

August 24, 2023
Via Hand Delivery

Town of Warrenton
Department of Community Development
21 Main Street
Warrenton, VA 20186
(540) 347-2405

Attn: Denise Harris

Re: SDP-2023-6
Warrenton Data Center
Site Plan – 1st Review Response
Blackwell Road and Lee Highway
Warrenton, Virginia, 20186
Town of Warrenton
BE # V212093

Dear Ms. Harris:

Bohler Engineering is pleased to submit on behalf of Corgan Associates, Inc., the revised Site Plan 2nd submission for the Warrenton Date Center in Warrenton, Virginia. The following is our comment response letter addressing comments received from various departments dated May 19, 2023. Each comment is addressed and responded to as follows:

Zoning

General

Comment 1: Revise “Building A” information provided to be in compliance with SUP requirements throughout the plan. (height, parking spaces, etc.) See photo reference below.

Response 1: The “Building A” text information has been revised on Sheet C-301 to be compliant with the SUP requirements.

Comment 2: Show all electrical lines, to include all relocated, existing, and proposed lines; specify above or below ground.

Response 2: The Demolition Plan, Sheets C-203 – C-207, have been revised to show utilities to be removed. Proposed electrical lines are underground per SUP Condition #5, as discussed with Town staff.

Comment 3: Show all setbacks throughout the plan as required by the Zoning Ordinance. (3-4.12.4 ZO)

Response 3: Building setbacks have been added to the plan on Sheets C-203 – C-207 and Sheets C-301 – C-305.

Comment 4: Provide a complete application for an easement plat with the next submission of the plan, to include the following:

- A Land Development Application (signed).
- A Land Use Application Affidavit (signed).
- Five copies of an easement plat (signed).
- Five copies of a deed of dedication (signed).
- A PDF copy of all documents on a thumb drive.
- Application fee - \$300.

Response 4: The easement plat has been provided with this submission.

Sheet C-101

Comment 5: The property owner address is not the same as is listed on the Fauquier County Real Estate Records. Update address or provide clarification for difference.

Response 5: The property owner address has been updated to match the Fauquier County Real Estate Records on Sheet C-101.

Sheet C-202A- C202H

Comment 6: Provide clear explanation for tree removal within tree save area of trees marked as in “good” or “fair” condition.

- a) Where any trees have been removed prior to review of this plan, update the tree survey to match currently existing conditions.

Response 6: The sheets referenced for this comment, C-202A – C-202H, are the original tree survey received from outside consultant. Due to minor changes associated with final site plan design and additional information required for Tree Preservation, the updated tree removal design, showing trees removed prior to this plan review, is provided in the Tree Preservation Plan and Table on Sheets C-701 – C-708. This update is noted on Sheets C-202A – C-202H as well.

Comment 7: Provide written permission from applicable adjacent property owners to remove trees located on adjacent property.

Response 7: As shown in the notation in the “Remove” column on the tree inventory table, the trees are not to be removed without written permission from the adjacent property owners, however based on discussions with Town staff, the trees will remain as noted in the Tree Preservation Notes and Tree Inventory Notes on Sheets C-701 – C-708.

Comment 8: Tree removal sheets appear to be different than that of the tree exhibit submitted with the approved SUP plan, and the disturbed area appears to have shifted on the site plan; justify the difference.

Response 8: The tree removal sheets have been revised to address the removal of the previously proposed substation.

Comment 9: Provide a detailed tree protection plan. (8-4.2.5 ZO)

Response 9: A detailed Tree Preservation Plan has been provided on Sheets C-701 – C-705.

Sheet C-203

Comment 10: Provide a note to state that the construction entrance shall be closed as noted on Sheet C-301.

Response 10: The requested entrance note has been added to Sheet C-203.

Comment 11: The limits of disturbance are depicted outside of the property line across Lee Highway. Revise limits of disturbance or provide a letter of non-objection from the property owner

Response 11: The sanitary manhole / right-of-way line location have been updated per surveyed conditions and the limits of disturbance has been revised to not extend into the adjacent property. This is shown on Sheet C-203 and C-206.

Comment 12: The existing powerline is noted as to be relocated; show the new location of the line.

Response 12: The existing powerline is not needed and is to be removed by Dominion. The labels have been revised on Sheets C-203 – C-206.

Comment 13: Add note “Existing treeline to remain” to the Northwest corner of the site just outside of the limits of disturbance. (See image below)

Response 13: This callout has been added to Sheet C-203 and Sheet C-204.

Sheet C-301 & C-304

Comment 14: Provide details for rectangular object located between the access road and stormwater access way (See photo reference below)

Response 14: The rectangle represents the Dominion switch station. The location has been revised on Sheets C-301 – C-302.

Sheet C-301

Comment 15: Revise site data table to note that proposed height of 37 feet was approved by the Town Council under SUP 22-3.

Response 15: The note below the Site Data table, on Sheet C-301, has been revised to state “Approved by Town Council Under SUP 22-3”.

Comment 16: Provide legend icon for the “E” symbol throughout the plan to indicate what this is meant to indicate.

Response 16: The legend on Sheet C-103 has been updated to show the “E” symbol represents “Underground Electric Vault.”

Comment 17: Provide a detailed calculation of the proposed building height for all structures proposed on-site, to meet the definition of *Building, Height of* as found in Article 12 of the Zoning Ordinance. Provide a plan view to show where ground elevation data was sampled, as well as a table of corresponding roof height measurements that are depicted on a building elevation drawing. (Art. 12 ZO)

Response 17:The building height calculation has been provided on Sheet C-301. The average elevation of ground surface, listed in the building height calculation, can be referenced on the Grading Plan, Sheet C-402.

Comment 18: Remove reference to substation from all plan sheets and verify lot coverage calculation, as a substation was not approved as part of the special use permit for the data center. (SUP approval condition #4) (See photo reference below)

Response 18: Reference to substation has been removed on Sheet C-301, and the lot coverage calculation has been verified.

Sheet C-302

Comment 19: Revise building height to the actual calculated height throughout the plan, to show conformance with SUP condition #6c. (See photo reference below)

Response 19:The building height calculation has been provided on Sheet C-301.

Comment 20: Provide to-scale elevations for proposed guard booth, cargo screening building, and canopy, and indicate height, material, fenestration and color, ensuring that these structures complement the architectural design of the main building as included in SUP approval condition #6b.

Response 20:The elevation drawings have been added on Sheets C-108 – C-114.

Comment 21: The 20-foot screen wall does not extend around the entire perimeter of the generator area as shown on the elevation drawings approved as a part of the SUP; revise the plan to show the wall extending the full length of this area in conformance with SUP approval condition #6.

Response 21:The plan has been revised to show the screen wall extending around the entire perimeter of the generator area on Sheets C-301 - C-305. Note – the generator yard screen wall is 14' in conformance with the Illustrative Building Elevations approved with the SUP.

Comment 22: Provide a cross-section/elevation detail for proposed perimeter fence, anti-dig pad, and gravel pathway.

Response 22: A cross-section/elevation detail has been added to Sheet C-902.

Comment 23: Show the location of the required stop sign and stop bar at the entrance to the facility off of Blackwell Road.

Response 23: A proposed stop sign and stop bar has been added to the entrance of the facility, on Sheet C-302.

Comment 24: Provide more information pertaining to the unlabeled boxes shown on the plan. (Photo reference provided below)

Response 24: Above ground electric structures have been labeled on Sheet C-302.

Comment 25: Provide more information pertaining to the proposed pedestal mount EPU unit shown on the plan; what is this object to be utilized for?

Response 25: The proposed pedestal mount EPU is provided for guard entry power panels. Additional information is provided on the power plan sheets within the building plan.

Sheet C-303 & C-305

Comment 26: Note the height of the proposed generator yard fencing shown on the plan sheet; fencing cannot exceed 8' per SUP condition #8. Note above comment for Sheet C-302 – 20-foot tall brick screen wall must encircle entire generator area. (2-19.1 ZO)

Response 26: The proposed generator yard fencing is noted as 8' on Sheet C-305. See Sheet C-902 for detail.

Comment 27: Provide a typical elevation drawing for the 50,000 gallon fuel tanks, to include dimensions and height, and show whether any lighting will be placed on the tanks. The fuel tank area must be screened; see landscaping plan comments below.

Response 27: The proposed elevations for the fuel tanks are provided for reference on Sheet C-112. No lighting is proposed on the tanks. Screening is provided per the Landscape plan.

Sheet 501

Comment 28: Per SUP approval condition #14, provide **prominent** notes to state that:

- a) The use of public water is strictly limited to internal domestic uses such as service bathrooms, kitchens, humidification, and external irrigation.
- b) The use of public water for fire suppression is permitted.
- c) The use of public water for cooling the data center is strictly prohibited except for the initial charging of the cooling system.
- d) The applicant must schedule the initial charging of the cooling system with the Director of the Department of Public works and Utilities at 540-347-1858.

Response 28: The requested SUP Condition Notes have been added to Sheets C-501 – C-505.

Sheet C-701

Comment 29: Remove reference to substation from Western perimeter landscaping table; the substation was not approved as part of the Special Use Permit. (SUP Approval condition #4)

Response 29: Reference to substation has been removed from the table on Sheet C-701.

Comment 30: Advisory: Pitch pine is commonly noted as suitable for sandy soils; local soils are generally heavy and not sandy. Justify use of Pitch Pine or select a different species.

Response 30: The Landscape Plan has been revised to replace Pitch Pine.

Comment 31: Revise the Landscape Schedule to note minimum required height at the time of planting per ZO Article 8:

- a) Canopy Trees – 15 feet
- b) Evergreen Trees -8 feet
- c) Shrubs -2 feet

Response 31: The Landscape Schedule has been revised to note the minimum heights.

Comment 32: Provide a tree preservation easement over all areas of existing forest/woodlands that are to remain in conformance with the SUP plan. Provide notes regarding maintenance of the wooded areas to address dead, dying or diseased vegetation, removal of invasive species, and replanting/replacement as needed to maintain wooded areas in a healthy growing condition.

Response 32: A Tree Preservation Plan with clarifying notes has been provided on Sheets C-701 – C-705.

Comment 33: A 52-ft. wide landscape buffer yard is required between the building and Lee Highway per ZO Section 8-8.4 and in conformance with SUP approval condition #21:

- a) Minimum screening required is twice the ordinance requirement, equal to a quadruple staggered row of evergreen trees planted 15-ft. on-center.
- b) Along the south face of the building, locate the trees at the top of the slope adjacent to the building area to conform with approved SUP.
- c) Extend the line of screening to either extend past the building corners, or to wrap around the corners, to provide effective screening at either end of the structure.
- d) A mixture of evergreen species is strongly recommended to avoid monoculture susceptibilities.

Response 33: The Landscape Plan has been revised and discussed with Town staff.

Comment 34: A 52-ft. wide landscape buffer yard is required along Blackwell Road per Section 8-8.4 and in conformance with SUP approval condition #21:

- a) Minimum screening required is twice the ordinance requirement, equal to a quadruple staggered row of evergreen trees planted 15-ft. on-center.
- b) This requirement is in addition to the 100-foot wooded buffer to be retained as shown on the SUP plan and condition #21.
- c) A mixture of evergreen species is strongly recommended to avoid monoculture susceptibilities.

Response 34: The Landscape Plan has been revised and discussed with Town staff.

Sheet C-701 & C-702

Comment 35: Show new tree planting within the area of the relocated power line - a gap in landscaping is currently shown. (SUP approval condition #21)

Response 35: Additional tree plantings have been proposed within the area of the removed power line on Sheets C-709 – C-710.

Sheet C-703

Comment 36: Show all existing trees within the wooded areas that are to remain as shown on the tree survey.

Response 36: As coordinated with Town staff during Special Use Permit review and approval, a tree survey was required within the building setbacks. The trees identified in this survey area are shown in the Tree Preservation Plan on Sheets C-701 – C-705.

Comment 37: Provide a detailed tree protection plan for all trees and wooded areas to remain.
(8-4.2.5 ZO)

Response 37: A Tree Preservation Plan has been provided on Sheets C-701 – C-705.

Sheet C-703

Comment 38: Revise number of American Holly provided to 32; count is incorrect.

Response 38: The number of American Holly has been updated per the revised Landscape Plan discussed with Town staff.

Comment 39: Provide proposed screening for the 50,000 gallon fuel tanks; tanks must be screened from view of adjacent properties and Rte. 17 to meet ZO Section 8-8.2.1. Provide either a double-staggered row of 8-ft. tall evergreen trees planted 15 ft. on-center at the top of the graded bank or provide a combination of 8-ft. evergreen trees and solid fence/wall around the perimeter of the tank area.

Response 39: Evergreen tree screening has been added along the fuel tank area as discussed with Town staff.

Sheet C-707

Comment 40: The building height is noted as 42'; revise building height to maximum permitted 37' per SUP condition #6c.

Response 40: The photometric plan has been revised on Sheets E-715 – E-719.

Sheet C-707- C-711

Comment 41: Lighting plan is largely illegible as presented; revise so that all labels are at a legible scale. (9-8 ZO)

Response 41: The photometric plan has been revised on Sheets E-715 – E-719.

Comment 42: Revise photometric plan to include lighting values to each property line. (9-8 ZO)

Response 42: The photometric plan has been revised on Sheets E-715 – E-719.

Comment 43: Provide SUP approval condition #18 as it relates to lighting on each sheet and illustrate how the lighting plan meets the SUP approval condition.

Response 43: The requirements of SUP Approval Condition #18 have been incorporated into the revised photometric plan on Sheets E-715 – E-719.

Comment 44: Provide certified lighting plan by a qualified professional. Plans submitted do not have a seal.

Response 44: The certified photometric plan has been provided on Sheets E-715 – E-719.

Sheet C-711

Comment 45: Fixture catalog cut sheets not provided. Staff is unable to determine that fixtures will be full cutoff and meet requirements of SUP approval condition #18. (9-8 ZO)

- a) Note mounting height of all fixtures and provide a prominent note that all lighting shall be reduced by at least 50% between the hours of 11:00 pm and dawn per SUP approval condition #18.
- b) Recommendation: Consider fixtures that emit light with a color temperature of 3,000 K or lower to reduce sky glow.

Response 45: The photometric plan and cut sheets are provided on Sheets E-715 – E-721.

Sheet C-902

Comment 46: The plan does not specify what area of the site the proposed fencing details apply to; provide labels or notes as necessary to clarify.

Response 46: The proposed fence details on Sheet C-902 have been revised with clarifying labels.

Comment 47: Provide elevations for all fencing and walls that are proposed on-site, with corresponding labels or notes indicating which areas they apply to. (SUP condition #1, #8)

Response 47: Details and elevations for all fencing and walls have been provided on Sheets C-108 – C-113 and C-902.

Sheet C-903

Comment 48: Provide elevations for the proposed trash enclosure screening per SUP approval condition #11.

Response 48: The elevation for the trash enclosure has been provided on Sheet C-113.

Sheet C-904 (SUP Condition Analysis)

Comment 49: Noise emitting equipment is not delineated, nor is the plan phased as per SUP condition # 2; resolve.

Response 49: A Noise Emitting Equipment Phasing Plan has been added on Sheet C-904.

Comment 50: Undergrounding of electrical lines from a power source to the facility is not shown on the plan per SUP condition #5; show all existing and proposed lines on the plan sheets, and specify whether these lines are above ground or below ground.

Response 50: This comment has been resolved with Town staff. All proposed electrical lines are to be underground in accordance with SUP Condition #5.

Comment 51: To-scale elevations are not provided to show conformance with SUP approval condition # 6; provide to-scale elevations to demonstrate conformance with SUP approval condition #6b and Zoning Ordinance Article 9-26.1. F. Elevations must be of sufficient detail to show conformance with the architectural requirements (fenestration, material, canopies or porticos, varying roof lines, etc.) as described in SUP approval condition #6b. Please be aware that elevations are required for all structures/buildings to be located on the site.

Response 51: Elevations have been provided on Sheets C-108 – C-113.

Comment 52: Provide a calculation to show the proposed height of the building to show conformance with SUP approval condition #6c.

Response 52: A building height calculation has been provided on Sheet C-301.

Comment 53: Specify what type of noise mitigation measures are being implemented per SUP approval condition #6d. A noise study demonstrating the projected noise levels of each development phase, along with proposed mitigation measures as needed to meet Ordinance limitations, must be provided for review with the next submission. Any required mitigation measures must be shown in this plan document.

Response 53: A Noise Emitting Equipment Phasing Plan has been added on Sheet C-904. As discussed with Town staff, the requested noise study is to be provided prior to Certificate of Occupancy.

Comment 54: Provide an elevation/detail for each type of fencing shown on the plan set to show conformance with SUP approval condition #8.

Response 54: Details and elevations for all fencing and walls have been provided on Sheets C-108 – C-113 and C-902.

Comment 55: Provide plan notes as needed to state the type and size of fuel tanks and provide a note to specify that the fuel supply is solely for use in the event of a loss of external electrical power, per SUP approval condition #9.

Response 55: The requested notes have been added with the elevation on Sheet C-112.

Comment 56: Ensure parking and loading space requirements are met and clearly labeled throughout the plan per SUP approval condition #10.

Response 56: The parking complies with SUP approval condition #10, where the Site Data table on Sheet C-301 shows 57 total proposed parking spaces, where three of those proposed spaces are ADA spaces. Additionally, one loading space is required, and two loading spaces are proposed. The two proposed loading spaces have been labeled just north of Building A on Sheet C-305.

Comment 57: Provide a detail for the masonry screening wall around the dumpster area, to demonstrate compliance with SUP approval condition #11.

Response 57: The elevation for the trash enclosure has been provided on Sheet C-113.

Comment 58: Provide a prominent note in the plan set to state that water use is strictly limited to internal domestic uses, and shall not be used for cooling the data center except for the initial charging of the cooling system per SUP approval condition #14.

Response 58: The requested notes have been added to Sheets C-501 – C-505 as SUP Condition Notes #1 and #3.

Comment 59: Provide fire-flow information for review by the Fire Marshal with the second submission of the plan per SUP approval condition # 15b. The information must demonstrate that minimum required fire flows are available.

Response 59: The building fire demand estimate is 695 gpm at 93 psi while the results of the Water Flow Report, dated 3/24/2022, concluded that a total flow of 3560 gpm at a residual pressure of 114 psi is available to the site.

Comment 60: In conformance with SUP approval condition #17a, show intended phasing of construction and associated noise study for each phase.

Response 60: A Noise Emitting Equipment Phasing Plan has been added on Sheet C-904. As discussed with Town staff, the requested noise study is to be provided prior to Certificate of Occupancy.

Comment 61: SUP condition #18: Refer to previous comments regarding site lighting; provide a lighting plan that is legible and provides sufficient detail for a complete review.

Response 61: The photometric plan has been revised on Sheets E-715 – E-719.

Comment 62: SUP condition #19: Refer to previous comments regarding tree save areas; provide a detailed tree protection plan for existing vegetation to remain, and a maintenance plan for wooded areas to remain.

Response 62: A Tree Preservation Plan has been added to the set. See Sheets C-701 – C-705.

Comment 63: SUP condition #20: Specify how this condition is intended to be met; provide details in the plan set as needed.

Response 63: The solar pond aerator, per SUP Condition #20, has been proposed on Sheet C-408 and the specification provided on Sheet C-409.

Comment 64: SUP condition #21: Refer to previous comments regarding landscaping requirements, specifically the necessity to provide twice the ordinance requirement.

Response 64: The Landscape Plan on Sheets C-709 – C-714 has been revised as discussed with Town staff.

Comment 65: SUP condition #22: Specify how this condition is intended to be met.

Response 65: This condition is provided in the SUP Conditions Analysis on Sheet C-105 and is acknowledged as a condition of approval.

Comment 66: SUP condition #23: Specify how this condition is intended to be met.

Response 66: This condition is provided in the SUP Conditions Analysis on Sheet C-105 and is acknowledged as a condition of approval.

Comment 67: SUP condition #24: Specify how this condition is intended to be met.

Response 67: This condition is provided in the SUP Conditions Analysis on Sheet C-105 and is acknowledged as a condition of approval.

Comment 68: Provide an acknowledgement of SUP condition #25 by the property owner.

Response 68: The SUP Conditions have been fully reviewed and acknowledged by the owner as part of this submission.

Sheet C-906

Comment 69: To-scale elevations not provided. Provide to-scale elevations in conformance with SUP approval condition #6b and Zoning Ordinance Article 9-26.1. F.

Response 69: Elevations have been provided on Sheets C-108 – C-113.

Virginia Department of Transportation

General

Comment 1: Please provide Trip Generation analysis and Left/Right Turn Lane warrants.

Response 1: Trip Generation Analysis and Turn Lane Warrants have been provided on Sheet C-103.

Comment 2: Existing GR is not clearly shown on the plan lines do not clearly terminate. How will GR be impacted with new entrance and sidewalk? GR warrants should be investigated for possible removal from barrier warrants analysis. Reference Road Design Manual Appendix J – Barrier Installation Criteria (MASH).

Response 2: The limits of the existing guardrail have been labeled adjacent to Blackwell Road on Sheet C-302, where a transition section and GR-MGS3 end terminal have been labeled.

Comment 3: Sidewalks do not clearly tie into other existing networks either by physically connecting, or by crosswalk to adjacent sidewalk. Please revise to provide connectivity.

Response 3: Additional proposed crosswalks and proposed ramps have been added to Sheets C-302 and C-304.

Comment 4: Suggest adding a pavement markings and signing plan. Items not clearly identified on plan include a STOP Sign and STOP Bar at entrance.

Response 4: As proposed pavement markings and signage are minimal, Sheet C-302 has been revised to show the required improvements.

Sheet C-302

Comment 5: Commercial entrance standard width should be between 30-40' wide per Road Design Manual Appendix F Page F-120.

Response 5: The proposed entrance has been revised to 40' on Sheet C-302.

Comment 6: Crosswalk on south side of entrance is considered a Mid-Block crossing. Consider relocating to an intersection or providing justification.

Response 6: **The crosswalk has been relocated to the intersection on Sheet C-302.**

Comment 7: Crosswalk on south side of entrance does not feature a CG-12 on opposite side of Blackwell Road. Please revise for ADA needs.

Response 7: **A CG-12 ramp has been proposed across Blackwell Road on Sheet C-302.**

Comment 8: Please clarify sidewalk connection at north side of entrance. Will there be a CG-12 and Crosswalk across entrance?

Response 8: **Two ramps have been proposed at the entrance crosswalk on Sheet C-302.**

Comment 9: Please clarify sidewalk termination at very north end of property. Suggest to extend and tie into sidewalk at bridge over Rt. 17.

Response 9: **The proposed sidewalk north of the site entrance has been revised to be extended to the existing bridge, as shown on Sheet C-302.**

Comment 10: Please clarify sidewalk termination at very south end of property. Suggest to terminate and provide crosswalk to sidewalk across Blackwell Road.

Response 10: **The sidewalk and crosswalk across Blackwell Road have been provided per discussions with Town staff on Sheet C-302.**

Fire Department

Comment 1: What is the width of the road from the shoulder of the road to the security office coming into the complex on the entrance and exit? What is the width of the road going around the building and distance from the road to the building? The building code calls for a dedicated fire lane, can the developer show the fire lane on the design as well as the curb markings describing the location.

Response 1: **Additional dimensions have been added to Sheets C-301 to C-305 and a fire lane markings sheet has been added as Sheet C-307.**

Comment 2: Mountable curbs on entrance and exits to ensure fire and EMS apparatus aren't damaged during operations in tight spaces.

Response 2: **Mountable curbs are to be proposed at the entrance to the site, as shown by the "On-Site Concrete Curb & Gutter Detail" on Sheet C-901. Additionally, CG-7 labels at the site entrance have been added to Sheet C-302.**

Comment 3: Will the security office be staffed 24 hours a day year-round, to allow for entry during an emergency?

Response 3: **Yes.**

Comment 4: Supra boxes installed front and rear on buildings and security office to gain access to allow Fire Department access. Needed in the Security Office and outside Fire Alarm Control Room and outside sprinkler rooms.

Response 4: **A note on the required Supra boxes has been added to the Site Notes on Sheets C-301 – C-305.**

Comment 5: Fire Department Connection (FDC) to be a 4” Storz connection and marked with signage.

Response 5: See Utility Note #6, added to Sheets C-501 - C-505.

Comment 6: Need plans that show Fire Hydrant locations.

Response 6: Hydrants are shown on Utility Sheets C-501 – C-505, with coverage areas shown on the Fire Lane Plan, Sheets C-306 – C-307.

Comment 7: A Fire Hydrant outside the complex prior to the entrance secured gate.

Response 7: This comment has been rescinded by the reviewer as an existing hydrant is located on Old Blackwell Road within 300’ of the entrance.

Comment 8: Signage on doors for fire alarm, sprinkler, generator, electrical and mechanical rooms.

Response 8: See Note #5 on Sheets C-301 – C-305.

Comment 9: Annunciator panel for the fire alarm at the front entrance inside the building.

Response 9: See Note #7 on Sheets C-301 – C-305.

Comment 10: Will the containment pit or pits around the above ground, 50,000-gallon fuel storage tank or tanks, be able to hold that much product?

Response 10: No containment pits are required as the fuel storage tanks are double wall type with integral containment and detection for alarm.

Comment 11: Will there be water/fuel separator for water runoff, out of the containment pit or pits? Will the separator automatically shut off if fuel is detected?

Response 11: No separator is proposed as all tanks are double wall type in integral containment and leak detection.

Comment 12: Will there be a secondary entrance or exit in case of an emergency at the security gate?

Response 12: No secondary access is proposed as the guard booth will be staffed 24/7.

Comment 13: Location of the emergency shut off valves for the storage tanks and/ or generators.

Response 13: The fuel oil system will be fully monitored and controlled at each generator set, fuel tank, and central controller (in fuel tank yard). Shut down will be capable at all controllers manually in addition to detection and shut down (leaks), emergency low level and high level storage conditions at each tank, and emergency shut off valves.

Comment 14: Any storage or operations with dangerous chemicals or the possibility of any off gassing of any equipment?

Response 14: No hazardous materials other than lithium ion batteries at internal racks are proposed.

Comment 15: Emergency shut offs for equipment locations.

Response 15: Fuel system controllers are to be provided and locations are identified in the mechanical drawings within the architectural plan.

Comment 16: Centralized atmospheric monitoring station's location inside the building or in the Security gate.

Response 16: Atmospheric monitoring is to be provided and locations are identified in the mechanical drawings within the architectural plan.

Comment 17: Operational and competent staffing 24/7/365 if an emergency arises or do those employees need to respond into the facility?

Response 17: Operation and competent staffing is to be onsite 24/7/365. See Emergency Services Note on Sheet C-307.

Police Department CPTED

Traffic

Comment 1: As currently configured, vehicular traffic traveling northbound on Blackwell Rd. does not stop at the intersection of Oak Springs Drive, allowing for continuous flow past the entry/exit point. Vehicular traffic traveling southbound on Blackwell Rd. must stop at the intersection of Oak Springs Drive, which will allow for a break in traffic for vehicles exiting the data center and turning left.

Response 1: Acknowledged.

Comment 2: With only 32 employees expected at any one time on the property, entering and exiting the facility should not affect traffic flow. A turning lane added to the east side of Blackwell Rd. could be considered. A center turn lane for southbound traffic would require the widening of Blackwell Rd.

Response 2: Acknowledged.

Comment 3: There is a drop in elevation from Blackwell Rd. to the property at the entry/exit point. I recommend that be brought up to grade so that traffic exiting the property can have a clear line of sight in both directions.

Response 3: Acknowledged. Sight lines are illustrated on Sheet C-810.

Comment 4: The proposed 50,000 gallon fuel tanks, in the event of a catastrophic incident, would have an immediate effect on both northbound and southbound lanes on the Rt. 17 Spur. This would likely require a closure of a major north/south corridor and result in a Hazmat situation.

Response 4: Acknowledged. The proposed fuel tanks are double walled to provide redundancy and reduce potential of a catastrophic event.

Comment 5: Emergency vehicle access into the facility does not appear to be an issue.

Response 5: Acknowledged.

Pedestrian

Comment 6: This proposal would have minimum impact on pedestrian traffic. There is currently no sidewalk on the east side of Blackwell Rd. There is a sidewalk on the west side of Blackwell Rd. The applicant has proposed, in their Site Development Plan, to build a 5' sidewalk on the east side of Blackwell Rd. along their property. Pedestrian crossing hashmarks and warning signs should be clearly visible from both directions. I would recommend putting 3 pedestrian crossings. 1 closest to Country Chevrolet where foot traffic heading to Sheetz would cross, 1 in the middle by the Giant entrance and one near the intersection of Oak Springs Drive.

Response 6: **The pedestrian crossings have been added as requested and discussed with Town staff. See Sheet C-301.**

Lighting

Comment 7: Lighting should be LED or OLED with a correlated color temperature of between 2700 and 3000 Kelvin. After installation a night-time lighting study should be done to check illumination, uniformity, and brightness and to ensure the lights are properly shielded so glare doesn't affect traffic on Lee Hwy, the Rt. 17 Spur and Blackwell Rd.

Response 7: **Acknowledged. A revised photometric plan has been provided on Sheets E-715 – E-719.**

Landscaping

Comment 8: Trees surrounding the property would effectively screen the data center from view from the road and could shield drivers from the security lights. In the employee parking lot shrubs should be low growing so as not to obscure sight lines or cover windows. This is particularly important near entrances and exits where someone could conceal themselves from view. Tree type and placement should be planned so the canopy doesn't interfere with the lights in the parking lot as they grow.

Response 8: **Acknowledged.**

Planning

General

Comment 1: The SDP sheets are all marked confidential. The Applicant should be aware that all submissions are public, subject to FOIA, and should consider removing these notes.

Response 1: **The plan has been revised in conformance with VA FOIA requirements with this submission.**

Comment 2: Approval for this development was heavily conditioned through the Special Use Permit approval. As such, the Applicant should move the Conditions of Approval, SUP Plans, and SUP elevations to the front section of the SDP sheets.

Response 2: **The requested SUP Plan Sheets have been moved to Sheets C-104 to C-107.**

Comment 3: The Applicant should overlay the Site Plan on the approved SUP Plan to ensure substantial conformance. At this time, staff is unable to fully assess the conditions have been met based on the materials submitted.

Response 3: An overlay of the Site Plan and approved SUP Plan has been provided as a separate document with this submission.

Comment 4: The Applicant should include a Conditions of Approval matrix and analysis to demonstrate the conditions are met.

Response 4: A Conditions of Approval analysis has been provided on Sheet C-105.

Comment 5: The Applicant should add the Conditions of Approval as Notes to the specific sheets. For example, lighting condition to the notes on the lighting sheets, landscape conditions on the notes of the landscape sheets, etc.

Response 5: SUP Condition Notes have been added to the applicable sheets.

Comment 6: Multiple sheets reference a 5' landscape buffer on the perimeter of the property. Please clarify what specifically this note is regarding.

Response 6: The reference to the 5' landscape buffer has been revised in alignment with the updated Landscape Plan per coordination with Town staff.

Comment 7: Multiple sheets indicate a LOD over an area with a note of "existing treeline to remain." Please clarify and address.

Response 7: Treeline callouts have been clarified in the plan.

Comment 8: Multiple sheets indicate a LOD on the tree preservation area without taking into account the drip line that would actually preserve the trees. Trees within the preservation area must remain viable and not have their roots cut.

Response 8: Notes and clarification on the LOD and tree preservation areas has been added to Sheets C-701 – C-705.

Comment 9: The SUP Approval speaks to phasing of the project. However, the SDP plans do not speak to the phasing of the project. This impacts the construction entrance, landscaping of said entrance, generators, and noise. Please clarify phasing and elements of each phase.

Response 9: Building construction is to be completed in a single phase, while installation of various equipment is to be phased as shown on Sheet C-904.

Comment 10: Multiple sheets indicate a large "standard gravel" that is 70'-90' in width on the south side of the building. In order to meet the landscaping requirements established in the SUP Conditions of Approval the Applicant should reduce the size of this gravel pad. The Applicant, in public meetings, indicated to Town Council that it was appropriate to add the additional landscape screen against the building. Staff agrees that the SDP does not capture this intent by placing the screening on a lower grade beyond the gravel pad.

Response 10: The requested landscaping has been provided on Sheets C-709 – C-714.

Comment 11: Multiple sheets indicate extensive grading. The SUP process spoke to potential blasting the in the geo-technical report. Please indicate if the geotechnical report has been updated and submit the latest copy, as well as indicate blasting on the SDP. A note on the SDP that the Applicant is responsible for any damages related to blasting and the Town holds no liability to the Applicant or other properties.

Response 11: **The geotechnical report includes notes on blasting and a blasting note has been added to the Erosion & Sediment Narrative on Sheet C-603.**

Comment 12: There will be right-of-way improvements along Blackwell Road, yet it does not appear that the existing trees are taken into consideration on the survey and impacts. Instead there is simply a LOD line with none of the existing trees identified within it. Please address.

Response 12: **Consideration for right-of-way improvements in relation to existing trees has been clarified in the Tree Preservation Plan on Sheets C-701 – C-705.**

Specific Sheet Comments

Comment 1: Sheet C101 – The Date on the Architectural Plan reference should be updated to February 14, 2023.

Response 1: **February 14, 2023 applies only to the Illustrative Building Elevations, provided on Sheet C-107, and does not apply to the Architectural Plan.**

Comment 2: C102 – Under Lighting Notes add Condition of Approval 18.

Response 2: **The General Notes on Sheet C-102 are Bohler standard across all civil plans, however the Condition of Approval 18 has been added to the Photometric Plan on Sheets E-715 – E-719.**

Comment 3: C202A-K – These sheets are not accompanied by a Tree Preservation Plan, nor is staff able to determine where the tree save area is delineated on the approved SUP Plan, how trees are being replaced that are identified for removal, or how substantial conformance with the Conditions of Approval are being met for conditions 1, 19, and 21.

Response 3: **A Tree Preservation Plan has been provided on Sheets C-701 – C-705.**

Comment 4: C2023 –Note #6 states the contractor will ensure existing treelines are removed to provide a minimum 10ft. clear of proposed perimeter security fence. This will need to be delineated on the SDP to demonstrate protected drip lines of tree save areas and how it might impact required landscaping.

Response 4: **Note #6 on Sheet C-203 has been revised to direct the contractor to use caution and ensure preserved trees are not impacted.**

Comment 5: C301 – Overall site plan does not indicate how Condition of Approval 12 will be met in restricting access to Lee Highway. Please revise.

Response 5: **A note is provided on Sheet C-206 for removal of the existing gravel entrance, thereby restricting access from Lee Highway.**

Comment 6: C302 – The site plan needs to include a high visibility crosswalk across the entrance of the site and across Blackwell.

Response 6: **Crosswalks have been proposed as requested on Sheet C-302.**

Comment 7: C305 – The site plan needs to label the refuse and meet Condition of Approval 11. The site notes should include all applicable conditions, including 1, 6, 7, 8, 10, 11, 12, 16, 18, 19, 20, and 21.

Response 7: **The masonry screened trash enclosure has been labeled on Sheet C-305 and Site Note #8 has been added referencing the SUP Conditions Analysis provided on Sheet C-105.**

Comment 8: C307 – MOT needs to provide proper area mapping and diagrams with labels to be able to properly evaluate.

Response 8: **A detailed MOT Plan has been provided on Sheets C-1001 – C-1004.**

Comment 9: C408 – Add Condition of Approval 20 as a note and in the design.

Response 9: **The solar pond aerator, per SUP Condition #20, has been proposed on Sheet C-408 and the specification provided on Sheet C-409.**

Comment 10: C409 – Add Condition of Approval 20 as a note and in the design.

Response 10: **The solar pond aerator, per SUP Condition #20, has been proposed on Sheet C-408 and the specification provided on Sheet C-409.**

Comment 11: C601 – The proposed wet storage/dry storage appears to conflict with the SUP Plan and tree preservation area. Please clarify.

Response 11: **The sediment basin has been reviewed to confirm alignment with the SUP Plan and Tree Preservation area on Sheet C-601.**

Comment 12: C701- C705 - Add Conditions of Approval 1, 19, and 21 to the notes. See additional comments above under General Comments as they relate to phasing and landscaping requirements.

Response 12: **The Conditions of Approval notes have been added to Sheets C-709 – C-713.**

Comment 13: C707- C711 - Add Condition of Approval 18 to the notes. See additional comments above under General Comments as they relate to lighting.

Response 13: **The SUP Condition Note has been added to Sheets E-715 – E-719.**

Comment 14: C901 – Add diagram and notes for the installation of a high visibility crosswalk.

Response 14: **The VDOT Crosswalk Detail has been provided on Sheet C-903.**

Comment 15: C903 – Add Conditions of Approvals 1 and 11 and adjust the refuse plan to meet the requirements.

Response 15: **The trash enclosure elevations have been provided on Sheet C-113.**

Comment 16: C904-C906 – Ensure all SUP plans, Conditions of Approval, and elevations are incorporated and met throughout the SDP.

Response 16: **The approved SUP Plan, Conditions of Approval, and elevations have been provided on Sheets C-104 – C-113.**

Utility

Comment 1: The site is connected to public water at two locations. Water meters will be required for both locations so the Town can monitor and bill for on-site water use.

Response 1: **Water meters have been proposed for each domestic connection as shown with the 5/8" Meter on Sheet C-502 and the 1.5" Meter on Sheet C-505.**

Comment 2: Please provide the fire hydrant labeling and valve locations on the Fire Lane Plan

Response 2: **Fire hydrant labels and valve labels have been added to Sheet C-306.**

Comment 3: Please have your consultant provide fire flow calculations for the network on site.

Response 3: **The Water Flow Report has been provided with this submission.**

Comment 4: Please explain the sewer gas interceptor structure at the building connection. It appears that this structure will function as a solids septic tank. Is the wastewater from the building planned to be pumped?

Response 4: **The intent for the sewer gas interceptor is to create a natural trap to prevent gases from entering through the system when it runs dry. The interceptor ties into the Civil continuation via gravity feed.**

Comment 5: Why is the Sewer Gas structure not included in the profile?

Response 5: **The sewer gas structure has been included on Sheet C-805.**

Comment 6: As an advisory comment, a good portion of the sanitary service main on-site is proposed at a 0.5% slope, the minimum slope in the Town's PFM. This sanitary sewer will be privately owned and maintained since it only serves this facility and no other public purpose. We have seen issues with construction where the as-built construction of sewers such as these turn out to be less than the minimum 0.5% slope. Great care will be required during construction to ensure the minimum slopes are met, or waivers to this condition will be needed.

Response 6: **Acknowledged. A note cautioning the contractor to take care during construction has been added on Sheet C-804.**

Comment 7: Please provide wastewater projections to accompany the water use and fire flow projections.

Response 7: **The wastewater projection is 44,500 gal/year based on assumed 50 person occupancy, which includes humidifier drain load.**

Comment 8: Sanitary sewer service laterals require a cleanout every 100 feet per PFM 302-13-B-5.d.

Response 8: **Sanitary cleanouts have been added every 100 feet, as shown on Sheets C-502 to C-505.**

Comment 9: The minimum vertical separation for water and sanitary sewers from other utilities is 18-inches unless approved on a case-by-case basis by the Director, per PFM 202.07-B.

Response 9: **The profiles have been revised on Sheets C-801 – C-809 to provide the requested minimum vertical separation.**

Public Works

Comment 1: For additional street lighting on Blackwell, poles are to match existing poles on Blackwell and Oak Springs.

Response 1: **No street lighting is proposed as light levels are adequate at the secure entrance and the development will not generate additional pedestrian traffic.**

Comment 2: What lighting is proposed at the site entrances to Blackwell Road?

Response 2: **No street lighting is proposed as light levels are adequate at the secure entrance and the development will not generate additional pedestrian traffic.**

Comment 3: Where are the proposed lighting details to include pole type, height, and fixture specifications?

Response 3: **Lighting details have been provided on Sheets E-720 – E-721.**

Comment 4: Markings for crosswalks within Town right of way shall be at least 6 feet wide and not 5 feet.

Response 4: **The right-of-way crosswalks have been revised to 6' wide on Sheet C-302.**

Comment 5: Blackwell Road widening and lane markings to accommodate the center lane turning and straight-through directions.

Response 5: **No road widening or center turn lane are proposed. See turn lane warrants provided on Sheet C-103.**

Comment 6: Please clarify how the flow under the existing culverts under Lee Highway to the stream on the east side is changing with this plan. Much of the flow appears diverted through the pond to the culvert furthest to the southeast. But it is not clear how the comparison table was determined.

Response 6: **A “Lee Highway Culvert Capacity Summary Table” has been added on Sheet C-407 to provide the pre- and post-development adequacy.**

Comment 7: The SWM Narrative implies the site drainage will be conveyed to POI #1. It is not clear through the grading and stormwater plans how the 9.22 acres bypass area will be conveyed to POI #1.

Response 7: **The bypass area is conveyed over existing topography to the right-of-way culverts, of which adequacy is shown in the “Lee Highway Culvert Capacity Summary Table” on Sheet C-407.**

Comment 8: Plan Sheet C-407, the Post Development Drainage Plan, implies the 9.22 acres should be divided into multiple drainage areas discharging to the different existing culverts under Lee Hwy.

Response 8: **5.02 acres of the overall 9.22 acre bypass area drains to Culvert A and the remaining 4.20 acres drains to Culvert B. The culvert adequacy is shown in the table on Sheet C-407.**

Comment 9: With this, the plan needs to demonstrate the plan graphics and calculations that show what the anticipated flows will be to each of these culverts and the existing capacity for those culverts to accept those flows. In most of those cases, it is likely that the post-development flows will be less than the existing flows. But this needs to be clearly demonstrated. The table on sheet C-408 summarizes that the total site meets the Pre-Development test by the energy balance system, but it is not clear how these were determined for each of the existing culverts under Lee Hwy, which is a critical feature for this development.

Response 9: A “Lee Highway Culvert Capacity Summary Table” for the pre- and post-development flows to each culvert is provided on Sheet C-407.

Comment 10: Please provide adequate designations for the existing contours on the proposed grading plan. It is difficult to line up and match the tie-ins of the proposed contours to existing contours.

Response 10: Additional contour labels have been added on Sheets C-401 – C-405.

Comment 11: Why do the 479 and 478 contours across the proposed surveillance trail direct runoff towards to proposed pond rather than toward the bypass area?

Response 11: This is a natural high point in the existing topography and the storm pond has been adequately sized to accommodate the runoff.

Comment 12: Please provide the proposed construction profile for the Stormwater Management discharge structure, pipe and outfall. Please include the pipe calculations with the Stormwater Calculations. Include with this the proposed channel to the existing culvert under Lee Hwy as well as the existing culvert capacity calculations.

Response 12: The profile has been provided on Sheet C-408 and the channel section provided on Sheet C-410. The existing culvert capacity is shown in the Lee Highway Culvert Capacity Summary Table on Sheet C-407.

Comment 13: With the size and extent of earthmoving required for this project, a multi-phase-2 E&S Plan is needed.

Response 13: The E&S Plan has been revised to propose a Phase 1A, 1B, and Phase 2 plan. See Sheets C-601A, C-601B, and C-602.

Comment 14: The Town is preparing for a major stream restoration project for the un-named tributary of Cedar Run flowing on the south side of Lee Hwy. from Blackwell Road to the Rt. 17 interchange. It will be critical that a well-designed E&S program is carefully implemented and followed during construction.

Response 14: Acknowledged. Consideration has been taken in design of the E&S Plan to ensure sediment-laden runoff is controlled.

Comment 15: For the 2-to-1 and 2.5-to-1 slopes downstream of the proposed construction entrance draining to the wetland, the existing culvert under Country Chevrolet, and the new building they constructed, a drainage diversion is needed to ensure the fill slope does not cause an erosion issue. The diversion should be directed toward the proposed SWM facility.

Response 15: Post-development flows to the described locations are being decreased from the pre-development condition in conformance with stormwater quantity requirements, as shown in the Lee Highway Culvert Capacity Summary Table on Sheet C-407 and the Stormwater Management Narrative on Sheet C-408. As the culverts are adequate and the plan as designed is compliant with stormwater quantity requirements, no diversion to the proposed SWM facility is proposed. The proposed slopes are in alignment with existing slopes in these locations and have been reviewed with the geotechnical engineer and no erosion issues are anticipated.

Comment 16: The CG-7 and CG-7R details appear to be the same detail.

Response 16: The CG-7 and CG-7R details have been corrected on Sheet C-901.

General

Comment 1: Provide a turn radius plan to include wheel paths of the largest expected vehicle, to include entrance/exit and pathway around the building.

Response 1: The turn lane radius is shown on Sheet C-306.

Comment 2: There shall be no off-site staging permitted. Staging shall not take place outside of authorized work hours.

Response 2: Acknowledged. This has been noted in the Phase 1 Sequence of Construction on Sheet C-601.

Comment 3: Provide travel routes and truck access routes for all construction activities for review and approval prior to commencement of construction activities.

Response 3: Construction access to the site is to be made via Lee Highway and Blackwell Road. The internal construction access drive is shown on Sheet C-601A.

Comment 4: Provide a capacity analysis of construction traffic leaving the site and impacts on existing traffic flow.

Response 4: A construction access drive internal to the site is proposed as shown on Sheets C-601A – C-601B. This internal drive will enable construction traffic flow to be controlled to mitigate any impact to existing traffic flow.

Sheet C-302

Comment 5: Due to the heavy equipment and increased traffic volume. All of Blackwell Road shall be milled and paved from Lee Highway to station 26+/-50.

Response 5: Per discussions with Town staff, the contractor will perform surveys of road conditions prior to and following completion of construction to determine if pavement conditions have been impacted and if paving is warranted.

Comment 6: Asphalt material shall be an approved VDOT Mix Design and shall meet the density, placement and material specified in the 2020 VDOT Road and Bridge Specifications.

Response 6: **Acknowledged. This has been noted with the Town road paving detail provided on Sheet C-903.**

Comment 7: Entrance at Blackwell Road shall consist of a CG-13.

Response 7: **The entrance has been called out as a CG-13 on Sheet C-302 and the detail has been added on Sheet C-903.**

Sheet C-307

Comment 8: Need additional plan sheets and information regarding Maintenance of Traffic Plan

Response 8: **A Maintenance of Traffic Plan has been provided on Sheets C-1001 – C-1004.**

Comment 9: Sequence of Construction plan sheet is required.

Response 9: **The sequence of construction is provided on Sheets C-601A – C-602 per discussions with Town staff.**

Comment 10: Detail plan laying out the placement of temporary, permanent signage, and traffic control devices.

Response 10: **Traffic control information is provided on Sheets C-1001 – C-1004.**

Comment 11: Road Work Ahead and End Road Work signage shall be far enough ahead to allow room for Temporary signage.

Response 11: **The signage requested is provided on Sheets C-1001 – C-1002.**

Comment 12: Allowable hours for any lane closures are 9AM to 3PM and no work allowed in right-of-way on Saturday or Sunday

Response 12: **The allowable hours are noted in the project description on Sheet C-1003.**

Comment 13: 72-hour notification to Town of Warrenton required for any lane closures and/or impeding traffic flow

Response 13: **This has been noted in the M.O.T. Notes on Sheets C-1001 – C-1002.**

Comment 14: Need a work zone layout plan for traffic control devices along Lee Highway

Response 14: **The work zone layout plan has been provided on Sheets C-1001 – C-1002.**

Comment 15: All traffic control devices shall be installed per 2011 VDOT Work Area Protection Manual revision 2 September 1, 2019 and MUTCD

Response 15: **Traffic controls are provided accordingly on Sheets C-1001 – C-1004.**

Comment 16: The minimum allowable traffic lane is 11 feet.

Response 16: **Traffic lanes are provided accordingly on Sheets C-1001 – C-1004.**

Comment 17: Pavement Markings plan sheet needed.

Response 17: **Pavement markings are provided on Sheet C-302.**

Comment 18: All traffic markings in the right-of-way shall be VDOT Class I Thermoplastic.

Response 18: This has been noted in the Site Notes on Sheets C-301 – C-302.

Comment 19: How do you plan to maintain traffic flow with a 10x10 bore pit located in the median of Lee Highway?

Response 19: The waterline connection will be completed with night work following coordination and approval with the Town. See Utility Notes on Sheet C-504.

Comment 20: A certified shoring device will be required for all bore pits.

Response 20: A note on the certified shoring device has been added to Sheet C-504.

Comment 21: How will you maintain drainage ditch in median along Lee Highway?

Response 21: The waterline connection will be completed with night work following coordination and approval with the Town and will occur in one phase during dry weather to prevent drainage impacts. See Utility Notes on Sheet C-504.

Sheet C-504

Comment 22: Water Main tap at station 10+/-00 shall be moved approximately 50 feet East, to avoid conflict with existing box culvert.

Response 22: The connection has been shifted to avoid conflict with the existing culvert.

Comment 23: The existing 12-inch Water Main along Lee Highway is made of cast iron, and is a main water service line for the Town. So great care shall be taken when working on and/or around this pipe. Any damage will need to be addressed at owner's expense, to include vibration damage from blasting and/or excavation activities.

Response 23: Acknowledged. Notes have been added to Sheet C-504.

Comment 24: Water Main back flow preventors are required at each tie-in location.

Response 24: Backflow preventers are to be provided at the building with the Architectural / Plumbing plans.

Comment 25: The Town's main sanitary sewer feed runs through the area tie-in area proposed along Lee Highway. This line needs test pitted and found prior to any other activities in this area.

Response 25: Acknowledged. This has been noted on Sheet C-504.

Comment 26: There is an existing sanitary manhole #823 located on the Westside of Country Chevrolet entrance along Lee Highway. This could be a more suitable location to tap the sanitary.

Response 26: A sanitary connection at this location is not feasible due to existing fiber and other utilities in the vicinity.

Comment 27: Guardrail located along WBL Lee Highway from 174+/-50 to station 176+/-00 left of baseline and EBL Lee Highway from station 174+/-50 to station 176+/-50 right of baseline shall be brought up to VDOT guardrail standards.

Response 27: Acknowledged. This has been noted on Sheet C-504.

Comment 28: Shall notify adjacent property owners when working on their property via Town easement.

Response 28: No work on adjacent properties is proposed.

Comment 29: WBL and EBL Lee Highway will be paved by the end of 2023. Any pavement damage shall be addressed by milling and overlaying damaged asphalt.

Response 29: Acknowledged. The contractor has been made aware of the requirement to repair any pavement damaged by construction activities.

Comment 30: Possible blasting will occur, need a plan on how you plan to protect the existing utilities from damage. A plan must be submitted for review and approval prior to commencement of blasting activities.

Response 30: Acknowledged. Contractor will coordinate with the Town prior to blasting.

Sheet C-509

Comment 31: Water Main trench width shall be one foot on each side of pipe plus OD of ductile pipe.

Response 31: Acknowledged. This has been noted in the detail on Sheet C-509.

Comment 32: Details on type of casing for sanitary sewer and water main

Response 32: The detail for concrete/steel encasement has been provided on Sheet C-510.

Comment 33: Minimum of 4 inches of bedding required under all sanitary and water main in right-of-way.

Response 33: Acknowledged. This has been noted in the detail on Sheet C-509.

Comment 34: Bedding material shall be crusher run or VDOT # 57's.

Response 34: Acknowledged. This has been noted in the detail on Sheet C-509.

Sheet C-901

Comment 35: Density testing will be required when working on any item within the right-of-way. All tests shall meet the 2020 VDOT Road and Bridge Specifications

Response 35: Acknowledged. This has been noted in the detail on Sheet C-901.

Comment 36: All concrete placed within Town's right-of-way shall be tested and meet the 2020 VDOT Road and Bridge Specifications

Response 36: Acknowledged. This has been noted in the detail on Sheet C-901.

Comment 37: VDOT CG-6 shall be used in Town of Warrenton's right-of-way; provide CG-6 detail on Sheet C-901 and show/note on all affected plan views.

Response 37: The CG-6 detail has been added to Sheet C-901 and called out on Sheet C-302 and C-304.

Comment 38: Max ADA ramp slope is 1:48 per VDOT CG-12 of the 2016 VDOT Road and Bridge Standards; revise as needed on all plan sheets. On Sheet C-901, update the ADA ramp details to the current revision 4/2019.

Response 38: The details on Sheet C-901 have been revised to the current VDOT CG-12 detail and the plan has been confirmed in compliance.

Comment 39: Sidewalk width shall be 5 feet or more.

Response 39: The detail on Sheet C-901 has been revised.

Comment 40: ADA ramp widths shall be 5 foot or more.

Response 40: The details on Sheet C-901 have been revised to the current VDOT CG-12 detail and the plan has been confirmed in compliance.

SWM & ESC

Comment 1: Legends need to apply to each page.

Response 1: Acknowledged, the legends have been revised to apply to the applicable page on Sheets C-601A – C-602.

Comment 2: Correctly delineate and update the limits of disturbance and limits of work.

Response 2: Acknowledged. The proposed limits of disturbances and limits of work have been revised accordingly to the proposed scope presented.

Comment 3: When the limits of disturbance include areas on the adjacent properties (Parcel ID 6984-59-4220-000 & 6984-58-7618-000), evidence that the adjacent properties are aware of and agree with the proposed land disturbance is required.

Response 3: The plan has been revised to eliminate proposed off-site disturbance.

Comment 4: If the limit of disturbance is in areas outside the property line, please indicate them as a limit of work.

Response 4: The disturbance area at the northwest corner of parcel 6984-59-4220-000 will be coordinated with the property owner prior to plan approval.

Comment 5: Update the necessary documentation showing concurrence by the Army Corps of Engineers, Department of Environmental Quality (DEQ) - Virginia Water Protection (VWP), or other agencies and the proposed disturbed and protected areas (updated permits).

Response 5: The plan does not propose wetland disturbance. The permit update is being coordinated with DEQ.

Comment 6: Stormwater Pollution Prevention Plan will be required before plan approval. [ZO Article 5-7].

Response 6: Acknowledged.

Comment 7: This project requires a General VPDES Permit for Discharges of Stormwater from construction activities (VAR10) Registration Statement.

Response 7: The Registration Statement will be provided prior to plan approval.

Comment 8: Land disturbance activity will only occur once the Department of Environmental Quality (DEQ) issues the permit coverage and the operator and the Town receive a coverage letter.

Response 8: Acknowledged.

Comment 9: Show all proposed easements, including storm drainage, stormwater management, BMPs, and stormwater access; ensure the minimum required width is provided to meet Public Facilities Manual Sec. D-17. [Z.O. 10-4.2.1 & 10-6.3].

Response 9: Easements in accordance with the Public Facilities Manual have been provided in the site plan.

Comment 10: A maintenance agreement is required for the BMP facility and shall be submitted to the Administrator for review/approval prior to the approval of the plan. [ZO 5-11.a].

Response 10: Acknowledged.

Comment 11: A construction record drawing for permanent SWM facilities and public utilities shall be submitted to the Administrator. [ZO 5-6.d].

Response 11: Acknowledged.

Comment 12: Per the SUP condition of approval #13, Access for Town Staff, the applicant shall provide the Town Manager with an on-site employee who shall serve as the sole point of contact for arranging access to the Property for the Town's conduct stormwater inspection required by the Virginia Department of Environmental Quality; and shall keep that point of contact current at all times.

Response 12: Acknowledged. The point of contact for stormwater management access is:
Nicholas Mansberger
nicman@amazon.com
(703) 622-1735

Comment 13: Advisory comment: If an additional disturbance occurs at this property during the SDP review process or in the future during construction activities, the Town of Warrenton reserves the right to further comments on the SWM and ESC measures.

Response 13: Acknowledged.

C-102: GENERAL NOTES

Comment 1: Include in the "General Notes" the narrative indicated below in italics:

- *"The contractor shall call "Miss Utility" (1-800-257-7777) a minimum of 48 hours in advance of any excavation, boring, pile driving, and/or digging for the location of utility lines."*
- *"All materials and construction methods shall conform to the Town of Warrenton and/or VDOT Standards, Town of Warrenton, Public Facilities Manual, and the Virginia Erosion and Sediment Control Handbook, current Edition."*
- *"The Land Disturbance Permit (LDP), the SWPPP, the Registration Statement and a copy of the notice of coverage letter, and the Operator's*

Contact Information and Emergency Contacts List MUST BE DISPLAYED outside of the property, near the construction entrance, where it is visible from the street and must not be removed until the construction is completed. A copy of the approved construction documents shall always be kept on-site.

Response 1: The provided notes have been added to Sheet C-102.

Comment 2: Include (in italics) and remove (in strikethrough) in the “Soil Erosion and Sediment Control Plan Notes” the narrative indicated below:

- 4.B. Sediment Fence – Install silt fence(s) ~~and/or silt sock~~ around the downslope perimeter of the site, temporary fill, and soil stockpile. *Notify the Sediment Control Town Inspector and obtain approval to modify or remove sediment erosion control devices.*

Response 2: Note 4.B has been revised to remove reference to silt sock and the provided note has been added under “Town of Warrenton Notes” on Sheet C-102.

Comment 3: Add the narrative indicated below in italics in the “Soil Erosion and Sediment Control Plan Notes”:

- 18. *All Erosion and Sediment Control Measures shall conform to the Virginia Sediment Control Handbook’s most current edition.*
- 19. *The Town of Warrenton ESC Inspector has the authority to add or delete ESC measures as necessary in the field as site conditions change.*
- 20. *All ESC structures should be inspected by the contractor every four days or five days and after each storm event. The contractor shall repair each ESC control structure as specified in the “Maintenance” section in the Virginia and Erosion and Sediment Control Handbook, current edition for each ESC structure until it can be removed at the competition of construction (9VAC25-840-60). [ZO Article 4 4-8.8; 9VAC25-840-60].*
- 21. *A pre-construction conference must be coordinated with the Town of Warrenton ESC Inspector prior to construction.*
- 22. *Dumpsters will be covered daily after work [9VAC25-840-40].*
- 23. *The Land Disturbance Permit (LDP), the SWPPP, the Registration Statement and a copy of the notice of coverage letter, and the Operator’s Contact Information and Emergency Contacts List MUST BE DISPLAYED outside of the property, near the construction entrance, where it is visible from the street and must not be removed until the construction is completed. A copy of the approved construction documents shall always be kept on-site.*
- 24. *No building construction will occur until the Building Official authorizes by writing the construction of the new buildings and all required building/zoning permits are obtained by the owner/applicant.*
- 25. *All work shall be done between the hours of 7:00 a.m. and 6:00 p.m. Monday through Friday. Any other times must be approved in advance and written by the Town Manager.*
- 26. *All the sediment trapping facilities will be constructed as the first step in land disturbance activities and will be adequately maintained*

per the Erosion and Sediment Control Handbook, Current Edition, and per approval plans (including safety fence, silt fence, construction entrance, etc.).

- *27. Silt fence will be installed between the property line and the right-of-way, never in the right of way.*
- *28. The contractor shall be responsible for scheduling all inspections by calling the ESC Town's Inspector no less than 48 hours in advance.*
- *29. All denuded areas requiring temporary or permanent stabilization will be stabilized and restabilized, if needed, during the length of the project.*
- *30. A temporary and/ or permanent vegetative cover will be established to be uniform, mature enough to survive, and will inhibit erosion.*
- *31. Care must be taken during construction to prevent erosion, dust, and mud from damaging adjacent property, clogging ditches, tracking public streets, and otherwise creating a public nuisance to surrounding areas.*
- *32. Upon completion of the work, the construction area is to be cleaned of construction debris litter daily.*
- *33. Excavated material will be located within the limits of disturbance inside the property. If excavated material is taken off-site, the Offsite Soil Tracking Form will be required (9VAC25-840-80, Chapter 8, VESCH).*
- *34. If construction equipment and vehicles are needed will be staged inside the property.*
- *35. If adjacent properties or the right-of-way are disturbed during construction activities, the construction company will repair the portion affected (grass or other materials) to return to existing conditions.*
- *36. If the contractor or his subcontractors or their employees dumps, discharges, or spills any oil or chemical that reaches or has the potential to reach a wetland and/ or waterway, the contractor shall immediately notify all appropriate jurisdictional agencies (federal, state, and Town), and shall take immediate actions for containment and/ or removal of the oil or chemical.*

Response 3: The provided notes have been added under “Town of Warrenton Notes” on Sheet C-102.

C-201A-C-201B-C-201C: ALTA/NSPS SURVEY (BY OTHERS)

Comment 1: Indicate the existing utility line (power line) on the plan.

Response 1: The utility poles are indicated on the survey and the overhead line is shown on the Demolition Plan, Sheets C-203 – C-207.

Comment 2: Label the material and diameter of the existing pipes that extend across W. Lee Hwy; see the picture below:

Response 2: The size and material of the existing pipes is shown on the Demolition Plan, Sheets C-203 – C-207.

C-202A-C-202B-C-202C-C-202D-C-202E-C-202F-C-202G-C-202H: TREE REMOVAL BASE (BY OTHERS)

Comment 1: Indicate on the plan the location of the existing wetlands.

Response 1: **The existing wetlands are not applicable to the tree survey and are shown on the Demolition Plan, Sheets C-203 – C-204.**

Comment 2: Correctly delineate and update the limits of disturbance and limits of work.

Response 2: **The limits of disturbance / limits of work have been updated. Additional information is shown on the Tree Preservation Plan on Sheets C-701 – C-708.**

Comment 3: Clearly identify the tree preservation area. The plans indicate trees to be removed in the preservation area and outside the limits of disturbance (find pictures below indicated in green). Are the roots of these trees going to be removed? How will the tree-cut trunks be removed from the preservation area without disturbing and damaging the vegetative ground cover? Please clarify and note in the plans how the remaining trees will be protected from construction activities without disturbing the ground. Otherwise, correctly delineate and increase the limits of disturbance and limits of work.

Response 3: **This has been clarified in the Tree Preservation Plan, Sheets C-701 – C-708.**

Comment 4: Per the SUP condition of approval #19, Tree Save, the applicant was requested to seek to minimize land disturbance and maximize on-site vegetation. It appears the limits of disturbance (LOD) indicated on the SUP plans (shown in red), and the proposed SDP plans (marked in green) are relatively the same; however, the Exhibit 1 Tree Study provided with the SUP (indicated in orange) and the SDP and SUP plans (shown in red and green) are different; please clarify.

Response 4: **The tree removal has been revised due to the removal of grading and utility installation associated with the previously proposed substation area.**

C-203-C-204-C-205-C-206-C-207: OVERALL DEMOLITION PLAN

Comment 1: Correctly delineate the limits of disturbance and limits of work.

Response 1: **Acknowledged. The proposed limits of disturbances and limits of work have been revised accordingly to the proposed scope presented.**

Comment 2: It is difficult to identify the tree preservation area vs. the tree line to be removed (same type line). Please indicate the tree preservation area with other type/dash lines on the plan and add this to the legend.

Response 2: **The treeline to remain is shown with a faded solid line while the treeline to be removed is shown with a bold dashed line. Tree removal has been clarified in the Tree Preservation Plan, added on Sheets C-701 – C-708.**

Comment 3: Additional narrative, indicated in “italics,” is required in the “Demolition Notes”:

- Prior to starting any demolition, the contractor is responsible for obtaining all required permits, *Federal, State, and Local*, and maintaining the same on-site for review by the engineer and other public agencies having jurisdiction through the duration of the project.

Response 3: **The text has been added to Demolition Note #3 on Sheets C-203 – C-207.**

Comment 4: Please, clarify if the utility line will be removed during construction activities and add a note to the plans.

Response 4: **The Demolition Plan, Sheets C-203 – C-204, notes the utility line removal.**

Comment 5: Sheet # C-301 indicates that the existing entrance will be used for construction access and will be demolished after construction. Please, show this in this sheet.

Response 5: **The construction entrance note has been added to Sheet C-203.**

Comment 6: Label the material and diameter of the existing pipes that extend across W. Lee Hwy; see the picture below:

Response 6: **The existing pipes size and material is identified on Sheets C-206 – C-207.**

C-301-C-302-C-303-C-304-C-305: OVERALL SITE PLAN

Comment 1: Correctly delineate the limits of disturbance and limits of work.

Response 1: **Acknowledged. The proposed limits of disturbances and limits of work have been revised accordingly to the proposed scope presented.**

Comment 2: It is difficult to identify the tree preservation area vs. the tree line to be removed (same type line). Please indicate the tree preservation area with other type/dash lines on the plan and add this to the legend.

Response 2: **This has been clarified in the Tree Preservation Plan, Sheets C-701 – C-708.**

Comment 3: Indicate on the plan the existing utility line to be relocated by Dominion Power. Please, clarify if the utility line will be removed during construction activities and add a note to the plans.

Response 3: **The Demolition Plan, Sheets C-203 – C-204, notes the utility line removal.**

Comment 4: Indicate on the plans the general contours/shape of the SW facility.

Response 4: **The storm pond shape has been indicated on Sheets C-301 – C-306.**

Comment 5: It is confusing to identify the location of the light-duty asphalt (same color as the pervious area, no color/white); please use another color to differentiate previous areas from asphalt.

Response 5: **The hatch has been updated on the Site Plan, Sheets C-301 – C-304.**

Comment 6: Increase the LOW for the proposed 5' sidewalk.

Response 6: **The LOW has been revised to include the proposed 5' sidewalk along the ROW.**

C-306: FIRE LANE PLAN

Comment 1: Indicate on the plans the general contours/shape of the SW facility.

Response 1: **The storm pond shape has been indicated on Sheets C-301 – C-306.**

C-401-C-402-C-403-C-404-C-405: OVERALL GRADING PLAN

Comment 1: Correctly delineate the limits of disturbance and limits of work.

Response 1: **Acknowledged. The proposed limits of disturbances and limits of work have been revised accordingly to the proposed scope presented.**

Comment 2: Increase the LOW for the proposed 5' sidewalk.

Response 2: **The LOW has been increased to encompass the sidewalk on Sheet C-302.**

Comment 3: Clearly identify the tree preservation area.

Response 3: **This is clarified in the Tree Preservation Plan, Sheets C-701 – C-708.**

Comment 4: Indicate on the plan the existing utility line to be relocated by Dominion Power. Please, clarify if the utility line will be removed during construction activities and add a note to the plans.

Response 4: **The Demolition Plan, Sheets C-203 – C-204, notes the utility line removal.**

Comment 5: Provide the geotechnical report entitled "Geotechnical Engineering Report, Warrenton Data Center, Warrenton, Virginia, 20186, prepared by ECS Mid-Atlantic, LLC, Dated 08/15/2022.

Response 5: **The geotechnical report has been provided with this submission.**

Comment 6: Please, verify that all the steep slopes comply with the Town of Warrenton Zoning Ordinance, Article 4 Site Conservation Manual, Section 4.6.3.2. Steep Slopes.

Response 6: **The slope stability has been coordinated with the geotechnical engineer and as the proposed slopes are not steeper than existing, the design is in compliance with Article 4, Section 4.6.3.2.**

Comment 7: Indicate on the plans slopes bigger than 25%

Response 7: **Slope labels are provided on the Grading Plan, Sheets C-401 – C-405.**

Comment 8: Where steep slopes are near or greater than 25%, provide slope calculations and ensure compliance with Article 9-17 of the Zoning Ordinance. Critical areas such as adjacent properties, rights-of-way, wetlands, and others, adequate protection methods to reduce excessive runoff, soil erosion, removal of existing ground cover, etc.

Response 8: **Steep slopes draining offsite are in alignment with existing slopes in the vicinity and blanket matting is proposed to mitigate soil erosion concerns during construction as shown on Sheet C-602.**

Comment 9: Provide the average percentage of slope for the following areas:

Response 9: **Slope labels have been added on Sheets C-401 – C-405.**

Comment 10: Please provide additional spot elevations for the building and surroundings.

Response 10: **While spot elevations are omitted on the Overall Grading Plan for legibility, additional spot elevations have been added to Sheets C-402 – C-405.**

Comment 11: Please provide additional spot elevations and geographical coordinates for the proposed SWM Pond and surroundings.

Response 11: Additional spot elevations and geographical coordinates have been provided on Sheets C-402 – C-405.

Comment 12: Identify critical areas with * or “star” symbol on the plan (streams, wetlands, channels, sediment traps, basins, stockpile, steep slopes, etc.).

Response 12: Critical areas have been identified on Sheets C-601A – C-602 and the steep slopes have been labeled on Sheets C-402 – C-405.

Comment 13: Label the material and diameter of the existing pipes that extend across W. Lee Hwy; see the picture below:

Response 13: The material and diameter of the existing pipes extending across W.Lee Highway have been labeled. See Sheets C-206 – C-207

C-406: PRE-DEVELOPMENT DRAINAGE PLAN

Comment 1: It is difficult to identify the drainage patterns calculations on the plans (same type of lines indicating preservation and drainages areas, missing areas, etc.).

Response 1: The hatch shown for tree preservation area elsewhere in the plan is not included in the Drainage Plans for presentation clarity, however the areas on Sheet C-406 have been clarified.

Comment 2: Provide a table with the pre and post-development land cover areas, including the name of the area, type of cover (impervious, pervious), acres, CN, and location (outfall-POI 1 and 2) to which they drain. Note: Impervious surfaces include asphalt, concrete, and gravel.

Response 2: A land cover plan showing land cover areas relating to the VRRM is provided on Sheet C-407A.

Comment 3: Forested/wooded areas, stream buffers, or areas designated as “conserved” open spaces should be designated on the plans as undisturbed and be protected after construction with a protective covenant or easement and signage where applicable. Please clearly indicate on the plans all these areas as “undisturbed areas.”

Response 3: Requested labels have been added to identify areas of conservation on Sheet C-406. Additional information has been provided with the Land Cover Plan on Sheet C-407A. Protective covenants will be established for the conserved area with the Stormwater Management Maintenance agreement, to be provided prior to plan approval.

Comment 4: Please clarify if the protected area indicated below is included in the 35.55 ac. Otherwise, change the weight of the line.

Response 4: The protected area is included within the 35.55 acres of drainage area called out as pre-dev POI-1 as the full site, including disturbed and undisturbed areas, is analyzed for compliance with stormwater quality and quantity requirements.

Comment 5: Please clarify if the protected area indicated below is included in the 6.08 ac. Otherwise, change the weight of the line.

Response 5: The protected area is included within the 6.08 acres of drainage area called out as pre-dev sheet flow as the full site, including disturbed and undisturbed areas, is analyzed for compliance with stormwater quality and quantity requirements.

Comment 6: Indicate on the plan the existing pipes that extend across W. Lee Hwy. Please, clarify how the flow under the existing culverts (four in total) under Lee Highway to the stream on the east side is flowing with this plan. Indicate with arrows the direction of the flow. Provide calculations.

Response 6: The material and diameter of the existing pipes extending across W. Lee Highway have been labeled. The pre- and post-development flows to each culvert are analyzed as shown in the Lee Highway Culvert Capacity Summary Table on Sheet C-407.

Comment 7: Indicate on the plan the POI-2.

Response 7: POI-2 is indicated as the proposed on-site sheet flow location, shown on Sheets C-406-407.

Comment 8: Please clarify the existing pervious area: 35.61 acres or 6.08+35.55 acres?

Response 8: The existing pervious area has been revised on Sheet C-406.

Comment 9: Please clarify the existing impervious area: 0.18 acres or 0.04 acres?

Response 9: The existing impervious area has been revised on Sheet C-406.

Comment 10: Indicate on the plan the existing pipes; see the picture below:

Response 10: The existing pipes are shown on Sheet C-406. Adequacy of the existing pipe conveying through the car dealership to the south is analyzed in the Lee Highway Culvert Capacity Summary Table on Sheet C-407.

C-407: POST-DEVELOPMENT DRAINAGE PLAN

Comment 1: It is difficult to identify the drainage patterns calculations on the plans (same type of lines indicating preservation and drainages areas, missing areas, etc.).

Response 1: The conserved areas have been clarified on Sheet C-407. The calculations are provided for the overall site area and include conserved areas.

Comment 2: Provide a table with the pre and post-development land cover areas, including the name of the area, type of cover (impervious, pervious), acres, CN, and location (outfall-POIs) to which they drain. Note: Impervious surfaces include asphalt, concrete, and gravel.

Response 2: A land cover plan showing land cover areas relating to the VRRM is provided on Sheet C-407A.

Comment 3: Forested/wooded areas, stream buffers, or areas designated as “conserved” open spaces should be designated on the plans as undisturbed and be protected after construction with a protective covenant or easement and

signage where applicable. Please clearly indicate on the plans all these areas as “undisturbed areas.”

Response 3: Requested labels have been added to identify areas of conservation on Sheet C-407. Additional information has been provided with the Land Cover Plan on Sheet C-407A. Protective covenants will be established for the conserved area with the Stormwater Management Maintenance agreement, to be provided prior to plan approval.

Comment 4: Please clarify if the protected area indicated below is included in the 28.54 ac. Otherwise, change the weight of the line.

Response 4: The protected area is included within the 28.54 acres of drainage area called out as to Wet Pond as the full site, including disturbed and undisturbed areas, is analyzed for compliance with stormwater quality and quantity requirements.

Comment 5: Please clarify if the protected area indicated below is included in the 3.93 ac. Otherwise, change the weight of the line.

Response 5: The protected area is included within the 3.93 acres of drainage area called out as Sheetflow as the full site, including disturbed and undisturbed areas, is analyzed for compliance with stormwater quality and quantity requirements.

Comment 6: Please clarify if the area indicated below is included in the 9.22 ac.

Response 6: The protected area is included within the 9.22 acres of drainage area called out as Bypass to POI-1 as the full site, including disturbed and undisturbed areas, is analyzed for compliance with stormwater quality and quantity requirements.

Comment 7: Please clarify where the area indicated below is included.

Response 7: The Northwest area is included in the 9.22 acre Bypass to POI-1 area.

Comment 8: Indicate on the plan the existing pipes that extend across W. Lee Hwy. Please, clarify how the flow under the existing culverts (four in total) under Lee Highway to the stream on the east side is flowing with this plan. Indicate with arrows the direction of the flow. Provide calculations.

Response 8: The material and diameter of the existing pipes extending across W. Lee Highway have been labeled. The pre- and post-development flows to each culvert are analyzed as shown in the Lee Highway Culvert Capacity Summary Table on Sheet C-407.

Comment 9: Indicate on the plan the POI-2.

Response 9: POI-2 is indicated as the proposed on-site sheet flow location, shown on Sheets C-406-407.

Comment 10: Indicate on the plan the existing pipes; see the picture below:

Response 10: The existing pipes are shown on Sheet C-406. Adequacy of the existing pipe conveying through the car dealership to the south is analyzed in the Lee Highway Culvert Capacity Summary Table on Sheet C-407.

C-408: SWM / BMP POND PLAN

Comment 1: Update the Stormwater Management Narrative, including all the comments indicated in this memo.

Response 1: **The Stormwater Management Narrative has been revised on Sheet C-408.**

Comment 2: It is difficult to identify the drainage patterns calculations on the plans (same type of lines indicating preservation and drainages areas, missing areas, etc.). Provide a table with the pre and post-development land cover areas, including the name of the area, type of cover (impervious, pervious), acres, CN, and location (outfall-POIs) to which they drain. Note: Impervious surfaces include asphalt, concrete, and gravel.

Response 2: **The drainage areas have been clarified in the plan and with the Land Cover Plan on Sheet C-407A.**

Comment 3: Refer to Stormwater (SW) Public Works Review Comments # 6-7-8-9-10-11-12.

Response 3: **Acknowledged. See responses to the Public Works review comments within this letter.**

C-409: SWM / BMP DETAILS

Comment 1: Per the SUP condition of approval #20, Best Management Practices, the applicant shall incorporate aeration for water retention using solar power. Please provide calculations and details.

Response 1: **Solar aeration has been called out on Sheet C-408 and the specification provided on Sheet C-409.**

Comment 2: Indicate on the plans how the applicant will operate-manage the maintenance of the SW facility.

Response 2: **The Wet Pond Maintenance Plan has been provided on Sheet C-411.**

Comment 3: Refer to Stormwater (SW) Public Works Review Comments # 6-7-8-9-10-11-12.

Response 3: **Acknowledged. See responses to the Public Works review comments within this letter.**

C-410-C-411-C-412-C-413-C-414: SWM / BMP COMPUTATIONS

Comment 1: Provide the Town with a recordable document confirming that the purchase of the nutrient credits has become part of the land records for this property (if required).

Response 1: **Acknowledged. To be provided prior to plan approval.**

Comment 2: The VRRM considers Forest & Open Space as land that will remain undisturbed or restored to a hydrologically functional state, including streams buffer and wetlands. Please clarify why in the water quality calculation the total acres that will remain undisturbed are indicated as managed turf instead of forest/open space.

Response 2: The VRRM has been updated to include the conserved open space areas on sheet C-410.

Comment 3: Indicate on the plans how the applicant will operate-manage the control of invasive species, replanting, and revegetating after construction is finished in the preservation areas (tree preservation).

Response 3: Additional information has been provided in the Tree Preservation Plan on Sheets C-701 – C-705.

Comment 4: Please provide additional tables on this plan from the VRRM worksheet (including Site, D.A.A., Water Quality, and Summary sheets). See the picture below.

Response 4: The additional VRRM tables have been provided on Sheet C-411.

Comment 5: Refer to Stormwater (SW) Public Works Review Comments # 6-7-8-9-10-11-12.

Response 5: Acknowledged. See responses to the Public Works review comments within this letter.

C-501-C-502-C-503-C-504-C-505: OVERALL UTILITY PLAN

Comment 1: A legend for the utility services is needed it.

Response 1: The utility legend is provided on Sheet C-103.

Comment 2: Indicate on the plan the existing utility line to be relocated by Dominion Power. Please, clarify if the utility line will be removed during construction activities and add a note to the plans.

Response 2: The Demolition Plan has been revised noting that the existing utility line is to be removed rather than relocated as the utility provider confirmed this line is not needed.

Comment 3: Indicate on the plan the tree preservation area.

Response 3: The tree preservation area is illustrated on the Tree Preservation Plan, Sheets C-701 – C-708.

Comment 4: Correctly delineate the limits of disturbance and limits of work.

Response 4: Acknowledged. The proposed limits of disturbances and limits of work have been revised.

Comment 5: Indicate on the plans the general contours/shape of the SW facility.

Response 5: The outline / shape of the storm pond has been shown on the Utility Plan.

Comment 6: Label all the SW pipes and inlets: diameter, slope, material, and inlets. See the picture below:

Response 6: Pipe labels have been added as requested. Additional information can be found in the utility profiles on Sheets C-801 – C-809.

Comment 7: Inlets # overlapping. See the pictures below:

Response 7: The structure label overlaps have been resolved on Sheet C-501.

C-506 C-507 C-508: UTILITY COMPUTATIONS

Comment 1: Refer to Stormwater (SW) Public Works Review Comments # 6-7-8-9-10-11-12.

Response 1: **Acknowledged. See responses to the Public Works review comments within this letter.**

Comment 2: Ensure that all the storm computations include the following structures:

Response 2: **Storm computations for the pond outfall are provided on Sheet C-410 and a Lee Highway Culvert Capacity Summary Table has been provided on Sheet C-407.**

C-601 EROSION AND SEDIMENT CONTROL PLAN PHASE I

Comment 1: Multi-phase-1 and 2 ESC Plan is needed.

Response 1: **The E&S Plan has been revised to propose a Phase 1A,1B, and Phase 2 plan. See Sheets C-601A, C-601B, and C-602.**

Comment 2: Identify critical areas with * or “star” symbol on Phase 1 & 2 ESC plan (streams, wetlands, channels, sediment traps, basins, stockpile, steep slopes, etc.).

Response 2: **Critical areas have been identified on Sheets C-601A – C-602 and the steep slopes have been labeled on Sheets C-402 – C-405.**

Comment 3: Please include on the plans the notes indicated above in italics:

- *“Temporary construction entrance note: Where the construction vehicle access routes intersect paved or public roads, provisions shall be made to minimize the transport of sediment by vehicular tracking onto the paved surface. Where sediment is transported onto a paved or public road surface, the road surface shall be cleaned thoroughly at the end of each day. Sediment shall be removed from the roads by shoveling or sweeping and transported to a sediment control disposal area. Street washing shall be allowed only after the sediment is removed in this manner.”*
- *“Silt trap maintenance note: Silt traps, basins, and stockpiles have been noted as a critical element by the Town of Warrenton. Maintenance, as shown on sheet C-603, shall be conducted regularly by the contractor.”*

Response 3: **The italicized notes have been added to the Maintenance Program, on Sheet C-603, under the respective E&SC measures.**

Comment 4: Demonstrate drainage area to silt fence does not exceed ¼ acre per 100 LF. [ZO 5-10.1C, VESCH 3.05].

Response 4: **Drainage area labels to silt fence have been updated with requested calculations to confirm requirements are not exceeded.**

Comment 5: Additional silt fence is needed in the areas indicated in red (find below):

Response 5: **Additional silt fence has been added, as requested, on Sheet C-601.**

Comment 6: Additional ESC measures may be needed to avoid sediment leaving the site during the sewer installation and water services.

Response 6: Note to contractor callout provided for additional E&S measure precaution during phase II utility connection installation, See Sheet C-602.

Comment 7: It is difficult to identify the drainage areas and acreage on Phases 1 and 2 (typos such as SSF, use of the same type of lines indicating preservation area and drainages areas, etc.). Provide a table with the drainage areas and acres for both phases. Please find below some issues:

- a) Missing the name of the areas indicated below. “SSF” appears to be a typo.
- b) Please clarify if the following protected areas are included on the 15.5 ac, 1.29 ac, 2.82 ac., 1.34 ac., or 1.35 ac. Otherwise, change the weight of the line.
- c) Please clarify the discrepancies between ESC Phase I and 2 in relation to the preservation areas (ST-2 vs. C-90, A-170, etc.).

Response 7: a) “SSF” is not a typo and stands for “Super Silt Fence”, indicated by the legend on Sheet C-601.

- b) The protected areas are included within the drainage areas indicated.
- c) The discrepancies between the Phase 1 and 2 areas are in relation to total drainage areas proposed to be captured by the proposed inlets/inlet protection. The boundary of the drainage area is to show the overall area to these structures.

Comment 8: Indicate the temporary construction entrance with washrack in the plans and the legend.

Response 8: The temporary construction entrances with washracks are proposed on the plans to provide access to the construction access road.

Comment 9: Additional information is required on the plan. Indicate the location of the dewatering device, emergency spillway, riser, rip rap, etc.

Response 9: Additional features have been identified on Sheet C-601A and the design information requested for each proposed sediment basin is provided on the design data sheets on Sheet C-605.

Comment 10: Stockpiles should be located in areas that do not have a high potential for contributing sediments to stormwater facilities, neighboring properties, natural waterways, and sensitive environmental areas. The plans indicate the location of the stockpile near the existing wetlands. In addition, the applicant should have provided the potential dimensions of the temporary stockpile (excavation of the stormwater facility, grading of the site, etc.). It will be critical that a well-designed stockpile (dimensions) and stockpile management (maintenance) will be implemented to prevent air and stormwater pollution from the soil, sand, paving materials, or other loose materials used during construction activities. Please, include in the plans:

- Max. High (H) and max. Slope.
- Separation between the stockpile and the ESC measures.
- Stockpile entrance (to be located upslope side).

Response 10: Stockpile notes as requested have been added to Sheet C-601B for reference during the proposed Phase 1B.

Comment 11: Please provide additional spot elevations and geographical coordinates for the proposed sediment traps and basins.

Response 11: **An additional spot elevation and a geographical coordinate label has been added to each sediment trap and sediment basin, on Sheet C-601.**

Comment 12: Refer to Erosion and Sediment Control (ESC) Public Works Review Comments # 13-14-15.

Response 12: **Acknowledged. See responses to the Public Works review comments within this letter.**

Comment 13: Indicate on the plans the temporary and permanent seeding.

Response 13: **Additional temporary seeding has been added to Sheet C-601, and permanent seeding has been added to Sheet C-602.**

C-602 EROSION AND SEDIMENT CONTROL PLAN PHASE II

Comment 1: Multi-phase-1 and 2 EC Plan is needed.

Response 1: **The E&S Plan has been revised to propose a Phase 1A,1B, and Phase 2 plan. See Sheets C-601A, C-601B, and C-602.**

Comment 2: Identify critical areas with * or “star” symbol on Phase 1 & 2 ESC plan (streams, wetlands, channels, sediment traps, basins, stockpile, steep slopes, etc.).

Response 2: **Critical areas have been identified on Sheets C-601A – C-602 and the steep slopes have been labeled on Sheets C-402 – C-405.**

Comment 3: Please include on the plans the notes indicated above in cursive:

- *“Temporary construction entrance note: Where the construction vehicle access routes intersect paved or public roads, provisions shall be made to minimize the transport of sediment by vehicular tracking onto the paved surface. Where sediment is transported onto a paved or public road surface, the road surface shall be cleaned thoroughly at the end of each day. Sediment shall be removed from the roads by shoveling or sweeping and transported to a sediment control disposal area. Street washing shall be allowed only after the sediment is removed in this manner.”*
- *“Silt trap maintenance note: Silt traps, basins, and stockpiles have been noted as a critical element by the Town of Warrenton. Maintenance, as shown on sheet C-603, shall be conducted regularly by the contractor.”*

Response 3: **The italicized notes have been added to the Maintenance Program, on Sheet C-603, under the respective E&SC measures.**

Comment 4: Demonstrate drainage area to silt fence does not exceed ¼ acre per 100 LF. [ZO 5-10.1C, VESCH 3.05].

Response 4: **Drainage area labels to silt fence have been updated with requested calculations to confirm requirements are not exceeded.**

Comment 5: Additional silt fence is needed in the areas indicated in red (find below):

Response 5: Proposed silt fence locations have been updated as requested.

Comment 6: Additional ESC measures may be needed to avoid sediment leaving the site during the sewer installation and water services.

Response 6: Note to contractor callout provided for additional E&S measure precaution during phase II utility connection installation, See Sheet C-602.

Comment 7: It is difficult to identify the drainage areas and acreage on Phases 1 and 2 (typos such as SSF, use of the same type of lines indicating preservation area and drainages areas, etc.). Provide a table with the drainage areas and acres for both phases. Please find below some issues:

- a. Missing the name of the areas indicated below. "SSF" appears to be a typo.
- b. C-80 and SFF indicate the same area.
- c. Please clarify if the preservation area is included in the 0.55 acre.
- d. Please clarify if the preservation area is included in the 0.66 acres.
- e. Identify the total area for the proposed SW pond and surroundings.
- f. Identify the total area indicated below.

Response 7: a) "SSF" is not a typo and stands for "Super Silt Fence", indicated by the legend on Sheet C-601.

b) A drainage divide to accurately represent the area to C-80 IP has been added.

c) The preservation area is included within the drainage area indicated to SSF. Labels and divides have been updated accordingly.

d) The preservation are is not included within the 0.66 acres previously called out, since this area does not produce run-off area into our site our perimeter controls.

e) The total area for the SW pond and surroundings is 2.36AC, and an area label has been added to Sheet C-602.

f) Additional area callouts have been provided for the drainage areas shown.

Comment 8: Stockpiles should be located in areas that do not have a high potential for contributing sediments to stormwater facilities, neighboring properties, natural waterways, and sensitive environmental areas. The plans indicate the location of the stockpile near the existing wetlands. In addition, the applicant should have provided the potential dimensions of the temporary stockpile (excavation of the stormwater facility, grading of the site, etc). It will be critical that a well-designed stockpile (dimensions) and stockpile management (maintenance) will be implemented to prevent air and stormwater pollution from the soil, sand, paving materials, or other loose materials used during construction activities. Please, include in the plans:

- Max. High (H) and max. Slope.
- Separation between the stockpile and the ESC measures.
- Stockpile entrance (to be located upslope side).

Response 8: Stockpile notes as requested have been added to Sheet C-601B for reference during the proposed Phase 1B.

Comment 9: Indicate on the plans the temporary and permanent seeding.

Response 9: **Proposed temporary (TS) and permanent seeding (PS) have been labeled accordingly on the E&S sheets, C-601A – C-602.**

C-603 EROSION AND SEDIMENT CONTROL NOTES

Comment 1: Update the ESC Narrative, including all the comments indicated in this memo.

Response 1: **The E&S narrative has been revised accordingly to portray the updates which were required to be implemented to resolve the comments received.**

Comment 2: Noted on the ESC Narrative as critical areas the stockpile, sediment traps, and sediment basins.

Response 2: **The critical areas paragraph of the E&S narrative has been updated to include a note regarding the critical areas indicated on the plans.**

Comment 3: Stockpiles should be located in areas that do not have a high potential for contributing sediments to stormwater facilities, neighboring properties, natural waterways, and sensitive environmental areas. The plans indicate the location of the stockpile near the existing wetlands. In addition, the applicant should have provided the potential dimensions of the temporary stockpile (excavation of the stormwater facility, grading of the site, etc. It will be critical that a well-designed stockpile (dimensions) and stockpile management (maintenance) will be implemented to prevent air and stormwater pollution from the soil, sand, paving materials, or other loose materials used during construction activities. Please, include in the plans:

- Provide the dimensions of the temporary stockpile: volume, shape, and perimeter.
- A cross-section is needed: max. High (H) and max. Slope.
- The type of controls to manage the stockpile: stockpile duration restriction, plastic sheeting cover, sediment control fence, runoff diversion, soil stabilization, etc.
- Stockpile and stockpile management should be indicated on the SWPPP.
- Proper BMP implementation for the inactive or active stockpile should be implemented until stockpiling activities cease (maintenance of the stockpile).
- Indicate how contaminated soil should be managed if it occurs.
- Separation between the stockpile and the ESC measures.
- Stockpile entrance (to be located upslope side).

Response 3: **Stockpile notes as requested have been added to Sheet C-601B for additional direction to contractor during the proposed Phase 1B.**

Comment 4: The following information needs to be included in the plan:

Response 4: **The notes in italics have been added to “Other Important Notes” on Sheet C-603.**

Comment 5: Per Chapter 6 of the VESCH, include the phasing of removal for each sediment basin & sediment trap until all upslope areas are stabilized. Take into consideration of utility installation, roadways, building locations, etc.

Response 5: **Notes for sediment trap and basin removal and basin to pond conversation have been provided on the sequence of construction notes for each phase proposed.**

Comment 6: Please include on the plans “Other Important Notes,” the narrative indicated above:

- *All materials and construction methods shall conform to the Town of Warrenton and/or VDOT Standards, Town of Warrenton, Public Facilities Manual, and the Virginia Erosion and Sediment Control Handbook, current Edition.*
- *A copy of the approved erosion and sediment control plans, the Land Disturbance Permit (LDP), the Registration Statement, the "Confirmation of Construction General Permit (CGP)" coverage, the SWPPP, and the Operator's Contact Information and Emergency Contacts List MUST BE DISPLAYED outside of the property, near the construction entrance, where it is visible from the street and must not be removed until the construction is completed. A copy of the approved construction documents shall always be kept on-site.*
- *A pre-construction meeting must be coordinated with the Town of Warrenton ESC Inspector.*
- *Dumpsters will be covered daily after work. (9VAC25-840-40)*
- *All ESC structures should be inspected by the contractor every four days or five days and after each storm event. The contractor shall repair each ESC control structure as specified in the "Maintenance" section in the Virginia and Erosion and Sediment Control Handbook, current edition for each ESC structure until it can be removed at the competition of construction (9VAC25-840-60). [ZO Article 4 4-8.8; 9VAC25-840-60]*
- *Notify the Sediment Control Town Inspector and obtain approval to remove sediment erosion control devices.*
- *The Town of Warrenton ESC Inspector has the authority to add or delete ESC as necessary in the field as site conditions change.*
- *No building construction will occur until the Building Official authorizes by writing the construction of the new buildings and all required building/zoning permits are obtained by the owner/applicant.*
- *All work shall be done between the hours of 7:00 a.m. and 6:00 p.m. Monday through Friday. Any other times must be approved in advance and written by the Town Manager.*

Response 6: **The notes in italics have been added to “Other Important Notes” on Sheet C-603.**

Comment 7: Refer to Erosion and Sediment Control (ESC) Public Works Review Comments # 13-14-15.

Response 7: **Acknowledged. See responses to the Public Works review comments within this letter.**

C-604: EROSION AND SEDIMENT CONTROL DETAILS

Comment 1: Provide details for the super silt fence, concrete washout, table 3.31-B (temporary seeding guidelines), table 3.32-D (permanent seeding guidelines), and table 3.35-A (mulching guidelines).

Response 1: **The requested details have been provided on Sheet C-604.**

C-605: EROSION AND SEDIMENT CONTROL DETAILS

Comment 1: Outlet protection calculations are required

Response 1: **Riprap outfall computations table for the proposed outlet protections have been provided on Sheet C-605.**

Comment 2: For the Sediment Basin:

- Show the length of the flow path from the inflow at the wet pool to the outflow to ensure that the length-to-width ratio is adequate.
- Add a note: "A stake or spray paint marker on a riser for cleanout elevation will need to be in place for sediment basins & sediment traps.

Response 2: **The length of flow is provided on the sediment basin design data sheets, see Sheet C-605. The requested note has been added to the sequence of construction note #5 for both phases.**

C-701-C-702-C-703-C-704-C-705: LANDSCAPE PLAN

Comment 1: Correctly delineate and increase the limits of disturbance and/or limits of work because of the new landscaping; see pictures below.

Response 1: **The tree plantings are considered limits of work and do not require traditional land disturbance to install.**

C-801-C-802-C-803: STORM PROFILES

Comment 1: Provide the geotechnical report entitled "Geotechnical Engineering Report, Warrenton Data Center, Warrenton, Virginia, 20186, prepared by ECS Mid-Atlantic, LLC, Dated 08/15/2022.

Response 1: **The geotechnical report has been provided with this submission.**

Comment 2: Ensure that all the storm pipe system includes the storm profile:

- Stormwater area (outlet, rip rap, etc.)

Response 2: **Rip rap sizing computations for storm outfall locations have been provided on Sheet C-605.**

Comment 3: Refer to Stormwater (SW) Public Works Review Comments # 6-7-8-9-10-11-12.

Response 3: **Acknowledged. See responses to the Public Works review comments within this letter.**

Should you have any questions regarding this project or require additional information, please do not hesitate to contact me at (540) 349-4500.

Sincerely,

Bohler Engineering



John Wright, P.E.

JW/cd

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