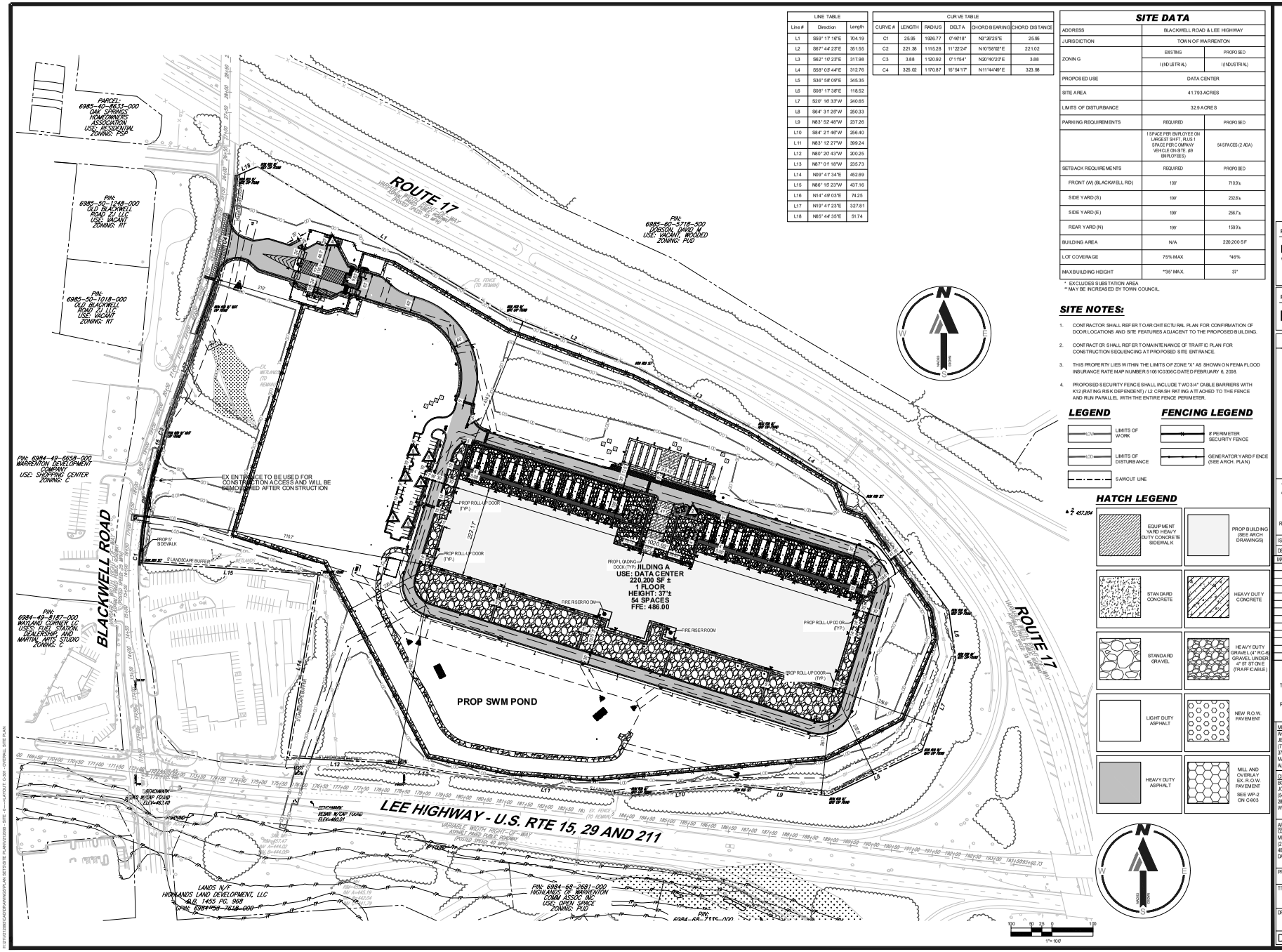

LINE TABLE		
Line #	Direction	Length
L1	S59° 17' 16"E	704.19
L2	S67° 44' 23"E	351.55
L3	S62° 10' 23"E	317.98
L4	S58° 03' 44"E	312.76
L5	S36° 58' 09"E	345.35
L6	S08° 17' 38"E	118.52
L7	S20° 16' 33"W	240.65
L8	S64° 31' 25"W	250.33
L9	N83° 52' 48"W	237.26
L10	S84° 21' 46"W	256.40
L11	N83° 12' 27"W	399.24
L12	N80° 20' 43"W	200.25
L13	N87° 01' 18"W	235.73
L14	N09° 47' 34"E	452.69
L15	N86° 18' 23"W	437.16
L16	N14° 49' 03"E	74.25
L17	N19° 47' 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"	N31°26'25"E	25.95
C2	221.38	1115.28	11°22'24"	N16°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°44'48"E	323.98

SITE DATA

ADDRESS	BLACKWELL ROAD & LEE HIGHWAY	
JURISDICTION	TOWN OF WARRENTON	
ZONING	EXISTING	PROPOSED
	I (INDUSTRIAL)	I (INDUSTRIAL)
PROPOSED USE	DATA CENTER	
SITE AREA	41.793 ACRES	
LIMITS OF DISTURBANCE	32.9 ACRES	
PARKING REQUIREMENTS	REQUIRED	PROPOSED
	1 SPACE PER EMPLOYEE ON LARGEST SHIFT, PLUS 1 SPACE PER COMPANY VEHICLE ON SITE. (69 EMPLOYEES)	54 SPACES (2 ADA)
SETBACK REQUIREMENTS	REQUIRED	PROPOSED
FRONT (W) (BLACKWELL RD)	100'	710'±
SIDE YARD (S)	100'	232'±
SIDE YARD (E)	100'	256.7'±
REAR YARD (N)	100'	159'±
BUILDING AREA	N/A	220,200 SF
LOT COVERAGE	75% MAX	*46%
MAX BUILDING HEIGHT	**35' MAX	37'

* EXCLUDES SUBSTATION AREA
** MAY BE INCREASED BY TOWN COUNCIL.

SITE NOTES:

1. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLAN FOR CONFIRMATION OF DOOR LOCATIONS AND SITE FEATURES ADJACENT TO THE PROPOSED BUILDING.
2. CONTRACTOR SHALL REFER TO MAINTENANCE OF TRAFFIC PLAN FOR CONSTRUCTION SEQUENCING AT PROPOSED SITE ENTRANCE.
3. THIS PROPERTY LIES WITHIN THE LIMITS OF ZONE "X" AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP NUMBER 51061C0306C DATED FEBRUARY 6, 2008.
4. PROPOSED SECURITY FENCE SHALL INCLUDE TWO 3/4" CABLE BARRIERS WITH K12 (RATING RISK DEPENDENT) / L2 CRASH RATING ATTACHED TO THE FENCE AND RUN PARALLEL WITH THE ENTIRE FENCE PERIMETER.

LEGEND

- LOW — LIMITS OF WORK
- LOD — LIMITS OF DISTURBANCE
- SAWCUT LINE

FENCING LEGEND

- 8' PERIMETER SECURITY FENCE
- GENERATOR YARD FENCE (SEE ARCH. PLAN)

HATCH LEGEND

- EQUIPMENT YARD HEAVY DUTY CONCRETE SIDEWALK
- PROP BUILDING (SEE ARCH DRAWINGS)
- STANDARD CONCRETE
- HEAVY DUTY CONCRETE
- STANDARD GRAVEL
- HEAVY DUTY GRAVEL (4" RC-6 GRAVEL UNDER 4" ST ONE (TRAFFICABLE))
- LIGHT DUTY ASPHALT
- NEW R.O.W. PAVEMENT
- HEAVY DUTY ASPHALT
- MILL AND OVERLAY EX. R.O.W. PAVEMENT — SEE WP-2 ON C-903

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL SERVICES
PERMITTING SERVICES
TRANSPORTATION SERVICES

CONFIDENTIAL

PROJECT ADDRESS
BLACKWELL RD
WARRENTON, VA 20186

PROJECT DELIVERY PACKAGE
FOR AGENCY REVIEW

SEAL/SIGNATURE

COMMONWEALTH OF VIRGINIA
JOHN C. WRIGHT
Lic. No. 046960
3/3/2023
PROFESSIONAL ENGINEER

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ISSUE DATE: 03/03/2023 PROJECT NO: V21208

DESIGNED: GPH ENGINEER: JCW

MARK	DATE	DESCRIPTION

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PROJECT: WARRENTON DATA CENTER

TITLE: **OVERALL SITE PLAN**

DRAWING: C-301

D | SCALE: As indicated | AGILE No: | REV: 0

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MAY 08, 2023
P:\PROJECTS\V21208\DRAWINGS\PLAN SET\SITE PLAN\V21208_SITE_01-----LAYOUT C-301_OVERALL SITE PLAN