

MOUNTAIN ROAD TECHNOLOGY PARK
CONCEPT PLAN AND CONDITIONAL USE PERMIT

HANOVER COUNTY, VIRGINIA

SOUTH ANNA DISTRICT

4/30/2026

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

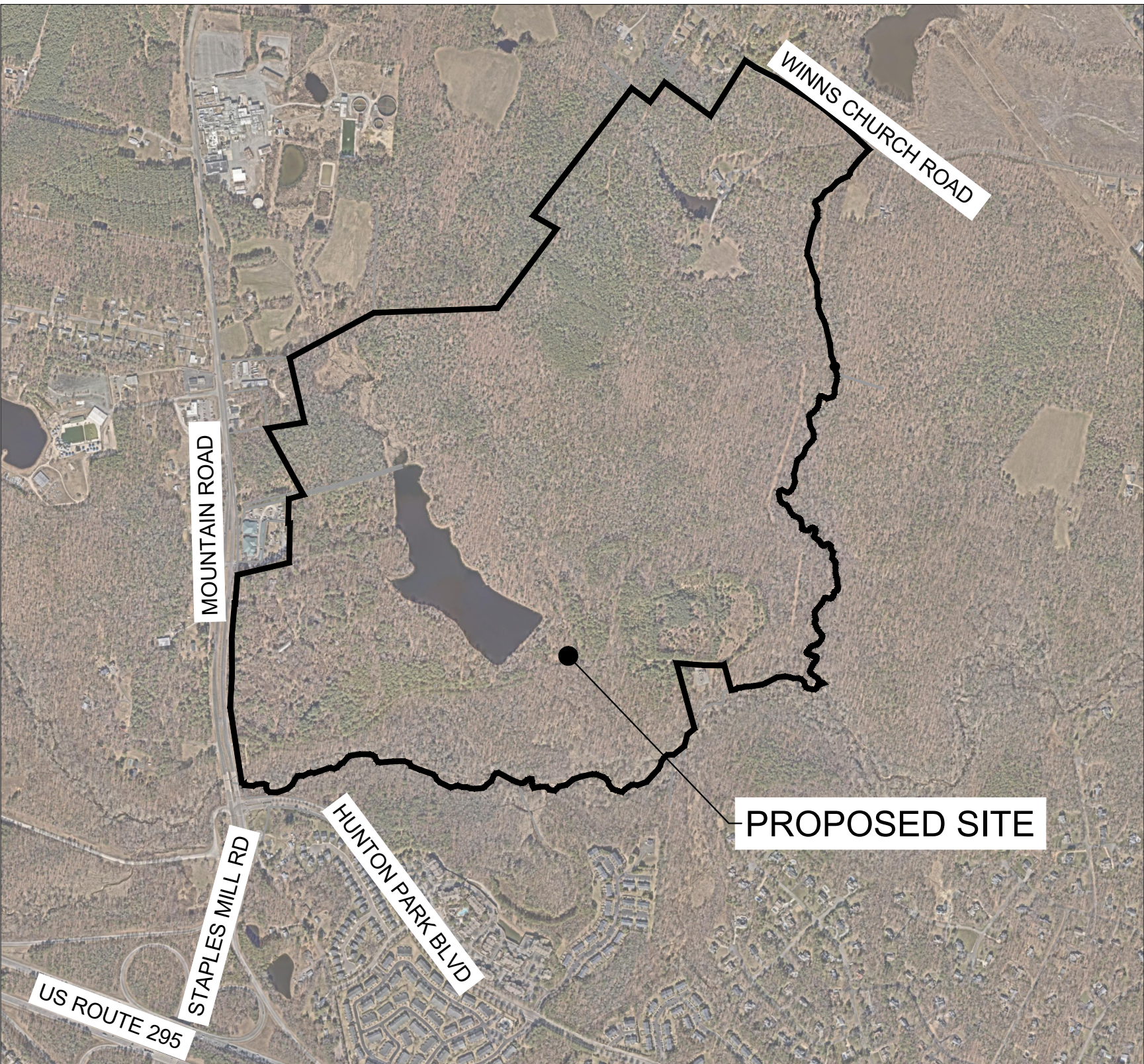
TYSON FARMS, INC.
PO BOX 2020 TAX DEPT
SPRINGDALE, AR 72765

CIVIL ENGINEER - PLAN PREPARER

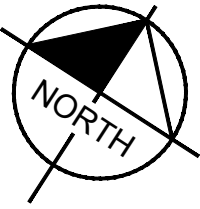
Kimley»Horn

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
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C-2.0	OVERALL EXISTING CONDITIONS
C-2.1	EXISTING CONDITIONS
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C-3.1	OVERALL CONCEPT PLAN
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C-3.4	OVERALL CONCEPT PLAN DEVELOPMENT ZONES & GATEWAY
C-4.0	CONCEPTUAL SUBSTATION LAYOUT
C-5.0	FENCING

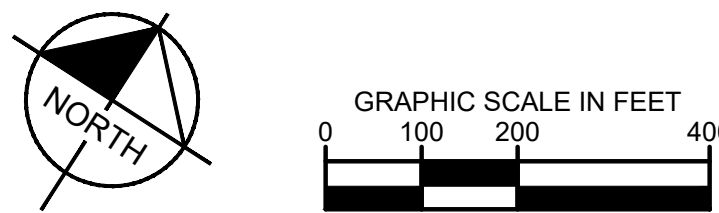
PROJECT DATA

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.

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	

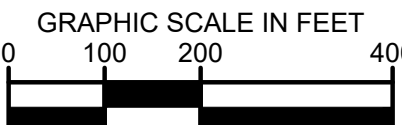
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ADJACENT PARCEL OWNERSHIP INFORMATION

ZONING LEGEND



GRAPHIC SCALE IN FEET
100 200 400

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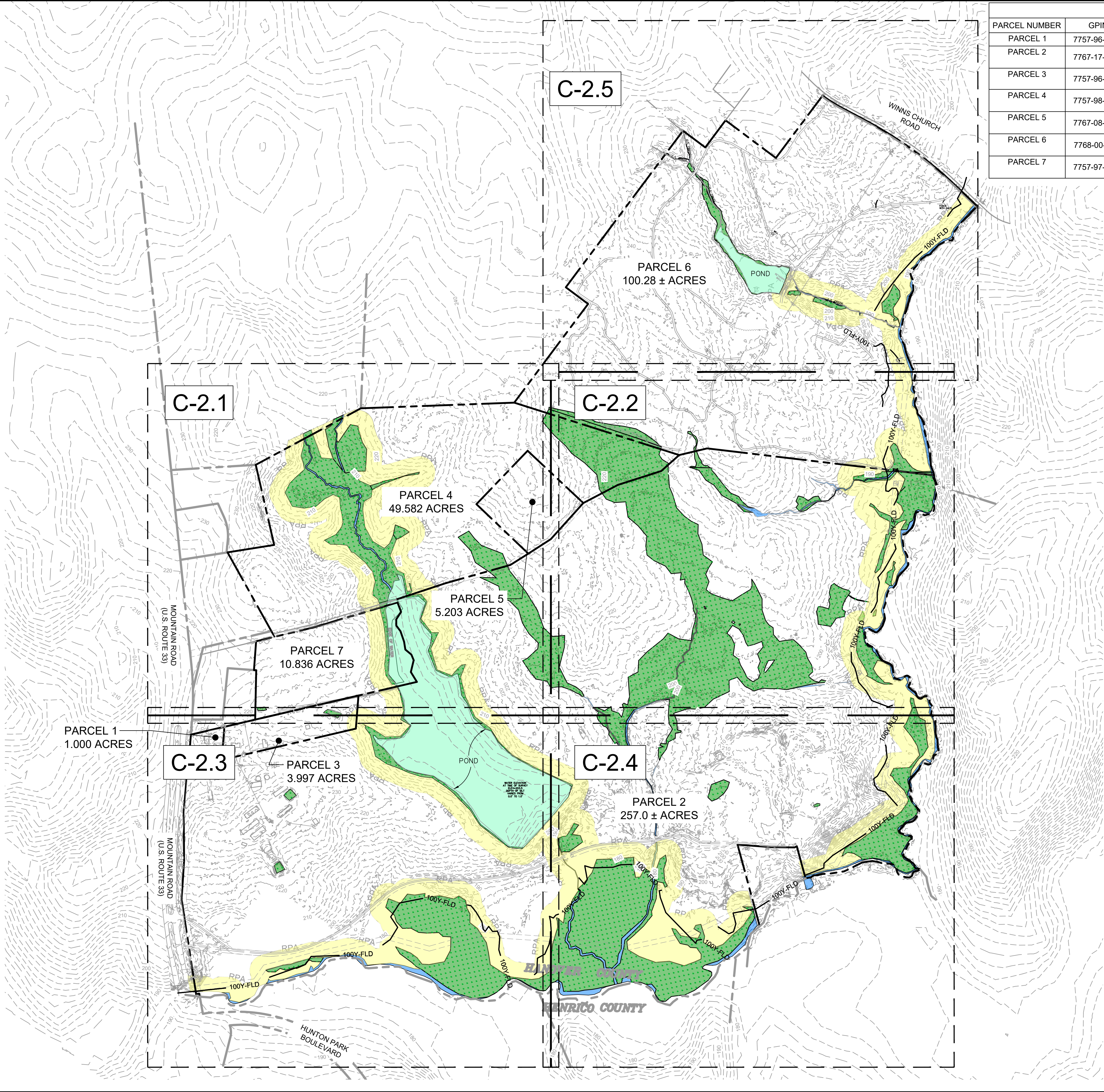
Kimley»»Horn
© 2026 KIMLEY-HORN AND ASSOCIATES, INC.
20335 MAYWILL STREET, SUITE 200, RICHMOND, VA 23230
PHONE: 804-673-3882
WWW.KIMLEY-HORN.COM

PARCEL OWNERSHIP & ZONING

MOUNTAIN ROAD
TECHNOLOGY PARK

SHEET NUMBER
C-1.2

Plotted By: Fducio, Anna Sheet Set: kha Layout: Overall May 04, 2026 12:01:47pm K:\VIC-GVA\113752 - Troc\113752002 - Marchetti - Hanover CAD\Exhibits\Zoning Exhibit\EXISTING CONDITIONS.dwg
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PARCEL INFORMATION			
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

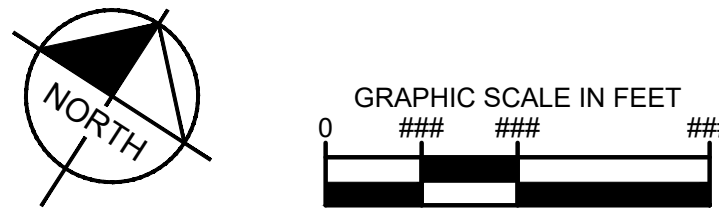
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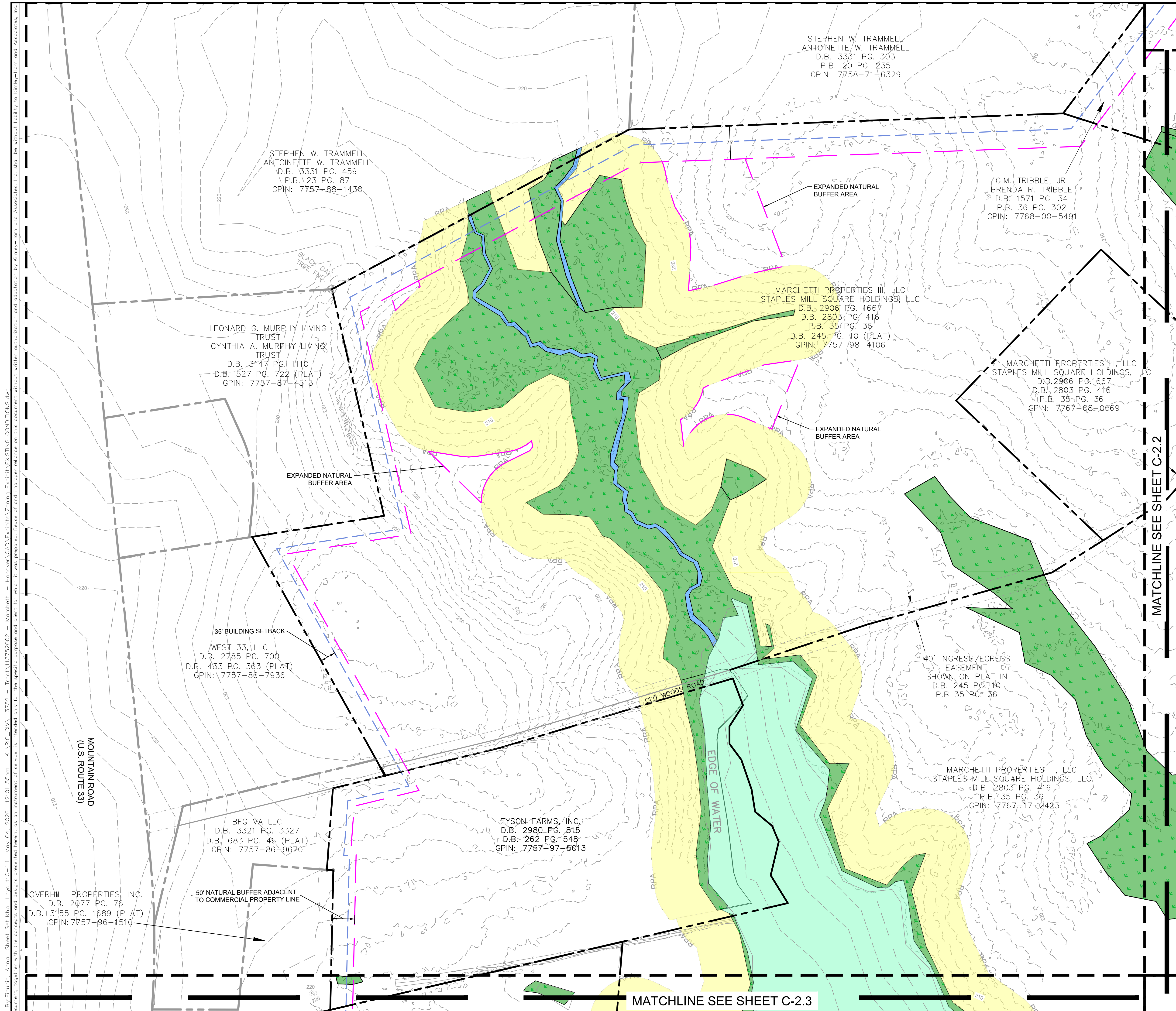
PROPERTY LINE	---
APPROX. LOCATION OF FEMA FLOOD ZONE	--- 100Y-FLD ---
LIMITS OF STREAM	[Blue Box]
EXISTING POND	[Light Green Box]
WETLANDS/SURFACE WATERS	[Green Dotted Box]
RESOURCE PROTECTION AREA	[Yellow Box]

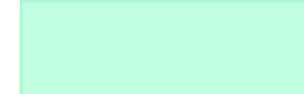
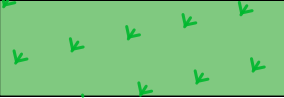
NOTES

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 AHI. FINAL BOUNDARIES MAY VARY FROM THE BOUNDARY SHOWN.

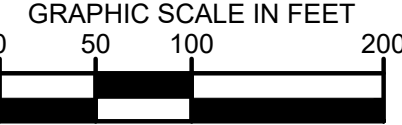
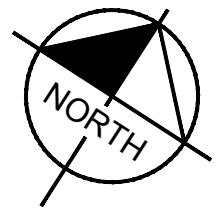
2. PROPERTY INFORMATION FOR PARCELS 1-5 PROVIDED BY JENNINGSTEPHENSON P.C. FIELD WORK WAS COMPLETED ON JANUARY 24, 2025. PROPERTY INFORMATION FOR PARCEL 6 PROVIDED BY JENNINGSTEPHENSON P.C. FIELD WORK WAS COMPLETED ON SEPTEMBER 09, 2025. PROPERTY INFORMATION FOR PARCEL 7 PROVIDED BY JENNINGSTEPHENSON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

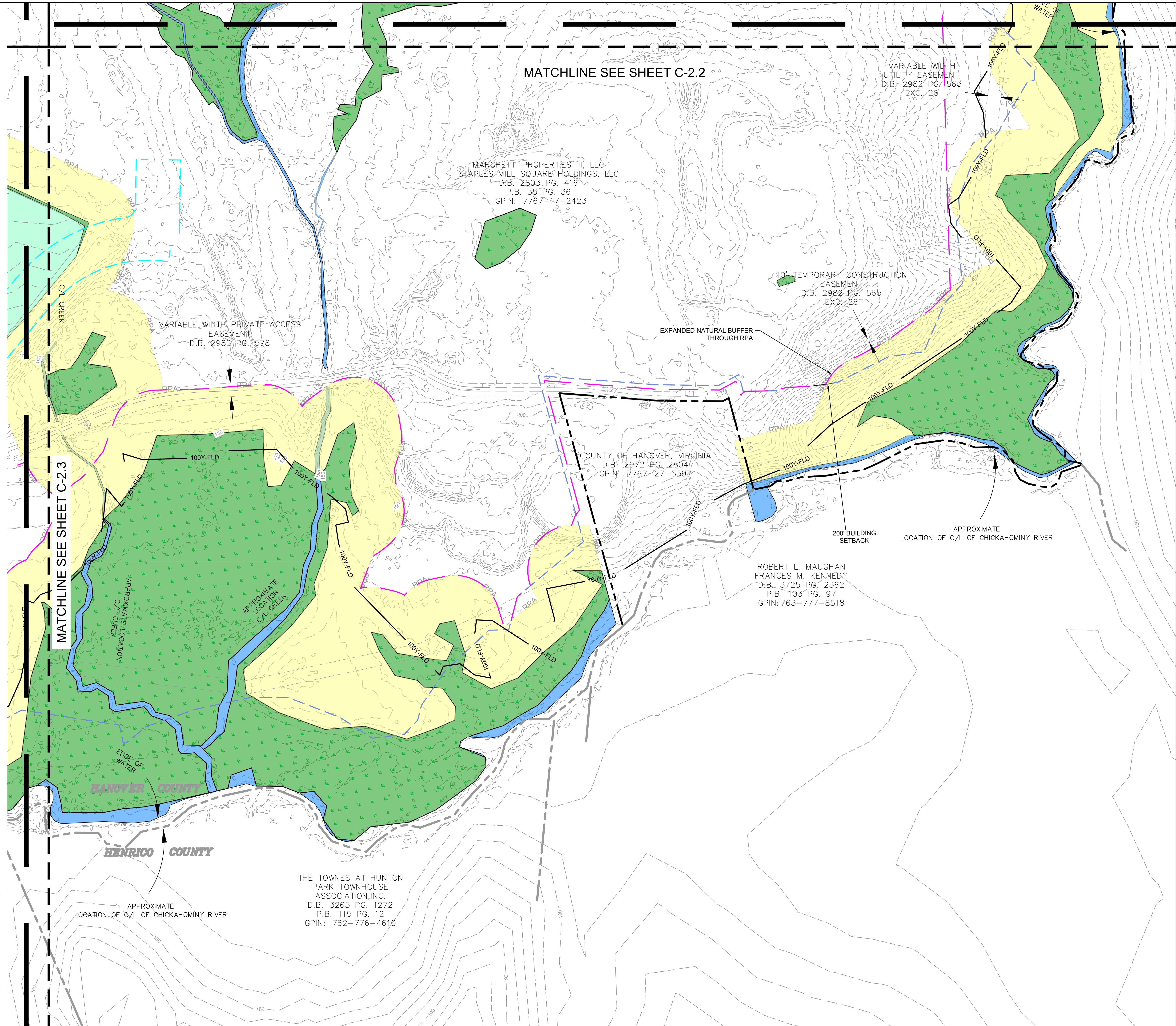


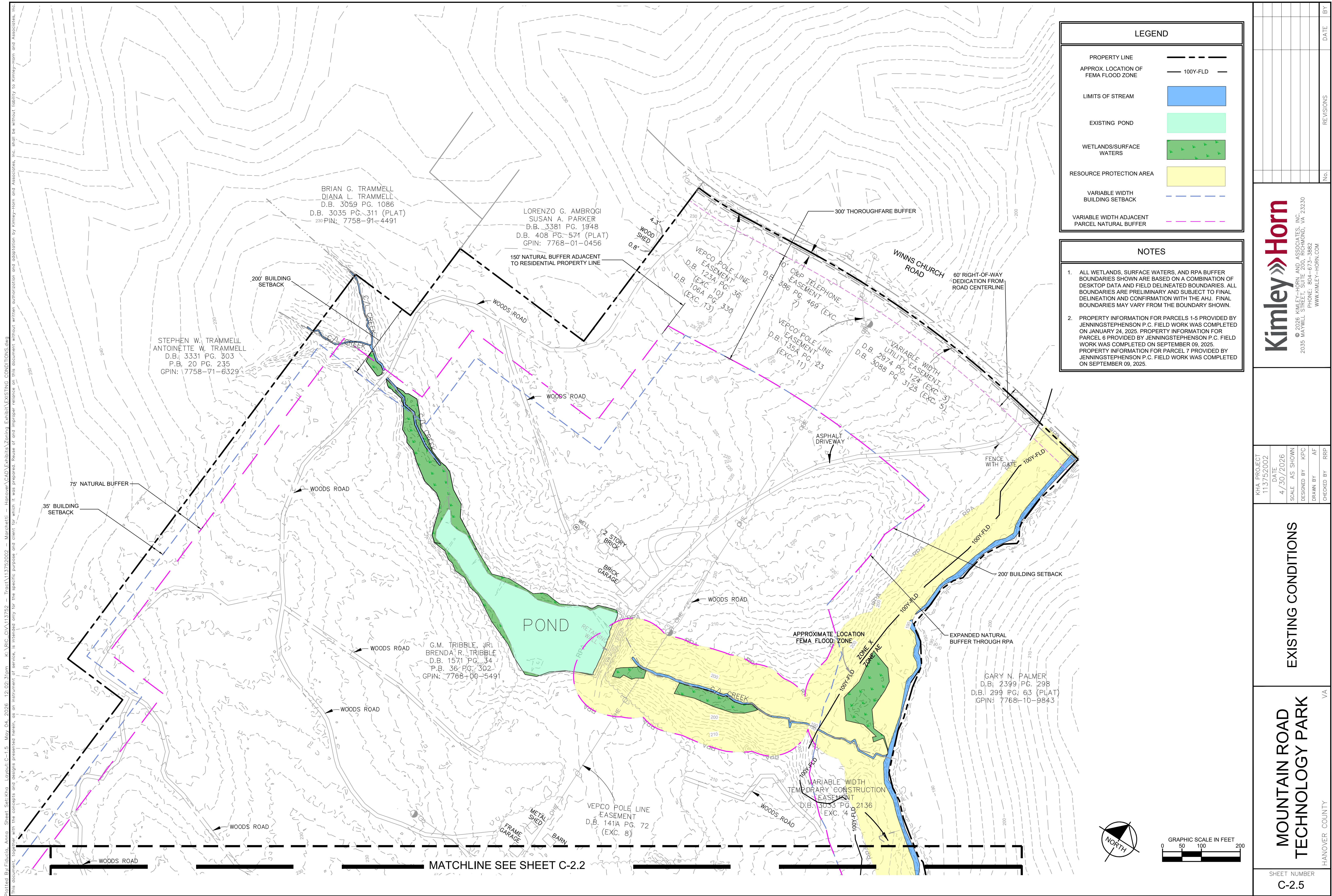


LEGEND	
PROPERTY LINE	---
APPROX. LOCATION OF FEMA FLOOD ZONE	— 100Y-FLD —
LIMITS OF STREAM	
EXISTING POND	
WETLANDS/SURFACE WATERS	
RESOURCE PROTECTION AREA	
VARIABLE WIDTH BUILDING SETBACK	- - - - -
VARIABLE WIDTH ADJACENT PARCEL NATURAL BUFFER	- - - - -

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 AHI. FINAL BOUNDARIES MAY VARY FROM THE BOUNDARY SHOWN.
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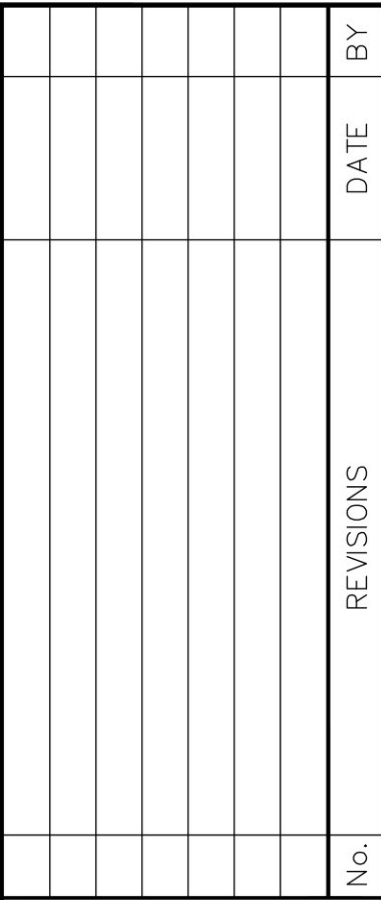




- 


Accelerating Responsible Infrastructure

PLANNING | LANDSCAPE ARCHITECTURE | BRANDING



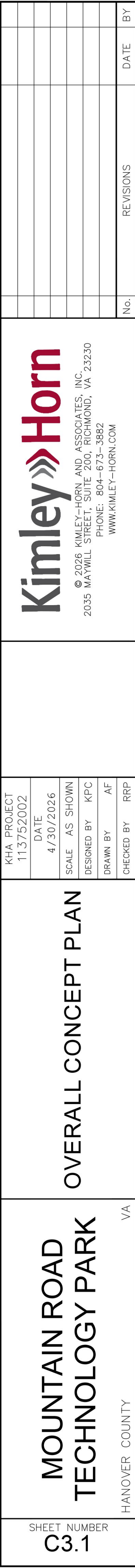
KHA PROJECT 113752002	DATE 4/30/2026	SCALE AS SHOWN	DESIGNED BY KPC	DRAWN BY AF	CHECKED BY RRP
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OVERALL CONCEPT PLAN

MOUNTAIN ROAD
TECHNOLOGY PARK

SHEET NUMBER
C3.0

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



CONCEPT PLAN NOTES

DEFINITIONS

BUILDING AREAS: Areas within the site where the majority of vertical development will occur.

BUILDING COVERAGE: The total area within a Development Area improved with buildings, represented as a percentage arrived at by dividing building footprints (i.e. first floor gross square footage) by the total area (s.f.) of the Development Area.

DEVELOPMENT AREAS: Areas within the site that contain building areas and other supporting uses.

DATA CENTERS: data equipment, data storage, other technological services, and research related to the foregoing, together with other supporting uses and associated equipment such as, but not limited to, computer systems, servers, networking and telecommunications equipment and associated components, as well as related infrastructure such as power transmission lines, power supplies, cooling systems, environmental controls, security devices, and staff.

ANCILLARY BUILDINGS: Facilities that support the primary data center use of the site including, but not limited to equipment, operations, utilities, security, and other related uses.

UTILITIES: Above- and below-ground infrastructure needed to serve the development. This includes all wet- and dry-utilities, including, but not limited to water, sewer, storm, electric, fiber, cable, phone, and natural gas.

ECOLOGICAL RESTORATION AREA: The area where an existing degraded and/or impacted ecosystem is being intentionally designed and assisted to recover to its original or similar state.

USE STANDARDS

Specific uses are permitted within Development Areas and Building Areas. These are described below. Some uses may have additional requirements or standards, which are described in the Notes section below:

The following uses are permitted within all Development Areas, as identified on the approved concept plan:

- Security Fencing
- Project Signage¹
- Wayfinding Signage
- Roadways
- Utilities
- Emergency & Utility Access
- Drive Aisles & Pedestrian Access
- Parking Lots
- Ancillary Building, such as equipment storage, security sheds, and other similar structures.
- Lighting
- Stormwater Facilities
- Trails
- Landscaped Areas
- Passive Recreation Amenities

The following uses are permitted within all Buildings Areas, as identified on the approved concept plan:

- Uses permitted within Development Areas
- Data Centers
- Substations²
- Battery Storage

ADDITIONAL NOTES ON PERMITTED USES

1. Project signage is not permitted along Winns Church Road.
2. Only substations, and their accessory buildings, equipment and installations, are permitted within Building Area 2b and Building Area 3b, as identified on the Concept Plan, subject to approval of a

Conditional Use Permit by the Board of Supervisors.

3. Areas outside Development Areas and Building Areas will generally remain undeveloped; however, limited crossings for utilities, infrastructure, and access facilities will be allowed as permitted by appropriate agencies.
4. Additional uses can be considered and permitted by the Planning Department.
5. Additional standards apply to Building Areas 2b and 3b. Reference Voluntary Proffer Statement for the full list of standards.

DEVELOPMENT & DESIGN STANDARDS

The following standards apply to all development areas and building areas unless otherwise noted.

DIMENSIONAL STANDARDS

1. Building Setbacks shall be consistent with setbacks established for the M-1 District, except as follows:
 - 1.1. Buildings located along Route 33/Mountain Road shall be setback 250 feet from the right-of way.
 - 1.2. Buildings located along Winns Church Road shall be setback 300 feet from the right-of way
 - 1.3. Buildings located along the southern and eastern perimeter boundary line shall be setback a minimum of two hundred feet (200') from the property line
 - 1.4. Buildings located along the existing commercial shall be setback a minimum of fifty (50') from the shared boundary line of the project and the Existing Commercial.
 - 1.5. Buildings along the Portion of the Perimeter Identified as 75' "Natural Buffer" on the Conceptual Plan shall be setback seventy-five (75') from the boundary line.
2. Building Coverage within development areas shall not exceed 50% of any development area.
3. Building height is measured to the top of the building and includes

parapet walls that are used to screen equipment.

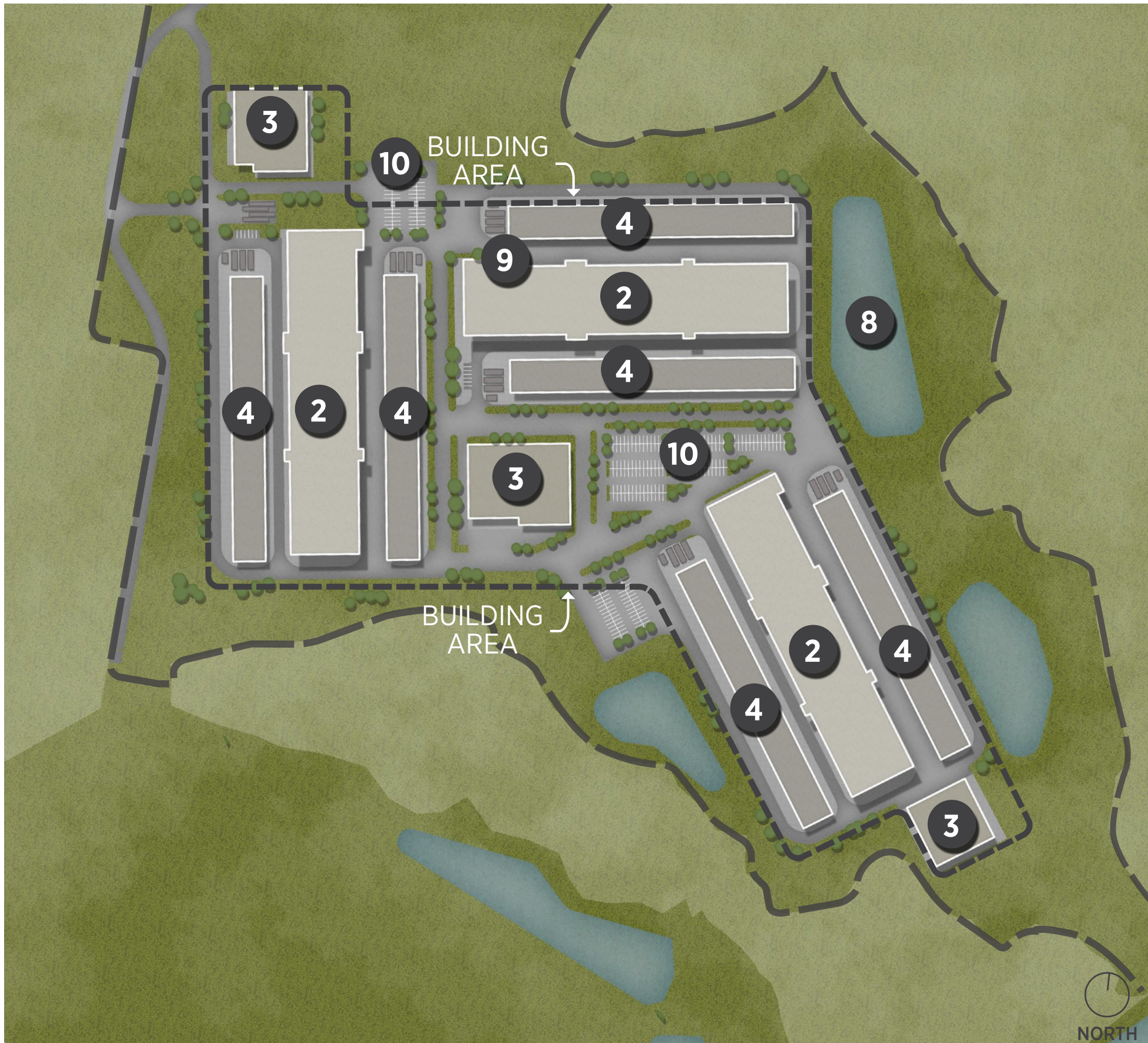
BUILDING HEIGHT SHALL BE LIMITED TO THE FOLLOWING IN EACH BUILDING AREA:

- 3.1. Building Area 1A, 1B, 1C, and 2B : 62 Feet
- 3.2. Building Area 2A, and 3A: 62 Feet
- 3.3. Building Area 3B: 35' within 350' of Winns Church Road, otherwise 62'

BUILDING AREA

DEVELOPMENT AREA

- 1 SECURITY/GATED ACCESS
- 2 DATA CENTER BUILDING
- 3 SUPPORTING USES
- 4 GENERATOR/CHILLER/MECHANICAL BLDG.
- 5 CHILLER YARD
- 6 GENERATOR YARD
- 7 ROOF MOUNTED CHILLER
- 8 DETENTION
- 9 PRIMARY ENTRANCE
- 10 PARKING

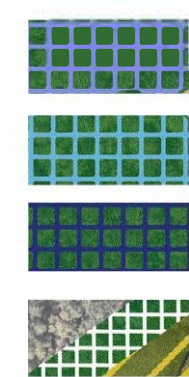


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INTERNAL SITE CIRCULATION*

PROPOSED HARD SURFACE TRAIL*

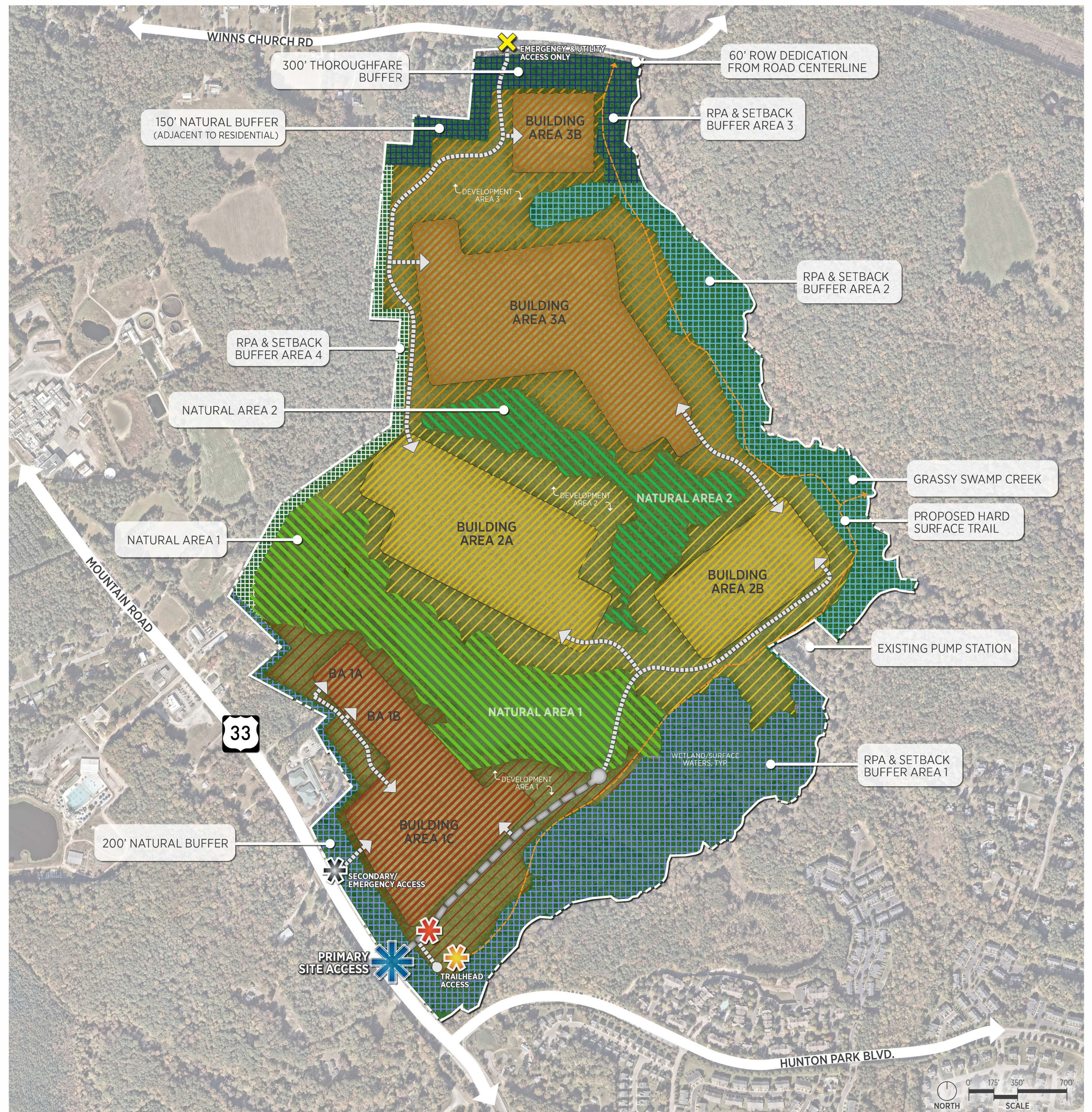


A perspective rendering of a road intersection. On the left, a road curves into the frame. A white SUV is driving away from the viewer on the main road. To the left of the road, a landscaped area with yellow flowers and green grass is labeled "25' LANDSCAPE BUFFER" with a double-headed arrow. To the right of the road, another landscaped area with yellow flowers and green grass is also labeled "25' LANDSCAPE BUFFER" with a double-headed arrow. Further right, a monument sign for "MOUNTAIN ROAD TECHNOLOGY PARK" is visible, surrounded by pink flowering trees and greenery. An arrow points from the text "MONUMENT SIGNAGE" to the sign. The background is filled with tall green trees under a clear blue sky.

*RENDERING IS CONCEPTUAL



NORRIS DESIGN
PLANNING | LANDSCAPE ARCHITECTURE | BRANDING



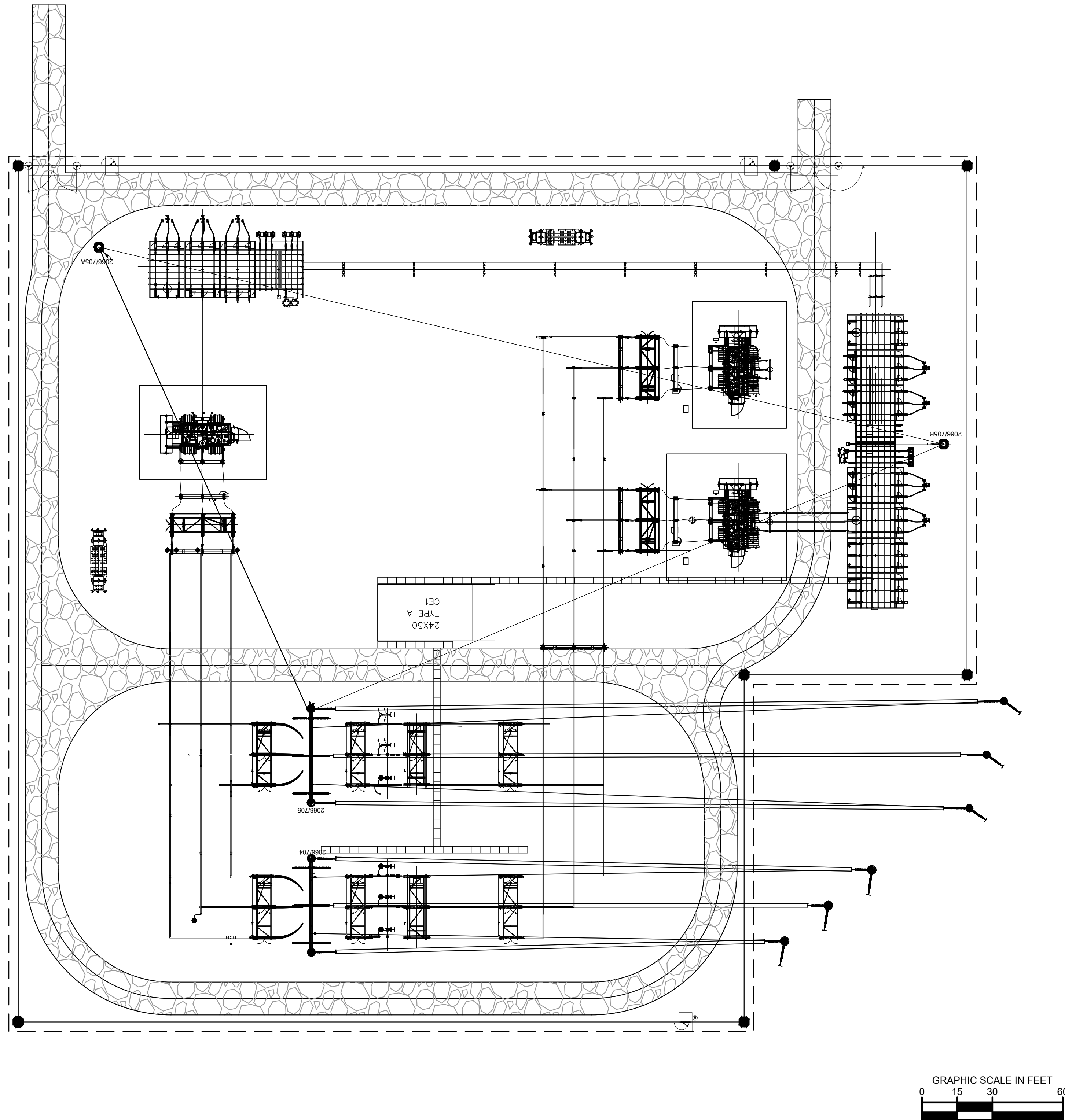
Kimley»Horn
© 2026 KIMLEY-HORN AND ASSOCIATES, INC.
2035 MAYWILL STREET, SUITE 200, RICHMOND, VA 23250
PHONE: 804-673-3862
WWW.KIMLEY-HORN.COM

OVERALL CONCEPT PLAN DEVELOPMENT ZONES & GATEWAY

MOUNTAIN ROAD
TECHNOLOGY PARK

SHEET NUMBER
C3.4

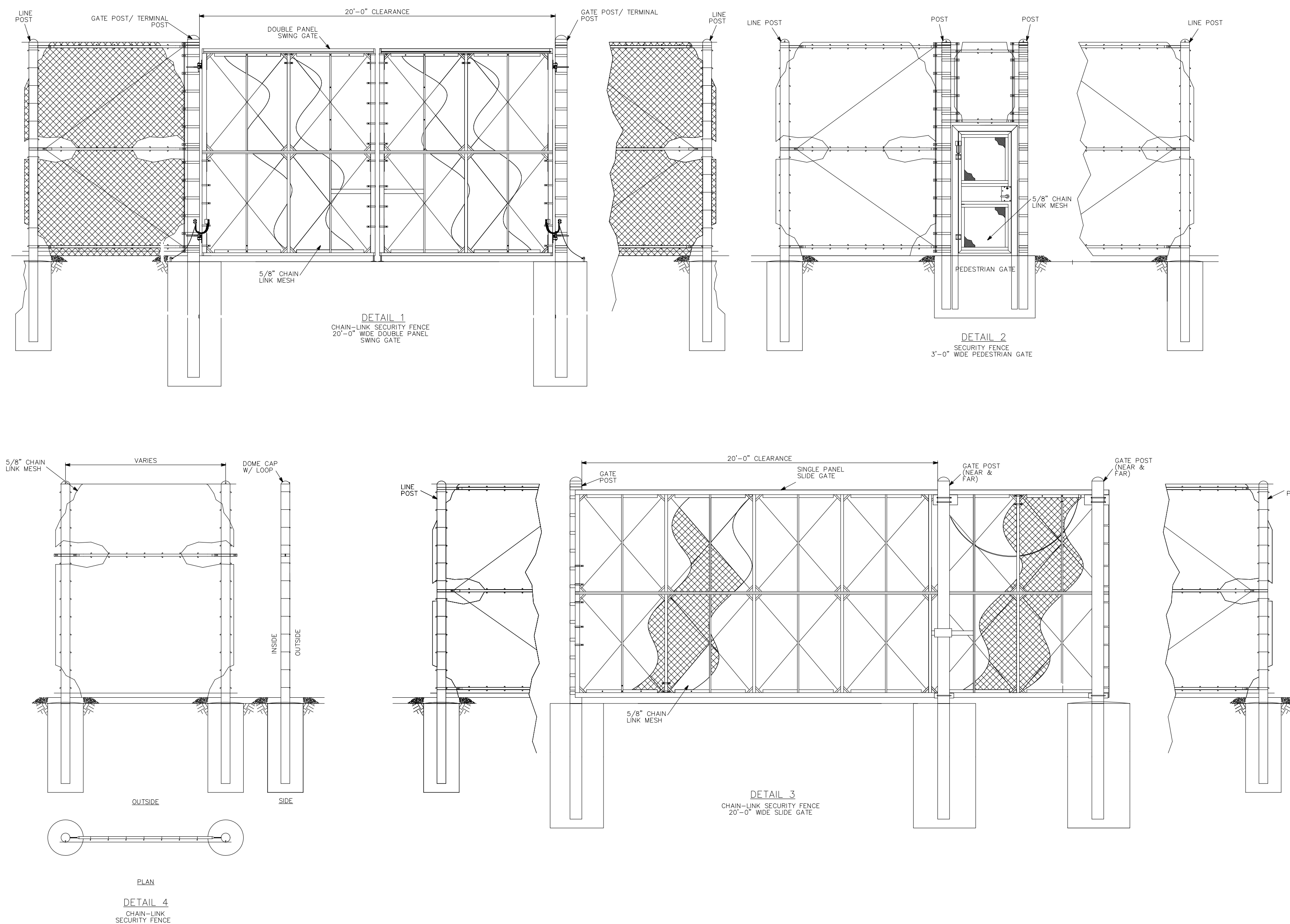
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- NOTE:**
1. SUBSTATION LAYOUTS ARE SUBJECT TO CHANGE BASED ON FINAL DESIGN PROVIDED BY DOMINION ENERGY
 2. THE SUBSTATION USE SHALL BE DEVELOPED IN SUBSTANTIAL CONFORMANCE WITH THE LAYOUT ILLUSTRATED ON THIS SHEET SUBJECT TO THE REQUIREMENTS AND ADJUSTMENTS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

[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.

[illegible]

Kimley»Horn
© 2026 KIMLEY-HORN AND ASSOCIATES, INC.
2035 MAYNELL STREET, SUITE 200, RICHMOND, VA 23230
PHONE: 804-673-3882
WWW.KIMLEY-HORN.COM

KHA PROJECT	DATE
113752002	4/30/2026
SCALE AS SHOWN	
DESIGNED BY KPC	
DRAWN BY AF	
CHECKED BY RRP	

FENCING

MOUNTAIN ROAD
TECHNOLOGY PARK

SHEET NUMBER
C-5.0

