HUNTING HAWK TECHNOLOGY PARK
CONCEPT PLAN AND CONDITIONAL USE PERMIT

HANOVER COUNTY, VA

APPLICATION PLAN

RECEIVED

AUG 2 2 2025

HANOVER COUNTY
PLANNING DEPARTMENT

VICINITY MAP

SCALE: 1" = 2,000'

SITE DATA

OWNERS: WELLESLEY LAND LIMITED PARTNERSHIP, HHHUNT VERADA LLC. LOCH LEVAN LAND LIMITED PARTNERSHIP, JAMES K. DOLAN, GILMAN LUMBER COMPANY INC.
TAX MAP IDS: 7738-73-1213, 7748-03-4941, 7748-14-8237 (IN-PART), 7748-06-1173, 7748-05-8840, 7748-15-3959, 7748-16-3588, 7748-17-7689 (IN-PART)
CURRENT ZONING: A-1
PROPOSED ZONING: M-1
SITE AREA: 409.677 AC

APPLICANT: LOCH LEVAN LAND LIMITED PARTNERSHIP; ATTN: HANS KLINGER
APPLICANT EMAIL: HCKLINGER@HHHUNT.COM
APPLICANT PHONE: 804-762-4800
APPLICANT ADDRESS: 11237 NUCKOLS ROAD, GLEN ALLEN, VA, 23059

Sheet List Table

Sheet Number	Sheet Title
C0.0	COVER SHEET
C2.0	EXISTING CONDITIONS
C2.1	DETAIL EXISTING CONDITIONS
C2.2	DETAIL EXISTING CONDITIONS
C3.0	OVERALL CONCEPT PLAN
C3.1	DETAIL CONCEPT PLAN
C3.2	DETAIL CONCEPT PLAN
C4.0	FENCING
M0.0	WASTEWATER PUMP STATION CONCEPT LAYOUT
M1.0	WASTEWATER PUMP STATION CONCEPT LAYOUT
M2.0	SUBSTATION CONCEPT LAYOUT

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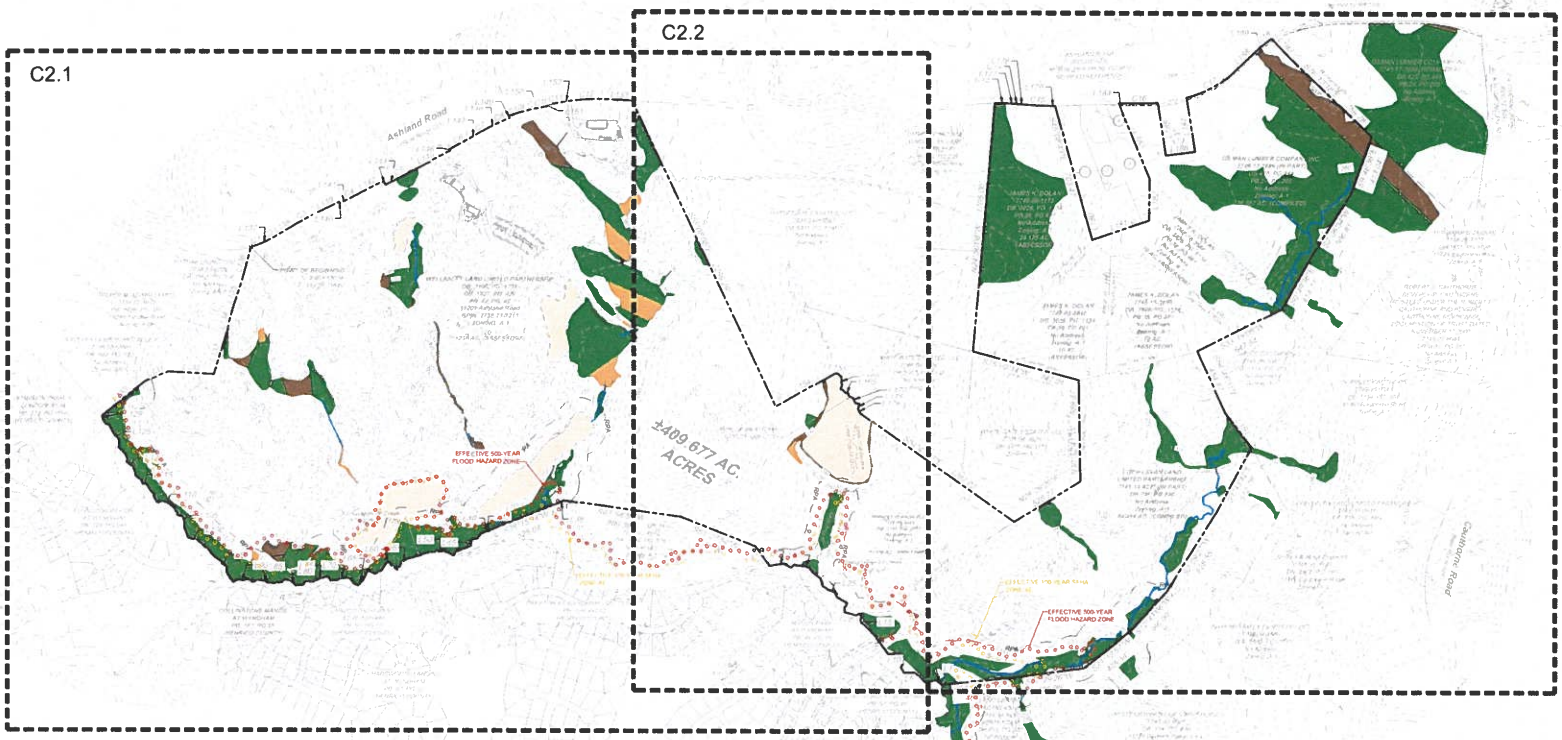
MAILING ADDRESS

TAX MAP IDS

DATE 8/22/25
DRAWN BY A. RANSON
DESIGNED BY J. MURRAY
CHECKED BY J. MURRAY
SCALE 1" = 2000'

HUNTING HAWK TECHNOLOGY PARK CONCEPT PLAN
HANOVER COUNTY - VA
COVER SHEET

JOB NO. 69002
SHEET NO. C0.0



LEGEND

- PALUSTRINE EMERGENT (PEM) WETLAND
- PALUSTRINE FORESTED (PFO) WETLAND
- PALUSTRINE SCRUB-SHRUB (PSS) WETLAND
- PALUSTRINE UNCONSOLIDATED BOTTOM (PUB) WETLAND
- RPA
- STREAMS
- FLOODPLAIN
- 2' CONTOURS
- PROPERTY SITE
- PARCELS

SCALE 1"=400'

0 400' 800'

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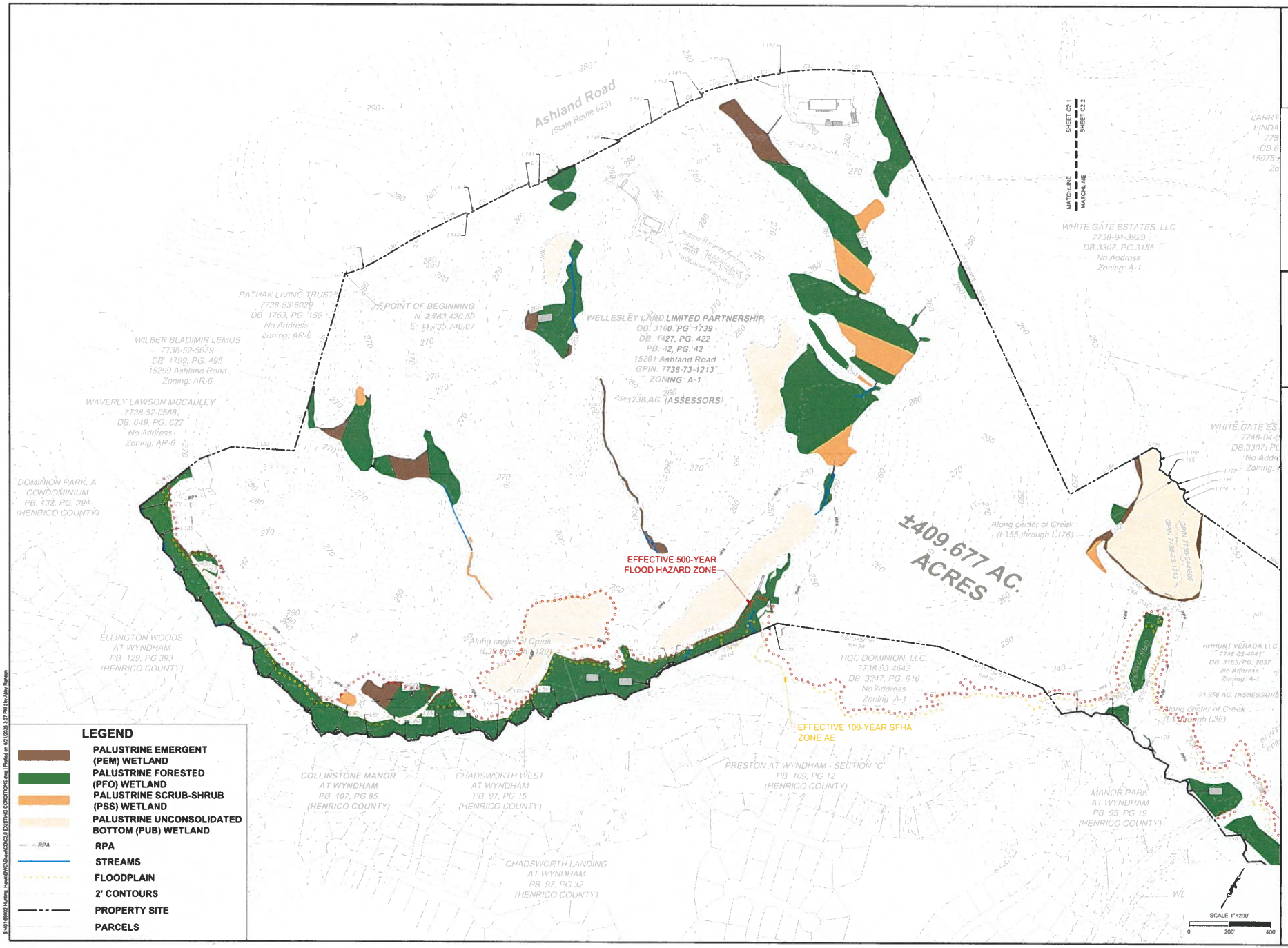
CHECKED BY	J. MURRAY
SCALE	1"=400'

HUNTING HAWK TECHNOLOGY PARK CONCEPT PLAN
HANOVER COUNTY - VA
EXISTING CONDITIONS

JOB NO. 69002

SHEET NO. C2.0

S:\69\69002-Huntng_Hawk\DWG\Sheet\C2\C2.0 EXISTING CONDITIONS.dwg | Plotted on 8/21/2025 3:07 PM | by Abby Ranson



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MAILING ADDRESS

TAX MAP IDS

DATE	8/22/25
DRAWN BY	A. RANSON
DESIGNED BY	J. MURRAY
CHECKED BY	J. MURRAY
SCALE	1"=200'

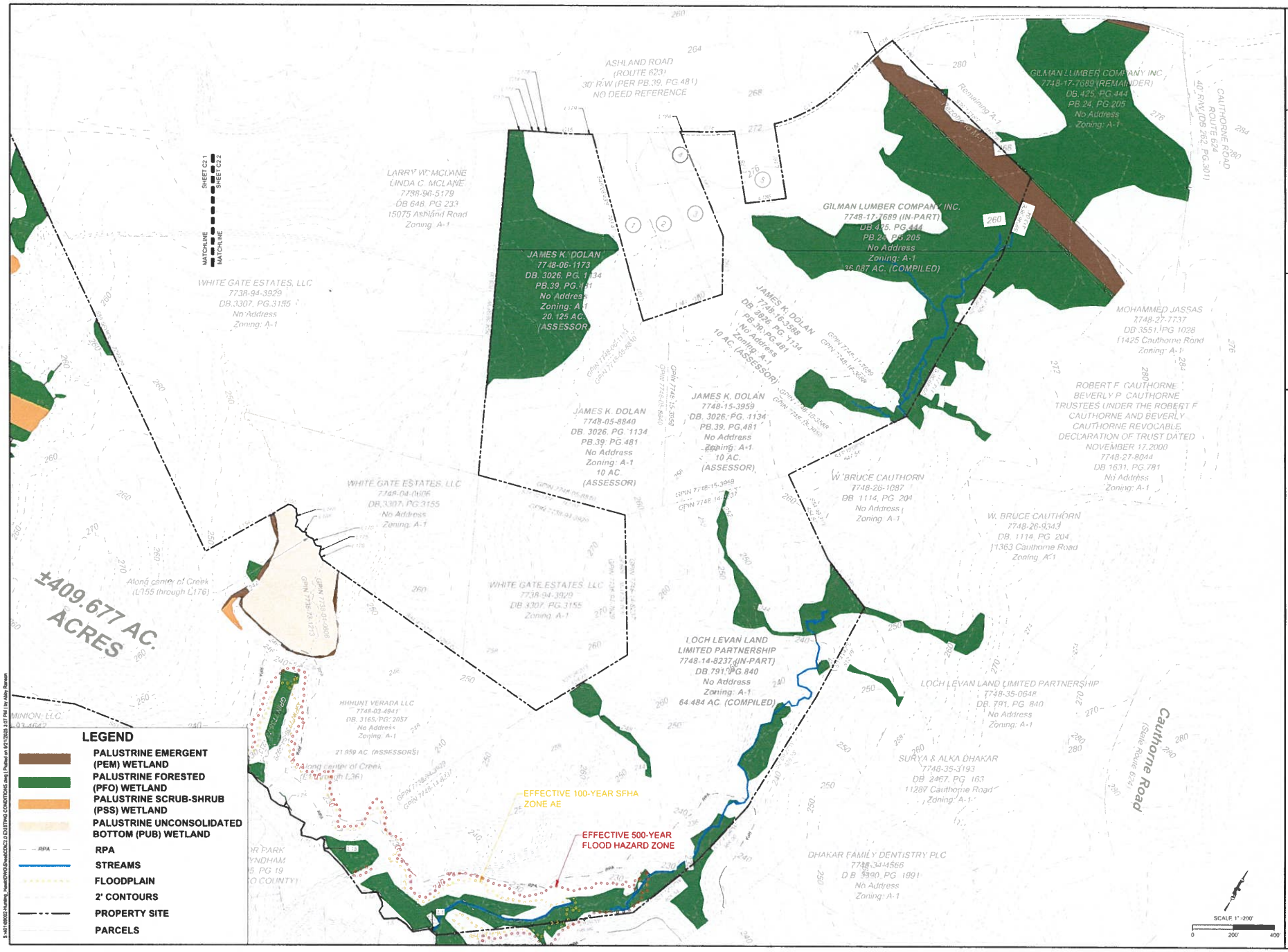
HUNTING HAWK TECHNOLOGY PARK CONCEPT PLAN

HANOVER COUNTY - VA

DETAIL EXISTING CONDITIONS

JOB NO. 69002

SHEET NO. C2.1



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MAILING ADDRESS

TAX MAP IDS

DATE	8/22/25
DRAWN BY	A. RANSON
DESIGNED BY	J. MURRAY
CHECKED BY	J. MURRAY
SCALE	1"=200'

HUNTING HAWK TECHNOLOGY PARK CONCEPT PLAN

HANOVER COUNTY, VA

DETAIL EXISTING CONDITIONS

TPB NO. 69002

SHEET NO. C2.2

NOTES:

- *LAYOUT SHOWN IS CONCEPTUAL AND SUBJECT TO CHANGE BASED OFF OF DETAILED ENGINEERING AT SITE PLAN DEVELOPMENT.*
- *CONCEPTUAL BUILDING AREAS ALSO CONTAIN GENERATOR PADS, EQUIPMENT AREAS, UTILITY CORRIDORS, PARKING AREAS, AND ACCESS DRIVES.*

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HUNTING HAWK TECHNOLOGY PARK CONCEPT PLAN

HANOVER COUNTY - VA

OVERALL CONCEPT PLAN

MAILING ADDRESS	
TAX MAP 105	
DATE	8/22/25
DRAWN BY	A. RANSON
DESIGNED BY	J. MURRAY
CHECKED BY	J. MURRAY
SCALE	1"=300'
JOB NO.	69002
SHEET NO.	C3.0

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MAILING ADDRESS	
TAX MAP IDS	
DATE	8/22/25
DRAWN BY	A. RANSON
DESIGNED BY	J. MURRAY
CHECKED BY	J. MURRAY
SCALE	1"=200'

HUNTING HAWK TECHNOLOGY PARK CONCEPT PLAN
HANOVER COUNTY, VA
DETAIL CONCEPT PLAN

JOB NO. 69002

SHEET NO. C3.1

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MAILING ADDRESS	
TAX MAP 105	
DATE	8/22/25
DRAWN BY	A. RANSON
DESIGNED BY	J. MURRAY
CHECKED BY	J. MURRAY
SCALE	1"=200'

HUNTING HAWK TECHNOLOGY PARK CONCEPT PLAN
HANOVER COUNTY - VA
DETAIL CONCEPT PLAN

JOB NO. 69002
SHEET NO. C3.2

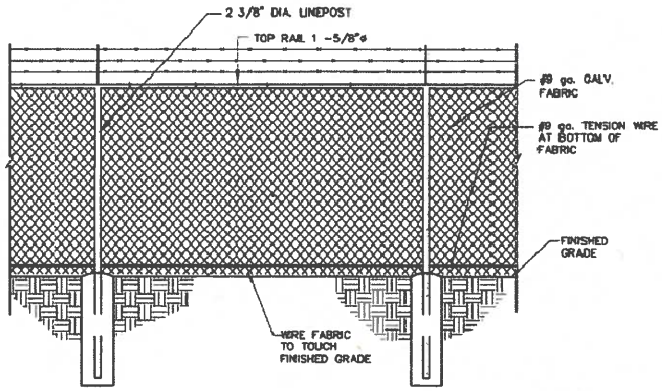
EXAMPLE PERIMETER/SECURITY FENCING

EXAMPLE PERIMETER/SECURITY FENCING

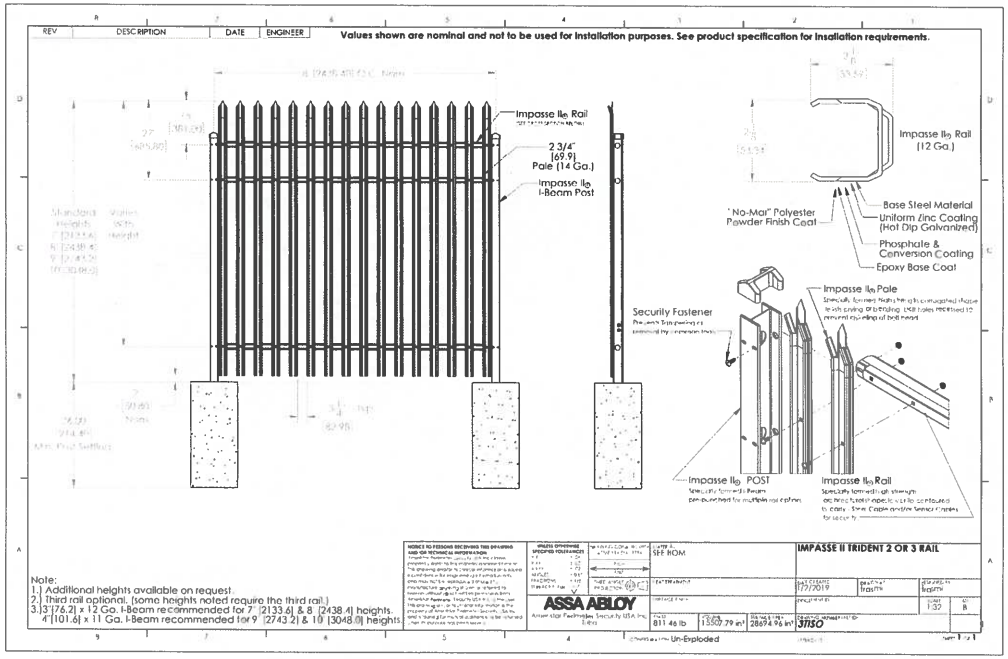
NOTE:

1. PERIMETER FENCING MAY BE INSTALLED AROUND THE PERIMETER OF THE PROJECT OR AROUND EACH "BUILDING AREA" SHOWN ON SHEET C3 OF THE CONCEPT PLAN OR A COMBINATION FOR THESE TWO OPTIONS, OR AS OTHERWISE APPROVED BY THE PLANNING DIRECTOR AT THE TIME OF SITE PLAN REVIEW AND APPROVAL
2. FENCING WILL BE A MINIMUM OF 7 FEET IN HEIGHT AND A MAXIMUM OF 10 FEET
3. FENCING IMMEDIATELY ADJACENT TO PUBLIC OR PRIVATE STREETS SHALL NOT BE CHAIN-LINK, WITH OR WITHOUT SLATED INSERTS, AND SHALL NOT INCLUDE BARBED WIRE OR OTHER SIMILARLY VISIBLY INTRUSIVE DETERRENCE DEVICE
4. SECURITY FENCING SHALL BE USED AROUND THE PERIMETER OF THE WTTP AND ANY SUBSTATION (UNLESS PROHIBITED BY DOMINION POWER) UNLESS OTHERWISE APPROVED BY THE PLANNING DIRECTOR AT THE TIME OF SITE PLAN REVIEW AND APPROVAL
5. THE IMAGES ARE REPRESENTATIVE FENCING STYLES THAT MAY BE USED AS PERIMETER AND SECURITY FENCING THROUGHOUT THE PROJECT SITE

EXAMPLE INTERIOR SECURITY FENCING



	FOOTINGS
LINE POST -2 3/8"	12" X 48"
CORNER POST -4" SCH 80	24" X 48"



Note:
1.) Additional heights available on request.
2.) Third rail optional. (some heights noted require the third rail.)
3.) 3 [76.2] x 12 Ga. I-Beam recommended for 7' [2133.6] & 8' [2438.4] heights.
4' [101.6] x 11 Ga. I-Beam recommended for 9' [2743.2] & 10' [3048.0] heights.

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NAILING ADDRESS

TAX MAP IDS

DATE 8/22/25

DRAWN BY A. RANSON

DESIGNED BY J. MURRAY

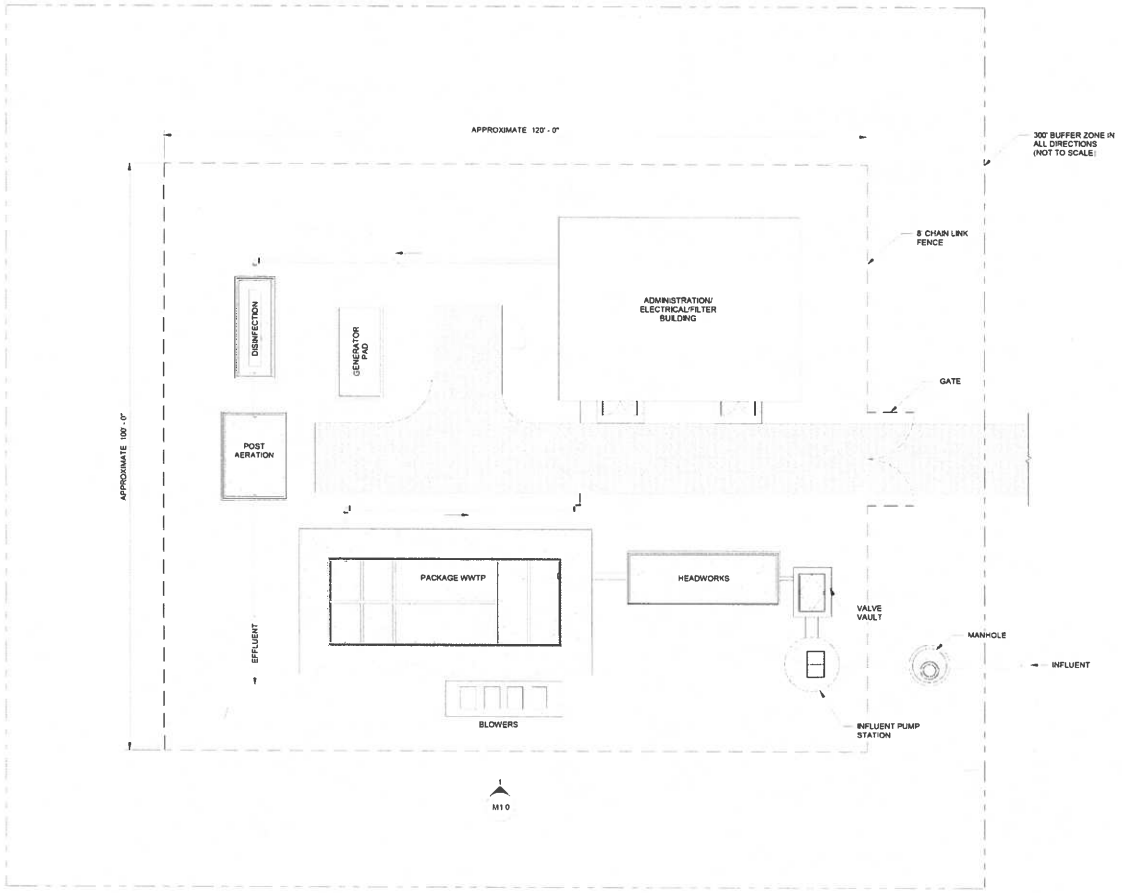
CHECKED BY J. MURRAY

SCALE N/A

HUNTING HAWK TECHNOLOGY PARK CONCEPT PLAN
HANOVER COUNTY - VA
FENCING

JOB NO. 69002

SHEET NO. C4.0



1 SITE LAYOUT
M0.0 1" = 10'-0"

SCALE 1"=10'
0 10' 20'

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MAILING ADDRESS

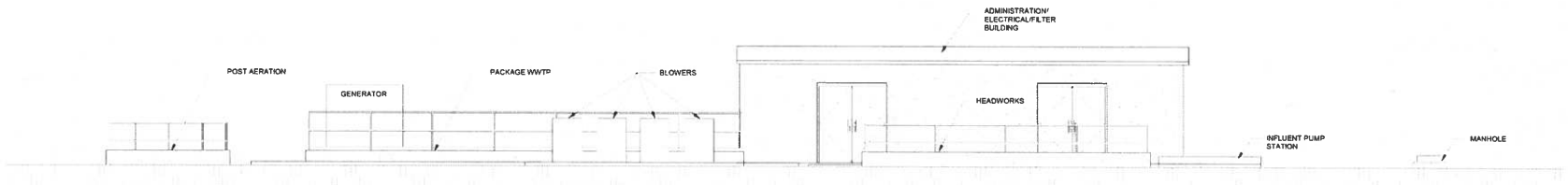
TAX MAP IDS

DATE	8/22/25
DRAWN BY	J. MARSHALL
DESIGNED BY	M. MILLER
CHECKED BY	B. STRICKLAND
SCALE	1"=10'

HUNTING HAWK TECHNOLOGY PARK CONCEPT PLAN
HANOVER COUNTY - VA
WASTEWATER PUMP STATION CONCEPT LAYOUT

JOB NO. 69002
SHEET NO. M0.0

S:\401-69002-Hunting_Hawk\DWG\SD-wsPC\DCS 8 WASTEWATER PUMP STATION CONCEPT LAYOUT.dwg | Plotted on 8/21/2025 3:58 PM | by Alley Ranson



1 SITE ELEVATION
M1.0 1" = 5'-0"

SCALE 1"=5'
0 5' 10'

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MAILING ADDRESS

TAX MAP IDS

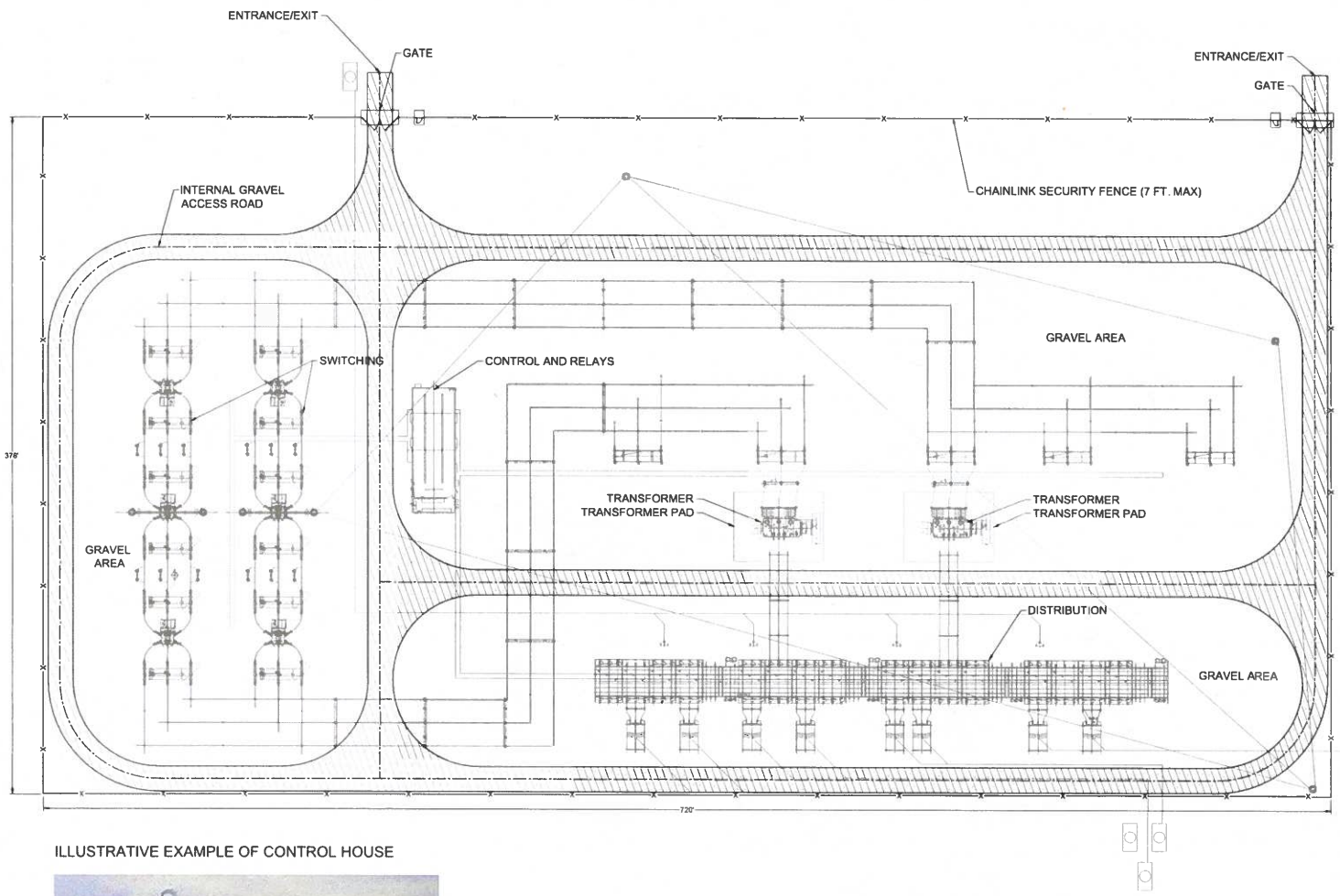
DATE	8/22/25
DRAWN BY	J. MARSHALL
DESIGNED BY	M. MILLER
CHECKED BY	B. STRICKLAND
SCALE	1"=5'

HUNTING HAWK TECHNOLOGY PARK CONCEPT PLAN
HANOVER COUNTY - VA
WASTEWATER PUMP STATION CONCEPT LAYOUT

JOB NO. 69002

SHEET NO. M1.0

S:\401\69002-Hunting_Hawk\DWG\Bridge\CDCS-5-WASTEWATER PUMP STATION CONCEPT LAYOUT.dwg | Plotted on 8/21/2025 1:08 PM | by: Abby Benson



NOTE:
1. SUBSTATION LAYOUT IS SUBJECT TO CHANGE BASED ON FINAL DESIGN AS PROVIDED AND APPROVED BY DOMINION ENERGY
2. ACCESS DRIVE AND INTERIOR DRIVE DESIGNS SHALL COMPLY WITH SECTION 26-257 OF THE ZONING ORDINANCE
3. THE ULTIMATE LOCATION OF THE IMPROVEMENTS WILL BE DETERMINED AT SITE PLAN REVIEW.
4. IN THE EVENT DOMINION POWER REQUIRES A SUBSTATION TO BE ENCLOSED BY A BUILDING, THE BUILDING ELEVATIONS AND MATERIALS SHALL BE APPROVED BY THE PLANNING DIRECTOR AT THE TIME OF SITE PLAN REVIEW AND APPROVAL BASED ON DOMINION POWER REQUIREMENTS FOR THE ELEVATIONS AND MATERIALS

ILLUSTRATIVE EXAMPLE OF CONTROL HOUSE

SCALE 1"=30'
0 30' 60'

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MAILING ADDRESS

TAX MAP 105

DATE	8/22/25
DRAWN BY	A. RANSON
DESIGNED BY	J. MURRAY
CHECKED BY	J. MURRAY
SCALE	1"=30'

HUNTING HAWK TECHNOLOGY PARK CONCEPT PLAN
HANOVER COUNTY - VA
SUBSTATION CONCEPT LAYOUT

JOB NO. 69002
SHEET NO. M2.0

S:\401\16802-Hunting_Hawk\DWGS\civil\CD\CS 8 WASTEWATER PUMP STATION CONCEPT_LAYOUT.dwg | Plotted on 8/21/2023 1:10 PM | by Abby Ranson