 feet of an approved emergency fire apparatus access roadway. Approved fire apparatus access roads shall be provided for every facility, building, or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility. *VSFPC - 503.1.1 (2021)*
8. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet (6096 mm), exclusive of shoulders, except for approved security gates in accordance with Section 503.6, and an unobstructed vertical clearance of not less than 13 feet 6 inches (4115 mm). *VSFPC 503.2.1.*
9. Buildings or portions of buildings or facilities exceeding thirty feet in height above the lowest level of fire department vehicle access shall be provided with an aerial fire apparatus access road. The aerial fire apparatus access road shall have a minimum of twenty-six feet of unobstructed clear width in the immediate vicinity of the building. Overhead obstructions in the form of utility or power lines shall not be located within the aerial fire apparatus access roadway. At least one aerial fire apparatus access roadway shall be located a minimum of fifteen feet and a maximum of thirty feet from the building and positioned parallel to one entire side of the building: *VSFPC - D105.1 / D1105.2 (2012)*
10. New and existing buildings shall be provided with approved address identification. The address identification shall be legible and visible from the street or road fronting the property. Address identification characters shall contrast with their background. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall not be spelled out. Each character shall be not less than 4 inches (102 mm) high with a minimum stroke width of 1/2 inch (12.7 mm). Where required by the fire code official, address identification shall be provided in additional approved locations to facilitate emergency response. Where access is utilizing a private road, and the building cannot be viewed from the public way, a monument, pole, or other sign or means shall be used to identify the structure. Address identification shall be maintained. *VSFPC – 505.1 (2021)*



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FIRE PLANS REVIEW

11. Fire protection equipment shall be identified in an approved manner. Rooms containing controls for air conditioning or fire protection systems shall be identified for the use of the fire department. Approved signs required to identify fire protection system equipment and equipment location shall be constructed of durable materials, permanently installed, and readily visible. VSFPC – 509.1 (2021)
12. The minimum outside turning radius for fire apparatus, including in cul-de-sacs, shall be no less than 48 feet. Turning movements shall be demonstrated on the plans using a fire apparatus turning template. VSFPC - D103.3 (2012)
13. Parking stalls or other obstructions shall not be placed in front of the access to fire hydrants, fire pump test headers, fire department sprinkler system connections, fire department standpipe connections, or fire protection system control valves. VSFPC - 507.5.4 / 507.5.5 (2021)
14. Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet. VSFPC - D103.1 (2012)
15. An FDC with a dedicated hydrant located within 100 feet of the FDC will be required. The FDC's required forms and installation instructions can be obtained from the Hanover Fire and EMS Office of the Fire Marshal website. VSFPC - 507.5.1 (2021),
16. FDC detail needs to be added to the plans set. The FDC's required forms and installation instructions can be obtained from the Hanover Fire and EMS Office of the Fire Marshal website.
17. Knox Box note shall be added to the plan set. The following shall be added to the Fire General Notes on the plan set:
 - *"An approved key box shall be provided for the proposed building in accordance with the Virginia Statewide Fire Prevention Code (2021), Code, section 506.1. The required forms and installation instructions for the key box can be obtained from Hanover Fire and EMS, Office of the Fire Marshal, at 804-365-6140."*
18. The Knox Box location note below shall be added to the Fire General Notes on the plan set.
 - *"The Knox Box shall be mounted 5 feet 6 inches above the finished floor at the approved location."*
 - Approved Knox Box Locations: Sprinkler room door on the door handle side / Main entrance on the door handle side / Right side if it has double doors
 - Height: 5 feet 6 inches to the top of the box."



HANOVER FIRE-EMS

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FIRE PLANS REVIEW

19. A Knox Padlock is required on all road gates to be locked at any time. Where security gates are installed, they shall have an approved means of emergency operation. The security gates and emergency operations shall always be operational. Where provided, electric gate operators shall be listed per UL 325. Gates intended for automatic operation shall be designed, constructed, and installed to comply with the requirements of ASTM F 2200: VSFPC - 503.6 (2021) / VSFPC - D103.5 (2012)
20. The approximate location of all required fire lane markings shall be indicated on the plans. Fire lanes between twenty and twenty-six feet in width shall be marked on both sides of the roadway. The required forms and installation instructions for the fire lane details can be obtained from Hanover Fire and EMS Office of the Fire Marshal website.
<https://www.hanovercounty.gov/1082/Plans-Review>
21. Fire Lane details need to be added to the plan set. The required forms and installation instructions for the fire lane details can be obtained from Hanover Fire-EMS Office of the Fire Marshal website. <https://www.hanovercounty.gov/1082/Plans-Review>
22. A working space of not less than 36 inches in width, 36 inches in depth, and 78 inches in height shall be provided and maintained in front, the sides, and around the circumference of free-standing fire department connections, except as otherwise required or approved by the fire code official. VSFPC - 912.4.2 (2021)
23. A metal sign with raised letters not less than 1 inch (25 mm) in size shall be mounted on all fire department connections serving automatic sprinklers, standpipes, or fire pump connections. Such signs shall read: "AUTOMATIC SPRINKLERS," "STANDPIPES," "TEST CONNECTION," or a combination thereof as applicable. Where the fire department connection does not serve the entire building, a sign shall be provided indicating the portions of the building served. VSFPC - 912.5 (2021)
24. The following Fire Lane note shall be added to the Fire General Notes on the plan set:
 - *"Approval of the fire lane markings shall be in accordance with the attached fire lane detail. The fire lane street markings must be painted in both directions, parallel to each other. The Office of the Fire Marshal must approve all fire lane markings before issuing the certificate of occupancy."*
25. The following Landscape note shall be added to the Fire General Notes on the plan set:
 - *"No landscaping shall be placed within a three-foot radius of any fire hydrant, fire pump test header, fire department connection for fire protection systems, or fire suppression system control valve. Landscaping shall be of a type that will not encroach in the three-foot radius on maturity if the material."*



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FIRE PLANS REVIEW

26. The following shall be added to the Fire General Notes on the plan set:

- *"During the construction of any structure or building, permanent fire hydrants shall be installed and in service before the use of combustible materials in construction being commenced on any floor above the first or ground floor level. Fire hydrants shall always be maintained and accessible to firefighting apparatus. (2 or more story buildings)."*

27. The following shall be added to the Fire General Notes on the plan set:

- *"Fire access roads shall be constructed of an all-weather surface, and the minimum road design weight-bearing capacity for emergency fire apparatus travel shall be 75,000 pounds. A geotechnical report shall confirm the road design and be submitted to the Office of the Fire Marshal before issuing a certificate of occupancy."*

28. The following shall be added to the Fire General Notes on the plan set:

- *"Approval of site plan does not include the design of the fire sprinkler system underground piping from backflow prevention device to one foot above finish floor level. Before installation, shop drawings and a separate permit application shall be submitted through the Department of Building Inspections for review and approval."*



HANOVER FIRE-EMS

OFFICE OF THE FIRE MARSHAL



P.O. Box 470 Hanover, VA 23069, General Questions - (804) 365-6195, Email - fmo@hanovercounty.gov

December 23, 2025

Thad Rich, PE
Senior Project Manager
Timmons Group
7053 Celebration Park Ave, Suite 300
Richmond, VA 23225

RE: Old Ridge Road LLC (CUP2025-00011):
Fire Apparatus Access Dimensions and Clearances Alternative

Mr. Rich,

This letter responds to your request for approval of an alternative means to achieve the intent of the Fire Apparatus Access Dimensions and Clearances required by the Virginia Statewide Fire Prevention Code (SFPC), Appendix D, Section D104.3 (Remoteness), for the Old Ridge Road LLC development (CUP2025-00011).

Due to site constraints and physical characteristics of the property, the proposed development cannot fully meet the maximum remoteness requirement of 1,340 feet. The overall remoteness is 1,130 feet, approximately 210 feet less than the standard. This condition is deemed acceptable and is hereby approved.

This approval is based on the determination that the proposed remoteness achieves approximately 85 percent of the required distance and is further supported by the inclusion of interconnecting interior roadways. These connections will provide improved and more direct emergency access throughout the development in the event that either primary access point becomes impaired. The proposed alternative is consistent with the intent of specified code section, to ensure safe and accessible routes for emergency apparatus.

This approval is contingent upon the following conditions:

- All interconnecting roadways and fire apparatus access roads shall be designed and constructed in compliance with Hanover County standards, as outlined in the Hanover County Plan Review Guidelines;
- This approval is based on the conceptual development plan submitted and reviewed. Any significant changes to the site layout or future development may require re-evaluation and could void this approval; and
- Full compliance with all other applicable provisions of the SFPC, as enforced by Hanover County.

Please contact this office if you have any questions or require additional information.

K. H. Hartle

Assistant Chief/Chief Fire Marshal

ZONING STAFF MEETING

Department of Public Utilities Comments

CASE NAME: Farley Farms, LLC and Brandon Huff

PROJECT #: REZ2025-00014

PLEASE MARK THE APPROPRIATE BOX BELOW:

No Comment: ☐

Comments Below: ☒

DATE: 1/12/2026

REVIEWED BY: T. Watkins

The Hanover County Department of Public Utilities (DPU) has reviewed the above referenced rezoning request and has the following comments:

1. Any improvements, extensions or new connections to the public water or sanitary sewer systems will need to be completed in accordance with DPU requirements.
2. Public water service will require an off-site 16" waterline extension. Off-site Water and Sanitary Sewer Easements may be required.
3. On-site storage will be required to meet peak day water demands.
4. Public sanitary sewer service is not immediately available.
 - a. Providing public sanitary sewer service may require construction of a private wastewater pump station and a public/private sanitary sewer force main. A public wastewater pump station is not currently supported for this development.
 - b. Gravity sanitary sewer service is not currently available to this site.
 - c. Off-site Water and Sanitary Sewer Easements will be required.
 - d. If wastewater is discharged through the Bear Island Wastewater Pump Station, capacity improvements will be required to meet the wastewater demand.
 - e. Replacement of existing downstream sanitary sewer that discharges to the Bear Island Wastewater Pump Station will be required to meet the wastewater demand. A sewer shed analysis will be required to determine the full scope of the required replacement.
5. The Doswell Wastewater Treatment Plant and Ashland Wastewater Treatment Plant do not have the capacity to provide peak day wastewater treatment for this development.

- a. Increased capacity improvements will be required at either wastewater treatment plant if it is determined that this development can be discharged to those wastewater treatment plants.
 - b. Wastewater treatment process improvements will most likely be required at either wastewater treatment plant to provide public sanitary sewer service. The full scope of the improvements required may only be determined as part of the capacity and treatment upgrade process.
 - c. Alternatively, wastewater from this development may be required to be discharged to the Totopotomoy Wastewater Treatment Plant.
6. Full determination on our ability to accept/receive the wastewater from this development will require submission of the wastewater characteristics to confirm it will not introduce treatment complications.
7. The developer is responsible for the cost of all utility improvements required to support this development.
8. A Utility Master Plan will be required for this development. This shall be provided and accepted prior to DPU recommending approval of any included site plan or construction plan for this development.
9. Off-site Water and Sanitary Sewer Easements shall be recorded prior to DPU recommending approval of any construction plan or site plan for this development.
10. This development may be eligible for oversized credits for the water and sanitary sewer improvements.
11. After the zoning process, but prior to initiating site design or construction drawings, the developer should meet with the Fire Marshal's office to discuss the proposed layout and determine the location of the fire hydrants and then meet with DPU to discuss the layout of the waterlines that will supply the hydrants.

Please feel free to contact me if you have any questions or concerns.



COMMONWEALTH of VIRGINIA

DEPARTMENT OF TRANSPORTATION

RICHMOND DISTRICT
2430 Pine Forest Drive
COLONIAL HEIGHTS, VA 23834
www.VDOT.Virginia.gov

Stephen C. Brich, P.E.
COMMISSIONER

February 3, 2026

County of Hanover
Department of Planning and Zoning
P.O. Box 470
Hanover, VA 23069
Attn.: Brendan McHugh

Re: REZ2025-00014 – Farley Farms, LLC and Brandon Huff

Mr. McHugh,

The Department of Transportation, Ashland Residency Transportation and Land Use Section has reviewed the above referenced conditional use permit and rezoning request submitted by Roth Jackson Gibbons Condlin, PLC dated, December 30, 2025, and find the request generally acceptable, provided that ultimate site plan designs comply with the VDOT Road Design Manual, Appendix 'F'.

The following items shall be noted:

1. A pre-construction site survey of the existing roadway conditions shall be conducted and a report generated with images of the existing roadway conditions. Historically, the construction of data centers has had major impacts on the surface of the roadway with addition construction traffic and heavy cargo delivery to the site.
2. Please note that other data centers in the district have had major traffic impacts during construction, with the construction traffic having more of an impact than anticipated at the buildout of the site. If a data center is a proposed use the Department recommends adding a scenario to the study that would capture construction traffic.

A VDOT Land Use Permit will be required prior to any work within the right of way. The owner/developer must contact the Ashland Residency Transportation and Land Use Section at 804-585-3592 for information pertaining to this process.

Sincerely,

Jason T. Brook
Ashland Residency Plan Reviewer
On behalf of:
Aaron French, PE
Acting Area Land Use Engineer
VDOT Ashland Residency

CONCEPT PLAN NOTES

DEFINITIONS

BUILDING AREAS: Areas within the site where the majority of vertical development will occur.

BUILDING COVERAGE: The total area within a Development Area improved with buildings, represented as a percentage arrived at by dividing building footprints (i.e. first floor gross square footage) by the total area (s.f.) of the Development Area.

DEVELOPMENT AREAS: Areas within the site that contain building areas and other supporting uses.

DATA CENTERS: Data equipment, data storage, other technological services, and research related to the foregoing, together with other supporting uses and associated equipment such as, but not limited to, computer systems, servers, networking and telecommunications equipment and associated components, as well as related infrastructure such as power transmission lines, power supplies, cooling systems, environmental controls, security devices, and staff.

ANCILLARY BUILDINGS: Facilities that support the primary data center use of the site including, but not limited to equipment, operations, utilities, security, and other related uses.

UTILITIES: Above- and below-ground infrastructure needed to serve the development. This includes all wet- and dry-utilities, including, but not limited to water, sewer, storm, electric, fiber, cable, phone, and natural gas.

ECOLOGICAL RESTORATION AREA: The area where an existing degraded and/or impacted ecosystem is being intentionally designed and assisted to recover to its original or similar state.

USE STANDARDS*

Specific uses are permitted within Development Areas and Building Areas. These are described below. Some uses may have additional requirements or standards, which area described in the Notes section below:

The following uses are permitted within all Development Areas, as identified on the approved concept plan.

- Security Fencing
- Project Signage
- Wayfinding Signage
- Roadways
- Utilities
- Emergency & Utility Access
- Drive Aisles & Pedestrian Access
- Parking Lots
- Ancillary Building, such as equipment storage, security sheds, and other similar structures.
- Lighting
- Stormwater Facilities
- Trails
- Landscaped Areas
- Passive Recreation Amenities

The following uses are permitted within all Buildings Areas, as identified on the approved concept plan:

- Data processing, ISPs, search portals and related services, which includes data centers, data equipment, data storage, other technological services, and research related to the foregoing.
- Substations
- Other supporting uses

ADDITIONAL NOTES ON PERMITTED USES

1. Project signage is not permitted along Winns Church Road.
2. Substations are only permitted within Building Area 2b and Building Area 3b, subject to approval of a Conditional Use Permit by the Board

of Supervisors.

3. Areas outside Development Areas and Building Areas will generally remain undeveloped; however, limited crossings for utilities, infrastructure, and access facilities will be allowed as permitted by appropriate agencies.

4. Additional uses can be considered and permitted by the Planning Department.

DEVELOPMENT & DESIGN STANDARDS

The following standards apply to all development areas and building areas unless otherwise noted.

DIMENSIONAL STANDARDS

1. Building Setbacks shall be consistent with setbacks established for the M-1 District, except as follows:

- 1.1. Buildings located along Route 33/Mountain Road shall be setback 250 feet from the right-of way.
- 1.2. Buildings located along Winns Church Road shall be setback 200 feet from the right-of way
- 1.3. Buildings located along the southern and eastern perimeter boundary line shall be setback a minimum of two hundred feet (200') from the property line
- 1.4. Buildings located along the existing commercial shared boundary line of the project and the Existing Commercial Buildings along the Portion of the Perimeter Identified as 50' "Natural Buffer" on the Conceptual Plan shall be setback fifty (50') from the boundary line.
- 1.5. Buildings along the Portion of the Perimeter Identified as 50' "Natural Buffer" on the Conceptual Plan shall be setback fifty (50') from the boundary line.

2. Building Coverage within development areas shall not exceed 50% of any development area.
3. Building height is measured to the top of the building and

includes parapet walls that are used to equipment.

BUILDING HEIGHT SHALL BE LIMITED THE FOLLOWING IN EACH BUILDING

- 3.1. Building Area 1A, 1B, 1C, and 2B : 62' F
- 3.2. Building Area 2A, and 3A: 85 Feet
- 3.3. Building Area 3B: 35' within 350' of V Church Road, otherwise 62'

BUILDING AREA

DEVELOPMENT AREA

- 1 SECURITY/GATED ACCESS
- 2 DATA CENTER BUILDING
- 3 SUPPORTING USES
- 4 GENERATOR/CHILLER/MECHA
- 5 CHILLER YARD
- 6 GENERATOR YARD
- 7 ROOF MOUNTED CHILLER
- 8 DETENTION
- 9 PRIMARY ENTRANCE
- 10 PARKING