

MOUNTAIN ROAD TECHNOLOGY PARK
CONCEPT PLAN AND CONDITIONAL USE PERMIT

HANOVER COUNTY, VIRGINIA

SOUTH ANNA DISTRICT

1/13/2026

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

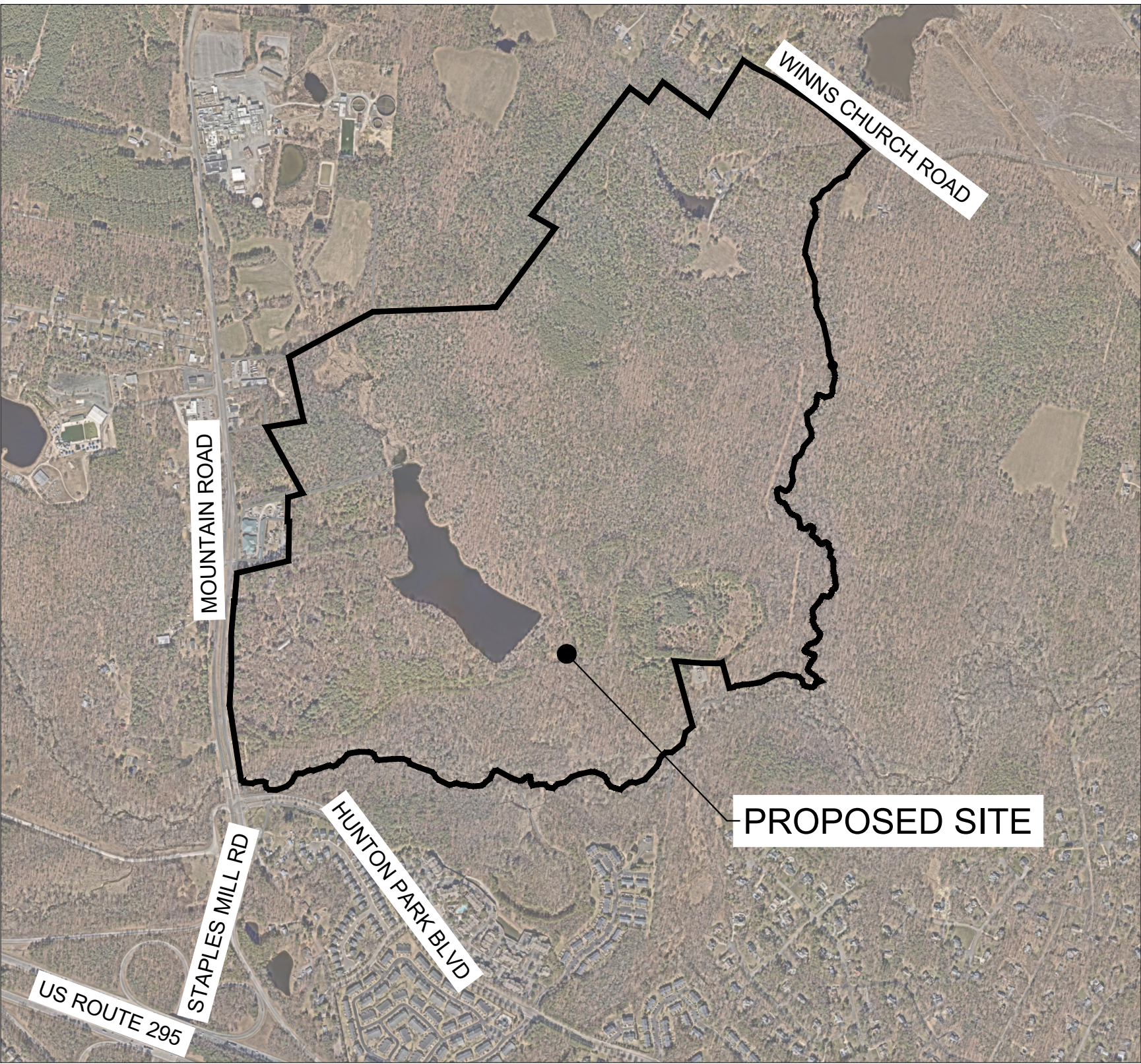
TYSON FARMS, INC.
PO BOX 2020 TAX DEPT
SPRINGDALE, AR 72765

CIVIL ENGINEER - PLAN PREPARER

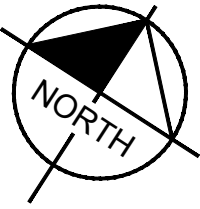
Kimley»Horn

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'



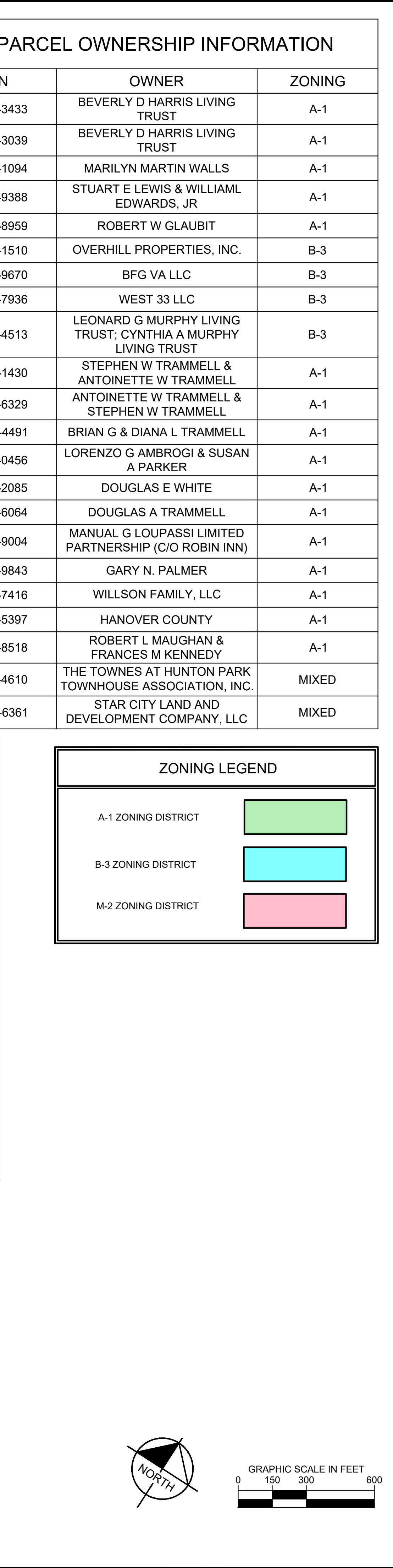
SHEET INDEX

Sheet List Table	
Sheet Number	Sheet Title
C-0.0	COVER SHEET
C-1.0	OVERALL PARCEL OWNERSHIP & ZONING
C-1.1	PARCEL OWNERSHIP & ZONING
C-1.2	PARCEL OWNERSHIP & ZONING
C-2.0	OVERALL EXISTING CONDITIONS
C-2.1	EXISTING CONDITIONS
C-2.2	EXISTING CONDITIONS
C-2.3	EXISTING CONDITIONS
C-2.4	EXISTING CONDITIONS
C-2.5	EXISTING CONDITIONS
C-3.0	OVERALL CONCEPT PLAN
C-3.1	OVERALL CONCEPT PLAN
C-3.2	OVERALL CONCEPT PLAN
C-3.3	CONCEPT PLAN NOTES
C-3.4	OVERALL CONCEPT PLAN DEVELOPMENT ZONES & GATEWAY
C-4.0	CONCEPTUAL SUBSTATION LAYOUT
C-5.0	FENCING

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.

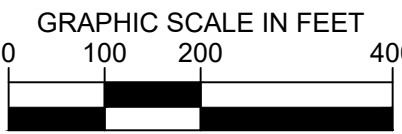


ZONING LEGEND	
A-1 ZONING DISTRICT	
B-3 ZONING DISTRICT	
M-2 ZONING DISTRICT	



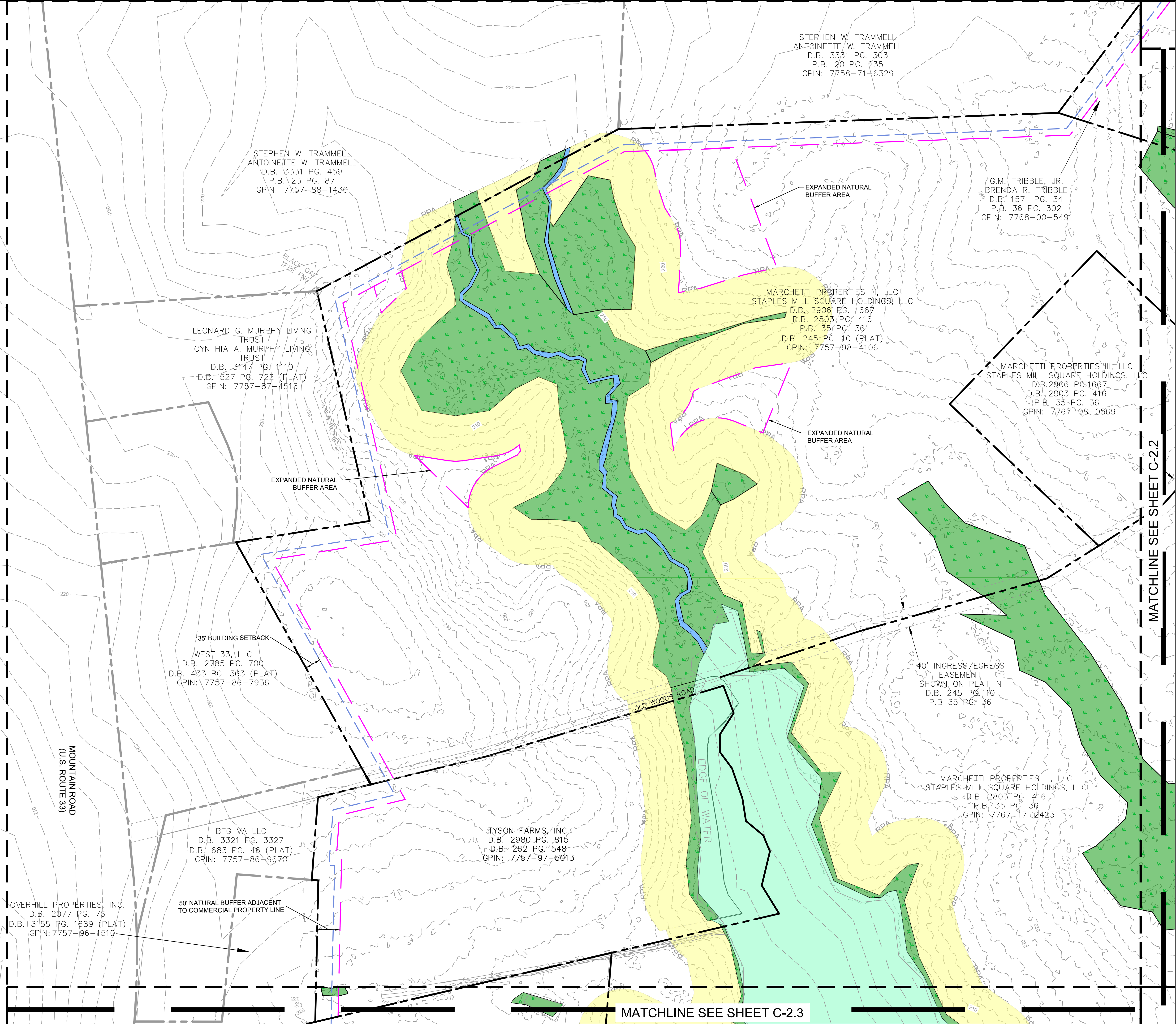
ADJACENT PARCEL OWNERSHIP INFORMATION

ZONING LEGEND



Plotted By: Perkins, Ryan Sheet Set: kha Layout: C-1.1 January 13, 2026 08:09:56am K:\VIC_GWA\113752 - Tract\11375202 - Marchetti - Hanover\CAD Exhibits\Zoning Exhibit\EXISTING CONDITIONS.dwg

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LEGEND

PROPERTY LINE

APPROX. LOCATION OF FEMA FLOOD ZONE

LIMITS OF STREAM

EXISTING POND

WETLANDS/SURFACE WATERS

RESOURCE PROTECTION AREA

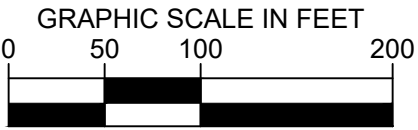
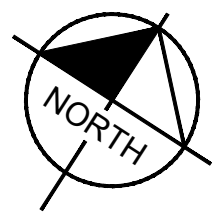
VARIABLE WIDTH BUILDING SETBACK

VARIABLE WIDTH ADJACENT PARCEL NATURAL BUFFER

NOTES

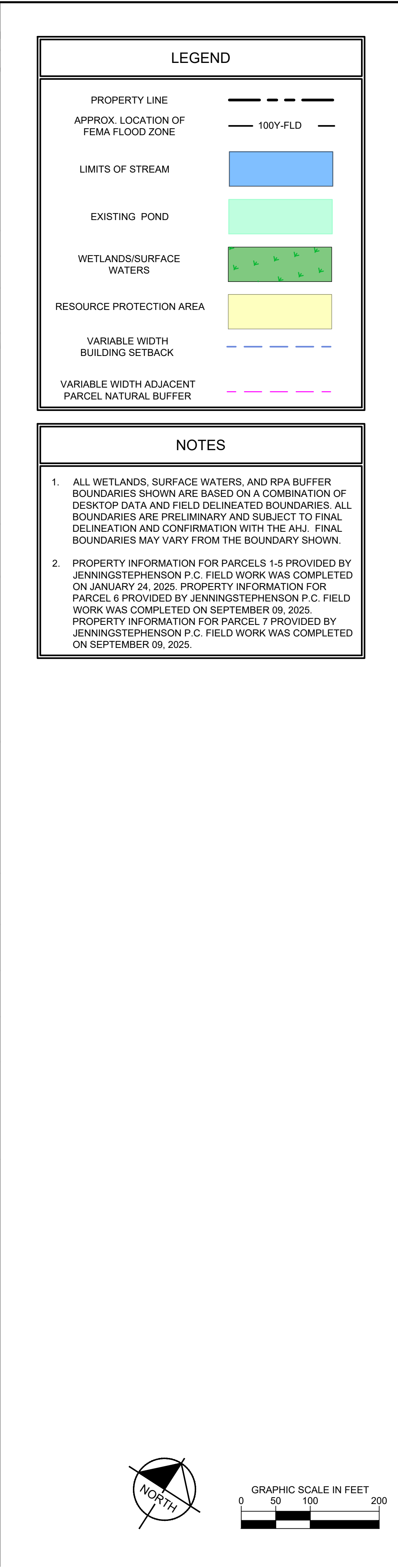
1. ALL WETLANDS, SURFACE WATERS, AND RPA BUFFER BOUNDARIES SHOWN ARE BASED ON A COMBINATION OF DESKTOP DATA AND FIELD DELINEATED BOUNDARIES. ALL BOUNDARIES ARE PRELIMINARY AND SUBJECT TO FINAL DELINEATION AND CONFIRMATION WITH THE AHJ. FINAL BOUNDARIES MAY VARY FROM THE BOUNDARY SHOWN.

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.



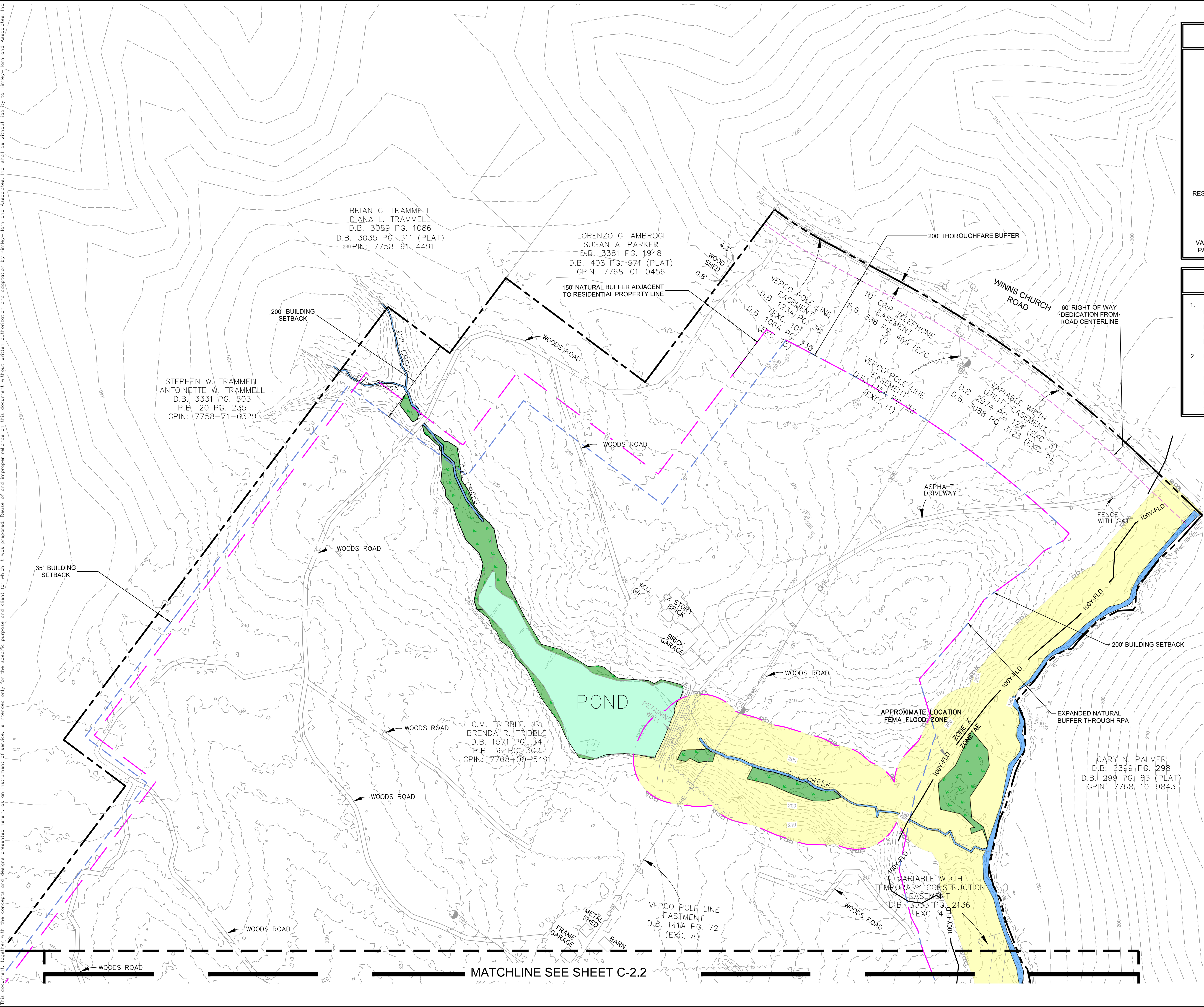
				REVISIONS		DATE	BY
				No.			
Kimley»Horn © 2026 KIMLEY-HORN AND ASSOCIATES, INC. 2035 MAYWELL STREET, SUITE 200, RICHMOND, VA 23230 PHONE: 804-673-3882 WWW.KIMLEY-HORN.COM							
EXISTING CONDITIONS							
MOUNTAIN ROAD TECHNOLOGY PARK				HANOVER COUNTY, VA			
SHEET NUMBER C-2.1							

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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

100Y-FLD

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.

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PROJECT

113752002

DATE

1/13/2026

SCALE

AS SHOWN

DESIGNED BY

KPC

DRAWN BY

AF

CHECKED BY

RRP

EXISTING CONDITIONS

MOUNTAIN ROAD
TECHNOLOGY PARK

HANOVER COUNTY

VA

SHEET NUMBER

C-2.5

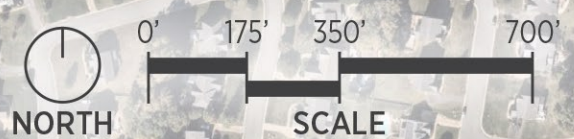
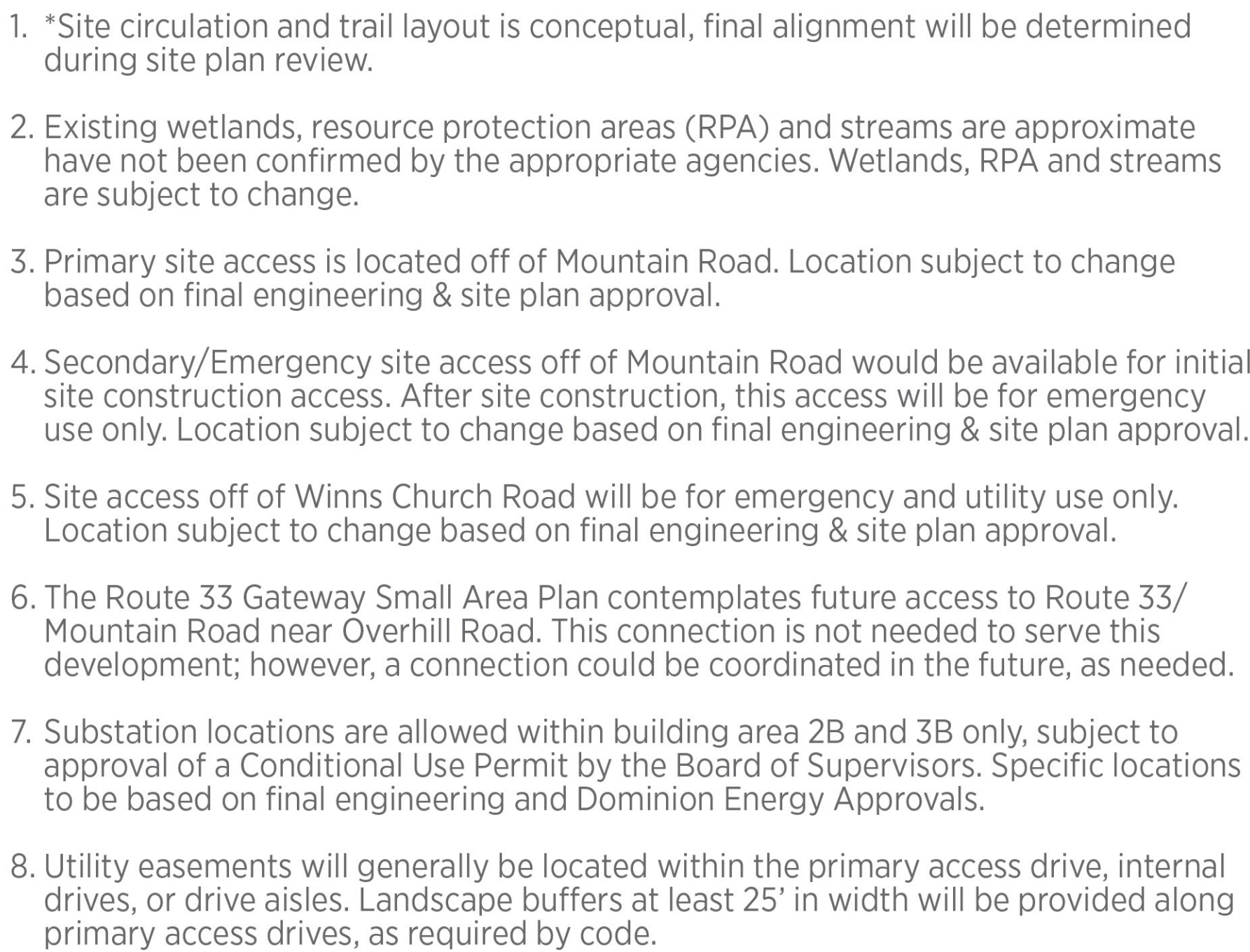
REVISIONS

No.	DATE	BY

Kimley

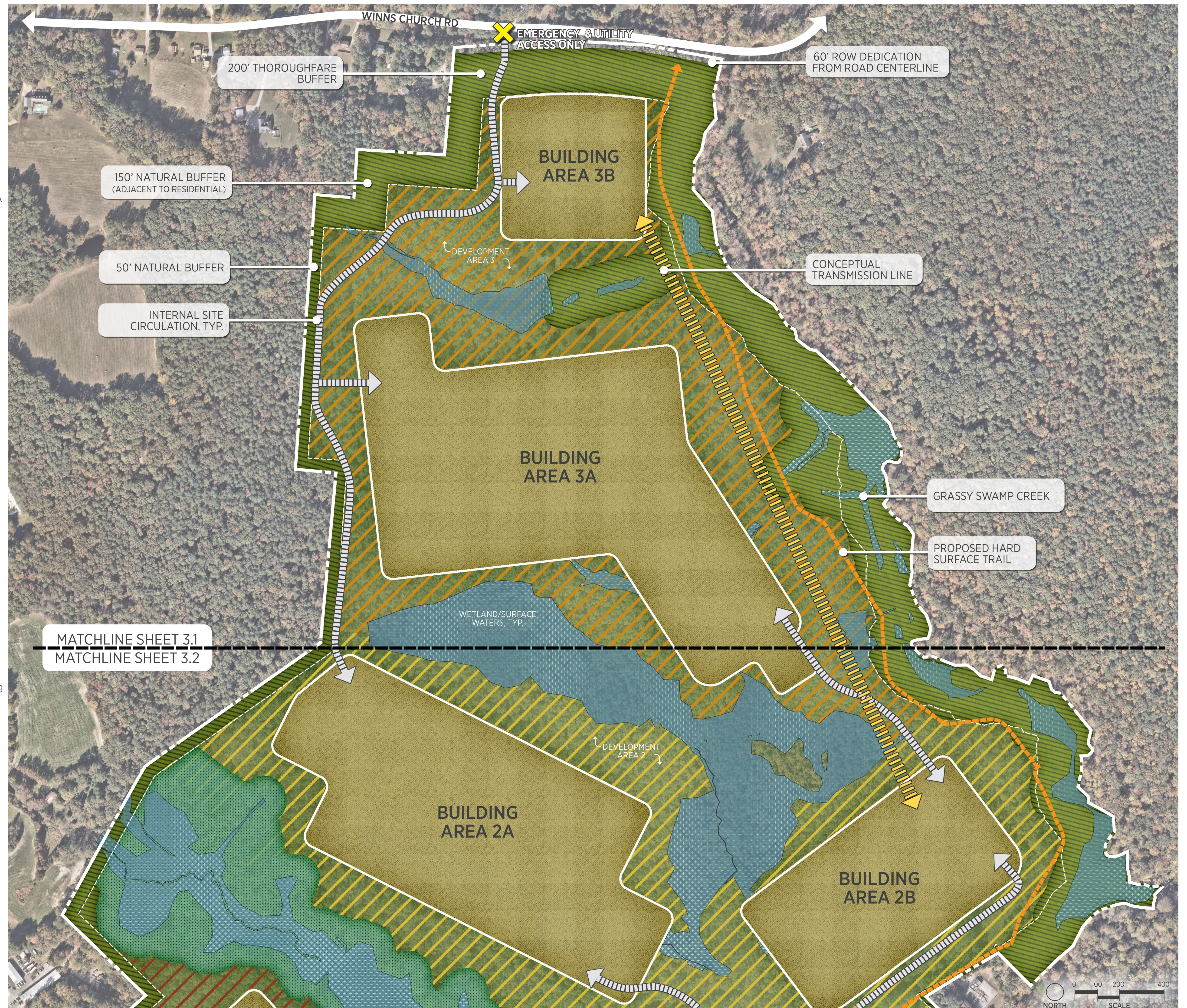
Horn

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2035 MAYWELL STREET, SUITE 200, RICHMOND, VA 23230
PHONE: 804-673-3882
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- ## NOTES:

- tract** 
Accelerating Responsible Infrastructure
- NORRIS DESIGN**
PLANNING | LANDSCAPE ARCHITECTURE | BRANDING



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DATE	1/13/2026
SCALE	AS SHOWN
DESIGNED BY	KPC
DRAWN BY	AF
CHECKED BY	RRP

OVERALL CONCEPT PLAN

MOUNTAIN ROAD
TECHNOLOGY PARKEET NUMBER
C3.1

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LEGEND

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

- PRIMARY SITE ACCESS
- SECONDARY/EMERGENCY ACCESS
- SECURITY CHECKPOINT
- TRAILHEAD ACCESS

- CONCEPTUAL OVERHEAD TRANSMISSION LINE
- PRIMARY SITE CIRCULATION*
- INTERNAL SITE CIRCULATION*
- PROPOSED HARD SURFACE TRAIL*

- NOTES:
- *Site circulation and trail layout is conceptual, final alignment will be determined during site plan review.
 - 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.
 - Primary site access is located off of Mountain Road. Location subject to change based on final engineering & site plan approval.
 - 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.
 - 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.
 - 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, a connection could be coordinated in the future, as needed.
 - 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.
 - 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.



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OVERALL CONCEPT PLAN

MOUNTAIN ROAD
TECHNOLOGY PARK

HANOVER COUNTY VA

SHEET NUMBER
C3.2

DATE
1/13/2026

SCALE
AS SHOWN

DESIGNED BY
KPC

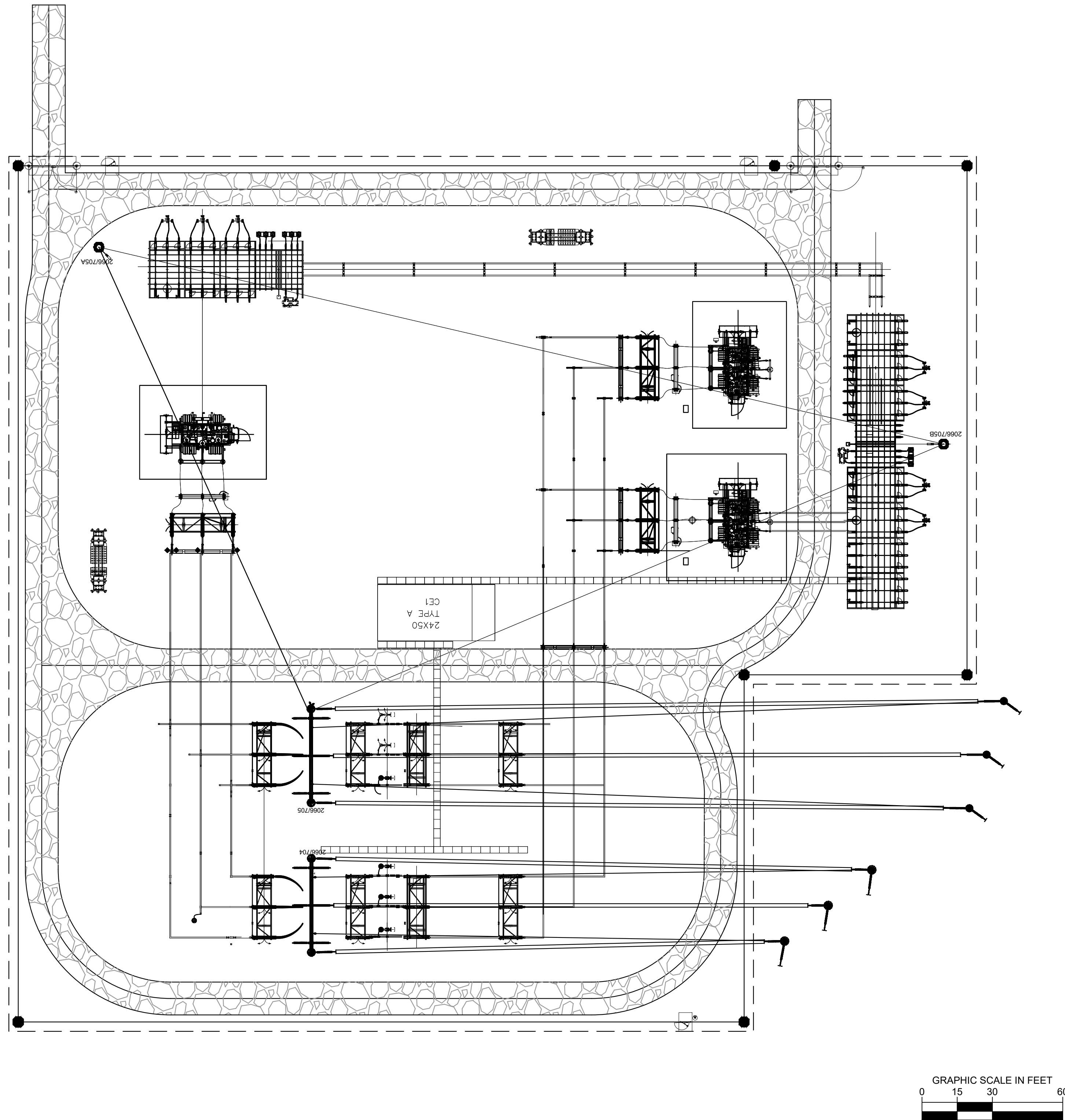
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CHECKED BY
RRP

REVISIONS

BY
DATE

5

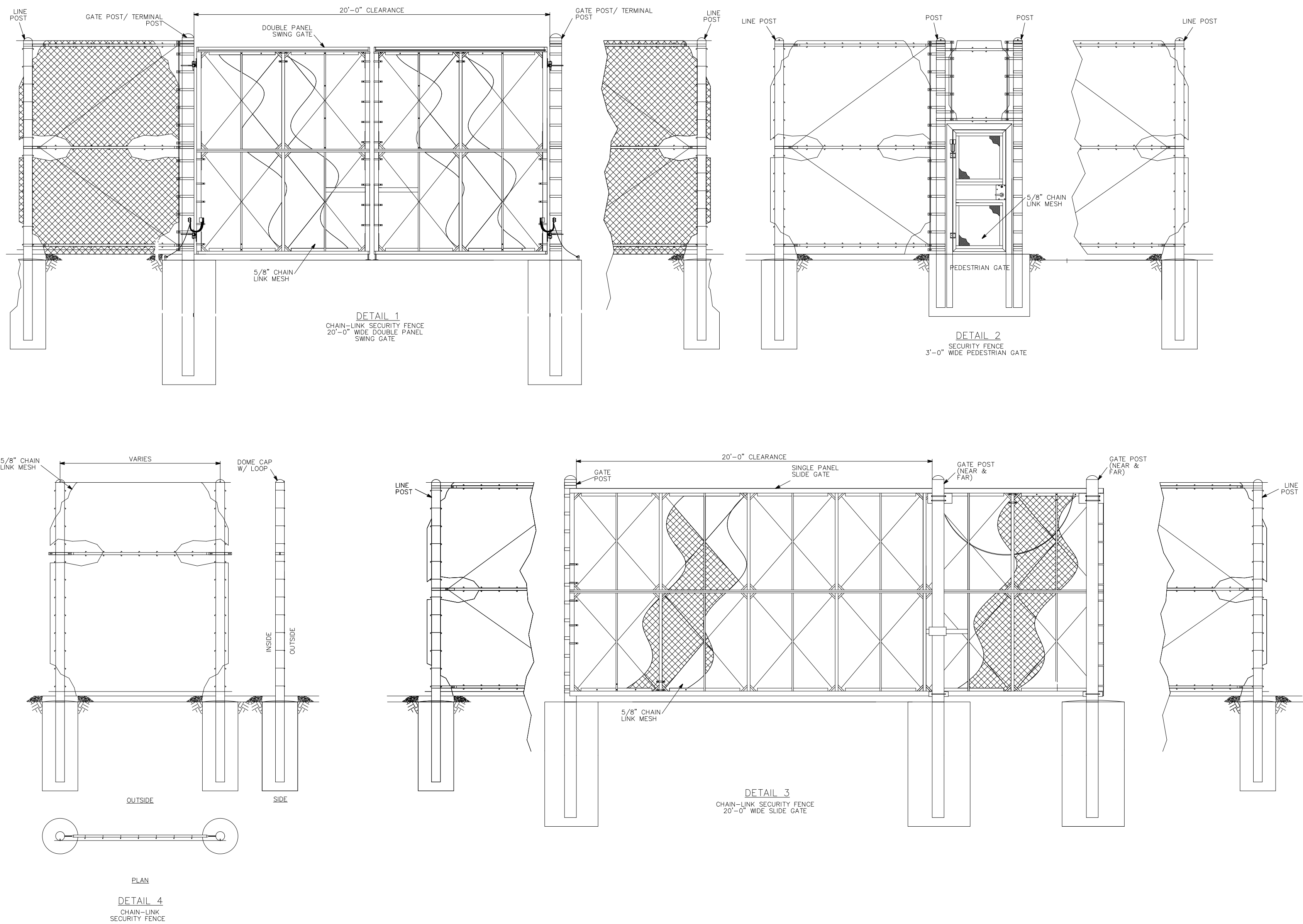


- NOTE:**
1. SUBSTATION LAYOUTS ARE SUBJECT TO CHANGE BASED ON FINAL DESIGN PROVIDED BY DOMINION ENERGY
 2. THE SUBSTATION USE SHALL BE DEVELOPED IN SUBSTANTIAL CONFORMANCE WITH THE LAYOUT ILLUSTRATED ON THIS SHEET SUBJECT TO THE REQUIREMENTS AND ADJUSTMENTS SET FORTH IN THE C.U.P. CONDITIONS AND IN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

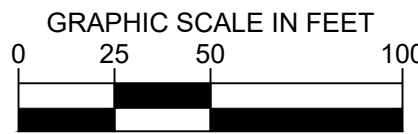
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EXAMPLE SECURITY AND PERIMETER FENCING



- NOTE:
1. FENCING SHOWN ON THIS SHEET ARE REPRESENTATIVE FENCING OPTIONS THAT MAY BE USED AS PERIMETER AND SECURITY FENCING THROUGHOUT THE PROJECT SITE
 2. 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.
 3. SECURITY FENCING SHALL BE APPROVED BY THE PLANNING DIRECTOR AT THE TIME OF SITE PLAN REVIEW AND APPROVAL.
 4. 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		HANOVER COUNTY VA		FENCING		KHA PROJECT 113752002		DATE 1/13/2026		SCALE AS SHOWN		DESIGNED BY KPC		DRAWN BY AF		CHECKED BY RRP																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																							
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