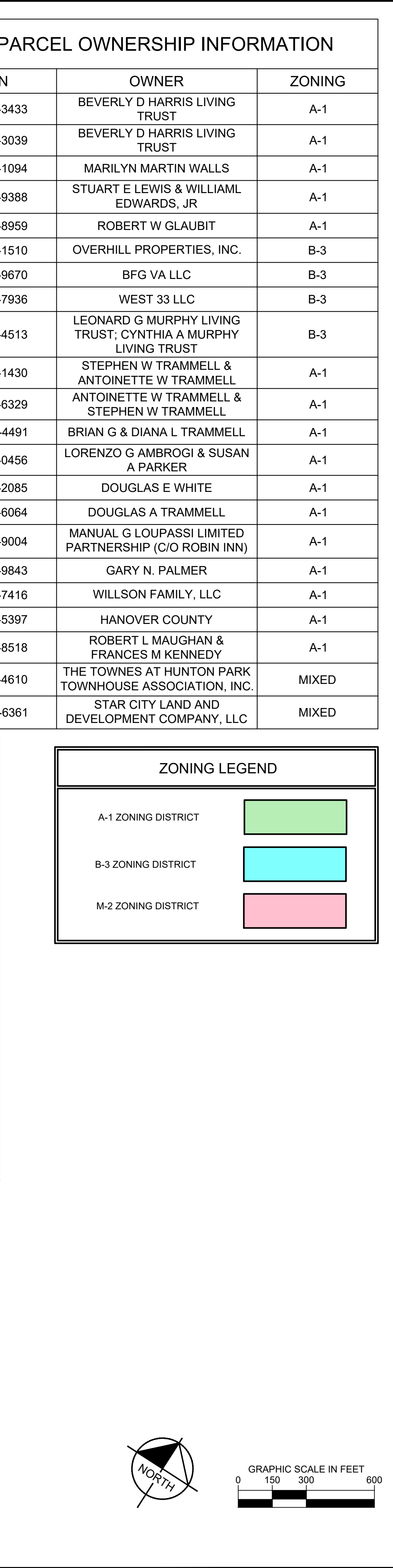
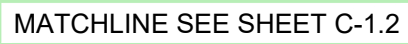


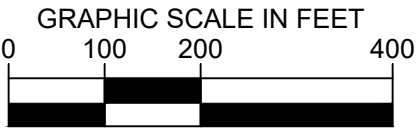
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ZONING LEGEND	
A-1 ZONING DISTRICT	
B-3 ZONING DISTRICT	
M-2 ZONING DISTRICT	



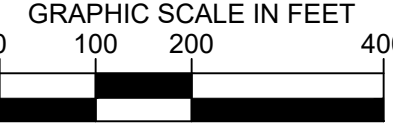
ZONING LEGEND	
A-1 ZONING DISTRICT	
B-3 ZONING DISTRICT	
M-2 ZONING DISTRICT	

[illegible][illegible]

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ZONING LEGEND	
A-1 ZONING DISTRICT	
B-3 ZONING DISTRICT	
M-2 ZONING DISTRICT	

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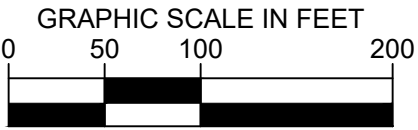
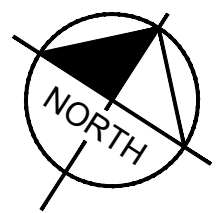
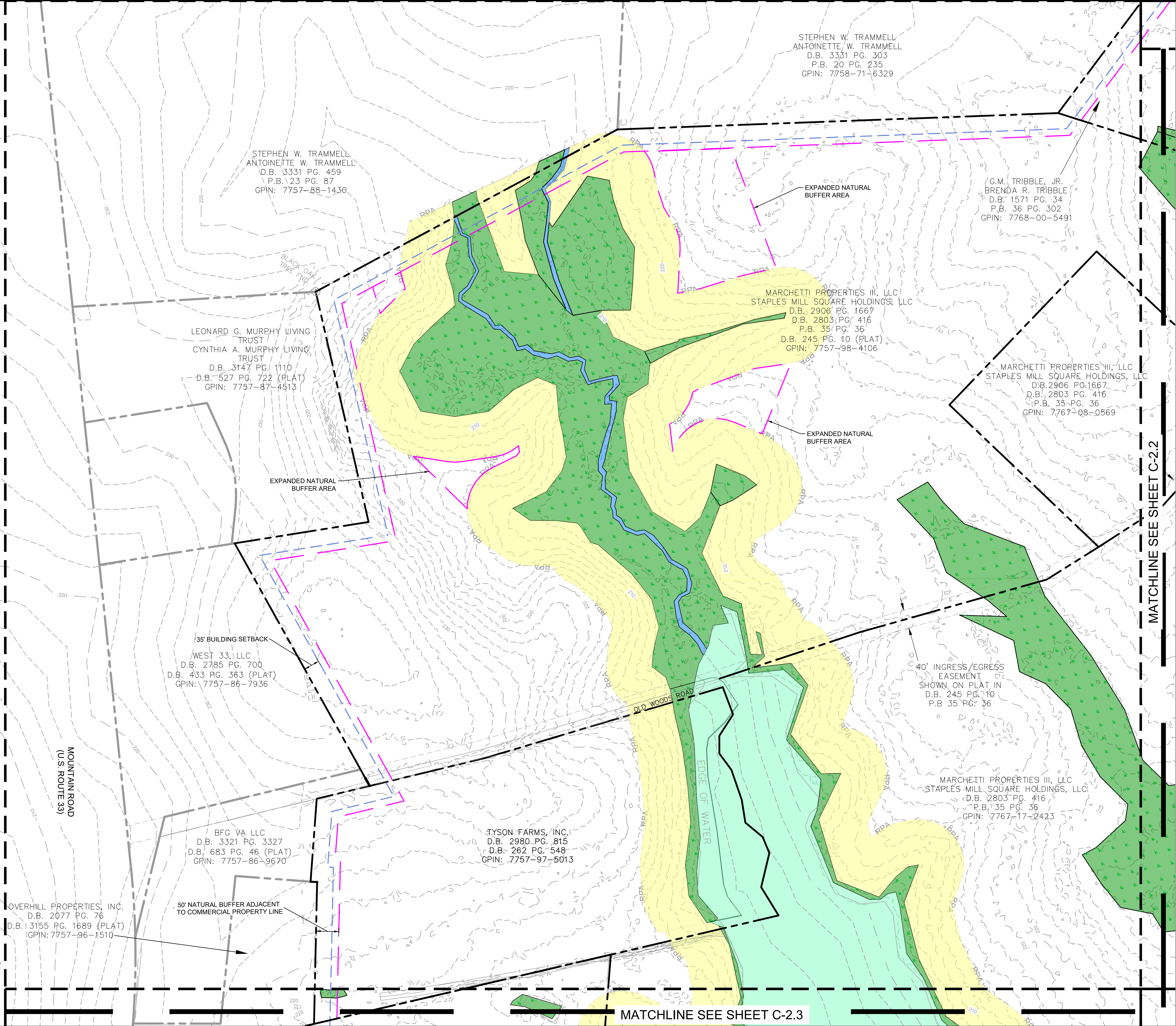
KHA PROJECT	
113752002	
DATE	
1/28/2026	
SCALE AS SHOWN	
DESIGNED BY KPC	
DRAWN BY AF	
CHECKED BY RRP	

MOUNTAIN ROAD TECHNOLOGY PARK	HANOVER COUNTY VA
SHEET NUMBER C-1.2	

SHEET NUMBER
C-1.2

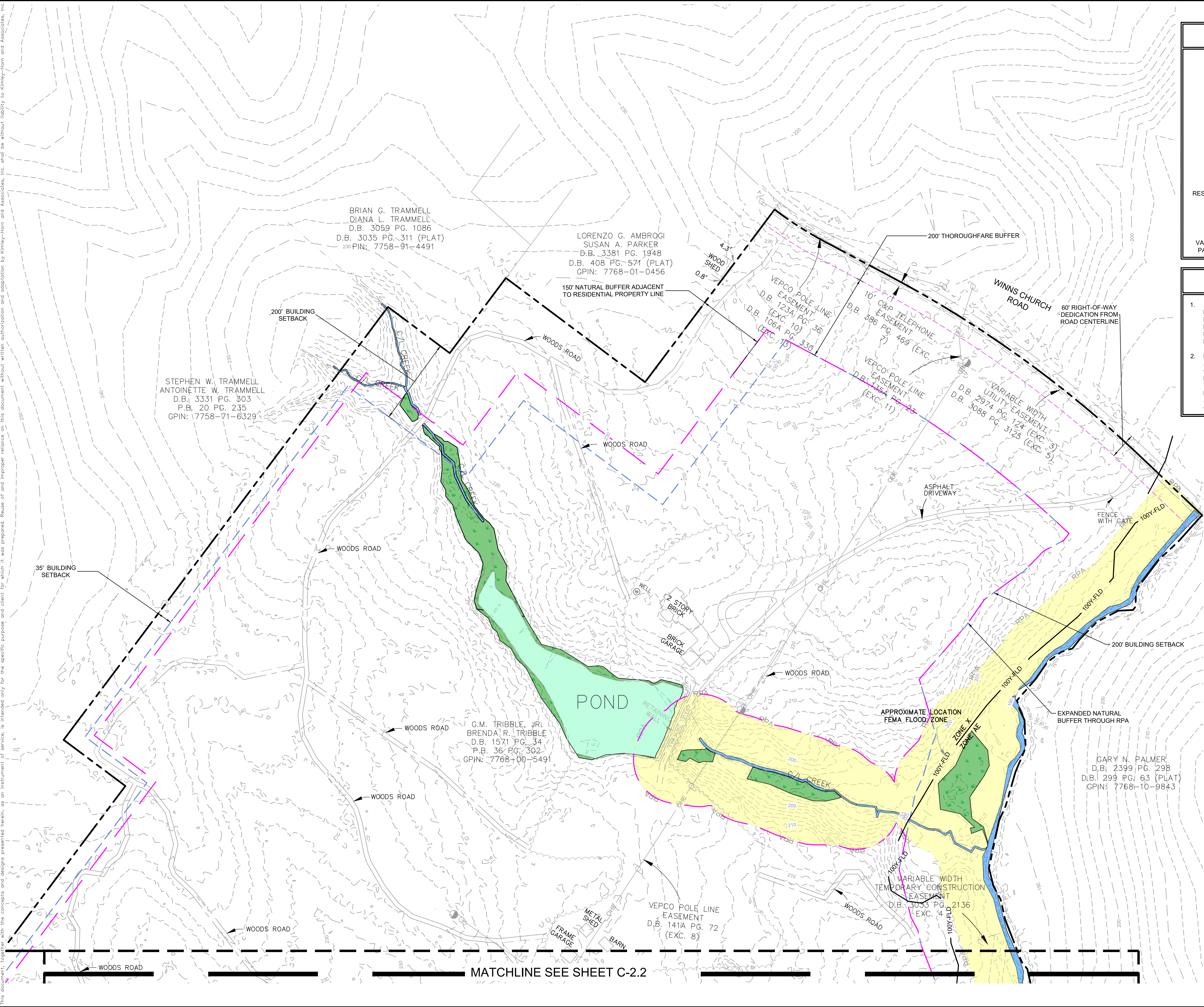
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SHEET NUMBER		C-2.1		MOUNTAIN ROAD TECHNOLOGY PARK		HANOVER COUNTY		VA		EXISTING CONDITIONS		KHA PROJECT 11/37/52002		DATE 1/28/2026		SCALE AS SHOWN DESIGNED BY KPC DRAWN BY AF CHECKED BY RRP						Kimley»»Horn © 2026 KIMLEY-HORN AND ASSOCIATES, INC. 2035 MAYWILL STREET, SUITE 200, RICHMOND, VA 23230 PHONE: 804-673-3882 WWW.KIMLEY-HORN.COM																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																									
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Plotted By: Perkins, Ryan Sheet Set: kha Layout: C-1.5 January 28, 2026 07:42:23am K:\VIC_OVA\113752 - Tract\113752002 - Merchetti - Hanover\CAD\Exhibits\Zoning Exhibit\EXISTING CONDITIONS.dwg
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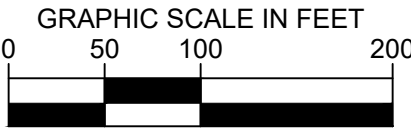
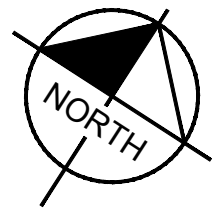


LEGEND

PROPERTY LINE	---
APPROX. LOCATION OF FEMA FLOOD ZONE	— 100Y-FLD —
LIMITS OF STREAM	[Blue shaded area]
EXISTING POND	[Light green shaded area]
WETLANDS/SURFACE WATERS	[Green area with wavy lines]
RESOURCE PROTECTION AREA	[Yellow shaded area]
VARIABLE WIDTH BUILDING SETBACK	- - - - -
VARIABLE WIDTH ADJACENT PARCEL NATURAL BUFFER	- - - - -

NOTES

- ALL WETLANDS, SURFACE WATERS, AND RPA BUFFER BOUNDARIES SHOWN ARE BASED ON A COMBINATION OF DESKTOP DATA AND FIELD DELINEATED BOUNDARIES. ALL BOUNDARIES ARE PRELIMINARY AND SUBJECT TO FINAL DELINEATION AND CONFIRMATION WITH THE AHJ. FINAL BOUNDARIES MAY VARY FROM THE BOUNDARY SHOWN.
- PROPERTY INFORMATION FOR PARCELS 1-5 PROVIDED BY JENNINGSTEPHENSON P.C. FIELD WORK WAS COMPLETED ON JANUARY 24, 2025. PROPERTY INFORMATION FOR PARCEL 6 PROVIDED BY JENNINGSTEPHENSON P.C. FIELD WORK WAS COMPLETED ON SEPTEMBER 09, 2025. PROPERTY INFORMATION FOR PARCEL 7 PROVIDED BY JENNINGSTEPHENSON P.C. FIELD WORK WAS COMPLETED ON SEPTEMBER 09, 2025.

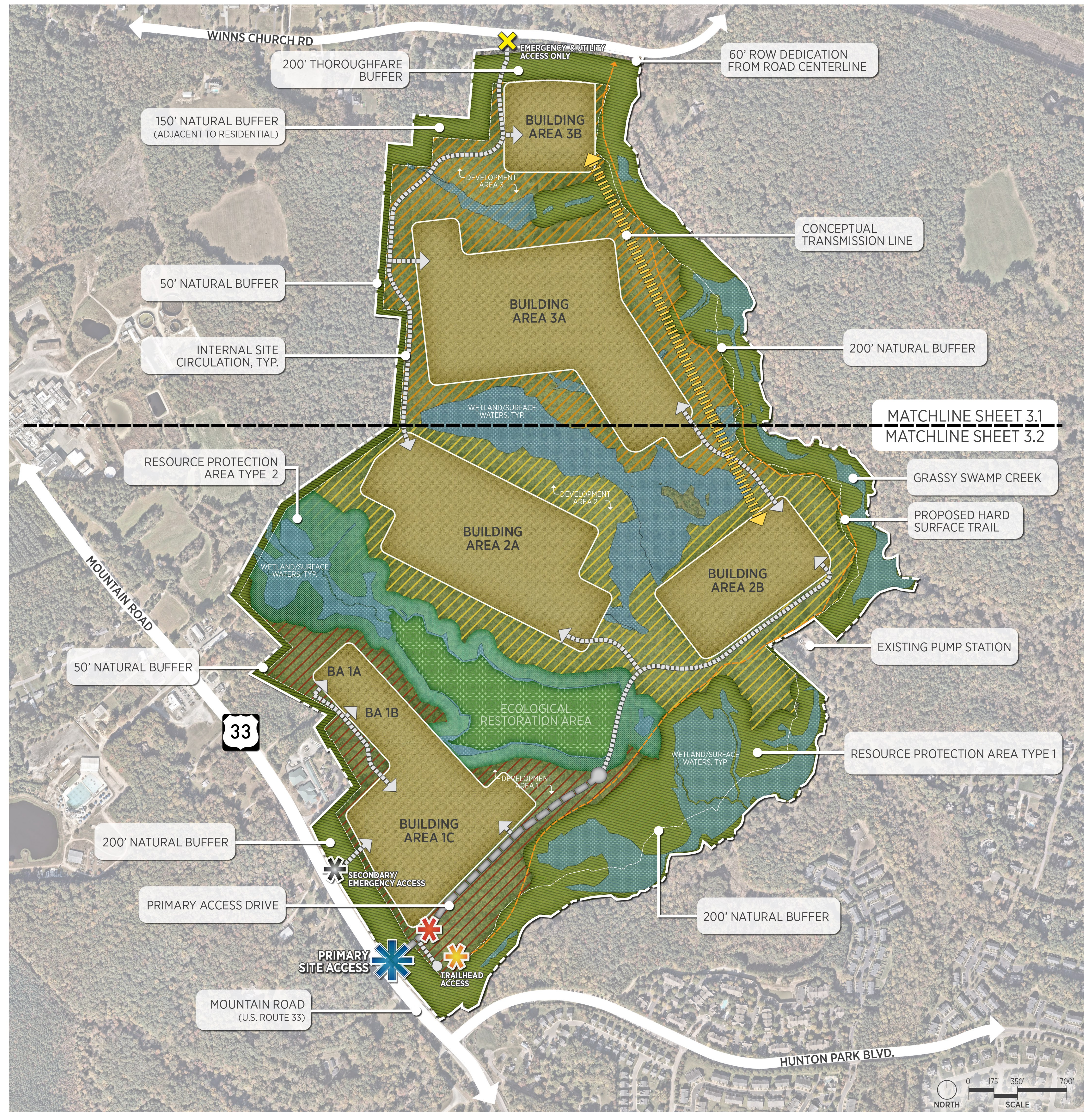


KHA PROJECT 113752002		DATE 1/28/2026		SCALE AS SHOWN		DESIGNED BY KPC		DRAWN BY AF		CHECKED BY RRP	
EXISTING CONDITIONS						MOUNTAIN ROAD TECHNOLOGY PARK					
HANOVER COUNTY						VA					
SHEET NUMBER C-2.5						REVISIONS					
						BY DATE					

Kimley»Horn

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PHONE: 804-673-3882
WWW.KIMLEY-HORN.COM

1. *Site circulation and trail layout is conceptual, final alignment will be determined during site plan review.
2. Existing wetlands, resource protection areas (RPA) and streams are approximate have not been confirmed by the appropriate agencies. Wetlands, RPA and streams are subject to change.
3. Primary site access is located off of Mountain Road. Location subject to change based on final engineering & site plan approval.
4. Secondary/Emergency site access off of Mountain Road would be available for initial site construction access. After site construction, this access will be for emergency use only. Location subject to change based on final engineering & site plan approval.
5. Site access off of Winns Church Road will be for emergency and utility use only. Location subject to change based on final engineering & site plan approval.
6. The Route 33 Gateway Small Area Plan contemplates future access to Route 33/ Mountain Road near Overhill Road. This connection is not needed to serve this development; however, if a public road is constructed at Overhill Road, a connection to the public road could be coordinated with this development.
7. Substation locations are allowed within building area 2B and 3B only, subject to approval of a Conditional Use Permit by the Board of Supervisors. Specific locations to be based on final engineering and Dominion Energy Approvals.
8. Utility easements will generally be located within the primary access drive, internal drives, or drive aisles. Landscape buffers at least 25' in width will be provided along primary access drives, as required by code.

[illegible]

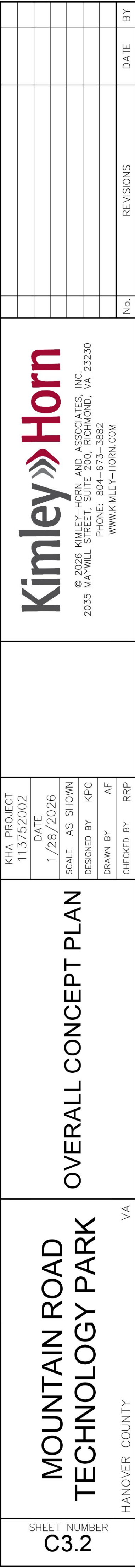
113752002	DATE
	1/28/2026
SCALE	AS SHOWN
DESIGNED BY	KPC
DRAWN BY	AF
CHECKED BY	RRP

No.	REVISIONS	DATE	BY
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- | | |
|---|----------------------------|
|  | PRIMARY SITE ACCESS |
|  | SECONDARY/EMERGENCY ACCESS |
|  | SECURITY CHECKPOINT |
|  | TRAILHEAD ACCESS |

- NOTES:**

- tract** 
Accelerating Responsible Infrastructure
- NORRIS DESIGN**
PLANNING | LANDSCAPE ARCHITECTURE | BRANDING

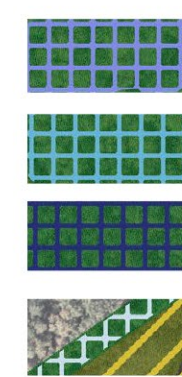


SHEET NUMBER
C3.3



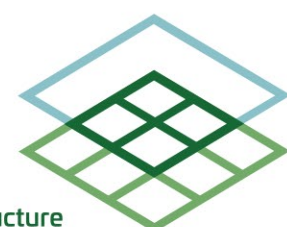
INTERNAL SITE CIRCULATION*

PROPOSED HARD SURFACE TRAIL*

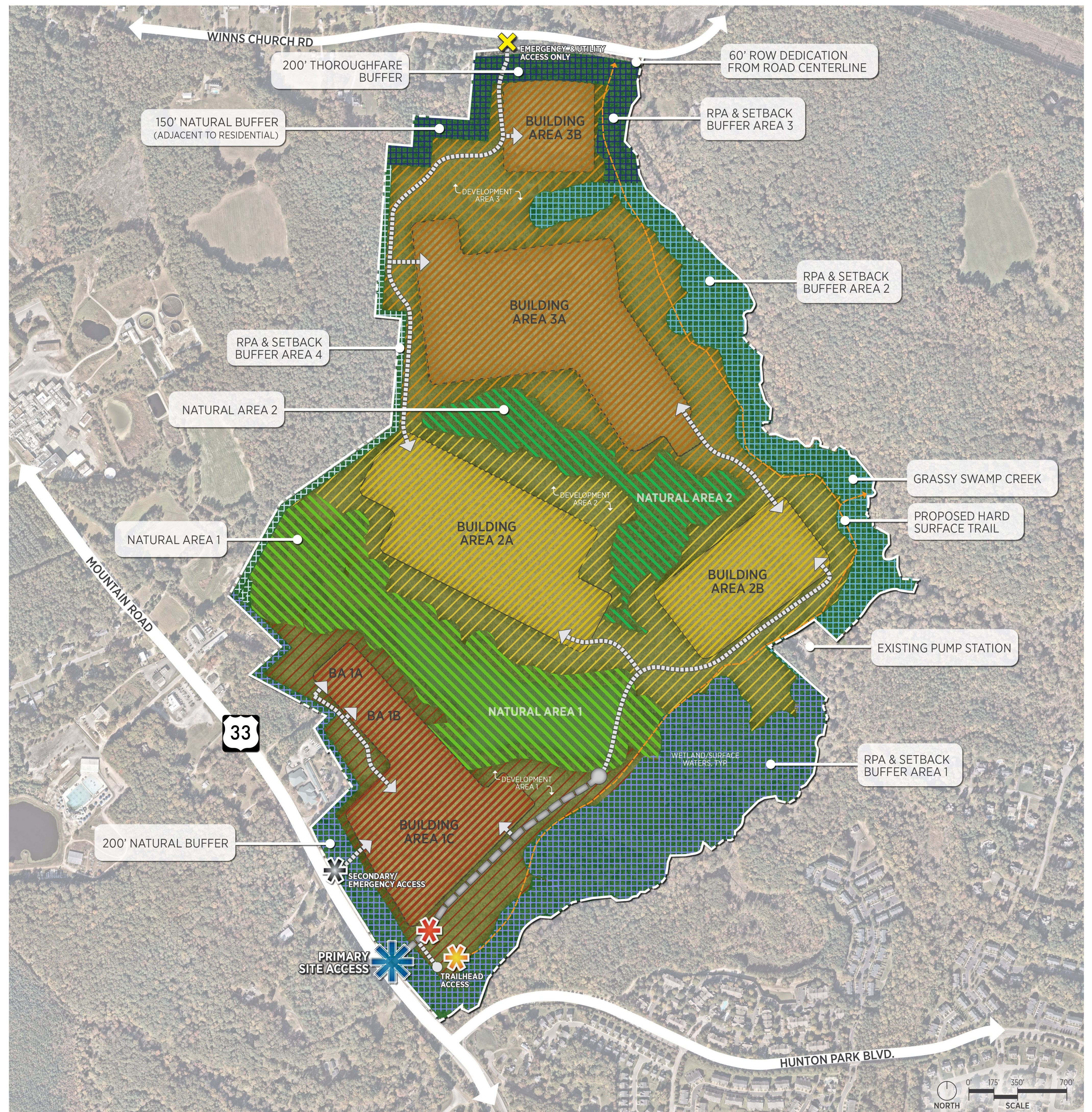


A perspective rendering of a road intersection. A paved road curves from the bottom left towards the center. A white SUV is driving away from the viewer on the road. To the left of the road, there is a grassy area with yellow flowers, labeled with a double-headed arrow and the text "25' LANDSCAPE BUFFER". To the right of the road, there is a grassy area with trees and a monument sign. A double-headed arrow labeled "25' LANDSCAPE BUFFER" spans the distance from the road to the sign. The monument sign is a dark grey rectangular plaque with white text that reads "MOUNTAIN ROAD" and "TECHNOLOGY PARK" below it. The sign is surrounded by pink flowering trees and yellow flowers. An arrow points from the text "MONUMENT SIGNAGE" to the sign. The background is filled with tall green trees under a clear blue sky.

tract 
Accelerating Responsible Infrastructure



NORRIS DESIGN
PLANNING | LANDSCAPE ARCHITECTURE | BRANDING

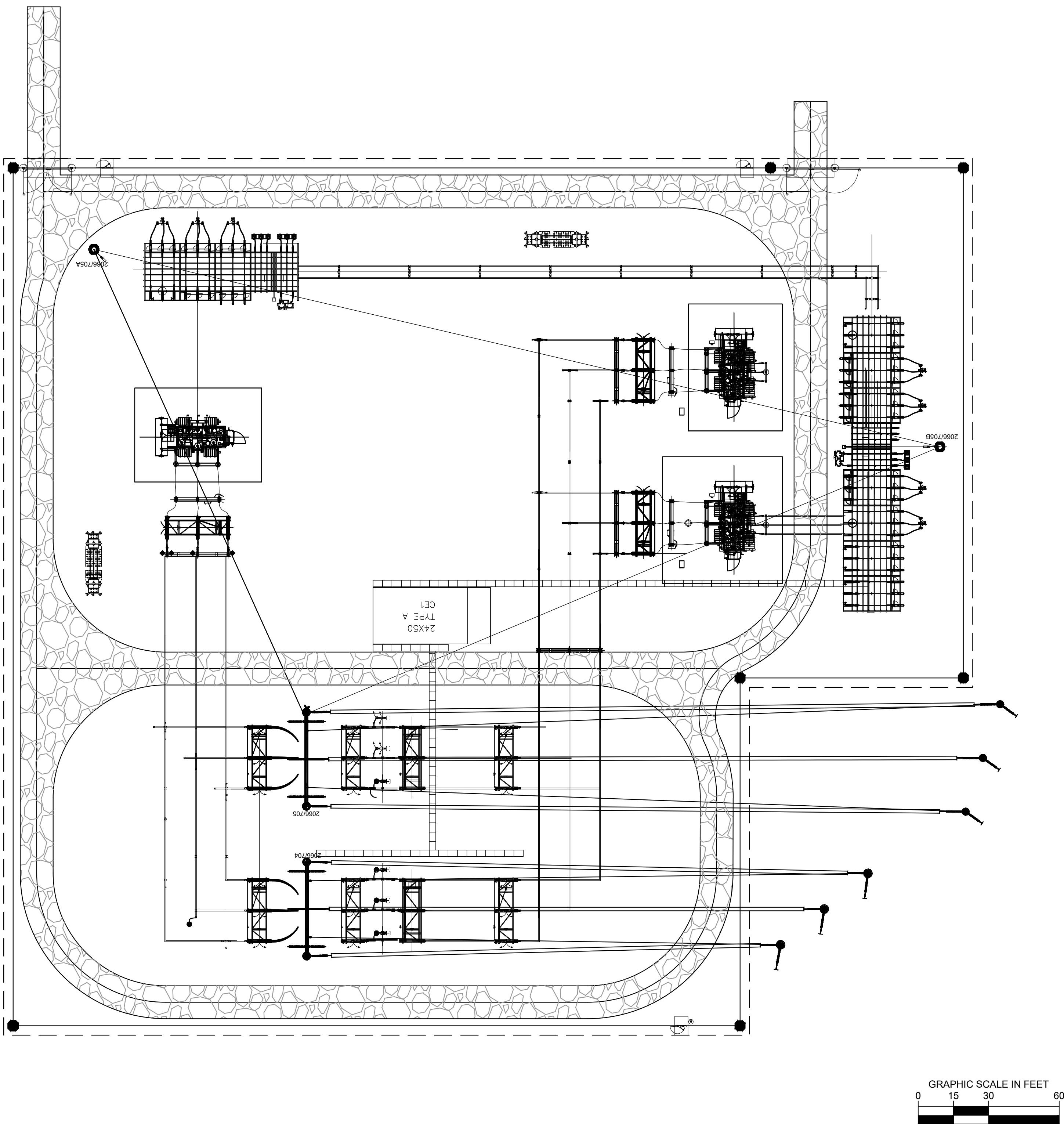


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OVERALL CONCEPT PLAN
DEVELOPMENT ZONES &
GATEWAY

MOUNTAIN ROAD
ECHOLOGY PARK

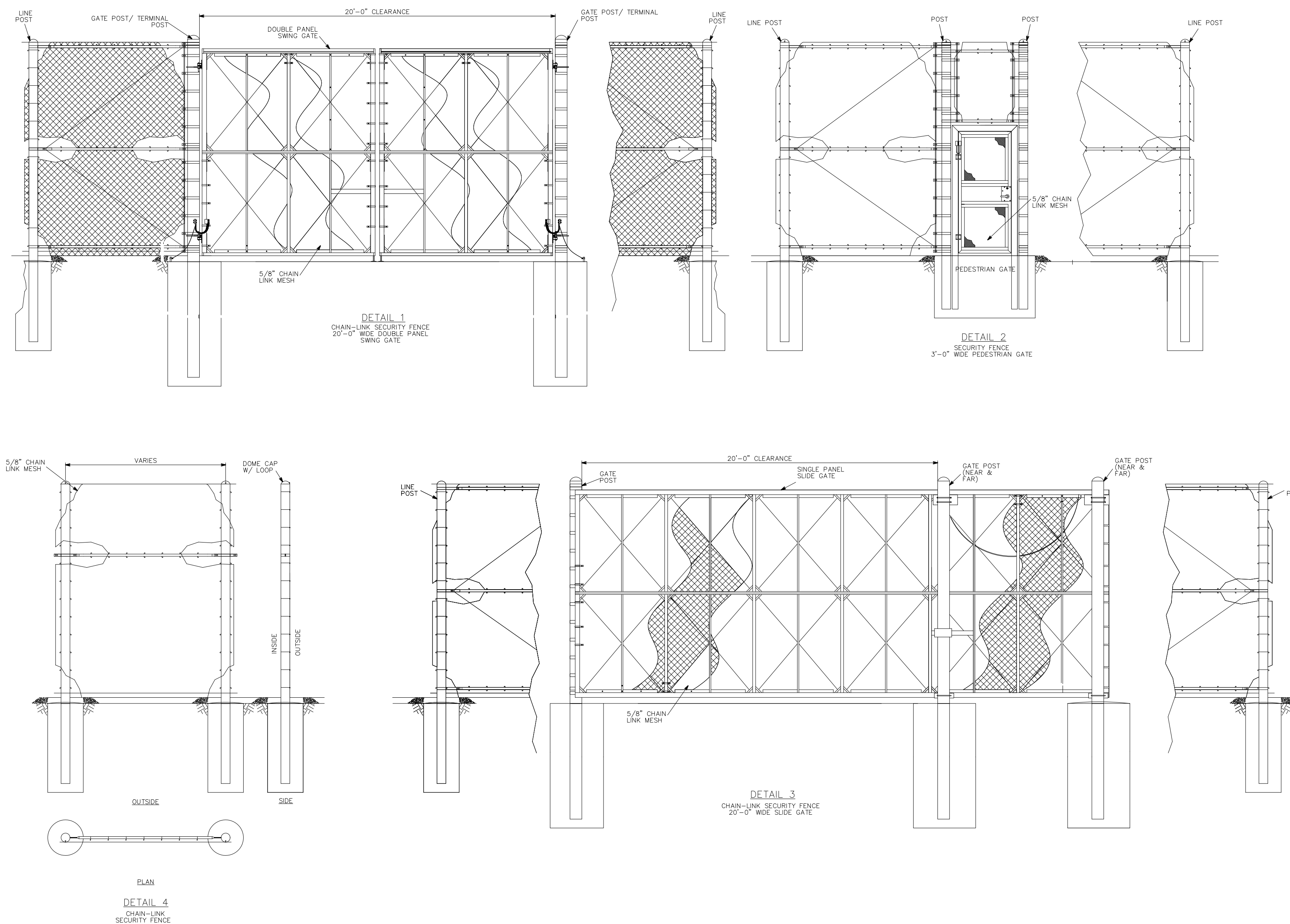
SHEET NUMBER
C3.4



- NOTE:**
1. SUBSTATION LAYOUTS ARE SUBJECT TO CHANGE BASED ON FINAL DESIGN PROVIDED BY DOMINION ENERGY
 2. THE SUBSTATION USE SHALL BE DEVELOPED IN SUBSTANTIAL CONFORMANCE WITH THE LAYOUT ILLUSTRATED ON THIS SHEET SUBJECT TO THE REQUIREMENTS AND ADJUSTMENTS SET FORTH IN THE C.U.P. CONDITIONS AND IN THE PROFFERED CONDITIONS.

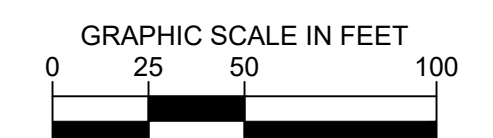
[illegible]

EXAMPLE SECURITY AND PERIMETER FENCING



NOTE:

1. FENCING SHOWN ON THIS SHEET ARE REPRESENTATIVE FENCING OPTIONS THAT MAY BE USED AS PERIMETER AND SECURITY FENCING THROUGHOUT THE PROJECT SITE
2. PERIMETER FENCING MAY BE INSTALLED AROUND THE PERIMETER OF THE PROJECT OR AROUND EACH BUILDING AND/OR DEVELOPMENT AREA AS SHOWN ON THE CONCEPT PLAN
3. PERIMETER AND SECURITY FENCING SURROUNDING THE DATA CENTER CAMPUS WILL BE BLACK.
4. SECURITY FENCING SHALL BE APPROVED BY THE PLANNING DIRECTOR AT THE TIME OF SITE PLAN REVIEW AND APPROVAL.
5. FENCING WILL BE A MINIMUM OF 7 FEET IN HEIGHT AND A MAXIMUM OF 10 FEET.

[illegible]

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DATE	1/28/2026
SCALE	AS SHOWN
DESIGNED BY	KPC
DRAWN BY	AF
CHECKED BY	RRP

FENCING

MOUNTAIN ROAD
TECHNOLOGY PARK

SHEET NUMBER
C-5.0