

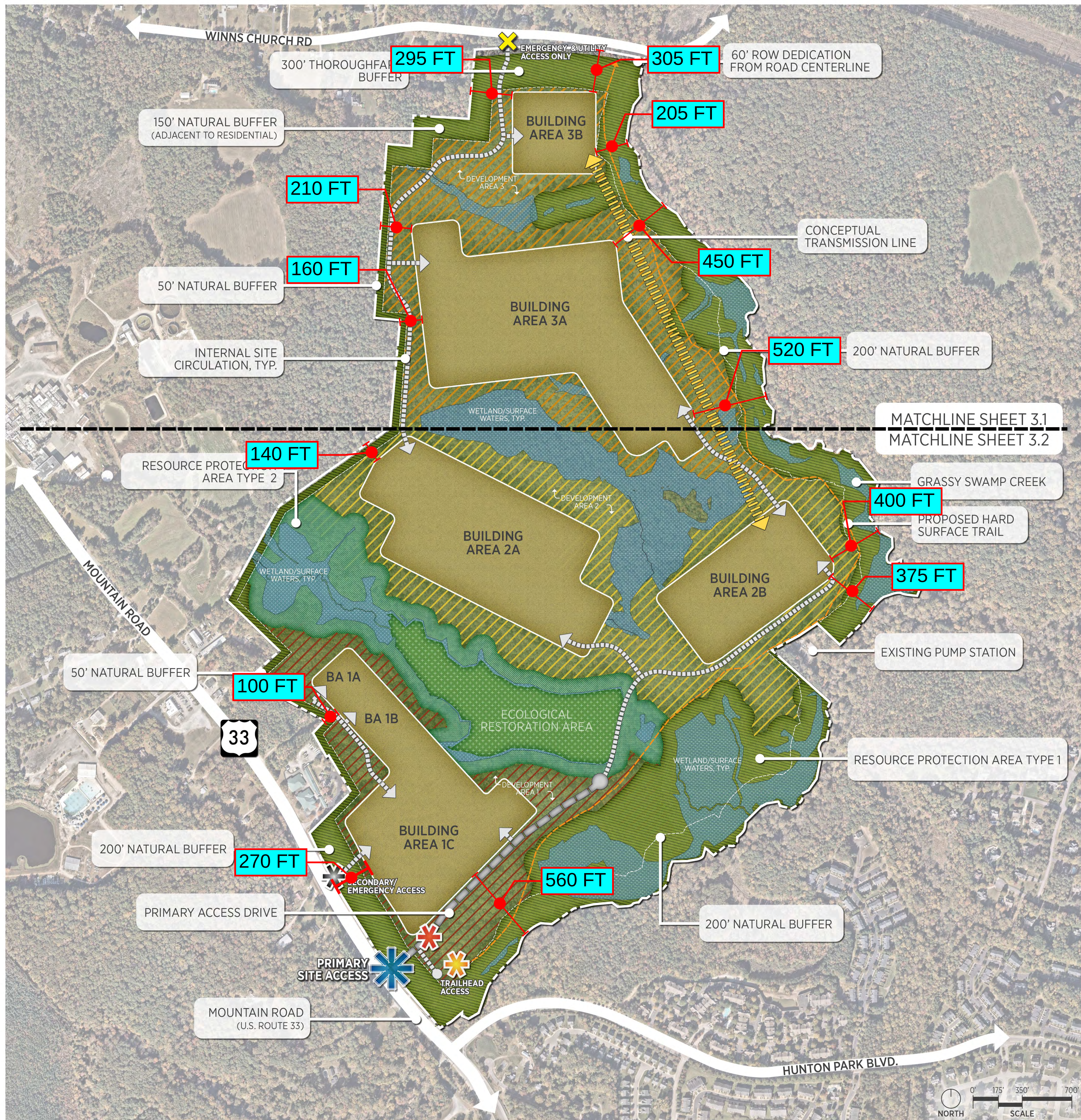
	BUILDING AREAS (BA)		RESOURCE PROTECTION AREA TYPE 1 (RPA)
	DEVELOPMENT AREA 1		RESOURCE PROTECTION AREA TYPE 2 (RPA)
	DEVELOPMENT AREA 2		WETLANDS/SURFACE WATERS
	DEVELOPMENT AREA 3		ECOLOGICAL RESTORATION AREA



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.



NORRIS DESIGN
PLANNING | LANDSCAPE ARCHITECTURE | BRANDING

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Kimley»Horn

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KHA PROJECT
113752002
DATE
2 /27/2026
SCALE AS SHOWN
DESIGNED BY KPC
DRAWN BY AF
CHECKED BY RRP

OVERALL CONCEPT PLAN

MOUNTAIN ROAD
TECHNOLOGY PARK

SHEET NUMBER
C3.0