



**WALSH COLUCCI
LUBELEY & WALSH PC**

Jessica L. Pfeiffer
Planner
(703) 680-4664 Ext. 5119
jpfeiffer@thelandlawyers.com

April 13, 2022

Via Hand Delivery and E-mail

Rob Walton
Director of Community Development
Town of Warrenton
18 Court Street
Warrenton, Virginia 20188

Re: Warrenton Data Center Special Use Permit
Application Documents

Dear Mr. Walton:

Enclosed please find the following items in connection with an application for a special use permit to allow for a data center on a portion of Parcel ID 6984-69-2419-000. An original, executed Land Development Application and check payable to the Town of Warrenton in the amount of \$750.00 (representing the review fee for the special use permit request) are included with this submission along with eight (8) packages of the following documents:

1. One (1) copy of the Land Development Application;
2. One (1) copy of the Special Use Permit Application Submission Checklist;
3. One (1) copy of the Statement of Justification, dated April 13, 2022;
4. One (1) full size copy and a reduction of the special use permit plan entitled "Special Use Permit for Warrenton Data Center," prepared by Bohler Engineering, dated April 6, 2022 and consisting of three sheets; and
5. One (1) 11"x17" copy of the building elevations entitled "Illustrative Building Elevations," prepared by Bohler Engineering, dated April 6, 2022.

ATTORNEYS AT LAW

703 680 4664 ■ WWW.THELANDLAWYERS.COM
4310 PRINCE WILLIAM PARKWAY ■ SUITE 300 ■ WOODBRIDGE, VA 22192-5199

ARLINGTON 703 528 4700 ■ LOUDOUN 703 737 3633

Rob Walton
April 13, 2022
Page 2

An electronic copy of the application submission is included on a thumb drive with this submission and a copy will also be e-mailed to you.

For the record, the applicant had a post submission meeting with Town Staff on November 10, 2022.

Once you have had an opportunity to review the application, together with the supporting documents, please contact me immediately if any additional information is required for acceptance.

Thank you for your assistance in connection with this application.

Very truly yours,
WALSH, COLUCCI, LUBELEY, & WALSH, P.C.

Jessica L. Pfeiffer

Jessica L. Pfeiffer
Planner

JLP

Enclosures

cc: Marnina Cherkin
Jay Reinke
Umar Shahid
John Wright/Connor Hedges

P1192258.DOC



TOWN OF WARRENTON

Department of Community Development

PO BOX 341
WARRENTON, VIRGINIA 20188
<http://www.warrentonva.gov>
Permittech@warrentonva.gov
(540) 347-2405

Land Development Application

Type of Development [select type(s) below]

Permit # _____

Planning	Zoning		
☐ Commission Permit (§2232)	☐ Administrative Appeal	☐ Concept Plan Review	☐ Record / Vacate Plat
☐ Comprehensive Plan Amendment	☐ As-Built	☐ Easement Plat	☐ Site Development Plan
☒ Special Use Permit	☐ Bond Release/ Reduction	☐ Final Plat	☐ Variance
☐ Rezoning	☐ Bond Extension	☐ Preliminary Plat	☐ Waiver, Administrative
	☐ Boundary Adjustment	☐ Re-approval of Plat	☐ Waiver/Exception, Legislative

☐ Amendment to Existing Approved Application? If Yes, List Application _____

Project Description

Project Name: Warrenton Data Center Special Use Permit

Property Address (if no address, give closest cross street): Blackwell Road and Lee Highway

Purpose of Request: Special Use Permit for Data Center

Zoning District: Industrial

Total Acres: approx. 41.793

Acres for Proposed Use: approx. 33.62

Parcel Identification Number(s): portion of 6984-69-2419-000

Contact Information (Attach separate page if necessary)

All Current Owners

Name & Company: Amazon Data Services, Inc.

Address: PO Box 81226, Seattle, WA 98108 Attn AWS RE (DCA62)

Phone: _____

Email: _____

All Current Applicants (if different then owner):

Name & Company: _____

Address: _____

Phone: _____

Email: _____

Representative (if different then owner/applicant):

Name & Company: Walsh, Colucci, Lubeley & Walsh, P.C. (c/o John Foote, Esq. and Jessica Pfeiffer)

Address: 4310 Prince William Parkway, Suite 300, Prince William, VA 22192

Phone: (703)680-4664

Email: jfoote@thelandlawyers.com/jpfeiffer@thelandlawyers.com

OWNER(S) AFFIDAVIT (Original Signatures Required)

I have read this application, understand its intent and freely consent to its filing. Furthermore, I have the power to authorize and hereby grant permission for Town of Warrenton officials and other authorized government agents on official business to enter the property to process this application.

APPLICANT(S) AFFIDAVIT (Original Signatures Required)

The information provided is accurate to the best of my knowledge. I acknowledge that all tests, studies, and other requirements of the Town of Warrenton Zoning Ordinance and Subdivision Ordinance and other requirements of review/approval agencies will be carried out at my expense. I understand that the Town may deny, approve or conditionally approve that for which I am applying.

Owner's Signature & Date: See attached

Applicant's Signature & Date: See attached

Print Owner's Name: See attached

Print Applicant's Name: See attached

Land Development Application

Warrenton Data Center Special Use Permit

Owner(s) Affidavit and Applicant(s) Affidavit

Amazon Data Services, Inc., a Delaware corporation

By: 

Name: Michael Gore

Title: Authorized Signatory



TOWN OF WARRENTON

Community Development Department

PO BOX 341
WARRENTON, VIRGINIA 20188
<http://www.warrentonva.gov>
planning@warrentonva.gov
(540) 347-2405

Special Use Permit Application Submission Checklist

Per Zoning Ordinance Article 11-3.10

Project Information	Permit #
Project Name: Warrenton Data Center Special Use Permit	
Owner: Amazon Data Services, Inc.	
Applicant: Amazon Data Services, Inc.	
Primary Contact: Walsh, Colucci, Lubeley & Walsh, P.C. (c/o John Foote, Esq. and Jessica Pfeiffer)	
Email: jfoote@thelandlawyers.com / jpfeiffer@thelandlawyers.com	Phone #: 703-680-4664

Application Submission Requirements

X	Electronic Copy of Application Submission
X	Land Development Application (1 Copy)
X	The applicant's name, address, phone number and email address, and signature.
X	The applicant's authorized representative's name, address, phone number and email address.
X	The property owner's name, address, phone number and email address and signature.
	- A summary of existing data and conditions of the property, including: - Existing zoning classification - Tax Map and parcel numbers - Address of the property - Total acreage
X	Statement of Justification (12 Copies)
	Compatibility of the proposed use with the existing and proposed land uses adjacent to and in the vicinity of the site and any potential impacts on the environment and on the neighborhood due to the proposed use intensity, number of participants, acreage, hours of operation, traffic, lighting, and access.
X	Proposed Site Development Plan & Vicinity Map (12 Copies, Folded)
	A vicinity map depicting the adjacent and nearby (within 1,000 feet) land uses, streets and other data customarily incidental to a vicinity map.

	• A proposed site development plan indicating the location of the anticipated structures, setback lines, street pattern, parking provisions, a screening plan, and common open space if applicable. Such plans shall be contained on sheets measuring a minimum of 18" X 24" and a maximum of 36" X 24".
	• An analysis of the impact on the Town's transportation network and the ability of adjacent streets and intersections to efficiently and safely move the volume of traffic generated by the development, along with estimates of cost and means of providing improvements required to service the proposed special use.
	• An analysis of the impact on the Town's community facilities including estimates of costs and means of providing the additional community facilities which will be needed to serve the proposed special use. Community facilities include, but shall not be limited to, sewage disposal facilities and systems, solid waste disposal facilities and systems, water supply facilities and systems, storm drainage facilities and systems, and electrical utility facilities and systems.
	• An analysis of the ability of the Town to provide police and fire protection to the proposed special use.
	• The proposed configuration and intensity of lighting facilities to be arranged in such a manner to protect the streets and neighboring properties from direct glare or hazardous interference.
	• Noise impact and abatement studies to determine potential impact on adjoining properties and neighborhoods.
	• The delineation of any necessary screening for any uses or structural features deemed to be incompatible with the objectives of this Article, the remainder of this Zoning Ordinance, or the Comprehensive Plan including walls, fences, plantings, and/or other enclosures. Other landscaping to enhance the effectiveness of the screening and to insure the compatibility of use may also be required.
	• The delineation of screening and buffering of all parking areas will be required in accordance with a landscaping plan. Parking areas forward of the established building setback line will be prohibited.
	• The delineation of major trees on the site. Except to protect the public safety, avoid property loss, or provide for required parking, all major trees forward of the building setback line may be required for preservation if their removal would diminish the character of the neighborhood.

Items in **bold must be submitted with applications.*

Evaluation Criteria; Issues for Consideration

In considering a Special Use Permit application, the following factors should be considered. The applicant also shall address these factors in its **statement of justification**:

1. Whether the proposed Special Use Permit is consistent with the Comprehensive Plan.
2. Whether the proposed Special Use Permit will adequately provide for safety from fire hazards and have effective measures of fire control.
3. The level and impact of any noise emanating from the site, including that generated by the proposed use, in relation to the uses in the immediate area.
4. The glare or light that may be generated by the proposed use in relation to uses in the immediate area.
5. The proposed location, lighting and type of signs in relation to the proposed use, uses in the area, and the sign requirements of this Ordinance.
6. The compatibility of the proposed use with other existing or proposed uses in the neighborhood, and adjacent parcels.
7. The location and area footprint with dimensions (all drawn to scale), nature and height of existing or proposed buildings, structures, walls, and fences on the site and in the neighborhood.
8. The nature and extent of existing or proposed landscaping, screening and buffering on the site and in the neighborhood.
9. The timing and phasing of the proposed development and the duration of the proposed use.
10. Whether the proposed Special Use Permit will result in the preservation or destruction, loss or damage of any significant topographic or physical, natural, scenic, archaeological or historic feature.
11. Whether the proposed Special Use Permit at the specified location will contribute to or promote the welfare or convenience of the public.
12. The traffic expected to be generated by the proposed use, the adequacy of access roads and the vehicular and pedestrian circulation elements (on and off-site) of the proposed use, all in relation to the public's interest in pedestrian and vehicular safety, efficient traffic movement and access in case of fire or catastrophe.
13. Whether the proposed use will facilitate orderly and safe road development and transportation.
14. Whether, in the case of existing structures proposed to be converted to uses requiring a Special Use Permit, the structures meet all code requirements of the Town of Warrenton.
15. Whether the proposed Special Use Permit will be served adequately by essential public facilities, services and utilities.
16. The effect of the proposed Special Use Permit on environmentally sensitive land or natural features, wildlife habitat and vegetation, water quality and air quality.

**STATEMENT OF JUSTIFICATION
WARRENTON DATA CENTER SPECIAL USE PERMIT
Parcel ID 6984-69-2419-000 (portion)
Owner/Applicant: Amazon Data Services, Inc.**

April 13, 2022

Introduction. Amazon Data Services, Inc. (hereinafter, the “Applicant”), is the owner of property identified as Parcel ID 6984-69-2419-000, on the east side of Blackwell Road and north of Country Chevrolet. The parcel is approximately 41.793 acres in size, and this Special Use Permit (SUP) is for approximately 33.62 acres of the parcel (the “Property”).

The Applicant seeks this SUP to allow the development of a data center (the “Project”). As is well known, the Council amended the Town’s Zoning Ordinance on August 10, 2021, to include such a use by SUP in the I (Industrial) District, to which the land has been zoned for many years.

Land Use and Compatibility with Existing and Proposed Uses Adjacent and in the Vicinity and Economic Impact.

The Applicant seeks to build one single story structure of approximately 220,000 square feet. The structure is shown conceptually on the Special Use Permit Plan (“SUP Plan”) prepared by Bohler Engineering and submitted herewith.

The Property is identified as a part of the New Town Warrenton District in the 2040 Comprehensive Plan, but, as noted, it has long been industrially zoned and has sat fallow for decades. The proposed data center will be so well-designed and sited in this location that it should be a welcome addition to the older uses that predominate on Blackwell Road from Lee Highway to the Giant Food Store. The buildings to the south of the site currently house Country Chevrolet, Sheetz, and the small retail center with the Tae Kwon Do dojo, The Cotton House, and Summit Motors. Across Blackwell is the Giant-anchored strip center. A data center is a comparable use – at the very least – to all, and will have visually less impact on its surroundings than any of them because of the ability to screen it substantially from view. The closest residence is approximately 400 feet from Blackwell Road, on Arbor Court, and the building will be set-back approximately 1,000 feet from Blackwell Road. With ample landscaping the data center will be well shielded from view from the west, and from the east as well. Given the site’s importance as a gateway into the Town, the Applicant intends to screen the site with substantial landscaping to shield views of the buildings from the east and the west.

The Applicant wishes to locate in Warrenton and invest in the Town. Three of the goals of the 2040 Comprehensive Plan are to grow a strong, diversified, and resilient economy that supports residents and businesses alike, increase the employment base to allow residents to live and work in Warrenton, and to be proactive in the Town’s Economic Development. The Project will have a positive economic impact. To that end, cloud services have become essential to the economy, and the construction of such centers is a capital intensive business.

Data centers are “the Cloud” that has become essential to almost every aspect of today’s home and business life. The proposed SUP is consistent with the Town’s economic objectives since the

approval of this SUP will materially grow its non-residential tax base. A data center produces a substantial revenue stream during construction, pays significant taxes thereafter, and the salaries of operational personnel once a center is completed will likely exceed the average salary of current County and Town residents. The Applicant's spending on equipment, construction labor and materials, utilities, security, data center employee salaries, and third-party services to build and operate data centers has had a major impact on Northern Virginia.

Amazon pays taxes on all of its data centers, principally consisting of an increased valuation of the real property on which the facility sits, and business personal property taxes.

At full buildout there will be approximately 52 employees at the Project, but only a maximum of 32 employees will be present on the Property at any given time, primarily during shift changes. Employees are comprised of engineering technicians, data center operators, security personnel, and logistics personnel. The estimated number of visitors, including vendors and subcontractors, is 5-10 persons per day on average.

Transportation Impact. During construction there will be construction traffic that will access the site from Broadview Avenue and Blackwell Road. Once in operation, however, there is very little traffic, and what there is will have no appreciable effect on existing conditions.

Impact on Community Facilities. The data center will utilize public water, and will require a connection to the Town's public sewer system. Details on this can be provided during the special use permit review process.

Stormwater management will be provided according to applicable regulations, and plans will be subject to review by the Town during site plan review.

None of these infrastructure facilities will require an expenditure of Town funds, since the Applicant will bear the cost of new infrastructure that will be needed and any upgrades to existing facilities.

The proposed development will have no adverse impact on schools, libraries, housing, or parks.

Fire, Rescue, and Police Services. The proposed development will have no significant impact upon the Police Department. The facility will be secured and surrounded by a security fence. Access to emergency service personnel will be assured as required by the new Ordinance provisions.

Site conditions. The proposed site is located to the northeast of the intersection of Lee Highway and Blackwell Road and spans a single parcel, which is mostly lawn with some wooded areas in the northwest and southeast portions, and elevations ranging from approximately 510 feet +/- along the north edge, to approximately 465 feet +/- in the northwest corner.

The site is located within the Central Blue Ridge Anticlinorium. According to the USGS Geological Map of Virginia (1993), the site is mapped within the Catoctin Formation – Metabasalt soils. This formation typically consists of grayish green to dark yellowish green, fine grained,

schistose chlorite and actinolite bearing metabasalt. The materials will initially weather into Silty and Clayey Sand and then into Silt and Clay with extensive weathering.

Lighting. The Applicant will prepare a detailed lighting plan in conformance with § 9-8 of the Zoning Ordinance and will install lighting in accordance with the plan. This will be reviewed at the time of site plan submission.

Noise. The design of the Applicant's data centers employs air cooling systems that do not produce significant noise. Generators are employed in emergency situations only to ensure power supplies in the event of a loss of public power are typically tested briefly every two weeks, and produce sound in the range of 50 to 55 dB, effectively the sound of the human conversation.

Screening, Buffering, and other Applicable Development Standards. As set out in the SUP Plan, the required front yard setback in the I District is 100', but the proposed building will be setback approximately 710.9'± from Blackwell Road on the west side of the parcel, as depicted on the Landscape Plan *(a sheet of the Special Use Permit Plan). The south side yard setback is required to be 100' but will be approximately 179.6'±. The east side yard setback, also required to be 100', will be approximately 256.7'±, and the north rear yard setback of a required 100' will be approximately 414.3'±. The maximum lot coverage can be 75% but the actual lot coverage is 35% (excluding the substation area). There will be 54 parking spaces to service the facility.

The Applicant also proposes a landscaping and buffering program that is set out in detail in the SUP Plan, both on the perimeter of the site and in the small parking area. The Applicant has developed a landscaping and buffering program that shields the facility from public view from all relevant vantage points.

Height Modification. On August 10, 2021, the Town Council approved a zoning text amendment related to data centers that included a provision that it may "approve building heights greater than 35 feet during the review of the Special Use Permit. Buildings must be setback one (1) additional foot (horizontally) from the required setback line for each additional one (1) foot (vertically) greater than 35 feet. Building heights shall be in conformance with the Comprehensive Plan." The proposed building height in this case is 37 feet, but the building has been setback from all surrounding property lines sufficiently to accommodate the ordinance requirement. Because the increase is small but necessary to accommodate the facility, the Applicant respectfully requests the additional height.

Environmental Impact. In 2020, the Applicant became the world's largest purchaser of renewable energy. Its facilities are almost 4 times as energy efficient as other enterprise data centers because of its use of more efficient servers and increased server utilization for cutting carbon output by 88% versus enterprise centers that have been replaced.

FOR

WARRENTON DATA CENTER

PARCEL ID: 6984-69-2419-000 (PORTION OF)

REFERENCES

- **BOUNDARY & TOPOGRAPHIC SURVEY:**
AECOM
101 RESEARCH DRIVE
COLUMBIA, SC 29203
TOPOGRAPHY CAD FILE: DATED 08/20/21
PROPERTY CAD FILE: "BOUNDARY", DATED 08/20/21
- **ARCHITECTURAL PLAN:**
CORGAN
401 NORTH HOUSTON STREET
DALLAS, TX 75202
CAD FILE: DATED: 09/27/2021

GARDEN AGENCIES

- **TOWN OF WARRENTON**
COMMUNITY DEVELOPMENT
21 MAIN STREET
WARRENTON, VA 20188-0341
CONTACT: ROBERT WALTON, DIRECTOR OF
COMMUNITY DEVELOPMENT
PHONE: (840) 347-2405

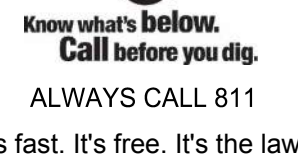
[illegible]**OWNER/DEVELOPER**

PREPARED BY

CONTACT: JOHN C. WRIGHT, P.E.

PARCEL NUMBER	OWNER	ADDRESS	AREA	CURRENT ZONE	CURRENT PLANNED LAND USE	PROPOSED PLANNED LAND USE
6984-69-2419-00 (PORTION OF)	AMAZON DATA SERVICES, INC.	BLACKWELL ROAD WARRENTON, VA 20186	33.623 ACRES	INDUSTRIAL	VACANT	DATA CENTER

SHEET TITLE	SHEET NUMBER
COVER SHEET	1
SITE DEVELOPMENT PLAN	2
LANDSCAPE PLAN	3

[illegible]

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

PROJECT No.:	V212093
DRAWN BY:	DSH
CHECKED BY:	JCW
DATE:	4/6/2022
AD I.D.:	SUPP-0

PROJECT:

FOR -

PROPOSED
DEVELOPMENT

BLACKWELL ROAD & LEE HIGHWAY
TOWN OF WARRENTON
FAUQUIER COUNTY, VIRGINIA 20186

28 BLACKWELL PARK LANE, SUITE 201
WARRENTON, VIRGINIA 20186
Phone: (540) 349-4500
Fax: (540) 349-0321
VA@BohlerEng.com

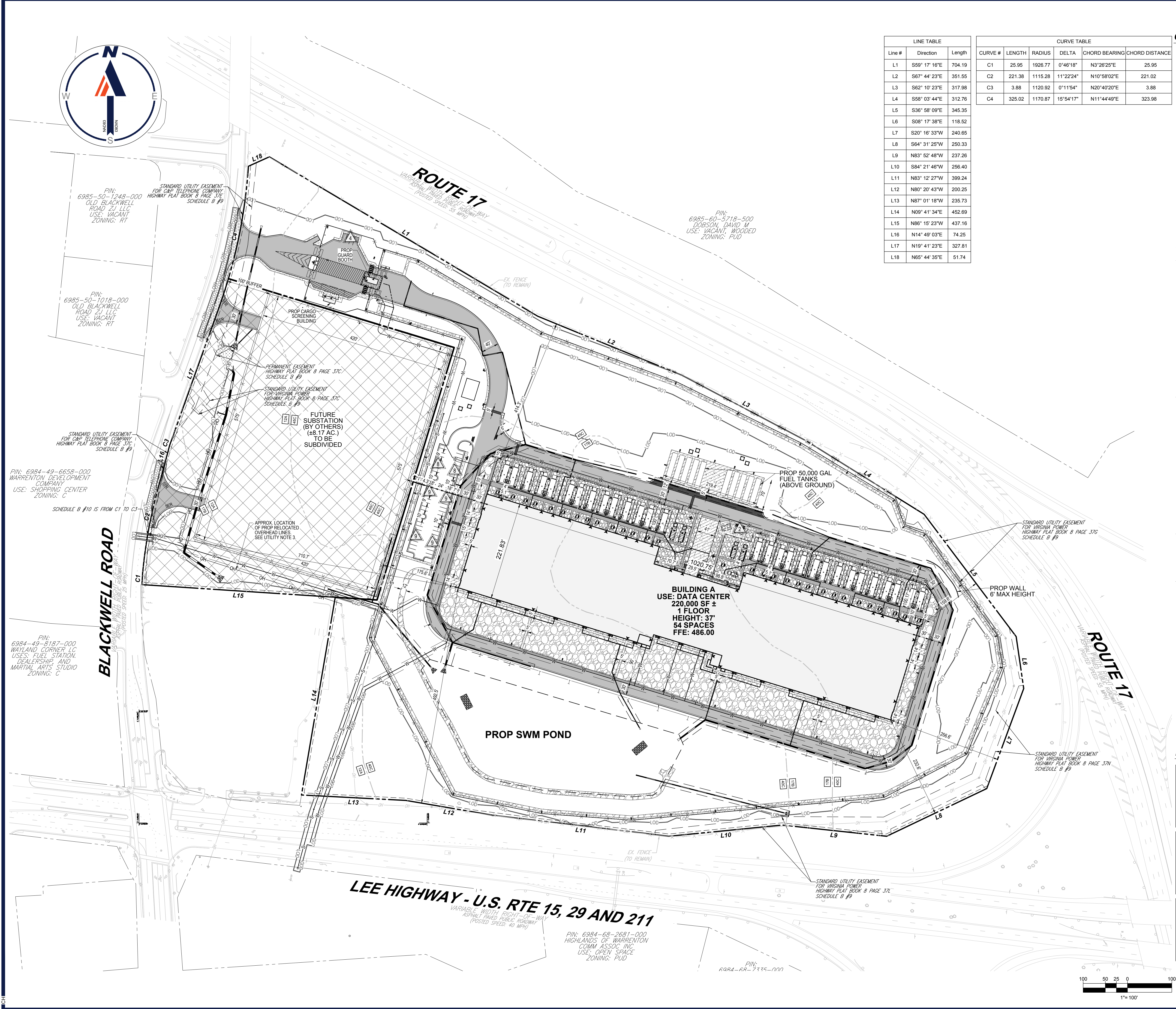


SHEET NUMBER: _____

1

RG. DATE - 4/6/2022

Apr 06, 2022
H:\21\1V212083\CAD\DRAWINGS\PLAN SETS\SUPV212083 - SUPP - 0----->LAYOUT: 1 - COVER



LINE TABLE		
Line #	Direction	Length
L1	S59° 17' 16"E	704.19
L2	S67° 44' 23"E	351.55
L3	S62° 10' 23"E	317.98
L4	S58° 03' 44"E	312.76
L5	S36° 58' 09"E	345.35
L6	S08° 17' 38"E	118.52
L7	S20° 16' 33"W	240.65
L8	S64° 31' 25"W	250.33
L9	N83° 52' 48"W	237.26
L10	S84° 21' 46"W	256.40
L11	N83° 12' 27"W	399.24
L12	N80° 20' 43"W	200.25
L13	N87° 01' 18"W	235.73
L14	N09° 41' 34"E	452.69
L15	N86° 15' 23"W	437.16
L16	N14° 49' 03"E	74.25
L17	N19° 41' 23"E	327.81
L18	N65° 44' 35"E	51.74

CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING
C1	25.95	1926.77	0°46'18"	N3°29'25"E
C2	221.38	1115.28	11°22'24"	N10°58'02"E
C3	3.88	1120.92	0°11'54"	N20°40'20"E
C4	325.02	1170.87	15°54'17"	N11°44'49"E

GENERAL NOTES:

- THIS PLAN IS BASED ON THE FOLLOWING:
CAD FILES PREPARED BY AECOM DATED: 9/8/2021
CAD FILES PREPARED BY CORGAN DATED: 9/27/2021
- ZONING DATA:
EXISTING ZONE: INDUSTRIAL - I
- USES:
EXISTING USE: VACANT
PROPOSED USE: DATA CENTER WITH SPECIAL USE PERMIT
- SITE AREA
PIN: 6984-69-2419-000 (PORTION OF) 33.623 ACRES
- SITE WILL BE SERVICED BY TOWN WATER AND SEWER.
- TOPOGRAPHIC INFORMATION:
HORIZONTAL DATUM: NAD 83
VERTICAL DATUM: NAVD 88
- THE PROPOSED BUILDING, DIMENSIONAL ELEMENTS, AND OTHER SITE FEATURES SHOWN ARE PRELIMINARY AND SUBJECT TO CHANGE WITH FINAL ENGINEERING.
- FUTURE SUBSTATION PAD (BY OTHERS) TO BE GRADED AND STABILIZED WITH GRAVEL COVER IN THE DATA CENTER DEVELOPMENT PHASE.

ZONING TABULATION TABLE:

SITE INFORMATION	
PIN:	6984-69-2419-00 (PORTION OF)
ZONING DISTRICT:	EXISTING - INDUSTRIAL - I PROPOSED - DATA CENTER
LAND USE:	EXISTING - VACANT PROPOSED - DATA CENTER
BUILDING AREA:	EXISTING - N/A PROPOSED - 220,000 SF ±
SITE AREA:	33.623 AC OR 1,464,617 SF (PORTION OF)
BUILDING HEIGHT:	REQUIRED: 35' PROVIDED: 37'

*MAY BE INCREASED BY TOWN COUNCIL

LOT SIZE AND YARD SETBACK REQUIREMENTS:

MINIMUM LOT SIZE:	25 ACRES
SETBACK REQUIREMENTS:	REQUIRED: PROVIDED:
FRONT YARD (W) (BLACKWELL RD) BUILDING	100' 710.9'±
SIDE YARD (S) BUILDING	100' 179.6'±
SIDE YARD (E) BUILDING	100' 256.7'±
REAR YARD (N) BUILDING	100' 414.3'±
LOT COVERAGE REQUIREMENTS	REQUIRED: PROVIDED:

PROPOSED IMPERVIOUS AREA:	75% 35%
* EXCLUDES SUBSTATION AREA	
PARKING REQUIREMENTS	REQUIRED: PROVIDED:
DATA CENTER	1 SPACE PER EMPLOYEE ON LARGEST SHIFT, PLUS 1 SPACE PER COMPANY VEHICLE ON-SITE. (49 EMPLOYEES) 54 SPACES (2 ADA SPACES)

HATCH LEGEND

SIDEWALK CONCRETE	PROP BUILDING (SEE ARCH DRAWINGS)
GRAVEL	LIGHT DUTY ASPHALT
HEAVY DUTY ASPHALT	FUTURE SUBSTATION PARCEL

REVISIONS

REV	DATE	COMMENT	DRAWN BY



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

PROJECT No.:	V212093
DRAWN BY:	DSH
CHECKED BY:	JCW
DATE:	4/6/2022
CAD ID:	SUPP-0

PROJECT:

SPECIAL USE PERMIT

FOR

AMAZON DATA SERVICES, INC.

PROPOSED DEVELOPMENT

BLACKWELL ROAD & LEE HIGHWAY
TOWN OF WARRENTON
FAUQUIER COUNTY, VIRGINIA 20186

28 BLACKWELL PARK LANE, SUITE 201
WARRENTON, VIRGINIA 20186
Phone: (540) 349-4500
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VA@BohlerEng.com

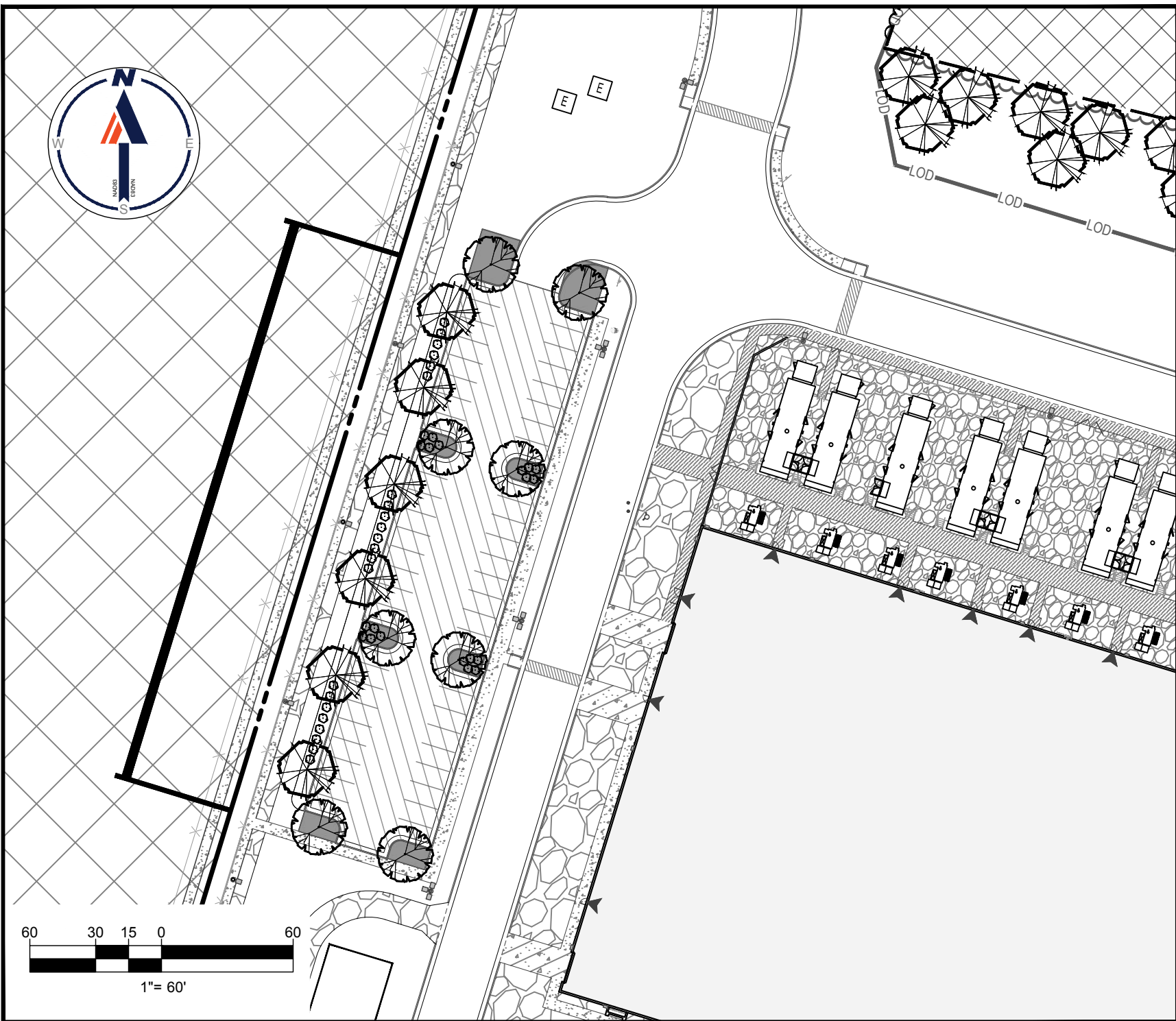
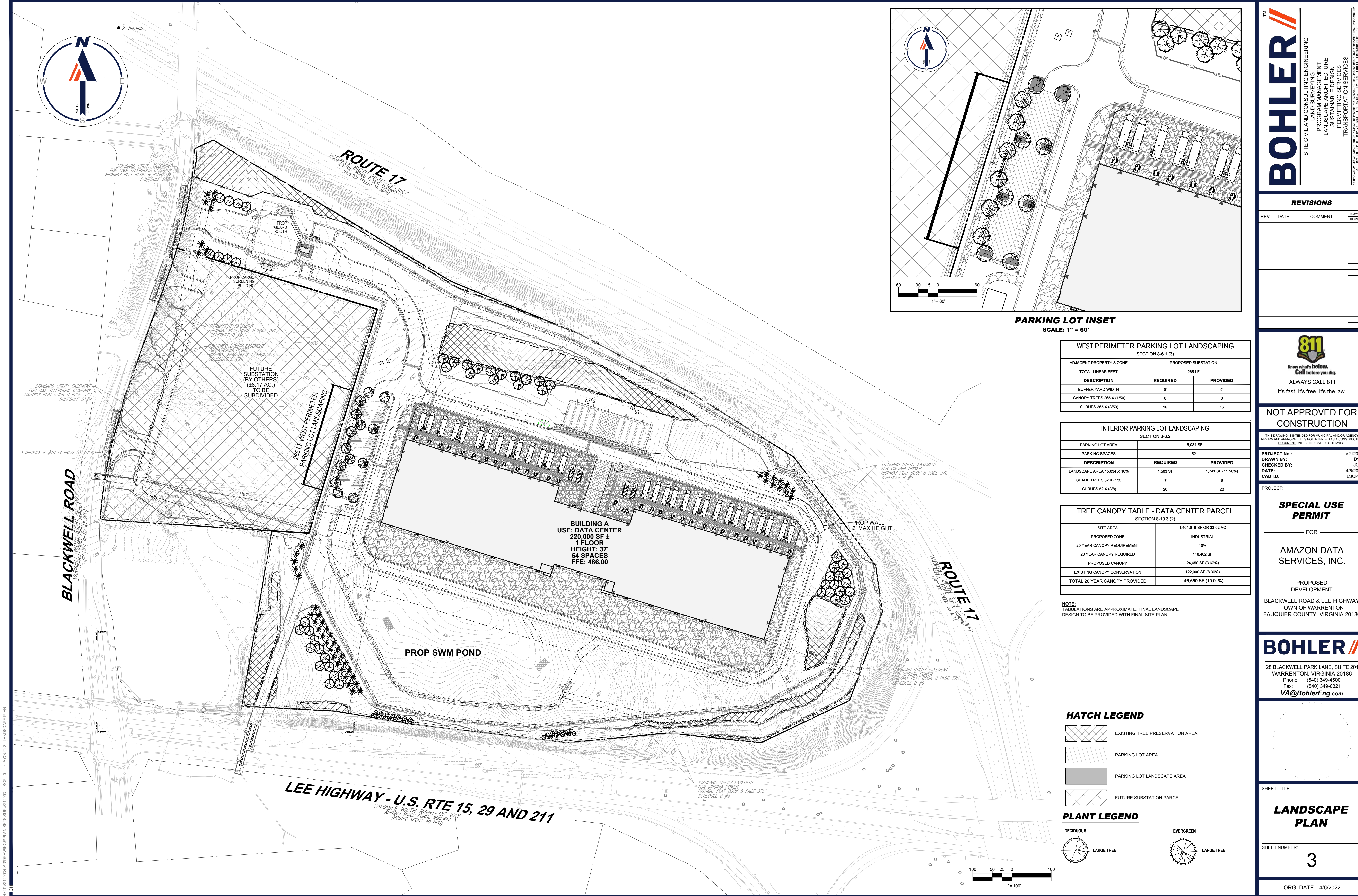
SHEET TITLE:

SITE DEVELOPMENT PLAN

SHEET NUMBER:

2

ORG. DATE - 4/6/2022



PARKING LOT INSET
SCALE: 1" = 60'

WEST PERIMETER PARKING LOT LANDSCAPING SECTION 8-6.1 (3)		
ADJACENT PROPERTY & ZONE	PROPOSED SUBSTATION	
TOTAL LINEAR FEET	265 LF	
DESCRIPTION	REQUIRED	PROVIDED
BUFFER YARD WIDTH	5'	5'
CANOPY TREES 265 X (1/50)	6	6
SHRUBS 265 X (3/50)	16	16

INTERIOR PARKING LOT LANDSCAPING SECTION 8-6.2		
PARKING LOT AREA	15,034 SF	
PARKING SPACES	52	
DESCRIPTION	REQUIRED	PROVIDED
LANDSCAPE AREA 15,034 X 10%	1,503 SF	1,741 SF (11.58%)
SHADE TREES 52 X (1/8)	7	8
SHRUBS 52 X (3/8)	20	20

TREE CANOPY TABLE - DATA CENTER PARCEL SECTION 8-10.3 (2)	
SITE AREA	1,464,619 SF OR 33.62 AC
PROPOSED ZONE	INDUSTRIAL
20 YEAR CANOPY REQUIREMENT	10%
20 YEAR CANOPY REQUIRED	146,462 SF
PROPOSED CANOPY	24,650 SF (3.67%)
EXISTING CANOPY CONSERVATION	122,000 SF (8.30%)
TOTAL 20 YEAR CANOPY PROVIDED	146,650 SF (10.01%)

NOTE:
TABULATIONS ARE APPROXIMATE. FINAL LANDSCAPE
DESIGN TO BE PROVIDED WITH FINAL SITE PLAN.

HATCH LEGEND

	EXISTING TREE PRESERVATION AREA
	PARKING LOT AREA
	PARKING LOT LANDSCAPE AREA
	FUTURE SUBSTATION PARCEL

PLANT LEGEND

DECIDUOUS	EVERGREEN
LARGE TREE	LARGE TREE

BOHLER

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

REVISIONS				
REV	DATE	COMMENT	DRAWN BY / CHECKED BY	

811

Know what's below.
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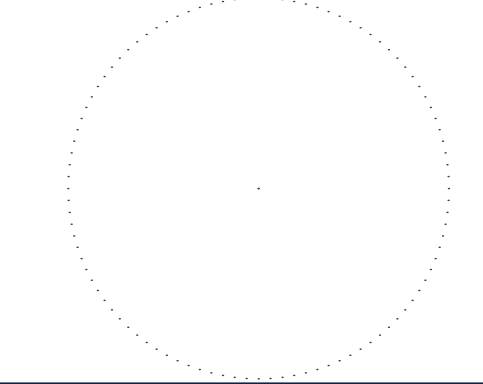
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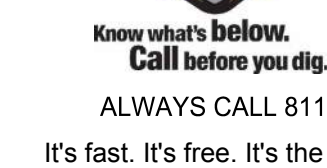
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