

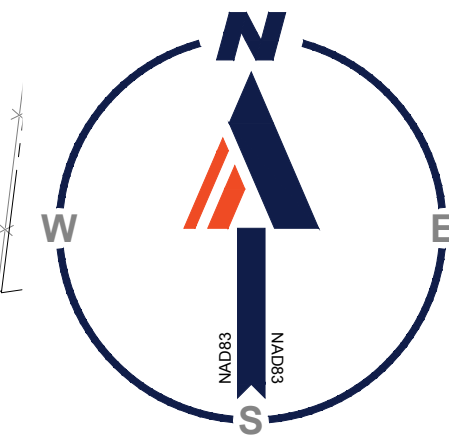
LANDS N/F
CROP PRODUCTION SERVICES, INC
INSTR. #080041530
TM: 21-69C

LANDS N/F
CSX TRANSPORTATION, INC.
D.B. 242 PG. 768
D.B. 52 PG. 229

LANDS OF
ALONZO ZAMORA
D.B. 588 PG. 244
TM: 21-69B

LANDS N/F
INDUSTRIAL DEVELOPMENT
AUTHORITY OF KING
GEORGE COUNTY, VIRGINIA
D.B. 540 PG. 641
TM: 21-69B

LANDS N/F
AMAZON DATA SERVICES, INC.
INSTR. #230003031
TM: 21-50



BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	DRAWN BY	CHECKED BY

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FOR CONCEPT PURPOSES ONLY

THIS DRAWING IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.: VAB240002-00-0A
DRAWN BY: AG
CHECKED BY: CDH
DATE: 01/17/2025
CAD ID: P-CIVL-SITE

PROJECT:
PROP. SITE PLAN DOCUMENTS
FOR
WHITE GLOVE SOLUTION, LLC

PROPOSED DEVELOPMENT
BIRCHWOOD CREEK ROAD
VA RTE. 665
AND BULLOCK DRIVE
POTOMAC MAGISTERIAL DISTRICT
KING GEORGE COUNTY, VIRGINIA

BOHLER
28 BLACKWELL PARK LANE, SUITE 201
WARRENTON, VIRGINIA 20186
Phone: (540) 349-4500
Fax: (540) 349-0321
VA@BohlerEng.com

SHEET TITLE:
SITE PLAN

SHEET NUMBER:
C-301

ORG. DATE - 01/17/2025

1" IRON PIPE FOUND
0.4' ABOVE GRADE

N44°11'48"W 0.24' TO A
1" IRON ROD FOUND
0.1' ABOVE GRADE

N28°21'46"W 0.28' TO A
1" IRON PIPE FOUND
0.2' ABOVE GRADE

FENCE MEMBERS ALONG PL

27' BUILDING SETBACK

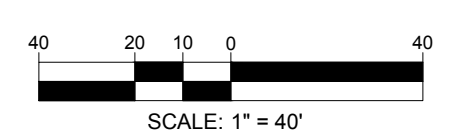
PROP CONTRACTOR'S YARD

PROP ±8,000 SF WAREHOUSE WITH OFFICE

BIRCHWOOD CREEK ROAD - VA RTE. 665
VARIABLE WIDTH PUBLIC RIGHT-OF-WAY
ASPHALT PAVED ROADWAY
100' 0865'-048'-160, C-501

WOODED AREA

#10924
1-STORY WAREHOUSE



ZONING TABLE			
ZONE: I - INDUSTRIAL			
USE: WAREHOUSE AND CONSTRUCTION YARD			
APPLICANT/ OWNER INFORMATION			
APPLICANT:	WHITE GLOVE SOLUTION, LLC 7350 LOCKPORT PL E LORTON, VA 22079		
PROPERTY OWNER:	ALONZO ZAMORA 7350 LOCKPORT PL E LORTON, VA 22079		
BULK REQUIREMENTS			
ITEM	CODE	PERMITTED	PROPOSED
MIN LOT AREA	§ 4-7-1	435,000 SF (10 AC)	123,273 SF (2.83 AC)
MIN LOT WIDTH	§ 4-7-1	150'	234.2'
MIN YARD SETBACKS			
FRONT YARD	§ 4-7-1	50'	127.1'
SIDE YARD	§ 4-7-1	20'	20'
REAR YARD	§ 4-7-1	20'	338.4'
MAX PERMITTED HEIGHT	§ 4-7-1	35'	<35'
PARKING CALCULATION			
1 SPACE PER 400 SF	§ 8-5-8	1 SPACE * 9,000 SF/400 SF = 23 SPACES	31 SPACES
ADA PARKING	§ 8-5-8	1 SPACE	1 SPACE

HATCH LEGEND

	GRAVEL
	STANDARD DUTY ASPHALT

THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY



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AMAZON DATA SERVICES, INC.
INSTR. #230003031
TM: 21-50

BIRCHWOOD CREEK ROAD - VA RTE. 665
VARIABLE WIDTH PUBLIC RIGHT-OF-WAY
ASPHALT PAVED ROADWAY
WOT 0885-048-160, C-501



BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
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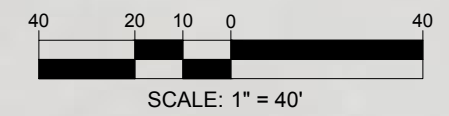
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WARRENTON, VIRGINIA 20186
Phone: (540) 349-4500
Fax: (540) 349-0321
VA@BohlerEng.com

SHEET TITLE:
SITE PLAN
SHEET NUMBER:
C-302
ORG. DATE - 01/17/2025

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#10924
1-STORY WAREHOUSE



Date: 1/17/2025
C:\PROGRAMDATA\BOHLER\2025\TEMP\AC\PLANS\3028P-CIVIL-SITE-VAB240002-00-0A\...LAYOUT: C-302 SITE