

MOUNTAIN ROAD TECHNOLOGY PARK CONCEPT PLAN AND CONDITIONAL USE PERMIT

HANOVER COUNTY, VIRGINIA

SOUTH ANNA DISTRICT

2/27/2026

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

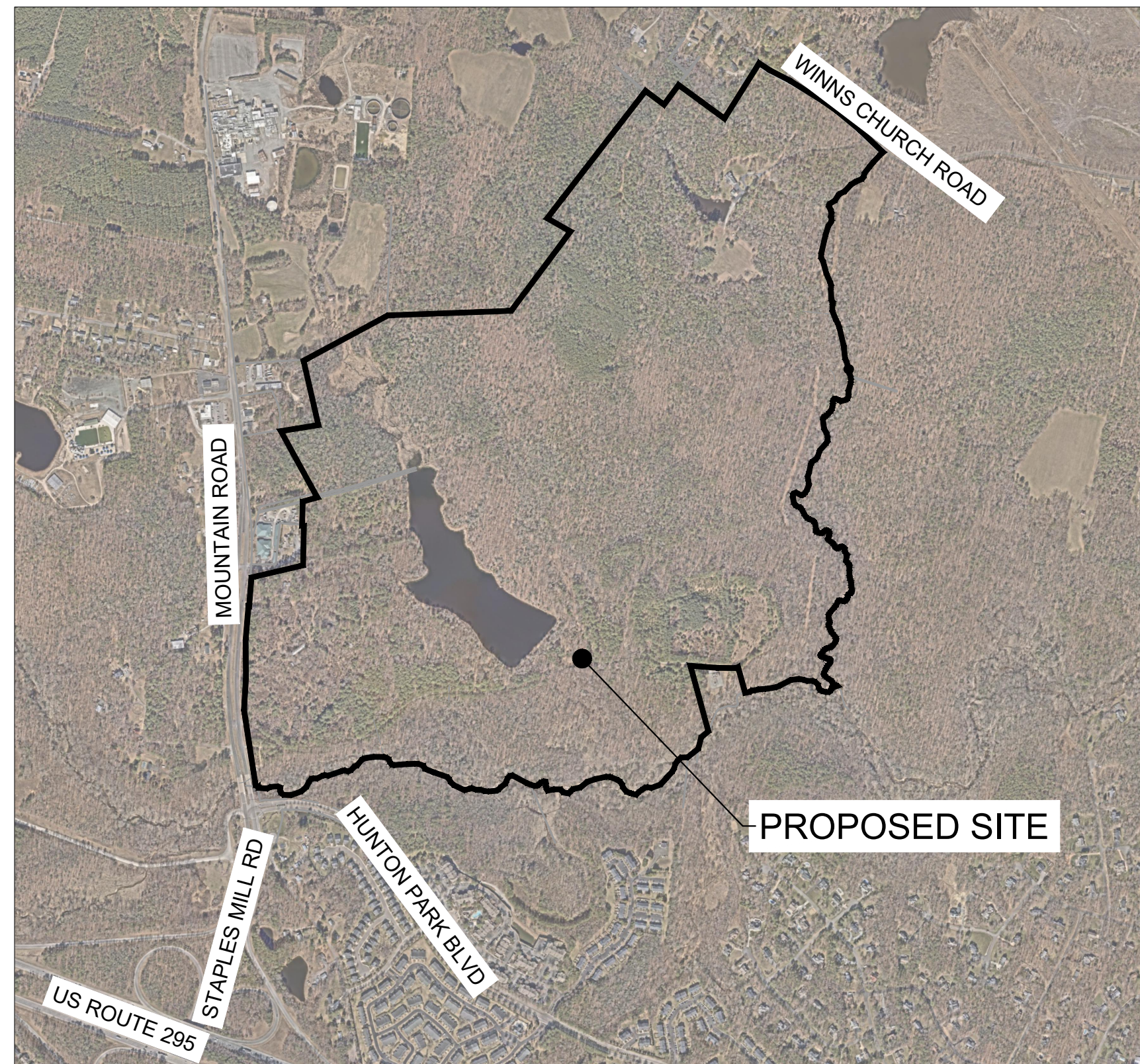
TYSON FARMS, INC.
PO BOX 2020 TAX DEPT
SPRINGDALE, AR 72765

CIVIL ENGINEER - PLAN PREPARER

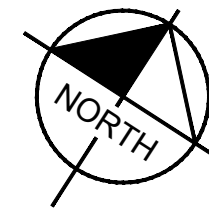
Kimley»»Horn

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

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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.

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2035 MAYMILL STREET, SUITE 200, RICHMOND, VA 23230
PHONE: 804-673-3882
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COVER SHEET

MOUNTAIN ROAD
TECHNOLOGY PARK

HEET NUMBER
C-0.0

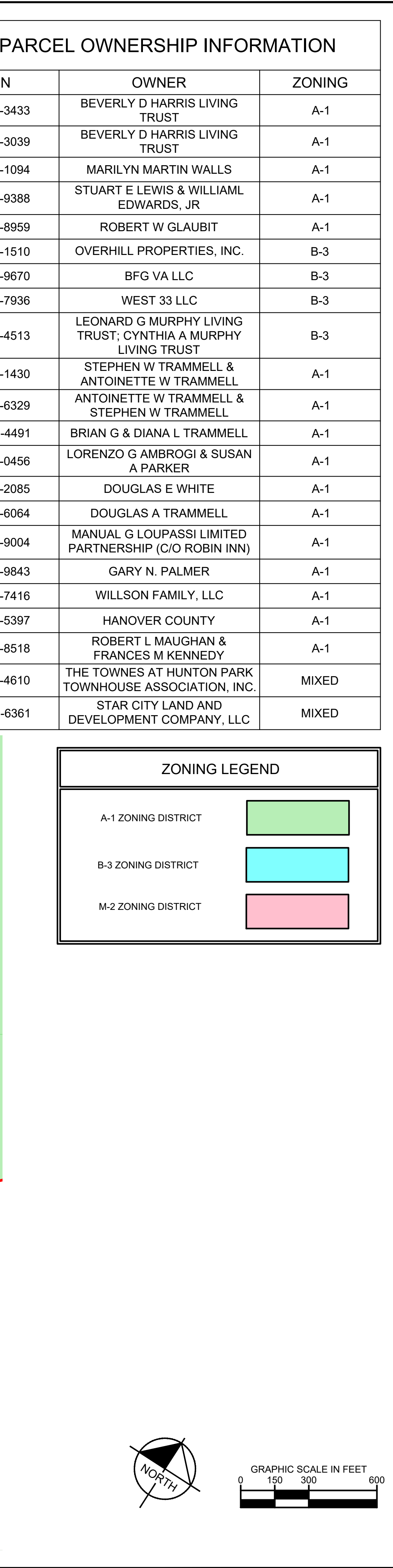
TRAINING OVER COUNT

2

CONCLUSIONS

190.

9

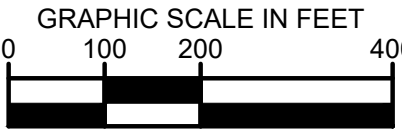


ZONING LEGEND	
A-1 ZONING DISTRICT	
B-3 ZONING DISTRICT	
M-2 ZONING DISTRICT	

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

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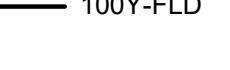
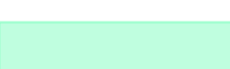
KHA PROJECT	
113752002	
DATE	
2/27/2026	
SCALE AS SHOWN	
DESIGNED BY KPC	
DRAWN BY AF	
CHECKED BY RRP	

MOUNTAIN ROAD TECHNOLOGY PARK	VA HANOVER COUNTY
SHEET NUMBER C-1.2	



PARCEL NUMBER	GPIN	OWNER	ZONING
PARCEL 1	7757-96-1157	MARCHETTI PROPERTIES II, LLC	A-1 - AGRICULTURAL
PARCEL 2	7767-17-2423	MARCHETTI PROPERTIES III, LLC STAPLES MILL SQUARE ASSOCIATES, LLC	A-1 - AGRICULTURAL
PARCEL 3	7757-96-5577	STAPLES MILL SQUARE HOLDINGS, LLC	A-1 - AGRICULTURAL
PARCEL 4	7757-98-4106	MARCHETTI PROPERTIES III, LLC STAPLES MILL SQUARE ASSOCIATES, LLC	A-1 - AGRICULTURAL
PARCEL 5	7767-08-0569	MARCHETTI PROPERTIES III, LLC STAPLES MILL SQUARE ASSOCIATES, LLC	A-1 - AGRICULTURAL
PARCEL 6	7768-00-5491	G M JR & BRENDA R R/S TRIBBLE	A-1 - AGRICULTURAL
PARCEL 7	7757-97-5013	TYSON FARMS, INC.	A-1 - AGRICULTURAL

LEGEND

PROPERTY LINE	
APPROX. LOCATION OF FEMA FLOOD ZONE	
LIMITS OF STREAM	
EXISTING POND	
WETLANDS/SURFACE WATERS	
RESOURCE PROTECTION AREA	

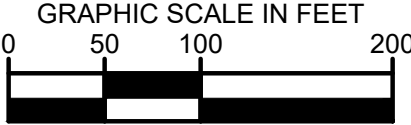
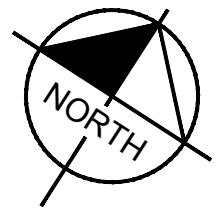
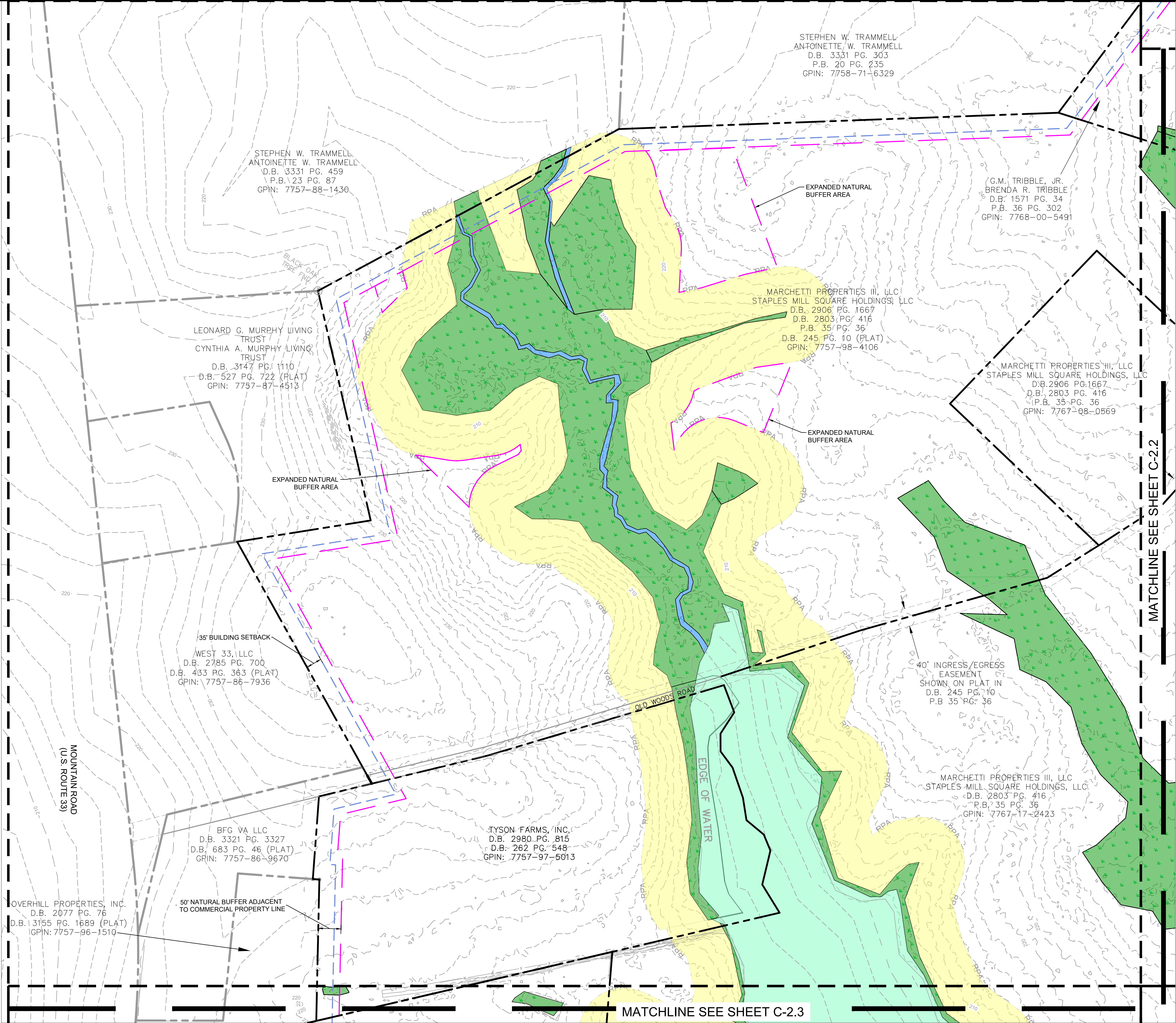
NOTES

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 ANJ. 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.



Plotted By: Elicia, Anna Sheet Set: kha Layout: C-1.1 March 11, 2026 10:10:56am k:\VIC_OVA\13752 - marchetti - hanover\CAD\Exhibits\zoning exhibit\EXISTING CONDITIONS.dwg

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KHA PROJECT 113752002				DATE 2/27/2026				SCALE AS SHOWN				DESIGNED BY KPC				DRAWN BY AF				CHECKED BY RRP				REVISIONS				DATE				BY			
MOUNTAIN ROAD TECHNOLOGY PARK				EXISTING CONDITIONS				VA				HANOVER COUNTY				SHEET NUMBER C-2.1																			

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BUILD
(BA)

DEVELOPMENT
AREA 1

 DEVELOPMENT
AREA 2

DEVELOPMENT
AREA 3

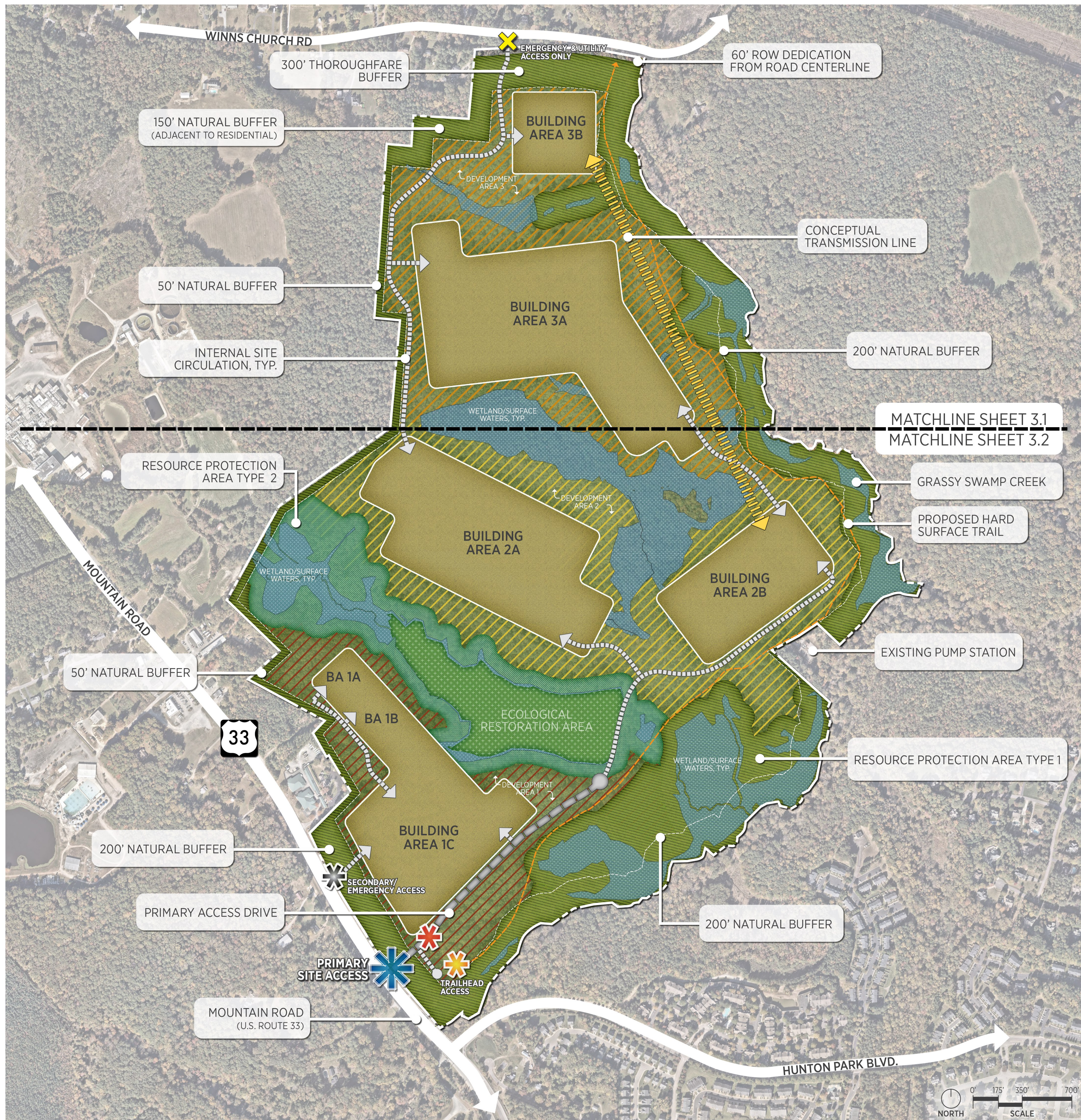
 RESOURCE PROTECTION AREA
TYPE 1 (RPA)

 RESOURCE PROTECTION AREA
TYPE 2 (RPA)

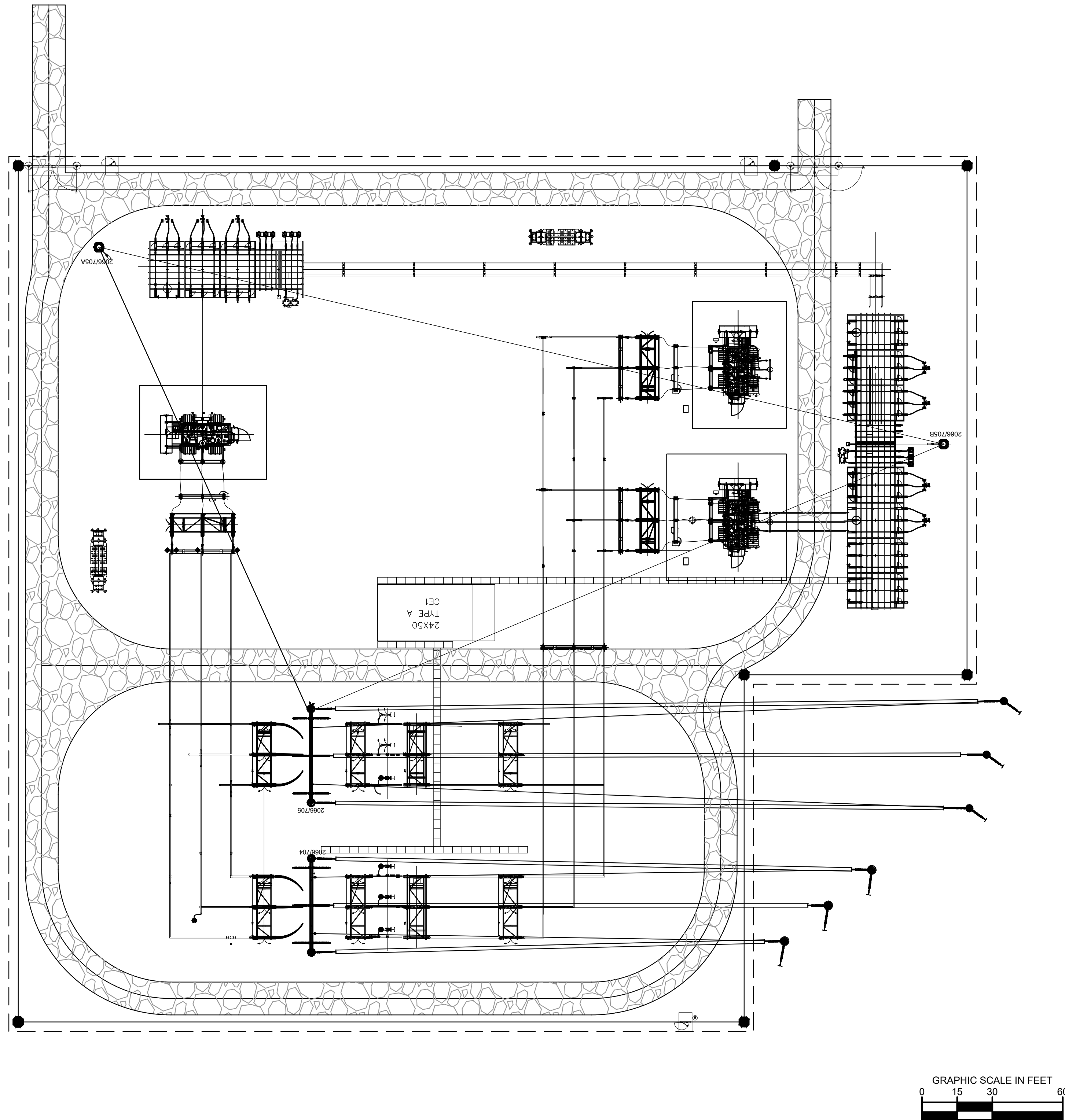
 WETLANDS/SURFACE WATERS ECOLOGICAL RESTORATION AREA

NOTES:

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.



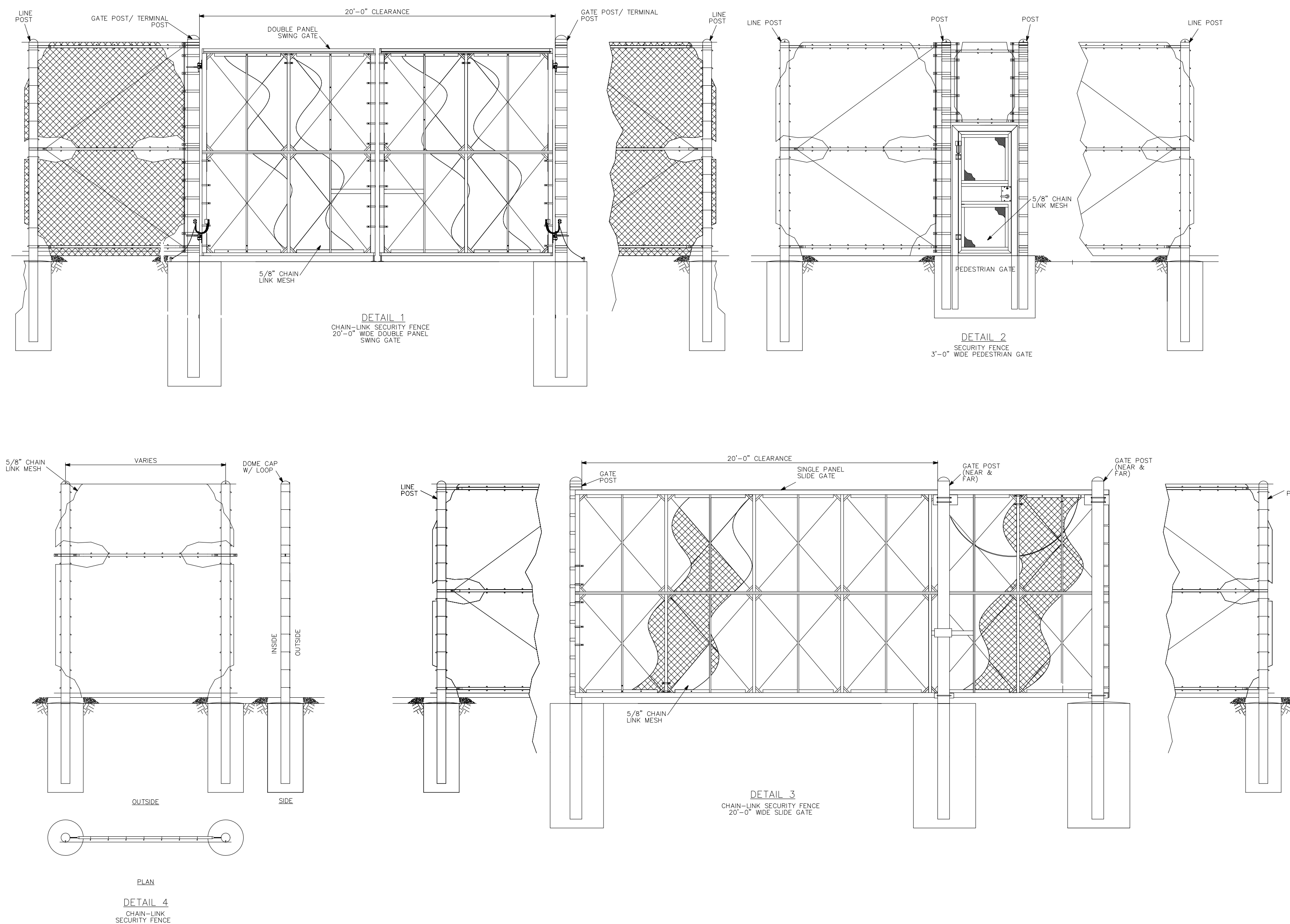
SHEET NUMBER
C3.3



- 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.

[illegible]

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. PERIMETER AND SECURITY FENCING SURROUNDING THE DATA CENTER CAMPUS WILL BE BLACK.
4. SECURITY FENCING SHALL BE APPROVED BY THE PLANNING DIRECTOR AT THE TIME OF SITE PLAN REVIEW AND APPROVAL.
5. FENCING WILL BE A MINIMUM OF 7 FEET IN HEIGHT AND A MAXIMUM OF 10 FEET.

