

ZONING PLAN

KING GEORGE TECHNOLOGY CENTER

PLAN STATUS	
DATE	DESCRIPTION
01/27/2026	1ST SUBMISSION TO KING GEORGE COUNTY
----	ADDRESS COUNTY COMMENTS
----	ADDRESS COUNTY COMMENTS
----	3RD SUBMISSION TO KING GEORGE COUNTY
----	4TH SUBMISSION TO KING GEORGE COUNTY
----	5TH SUBMISSION TO KING GEORGE COUNTY
----	6TH SUBMISSION TO KING GEORGE COUNTY
----	7TH SUBMISSION TO KING GEORGE COUNTY
----	8TH SUBMISSION TO KING GEORGE COUNTY
----	ADDRESS PLANNING COMMISSION COMMENTS
10/29/2025	ADDRESS COMMENTS
12/12/2025	ADDRESS COMMENTS
01/27/2026	ADDRESS BOARD COMMENTS



J2 Engineers, Inc.
 13241 Woodland Park Road
 Suite 250
 Herndon, Va. 20171
 703.361.1550 (office)
 703.956.6845 (fax)
 www.j2engineers.com



ANDREW J. GORECKI
 Lic. No. 041404
 01/27/2026
 PROFESSIONAL ENGINEER

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

PLAN DATE
 01/27/2026

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

No.	DATE	DESCRIPTION

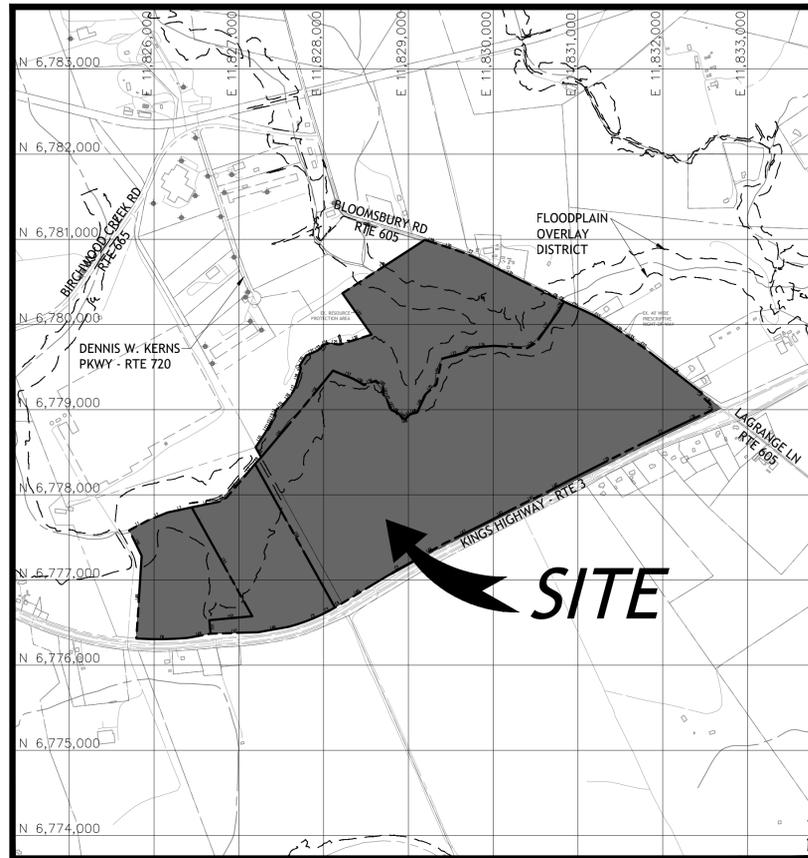
SHEET
01
 OF
09

GENERAL NOTES

- 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
- 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.
- 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).
- 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.
- 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.
- WETLANDS DO EXIST WITHIN THE SITE. WETLANDS DELINEATION WAS PERFORMED BY TNT ENVIRONMENTAL ON JUNE 4, 2024.
- ALL ENTRANCES WILL BE SHOWN ON THE SITE PLANS AND DESIGNED TO VDOT AND KING GEORGE COUNTY REQUIREMENTS.
- BUFFERS MAY BE REDUCED PER TABLE VIII-4.
- ALL INTERNAL ROADS ARE PROPOSED AS PRIVATE ROADS AND WILL BE PRIVATELY MAINTAINED.
- ALL CONSTRUCTION SHALL CONFORM TO CURRENT KING GEORGE COUNTY AND VDOT STANDARDS AND SPECIFICATIONS.
- 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.
- 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.
- 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.
- 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'

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	6,500,000 MAX
FAR	0.60 MAX	+/- 0.52
GROSS FLOOR AREA, SF (LOT 2):	NA	NA
FAR	NA	NA
MINIMUM YARD:	REQUIRED	PROVIDED
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
REAR:	20 FEET MIN	20 FEET MIN, 70' BUILDING SETBACK FROM ROW FOR DATA CENTERS
SIDE:	20 FEET MIN	20 FEET MIN, 70' 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
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. BUILDINGS MAY BE ERRECTED TO A HEIGHT GREATER THAN 50 FT. UPON THE ISSUANCE OF A SPECIAL EXCEPTION BY THE KING GEORGE COUNTY BOARD OF SUPERVISORS.	2-STORY BUILDING: 65 FEET 3-STORY BUILDING: 90 FEET

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

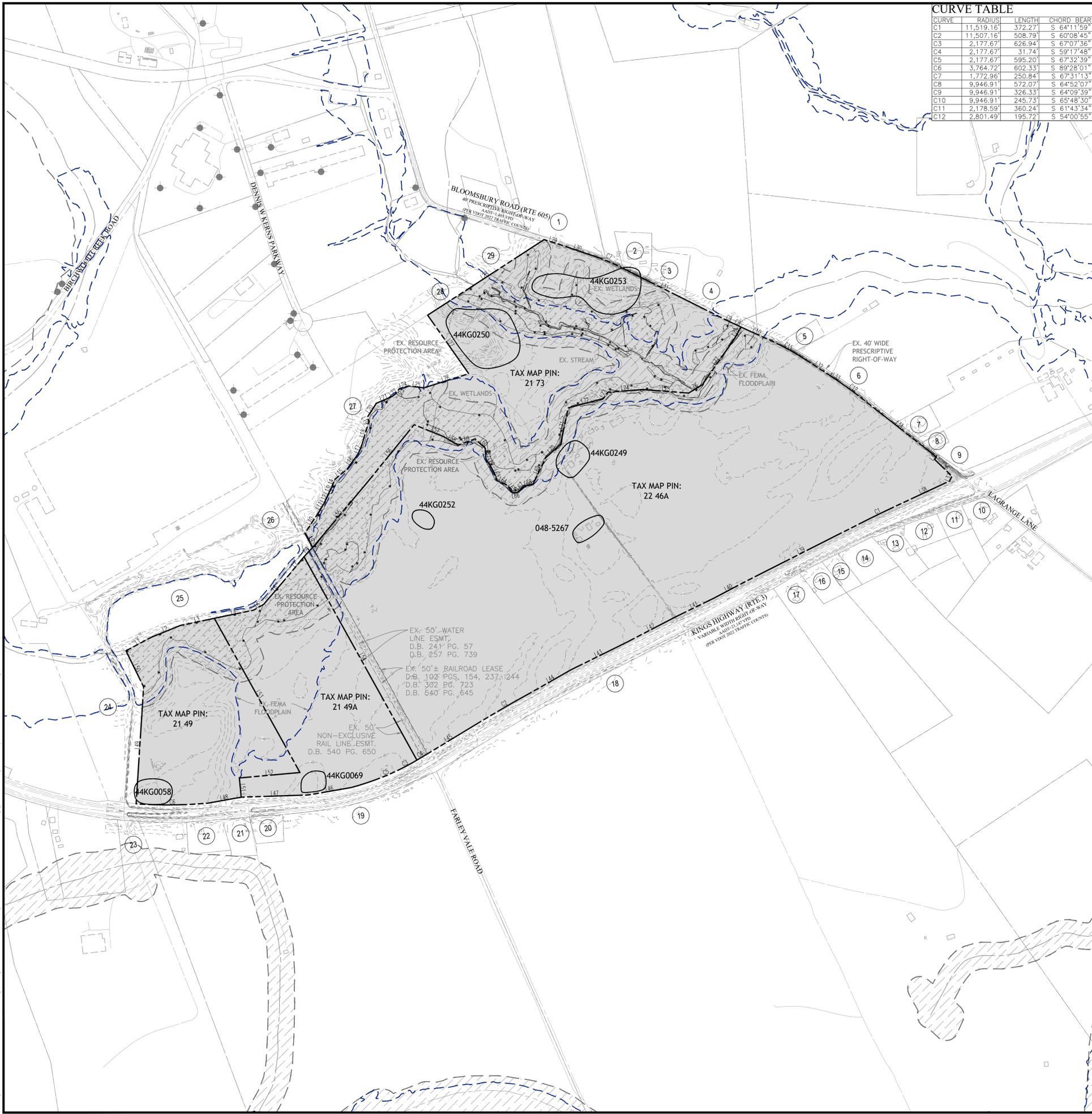
OWNER
 TAYLOR FRANK B LIMITED
 FAMILY PARTNERSHIP
 PO BOX 152
 KING GEORGE, VA

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



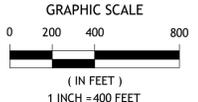
CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA ANGLE	TANGENT
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	508.79'	2°32'00"	254.43'
C3	2,177.67'	626.94'	S 67°07'36" W	624.77'	16°29'42"	315.85'
C4	2,177.67'	31.74'	S 59°17'48" W	31.74'	0°50'06"	15.87'
C5	2,177.67'	595.20'	S 67°32'39" W	593.35'	15°39'36"	299.47'
C6	3,764.72'	602.33'	S 89°28'01" W	601.69'	9°10'01"	301.81'
C7	1,772.96'	250.84'	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'	3°17'43"	286.11'
C9	9,946.91'	326.33'	S 64°09'39" E	326.32'	1°52'47"	163.18'
C10	9,946.91'	245.73'	S 65°48'30" E	245.73'	1°24'56"	122.87'
C11	2,178.59'	360.24'	S 61°43'34" E	359.83'	9°28'27"	180.53'
C12	2,801.49'	195.72'	S 54°00'55" E	195.68'	4°00'11"	97.90'

LINE TABLE

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	192.75'
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°17'52" 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°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	39.14'
L24	S 73°41'38" W	80.67'
L25	N 83°20'37" W	129.58'
L26	S 72°38'04" W	391.81'
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	230.80'
L33	S 66°00'60" E	113.54'
L34	S 51°57'52" E	815.06'
L35	N 37°58'17" E	25.55'
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	N 64°49'03" E	327.72'
L44	N 60°30'21" E	374.25'
L45	N 58°52'45" E	573.53'
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 26°10'30" E	1463.87'
L54	S 28°01'38" E	1932.13'
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°58'32" W	90.37'
L63	N 22°16'59" W	109.19'
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	N 75°07'31" E	303.15'
L73	N 36°15'23" E	64.31'
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'

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, 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.



LEGEND

- EXISTING 10' CONTOUR
- EXISTING 2' CONTOUR
- 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

NO.	DESCRIPTION	NO.	DESCRIPTION
1	WILLIAM AGNES M OR H DALE PIN: 21 72 ZONING: A2 9223 BLOOMSBURY RD KING GEORGE, VA 22485	16	MARSHALL ROBERT R PIN: 22 49B DB. 522, PG. 1 ZONING: A2 3412 KINGS HWY KING GEORGE, VA 22485
2	WILLIAMS ROGER K OR D MICHELLE PIN: 21 71C ZONING: A2 8621 BLOOMSBURY RD KING GEORGE, VA 22485	17	DEBERNARD SARA A PIN: 22 49 DB. 008B, PG. 701 ZONING: A1 11620 LAGRANGE LN KING GEORGE, VA 22485
3	WILLIAMS ROGER K OR D MICHELLE PIN: 21 71D ZONING: A2 8621 BLOOMSBURY RD KING GEORGE, VA 22485	18	FARLEY VALE LLC PIN: 22 49A ZONING: A1 3090 MCNEAL RD WOODBINE, MD 21197
4	WILLIAMS AGNES MARIE PIN: 21 71 DB. 0285, PG. 742 ZONING: A2 9223 BLOOMSBURY RD KING GEORGE, VA 22485	19	TAYLOR FRANK B LIMITED FAMILY PARTN PIN: 29 4 DB. 0304, PG. 768 ZONING: A1 PO BOX 152 KING GEORGE, VA 22485
5	COULOMBE DARRIN A OR MARY ANN PIN: 22 24C PLAT BOOK 17, PG. 191 ZONING: A3 11371 BLOOMSBURY RD KING GEORGE, VA 22485	20	NAVE CEMETARY PIN: 29 4B ZONING: A1
6	CLYNES CHARLES THOMAS III; TR PIN: 22 24D ZONING: A1 5200 GREEN LN MARBURY, MD 20658 KING GEORGE, VA 22485	21	SOUTHERN RESOURCES MANAGEMENT INC PIN: 29 4A DB. 0293, PG. 866 ZONING: A1 2340 KINGS HWY KING GEORGE, VA 22485
7	BURTON RALPH W & ETHEL M PIN: 22 24B DB. 0130, PG. 559 ZONING: A1 11497 BLOOMSBURY RD KING GEORGE, VA 22485	22	CLARK RAYMOND M OR ROSA ANN PIN: 29 4C DB. 0301, PG. 106 ZONING: A1 2318 KINGS HWY KING GEORGE, VA 22485
8	BURTON BRAD W OR MOORE TACY L PIN: 22 24A PLAT BOOK 7, PG. 40 ZONING: A1 11511 BLOOMSBURY RD KING GEORGE, VA 22485	23	KING GEORGE HYDROPONICS FARM LLC PIN: 29 3 PLAT BOOK 384, PG. 21 ZONING: A1/1 2294 KINGS HWY KING GEORGE, VA 22485
9	CACCIAVILLANI FRANCISCO OR MERCEDES PIN: 22 24 ZONING: A1 4089 KINGS HWY KING GEORGE, VA 22485	24	HORTI-GROUP USA LLC PIN: 21 49D PLAT BOOK 15, PG. 268 ZONING: A1 2259 KINGS HIGHWAY KING GEORGE, VA 22485
10	STEVENS FREDERICK C PIN: 22 45 DB. 590, PG. 918 ZONING: A2 11580 LAGRANGE LN KING GEORGE, VA 22485	25	HORTI-GROUP USA LLC PIN: 21 49C ZONING: A1 2259 KINGS HIGHWAY KING GEORGE, VA 22485
11	PAYNE JOYCE L & RICHARD K PIN: 22 46 DB. 006B, PG. 221 ZONING: A2 3524 KINGS HWY KING GEORGE, VA 22485	26	HORTI-GROUP USA LLC PIN: 21 49B ZONING: A1 2259 KINGS HIGHWAY KING GEORGE, VA 22485
12	GREEN JEFFREY L PIN: 22 47A DB. 0065, PG. 381 ZONING: A2 603 PAYTON DR FREDERICKSBURG, VA 22405	27	ECONOMIC DEV AUTHORITY OF KG COUNTY PIN: 21 73A DB. 581, PG. 366 ZONING: I 10459 COURTHOUSE DR STE 200 KING GEORGE, VA 22485
13	PAYNE RICHARD K JR OR PATRICIA T PIN: 22 47 DB. 0206, PG. 754 ZONING: A2 3456 KINGS HWY KING GEORGE, VA 22485	28	ECONOMIC DEV AUTHORITY OF KG COUNTY PIN: 21 4 17 PLAT BOOK 513, PG. 147 ZONING: I 10459 COURTHOUSE DR STE 200 KING GEORGE, VA 22485
14	ALDRICH GWENDOLYN BROOKE PAYNE PIN: 22 48 PLAT BOOK 393, PG. 73 ZONING: A2 3442 KINGS HWY KING GEORGE, VA 22485	29	ECONOMIC DEV AUTHORITY OF KG COUNTY PIN: 21 4 5 ZONING: I 10459 COURTHOUSE DR STE 200 KING GEORGE, VA 22485
15	MARSHALL ROBERT R PIN: 22 48A DB. 0093, PG. 360 ZONING: A2 3412 KINGS HWY KING GEORGE, VA 22485		

J2 Engineers, Inc.
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ANDREW J. GORECKI
Lic. No. 041404
PROFESSIONAL ENGINEER

PLAN# 01/27/2026
DATE: MAY, 2022
CONTOUR INT. = 2'
SCALE: 1" = 400'

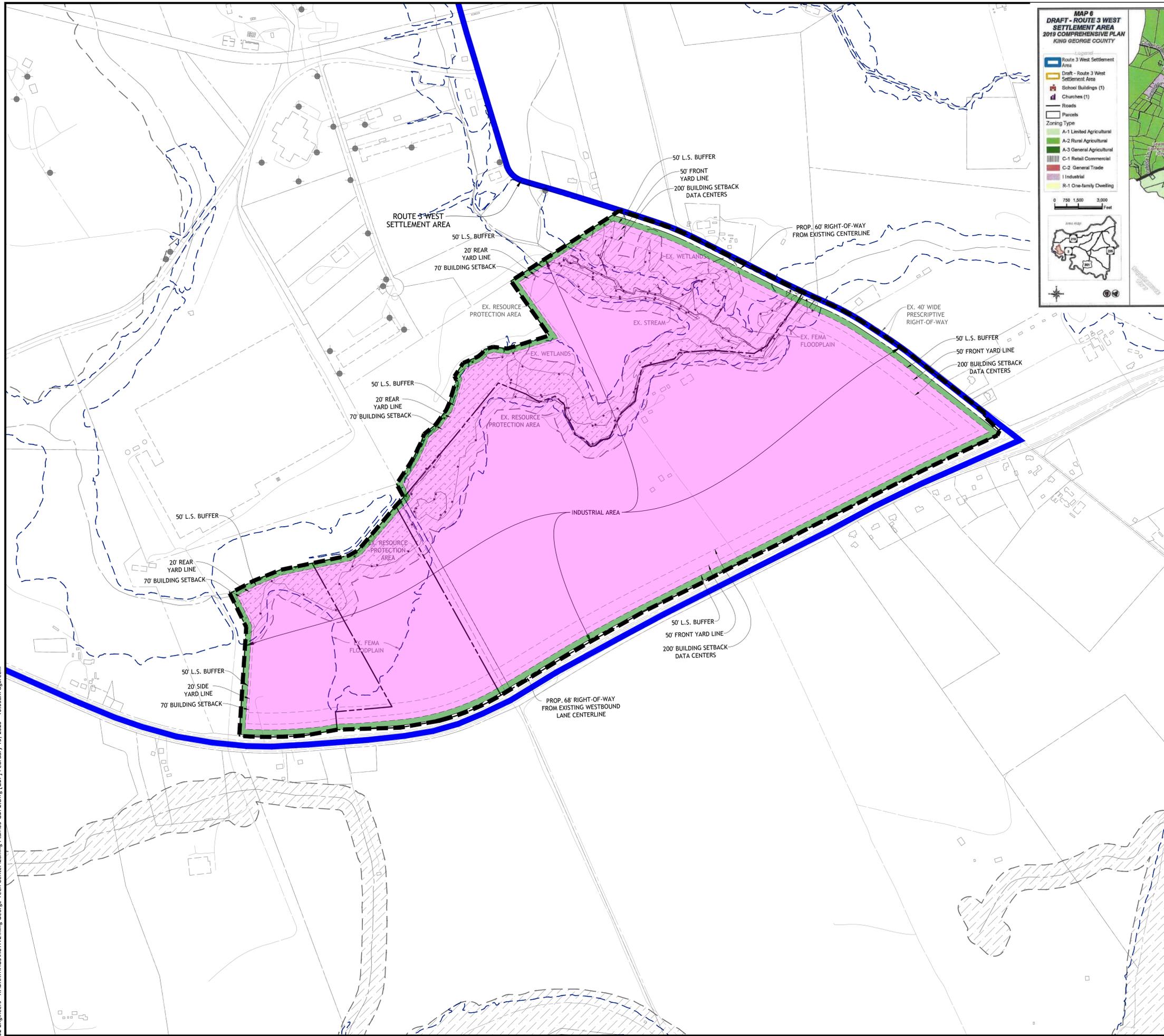
PLAN DATE: 01/27/2026

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

NO.	DATE	DESCRIPTION	REVISIONS

SHEET
02
OF
09

J2 Engineers - X:\DRAWINGS\ACTIVE\King George Tech Center\Zoning Plan\03-GDP2.dwg [GDP] February 13, 2026 - 10:03am agreckci

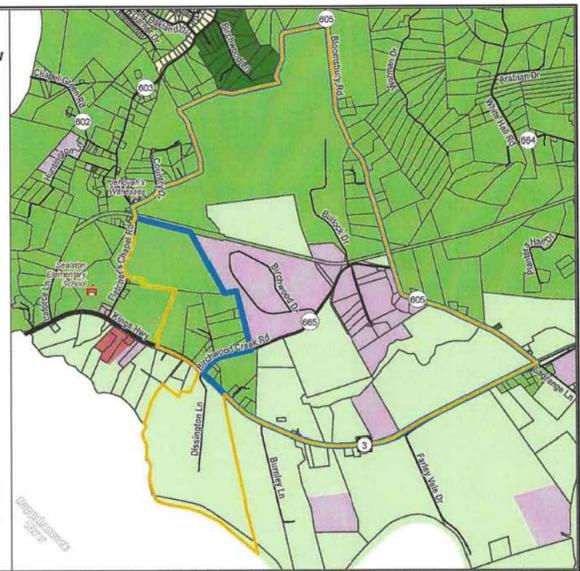


**MAP 6
DRAFT - ROUTE 3 WEST
SETTLEMENT AREA
2019 COMPREHENSIVE PLAN
KING GEORGE COUNTY**

Legend

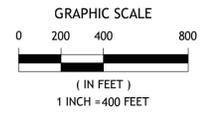
- Route 3 West Settlement Area
- Draft - Route 3 West Settlement Area
- School Buildings (1)
- Churches (1)
- Roads
- Parcels
- Zoning Type
 - A-1 Limited Agricultural
 - A-2 Rural Agricultural
 - A-3 General Agricultural
 - C-1 Retail Commercial
 - C-2 General Trade
 - I Industrial
 - R-1 One-family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

0 750 1500 3000 Feet



LEGEND

- INDUSTRIAL AREA
- OPEN SPACE
- WEST SETTLEMENT AREA LINE



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COMMONWEALTH OF VIRGINIA
ANDREW J. GORECKI
Lic. No. 041404
01/27/2026
PROFESSIONAL ENGINEER

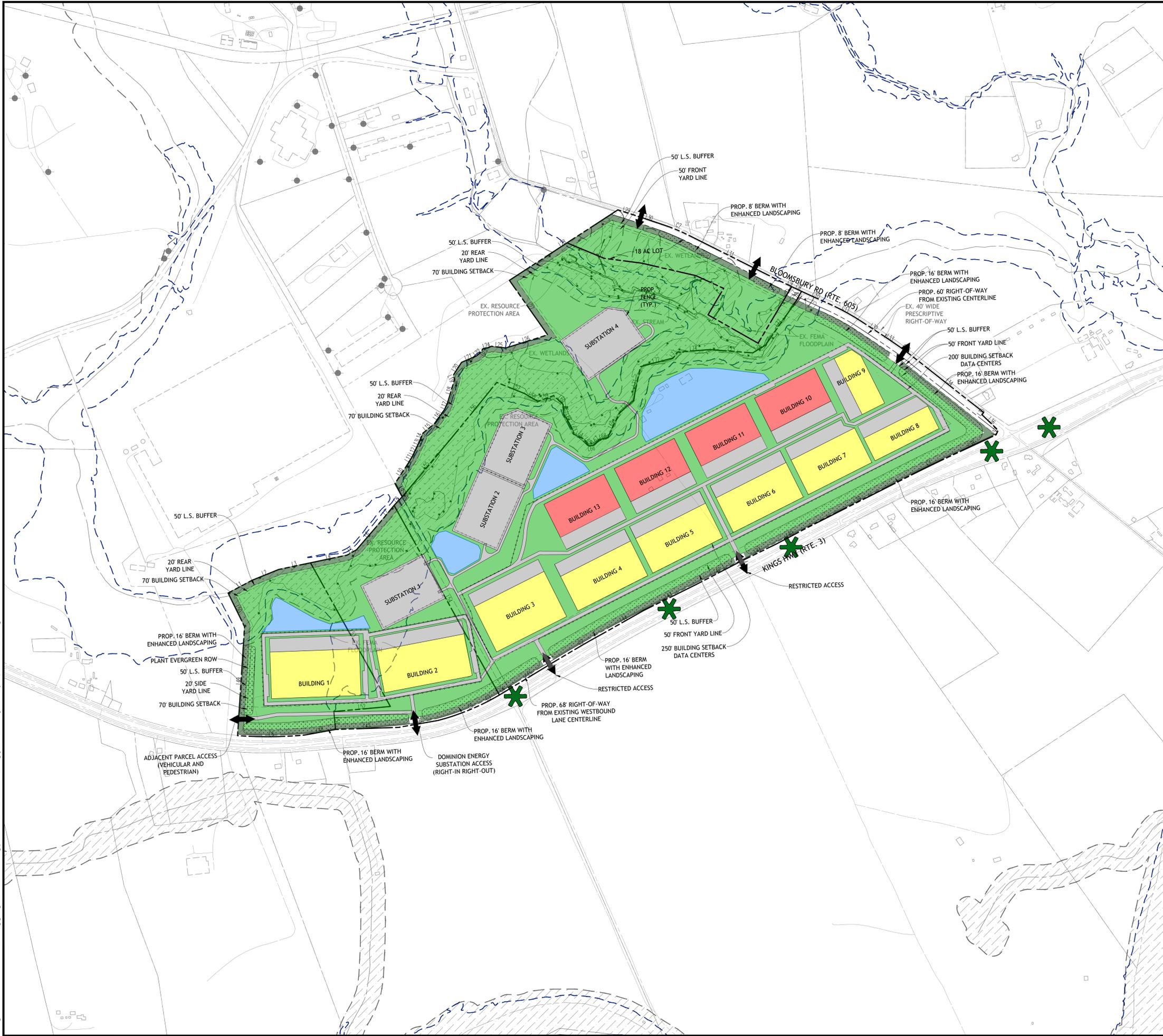
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SCALE: AS NOTED

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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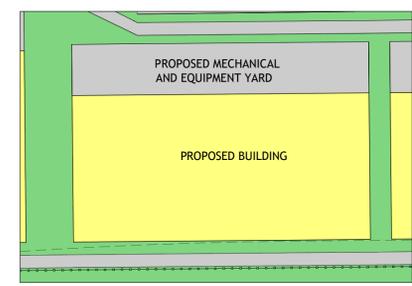
J2 Engineers - X:\DRAWINGS\ACTIVE\king george tech center\zoning plan\04-ILLUSTRATIVE PLAN.dwg [ILLUSTRATIVE] February 13, 2026 - 10:03am agorecki



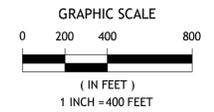
LEGEND

- 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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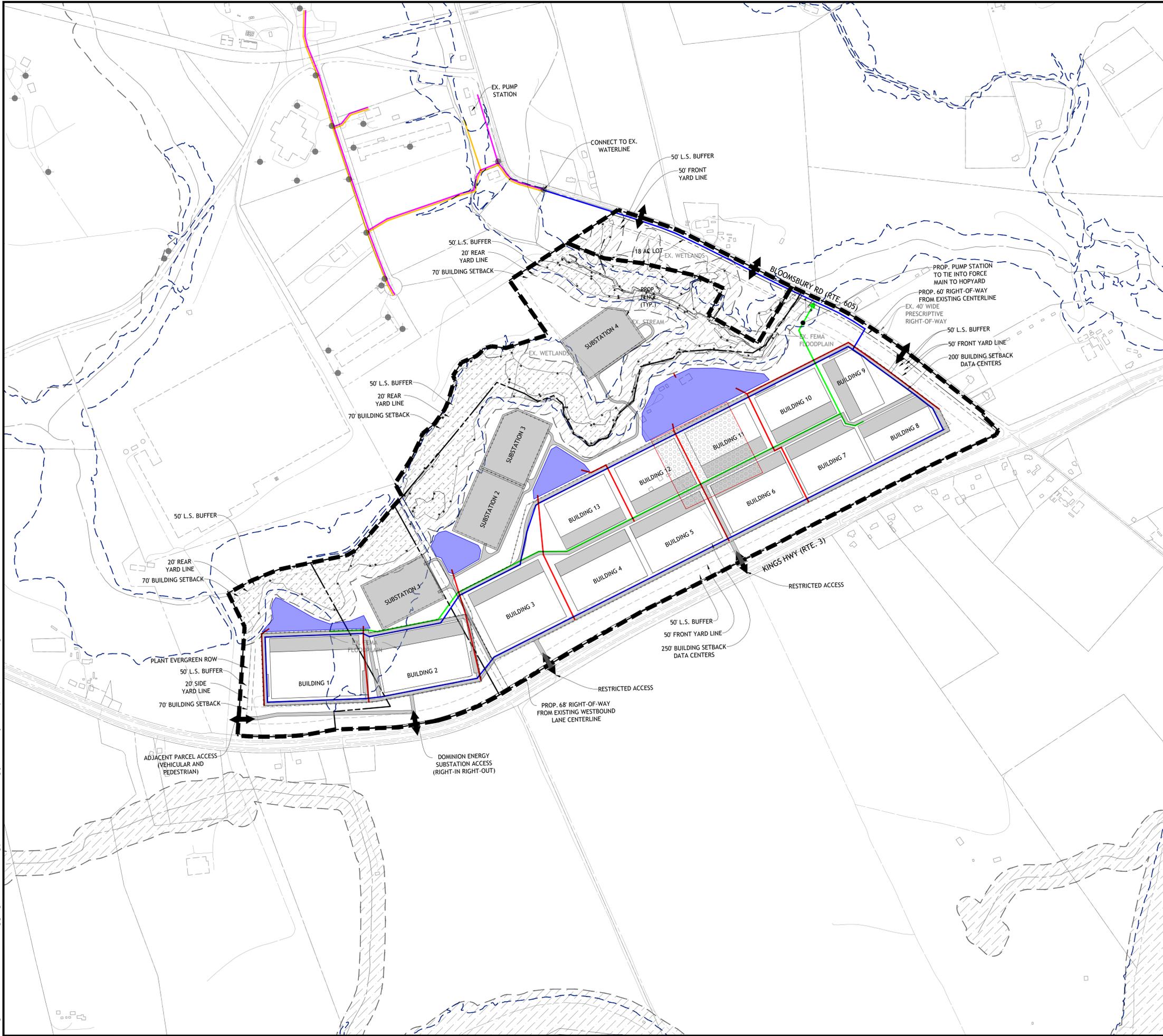
PLAN# GE/2201
DATE: MAY, 2022
CONTOUR INT. = N/A
SCALE: 1"=400'

PLAN DATE
01/27/2026

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

No.	DATE	DESCRIPTION

J2 Engineers - X:\DRAWINGS\ACTIVE\king george tech center\zoning plan\05-UTILITY PLAN.dwg [UTILITY PLAN] February 13, 2026 - 10:03am agorecki

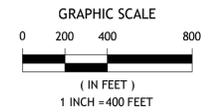


LEGEND

-  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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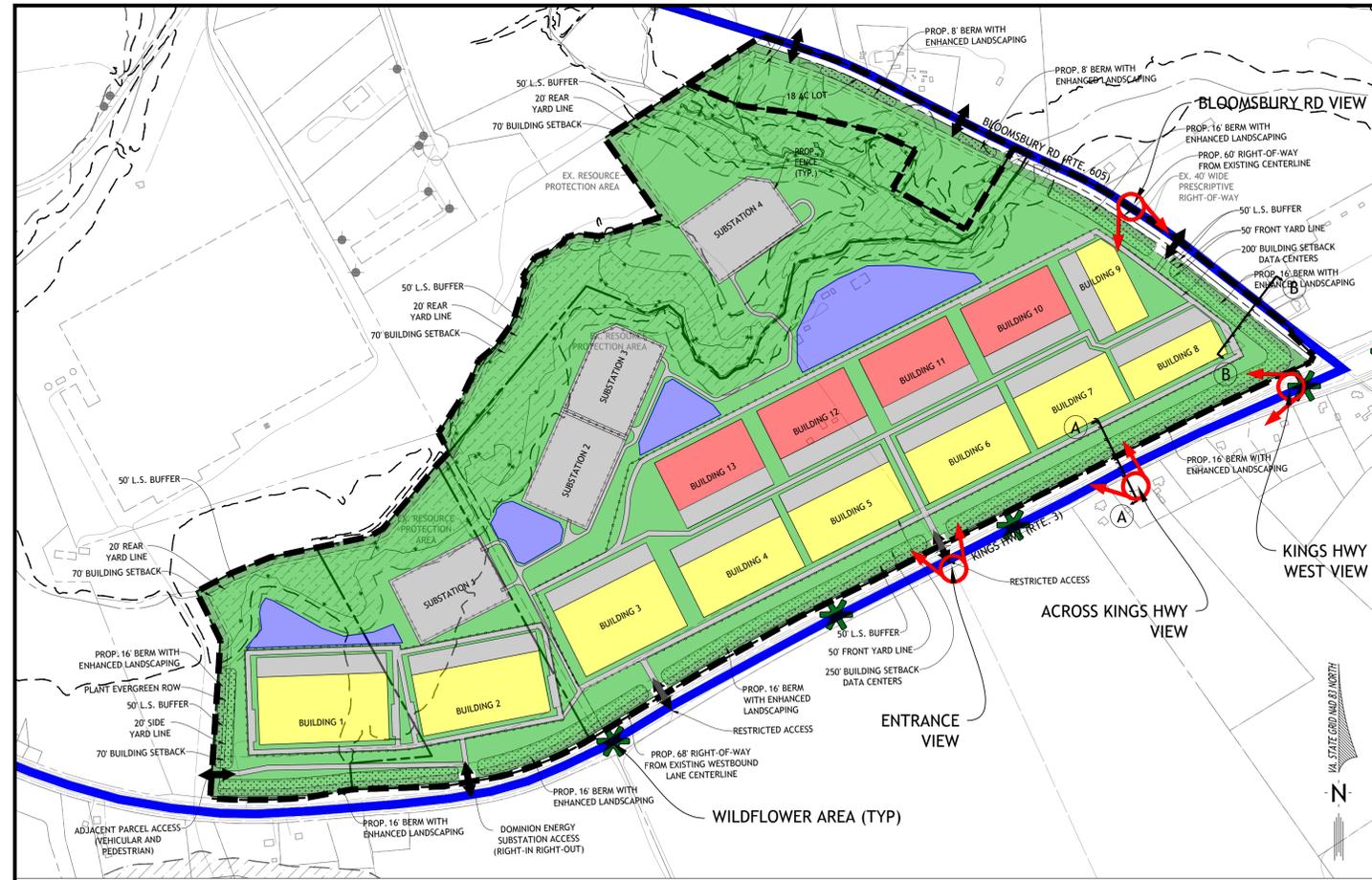
PLAN DATE
 01/27/2026

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

No.	DATE	DESCRIPTION	REVISIONS

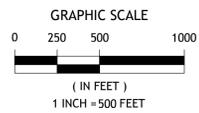
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J2 Engineers - X:\DRAWINGS\ACTIVE\King George Tech Center\Zoning Plan\05-CROSS SECTIONS.dwg (X SECTIONS) February 13, 2026 - 10:03am agreckki

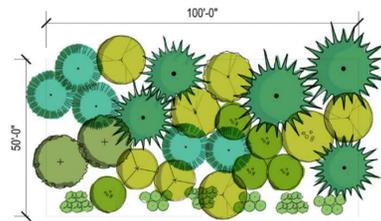


OVERALL ILLUSTRATIVE PLAN

SCALE: 1"=500'



ENHANCED TYPE C (LARGER CALIPER) PROPOSED PROFFER



ENHANCEMENT:

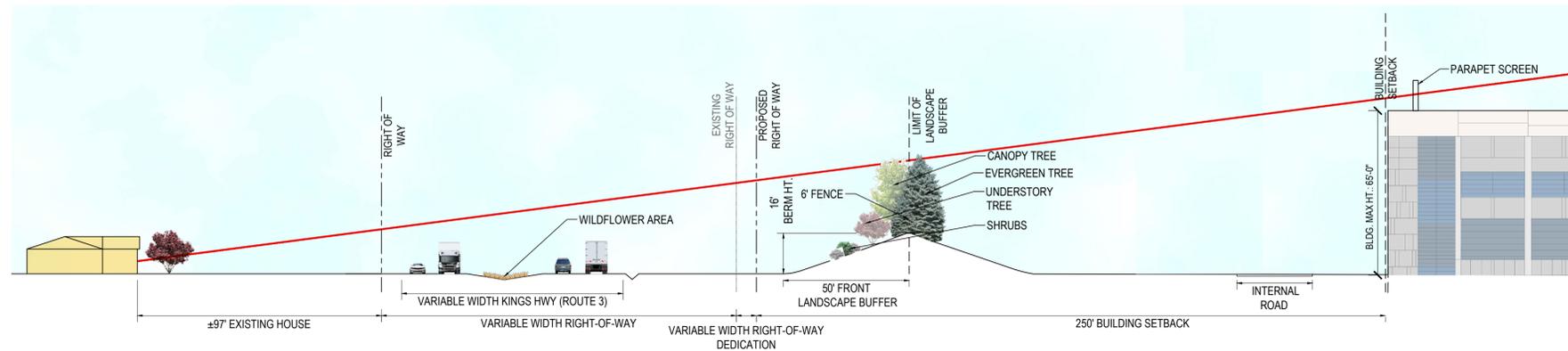
- LARGE DECIDUOUS TREES**
 - (70%) 2" CALIPER: (5) PER 100 LF
 - (30%) 3" CALIPER: (2) PER 100 LF
- ORNAMENTAL TREES**
 - (60%) 2" CALIPER: (5) PER 100 LF
 - (30%) 3" CALIPER: (2) PER 100 LF
 - (10%) 5" CALIPER: (1) PER 100 LF
- LARGE EVERGREEN TREES**
 - (50%) 8' HT.: (5) PER 100 LF
 - (30%) 10' HT.: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



KINGS HWY WEST VIEW

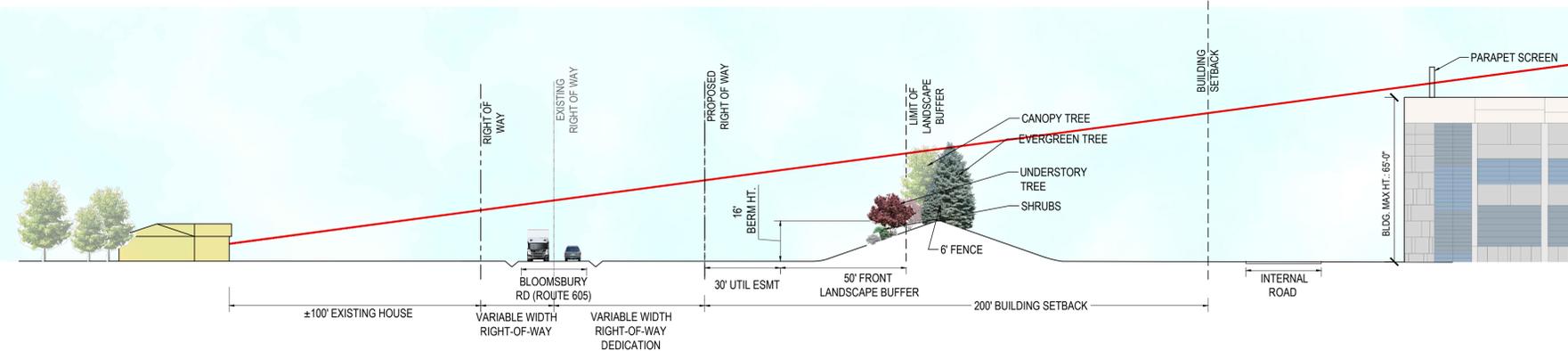


BLOOMSBURY RD VIEW



CROSS SECTION A-A

SCALE: 1"=30'



CROSS SECTION B-B

SCALE: 1"=30'



ENTRANCE VIEW



ACROSS KINGS HWY VIEW



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

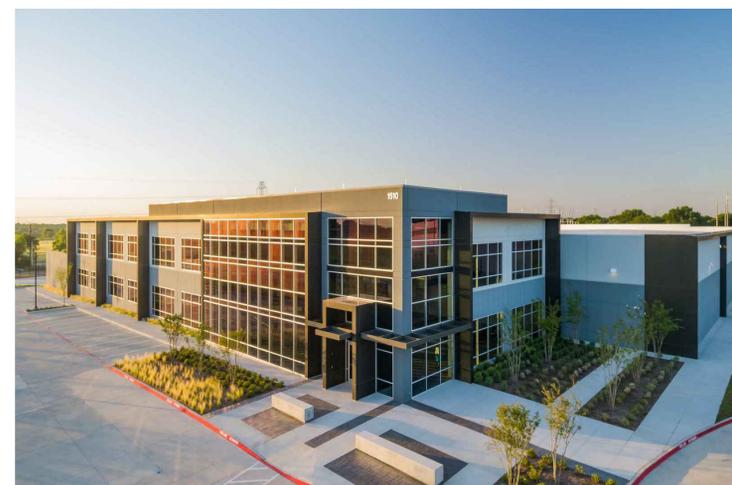
PLAN DATE
 01/27/2026

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

No.	DATE	DESCRIPTION



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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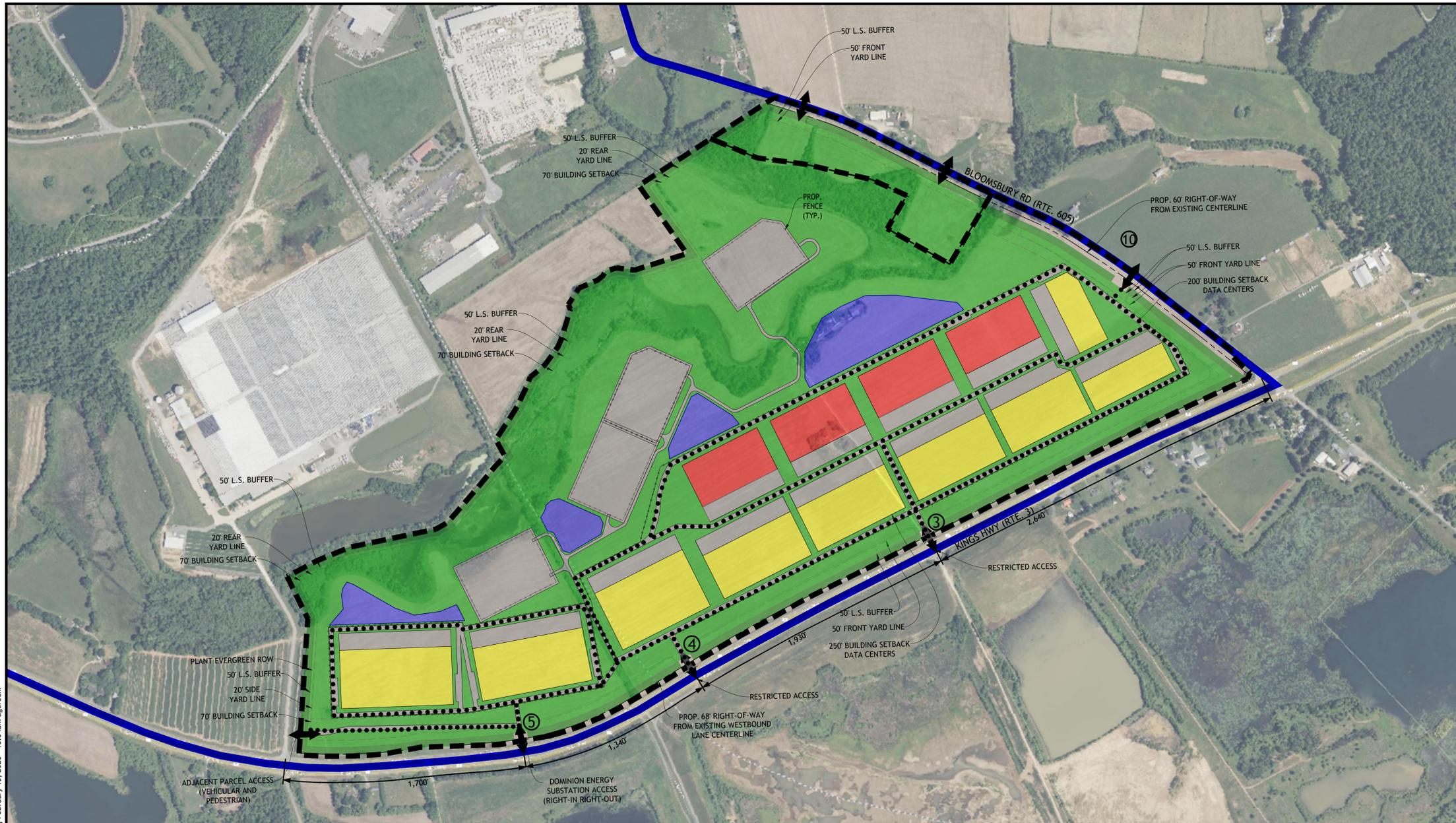
PLAN DATE
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POTENTIAL EXTERIOR ELEVATIONS
 ZONING PLAN
KING GEORGE TECHNOLOGY CENTER
 RAPPAHANNOCK AND POTOMAC DISTRICT
 KING GEORGE COUNTY, VIRGINIA

No.	DATE	DESCRIPTION

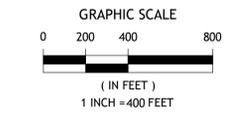
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LEGEND

- INDUSTRIAL AREA
- OPEN SPACE
- POTENTIAL STORM WATER MANAGEMENT FACILITY
- 2-STORY DATA CENTER BUILDING
- 3-STORY DATA CENTER BUILDING
- WEST SETTLEMENT AREA LINE
- INTERNAL VEHICULAR CIRCULATION
- ⑤ ACCESS POINT - RIGHT-IN/RIGHT-OUT
- ④ ACCESS POINT - RESTRICTED ACCESS
- ③ ACCESS POINT - RESTRICTED ACCESS
- ⑩ ACCESS POINT - FULL ACCESS
- ⑪ ACCESS POINT - FULL ACCESS
- ⑫ ACCESS POINT - FULL ACCESS



- 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 ENCLOSURES TO BE BEHIND BUILDINGS AWAY FROM THE PUBLIC RIGHT-OF-WAY.

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COMMONWEALTH OF VIRGINIA
ANDREW J. GORECKI
Lic. No. 041404
07/27/2026
PROFESSIONAL ENGINEER

PLAN# GEV2201
DATE: MAY, 2022
CONTOUR INT. = N/A
SCALE: 1"=400'
PLAN DATE: 01/27/2026

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

Functional Classification	Design Speed (See Note 2)	Minimum Spacing (Distance) in Feet			
		Type 1 (Signalized)	Type 2 (Unsignalized/ Full Crossover)	Type 3 (Full Access /Directional Crossover)	Type 4 (Partial Access)
Principal Arterial	≤ 30 mph	1,050	880	440	250
	35 to 45 mph	1,320	1,050	565	305
	≥ 50 mph	2,640	1,320	750	495
Minor Arterial	≤ 30 mph	880	660	355	200
	35 to 45 mph	1,050	660	470	250
	≥ 50 mph	1,320	1,050	555	425
Collector	≤ 30 mph	660	440	225	200
	35 to 45 mph	660	440	335	250
	≥ 50 mph	1,050	660	445	360
Local Street	See Note 1				

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

NARRATIVE

PER SECTION 5-4-5(B) OF THE KING GEORGE COUNTY ZONING ORDINANCE, AN ACCESS PLAN IS NEEDED WHEN MORE THAN ONE ACCESS POINT HAS BEEN PROPOSED ON A HIGHWAY CORRIDOR OVERLAY DISTRICT (HCOD).

THIS PLAN PROPOSES THREE SITE ACCESS POINTS ALONG KINGS HIGHWAY ROUTE 3, WHICH INCLUDES 2 RESTRICTED ACCESS ROADS AND 1 RIGHT IN/RIGHT OUT ACCESS. THE RESTRICTED ACCESS POINTS HAVE BEEN PLACED AT EXISTING CROSSOVERS THAT MEET MINIMUM SPACING REQUIREMENTS FOR TYPE 3 SPACING AND THE RIGHT IN/RIGHT OUT ACCESS FOLLOWING THE TYPE 4 SPACING A LONG A PRINCIPAL ARTERIAL ROADWAY WITH POSTED SPEED OF 60 MPH PER VDOT ROAD DESIGN MANUAL. REFER TO TABLE 2.2 IN THIS SHEET.

THE RIGHT IN/ RIGHT OUT ACCESS COMPLIES WITH SECTION 5-4-5(B) OF THE SAME MANUAL, CONSIDERING THE RIGHT IN/ RIGHT OUT CURB CUTS BETWEEN AN EXISTING CROSSOVER ALONG ROUTE 3 (HCOD ROADWAY) AND THE PROPOSED SITE CAUSES MINIMUM VEHICULAR CIRCULATION NOT AFFECTING LEVEL OF SERVICE.

KINGS HIGHWAY (ROUTE 3) IS AN EXISTING FOUR LANE DIVIDED PRIMARY ARTERIAL ROAD WITH 21,147 AADT BASED ON THE 2022 VDOT TRAFFIC DATA. PER THE COMPREHENSIVE PLAN, WE ARE PROPOSING A 68' WIDE RIGHT-OF-WAY FROM THE EXISTING WESTBOUND LANE CENTERLINE OF THE ROAD. THEREFORE, A MINIMUM OF 100' FROM THE CENTER OF THE WESTBOUND/EASTBOUND LANES IS BEING PROVIDED.

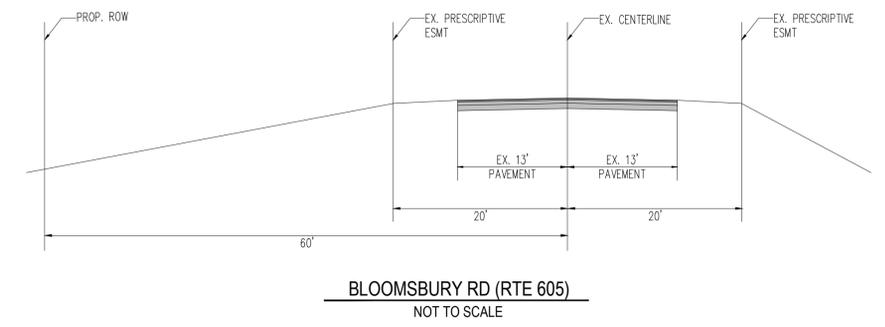
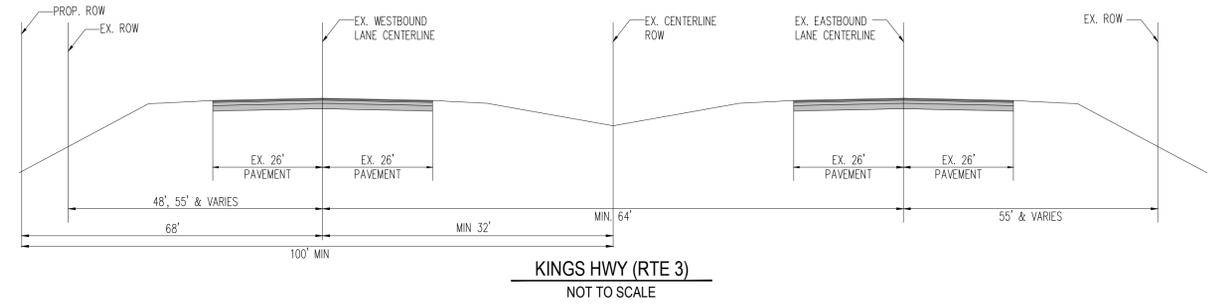
WE ANTICIPATE THE FOLLOWING VEHICLE TRIPS FROM THE PROPOSED ENTRANCES ON KINGS HIGHWAY:

- ENTRANCE 5: 686 VPD
- ENTRANCE 4: 1,528 VPD
- ENTRANCE 3: 1,987 VPD

BLOOMSBURY ROAD (ROUTE 605) IS AN EXISTING TWO LANE UNDIVIDED MINOR COLLECTOR ROAD WITH 1,485 AADT BASED ON THE 2022 VDOT TRAFFIC DATA. PER THE ALTA/NSPS LAND TITLE SURVEY PREPARED BY J2 DATED MARCH 24, 2024 THERE IS AN EXISTING 40' PRESCRIPTIVE RIGHT-OF-WAY. PER THE COMPREHENSIVE PLAN, WE ARE PROPOSING A 60' WIDE RIGHT-OF-WAY FROM THE EXISTING CENTERLINE OF THE ROAD.

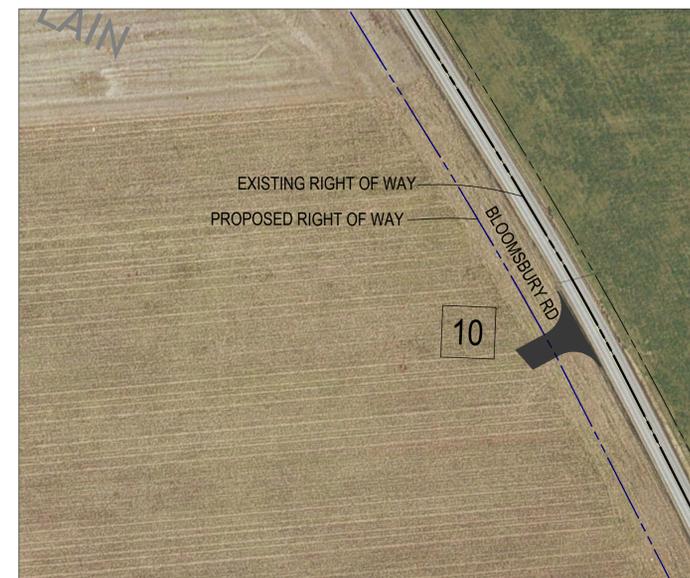
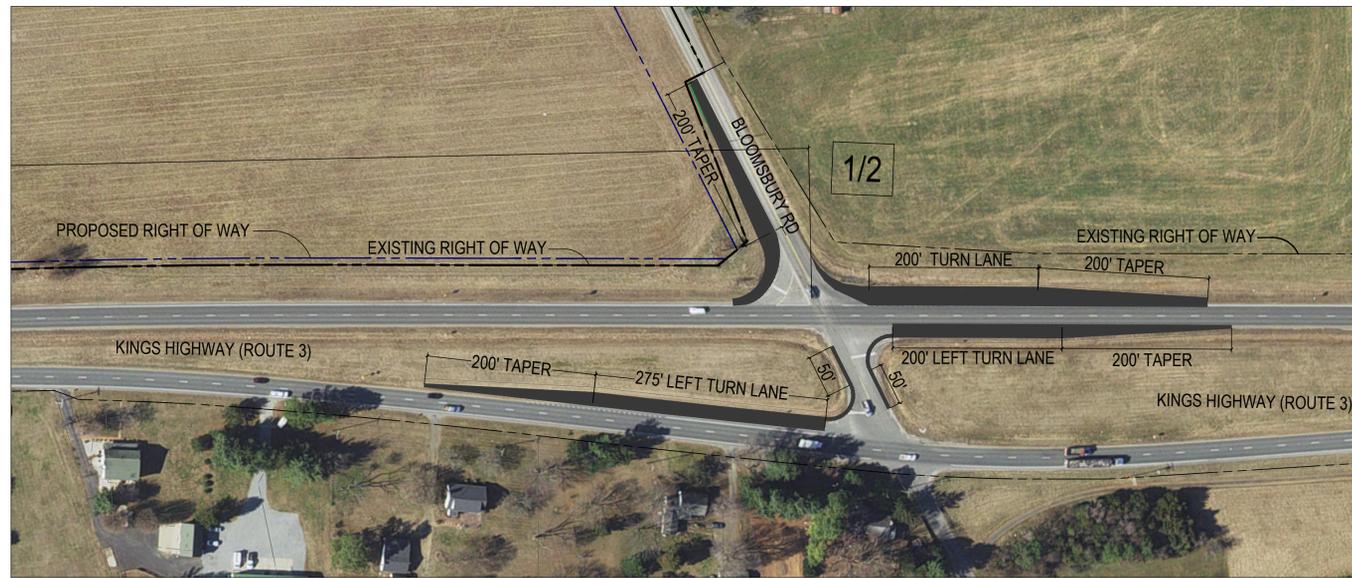
WE ANTICIPATE THE FOLLOWING VEHICLE TRIPS FROM THE PROPOSED ENTRANCES ON BLOOMSBURY ROAD:

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



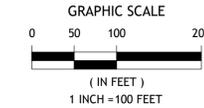
No.	DATE	DESCRIPTION	REVISIONS

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LEGEND

	1/2	ACCESS POINT - FULL ACCESS
	3	ACCESS POINT - RESTRICTED ACCESS
	4	ACCESS POINT - RESTRICTED ACCESS
	5	ACCESS POINT - RIGHT-IN/RIGHT-OUT
	10	ACCESS POINT - FULL ACCESS



GENERAL NOTES

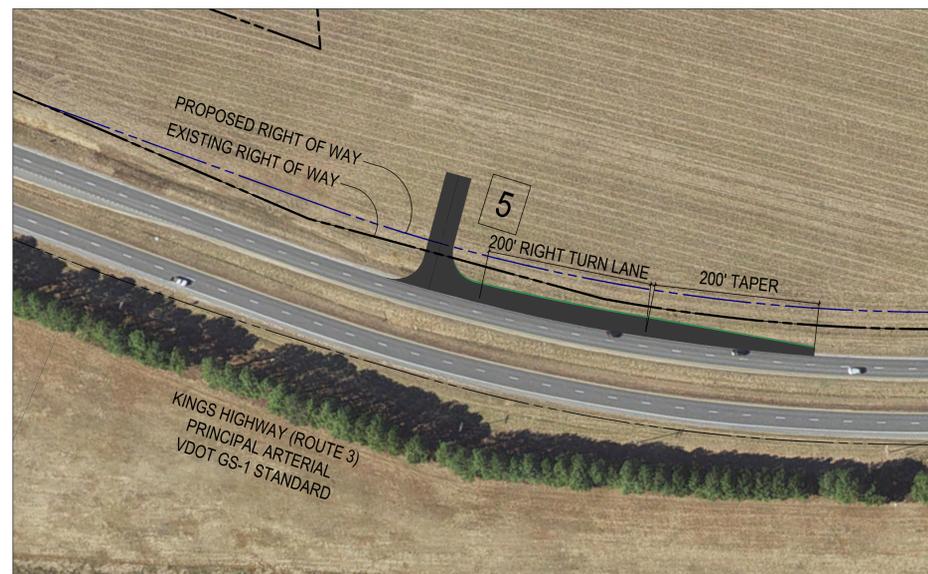
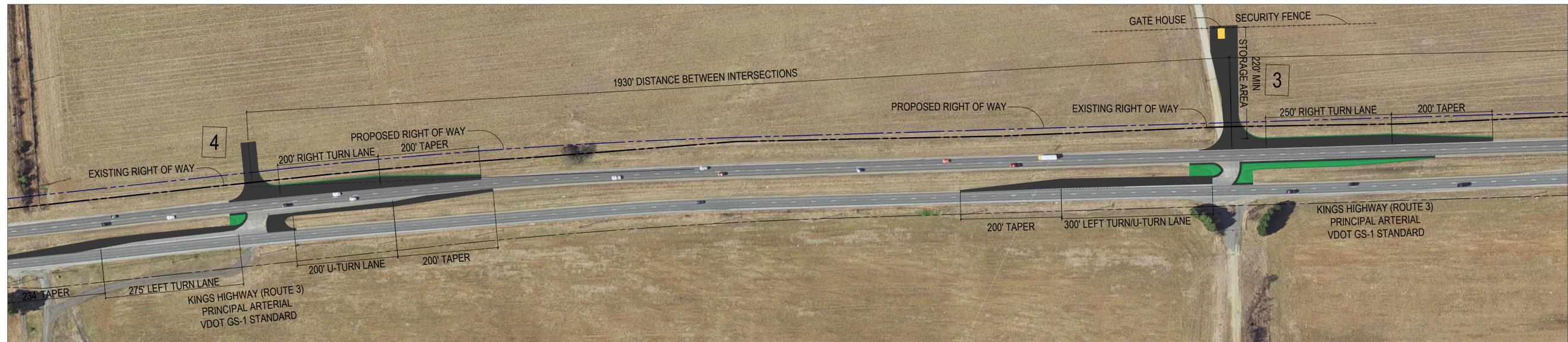
- FRONTAGE IMPROVEMENTS SUBJECT TO CHANGE WITH FINAL ENGINEERING.
- ALL CONSTRUCTION SHALL CONFORM TO CURRENT KING GEORGE COUNTY AND VDOT STANDARDS AND SPECIFICATIONS.
- ALL ENTRANCES WILL BE SHOWN ON THE SITE PLANS AND DESIGNED TO VDOT AND KING GEORGE COUNTY REQUIREMENTS.

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PLAN# CEV2201
 DATE: MAY, 2022
 CONTOUR INT. = N/A
 SCALE: 1" = 100'

PLAN DATE

01/27/2026									
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TRANSPORTATION IMPROVEMENT PLAN
 ZONING PLAN
KING GEORGE TECHNOLOGY CENTER
 RAPPAHANNOCK AND POTOMAC DISTRICT
 KING GEORGE COUNTY, VIRGINIA

No.	DATE	DESCRIPTION	REVISIONS