SPECIAL USE PERMIT

FOR

WARRENTON DATA CENTER

LOCATION OF SITE

BLACKWELL ROAD & LEE HIGHWAY
TOWN OF WARRENTON
FAUQUIER COUNTY, VIRGINIA 20186

PARCEL ID: 6984-69-2419-000

PARCEL IDENTIFICATION TABLE

PARCEL NUMBER	OWNER	ADDRESS	AREA	CURRENT ZONE	CURRENT PLANNED LAND USE	PROPOSED PLANNED LAND USE
6984-69-2419-000	AMAZON DATA SERVICES, INC.	BLACKWELL ROAD WARRENTON, VA 20186	41.793 ACRES	INDUSTRIAL	VACANT	DATA CENTER

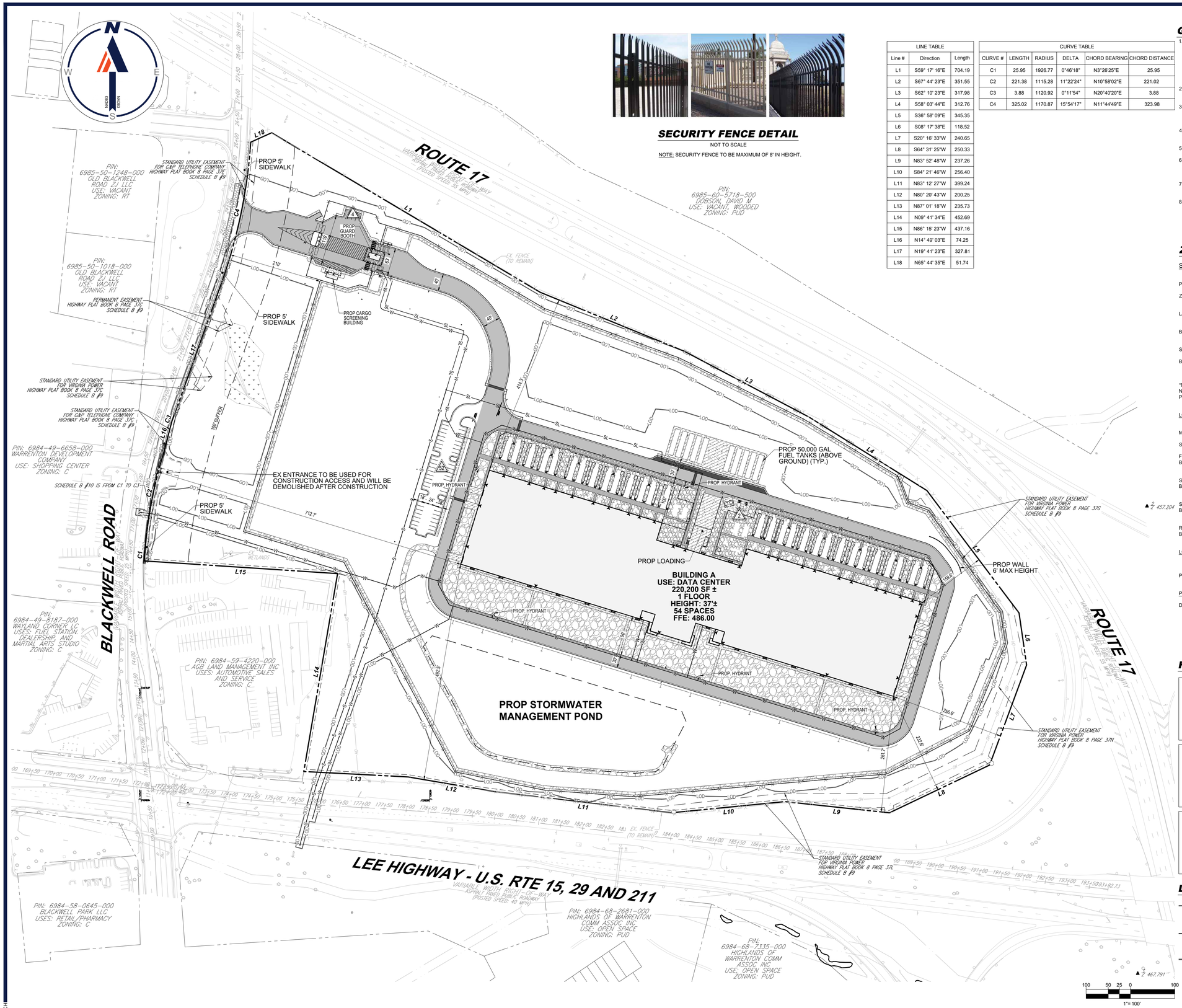
REFERENCES AND CONTACTS

REFERENCES
- BOUNDARY & TOPOGRAPHIC SURVEY:
  AECOM
  101 RESEARCH DRIVE
  COLUMBIA, SC 29203
  TOPOGRAPHY CAD FILE, DATED 9/8/2021.
  PROPERTY CAD FILE: "BOUNDARY", DATED 9/8/2021.
- ARCHITECTURAL PLAN:
  CORGAN
  401 NORTH HOUSTON STREET
  DALLAS, TX 75202
  CAD FILE, DATED: 09/27/2021

GOVERNING AGENCIES
- TOWN OF WARRENTON COMMUNITY DEVELOPMENT
  21 MAIN STREET
  WARRENTON, VA 20188-0341
  CONTACT: ROB WALTON, DIRECTOR OF COMMUNITY DEVELOPMENT
  PHONE: (540) 347-2405

* THE ABOVE REFERENCED DOCUMENTS ARE INCORPORATED BY REFERENCE AS PART OF THESE PLANS, HOWEVER, BOHLER ENGINEERING DOES NOT CERTIFY THE ACCURACY OF THE WORK REFERENCED OR DERIVED FROM THESE DOCUMENTS, BY OTHERS.

SITE
Lee Hwy
Blackwell Rd
Broadview Ave
Frost St
Walker Dr
Branch Dr
Shiloh Dr
Meadow Ln
Lifetime Fitness
Walmart
Warrenton Crossing
Warrenton Exit
Commons
Walmart Supercenter
Highland School
CM Bradley Elementary School
Oak Tree Dr
Oak Springs Dr
Cosmo Dr
Richards Dr
Chestnut St
Northern St
Lucas St
Lucas Dr
Lightfoot Dr
Bruce St
Alwyn St
Alwyn Dr
Hill Dr
Hill Ct
Hillside Ct
Carolina Dr
Russell Ct
Aspen Ct
Maple Ct
Hickory Ln
Walnut Ln
Cherry Ln
Sycamore Ln
Mill House Ln
Academy Rd
Academy Rd Ln
Cotton Grass Ln
Cotton Grass Ct
Meadowbrook Dr
Meadowbrook Ct
Mill Ct
Mill Dr
Mill Pond Ln
Mill Pond Ct
Mill Stone Ln
Mill Stone Ct
Millwood Ln
Millwood Ct
Millwood Dr
Millwood Ter
Millwood Cir
Millwood Pl
Millwood Way



SECURITY FENCE DETAIL

NOT TO SCALE

NOTE: SECURITY FENCE TO BE MAXIMUM OF 8' IN HEIGHT.

LINE TABLE		
Line #	Direction	Length
L1	S59° 17' 16"E	704.19
L2	S67° 44' 23"E	351.55
L3	S62° 10' 23"E	317.98
L4	S58° 03' 44"E	312.76
L5	S36° 58' 09"E	345.35
L6	S08° 17' 38"E	118.52
L7	S20° 16' 33"W	240.65
L8	S64° 31' 25"W	250.33
L9	N83° 52' 48"W	237.26
L10	S84° 21' 46"W	256.40
L11	N83° 12' 27"W	399.24
L12	N80° 20' 43"W	200.25
L13	N87° 01' 18"W	235.73
L14	N09° 41' 34"E	452.69
L15	N86° 15' 23"W	437.16
L16	N14° 49' 03"E	74.25
L17	N19° 41' 23"E	327.81
L18	N65° 44' 35"E	51.74

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	25.95	1926.77	0°46'18"	N3°26'25"E	25.95
C2	221.38	1115.28	11°22'24"	N10°58'02"E	221.02
C3	3.88	1120.92	0°11'54"	N20°40'20"E	3.88
C4	325.02	1170.87	15°54'17"	N11°44'49"E	323.98

GENERAL NOTES:

1. THIS PLAN IS BASED ON THE FOLLOWING:

   CAD FILES PREPARED BY AECOM
   DATED: 9/8/2021

   CAD FILES PREPARED BY CORGAN
   DATED: 9/27/2021

2. ZONING DATA:
   EXISTING ZONE: INDUSTRIAL - I
3. USES:
   EXISTING USE: VACANT
   PROPOSED USE: DATA CENTER WITH SPECIAL USE PERMIT
4. SITE AREA
   PIN : 6984-69-2419-000 41.793 ACRES
5. SITE WILL BE SERVICED BY TOWN WATER AND SEWER.
6. TOPOGRAPHIC INFORMATION:
   HORIZONTAL DATUM: NAD 83
   VERTICAL DATUM: NAVD 88
7. THE PROPOSED BUILDING, DIMENSIONAL ELEMENTS, AND OTHER SITE FEATURES SHOWN ARE PRELIMINARY AND SUBJECT TO CHANGE WITH FINAL ENGINEERING.
8. FIRE DEPARTMENT CONNECTION TO BE A 4" STORZ CONNECTION AND MARKED WITH SIGNAGE.

ZONING TABULATION TABLE:

SITE INFORMATION

PIN:	6984-69-2419-000	
ZONING DISTRICT:	EXISTING - INDUSTRIAL - I PROPOSED - DATA CENTER	
LAND USE:	EXISTING - VACANT PROPOSED - DATA CENTER	
BUILDING AREA:	EXISTING - N/A PROPOSED - 220,200 SF±	
SITE AREA:	41.793 AC OR 1,820,504 SF	
BUILDING HEIGHT:	REQUIRED	PROVIDED
	*35'	37'±

*MAY BE INCREASED BY TOWN COUNCIL
NOTE: BUILDING ROOF HEIGHT IS 37', STANDARD PARAPET HEIGHT IS 41', HIGHEST PARAPET HEIGHT IS 45', ROOF MOUNTED EQUIPMENT HEIGHT IS 56' - 57'.

LOT SIZE AND YARD SETBACK REQUIREMENTS:

MINIMUM LOT SIZE:	25 ACRES	
SETBACK REQUIREMENTS:		
FRONT YARD (W) BUILDING	REQUIRED 100'	PROVIDED 712.7'±
SIDE YARD (S) BUILDING	REQUIRED 100'	PROVIDED 261.7'±
SIDE YARD (E) BUILDING	REQUIRED 100'	PROVIDED 256.6'±
REAR YARD (N) BUILDING	REQUIRED 100'	PROVIDED 167.1'±

LOT COVERAGE REQUIREMENTS

	MAXIMUM	PROVIDED
PROPOSED IMPERVIOUS AREA:	75%	51%

PARKING REQUIREMENTS

DATA CENTER	REQUIRED	PROVIDED 58 SPACES (2 ADA SPACES)

1 SPACE PER EMPLOYEE ON LARGEST SHIFT, PLUS 1 SPACE PER COMPANY VEHICLE ON-SITE.
LARGEST SHIFT = 20 EMPLOYEES
ASSUME 10 COMPANY VEHICLES
TOTAL = 30 SPACES

HATCH LEGEND

- SIDEWALK CONCRETE
- PROP BUILDING
- GRAVEL
- LIGHT DUTY ASPHALT
- HEAVY DUTY ASPHALT

LEGEND

- PROPOSED SANITARY SEWER
- PROPOSED SANITARY MANHOLE
- PROPOSED WATER MAIN
- PROPOSED FIRE HYDRANT
- LIMITS OF DISTURBANCE

100 50 25 0 100
1" = 100'

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REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	7/10/22	TOWN COMMENTS	CPH JCW
2	9/8/22	DEVELOPER REVISIONS	CPH JCW
3	10/28/2022	DEVELOPER REVISIONS	DSH JCW

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PROJECT No.:	V212093
DRAWN BY:	DSH
CHECKED BY:	JCW
DATE:	4/12/2022
CAD I.D.:	SUPP -2

PROJECT:

SPECIAL USE PERMIT

FOR

AMAZON DATA SERVICES, INC.

PROPOSED DEVELOPMENT

BLACKWELL ROAD & LEE HIGHWAY
TOWN OF WARRENTON
FAUQUIER COUNTY, VIRGINIA 20186

BOHLER
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VA@BohlerEng.com

COMMONWEALTH OF VIRGINIA
JOHN C. WRIGHT
Lic. No. 046960
10/28/2022
PROFESSIONAL ENGINEER

SHEET TITLE:

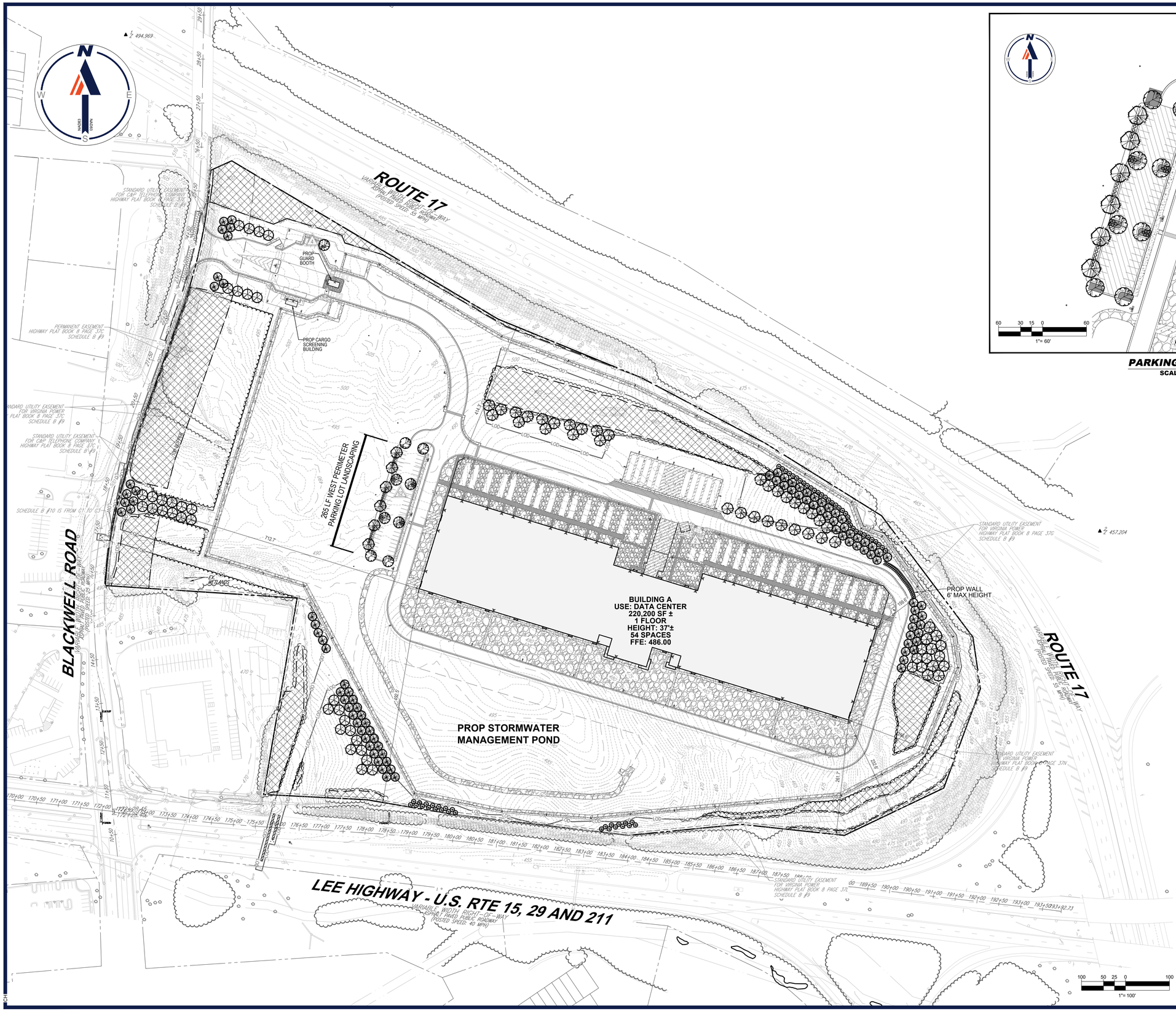
SITE DEVELOPMENT PLAN

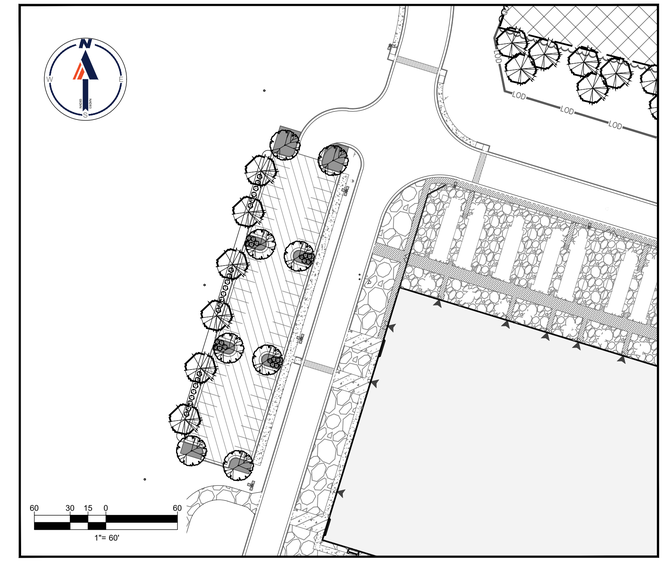
SHEET NUMBER:

2

REVISION 3 - 10/28/2022

Oct 28, 2022
H:\2212\V212093\CAD\DRAWINGS\PLAN SET\SUPP\V212093 - SUPP - 3 - LAYOUT 2 - SITE DEVELOPMENT PLAN
CHRIS





PARKING LOT INSET

SCALE: 1" = 60'

WEST PERIMETER PARKING LOT LANDSCAPING SECTION 8-6.1 (3)		
ADJACENT PROPERTY & ZONE	PROPOSED SUBSTATION	
TOTAL LINEAR FEET	265 LF	
DESCRIPTION	**REQUIRED**	**PROVIDED**
BUFFER YARD WIDTH	5'	5'
CANOPY TREES 265 X (1/50)	6	6
SHRUBS 265 X (3/50)	16	22

INTERIOR PARKING LOT LANDSCAPING SECTION 8-6.2		
PARKING LOT AREA	16,114 SF*	
PARKING SPACES	58*	
DESCRIPTION	**REQUIRED**	**PROVIDED**
LANDSCAPE AREA 16,114 X 10%	1,611 SF	1,876 SF (12.48%)
SHADE TREES 58 X (1/8)	8	9
SHRUBS 58 X (3/8)	22	23

* PARKING LOT AREA AND PARKING SPACES COUNT INCLUDES 4 SPACES BY GUARD HOUSE AND 2 ADA SPACES BY EQUIPMENT YARDS. PLANTINGS AND LANDSCAPE AREA HAVE NOT BE PROVIDED AT ADA SPACES DUE TO THE AREA BEING ENTIRELY CONCRETE.

TREE CANOPY TABLE - DATA CENTER PARCEL SECTION 8-10.3 (2)	
SITE AREA	1,464,619 SF OR 33.62 AC
PROPOSED ZONE	INDUSTRIAL
20 YEAR CANOPY REQUIREMENT	10%
20 YEAR CANOPY REQUIRED	146,462 SF
PROPOSED CANOPY	36,900 SF (2.52%)
EXISTING CANOPY CONSERVATION	122,000 SF (8.33%)
TOTAL 20 YEAR CANOPY PROVIDED	158,900 SF (10.85%)

NOTE:
TABULATIONS ARE APPROXIMATE. FINAL LANDSCAPE DESIGN TO BE PROVIDED WITH FINAL SITE PLAN.

HATCH LEGEND

- EXISTING TREE PRESERVATION AREA
- PARKING LOT AREA
- PARKING LOT LANDSCAPE AREA

PLANT LEGEND

DECIDUOUS
- LARGE TREE
- SMALL TREE

EVERGREEN
- LARGE TREE
- SMALL TREE (DUE TO OVERHEAD POWER LINES)

100 50 25 0 100
1"= 100'

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COMMONWEALTH OF VIRGINIA
NICHOLAS T GEORGAS
Cert. No. 001653
10/28/2022
LANDSCAPE ARCHITECT

SHEET TITLE:

LANDSCAPE PLAN

SHEET NUMBER:

3

REVISION 3 - 10/28/2022

Oct 28, 2022
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