

HUNTING HAWK TECHNOLOGY PARK CONCEPT PLAN AND CONDITIONAL USE PERMIT

HANOVER COUNTY, VA



VICINITY MAP

SCALE: 1" = 2,000'

SITE DATA

OWNERS: WELLESLEY LAND LIMITED PARTNERSHIP, HHHUNT VERADA LLC, LOCH LEVAN LAND LIMITED PARTNERSHIP, JAMES K. DOLAN, GILMAN LUMBER COMPANY INC.
TAX MAP IDS: 7738-73-1213, 7748-03-4941, 7748-14-8237 (IN-PART), 7748-06-1173, 7748-05-8840, 7748-15-3959, 7748-16-3588, 7748-17-7689 (IN-PART)
CURRENT ZONING: A-1
PROPOSED ZONING: M-1
SITE AREA: 409.667 AC

APPLICANT: LOCH LEVAN LAND LIMITED PARTNERSHIP; ATTN: HANS KLINGER
APPLICANT EMAIL: HCKLINGER@HHHUNT.COM
APPLICANT PHONE: 804-762-4800
APPLICANT ADDRESS: 11237 NUCKOLS ROAD, GLEN ALLEN, VA, 23059

Sheet List Table

Sheet Number	Sheet Title
C0.0	COVER SHEET
C2.0	EXISTING CONDITIONS
C2.1	DETAIL EXISTING CONDITIONS
C2.2	DETAIL EXISTING CONDITIONS
C3.0	OVERALL CONCEPT PLAN
C3.1	DETAIL CONCEPT PLAN
C3.2	DETAIL CONCEPT PLAN
C4.0	FENCING
M0.0	WASTEWATER PUMP STATION CONCEPT LAYOUT
M1.0	WASTEWATER PUMP STATION CONCEPT LAYOUT
M3.0	SUBSTATION CONCEPT LAYOUT

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HUNTING HAWK TECHNOLOGY PARK CONCEPT PLAN
HANOVER COUNTY - VA
COVER SHEET

JOB NO.
69002
SHEET NO.
C0.0

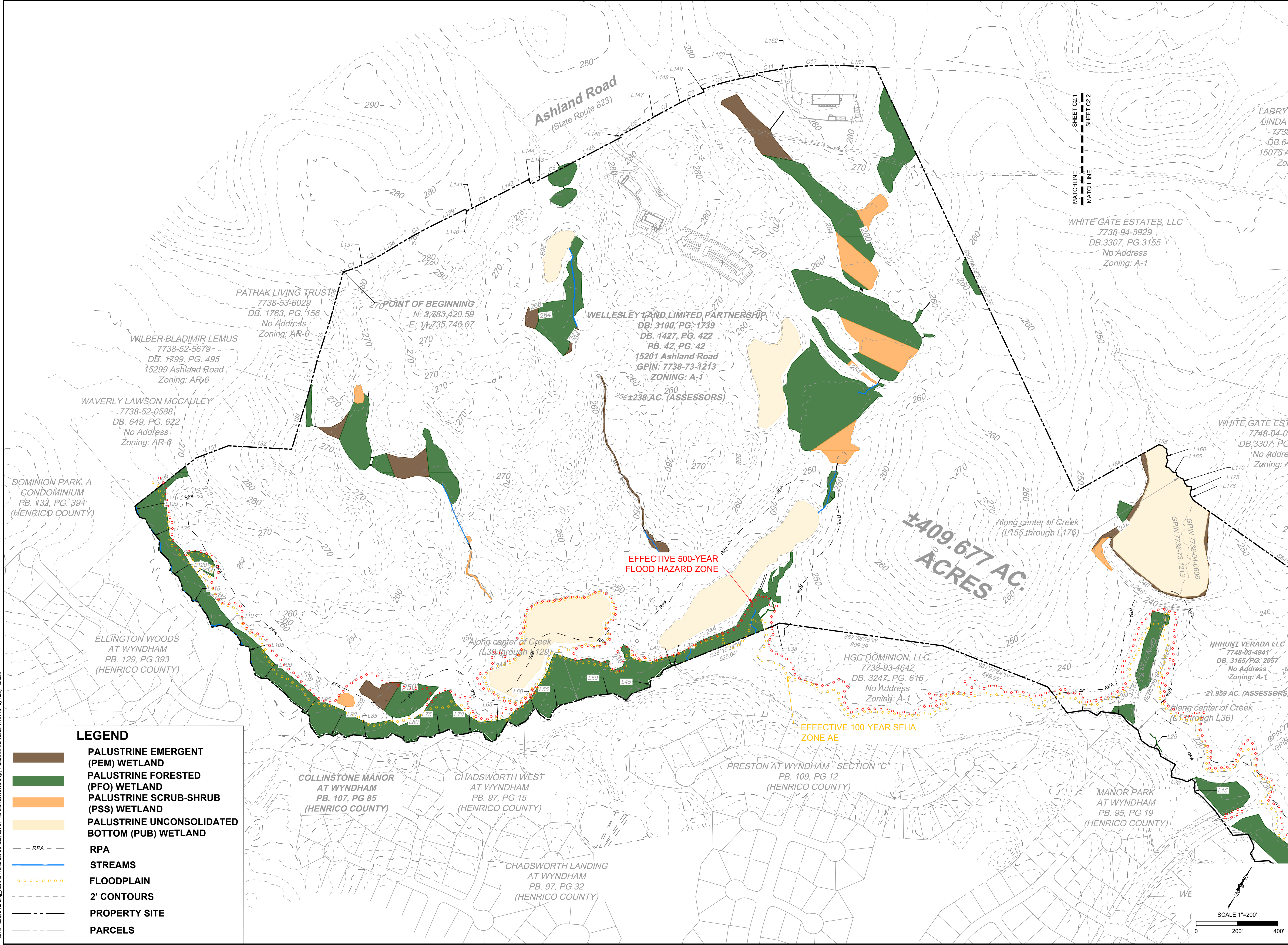
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TAX MAP IDS	DATE
	8/22/25
	DRAWN BY
	A. RANSON
	DESIGNED BY
	J. MURRAY
	CHECKED BY
	J. MURRAY
	SCALE
	1" = 2000'

MAILING ADDRESS

S:\40165002-Hunting_Hawk\DWG\Sheet\CD\2.0 EXISTING CONDITIONS.dwg | Plotted on 8/21/2025 1:16 PM | by Abby Ranson



LEGEND

PALUSTRINE EMERGENT (PEM) WETLAND

PALUSTRINE FORESTED (PFO) WETLAND

PALUSTRINE SCRUB-SHRUB (PSS) WETLAND

PALUSTRINE UNCONSOLIDATED BOTTOM (PUB) WETLAND

RPA

STREAMS

FLOODPLAIN

2' CONTOURS

PROPERTY SITE

PARCELS

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8/22/25

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A. RANSON

DESIGNED BY
J. MURRAY

CHECKED BY
J. MURRAY

SCALE
1"=200'

HUNTING HAWK TECHNOLOGY PARK CONCEPT PLAN
HANOVER COUNTY - VA

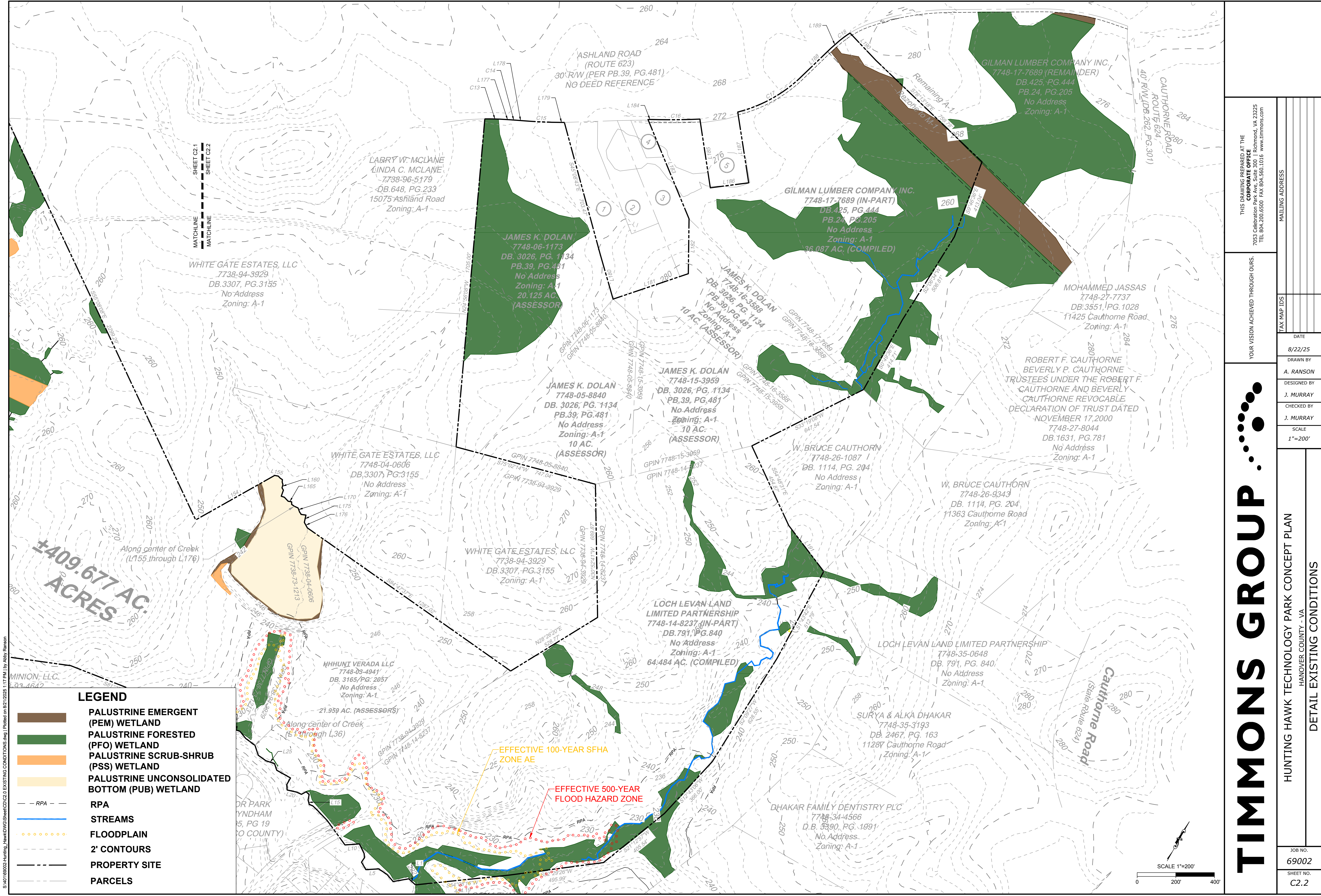
DETAIL EXISTING CONDITIONS

JOB NO.
69002

SHEET NO.
C2.1

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- LEGEND**
- PALUSTRINE EMERGENT (PEM) WETLAND
 - PALUSTRINE FORESTED (PFO) WETLAND
 - PALUSTRINE SCRUB-SHRUB (PSS) WETLAND
 - PALUSTRINE UNCONSOLIDATED BOTTOM (PUB) WETLAND
 - RPA
 - STREAMS
 - FLOODPLAIN
 - 2' CONTOURS
 - PROPERTY SITE
 - PARCELS

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DRAWN BY
A. RANSON

DESIGNED BY
J. MURRAY

CHECKED BY
J. MURRAY

SCALE
1"=200'

HUNTING HAWK TECHNOLOGY PARK CONCEPT PLAN
HANOVER COUNTY - VA

DETAIL EXISTING CONDITIONS

JOB NO.
69002

SHEET NO.
C2.2

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TAX MAP IDS

0 200' 400'

SCALE 1"=200'

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- NOTES:**
- LAYOUT SHOWN IS CONCEPTUAL AND SUBJECT TO CHANGE BASED OFF OF DETAILED ENGINEERING AT SITE PLAN DEVELOPMENT.
 - CONCEPTUAL BUILDING AREAS ALSO CONTAIN GENERATOR PADS, EQUIPMENT AREAS, UTILITY CORRIDORS, PARKING AREAS, AND ACCESS DRIVES.

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HUNTING HAWK TECHNOLOGY PARK CONCEPT PLAN

HANOVER COUNTY - VA
OVERALL CONCEPT PLAN

JOB NO.
69002

SHEET NO.
C3.0

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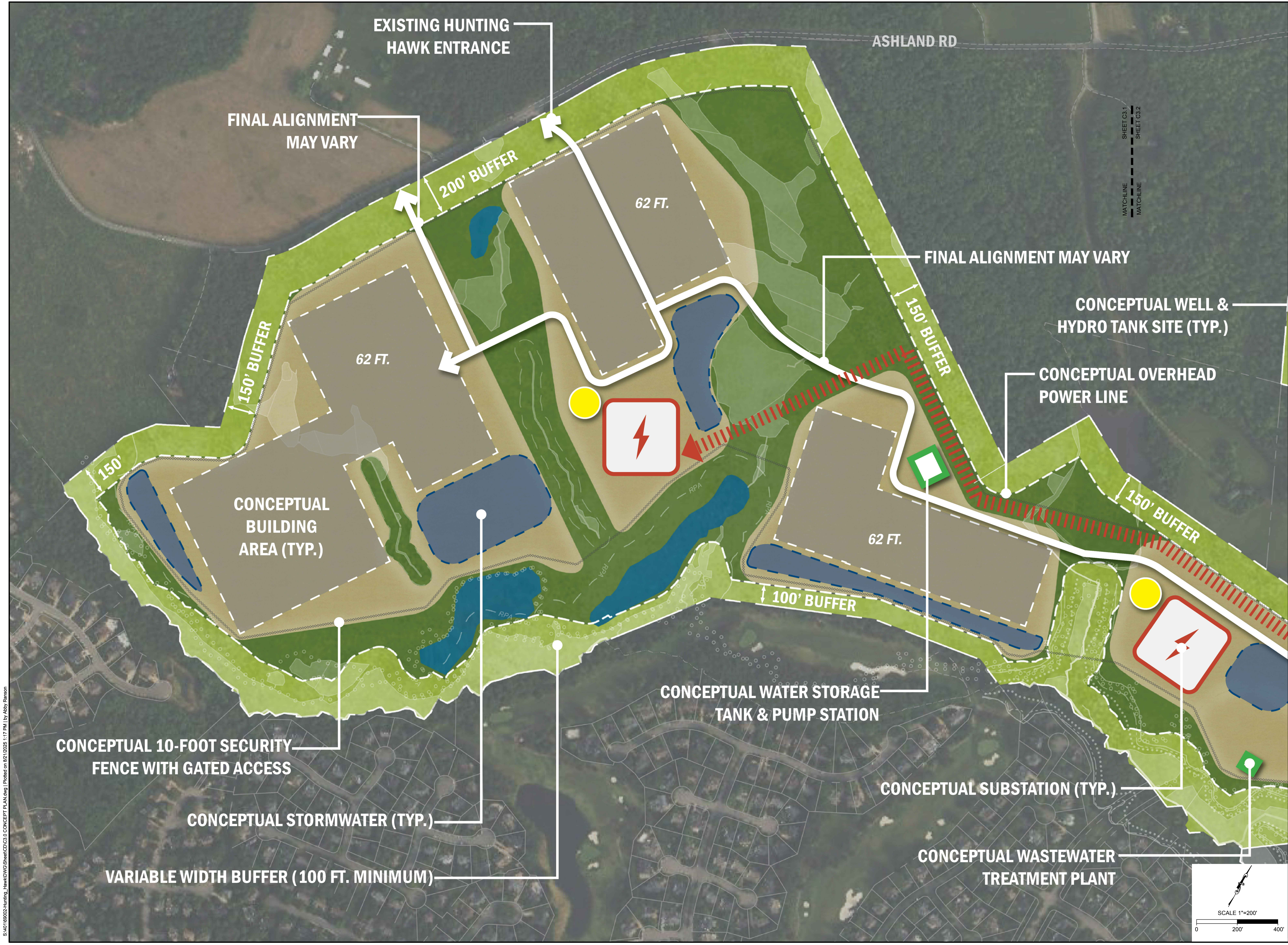
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TAX MAP IDS

DATE
8/22/25
DRAWN BY
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J. MURRAY
SCALE
1"=300'

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8/22/25

DRAWN BY
A. RANSON

DESIGNED BY
J. MURRAY

CHECKED BY
J. MURRAY

SCALE
1"=200'

HUNTING HAWK TECHNOLOGY PARK CONCEPT PLAN
HANOVER COUNTY - VA

DETAIL CONCEPT PLAN

JOB NO.
69002

SHEET NO.
C3.1

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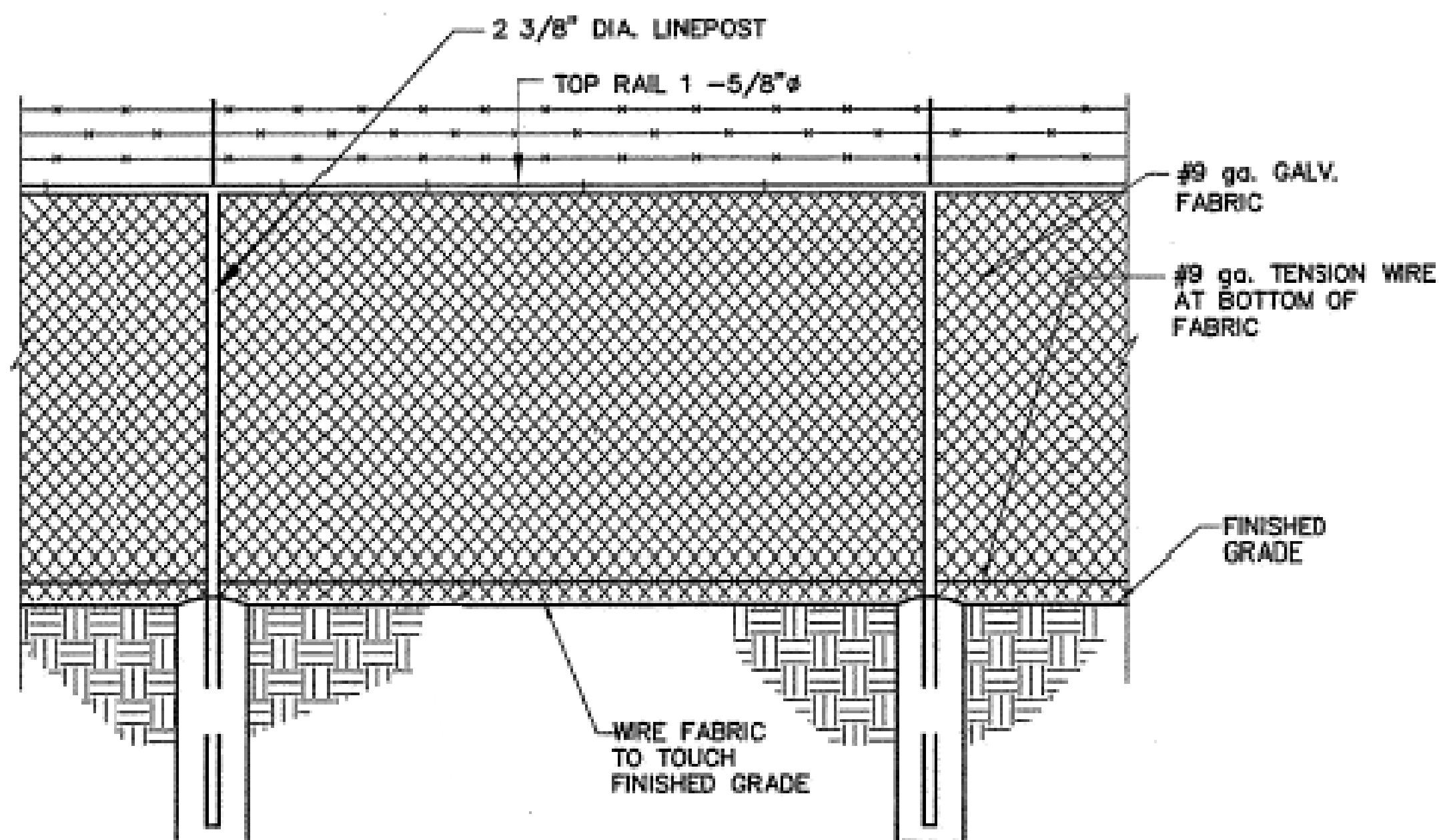
NOTE:

1. PERIMETER FENCING MAY BE INSTALLED AROUND THE PERIMETER OF THE PROJECT OR AROUND EACH "BUILDING AREA" SHOWN ON SHEET C3 OF THE CONCEPT PLAN OR A COMBINATION FOR THESE TWO OPTIONS, OR AS OTHERWISE APPROVED BY THE PLANNING DIRECTOR AT THE TIME OF SITE PLAN REVIEW AND APPROVAL.
2. FENCING WILL BE A MINIMUM OF 7 FEET IN HEIGHT AND A MAXIMUM OF 10 FEET.
3. FENCING IMMEDIATELY ADJACENT TO PUBLIC OR PRIVATE STREETS SHALL NOT BE CHAIN-LINK, WITH OR WITHOUT SLATED INSERTS, AND SHALL NOT INCLUDE BARBED WIRE OR OTHER SIMILARLY VISIBLY OBTRUSIVE DETERMINED.
4. SECURITY FENCING SHALL BE USED AROUND THE PERIMETER OF THE WTPP AND ANY SUBSTATION (UNLESS PROHIBITED BY DOMINION POWER) UNLESS OTHERWISE APPROVED BY THE PLANNING DIRECTOR AT THE TIME OF SITE PLAN REVIEW AND APPROVAL.
5. THE IMAGES ARE REPRESENTATIVE FENCING STYLES THAT MAY BE USED AS PERIMETER AND SECURITY FENCING THROUGHOUT THE PROJECT SITE.

EXAMPLE PERIMETER/SECURITY FENCING

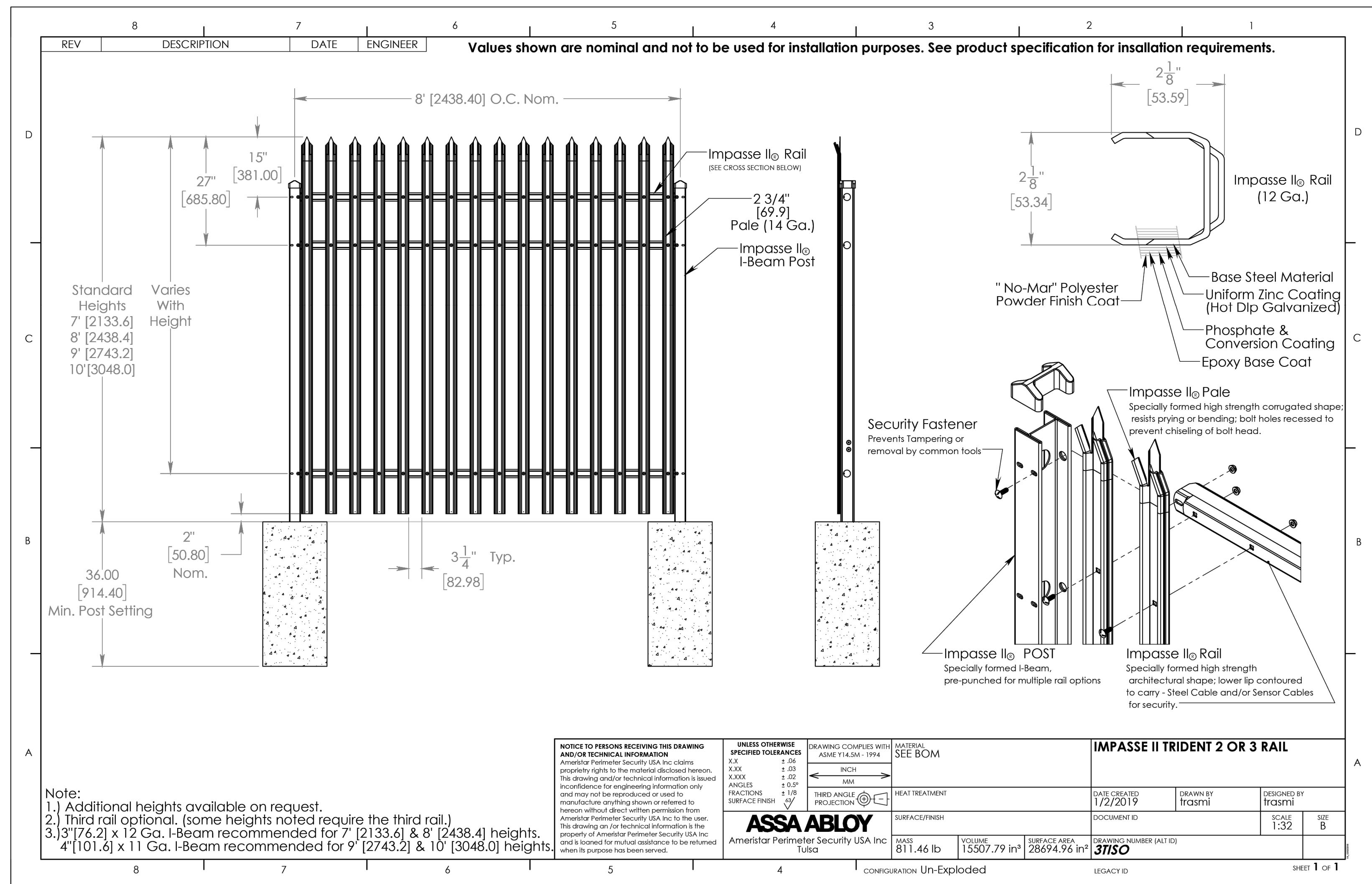
EXAMPLE PERIMETER/SECURITY FENCING

EXAMPLE INTERIOR SECURITY FENCING



	FOOTINGS
LINE POST -2 3/8"	12" X 48"
CORNER POST -4" SCH 80	24" X 48"

LINE POST	-2 3/8"	12" X 48"
CORNER POST	-4" SCH 80	24" X 48"



Note:

- 1.) Additional heights available on request.
- 2.) Third rail optional. (some heights noted require the third rail.)
- 3.) 3" [76.2] x 12 Ga. I-Beam recommended for 7' [2133.6] & 8' [2438.4] heights.
- 4.) 4" [101.6] x 11 Ga. I-Beam recommended for 9' [2743.2] & 10' [3048.0] heights

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UNLESS OTHERWISE SPECIFIED TOLERANCES	DRAWING COMPLIES WITH ASME Y14.5M - 1994
X.X ± .06	← INCH →
X.XX ± .03	MM
X.XXX ± .02	
ANGLES ± 0.5°	
FRACTIONS ± 1/32	THIRD ANGLE PROJECTION 
SURFACE FINISH 	
ASSA ABLOY Ameristar Perimeter Security USA Inc Tulsa	

		IMPASSE II TRIDENT 2 OR 3 RAIL	
		DATE CREATED 1/2/2019	DRAWN BY frasm
		DOCUMENT ID	SCALE 1:3
7.79 in ²	SURFACE AREA 28694.96 in ²	DRAWING NUMBER (ALT ID) 37150	

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HUNTING HAWK TECHNOLOGY PARK CONCEPT PLAN

HANOVER COUNTY - VA

FENCING

JOB NO.
69002

SHEET NO.
C4.0

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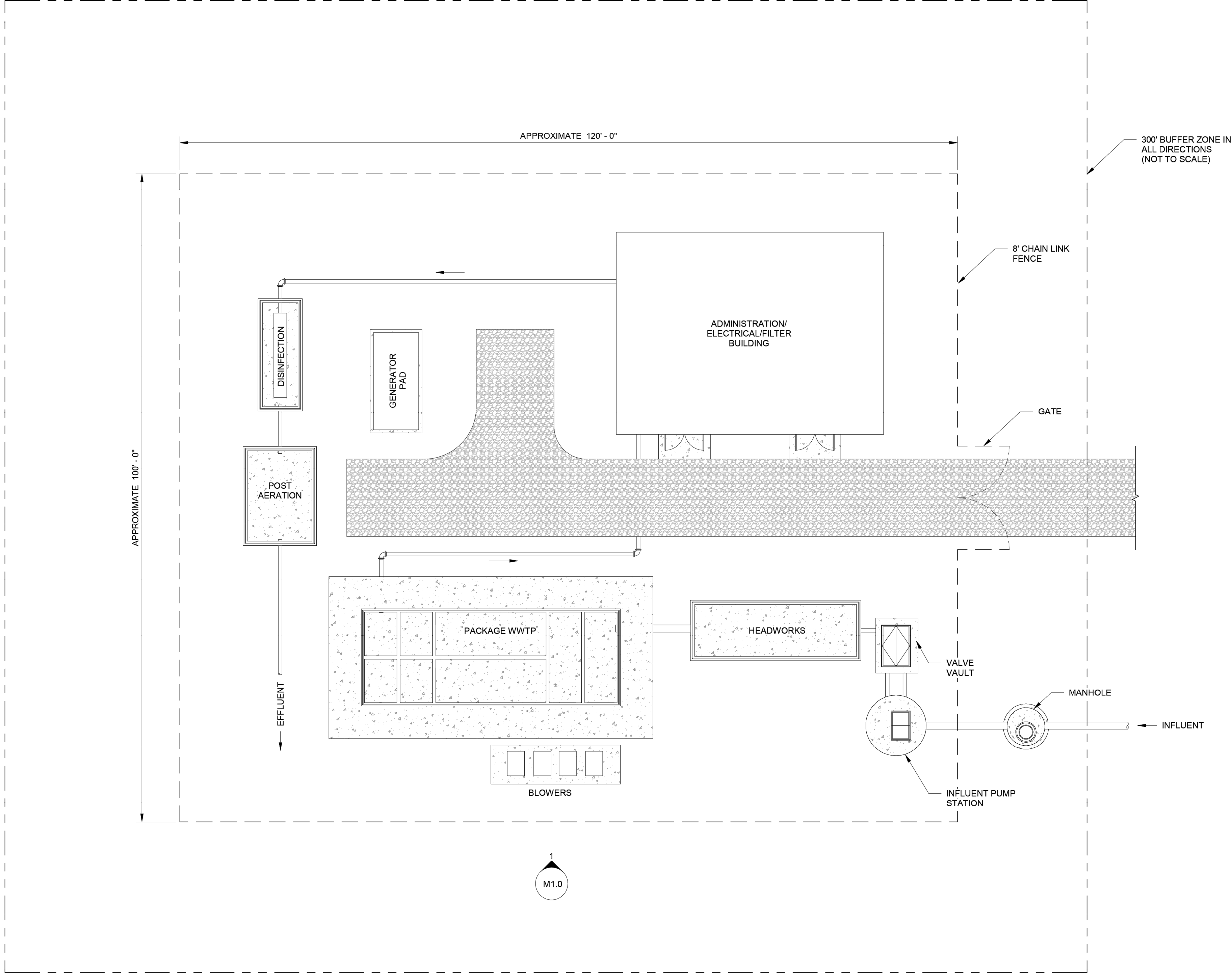
MAILING ADDRESS

TAX MAP IDS

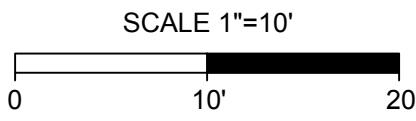
DATE
8/22/25
DRAWN BY
A. RANSOM
DESIGNED BY
J. MURRAY
CHECKED BY
J. MURRAY
SCALE
N/A

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1 SITE LAYOUT
M0.0 1" = 10'-0"



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HUNTING HAWK TECHNOLOGY PARK CONCEPT PLAN
HANOVER COUNTY - VA
WASTEWATER PUMP STATION CONCEPT LAYOUT

JOB NO.
69002
SHEET NO.
M0.0

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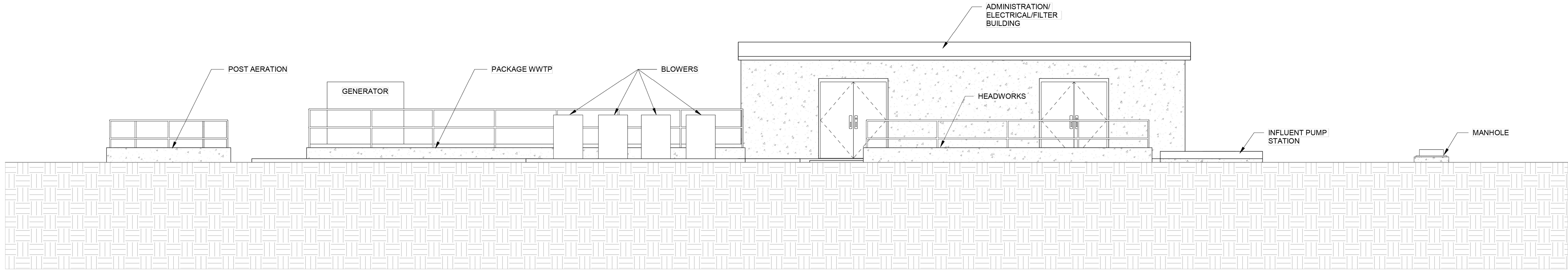
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TAX MAP IDS			
DATE	8/22/25		
DRAWN BY	J. MARSHALL		
DESIGNED BY	M. MILLER		
CHECKED BY	B. STRICKLAND		
SCALE	1"=10'		

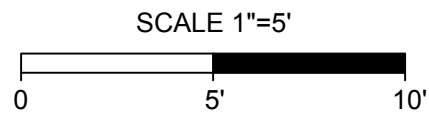
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1 SITE ELEVATION
M1.0 1" = 5'-0"



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HUNTING HAWK TECHNOLOGY PARK CONCEPT PLAN
HANOVER COUNTY - VA

WASTEWATER PUMP STATION CONCEPT LAYOUT

JOB NO.
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M1.0

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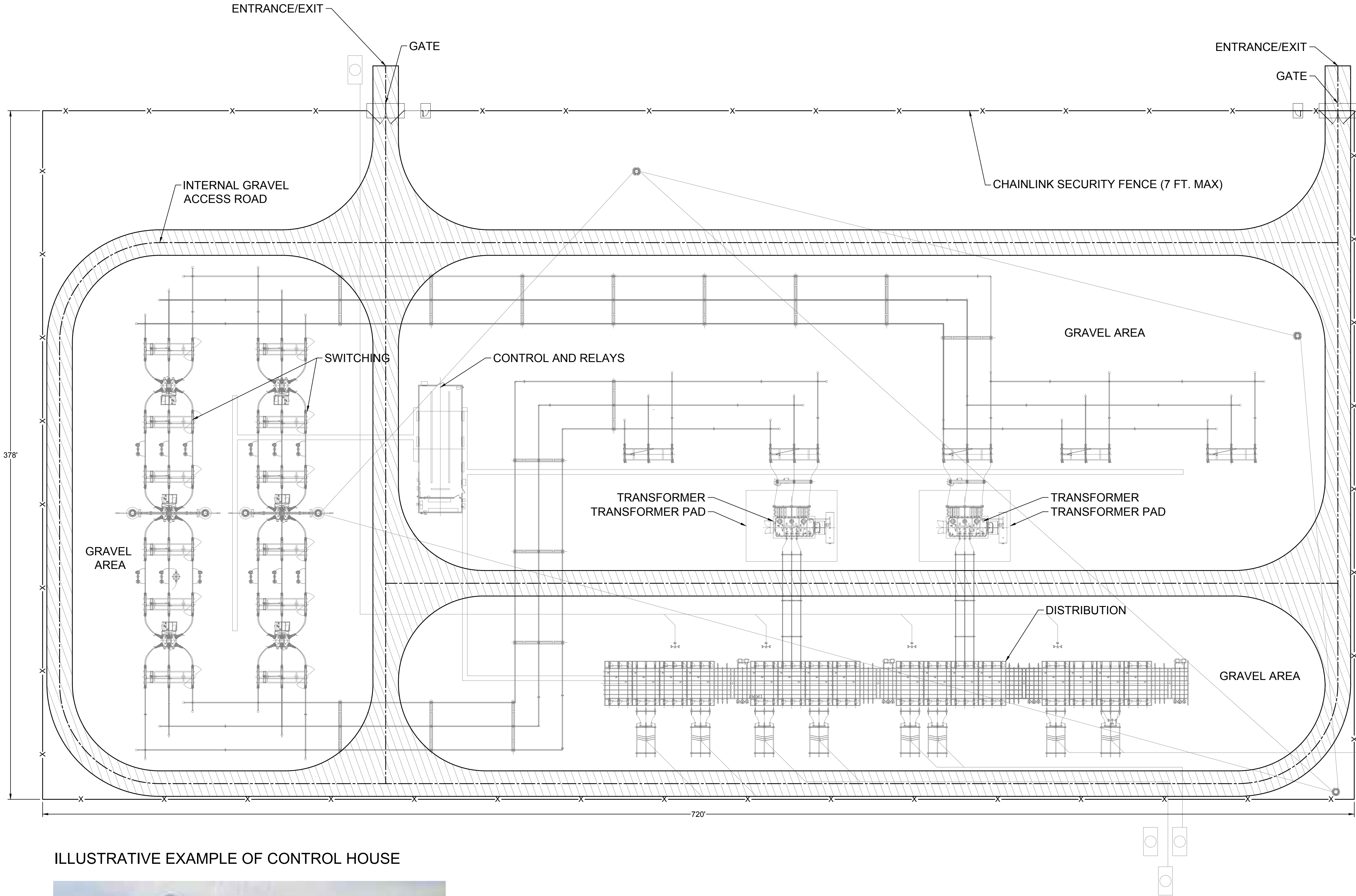
DRAWN BY
J. MARSHALL

DESIGNED BY
M. MILLER

CHECKED BY
B. STRICKLAND

SCALE
1"=5'

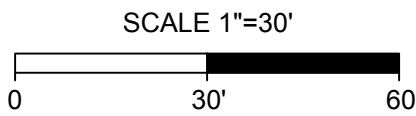
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ILLUSTRATIVE EXAMPLE OF CONTROL HOUSE



- NOTE:**
- SUBSTATION LAYOUT IS SUBJECT TO CHANGE BASED ON FINAL DESIGN AS PROVIDED AND APPROVED BY DOMINION ENERGY.
 - ACCESS DRIVE AND INTERIOR DRIVE DESIGNS SHALL COMPLY WITH SECTION 26-257 OF THE ZONING ORDINANCE.
 - THE ULTIMATE LOCATION OF THE IMPROVEMENTS WILL BE DETERMINED AT SITE PLAN REVIEW.
 - IN THE EVENT DOMINION POWER REQUIRES A SUBSTATION TO BE ENCLOSED BY A BUILDING, THE BUILDING ELEVATIONS AND MATERIALS SHALL BE APPROVED BY THE PLANNING DIRECTOR AT THE TIME OF SITE PLAN REVIEW AND APPROVAL BASED ON DOMINION POWER REQUIREMENTS FOR THE ELEVATIONS AND MATERIALS.



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A. RANSON

DESIGNED BY
J. MURRAY

CHECKED BY
J. MURRAY

SCALE
1"=30'

HUNTING HAWK TECHNOLOGY PARK CONCEPT PLAN
HANOVER COUNTY - VA

SUBSTATION CONCEPT LAYOUT

JOB NO.
69002

SHEET NO.
M3.0

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