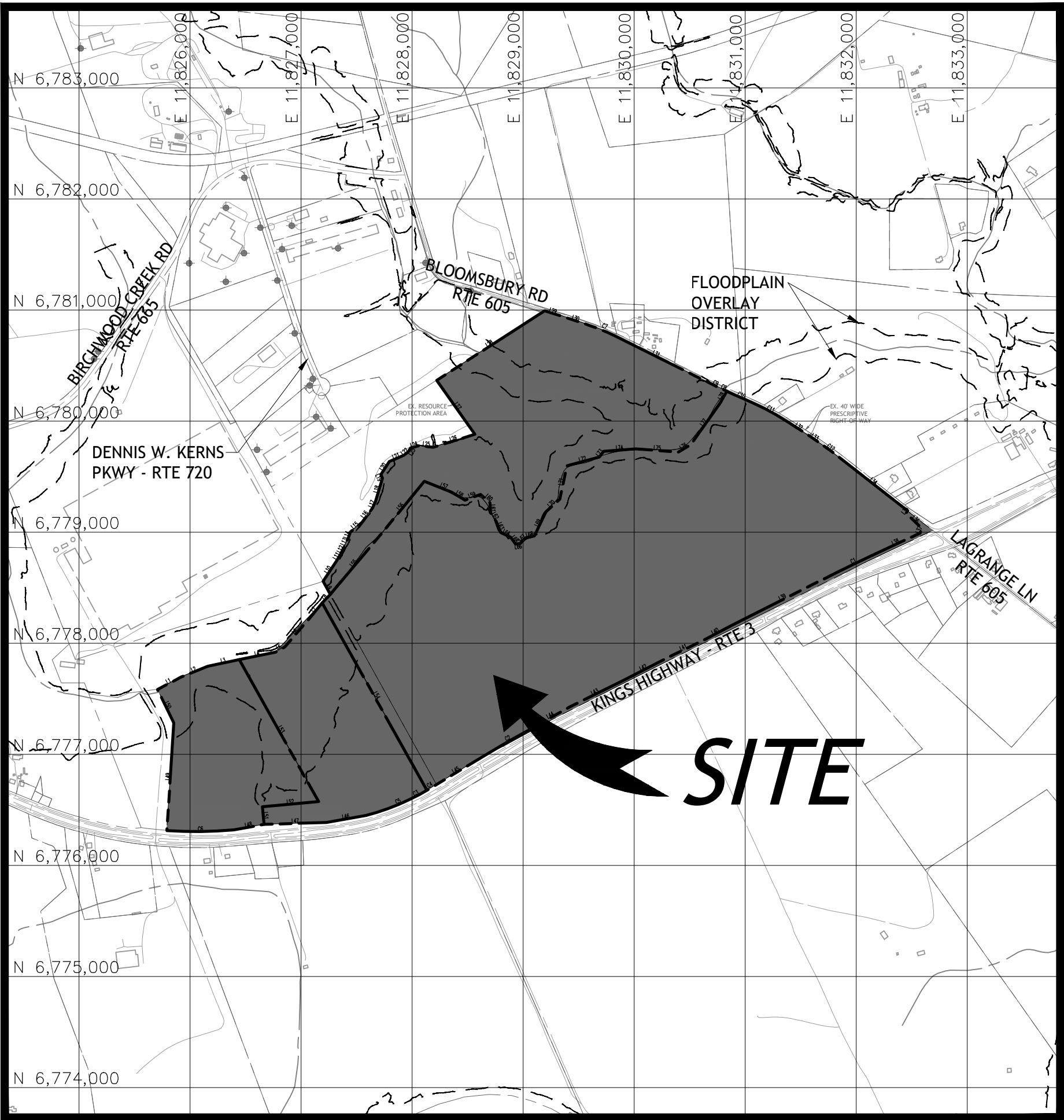


J2 Engineers - X:\DRAWINGS\ACTIVE\King George Tech Center\Zoning Plan\COVER.dwg [COVER] September 24, 2025 - 11:16am agorecki

GENERAL NOTES

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 SNYDER, 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 PANEL 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.
8. BUFFERS MAY BE REDUCED PER TABLE VIII-4.
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 NRHP) 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.

RAPPAHANNOCK AND POTOMAC DISTRICT
KING GEORGE COUNTY, VIRGINIA



VICINITY MAP

SCALE : 1"=1000'

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

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

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

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

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

TRANSPORTATION PLANNER
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
05/01/2025	ADDRESS PLANNING COMMISSION COMMENTS
09/24/2025	ADDRESS COMMENTS



J2 Engineers, Inc.
13241 Woodland Park Road
Suite 250
Herndon, Va. 20171

703.361.1550 (office)
703.956.6845 (fax)
www.j2engineers.com



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

PLAN DATE
09/20/2022
08/02/2023
11/10/2023
10/10/2023
06/07/2024
10/04/2024
12/10/2024
01/17/2025
02/21/2025
05/01/2025

SHEET INDEX

- | | |
|----|-----------------------------------|
| 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 |

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

REVISIONS		DESCRIPTION
No.	DATE	

SHEET
01
OF
09

LINE	BEARING	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	235.96'
L7	S 39°39'28" W	19.75'
L8	S 43°30'54" W	105.28'
L9	S 28°38'05" 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°52'57" W	133.87'
L16	S 36°05'11" E	168.68'
L17	N 23°52'22" E	64.38'
L18	S 16°43'23" W	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°37'38" W	129.58'
L26	S 72°38'04" W	39.81'
L27	S 35°12'14" E	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°58'58" E	23.55'
L36	N 46°19'05" W	201.00'
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	S 63°49'00" E	527.72'
L44	N 60°41'52" E	374.23'
L45	N 58°52'45" E	372.63'
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" E	406.21'
L53	S 29°10'39" E	1467.87'
L54	S 29°34'38" E	19.13'
L55	S 40°07'34" W	698.91'
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	N 32°58'52" W	90.37'
L63	N 25°33'08" E	19.19'
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	N 11°53'57" W	307.73'
L72	N 75°31'51" W	303.15'
L73	N 36°15'23" W	64.11'
L74	S 85°31'12" W	291.20'
L75	N 85°35'19" W	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



(IN FEET)

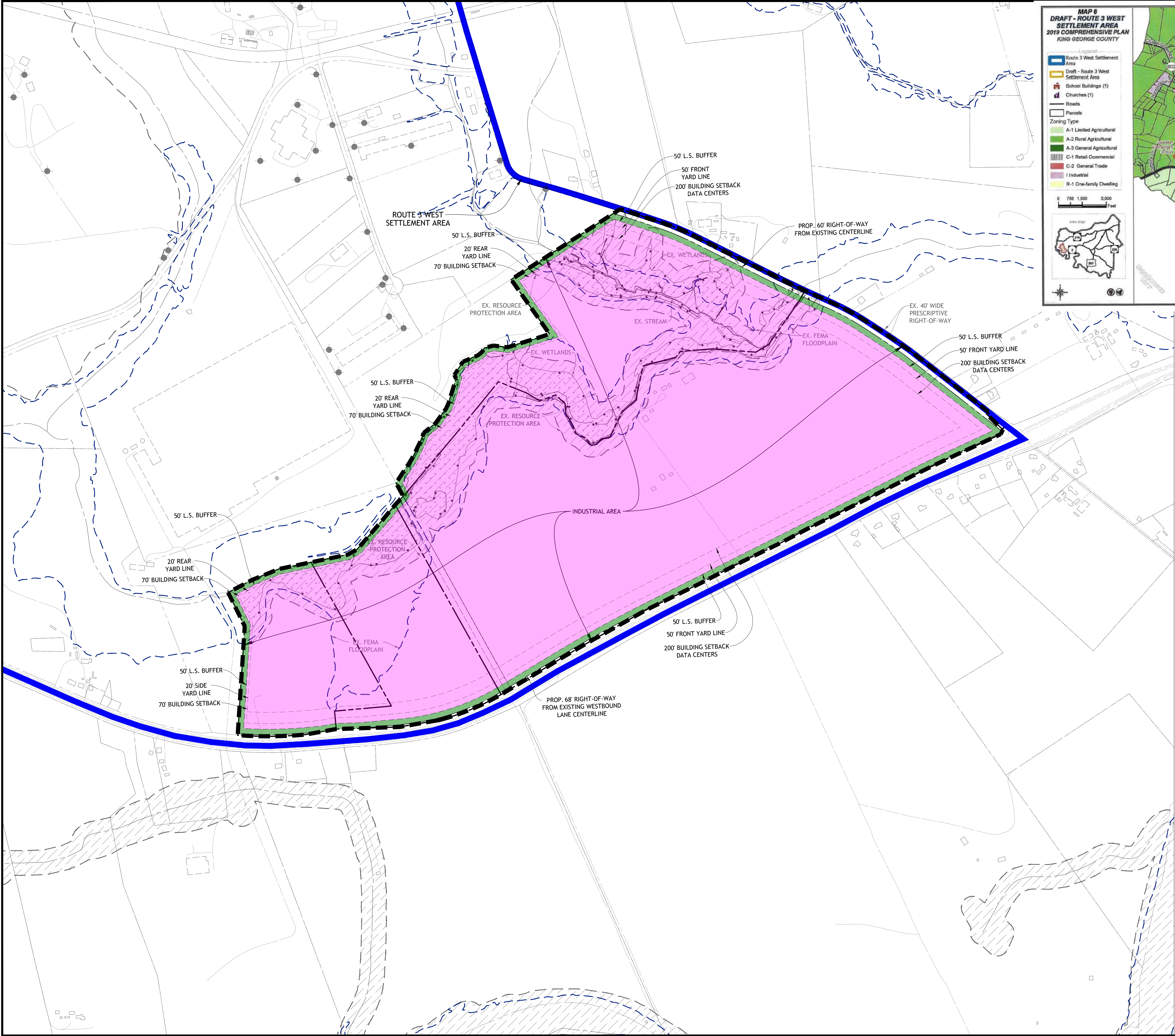
1 INCH = 400 FEET

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

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

J2 Engineers - X:\DRAWINGS\ACTIVE\King George Tech Center\Zoning Plan\03-GDP2.dwg [GDP] September 24, 2025 - 11:16am agrecki



MAP 6
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

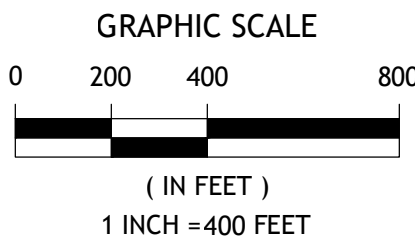
0 750 1,500 3,000 Feet

Area map



LEGEND

- INDUSTRIAL AREA
- OPEN SPACE
- WEST SETTLEMENT AREA LINE



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COMMONWEALTH OF VIRGINIA

ANDREW J. GORECKI
Lic. No. 041404
Professional Engineer

PLAN# GEV2201
DATE: MAY, 2022
CONTOUR INT. = N/A
SCALE: AS NOTED

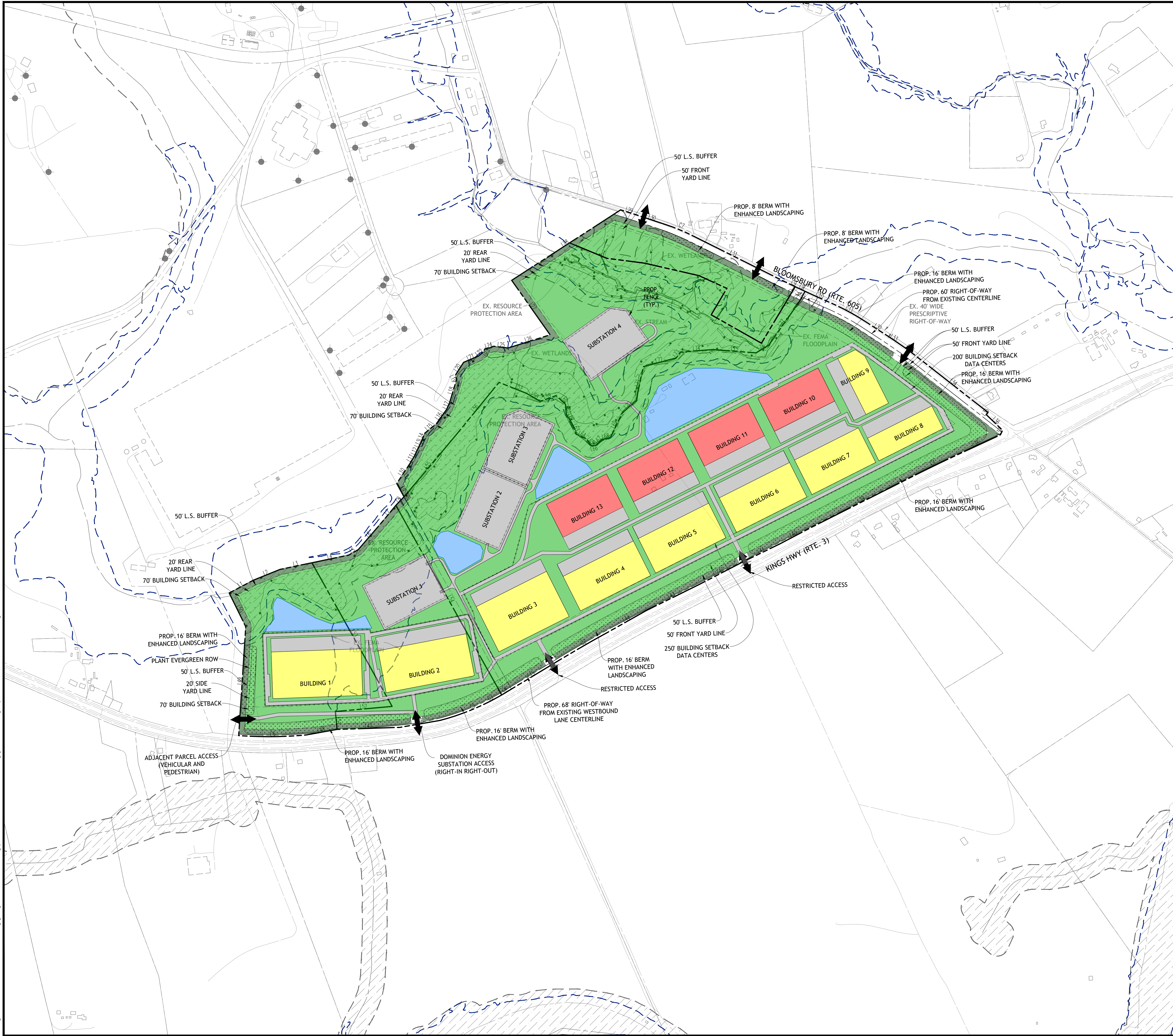
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09/20/2022
09/22/2023
11/10/2023
06/07/2024
06/07/2024
10/04/2024
12/10/2024
01/17/2025
02/21/2025
02/26/2025

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

No.	DATE	DESCRIPTION	REVISIONS

SHEET
03
OF
09

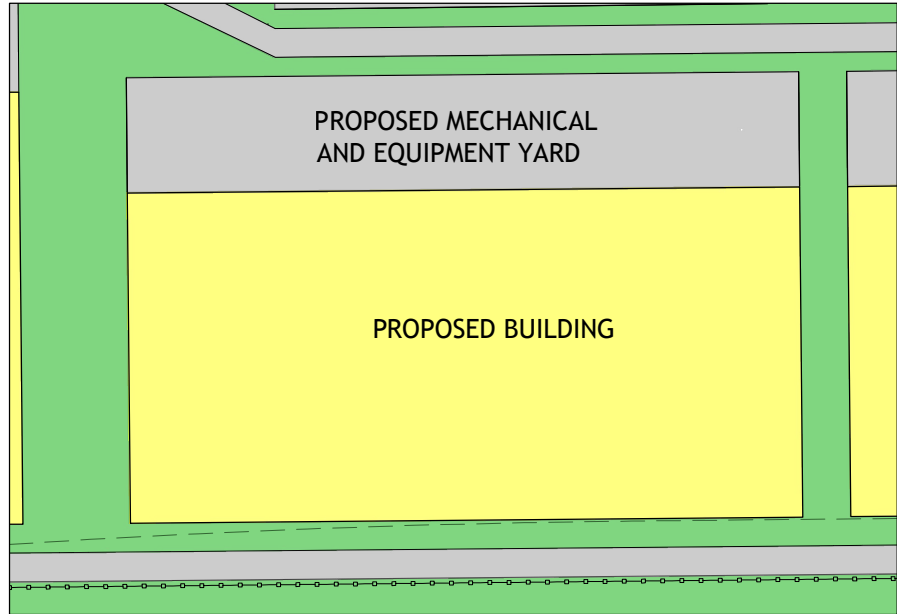
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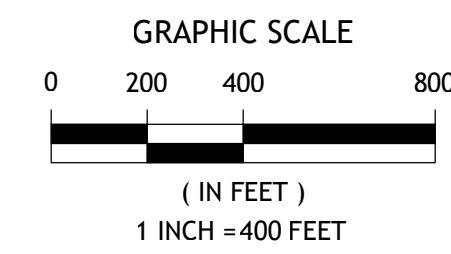
LEGEND

- OPEN SPACE
- LANDSCAPE BUFFER
- POTENTIAL STORM WATER MANAGEMENT FACILITY
- UP TO A 2-STORY DATA CENTER BUILDING
- UP TO A 3-STORY DATA CENTER BUILDING
- BERM
- ACCESS POINT

- GENERAL NOTES**
1. PROPOSED LAYOUT, NUMBER AND SIZE OF BUILDINGS AND/OR SUBSTATIONS, ROAD ALIGNMENTS AND STORMWATER MANAGEMENT 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.
 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.



BUILDING DEVELOPMENT LAYOUT (TYP.)
SCALE: 1"=200'



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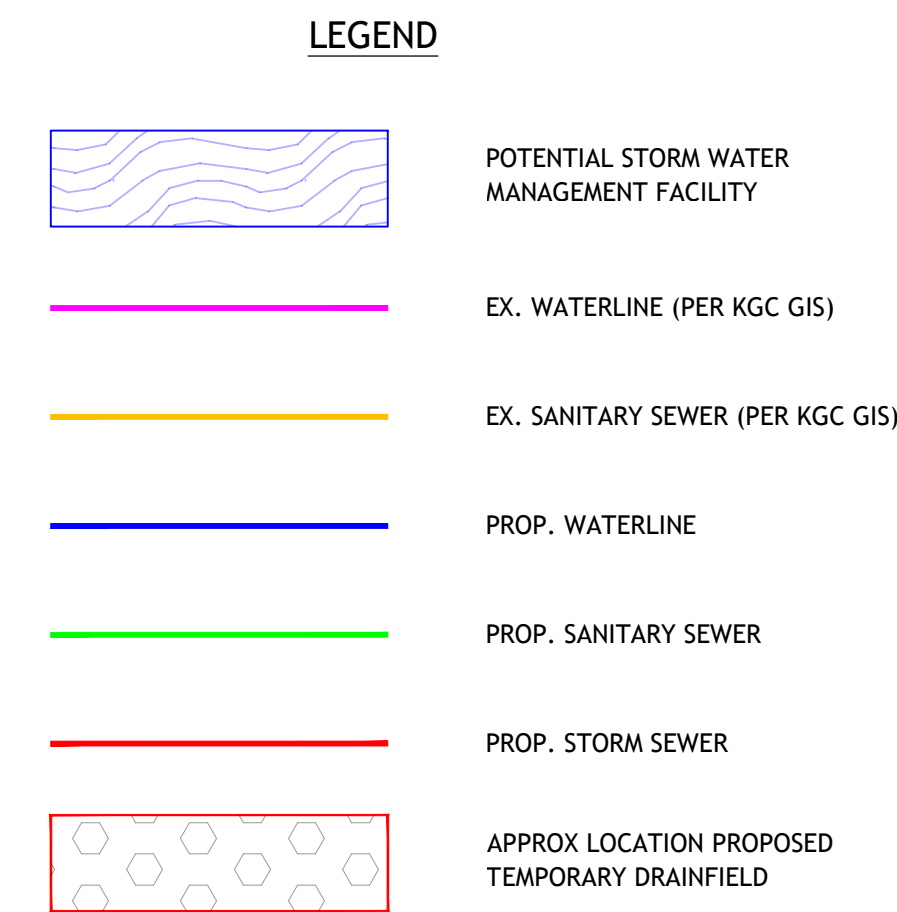
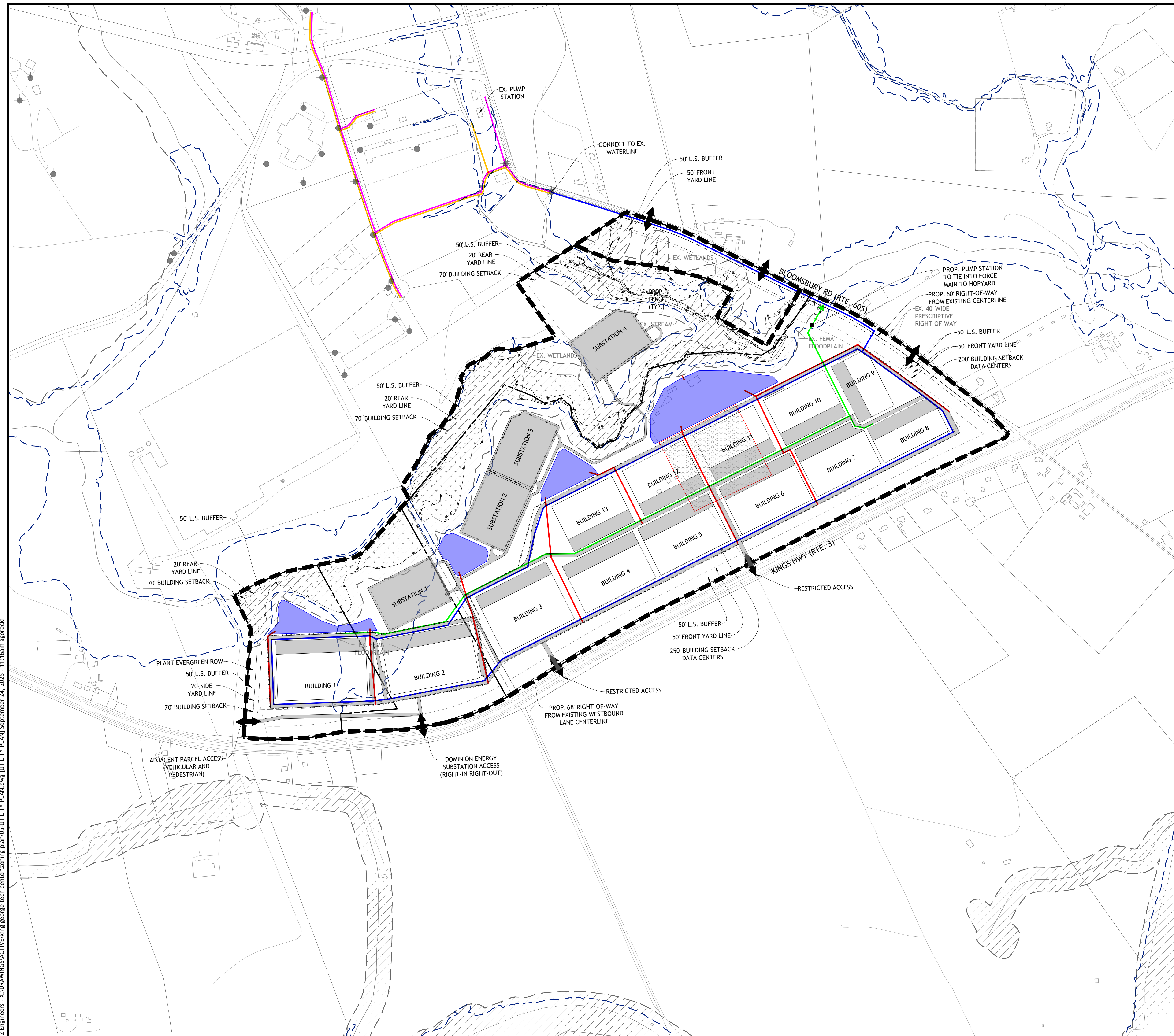
COMMONWEALTH OF VIRGINIA
ANDREW J. GORECKI
Lic. No. 041404
09/24/2025
PROFESSIONAL ENGINEER

PLAN# GEV2201
DATE: MAY, 2022
CONTOUR INT. = N/A
SCALE: 1"=400'

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

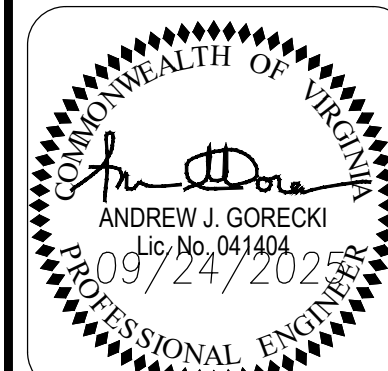
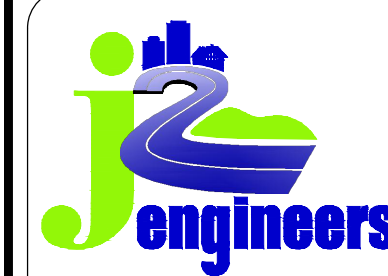
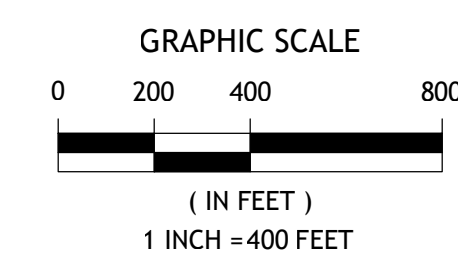
ILLUSTRATIVE PLAN
ZONING PLAN
KING GEORGE TECHNOLOGY CENTER
RAPPAHANNOCK AND POTOMAC DISTRICT
KING GEORGE COUNTY, VIRGINIA

REVISIONS	
DESCRIPTION	DATE



GENERAL NOTES

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



PLAN# GEV2201
DATE: MAY, 2022
CONTOUR INT.= N/A
SCALE: 1"=400'

PLAN DATE
09/20/2022
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11/10/2023
04/10/2024
06/07/2024
10/04/2024
12/10/2024
01/17/2025
02/21/2025
05/01/2025

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

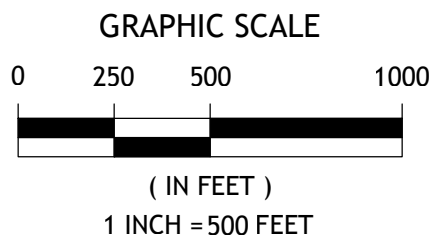
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OF
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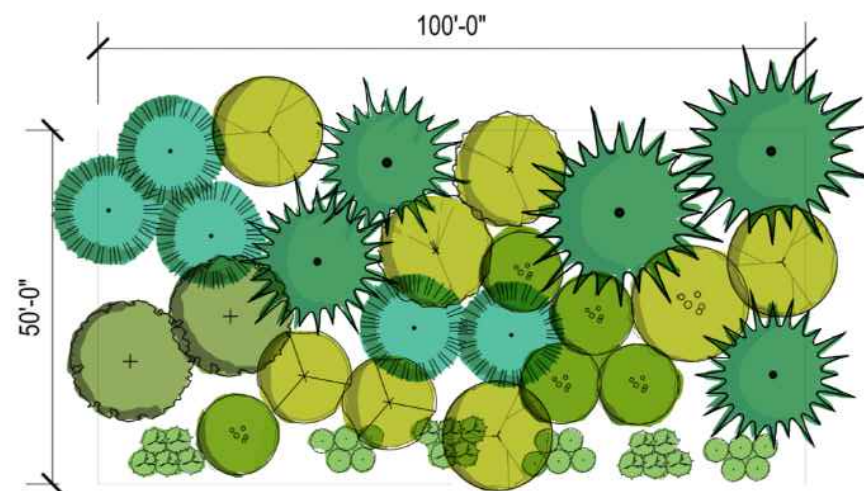
J2 Engineers - X:\DRAWINGS\ACTIVE\King George Tech Center\Zoning Plan\05-CROSS SECTIONS.dwg (X SECTIONS) September 24, 2025 - 11:16am agrecki



OVERALL ILLUSTRATIVE PLAN
SCALE: 1"=500'



ENHANCED TYPE C
(LARGER CALIPER)
PROPOSED PROFFER



- ENHANCEMENT:
- LARGE DECIDUOUS TREES**
 - (70%) 2" CALIPER: (5) PER 100 LF
 - (30%) 3" CALIPER: (2) PER 100 LF
 - ORNAMENTAL TREES**
 - (60%) 2" CALIPER: (5) PER 100 LF
 - (30%) 3" CALIPER: (2) PER 100 LF
 - (10%) 5" CALIPER: (1) PER 100 LF
 - LARGE EVERGREEN TREES**
 - (50%) 8' HT.: (5) PER 100 LF
 - (30%) 10' HT.: (3) PER 100 LF
 - (20%) 12' HT.: (2) PER 100 LF
 - SHRUBS**
 - 24" HT.: (30) PER 100 LF



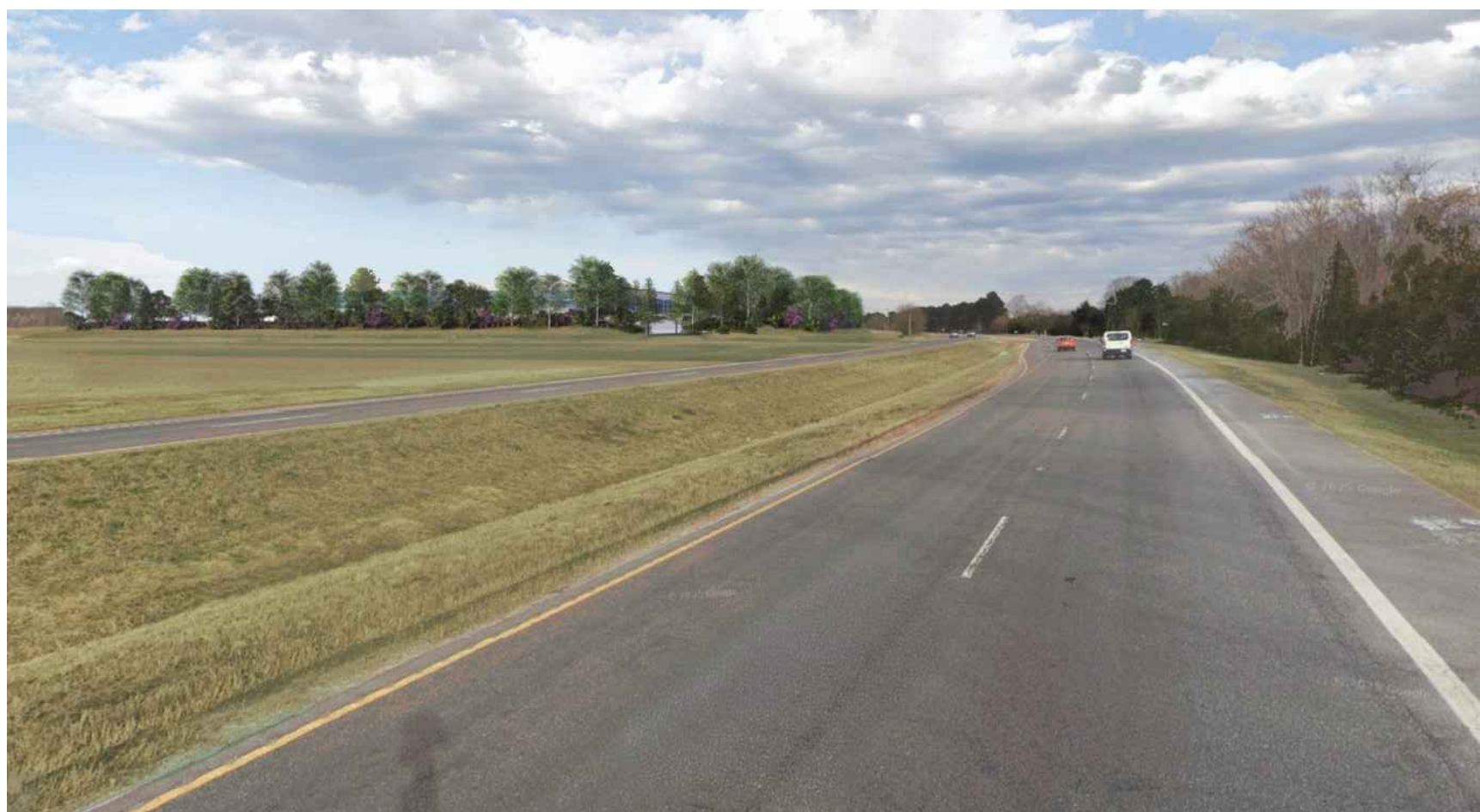
KINGS HWY WEST VIEW



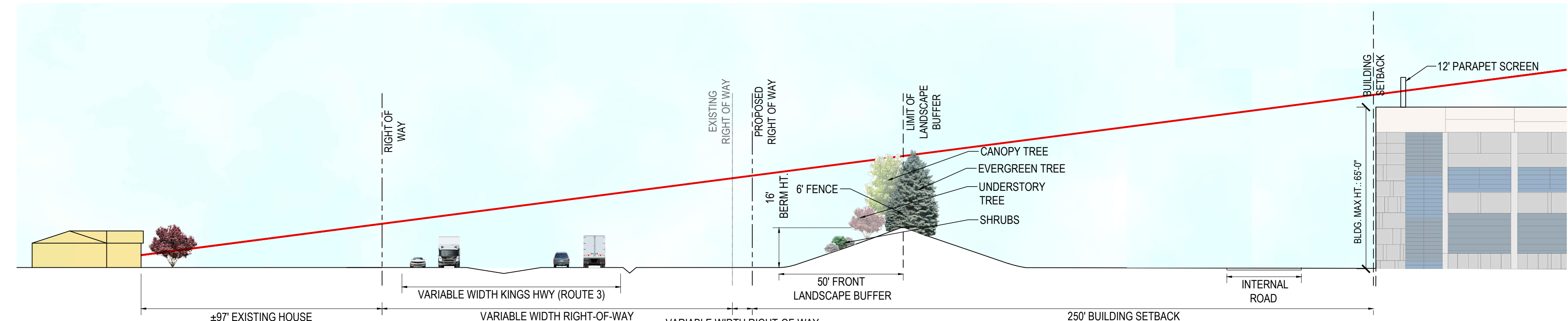
BLOOMSBURY RD VIEW



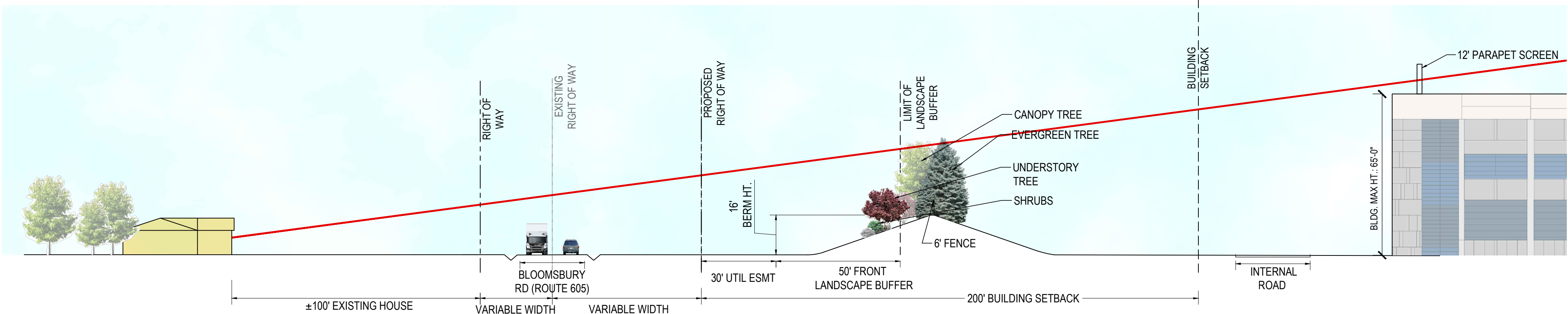
ENTRANCE VIEW



KINGS HWY EAST VIEW



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



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

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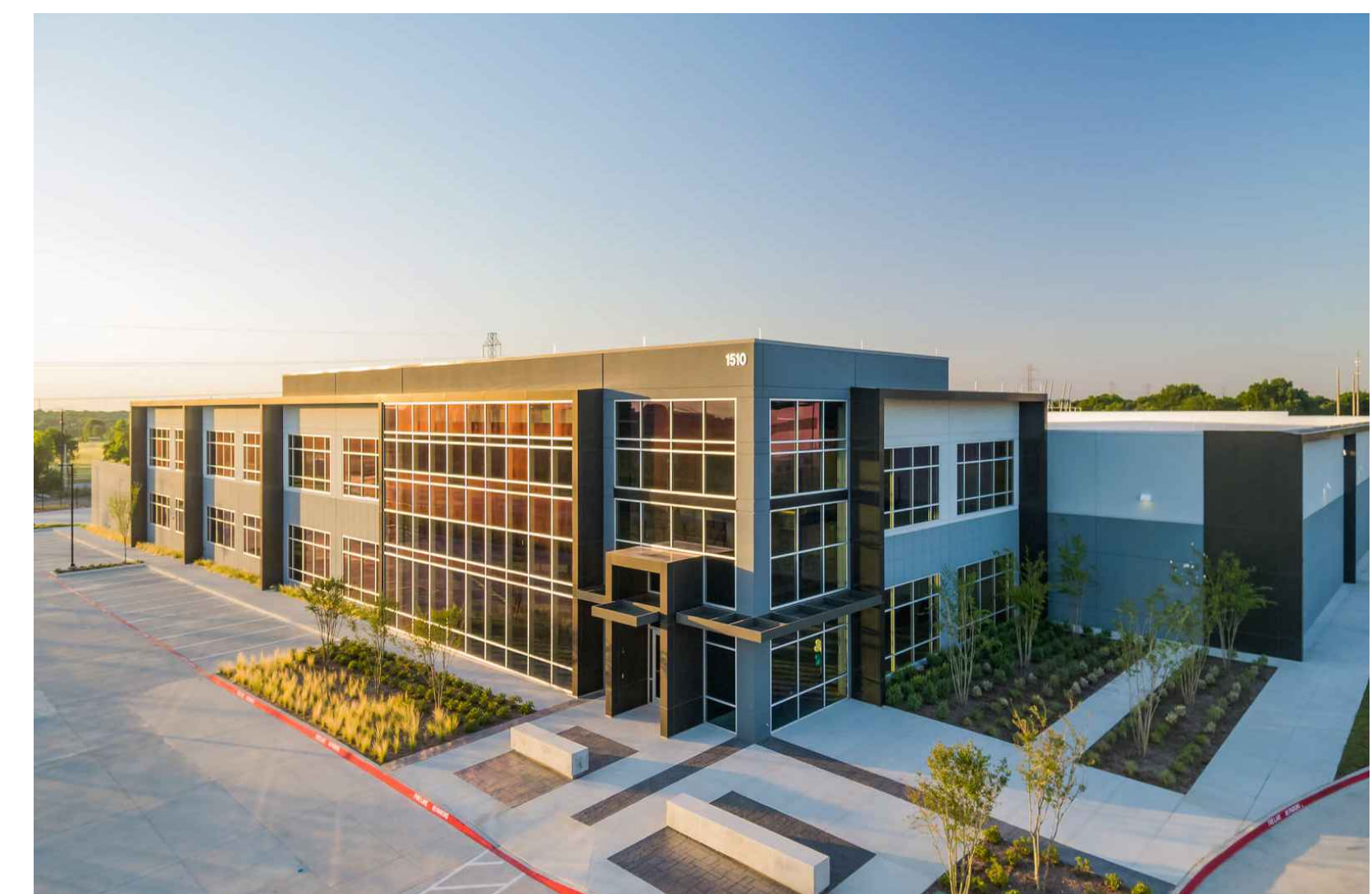
COMMONWEALTH OF VIRGINIA
ANDREW J. GORECKI
Lic. No. 041404
09/24/2025
PROFESSIONAL ENGINEER

PLAN# GEV2201
DATE: MAY, 2022
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SCALE: AS NOTED

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

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

REVISIONS	
DESCRIPTION	DATE



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04/10/2024
06/07/2024
10/04/2024
12/10/2024
01/17/2025
02/21/2025
05/01/2025

POTENTIAL EXTERIOR ELEVATIONS

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

[illegible][illegible]

SHEET
07
OF
09

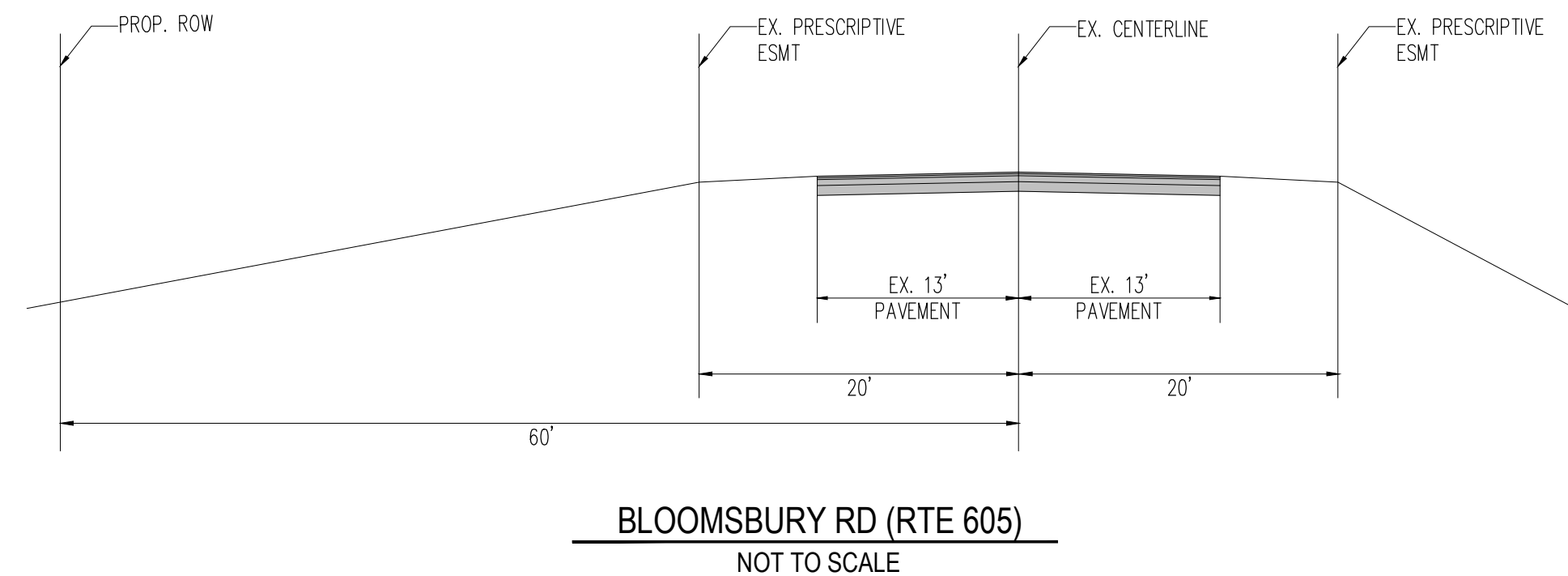
POTENTIAL BERM FENCE

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.

**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

1. PROPOSED LAYOUT, NUMBER AND SIZE OF BUILDINGS AND/OR SUBSTATIONS, AND ROAD ALIGNMENTS 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.
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 ENCLLOSURES 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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