

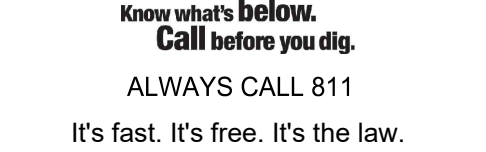


INTERIOR PARKING LOT LANDSCAPING		
SECTION 8-6-2		
PARKING LOT AREA	16,114 SF*	
PARKING SPACES	58*	
DESCRIPTION	REQUIRED	PROVIDED
LANDSCAPE AREA 16,114 X 10%	1,611 SF	1,676 SF (12.48%)
SHADE TREES 58 X (18)	8	9
SHRUBS 58 X (38)	22	23

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

PLANT LEGEND

DECIDUOUS	EVERGREEN
	
	



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

PROJECT:

_____ FOR _____

PROPOSED
DEVELOPMENT**BOHLER //**

SHEET TITLE:

SHEET NUMBER: _____

3

REVISION 1 - 7/10/22



CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	25.95	1926.77	0°46'18"	N3°26'25"E	25.95
C2	221.38	1115.28	11°22'24"	N10°58'02"E	221.02
C3	3.88	1120.92	0°11'54"	N20°40'20"E	3.88
C4	325.02	1170.87	15°54'17"	N11°44'49"E	323.98

1. THIS PLAN IS BASED ON THE FOLLOWING:

CAD FILES PREPARED BY AECOM
DATED: 9/8/2021

CAD FILES PREPARED BY CORGAN
DATED: 9/27/2021

2. ZONING DATA:
EXISTING ZONE: INDUSTRIAL - I

3. USES:

EXISTING USE: VACANT

PROPOSED USE: DATA CENTER WITH SPECIAL USE PERMIT

4. SITE AREA
PIN : 6984-69-2419-000 (PORTION OF) 33.623 ACRES

5. SITE WILL BE SERVICED BY TOWN WATER AND SEWER.

6. TOPOGRAPHIC INFORMATION:
HORIZONTAL DATUM: NAD 83
VERTICAL DATUM: NAVD 88

7. THE PROPOSED BUILDING, DIMENSIONAL ELEMENTS, AND OTHER SITE FEATURES SHOWN ARE PRELIMINARY AND SUBJECT TO CHANGE WITH FINAL ENGINEERING.

8. FUTURE SUBSTATION PAD (BY OTHERS) TO BE GRADED AND STABILIZED WITH GRAVEL COVER IN THE DATA CENTER DEVELOPMENT PHASE.

[illegible]

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CONSTRUCTION

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DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.: V21209
DRAWN BY: DSI
CHECKED BY: JCV
DATE: 4/12/2021
CAD I.D.: SUPP-I

PROJECT

**SPECIAL USE
PERMIT**

FOR -

AMAZON DATA
SERVICES, INC

PROPOSED
DEVELOPMENT

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

BOHLER //

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



SHEET TITLE:

**EXISTING
CONDITIONS
PLAN**

SHEET NUMBER

1

REVISION 1 - 7/10/22