LEGEND

- BUILDING AREAS (BA)
- DEVELOPMENT AREA 1
- DEVELOPMENT AREA 2
- DEVELOPMENT AREA 3
- RESOURCE PROTECTION AREA TYPE 1 (RPA)
- RESOURCE PROTECTION AREA TYPE 2 (RPA)
- WETLANDS/SURFACE WATERS
- ECOLOGICAL RESTORATION AREA

- PRIMARY SITE ACCESS
- SECONDARY/EMERGENCY ACCESS
- EMERGENCY & UTILITY ACCESS ONLY
- SECURITY CHECKPOINT
- TRAILHEAD ACCESS

- CONCEPTUAL OVERHEAD TRANSMISSION LINE
- PRIMARY SITE CIRCULATION*
- INTERNAL SITE CIRCULATION*
- PROPOSED HARD SURFACE TRAIL*

NOTES:

1. *Site circulation and trail layout is conceptual, final alignment will be determined during site plan review.
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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.
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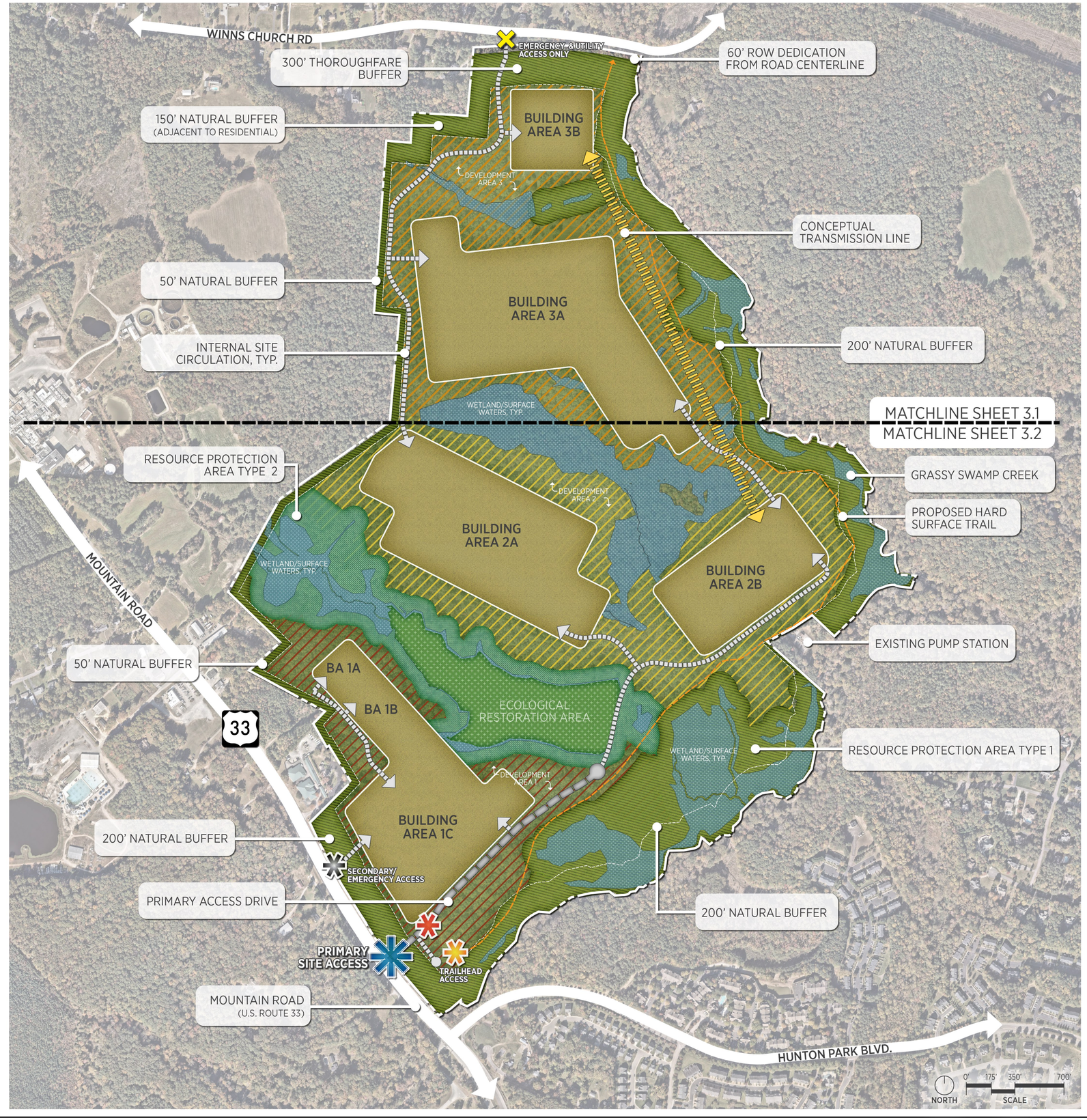
8. Utility easements will generally be located within the primary access drive, internal drives, or drive aisles. Landscape buffers at least 25' in width will be provided along primary access drives, as required by code.



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NORRIS DESIGN
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No.	REVISIONS	DATE	BY

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KHA PROJECT 11.375200?
DATE 2/27/2026
SCALE AS SHOWN
DESIGNED BY KPC
DRAWN BY AF
CHECKED BY RRP

OVERALL CONCEPT PLAN

MOUNTAIN ROAD TECHNOLOGY PARK

HANOVER COUNTY VA

SHEET NUMBER C3.0

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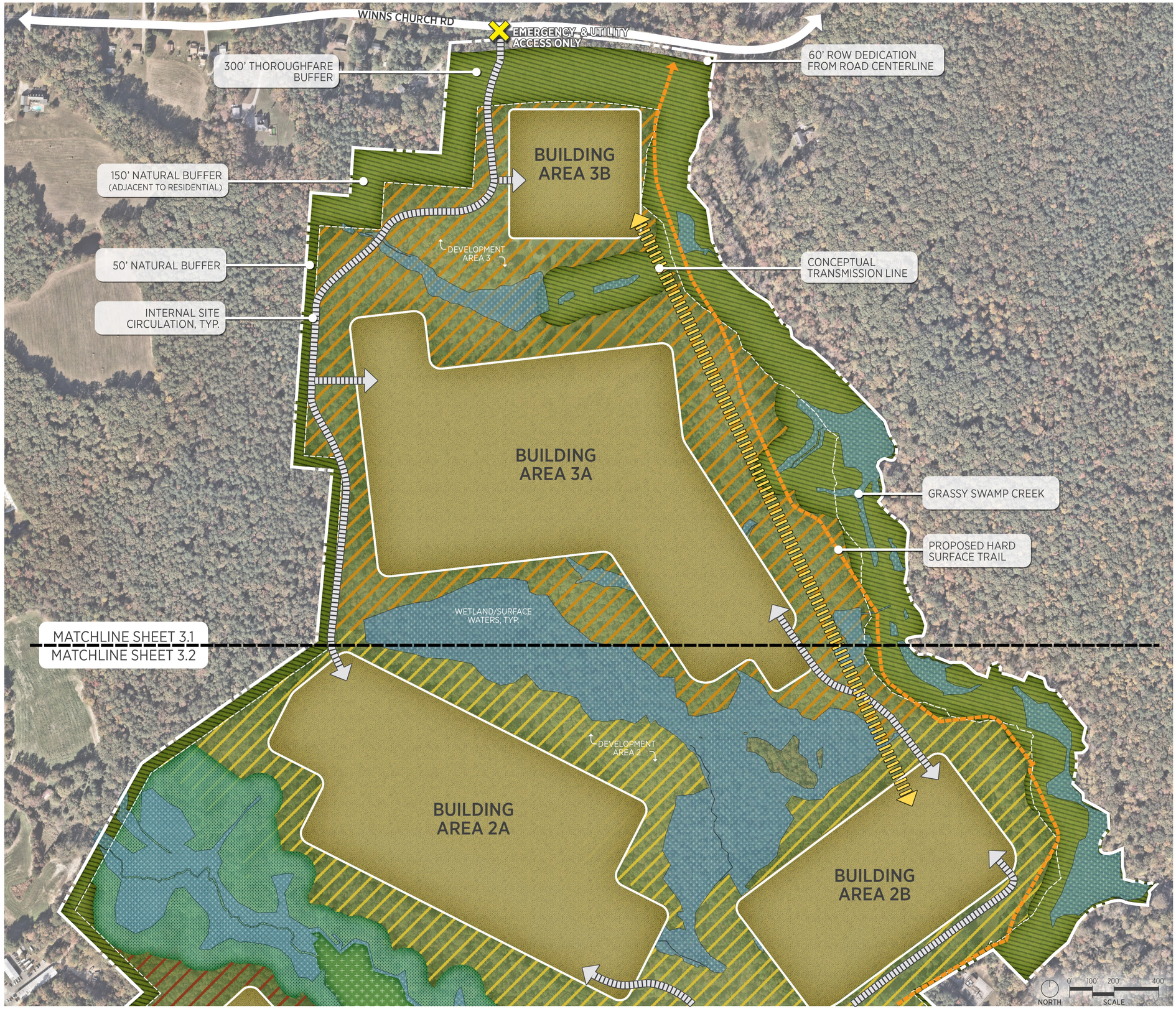

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CONCEPT PLAN NOTES

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[1]
- 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:

- Uses permitted within Development Areas
- Data Centers
- Substations[2]
- Battery Storage

ADDITIONAL NOTES ON PERMITTED USES

1. Project signage is not permitted along Winns Church Road.
2. Only substations, and their accessory buildings, equipment and installations, are permitted within Building Area 2b and Building Area 3b, as identified on the Concept Plan, 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.
5. Additional standards apply to Building Areas 2b and 3b. Reference Voluntary Proffer Statement for the full list of standards.

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 300 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 shall be setback a minimum of fifty (50') from the shared boundary line of the project and the Existing Commercial.
   - 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 screen equipment.

BUILDING HEIGHT SHALL BE LIMITED TO THE FOLLOWING IN EACH BUILDING AREA:

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

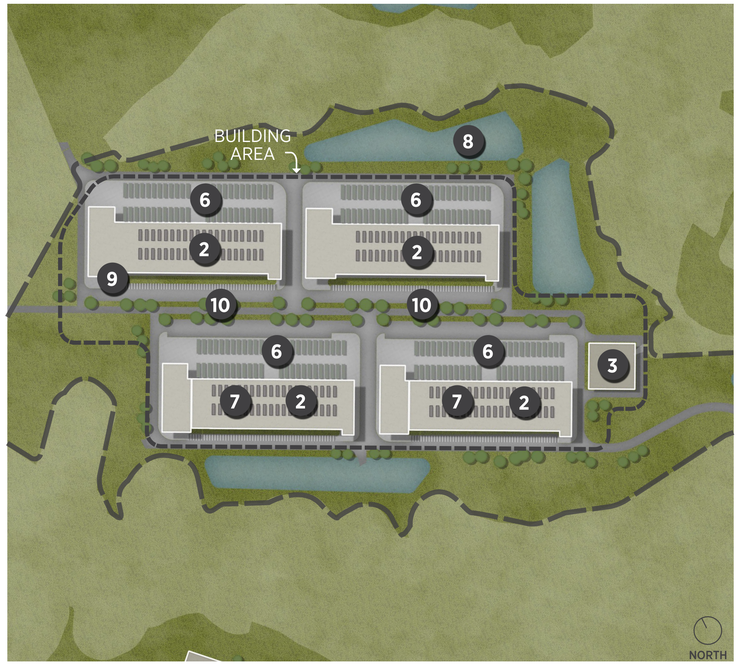
BUILDING AREA

DEVELOPMENT AREA

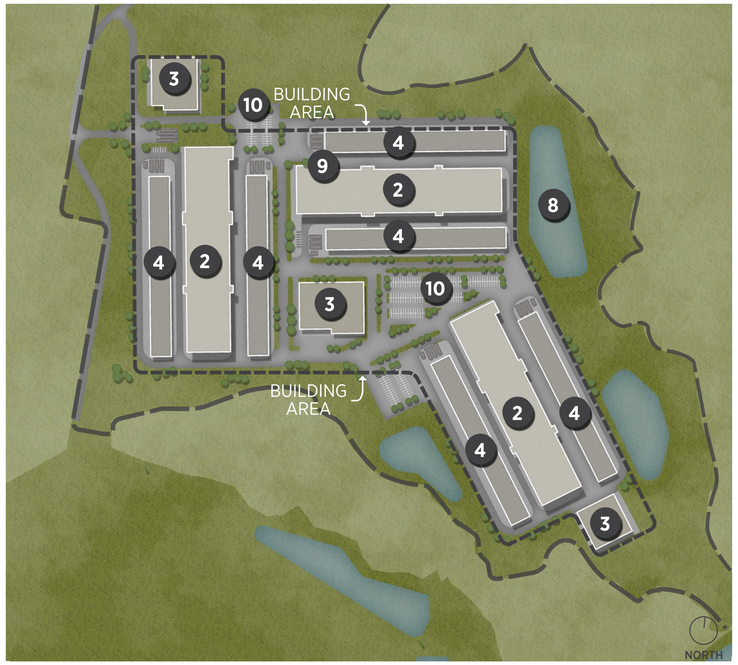
1. SECURITY/GATED ACCESS
2. DATA CENTER BUILDING
3. SUPPORTING USES
4. GENERATOR/CHILLER/MECHANICAL BLDG.
5. CHILLER YARD
6. GENERATOR YARD
7. ROOF MOUNTED CHILLER
8. DETENTION
9. PRIMARY ENTRANCE
10. PARKING



ILLUSTRATIVE SITE LAYOUT - BUILDING AREA 1



ILLUSTRATIVE SITE LAYOUT - BUILDING AREA 2



ILLUSTRATIVE SITE LAYOUT - BUILDING AREA 3

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*Any permitted use requiring a Conditional Use Permit or Special Exception must obtain approval from the Board of Supervisors of the required Conditional Use Permit or Special Exception, as applicable.

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CONCEPT PLAN NOTES

MOUNTAIN ROAD TECHNOLOGY PARK
HANOVER COUNTY VA

SHEET NUMBER C3.3

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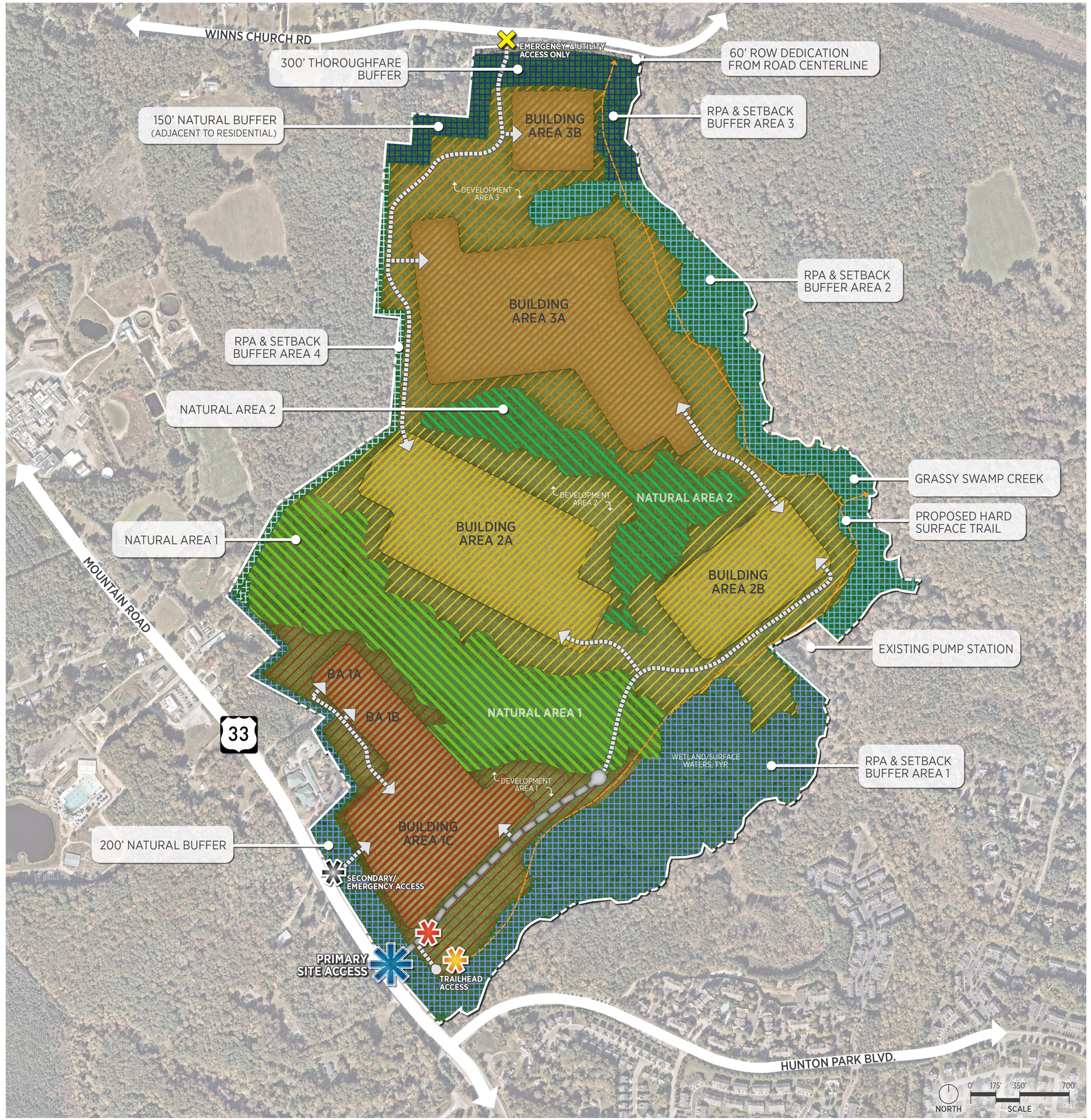
- PROPOSED HARD SURFACE TRAIL*

PROPERTY SUMMARY		
AREA	**ACREAGE**	**PERCENT**
BUILDING AREAS	**129.2**	**30.7**
BUILDING AREA 1 (1A,1B,1C)	29.9	7.0
BUILDING AREA 2 (2A,2B)	50.2	11.8
BUILDING AREA 3 (3A, 3B)	49.1	11.5
DEVELOPMENT AREA	**122.9**	**28.7**
DEVELOPMENT AREA 1	26.8	6.3
DEVELOPMENT AREA 2	47.8	11
DEVELOPMENT AREA 3	48.3	11.3
RPA & SETBACK BUFFER	**104.5**	**24.1**
RPA & SETBACK BUFFER 1	56.2	13
RPA & SETBACK BUFFER 2	29.1	6.8
RPA & SETBACK BUFFER 3	14.7	3.4
RPA & SETBACK BUFFER 4	4.5	1.2
NATURAL AREA	**70.1**	**16.4**
NATURAL AREA 1	49	11.4
NATURAL AREA 2	21.1	5
TOTAL	**426.7**	

PRIMARY ACCESS DRIVE - GATEWAY



*RENDERING IS CONCEPTUAL



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OVERALL CONCEPT PLAN DEVELOPMENT ZONES & GATEWAY

MOUNTAIN ROAD TECHNOLOGY PARK

HANOVER COUNTY VA

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