

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

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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
COVER SHEET	1
SITE DEVELOPMENT PLAN	2
LANDSCAPE PLAN	3

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SITE CIVIL AND CONSULTING ENGINEERING
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	JCW



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

PROJECT:

SPECIAL USE PERMIT

FOR

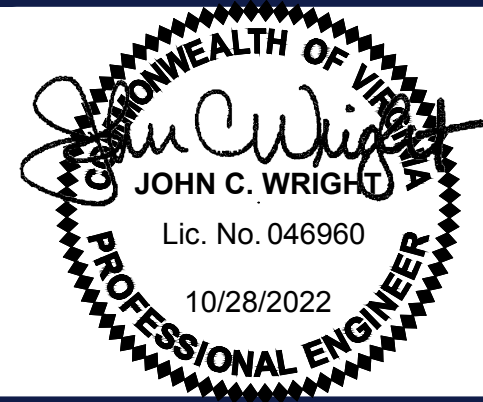
AMAZON DATA
SERVICES, INC.

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:

COVER SHEET

SHEET NUMBER:

1

REVISION 3 - 10/28/2022



NOT TO SCALE

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

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:	<u>REQUIRED</u>	<u>PROVIDED</u>
	'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'.

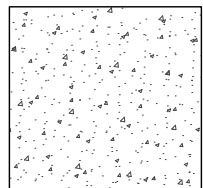
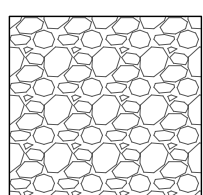
LOT SIZE AND YARD SETBACK REQUIREMENTS

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

LOT COVERAGE REQUIREMENTS

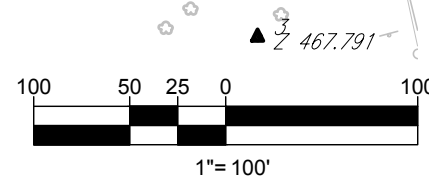
	<u>MAXIMUM</u>	<u>PROVIDED</u>
PROPOSED IMPERVIOUS AREA:	75%	51%
<u>PARKING REQUIREMENTS</u>		
DATA CENTER	<u>REQUIRED</u>	<u>PROVIDED</u> 58 SPACES (2 ADA SPACES)
1 SPACE PER EMPLOYEE ON LARGEST SHIFT, PLUS 1 SPACE PER COMPANY VEHICLE ON-SITE. LARGEST SHIFT = 20 EMPLOYEES ASSUME: 10 COMPANY VEHICLES 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



REVISIONS

REV	DATE	COMMENT	DRAWN (CHECK)
1	7/10/22	TOWN COMMENTS	CP JCI
2	9/8/22	DEVELOPER REVISIONS	CP JCI
3	10/28/2022	DEVELOPER REVISIONS	DS JCI



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PROJECT No.:	V2120
DRAWN BY:	DS
CHECKED BY:	JC
DATE:	4/12/20
CAD I.D.:	SUPP

PROJECT

**SPECIAL USE
PERMIT**

FOR

AMAZON DATA
SERVICES, INC

PROPOSED
DEVELOPMENT

BLACKWELL ROAD & LEE HIGHWAY
TOWN OF WARRENTON
FAUQUIER COUNTY, VIRGINIA 2018

BOHLER //

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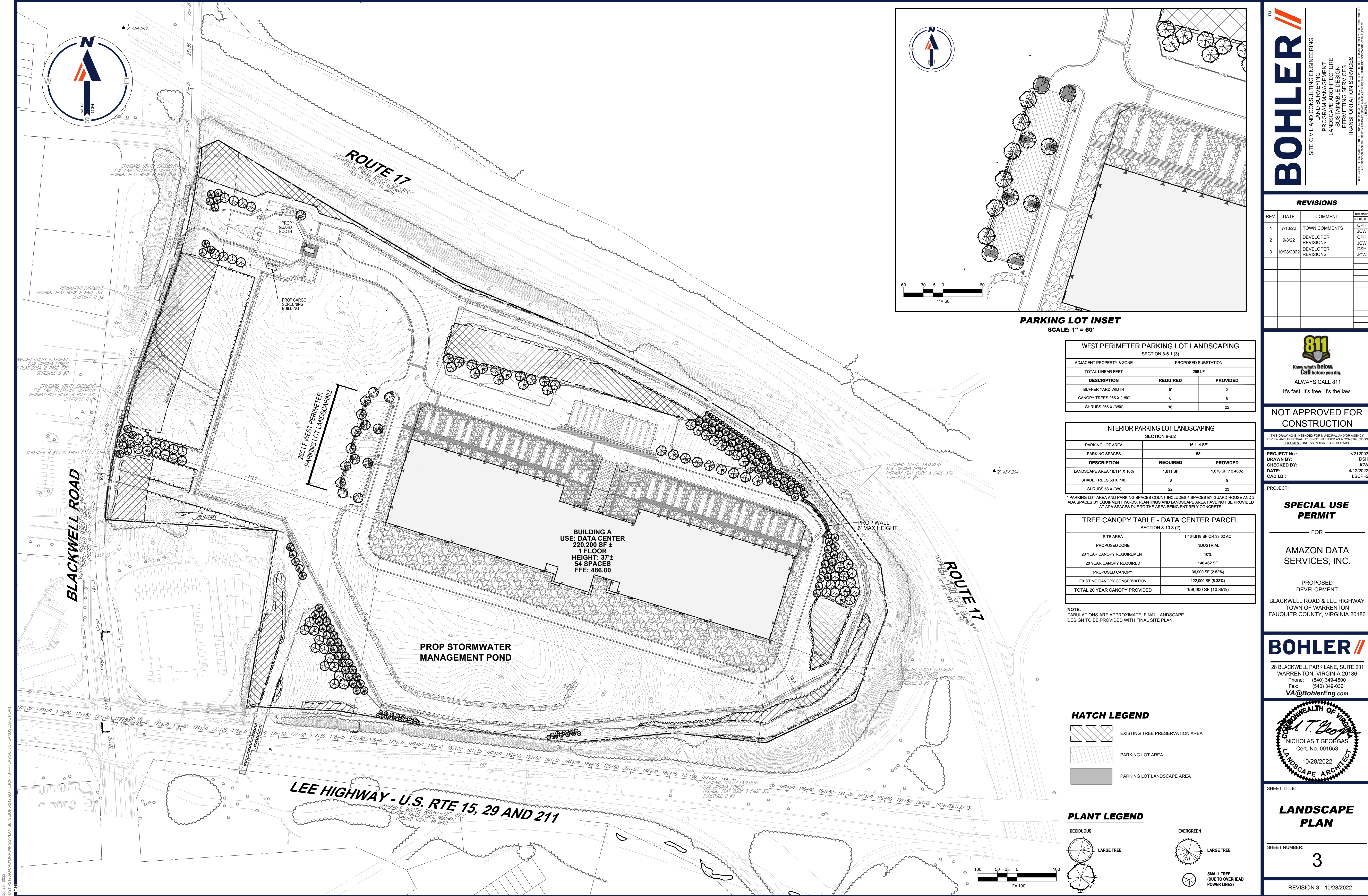
SHEET TITLE:

SITE DEVELOPMENT PLAN

SHEET NUMBER

2

REVISION 3 - 10/28/2022



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

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SITE CIVIL AND CONSULTING ENGINEERING

PROGRAM MANAGEMENT

LANDSCAPE ARCHITECTURE

SUSTAINABLE DESIGN

PERMITTING SERVICES

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DRAWN BY: DSH
CHECKED BY: CJW
DATE: 4/10/2022
CAD ID: LSCP-2

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AMAZON DATA SERVICES, INC.

PROPOSED DEVELOPMENT

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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

Commonwealth of Virginia

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

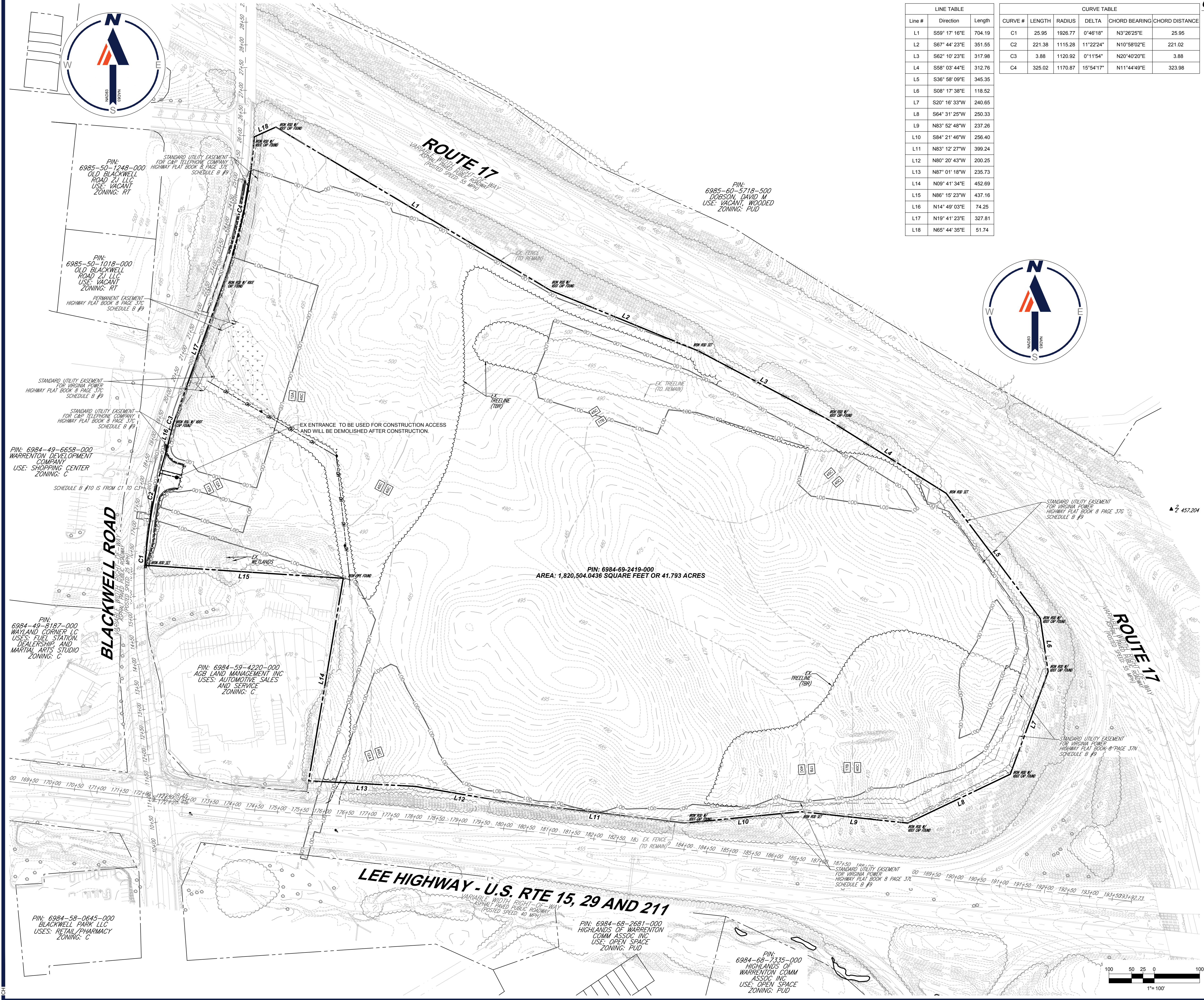
SHEET TITLE:

LANDSCAPE PLAN

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3

REVISION 3 - 10/28/2022



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

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SOILS LEGEND	
---	SOILS BOUNDARY
XxX	SOILS TYPE

LEGEND	
---	LIMITS OF DISTURBANCE
...	EXISTING WETLANDS

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SHEET TITLE:
EXISTING CONDITIONS EXHIBIT

SHEET NUMBER:
1

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