

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

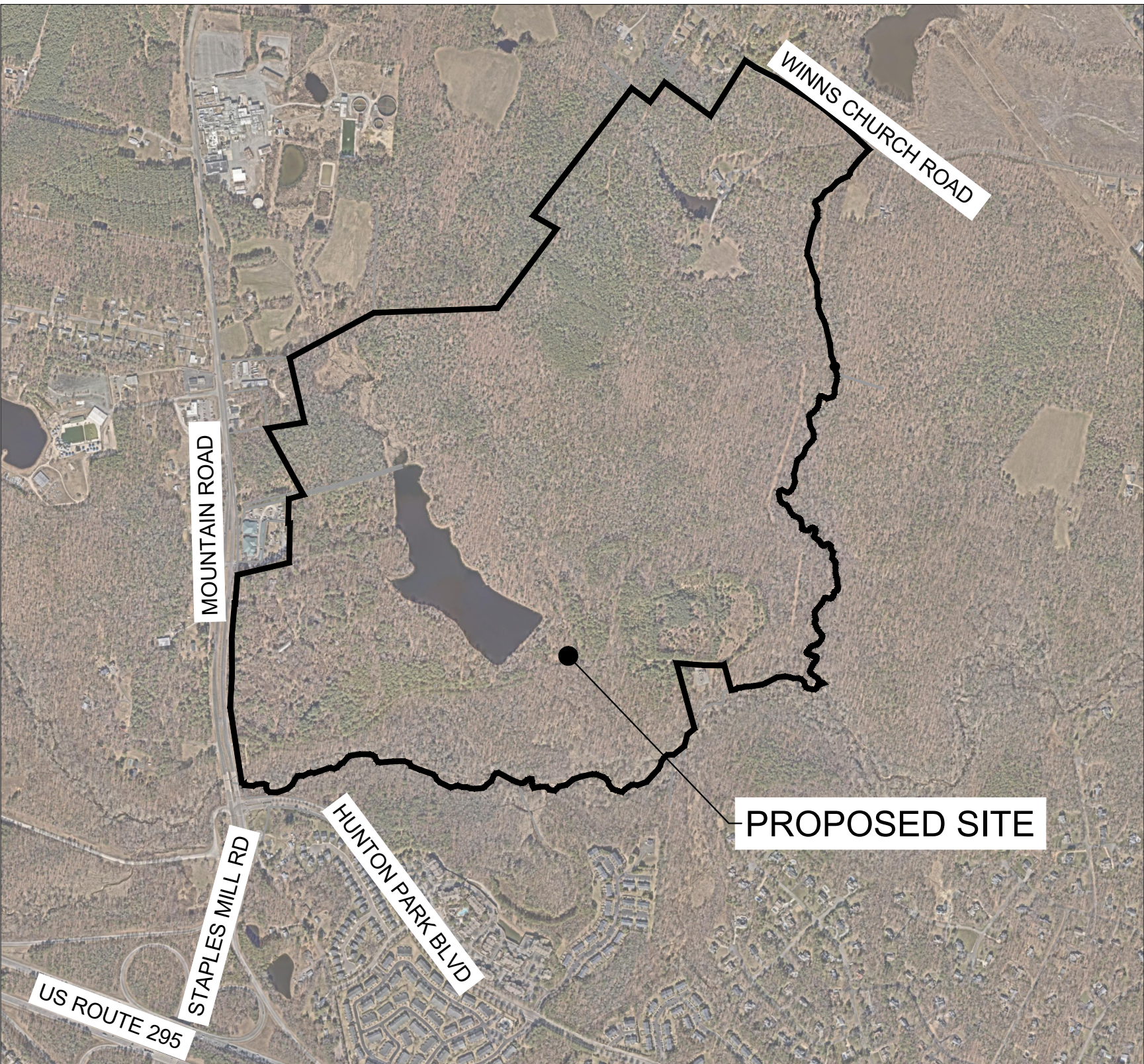
TYSON FARMS, INC.
PO BOX 2020 TAX DEPT
SPRINGDALE, AR 72765

CIVIL ENGINEER - PLAN PREPARER

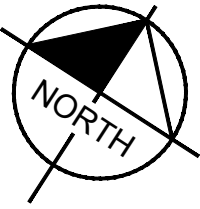
Kimley»Horn

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
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

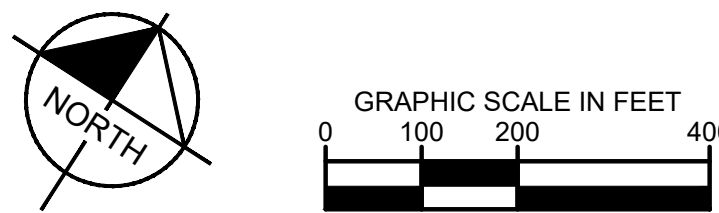
PROJECT DATA

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.

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

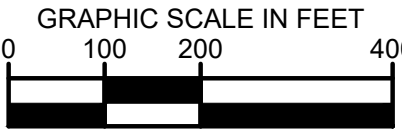
ZONING LEGEND	
A-1 ZONING DISTRICT	
B-3 ZONING DISTRICT	
M-2 ZONING DISTRICT	

[illegible]

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

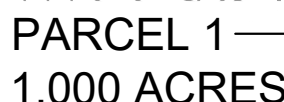
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KHA PROJECT	
113752002	
DATE	
4/30/2026	
SCALE AS SHOWN	
DESIGNED BY KPC	
DRAWN BY AF	
CHECKED BY RRP	

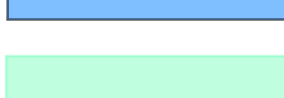
PARCEL OWNERSHIP &
ZONING

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

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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	— 100Y-FLD —
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 AHW. FINAL BOUNDARIES MAY VARY FROM THE BOUNDARY SHOWN.
2.	PROPERTY INFORMATION FOR PARCELS 1-5 PROVIDED BY JENNINGSTEPHENS P.C. FIELD WORK WAS COMPLETED ON JANUARY 24, 2025. PROPERTY INFORMATION FOR PARCEL 6 PROVIDED BY JENNINGSTEPHENS P.C. FIELD WORK WAS COMPLETED ON SEPTEMBER 09, 2025. PROPERTY INFORMATION FOR PARCEL 7 PROVIDED BY JENNINGSTEPHENS P.C. FIELD WORK WAS COMPLETED ON SEPTEMBER 09, 2025.

SHEET NUMBER C-2.0			MOUNTAIN ROAD TECHNOLOGY PARK		HANOVER COUNTY VA.	OVERALL EXISTING CONDITIONS						KHA PROJECT 11/37/52002									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.	DATE	BY
												DATE 4/30/2026															
												SCALE AS SHOWN DESIGNED BY KPC															
												DRAWN BY AF															
												CHECKED BY RRP															

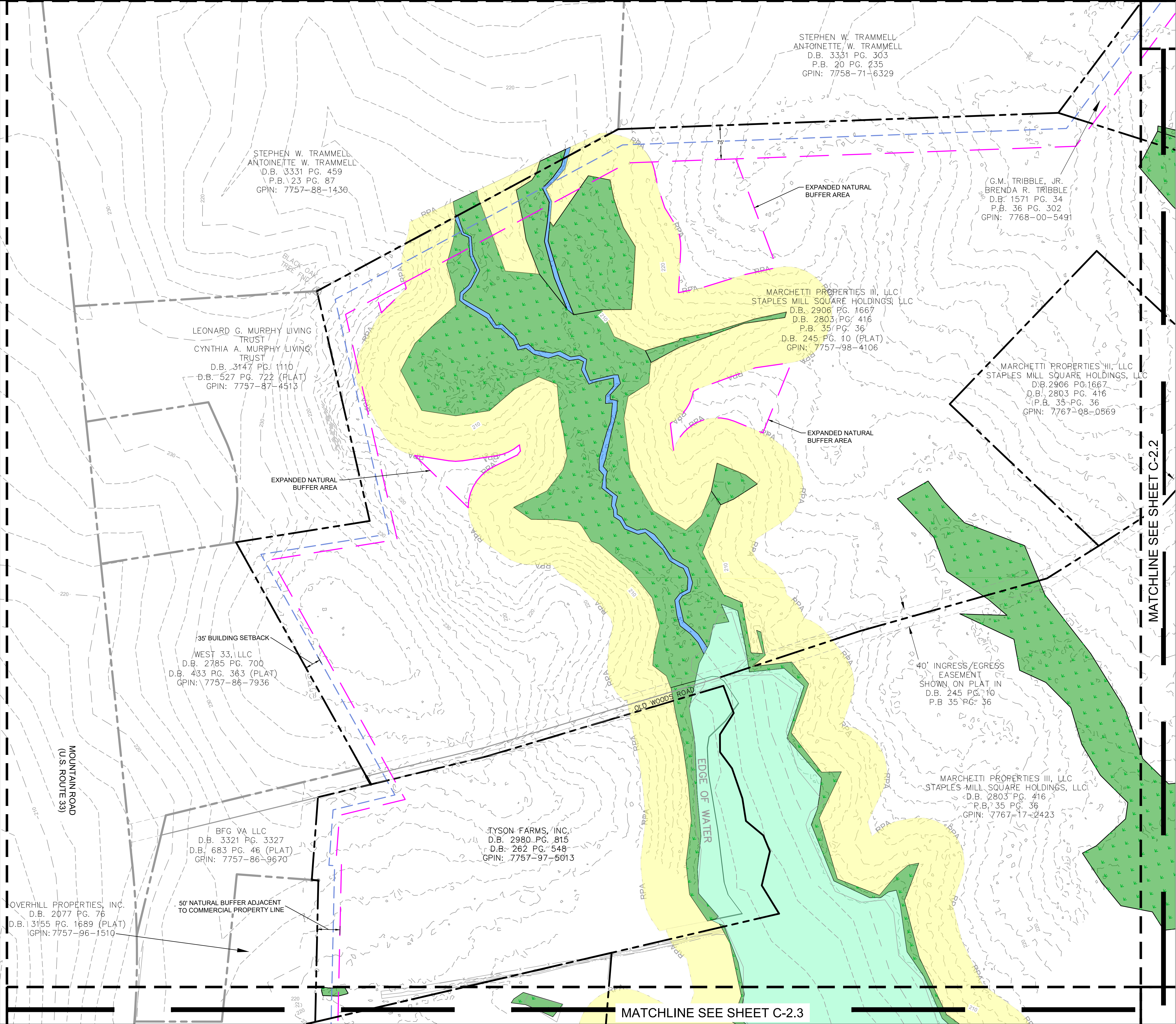
OVERALL EXISTING
CONDITIONS

MOUNTAIN ROAD
TECHNOLOGY PARK

SHEET NUMBER
C-2.0

Plotted By: Elicia, Anna - Sheet Set: kha - Layout: C-1.1 - May 04, 2026 - 12:01:58pm - K:\BIC-CIVIL\113752 - 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

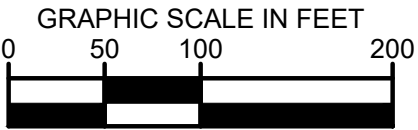
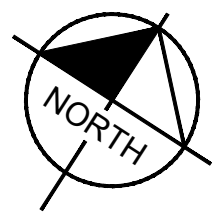
VARIABLE WIDTH BUILDING SETBACK

VARIABLE WIDTH ADJACENT PARCEL NATURAL BUFFER

NOTES

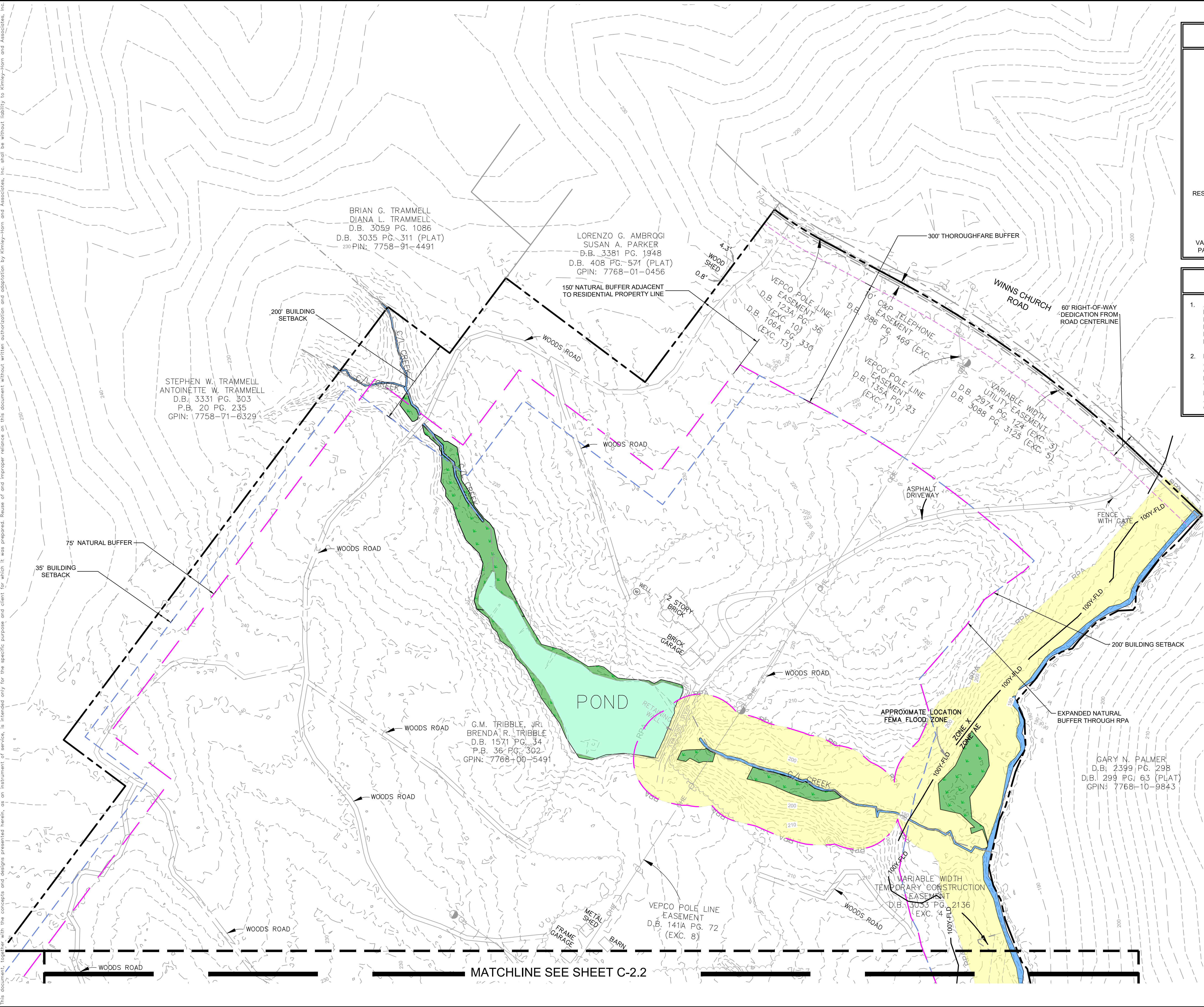
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				REVISIONS		DATE	BY
				No.			
				KIMLEY HORN			
				© 2026 KIMLEY-HORN AND ASSOCIATES, INC. 2035 MAYWELL STREET, SUITE 200, RICHMOND, VA 23230 PHONE: 804-673-3882 WWW.KIMLEY-HORN.COM			
				EXISTING CONDITIONS			
				MOUNTAIN ROAD TECHNOLOGY PARK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

Plotted By: Efrida, Anna Sheet Set: kha Layout: C-1.5 May 04, 2026 12:02:31pm K:\BIC_OVA\113752 - Treest\113752002 - 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

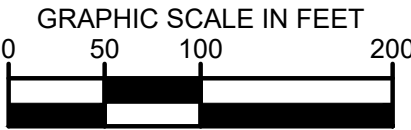
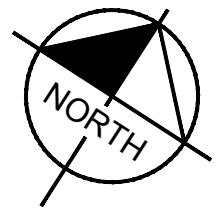
VARIABLE WIDTH ADJACENT PARCEL NATURAL BUFFER

100Y-FLD

NOTES

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PROJECT

113752002

DATE

4/30/2026

SCALE

AS SHOWN

DESIGNED BY

KPC

DRAWN BY

AF

CHECKED BY

RRP

EXISTING CONDITIONS

MOUNTAIN ROAD
TECHNOLOGY PARK

REVISIONS

DATE

BY

No.

Kimley»Horn

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HANOVER COUNTY

VA

SHEET NUMBER

C-2.5

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.

[illegible]

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

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



CONCEPTUAL OVERHEAD TRANSMISSION LINE

INTERNAL SITE CIRCULATION*

PROPOSED HARD SURFACE TRAIL*

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NORRIS DESIGN
PLANNING | LANDSCAPE ARCHITECTURE | BRANDING

[illegible]

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PHONE: 804-673-3882
WWW.KIMLEY-HORN.COM

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

OVERALL CONCEPT PLAN

MOUNTAIN ROAD
TECHNOLOGY PARK

EET NUMBER
C3.1

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PRIMARY SITE CIRCULATION*

INTERNAL SITE CIRCULATION*

PROPOSED HARD SURFACE TRAIL*

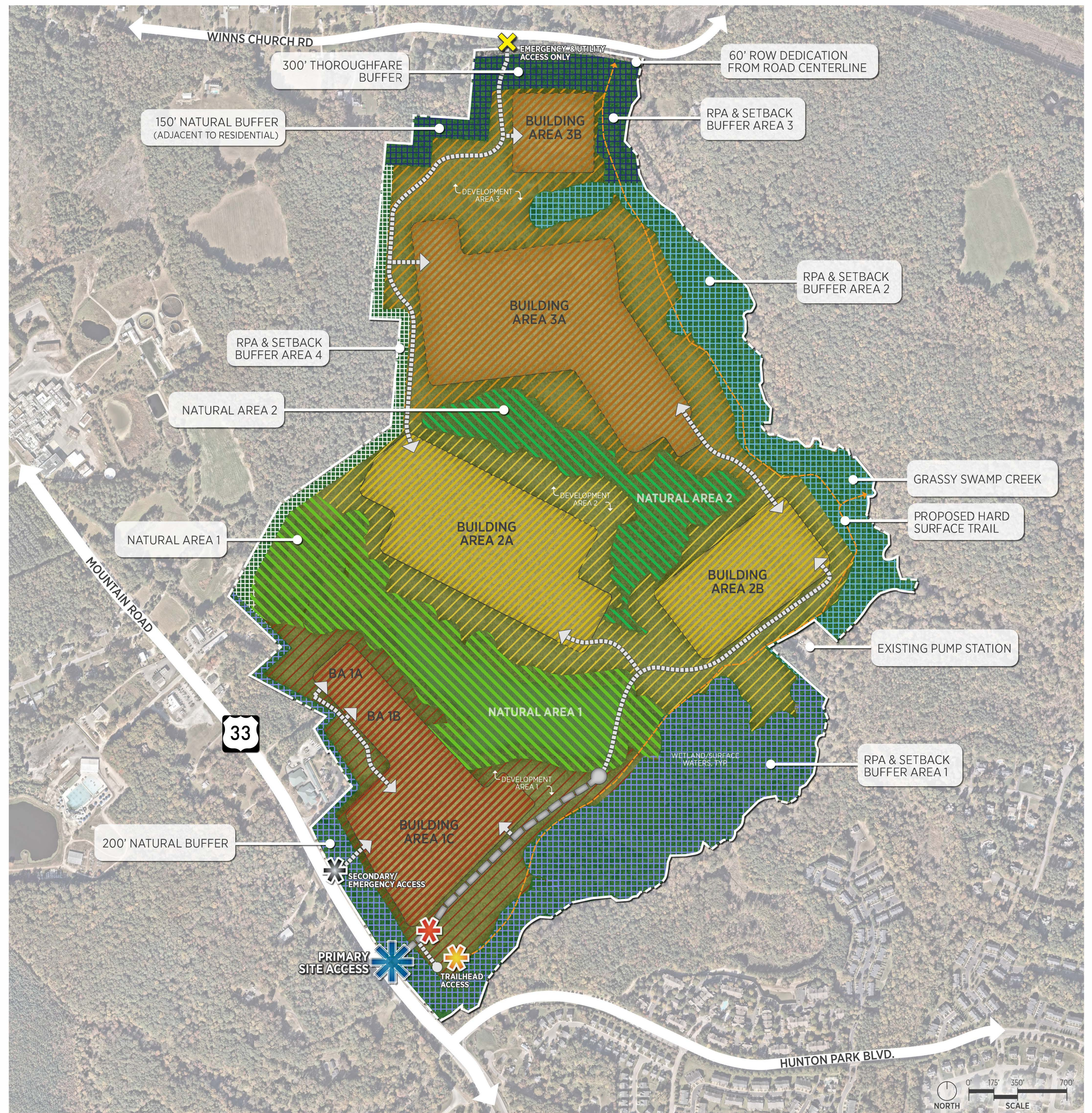
PROPERTY SUMMARY		
AREA	ACREAGE	PERCENT
BUILDING AREAS	129.2	30.3
BUILDING AREA 1 (1A,1B,1C)	29.9	7.0
BUILDING AREA 2 (2A,2B)	50.2	11.8
BUILDING AREA 3 (3A, 3B)	49.1	11.5
DEVELOPMENT AREA	120.8	28.3
DEVELOPMENT AREA 1	27.6	6.5
DEVELOPMENT AREA 2	48.2	11.3
DEVELOPMENT AREA 3	45.2	10.6
RPA & SETBACK BUFFER	106.6	25.0
RPA & SETBACK BUFFER 1	54	12.7
RPA & SETBACK BUFFER 2	31.2	7.3
RPA & SETBACK BUFFER 3	15	3.5
RPA & SETBACK BUFFER 4	6.4	1.5
NATURAL AREA	70.1	16.4
NATURAL AREA 1	49	11.5
NATURAL AREA 2	21.1	5
TOTAL	426.7	

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. In the background, a dense line of tall green trees separates the road from a residential area. On the right side of the road, 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 sky is blue with light clouds.

*RENDERING IS CONCEPTUAL



NORRIS DESIGN
PLANNING | LANDSCAPE ARCHITECTURE | BRANDING

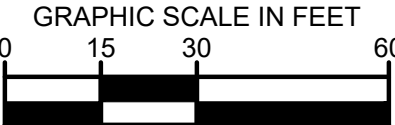


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2035 MAYMILL STREET, SUITE 200, RICHMOND, VA 23230
PHONE: 804-673-3882
WWW.KIMLEY-HORN.COM

OVERALL CONCEPT PLAN DEVELOPMENT ZONES & GATEWAY

MOUNTAIN ROAD
TECHNOLOGY PARK

TEST NUMBER
C3.4



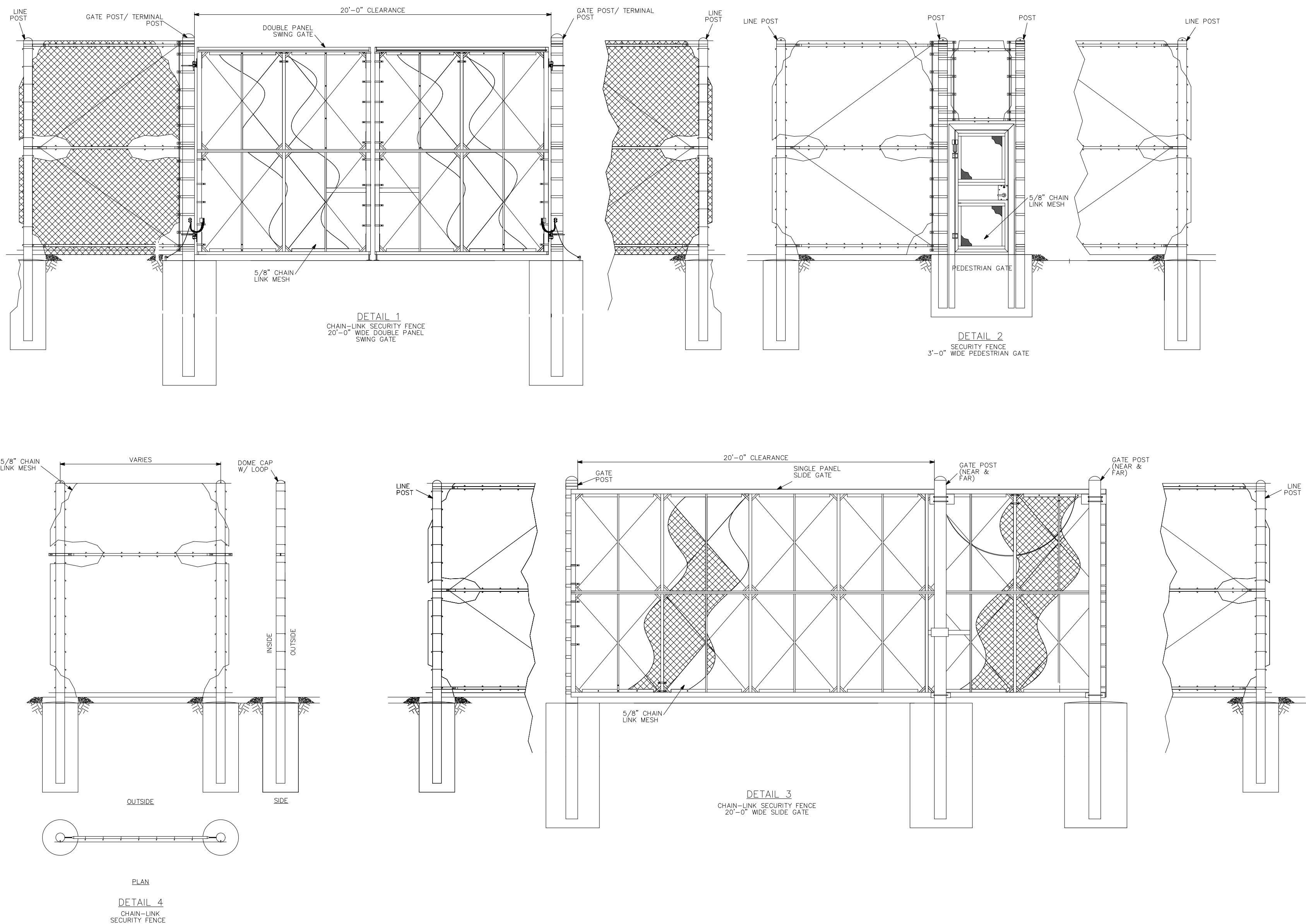
- NOTE:**
1. SUBSTATION LAYOUTS ARE SUBJECT TO CHANGE BASED ON FINAL DESIGN PROVIDED BY DOMINION ENERGY
 2. THE SUBSTATION USE SHALL BE DEVELOPED IN SUBSTANTIAL CONFORMANCE WITH THE LAYOUT ILLUSTRATED ON THIS SHEET SUBJECT TO THE REQUIREMENTS AND ADJUSTMENTS SET FORTH IN THE C.U.P. CONDITIONS AND IN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

[illegible]

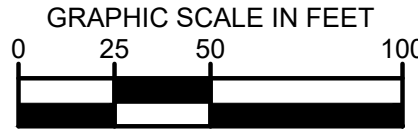
Plotted By: Ediscio, Anna - Sheet Set: kha - Layout: FENCING LAYOUT - May 04, 2026 - 12:03:31pm - K:\RIC-QVA\113752 - Tract\113752002 - Marchetti - Hanover\OAD\Exhibits\Zoning Exhibit\FENCE LAYOUT.dwg

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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. 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.



SHEET NUMBER		C-5.0		MOUNTAIN ROAD TECHNOLOGY PARK		HANOVER COUNTY		VA		FENCING		KHA PROJECT 11/37/52002		DATE 4/30/2026		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	