

MOUNTAIN ROAD TECHNOLOGY PARK
CONCEPT PLAN AND CONDITIONAL USE PERMIT

HANOVER COUNTY, VIRGINIA

SOUTH ANNA DISTRICT

4/08/2026

PARCEL OWNERSHIP

OWNER - PARCEL 1

MARCHETTI PROPERTIES II, LLC
2503-C WACO STREET
HENRICO, VA 23294

OWNER - PARCELS 2, 4, AND 5

MARCHETTI PROPERTIES III, LLC
STAPLES MILL SQUARE ASSOCIATES, LLC
2503-C WACO STREET
HENRICO, VA 23294

OWNER - PARCEL 3

STAPLES MILL SQUARE HOLDINGS, LLC
2503-C WACO STREET
HENRICO, VA 23294

OWNER - PARCEL 6

G. M TRIBBLE, JR. & BRENDA R. TRIBBLE
12517 WINNS CHURCH ROAD
GLEN ALLEN, VA 23059

OWNER - PARCEL 7

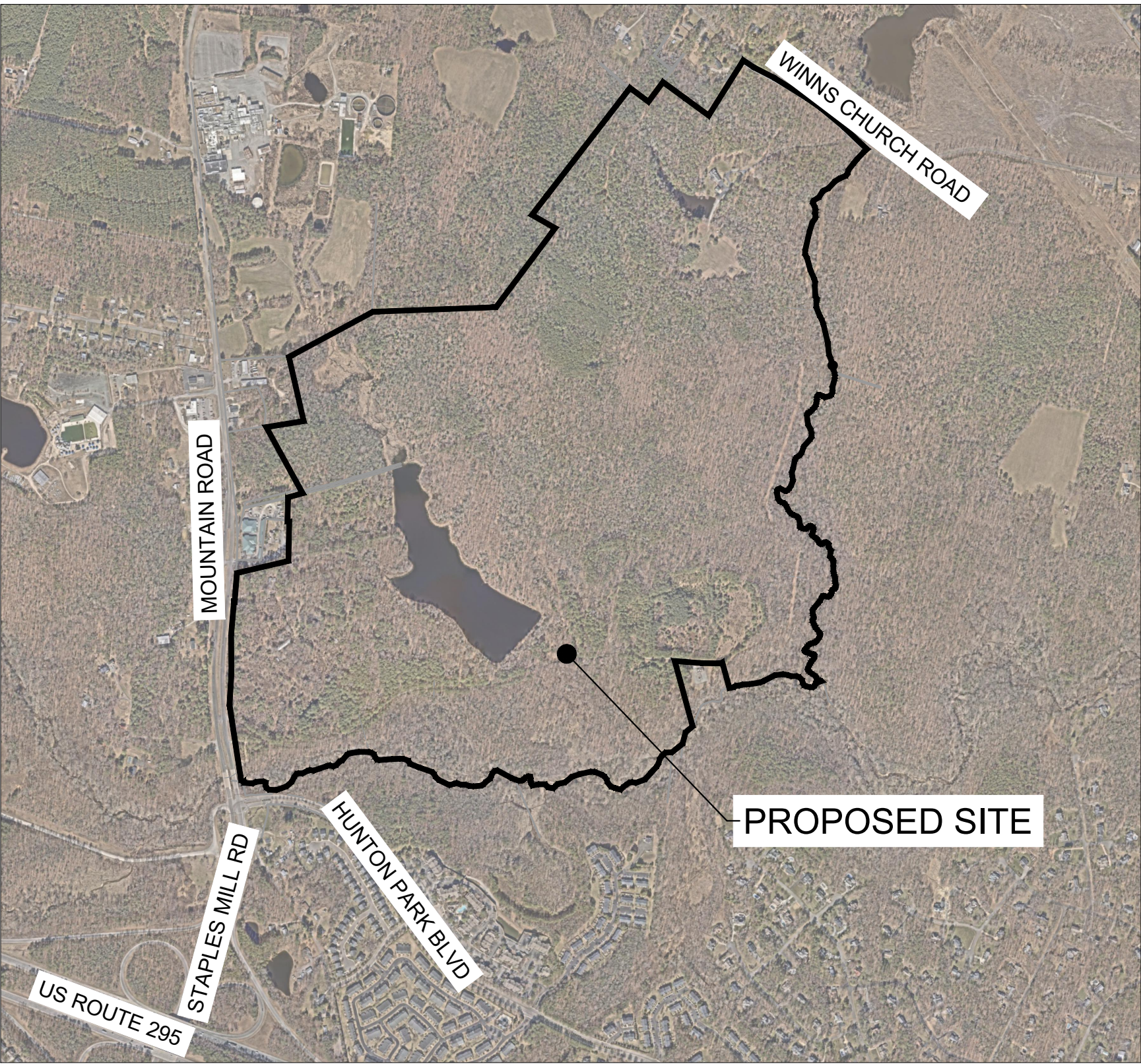
TYSON FARMS, INC.
PO BOX 2020 TAX DEPT
SPRINGDALE, AR 72765

CIVIL ENGINEER - PLAN PREPARER

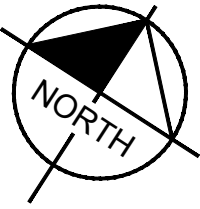
Kimley»Horn

KIMLEY-HORN AND ASSOCIATES, INC.
2035 MAYWILL STREET, SUITE 200
RICHMOND, VA 23230
TEL: (804) 673-4703
CONTACT: RYAN PERKINS
EMAIL: RYAN.PERKINS@KIMLEY-HORN.COM

VICINITY MAP



VICINITY MAP
SCALE: 1" = 1000'



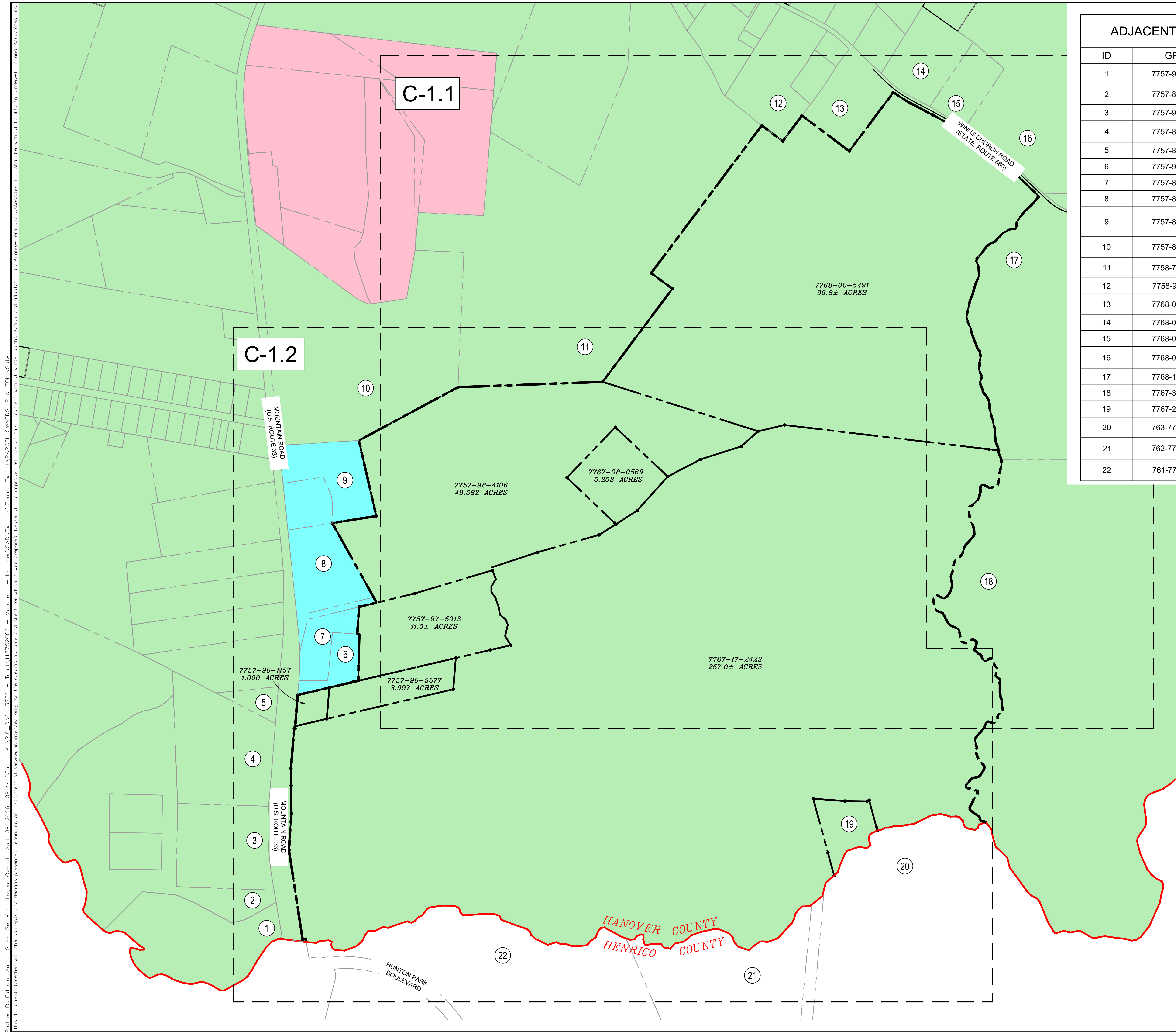
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PROJECT DATA

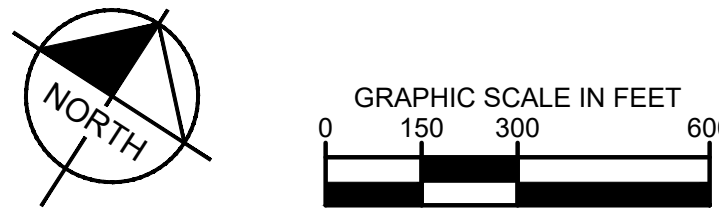
SITE STATISTICS	
PARCEL ID	PARCEL 1: 7757-96-1157 PARCEL 2: 7767-17-2423 PARCEL 3: 7757-96-5577 PARCEL 4: 7757-98-4106 PARCEL 5: 7767-08-0569 PARCEL 6: 7768-00-5491 PARCEL 7: 7757-97-5013
TOTAL PARCEL AREA	±428 AC
SITE ADDRESS	13074 MOUNTAIN ROAD
EXISTING ZONING	A-1 - AGRICULTURAL
PROPOSED ZONING	M-1 - LIMITED INDUSTRIAL
HYDROLOGIC UNIT CODE	020802060401-CHICKAHOMINY RIVER - GRASSY SWAMP CREEK
WATER	PUBLIC
SEWER	PUBLIC
ESTIMATED VPD	1,488
WETLANDS ON SITE	YES
RPA ON SITE	YES
FLOODPLAIN ON SITE	THIS PROPERTY LIES IN ZONE 'X' AND 'AE' OF THE FEMA DEFINED FLOOD HAZARD AREA AS SHOWN ON FLOOD INSURANCE RATE MAP NUMBER 51085C0285C, EFFECTIVE DATE JUNE 20, 2024.

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.



ADJACENT PARCEL OWNERSHIP INFORMATION			
ID	GPIN	OWNER	ZONING
1	7757-94-3433	BEVERLY D HARRIS LIVING TRUST	A-1
2	7757-85-3039	BEVERLY D HARRIS LIVING TRUST	A-1
3	7757-95-1094	MARILYN MARTIN WALLS	A-1
4	7757-85-9388	STUART E LEWIS & WILLIAM L EDWARDS, JR	A-1
5	7757-85-8959	ROBERT W GLAUBIT	A-1
6	7757-96-1510	OVERHILL PROPERTIES, INC.	B-3
7	7757-86-9670	BFG VA LLC	B-3
8	7757-86-7936	WEST 33 LLC	B-3
9	7757-87-4513	LEONARD G MURPHY LIVING TRUST; CYNTHIA A MURPHY LIVING TRUST	B-3
10	7757-88-1430	STEPHEN W TRAMMELL & ANTOINETTE W TRAMMELL	A-1
11	7758-71-6329	ANTOINETTE W TRAMMELL & STEPHEN W TRAMMELL	A-1
12	7758-91-4491	BRIAN G & DIANA L TRAMMELL	A-1
13	7768-01-0456	LORENZO G AMBROGI & SUSAN A PARKER	A-1
14	7768-02-2085	DOUGLAS E WHITE	A-1
15	7768-02-6064	DOUGLAS A TRAMMELL	A-1
16	7768-03-9004	MANUAL G LOUPASSI LIMITED PARTNERSHIP (C/O ROBIN INN)	A-1
17	7768-10-9843	GARY N. PALMER	A-1
18	7767-39-7416	WILLSON FAMILY, LLC	A-1
19	7767-27-5397	HANOVER COUNTY	A-1
20	763-777-8518	ROBERT L MAUGHAN & FRANCES M KENNEDY	A-1
21	762-776-4610	THE TOWNES AT HUNTON PARK TOWNHOUSE ASSOCIATION, INC.	MIXED
22	761-775-6361	STAR CITY LAND AND DEVELOPMENT COMPANY, LLC	MIXED

ZONING LEGEND	
A-1 ZONING DISTRICT	
B-3 ZONING DISTRICT	
M-2 ZONING DISTRICT	

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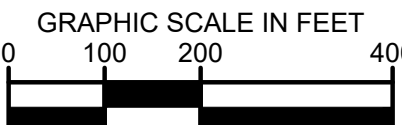


ADJACENT PARCEL OWNERSHIP INFORMATION

ZONING LEGEND

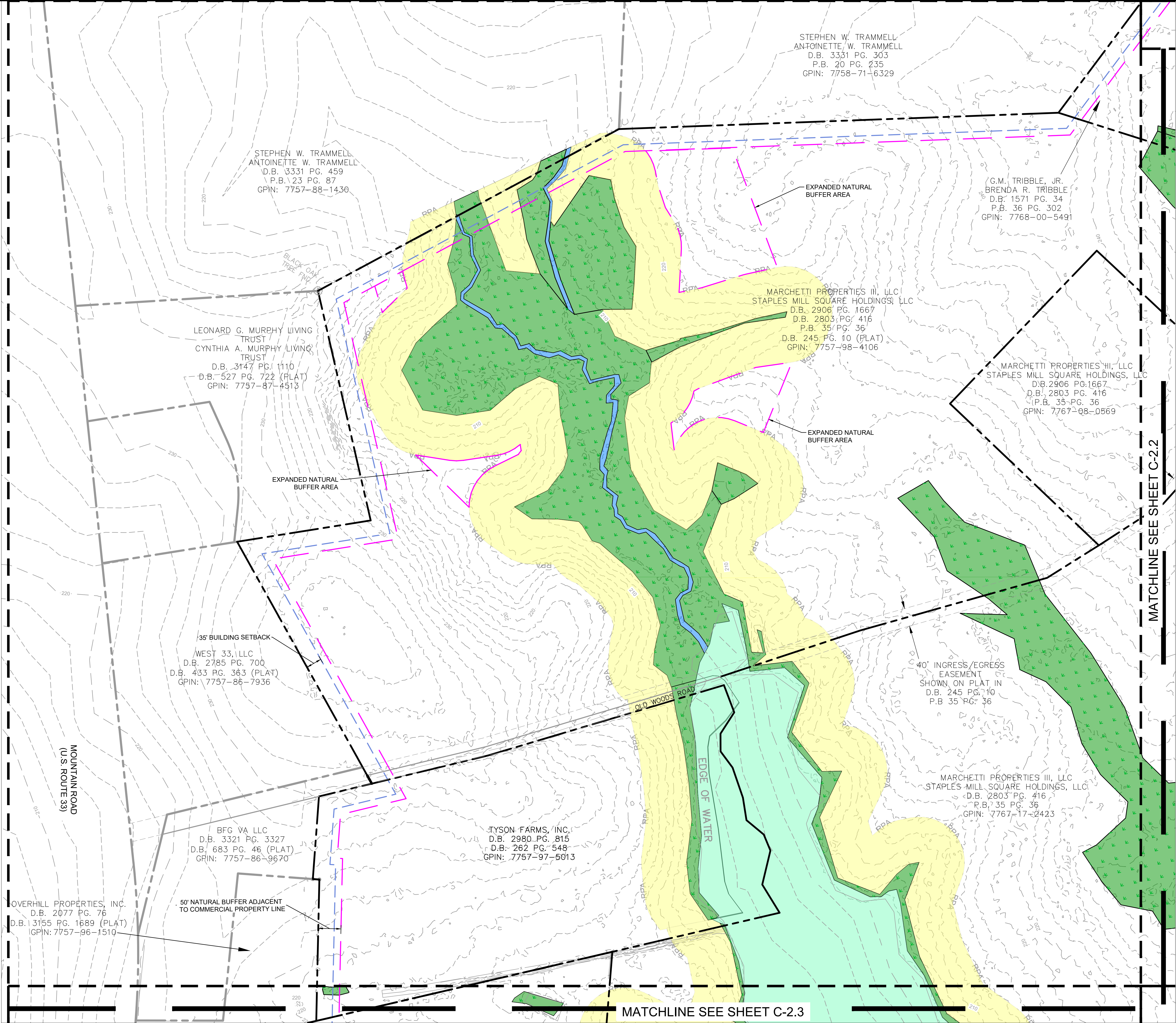
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LEGEND

PROPERTY LINE

APPROX. LOCATION OF FEMA FLOOD ZONE

LIMITS OF STREAM

EXISTING POND

WETLANDS/SURFACE WATERS

RESOURCE PROTECTION AREA

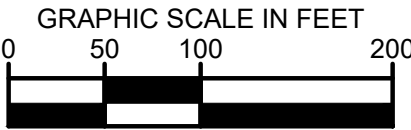
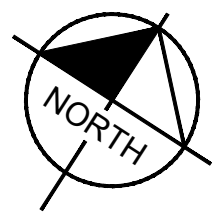
VARIABLE WIDTH BUILDING SETBACK

VARIABLE WIDTH ADJACENT PARCEL NATURAL BUFFER

NOTES

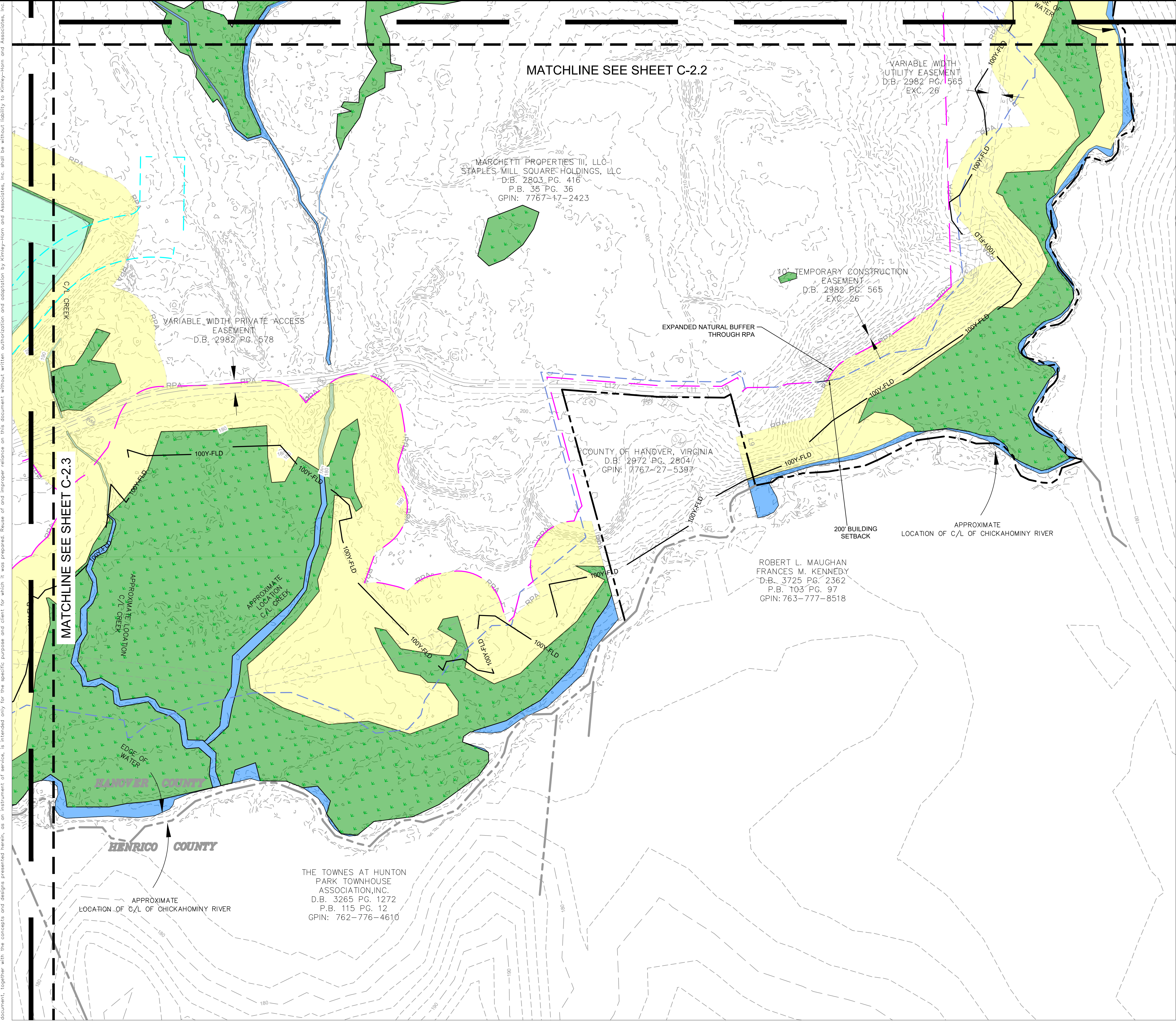
1. ALL WETLANDS, SURFACE WATERS, AND RPA BUFFER BOUNDARIES SHOWN ARE BASED ON A COMBINATION OF DESKTOP DATA AND FIELD DELINEATED BOUNDARIES. ALL BOUNDARIES ARE PRELIMINARY AND SUBJECT TO FINAL DELINEATION AND CONFIRMATION WITH THE AHJ. FINAL BOUNDARIES MAY VARY FROM THE BOUNDARY SHOWN.

2. PROPERTY INFORMATION FOR PARCELS 1-5 PROVIDED BY JENNINGSTEPHENSON P.C. FIELD WORK WAS COMPLETED ON JANUARY 24, 2025. PROPERTY INFORMATION FOR PARCEL 6 PROVIDED BY JENNINGSTEPHENSON P.C. FIELD WORK WAS COMPLETED ON SEPTEMBER 09, 2025. PROPERTY INFORMATION FOR PARCEL 7 PROVIDED BY JENNINGSTEPHENSON P.C. FIELD WORK WAS COMPLETED ON SEPTEMBER 09, 2025.



				REVISIONS		DATE	BY
				No.			
Kimley»Horn © 2026 KIMLEY-HORN AND ASSOCIATES, INC. 2035 MAYWELL STREET, SUITE 200, RICHMOND, VA 23230 PHONE: 804-673-3882 WWW.KIMLEY-HORN.COM							
KHA PROJECT 113752002							
DATE 4/08/2026							
SCALE AS SHOWN							
DESIGNED BY KPC							
DRAWN BY AF							
CHECKED BY RRP							
EXISTING CONDITIONS							
MOUNTAIN ROAD TECHNOLOGY PARK							
HANOVER COUNTY							
SHEET NUMBER C-2.1							

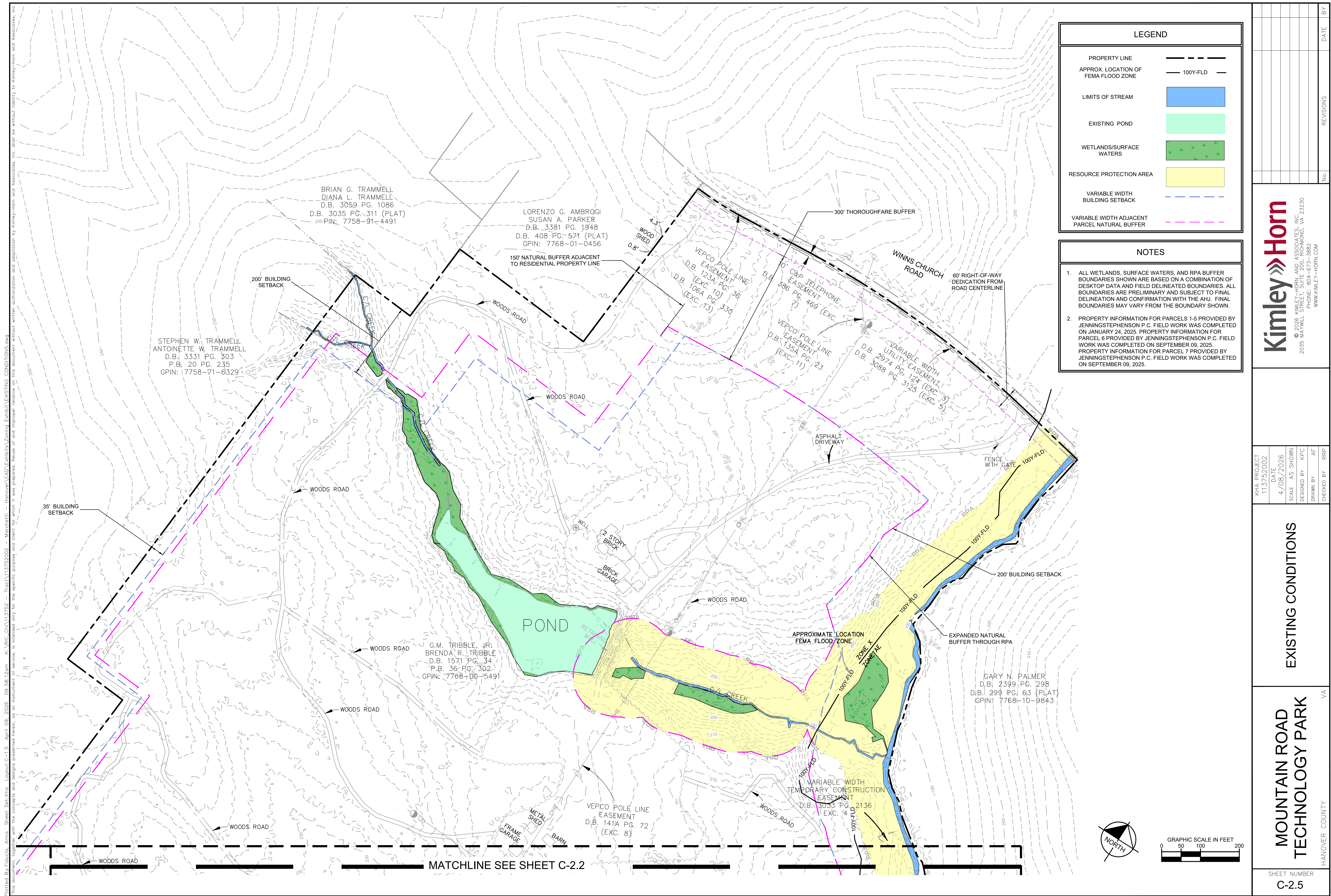
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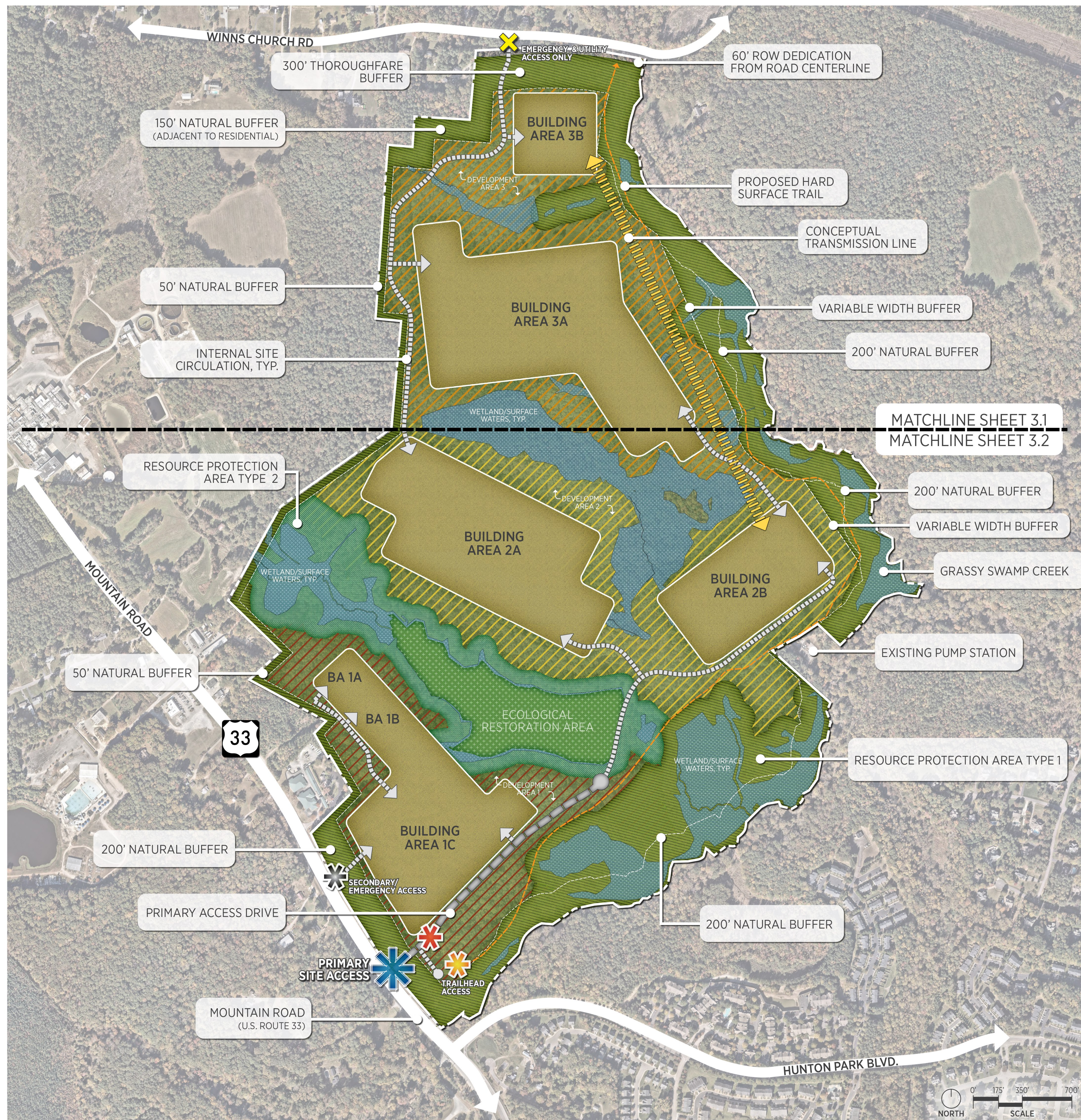
KHA PROJECT 113752002		DATE 4/08/2026		SCALE AS SHOWN		DESIGNED BY KPC		DRAWN BY AF		CHECKED BY RRP	
MOUNTAIN ROAD TECHNOLOGY PARK						EXISTING CONDITIONS					
HANOVER COUNTY						VA					
SHEET NUMBER C-2.4						REVISIONS					
BY						DATE					

Kimley»Horn

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2035 MAYWELL STREET, SUITE 200, RICHMOND, VA 23230
PHONE: 804-673-3882
WWW.KIMLEY-HORN.COM



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.



SHEET NUMBER C3.2	MOUNTAIN ROAD TECHNOLOGY PARK	OVERALL CONCEPT PLAN	KHA PROJECT 113752002		KIMLEY-HORN & ASSOCIATES, INC. 2035 MAYWILL STREET, SUITE 200, RICHMOND, VA 23230 PHONE: 804-673-3882 WWW.KIMLEY-HORN.COM
			DATE 4/8/2026	SCALE AS SHOWN DESIGNED BY KPC DRAWN BY AT	

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			DATE 4/8/2026	SCALE AS SHOWN DESIGNED BY KPC DRAWN BY AT	

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			DATE 4/8/2026	SCALE AS SHOWN DESIGNED BY KPC DRAWN BY AT	

PRIMARY SITE CIRCULATION*

INTERNAL SITE CIRCULATION*

PROPOSED HARD SURFACE TRAIL*

25' LANDSCAPE BUFFER

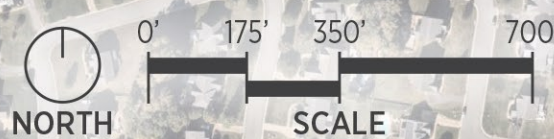
25' LANDSCAPE BUFFER

MOUNTAIN ROAD TECHNOLOGY PARK

MONUMENT SIGNAGE

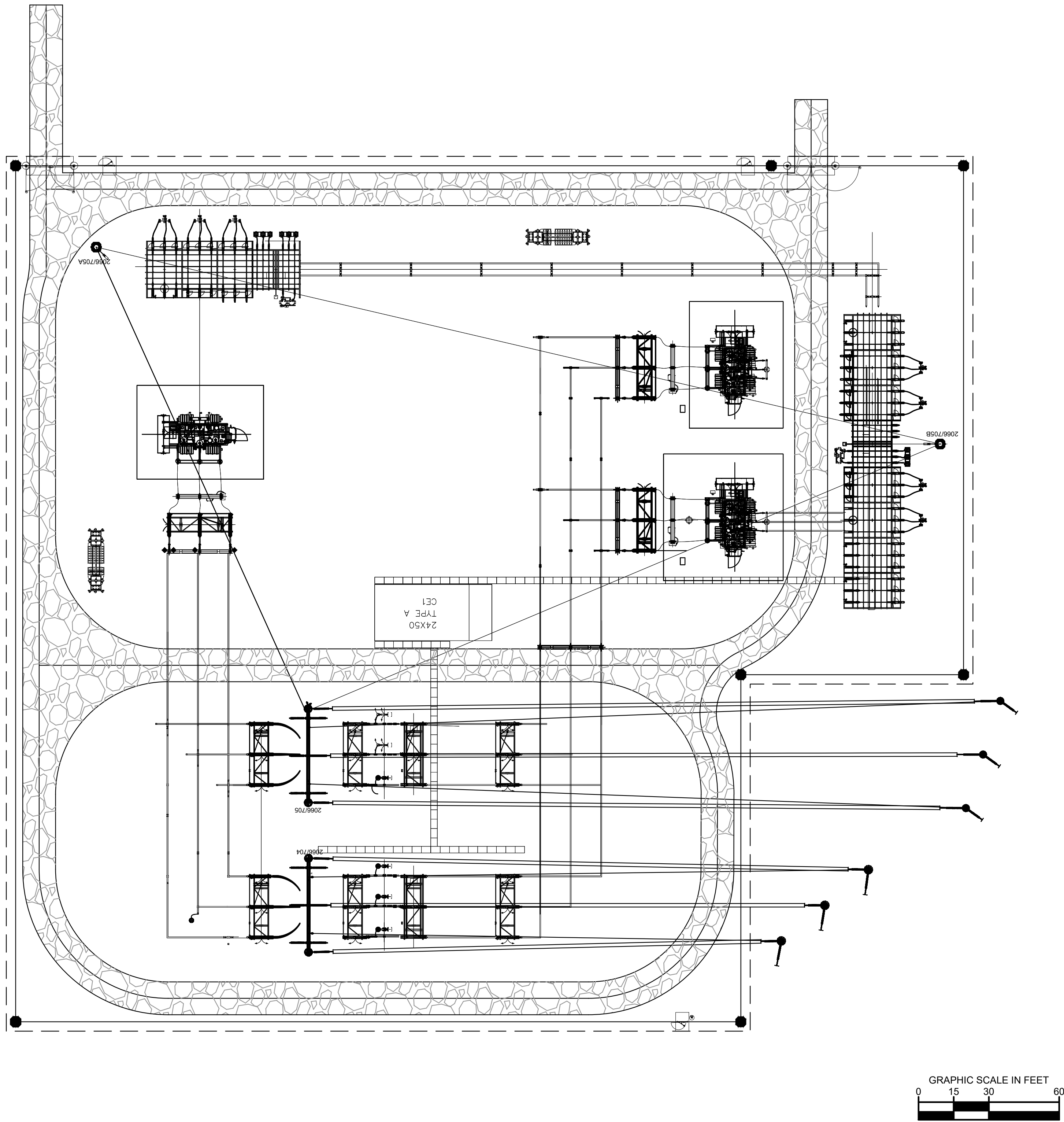
tract 
Accelerating Responsible Infrastructure

NORRIS DESIGN
PLANNING | LANDSCAPE ARCHITECTURE | BRANDING



SHEET NUMBER C3.4	MOUNTAIN ROAD TECHNOLOGY PARK	OVERALL CONCEPT PLAN DEVELOPMENT ZONES & GATEWAY	KHA PROJECT 113752002	Kimley»Horn © 2026 KIMLEY-HORN AND ASSOCIATES, INC. 2035 MAYMILL STREET, SUITE 200, RICHMOND, VA 23230 PHONE: 804-673-3882 WWW.KIMLEY-HORN.COM	No.	REVISIONS	DATE	BY
	HANOVER COUNTY	V/A	DATE 4/8/2026					
			SCALE AS SHOWN					
			DESIGNED BY KPC					
			DRAWN BY AF					
			CHECKED BY RRP					

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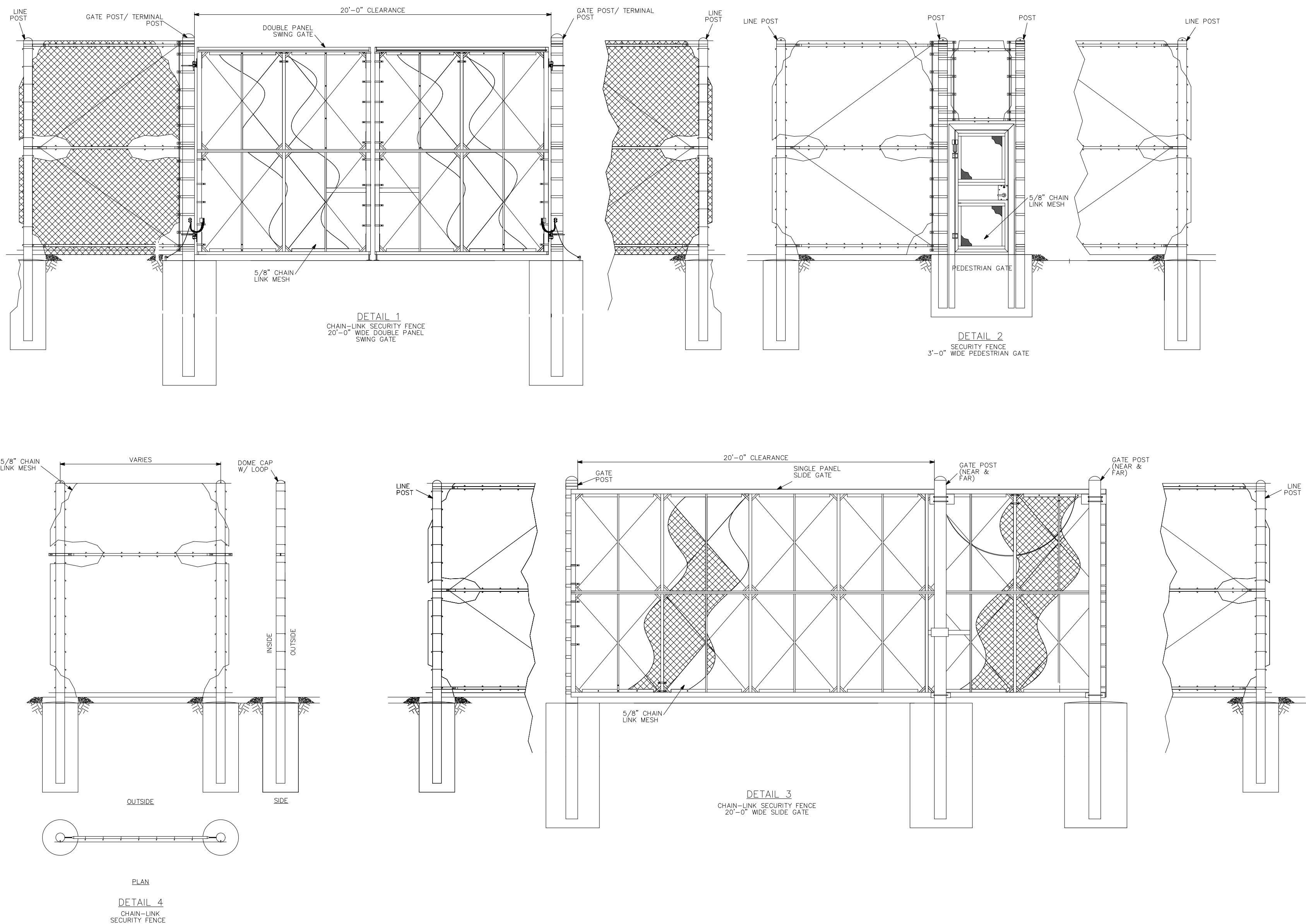
- NOTE:**
1. SUBSTATION LAYOUTS ARE SUBJECT TO CHANGE BASED ON FINAL DESIGN PROVIDED BY DOMINION ENERGY
 2. THE SUBSTATION USE SHALL BE DEVELOPED IN SUBSTANTIAL CONFORMANCE WITH THE LAYOUT ILLUSTRATED ON THIS SHEET SUBJECT TO THE REQUIREMENTS AND ADJUSTMENTS SET FORTH IN THE C.U.P. CONDITIONS AND IN THE PROFFERED CONDITIONS.

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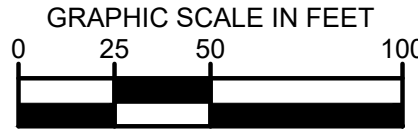
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EXAMPLE SECURITY AND PERIMETER FENCING



- NOTE:**
- FENCING SHOWN ON THIS SHEET ARE REPRESENTATIVE FENCING OPTIONS THAT MAY BE USED AS PERIMETER AND SECURITY FENCING THROUGHOUT THE PROJECT SITE
 - PERIMETER FENCING MAY BE INSTALLED AROUND THE PERIMETER OF THE PROJECT OR AROUND EACH BUILDING AND/OR DEVELOPMENT AREA AS SHOWN ON THE CONCEPT PLAN.
 - PERIMETER AND SECURITY FENCING SURROUNDING THE DATA CENTER CAMPUS WILL BE BLACK.
 - SECURITY FENCING SHALL BE 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.



SHEET NUMBER C-5.0		MOUNTAIN ROAD TECHNOLOGY PARK		FENCING		KHA PROJECT 113752002 DATE 4/08/2026 SCALE AS SHOWN DESIGNED BY KPC DRAWN BY AF CHECKED BY RRP				Kimley»»Horn © 2026 KIMLEY-HORN AND ASSOCIATES, INC. 2035 MAYWILL STREET, SUITE 200, RICHMOND, VA 23230 PHONE: 804-673-3882 WWW.KIMLEY-HORN.COM		No.		REVISIONS		DATE		BY	

Kimley»Horn

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