



28 Blackwell Park Lane, Suite 201
Warrenton, VA 20186
o. 540.349.4500

April 11, 2024
Via Electronic Mail and 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 – 3rd 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 4th submission for the Warrenton Data Center in Warrenton, Virginia. The following is our comment response letter addressing comments received from various departments. Each comment is addressed and responded to as follows:

Zoning Review

Comment 1: Second Submission Comment: Provide sufficient detail as to how redacted information meets the referenced sections of Virginia State Codes 2.2-3705.2(2) and 2.2-3705.2(14) or remove the redactions. Specifically:

- a. Landscape buffers located along Blackwell Road are outside of the proposed security fencing.
- b. Site entrance from Blackwell Road up to the proposed security gate.
- c. Stormwater Management Facility
- d. Parking area on the West side of the building

Third submission comment: Additional justification received.

Response 1: Acknowledged.

Comment 2: Second Submission Comment – Partially Addressed: Show all electrical lines, to include all relocated, existing, and proposed lines; specify above or below ground.
a. Third Submission Clarification: On site electrical lines are shown; however, the plans do not demonstrate how electrical service will be brought to the property line that will conform to the Special Use Permit approval condition that requires electrical service lines be underground from the substation to the property.
Approval of the site development plan will be subject to a Condition that requires submission of materials to demonstrate compliance with the SUP approval condition to the satisfaction of the Zoning Administrator and/or Director prior to the issuance of any Certificate of Occupancy and/or commencement of the use. Any installation of off-site utility lines intended to serve the subject property and/or development within the Town boundaries will require the submission and approval of an Amended site development plan.

Response 2: **The applicant understands and will abide by the SUP conditions. An amended site development plan will be submitted as required for any revision to on-site routing per previous discussions with the Town.**

Comment 3: Third Submission – New Comment: If a temporary construction trailer is requested, show this structure on the site plan to include setbacks from property lines, and all appurtenant facilities or features to include electrical service needs.

a. Comment remains: Partially addressed. Provide the dimension to the property line to indicate that the trailer will meet the minimum setback requirements for accessory structures (5' per article 9-1.2 of Z.O.) and provide the approximate location of the proposed temporary electrical service to the trailer. Revise note #4 on sheet C-601B to state that the temporary trailer will require the submission and approval of a Zoning Permit, which shall include the final location of the temporary electrical service for review and approval by the Zoning Administrator. The construction trailer and any service lines or appurtenant facilities must be removed prior to the approval of any Certificate of Occupancy.

Response 3: **The dimension has been added and Note #4 has been updated as requested on Sheet C-601B.**

Sheet C 301 & C-304

Comment 4: Third Submission – New Comment: Provide a note on Sheets C-301, C-302 and CS-402 that the retaining wall around the metering cabinet area requires the submission and approval of a separate Zoning and Building permit.

Response 4: **The requested note has been added in the Notes section for the requested sheets.**

Comment 5: Second Submission Comment – Partially Addressed: Show all existing trees within the wooded areas that are to remain as shown on the tree survey.

a. Clarification: Given the information shown within the third submission plan set, there is a significant number of existing canopy-type trees that will be removed within the wooded areas due to the condition of the individual trees; tree removal creates gaps within several areas of the tree preservation easements. Provide additional trees to replace trees that have been removed/cut within the tree preservation areas where there will be large gaps, for example:

- i. Within the 100 foot building setback off of Blackwell Road; and
- ii. Between the fuel tanks and Rte. 17.

Response 5: Additional trees have been added to ensure adequate coverage within the tree save areas.

Sheet C-709

REDACTED INFORMATION IN ACCORDANCE WITH VA CODE
§ 2.2-3705.2(14)
§ 2.2-3705.2(2)

Sheet E-717

REDACTED INFORMATION IN ACCORDANCE WITH VA CODE
§ 2.2-3705.2(14)
§ 2.2-3705.2(2)

Sheet E-721

Comment 8: Second Submission Comment Remains: Staff unable to verify the height of light poles, or mounting height of fixtures. Light poles are not to exceed 25' in height per article 9-8.6.2.3 of the Zoning Ordinance.

a. Third Submission Clarification: Add both pole height and fixture mounting height within the luminaire schedule on sheet E-715 for clarity for each fixture type.

Response 8: The luminaire schedule has been updated to include pole height and mounting height on Sheet E-715.

Sheet C-904 SUP Condition Analysis

REDACTED INFORMATION IN ACCORDANCE WITH VA CODE
§ 2.2-3705.2(14)
§ 2.2-3705.2(2)

REDACTED INFORMATION IN ACCORDANCE WITH VA CODE
§ 2.2-3705.2(14)
§ 2.2-3705.2(2)

VDOT

Comment 1: Previous Comment 6 - VDOT suggests that a Construction Traffic Management plan be created with pre and post pavement condition inspections of Blackwell Road. This plan would identify and repair damages as a result of construction traffic.

Response 1: **Acknowledged.**

Fire Department

Comment 1: Provide mountable curbs, on entrance and exit.

Response 1: **The Fire Department comments have been addressed and the reviewer has confirmed approval.**

Comment 2: Show/label supra boxes installed front and rear on building and security office to gain access to allow FD access. Also, outside any mechanical/sprinkler rooms that are outside the building.

Response 2: **The Fire Department comments have been addressed and the reviewer has confirmed approval.**

Comment 3: Provide a hydrant outside the complex coming in.

Response 3: **The Fire Department comments have been addressed and the reviewer has confirmed approval.**

Comment 4: Show/label an annunciator panel for fire alarm at front entrance.

Response 4: **The Fire Department comments have been addressed and the reviewer has confirmed approval.**

Comment 5: Provide signage on doors for fire alarm system, sprinkler system, generators, electrical and mechanical rooms.

Response 5: **The Fire Department comments have been addressed and the reviewer has confirmed approval.**

Comment 6: Show/label the location of emergency shutoff valves for generators, with signage.

Response 6: **The Fire Department comments have been addressed and the reviewer has confirmed approval.**

Traffic/MOT Plan

Comment 1: A Right-of-Way Permit will be required for all work and/or project impacts that take place within the right-of-way; the MOT Plan and all application documents and materials will be reviewed by Public Works/Traffic at that time.

Response 1: Acknowledged.

Planning Review

Comment 1: The Applicant should include a Conditions of Approval matrix and analysis to demonstrate the conditions are met.

A. Comment partially addressed on C-105. Most SDPs, especially ones of this size, include the corresponding page numbers to be helpful for reviewers to confirm Conditions of Approval are met. The Zoning Administrator determines if the SDP is in compliance with the Conditions of Approval. It would be helpful if the Applicant's response specified how and where conditions are met. Stating "Acknowledged" does not help to inform reviewers on items like architectural, signage, noise, and utility connections. Staff appreciates the addition of reference pages for some conditions.

Response 1: The SUP Conditions Analysis on Sheet C-105 has been updated as requested.

Comment 2: Multiple sheets indicate a LOD over an area with a note of "existing treeline to remain." Please clarify and address.

a. Response noted. However, if any tree dies due to the assumption that root zones may be impacted, Zoning will require that tree to be replaced.

Response 2: Acknowledged. Note 6 on sheets C-701 – C-705 has been revised to specify the requirement for replacement if a tree dies.

Comment 3: 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.

a. Response noted. However, if any tree dies due to the assumption that root zones may be impacted, Zoning will require that tree to be replaced.

Response 3: Acknowledged. Note 6 on sheets C-701 – C-705 has been revised to specify the requirement for replacement if a tree dies.

REDACTED INFORMATION IN ACCORDANCE WITH VA CODE
§ 2.2-3705.2(14)
§ 2.2-3705.2(2)

Specific Sheet Comments

Comment 1: C203 –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.

a. Response noted. However, if any tree dies, Zoning will require that tree to be replaced.

Response 1: **Acknowledged. Note 6 on sheets C-701 – C-705 has been revised to specify the requirement for replacement if a tree dies.**

Comment 2: 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.

a. Response noted. However, if any tree dies due to the assumption that root zones may be impacted, Zoning will require that tree to be replaced.

Response 2: **Acknowledged. Note 6 on sheets C-701 – C-705 has been revised to specify the requirement for replacement if a tree dies.**

REDACTED INFORMATION IN ACCORDANCE WITH VA CODE
§ 2.2-3705.2(14)
§ 2.2-3705.2(2)

Utility Review Comments

Comment 1: Please be advised that the proposed sewer gas interceptor structure at the building connection, sheet C511 will function as a solid collection tank and will required routine emptying. This comment has been acknowledged and is not an issue for approval.

Response 1: **Acknowledged.**

Bonding

Comment 2: The comment regarding the Closed-Circuit TV video of the sanitary sewer system (including laterals and sanitary mains) shall be submitted to and approved by the Utilities Department in .mpg format compatible with Windows Media Player has been acknowledged. Video media shall be recorded in compliance with NASSCO & PACP standards.

Response 2: **Acknowledged.**

SWM & ECS Review

The following comments are advisory:

Comment 1: The signed Stormwater Maintenance Agreement must be submitted with the Signature Submittal.

Response 1: **Acknowledged.**

Comment 2: The SWM Maintenance Agreement must be recorded prior to issuance of the Land Disturbance Permit.

Response 2: **Acknowledged.**

Comment 3: Proof of purchase of any nutrient credits must be provided with the Land Disturbance Permit.

Response 3: **Acknowledged.**

Comment 4: The completed Registration Statement must be submitted prior to the application of the Land Disturbance Permit

Response 4: **Acknowledged.**

Comment 5: The approved Stormwater Pollution Prevention Plan must be submitted with the Land Disturbance Application

Response 5: **Acknowledged.**

Comment 6: Maintenance tables must be provided with signature approval resubmission to address previous comments for tree preservation maintenance.

Response 6: **Acknowledged.**

Sheet C-409; SWM / BMP Details

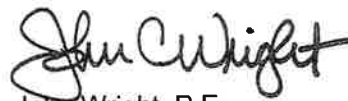
Comment 1: Indicate on the plans how the applicant will operate-manage the maintenance of the Contech facility. This comment was addressed by the addition of Sheet C-409B. Please make sure which drainage structures these Contech devices are to be installed on the plans. Sheet C-409B was not included with the plan set, therefore the review could not be completed.

Response 1: Maintenance of the manufactured treatment devices is included with the SWM / BMP Details sheets as requested.

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.

