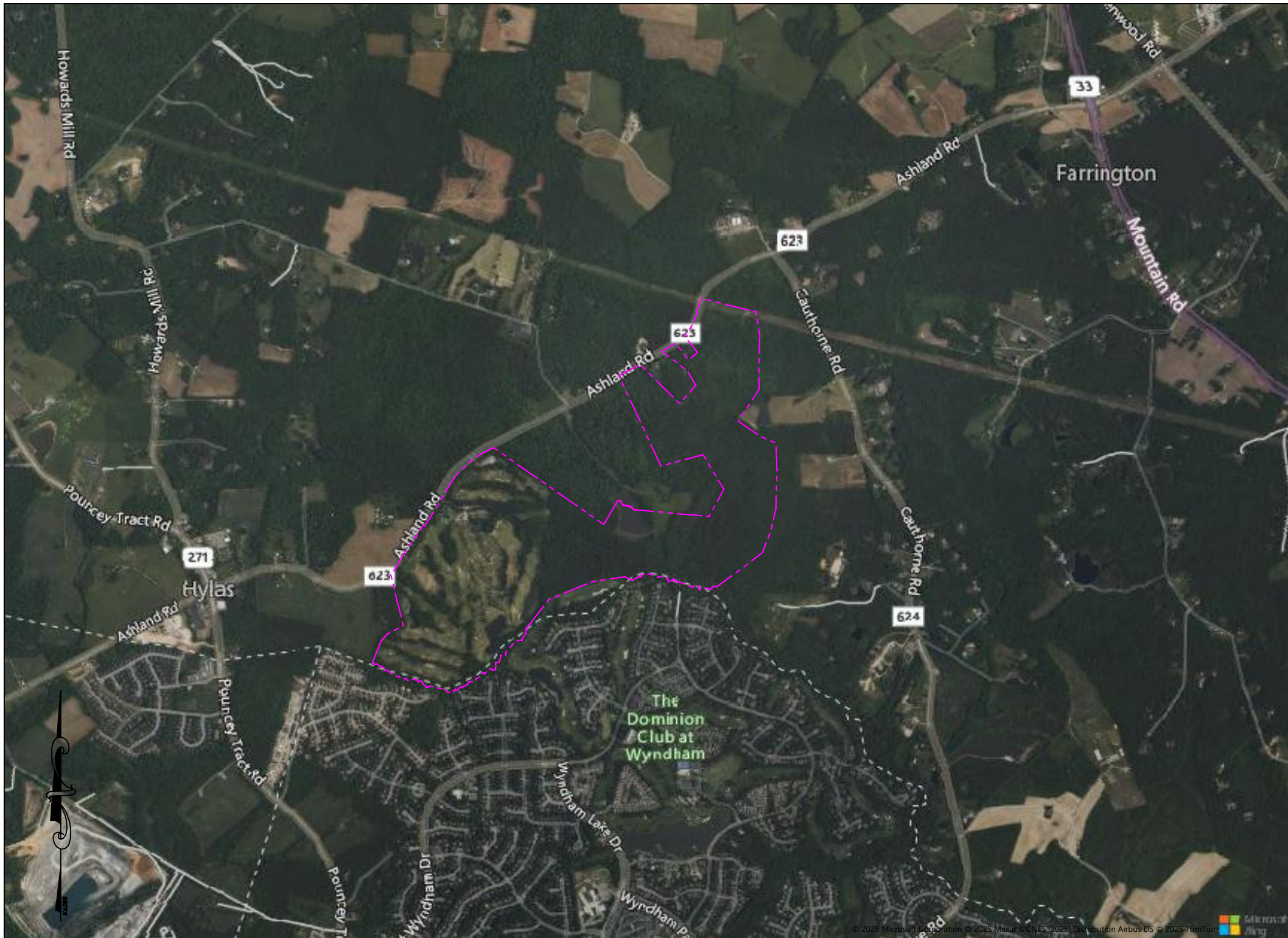


HUNTING HAWK TECHNOLOGY PARK CONCEPT PLAN AND CONDITIONAL USE PERMIT

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, 7748-35-0648, 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: 468.137 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
C1.0	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	ILLUSTRATIVE DATA CENTER ELEVATIONS
C5.0	FENCING AND WASTEWATER PUMP STATION DETAILS
M1.0	FIRE HOUSE SITE LAYOUT
M1.1	FIRE HOUSE SITE LAYOUT ELEVATIONS
M1.2	WELL HOUSE SITE LAYOUT
M1.3	WELL HOUSE ELEVATIONS
M2.0	SUBSTATION CONCEPT LAYOUT

TIMMONS GROUP

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

JOB NO.
69002
SHEET NO.
C1.0

YOUR VISION ACHIEVED THROUGH OURS.

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CORPORATE OFFICE
7053 Celebration Park Ave, Suite 300 | Richmond, VA 23225
TEL 804.200.0300 FAX 804.580.1016 www.timmons.com

REVISION DESCRIPTION	DATE

DATE
12/12/25
DRAWN BY
A. RANSON
DESIGNED BY
J. MURRAY
CHECKED BY
J. MURRAY
SCALE
1" = 2000'

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TOTAL
468.137 AC
ACRES

LEGEND

**PALUSTRINE EMERGENT
(PEM) WETLAND**

**PALUSTRINE FORESTED
(PFO) WETLAND**

**PALUSTRINE SCRUB-SHRUB
(PSS) WETLAND**

**PALUSTRINE UNCONSOLIDATED
BOTTOM (PUB) WETLAND**

RPA

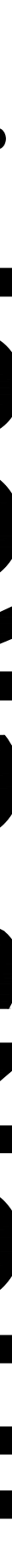
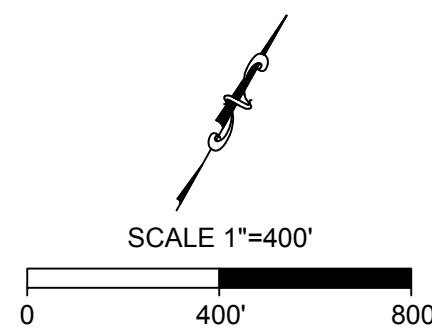
STREAMS

FLOODPLAIN

2' CONTOURS

PROPERTY SITE

PARCELS

The logo for the Timmons Group, featuring the company name in a bold, sans-serif font, followed by a graphic of a series of dots of varying sizes arranged in a curved, upward-pointing arc.

HUNTING HAWK TECHNOLOGY PARK CONCEPT PLAN

HANOVER COUNTY - VA

EXISTING CONDITIONS

[illegible]

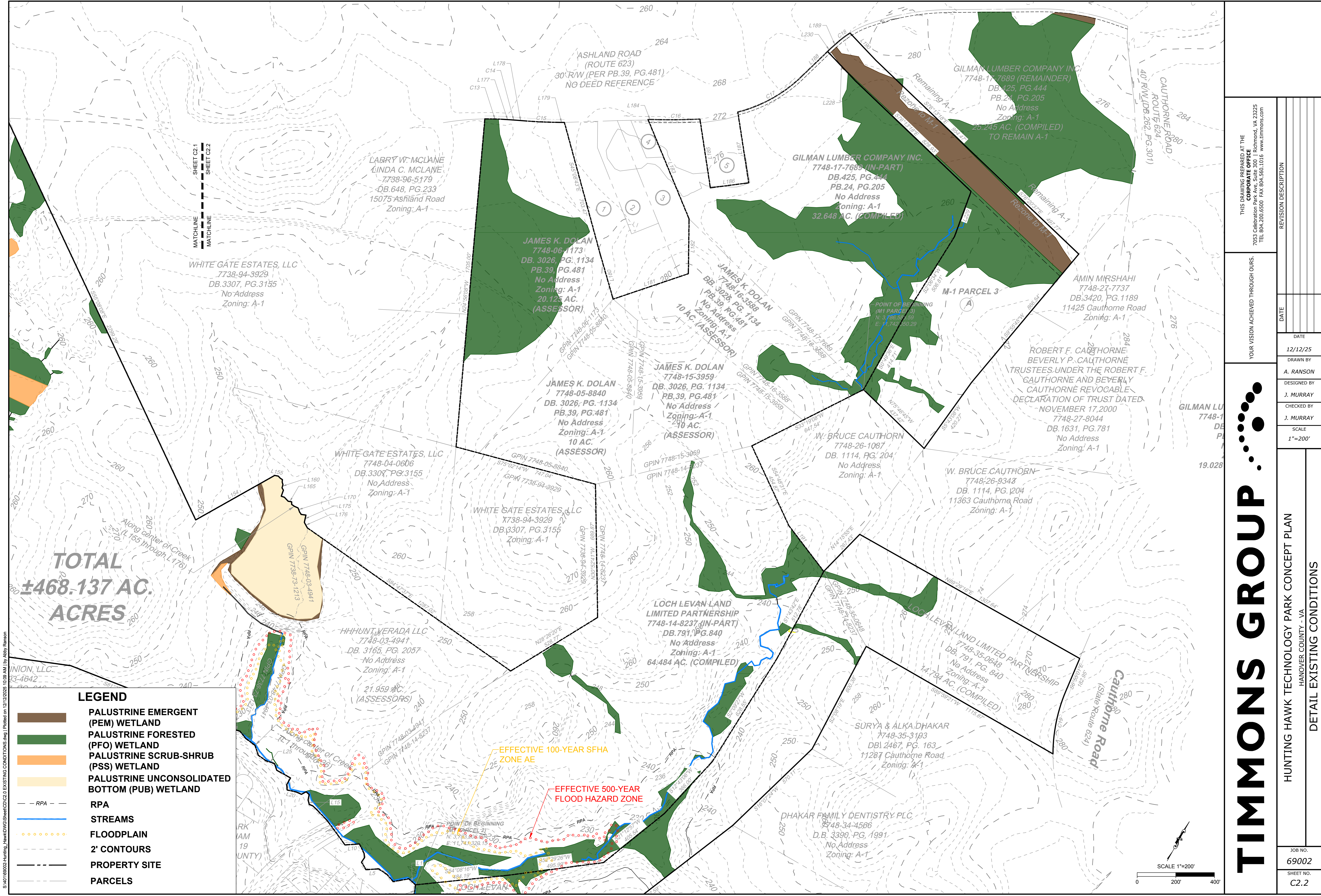
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SHEET NO
C2.0

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S:\40105002-Hunting_Hawk\DWG\Sheet\CD\2.0 EXISTING CONDITIONS.dwg | Plotted on 12/12/2025 10:09 AM | 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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REVISION DESCRIPTION

DATE	
12/12/25	

DRAWN BY
A. RANSON

DESIGNED BY
J. MURRAY

CHECKED BY
J. MURRAY

SCALE
1"=200'

TIMMONS GROUP

HUNTING HAWK TECHNOLOGY PARK CONCEPT PLAN
HANOVER COUNTY - VA

DETAIL EXISTING CONDITIONS

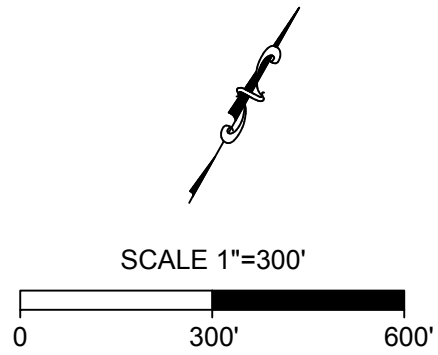
JOB NO.
69002

SHEET NO.
C2.2

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DATE

12/12/25

DRAWN BY

A. RANSON

DESIGNED BY

J. MURRAY

CHECKED BY

J. MURRAY

SCALE

1"=300'

REVISION DESCRIPTION

HUNTING HAWK TECHNOLOGY PARK CONCEPT PLAN

HANOVER COUNTY - VA

OVERALL CONCEPT PLAN

JOB NO.

69002

SHEET NO.

C3.0

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TIMMONS GROUP

...

LEGEND:

GENERAL AREA OF DEVELOPMENT. MAY INCLUDE BUILDINGS, GENERATOR YARDS, UTILITY CORRIDORS, PARKING AREAS, ACCESS DRIVES, PONDS, GRADING, WELL SITES, SMALL SEWER PUMP STATIONS AND OTHER USES ACCESSORY TO THE PROPOSED USE.

APPROXIMATE AREAS TO REMAIN NATURAL

BUFFER AREAS

NOTE: LAYOUT SHOWN IS CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE BASED OFF OF DETAILED ENGINEERING AT TIME OF SITE PLAN DEVELOPMENT. LINES SHOWN BETWEEN DIFFERENT SHADED DEVELOPMENT AREAS ARE GENERAL IN NATURE AND NOT INTENDED TO BE EXACT.



LEGEND:

- GENERAL AREA OF DEVELOPMENT. MAY INCLUDE BUILDINGS, GENERATOR YARDS, UTILITY CORRIDORS, PARKING AREAS, ACCESS DRIVES, PONDS, GRADING, WELL SITES, SMALL SEWER PUMP STATIONS AND OTHER USES ACCESSORY TO THE PROPOSED USE.
- APPROXIMATE AREAS TO REMAIN NATURAL
- BUFFER AREAS

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HUNTING HAWK TECHNOLOGY PARK CONCEPT PLAN
HANOVER COUNTY - VA
DETAIL CONCEPT PLAN

JOB NO.
69002
SHEET NO.
C3.1

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- APPROXIMATE AREAS TO REMAIN NATURAL
- BUFFER AREAS

NOTE: LAYOUT SHOWN IS CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE BASED OFF OF DETAILED ENGINEERING AT TIME OF SITE PLAN DEVELOPMENT. LINES SHOWN BETWEEN DIFFERENT SHADED DEVELOPMENT AREAS ARE GENERAL IN NATURE AND NOT INTENDED TO BE EXACT.

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DATE

12/12/25

DRAWN BY

A. RANSON

DESIGNED BY

J. MURRAY

CHECKED BY

J. MURRAY

SCALE

1"=200'

REVISION DESCRIPTION

TIMMONS GROUP

HUNTING HAWK TECHNOLOGY PARK CONCEPT PLAN
HANOVER COUNTY - VA
DETAIL CONCEPT PLAN

JOB NO.

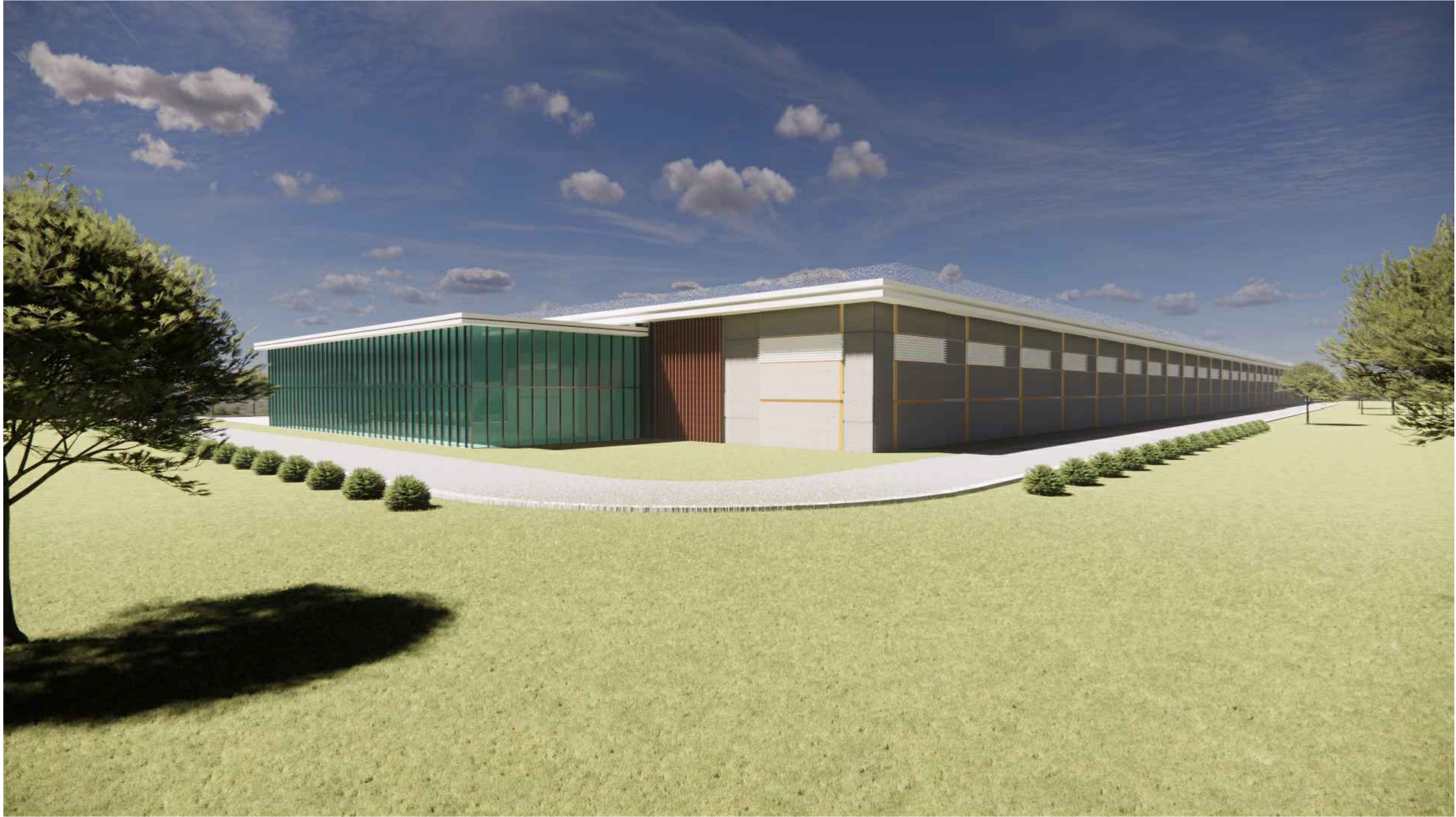
69002

SHEET NO.

C3.2

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ONE STORY



TWO STORY



S:\401695002-Hunting_Hawk\DWGS\Sheet\CD\4.0 ELEVATIONS.dwg | Plotted on 12/12/2025 1:06 PM | by Abby Ranson

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JOB NO.	69002	
SHEET NO.	C4.0	
HUNTING HAWK TECHNOLOGY PARK CONCEPT PLAN HANOVER COUNTY - VA		
ILLUSTRATIVE DATA CENTER ELEVATIONS		

SCALE	
AS NOTED	
CHECKED BY	J. MURRAY
DESIGNED BY	J. MURRAY
DRAWN BY	A. RANSON
DATE	
12/12/25	

REVISION DESCRIPTION	

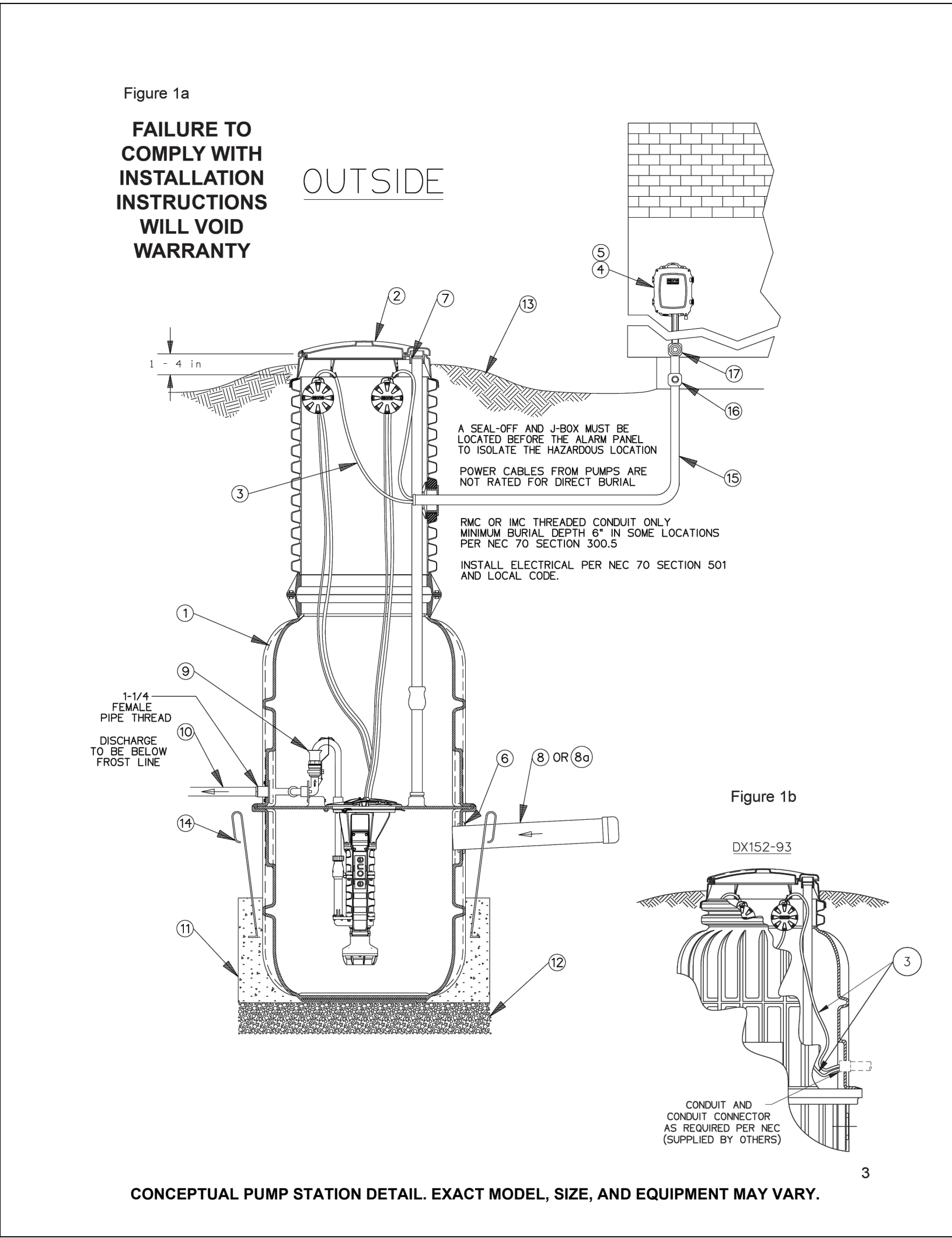
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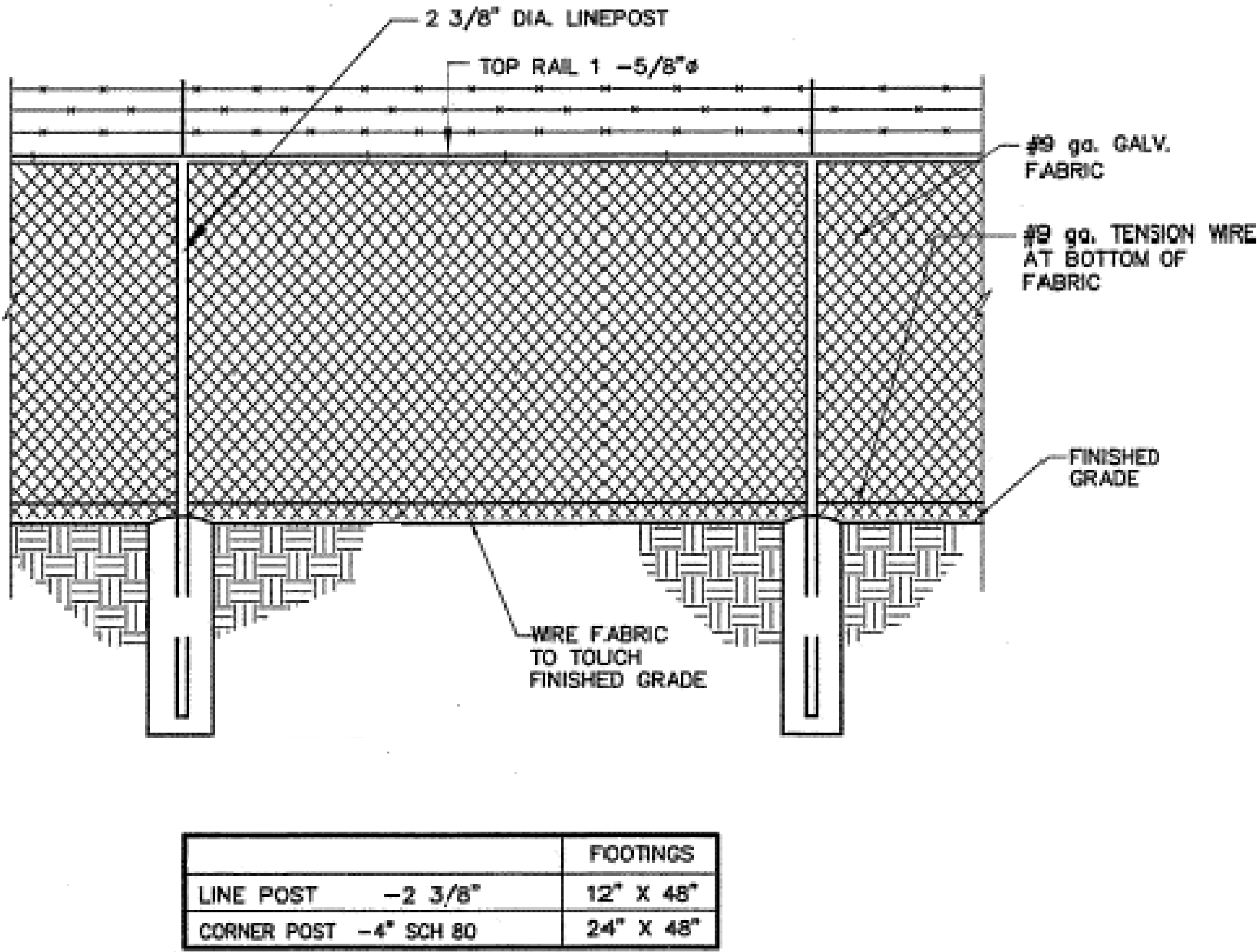
EXAMPLE PERIMETER/SECURITY FENCING



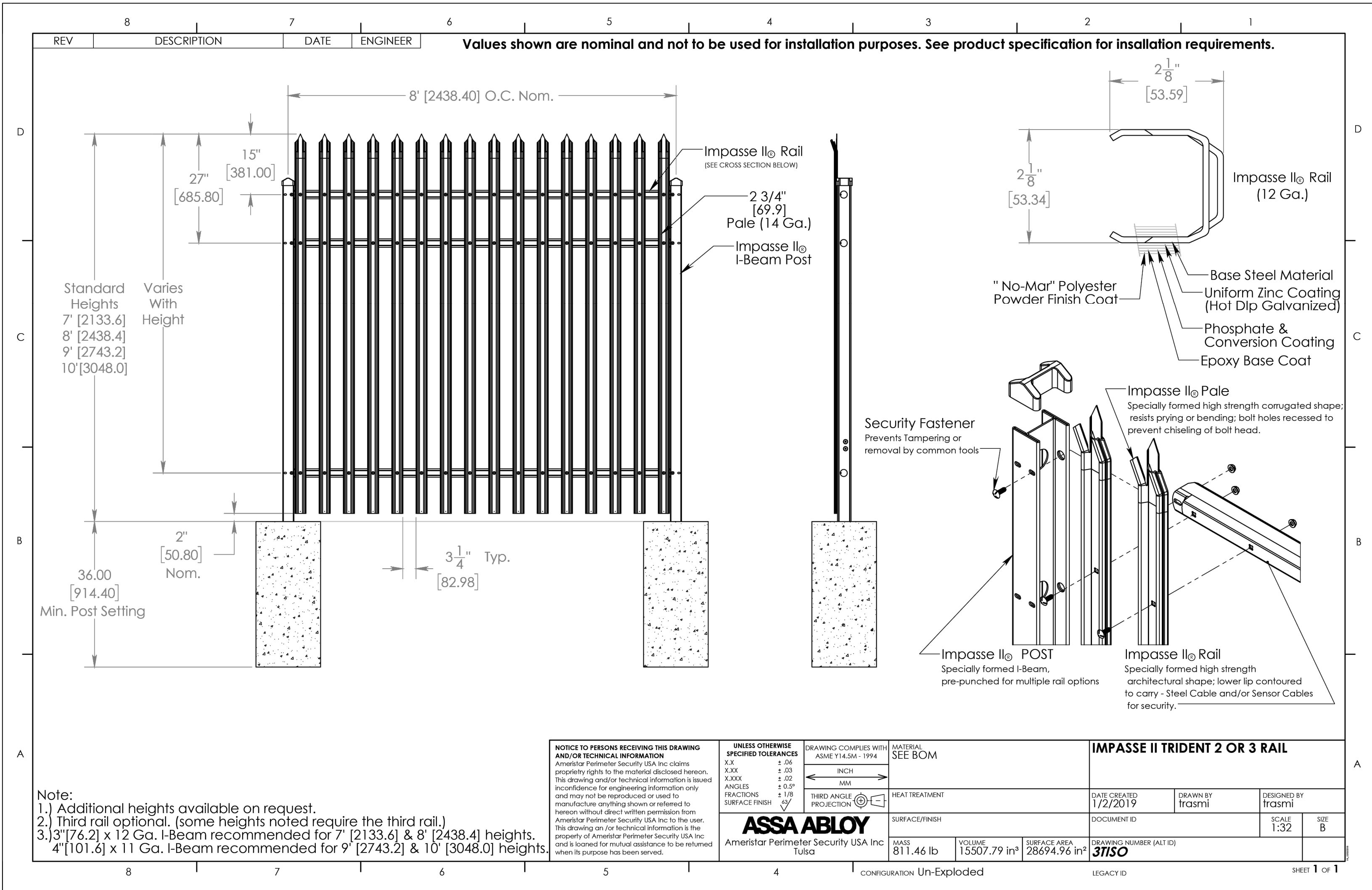
EXAMPLE PERIMETER/SECURITY FENCING



EXAMPLE INTERIOR SECURITY FENCING



- NOTE:
- 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.
 - FENCING WILL BE A MINIMUM OF 7 FEET IN HEIGHT AND A MAXIMUM OF 10 FEET.
 - 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 INTRUSIVE DETERRENCE DEVICE.
 - 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.
 - THE IMAGES ARE REPRESENTATIVE FENCING STYLES THAT MAY BE USED AS PERIMETER AND SECURITY FENCING THROUGHOUT THE PROJECT SITE.



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DATE
12/12/25
DRAWN BY
A. RANSON
DESIGNED BY
J. MURRAY
CHECKED BY
J. MURRAY
SCALE
N/A

REVISION DESCRIPTION

TIMMONS GROUP

HUNTING HAWK TECHNOLOGY PARK CONCEPT PLAN
HANOVER COUNTY - VA

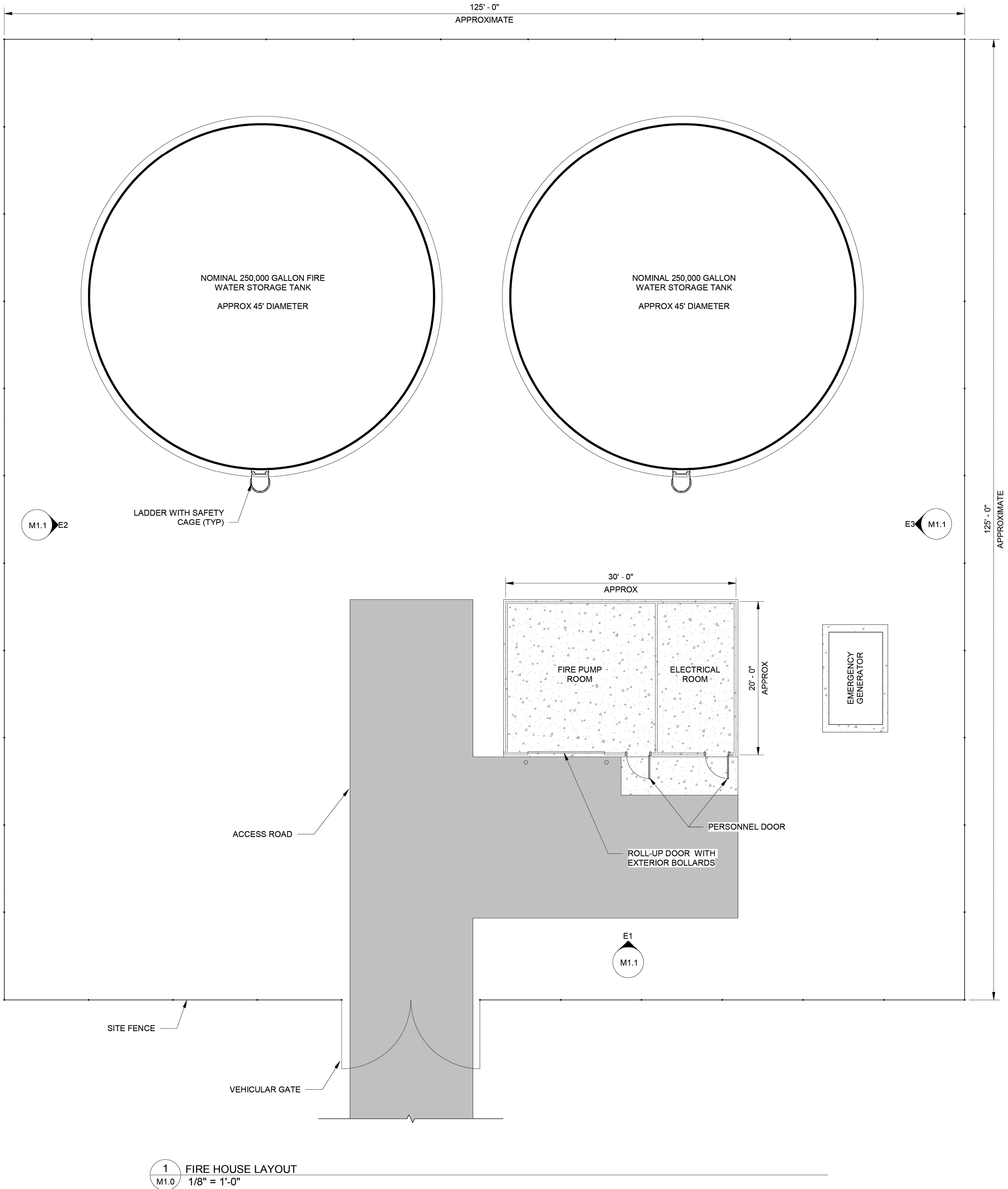
FENCING AND WASTEWATER PUMP STATION DETAILS

JOB NO.
69002
SHEET NO.
C5.0

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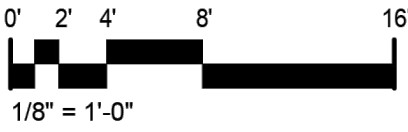


REPRESENTATIVE WATER STORAGE TANK IMAGE FOR ILLUSTRATIVE PURPOSES ONLY
PHOTO CREDIT: CST INDUSTRIES

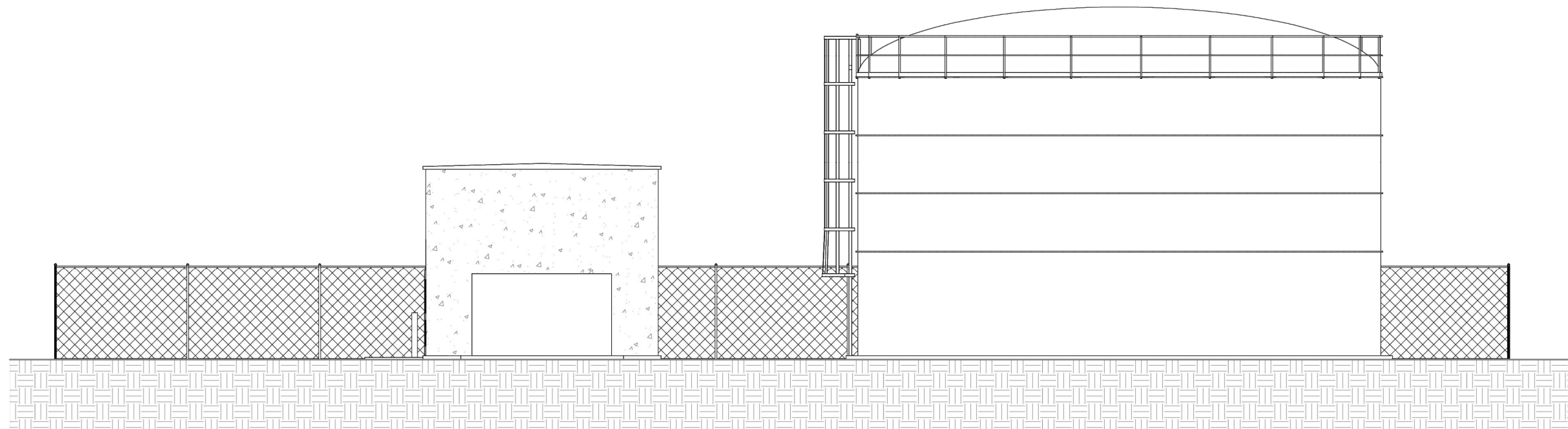


1 FIRE HOUSE LAYOUT
1/8" = 1'-0"

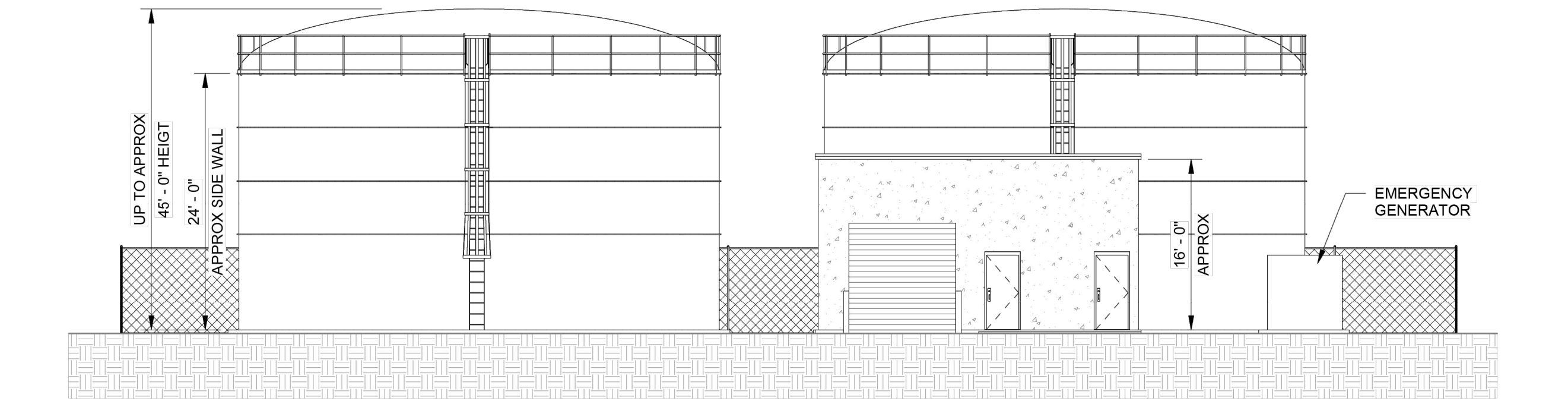
NOTE:
LAYOUT, DIMENSIONS, AND CAPACITIES SHOWN ARE
CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE
BASED OFF OF DETAILED ENGINEERING DESIGN AT
TIME OF SITE PLAN DEVELOPMENT.



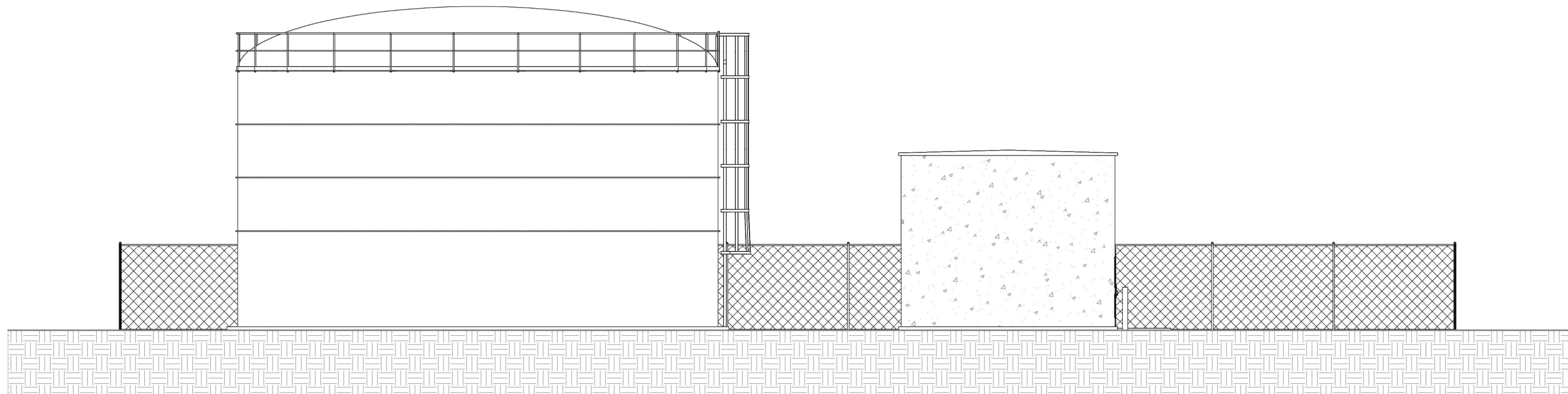
S:\401695002-Hunting_Hawk\DWG\Sheet\CD\CS.0 WASTEWATER PUMP STATION CONCEPT LAYOUT.dwg | Plotted on 12/12/2025 10:10 AM | by Abby Ranson



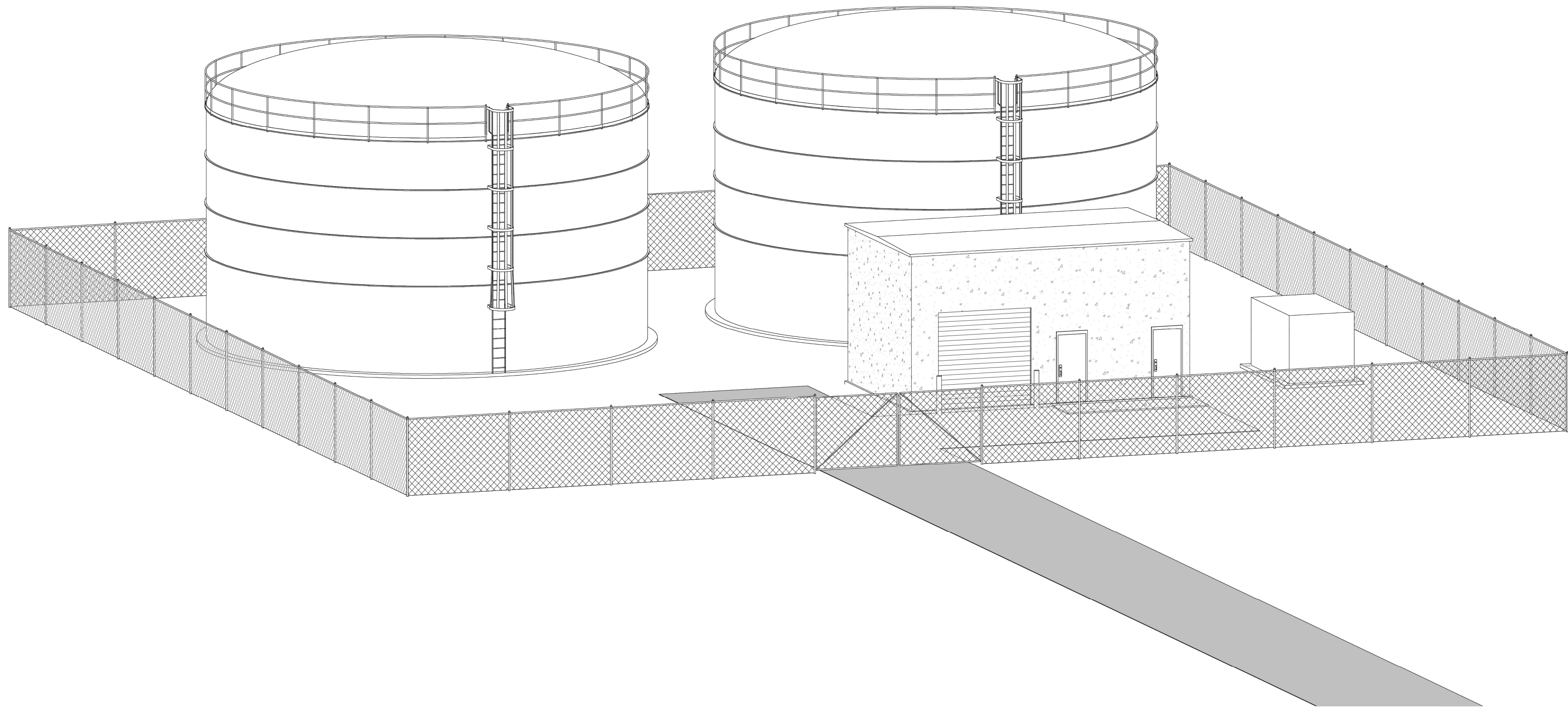
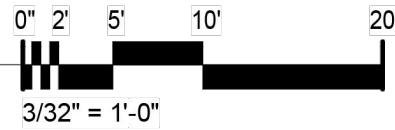
E3
M1.0/M1.1
SIDE ELEVATION VIEW
3/32" = 1'-0"



E1
M1.0/M1.1
FRONT ELEVATION VIEW
3/32" = 1'-0"



E2
M1.0/M1.1
SIDE ELEVATION VIEW
3/32" = 1'-0"



2
M1.1
ISOMETRIC VIEW

NOTE:
LAYOUT, DIMENSIONS, AND CAPACITIES SHOWN ARE
CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE
BASED OFF OF DETAILED ENGINEERING DESIGN AT
TIME OF SITE PLAN DEVELOPMENT.

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YOUR VISION ACHIEVED THROUGH OURS.

MAILING ADDRESS

TAX MAP IDS

DATE
12/12/25

DRAWN BY
J. MARSHALL

DESIGNED BY
B. STRICKLAND

CHECKED BY
B. STRICKLAND

SCALE
AS NOTED

HUNTING HAWK TECHNOLOGY PARK CONCEPT PLAN
HANOVER COUNTY - VA
FIRE HOUSE SITE LAYOUT ELEVATIONS

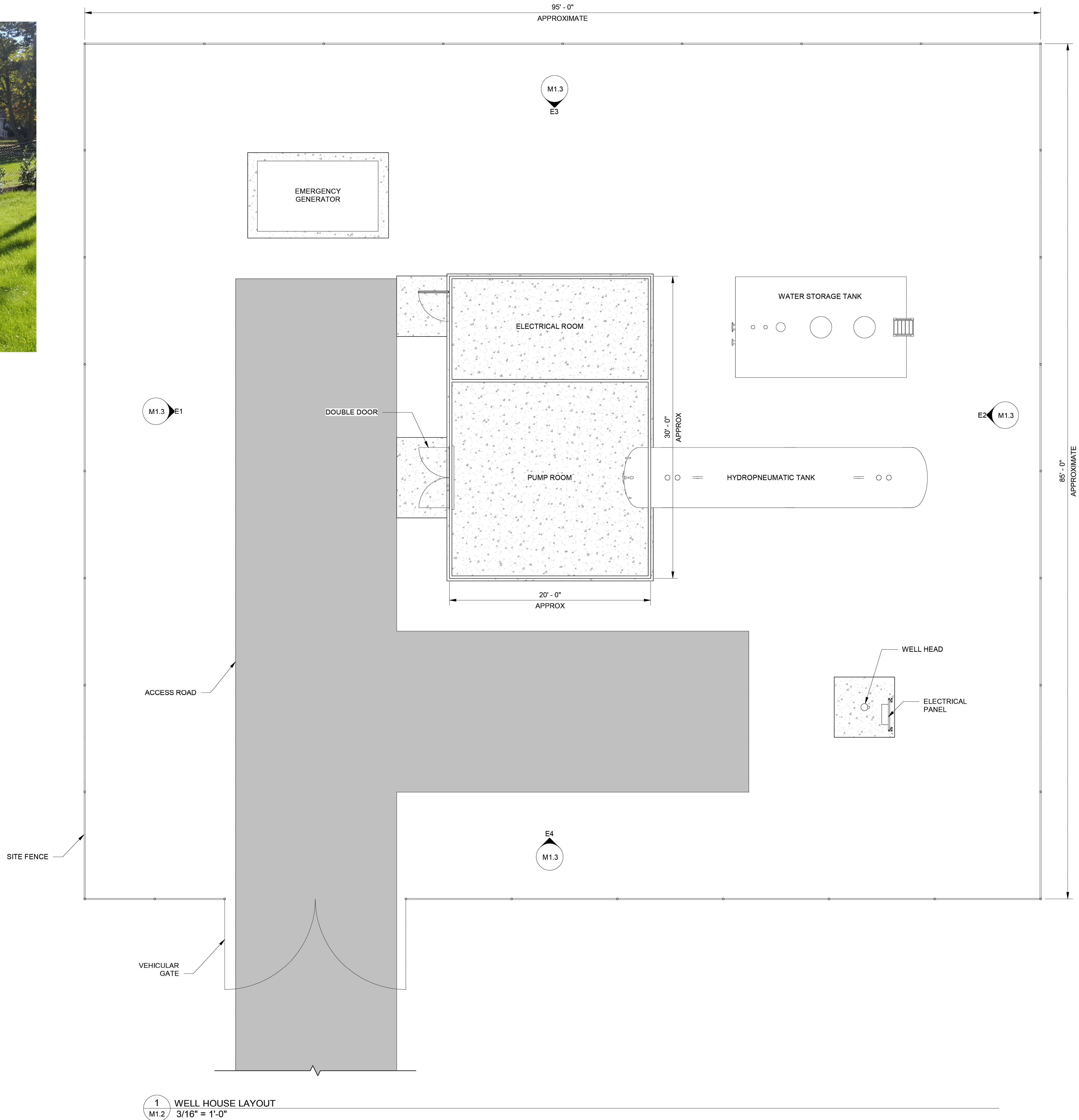
JOB NO.
69002

SHEET NO.
M1.1

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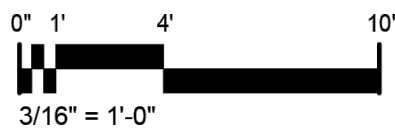


REPRESENTATIVE PUMP HOUSE AND WATER TANK IMAGE FOR ILLUSTRATIVE PURPOSES ONLY
PHOTO CREDIT: TIMMONS GROUP



1 WELL HOUSE LAYOUT
M1.2 3/16" = 1'-0"

NOTE:
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BASED OFF OF DETAILED ENGINEERING DESIGN AT
TIME OF SITE PLAN DEVELOPMENT.



TIMMONS GROUP

HUNTING HAWK TECHNOLOGY PARK CONCEPT PLAN
HANOVER COUNTY - VA

WELL HOUSE SITE LAYOUT

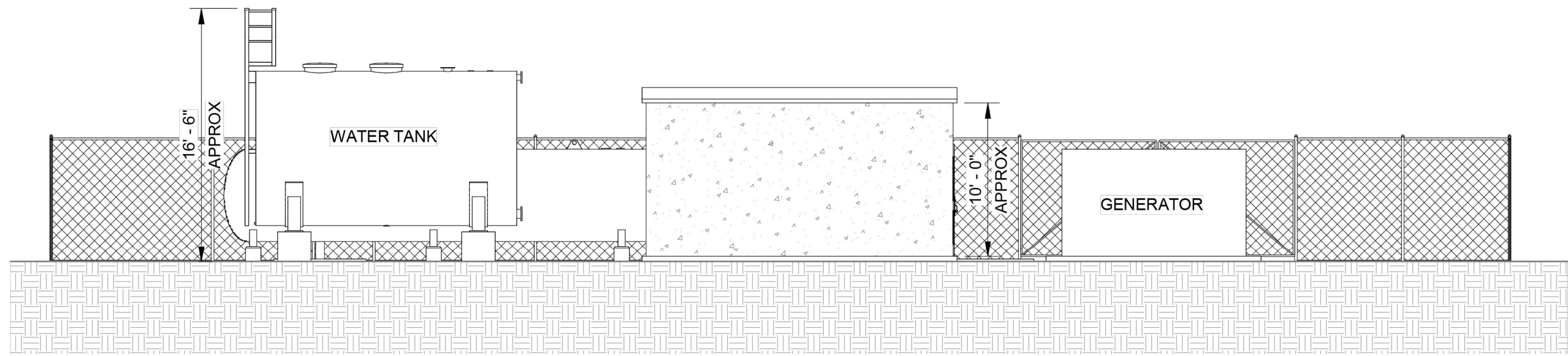
JOB NO.
69002
SHEET NO.
M1.2

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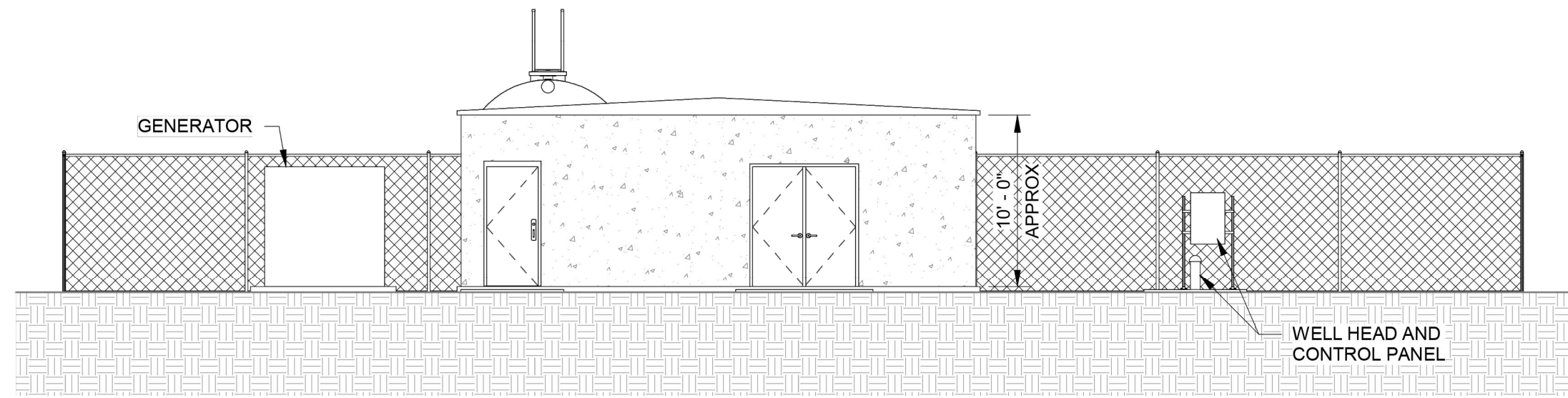
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MAILING ADDRESS	
TAX MAP IDS	
DATE	12/12/25
DRAWN BY	J. MARSHALL
DESIGNED BY	B. STRICKLAND
CHECKED BY	B. STRICKLAND
SCALE	AS NOTED

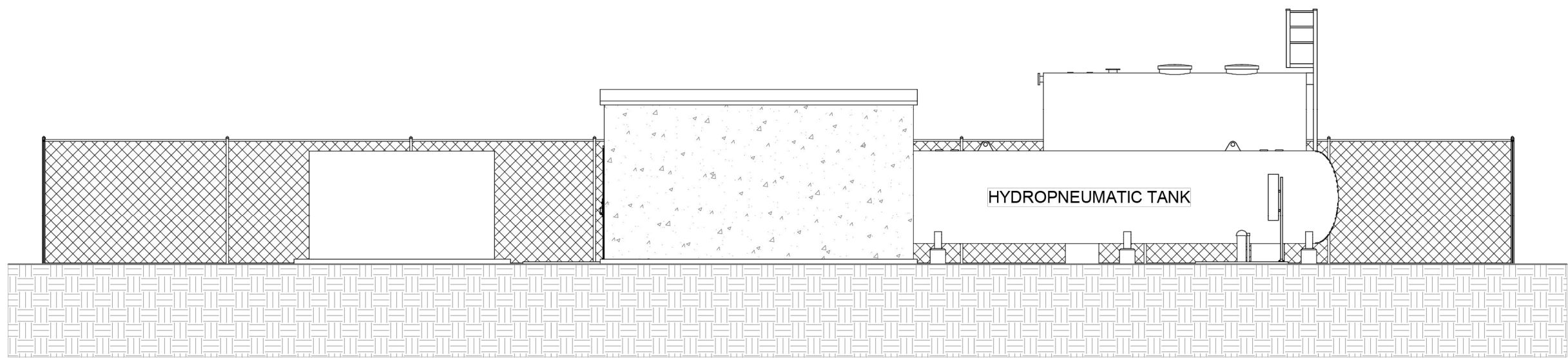
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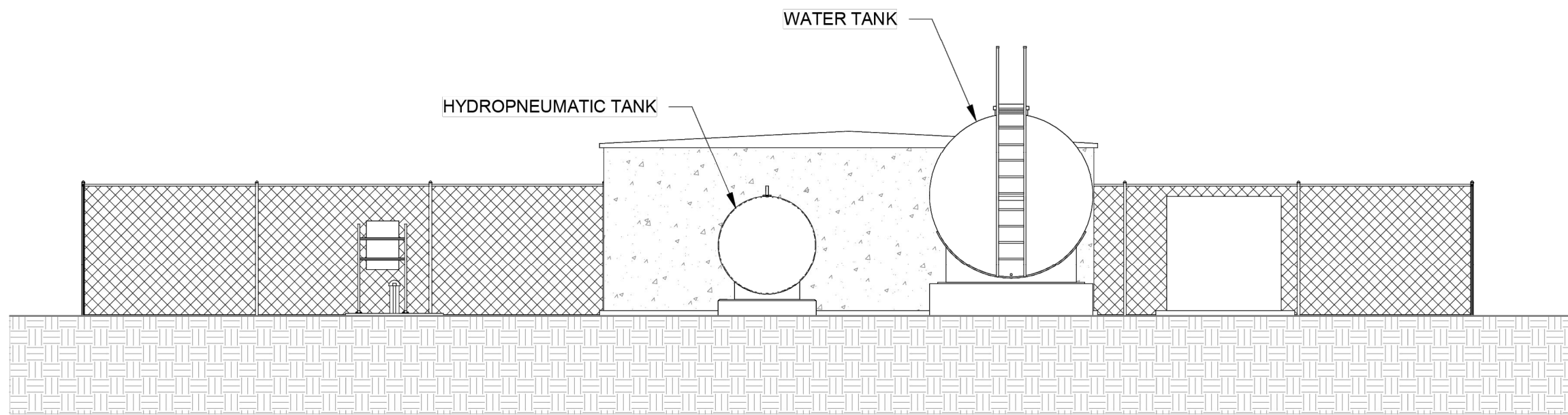
E3 ELEVATION VIEW
1/8" = 1'-0"



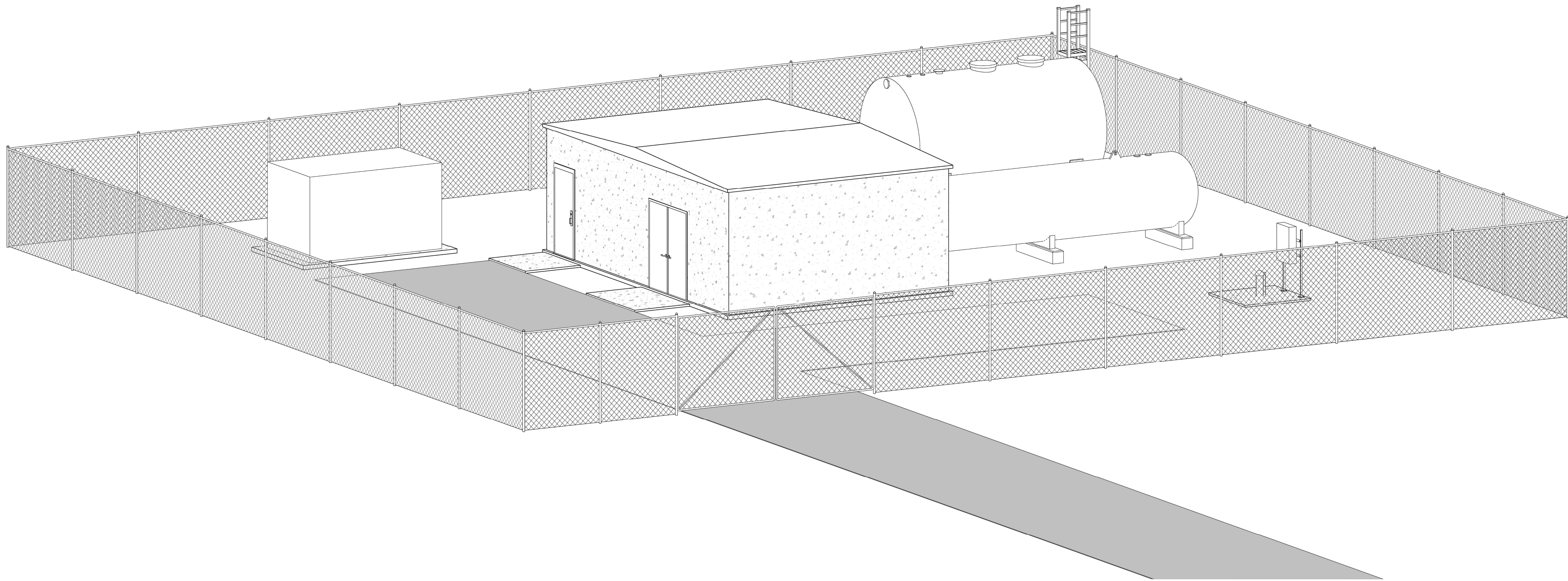
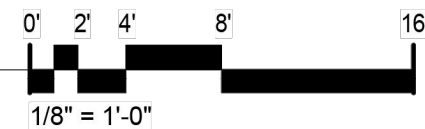
E1 ELEVATION VIEW
1/8" = 1'-0"



E4 ELEVATION VIEW
1/8" = 1'-0"



E2 ELEVATION VIEW
1/8" = 1'-0"



1 ISOMETRIC VIEW
M1.3

NOTE:
LAYOUT, DIMENSIONS, AND CAPACITIES SHOWN ARE
CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE
BASED OFF OF DETAILED ENGINEERING DESIGN AT
TIME OF SITE PLAN DEVELOPMENT.

TIMMONS GROUP

HUNTING HAWK TECHNOLOGY PARK CONCEPT PLAN

HANOVER COUNTY - VA

WELL HOUSE ELEVATIONS

JOB NO.
69002

SHEET NO.
M1.3

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MAILING ADDRESS

TAX MAP IDS

DATE

12/12/25

DRAWN BY
J. MARSHALL

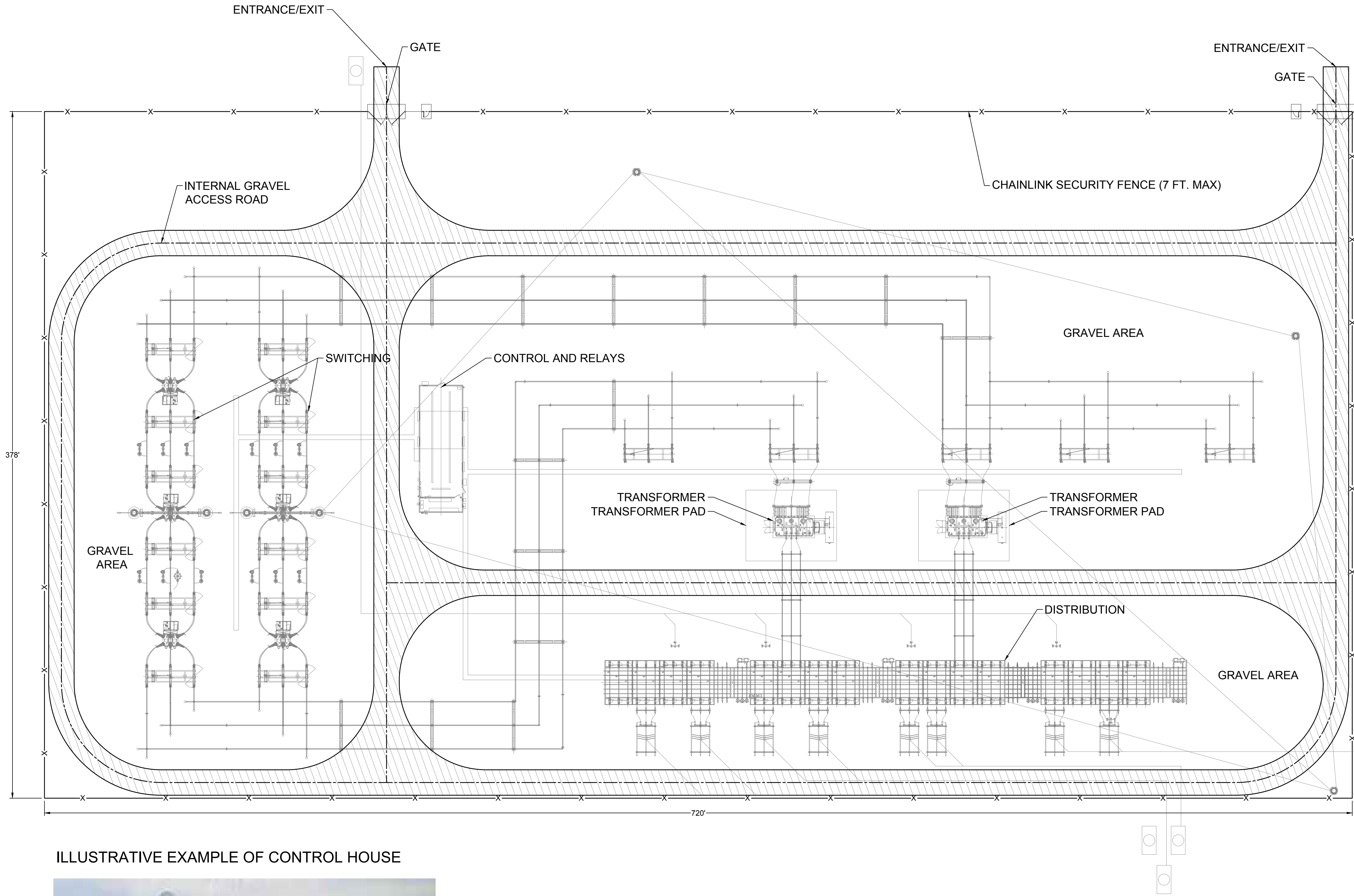
DESIGNED BY
B. STRICKLAND

CHECKED BY
B. STRICKLAND

SCALE
AS NOTED

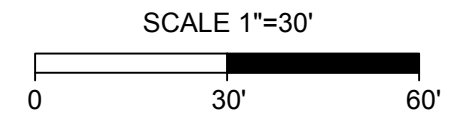
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S:\401695002\Hunting_Hawk\DWG\Sheet\CD\CS.0 WASTEWATER PUMP STATION CONCEPT LAYOUT.dwg | Plotted on 12/12/2025 10:12 AM | by Abby Ranson



- NOTE:**
1. SUBSTATION LAYOUT IS SUBJECT TO CHANGE BASED ON FINAL DESIGN AS PROVIDED AND APPROVED BY DOMINION ENERGY.
 2. ACCESS DRIVE AND INTERIOR DRIVE DESIGNS SHALL COMPLY WITH SECTION 26-257 OF THE ZONING ORDINANCE.
 3. THE ULTIMATE LOCATION OF THE IMPROVEMENTS WILL BE DETERMINED AT SITE PLAN REVIEW.
 4. 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.

ILLUSTRATIVE EXAMPLE OF CONTROL HOUSE



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REVISION DESCRIPTION

DATE	
12/12/25	

DRAWN BY
A. RANSON

DESIGNED BY
J. MURRAY

CHECKED BY
J. MURRAY

SCALE
1"=30'

TIMMONS GROUP

HUNTING HAWK TECHNOLOGY PARK CONCEPT PLAN
HANOVER COUNTY - VA

SUBSTATION CONCEPT LAYOUT

JOB NO.
69002

SHEET NO.
M2.0

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