

# 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 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.

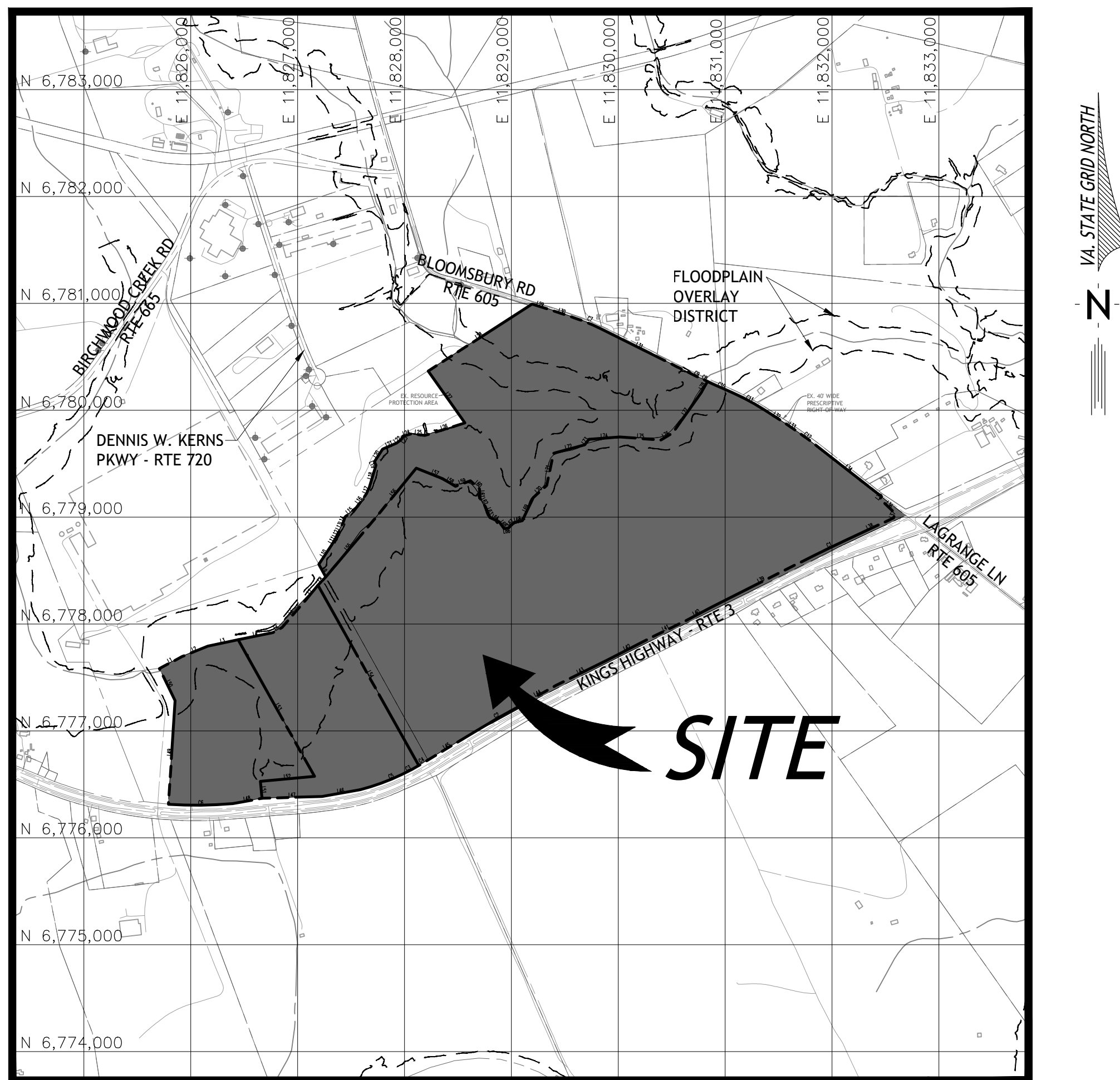
11. PER "KING GEORGE TECHNOLOGY CENTER ECONOMIC IMPACT ANALYSIS," PREPARED BY MUNICAP, INC., DATED MARCH 15, 2024, BUILD OUT IS ASSUMED TO COMMENCE IN 2027 AND WOULD CONTINUE ANNUALLY WITH COMPLETION EXPECTED TO OCCUR IN 2037. THE INITIAL SITE PLAN SHALL BE A MINIMUM OF 250,000 SF AND A MAXIMUM OF 2,500,000 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 (408-5267; IDENTIFIED AS NOT ELIGIBLE FOR LISTING IN THE NHRP) 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



## SHEET INDEX

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| 04 | ILLUSTRATIVE PLAN                 |
| 05 | OVERALL UTILITY PLAN              |
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| ZONING TABLE                                       |                                                                                                                                                                                         |                                                                                                   |
|----------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------|
| PROPOSED ZONING:                                   | INDUSTRIAL<br>(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                                                                                                                                                                                      | 6,500,000 MAX                                                                                     |
| FAR                                                | 0.60 MAX                                                                                                                                                                                | +/- 0.52                                                                                          |
| GROSS FLOOR AREA, SF (LOT 2):                      | NA                                                                                                                                                                                      |                                                                                                   |
| FAR                                                | NA                                                                                                                                                                                      | NA                                                                                                |
|                                                    |                                                                                                                                                                                         |                                                                                                   |
| MINIMUM YARD:                                      | REQUIRED                                                                                                                                                                                |                                                                                                   |
| FRONT:                                             | 50 FEET MIN FROM ANY STREET/HWY/ROW EXCEPT FOR SIGNS.                                                                                                                                   | 50 FEET MIN, BUILDING SETBACK FROM ROW (250' KINGS HWY AND 200' BLOOMSBURY ROAD) 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                                                                                                                                                         | 250 FEET FROM ROW ON KINGS HWY AND 200 FEET FROM ROW ON BLOOMSBURY ROAD 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)                                                                                                                                                      | 250 FEET FROM ROW FOR DATA CENTERS                                                                |
|                                                    |                                                                                                                                                                                         |                                                                                                   |
| OPEN SPACE:                                        | N/A                                                                                                                                                                                     | -                                                                                                 |
| BUILDING HEIGHT:                                   | 35 FEET, MAY BE ERRECTED 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: 65 FEET<br>3-STORY BUILDING: 90 FEET                                            |

## 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

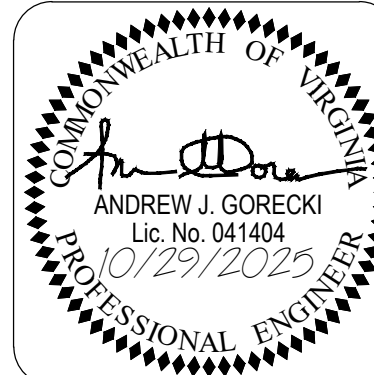
**WELLS + ASSOCIATES, INC.**  
1420 SPRING HILL ROAD  
SUITE 610  
TYSONS, VA 22102  
(703) 917-6620

| 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 |
| 10/29/2025  | 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](http://www.j2engineers.com)



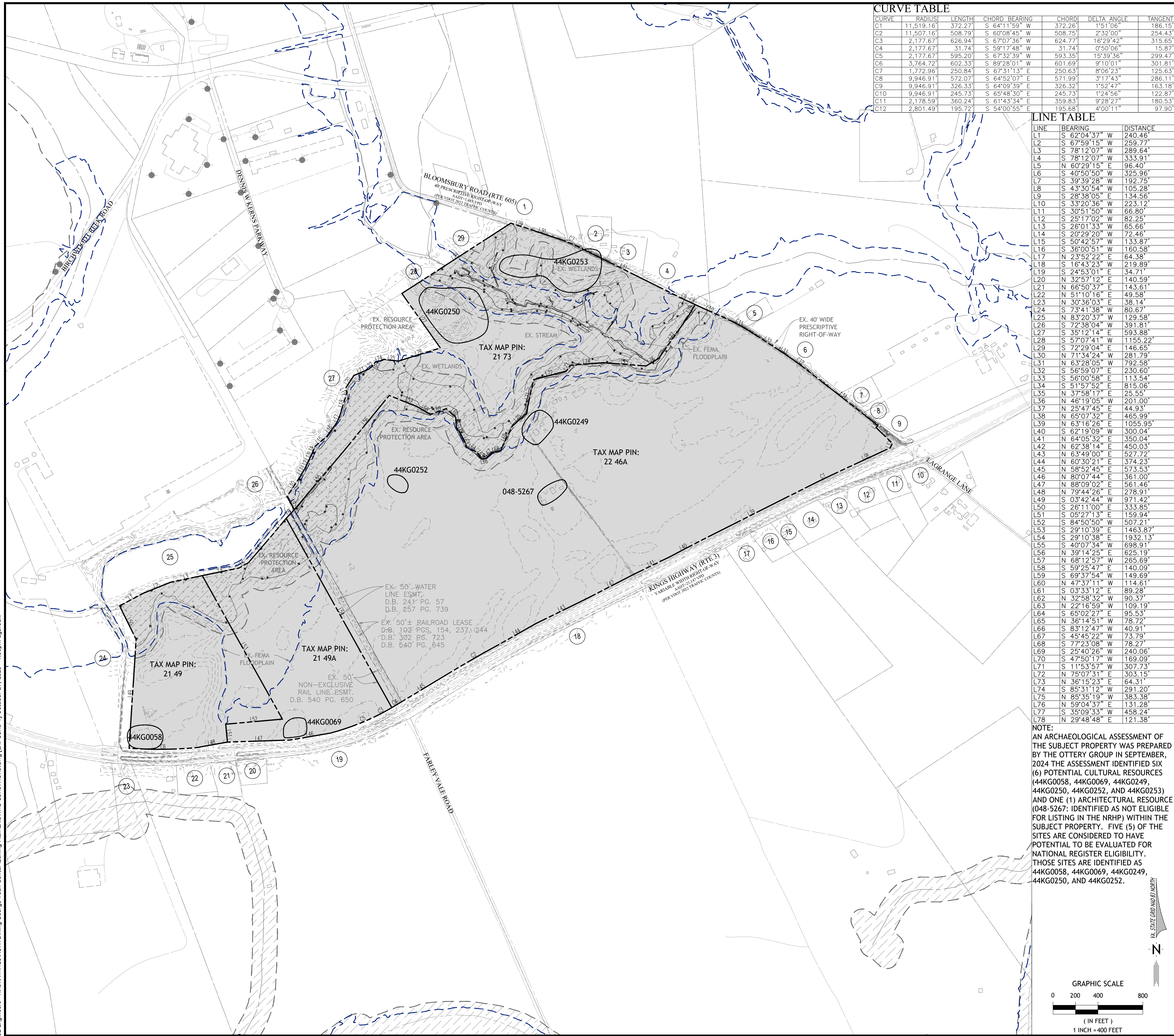
PLAN# *GEV2201*  
DATE: *MAY, 2022*  
CONTOUR INT. = *N/A*  
SCALE: *1" = 1,000'*

| PLAN DATE  |
|------------|
| 09/20/2022 |
| 09/22/2023 |
| 11/10/2023 |
| 04/10/2024 |
| 06/07/2024 |
| 10/04/2024 |
| 12/10/2024 |
| 01/11/2025 |
| 02/12/2025 |
| 05/01/2025 |

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

[illegible]

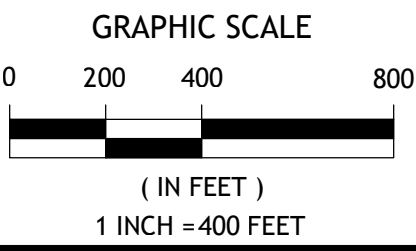
SHEET  
01  
OF  
09



| CURVE | RADIUS    | LENGTH | CHORD         | BEARING | CHORD  | DELTA ANGLE | YANGTSE |
|-------|-----------|--------|---------------|---------|--------|-------------|---------|
| C1    | 11,519.16 | 372.27 | S 64°11'59" W |         | 372.26 | 1°51'06"    | 186.15' |
| C2    | 11,507.16 | 508.79 | S 60°08'45" W |         | 508.75 | 2°32'00"    | 254.43' |
| C3    | 2,177.67  | 626.94 | S 67°07'36" W |         | 624.77 | 16°29'42"   | 315.65' |
| C4    | 51,717.47 | 51.74  | S 59°17'42" W |         | 50.74  | 15°57'37"   | 15.97'  |
| C5    | 2,177.67  | 590.20 | S 67°32'39" W |         | 593.35 | 15°39'36"   | 299.47' |
| C6    | 3,764.72  | 602.33 | S 89°20'11" W |         | 601.69 | 9°10'01"    | 301.81' |
| C7    | 1,772.96  | 260.34 | S 67°31'13" E |         | 250.63 | 8°06'23"    | 125.63' |
| C8    | 9,946.91  | 572.07 | S 64°52'07" E |         | 571.99 | 31°17'43"   | 286.11' |
| C9    | 9,946.91  | 326.33 | S 64°09'39" E |         | 326.32 | 15°24'47"   | 163.18' |
| C10   | 9,946.91  | 244.73 | S 64°09'39" E |         | 244.73 | 12°24'47"   | 122.61' |
| C11   | 2,178.59  | 360.24 | S 64°14'34" E |         | 359.83 | 9°28'27"    | 180.53' |
| C12   | 2,801.49  | 195.72 | S 51°00'55" E |         | 195.68 | 4°00'11"    | 97.90'  |

| 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 | 325.96'  |
| L7   | S 39°39'28" W | 127.75'  |
| L8   | S 43°58'24" W | 107.58'  |
| 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°42'57" W | 133.87'  |
| L16  | S 36°00'51" W | 160.58'  |
| L17  | N 23°17'07" E | 107.58'  |
| 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°20'37" W | 129.58'  |
| L26  | S 72°58'04" W | 31.81'   |
| L27  | S 35°17'44" W | 598.88'  |
| L28  | S 57°07'41" W | 1155.22' |
| L29  | S 72°29'04" W | 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°58'17" E | 25.55'   |
| L36  | N 46°50'05" W | 100.00'  |
| L37  | S 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°40'01" E | 527.72'  |
| L44  | N 60°30'21" E | 374.23'  |
| L45  | N 58°45'31" E | 573.53'  |
| L46  | N 80°07'44" E | 100.00'  |
| 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 28°38'38" E | 1932.13' |
| L55  | S 40°03'34" W | 998.91'  |
| 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°58'32" E | 90.37'   |
| L63  | N 22°16'59" W | 109.19'  |
| L64  | S 65°22'27" W | 109.19'  |
| L65  | N 36°11'51" 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  | N 75°07'31" E | 303.15'  |
| L73  | S 36°15'23" E | 64.31'   |
| L74  | S 85°17'41" W | 120.20'  |
| 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'  |

NOTE:  
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, 44KG04252, AND 44KG0253)  
AND ONE (1) ARCHITECTURAL RESOURCE  
(048-5267: IDENTIFIED AS NOT ELIGIBLE  
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NATIONAL REGISTER ELIGIBILITY.  
THOSE SITES ARE IDENTIFIED AS  
44KG0058, 44KG0069, 44KG0249,  
44KG0250, AND 44KG0252.



## LEGEND

- |  |                                     |
|--|-------------------------------------|
|  | EXISTING 10' COUOUR                 |
|  | EXISTING 2' COUOUR                  |
|  | SUBJECT PROPERTY                    |
|  | APPLICATION AREA                    |
|  | EXISTING LOT LINE                   |
|  | EXISTING FEMA FLOODPLAIN            |
|  | EXISTING WETLANDS                   |
|  | EXISTING RESOURCE PROTECTION AREA   |
|  | EXISTING EDGE OF PAVEMENT           |
|  | EXISTING STREAM                     |
|  | EXISTING BODY OF WATER              |
|  | EXISTING OVERHEAD LINE              |
|  | EXISTING WATERLINE                  |
|  | EXISTING GAS LINE                   |
|  | EXISTING TELEPHONE LINE             |
|  | EXISTING GAS ESMT & LABEL           |
|  | EXISTING COMMUNICATION ESMT & LABEL |
|  | EXISTING WATER ESMT & LABEL         |
|  | EXISTING STORM                      |

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

ADJACENT PROPERTY OWNERS

|    |                                                                                                                                    |    |                                                                                                                                                    |
|----|------------------------------------------------------------------------------------------------------------------------------------|----|----------------------------------------------------------------------------------------------------------------------------------------------------|
| 1  | WILLIAM AGNES M OR H DALE<br>PIN: 21 72<br>ZONING: A2<br>9223 BLOOMSBURY RD<br>KING GEORGE, VA 22485                               | 16 | MARSHALL ROBERT R<br>PIN: 22 49B<br>DB. 5222, PG. 1<br>ZONING: A2<br>3412 KINGS HWY<br>KING GEORGE, VA 22485                                       |
| 2  | WILLIAMS ROGER K OR D<br>MICHELLE<br>PIN: 21 71C<br>ZONING: A2<br>8621 BLOOMSBURY RD<br>KING GEORGE, VA 22485                      | 17 | DEBERNARD SARA A<br>PIN: 22 49<br>DB. 0088, PG. 701<br>ZONING: A1<br>11620 LAGRANGE LN<br>KING GEORGE, VA 22485                                    |
| 3  | WILLIAMS ROGER K OR D<br>MICHELLE<br>PIN: 21 71D<br>ZONING: A2<br>8621 BLOOMSBURY RD<br>KING GEORGE, VA 22485                      | 18 | FARLEY VALE LLC<br>PIN: 22 49A<br>ZONING: A1<br>3090 MCNEAL RD<br>WOODBINE, MD 21797                                                               |
| 4  | WILLIAMS AGNES MARIE<br>PIN: 21 71<br>DB. 0285, PG. 742<br>ZONING: A2<br>9223 BLOOMSBURY RD<br>KING GEORGE, VA 22485               | 19 | TAYLOR FRANK B LIMITED FAMILY PARTN<br>PIN: 29 4<br>DB. 0304, PG. 768<br>ZONING: A1<br>PO BOX 152<br>KING GEORGE, VA 22485                         |
| 5  | COLUMBE DARRIN A OR MARY ANN<br>PIN: 22 24C<br>PLAT BOOK 17, PG. 191<br>ZONING: A3<br>11371 BLOOMSBURY RD<br>KING GEORGE, VA 22485 | 20 | NAVE CEMETARY<br>PIN: 29 4B<br>ZONING: A1                                                                                                          |
| 6  | CLYNES CHARLES THOMAS III; TR<br>PIN: 22 24D<br>ZONING: A1<br>5200 GREEN LN<br>MARBURD, MD 20658<br>KING GEORGE, VA 22485          | 21 | SOUTHERN RESOURCES MANAGEMENT INC<br>PIN: 29 4A<br>DB. 0293, PG. 866<br>ZONING: A1<br>2340 KINGS HWY<br>KING GEORGE, VA 22485                      |
| 7  | BURTON RALPH W & ETHEL M<br>PIN: 22 24B<br>DB. 0130, PG. 559<br>ZONING: A1<br>11497 BLOOMSBURY RD<br>KING GEORGE, VA 22485         | 22 | CLARK RAYMOND M OR ROSA ANN<br>PIN: 29 4C<br>DB. 0301, PG. 106<br>ZONING: A1<br>2318 KINGS HWY<br>KING GEORGE, VA 22485                            |
| 8  | BURTON BRAD W OR MOORE TACY L<br>PIN: 22 24A<br>PLAT BOOK 7, PG. 40<br>ZONING: A1<br>11511 BLOOMSBURY RD<br>KING GEORGE, VA 22485  | 23 | KING GEORGE HYDROPONICS FARM LLC<br>PIN: 29 3<br>PLAT BOOK 384, PG. 21<br>ZONING: A1/I<br>2294 KINGS HWY<br>KING GEORGE, VA 22485                  |
| 9  | CACCIAVILLANI FRANCISCO OR MERCEDES<br>PIN: 22 24<br>ZONING: A1<br>4089 KINGS HWY<br>KING GEORGE, VA 22485                         | 24 | HORTI-GROUP USA LLC<br>PIN: 21 49D<br>PLAT BOOK 15, PG. 268<br>ZONING: A1<br>2259 KINGS HIGHWAY<br>KING GEORGE, VA 22485                           |
| 10 | STEVENS FREDERICK C<br>PIN: 22 45<br>DB. 590, PG. 918<br>ZONING: A2<br>11580 LAGRANGE LN<br>KING GEORGE, VA 22485                  | 25 | HORTI-GROUP USA LLC<br>PIN: 21 49C<br>ZONING: A1<br>2259 KINGS HIGHWAY<br>KING GEORGE, VA 22485                                                    |
| 11 | PAYNE JOYCE L & RICHARD K<br>PIN: 22 46<br>DB. 0068, PG. 221<br>ZONING: A2<br>3524 KINGS HWY<br>KING GEORGE, VA 22485              | 26 | HORTI-GROUP USA LLC<br>PIN: 21 49B<br>ZONING: A1<br>2259 KINGS HIGHWAY<br>KING GEORGE, VA 22485                                                    |
| 12 | GREEN JEFFREY L<br>PIN: 22 47A<br>DB. 0095, PG. 381<br>ZONING: A2<br>603 PAYTON DR<br>FREDERICKSBURG, VA 22405                     | 27 | ECONOMIC DEV AUTHORITY OF KG COUNTY<br>PIN: 21 73A<br>DB. 581, PG. 366<br>ZONING: I<br>10459 COURTHOUSE DR STE 200<br>KING GEORGE, VA 22485        |
| 13 | PAYNE RICHARD K JR OR PATRICIA T<br>PIN: 22 47<br>DB. 0206, PG. 754<br>ZONING: A2<br>3456 KINGS HWY<br>KING GEORGE, VA 22485       | 28 | ECONOMIC DEV AUTHORITY OF KG COUNTY<br>PIN: 21 4 17<br>PLAT BOOK 513, PG. 147<br>ZONING: I<br>10459 COURTHOUSE DR STE 200<br>KING GEORGE, VA 22485 |
| 14 | ALDRICH GWENDOLYN BROOKE PAYNE<br>PIN: 22 48<br>PLAT BOOK 393, PG. 73<br>ZONING: A2<br>3442 KINGS HWY<br>KING GEORGE, VA 22485     | 29 | ECONOMIC DEV AUTHORITY OF KG COUNTY<br>PIN: 21 4 5<br>ZONING: I<br>10459 COURTHOUSE DR STE 200<br>KING GEORGE, VA 22485                            |
| 15 | MARSHALL ROBERT R<br>PIN: 22 48A<br>DB. 0093, PG. 360<br>ZONING: A2<br>3412 KINGS HWY<br>KING GEORGE, VA 22485                     |    |                                                                                                                                                    |



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SCALE: 1" = 400'

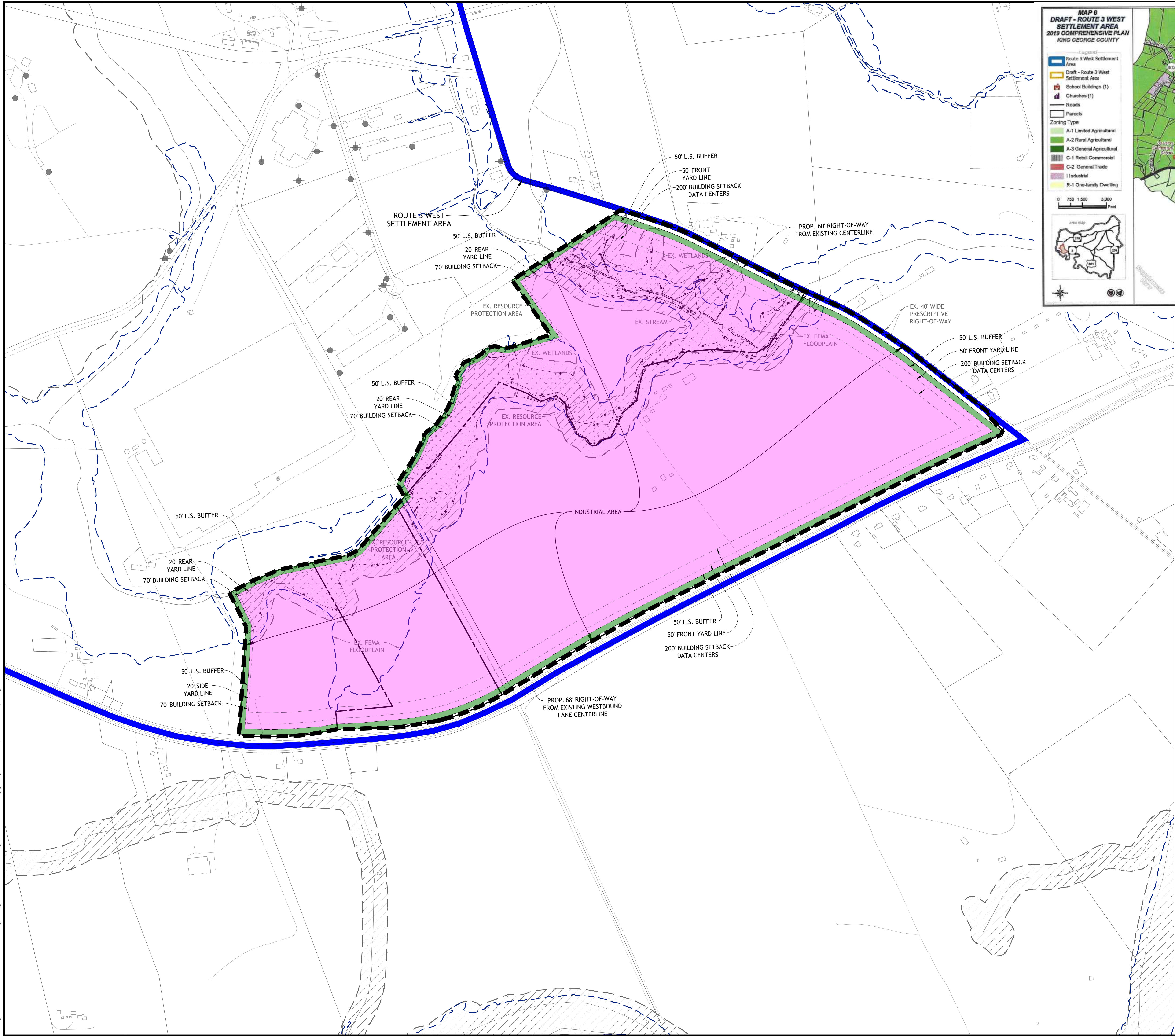
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*EXISTING CONDITIONS*  
**ZONING PLAN**  
**KING GEORGE TECHNOLOGY CENTER**  
RAPPAHANNOCK AND POTOMAC DISTRICT  
KING GEORGE COUNTY, VIRGINIA

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**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

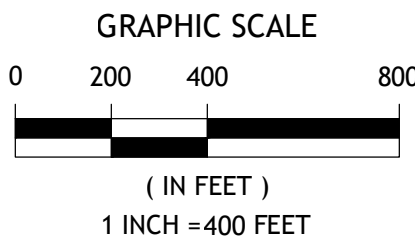
0 750 1,500 3,000 Feet

Area map



**LEGEND**

- INDUSTRIAL AREA
- OPEN SPACE
- WEST SETTLEMENT AREA LINE



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COMMONWEALTH OF VIRGINIA

ANDREW J. GORECKI  
Lic. No. 041404  
10/29/2025

PROFESSIONAL ENGINEER

PLAN# GEV2201  
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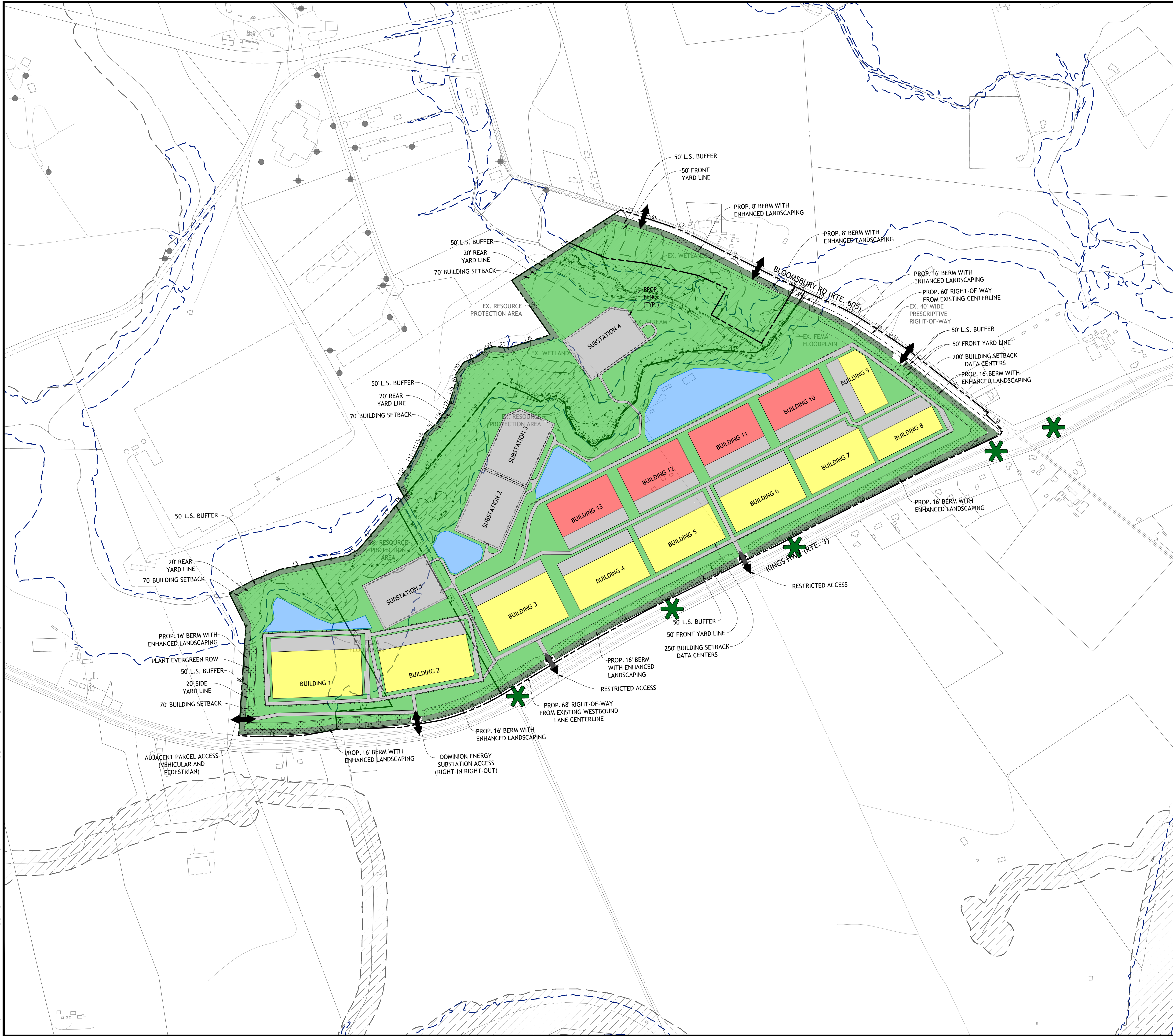
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GENERAL DEVELOPMENT PLAN  
ZONING PLAN  
**KING GEORGE TECHNOLOGY CENTER**  
RAPPAHANNOCK AND POTOMAC DISTRICT  
KING GEORGE COUNTY, VIRGINIA

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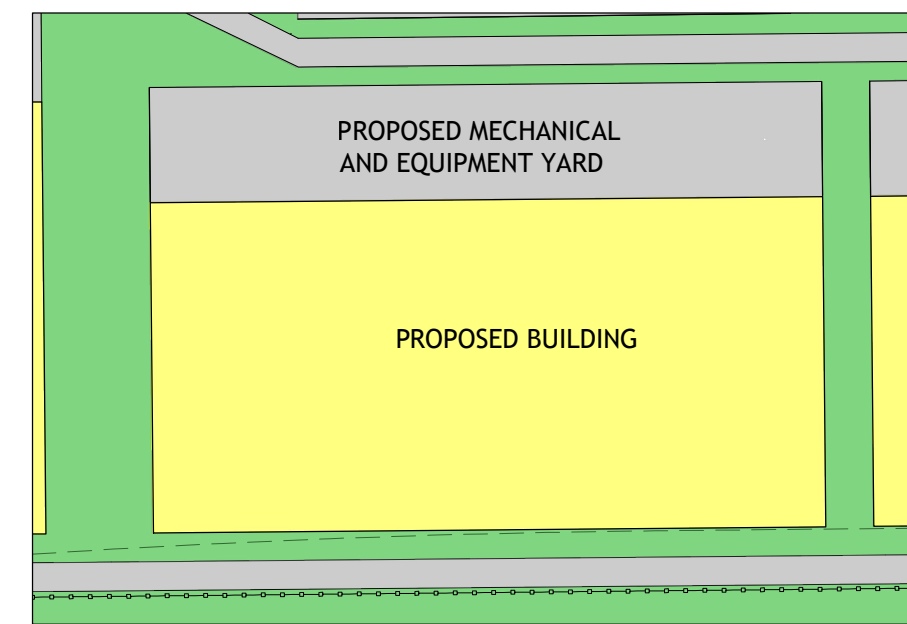
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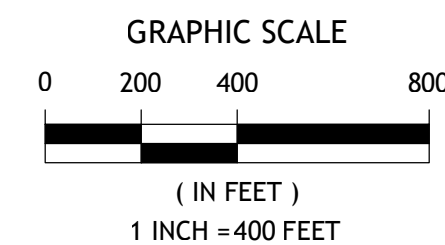
**LEGEND**

- 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
- WILDFLOWER AREA

- 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.
  11. SUBJECT TO VDOT APPROVAL, PROPOSED WILDFLOWER AREAS TO BE PROVIDED WITHIN THE MEDIAN OF ROUTE 3 IN ACCORDANCE WITH VDOT'S WILDFLOWER AND POLLINATOR HABITAT PROGRAM.



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



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10/29/2025  
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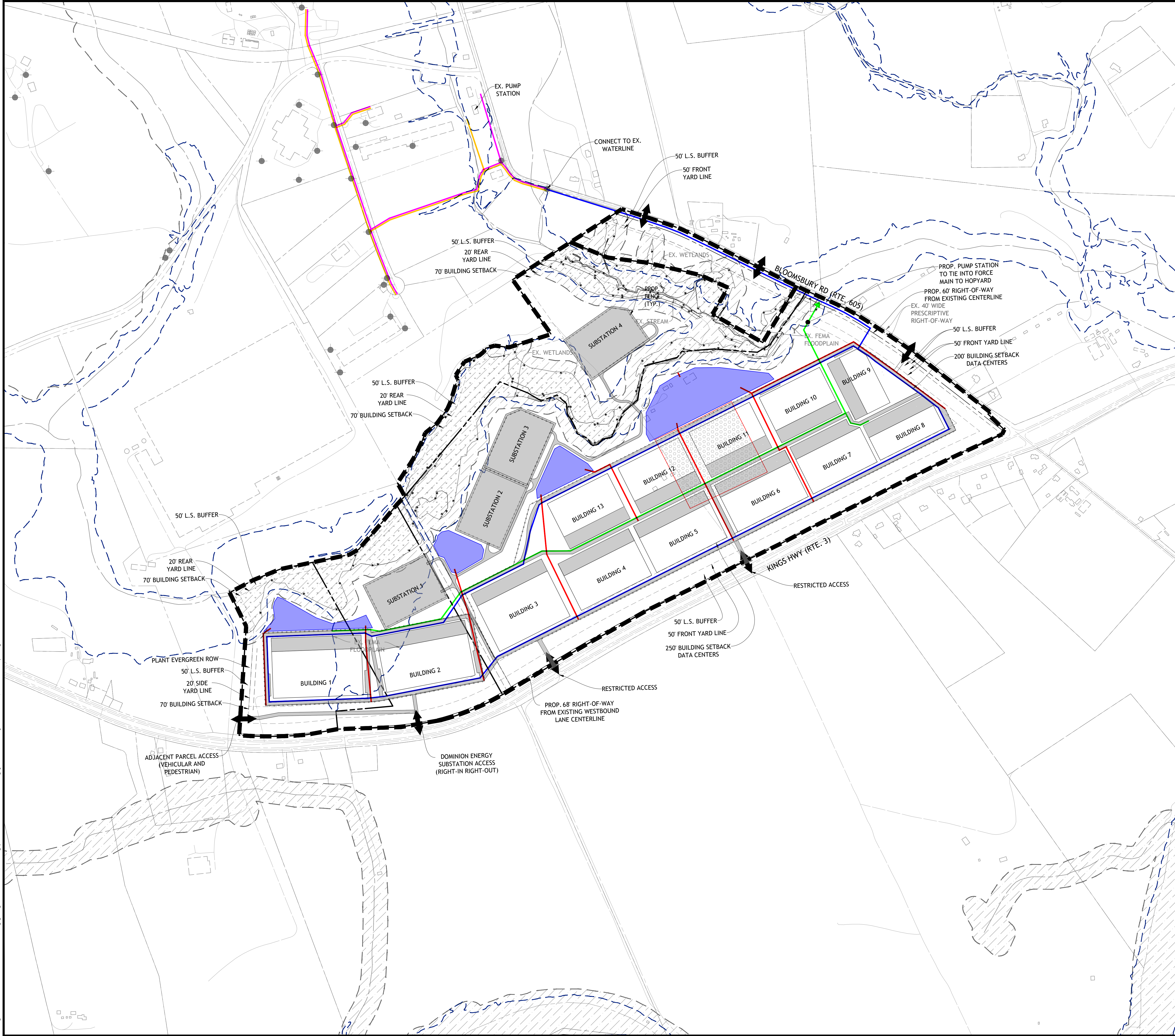
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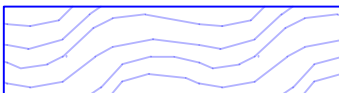
ILLUSTRATIVE PLAN  
**ZONING PLAN**  
**KING GEORGE TECHNOLOGY CENTER**  
RAPPAHANNOCK AND POTOMAC DISTRICT  
KING GEORGE COUNTY, VIRGINIA

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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

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.



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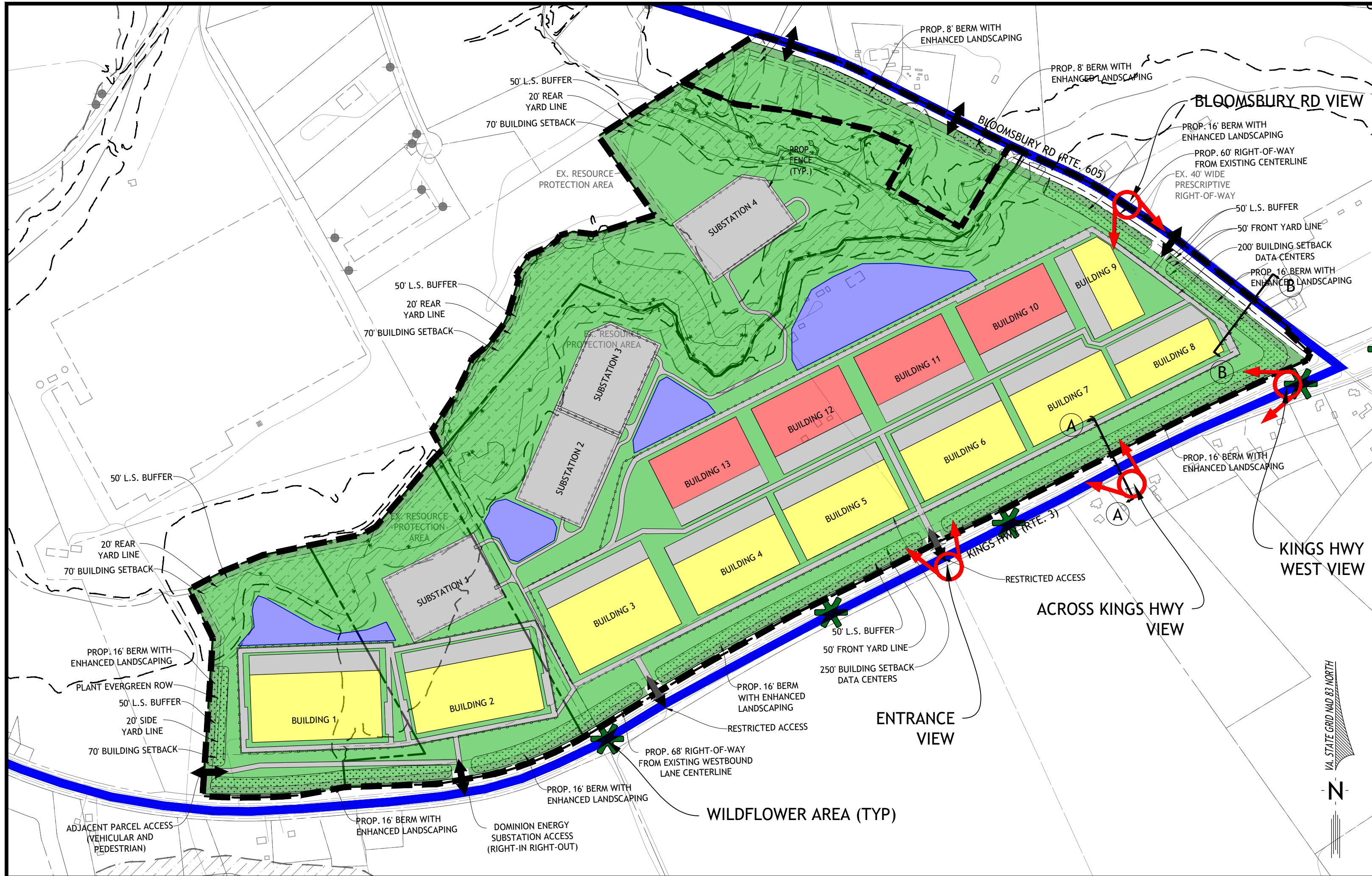
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OVERALL UTILITY PLAN  
ZONING PLAN  
**KING GEORGE TECHNOLOGY CENTER**  
RAPPAHANNOCK AND POTOMAC DISTRICT  
KING GEORGE COUNTY, VIRGINIA

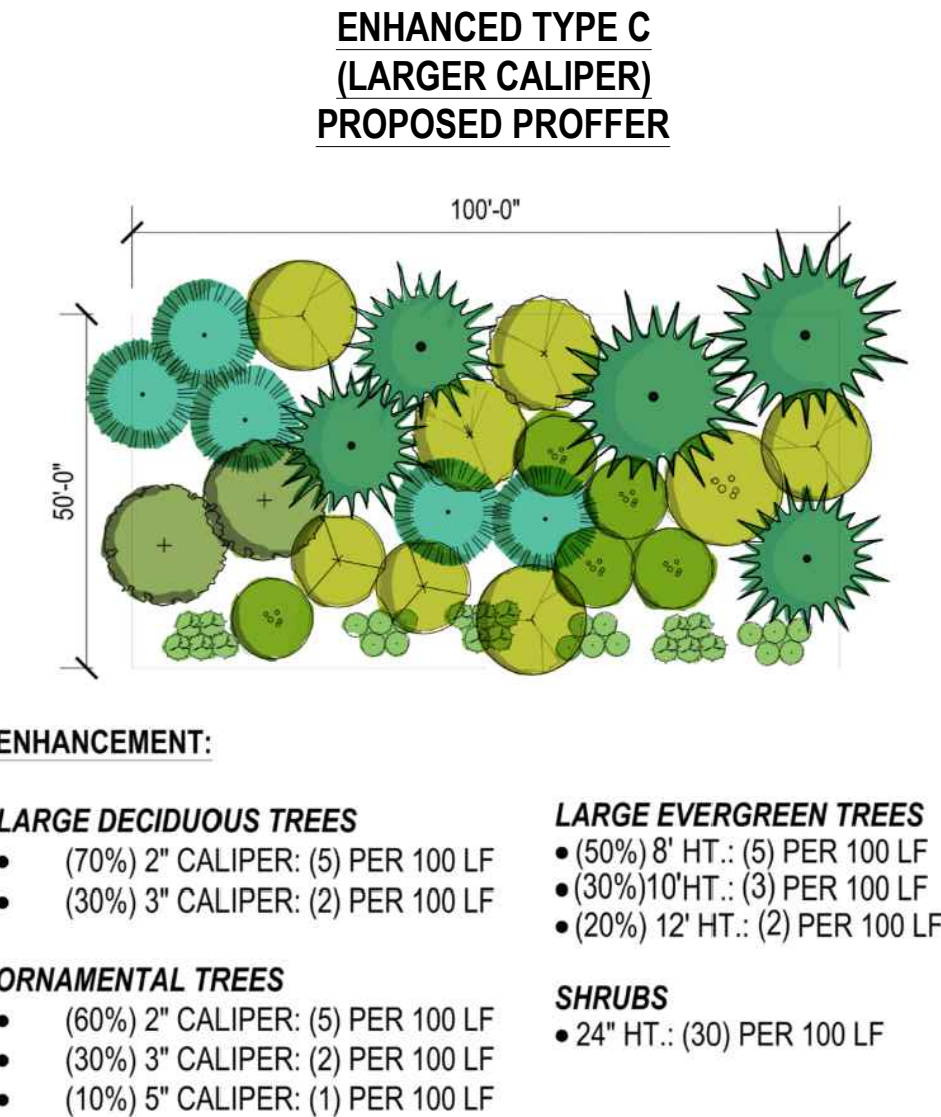
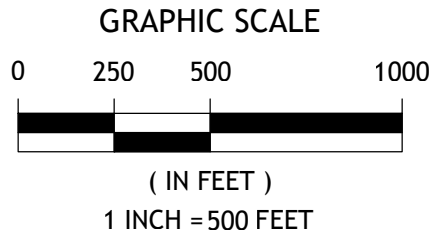
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OVERALL ILLUSTRATIVE PLAN  
SCALE: 1"=500'



KINGS HWY WEST VIEW



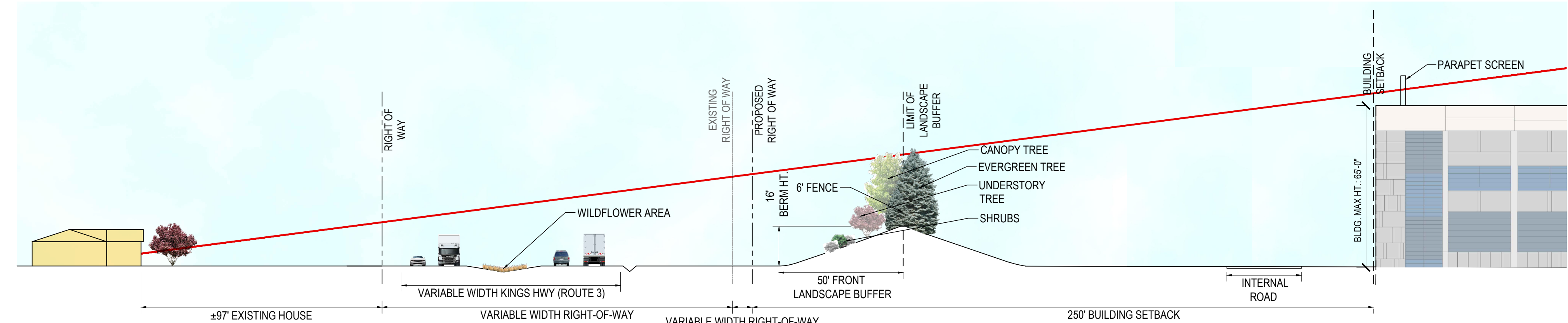
BLOOMSBURY RD VIEW



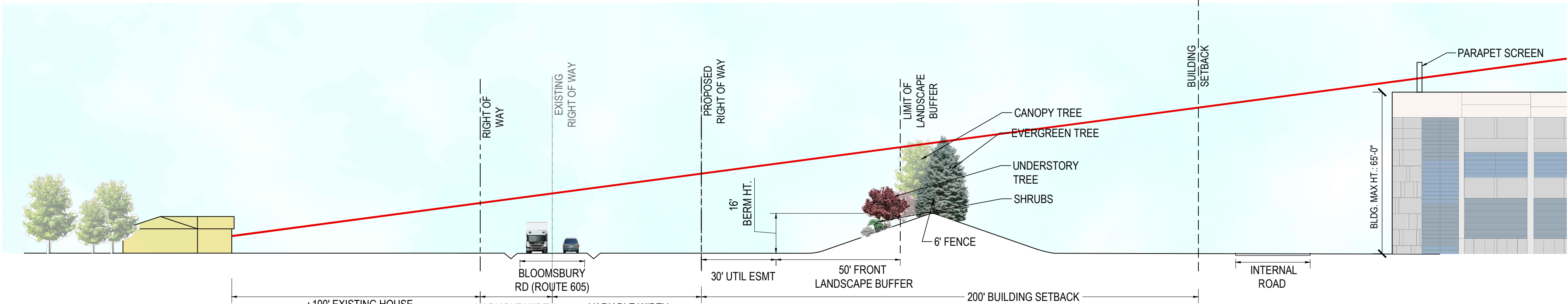
ENTRANCE VIEW



ACROSS KINGS HWY VIEW



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



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

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PLAN# CEV2201  
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CONTOUR INT. = N/A  
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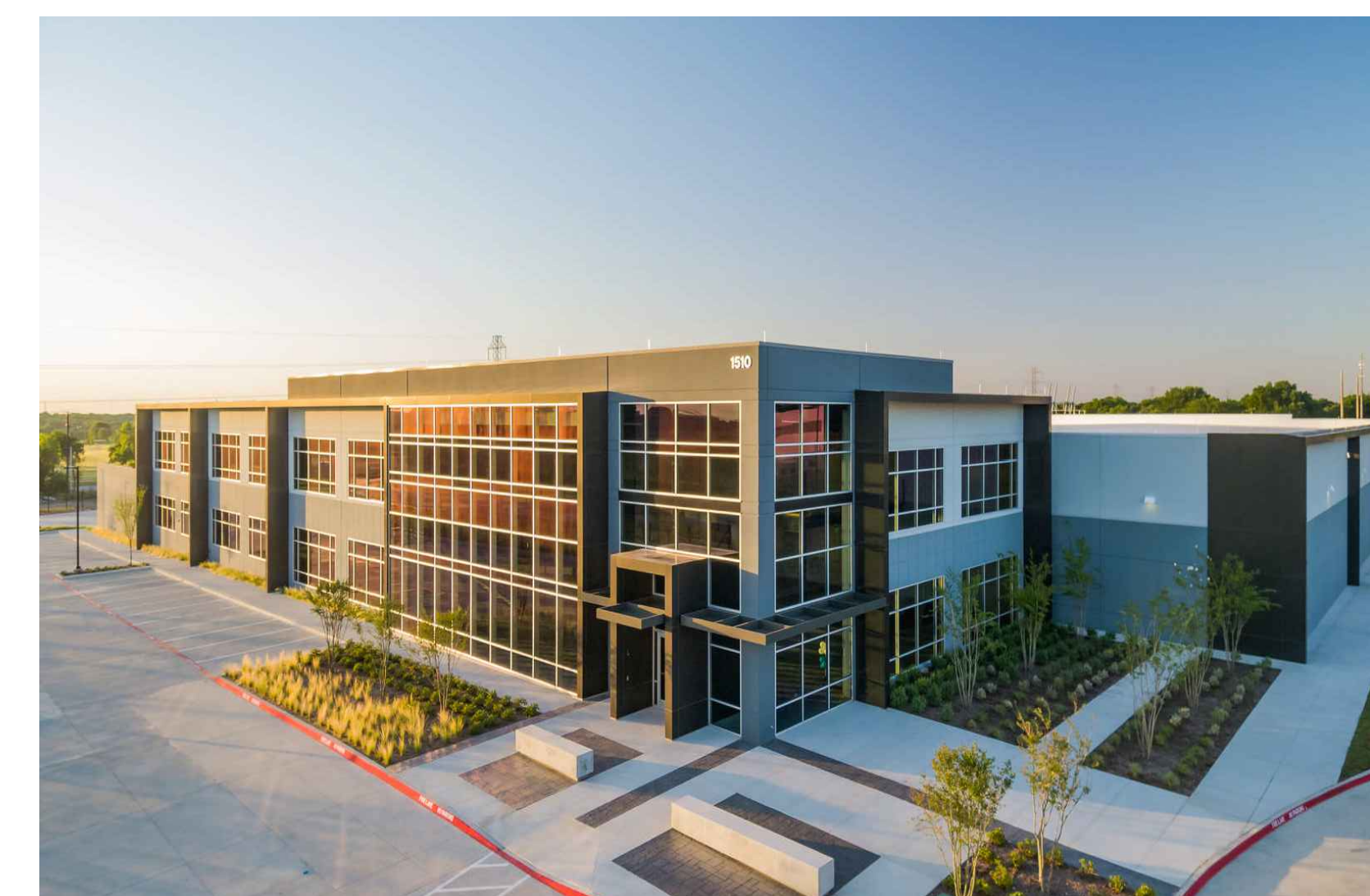
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CROSS SECTIONS  
ZONING PLAN  
**KING GEORGE TECHNOLOGY CENTER**  
RAPPAHANNOCK AND POTOMAC DISTRICT  
KING GEORGE COUNTY, VIRGINIA

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## POTENTIAL EXTERIOR ELEVATIONS



## POTENTIAL EXTERIOR ELEVATIONS



## POTENTIAL SCREENING ELEVATIONS

POTENTIAL SECURITY FENCE

POTENTIAL BERM FENCE

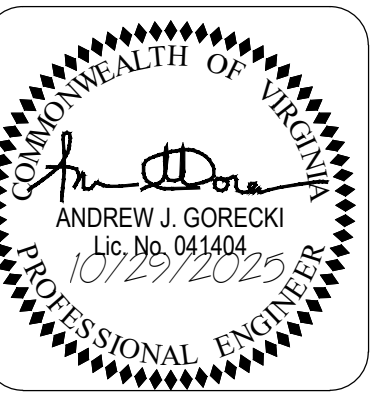
## GENERAL NOTES

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

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POTENTIAL EXTERIOR ELEVATIONS

**ZONING PLAN**

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KING GEORGE COUNTY, VIRGINIA

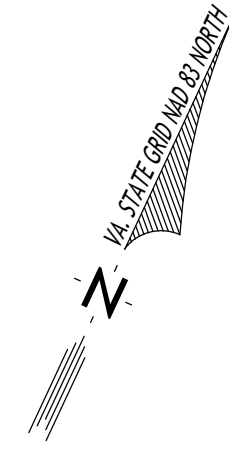
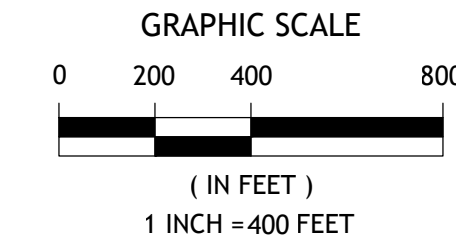
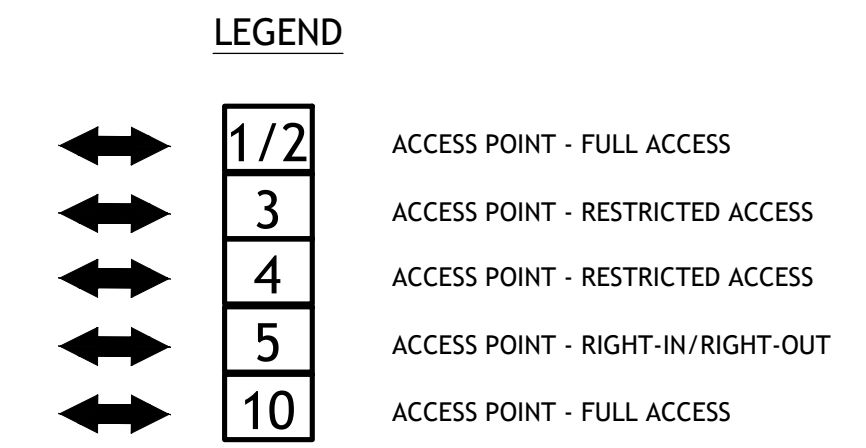
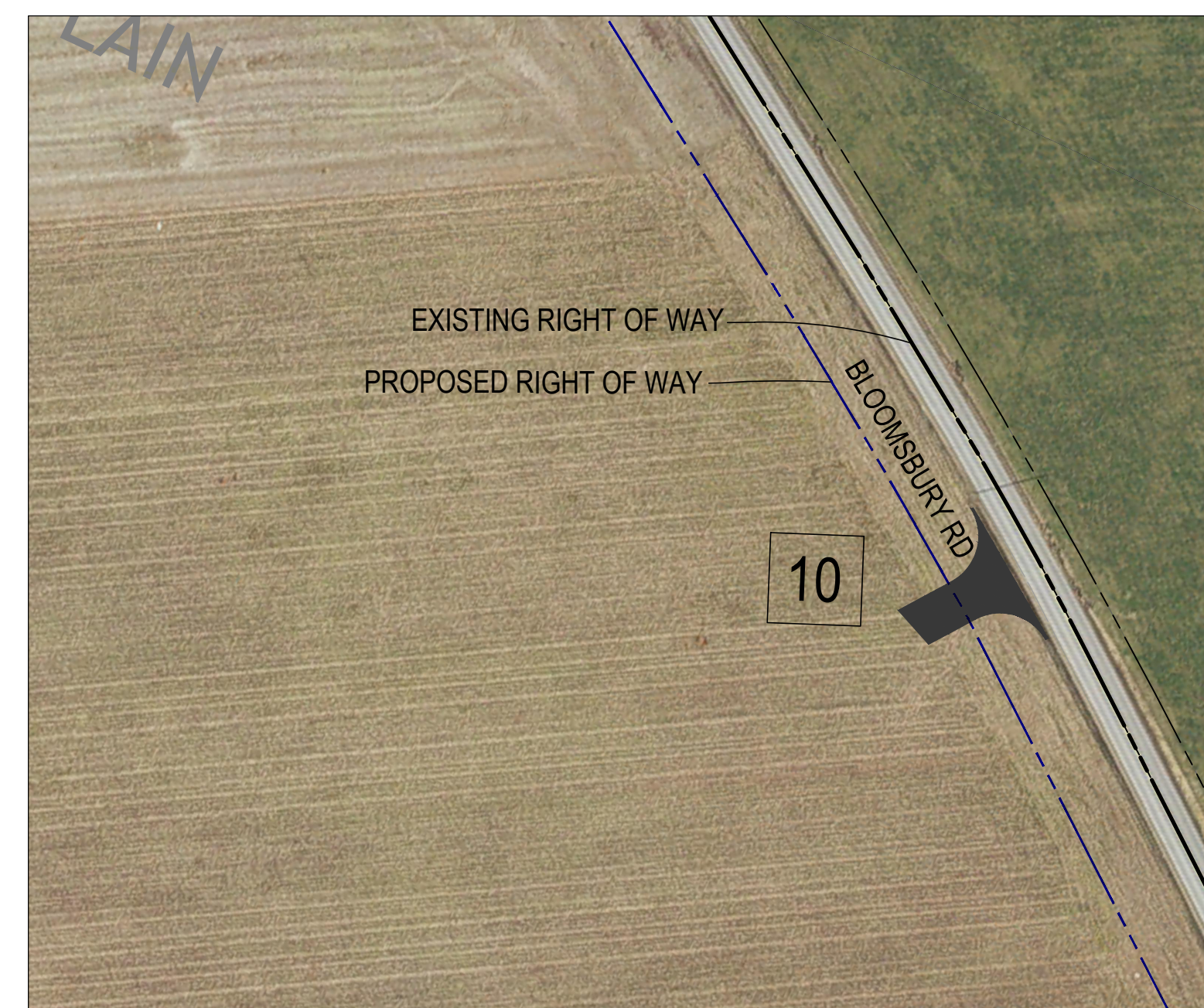
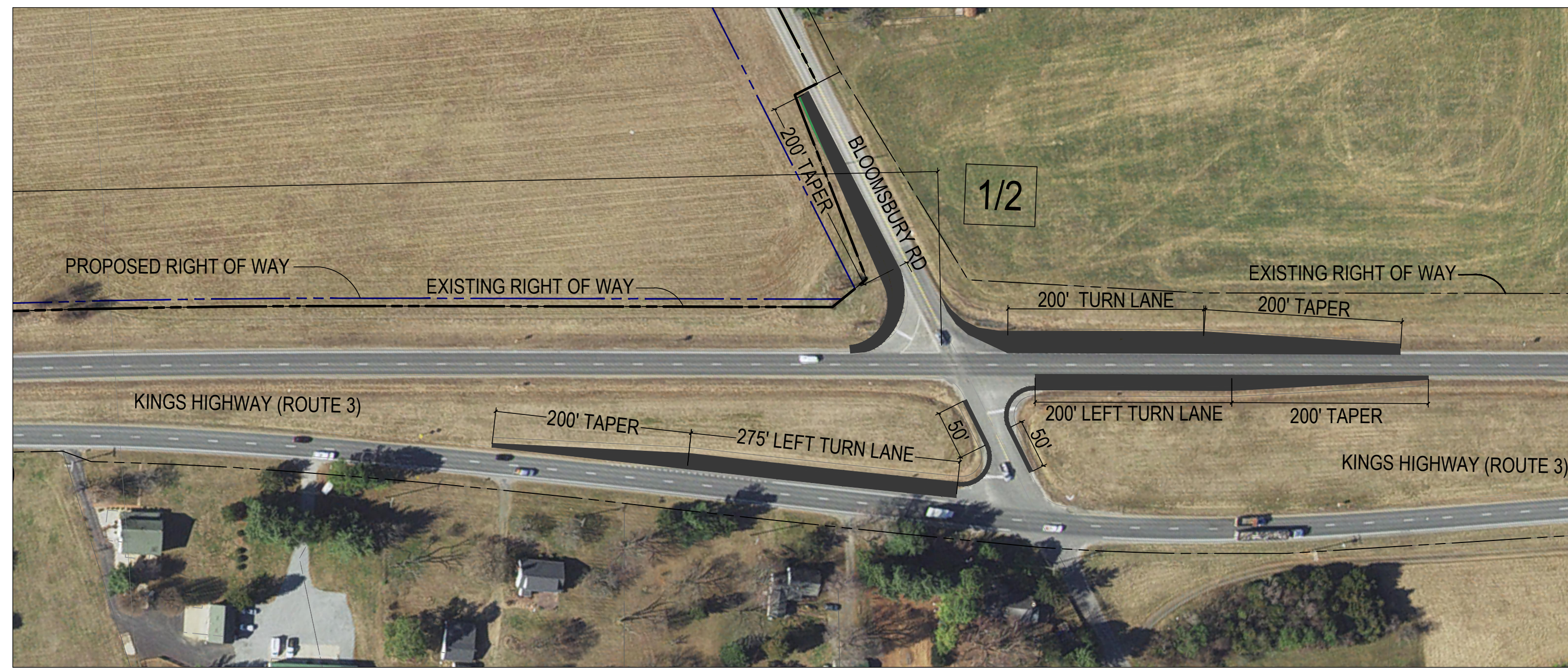
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**TABLE 2-2 MINIMUM SPACING STANDARDS FOR COMMERCIAL ACCESSES,  
INTERSECTIONS AND MEDIAN CROSSOVERS\***

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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.

