

Vance County Technology Campus
Final Site Plan
Critical Digital Infrastructure Facilities

GENERAL NOTES:

Site Notes

- This plan and the attached application is a phased development plan pursuant to Vance County UDO Section 1.8 and Multi Phase Development Plan pursuant to NCGS 160D-108(j)(4) for a 900 MW data center campus comprising up to (12) data center buildings, a security building and auxiliary facilities necessary to support up to 4,000,000 sf of data center operations.
- The proposed site (Subject Property) is approximately 528.92 acres, comprised of the following parcels:
 - Parcel ID 0410-01008; Deed Book 1455, page 744; 52.06 Acres
 - Parcel ID 0412-01001; Deed Book 1455, page 677; 94.35 Acres
 - Parcel ID 0413-02017; Deed Book 1455, page 677; 42.86 Acres (Tract 2)
 - Parcel ID 0413-02017; Deed Book 1455, page 677; 75.10 Acres (Tract 1)
 - Parcel ID 0413-02018; Deed Book 1455, page 677; 76.78 Acres
 - Parcel ID 0413-02020; Plat Book V, page 307; 36.43 Acres
 - Parcel ID 0413-02021; Deed Book 1455, page 744; 74.63 Acres
 - Parcel ID 0413-02025; Deed Book 0996, page 370; 36.21 Acres
 - Parcel ID 0414-01005; Deed Book 0586, page 270; 40.49 Acres.
- The Subject Property is Zoned Light Industrial (LI).
- The Development Plan is located in Darby Township, Vance County.
- The boundary information shown hereon is based on field run surveys by Taylor Land Consultants, PLLC, dated July & August 2025.
- Horizontal datum is based on the North American Datum of 1983 (NARS 2011). Units of measurement are U.S. Survey Feet.
- Contours shown hereon are derived from 3-foot Digital Elevation Model (DEM) data provided by the North Carolina Department of Public Safety (NC DPS) and published through NC OneMap on April 8, 2024. Contours are shown at a 2-foot interval and are referenced to NAVD88. This topographic data has not been field verified and is intended for planning and design purposes only.
- The Subject Property will be served by public water & sewer.
- This Plan proposes the Phasing of the Project into 4 phases.

Environmental Notes

- 100-year floodplain shown on this plan is referenced from the FEMA Flood Insurance Map (FIRM), Community-Panel Number 3720194200K, effective 12/06/2019.
- Stream applicability to the Tar-Pamlico Riparian Buffer Rules were identified during field investigations conducted in November and December 2025. Stream classifications were determined using the North Carolina Stream Identification Form, version 4.11. North Carolina Division of Water Resources (DWR) verified the stream classifications during an on-site determination of applicability field walk on January 13th, 2026; determination letter received February 5, 2026.
- Wetland delineations confirming the presence of wetland hydrology, hydric soils, and hydrophytic vegetation were conducted in November and December 2025.

Stormwater Management Notes

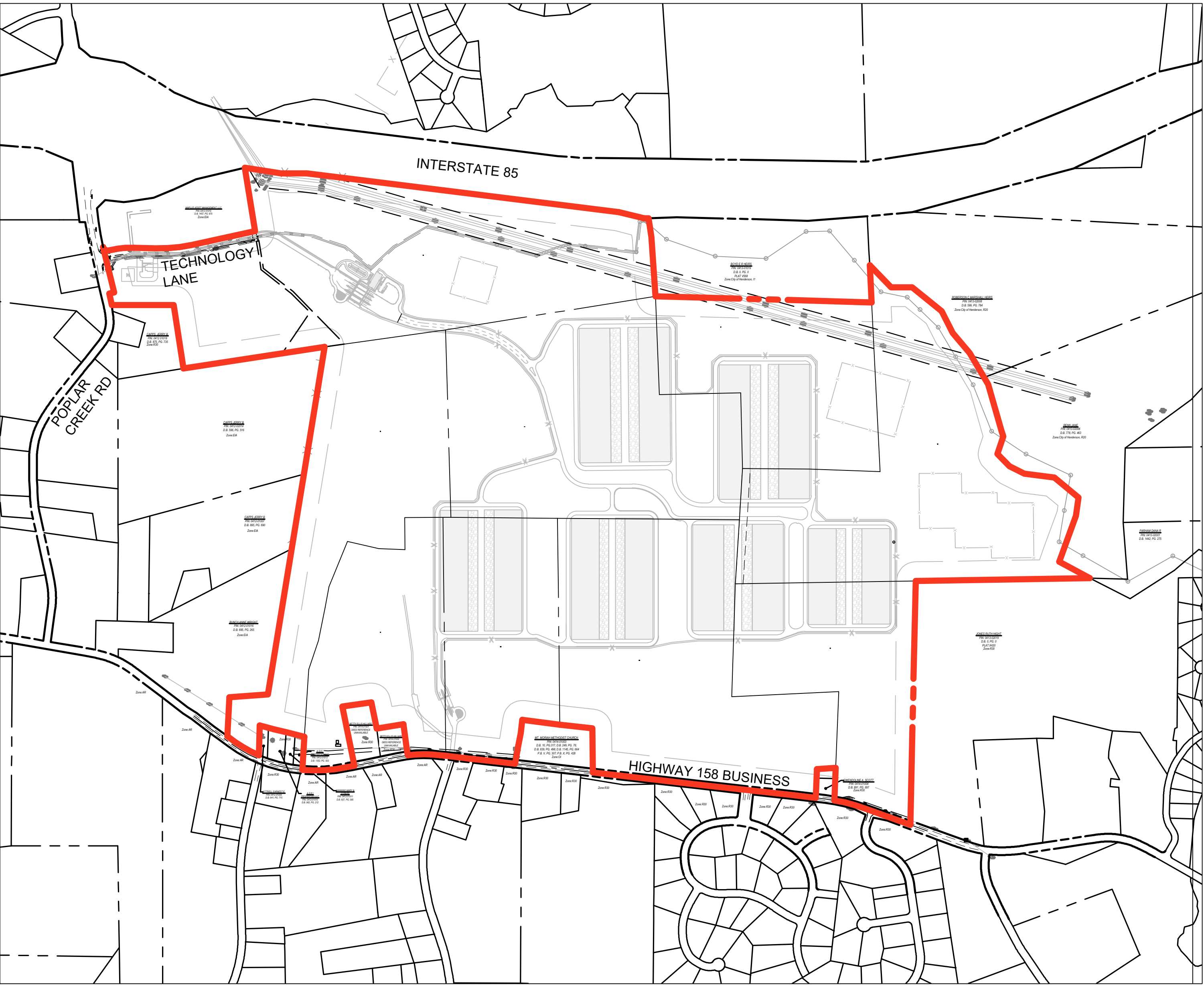
- Stormwater Management will be provided in accordance with North Carolina Department of Environmental Quality Minimum Design Criteria (MDC) that are codified in the stormwater rules, which went into effect on Jan. 1, 2017 and any updates provided by The Stormwater Program.

Other

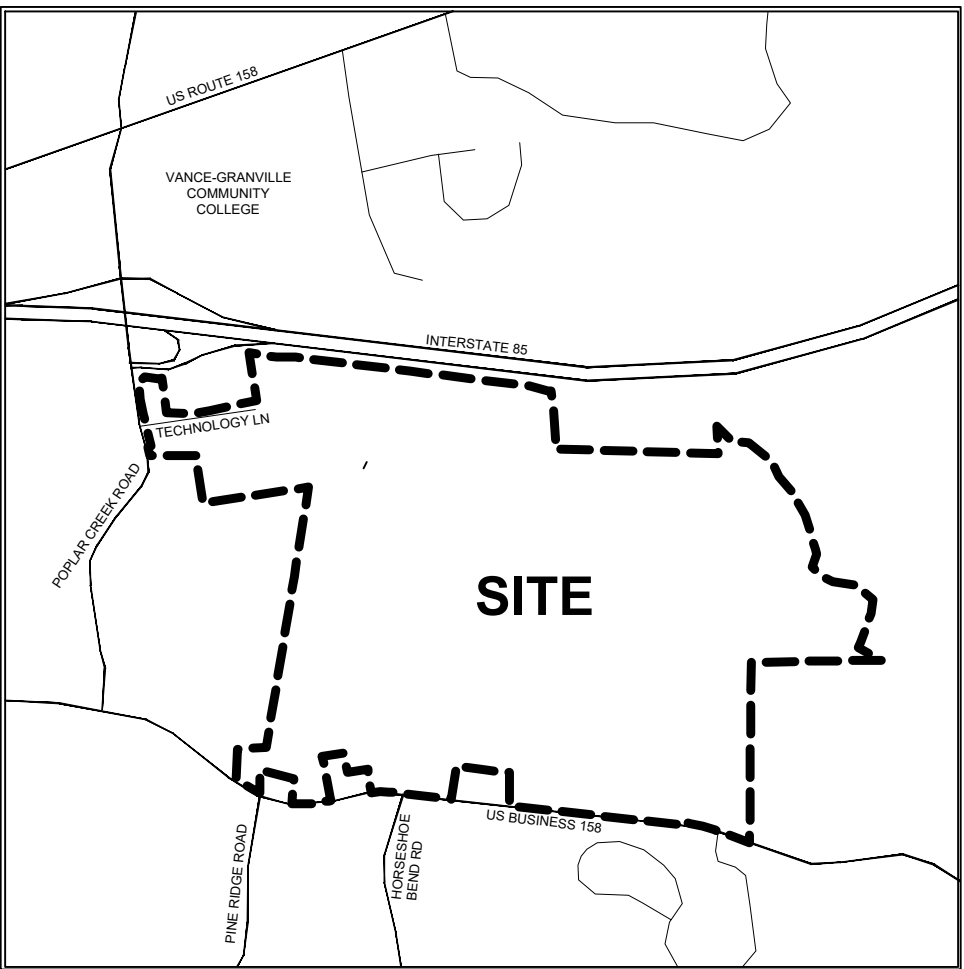
- All existing or proposed sidewalks, shared use paths, and trails will comply with all state and federal accessibility standards.
- The alignments of the proposed utilities are preliminary and subject to change.
- A Cemetery is located on the south west corner of the site. A 100' buffer will be maintained around the known limits of the cemetery.

Zoning Notes

- Building locations and dimensions depicted on future Phases of this Plan are approximate. Final locations and dimensions of buildings shall be depicted on the final site plan for each Phase. Future Phase lines can be modified in conjunction with final site plans for each phase. All final submissions shall be required to comply with the following design criteria:**
 - The total square footage of all buildings combined in all Phases shall not exceed 4,000,000 Square Feet.
 - Buffer strips shall be required on three (3) sides (rear and side lot lines) of lot, unless a corner lot, then buffer is not required on any side lot line adjacent to a street right-of-way lot line. The front of the lot, except for ingress/egress, shall have fifteen (15) feet of landscaping, vegetative or natural buffer area that would not pose a hazard for vehicular traffic, but creates a natural looking front (if opaque or semi-opaque screening is used then this can be used in place of the ten (10) feet of landscaping).
- SETBACKS**
 - Structures: No buildings, including accessory buildings, shall be within: 150 feet from an external property line.
 - Parking areas: Regardless of adjacent zoning, no parking area shall be within 75 feet from an external property line.
 - Land Uses: No structures housing a data center shall be located within 500 linear feet of a structure housing a residence, school, congregate care/adult care facility, retirement center, hospital, daycare center (adult or child), or place of worship existing as of the date of this application.
- HEIGHT:** Maximum Allowable Height: No structure shall exceed 75 feet in height.
- LANDSCAPING AND SCREENING:**
 - The Landscape plans for Phases 2-4 will be provided at the final site plan for each phase.**
A minimum 50-foot opaque buffer shall be required around the perimeter of the property;
 - Internal parking area and equipment shall be screened.
- LIGHTING:**
 - The Lighting plans for Phases 2-4 will be provided at the final site plan for each phase.**
Outdoor lighting shall observe a maximum fixture height of 24 feet (measured from grade at the base of the fixture) and employ fully shielded (full cut-off) light fixture meeting a 1.0 foot candle limit at all property lines;
 - No outdoor lighting fixture shall be located within 50 feet of an external property line (regardless of adjacent zoning).
 - Building-mounted exterior lighting shall not project above the roof or top of the building it is mounted on.
- NOISE:** Operation(s) shall not exceed a maximum noise threshold of 65 dBA at all times as measured from all common property lines.
- Acoustic studies and modeling will be performed at the time of final site plan for future phases 2-4.**
- UTILITY USAGE:**
 - Documentation of Public Utility requirements will be determined and modeled at the time of final site plan of Phases 2-4**
Public Utility Connection: All data centers shall be connected to a publicly maintained utility system (water and sewer). Under no circumstances may a data center utilize, or be connected to, well or surface water systems (i.e., lakes, rivers, ponds, etc.) or private septic systems including package treatment systems.
 - Under no circumstances may a generator serve as the primary source of electricity for the land use.
- STORMWATER:** Stormwater requirements shall comply with applicable local and State regulations.



Scale 1" = 600'



Vicinity Map
1" = 2000'

Sheet List	
Sheet No.	Sheet Title
01	COVER
02	PROPERTY MAP
03	ENVIRONMENTAL CONDITIONS
04	SITE PLAN PHASE ONE
05	LANDSCAPE & LIGHTING PHASE ONE
06	DETAILS
07	ARCHITECTURE
08	EXISTING DRAINAGE AREA MAP
09	STORMWATER MANAGEMENT CONCEPT

LEGEND

LIMITS OF SITE	---
50' TAR-PAMLICO RIPARIAN BUFFER	---
FEMA 100-YR FLOODPLAIN	---
INTERMITTENT STREAMS	CL
PERENNIAL STREAMS	CL
PROPOSED FENCE	X X
100' B.R.L.	---
PROPOSED TREELINE	---
NON-TIDAL WETLAND	---

PROFESSIONAL CERTIFICATION
These plans have been properly examined by the undersigned. I have determined that they comply with existing local North Carolina codes, and have been properly site adapted for use in this area.
License No. 062009 , Expiration Date: 12/31/2026 .

Preliminary -
For Review
Purposes Only

Call NC811 or 1-800-632-4949 at least three (3) full working/business days before starting construction or digging.

REVISION	DATE	REVISION	DATE	BASE DATA	BY	DATE
				DESIGNED	CADD	
				DRAWN		
				REVIEWED		
				RELEASE FOR		
				BY	DATE	

OWNER/DEVELOPER:
Natelli Holdings, LLC
1903 N. Harrison Ave, Suite 101
Cary, NC 27513

Contact: Thomas Natelli Jr.
301.509.7401

COVER

NC RODGERS
CONSULTING
19047 Century Boulevard, Suite 200, Germantown, MD 20874
License Number C-5337
Phone Number: 301-946-4700

Final Site Plan
Vance County
Technology Campus
Darby Township
Vance County, North Carolina

SCALE:	AS SHOWN
JOB No.	529C4
DATE:	2026.09.08
INDEX No.	01
SHEET No.	01 OF 9