

# 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

### 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.



#### LOCATION MAP

COPYRIGHT 2010  
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SCALE: 1" = 2,000'

#### OWNER/DEVELOPER

AMAZON DATA SERVICES, INC.  
410 TERRY AVENUE NORTH  
SEATTLE, WA 98109

PREPARED BY

# BOHLER //

CONTACT: JOHN C. WRIGHT, P.E.

#### 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

#### SHEET INDEX

SHEET TITLE	SHEET NUMBER
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LANDSCAPE PLAN	3

**BOHLER //**

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

#### REVISIONS

REV	DATE	COMMENT	DRAWN BY
1	7/10/22	TOWN COMMENTS	CPH
2	9/8/22	DEVELOPER REVISIONS	CPH
3	10/28/2022	DEVELOPER REVISIONS	DSH
4	1/10/2023	TOWN COMMENTS	CPH



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#### NOT APPROVED FOR CONSTRUCTION

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY  
REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION  
DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.: V212093  
DRAWN BY: DSH  
CHECKED BY: JCW  
DATE: 4/12/2022  
CAD ID: SUPP-3

PROJECT:

#### SPECIAL USE PERMIT

FOR

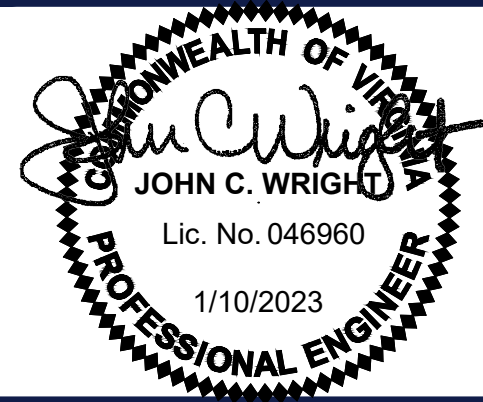
AMAZON DATA  
SERVICES, INC.

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:

#### COVER SHEET

SHEET NUMBER:

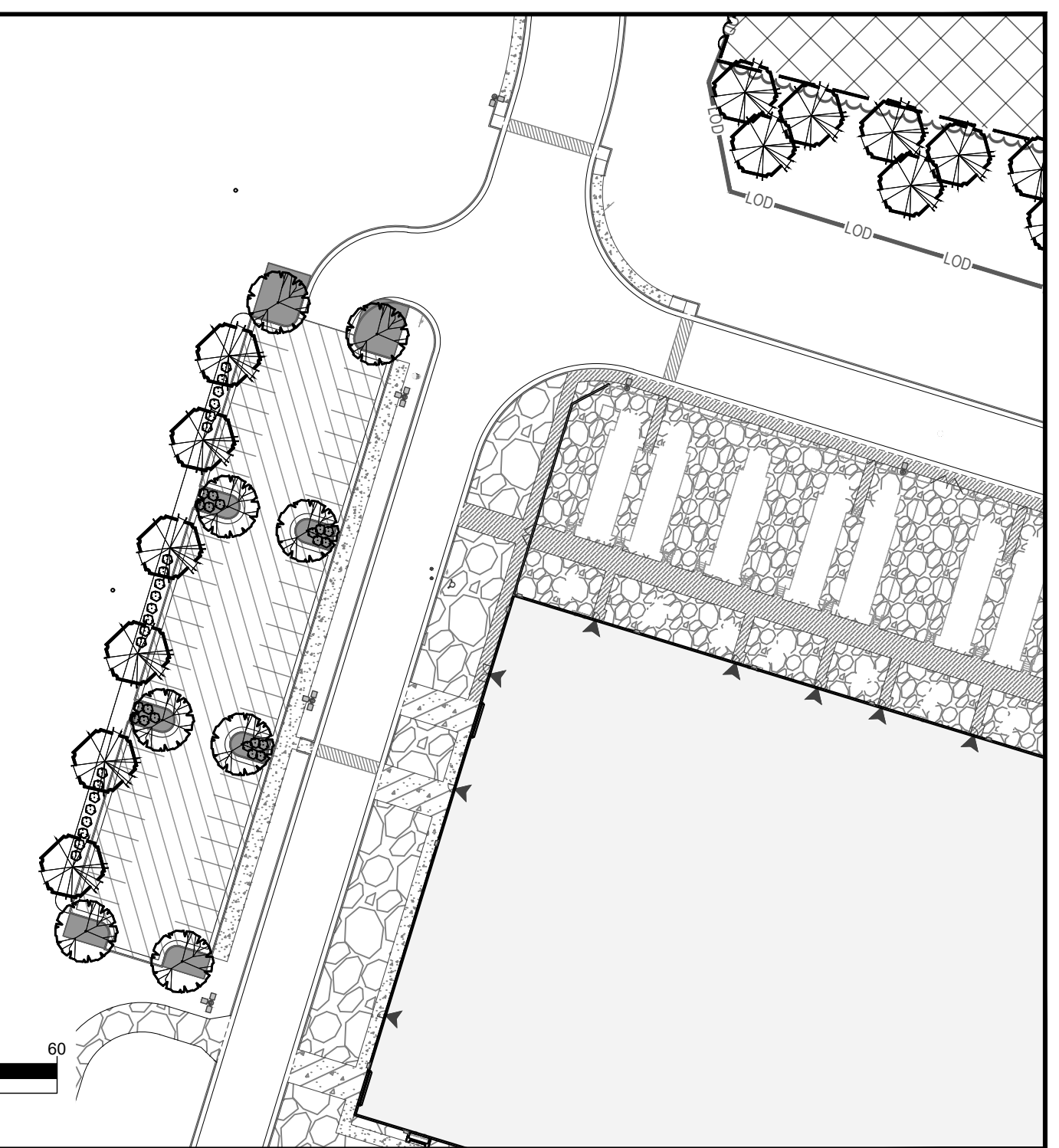
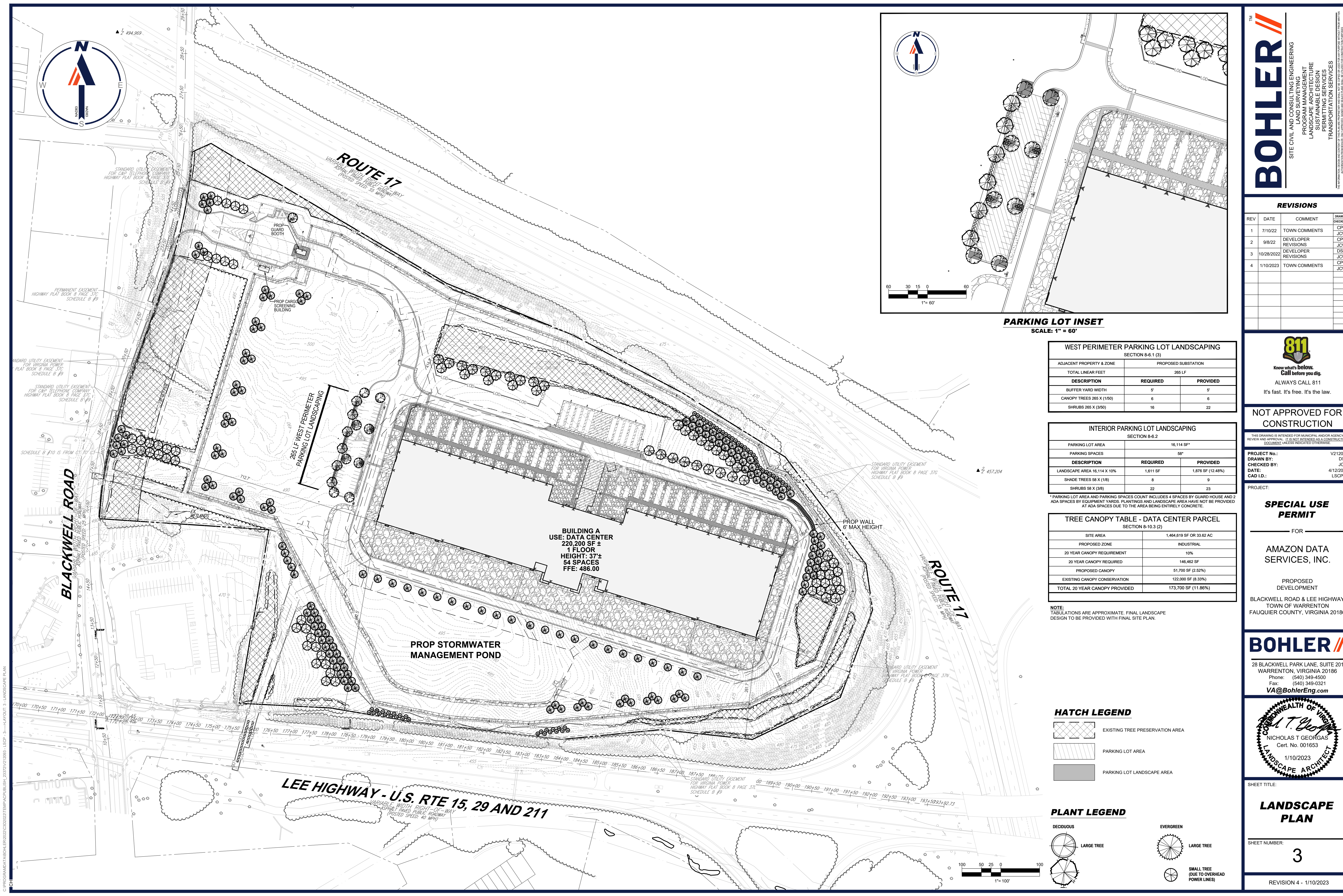
1

REVISION 4 - 1/10/2023









**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	1,484,619 SF OR 33.62 AC
PROPOSED ZONE	INDUSTRIAL
20 YEAR CANOPY REQUIREMENT	10%
20 YEAR CANOPY REQUIRED	146,462 SF
PROPOSED CANOPY	51,700 SF (3.52%)
EXISTING CANOPY CONSERVATION	122,000 SF (8.33%)
TOTAL 20 YEAR CANOPY PROVIDED	173,700 SF (11.86%)

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

SITE CIVIL AND CONSULTING ENGINEERING  
PROGRAM MANAGEMENT  
LANDSCAPE ARCHITECTURE  
SUSTAINABLE DESIGN  
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REVISIONS				
REV	DATE	COMMENT	DRAWN BY	
1	7/10/22	TOWN COMMENTS	CJW	
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PROJECT No.: V212093  
DRAWN BY: DSH  
CHECKED BY: CJW  
DATE: 4/10/2022  
CAD ID: LSCP-3

PROJECT:

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FOR

AMAZON DATA SERVICES, INC.

PROPOSED DEVELOPMENT

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TOWN OF WARRENTON  
FAUQUIER COUNTY, VIRGINIA 20186

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

SHEET TITLE:

**LANDSCAPE PLAN**

SHEET NUMBER:

**3**

REVISION 4 - 1/10/2023