

ZONING PLAN

1. THE SUBJECT PROPERTIES SHOWN HEREON ALL FALL WITHIN THE RAPPAHANNOCK AND POTOMAC ELECTION DISTRICTS. THE PARCELS ARE ADMINISTERED UNDER THE KING GEORGE COUNTY ZONING ORDINANCE. SOURCE OF TITLE CAN BE FOUND AT THE DEED BOOK AND PAGE BELOW WITHIN THE LAND RECORDS OF KING GEORGE COUNTY:

PARCEL ID	DEED BOOK & PAGE	ZONING
21 49	DB. 0304, PG. 768	A1
21 49A	DB. 0304, PG. 768	I
22 46A	DB. 0305, PG. 225	A1
21 73	DB. 0305, PG. 225	A1

2. PARCELS 21 49, 22 46A, AND 21 73 ARE ZONED A1 AND PARCEL 21 49A IS ZONED I, ALL OF WHICH ARE SUBJECT TO THE KING GEORGE COUNTY ZONING ORDINANCE.

3. BOUNDARY DATA SHOWN HEREON IS TAKEN FROM ALTA/NSPS LAND TITLE SURVEY PREPARED BY J2 DATED MARCH 24, 2024. ALL BEARINGS AND NORTH MERIDIAN ARE REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD 83) VIRGINIA STATE PLANE (NORTH ZONE).

4. TOPOGRAPHIC INFORMATION SHOWN HEREON WAS OBTAINED FROM AN AERIAL SURVEY PREPARED BY MCKENZIE SHYDER, INC DATED MARCH 20, 2024. THE CONTOUR INTERVAL EQUALS TWO (2) FEET ON VERTICAL DATUM NGVD 88.

5. THERE IS A FLOODPLAIN ON THE PROPERTY THAT IS THE SUBJECT OF THIS APPLICATION. THE CURRENT FLOOD INSURANCE RATE MAP (FIRM) OF KING GEORGE COUNTY COMMUNITY PLAN NUMBER FOR THE PROPERTY THAT IS THE SUBJECT OF THIS APPLICATION IS 51099C0050E, EFFECTIVE DECEMBER 2, 2021. THE DEPICTED BOUNDARY OF THE EXISTING FLOODPLAIN IS BASED ON KING GEORGE COUNTY GIS MAPS.

6. WETLANDS DO EXIST WITHIN THE SITE. WETLANDS DELINEATION WAS PERFORMED BY TNT ENVIRONMENTAL ON JUNE 4, 2024.

7. ALL ENTRANCES WILL BE SHOWN ON THE SITE PLANS AND DESIGNED TO VDOT AND KING GEORGE COUNTY REQUIREMENTS.

9. ALL INTERNAL ROADS ARE PROPOSED AS PRIVATE ROADS AND WILL BE PRIVATELY MAINTAINED.

10. ALL CONSTRUCTION SHALL CONFORM TO CURRENT KING GEORGE COUNTY AND VDOT STANDARDS AND SPECIFICATIONS.

11. PER "KING GEORGE TECHNOLOGY CENTER ECONOMIC IMPACT ANALYSIS," PREPARED BY MUNICAP, INC., DATED MARCH 15, 2024, BUILD OUT IS ASSUMED TO COMMENCE IN 2027 AND WOULD CONTINUE ANNUALLY WITH COMPLETION EXPECTED TO OCCUR IN 2037. THE INITIAL SITE PLAN SHALL BE A MINIMUM OF 250,000 SF AND A MAXIMUM OF 2,500,000 SF WITH ACCESS AT ENTRANCE 3 AS SHOWN ON SHEET 8.

12. DURING BUILD OUT PHASE I, TEMPORARY DRAIN FIELDS WILL BE USED TO MEET SANITARY NEEDS FROM THE SITE. DRAIN FIELDS WILL BE LOCATED WITHIN SUITABLE AREAS RESERVED FOR FUTURE PHASES, SUBJECT TO CHANGE WITH FINAL ENGINEERING. CONNECTION TO PUBLIC SANITARY SEWER WILL BE ESTABLISHED ONCE AVAILABLE.

13. THE ANTICIPATED PHASE I DEVELOPMENT SHOULD OCCUR WITHIN 5 YEARS FROM FIRST OCCUPANCY AND THE ULTIMATE DEVELOPMENT (WHICH INCLUDES THE OTHER ENTRANCES) SHOULD OCCUR WITHIN 10 YEARS. THIS IS SUBJECT TO MARKET CONDITIONS.

14. AN ARCHAEOLOGICAL ASSESSMENT OF THE SUBJECT PROPERTY WAS PREPARED BY THE OTTERY GROUP IN SEPTEMBER, 2024 THE ASSESSMENT IDENTIFIED SIX (6) POTENTIAL CULTURAL RESOURCES (44KG0058, 44KG0069, 44KG0249, 44KG0250, 44KG0252, AND 44KG0253) AND ONE (1) ARCHITECTURAL RESOURCE (048-5267; IDENTIFIED AS NOT ELIGIBLE FOR LISTING IN THE NHP) WITHIN THE SUBJECT PROPERTY. FIVE (5) OF THE SITES ARE CONSIDERED TO HAVE POTENTIAL TO BE EVALUATED FOR NATIONAL REGISTER ELIGIBILITY. THOSE SITES ARE IDENTIFIED AS 44KG0058, 44KG0069, 44KG0249, 44KG0250, AND 44KG0252.

ZONING TABLE		
PROPOSED ZONING:	INDUSTRIAL (SEE PROFFERS FOR PROPOSED USES)	
EXISTING ZONED PARCELS:	21-49A	
PROPOSED ZONED PARCELS:	21-49, 21-49A, 21-73, 22-46A	
TOTAL PARCELS AREA:	352,474 AC	
	REQUIRED	PROVIDED
MINIMUM LOT AREA:	10 AC	10 AC MIN
MINIMUM SITE AREA:	80,000 SF	80,000 SF MIN
MINIMUM WIDTH:	150 FEET	150 FEET MIN
GROSS FLOOR AREA, SF (LOT 1):	NA	7,200,000 MAX
FAR	0.60 MAX	+/- 0.50
GROSS FLOOR AREA, SF (LOT 2):	NA	28,800
FAR	NA	NA
MINIMUM YARD:	REQUIRED	
FRONT:	50 FEET MIN FROM ANY STREET/HWY/ROW EXCEPT FOR SIGNS.	50 FEET MIN, 200' BUILDING SETBACK FROM ROW FOR DATA CENTERS
REAR:	20 FEET MIN	20 FEET MIN, 60' BUILDING SETBACK FROM ROW FOR DATA CENTERS
SIDE:	20 FEET MIN	20 FEET MIN, 60' BUILDING SETBACK FROM ROW FOR DATA CENTERS
SETBACKS/BUFFERS:	REQUIRED	PROVIDED
PARKING:	10 FEET FROM ROW, AGRICULTURAL OR RESIDENTIAL DISTRICT	10 FEET FROM ROW, AGRICULTURAL OR RESIDENTIAL DISTRICT
BUILDING:	50 FEET FROM ANY STREET/ROW/HWY	200 FEET FROM ROW FOR DATA CENTERS
LANDSCAPE BUFFER:	50 FEET TYPE C TO A-1, A-2, A-3, R-1, R-2, C-1, C-2	50 FEET FROM ROW
ROW LANDSCAPE BUFFER:	30 FEET TYPE B	50 FEET FROM ROW
HCOD BUILDING SETBACK (HWY CORRIDOR OVERLAY DIST.)	30 FEET MIN FROM (RT.3 AND RT.301)	200 FEET FROM ROW FOR DATA CENTERS
OPEN SPACE:	N/A	-
BUILDING HEIGHT:	35 FEET, MAY BE ERCTED TO A HEIGHT OF 50 FEET, PROVIDED THAT REQUIRED FRONT, SIDE, AND REAR SETBACK MINIMUM STANDARDS SHALL BE INCREASED 1 FOOT FOR EACH FOOT IN HEIGHT OVER 35 FEET.	2-STORY BUILDING: 80 FEET 3-STORY BUILDING: 110 FEET

PLENTIFUL FARM FAMILY
LIMITED PARTNERSHIP LLP
PO BOX 152
KING GEORGE, VA

TAYLOR FRANK B LIMITED
FAMILY PARTNERSHIP
PO BOX 152
KING GEORGE, VA

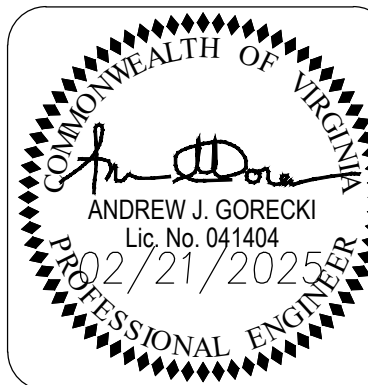
**MOUNT VIEW FAMILY
LIMITED PARTNERSHIP**
PO BOX 152
KING GEORGE, VA

GREEN ENERGY VENTURES LLC
3901 CENTERVIEW DRIVE, SUITE L
CHANTILLY, VA 20151

J2
13241 WOODLAND PARK ROAD, SUITE 250
HERNDON, VIRGINIA 20171
(703) 361-1550

WELLS + ASSOCIATES, INC.
1420 SPRING HILL ROAD
SUITE 610
TYSONS, VA 22102
(703) 917-6620

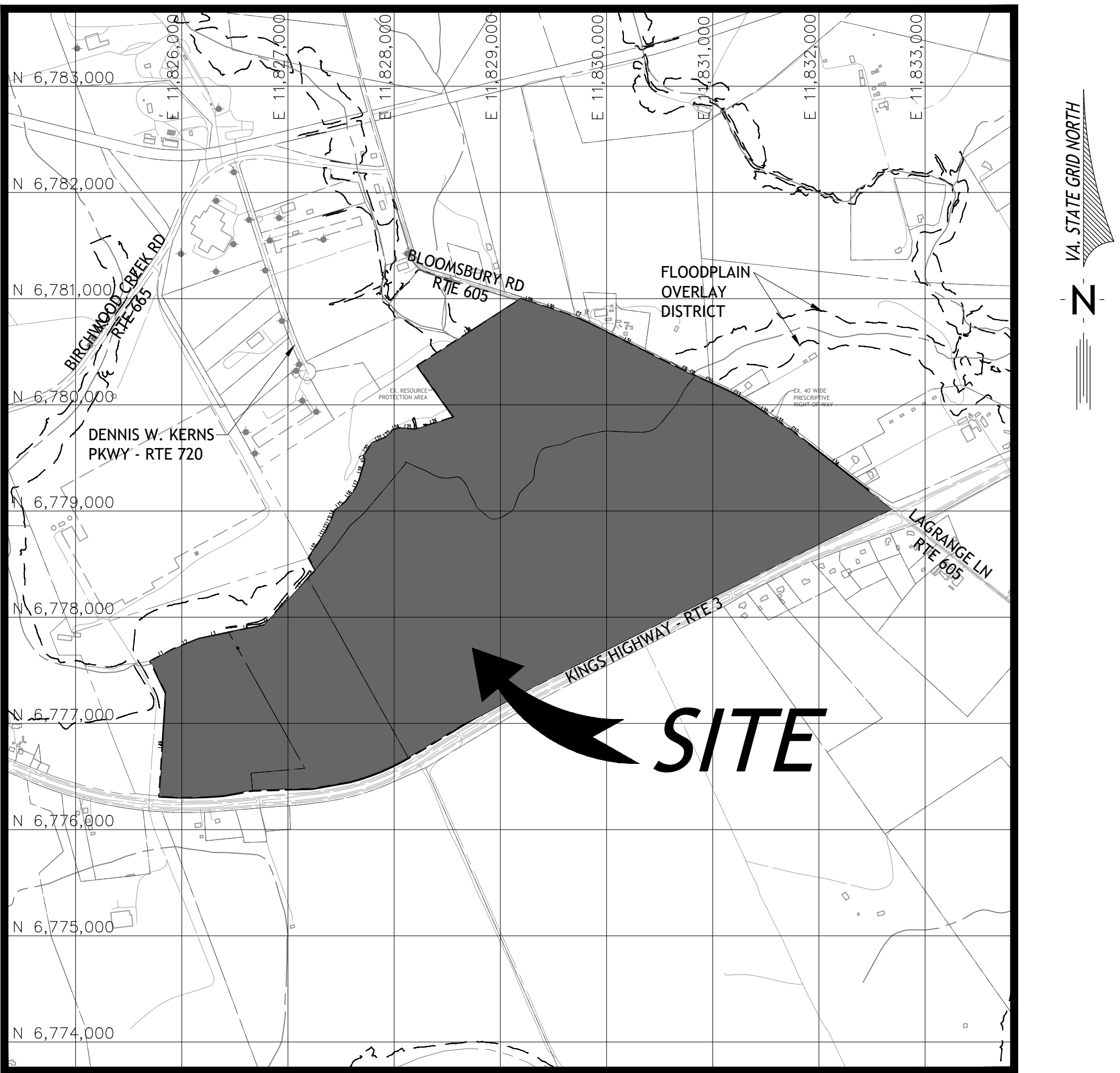
PLAN STATUS	
DATE	DESCRIPTION
09/20/2022	1ST SUBMISSION TO KING GEORGE COUNTY
08/02/2023	ADDRESS COUNTY COMMENTS
11/10/2023	ADDRESS COUNTY COMMENTS
04/10/2024	3RD SUBMISSION TO KING GEORGE COUNTY
06/07/2024	4TH SUBMISSION TO KING GEORGE COUNTY
10/04/2024	5TH SUBMISSION TO KING GEORGE COUNTY
12/10/2024	6TH SUBMISSION TO KING GEORGE COUNTY
01/17/2025	7TH SUBMISSION TO KING GEORGE COUNTY
02/21/2025	8TH SUBMISSION TO KING GEORGE COUNTY



PLAN# GEV2201
DATE: MAY, 2022
CONTOUR INT.= N/A
SCALE: 1" = 1,000'

PLAN DATE
09/20/2022
08/02/2023
11/10/2023
04/10/2024
06/07/2024
10/04/2024
12/10/2024
01/17/2025
02/21/2025

01	COVER SHEET
02	EXISTING CONDITIONS
03	GENERAL DEVELOPMENT PLAN
04	ILLUSTRATIVE PLAN
05	OVERALL UTILITY PLAN
06	CROSS SECTIONS
07	POTENTIAL EXTERIOR ELEVATIONS
08	CONCEPTUAL LAYOUT AND ACCESS PLAN
09	TRANSPORTATION IMPROVEMENT PLAN



VICINITY MAP
SCALE : 1"=1000'

COVER SHEET
ZONING PLAN
KING GEORGE TECHNOLOGY CENTER
RAPPAHANNOCK AND POTOMAC DISTRICT
KING GEORGE COUNTY, VIRGINIA

[illegible]

LINE	BEARING	E	DISTANCE
L1	S 62°04'37" W	240.46'	
L2	S 67°59'15" W	259.77'	
L3	S 78°12'07" W	289.64'	
L4	S 78°12'07" W	333.91'	
L5	N 60°29'15" E	96.40'	
L6	S 40°50'50" W	325.96'	
L7	S 39°17'28" W	192.75'	
L8	S 43°30'54" W	100.28'	
L9	S 28°30'05" E	134.56'	
L10	S 33°20'36" W	223.12'	
L11	S 30°51'50" W	66.80'	
L12	S 25°17'02" W	82.25'	
L13	S 26°01'33" W	65.66'	
L14	S 20°29'20" W	72.46'	
L15	S 50°42'57" W	133.87'	
L16	S 36°00'51" W	160.58'	
L17	N 23°57'17" E	64.28'	
L18	N 16°43'23" E	219.89'	
L19	S 24°53'01" E	34.71'	
L20	N 32°57'12" E	140.59'	
L21	N 66°50'37" E	143.61'	
L22	N 51°10'16" E	49.58'	
L23	N 30°36'03" E	38.14'	
L24	S 73°41'38" W	80.67'	
L25	N 83°20'37" W	129.58'	
L26	S 72°04'04" W	59.81'	
L27	S 35°12'14" W	593.88'	
L28	S 57°07'41" W	1155.22'	
L29	S 72°29'04" E	146.65'	
L30	N 71°34'24" W	281.79'	
L31	N 63°28'05" W	792.58'	
L32	S 56°59'07" E	230.60'	
L33	S 56°00'58" E	113.54'	
L34	S 51°57'52" E	815.06'	
L35	N 37°17'17" E	25.55'	
L36	N 46°19'05" W	20.00'	
L37	N 25°47'45" E	44.93'	
L38	N 65°07'32" E	465.99'	
L39	N 63°16'26" E	1055.95'	
L40	S 62°19'09" W	300.04'	
L41	N 64°05'32" E	350.04'	
L42	N 62°38'14" E	450.03'	
L43	N 63°40'00" E	527.72'	
L44	N 63°09'12" E	374.23'	
L45	N 58°52'45" E	57.53'	
L46	N 80°07'44" E	361.00'	
L47	N 88°09'02" E	561.46'	
L48	N 79°44'26" E	278.91'	
L49	S 03°42'44" W	971.42'	
L50	S 26°11'00" E	333.85'	
L51	S 05°27'13" E	159.94'	
L52	S 84°50'50" W	507.21'	
L53	S 29°10'39" E	1463.87'	
L54	S 38°17'17" E	1932.13'	
L55	S 40°07'34" E	68.12'	
L56	N 39°14'25" E	625.19'	
L57	N 68°12'57" W	265.69'	
L58	S 59°25'47" E	140.09'	
L59	S 69°37'54" W	149.69'	
L60	N 47°37'11" W	114.61'	
L61	S 03°33'12" E	89.28'	
L62	S 32°58'32" E	90.37'	
L63	N 22°59'59" W	95.19'	
L64	S 65°02'27" E	95.53'	
L65	N 36°14'51" W	78.72'	
L66	S 83°12'47" W	40.91'	
L67	S 45°45'22" W	73.79'	
L68	S 77°23'08" W	78.27'	
L69	S 25°40'26" W	240.06'	
L70	S 47°50'17" W	169.09'	
L71	S 11°53'57" W	307.73'	
L72	S 75°03'31" E	307.73'	
L73	S 36°57'33" E	64.21'	
L74	S 85°31'12" W	291.20'	
L75	N 85°35'19" E	383.38'	
L76	N 59°04'37" E	131.28'	
L77	S 35°09'33" W	458.24'	
L78	N 29°48'48" E	121.38'	

GRAPHIC SCALE

0 200 400 800



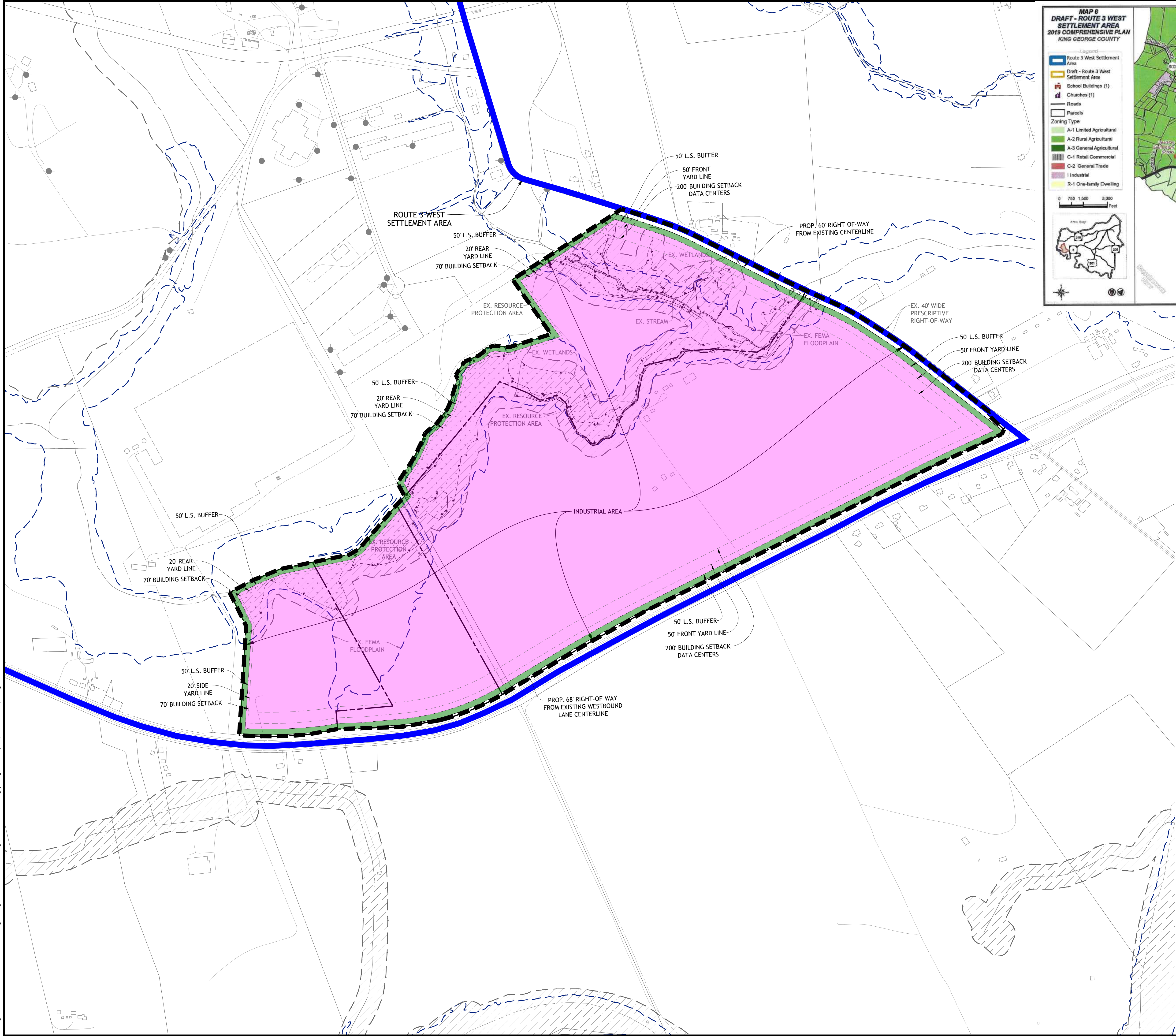
(IN FEET)

1 INCH = 400 FEET

NOTE: METES AND BOUNDS FROM ALTA/NSPS LAND TITLE SURVEY PREPARED BY J2 DATED MARCH 24, 2024.

KING GEORGE TECHNOLOGICAL CENTER
RAPPAHANNOCK AND POTOMAC
KING GEORGE COUNTY, VIRGINIA
EXISTING CONDITIONS
ZONING PLAN

J2 Engineers - X:\DRAWINGS\ACTIVE\King George Tech Center\Zoning Plan\03-GDP2.dwg [GDP] February 19, 2025 - 4:36pm agrececki



MAP 8
DRAFT - ROUTE 3 WEST SETTLEMENT AREA
2019 COMPREHENSIVE PLAN
KING GEORGE COUNTY

Legend:

- Route 3 West Settlement Area
- Draft - Route 3 West Settlement Area
- School Buildings (1)
- Churches (1)
- Roads
- Parcels
- Zoning Type
- A-1 Limited Agricultural
- A-2 Rural Agricultural
- A-3 General Agricultural
- C-1 Retail Commercial
- C-2 General Trade
- I Industrial
- R-1 One-family Dwelling

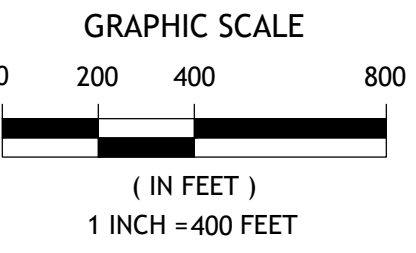
Scale: 0 750 1,500 3,000 Feet

Inset map showing the location of the settlement area within King George County.



LEGEND

- INDUSTRIAL AREA
- OPEN SPACE
- WEST SETTLEMENT AREA LINE



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COMMONWEALTH OF VIRGINIA

ANDREW J. GORECKI
Lic. No. 041404

2022/21/2025

PROFESSIONAL ENGINEER

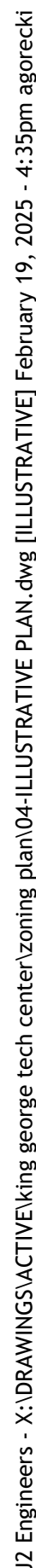
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DATE: MAY, 2022
CONTOUR INT. = N/A
SCALE: AS NOTED

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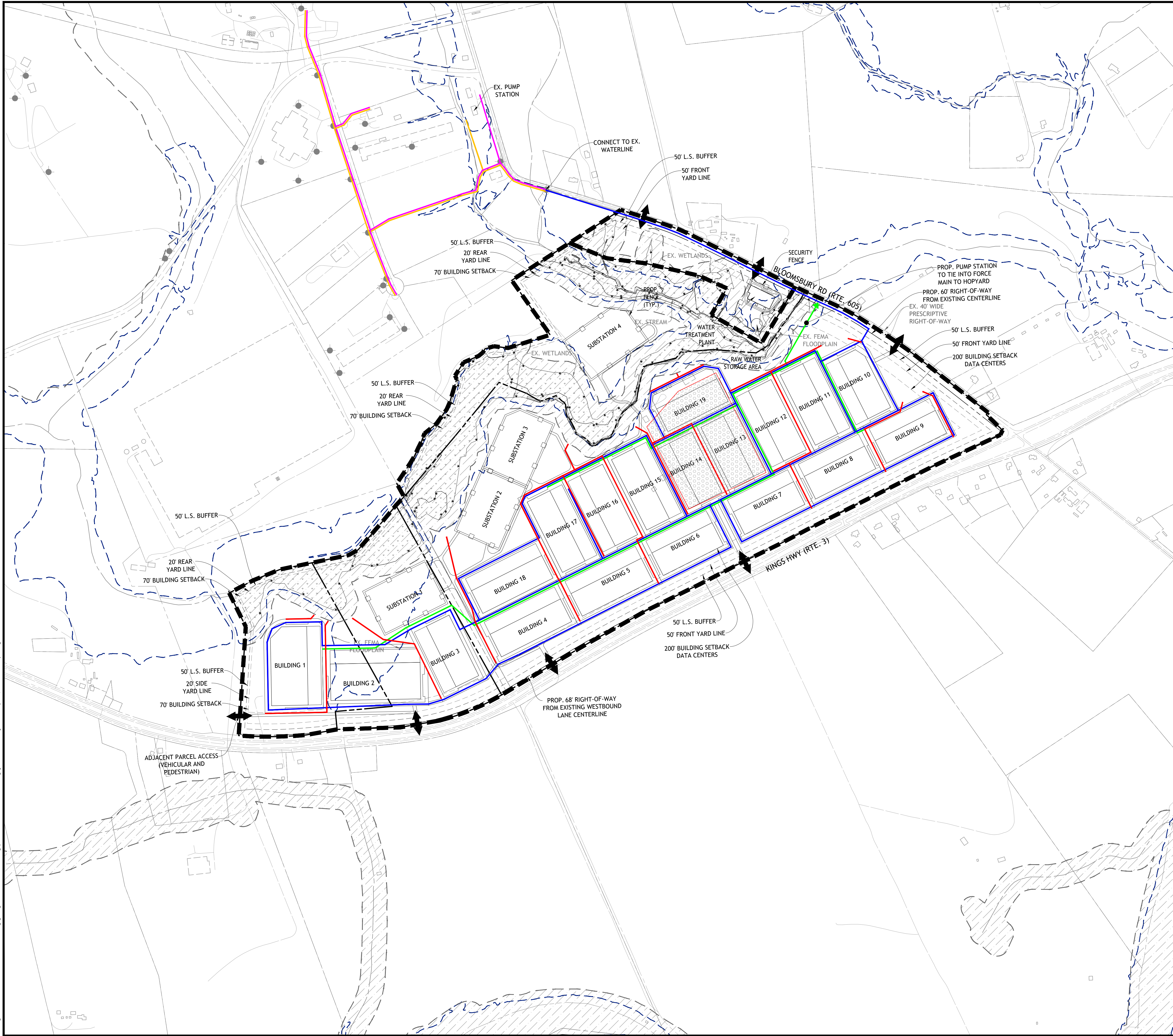
GENERAL DEVELOPMENT PLAN
ZONING PLAN
KING GEORGE TECHNOLOGY CENTER
RAPPAHANNOCK AND POTOMAC DISTRICT
KING GEORGE COUNTY, VIRGINIA

No.	DATE	DESCRIPTION	REVISIONS

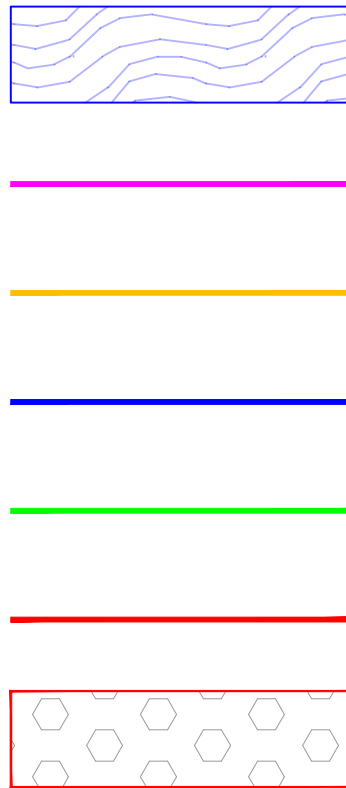
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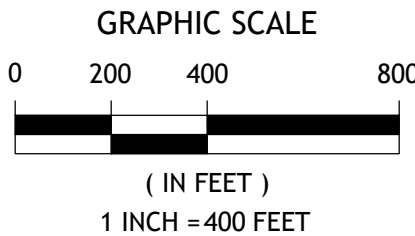
LEGEND



- POTENTIAL STORM WATER MANAGEMENT FACILITY
- EX. WATERLINE (PER KGC GIS)
- EX. SANITARY SEWER (PER KGC GIS)
- PROP. WATERLINE
- PROP. SANITARY SEWER
- PROP. STORM SEWER
- APPROX LOCATION PROPOSED TEMPORARY DRAINFIELD

GENERAL NOTES

- PROPOSED LAYOUT, NUMBER AND SIZE OF BUILDINGS AND/OR SUBSTATIONS, AND ROAD ALIGNMENTS SUBJECT TO CHANGE WITH FINAL ENGINEERING.
- ALL CONSTRUCTION SHALL CONFORM TO CURRENT KING GEORGE COUNTY AND VDOT STANDARDS AND SPECIFICATIONS.
- PROPOSED UTILITY LAYOUT SUBJECT TO CHANGE WITH FINAL ENGINEERING.
- PROPOSED TEMPORARY DRAINFIELD LOCATION SUBJECT TO CHANGE WITH FINAL ENGINEERING.



VA STATE GRID MAP 83 NORTH

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COMMONWEALTH OF VIRGINIA
ANDREW J. GORECKI
Lic. No. 041404
02/21/2025
PROFESSIONAL ENGINEER

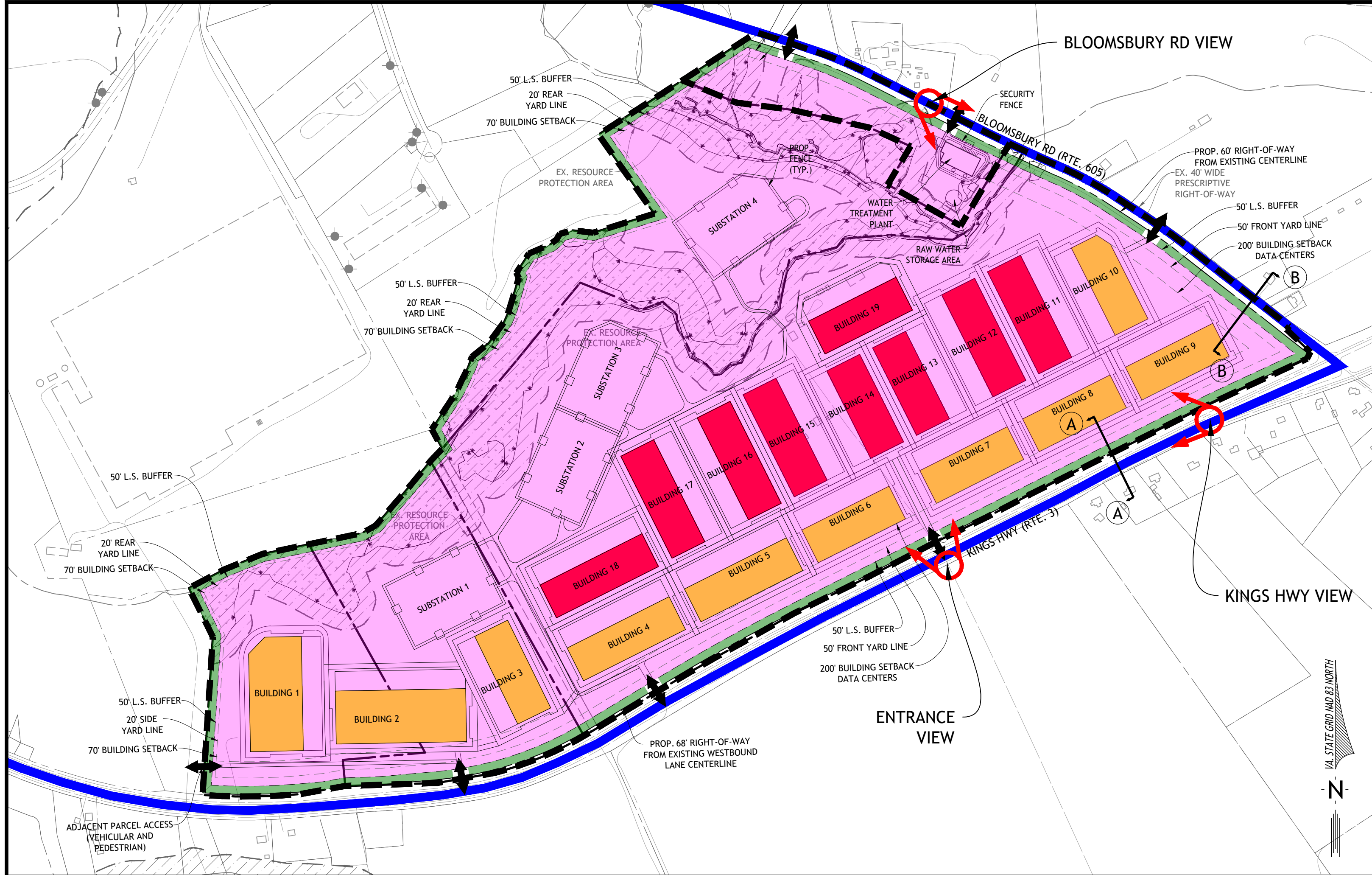
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OVERALL UTILITY PLAN
ZONING PLAN
KING GEORGE TECHNOLOGY CENTER
RAPPAHANNOCK AND POTOMAC DISTRICT
KING GEORGE COUNTY, VIRGINIA

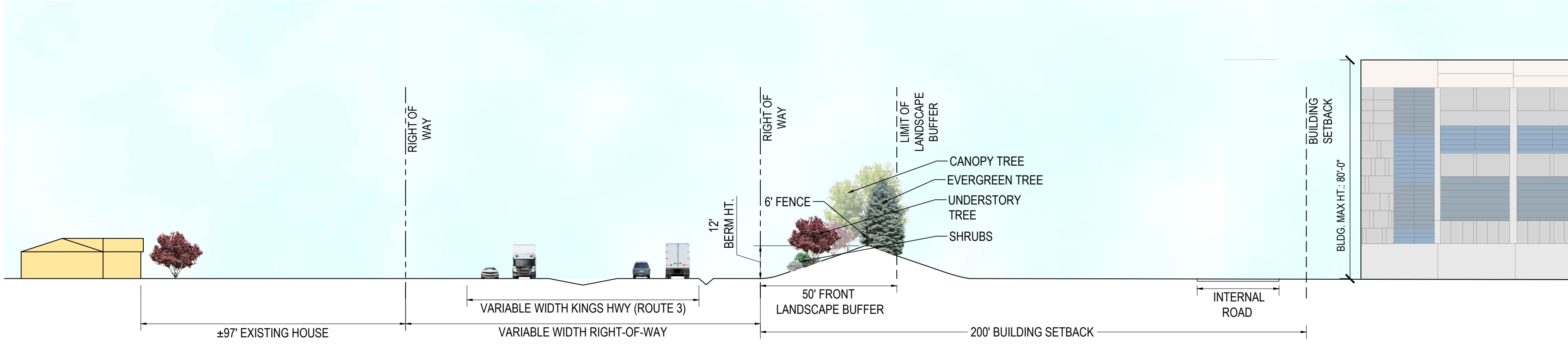
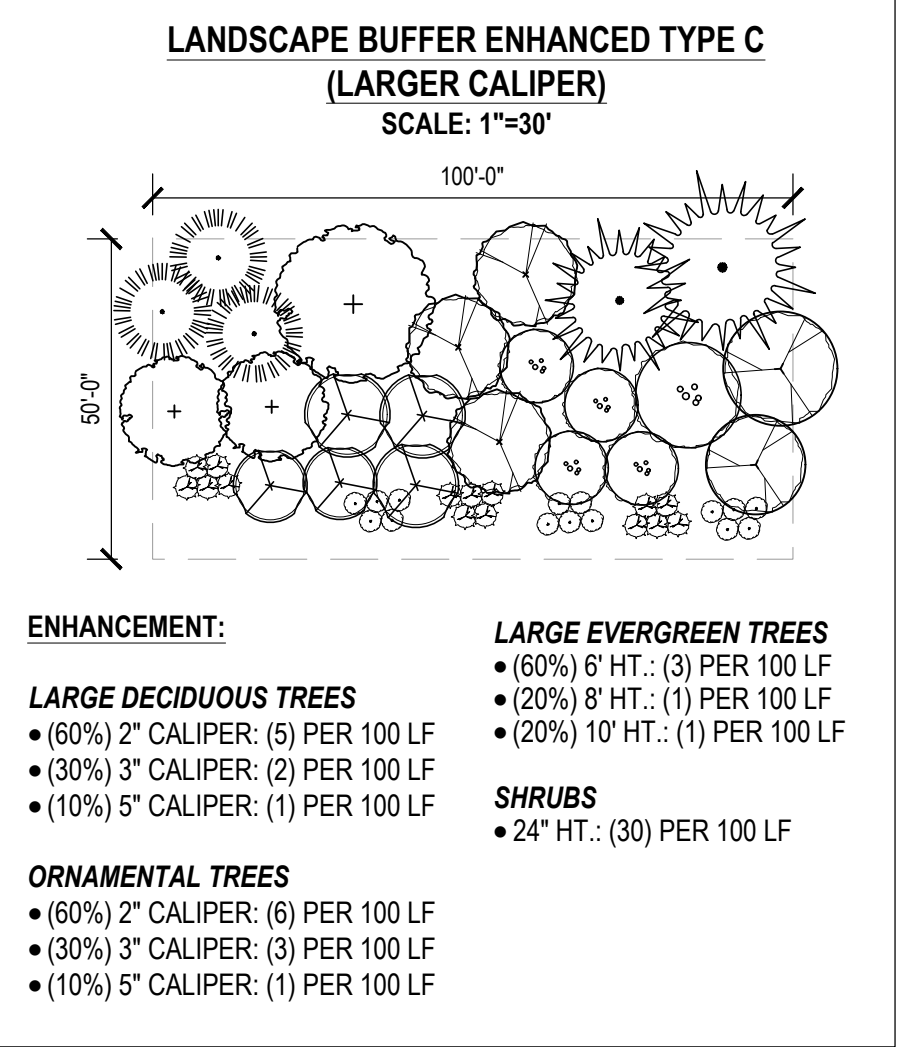
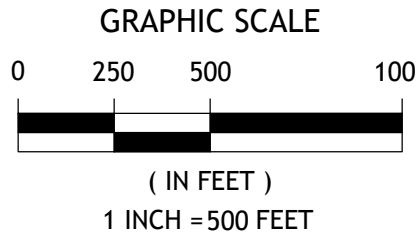
REVISIONS		DESCRIPTION
No.	DATE	

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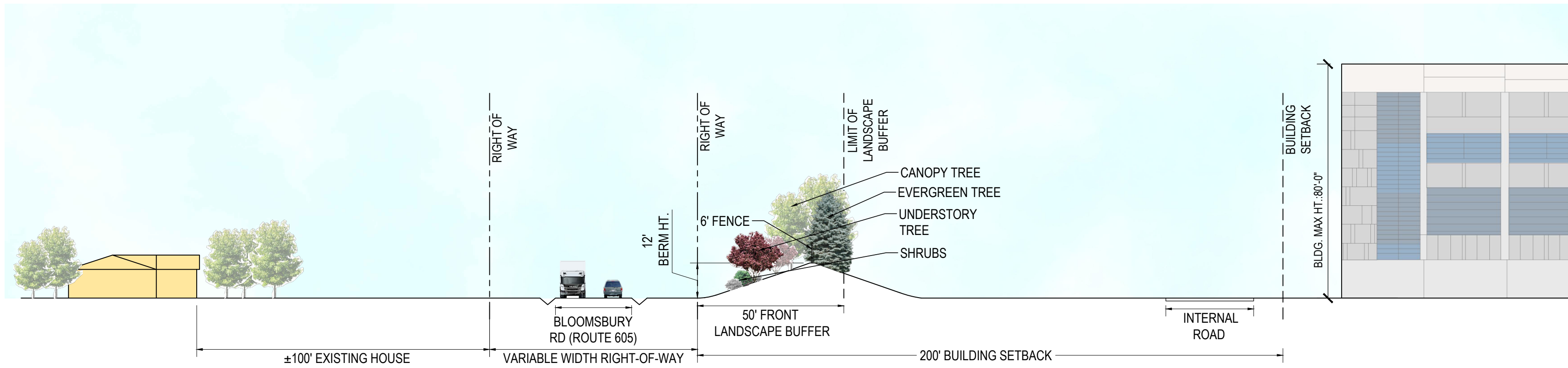
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OVERALL ILLUSTRATIVE PLAN
SCALE: 1"=500'



CROSS SECTION A-A
SCALE: 1"=30'



CROSS SECTION B-B
SCALE: 1"=30'



KINGS HWY VIEW



BLOOMSBURY RD VIEW



ENTRANCE VIEW

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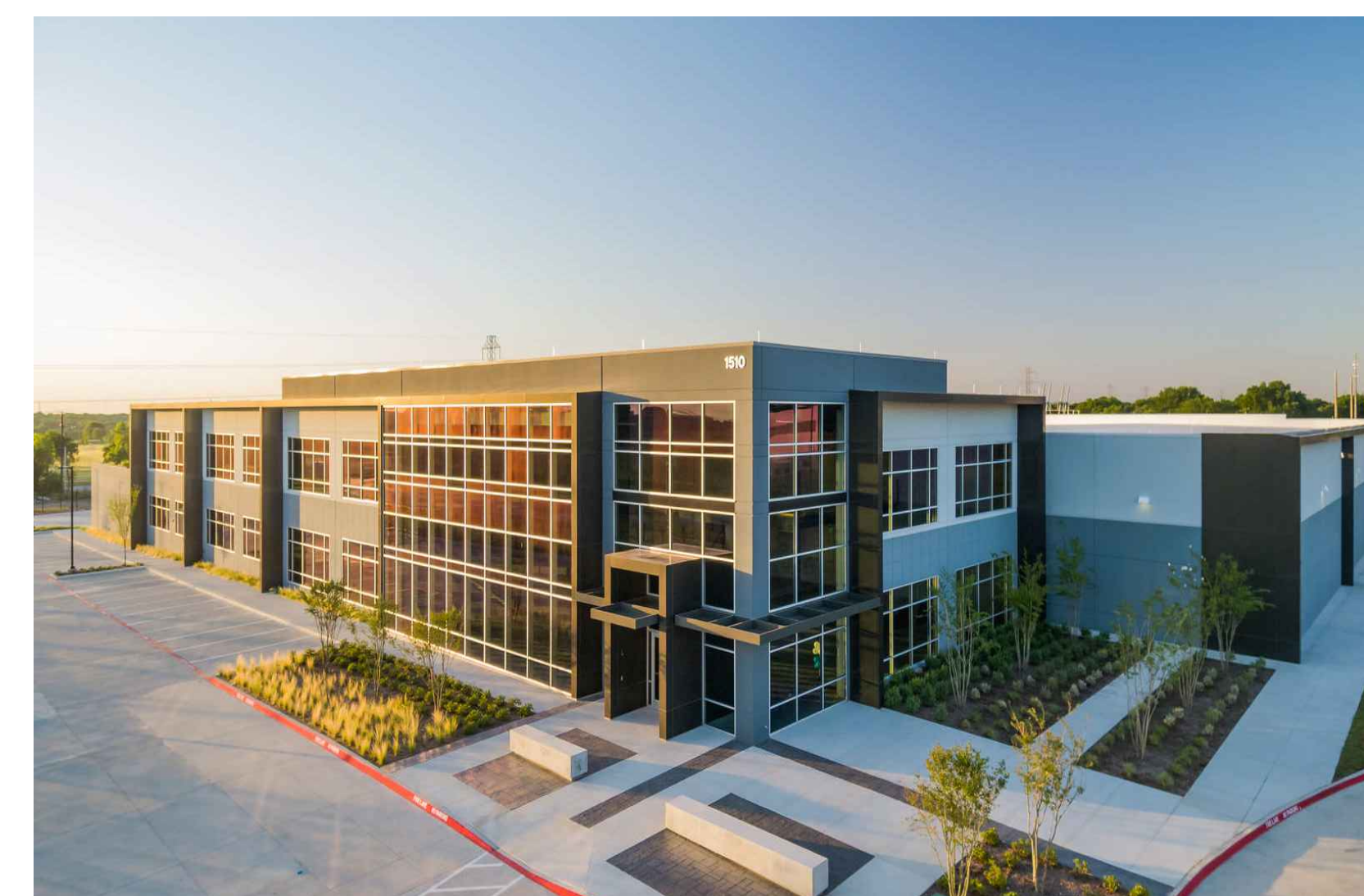
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CROSS SECTIONS
ZONING PLAN
KING GEORGE TECHNOLOGY CENTER
RAPPAHANNOCK AND POTOMAC DISTRICT
KING GEORGE COUNTY, VIRGINIA

REVISIONS	
DESCRIPTION	DATE



POTENTIAL EXTERIOR ELEVATIONS



POTENTIAL EXTERIOR ELEVATIONS



POTENTIAL SCREENING ELEVATIONS

POTENTIAL SECURITY FENCE

POTENTIAL BERM FENCE

GENERAL NOTES

1. POTENTIAL CONCEPT AND SCREEN ELEVATIONS ARE REPRESENTATIVE OF THE GENERAL BUILDING ELEVATIONS AND SUBJECT TO CHANGE DURING FINAL DESIGN
2. SEE PROFFERS FOR ARCHITECTURAL DESIGN CRITERIA.



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POTENTIAL EXTERIOR ELEVATIONS

ZONING PLAN

KING GEORGE TECHNOLOGY CENTER

RAPPAHANNOCK AND POTOMAC DISTRICT
KING GEORGE COUNTY, VIRGINIA

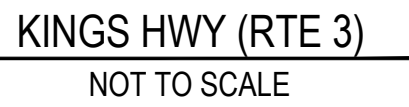
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SHEET
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09



**TABLE 2-2 MINIMUM SPACING STANDARDS FOR COMMERCIAL ACCESSES,
INTERSECTIONS AND MEDIAN CROSSOVERS***

- ENTRANCE 10: 1,199 VPD
- ENTRANCE 11: 354 VPD
- ENTRANCE 12: FUTURE ENTRANCE

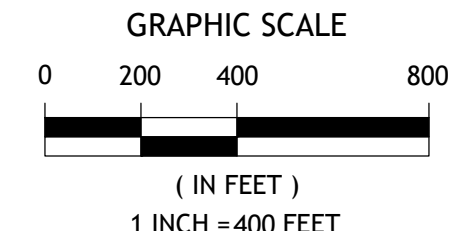
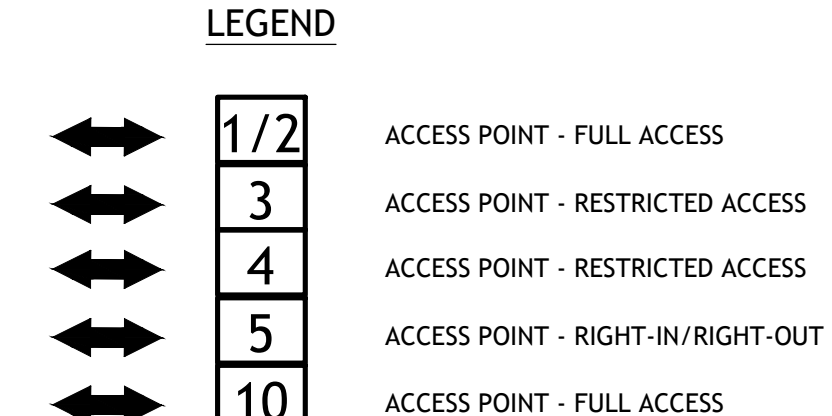
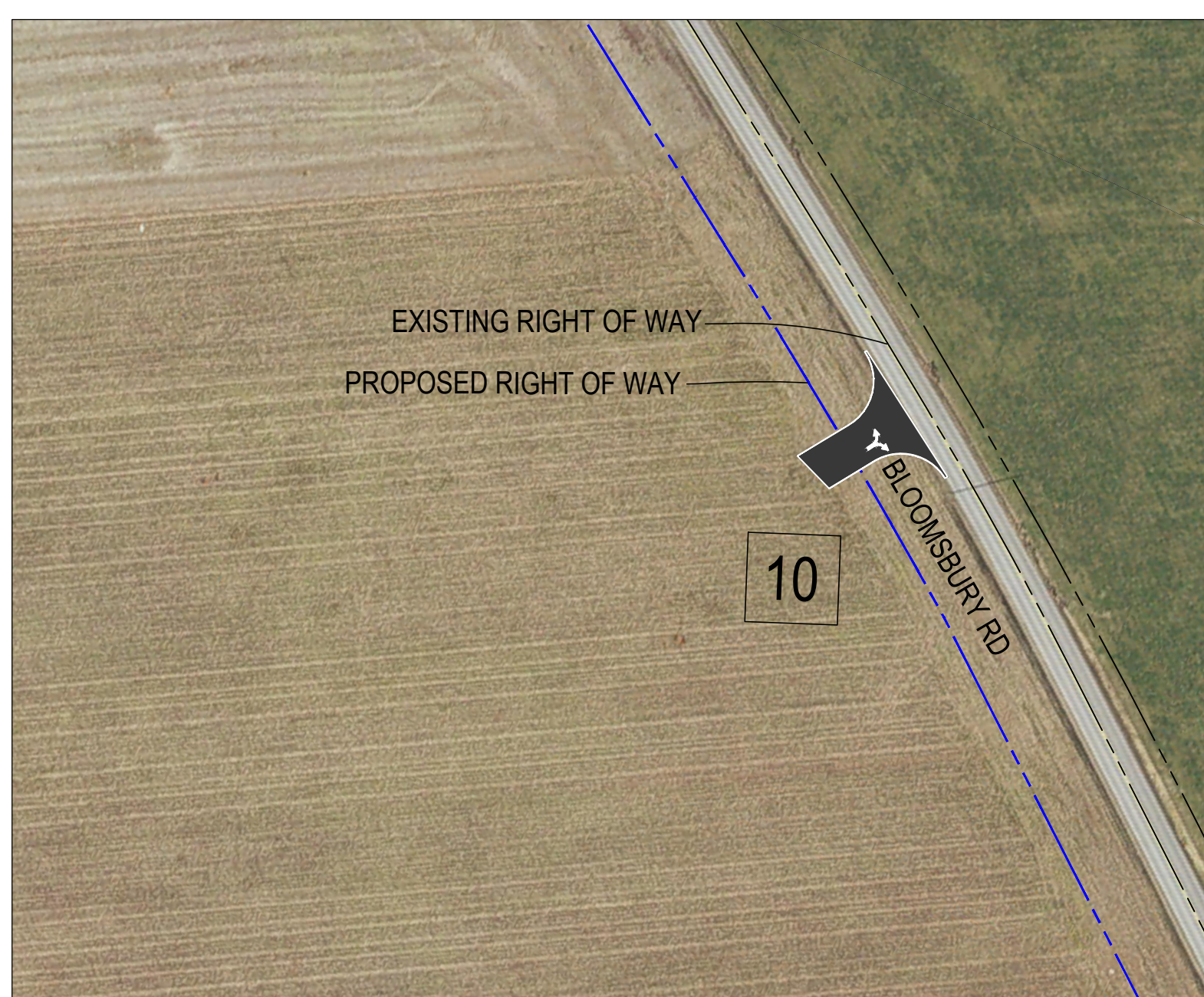


GENERAL NOTES

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3. ALL ENTRANCES WILL BE SHOWN ON THE SITE PLANS AND DESIGNED TO VDOT AND KING GEORGE COUNTY REQUIREMENTS.
4. ALL INTERNAL ROADS ARE PROPOSED AS PRIVATE ROADS AND WILL BE PRIVATELY MAINTAINED.
5. COMMON AREAS / OPEN SPACE WILL BE MAINTAINED BY THE PROPERTY OWNER.
6. ALL ONSITE OUTDOOR LIGHTING SHALL MEET KING GEORGE COUNTY REQUIREMENTS.
7. ALL ONSITE SIGNS SHALL MEET KING GEORGE COUNTY REQUIREMENTS.
8. THERE IS AN EXISTING CULVERT/STREAM CROSSING AT THE PROPOSED STREAM CROSSING.
9. PROPOSED SUBSTATION 4 WILL USE THE EXISTING ACCESS ROAD WITHIN THE RESOURCE PROTECTION AREA.
10. PROPOSED TRASH ENCLOSURES TO BE BEHIND BUILDINGS AWAY FROM THE PUBLIC RIGHT-OF-WAY.

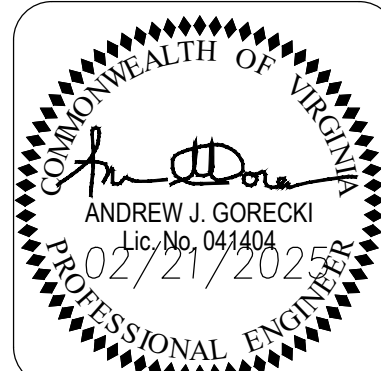
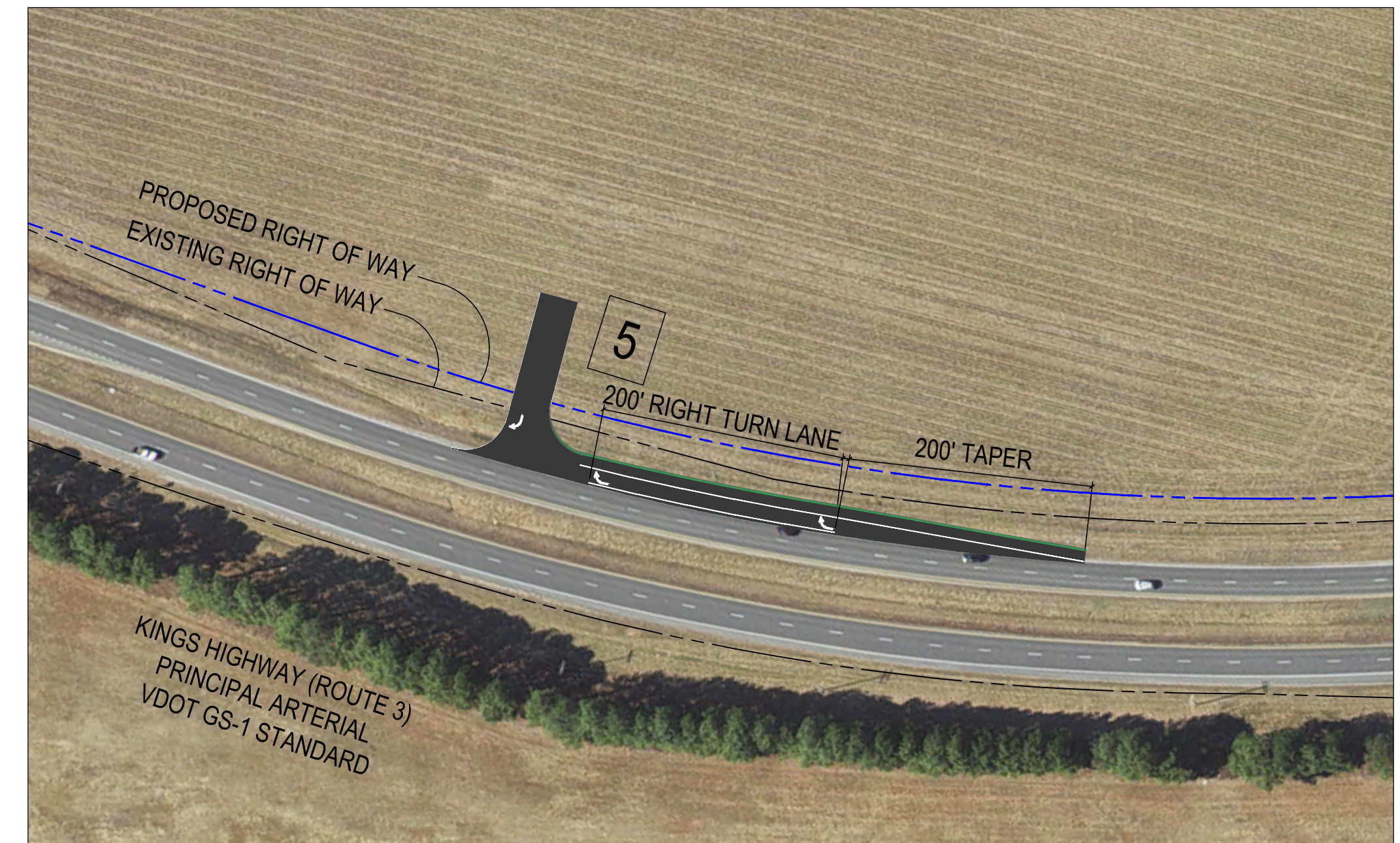
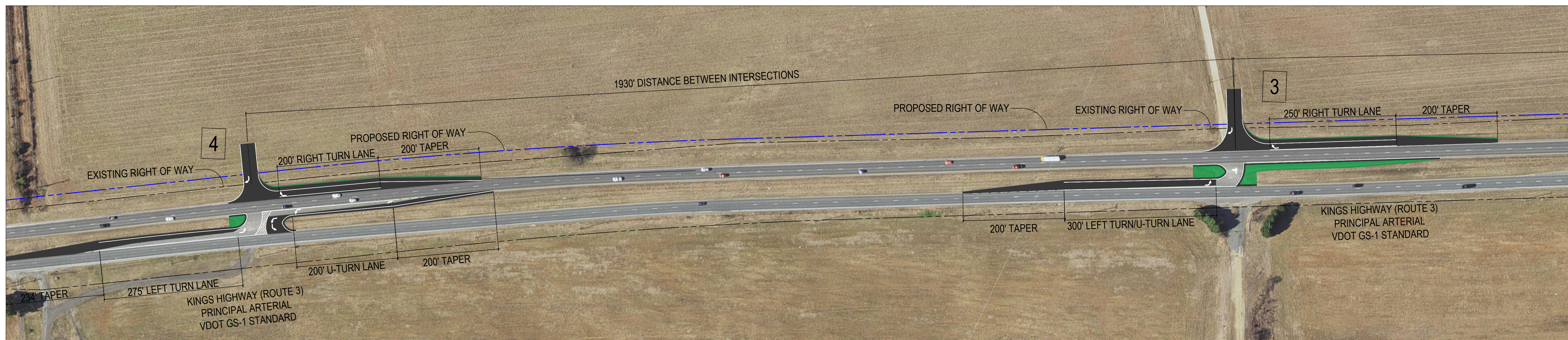
KING GEORGE TECHNOLOGY CENTER
RAPPAHANNOCK AND POTOMAC DISTRICT
KING GEORGE COUNTY, VIRGINIA

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GENERAL NOTES

1. FRONTAGE IMPROVEMENTS SUBJECT TO CHANGE WITH FINAL ENGINEERING.
2. ALL CONSTRUCTION SHALL CONFORM TO CURRENT KING GEORGE COUNTY AND VDOT STANDARDS AND SPECIFICATIONS.
3. ALL ENTRANCES WILL BE SHOWN ON THE SITE PLANS AND DESIGNED TO VDOT AND KING GEORGE COUNTY REQUIREMENTS.



PLAN# GEV2201
DATE: MAY, 2022
CONTOUR INT.= N/A
SCALE: 1"=100'

PLAN DATE
09/20/2022
08/02/2023
11/10/2023
04/10/2024
06/07/2024
10/04/2024
12/10/2024
01/17/2025
02/21/2025

TRANSPORTATION IMPROVEMENT PLAN
ZONING PLAN
KING GEORGE TECHNOLOGY CENTER
RAPPAHANNOCK AND POTOMAC DISTRICT
KING GEORGE COUNTY, VIRGINIA

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