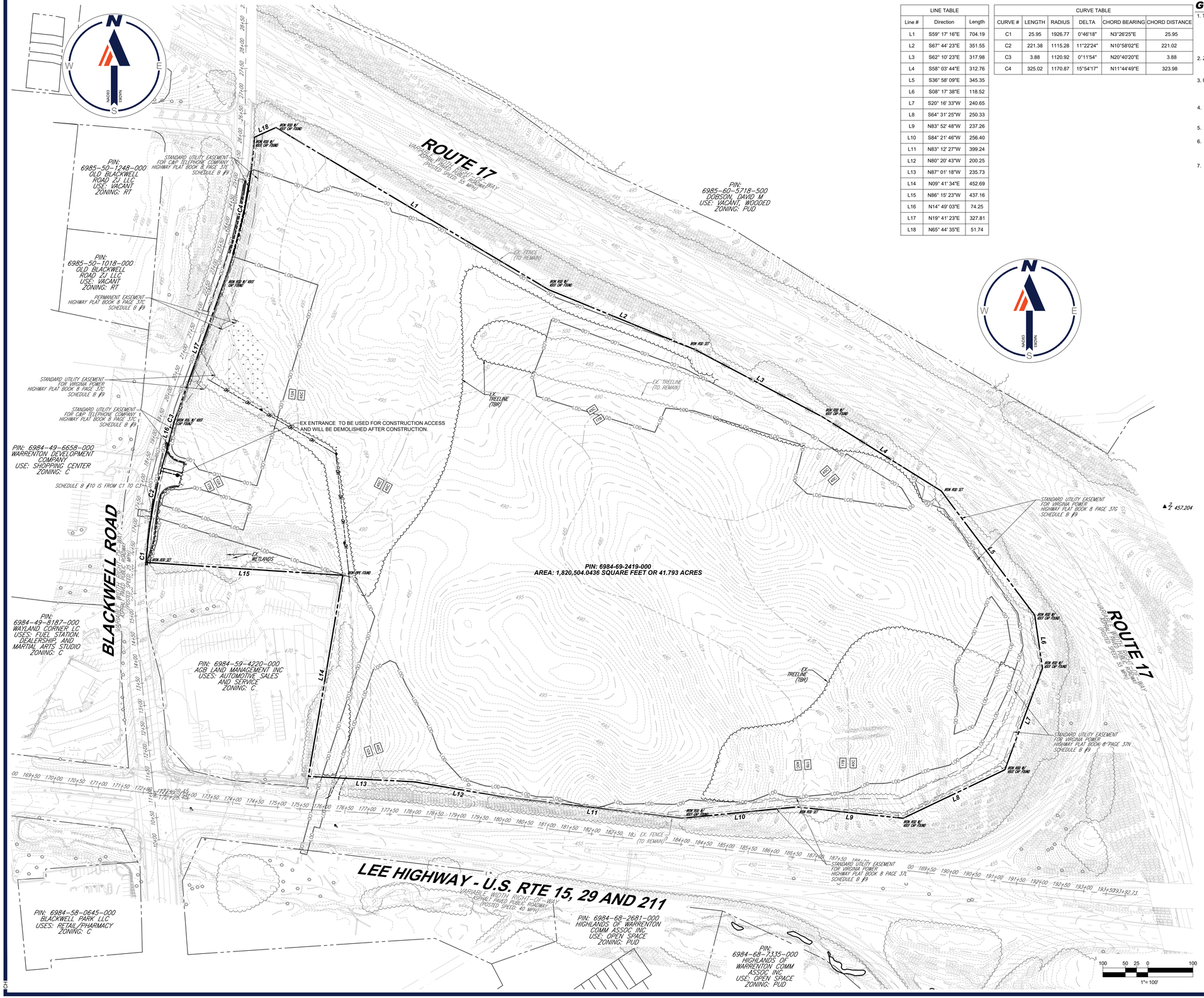

LINE TABLE		
Line #	Direction	Length
L1	S59° 17' 16"E	704.19
L2	S67° 44' 23"E	351.55
L3	S62° 10' 23"E	317.98
L4	S58° 03' 44"E	312.76
L5	S36° 58' 09"E	345.35
L6	S08° 17' 38"E	118.52
L7	S20° 16' 33"W	240.65
L8	S64° 31' 25"W	250.33
L9	N83° 52' 48"W	237.26
L10	S84° 21' 46"W	256.40
L11	N83° 12' 27"W	399.24
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.

SOILS LEGEND	
	SOILS BOUNDARY
XxX	SOILS TYPE

LEGEND

LOD	LIMITS OF DISTURBANCE
	EXISTING WETLANDS

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SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
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PERMITTING SERVICES
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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
28 BLACKWELL PARK LANE, SUITE 201
WARRENTON, VIRGINIA 20186
Phone: (540) 349-4500
Fax: (540) 349-0321
VA@BohlerEng.com

SHEET TITLE:

EXISTING CONDITIONS EXHIBIT

SHEET NUMBER:

1

REVISION 3 - 10/28/2022

Oct 28, 2022
H:\V212093\CAD\DRAWINGS\PLAN SETS\SUPP\V212093 - SUPP - 3 - ---\LAYOUT: DO NOT PRINT - EX. CONDITIONS