TOWN COUNCIL REGULAR MEETING

21 Main Street

Tuesday, February 14, 2023 at 9:00 AM

AGENDA

Possible additions to the agenda and related materials are not set forth herein.

Times set forth are approximate and may be adjusted as necessary.

I. WORKSESSION - 9:00 AM

A. Closed Session

B. SUP 2022-03 Amazon Data Center - The Owner/Applicant, Amazon Data Services, Inc., seeks a Special Use Permit under Article 3-4.12.3 of the Zoning Ordinance for an approximately 220,200 square foot data center on Industrial zoned parcel consisting of approximately 41.793 acre parcel identified as GPIN 6984-69-2419-000. Designated in the New Town Character District on the Future Land Use Map located off Blackwell Road and Lee Highway. The Owner/Applicant is requesting modifications for building height allowance, parking, and fence height allowance as part of the Special Use Permit. The Town Council held open a public hearing from its January 10, 2023 Regular Meeting.

C. Addition of Citizen Time Speakers to the Public Hearing Comments from 01.10.23

D. Second Street Discussion

E. Advertisement of Special Meeting for the purposes of Interviewing a Town Manager in the next 14 days

F. Agenda Review

II. REGULAR MEETING LOCATED AT FAUQUIER HIGHSCHOOL- 6:30 PM

A. INVOCATION.

B. PLEDGE OF ALLEGIANCE.

C. PROCLAMATIONS AND RECOGNITIONS.

1. Proclamation recognizing February 2023 as Black History Month in the Town of Warrenton, Virginia

D. CITIZEN'S TIME.

E. APPROVAL OF THE AGENDA.

F. PUBLIC HEARINGS.

2. SUP 2022-03 Amazon Data Center - The Owner/Applicant, Amazon Data Services, Inc., seeks a Special Use Permit under Article 3-4.12.3 of the Zoning Ordinance for an approximately 220,200 square foot data center on Industrial zoned parcel consisting of approximately 41.793 acre parcel identified as GPIN 6984-69-2419-000. Designated in the New Town Character District on the Future Land Use Map located off Blackwell Road and Lee Highway. The Owner/Applicant is requesting modifications for building height allowance, parking, and fence height allowance as part of the Special Use Permit.

G. CONSENT AGENDA.

1. Addition of Citizen Time Speakers to the Public Hearing Comments from 01.10.23

2. Advertisement of Special Meeting for the purposes of Interviewing a Town Manager in the next 14 days

3. Agreed Real Estate Assessment Correction Order for Wal-Mart Real Estate Business Trust

4. Date and Location Change for the Town Council Budget Retreat

5. Resolutions Appointing Interim and Acting Town Manager

6. Resolution Appointing a Town Recorder

7. APPROVAL OF COUNCIL MINUTES.

    a. Minutes September 25th, 2022 Special Town Council Meeting: Strategic Retreat

    b. Minutes November 7th, 2022 Special Town Council Meeting

8. DEPARTMENT REPORTS.

    a. Quarterly Finance Department Report

    b. Quarterly Parks and Recreation Department Report

    c. Quarterly Police Department Report.

    d. Quarterly Community Development Report

    e. Quarterly Public Works and Utilities Department Report

    f. Quarterly Capital Projects Report

    g. Quarterly Report Emergency Services & Risk Management

H. NEW BUSINESS.

I. UNFINISHED BUSINESS.

1. A Resolution Directing Staff to Close Second Street to Vehicular Traffic

J. TOWN ATTORNEY'S REPORT.

K. TOWN MANAGER'S REPORT.

L. COUNCILMEMBERS TIME.

M. ADJOURNMENT.

Draft Conditions of Approval

SPECIAL USE PERMIT CONDITIONS
Applicant: AMAZON DATA SERVICES, INC. (the "Applicant")
Owner: AMAZON DATA SERVICES, INC.
SUP2022-0003, Amazon Data Center
PIN # 6984-69-2419 (the "Property")
Special Use Permit Area: ± 41.79 acres
Zoning: INDUSTRIAL (I)
Date: ~~January 10, 2023~~February 14, 2023

In approving a Special Use Permit, the Town Council may impose such conditions, safeguards, and restrictions as may be necessary to avoid, minimize, or mitigate any potentially adverse or injurious effect of such special uses upon other properties in the neighborhood, and to carry out the general purpose and intent of this Ordinance. The Council may require a guarantee or bond to ensure that compliance with the imposed conditions. All required conditions shall be set out in the documentation approving the Special Use Permit (SUP). These conditions shall run with the land so as to bind future landowners. Any party or officer identified by title shall mean and include any successor to that person or entity's powers or responsibilities.

1. Site Development: The Property shall be developed in substantial conformance with these conditions and the Special Use Permit Plan entitled, "Special Use Permit Plan for Amazon Data Services, Inc.," prepared by Bohler Engineering, dated July 10, 2022 and revised through January 10, 2023, and consisting of 3 sheets, subject to minor modifications approved by the Town in connection with final Site Plan review and final engineering, and except as otherwise provided in these Conditions (the "SUP Plan"). The building and other structures to be constructed on the Property are referred to herein as the "Facility."

2. Site Plan: The Applicant shall produce a site development plan that ~~indicates~~ delineates the external noise emitting equipment that is to be ~~each phase~~installed and activated at each phase of the ~~use internal to the~~ building. ~~and external as it relates to the technology required for each phase.~~ ~~Each~~ No phase or set of phases will begin operation until the Town has issued ~~require~~ a conditional Certificate of Occupancy for such phase or phases. A final Certificate of Occupancy will be granted upon completion of all phases.

3. Use Parameters. Use Limitation: The use approved with this SUP shall be limited to a data center as set forth in § 3-4.12.3 of the Town of Warrenton Zoning Ordinance.

4. Electric Substation: There shall be no electric substation constructed on the Property.

5. Undergrounding of Electrical Lines from a Substation to the Facility: Pursuant to Warrenton Zoning Ordinance § 9-26.1(C), the distribution lines from the off-site substation serving the data center are required to be underground. Applicant will ensure payment of the undergrounding of these distribution lines with the utility company in accordance with its requirements.

6. Building Design and Elevations:

a. The architectural design of the data center shall substantially conform to the ~~elevations shown on three sheets submitted on January 10, 2023 labeled~~ "Illustrative Building Elevations"; prepared by Corgan; February~~December~~ 1~~4~~5, 2023~~2~~" ~~or new sheets [confirm reference]~~. The Elevations shall be subject to minor modification approved by the Town in connection with Site Plan review. Additional changes to the design and materials may be made provided that any such changes are approved by the Director of Community Development prior to the issuance of a building permit.

b. At time of Site Plan, the Applicant shall provide all elevations for the building in compliance with the Town of Warrenton Zoning Ordinance Article 9-26.1.F. In addition, the Applicant shall orient the building along Lee Highway to reduce the visible impact using architectural details such as a perceived reduction in massing and scale, fenestration and windows, exterior colors and materials, overhangs, canopy or porticos, recesses and/or projections, arcade, raised corniced parapets, and varying roof lines.

c. The Facility shall be no greater than 37 feet in height, as that term is defined in the Town Zoning Ordinance. The mechanical equipment installed on the roof of the building shall be screened.

d. Noise mitigation measures, including but not limited to, silencers, sound walls, acoustical wraps, and/or low noise equipment, shall be utilized to meet § 9-14.2 of the Town of Warrenton Zoning Ordinance relating to noise.

7. Signage: There shall be no signage except for a street address; provided that if any further signage is sought it shall comply with applicable sign ordinance requirements.

8. Fencing: All fencing on the Property shall be as depicted on the SUP Plan, and shall not exceed 8 feet in height. Security fencing shall be the style and type as shown on Page 2 of the Special Use Permit Plan produced by Bohler dated July 10, 2022 and updated through October 28, 2022. Chain link fencing, with or without slatted inserts, and/or barbed wire or other similar visible deterrence devices shall not be permitted where visible from the public.

9. External Fuel Storage Tanks: The Applicant shall install above-ground double-walled fuel tanks that meet the definition of secondary containment under the DEQ LPR-SRR-2019-03 - Storage Tank Program Compliance Manual, Volume V - AST Guidance, and pursuant to 40 CFR Part 112, Section 8.1.2.2, in the general locations shown on the SUP Plan, for the storage of fuel supplies necessary to maintain an Uninterruptible Power Supply in the event of a loss of external electrical power.

10. Parking: The Applicant shall provide not fewer than 56 parking spaces as shown on the SUP Plan, one of which shall be a loading space.

11. Site Maintenance: The Applicant shall maintain the Property in a clean and orderly

manner, and shall provide an on-site masonry screened refuse container station in the location generally shown on the SUP Plan.

12. Access: Access to the site shall be provided as shown on the SUP Plan, subject to changes approved by the Town in consultation with the Virginia Department of Transportation. Mountable curbs shall be provided as required by the Town. There shall be no access from either Routes 17 or 29.

13. Access for Town Staff: The Town is obliged to report annually to the Virginia Department of Environmental Quality as to the ongoing operation and maintenance of stormwater management facilities installed on the Property. 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 of such inspections, and shall keep that point of contact current at all times.

14. Water & Public Sewer Connection: The Property shall connect to public water and public sewer at the Applicant's expense. The Applicant shall limit its water use to internal domestic uses such as service to bathrooms, kitchens, humidification, and external irrigation. It shall not use public water for the general purposes of cooling the data center, but may use it for the initial charging of the cooling system. It shall consult with the Director of the Department of Public Works and Utilities as to the scheduling of the initial charging of the system so as to minimize the impact on the Town's water system. This condition does not exclude or prevent the property owner from utilizing the Town's water for fire suppression.

15. Emergency Services:

    a. The Applicant shall coordinate training between the Town's fire and rescue companies and those other companies and departments that have experience with data centers after commencement of operations at the Property and when convenient for the Town's first responders. Furthermore, upon commencement of operations at the Property, the Applicant will provide the Town's first responders its "Data Center Response Manual" for use in training for emergencies at its Facility, and shall assist in advising those first responders how to implement its provisions.

    b. The Applicant shall assure that the water line systems at the Facility have sufficient fire flows, as determined by the Town Fire Marshal.

    c. The Applicant shall maintain Facility security personnel 24 hours a day, and each day of the year.

16. Pedestrian access: The Applicant shall construct a five-foot sidewalk on the east side of Blackwell Road along its frontage on that Road.

~~16.~~17. Noise:

a. Each phase shall receive a conditional Certificate of Occupancy upon demonstrating conformance with the requirements of § 9-14.2 of the Town of Warrenton Zoning Ordinance relating to noise. The Applicant shall provide and pay for a third-party sound test prepared by a qualified full member of Acoustical Society of America (ASA) or a Board Ccertified member of the Institute of Noise Control Engineering (INCE), as ~~party or company~~ approved by the Director of Community Development. ~~that~~ The purpose of such test is to demonstrates the operation of each distinct phase as noted in Condition #2 after completion of the construction and prior to the issuance of the conditional Certificate of Occupancy. If the test finds the use does not meet § 9-14.2 of the Town of Warrenton Zoning Ordinance, then there shall be no commencement of use for that phase and no conditional Certificate of Occupancy shall be issued.

b. The Applicant shall ~~produce and~~ pay for an annual ~~noise test~~ sound test prepared by a qualified full member of Acoustical Society of America (ASA) or a Board Ccertified member of the Institute of Noise Control Engineering (INCE), as approved and procured by the Director of Community Development, ~~such test to be submitted to the Director of Community Development no later than July 1st~~, for the life of the data center use. The Applicant shall provide a point of contact, to be maintained and kept up to date at all times, for the Town to bill for reimbursement of the annual sound test. The Applicant shall reimburse the Town for all costs related to the sound test within 30 days receipt of an invoice for reimbursement.

c. If the use violates § 9-14.2 of the Town of Warrenton Zoning Ordinance relating to noise, then the Applicant shall have 48 hours to mitigate the violation of the use or the Certificate(s) of Occupancy are automatically suspended and the Applicant shall cease the use until such time that the Applicant can demonstrate the use meets said section of the Zoning Ordinance.

For reference, the Town of Warrenton Zoning Ordinance § 9-14.2 states:

9-14.2 The sound pressure level of sound radiated from an establishment, measured at the lot line of the site thereof that is the nearest thereto, shall not exceed the values in any octave band of frequency that are specified in Table 9-1 below, or in Table 9-1 as modified by the correction factors set forth in Table 9-2. The sound pressure level shall be measured with a sound level meter and an associated octave band analyzer conforming to standards prescribed by the American National Standards Institute.

Table 9-1 Maximum Permissible Sound Pressure Levels Measured re 0.0002 dyne per CM^2		
Frequency Band Cycles per Second	Along Residential District Boundaries – Maximum Permitted Sound Level In Decibels	At Any Other Point on the Lot Boundary – Maximum Permitted Sound Level In Decibels
63	64	72
125	60	70
250	54	65
500	48	59
1000	42	55
2000	38	51
4000	34	47
8000	30	44

Table 9-2 Correction Factors	
Condition	Correction in Decibels
On a site contiguous to or across a street from the boundary of any R-district established by this chapter.	Minus 5
Operation between the hours of 10:00 p.m. and 7:00 a.m.	Minus 5
Sound of impulsive character (e.g., hammering)	Minus 5
Sound of periodic character (e.g., sawing)	Minus 5
Tone (e.g., hum or screech)	Minus 5
Sound source operated less than:	
20% in any one hour period	Plus 5[1]
5% in any one hour period	Plus 10[1]
1% in any one hour period	Plus 15[1]

1. Apply only one of these corrections. All other corrections (including any one of the footnoted) are cumulative.

~~17.~~ 18. Lighting: The Applicant shall submit a Lighting Plan pursuant to the provisions of § 9-8 et seq. of the Town of Warrenton Zoning Ordinance in connection with its Site Development Plan. All exterior lighting shall utilize LED and be designed and constructed with cutoff and fully shielded fixtures that direct light downward and into the interior of the property and away from adjacent roads and adjacent properties. All building mounted lighting shall have a maximum height of 25', and the Applicant shall install controls on the site fixtures such that they dim to 50% output between 11 PM and dawn. Freestanding parking lot lights shall be a maximum of 20.'

~~18.~~ 19. Tree Save: The Applicant shall provide a tree preservation plan at time of Site Plan that seeks to minimize land disturbance and maximize on-site vegetation.

20. Best Management Practices: BMPs shall incorporate aeration for water retention using solar power.

~~19.~~21. Landscaping: The Applicant will follow the Zoning Ordinance Article. In addition, the Applicant will provide double_–the Town of Warrenton Zoning Ordinance required landscaping requirements (existing and proposed) along the side of the building facing Lee Highway and Blackwell Road with coniferous trees that provide four season visual coverage. All plantings must consist of native, drought tolerant species appropriate for the Town of Warrenton climate.

~~20.~~22. Termination of Use: If the site becomes inactive for 30 consecutive days or for 30 days in any ~~180 day~~180-day period, the property owner shall empty all fuel storage tanks and take all other reasonable steps to prevent any soil or water contamination, to the satisfaction of the Town. Within one year of the termination of the use, the owner shall deliver a letter from the Virginia Department of Environmental Quality that certifies that the owner has removed all hazardous materials, underground tanks and pumps, and any environmentally sensitive materials ~~to~~ and has ensured that the soils and environmental features of the site are clean and free of hazardous materials ~~as determined by the Town and certified by the Virginia Department of Environmental Quality~~.

~~21.~~23. Employment Opportunities: The Applicant shall provide outreach to qualified persons residing in the Town of Warrenton who may be interested in employment at the data center through a variety of media such as the conduct of a job fair, the inclusion of a direct link to potential opportunities on the Town website, or on other websites for the purpose. Such outreach shall be made reasonably in advance of the construction of the Project so that interested persons may make application for positions, not less than six months prior to the anticipated completion of construction.

~~22.~~24. Programs for Local Schools: The Applicant shall ensure coordination by the appropriate Amazon personnel with the Town of Warrenton and the Fauquier County School Division regarding the establishment and maintenance of educational programs in the K-12 grades, and with Laurel Ridge Community College, to establish and maintain workforce development programs for career pathways in data center construction and operations, and such other programs as the parties may deem mutually beneficial.

~~23.~~25. Violation of Conditions: Violation of any of the conditions of this SUP may result in appropriate enforcement action by the Town, including issuance of a Notice of Violation and Corrective Order and, after notice and an opportunity to be heard, revocation of the SUP. This statement does not limit the remedies of the Town in the event of a violation of the conditions in this SUP nor does it imply any limitation in the Town's enforcement of conditions in unrelated SUP's.



Illustrative Building Elevations
Corgan
February 14, 2023



Illustrative Building Elevations
Corgan
February 14, 2023



Illustrative Building Elevations
Corgan
February 14, 2023

SPECIAL USE PERMIT

FOR

WARRENTON DATA CENTER

LOCATION OF SITE

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

PARCEL ID: 6984-69-2419-000

PARCEL IDENTIFICATION TABLE

PARCEL NUMBER	OWNER	ADDRESS	AREA	CURRENT ZONE	CURRENT PLANNED LAND USE	PROPOSED PLANNED LAND USE
6984-69-2419-000	AMAZON DATA SERVICES, INC.	BLACKWELL ROAD WARRENTON, VA 20186	41.793 ACRES	INDUSTRIAL	VACANT	DATA CENTER

REFERENCES AND CONTACTS

REFERENCES
♦BOUNDARY & TOPOGRAPHIC SURVEY:
AECOM
101 RESEARCH DRIVE
COLUMBIA, SC 29203
TOPOGRAPHY CAD FILE, DATED 9/8/2021.
PROPERTY CAD FILE: "BOUNDARY", DATED 9/8/2021.

♦ARCHITECTURAL PLAN:
CORGAN
401 NORTH HOUSTON STREET
DALLAS, TX 75202
CAD FILE, DATED: 09/27/2021

GOVERNING AGENCIES
♦ TOWN OF WARRENTON
COMMUNITY DEVELOPMENT
21 MAIN STREET
WARRENTON, VA 20188-0341
CONTACT: ROB WALTON, DIRECTOR OF COMMUNITY DEVELOPMENT
PHONE: (540) 347-2405

* THE ABOVE REFERENCED DOCUMENTS ARE INCORPORATED BY REFERENCE AS PART OF THESE PLANS, HOWEVER, BOHLER ENGINEERING DOES NOT CERTIFY THE ACCURACY OF THE WORK REFERENCED OR DERIVED FROM THESE DOCUMENTS, BY OTHERS.



LOCATION MAP

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SCALE: 1" = 2,000'

OWNER/DEVELOPER

AMAZON DATA SERVICES, INC.
410 TERRY AVENUE NORTH
SEATTLE, WA 98109

PREPARED BY

BOHLER

CONTACT: JOHN C. WRIGHT, P.E.

SHEET INDEX

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

GENERAL NOTE:
IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJECT WORK SCOPE PRIOR TO THE INITIATION OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS RELATIVE TO THE SPECIFICATIONS OR APPLICABLE CODES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF THE WORK AS DEFINED BY THE DRAWINGS AND IN FULL CONFORMANCE WITH LOCAL REGULATIONS AND CODES.

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REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	7/10/22	TOWN COMMENTS	CPH / JCW
2	9/8/22	DEVELOPER REVISIONS	CPH / JCW
3	10/28/2022	DEVELOPER REVISIONS	DSH / JCW
4	1/10/2023	TOWN COMMENTS	CPH / JCW

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PROJECT No.: V212093
DRAWN BY: DSH
CHECKED BY: JCW
DATE: 4/13/2022
CAD I.D.: SUPP -3

PROJECT:

SPECIAL USE PERMIT

FOR

AMAZON DATA SERVICES, INC.

PROPOSED DEVELOPMENT

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

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

COMMONWEALTH OF VIRGINIA
JOHN C. WRIGHT
Lic. No. 046960
1/10/2023
PROFESSIONAL ENGINEER

SHEET TITLE:

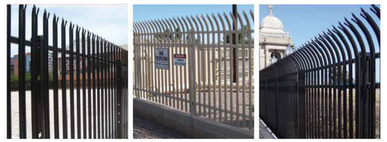
COVER SHEET

SHEET NUMBER:

1

REVISION 4 - 1/10/2023

Jan 10, 2023
H:\212\V212093\CAD\DRAWINGS\PLAN SETS\SUP\V212093 - SUPP - 3 — LAYOUT 1 - COVER



SECURITY FENCE DETAIL

NOT TO SCALE

NOTE: SECURITY FENCE TO BE MAXIMUM OF 8' IN HEIGHT.

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	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

GENERAL NOTES:

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 41.793 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. FIRE DEPARTMENT CONNECTION TO BE A 4" STORZ CONNECTION AND MARKED WITH SIGNAGE.

ZONING TABULATION TABLE:

SITE INFORMATION

PIN:	6984-69-2419-000
ZONING DISTRICT:	EXISTING - INDUSTRIAL - I PROPOSED - DATA CENTER
LAND USE:	EXISTING - VACANT PROPOSED - DATA CENTER
BUILDING AREA:	EXISTING - N/A PROPOSED - 220,200 SF±
SITE AREA:	41.793 AC OR 1,820,504 SF

BUILDING HEIGHT:	REQUIRED	PROVIDED
	*35'	37'±

*MAY BE INCREASED BY TOWN COUNCIL
NOTE: BUILDING ROOF HEIGHT IS 37', STANDARD PARAPET HEIGHT IS 41', HIGHEST PARAPET HEIGHT IS 45', ROOF MOUNTED EQUIPMENT HEIGHT IS 56' - 57'.

LOT SIZE AND YARD SETBACK REQUIREMENTS:

MINIMUM LOT SIZE:	25 ACRES

SETBACK REQUIREMENTS:

	REQUIRED	PROVIDED
FRONT YARD (W) BUILDING	100'	712.7'±
SIDE YARD (S) BUILDING	100'	261.7'±
SIDE YARD (E) BUILDING	100'	256.6'±
REAR YARD (N) BUILDING	100'	167.1'±

LOT COVERAGE REQUIREMENTS

	MAXIMUM	PROVIDED
PROPOSED IMPERVIOUS AREA:	75%	51%

PARKING REQUIREMENTS

DATA CENTER	REQUIRED	PROVIDED
	1 SPACE PER EMPLOYEE ON LARGEST SHIFT, PLUS 1 SPACE PER COMPANY VEHICLE ON-SITE. LARGEST SHIFT = 20 EMPLOYEES ASSUME 10 COMPANY VEHICLES TOTAL = 30 SPACES	58 SPACES (2 ADA SPACES)

HATCH LEGEND

- SIDEWALK CONCRETE
- PROP BUILDING
- GRAVEL
- LIGHT DUTY ASPHALT
- HEAVY DUTY ASPHALT

LEGEND

- PROPOSED SANITARY SEWER
- PROPOSED SANITARY MANHOLE
- PROPOSED WATER MAIN
- PROPOSED FIRE HYDRANT
- LIMITS OF DISTURBANCE

100 50 25 0 100
1"= 100'

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SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
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LANDSCAPE ARCHITECTURE
LAND PLANNING SERVICES
PERMITTING SERVICES
TRANSPORTATION SERVICES

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PROJECT No.:	V212093
DRAWN BY:	DSH
CHECKED BY:	JCW
DATE:	4/12/2022
CAD I.D.:	SUPP -3

PROJECT:

SPECIAL USE PERMIT

FOR

AMAZON DATA SERVICES, INC.

PROPOSED DEVELOPMENT

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

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

COMMONWEALTH OF VIRGINIA
JOHN C. WRIGHT
Lic. No. 046960
1/10/2023
PROFESSIONAL ENGINEER

SHEET TITLE:

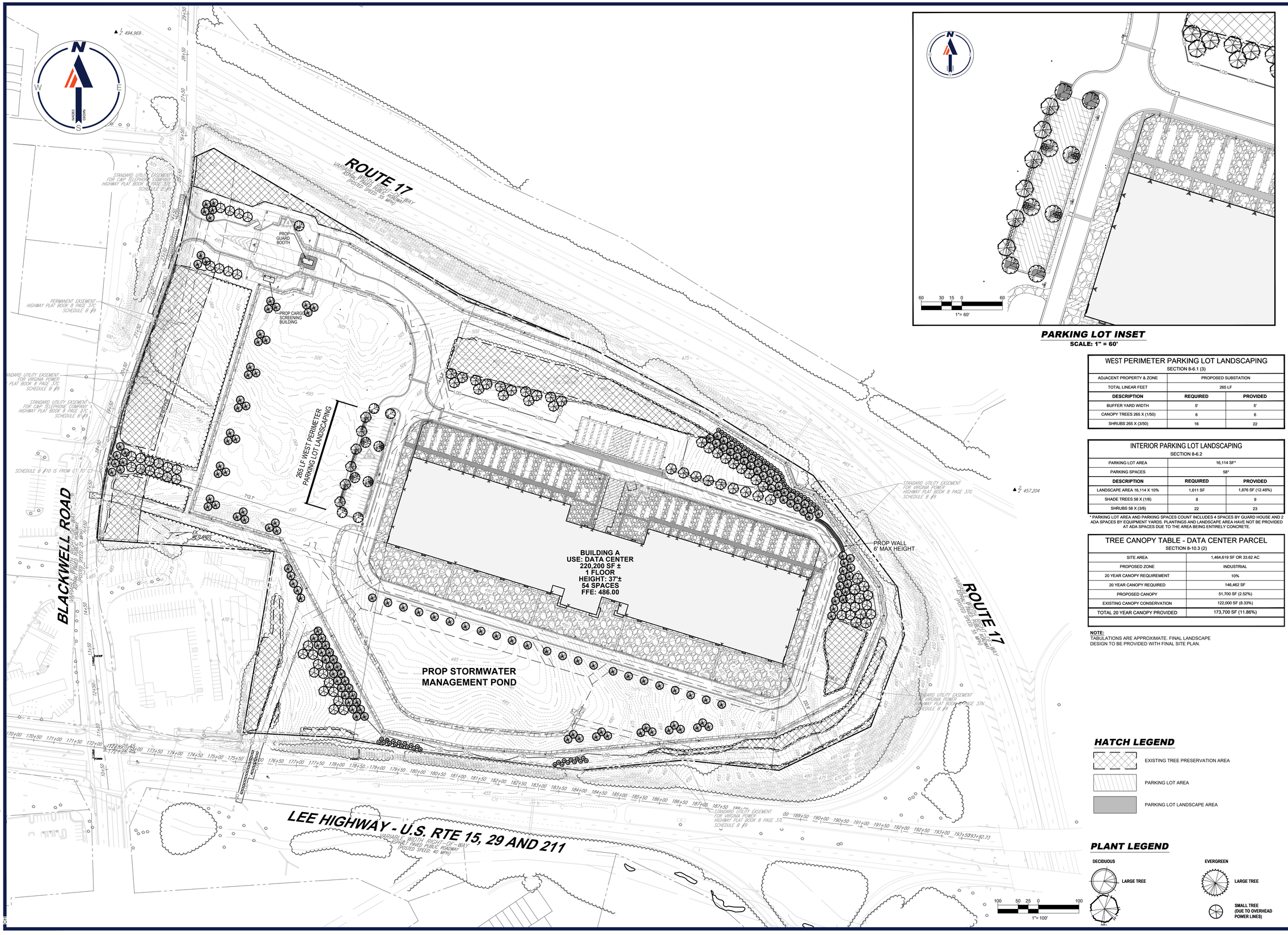
SITE DEVELOPMENT PLAN

SHEET NUMBER:

2

REVISION 4 - 1/10/2023

Jan 10, 2023
H:\21\V212093\CAD\DRAWINGS\PLAN SETS\SUPV212093 - SUPP - 3---LAYOUT 2 - SITE DEVELOPMENT PLAN
CPH



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	22

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	1,876 SF (12.48%)
SHADE TREES 58 X (1/8)	8	9
SHRUBS 58 X (3/8)	22	23

* PARKING LOT AREA AND PARKING SPACES COUNT INCLUDES 4 SPACES BY GUARD HOUSE AND 2 ADA SPACES BY EQUIPMENT YARDS. PLANTINGS AND LANDSCAPE AREA HAVE NOT BE PROVIDED AT ADA SPACES DUE TO THE AREA BEING ENTIRELY CONCRETE.

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	51,700 SF (2.52%)
EXISTING CANOPY CONSERVATION	122,000 SF (8.33%)
TOTAL 20 YEAR CANOPY PROVIDED	173,700 SF (11.86%)

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

PLANT LEGEND
DECIDUOUS
- LARGE TREE
- SMALL TREE (DUE TO OVERHEAD POWER LINES)

EVERGREEN
- LARGE TREE
- SMALL TREE (DUE TO OVERHEAD POWER LINES)

100 50 25 0 100
1"= 100'

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES
THE DRAWINGS, DESIGNS AND CONCEPTS OF THIS PLAN ARE PROPRIETARY AND SHALL NOT BE EXPOSED OR USED FOR ANY PURPOSE, WITHOUT THE EXPRESS WRITTEN AUTHORIZATION FROM BOHLER. ONLY APPROVED PLANS SHALL BE UTILIZED FOR CONSTRUCTION PURPOSES.
© BOHLER

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	7/10/22	TOWN COMMENTS	CPH / JCW
2	9/8/22	DEVELOPER REVISIONS	CPH / JCW
3	10/28/2022	DEVELOPER REVISIONS	DSH / JCW
4	1/10/2023	TOWN COMMENTS	CPH / JCW

811 Know what's below. Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

NOT APPROVED FOR CONSTRUCTION

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: 4/12/2022
CAD I.D.: LSCP -3

PROJECT:

SPECIAL USE PERMIT

FOR

AMAZON DATA SERVICES, INC.

PROPOSED DEVELOPMENT

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

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

COMMONWEALTH OF VIRGINIA
NICHOLAS T GEORGAS
Cert. No. 001653
1/10/2023
LANDSCAPE ARCHITECT

SHEET TITLE:

LANDSCAPE PLAN

SHEET NUMBER:

3

REVISION 4 - 1/10/2023

Jan 10, 2023
C:\PROGRAMDATA\BOHLER\2022\C3D2022\TEMP\ACPUBLISH_23372\V212093_LSCP -3_-_LAYOUT 3 - LANDSCAPE PLAN
CHH

Draft Conditions of Approval

SPECIAL USE PERMIT CONDITIONS
Applicant: AMAZON DATA SERVICES, INC. (the "Applicant")
Owner: AMAZON DATA SERVICES, INC.
SUP2022-0003, Amazon Data Center
PIN # 6984-69-2419 (the "Property")
Special Use Permit Area: ± 41.79 acres
Zoning: INDUSTRIAL (I)
Date: February 14, 2023

In approving a Special Use Permit, the Town Council may impose such conditions, safeguards, and restrictions as may be necessary to avoid, minimize, or mitigate any potentially adverse or injurious effect of such special uses upon other properties in the neighborhood, and to carry out the general purpose and intent of this Ordinance. The Council may require a guarantee or bond to ensure that compliance with the imposed conditions. All required conditions shall be set out in the documentation approving the Special Use Permit (SUP). These conditions shall run with the land so as to bind future landowners. Any party or officer identified by title shall mean and include any successor to that person or entity's powers or responsibilities.

1. Site Development: The Property shall be developed in substantial conformance with these conditions and the Special Use Permit Plan entitled, "Special Use Permit Plan for Amazon Data Services, Inc.," prepared by Bohler Engineering, dated July 10, 2022 and revised through January 10, 2023, and consisting of 3 sheets, subject to minor modifications approved by the Town in connection with final Site Plan review and final engineering, and except as otherwise provided in these Conditions (the "SUP Plan"). The building and other structures to be constructed on the Property are referred to herein as the "Facility."

2. Site Plan: The Applicant shall produce a site development plan that delineates the external noise emitting equipment that is to be installed and activated at each phase of the building. No phase or set of phases will begin operation until the Town has issued a conditional Certificate of Occupancy for such phase or phases. A final Certificate of Occupancy will be granted upon completion of all phases.

3. Use Parameters. Use Limitation: The use approved with this SUP shall be limited to a data center as set forth in § 3-4.12.3 of the Town of Warrenton Zoning Ordinance.

4. Electric Substation: There shall be no electric substation constructed on the Property.

5. Undergrounding of Electrical Lines from a Substation to the Facility: Pursuant to Warrenton Zoning Ordinance § 9-26.1(C), the distribution lines from the off-site substation serving the data center are required to be underground. Applicant will ensure payment of the undergrounding of these distribution lines with the utility company in accordance with its requirements.

6. Building Design and Elevations:

    a. The architectural design of the data center shall substantially conform to

the "Illustrative Building Elevations"; prepared by Corgan; February 14, 2023". The Elevations shall be subject to minor modification approved by the Town in connection with Site Plan review. Additional changes to the design and materials may be made provided that any such changes are approved by the Director of Community Development prior to the issuance of a building permit.

b. At time of Site Plan, the Applicant shall provide all elevations for the building in compliance with the Town of Warrenton Zoning Ordinance Article 9-26.1.F. In addition, the Applicant shall orient the building along Lee Highway to reduce the visible impact using architectural details such as a perceived reduction in massing and scale, fenestration and windows, exterior colors and materials, overhangs, canopy or porticos, recesses and/or projections, arcade, raised corniced parapets, and varying roof lines.

c. The Facility shall be no greater than 37 feet in height, as that term is defined in the Town Zoning Ordinance. The mechanical equipment installed on the roof of the building shall be screened.

d. Noise mitigation measures, including but not limited to, silencers, sound walls, acoustical wraps, and/or low noise equipment, shall be utilized to meet § 9-14.2 of the Town of Warrenton Zoning Ordinance relating to noise.

7. Signage: There shall be no signage except for a street address; provided that if any further signage is sought it shall comply with applicable sign ordinance requirements.

8. Fencing: All fencing on the Property shall be as depicted on the SUP Plan, and shall not exceed 8 feet in height. Security fencing shall be the style and type as shown on Page 2 of the Special Use Permit Plan produced by Bohler dated July 10, 2022 and updated through October 28, 2022. Chain link fencing, with or without slatted inserts, and/or barbed wire or other similar visible deterrence devices shall not be permitted where visible from the public.

9. External Fuel Storage Tanks: The Applicant shall install above-ground double-walled fuel tanks that meet the definition of secondary containment under the DEQ LPR-SRR-2019-03 - Storage Tank Program Compliance Manual, Volume V - AST Guidance, and pursuant to 40 CFR Part 112, Section 8.1.2.2, in the general locations shown on the SUP Plan, for the storage of fuel supplies necessary to maintain an Uninterruptible Power Supply in the event of a loss of external electrical power.

10. Parking: The Applicant shall provide not fewer than 56 parking spaces as shown on the SUP Plan, one of which shall be a loading space.

11. Site Maintenance: The Applicant shall maintain the Property in a clean and orderly manner, and shall provide an on-site masonry screened refuse container station in the location generally shown on the SUP Plan.

12. Access: Access to the site shall be provided as shown on the SUP Plan, subject to changes approved by the Town in consultation with the Virginia Department of Transportation. Mountable curbs shall be provided as required by the Town. There shall be no access from either Routes 17 or 29.

13. Access for Town Staff: The Town is obliged to report annually to the Virginia Department of Environmental Quality as to the ongoing operation and maintenance of stormwater management facilities installed on the Property. 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 of such inspections, and shall keep that point of contact current at all times.

14. Water & Public Sewer Connection: The Property shall connect to public water and public sewer at the Applicant's expense. The Applicant shall limit its water use to internal domestic uses such as service to bathrooms, kitchens, humidification, and external irrigation. It shall not use public water for the general purposes of cooling the data center but may use it for the initial charging of the cooling system. It shall consult with the Director of the Department of Public Works and Utilities as to the scheduling of the initial charging of the system so as to minimize the impact on the Town's water system. This condition does not exclude or prevent the property owner from utilizing the Town's water for fire suppression.

15. Emergency Services:

    a. The Applicant shall coordinate training between the Town's fire and rescue companies and those other companies and departments that have experience with data centers after commencement of operations at the Property and when convenient for the Town's first responders. Furthermore, upon commencement of operations at the Property, the Applicant will provide the Town's first responders its "Data Center Response Manual" for use in training for emergencies at its Facility, and shall assist in advising those first responders how to implement its provisions.

    b. The Applicant shall assure that the water line systems at the Facility have sufficient fire flows, as determined by the Town Fire Marshal.

    c. The Applicant shall maintain Facility security personnel 24 hours a day, and each day of the year.

16. Pedestrian access: The Applicant shall construct a five-foot sidewalk on the east side of Blackwell Road along its frontage on that Road.

17. Noise:

a. Each phase shall receive a conditional Certificate of Occupancy upon demonstrating conformance with the requirements of § 9-14.2 of the Town of Warrenton Zoning Ordinance relating to noise. The Applicant shall provide and pay for a third-party sound test prepared by a qualified full member of Acoustical Society of America (ASA) or a Board Certified member of the Institute of Noise Control Engineering (INCE), as approved by the Director of Community Development. The purpose of such test is to demonstrate the operation of each distinct phase as noted in Condition #2 after completion of the construction and prior to the issuance of the conditional Certificate of Occupancy. If the test finds the use does not meet § 9-14.2 of the Town of Warrenton Zoning Ordinance, then there shall be no commencement of use for that phase and no conditional Certificate of Occupancy shall be issued.

b. The Applicant shall pay for an annual sound test prepared by a qualified full member of Acoustical Society of America (ASA) or a Board Certified member of the Institute of Noise Control Engineering (INCE), as approved and procured by the Director of Community Development, for the life of the data center use. The Applicant shall provide a point of contact, to be maintained and kept up to date at all times, for the Town to bill for reimbursement of the annual sound test. The Applicant shall reimburse the Town for all costs related to the sound test within 30 days receipt of an invoice for reimbursement.

c. If the use violates § 9-14.2 of the Town of Warrenton Zoning Ordinance relating to noise, then the Applicant shall have 48 hours to mitigate the violation of the use or the Certificate(s) of Occupancy are automatically suspended and the Applicant shall cease the use until such time that the Applicant can demonstrate the use meets said section of the Zoning Ordinance.

For reference, the Town of Warrenton Zoning Ordinance § 9-14.2 states:

9-14.2 The sound pressure level of sound radiated from an establishment, measured at the lot line of the site thereof that is the nearest thereto, shall not exceed the values in any octave band of frequency that are specified in Table 9-1 below, or in Table 9-1 as modified by the correction factors set forth in Table 9-2. The sound pressure level shall be measured with a sound level meter and an associated octave band analyzer conforming to standards prescribed by the American National Standards Institute.

Table 9-1 Maximum Permissible Sound Pressure Levels Measured re 0.0002 dyne per CM^2		
Frequency Band Cycles per Second	Along Residential District Boundaries – Maximum Permitted Sound Level In Decibels	At Any Other Point on the Lot Boundary – Maximum Permitted Sound Level In Decibels
63	64	72
125	60	70
250	54	65
500	48	59
1000	42	55
2000	38	51
4000	34	47
8000	30	44

Table 9-2 Correction Factors	
Condition	Correction in Decibels
On a site contiguous to or across a street from the boundary of any R-district established by this chapter.	Minus 5
Operation between the hours of 10:00 p.m. and 7:00 a.m.	Minus 5
Sound of impulsive character (e.g., hammering)	Minus 5
Sound of periodic character (e.g., sawing)	Minus 5
Tone (e.g., hum or screech)	Minus 5
Sound source operated less than:	
20% in any one hour period	Plus 5[1]
5% in any one hour period	Plus 10[1]
1% in any one hour period	Plus 15[1]

1. Apply only one of these corrections. All other corrections (including any one of the footnoted) are cumulative.

18. Lighting: The Applicant shall submit a Lighting Plan pursuant to the provisions of § 9-8 et seq. of the Town of Warrenton Zoning Ordinance in connection with its Site Development Plan. All exterior lighting shall utilize LED and be designed and constructed with cutoff and fully shielded fixtures that direct light downward and into the interior of the property and away from adjacent roads and adjacent properties. All building mounted lighting shall have a maximum height of 25', and the Applicant shall install controls on the site fixtures such that they dim to 50% output between 11 PM and dawn. Freestanding parking lot lights shall be a maximum of 20.'

19. Tree Save: The Applicant shall provide a tree preservation plan at time of Site Plan that seeks to minimize land disturbance and maximize on-site vegetation.

20. Best Management Practices: BMPs shall incorporate aeration for water retention using solar power.

21. Landscaping: The Applicant will follow the Zoning Ordinance Article. In addition, the Applicant will provide double the Town of Warrenton Zoning Ordinance required landscaping requirements (existing and proposed) along the side of the building facing Lee Highway and Blackwell Road with coniferous trees that provide four season visual coverage. All plantings must consist of native, drought tolerant species appropriate for the Town of Warrenton climate.

22. Termination of Use: If the site becomes inactive for 30 consecutive days or for 30 days in any 180-day period, the property owner shall empty all fuel storage tanks and take all other reasonable steps to prevent any soil or water contamination, to the satisfaction of the Town. Within one year of the termination of the use, the owner shall deliver a letter from the Virginia Department of Environmental Quality that certifies that the owner has removed all hazardous materials, underground tanks and pumps, and any environmentally sensitive materials and has ensured that the soils and environmental features of the site are clean and free of hazardous materiasls.

23. Employment Opportunities: The Applicant shall provide outreach to qualified persons residing in the Town of Warrenton who may be interested in employment at the data center through a variety of media such as the conduct of a job fair, the inclusion of a direct link to potential opportunities on the Town website, or on other websites for the purpose. Such outreach shall be made reasonably in advance of the construction of the Project so that interested persons may make application for positions, not less than six months prior to the anticipated completion of construction.

24. Programs for Local Schools: The Applicant shall ensure coordination by the appropriate Amazon personnel with the Town of Warrenton and the Fauquier County School Division regarding the establishment and maintenance of educational programs in the K-12 grades, and with Laurel Ridge Community College, to establish and maintain workforce development programs for career pathways in data center construction and operations, and such other programs as the parties may deem mutually beneficial.

25. Violation of Conditions: Violation of any of the conditions of this SUP may result in appropriate enforcement action by the Town, including issuance of a Notice of Violation and Corrective Order and, after notice and an opportunity to be heard, revocation of the SUP. This statement does not limit the remedies of the Town in the event of a violation of the conditions in this SUP nor does it imply any limitation in the Town's enforcement of conditions in unrelated SUP's.

Office of the Town Manager
Christopher E. Martino

Warrenton Town Council
Carter Nevill, Mayor
Heather Sutphin, Ward 1
William Semple, Ward 2
Brett Hamby, Ward 3
James Hartman, Ward 4 Vice Mayor
Jay Heroux, Ward 5
Sean Polster, At Large
Renard Carlos, At Large

STAFF REPORT

Council Meeting Date:	February 14, 2023
Agenda Title:	SUP 2022-03 Amazon Data Services
Requested Action:	Continue January 110, 2023, Public Hearing
Department / Agency Lead:	Community Development
Staff Lead:	Denise Harris, Planning Manager

EXECUTIVE SUMMARY

The February 14, 2023, work session and public hearing is a continuation of the public hearing for SUP 2022-03 Amazon Data Center held on January 10, 2023. The application package for consideration of approval includes:

- SUP Plans dated January 10, 2023;
- Draft Conditions of Approval dated February 14, 2023; and
- Updated elevations dated February 14, 2023

BACKGROUND

On January 10, 2023, the Town Council held a work session and public hearing on this application. During the work session, the Applicant presented an updated Noise Study dated January 9, 2023; SUP Plan dated January 10, 2023, with additional landscaping; and elevations. The Applicant's experts answered Town Council questions on a multitude of concerns. Town Council then directed staff to draft updated Conditions of Approval to address:

- Update Noise Condition to address phasing, Certificate of Occupancy, ongoing sound studies to be paid for by the applicant, and process for violations.
- Mitigation measures, for example sound walls.
- Decommissioning of the site.
- Clarifying the ability to use public water in the event of a fire.

This resulted in the draft Conditions of Approval dated January 10, 2023, for consideration during the public hearing. The February 14, 2023, draft conditions have been modified to ensure the removal of any ambiguity and further clarify the discussion of the Town Council work session, specifically on conditions:

#2 Site Plan: Clarifying language on the phasing and Certificate of Occupancy process.
#17 Noise: Clarifying language on the definition of the "qualified" sound test personnel, as well as how and when it is paid for by the Applicant.
#22 Termination of Use: Clarify Department of Environmental Quality certification the Applicant has removed environmentally sensitive materials.

The Applicant requested deferral to the next Town Council meeting and updated the elevation materials in response to the comments related to the character of the Town. The elevations dated February 14, 2023, provide for a brick veneer on the building façade. The draft Condition of Approval 6.a is updated to indicate substantial conformance with the new elevation date.

The SUP Plan dated January 10, 2023, takes into account the comments from Town Council to provide additional landscaping along the building frontage facing Lee Highway, additional groupings of trees on Blackwell and, where able due to topography, along Lee Highway.

The Applicant also submitted a Noise Study on January 10, 2023 (dated January 9, 2023) to provide reasonable assurances that the Applicant can meet the Zoning Ordinance requirements and the draft Conditions of Approval as they relate to noise. It is incumbent on the Applicant to demonstrate the use can meet the requirements.

The Applicant also submitted on January 10, 2023, answers to a series of questions received over the course of this application.

The January 10, 2023, submissions were posted online after the work session and prior to the public hearing.

Previous information regarding this application may be found in materials uploaded for the January 10, 2023, work session and public hearing.

PLANNING COMMISSION RECOMMENDATION

The Planning Commission recommended denial (3-1-1 Ainsworth against, Zarabi abstain) to the Town Council based on the following reasons:

- Lack of information regarding noise
- Lack of information regarding power
- Tax justification
- Impacts to the Town scenic gateway
- Lack of compliance to the Comprehensive Plan
- Impacts on viewsheds
- Lack of plan regarding if the building is decommissioned

Service Level / Policy Impact

The proposed use is located within the New Town Character District of Plan Warrenton 2040.

Fiscal Impact

Currently, the Town of Warrenton Real Estate Tax is $0.0401 per $100 and Business Property Tax is $1.00 per $100. Contractors are assessed at a rate of $0.085 per $100 per gross receipts during construction. Governing bodies set the tax rate on an annual basis. There are no similar businesses in the Town and State Code §58.1-3 prohibits local tax officials from divulging any information with respect to "the transactions, property, including personal property, income or business of any person, firm or corporation." The parcel is currently vacant. Any industrial development on it will result in an additional valuation of the property.

Legal Impact

Conditions of Approval run with the land so as to bind future property owners. Any party or officer identified by title shall mean and include any successor to that person or entity's powers or responsibilities.

ATTACHMENTS

1. January 10, 2023 Staff Analysis
2. January 10, 2023 Draft Conditions of Approval
3. Applicants Supporting Materials
    - Statement of Justification
    - SUP Plan
    - Illustrative Elevations
    - Existing Conditions Plan
    - Tree Study
    - January 9, 2023 Noise Study
    - Geotechnical Report
    - Preliminary Grading
    - Comment Response Letter
    - January 10, 2023 SUP Plan
    - February 14, 2023 Elevations
4. February 14, 2023 Draft Conditions of Approval
5. Zoning Determination Letter
6. Previous Town Council Meeting Presentations

Community Development Department

STAFF REPORT

Town Council Meeting Date:	January 10, 2023
Agenda Title:	SUP 2022-03 Amazon Data Services
Requested Action:	Hold a Work Session and Public Hearing
Department / Agency Lead:	Community Development
Staff Lead:	Denise Harris, AICP

EXECUTIVE SUMMARY

The Owner/Applicant, Amazon Data Services, Inc., seeks a Special Use Permit under Article 3-4.12.3 of the Zoning Ordinance for an approximately 220,200 square foot data center on Industrial zoned parcel consisting of approximately 41.793 acre parcel identified as GPIN 6984-69-2419-000. Designated in the New Town Character District on the Future Land Use Map located off Blackwell Road and Lee Highway. The Owner/Applicant is requesting modifications for building height allowance, parking, and fence height allowance as part of the Special Use Permit.

The Planning Commission held a Public Hearing on November 15, 2022. Of the 57 speakers, all were opposed to the application except 1 person. The Public Hearing was continued on December 20, 2022, after being tabled on November 22, 2022, with no speakers. An additional 43 speakers spoke in opposition and one speaker for the application. Of the total 101 speakers, 33 were in-town residents, 4 in town HOAs, 7 organizations, and 57 out of town speakers.

The Planning Commission moved to recommend denial of the application to Town Council due to:

- Lack of information regarding noise
- Lack of information regarding power
- Tax justification
- Impacts to the Town scenic gateway
- Lack of compliance to the Comprehensive Plan
- Impacts on viewsheds
- Lack of plan regarding if the building is decommissioned

The Town Council passed a resolution on December 13, 2022 directing staff to advertise for a public hearing on January 10, 2022 for SUP 2022-03 Amazon Data Denter.

BACKGROUND

The proposed Special Use Permit was accepted on May 6, 2022, and proceeded to a Planning Commission Work Session on July 26, 2022 and again on October, 25, 2022 after the Applicant requested a deferral. The Applicant submitted their Public Hearing materials on October 28, 2022, for a November 15, 2022, Planning Commission Public Hearing.

To date the Applicant has submitted a Special Use Permit Plan, draft Conditions of Approval, a tree survey, a Geotechnical Report, a draft Noise Study, Illustrative Elevations, a balloon test, and other supporting documents. Throughout the Planning Commission Work Sessions the topics of noise, elevations, and visibility have been raised most often. The Applicant responded by agreeing to condition illustrative elevations, landscaping and tree buffers, one access point off Blackwell Road, dimming of lights between the hours of 11 PM and dawn, and no sub-station to be located on the site. The Applicant further agreed to condition to offer to pay for the cost of undergrounding electrical lines to a future sub-station.

Based on conversations with the Planning Commission, the Applicant agreed to conditions regarding offering outreach to qualified persons residing in the Town of Warrenton for potential employment. In addition, the Applicant agreed to condition coordinating with Fauquier County Public Schools K-12 and with Laurel Ridge Community College to establish a work force development program.

The remaining issue of noise has been conditioned and agreed to by the Applicant. The Applicant filed for a Zoning Determination to clarify how the Noise Ordinance is to be interpreted. The Zoning Determination was issued on December 16, 2022. The Applicant is required to submit a noise study demonstrating the use meets the Town of Warrenton Zoning Ordinance at time of Site Plan submission. The condition goes further to require the Applicant must conduct a separate noise study one month after commencement of the use to ensure compliance with the Zoning Ordinance. Finally, the condition states if the use exceeds noise limits at any time, the Applicant shall undertake mitigation measures to achieve compliance.

PLANNING COMMISSION RECOMMENDATION

The Planning Commission recommended denial (3-1-1 Ainsworth against, Zarabi abstain) to the Town Council based on the following reasons:

- Lack of information regarding noise
- Lack of information regarding power
- Tax justification
- Impacts to the Town scenic gateway
- Lack of compliance to the Comprehensive Plan
- Impacts on viewsheds
- Lack of plan regarding if the building is decommissioned

Service Level / Policy Impact

The proposed use is located within the New Town Character District of Plan Warrenton 2040.

Fiscal Impact

Currently, the Town of Warrenton Real Estate Tax is $0.0401 per $100 and Business Property Tax is $1.00 per $100. Contractors are assessed at a rate of $0.085 per $100 per gross receipts during construction. Governing bodies set the tax rate on an annual basis. There are no similar businesses in the Town and State Code §58.1-3 prohibits local tax officials from divulging any information with respect to "the transactions, property, including personal property, income or business of any person, firm or corporation." The parcel is currently vacant. Any industrial development on it will result in an additional valuation of the property.

Legal Impact

Draft Conditions of Approval run with the land so as to bind future property owners. Any party or officer identified by title shall mean and include any successor to that person or entity's powers or responsibilities.

ATTACHMENTS

1. Staff Analysis
2. Applicant's Supporting Materials
    - Statement of Justification
    - SUP Plan
    - Illustrative Elevations
    - Existing Conditions Plan
    - Tree Study
    - Draft Noise Study
    - Geotechnical Report

Community Development

Staff Analysis

Town Council Public Hearing

DATE OF HEARING: January 10, 2022

SUMMARY

Applicant/ Owner Amazon Data Services, Inc.
Representative Walsh, Colucci, Lubeley & Walsh, P.C.

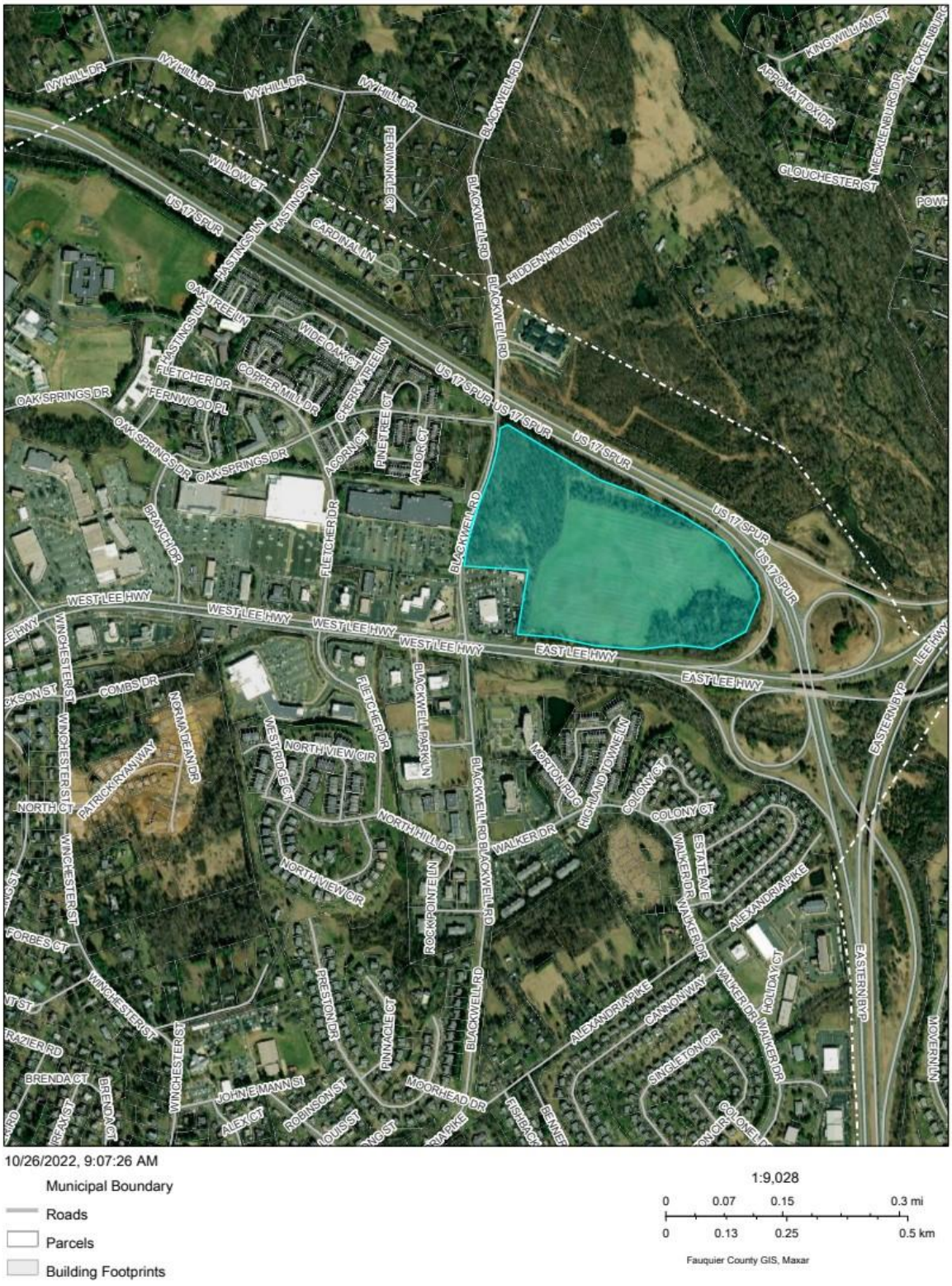
Applicant's Proposal/Request

The owner, Amazon Data Services, Inc., represented by Walsh, Colucci, Lubeley & Walsh, P.C., seeks a Special Use Permit for a 220,200 square foot data center on a 41.79-acre Industrial zoned parcel, identified as GPIN 6984-69-2419-000, designated in the New Town Character District on the Future Land Use Map located off Blackwell Road and Lee Highway. The Owner/Applicant is requesting modifications and waivers.

REFERRAL AGENCY COMMENT SUMMARY

Referral Agency	Date	Outstanding Issues
Zoning	11/1/22	Noise; conditioned to-be addressed
PW/PU	11/1/22	None for SUP; must comply at Site Plan
Police	5/27/22	None for SUP; must comply at Site Plan
Emergency Services	11/1/22	None for SUP; must comply at Site Plan
VDOT	7/7/22	Eliminate as much of guardrail on Blackwell as possible at Site Plan.

AERIAL MAP



10/26/2022, 9:07:26 AM

Municipal Boundary

Roads

Parcels

Building Footprints

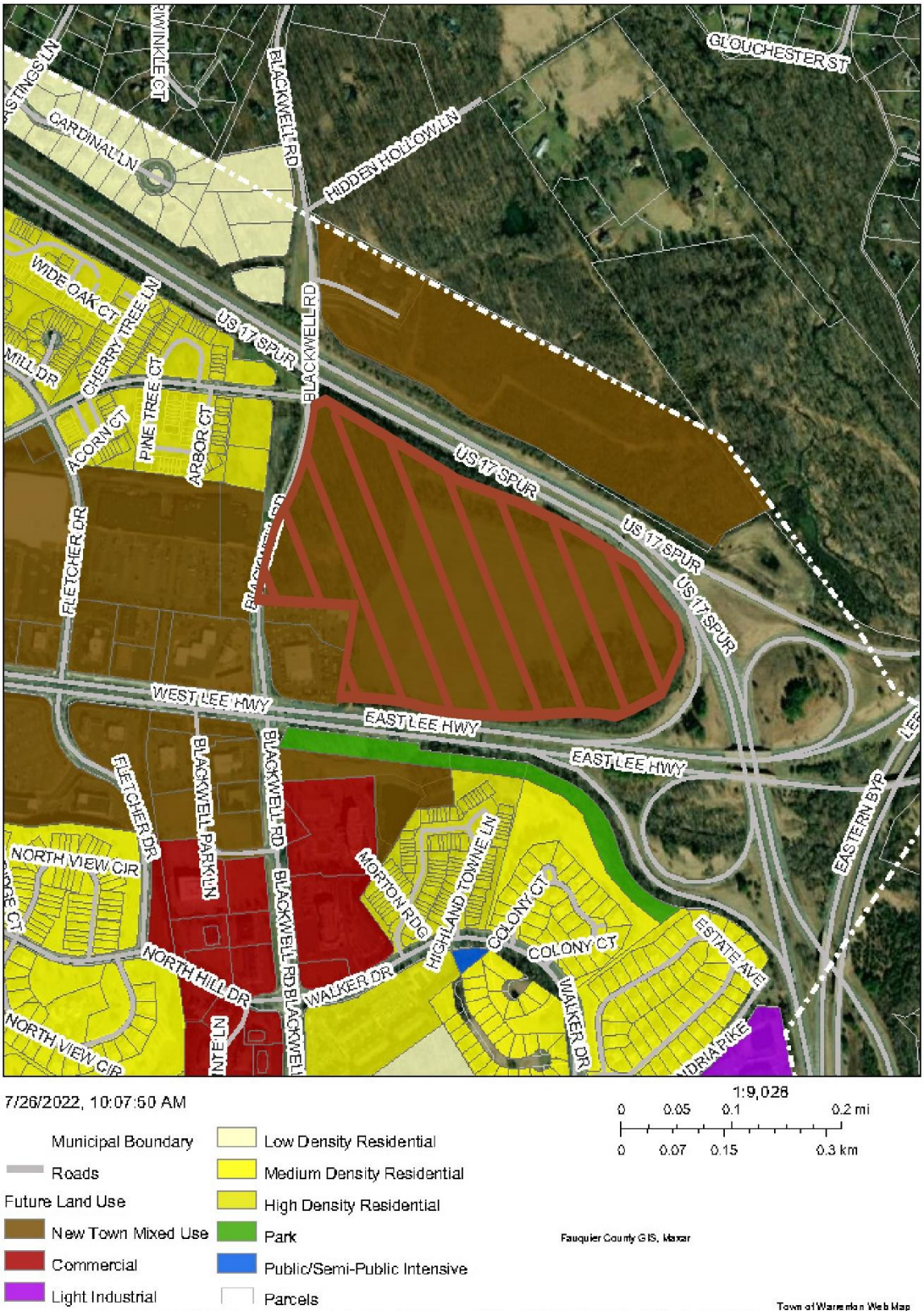
1:9,028

0 0.07 0.15 0.3 mi

0 0.13 0.25 0.5 km

Fauquier County GIS, Maxar

FUTURE LAND USE MAP



ZONING MAP

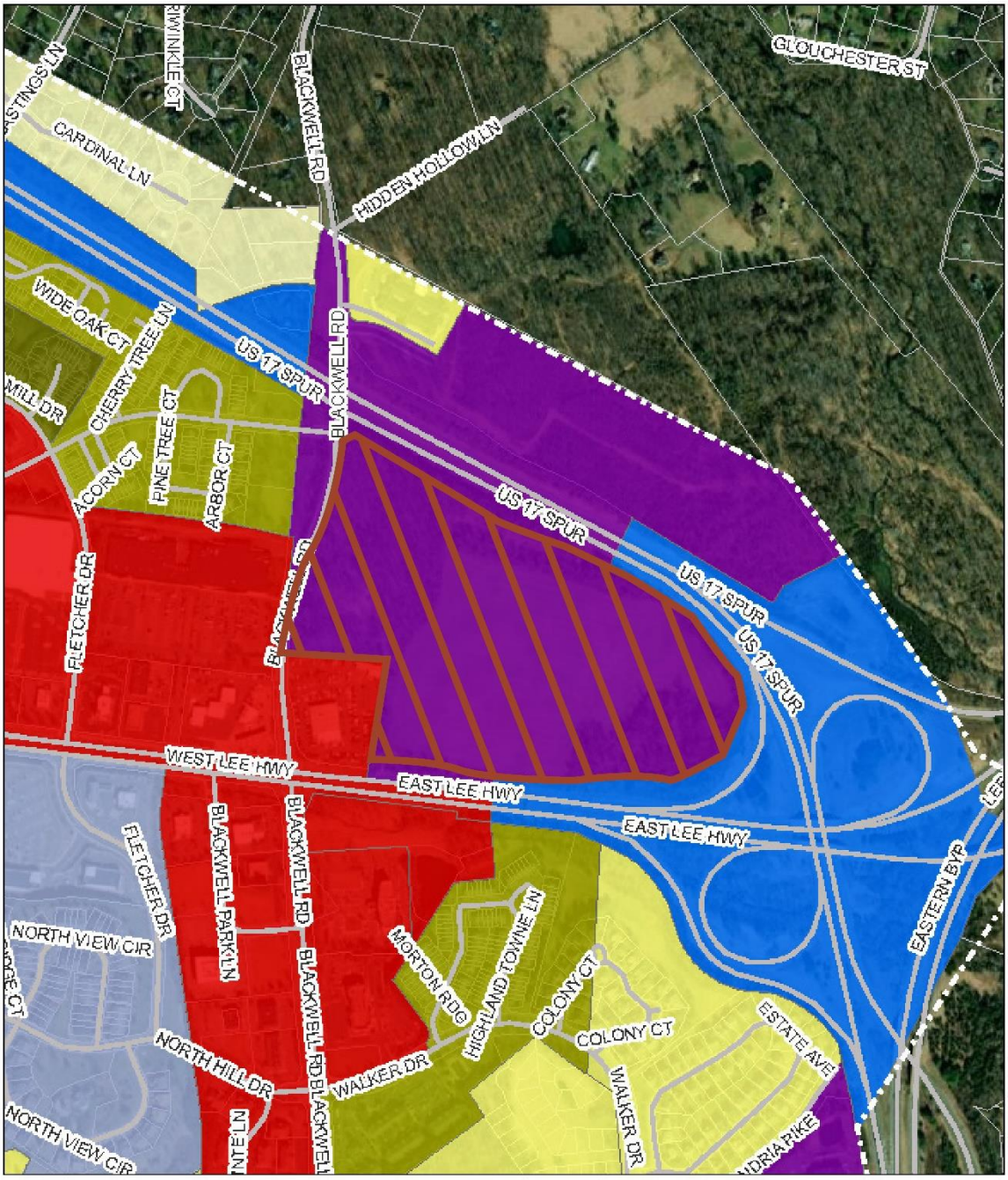

GLOUCHESTER ST
BLACKWELL RD
HIDDEN HOLLOW LN
CARDINAL LN
WIDE OAK CT
CHERRY TREE LN
MILL DR
PINE TREE CT
ACORN CT
ARBOR CT
US 17 SPUR
FLETCHER DR
WEST LEE HWY
EAST LEE HWY
BLACKWELL PARK LN
NORTH VIEW CIR
MORTON RDG
HIGHLAND TOWNE LN
COLONY CT
ESTATE AVE
NORTH HILL DR
WALKER DR
EASTERN BYP
7/26/2022, 10:08:41 AM
1:9,028
0 0.05 0.1 0.2 mi
0 0.07 0.15 0.3 km
Municipal Boundary
Roads
Zoning Districts
R-15
R-10
RT
RMF
PSP
C
I
PUD
Parcels
Fauquier County GIS, Maxar

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I. Regulation & Planning Consistency

This section is based on relevant regulatory and planning documents. The following table summarizes the area characteristics:

Direction	Current Land Use	Future Land Use Map Designation	Zoning
North	Poet's Walk / Hwy 17 Spur	New Town Mixed Use	R 10 / Industrial / PSP
South	Country Chevrolet / Hotel / Residential Townhouses	New Town Mixed Use / High Density Residential	Commercial / RT Residential
East	Highway	N/A	PSP Public Semi-Public
West	Car Dealership / Gas Station / Commercial Retail	New Town Mixed Use / High Density Residential	RT Residential/ Commercial / PSP

A. Comprehensive Plan Analysis

The Code of Virginia §15.2223 states the Comprehensive Plan's purpose is to serve as a guide for the future. It is general in nature in that it designates the general location, character, and extent of features for the Town. While not to be confused with entitled zoning, Plan Warrenton 2040 features an overall vision of the Town. The multiple sections of the plan are extensive. Below are highlights related to the Plan.

Plan Warrenton 2040 designates this proposed parcel on the Future Land Use Map in the New Town Character District. This character district consists of mostly commercial and industrial lands on the northern side of Town from the US29/15 gateway entrance to the Business17 gateway entrance. In its entirety, it is envisioned to be "*a signature location for a regional employer and jobs center, it will contain mixed-use residential, entertainment and commercial uses organized by a compact interior street grid network and a park area that is located over an existing floodplain*," (Plan Warrenton 2040 Character District Guide Book page 15).

The intent of this district is to utilize the direct access from US 29/15 to encourage potential signature office and job centers with the characteristics of a mixed-use development. The proposal area was initially envisioned with structures up to six stories, with a minimum of thirty-five (35) feet for a single-story commercial, and lot coverage of 80% (Plan Warrenton 2040 Character District Guide Book page 20).

The New Town District provides a major economic development opportunities given its accessibility, large lots, and high visibility. Therefore, a goal for this district is to, "*Evaluate development incentives that stimulate private investment and new development*," (Plan Warrenton 2040 page 63).

Economic development is further encouraged within the Community Facilities section noting the importance of making responsible and strategic community facility investments to sustain the fiscal well-being and economic resiliency of the Town. This is further reiterated in the vision calling to, "*Provide a high quality of life to capture economic benefits through diverse businesses, employers, and residences*," (Plan

Warrenton 2040 Character District Guide Book page 19).

Quality of life is an important aspect throughout the Comprehensive Plan, noted especially in the Open Space, Parks, and Environment section as a promotion of health and wellness. A goal in this section encourages "*Preserving, enhancing, and protecting the environmental, scenic, and natural quality of the Town*," (Plan Warrenton 2040 page 33). Strategies to this goal include utilization of nature-based systems for stormwater management and minimize the loss of existing tree cover for habitat preservation. Connectivity improvements are also noted as tools for strengthening the public health infrastructure.

Walkability and multimodal transportation are noted within the Transportation section of the Comprehensive Plan as ways to improve health and safety to promote community livability. This section encourages construction of sidewalks on both sides of an existing street, specifically introducing sidewalk linkages in Character District redevelopments. This proposal's parcel fronts the Gateway and Signature streets identified in Plan Warrenton 2040 Warrenton Street Typology and includes new bicycle/pedestrian facilities on the Desired Outcome Map (Plan Warrenton 2040 page 40).

The Applicant stated on page 3 of the October 28, 2022, letter to Denise Harris, Planning Manager, from the Applicant's representative John Foote that the comprehensive plan "is a compilation of policies…No individual site can be expected to meet all objectives in the Plan." The letter goes on to state the "2040 Plan has significant economic and fiscal goals that seeks to achieve a strong, diversified, and resilient economy…" The proposal includes no access to US29/15 as the New Town Character District Illustrative concept chows on page 19 of Plan Warrenton 2040.

Staff Findings

The application is proposing a single use, major employer on the site that will diversify the Town economic base. The secured site will not allow public access and thus no internal streets or open space. However, the Applicant is including a 5' sidewalk along the property frontage on Blackwell Road. The requested waiver to increase the height of the buildings to 37' is within the two to six stories envisioned on this parcel in the comprehensive plan (Plan Warrenton 2040 page 14). Staff has asked the Applicant to consider green infrastructure and LEED standards as encouraged in Plan Warrenton 2040. The Applicant is proposing building elevations that will incorporate a variety of materials at the gateway of Town. Staff has conditioned the consideration for additional architectural design elements in conjunction with Zoning Ordinance Article 9-26.1.F, which require these to better align with the character and goals of the Town.

B. Historic and Cultural Resources

U.S. 29/15 and US29 Business (aka Lee Highway) are designated as part of the Journey Through Hallowed Ground National Scenic Byway (JTHG NSB). The National Park Service defines byways as "a distinctive collection of American roads that tell a story and provide the visitor a unique experience." To be designated, a corridor must contain one of the following six intrinsic qualities: archaeological, cultural, historic, natural, recreational, or scenic. The JTHG NSB Corridor Management Plan (CMP) states under 4.2.15 Managing Roadside Character, "byway communities should work with utility companies to underground utility lines whenever possible." The CMP provides best practices for roadway design, gateways, and access management. The National Park Service National Scenic Byways Guide dated May 2002 stated, "Perhaps one of the underlying principles for the program has been articulated best by a byway leader who said the program is about recognition, not regulation."

Plan Warrenton 2040 dedicates a section to historic resources within the Town of Warrenton. A key aspiration of which is to, "*conserve, reuse, and promotes historic resources to enhance the Town's sense of place and grow the economy through economic activity*," (Plan Warrenton 2040 page 16). An emphasis of this

section focuses on the existing built environment and conservation of natural resources, inside and outside of the Historic District. Preservation of the natural environment is further supported by encouraging, "*enhance[ing] the environment through preservation and sustainability best practices*," (Plan Warrenton 2040 page 17).

Staff Findings

The Virginia Department of Historic Resources database does not list any archeological or historic resources on the proposed site. There are two noted archeological sites adjacent to the north-east corner of the property on the north side of US 17. Any underground lines should avoid the proposed area to protect documented historic resources. The Town of Warrenton is pursuing a Smart Scale grant for a roundabout at Lee Highway and Blackwell Road which will help to address the gateway transition from US 29/15 to Old Town. The Applicant provides access to the site off Blackwell Road and has agreed to condition no access from the site to Lee Highway thereby eliminating the need for additional deceleration lanes or additional transportation measures that would alter the existing road. The Applicant has also indicated there is no intention to introduce new signage beyond the street address off Blackwell Road. The October 28, 2022, submission removes a potential substation from this property and the Applicant agrees to condition no substation. The Zoning Ordinance requires all electrical service lines from a sub-station to the use to be placed underground.

C. Zoning Analysis

On August 10, 2021, Town Council approved a Zoning Ordinance Amendment (ZOTA 2021-0321) to Articles 3, 9, and 12 to allow for Data Centers within the Industrial (I) Zoning District by Special Use Permit approval, subject to the requirements of §9-26.

The legislative intent of the Industrial Zoning District is "*providing for a variety of light manufacturing, fabricating, processing, wholesale distributing, and warehousing uses appropriately located for access by highways and providing a controlled environment within which signing is limited, uses are to be conducted generally within completely enclosed buildings, and a moderate amount of landscaping is required*."

Town of Warrenton Zoning Ordinance Permissible Uses By-Right in the Industrial District

By right, this zoning district entitles the property to the following uses without legislative approval under Article 3-4.12.2:

- *Accessory buildings*
- *Active and Passive Recreation and Recreational Facilities*
- *Banks and savings and loan offices*
- *Broadcasting studios and offices*
- *Business and office supply establishments*
- *Cabinet, upholstery, and furniture shops*
- *Cafeteria or snack bar for employees*
- *Clinics, medical or dental*
- *Commercial uses constituting up to 15% of permitted site or building area*
- *Motion picture studio*
- *Nurseries and greenhouses*
- *Offices- business, professional, or administrative*
- *Off-street parking and loading subject to Article 7*
- *Open space subject to Article 9*
- *Printing, publishing, and engraving establishment; photographic processing; blueprinting; photocopying; and similar uses*
- *Private club, lodge, meeting hall, labor union, or fraternal organization or sorority*
- *Rental service establishment*
- *Retail or wholesale sales and service incidental to a*

- Conference Centers

- Contractor's office and warehouse without outdoor storage

- Crematory

- Dwellings for resident watchmen and caretakers employed on the premises

- Employment service or agency

- Flex Office and Industrial uses

- Health and Fitness Facilities

- Institutional buildings

- Janitorial service establishment

- Laboratories, research, experimental or testing, but not testing explosives, rockets, or jet engines

- Light manufacturing uses which do not create danger to health and safety in surrounding areas and which do not create offensive noise, vibration, smoke, dust, lint, odor, heat, glare, or electrical impulse than that which is generally associated with light industries

- Mobile Food Vendors subject to Article 9-24

- Monument sales establishments with incidental processing to order but not including shaping of headstones

permitted manufacturing, processing, storing, or distributing use

- Rug and carpet cleaning and storage with incidental sales of rugs and carpets

- Security service office or station

- Sign fabricating and painting

- Signs, subject to Article 6

- Studios

- Transmission and receiving towers of height not exceeding 125'

- Utilities related to and necessary for service within the Town, including poles, wires, transformers, telephone booths, and the like for electrical power distribution or communication service, and underground pipelines or conduits for local electrical, gas, sewer, or water service, but not those facilities listed as requiring a special use permit

- Wholesale establishment, storage warehouse, or distribution center. Furniture moving.

This application is for a permissible use by special use permit upon approval by the Town Council under the Town of Warrenton Zoning Ordinance Article 3-4.12.3 for a data center in the Industrial District.

Noise

The Applicant provided a Noise Study; however, in the October 28, 2022, submission it was stated the report is a preliminary draft. The Town's Zoning Ordinance Article 9-14 governs the noise regulations. It contains the following performance standards:

9-14 Performance Standards for All Non-Residential Uses

9-14.1 Performance Standards. Performance standards for each non-residential use will be in conformance with standards adopted by the Town Council and in no case shall standards relative to water, air, sound, and land pollution control be less than those standards adopted by the Virginia Department of Health, the Virginia Water Control Board, and the Virginia Air Pollution Control Board.

9-14.2 The sound pressure level of sound radiated from an establishment, measured at the lot line of the site thereof that is the nearest thereto, shall not exceed the values in any octave band of frequency that are specified in Table 9-1 below, or in Table 9-1 as modified by the correction factors set forth in Table 9-2. The sound pressure level shall be measured with a sound level meter and an associated octave band analyzer conforming to standards prescribed by the American National Standards Institute.

Table 9-1 *Maximum Permissible Sound Pressure Levels Measured* *re 0.0002 dyne per CM²*		
Frequency Band *Cycles per Second*	*Along Residential District Boundaries – Maximum Permitted Sound Level In Decibels*	*At Any Other Point on the Lot Boundary – Maximum Permitted Sound Level In Decibels*
63	*64*	*72*
125	*60*	*70*
250	*54*	*65*
500	*48*	*59*
1000	*42*	*55*
2000	*38*	*51*
4000	*34*	*47*
8000	*30*	*44*

Table 9-2 *Correction Factors*	
Condition	*Correction in Decibels*
On a site contiguous to or across a street from the boundary of any R-district established by this chapter.	*Minus 5*
Operation between the hours of 10:00 p.m. and 7:00 a.m.	*Minus 5*
Sound of impulsive character (e.g., hammering)	*Minus 5*
Sound of periodic character (e.g., sawing)	*Minus 5*
Tone (e.g., hum or screech)	*Minus 5*
Sound source operated less than:	
20% in any one hour period	*Plus 5[1]*
5% in any one hour period	*Plus 10[1]*
1% in any one hour period	*Plus 15[1]*

1. Apply only one of these corrections. All other corrections (including any one of the footnoted) are cumulative.

Staff Findings

The Applicant submitted a Zoning Determination to be able to interpret the Zoning Ordinance correctly for their noise analysis. This determination was issued December 16, 2022. The Applicant is offering to agree to a Condition of Approval that requires a sound study demonstrating the operation of the data center meets the requirements of the Zoning Ordinance as a condition of approval of a Site Plan. The Applicant further agreed to a condition to conduct a sound study one month after the use commences to demonstrate compliance. If the use does not comply, the Applicant is required to reach compliance within 180 days. Staff finds that the proposed Conditions of Approval provide assurances that the use must meet the Zoning Ordinance prior to Site Plan approval. At the December 20, 2022, Planning Commission Public Hearing the Applicant presented suggestions to further modify the noise condition. However, since the Planning Commission moved to recommend denial this condition was not modified.

Lights

The Zoning Ordinance states all lighting must be full cut-off and cast no glare on adjacent properties or on the public right-of-way. Intensities should not exceed 1.0-foot candles upon adjoining streets, commercial, and industrial properties and shall not exceed 0.5-foot candles upon adjoining residential and institutional properties (Article 9-8.6.3).

Staff Findings

All lighting requirements are required to be met under Article 9-8 at time of Site Plan Development submission. Staff cannot comment on lighting at this time as the Applicant has not provided specific lighting information. However, the draft Conditions of Approval agreed to by the Applicant state all lighting provisions will meet the requirements of §9-8, all exterior lighting will utilize LED, designed with cutoff and fully shielded fixtures, all building mounted lighting will be maximum height of 25', lights will be dimmed to 50% output between 11 PM and dawn, and parking lot lights will be a maximum height of 20'.

Building Design and Elevations

The Applicant presented at the October 18, 2022, Planning Commission work session new elevations. The Town of Warrenton Zoning Ordinance Article 9-26.1.F.1 states building facades for data centers shall include at least two of the following design elements:

- Change in building height.
- Buildings set-backs or recesses.
- Fenestration (25% minimum).
- Change in building material, pattern, texture, or color.
- Use of accent materials.

The Applicant is requesting, per Zoning Ordinance Article 9-26.1.D, to have Town Council approve a building height two feet higher than the allowed 35.'

Staff Findings

The Applicant agreed to condition the October 28, 2022 "Illustrative Elevations" and included in their December 20, 2022 presentation to Planning Commission an illustrative fronting Lee Highway. Staff is proposing further design conditions specific to the building orientation to Lee Highway.

Landscaping and Tree Buffers

The Town of Warrenton Zoning Ordinance Article 9-26.1.I includes additional landscaping requirements for data centers, beyond Article 8 Landscaping Requirements. This includes any portion of the data center visible from a park or adjoining/across the street from a residential district to be screened by vegetation consisting of a double staggered row of evergreen trees planted 15 feet on center. A three-foot berm with a double staggered row of shrubs on ten-foot center may be used in place of the double staggered row of evergreen trees.

Staff Findings

The SUP Plan provides landscaping calculations that meet minimum requirements for parking and canopy. Additional information will need to be provided at time of Site Development Plan submission showing conformance with landscape species type and height requirements and minimum buffer requirements under Article 9-26. Existing vegetation is shown as to be utilized for some of the buffer requirements. No waivers of landscaping requirements have been requested. While the SUP Plan indicates a 100' buffer and tree save area, the Tree Survey report provided by the Applicant indicates a large number of trees to be removed along Blackwell Road. This report has not been updated with the October 28, 2022 submission. Staff has requested the Applicant consider a larger tree save area along Blackwell Road and adjacent to the car dealership. Another concern of staff is where the electrical lines will access the site. Dominion indicated their practice is to underground distribution lines in roads or access roads where feasible. If it is determined not feasible, an easement with no vegetation planted above it will be required to access the site. The latest Dominion route proposal shows the property being accessed from Lee Highway, not Blackwell Road, which would create a gap in the landscape buffer. Finally, the Journey Through Hallowed Ground National Scenic Byway includes a landscape plan for the Living Legacy Project with identified tree and shrubs (e.g. red cedars, red maples, red buds, etc). Plantings along the JTHG NSB corridor are encouraged to incorporate these species as VDOT did for the interchange over US29 to Laurel Ridge Community College.

D. Electrical Power Needs

The Applicant has stated several times the use may commence on the existing power; however, it will need additional power to become fully operational. As such, the Applicant submitted a "load request" to Dominion Energy. This triggered a lengthy, and separate, review process by that company that is required to explore multiple options. Dominion has held community meetings and continues its review. Dominion updated the Fauquier County Board of Supervisors on November 10, 2022 and the Town Council on December 13, 2022 indicating the previous route considerations have changed. The new routes being considered will go through a public process before being submitted to the SCC for approval.

What may be considered as part of the Dominion review process is how utility lines are implemented within Town boundaries. Likewise, sub-stations within the Town boundaries require Special Use Permits. However, this SUP application is specific to a data center use. The Applicant agreed to condition no sub-station will be located on the property and to offer to fund the undergrounding of utility lines from any future sub-station to the use.

Staff Findings

The Zoning Ordinance Article 9-26.1.C requires all utility lines between a sub-station and data center will be placed underground. If a future sub-station was determined by Dominion to be located within Town boundaries, it would require a separate SUP application. If Dominion determines that a future sub-station

is located outside of Town boundaries, then it will fall under the purview of the jurisdiction the sub-station would be located. Regardless, all utility lines from the sub-station to the data center are required to be placed underground within the Town limits.

Public Works and Utilities will require careful planning and approval of the location of these underground facilities so as not to interfere with the provision of water, sanitary sewer and storm sewer facilities required for this property and offsite properties in the area where those underground power facilities are proposed. This is critical for sanitary and storm sewers that are typically gravity systems and are typically constrained by the vertical elevation of surface features.

E. Transportation & Circulation Analysis

Transportation is reviewed and regulated with the standards imposed by the Public Facilities Manual and Virginia Department of Transportation (VDOT). The bounding roads for the proposed parcel are Blackwell Road that is designated as a signature street; Route 17 is a limited access freeway/expressway; and the eastern end of Lee Highway is a principle arterial gateway. The Applicant states the use will generate "very little traffic" in the Statement of Justification. The full buildout is anticipated to be approximately 52 employees with a maximum of 32 employees at any given time.

The gateway into Town is the subject of a VDOT Pipeline Study and a Town of Warrenton 2022 Smart Scale application for a roundabout. Development of this site has proven problematic in the past for interested parties due to constraints that prevent transportation improvements without extensive investment.

The Applicant is proposing a single access to the site off Blackwell Road, closing the existing access point off Blackwell Road once construction is completed, and a five-foot sidewalk along the frontage of Blackwell Road. There is to be no access on to Lee Highway resulting in no additional conflict points at the entrance of Town. The site will have a 24 hour a day gated security with no public access.

Staff Findings

The proposed traffic generation for this use is less than other potential by-right industrial uses. The Applicant agrees to condition no access on to US Routes 29 nor 17. The Applicant is further asking for a reduction in the Town of Warrenton Zoning Ordinance required 22 loading spaces on site for a traditional industrial use. The Applicant is providing a five-foot-wide sidewalk along the frontage of Blackwell Street where none currently exists.

F. Environmental Analysis

Development within the Town of Warrenton is held to federal, state, and local regulations or standards including, but not limited to:

- Virginia Stormwater Management Program (VSMP) Regulations
- Article 3-5.1 Floodplain District (FPD)
- Article 4 Site Conservation Manual (SCM)
- Article 5 Stormwater Management (SWM)
- Article 10 Site Development Plan (SDP)
- Commonwealth of Virginia Erosion and Sediment Control (ESC) Law
- Virginia Erosion and Sediment Control Handbook (VESCH)
- Department of Environmental Quality (DEQ) Regulations

The Applicant submitted a Geotechnical Engineering Analysis produced by ECS Mid Atlantic, LLC dated August 15, 2022. This document conducted field and lab testing, design recommendations, and site construction recommendations. The report details a proposed retaining wall on the northeast side of the site to expose a maximum of six feet. Page 8 of the report characterizes the subsurface as being located within the Central Blue Ridge Anticlinorium. Based on the USGS Geological Map of Virginia the site is within the Catoctin Formation – Metabasalt soils. The groundwater observations found groundwater was encountered in four of the 20 borings. Page 29 Item 5.2.3 indicates weathered rock was encountered. Rock excavations will be required for mass grading and installation of deep utilities with the likelihood that blasting and/or hoe-ramming will be required for below auger refusal depths.

The Applicant also submitted a grading plan produced by Bohler dated October 28, 2022, and a tree survey conducted by TNT Environmental dated April 5, 2022.

Grading plan, SWM, BMP, aeration condition, permeable pavers, tree save, and underground utilities for this project shall not interfere with the surface or subsurface features of the floodplain for that tributary.

Staff Findings

In general, the following measures should be incorporated to the maximum extent possible to ensure that the development of the data center is done in a sustainable manner that is consistent with the goals of the Town:

- Apply best practices for erosion control.
- Minimize land disturbance and maximize on-site tree preservation.
- Reduce the heat island effect by minimizing impervious areas and enhancing the landscaping.
- Reduce, control, and treat surface runoff through effective stormwater practices that treat the quantity and quality of runoff to comply with the Town's Municipal Separate Storm Sewer System (MS4) Stormwater Requirement and Stormwater Management Ordinance.
- Use Best Management Practices (BMP), per Virginia Stormwater BMP Clearinghouse, to meet water quality and quantity requirements.
- Incorporate permeable paving in parking areas.
- Protection of surface and groundwater quality.
- Comply with all applicable State and Federal regulations regarding spill prevention and control requirements.
- Comply with all applicable State and Federal requirements and regulations regarding wetlands preservation and mitigation.

G. Community Facilities Analysis

Public community facilities in the Town are provided by the Town, Fauquier County, and other public groups for the benefit of all residents. The availability and quality of these facilities, that include, schools, libraries, hospitals, parks, police and fire and rescue services, are evaluated when people are considering moving into the Town or nearby area. The provision of these facilities adds to the desirability of living in the Town.

Water and Sewer

The Town's Water and Sewer Capacity Evaluation of 2015 anticipated water and sewer demand of approximately 23,500 gallons per day. Per the letter provided by Mr. John Foote, Esquire, Walsh, Colucci, Lubeley, & Walsh, dated September 9th, the proposed use will require the following:

1. Domestic Water Use of: 190.5 GPD
2. Humidification of: 190.1 GPD

Total Daily Use Committed by the letter: 380.6 GPD

The initial charging of the Air-Cooling System will require 19,000 gallons of water. However, this will not create a daily demand on water use since the system is a closed system to assist with the cooling of air, such as an air conditioning system.

The Town of Warrenton Zoning Ordinance Article 9-26.B states data centers shall utilize recycled water for air chillers, in conjunction with using recycled water, for cooling purposes. Potable water is not permitted to be used for cooling.

Staff Findings

The initial charging of the air-cooling system will not create an excess daily demand on water; therefore, the average demand will not put a burden on the Town water system. The domestic water use will be determined by the number and types of bathroom fixtures, which are not provided at this time. Based on the commitments above, wastewater generation will not create an issue to the Town's wastewater infrastructure.

In regards to other public infrastructure, undergrounding of the power lines will need careful considerations and approval so as not to interfere with the water, sanitary sewer, and storm sewer facilities required for this site and off-site properties.

Emergency Services and Police

The proposed data center will be a highly secured site with guard gate security personnel 24 hours a day, security fencing surrounding the site, and a patrolled trail. The Applicant stated on page 9 of the October 28, 2022, letter to Denise Harris, Planning Manager, from the Applicant's representative John Foote that, "The security that will be provided will benefit the surrounding area…Compared to other uses it will not increase the burden of local law enforcement."

The Applicant has agreed to conditions that require coordination with the Town and Emergency Services through training, a designated point of contact, and abiding to all federal and state compliance requirements.

Staff Findings

The Town of Warrenton Police Department state the proposed data center is in a unique location that effectively insulates it from the rest of the Town. From a public safety perspective, the impact to the citizens will mostly begin and end at the entry and exit point on Blackwell Road.

H. Economic & Fiscal Analysis

The Town and Fauquier County both collect real estate and business personal property tax. The Fauquier County Commissioner of the Revenue serves as the assessor for all real and personal property located in the Town.

- Real estate is reassessed every four years.
- Business personal property assessments are updated annually. Businesses are required to file an annual declaration of business personal property with the Commissioner's office. Assets are reported at their original cost and the Commissioner's office applies a depreciation factor based on the year that the asset was acquired by the business.

- Tax rates are set by the governing bodies as part of the annual budget process. Current rates per $100 of assessed value are shown in the chart below.

Jurisdiction	Real Estate	Business Personal Property
Fauquier County	$0.903	$3.65
Town of Warrenton	$0.0401	$1.00

During the construction phase, the Town will collect Business, Professional, and Occupational License taxes from the contractors working on the construction of the building. Contractors are assessed at a rate of $0.085 per $100 of gross receipts.

There currently are no similar businesses located in the Town upon which to base a comparison for a fiscal analysis. While real estate assessments are public, personal property assessments are not. Per Code of Virginia §58.1-3, local tax officials are prohibited from divulging any information acquired with respect to, "the transactions, property, including personal property, income or business of any person, firm or corporation." As such, other jurisdictions are unable to provide fiscal information on similar businesses.

In the October 28, 2022, letter to Denise Harris, Planning Manager, from the Applicant's representative John Foote, there is a statement on page 10 that, "The Applicant will invest approximately $550,000,000 in this facility and thus in the community."

Staff Findings

The Applicant indicated in the Statement of Justification that the use will "materially grow its non-residential tax base…data centers produce a substantial revenue stream." The Applicant goes on to state "Amazon pays taxes on all of its data centers, principally consisting of an increased valuation of real property on which the facility sits, and business personal property taxes." Due to the fact the property is vacant, staff finds these statements to be true if the use is permitted.

II. Materially Relevant Data Center Considerations

This section of the report is intended to identify issues raised during the review of the proposal, which are not directly related to the policies, goals, or action strategies, but which are materially relevant to the Town's responsibilities in considering land use issues. The materially relevant issues in this case are as follows:

- Town Council Zoning Text Amendment: July 11, 2017, Town Council initiates a Zoning Ordinance Text Amendment to research industrial areas and the possibility of adding data centers. The ensuing initiation was not pursued with the Planning Commission nor Town Council. On April 13, 2021, Town Council again initiated a Zoning Ordinance Text Amendment to allow for data centers in the I – Industrial District with the approval of a Special Use Permit. On May 25, 2021, the Planning Commission held a Work Session to discuss the Zoning Ordinance Text Amendment (ZOTA 2021-0321) for allowance of data centers in the I District with a Special Use Permit. Two subsequent Planning Commission Public Hearings were held on June 15, 2021, and July 20, 2021, resulting in a vote 5-1 to recommend approval of the Zoning Ordinance Text Amendment. On August 10, 2021, Town Council held a Public Hearing for ZOTA 2021-0321. Two Warrenton residents and one non-resident spoke during the Public Hearing. Town Council voted unanimously (7-0) to approve ZMA 2021-0321.
- Dominion Energy Virginia (Dominion): According to the Dominion Energy website, in April 2022, Dominion Power initiated a public notification to address increasing demand for energy and

infrastructure needs. This process includes desktop review of existing features and constraints, such as culturally sand environmentally sensitive lands, residences, schools, and parks. Dominion explores co-locating along existing corridors like roads and other linear easements. The process includes public outreach. Dominion's approval process for energy infrastructure follows regulatory procedures with authority resting with the State Corporation Commission (SCC) that requires certification of transmission lines at or above 138 kilovolts (kV). Additionally, the PJM Interconnection is the regional transmission organization that coordinates the movement of wholesale electricity in Virginia, Delaware, Illinois, Indiana, Kentucky, Maryland, Michigan, New Jersey, North Carolina, Ohio, Pennsylvania, Tennessee, West Virginia, and Washington, D.C. At the time of the writing of this Staff Analysis, Dominion is indicating the intent to submit to the SCC in the first quarter of 2023. The SCC review process may take a year or longer. Local permitting requirements commence after the SCC process concludes.

- Fauquier County Board of Supervisors: The Board of Supervisors Work Sessions with Dominion Energy providing updates regarding energy needs and infrastructure occurred on the following dates: April 14, 2022; June 9, 2022; May 12, 2022; September 8, 2022; July 14, 2022; August 11, 2022, and November 10, 2022.
- History of the Site: Fauquier County Real Estate Records indicate no improvements on the site dating back to 1997. In the late 1990s Walmart considered this site but ultimately located at its current location at the southside of the Town. In 2007 Wilson Land submitted a proposed plan for a Planned Unit Development called Warrenton Greene. Planning Commission spent over a year on the application and the associated ZOTA 2008-07 to recommend approval to the Town Council on June 17, 2009. Town Council approved the ZOTA 08-01 on November 10, 2009, and tabled the remaining applications. The Applicant withdrew the applicants on February 7, 2011, stating the economy made the proposals no longer viable.

III. Modifications/Waivers

1. A two-foot increase allowance for an eight-foot fence is requested. The maximum by-right fencing height allowed is six feet, as noted in Article 2-19 of the Zoning Ordinance.
2. A decrease in required loading spaces is requested. Twenty-two spaces are required per Article 7-18 and the Special Use Permit Plan is providing one loading space.
3. A building-height waiver allowance to increase two feet is requested. The maximum building height permitted is 35 feet (Article 9-25.1 (D)(1)) and the Applicant is requesting a modification to permit a building height of 37 feet. The setbacks to be provided by the Applicant exceed the minimum setback required for the additional building height. The Comprehensive Plan called for building heights up to 65' or 75' with a Special Use Permit in this location of the New Town Character District.

IV. ZO Article 11-3.10.3: Evaluation Criteria for Special Use Permit Applications

Standard	**Analysis**
1. Whether the proposed Special Use Permit is consistent with the Comprehensive Plan.	The Comprehensive Plan includes goals and policies for Historic Resources, Community Facilities, Housing,

	Open Space and Environment, Transportation, Economic and Fiscal Resilience, and Character District Plans. The New Town Character District envisions a mix of uses and a major employer for this part of the Town.
2. Whether the proposed Special Use Permit will adequately provide for safety from fire hazards and have effective measures of fire control.	The project is required to meet all building and safety codes at time of construction. The Conditions of Approval outline federal, state, and local coordination and compliance regulations.
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.	A Zoning Determination has been requested by the Applicant on October 18, 2022. The Zoning Determination was issued December 16, 2022. The Conditions of Approval call for the Applicant to demonstrate compliance at time of Site Plan and again after the use is operational. Conditions also include a process and timeline for compliance if at any time the use fails to comply in the future.
4. The glare or light that may be generated by the proposed use in relation to uses in the immediate area.	All lighting must meet the requirements under Article 9-8 at time of Site Development Plan submission. Lighting must be full cut-off and, "shall not cast glare upon adjacent property or upon a public right of way. The intensity at adjoining streets and commercial or industrial properties shall not exceed 1.0-foot candles, and the intensity at adjoining residential or institutional property boundaries shall not exceed 0.5-foot candles." No waivers of lighting requirements have been requested (Article 9-8.8). Further the Applicant agreed to a condition addressing maximum heights of lights and dimming to 50% between 11 PM and dawn.
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.	The Applicant stated there are no signs proposed nor required for the use, aside from addressing numbers.
6. The compatibility of the proposed use with other existing or proposed uses in the neighborhood, and adjacent parcels.	The use adjacent to commercial uses, with the nearest residential uses currently located over 400 feet away on Oak Springs Drive. All landscape buffering requirements must be met at time of Site Development Plan submission.
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.	An SUP plan has been provided showing the general location of the existing and proposed structures. • The SUP plan shows an existing fence noting maximum height of 8'.

	• The proposed 37' tall single-story data center building is 220,200 square feet. A 6' retaining wall is proposed at the Northeast corner of the site. There is a proposed guard booth and cargo screening building at the entrance to the site.
8. The nature and extent of existing or proposed landscaping, screening and buffering on the site and in the neighborhood.	The SUP plan shows existing tree preservation areas located throughout the site and include approximately 122,000 square feet of existing tree canopy. Additional landscaping is proposed throughout to help screen the use. Some landscaping is proposed along Blackwell Road around the entrance to the site.
9. 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.	The Applicant must meet all local, state, and federal requirements at time of Site Development Plan submission associated with environmental impacts, wetlands, etc. A Phase 1 investigation is required at time of Site Development Plan submission. Wetlands have been noted on the SUP Plan. The Virginia Department of Historic Resources database does not list any archeological or historic resources on the proposed site.
10. The timing and phasing of the proposed development and the duration of the proposed use.	A single phase is proposed with construction lasting 18 months.
11. Whether the proposed Special Use Permit at the specified location will contribute to or promote the welfare or convenience of the public.	The Applicant is proposing sidewalk extension on Blackwell Road.
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.	52 maximum employees are proposed with 32 employees on site at any one time. Visitors to the site are proposed average 5-10 persons per day. The projected traffic would have minimal impact on Blackwell Road with the internal circulation designed to accommodate this need.
13. Whether the proposed use will facilitate orderly and safe road development and transportation.	The proposed SUP Plan provides adequate parking on site for employees and company vehicles per Article 7-7 of the Zoning Ordinance. Sidewalk connections are shown on the SUP Plan as to be provided along Blackwell Road and within the property from to Blackwell Road. The proposed Data Center will be a secured site restricting access to the site. A continuous internal roadway is proposed from the Blackwell Road entrance following around the building and back to the entrance.

	A continuous sidewalk around the entirety of the building is additionally proposed.
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.	There are no existing structures currently on site other than some fencing.
15. Whether the proposed Special Use Permit will be served adequately by essential public facilities, services and utilities.	Public Works Department finds the initial charging of the air-cooling system will not create an excess daily demand on water and the average demand will not put a burden on the Town water system. The domestic water use will be determined by the number and types of bathroom fixtures, which are not provided at this time. The wastewater generation will not create an issue to the Town's wastewater infrastructure.
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. The location of any major floodplain and steep slopes.	The site will be graded and cleared, except the buffers. A Geotechnical Report, Grading Plan, and Tree Survey were submitted with the application. Staff encourages the Applicant to consider best management practices as the Applicant will be required to follow local, state, and federal standards at Site Plan and construction.
17. Whether the proposed Special Use Permit use will provide desirable employment and enlarge the tax base by encouraging economic development activities consistent with the Comprehensive Plan.	The Applicant states the proposal invests approximately $550,000,000 which is an indirect investment into the community. Opportunity for employment and taxable revenue are also mentioned as economic benefits.
18. The effect of the proposed Special Use Permit use in enhancing affordable shelter opportunities for residents of the Town, if applicable.	Not applicable.
19. The location, character, and size of any outdoor storage.	No outdoor storage is proposed.
20. The proposed use of open space.	The Applicant states all open space on the property will be used for security fencing or left as open space following construction.
21. The location of any major floodplain and steep slopes.	No floodplain is located on site. A steep slope on the north-eastern end of the property will require a 6' retaining wall.
22. The location and use of any existing non-conforming uses and structures.	The parcel is considered vacant but has been utilized for some farming which is a non-conforming use.
23. The location and type of any fuel and fuel storage.	50,000 gallon above-ground fuel tanks are proposed on the northern end of the site.

24. The location and use of any anticipated accessory uses and structures.	A guard booth is shown at the entrance to the property.
25. The area of each proposed use.	Refuse storage shown on north side of the building. All refuse storage must be screened.
26. The proposed days/hours of operation.	The facility will operate twenty-four hours a day, each day of the year.
27. The location and screening of parking and loading spaces and/or areas.	Proposed landscaping is shown around the parking spaces. A waiver is requested for loading from the required 22 spaces to one.
28. The location and nature of any proposed security features and provisions.	The SUP plan shows a guard booth at the entrance to the site and fencing around the perimeter. The Applicant is requesting an increase of the fence height from six feet to eight feet.
29. The number of employees.	52 employees are projected at full buildout of the data center. The Applicant states an average of 32 present on site at any given time.
30. The location of any existing and/or proposed adequate on and off-site infrastructure.	The Applicant is proposing to underground all power needs from an off-site power distribution facility. A stormwater management pond is proposed on the southern edge of the parcel.
31. Any anticipated odors which may be generated by the uses on site.	None proposed.
32. Refuse and service areas.	Refuse storage shown on north side of the building. All refuse storage must be screened.

V. Draft Conditions of Approval

SPECIAL USE PERMIT CONDITIONS
Applicant: AMAZON DATA SERVICES, INC. (the "Applicant")
Owner: AMAZON DATA SERVICES, INC.
SUP2022-0003, Amazon Data Center
PIN # 6984-69-2419 (the "Property")
Special Use Permit Area: ± 41.79 acres
Zoning: INDUSTRIAL (I)
Date: November 15, 2022

In approving a Special Use Permit, the Town Council may impose such conditions, safeguards, and restrictions as may be necessary to avoid, minimize, or mitigate any potentially adverse or injurious effect of such special uses upon other properties in the neighborhood, and to carry out the general purpose and intent of this Ordinance. The Council may require a guarantee or bond to ensure that compliance with the imposed conditions. All required conditions shall be set out in the documentation approving the Special Use Permit (SUP). These conditions shall run with the land so as to bind future landowners. Any party or officer identified by title shall mean and include any successor to that person or entity's powers or responsibilities.

1. Site Development: The Property shall be developed in substantial conformance with these conditions and the Special Use Permit Plan entitled, "Special Use Permit Plan for Amazon Data Services, Inc.," prepared by Bohler Engineering, dated July 10, 2022 and revised through October 28, 2022, and consisting of 3 sheets, subject to minor modifications approved by the Town in connection with final Site Plan review and final engineering, and except as otherwise provided in these Conditions (the "SUP Plan"). The building and other structures to be constructed on the Property are referred to herein as the "Facility."

2. Use Parameters. Use Limitation: The use approved with this SUP shall be limited to a data center as set forth in § 3-4.12.3 of the Town of Warrenton Zoning Ordinance.

3. Electric Substation: There shall be no electric substation constructed on the Property.

4. Undergrounding of Electrical Lines from a Substation to the Facility: Pursuant to Warrenton Zoning Ordinance § 9-26.1(C), the distribution lines from the off-site substation serving the data center are required to be underground. Applicant will ensure payment of the undergrounding of these distribution lines with the utility company in accordance with its requirements.

5. Building Design and Elevations:

    a. The architectural design of the data center shall substantially conform to the elevations entitled "Illustrative Elevations," shown on Sheet 6 of the SUP Plan. The Elevations shall be subject to minor modification approved by the Town in connection with Site Plan review. Additional changes to the design and materials may be made provided that any such changes are approved by the Planning Director prior to the issuance of a building permit.

    b. At time of Site Plan, the Applicant shall provide all elevations for the building in compliance with the Town of Warrenton Zoning Ordinance Article 9-26.1.F. In

addition, the Applicant shall orient the building along Lee Highway to reduce the visible impact using architectural details such as a perceived reduction in massing and scale, fenestration and windows, exterior colors and materials, overhangs, canopy or porticos, recesses and/or projections, arcade, raised corniced parapets, and varying roof lines.

c. The Facility shall be no greater than 37 feet in height, as that term is defined in the Town Zoning Ordinance. The mechanical equipment installed on the roof of the building shall be screened with mechanical louver screens.

6. Signage: There shall be no signage except for a street address; provided that if any further signage is sought it shall comply with applicable sign ordinance requirements.

7. Fencing: All fencing on the Property shall be as depicted on the SUP Plan, and shall not exceed 8 feet in height. Security fencing shall be the style and type as shown on Page 2 of the Special Use Permit Plan produced by Bohler dated July 10, 2022 and updated through October 28, 2022. Chain link fencing, with or without slatted inserts, and/or barbed wire or other similar visible deterrence devices shall not be permitted where visible from the public.

8. External Fuel Storage Tanks: The Applicant shall install above-ground double-walled fuel tanks that meet the definition of secondary containment under the DEQ LPR-SRR-2019-03 - Storage Tank Program Compliance Manual, Volume V - AST Guidance, and pursuant to 40 CFR Part 112, Section 8.1.2.2, in the general locations shown on the SUP Plan, for the storage of fuel supplies necessary to maintain an Uninterruptible Power Supply in the event of a loss of external electrical power.

9. Parking: The Applicant shall provide not fewer than 56 parking spaces as shown on the SUP Plan, one of which shall be a loading space.

10. Site Maintenance: The Applicant shall maintain the Property in a clean and orderly manner, and shall provide an on-site masonry screened refuse container station in the location generally shown on the SUP Plan.

11. Access: Access to the site shall be provided as shown on the SUP Plan, subject to changes approved by the Town in consultation with the Virginia Department of Transportation. Mountable curbs shall be provided as required by the Town. There shall be no access from either Routes 17 or 29.

12. Access for Town Staff: The Town is obliged to report annually to the Virginia Department of Environmental Quality as to the ongoing operation and maintenance of stormwater management facilities installed on the Property. 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 of such inspections, and shall keep that point of contact current at all times.

13. Water & Public Sewer Connection: The Property shall connect to public water and public sewer at the Applicant's expense. The Applicant shall limit its water use to internal domestic uses such as service to bathrooms, kitchens, humidification, and external irrigation. It shall not use public water for the general purposes of cooling the data center, but may use it for the initial charging of

the cooling system. It shall consult with the Director of the Department of Public Works and Utilities as to the scheduling of the initial charging of the system so as to minimize the impact on the Town's water system.

14. Emergency Services:

    a. The Applicant shall coordinate training between the Town's fire and rescue companies and those other companies and departments that have experience with data centers after commencement of operations at the Property and when convenient for the Town's first responders. Furthermore, upon commencement of operations at the Property, the Applicant will provide the Town's first responders its "Data Center Response Manual" for use in training for emergencies at its Facility, and shall assist in advising those first responders how to implement its provisions.

    b. The Applicant shall assure that the water line systems at the Facility have sufficient fire flows, as determined by the Town Fire Marshal.

    c. The Applicant shall maintain Facility security personnel 24 hours a day, and each day of the year.

15. Pedestrian access: The Applicant shall construct a five-foot sidewalk on the east side of Blackwell Road along its frontage on that Road.

16. Noise: The Applicant shall provide a sound study prepared by a qualified party or company approved by the Director of Community Development that demonstrates the operation of the data center will meet the requirements of § 9-14.2 of the Town of Warrenton Zoning Ordinance relating to noise, as a condition of approval of a site development plan. In addition, the Applicant shall conduct a separate sound study one month after commencement of business operations to ensure compliance with the aforesaid Section. If noise levels at any point where a measurement is required by the Ordinance to be taken do not so comply, the Applicant shall forthwith undertake such further mitigation measures as are required to achieve compliance within a reasonable time not to exceed 60 days, or, if 60 days is insufficient to achieve compliance, the Applicant shall promptly begin and diligently pursue mitigation until compliance has been achieved.

    For reference, the Town of Warrenton Zoning Ordinance § 9-14.2 states:

    9-14.2 The sound pressure level of sound radiated from an establishment, measured at the lot line of the site thereof that is the nearest thereto, shall not exceed the values in any octave band of frequency that are specified in Table 9-1 below, or in Table 9-1 as modified by the correction factors set forth in Table 9-2. The sound pressure level shall be measured with a sound level meter and an associated octave band analyzer conforming to standards prescribed by the American National Standards Institute.

Table 9-1 Maximum Permissible Sound Pressure Levels Measured re 0.0002 dyne per CM^2		
Frequency Band Cycles per Second	Along Residential District Boundaries – Maximum Permitted Sound Level In Decibels	At Any Other Point on the Lot Boundary – Maximum Permitted Sound Level In Decibels
63	64	72
125	60	70
250	54	65
500	48	59
1000	42	55
2000	38	51
4000	34	47
8000	30	44

Table 9-2 Correction Factors	
Condition	Correction in Decibels
On a site contiguous to or across a street from the boundary of any R-district established by this chapter.	Minus 5
Operation between the hours of 10:00 p.m. and 7:00 a.m.	Minus 5
Sound of impulsive character (e.g., hammering)	Minus 5
Sound of periodic character (e.g., sawing)	Minus 5
Tone (e.g., hum or screech)	Minus 5
Sound source operated less than:	
20% in any one hour period	Plus 5[1]
5% in any one hour period	Plus 10[1]
1% in any one hour period	Plus 15[1]

1. Apply only one of these corrections. All other corrections (including any one of the footnoted) are cumulative.

17. Lighting: The Applicant shall submit a Lighting Plan pursuant to the provisions of § 9-8 et seq. of the Town of Warrenton Zoning Ordinance in connection with its Site Development Plan. All exterior lighting shall utilize LED and be designed and constructed with cutoff and fully shielded fixtures that direct light downward and into the interior of the property and away from adjacent roads and adjacent properties. All building mounted lighting shall have a maximum height of 25', and the Applicant shall install controls on the site fixtures such that they dim to 50% output between 11 PM and dawn. Freestanding parking lot lights shall be a maximum of 20.'

18. Tree Save: The Applicant shall provide a tree preservation plan at time of Site Plan that seeks to minimize land disturbance and maximize on-site vegetation.

19. Best Management Practices: BMPs shall incorporate aeration for water retention using solar power.

20. Landscaping: The Applicant will follow the Zoning Ordinance Article. All plantings must consist of native, drought tolerant species appropriate for the Town of Warrenton climate.

21. Employment Opportunities: The Applicant shall provide outreach to qualified persons residing in the Town of Warrenton who may be interested in employment at the data center through a variety of media such as the conduct of a job fair, the inclusion of a direct link to potential opportunities on the Town website, or on other websites for the purpose. Such outreach shall be made reasonably in advance of the construction of the Project so that interested persons may make application for positions, not less than six months prior to the anticipated completion of construction.

22. Programs for Local Schools: The Applicant shall ensure coordination by the appropriate Amazon personnel with the Town of Warrenton and the Fauquier County School Division regarding the establishment and maintenance of educational programs in the K-12 grades, and with Laurel Ridge Community College, to establish and maintain workforce development programs for career pathways in data center construction and operations, and such other programs as the parties may deem mutually beneficial.

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

October 28, 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 (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.

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.

SPECIAL USE PERMIT

FOR

WARRENTON DATA CENTER

LOCATION OF SITE

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

PARCEL ID: 6984-69-2419-000

PARCEL IDENTIFICATION TABLE

PARCEL NUMBER	OWNER	ADDRESS	AREA	CURRENT ZONE	CURRENT PLANNED LAND USE	PROPOSED PLANNED LAND USE
6984-69-2419-000	AMAZON DATA SERVICES, INC.	BLACKWELL ROAD WARRENTON, VA 20186	41.793 ACRES	INDUSTRIAL	VACANT	DATA CENTER

REFERENCES AND CONTACTS

REFERENCES
♦BOUNDARY & TOPOGRAPHIC SURVEY:
AECOM
101 RESEARCH DRIVE
COLUMBIA, SC 29203
TOPOGRAPHY CAD FILE, DATED 9/8/2021.
PROPERTY CAD FILE: "BOUNDARY", DATED 9/8/2021.

♦ARCHITECTURAL PLAN:
CORGAN
401 NORTH HOUSTON STREET
DALLAS, TX 75202
CAD FILE, DATED: 09/27/2021

GOVERNING AGENCIES
♦ TOWN OF WARRENTON
COMMUNITY DEVELOPMENT
21 MAIN STREET
WARRENTON, VA 20186-0341
CONTACT: ROB WALTON, DIRECTOR OF COMMUNITY DEVELOPMENT
PHONE: (540) 347-2405

* THE ABOVE REFERENCED DOCUMENTS ARE INCORPORATED BY REFERENCE AS PART OF THESE PLANS, HOWEVER, BOHLER ENGINEERING DOES NOT CERTIFY THE ACCURACY OF THE WORK REFERENCED OR DERIVED FROM THESE DOCUMENTS, BY OTHERS.



LOCATION MAP

COPYRIGHT 2015
MICROSOFT CORPORATION
SCALE: 1" = 2,000'

OWNER/DEVELOPER

AMAZON DATA SERVICES, INC.
410 TERRY AVENUE NORTH
SEATTLE, WA 98109

SHEET INDEX

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

PREPARED BY

BOHLER

CONTACT: JOHN C. WRIGHT, P.E.

GENERAL NOTE:
IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJECT WORK SCOPE PRIOR TO THE INITIATION OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS RELATIVE TO THE SPECIFICATIONS OR APPLICABLE CODES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF THE WORK AS DEFINED BY THE DRAWINGS AND IN FULL CONFORMANCE WITH LOCAL REGULATIONS AND CODES.

Oct 28, 2022
H:\21\V212093\CAD\DRAWINGS\PLAN SETS\SUP\V212093 - SUPP - 3----LAYOUT 1- COVER
CH

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES
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REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	7/10/22	TOWN COMMENTS	CPH / JCW
2	9/8/22	DEVELOPER REVISIONS	CPH / JCW
3	10/28/2022	DEVELOPER REVISIONS	DSH / JCW

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PROJECT No.: V212093
DRAWN BY: DSH
CHECKED BY: JCW
DATE: 4/13/2022
CAD I.D.: SUPP -2

PROJECT:

SPECIAL USE PERMIT

FOR

AMAZON DATA SERVICES, INC.

PROPOSED DEVELOPMENT

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

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

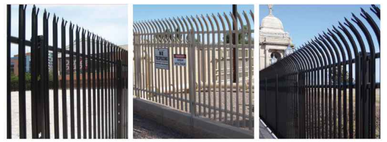
COMMONWEALTH OF VIRGINIA
JOHN C. WRIGHT
Lic. No. 046960
10/28/2022
PROFESSIONAL ENGINEER

SHEET TITLE:

COVER SHEET

SHEET NUMBER:
1

REVISION 3 - 10/28/2022



SECURITY FENCE DETAIL

NOT TO SCALE

NOTE: SECURITY FENCE TO BE MAXIMUM OF 8' IN HEIGHT.

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	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

GENERAL NOTES:

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 41.793 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. FIRE DEPARTMENT CONNECTION TO BE A 4" STORZ CONNECTION AND MARKED WITH SIGNAGE.

ZONING TABULATION TABLE:

SITE INFORMATION

PIN:	6984-69-2419-000
ZONING DISTRICT:	EXISTING - INDUSTRIAL - I PROPOSED - DATA CENTER
LAND USE:	EXISTING - VACANT PROPOSED - DATA CENTER
BUILDING AREA:	EXISTING - N/A PROPOSED - 220,200 SF±
SITE AREA:	41.793 AC OR 1,820,504 SF

BUILDING HEIGHT:	REQUIRED	PROVIDED
	*35'	37'±

*MAY BE INCREASED BY TOWN COUNCIL
NOTE: BUILDING ROOF HEIGHT IS 37', STANDARD PARAPET HEIGHT IS 41', HIGHEST PARAPET HEIGHT IS 45', ROOF MOUNTED EQUIPMENT HEIGHT IS 56' - 57'.

LOT SIZE AND YARD SETBACK REQUIREMENTS:

MINIMUM LOT SIZE:	25 ACRES

SETBACK REQUIREMENTS:

	REQUIRED	PROVIDED
FRONT YARD (W) BUILDING	100'	712.7'±
SIDE YARD (S) BUILDING	100'	261.7'±
SIDE YARD (E) BUILDING	100'	256.6'±
REAR YARD (N) BUILDING	100'	167.1'±

LOT COVERAGE REQUIREMENTS

	MAXIMUM	PROVIDED
PROPOSED IMPERVIOUS AREA:	75%	51%

PARKING REQUIREMENTS

DATA CENTER	REQUIRED	PROVIDED
	1 SPACE PER EMPLOYEE ON LARGEST SHIFT, PLUS 1 SPACE PER COMPANY VEHICLE ON-SITE. LARGEST SHIFT = 20 EMPLOYEES ASSUME 10 COMPANY VEHICLES TOTAL = 30 SPACES	58 SPACES (2 ADA SPACES)

HATCH LEGEND

- SIDEWALK CONCRETE
- PROP BUILDING
- GRAVEL
- LIGHT DUTY ASPHALT
- HEAVY DUTY ASPHALT

LEGEND

- PROPOSED SANITARY SEWER
- PROPOSED SANITARY MANHOLE
- PROPOSED WATER MAIN
- PROPOSED FIRE HYDRANT
- LIMITS OF DISTURBANCE

100 50 25 0 100
1"= 100'

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

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PROJECT No.:	V212093
DRAWN BY:	DSH
CHECKED BY:	JCW
DATE:	4/12/2022
CAD I.D.:	SUPP -2

PROJECT:

SPECIAL USE PERMIT

FOR

AMAZON DATA SERVICES, INC.

PROPOSED DEVELOPMENT

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

BOHLER
28 BLACKWELL PARK LANE, SUITE 201
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COMMONWEALTH OF VIRGINIA
JOHN C. WRIGHT
Lic. No. 046960
10/28/2022
PROFESSIONAL ENGINEER

SHEET TITLE:

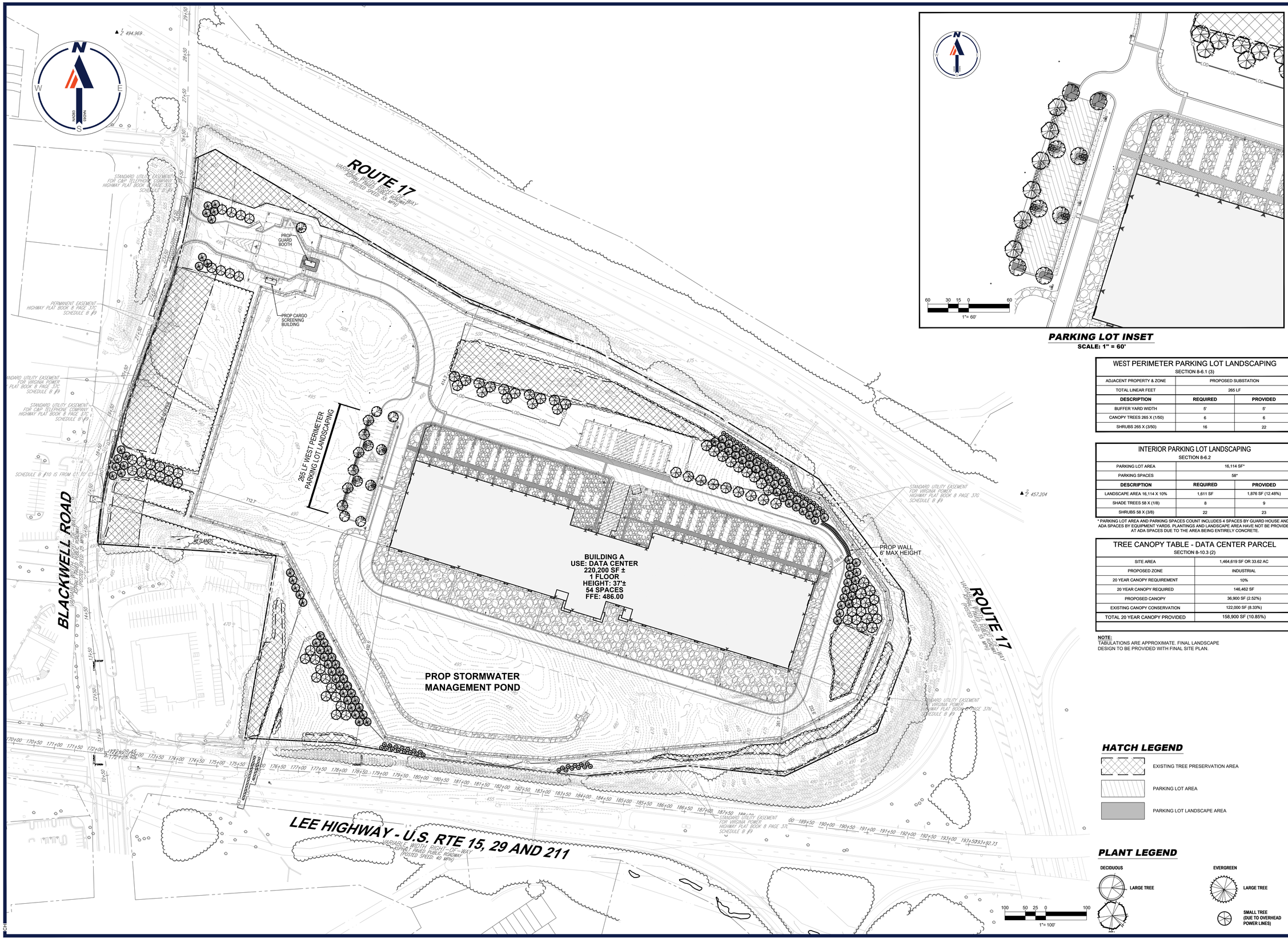
SITE DEVELOPMENT PLAN

SHEET NUMBER:

2

REVISION 3 - 10/28/2022

Oct 28, 2022
H:\211\V212093\CAD\DRAWINGS\PLAN SETS\SUPV212093 - SUPP - 3---LAYOUT 2 - SITE DEVELOPMENT PLAN
CHRISTOPHER PHILLIPS



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	22

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	1,876 SF (12.48%)
SHADE TREES 58 X (1/8)	8	9
SHRUBS 58 X (3/8)	22	23

* PARKING LOT AREA AND PARKING SPACES COUNT INCLUDES 4 SPACES BY GUARD HOUSE AND 2 ADA SPACES BY EQUIPMENT YARDS. PLANTINGS AND LANDSCAPE AREA HAVE NOT BE PROVIDED AT ADA SPACES DUE TO THE AREA BEING ENTIRELY CONCRETE.

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	36,900 SF (2.52%)
EXISTING CANOPY CONSERVATION	122,000 SF (8.33%)
TOTAL 20 YEAR CANOPY PROVIDED	158,900 SF (10.85%)

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

PLANT LEGEND
DECIDUOUS
- LARGE TREE
- SMALL TREE (DUE TO OVERHEAD POWER LINES)

EVERGREEN
- LARGE TREE
- SMALL TREE (DUE TO OVERHEAD POWER LINES)

100 50 25 0 100
1"= 100'

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
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CAD I.D.: LSCP -2

PROJECT:

SPECIAL USE PERMIT

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PROPOSED DEVELOPMENT

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Phone: (540) 349-4500
Fax: (540) 349-0321
VA@BohlerEng.com

COMMONWEALTH OF VIRGINIA
N. T. Georgas
NICHOLAS T GEORGAS
Cert. No. 001653
10/28/2022
LANDSCAPE ARCHITECT

SHEET TITLE:

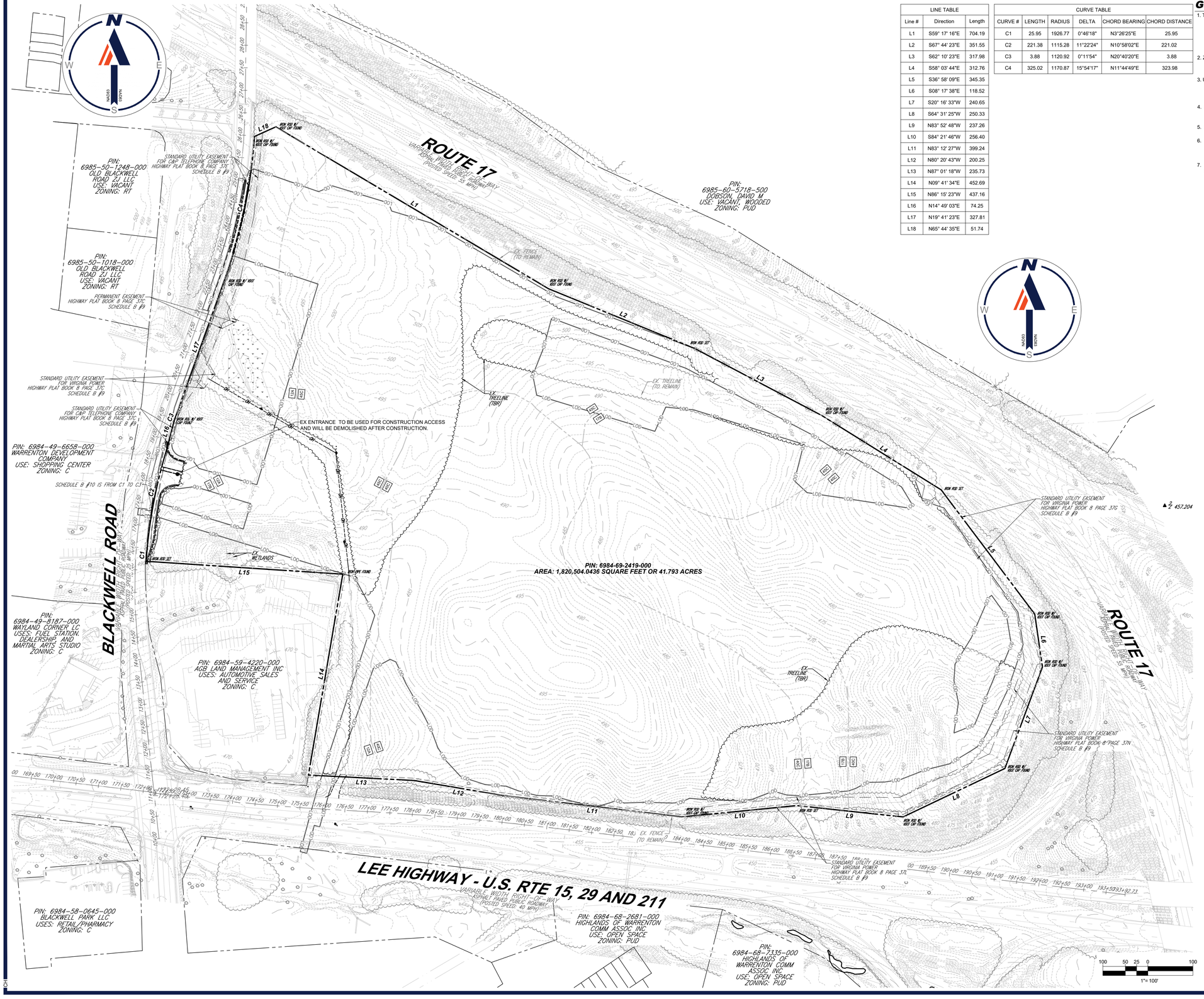
LANDSCAPE PLAN

SHEET NUMBER:

3

REVISION 3 - 10/28/2022

Oct 28, 2022
H:\TV\V212093\CAD\DRAWINGS\PLAN SETS\SUP\V212093 - LSCP -3 - LAYOUT 3 - LANDSCAPE PLAN
CHRISTOPHER



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SOILS LEGEND	
	SOILS BOUNDARY
XxX	SOILS TYPE

LEGEND

LOD — LIMITS OF DISTURBANCE

EXISTING WETLANDS

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LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
LAND USE PLANNING
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PROJECT:

SPECIAL USE PERMIT

FOR

AMAZON DATA SERVICES, INC.

PROPOSED DEVELOPMENT

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TOWN OF WARRENTON
FAUQUIER COUNTY, VIRGINIA 20186

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 EXHIBIT

SHEET NUMBER:

1

REVISION 3 - 10/28/2022

Oct 28, 2022
H:\2021\V212093\CAD\DRAWINGS\PLAN SETS\SUP\V212093_SUPP -3.----LAYOUT DO NOT PRINT - EX. CONDITIONS


Illustrative Building Elevations
Corgan
December 15, 2022

Illustrative Building Elevations
Corgan
December 15, 2022



Illustrative Building Elevations
Corgan
December 15, 2022



Special Use Permit #SUP2022-00003, Warrenton Data Center

December 20, 2022

PLANNING COMMISSION HEARING

- Special Use Permit Pre-Application Meeting - November 21, 2021
- Special Use Permit Pre-Application Follow-up Meeting - December 17, 2021
- Special Use Permit Submission - April 8, 2022
- Notice of Completeness - May 6, 2022
- Special Use Permit Agency Comments Received by Applicant - June 7, 2022
- Post Submission Meeting - July 11, 2022
- Resubmission - July 18, 2022
- Planning Commission Work Session - July 26, 2022
- Post Work Session Submission - September 9, 2022
- Balloon Test - September 15, 2022
- Meeting regarding Noise Ordinance - October 3, 2022
- Zoning Determination Letter Submitted - October 18, 2022
- Planning Commission Work Session - October 25, 2022
- Final Submission for Planning Commission Hearing - October 28, 2022
- Planning Commission Hearing - November 15, 2022
- Planning Commission Hearing - November 22, 2022
- Zoning Determination Letter Issued - December 16, 2022
- Planning Commission Hearing - December 20, 2022

PUBLIC PROCESS TIMELINE – 12+ MONTHS

- Land Development Application
- Land Use Application Affidavit
- Noise Study
- Power
- Tree Removal Survey
- Visual/Elevation from Lee Highway

NOVEMBER 22ND MOTION

- Included with Special Use Permit Submission on April 8, 2022

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. 41.793

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

LAND USE APPLICATION

- Included with Special Use Permit Submission on April 8, 2022

Date Stamp

TOWN OF WARRENTON
P.O. Drawer 341
Warrenton, VA 20188
(540) 347-1101 x106
Permittech@warrentonva.gov

LAND USE APPLICATION:
AFFIDAVIT

NO. _____

This affidavit certifies that the party listed, who is listed as the Applicant's Representative on a land use application, has been granted authorization to make an application and act on behalf of a property owner. It must be filled out completely by the property owner if another party is submitting an application(s) on the owner's behalf. This form must be notarized and must be submitted prior to issuance. Copies of affidavits are unacceptable.

I, _____ am the owner of the property listed below and I certify that I have granted, John Foote and Jessica Pfeiffer as my duly authorized agent and give permission to make a land use application and act on my behalf for the following address:
Blackwell Road and Route 29 (Parcel Identification Number 6984-69-2419-000)
for the land use application of special use permit for a data center
_____.

LAND USE APPLICATION AFFIDAVIT

- Draft Noise Study Submitted with Post Planning Commission Work Session Submission - September 9, 2022
- Zoning Determination Letter Submitted - October 18, 2022
- Condition Drafted and Included regarding Noise – October - November, 2022
- Zoning Determination Letter Issued/Received – December 16, 2022
- Condition Revised to Provide more Assurances – December, 2022

NOISE STUDY

Previous Condition:

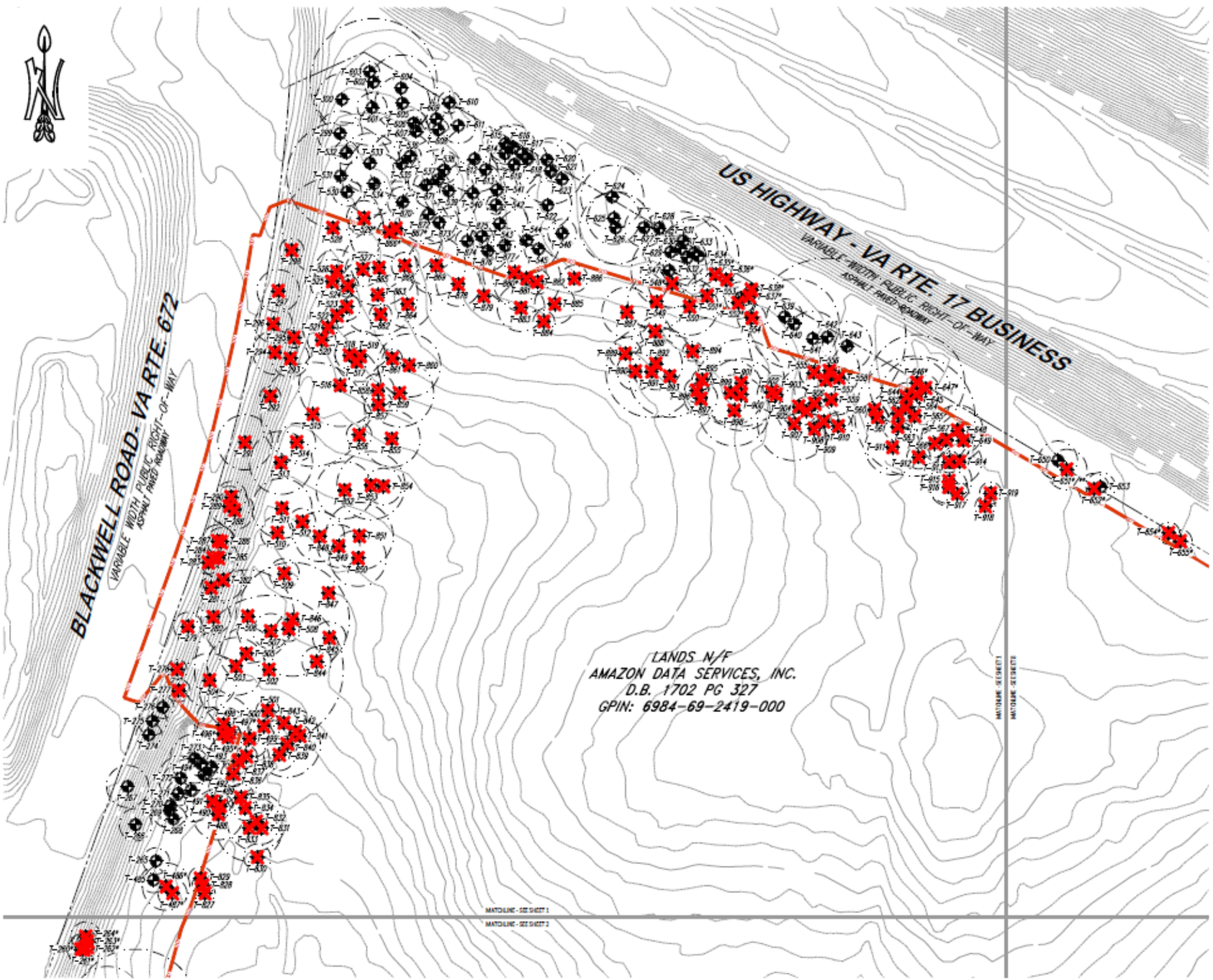
16. Noise: The Applicant shall provide a sound study prepared by a qualified party or company approved by the Director of Community Development that demonstrates the operation of the data center will meet the requirements of § 9-14.2 of the Town of Warrenton Zoning Ordinance relating to noise, as a condition of approval of a site development plan. In addition, the Applicant shall conduct a separate sound study one month after commencement of business operations to ensure compliance with the aforesaid Section. If noise levels at any point where a measurement is required by the Ordinance to be taken do not so comply, the Applicant shall forthwith undertake such further mitigation measures as are required to achieve compliance within a reasonable time not to exceed 60 days, or, if 60 days is insufficient to achieve compliance, the Applicant shall promptly begin and diligently pursue mitigation until compliance has been achieved.

Additional Commitments:

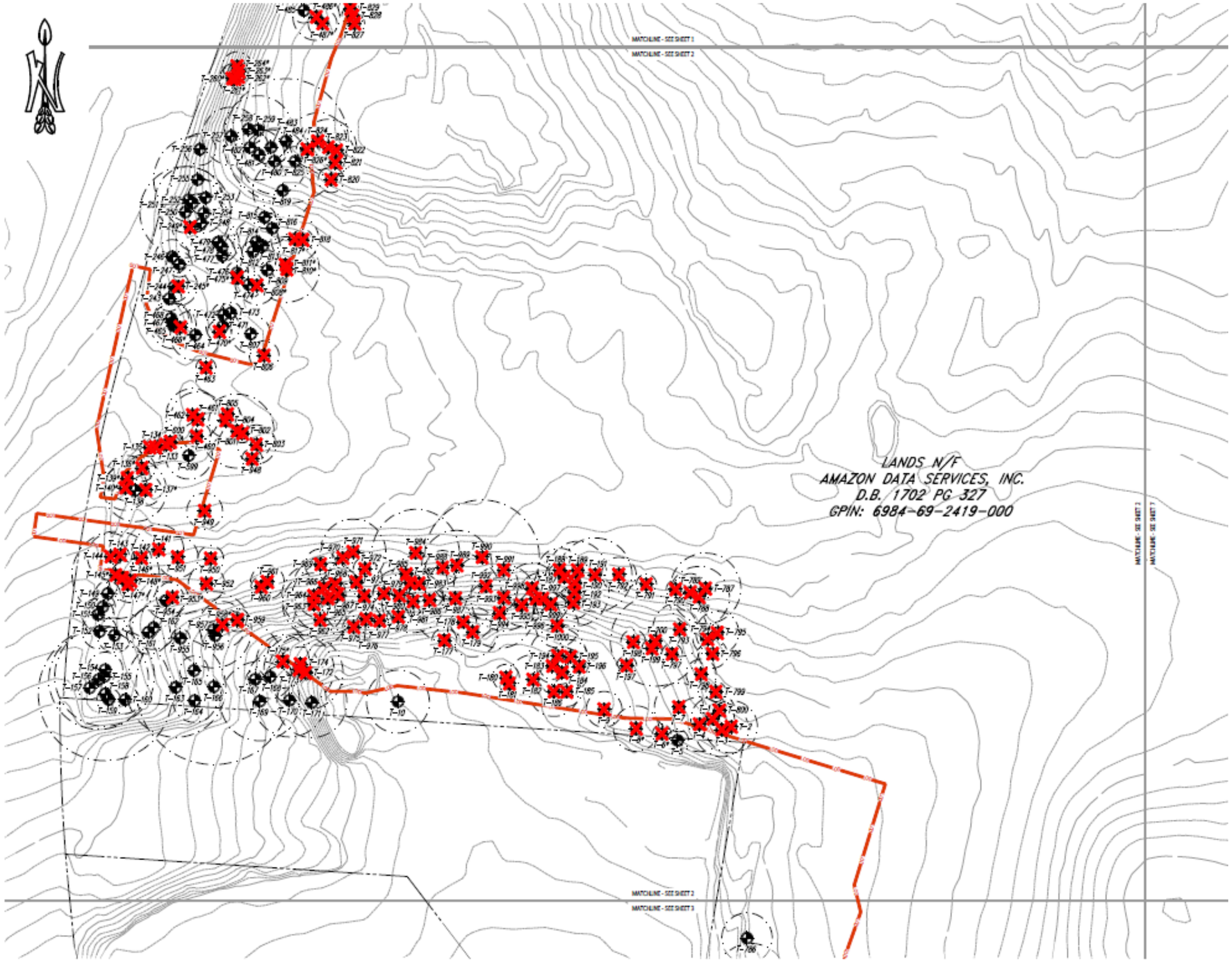
- Conduct separate sound studies after the building is 10%, 50%, 80%, 90% and 100% operational.
- If not in compliance, have a set period of time to achieve compliance.
- If compliance has not been achieved, the Certificate of Occupancy can be suspended.

3. Electric Substation: There shall be no electric substation constructed on the Property.

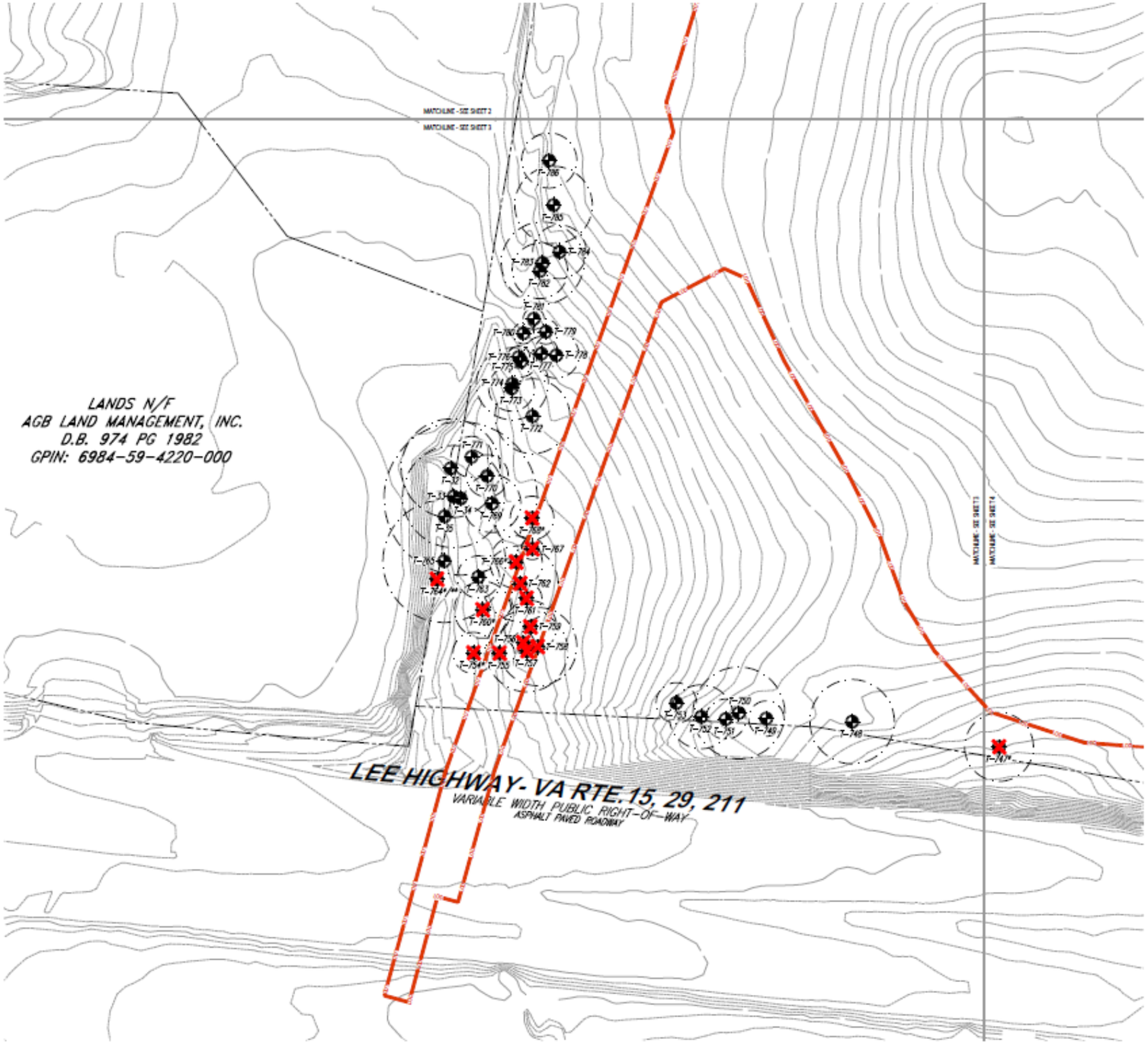
4. Undergrounding of Electrical Lines from a Substation to the Facility: Pursuant to Warrenton Zoning Ordinance § 9-26.1(C), the distribution lines from the off-site substation serving the data center are required to be underground. Applicant will ensure payment of the undergrounding of these distribution lines with the utility company in accordance with its requirements.



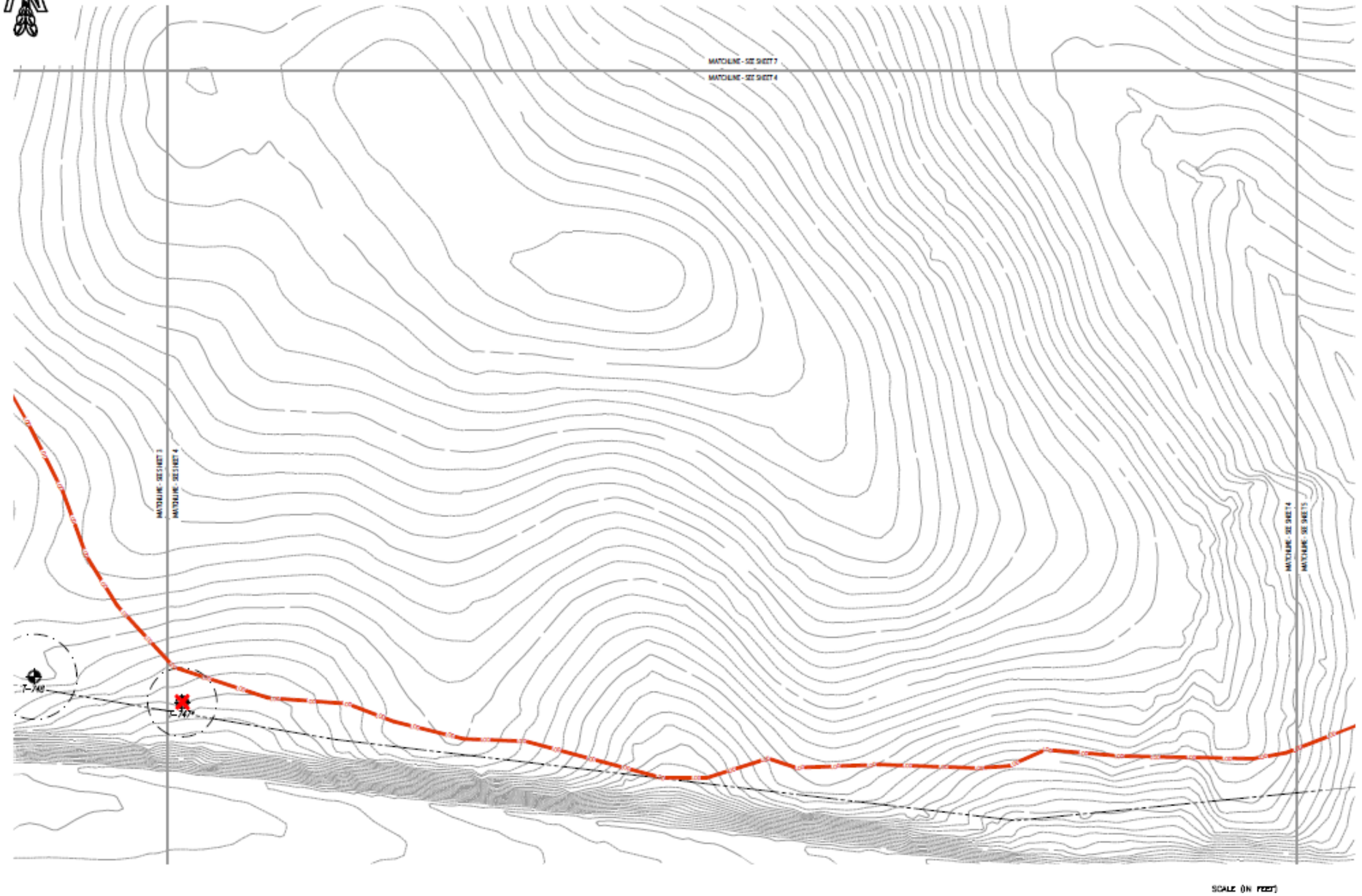
TREE REMOVAL SURVEY



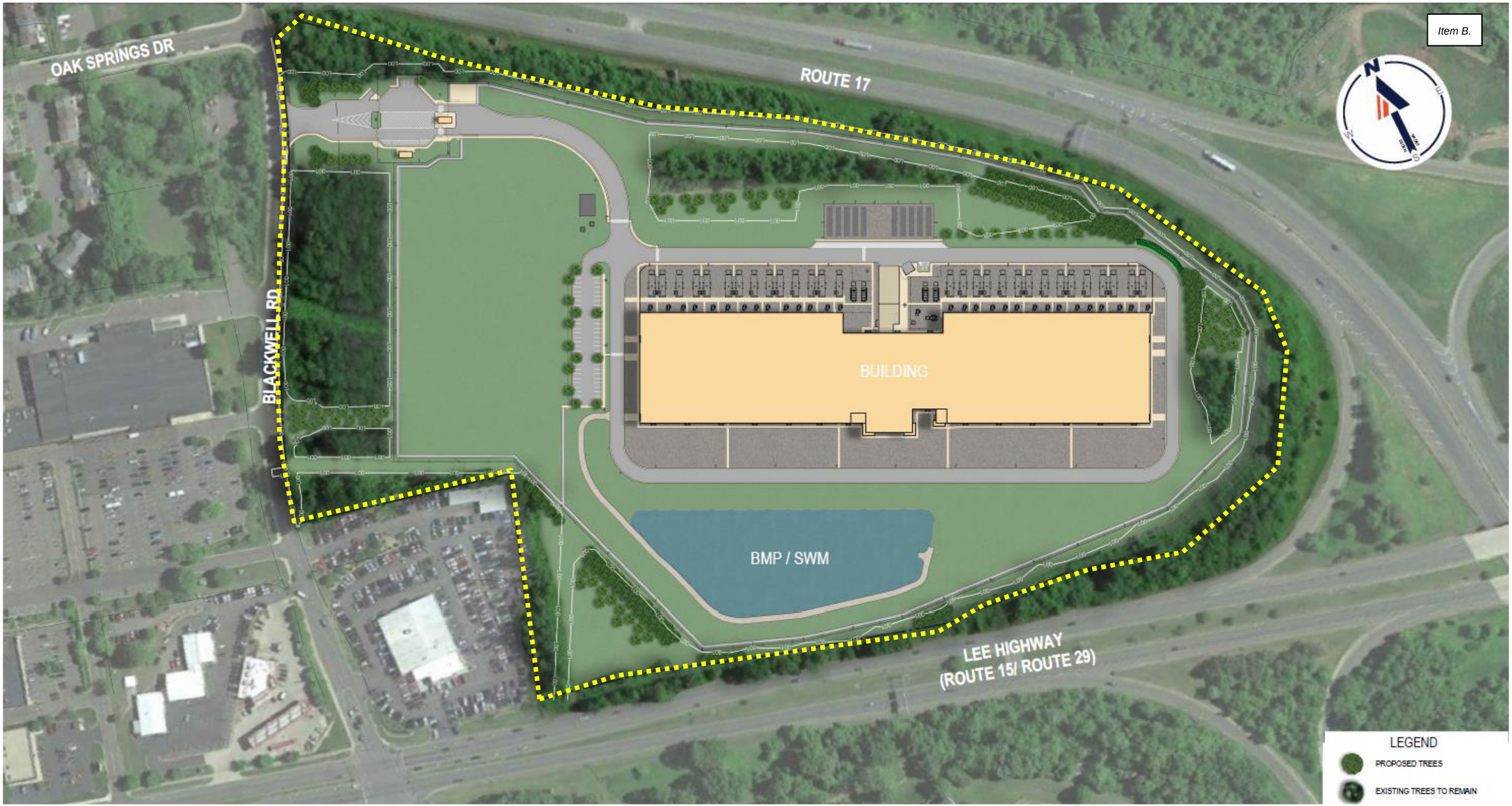
TREE REMOVAL SURVEY



TREE REMOVAL SURVEY



TREE REMOVAL SURVEY



TREE REMOVAL SURVEY

VISUAL/ELEVATION FROM LEE HIGHWAY

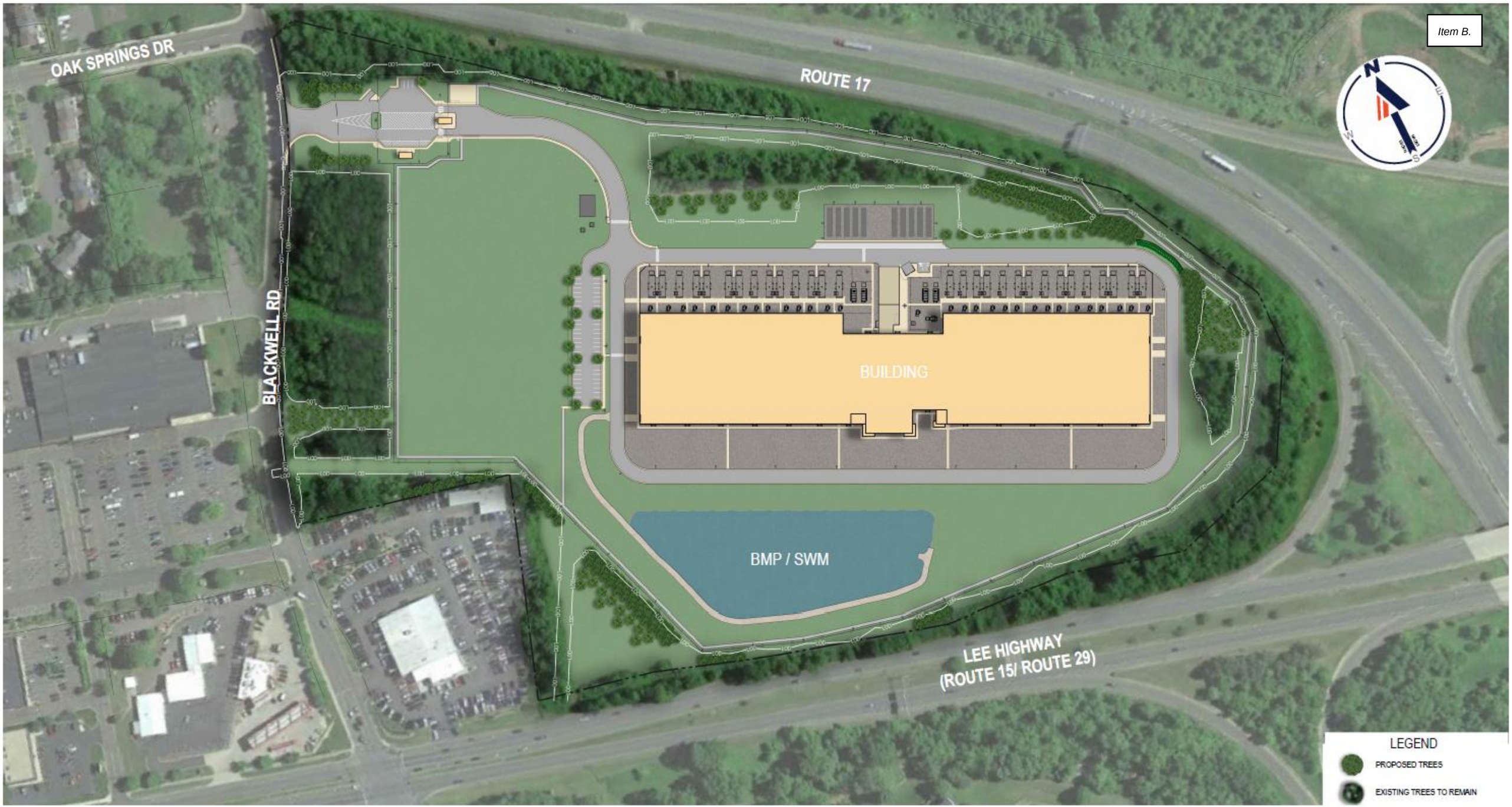
5. Building Design and Elevations:

a. The architectural design of the data center shall substantially conform to the elevations entitled "Illustrative Elevations," shown on Sheet 6 of the SUP Plan. The Elevations shall be subject to minor modification approved by the Town in connection with Site Plan review. Additional changes to the design and materials may be made provided that any such changes are approved by the Planning Director prior to the issuance of a building permit.

b. At time of Site Plan, the Applicant shall provide all elevations for the building in compliance with the Town of Warrenton Zoning Ordinance Article 9-26.1.F. In addition, the Applicant shall orient the building along Lee Highway to reduce the visible impact using architectural details such as a perceived reduction in massing and scale, fenestration and windows, exterior colors and materials, overhangs, canopy or porticos, recesses and/or projections, arcade, raised corniced parapets, and varying roof lines.

c. The Facility shall be no greater than 37 feet in height, as that term is defined in the Town Zoning Ordinance. The mechanical equipment installed on the roof of the building shall be screened with mechanical louver screens.

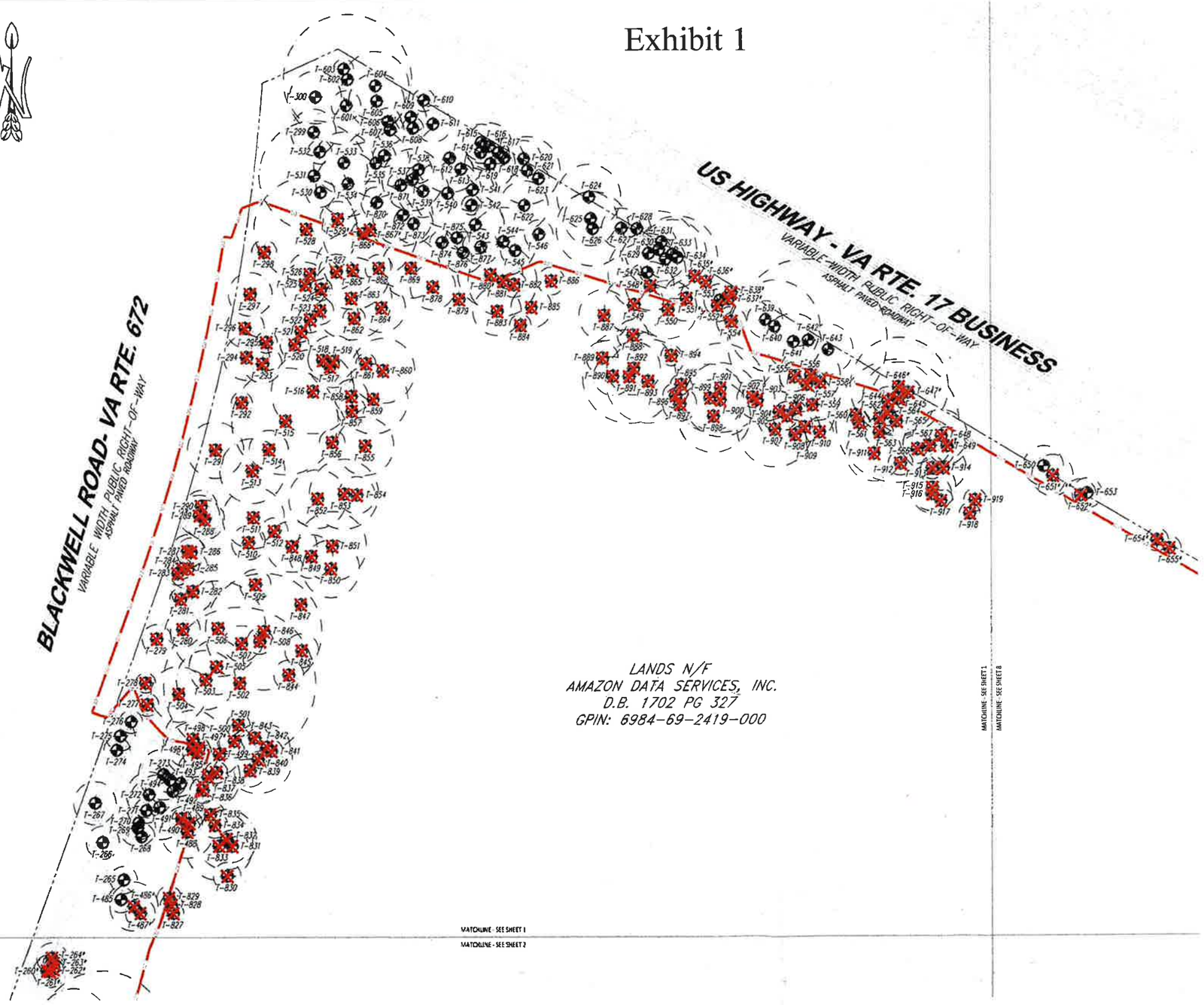
VISUAL/ELEVATION FROM LEE HIGHWAY



ILLUSTRATIVE PLAN

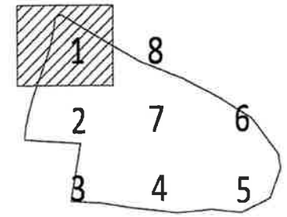
THANK YOU

Exhibit 1



LEGEND

- CRITICAL ROOT ZONE (CRZ)
- T-XXX — TREE LOCATION
- T-XXX — TREE TO BE REMOVED



TREE INVENTORY NOTES:
1. **SHARED/ROW TREES SHALL NOT BE REMOVED WITHOUT WRITTEN PERMISSION FROM AFFECTED ADJACENT PROPERTY OWNERS.
2. *TREES NOTED FOR REMOVAL WITHIN THE SAVE AREAS SHALL BE DONE SO BY HAND WITHOUT THE USE OF HEAVY MACHINERY.
3. OFFSITE TREES WERE ASSESSED FROM THE SUBJECT PROPERTY SO NOT TO TRESPASS ONTO ADJACENT PROPERTY. DBH MEASUREMENTS AND TREE LOCATIONS ARE APPROXIMATE.
4. TREES LOCATED WITHIN OR ON THE LIMITS OF DISTURBANCE, OR RATED AS BEING "POOR" IN CONDITION, ARE RECOMMENDED FOR REMOVAL BY TNT ARBORISTS DUE TO THE LIKELIHOOD OF TREE FAILURE. HOWEVER, AT THE DISCRETION OF THE APPLICANT, SOME OF THESE MAY BE PRESERVED DURING CONSTRUCTION WITH THE APPROVAL OF URBAN FORESTRY.

SCALE (IN FEET)
15 30
30 0

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BLACKWELL ROAD & LEE HIGHWAY
TOWN OF WARRENTON

TREE REMOVAL BASE

REVISIONS

DATE	COMMENTS

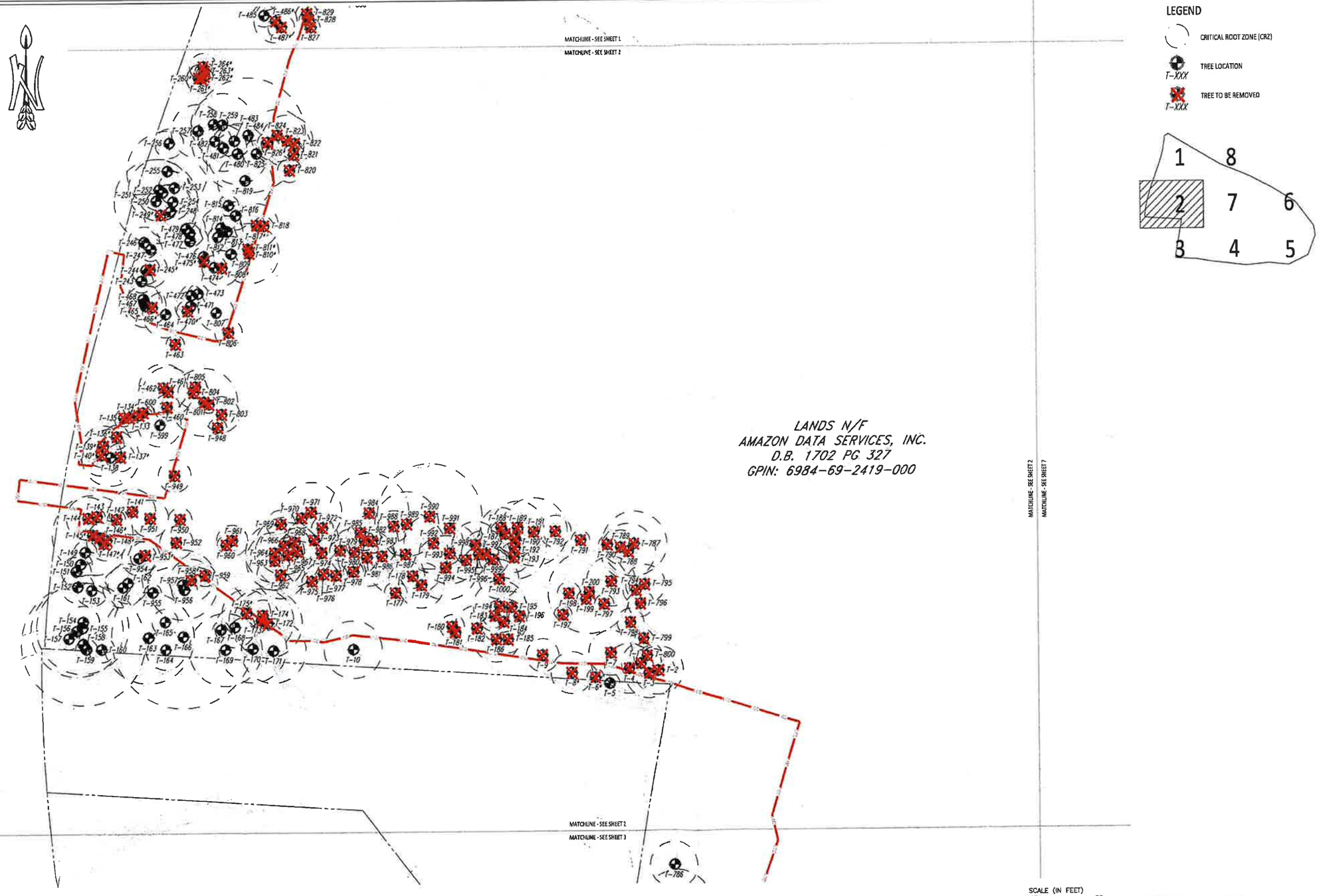
SHEET 1 OF 11

SCALE: 1" = 30'

PROJECT DATE: 04/05/22

DRAFT: EFW | CHECK: AMS

FILE NUMBER: 2724



LEGEND

- CRITICAL ROOT ZONE (CRZ)
- TREE LOCATION T-XXX
- TREE TO BE REMOVED T-XXX

SCALE (IN FEET)
15 30
30 0

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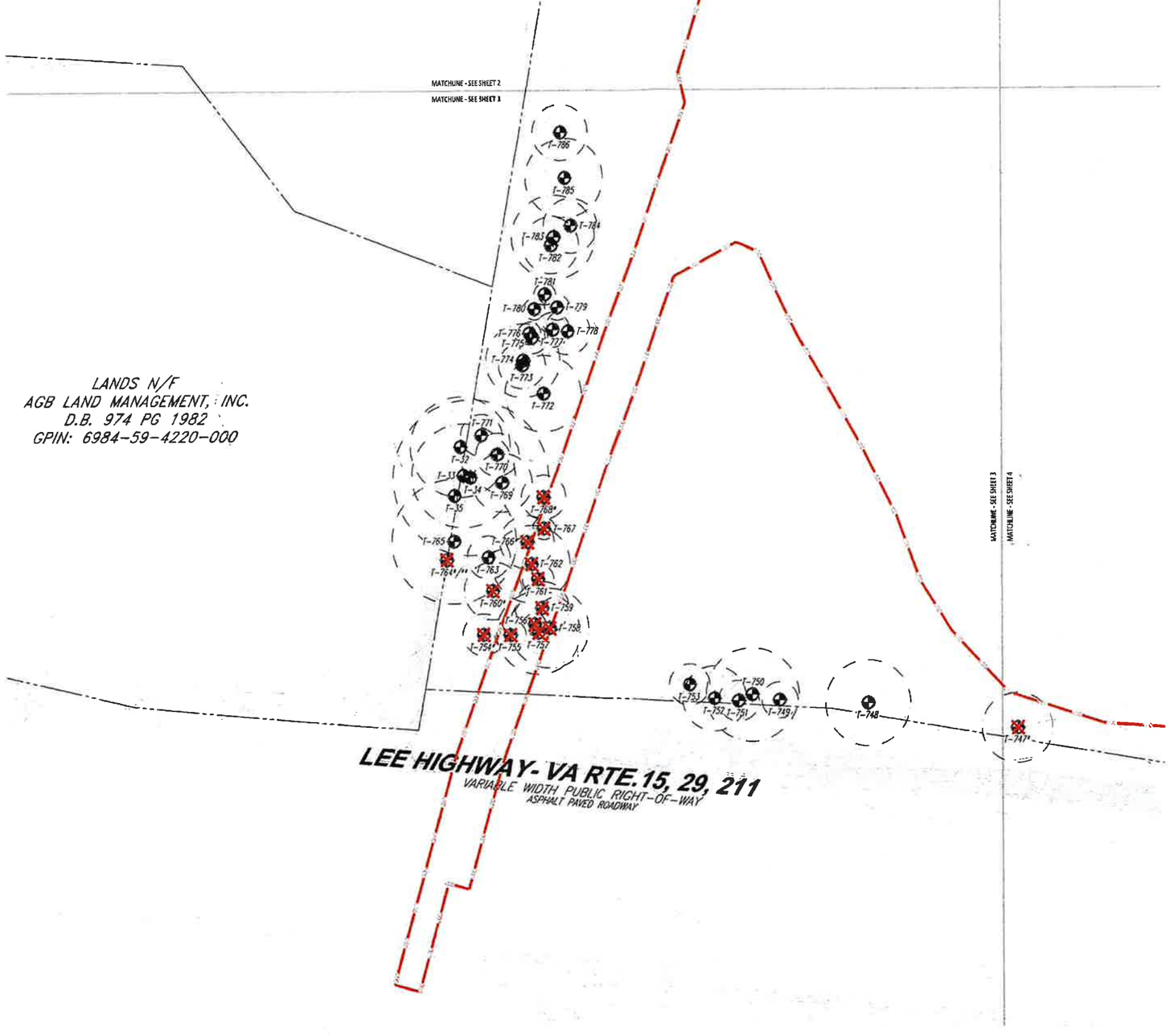
TREE REMOVAL BASE

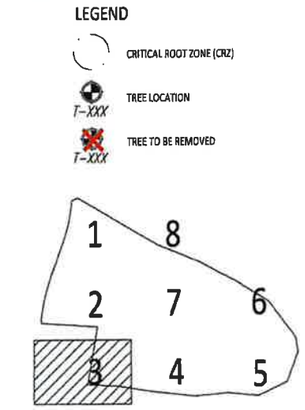
REVISIONS

DATE	COMMENTS

SHEET 2 OF 11
SCALE: 1" = 30'
PROJECT DATE: 04/05/22
DRAFT: EFW | CHECK: AMS
FILE NUMBER: 2724

Kenneth M. Sarsen
Certified Arborist
Certification # MA-4127A





TREE INVENTORY NOTES:
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SCALE (IN FEET)
15 30
30 0

Kenneth M. Sareen
Certified Arborist
Certification # MA 4723A

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BLACKWELL ROAD
& LEE HIGHWAY
TOWN OF WARRENTON

TREE REMOVAL
BASE

REVISIONS
DATE | COMMENTS

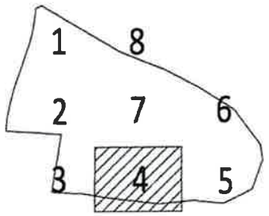
SHEET 3 OF 11
SCALE: 1" = 30'
PROJECT DATE: 04/05/22
DRAFT: BTW | CHECK: AMS
FILE NUMBER: 2724

LEGEND

CRITICAL ROOT ZONE (CRZ)

T-XXX TREE LOCATION

T-XXX TREE TO BE REMOVED



MATCHLINE - SEE SHEET 7

MATCHLINE - SEE SHEET 4

MATCHLINE - SEE SHEET 3

MATCHLINE - SEE SHEET 4

MATCHLINE - SEE SHEET 4

MATCHLINE - SEE SHEET 5

T-748

T-747*

SCALE (IN FEET)
15 30
30 0

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Kinash M. Surgeon
Certified Arborist
Certification # MA-4729A

ISA

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BLACKWELL ROAD
& LEE HIGHWAY
TOWN OF WARRENTON

TREE REMOVAL
BASE

REVISIONS

DATE	COMMENTS

SHEET 4 OF 11

SCALE: 1" = 30'

PROJECT DATE: 04/05/22

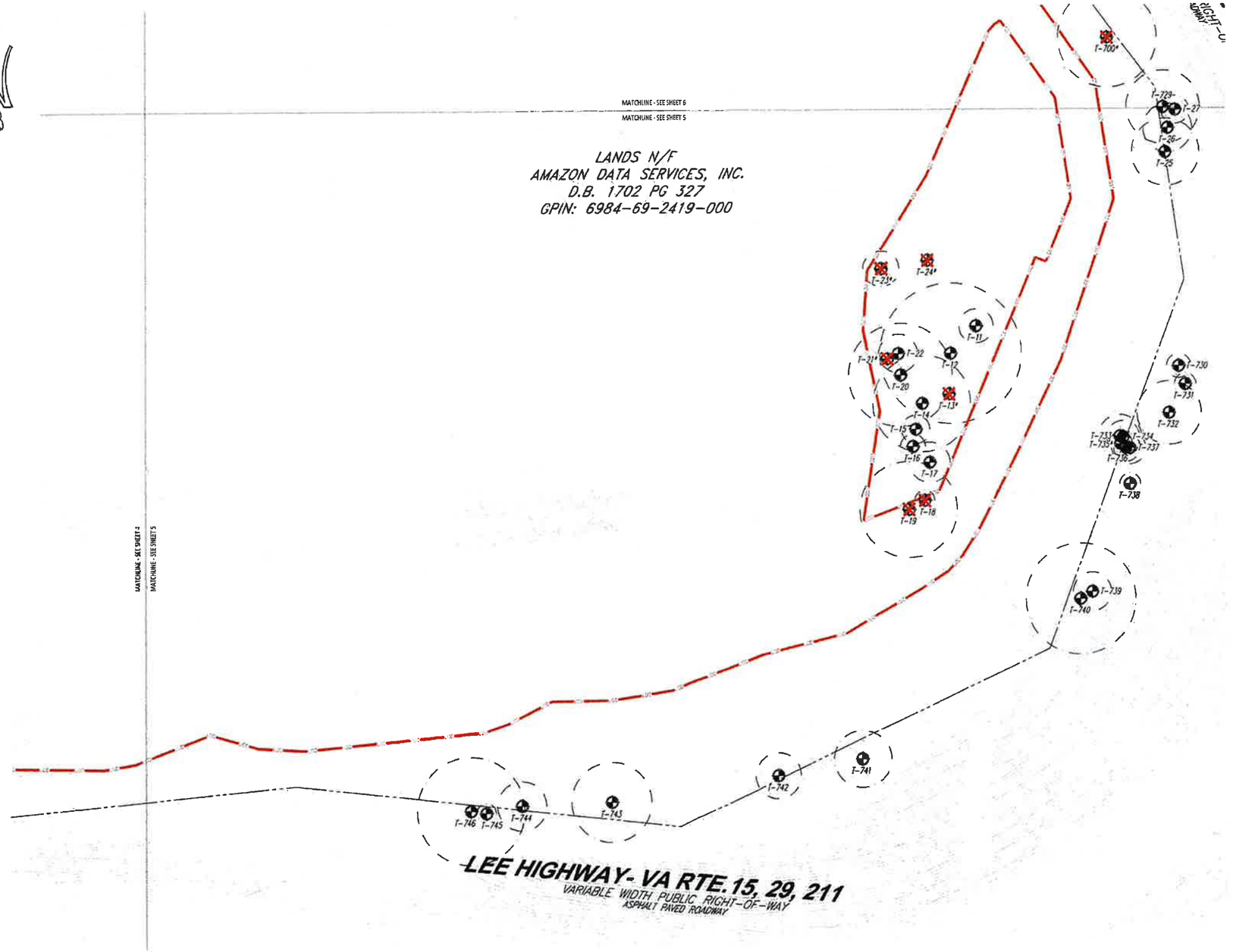
DRAFT: EFW | CHECK: AMS

FILE NUMBER: 2724

MATCHLINE - SEE SHEET 6

MATCHLINE - SEE SHEET 5

LANDS N/F
AMAZON DATA SERVICES, INC.
D.B. 1702 PG 327
GPIN: 6984-69-2419-000



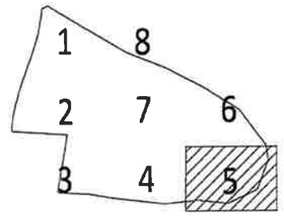
MATCHLINE - SEE SHEET 4

MATCHLINE - SEE SHEET 5

LEE HIGHWAY- VA RTE. 15, 29, 211
VARIABLE WIDTH PUBLIC RIGHT-OF-WAY
ASPHALT PAVED ROADWAY

LEGEND

- CRITICAL ROOT ZONE (CRZ)
- T-XXX — TREE LOCATION
- T-XXX — TREE TO BE REMOVED



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SCALE (IN FEET)
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BLACKWELL ROAD
& LEE HIGHWAY
TOWN OF WARRENTON

TREE REMOVAL
BASE

REVISIONS

DATE	COMMENTS

SHEET 5 OF 11
SCALE: 1" = 30'
PROJECT DATE: 04/05/22
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FILE NUMBER: 2724

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BLACKWELL ROAD & LEE HIGHWAY
TOWN OF WARRENTON

TREE REMOVAL BASE

REVISIONS

DATE	COMMENTS

SHEET 6 OF 11

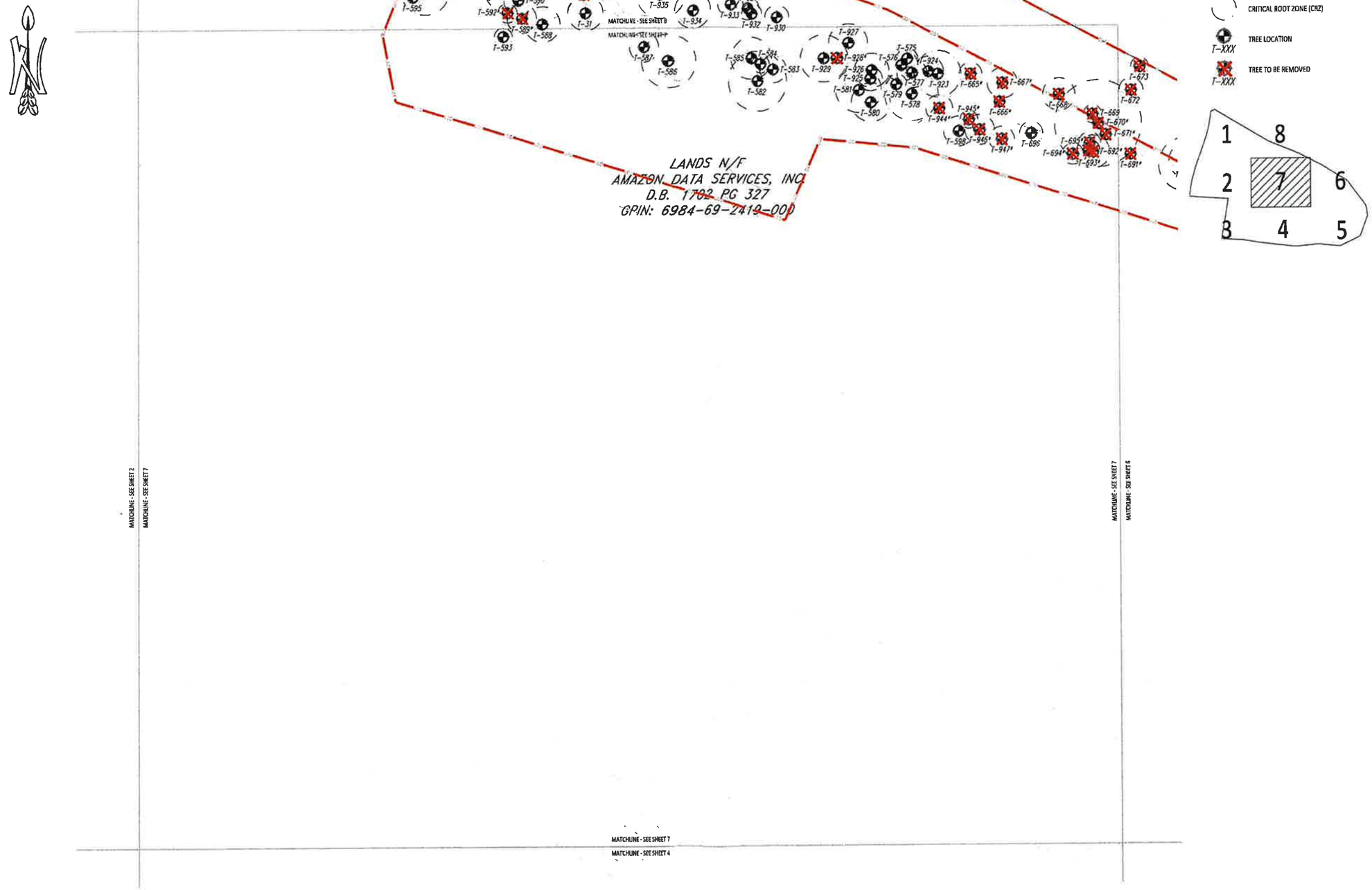
SCALE: 1" = 30'

PROJECT DATE: 04/05/22

DRAFT: EFW | CHECK: AMS

FILE NUMBER: 2724

Kenneth M. Sorgen
Certified Arborist
Certification # MA-4729A



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SCALE (IN FEET)
15 30
30 0

Kenneth M. Sargent
Certified Arborist
Certification # MA-4729A

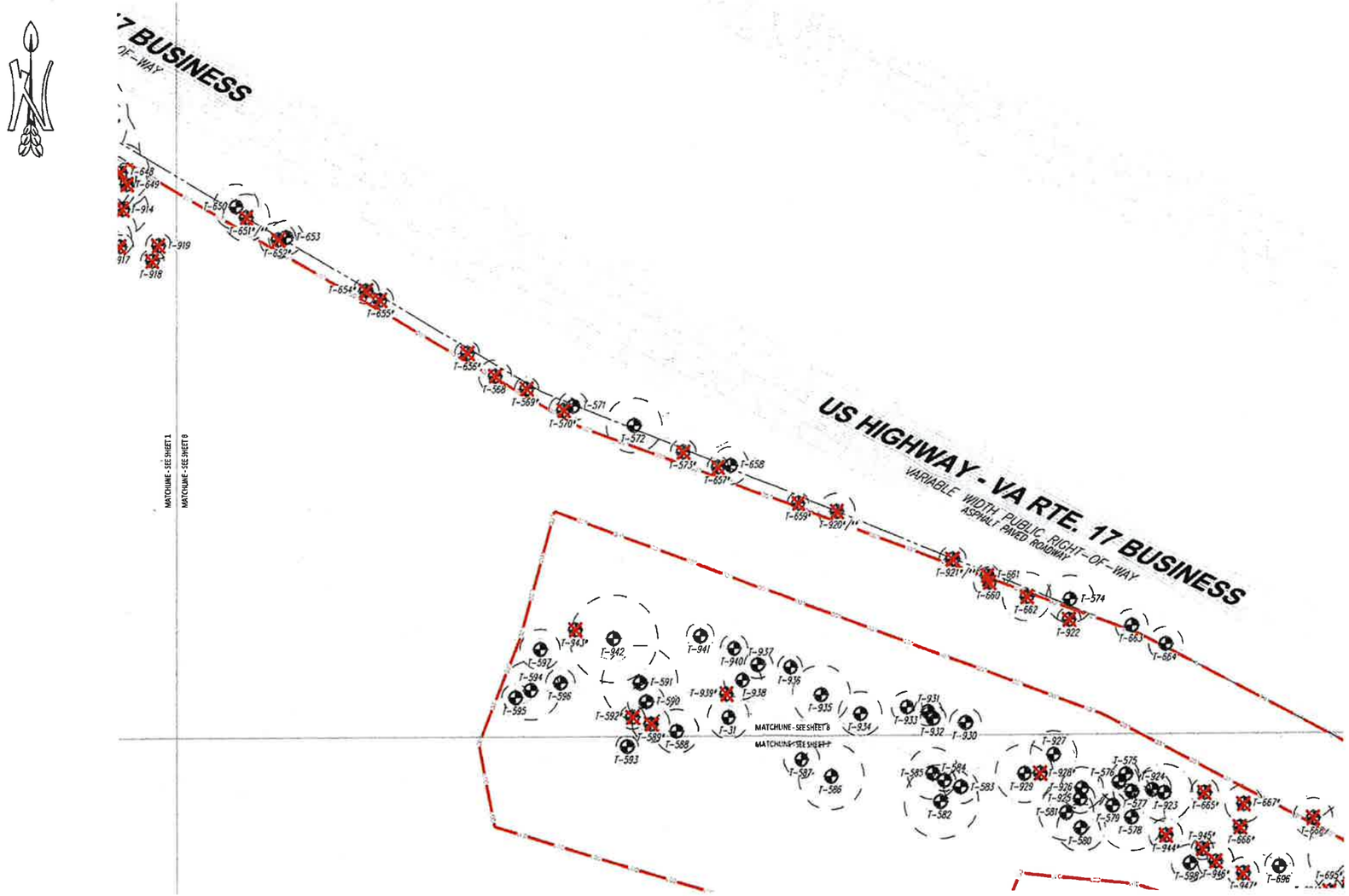
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BLACKWELL ROAD & LEE HIGHWAY
TOWN OF WARRENTON

TREE REMOVAL BASE

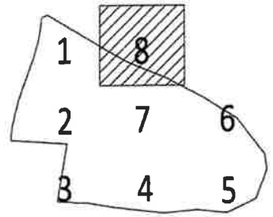
REVISIONS
DATE	COMMENTS

SHEET 7 OF 11
SCALE: 1" – 30'
PROJECT DATE: 04/05/22
DRAFT: EFW | CHECK: AMS
FILE NUMBER: 2724



LEGEND

- CRITICAL ROOT ZONE (CRZ)
- T-XXX — TREE LOCATION
- T-XXX — TREE TO BE REMOVED



SCALE (IN FEET)
15 30
30 0

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Jonah M. Sweet
Certified Arborist
Certification # MA-4727A

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BLACKWELL ROAD & LEE HIGHWAY
TOWN OF WARRENTON

TREE REMOVAL BASE

REVISIONS

DATE	COMMENTS

SHEET 8 OF 11
SCALE: 1" = 30'
PROJECT DATE: 04/05/22
DRAFT: EFW
CHECK: ANS
FILE NUMBER: 2724

Tree Number	Common Name	Size (inches DBH)	Critical Root Zone (feet)	Condition	Remove	Offsite or Shared	Notes & Arborist Recommendations
1	Black Walnut	14.0	14.0	Fair	X		Dead and broken limbs
2	Black Walnut	16.8	16.8	Fair	X		CODIT, tower wound, and dead limbs
3	Black Walnut	17.3	17.3	Fair	X		Vines, and dead limbs
4	Hackberry	17.5	17.5	Fair	X		Watersprouts, dead limbs, and lean in growth
5	Pignut Hickory	7.0	7.0	Poor		Offsite	Double trunk, dead limbs, topped, and vines
6	Black Walnut	6.0	6.0	Poor	X*		Mechanical damage to lower stem, and root flare
7	Hackberry	15.7	15.7	Fair	X		Vines
8	Black Walnut	14.6	14.6	Fair	X*		Vines, dead limbs, and small cavities
9	Pignut Hickory	11.5	11.5	Fair	X		Vines, and dead limbs
10	Black Walnut	20.2	20.2	Fair			Dead limbs, vines, and watersprouts
11	Black Locust	10.4	10.4	Fair			Vines
12	Red Maple	43.0	43.0	Fair			Multi-trunk, vines, watersprouts, and some deadwood
13	Dead	-	-	-	X*		
14	Red Maple	29.7	29.7	Fair			Vines, and dead limbs
15	Black Cherry	8.7	8.7	Fair			Lean in growth
16	Black Locust	7.6	7.6	Fair			Vines, and dead limbs
17	Black Locust	12.4	12.4	Fair			Double trunk, and vines
18	Black Locust	6.1	6.1	Fair	X		Vines, and lean in growth
19	Black Locust	29.5	29.5	Fair	X		Multi-trunk, and vines
20	Red Maple	31.5	31.5	Fair			Multi-trunk
21	Dead	-	-	-	X*		
22	Black Locust	11.7	11.7	Fair			Multi-trunk, and vines
23	White Ash	10.8	10.8	Fair	X*		
24	Dead	-	-	-	X*		
25	Bradford Pear	20.6	20.6	Fair		ROW	
26	Black Walnut	14.9	14.9	Fair		ROW	Dead limbs, and watersprouts
27	Tree of Heaven	8.3	8.3	Fair		ROW	
28	Black Walnut	10.2	10.2	Poor	X		Vines, and dead limbs
29	Black Walnut	7.2	7.2	Poor	X		Vines, dead limbs, and hollow
30	Black Walnut	10.2	10.2	Poor	X*/**	ROW	Dead limbs, and vines
31	Black Walnut	11.7	11.7	Fair			Vines, and dead limbs
32	Tulip Poplar	29.0	29.0	Fair		Offsite	Multi-trunk, watersprouts, and broken leader
33	Boxelder	30.0	30.0	Fair			Multi-trunk, and ivy
34	Boxelder	45.0	45.0	Fair			Multi-trunk, and ivy
35	Dead	-	-	-		Offsite	
133	Black Locust	6.0	6.0	Fair	X		Dead limbs, dieback, vines, and watersprouts
134	Black Locust	10.0	10.0	Fair	X		Dead limbs, dieback, vines, and watersprouts
135	Black Locust	6.0	6.0	Poor	X		Dead limbs, dieback, vines, and watersprouts
136	Black Locust	8.5	8.5	Fair	X*		Dead limbs, dieback, vines, and watersprouts
137	Black Locust	10.0	10.0	Poor	X*		Dead limbs, dieback, vines, and watersprouts
138	Tulip Poplar	20.0	20.0	Fair			Dead limbs, dieback, vines, and watersprouts
139	Pignut Hickory	14.5	14.5	Fair	X*		Dead limbs, dieback, vines, and watersprouts
140	Pignut Hickory	14.3	14.3	Fair	X*		Dead limbs, dieback, vines, and watersprouts
141	Black Locust	16.0	16.0	Poor	X		Dead limbs, dieback, vines, and watersprouts
142	Hackberry	6.3	6.3	Fair	X		Dead limbs, dieback, vines, and watersprouts
143	Tulip Poplar	5.5	5.5	Fair	X		Dead limbs, double trunk, dieback, vines, and watersprouts
144	Pignut Hickory	15.0	15.0	Fair	X		Dead limbs, double trunk, dieback, vines, and watersprouts
145	Tulip Poplar	28.0	28.0	Fair	X*		Dead limbs, dieback, vines, and watersprouts
146	Tulip Poplar	11.0	11.0	Fair	X*		Dead limbs, dieback, vines, and watersprouts
147	Black Locust	8.0	8.0	Poor	X*		Dead limbs, dieback, vines, and watersprouts
148	Black Locust	14.0	14.0	Poor	X*		Dead limbs, dieback, vines, and watersprouts
149	Pignut Hickory	8.0	8.0	Fair			Dead limbs, dieback, vines, and watersprouts
150	Pignut Hickory	8.0	8.0	Fair			Dead limbs, dieback, vines, and watersprouts
151	Pignut Hickory	10.3	10.3	Fair			Dead limbs, dieback, vines, and watersprouts
152	Black Locust	11.2	11.2	Fair			Dead limbs, dieback, vines, and watersprouts
153	Pignut Hickory	11.1	11.1	Fair			Dead limbs, dieback, vines, and watersprouts
154	Tulip Poplar	11.3	11.3	Fair			Dead limbs, dieback, vines, and watersprouts
155	Tulip Poplar	32.0	32.0	Fair			Dead limbs, dieback, vines, and watersprouts
156	Tulip Poplar	32.0	32.0	Poor			Dead limbs, dieback, vines, and watersprouts
157	Black Locust	7.5	7.5	Fair			Dead limbs, dieback, vines, and watersprouts
158	Red Maple	43.0	43.0	Fair			Dead limbs, multi-trunk, dieback, vines, and watersprouts
159	Red Maple	7.5	7.5	Poor			Dead limbs, dieback, vines, and watersprouts
160	Pignut Hickory	9.0	9.0	Fair			Dead limbs, dieback, vines, and watersprouts
161	Pignut Hickory	14.0	14.0	Fair			Dead limbs, dieback, vines, and watersprouts
162	Pignut Hickory	14.0	14.0	Fair			Dead limbs, dieback, vines, and watersprouts
163	White Oak	32.0	32.0	Fair			Dead limbs, dieback, vines, and watersprouts
164	Red Maple	14.0	14.0	Poor			Dead limbs, dieback, vines, and watersprouts
165	Pignut Hickory	9.2	9.2	Fair			Dead limbs, dieback, vines, and watersprouts
166	Northern Red Oak	50.0	50.0	Fair			Dead limbs, dieback, vines, and watersprouts
167	Pignut Hickory	6.0	6.0	Fair			Dead limbs, dieback, vines, and watersprouts
168	Tulip Poplar	14.0	14.0	Fair			Dead limbs, double trunk, dieback, vines, and watersprouts
169	Tulip Poplar	25.5	25.5	Fair			Dead limbs, dieback, vines, and watersprouts
170	Tulip Poplar	23.5	23.5	Fair			Dead limbs, dieback, vines, and watersprouts
171	Tulip Poplar	22.5	22.5	Fair			Dead limbs, watersprouts, and vines
172	Tulip Poplar	24.0	24.0	Fair	X		Dead limbs, watersprouts, and vines
173	Tulip Poplar	22.5	22.5	Fair	X		Dead limbs, watersprouts, and vines
174	Tulip Poplar	11.0	11.0	Fair	X		Dead limbs, watersprouts, and vines
175	Tulip Poplar	17.0	17.0	Fair	X*		Dead limbs, watersprouts, and vines
177	Black Walnut	8.0	8.0	Fair	X		Dead limbs, watersprouts, and vines
178	Black Walnut	8.5	8.5	Fair	X		Dead limbs, watersprouts, and vines
179	Tulip Poplar	16.0	16.0	Fair	X		Dead limbs, watersprouts, and vines
180	Pignut Hickory	8.5	8.5	Poor	X		Dead limbs, watersprouts, and vines
181	Dead	-	-	-	X		Dead limbs, watersprouts, and vines
182	Black Walnut	16.0	16.0	Poor	X		Dead limbs, watersprouts, and vines
183	Tulip Poplar	8.5	8.5	Fair	X		Dead limbs, watersprouts, and vines
184	Black Walnut	16.0	16.0	Fair	X		Dead limbs, watersprouts, and vines
185	Pignut Hickory	9.5	9.5	Fair	X		Dead limbs, watersprouts, and vines
186	Pignut Hickory	16.0	16.0	Fair	X		Dead limbs, watersprouts, and vines
187	Tulip Poplar	12.2	12.2	Fair	X		Crooked trunk, and co-dominant stems
188	Tulip Poplar	13.9	13.9	Fair	X		Covered in dense vines
189	Tulip Poplar	18.4	18.4	Good	X		
190	Tulip Poplar	13.1	13.1	Good	X		A few small broken limbs
191	Tulip Poplar	23.7	23.7	Fair	X		Poor branch formation , and covered in dense vines
192	Tulip Poplar	22.0	22.0	Fair	X		Co-dominant stems
193	Tulip Poplar	10.5	10.5	Fair	X		Broken leader, and covered in vines
194	Tulip Poplar	18.3	18.3	Fair	X		Covered in vines, and several dead and broken limbs
195	Flowering Dogwood	11.0	11.0	Poor	X		Double trunk, and mostly dead
196	Black Walnut	7.3	7.3	Fair	X		Co-dominant stems, and covered in vines
197	Pignut Hickory	6.3	6.3	Fair	X		Covered in vines
198	Pignut Hickory	8.0	8.0	Good	X		Covered in vines
199	Pignut Hickory	6.4	6.4	Fair	X		One-sided
200	Tulip Poplar	29.0	29.0	Fair	X		Several dead and broken limbs
243	Black Oak	8.0	8.0	Fair			Some dead limbs, and vines up trunk
244	Black Oak	9.8	9.8	Fair			Some dead limbs, and mostly one-sided
245	Dead	-	-	-	X*		
246	Black Locust	11.0	11.0	Fair			Several dead limbs, and vines up trunk
247	Black Locust	8.2	8.2	Fair			Several dead limbs, and vines up trunk
248	Northern Red Oak	19.1	19.1	Poor			Mostly dead
249	Dead	-	-	-	X*		
250	Tulip Poplar	29.2	29.2	Fair			Some dead limbs, and vines up trunk
251	Cottonwood	17.3	17.3	Good			
252	Tulip Poplar	21.4	21.4	Good			Some dead limbs
253	Tulip Poplar	11.4	11.4	Fair			Cavity up trunk
254	Tulip Poplar	12.4	12.4	Fair			Some dead limbs

Tree Number	Common Name	Size (inches DBH)	Critical Root Zone (feet)	Condition	Remove	Offsite or Shared	Notes & Arborist Recommendations
255	Tulip Poplar	28.2	28.2	Good			Some dead limbs
256	Black Locust	10.2	10.2	Poor			Mostly one-sided, several dead limbs, and vines in canopy
257	Tulip Poplar	18.6	18.6	Poor			Deadwood at base, and vines in canopy
258	Black Cherry	10.2	10.2	Fair			Dense vines up trunk, and irregular growth
259	Tulip Poplar	22.0	22.0	Good			Some dead limbs
260	Tree of Heaven	8.3	8.3	Poor	X*		Several dead limbs, vines up trunk and in canopy. Recommended for removal due to invasive nature.
261	Tree of Heaven	10.1	10.1	Poor	X*		Several dead limbs, vines up trunk and in canopy. Recommended for removal due to invasive nature.
262	Tree of Heaven	6.3	6.3	Poor	X*		Several dead limbs, vines up trunk and in canopy. Recommended for removal due to invasive nature.
263	Tree of Heaven	6.5	6.5	Poor	X*		Several dead limbs, vines up trunk and in canopy. Recommended for removal due to invasive nature.
264	Tree of Heaven	9.4	9.4	Poor	X*		Several dead limbs, vines up trunk and in canopy. Recommended for removal due to invasive nature.
265	Black Locust	8.4	8.4	Poor			Several dead limbs, and vines up trunk
266	Green Ash	10.3	10.3	Poor			Several dead limbs, and vines up trunk
267	Tulip Poplar	13.3	13.3	Fair			Vines up trunk
268	Black Locust	8.3	8.3	Fair			Some dead limbs
269	Black Locust	11.3	11.3	Poor			Several dead limbs, and vines up trunk
270	Black Locust	10.3	10.3	Poor			Several dead limbs, and vines up trunk
271	Black Locust	7.8	7.8	Poor			Several dead limbs, and vines up trunk
272	Black Locust	14.2	14.2	Fair			Double trunk, vines up trunk, and leaning
273	Tulip Poplar	15.6	15.6	Fair			Triple trunk, one dead leader, and some dead limbs
274	Black Locust	8.1	8.1	Poor			Several dead limbs, and vines up trunk
275	American Sycamore	9.1	9.1	Fair			Vines up trunk
276	Tulip Poplar	7.1	7.1	Fair			Vines up trunk
277	Tulip Poplar	7.1	7.1	Fair	X		Vines up trunk
278	Tulip Poplar	6.2	6.2	Good	X		
279	Tulip Poplar	9.0	9.0	Good	X		Vines at base
280	Tulip Poplar	10.8	10.8	Good	X		
281	Red Maple	6.8	6.8	Fair	X		Mostly one-sided, and vines up trunk
282	American Sycamore	13.2	13.2	Good	X		
283	Cottonwood	7.3	7.3	Good	X		
284	Tulip Poplar	6.2	6.2	Good	X		
285	Tulip Poplar	12.3	12.3	Good	X		
286	Tulip Poplar	9.0	9.0	Good	X		
287	Tulip Poplar	10.2	10.2	Good	X		
288	Tulip Poplar	12.2	12.2	Good	X		
289	Tulip Poplar	12.6	12.6	Good	X		
290	Tulip Poplar	9.8	9.8	Good	X		
291	Tulip Poplar	17.4	17.4	Good	X		Vines up trunk
292	Bradford Pear	6.5	6.5	Fair	X		Vines in canopy
293	Tulip Poplar	11.8	11.8	Good	X		
294	American Sycamore	14.0	14.0	Fair	X		Vines up trunk
295	Tulip Poplar	6.6	6.6	Good	X		
296	Tulip Poplar	11.9	11.9	Good	X		Vines at base
297	Tulip Poplar	13.4	13.4	Fair	X		Some dead limbs, and vines up trunk
298	Cottonwood	7.6	7.6	Poor	X		Dense vines in canopy
299	Pignut Hickory	14.2	14.2	Fair			Vines in canopy
300	Pignut Hickory	16.3	16.3	Fair			Double trunk, some dead limbs, and vines up trunk
460	Black Gum	9.2	9.2	Fair	X		Vines, and dead limbs
461	Red Maple	17.7	17.7	Fair	X		Vines, and slight lean in growth
462	Red Maple	17.0	17.0	Fair	X		Multi-trunk, and vines
463	American Sycamore	6.4	6.4	Good	X		Vines
464	Kwanzan Cherry	16.2	16.2	Good			Vines
465	Kwanzan Cherry	14.6	14.6	Fair			Vines, and dead limbs
466	Dead	-	-	-	X*		
467	Kwanzan Cherry	12.4	12.4	Fair			Vines, and dead limbs
468	Kwanzan Cherry	11.2	11.2	Fair			Vines, and dead limbs
470	Tree of Heaven	7.6	7.6	Fair	X*		Lean. Recommended for removal due to invasive nature.
471	Black Locust	10.6	10.6	Fair			
472	Black Cherry	7.4	7.4	Fair			
473	Green Ash	7.0	7.0	Poor			Emerald Ash Borer
474	Black Locust	8.7	8.7	Fair			
475	Dead	-	-	-	X*		
476	Green Ash	7.2	7.2	Fair			Dead limbs
477	American Sycamore	12.8	12.8	Poor			Many small cavities, and vines
478	Tulip Poplar	7.0	7.0	Fair			Vines
479	American Sycamore	13.5	13.5	Fair			Vines
480	Tulip Poplar	21.1	21.1	Good			Double trunk
481	Tulip Poplar	16.2	16.2	Good			
482	Tulip Poplar	12.0	12.0	Fair			Watersprouts, and vines
483	Tulip Poplar	11.3	11.3	Good			Watersprouts
484	Tulip Poplar	40.0	40.0	Fair			Double trunk, dead limbs, and vines
485	Black Walnut	8.0	8.0	Fair			Vines, and dead limbs
486	Black Locust	15.0	15.0	Poor	X*		Multi-trunk ,and vines
487	Tree of Heaven	9.2	9.2	Poor	X*		Topped. Recommended for removal due to invasive nature.
488	Silver Maple	16.2	16.2	Fair	X		Dead limbs, and watersprouts
489	Red Maple	8.0	8.0	Fair	X		Dead limbs, and watersprouts
490	Eastern Redcedar	6.0	6.0	Fair	X		
491	Tulip Poplar	20.0	20.0	Fair			Vines
492	Tulip Poplar	17.0	17.0	Good			
493	Red Maple	8.0	8.0	Good			
494	Eastern Redcedar	8.0	8.0	Fair			Double trunk
495	Tulip Poplar	9.0	9.0	Good	X*		
496	Tulip Poplar	17.0	17.0	Good	X*		
497	Red Maple	6.5	6.5	Good	X*		
498	Tulip Poplar	18.2	18.2	Good	X		
499	Tulip Poplar	12.5	12.5	Good	X		
500	Tulip Poplar	10.2	10.2	Poor	X		Large cavity at base
501	Pin Oak	7.3	7.3	Fair	X		Vines
502	Cottonwood	47.1	47.1	Fair	X		Multi-trunk, and dead limbs
503	Red Maple	18.3	18.3	Fair	X		Multi-trunk, dead limbs, and deadwood
504	Red Maple	17.2	17.2	Fair	X		Multi-trunk
505	Red Maple	17.0	17.0	Good	X		Vines
506	Red Maple	29.5	29.5	Fair	X		Double trunk, and dead limbs
507	Green Ash	11.2	11.2	Poor	X		Emerald Ash Borer
508	Green Ash	8.0	8.0	Poor	X		Emerald Ash Borer
509	Green Ash	9.5	9.5	Fair	X		Lean in growth
510	Mockernut Hickory	10.5	10.5	Good	X		
511	White Oak	19.0	19.0	Fair	X		Dead limbs, and deadwood
512	Mockernut Hickory	8.5	8.5	Good	X		Dead limbs
513	White Oak	20.0	20.0	Fair	X		Dead limbs, and deadwood
514	Red Maple	12.0	12.0	Good	X		
515	White Oak	33.0	33.0	Fair	X		Dead limbs, and deadwood
516	White Oak	26.0	26.0	Fair	X		Dead limbs, and deadwood
517	Tulip Poplar	6.2	6.2	Fair	X		Vines, and dead limbs
518	Tulip Poplar	9.0	9.0	Fair	X		Vines, and dead limbs
519	Tulip Poplar	16.1	16.1	Good	X		
520	White Oak	9.0	9.0	Fair	X		Dead limbs, and deadwood
521	White Oak	6.2	6.2	Fair	X		Dead limbs, and deadwood
522	White Oak	8.0	8.0	Fair	X		Dead limbs, and deadwood
523	Mockernut Hickory	8.5	8.5	Fair	X		Dead limbs, and deadwood
524	Tulip Poplar	7.0	7.0	Fair	X		Dead limbs, and deadwood
525	Tulip Poplar	14.0	14.0	Fair	X		Dead limbs, and deadwood
526	Tulip Poplar	14.0	14.0	Fair	X		Dead limbs, and deadwood
527	Mockernut Hickory	11.0	11.0	Fair	X		Dead limbs, and deadwood
528	Northern Red Oak	32.0	32.0	Fair	X		Dead limbs, and deadwood

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BLACKWELL ROAD & LEE HIGHWAY
TOWN OF WARRENTON

EXISTING VEGETATION INVENTORY

REVISIONS

DATE	COMMENTS

SHEET 9 OF 11

SCALE: NTS

PROJECT DATE: 04/05/22

DRAFT: BFW | CHECK: AMS

FILE NUMBER: 2724

Kenneth M. Simon
Certified Arborist
Certification # MA-4727A

Tree Number	Common Name	Size (inches DBH)	Critical Root Zone (feet)	Condition	Remove	Offsite or Shared	Notes & Arborist Recommendations
529	White Oak	11.0	11.0	Fair	X*		Watersprouts
530	Mockernut Hickory	9.0	9.0	Fair			
531	White Oak	14.0	14.0	Fair			Double trunk, dead limbs, and deadwood
532	White Oak	7.5	7.5	Fair			Dead limbs, and deadwood
533	Mockernut Hickory	19.0	19.0	Fair			Dead limbs, and deadwood
534	White Oak	20.0	20.0	Fair			Dead limbs, and deadwood
535	Northern Red Oak	21.0	21.0	Fair			Dead limbs, and deadwood
536	Pignut Hickory	7.0	7.0	Fair			Dead limbs, and deadwood
537	Tulip Poplar	19.0	19.0	Fair			Dead limbs, and deadwood
538	Pignut Hickory	8.5	8.5	Fair			Dead limbs, and deadwood
539	Pignut Hickory	16.2	16.2	Fair			Dead limbs, and deadwood
540	Pignut Hickory	21.0	21.0	Fair			Dead limbs, and deadwood
541	Pignut Hickory	13.2	13.2	Fair			Dead limbs, and deadwood
542	Tulip Poplar	6.0	6.0	Fair			Dead limbs, and deadwood
543	Tulip Poplar	18.0	18.0	Fair			Dead limbs, vines, and deadwood
544	Tulip Poplar	21.0	21.0	Good			
545	Tulip Poplar	9.0	9.0	Fair			Vines, and dead limbs
546	Pignut Hickory	9.0	9.0	Fair			Dead limbs, and vines
547	Tulip Poplar	24.0	24.0	Good			
548	Tulip Poplar	15.0	15.0	Fair	X*		Dead limbs, and small cavity at base
549	Tulip Poplar	18.7	18.7	Fair	X		Double trunk, and dead limbs
550	Northern Red Oak	18.0	18.0	Poor	X		Vines, dead limbs, and deadwood
551	Northern Red Oak	14.0	14.0	Fair	X*		Dead limbs
552	Black Cherry	10.0	10.0	Fair	X*		Dead limbs, and deadwood
553	Black Cherry	10.0	10.0	Fair			Dead limbs, and deadwood
554	Black Cherry	9.0	9.0	Fair	X		Dead limbs, and deadwood
555	Tree of Heaven	9.0	9.0	Fair	X		Dead limbs, deadwood, and watersprouts
556	Tulip Poplar	19.0	19.0	Fair	X		Dead limbs, and deadwood
557	Tulip Poplar	12.0	12.0	Fair	X		Dead limbs, and deadwood
558	Northern Red Oak	7.2	7.2	Fair	X		Dead limbs, and deadwood
559	Dead	-	-	-	X		
560	Dead	-	-	-	X		
561	Black Gum	7.2	7.2	Fair	X		Dead limbs
562	Black Walnut	10.5	10.5	Fair	X		Dead limbs, and deadwood
563	White Oak	9.0	9.0	Fair	X		Dead limbs, and deadwood
564	White Oak	8.0	8.0	Fair	X		Dead limbs, and watersprouts
565	Tulip Poplar	18.0	18.0	Fair	X		Dead limbs, and deadwood
566	Tulip Poplar	9.0	9.0	Fair	X		Dead limbs
567	Tulip Poplar	16.0	16.0	Fair	X		Dead limbs, and watersprouts
568	Tulip Poplar	9.0	9.0	Good	X		Vines
569	Black Walnut	6.5	6.5	Fair	X*		Vines, and dead limbs
570	Black Walnut	8.0	8.0	Fair	X*		Vines
571	Black Walnut	8.0	8.0	Fair			Dead limbs, and watersprouts
572	Black Cherry	15.0	15.0	Fair		ROW	Lean in growth, vines, and dead limbs
573	Black Walnut	7.0	7.0	Fair	X*		
574	Black Cherry	13.0	13.0	Poor		ROW	Dead limbs
575	Black Walnut	7.0	7.0	Poor			Dead limbs, vines, and deadwood
576	Black Walnut	11.0	11.0	Fair			Dead limbs
577	Black Cherry	10.0	10.0	Poor			Deadwood, dead limbs, and conks
578	Black Cherry	18.0	18.0	Poor			Dead limbs, deadwood, and dead leader
579	Black Walnut	7.0	7.0	Good			Vines
580	Black Walnut	13.0	13.0	Fair			Vines, and dead limbs
581	Black Walnut	15.0	15.0	Fair			Vines, and dead limbs
582	Black Walnut	20.0	20.0	Fair			Vines, and dead limbs
583	Hackberry	9.0	9.0	Fair			Vines, and dead limbs
584	Black Walnut	6.0	6.0	Fair			
585	Black Walnut	14.0	14.0	Poor			Topped
586	Black Walnut	18.0	18.0	Fair			Dead limbs, deadwood, and vines
587	Black Walnut	10.0	10.0	Fair			Dead limbs, deadwood, and vines
588	Black Walnut	12.0	12.0	Fair			Dead limbs, deadwood, and vines
589	Tree of Heaven	10.0	10.0	Poor	X*		Dead limbs, deadwood, small cavity, and vines. Recommended for removal due to invasive nature.
590	Black Walnut	9.8	9.8	Fair			Dead limbs, deadwood, and vines
591	Black Walnut	20.5	20.5	Fair			Dead limbs, deadwood, and vines
592	Tree of Heaven	6.5	6.5	Fair	X*		Dead limbs, deadwood, and vines. Recommended for removal due to invasive nature.
593	Black Walnut	6.0	6.0	Fair			Dead limbs, dieback, vines, and watersprouts
594	Black Walnut	16.0	16.0	Fair			Dead limbs, dieback, vines, and watersprouts
595	Black Walnut	7.5	7.5	Fair			Dead limbs, dieback, vines, and watersprouts
596	Black Walnut	8.0	8.0	Fair			Dead limbs, dieback, vines, and watersprouts
597	Black Walnut	11.0	11.0	Fair			Dead limbs, dieback, vines, and watersprouts
598	Black Walnut	10.0	10.0	Fair			Dead limbs, dieback, vines, and watersprouts
599	Tulip Poplar	15.1	15.1	Fair			Dead limbs, dieback, vines, and watersprouts
600	Tulip Poplar	7.6	7.6	Fair	X		Dead limbs, dieback, vines, and watersprouts
601	Pignut Hickory	9.3	9.3	Good			
602	White Oak	40.2	40.2	Poor			Cavity at base, several dead limbs, and hollow sound
603	Tulip Poplar	6.3	6.3	Good			
604	Pignut Hickory	21.0	21.0	Good			
605	Pignut Hickory	17.4	17.4	Poor			Deadwood up trunk, fungal growth up trunk, and several dead limbs
606	Tulip Poplar	8.4	8.4	Good			
607	Tulip Poplar	8.6	8.6	Good			Sweeping growth
608	Pignut Hickory	6.7	6.7	Good			
609	Pignut Hickory	9.8	9.8	Good			
610	Tulip Poplar	7.0	7.0	Good		Shared	Some vines up trunk
611	Tulip Poplar	11.3	11.3	Good			One-sided with some vines
612	Pignut Hickory	21.1	21.1	Good			Some dead limbs
613	Tulip Poplar	7.8	7.8	Good			
614	Tulip Poplar	6.7	6.7	Good			Sweeping growth
615	Tulip Poplar	11.2	11.2	Poor			Large cavity near base
616	Tulip Poplar	14.4	14.4	Good			Mostly one-sided
617	Tulip Poplar	6.8	6.8	Good			Mostly one-sided
618	Tulip Poplar	12.2	12.2	Good			Vines up trunk, and mostly one-sided
619	Tulip Poplar	15.6	15.6	Good			
620	Tulip Poplar	11.3	11.3	Poor		ROW	Decay at base
621	Tulip Poplar	20.8	20.8	Fair			Vines in canopy, and some dead limbs
622	Tulip Poplar	15.2	15.2	Good			Vines up trunk
623	White Oak	6.7	6.7	Fair			Vines up trunk, and some dead limbs
624	Tulip Poplar	20.0	20.0	Good		ROW	Vines up trunk
625	White Oak	16.6	16.6	Fair			Vines up trunk, swelling at base, and some dead limbs
626	Northern Red Oak	22.9	22.9	Fair			Vines up trunk, and several dead limbs
627	Pignut Hickory	12.3	12.3	Fair			Vines up trunk, and several dead limbs
628	Pignut Hickory	8.8	8.8	Good		Shared	
629	Tulip Poplar	14.2	14.2	Good			
630	Tulip Poplar	23.4	23.4	Fair			Several dead limbs
631	Northern Red Oak	9.1	9.1	Fair		Shared	Mostly one-sided, and vines in canopy
632	Tulip Poplar	12.1	12.1	Good			Vines up trunk
633	Tulip Poplar	21.1	21.1	Poor			Missing top
634	Tulip Poplar	25.4	25.4	Good			Some dead limbs
635	Dead	-	-	-	X*		
636	Dead	-	-	-	X*		
637	Dead	-	-	-	X*		
638	Dead	-	-	-	X*		
639	Pignut Hickory	11.4	11.4	Good			Vines up trunk
640	Tulip Poplar	28.4	28.4	Good			Some dead limbs
641	Tulip Poplar	17.4	17.4	Good			Some dead limbs
642	Tulip Poplar	49.8	49.8	Good			Double trunk, and some dead limbs

Tree Number	Common Name	Size (inches DBH)	Critical Root Zone (feet)	Condition	Remove	Offsite or Shared	Notes & Arborist Recommendations
643	Black Walnut	15.6	15.6	Fair			Some dead limbs
644	White Oak	8.8	8.8	Good	X		
645	Black Walnut	22.3	22.3	Fair	X		Some dead limbs
646	White Oak	30.3	30.3	Fair	X*		Several dead limbs, and mostly one-sided
647	Black Cherry	8.2	8.2	Fair	X*		Some dead limbs
648	Tulip Poplar	16.0	16.0	Fair	X		Vines in canopy
649	Green Ash	11.6	11.6	Fair	X		Vines in canopy
650	Tulip Poplar	12.3	12.3	Fair		ROW	Dense vines up trunk and in canopy
651	Tulip Poplar	12.8	12.8	Fair	X*/**	Shared	Dense vines up trunk and in canopy
652	Tulip Poplar	9.8	9.8	Fair	X*		Dense vines up trunk and in canopy
653	Mulberry	9.3	9.3	Poor		ROW	Dense vines up trunk and in canopy
654	Green Ash	7.0	7.0	Poor	X*		Dense vines up trunk and in canopy
655	Green Ash	7.4	7.4	Poor	X*		Dense vines up trunk and in canopy
656	Black Walnut	6.7	6.7	Fair	X*		Vines in canopy
657	Black Walnut	6.0	6.0	Poor	X*		Dense vines in canopy
658	Boxelder	10.2	10.2	Poor		ROW	Dense vines in canopy
659	Black Walnut	6.0	6.0	Fair	X*		Dense vines in canopy
660	Black Walnut	8.4	8.4	Fair	X		Dense vines in canopy
661	Black Walnut	6.2	6.2	Fair	X		Dense vines in canopy
662	Black Walnut	13.7	13.2	Fair	X		Dense vines in canopy
663	Black Cherry	8.8	8.8	Poor		ROW	Dense vines in canopy
664	Black Cherry	9.3	9.3	Poor		ROW	Dense vines in canopy
665	Black Walnut	7.6	7.6	Poor	X*		Dense vines in canopy
666	Dead	-	-	-	X*		
667	Hackberry	10.2	10.2	Poor	X*		Failed top, and dense vines
668	Tulip Poplar	10.8	10.8	Fair	X		Dense vines up trunk
669	Black Walnut	6.1	6.1	Poor	X		Failing trunk, and dense vines up trunk
670	Tulip Poplar	29.0	29.0	Fair	X*		Dense vines up trunk
671	Dead	-	-	-	X*		
672	Black Walnut	8.1	8.1	Fair	X		Vines in canopy
673	Black Walnut	6.0	6.0	Fair	X		Vines up trunk
674	Black Walnut	13.2	13.2	Fair	X		Vines up trunk
675	Black Cherry	11.4	11.4	Fair	X		Vines up trunk
676	Tulip Poplar	27.0	27.0	Fair	X		Vines up trunk
677	Dead	-	-	-	X		
678	Tulip Poplar	20.3	20.3	Fair	X		Dense vines up trunk
679	Black Cherry	8.5	8.5	Fair	X		Dense vines up trunk
680	Dead	-	-	-	X		
681	Black Walnut	15.7	15.7	Fair	X		Dense vines up trunk
682	Black Walnut	12.8	12.8	Fair	X		Dense vines up trunk
683	Boxelder	17.4	17.4	Fair		ROW	Double trunk, and dense vines up trunk
684	Black Walnut	8.4	8.4	Fair	X		Dense vines up trunk
685	Black Walnut	9.0	9.0	Fair	X		Dense vines up trunk
686	Dead	-	-	-	X		
687	Black Walnut	17.9	17.9	Fair			Dense vines up trunk
688	Dead	-	-	-	X*		
689	Black Walnut	18.0	18.0	Fair	X		Dense vines up trunk
690	Black Walnut	12.4	12.4	Fair	X		Dense vines up trunk
691	Dead	-	-	-	X*		
692	Tree of Heaven	11.1	11.1	Fair	X*		Dense vines up trunk. Recommended for removal due to invasive nature.
693	Tree of Heaven	7.8	7.8	Fair	X*		Dense vines up trunk. Recommended for removal due to invasive nature.
694	Tree of Heaven	7.0	7.0	Fair	X*		Dense vines up trunk. Recommended for removal due to invasive nature.
695	Tree of Heaven	7.4	7.4	Fair	X*		Dense vines up trunk. Recommended for removal due to invasive nature.
696	Black Cherry	7.9	7.9	Poor			Mostly dead
697	Eastern Redcedar	9.7	9.7	Fair		ROW	Double trunk, and dense vines up trunk
698	Black Cherry	22.5	22.5	Fair		ROW	Vines up trunk
699	Slippery Elm	9.4	9.4	Fair		ROW	Vines up trunk
700	Bradford Pear	30.5	30.5	Fair	X*		Double trunk, and poorly pruned for powerlines. Recommended for removal due to invasive nature.
729	Black Walnut	22.4	22.4	Fair		ROW	Vines up trunk
730	Eastern Redcedar	7.4	7.4	Fair		ROW	Several small dead limbs
731	Eastern Redcedar	6.5	6.5	Fair		ROW	Several small dead limbs
732	Tulip Poplar	19.5	19.5	Good		ROW	
733	Black Cherry	13.2	13.2	Poor			Mostly dead, and vines up trunk
734	Eastern Redcedar	10.1	10.1	Poor			Mostly dead, and many dead limbs
735	Tree of Heaven	7.1	7.1	Fair	X*		Poorly pruned for powerlines. Recommended for removal due to invasive nature.
736	Persimmon	8.7	8.7	Fair		ROW	Vines up trunk
737	Black Cherry	9.8	9.8	Poor		ROW	Poor form, and watersprouts
738	Persimmon	6.4	6.4	Fair		ROW	Vines up trunk
739	Tulip Poplar	11.8	11.8	Fair		ROW	Vines up trunk
740	Tulip Poplar	14.0	14.0	Good		ROW	Double trunk, and vines up trunk
741	Bradford Pear	17.4	17.4	Fair		ROW	Double trunk, and vines up trunk
742	Red Maple	14.0	14.0	Fair			Vines up trunk, and in canopy
743	Black Cherry	24.4	24.4	Fair			Poorly pruned for powerlines, and vines in canopy
744	Black Cherry	15.1	15.1	Fair			Poorly pruned for powerlines, and vines in canopy
745	Red Maple	6.1	6.1	Fair		ROW	Vines up trunk, and some dead limbs
746	Red Maple	33.0	33.0	Fair		ROW	Multi-trunk, poorly pruned for powerlines, and several dead limbs
747	Black Cherry	20.2	20.2	Poor	X*		Deadwood at base, dense vines, and many dead limbs
748	Red Maple	24.8	24.8	Fair			Multi-trunk, several dead limbs, and vines up trunk
749	Red Maple	10.4	10.4	Fair			Vines in canopy
750	Black Cherry	27.0	27.0	Fair			Double trunk, some dead limbs, and vines up trunk
751	Eastern Redcedar	11.8	11.8	Fair			Vines up trunk, and some dead limbs
752	Tulip Poplar	18.8	18.8	Fair			Pruned for powerlines, one-sided, and English ivy up trunk
753	Black Cherry	13.9	13.9	Poor			Dense vines up trunk, and many dead limbs
754	Boxelder	12.1	12.1	Poor	X*		Mostly dead
755	Boxelder	8.8	8.8	Fair	X		Dense vines up trunk
756	Slippery Elm	6.4	6.4	Fair	X		Vines in canopy
757	American Sycamore	24.0	24.0	Fair	X		Dense vines up trunk
758	American Sycamore	23.0	23.0	Fair	X		Dense vines up trunk
759	Tulip Poplar	15.4	15.4	Poor	X		Failed crown, vines up trunk, and poor form
760	Boxelder	16.7	16.7	Poor	X*		Mostly dead
761	Persimmon	9.0	9.0	Fair	X		Vines up trunk
762	Tulip Poplar	22.3	22.3	Fair	X		Several dead limbs
763	Boxelder	12.4	12.4	Fair			Dense vines in canopy
764	Dead	-	-	-	X*/**	Shared	
765	Black Cherry	36.0	36.0	Poor			Mostly dead
766	Tulip Poplar	15.4	15.4	Fair	X*		Dense vines in canopy
767	Boxelder	6.4	6.4	Fair			Vines up trunk
768	Black Walnut	12.8	12.8	Fair	X*		Vines up trunk
769	Boxelder	17.0	17.0	Fair			Corrected growth some dead limbs, and vines in canopy
770	Boxelder	12.4	12.4	Fair			Dense vines up trunk
771	Hackberry	12.1	12.1	Fair			Dense vines up trunk
772	Boxelder	22.0	22.0	Fair			Dense vines up trunk
773	Boxelder	13.4	13.4	Poor			Mostly dead
774	Hackberry	21.2	21.2	Fair			Dense vines up trunk
775	Boxelder	9.2	9.2	Fair			Dense vines up trunk
776	Hackberry	6.6	6.6	Fair			Vines up trunk
777	Hackberry	10.0	10.0	Fair			Vines up trunk
778	Black Walnut	13.4	13.4	Fair			Vines up trunk, and pruned for powerlines
779	Boxelder	7.3	7.3	Poor			Poorly pruned for powerlines, and many dead limbs
780	Hackberry	6.2	6.2	Fair			Dense vines up trunk
781	Hackberry	6.2	6.2	Fair			Dense vines up trunk
782	Hackberry	16.3	16.3	Fair			Vines up trunk
783	Tulip Poplar	24.2	24.2	Poor			Deadwood up trunk, and vines in canopy
784	Tulip Poplar	15.8	15.8	Poor			Poorly pruned for powerlines, hollow sound, and many dead limbs
785	Black Walnut	22.8	22.8	Fair			Vines up trunk

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BLACKWELL ROAD
& LEE HIGHWAY
TOWN OF WARRENTON

EXISTING VEGETATION INVENTORY

Kenneth A. Sweet
Certified Arborist
Certification # MA-4727A

REVISIONS	
DATE	COMMENTS

SHEET 10 OF 11

SCALE: NTS

PROJECT DATE: 04/05/22

DRAFT: EFW | CHECK: AMS

FILE NUMBER: 2774

Tree Number	Common Name	Size (inches DBH)	Critical Root Zone (feet)	Condition	Remove	Offsite or Shared	Notes & Arborist Recommendations
786	Black Walnut	16.2	16.2	Fair			Some dead limbs
787	Tulip Poplar	27.7	27.7	Fair	X		Ivy, and dead limbs
788	American Sycamore	19.5	19.5	Fair	X		Vines and dead limbs
789	Tulip Poplar	12.0	12.0	Fair	X		Vines
790	Eastern Redcedar	6.0	6.0	Fair	X		Topped, broken leader, and vines
791	Eastern Redcedar	6.5	6.5	Poor	X		Topped, and vines
792	Eastern Redcedar	11.1	11.1	Poor	X		Vines, and dead limbs
793	Tulip Poplar	17.4	17.4	Fair	X		Vines
794	Black Walnut	9.5	9.5	Fair	X		Vines, and dead limbs
795	Black Walnut	13.8	13.8	Fair	X		Vines, and dead limbs
796	Eastern Redcedar	9.3	9.3	Fair	X		Dead and broken limbs
797	Pignut Hickory	6.7	6.7	Fair	X		Lean in growth, and vines
798	Black Walnut	9.7	9.7	Fair	X		Dead limbs
799	Eastern Redcedar	6.4	6.4	Good	X		
800	Hackberry	9.8	9.8	Fair	X		Watersprouts, and dead limbs
801	Tulip Poplar	23.7	23.7	Fair	X		Dense vines up trunk
802	Red Maple	6.0	6.0	Fair	X		Growing into trunk of T-801
803	Tulip Poplar	12.5	12.5	Fair	X		Dense vines up trunk
804	Red Maple	10.8	10.8	Fair	X		Dense vines up trunk
805	Red Maple	8.0	8.0	Fair	X		Poor form, and lean in growth
806	Red Maple	9.5	9.5	Fair	X		Poor form, covered in dense vines, and lean in growth
807	Red Maple	12.5	12.5	Fair			Double trunk, co-dominant stems, and covered in dense vines
808	Tulip Poplar	12.3	12.3	Poor	X*		Poor form, broken co-stem, and covered in dense vines
809	American Sycamore	12.5	12.5	Good			
810	American Sycamore	21.0	21.0	Good	X*		Vines in canopy
811	Pignut Hickory	6.5	6.5	Fair	X*		Broken top, and vines up trunk
812	American Sycamore	7.0	7.0	Good			
813	Tulip Poplar	11.1	11.1	Good			
814	American Sycamore	14.6	14.6	Fair			Lean in growth, and vines on trunk
815	Pignut Hickory	7.1	7.1	Fair			Vines on trunk, and a few broken limbs
816	American Sycamore	9.8	9.8	Good			Vines on trunk
817	Tulip Poplar	15.3	15.3	Fair	X*		Codominant stems, and vines on trunk
818	Tulip Poplar	6.8	6.8	Fair	X		Vines on trunk, and several dead and broken limbs
819	American Sycamore	19.1	19.1	Fair			Dense vines on trunk and in canopy
820	American Sycamore	8.3	8.3	Good	X		
821	Tulip Poplar	7.6	7.6	Poor	X		Broken top, and dense vines up trunk
822	Tulip Poplar	11.0	11.0	Fair	X		Vines up trunk
823	Tulip Poplar	18.0	18.0	Fair	X		Vines up trunk
824	Tulip Poplar	18.3	18.3	Fair	X		Vines up trunk
825	American Sycamore	9.5	9.5	Good			Lean in growth
826	Pignut Hickory	7.0	7.0	Good	X*		
827	Tree of Heaven	6.5	6.5	Fair	X		Poor form, and covered in vines
828	Tree of Heaven	7.0	7.0	Fair	X		Poor form, and covered in vines
829	Tree of Heaven	7.6	7.6	Fair	X		Poor form, and covered in vines
830	Red Maple	8.5	8.5	Poor	X		Cavity, dead and broken limbs, and poor form
831	Dead	-	-	-	X		
832	Cottonwood	18.5	18.5	Fair	X		Poor form, and covered in dense vines
833	American Sycamore	21.0	21.0	Good	X		
834	Red Maple	7.9	7.9	Fair	X		Poor form, and vines in canopy
835	Red Maple	8.7	8.7	Fair	X		Co-dominant stems, and several dead and broken limbs
836	Dead	-	-	-	X		
837	Cottonwood	19.8	19.8	Fair	X		Several large dead and broken limbs
838	Red Maple	6.8	6.8	Fair	X		Vines up trunk
839	White Oak	10.0	10.0	Fair/Poor	X		Double trunk, dead co-stems, some broken limbs, and vines in canopy
840	Cottonwood	21.0	21.0	Fair	X		A few dead and broken limbs
841	Mockernut Hickory	6.9	6.9	Poor	X		Double trunk, dead co-stem, poor form, and vines up canopy
842	Northern Red Oak	14.0	14.0	Poor	X		High dieback, hypoxylon canker on limbs
843	Northern Red Oak	8.5	8.5	Fair	X		Vines in canopy
844	Pignut Hickory	9.3	9.3	Fair	X		Dense vines up trunk
845	Tulip Poplar	10.5	10.5	Good	X		Vines up trunk and in canopy
846	White Oak	36.0	36.0	Poor	X		Large cavity, and large dead and broken limbs
847	Dead	-	-	-	X		
848	Mockernut Hickory	15.8	15.8	Good	X		
849	Mockernut Hickory	13.5	13.5	Good	X		
850	Mockernut Hickory	17.8	17.8	Good	X		Vines in canopy
851	Mockernut Hickory	21.4	21.4	Good	X		
852	White Oak	18.1	18.1	Fair	X		A few dead and broken limbs
853	Northern Red Oak	21.6	21.6	Poor	X		High amount of dieback, large dead and broken limbs, and rot throughout
854	Mockernut Hickory	11.5	11.5	Good	X		
855	Tulip Poplar	18.0	18.0	Fair	X		Co-dominant stems, included bark, and several small dead and broken limbs
856	Tulip Poplar	8.0	8.0	Fair	X		Dead co-stem, and several small broken limbs
857	Tulip Poplar	9.0	9.0	Good	X		
858	White Oak	10.5	10.5	Fair	X		Lean in growth
859	Mockernut Hickory	21.5	21.5	Good	X		
860	Mockernut Hickory	20.0	20.0	Good	X		
861	Mockernut Hickory	6.3	6.3	Good	X		
862	Mockernut Hickory	7.0	7.0	Good	X		Dead tree hooked onto T-862
863	White Oak	25.5	25.5	Fair	X		Several dead and broken limbs
864	Mockernut Hickory	15.0	15.0	Fair	X		Many broken limbs in lower canopy
865	Northern Red Oak	23.9	23.9	Fair	X		Several dead and broken limbs
866	Tulip Poplar	7.5	7.5	Good	X*		
867	Northern Red Oak	30.0	30.0	Fair	X*		Several dead and broken limbs
868	Mockernut Hickory	8.5	8.5	Good	X		
869	Tulip Poplar	18.5	18.5	Good	X		
870	Mockernut Hickory	9.7	9.7	Good			
871	Mockernut Hickory	8.2	8.2	Good			
872	Northern Red Oak	18.9	18.9	Fair			Several large dead and broken limbs
873	White Oak	12.4	12.4	Fair			Co-dominant stems, and a few small dead limbs
874	Tulip Poplar	7.5	7.5	Good			
875	Tulip Poplar	7.0	7.0	Fair			Co-dominant stems, and one large dead limb
876	White Oak	12.8	12.8	Fair			Many watersprouts
877	Tulip Poplar	11.0	11.0	Fair			Co-dominant stems
878	White Oak	14.0	14.0	Fair	X		Several dead and broken limbs
879	Dead	-	-	-	X		
880	White Oak	20.0	20.0	Fair	X*		Co-dominant stems, and a few dead and broken limbs
881	Mockernut Hickory	21.5	21.5	Fair	X		Lean in growth, and several dead and broken limbs
882	Mockernut Hickory	7.9	7.9	Good	X		
883	Mockernut Hickory	15.0	15.0	Fair	X		Several dead and broken limbs, and vines in canopy
884	American Elm	6.8	6.8	Fair	X		A few dead and broken limbs
885	Tulip Poplar	12.8	12.8	Fair	X		Crooked trunk, and a few dead and broken limbs
886	White Oak	8.5	8.5	Fair	X		Several dead and broken limbs, and dense vines in canopy
887	Mockernut Hickory	15.8	15.8	Fair	X		Co-dominant stems, and several small broken limbs
888	Mockernut Hickory	9.5	9.5	Good	X		Vines on trunk
889	Tulip Poplar	10.0	10.0	Fair	X		Vines up trunk
890	Tulip Poplar	12.0	12.0	Good	X		
891	Tulip Poplar	29.0	29.0	Poor	X		Several large dead and broken limbs
892	Tulip Poplar	16.5	16.5	Fair	X		Crooked trunk
893	Tulip Poplar	26.0	26.0	Fair	X		A few dead and broken limbs
894	American Elm	6.3	6.3	Good	X		
895	Mockernut Hickory	6.4	6.4	Good	X		
896	Mockernut Hickory	7.8	7.8	Fair/Poor	X		Cavity in trunk
897	Mockernut Hickory	10.5	10.5	Fair	X		Several dead and broken limbs
898	Tulip Poplar	22.5	22.5	Good	X		
899	Tulip Poplar	20.8	20.8	Good	X		Crooked trunk
900	Tulip Poplar	22.8	22.8	Good	X		

Tree Number	Common Name	Size (inches DBH)	Critical Root Zone (feet)	Condition	Remove	Offsite or Shared	Notes & Arborist Recommendations
901	Tulip Poplar	27.5	27.5	Good	X		
902	Tulip Poplar	6.5	6.5	Good	X		Vines on trunk
903	Cottonwood	11.9	11.9	Fair	X		Crooked trunk, and poor form
904	Mockernut Hickory	12.4	12.4	Poor	X		Cavity in trunk, and poor form
905	Pignut Hickory	8.8	8.8	Good	X		
906	Tulip Poplar	25.3	25.3	Fair	X		Co-dominant stems
907	Tulip Poplar	23.4	23.4	Poor	X		Cavity with weep wounds
908	Dead	-	-	-	X		
909	Black Walnut	9.5	9.5	Fair	X		Poor form, and several dead and broken limbs
910	Pignut Hickory	8.8	8.8	Good	X		
911	White Oak	17.4	17.4	Fair	X		Crooked trunk, and several dead and broken limbs
912	Hackberry	7.5	7.5	Fair	X		Several small dead and broken limbs
913	Black Gum	7.0	7.0	Poor	X		Poor form, many dead and broken limbs, and leaning
914	Black Gum	14.0	14.0	Poor	X		Double trunk, weak crotch, many watersprouts, dead and broken limbs, and dead co-stem
915	Tulip Poplar	14.4	14.4	Fair	X		Poor form, crooked trunk, and several broken limbs
916	Tulip Poplar	12.0	12.0	Poor	X		Cavities throughout, and co-dominant stems
917	Mockernut Hickory	7.5	7.5	Poor	X		Covered in dense vines, and many dead and broken limbs
918	Mockernut Hickory	6.4	6.4	Fair	X		Covered in vines
919	Mockernut Hickory	7.0	7.0	Fair	X		Twisted trunk
920	Mockernut Hickory	10.0	10.0	Poor	X*/**	Shared	Topped, and covered in dense vines
921	American Elm	7.0	7.0	Poor	X*/**	Shared	Partially toped, and covered in dense vines
922	Mockernut Hickory	6.5	6.5	Fair	X		Double trunk, and covered in dense vines
923	Black Cherry	15.5	15.5	Poor			Double trunk, covered in dense vines, and many dead and broken limbs
924	Black Walnut	10.2	10.2	Fair			Covered in vines
925	Black Walnut	8.0	8.0	Fair			Covered in vines
926	Black Walnut	11.5	11.5	Fair			Covered in vines
927	Black Walnut	12.8	12.8	Poor			Large dead and broken limbs, and covered in dense vines
928	Dead	-	-	-	X*		
929	Black Walnut	15.8	15.8	Poor			Large dead and broken limbs, and covered in dense vines
930	Black Walnut	8.2	8.2	Poor			Covered in dense vines, and topped
931	Black Walnut	7.8	7.8	Poor			Covered in dense vines, and topped
932	Black Walnut	7.0	7.0	Poor			Covered in dense vines, and topped
933	Black Walnut	8.5	8.5	Poor			Covered in dense vines, and topped
934	Black Walnut	12.0	12.0	Poor			Poor form, and covered in dense vines
935	Black Walnut	16.0	16.0	Poor			Covered in dense vines, and several cavities throughout
936	Black Walnut	6.8	6.8	Poor			Covered in dense vines, and poor form
937	Black Walnut	7.5	7.5	Poor			Covered in dense vines, and poor form
938	Black Walnut	10.5	10.5	Poor			Covered in dense vines, and poor form
939	Dead	-	-	-	X*		
940	Black Walnut	7.8	7.8	Poor			Covered in dense vines, and poor form
941	Black Walnut	7.5	7.5	Poor			Covered in dense vines, and poor form
942	Black Walnut	23.8	23.8	Poor			Covered in dense vines, large broken limbs, and some dead limbs
943	Dead	-	-	-	X*		Double trunk, covered in dense vines, large broken limbs, and some dead limbs
944	Black Walnut	9.0	9.0	Poor	X*		Topped, and covered in dense vines
945	Black Walnut	6.0	6.0	Poor	X*		Topped, and covered in dense vines
946	Kwanzan Cherry	10.0	10.0	Poor	X*		Poor form, covered in dense vines, and uprooting
947	Black Walnut	8.5	8.5	Poor	X*		Co-dominant stems, covered in dense vines, and partially topped
948	Red Maple	6.5	6.5	Fair	X		Crooked trunk, and vines on trunk
949	Red Maple	11.5	11.5	Fair	X		Covered in dense vines, and several dead and broken limbs
950	Black Cherry	8.3	8.3	Fair	X		Crooked trunk, and covered in dense vines
951	Red Maple	13.1	13.1	Fair	X		Double trunk, dead and broken limbs, and vines in canopy
952	Red Maple	11.7	11.7	Fair	X		Double trunk, included bark, and vines in canopy
953	Black Locust	10.2	10.2	Poor	X*		Topped, and covered in vines
954	Black Locust	12.0	12.0	Fair			Covered in dense vines
955	Pignut Hickory	6.0	6.0	Good			Co-dominant stems
956	American Sycamore	9.0	9.0	Good			Lean in growth
957	Tulip Poplar	24.5	24.5	Fair			Vines on trunk, and a few dead and broken limbs
958	American Sycamore	15.0	15.0	Good	X*		
959	Pignut Hickory	7.5	7.5	Good	X		Vines on trunk
960	Tulip Poplar	6.5	6.5	Poor	X		Cavity in base, and dense vines up truck
961	Tulip Poplar	10.8	10.8	Fair	X		Vines on trunk
962	Tulip Poplar	16.5	16.5	Good	X		
963	Tulip Poplar	20.0	20.0	Good	X		
964	Tulip Poplar	20.5	20.5	Good	X		
965	American Sycamore	23.0	23.0	Good	X		
966	Tulip Poplar	20.0	20.0	Fair	X		Co-dominant stems
967	Tulip Poplar	14.0	14.0	Good	X		
968	Tulip Poplar	10.0	10.0	Fair	X		Covered in dense vines
969	Tulip Poplar	10.0	10.0	Fair	X		Poor form
970	Tulip Poplar	7.0	7.0	Fair	X		Poor form
971	Tulip Poplar	21.0	21.0	Fair	X		A few dead and broken limbs
972	Red Maple	7.5	7.5	Fair	X		Poor form, and vines up trunk
973	Tulip Poplar	17.0	17.0	Good	X		
974	Tulip Poplar	27.8	27.8	Fair	X		Co-dominant stems
975	Red Maple	7.0	7.0	Good	X		
976	Dead	-	-	-	X		
977	Tulip Poplar	8.0	8.0	Fair	X		Covered in dense vines
978	Pignut Hickory	7.1	7.1	Good	X		
979	Pignut Hickory	7.2	7.2	Good	X		
980	Tulip Poplar	17.0	17.0	Good	X		
981	Tulip Poplar	20.0	20.0	Fair	X		Co-dominant stems
982	American Sycamore	7.0	7.0	Good	X		
983	American Sycamore	18.5	18.5	Good	X		
984	Tulip Poplar	28.0	28.0	Fair	X		Dense vines in canopy
985	Dead	-	-	-	X		
986	Tulip Poplar	9.0	9.0	Fair	X		A few dead and broken limbs
987	American Sycamore	30.0	30.0	Fair	X		Covered in dense vines, a few broken limbs, and shallow roots
988	Tulip Poplar	11.0	11.0	Good	X		Vines up trunk
989	Tulip Poplar	22.5	22.5	Fair	X		Co-dominant stems
990	Tulip Poplar	36.8	36.8	Fair	X		Double trunk, covered in dense vines, and some broken limbs
991	Dead	-	-	-	X		
992	American Sycamore	20.7	20.7	Fair	X		Covered in dense vines
993	Tulip Poplar	21.2	21.2	Fair	X		Co-dominant stems, and vines up trunk
994	Tulip Poplar	22.5	22.5	Fair	X		Co-dominant stems, and vines up trunk
995	Tulip Poplar	13.5	13.5	Good	X		Vines on trunk
996	Tulip Poplar	13.7	13.7	Good	X		Vines on trunk
997	Tulip Poplar	17.0	17.0	Good	X		Vines on trunk
998	Tulip Poplar	16.3	16.3	Fair	X		Covered in dense vines, and some broken limbs
999	Tulip Poplar	9.5	9.5	Fair	X		Covered in dense vines, and some broken limbs
1000	Tulip Poplar	13.8	13.8	Fair	X		Co-dominant stems





ENVIRONMENTAL
4455 Brookfield Corporate Drive, Suite 100
Chantilly, VA 20151
PH: 703-466-5123 WWW.TNTENVIRONMENTALINC.COM

BLACKWELL ROAD & LEE HIGHWAY
TOWN OF WARRENTON

EXISTING VEGETATION INVENTORY

REVISIONS

DATE	COMMENTS

SHEET 11 OF 11

SCALE: NTS

PROJECT DATE: 04/05/22

DRAFT: EFW | CHECK: AMS

FILE NUMBER: 2724

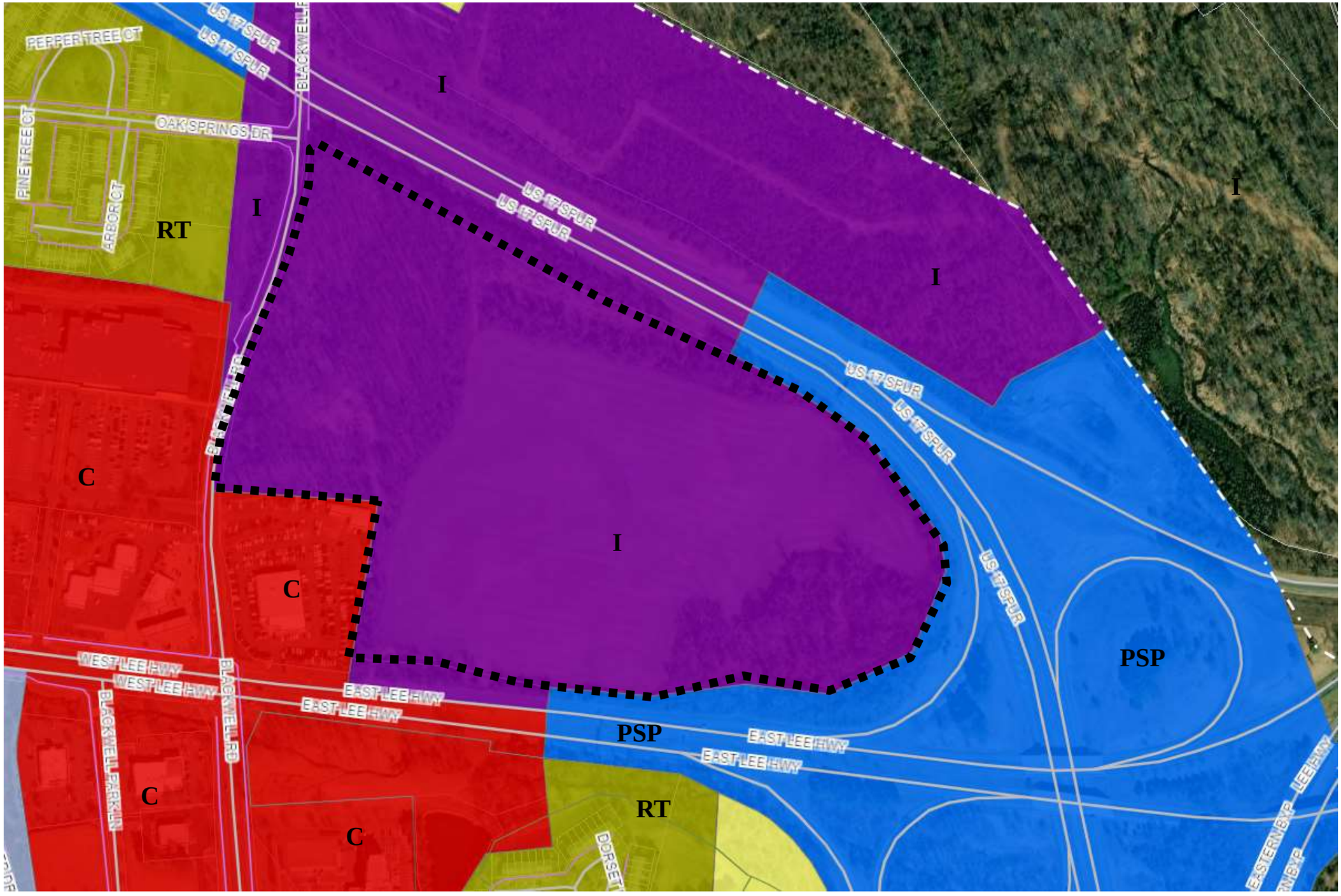
Special Use Permit #SUP2022-00003, Warrenton Data Center

November 15, 2022

PLANNING COMMISSION HEARING



PROPERTY LOCATION


PEPPER TREE CT
US 17 SPUR
US 17 SPUR
BLACKWELL RD
I
OAK SPRINGS DR
PINE TREE CT
ARBOR CT
RT
I
US 17 SPUR
US 17 SPUR
I
US 17 SPUR
US 17 SPUR
C
I
C
WEST LEE HWY
WEST LEE HWY
BLACKWELL RD
EAST LEE HWY
EAST LEE HWY
PSP
EAST LEE HWY
EAST LEE HWY
BLACKWELL PARK LN
C
C
RT
DORSET
US 17 SPUR
PSP
EASTERN BYP
LEE HWY

ZONING



Future Land Use

- Greenway and Wellness Mixed Use
- Health and Wellness Mixed Use
- Old Town Mixed Use
- New Town Mixed Use
- Office
- Re-Planned Commercial
- Commercial
- Light Industrial
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Park
- Public/Semi-Public Non-Intensive
- Public/Semi-Public Intensive

FUTURE LAND USE PLAN

3-4.12.2 Permitted Uses (by-right)

- Accessory buildings
- Active and Passive Recreation and Recreational Facilities
- Banks and savings and loan offices
- Broadcasting studios and offices
- Business and office supply establishments
- Cabinet, upholstery, and furniture shops
- Cafeteria or snack bar for employees
- Clinics, medical or dental
- Commercial uses constituting up to 15% of permitted site or building area
- Conference Centers
- Contractor's office and warehouse without outdoor storage
- Crematory
- Dwellings for resident watchmen and caretakers employed on the premises
- Employment service or agency
- Flex Office and Industrial uses
- Health and Fitness Facilities
- Institutional buildings
- Janitorial service establishment
- Laboratories, research, experimental or testing, but not testing explosives, rockets, or jet engines
- Light manufacturing uses which do not create danger to health and safety in surrounding areas and which do not create offensive noise, vibration, smoke, dust, lint, odor, heat, glare, or electrical impulse than that which is generally associated with light industries
- Mobile Food Vendors subject to Article 9-24
- Monument sales establishments with incidental processing to order but not including shaping of headstones
- Motion picture studio
- Nurseries and greenhouses
- Offices- business, professional, or administrative
- Off-street parking and loading subject to Article 7
- Open space subject to Article 9
- Printing, publishing, and engraving establishment; photographic processing; blueprinting; photocopying; and similar uses
- Private club, lodge, meeting hall, labor union, or fraternal organization or sorority
- Rental service establishment
- Retail or wholesale sales and service incidental to a permitted manufacturing, processing, storing, or distributing use
- Rug and carpet cleaning and storage with incidental sales of rugs and carpets
- Security service office or station
- Sign fabricating and painting
- Signs, subject to Article 6
- Studios
- Transmission and receiving towers of height not exceeding one hundred twenty-five (125) feet
- Utilities related to and necessary for service within the Town, including poles, wires, transformers, telephone booths, and the like for electrical power distribution or communication service, and underground pipelines or conduits for local electrical, gas, sewer, or water service, but not those facilities listed as requiring a special use permit
- Wholesale establishment, storage warehouse, or distribution center. furniture moving

INDUSTRIAL DISTRICT PERMITTED USES

- Special Use Permit Pre-Application Meeting - November 21, 2021
- Special Use Permit Pre-Application Follow-up Meeting - December 17, 2021
- Special Use Permit Submission - April 8, 2022
- Notice of Completeness - May 6, 2022
- Special Use Permit Agency Comments Received by Applicant - June 7, 2022
- Post Submission Meeting - July 11, 2022
- Resubmission - July 18, 2022
- Planning Commission Work Session - July 26, 2022
- Post Work Session Submission - September 9, 2022
- Balloon Test - September 15, 2022
- Meeting regarding Noise Ordinance - October 3, 2022
- Zoning Determination Letter Submitted - October 18, 2022
- Planning Commission Work Session - October 25, 2022
- Final Submission for Planning Commission Hearing - October 28, 2022
- Planning Commission Hearing - November 15, 2022

PUBLIC PROCESS TIMELINE – 12+ MONTHS

- Condition #3 – No electric substation on the Property
- Condition #4 – Undergrounding of Electrical Lines
- Condition #15 – Installation of Sidewalk on Blackwell Road
- Conditions #16 – Noise Compliance Assurances
- Condition #17 – Lighting Assurances
- Condition #18 – Tree Save Commitments
- Condition #21 – Employment Opportunities
- Condition #22 – Programs for Local Schools

KEY CONDITIONS

3. Electric Substation: There shall be no electric substation constructed on the Property.

4. Undergrounding of Electrical Lines from a Substation to the Facility: Pursuant to Warrenton Zoning Ordinance § 9-26.1(C), the distribution lines from the off-site substation serving the data center are required to be underground. Applicant will ensure payment of the undergrounding of these distribution lines with the utility company in accordance with its requirements.

KEY CONDITIONS

16. Noise: The Applicant shall provide a sound study prepared by a qualified party or company approved by the Director of Community Development that demonstrates the operation of the data center will meet the requirements of § 9-14.2 of the Town of Warrenton Zoning Ordinance relating to noise, as a condition of approval of a site development plan. In addition, the Applicant shall conduct a separate sound study one month after commencement of business operations to ensure compliance with the aforesaid Section. If noise levels at any point where a measurement is required by the Ordinance to be taken do not so comply, the Applicant shall forthwith undertake such further mitigation measures as are required to achieve compliance within a reasonable time not to exceed 60 days, or, if 60 days is insufficient to achieve compliance, the Applicant shall promptly begin and diligently pursue mitigation until compliance has been achieved.

21. Employment Opportunities: The Applicant shall provide outreach to qualified persons residing in the Town of Warrenton who may be interested in employment at the data center through a variety of media such as the conduct of a job fair, the inclusion of a direct link to potential opportunities on the Town website, or on other websites for the purpose. Such outreach shall be made reasonably in advance of the construction of the Project so that interested persons may make application for positions, not less than six months prior to the anticipated completion of construction.

22. Programs for Local Schools: The Applicant shall ensure coordination by the appropriate Amazon personnel with the Town of Warrenton and the Fauquier County School Division regarding the establishment and maintenance of educational programs in the K-12 grades, and with Laurel Ridge Community College, to establish and maintain workforce development programs for career pathways in data center construction and operations, and such other programs as the parties may deem mutually beneficial.

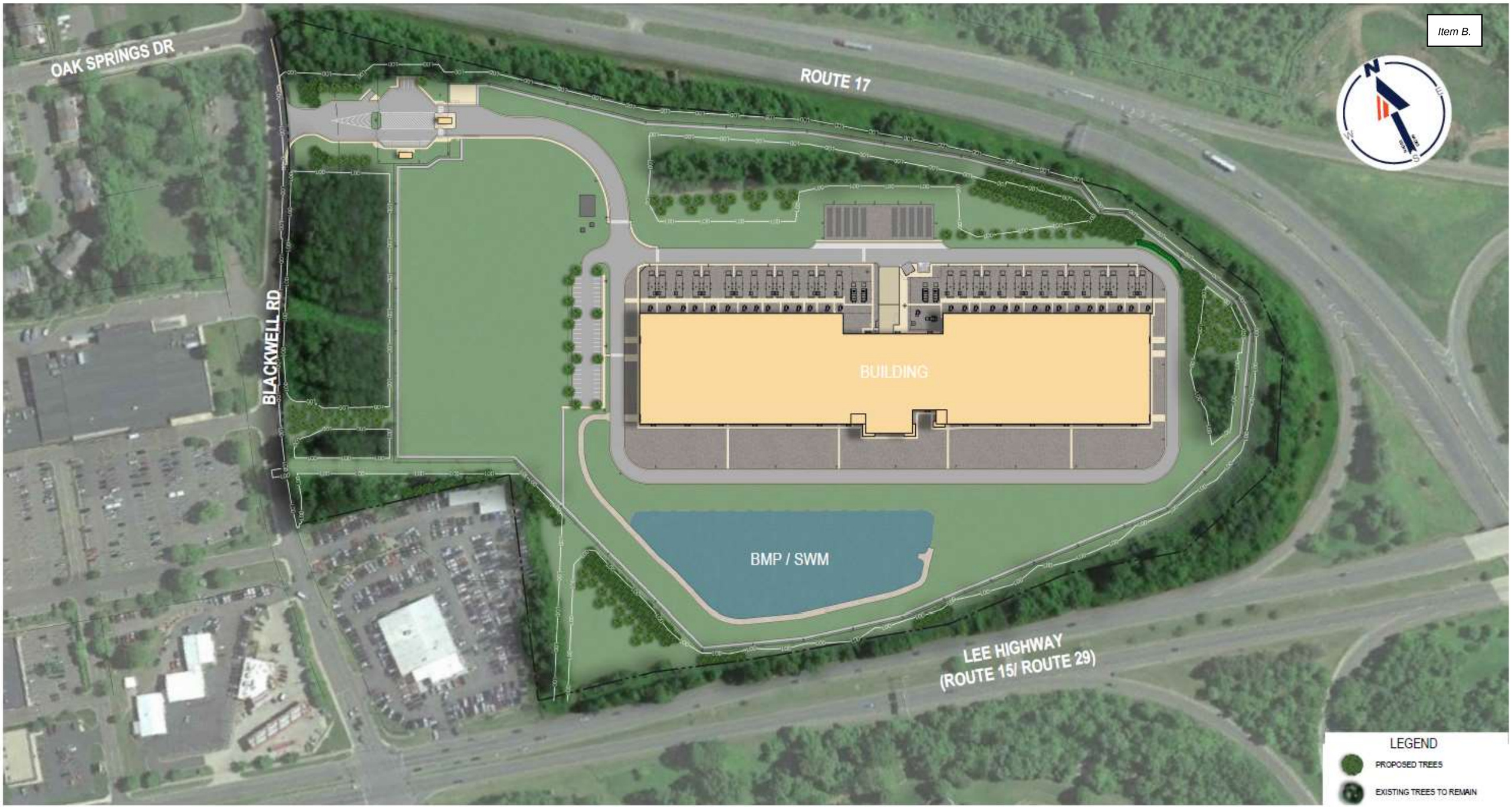


BUILDING ELEVATIONS AND RENDERINGS



BUILDING ELEVATIONS AND RENDERINGS

BUILDING ELEVATIONS AND RENDERINGS



ILLUSTRATIVE PLAN

THANK YOU


BUILDING 16

- Town Council considers data center ordinance January 2018 - no action
- WCL&W contacts Town Attorney regarding possibility of data center ordinance amendment to permit by special use permit and is advised to await completion of the new Comprehensive Plan - April 2021
- Town Council initiates consideration of Zoning Text Amendment for data centers on the night the new Plan is adopted – April 13, 2021
- Planning Commission Work Session on Data Centers – May 25, 2021 – No draft ordinance yet presented
- Draft Ordinance prepared by Town Staff based on recommended language from WCLW and Staff rewrite – June 2021
- Planning Commission Public Hearing on draft ordinance requiring SUP for a data center on I zoned property – June 15, 2021
- Second Planning Commission Public Hearing on draft Ordinance – July 18, 2021
- Town Council Public Hearing on draft Ordinance August 10, 2021 – two speakers in support, one speaker in opposition – unanimously adopted
- Special Use Permit Pre-Application Meeting - November 21, 2021
- Special Use Permit Pre-Application Follow-up Meeting - December 17, 2021
- Special Use Permit Submission - April 8, 2022
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TIMELINE

3-4.12 I Industrial District

3-4.12.1 Legislative Intent

It is the intent of this district to implement the Town's Comprehensive Plan by providing for a variety of light manufacturing, fabricating, processing, wholesale distributing, and warehousing uses appropriately located for access by highways and providing a controlled environment within which signing is limited, uses are to be conducted generally within completely enclosed buildings, and a moderate amount of landscaping is required. In order to preserve the land for industry, to reduce extraneous traffic, and avoid future conflicts between industry and other uses, business and service uses are limited primarily to those which will be useful to employees in the district and future residential uses are restricted.

INDUSTRIAL DISTRICT

POLYSONICS
Acoustics & Technology Consulting

January 9, 2023

Mike Connell
Corgan
401 North Houston Street
Dallas, TX 75202

Project: Noise Level Impact Analysis for Warrenton Data Center
Location: Town of Warrenton, Virginia
Report #6246

Dear Mr. Connell,

Polysonics performed a noise impact analysis for the proposed Amazon Warrenton Data Center (DCA062) in the Town of Warrenton, VA.

The Town of Warrenton Zoning Ordinance (April 2002) provides maximum permissible noise levels for the property line. The noise level limits are presented in octave bands and have decibel correction for various site conditions.

Polysonics created a SoundPLAN model to determine the noise levels of the proposed mechanical equipment at the site.

Through our analysis, we determined that the proposed mechanical equipment will meet the Zoning Ordinance, provided the proposed mitigation is used at the chillers and generators.

Please let me know if you would like any further information.

Sincerely,
Polysonics

Christopher Karner
Senior Consultant
Direct line: 540-341-4988 x-2102

POLYSONICS

Acoustics & Technology Consulting

WARRENTON DATA CENTER
NOISE LEVEL IMPACT ANALYSIS
TOWN OF WARRENTON, VA
REPORT #6246

PREPARED FOR: CORGAN

PREPARED BY: CHRISTOPHER KARNER

JANUARY 9, 2023

the sound of experience

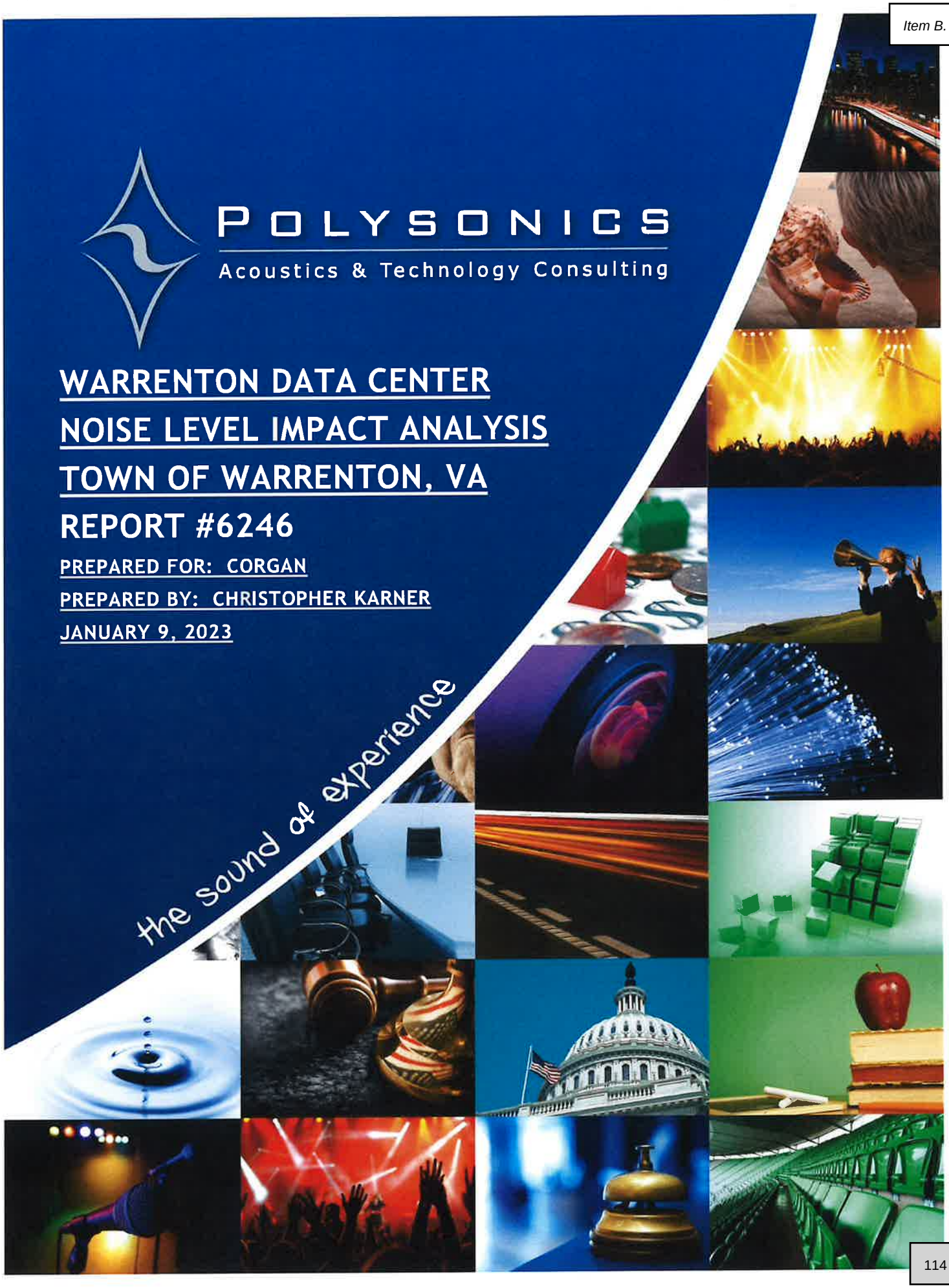


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EXECUTIVE SUMMARY

Polysonics performed a noise impact analysis for the proposed Amazon Warrenton Data Center (DCA062) in the Town of Warrenton, VA.

The Town of Warrenton Zoning Ordinance (April 2002) provides maximum permissible noise levels for the property line. The noise level limits are presented in octave bands and have decibel correction for various site conditions.

Polysonics created a SoundPLAN model to determine the noise levels of the proposed mechanical equipment at the site.

Through our analysis, we determined that the proposed mechanical equipment will meet the Zoning Ordinance, provided the proposed mitigation is used at the chillers and generators.

Details of the noise impact analysis including discussion of applicable standards, analysis methodologies, and resultant noise impact are provided herein.

TOWN OF WARRENTON NOISE LIMITS

The Town of Warrenton Zoning Ordinance (April 2002) provides maximum permissible noise levels for the property line (Section 9-14). The sound levels are presented in octave bands and have decibel correction for various site conditions (Tables 9-1 and 9-2 in the Zoning Ordinance). Note there is not an overall dBA requirement.

The limits for this site are not based on the "Along Residential District Boundaries" category, but the "At Any Other Point on the Lot Boundary" category, as the site does not share a boundary with residential properties. As will be seen below, there is a correction for the site being across the street from a residential district.

The limits applicable to the site are summarized in Table 1 below.

TABLE 1: MAXIMUM NOISE LEVELS

Adjacency	Limit	Correction	63	125	250	500	1000	2000	4000	8000
n/a	Base Limits	n/a	72	70	65	59	55	51	47	44
Residential	Daytime	-5 R-District, -5 Tone	62	60	55	49	45	41	37	34
	Nighttime	-5 R-District -5 10pm-7am -5 Tone	57	55	50	44	40	36	32	29
	Generator	-5 R-District	67	65	60	54	50	46	41	39

The nighttime correction is only applied during evening hours (assumed to be a standard 10:00 p.m. to 7:00 a.m.).

As will be shown in the input data below, Polysonics is assuming a tone would be present and is applying the correction. A tone is defined by ASA/ANSI S12.9-2021/Part 4 as the sound level in a frequency exceeding the averaged adjacent frequencies by a constant level difference. The constants are 15 dB for 25-125 Hz, 8 dB for 160-400 Hz, and 5 dB for 500-10,000 Hz.

The emergency generator is only expected to run (1) while being tested or (2) during a power outage/emergency. Therefore, we are applying the limited time period correction.

Based on a meeting with the Town of Warrenton on October 3, 2022 and the Noise Determination letter from the County (dated December 16, 2022), Polysonics understands the following:

- The property line is considered a vertical plane, and that any measurement or modeling should be at the loudest height.
- The noise levels shown in Table 1 are only applicable to the property line, and not to any of the surrounding properties.
- The background noise at the surrounding properties and the audibility of the noise sources beyond the property line is not considered in the ordinance.
- The letter of determination states that any measurements along the subject property line must include the correction factor for residential adjacency.

SOUNDPLAN MODEL

Polysonics created an environmental noise model of site using SoundPLAN (Based on ISO 9613-2)version 8.2. This program is a three-dimensional computer model, which evaluates sound levels generated from a combination of sources. The model disperses the sound over the given terrain to determine sound level impact for the surrounding areas of interest. The model considers topography, type of sound source, sound source spectrum, and horizontal spacing of the parameters. Given these input parameters, it calculates average sound level at a grid of points or individual receivers.

Polysonics used civil drawings, architectural drawings, and mechanical drawings (8/12/2022 Issue for Bid set) to determine the location of the equipment and proposed building. Civil drawings and Google Earth were used to obtain topography within the site and the surrounding areas. A three-dimensional graphic of the SoundPLAN model can be seen in Figure 1 in the Appendix.

We included all major rooftop equipment in the model. The sound data for the equipment was obtained from Trane for the Chillers and Amazon for the other rooftop equipment. The generator equipment is based on an enclosure that can meet 65 dBA at 7 meters (25').

In order to be conservative, the Trane chiller data is based on high summertime ambient conditions, which is the loudest conditions.

The chiller sound mitigation is based on data received from qualified noise mitigation manufacturers, including Parklane Acoustics, Kinetics Noise Control, and VAW Systems Ltd. The mitigation includes compressor wraps and either louvers/baffles or a barrier around the equipment.

Tables 2 through 4 below show the input in the model, including the sound power data and mitigation applied to the chillers. All levels are unweighted (without A-weighting corrections). Table 3 is shown in one-third octave to demonstrate where tones would be applicable, but generally inputs and results use full octave band data.

TABLE 2: CHILLER SOUND MITIGATION

Frequency, Hz	Fan Mitigation	Compressor Wrap
63	9	4
125	11	7
250	13	12
500	1	23
1000	21	26
2000	19	22
4000	15	21
8000	9	15

TABLE 3: CHILLER SOUND POWER LEVELS – UNMITIGATED

Frequency, Hz	Daytime		Nighttime	
	Fan	Compressor	Fan	Compressor
50	72.6	74.8	76.9	73.6
63	88.6	84.9	90.5	85.8
80	100.1	77.9	87.8	78.0
100	96.8	75.2	86.2	73.3
125	90.2	77.5	99.8	75.3
160	102.5*	79.1	90.5	78.4
200	96.2	79.8	92.7	75.9
250	98.0	77.6	92.6	73.2
315	95.5	78.1	90.7	78.7
400	95.0	83.1	89.3	78.0
500	95.3	81.7	89.8	77.0
630	94.2	80.5	88.4	80.9
800	93.2	88.6*	87.2	79.2
1000	92.6	82.1	86.2	78.8
1250	90.2	85.2	84.2	75.7
1600	88.3	81.6	83.6	72.4
2000	86.9	84.7	81.0	74.2
2500	84.5	81.4	78.6	72.3
3150	82.4	79.8	76.7	74.0
4000	81.7	87.6*	76.2	77.5
5000	78.4	82.4	73.4	77.1
6300	78.0	82.0	73.1	76.6
8000	76.5	79.4	71.7	72.7
10000	76.1	78.1	70.9	73.0

*Potential tones

TABLE 4: CHILLER SOUND POWER LEVELS – MITIGATED

Frequency, Hz	Daytime		Nighttime	
	Fan	Compressor	Fan	Compressor
63	92	97	85	89
125	93	97	89	93
250	88	90	84	85
500	82	77	76	71
1000	77	72	70	65
2000	74	71	68	65
4000	76	70	69	63
8000	77	72	72	66

TABLE 5: OTHER SOUND POWER LEVELS

Frequency, Hz	DOAS (1-1, 1-2)	RTU (1-1 to 1-5)	MAUs	Computer Room Condensing		Generators
				80% (day)	50% (night)	
63	82	85	85	84	78	104
125	82	85	85	85	76	104
250	78	81	81	85	74	94
500	75	78	78	85	72	86
1000	79	76	76	83	69	87
2000	68	71	71	79	63	88
4000	61	64	64	73	57	86
8000	54	57	57	67	50	88

Polysonics considered the following scenarios in the model:

- Unmitigated Chillers
  - Daytime
  - Nighttime
- Mitigated Chillers
  - Daytime
  - Nighttime
- Generators and Mitigated Chillers
  - Daytime Testing

In all scenarios, the other rooftop equipment (Table 5) was included.

Noise levels were calculated at 59 feet above the ground, which is the height of the chiller fans. For the chillers, we calculated octave band results at the four loudest cardinal direction property line locations. For the generators, we included the generator nearest the property line, and calculated at that property line location.

The five calculation locations can be seen in Figure 2 in the Appendix.

We also calculated noise contours at 20' above the ground to show the calculated sound levels around the community.

MODELED RESULTS

Table 6 below shows the unmitigated results of the calculations, the applicable noise district, and the loudest noise source at the location (when considering overall dBA). Sound levels that exceed the Town of Warrenton noise limits are highlighted in orange.

TABLE 6: MODELED NOISE LEVELS - UNMITIGATED

Scenario	Receiver	dBA	63	125	250	500	1000	2000	4000	8000
Town Limits	-	-	**62**	**60**	**55**	**49**	**45**	**41**	**37**	**34**
Day	North	63	67	67	63	61	59	53	48	36
	South	59	60	61	58	58	55	49	41	26
	East	61	64	64	61	59	57	52	46	35
	West	55	59	59	55	53	51	44	35	16
Town Limits	-	-	**57**	**55**	**50**	**44**	**40**	**36**	**32**	**29**
Night	North	58	58	62	58	56	53	47	42	32
	South	54	52	56	53	52	49	44	36	22
	East	56	54	59	56	54	51	46	40	30
	West	49	49	55	51	48	44	38	29	11

As seen in Table 6, without mitigation the Town of Warrenton noise level limits will be exceeded at the property line (at 59 feet above the ground).

Table 7 below shows the mitigated results.

TABLE 7: MODELED NOISE LEVELS - MITIGATED

Scenario	Receiver	dBA	63	125	250	500	1000	2000	4000	8000
Town Limits	-	-	**62**	**60**	**55**	**49**	**45**	**41**	**37**	**34**
Day	North	49	58	57	52	45	41	37	34	23
	South	46	55	53	48	43	40	35	30	14
	East	47	56	55	50	43	39	35	32	24
	West	41	51	50	44	37	33	28	21	0
Town Limits	-	-	**57**	**55**	**50**	**44**	**40**	**36**	**32**	**29**
Night	North	44	51	53	47	40	38	32	27	18
	South	42	48	49	44	38	37	29	23	9
	East	42	49	51	45	37	35	30	26	18
	West	36	43	46	40	32	30	22	14	0

As seen in Table 7, all of the sound levels at each frequency meets the Town of Warrenton Limits. The sound levels are between 2 and 11 dB below the Town limits.

Table 8 below shows the generator results (using the 65 dBA at 7 meters generator).

TABLE 8: MODELED NOISE LEVELS - GENERATOR

Scenario	Receiver	dBA	63	125	250	500	1000	2000	4000	8000
Town Limits	-	-	**67**	**65**	**60**	**54**	**50**	**46**	**41**	**39**
Generator	Gen	49	61	58	50	41	41	41	39	37

As seen in Table 8, all of the sound levels at each frequency meets the Town of Warrenton Limits.

ADJACENT PROPERTY RESULTS

Polysonics is including an expanded analysis to show the chiller noise level impacts to the surrounding properties. This analysis includes the resultant noise levels from the data center and a comparison between the data center and the background noise levels at surrounding properties.

In order to provide context for the overall noise levels, Polysonics has included a graphic which shows common sound levels and their perception in Figure 3 in the Appendix.

Noise Levels Around Property

A graphic showing the overall dBA mitigated noise levels can be seen in Figure 4 and 5 in the Appendix.

As seen in Figure 4 and 5, the noise levels at the residences are generally:

- Daytime
  - 35 to 40 dBA to the north and east
  - 35 to 42 dBA to the south
- Nighttime
  - 30 to 35 dBA to the north and east
  - 30 to 37 dBA to the south

When compared to the common sound levels in Figure 3, the data center noise levels would be considered "faint" or "moderate."

Background Noise Levels

In order to establish the background noise levels around the adjacent properties, Polysonics performed measurements at 5 nearby locations between June 1 and June 6, 2022.

A map showing the measurement locations can be found in Figure 6 in the Appendix.

The equipment used for the measurement included one Larson Davis LXT sound level meter. The units meet ANSI S1.4 standards for Type I Sound Level Meters and were calibrated prior to the measurement, traceable to the National Institute of Standards and Technology.

Weather data was obtained from the weather station at Warrenton/Fauquier Airport. Table 9 below summarizes the periods of rain and wind gusts over 10 mph that occurred during the measurement.

TABLE 9: WEATHER DATA

Date	Rain	Wind
6/1/22	17:55-18:15	17:55-18:15
6/2/22	15:35-23:55	15:35-15:55 16:35-16:55 20:55-21:00
6/3/22	00:00-00:15	11:35-12:15
6/4/22	-	-
6/5/22	-	-
6/6/22	-	

Polysonics used the same receiver locations in our SoundPLAN model to calculate the day/night sound levels.

Figures 7 through 11 in the Appendix compare the measurements at each location and the calculated data center noise level. Please note that since the Ordinance only applies to the property line, the sound data presented in these figures is overall dBA, not octave band.

As seen in Figure 7 through 11, in most cases the measured background ambient noise is above the measured data. The only exception is at M1 (at the southern property line), where the ambient levels are around 1 decibel below the modeled levels in the early morning (12am-4am).

As seen in Figure 7 through 11, the ambient noise levels at the residences are generally:

- M1 (southern property line)
  - 70 dBA daytime/55 dBA nighttime
- M2 (western property line)
  - 65 dBA daytime/55 dBA nighttime
- M3 (northern property line)
  - 55 dBA daytime/50 dBA nighttime
- M4 (northwestern property line)
  - 65 dBA daytime/55 dBA nighttime
- **M5 (near hotel)**
  - **55 dBA daytime/40 dBA nighttime**

Polysonics would consider M5 (near hotel) the most representative of residential noise, as it is farthest from the roadway and nearest the residential areas.

CONCLUSIONS

Polysonics' measurements were limited to data center property and other public spaces. These locations show that the data center is not likely to be audible in outdoor spaces during the daytime or indoor spaces during the nighttime. The background noise is generally between two to four times louder than the data center.

The community noise impact will generally be between 30 to 42 dBA, with the most impacted space being directly south of the site. The noise levels from the data center outside would be perceived as "faint" or "moderate".

Using M5 (near hotel), the results show that there may be some audible evening noise directly south of the site during the late hours.

The audibility of the noise at these locations would depend on the resident's sensitivity, the location of the resident (inside or outside), the time of day and other local noise sources.

The HUD Noise Guidebook states that a typical noise reduction of a residence is 20 dBA. Applying this reduction to the modeled data just south of the site, the noise levels within the nearest residences (windows closed) would be 22 dBA daytime/17 dBA nighttime. These levels are perceived as "faint" and it is very unlikely that the noise will be audible.

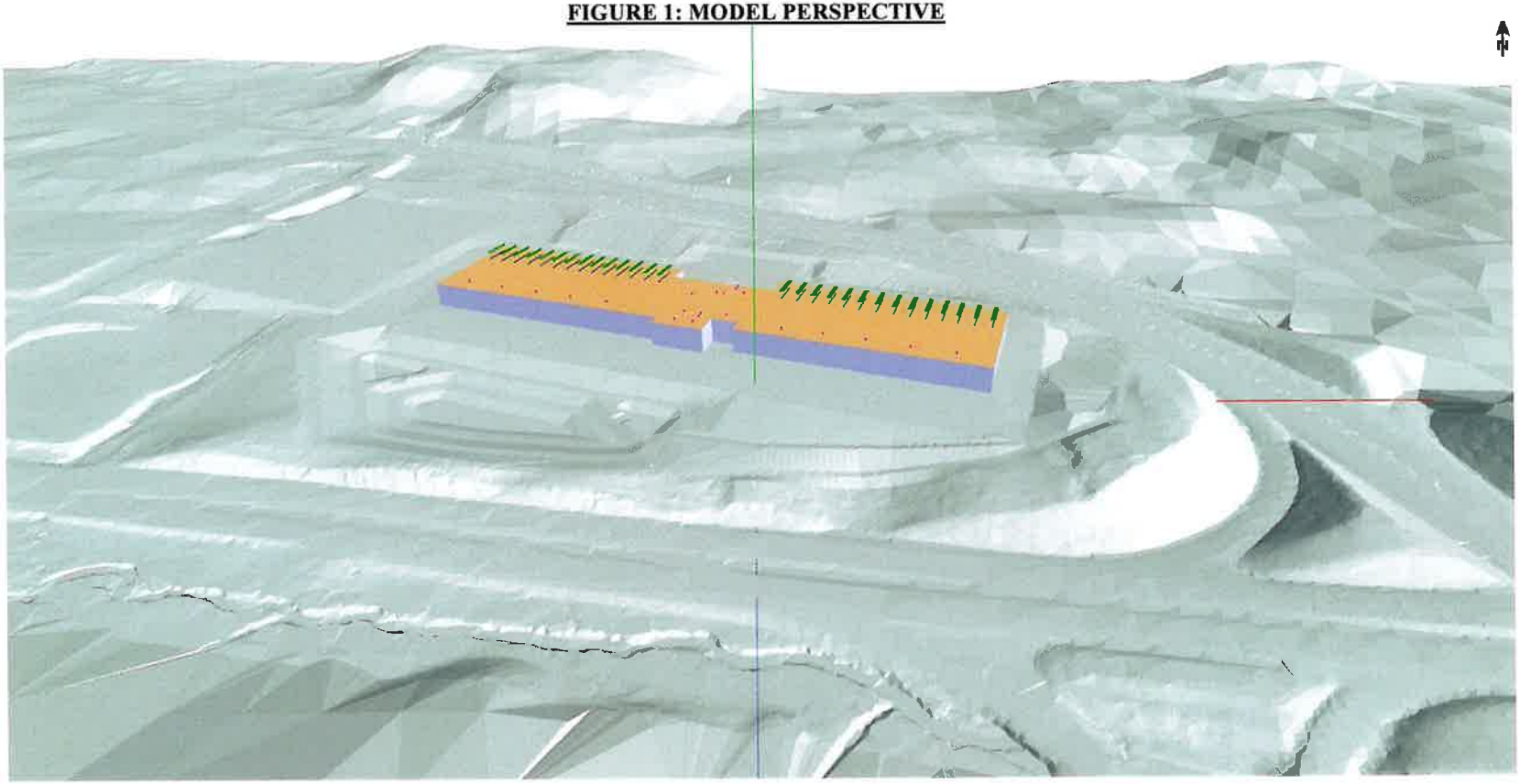
The audibility of the data center is not part of the Town of Warrenton Zoning Ordinance, but is disclosed in this report to fully disclose the impact to the community.

As shown in this report, the mitigated rooftop mechanical equipment and generators will meet the Town of Warrenton Zoning Ordinance noise limits at the property line at any height.

APPENDIX

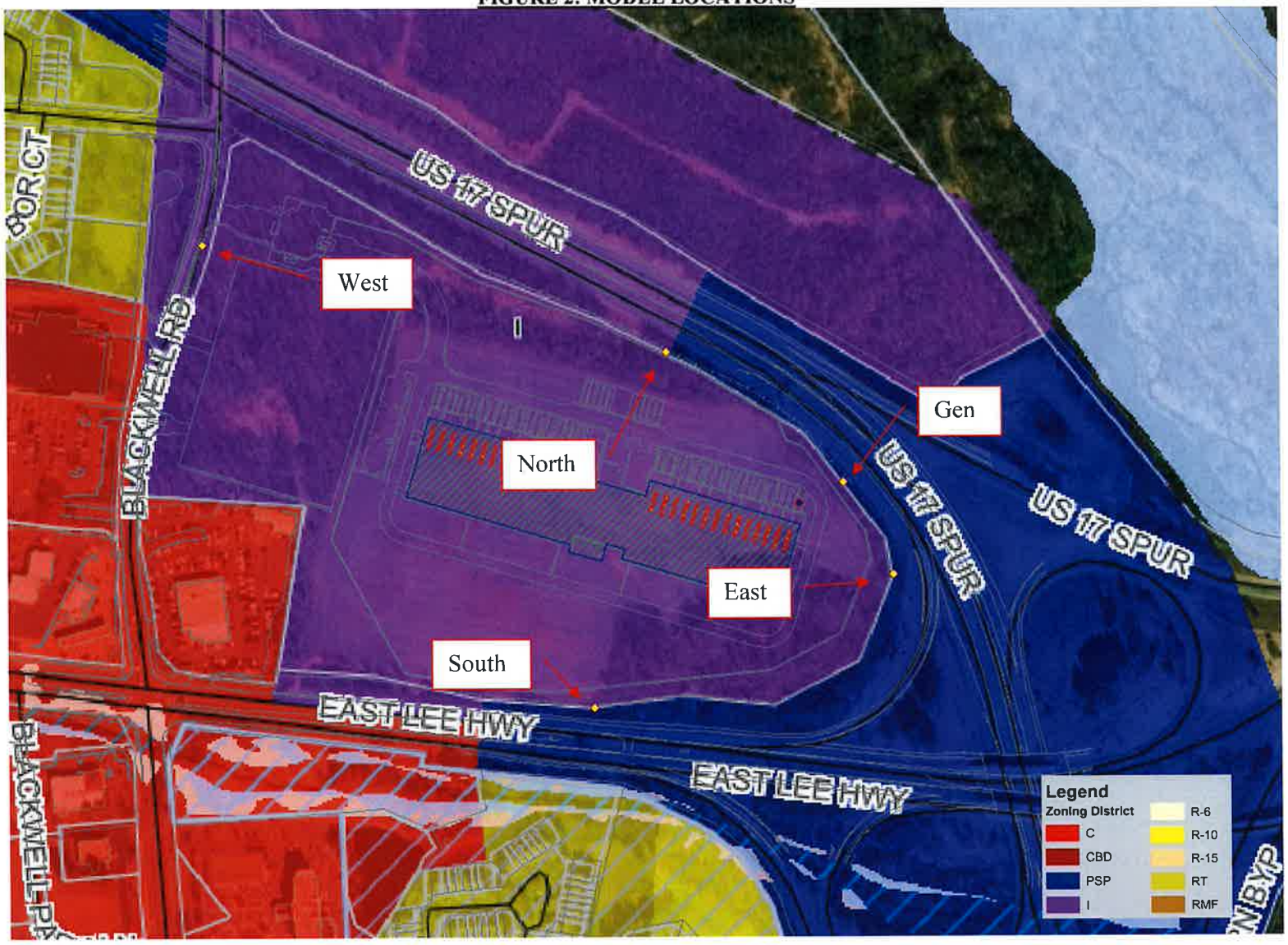
SOUNDPLAN MODEL

FIGURE 1: MODEL PERSPECTIVE



Object	Source Type	Equipment
Pink Asterisk	Point Source	RTU, MAU, Computer Room Condensing Units
Green Rectangle	Area Source	Chiller Fans
Blue Line	Line Source	Chiller Compressors

FIGURE 2: MODEL LOCATIONS



COMMUNITY NOISE LEVELS

FIGURE 3: COMMON NOISE LEVELS

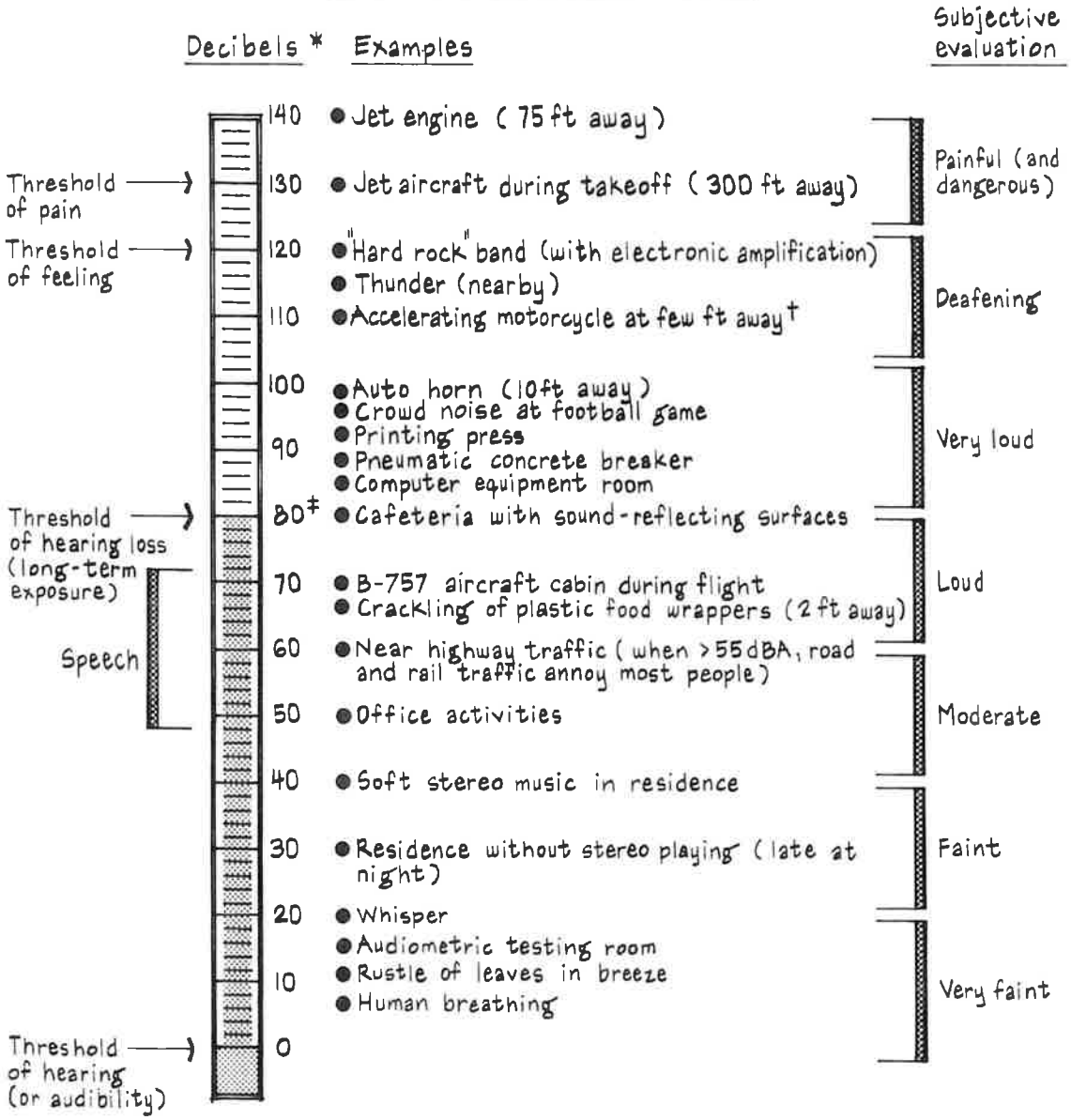


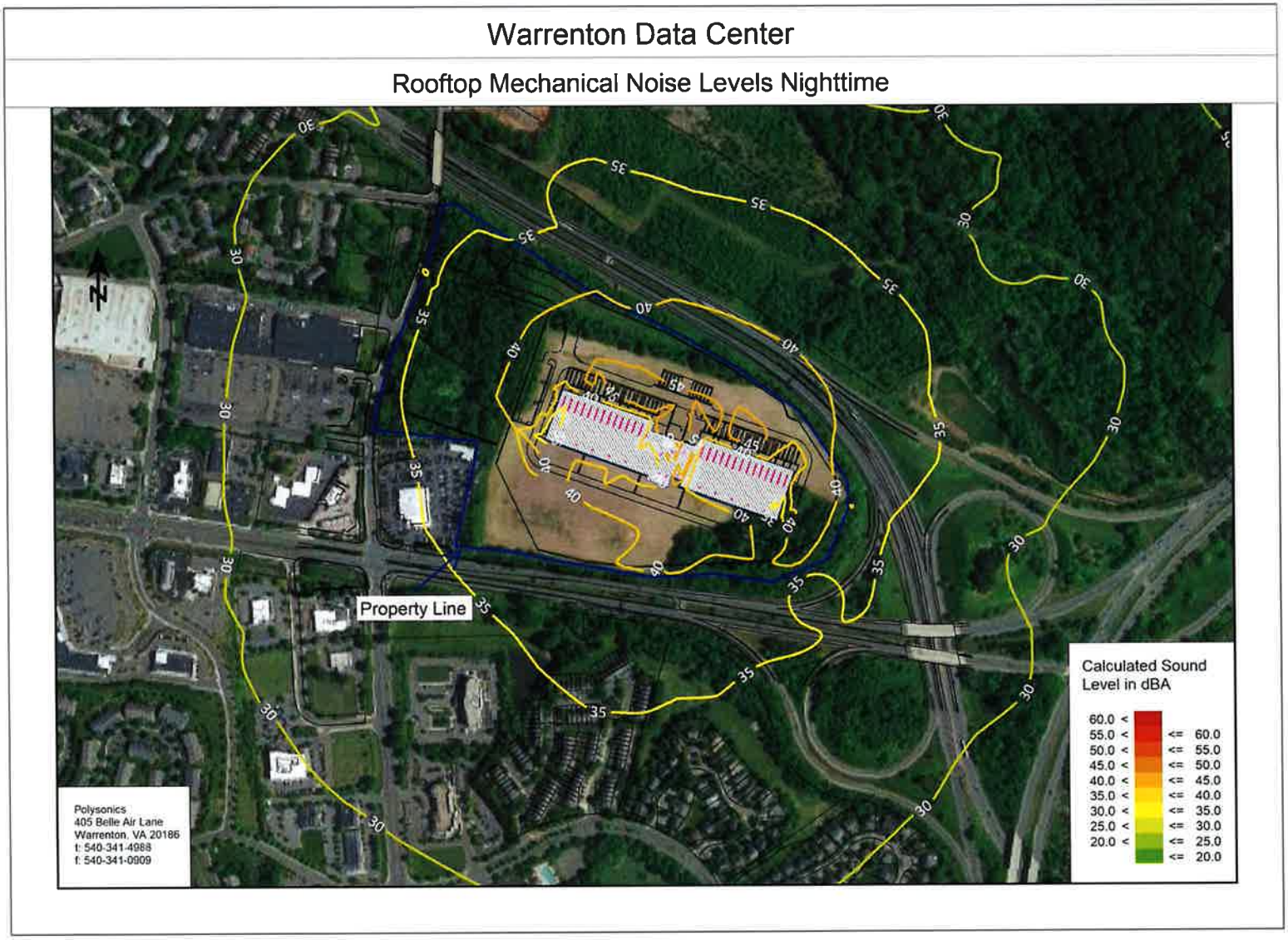
FIGURE 4: DAYTIME MITIGATED

Warrenton Data Center

Rooftop Mechanical Noise Levels Daytime



FIGURE 5: NIGHTTIME MITIGATED



NOISE MEASUREMENTS

FIGURE 6: MEASUREMENT LOCATIONS

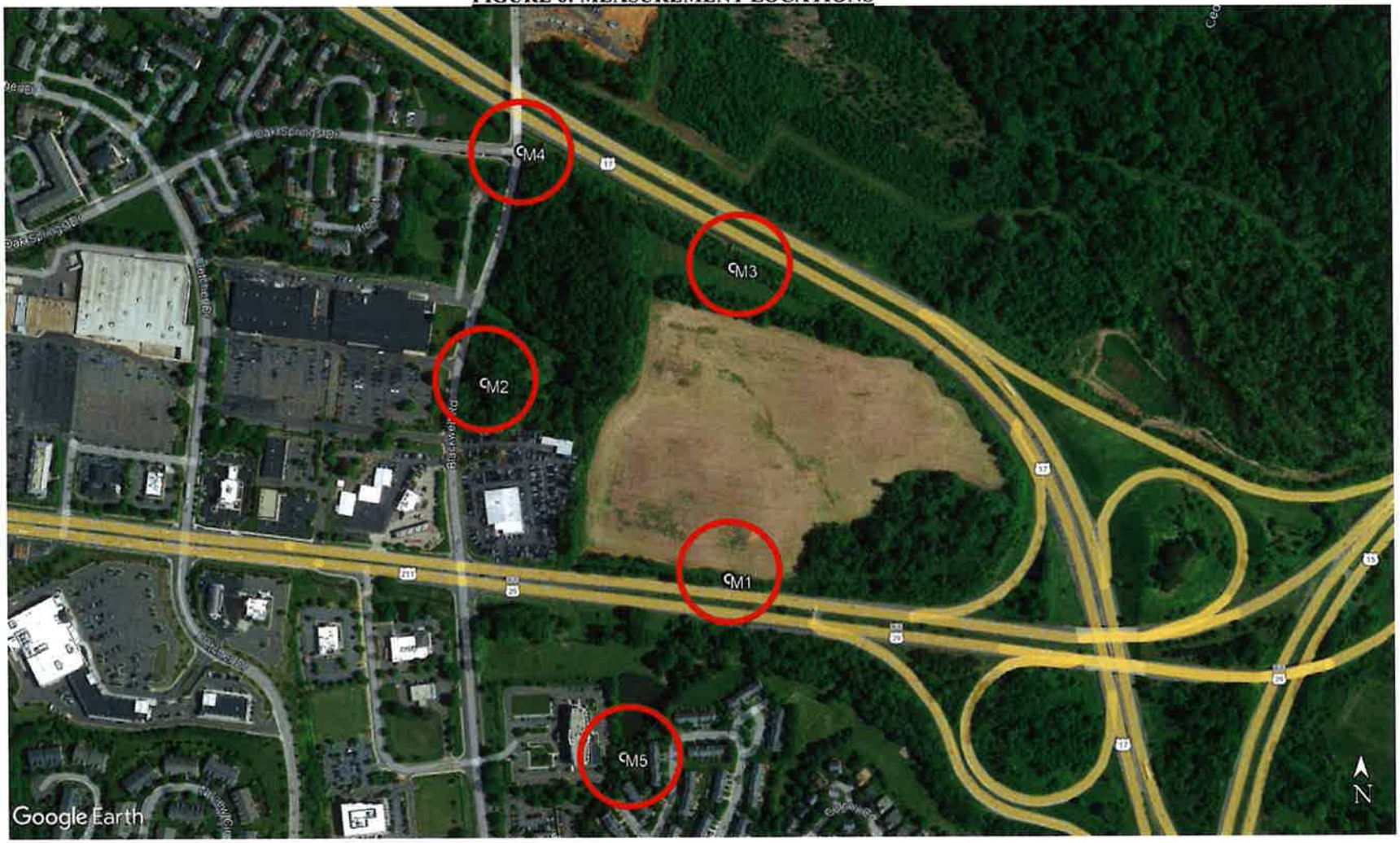


FIGURE 7: BACKGROUND NOISE COMPARISON – M1

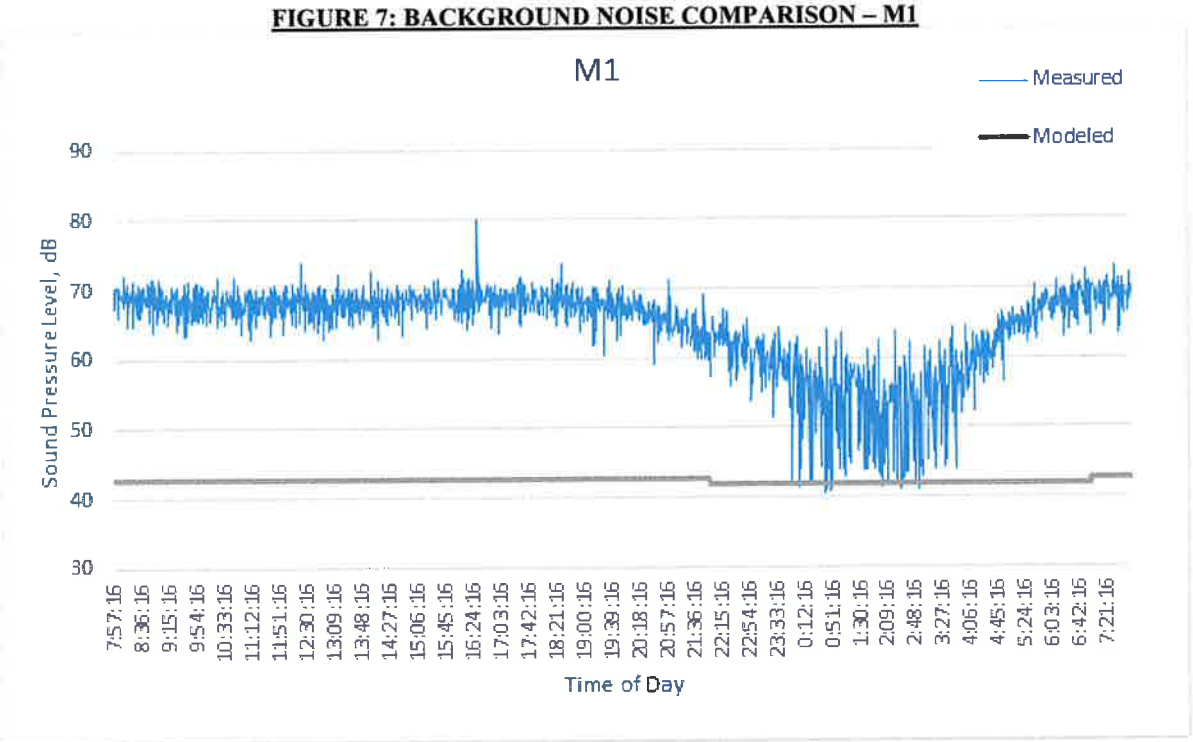


FIGURE 8: BACKGROUND NOISE COMPARISON – M2

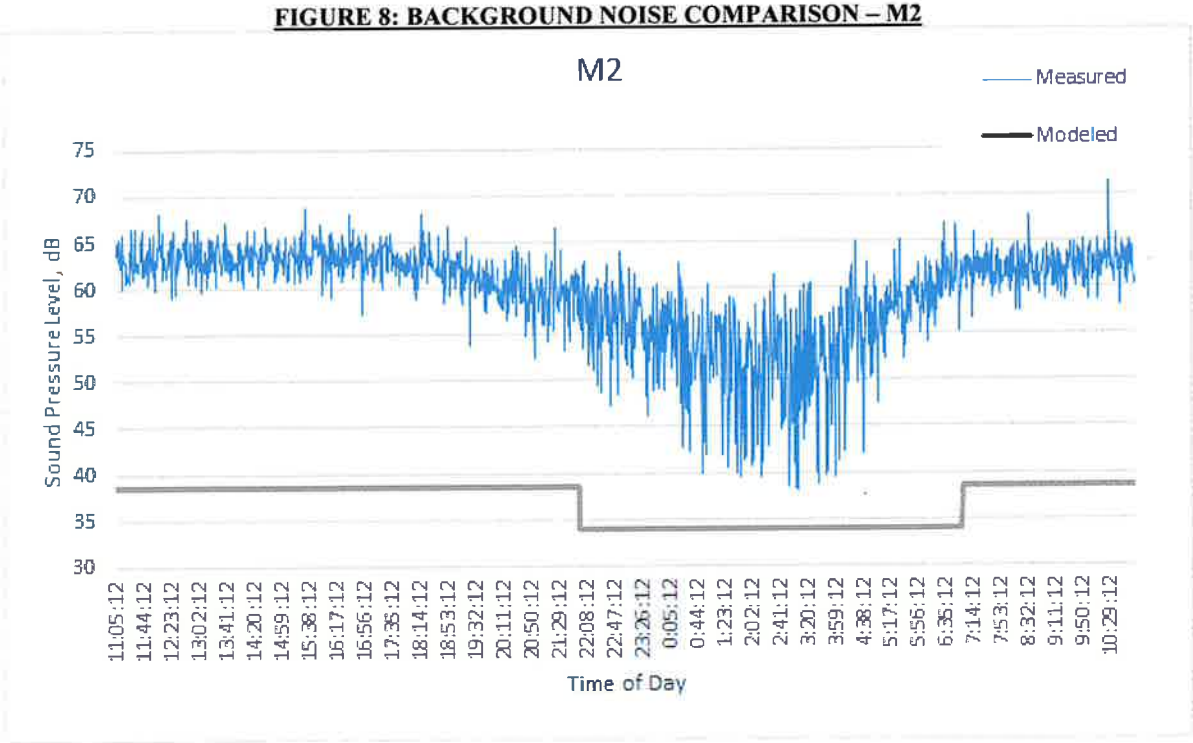


FIGURE 9: BACKGROUND NOISE COMPARISON – M3

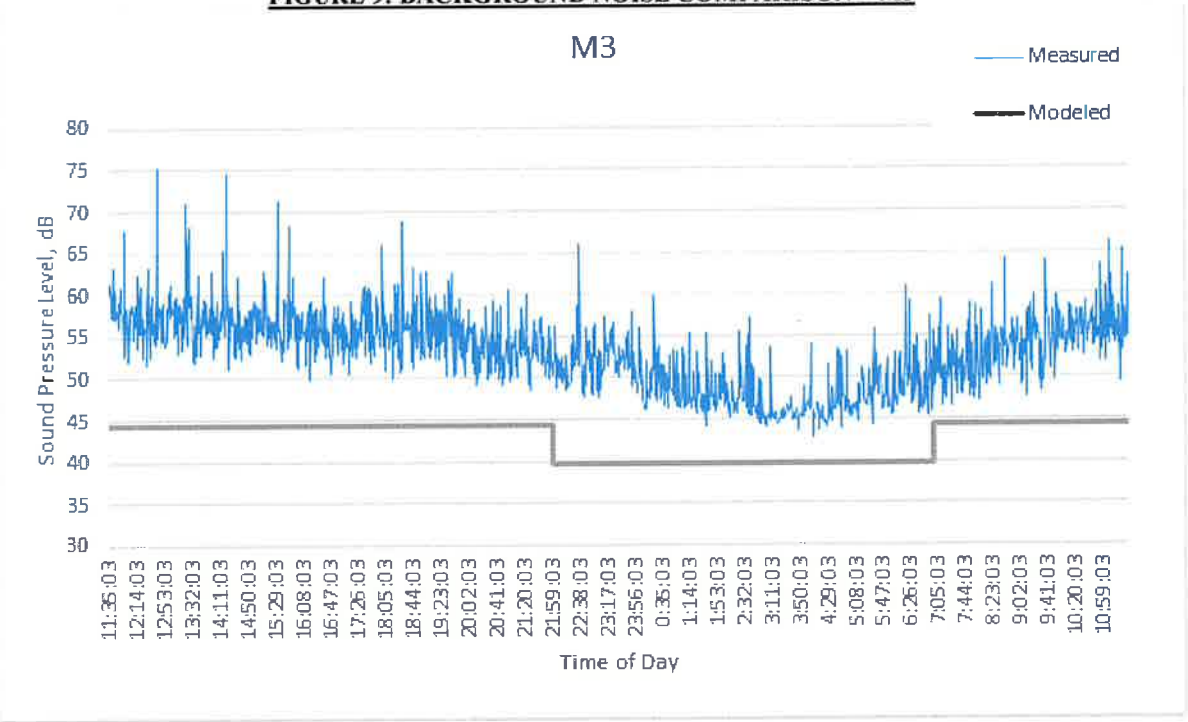


FIGURE 10: BACKGROUND NOISE COMPARISON – M4

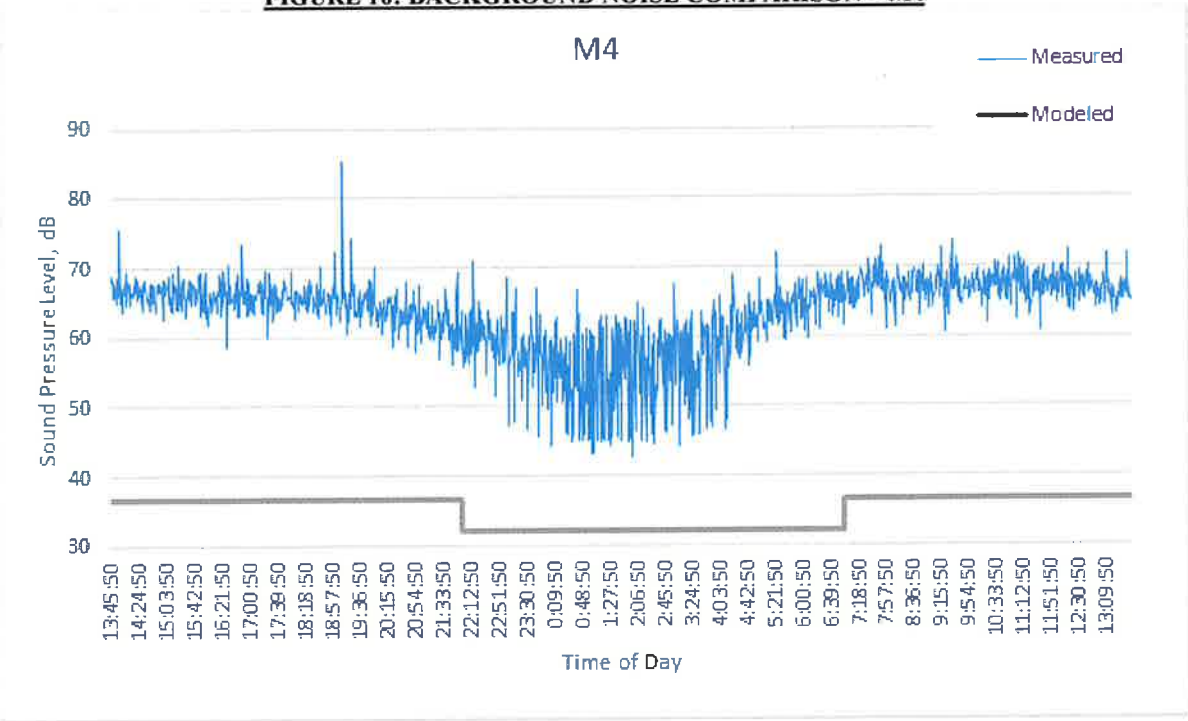
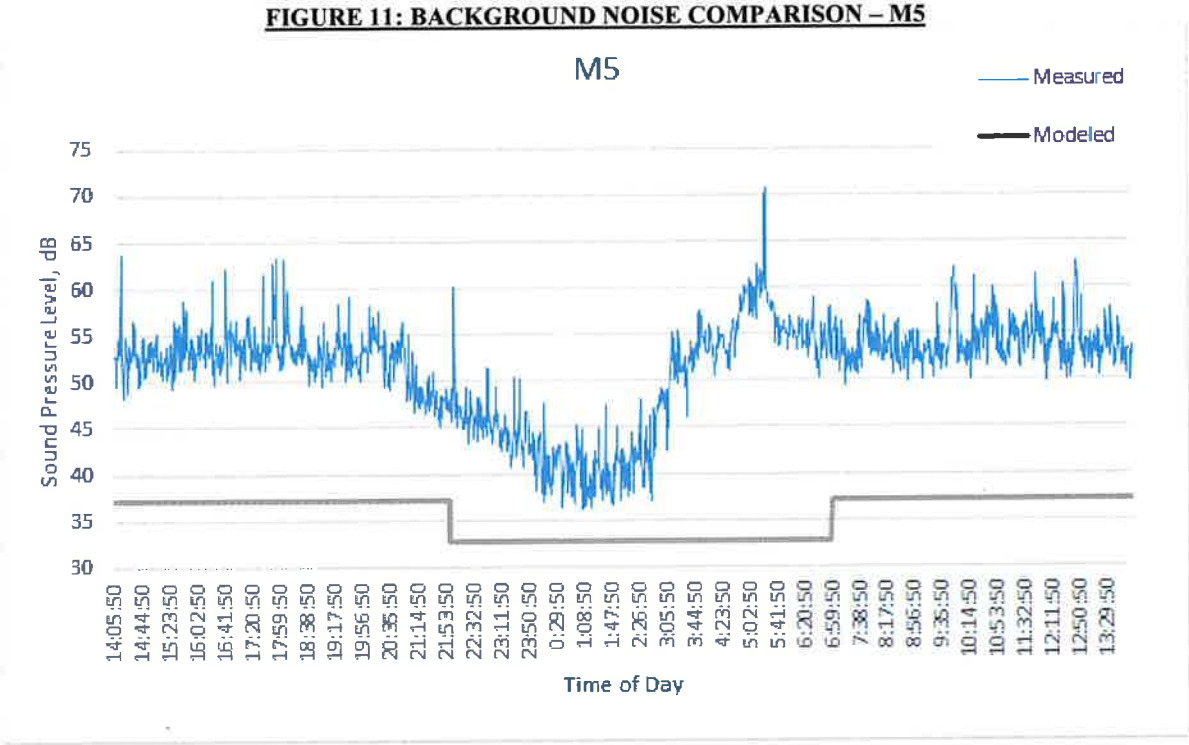


FIGURE 11: BACKGROUND NOISE COMPARISON – M5





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TOWN OF WARRENTON
Community Development Department

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http://www.warrentonva.gov
LandDevelopment@warrentonva.gov
(540) 347-2405

December 16, 2022

John Foote, Esq.
Walsh, Colucci, Lubeley, and Walsh PC
4310 Prince William Parkway, Suite 300
Woodbridge, VA 22192

RE: Zoning Determination Letter on the Noise Ordinance regulations under Article 9-14 of the Zoning Ordinance as they pertain to the proposed Amazon Data Center on GPIN 6984-69-2419-000.

Dear Mr. Foote,

Please see the following information in response to your request for a Zoning Determination Letter on the above-mentioned property within the Town of Warrenton.

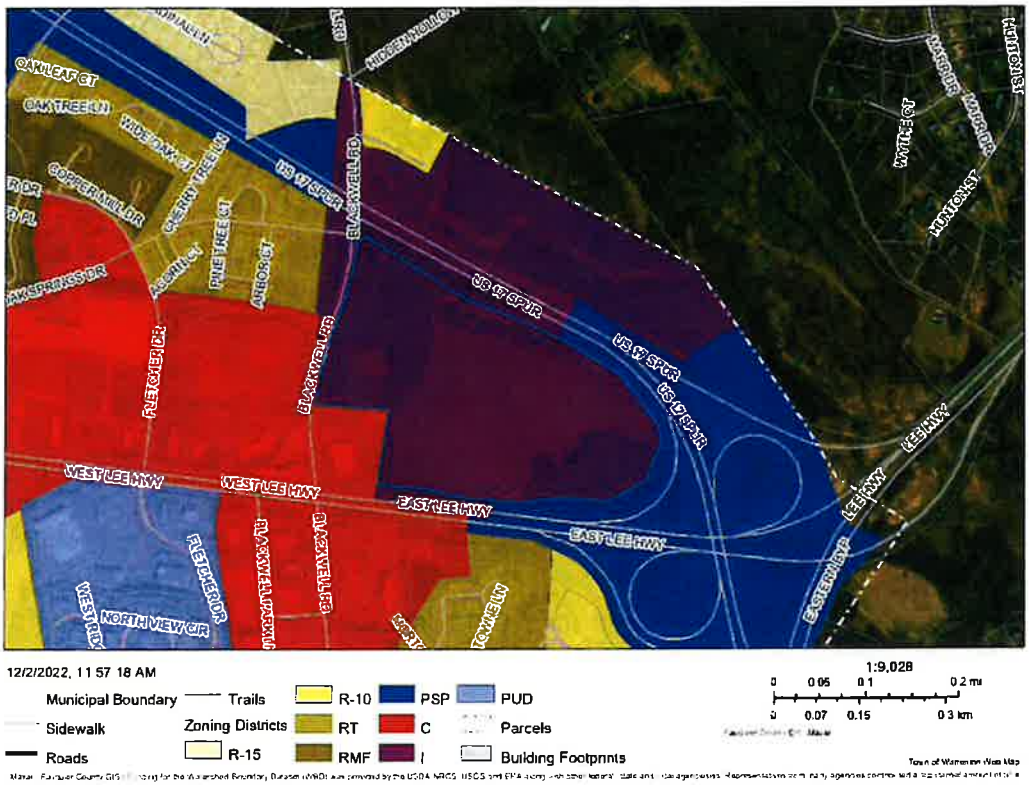
- The zoning district for the parcel in question is I (Industrial) and is not within a Planned Unit Development or Overlay District.
- The proposed Data Center use requires a Special Use Permit from Town Council per Article 3-4.12.3 of the 2006 Zoning Ordinance, as amended. Data Center uses are subject to the performance standards provided under Article 9-14 of the Zoning Ordinance as it is not a residential use. Non-residential uses must be in conformance with these standards at all times. Violations of these provisions are subject to enforcement as Zoning Violations.

Are all of the decibel readings set out in Table 9-1 of §9-14 to be measured at the Applicant's property line nearest to the sound source, and not at any other line. Further, does this mean that the second column in Table 9-1 is irrelevant to this project and that the third column is the starting point for calculation and analysis?

- Per Article 9-14.2, sound pressure levels are to be measured at the property line nearest the establishment radiating the noise in question. Table 9-1 further states, under the third column, that sound pressure levels created by the establishment are to be met *"at any other point on the lot boundary."* For the proposed Data Center, this means measurements would be taken at the property lines of GPIN 6984-69-2419-000, and these measurements need to show the Data Center as meeting the sound pressure limits at any of the property lines of the subject lot. Further, any subdivisions to the property would require conformance with these regulations to the new lot lines containing the Data Center use.
    - *Article 9-14.2. The sound pressure level of sound radiated from an establishment, measured at the lot line of the site thereof that is the nearest thereto, shall not exceed the values in any octave band of frequency that are specified in Table 9-1 below, or in Table 9-1 as modified by the correction factors set forth in Table 9-2.*
- The second column under Table 9-1 applies to measurements taken at the property line of the establishment radiating the noise, where "*along residential district boundaries.*" The nearest residential district boundary is located approximately 128 feet from the subject property across Blackwell Road. As the subject property does not have residential zoning

district boundaries along or adjoining its property lines, it is not subject to the second column under Table 9-1.

Town of Warrenton Zoning Map: 6984-69-2419-000



The Ordinance applies a downward "correction" in decibel strength for R-district zoned properties that are "across the street" from the project site. Are the only affected properties the Oak Springs and the Highlands communities?

- Table 9-2 requires a -5dB reduction, *"on a site contiguous to or across a street from the boundary of any R-district established by this chapter."* The R-districts established by the Town of Warrenton are found in Article 3 of the Zoning Ordinance. As there are R-Districts across the street from the subject property, including GPINS: 6985-50-1018-000, 6985-50-1248-000, 6985-40-8633-000 (Oak Springs), 6984-68-2681-000 (Highlands: Townhouses), and 6984-68-7335-000 (Highlands: Single-Family Detached), the -5dB correction applies to the site. Additionally, the correction factor says "*on a site.*" It does not delineate or state that the correction factor only applies to the portion of the site across the street from/adjacent to a residential district. Therefore, any measurements along the subject property lines must include this correction factor.

Is it correct that background noise may not be factored into analysis, because the language in §9-14.2 of the Noise Ordinance says that Tables 9-1 and 9-2 relate to the "sound pressure level of sound radiated from an establishment, measured at the lot line of the site thereof that is the nearest thereto" and that it shall not exceed the values set out in those Tables at that lot line? Is this true even when there is significant ambient noise?

- The Zoning Ordinance does not provide specific guidance regarding ambient background noise. However, it does say, "*sound radiated from an establishment*" when describing what sound is measured. This language is inferred to mean that the only sound to be measured is the sound emanating from the subject property. How a noise analysis accounts for or corrects for background noise would be per the American National Standards Institute, as those are the standards by which sound pressure levels are to be measured. ANSI provides the ability to make adjustments for background sound in Chapter 6 of of ASA/ANSI S12.9-2021/Part 4. These regulations shall be followed when analyzing the noise levels created by the use.
    - *9-14.2. […] The sound pressure level shall be measured with a sound level meter and an associated octave band analyzer conforming to standards prescribed by the American National Standards Institute.*

What is the legal definition of "tone" for purposes of the application of the Town Ordinance, and how is it to be measured given the absence of any standard?

- The Zoning Ordinance requires a reduction in decibels for any "Tone (e.g., hum or screech) but does not define "Tone" nor provide any specific measurements for Tone. However, Merriam Webster's Dictionary provides the following definition, *"a sound of definite pitch and vibration."* Should the Data Center create noise that may be considered a hum, screech, or definite pitch, then the decibel reduction for Tone would apply. Specific information regarding the Tone or pitch for the proposed Data Center has not been provided in sufficient detail to determine that the correction factor for Tone would not apply.
- Since the performance standards section mentions the American National Standards Institute (ANSI), their standards may be utilized in determining Tone. The Applicant would need to provide an analysis of the proposed Tone per the most recent applicable ANSI standards. For example, ASA/ANSI S12.9-2021/Part 4 notes the following for Tone.
    - *Annex C (informative) Sounds with tonal content. The test for the presence of a prominent discrete-frequency spectral component (Tone) typically compares the time-average sound pressure level in some one-third-octave band with the time-average sound pressure levels in the adjacent two one-third-octave bands. For a prominent discrete tone to be identified as present, the time-average sound pressure level in the one-third-octave band of interest is required to exceed the time-average sound pressure level for the two adjacent one-third-octave band by some constant level difference. The constant level difference may vary with frequency. Possible choices for the level differences are: 15 dB in low-frequency one-third-octave bands (25-125 Hz), 8 dB in middle-frequency bands (160-400 Hz), and 5 dB in high-frequency bands (500-10,000 Hz). NOTE 1 The above guidance is from Annex C of Part 3 of ANSI S12.9. Part 3 of ANSI S12.9 also contains guidance on the measurement of one-third-octave-band sound pressure levels. NOTE 2 ANSI S1.13 Annex A presents more accurate methods for determining the presence of prominent discrete tones using narrow-band analysis. NOTE 3 For each one-third octave band, if peak(s) to the spectrum of the signal in question are at or near to an edge (upper or lower) of the on-third-octave bank under test, then the test becomes inaccurate and can fail.*

Is it accurate that the "corrections" that will apply to reduce the permissible decibel level at each frequency will be: 1) Adjacency of the residential properties mentioned above (-5 dB); 2) Operations between 10 pm and 7 am (-5 dB); and 3) Tone (-5 dB).

- The following correction factors apply to the proposed development unless the Applicant provides further information proving the noise created by the establishment does not fall under the Tone category:
    - *On a site contiguous to or across a street from the boundary of any R-district established by this chapter. (Minus 5)*
    - *Operation between the hours of 10:00 p.m. and 7:00 a.m. (Minus 5)*
    - *Tone (e.g., hum or screech) (Minus 5)*

At what height must relevant sound measurements be taken?

- The Zoning Ordinance does not state at what height the sounds are to be measured, but it does state they are to be taken at the lot line. Lot lines delineate property ownership and are defined in the Zoning Ordinance as follows:
    - *Lot Line: A property boundary line of any lot held in single and separate ownership from adjacent property, except that, in the case of any lot abutting a street, the lot line or such portion of the lot as abuts the street shall be deemed to be the same as the street line, and shall not be the center line of the street, or any other line within the street line even though such may be the property boundary line.*
- However, as noted above, the Zoning Ordinance states that measurements are to be taken per ANSI standards. These standards provide different recommendations, including height measurements, based on numerous factors such as type of noise and environment. Any noise analysis would need to meet ANSI standards, including the height recommended for sound measurements. Noise analysis studies submitted to the Town would be reviewed to confirm that the study meets ANSI standards. For example, ANSI S12.9-2021/Part 4 says the following:
    - *Sound measurement locations All sounds, except high-energy impulsive sounds, shall be measured or predicted as if they had been measured by a microphone outdoors, over acoustically absorptive ground (grass), at a height of approximately 1.2 m and with no nearby reflecting surfaces within 1 wavelength of the lowest frequency of interest except the ground. Alternative microphone locations may be used, but their acoustical characteristics shall be specified. An example of an alternative location is outside an open, upper-story window in a high-rise apartment building where the purpose is to predict or assess the environmental sound at that location. High-energy impulsive sounds shall be measured or predicted as if they had been measured by a microphone within 50 mm of a hard reflecting surface (e.g., a building wall, roof, or ground plane, as appropriate). NOTE 1 A reflecting surface is required because sonic booms, which are one form of high-energy impulsive sounds, have traditionally been measured or predicted for a location on a reflecting ground plane or structure. NOTE 2 To ensure comparable data, sonic booms should be measured on a reflecting ground plane or other equivalent structure.*

Is the Applicant permitted to take a +5dB correction for the fact that its generators are operated less than 20% in any one-hour period, given that they are only turned on briefly for testing once every two weeks? The noise associated with the generators was included in Polysonics' noise modeling, which inclusion is the criterion for thereafter applying that correction.

- An additional correction factor may be applied for the generator noise, provided they meet the requirements for the correction factor. The +5dB correction factor for operations less

than 20% in 1 hour would not apply to the noise generated by the chillers as they operate continually. As such, a separate analysis may be required for the Data Center that does not include the generators to confirm that the performance standards will be met at all times.

This Zoning Determination Letter only applies to the subject property noted above. This is a formal decision by the Zoning Administrator of the Town of Warrenton, Virginia. Any person aggrieved by any decision of the Zoning Administrator may appeal to the Board of Zoning Appeals. Appeals shall be made within thirty (30) days of the date of this letter by filing with the Zoning Administrator a notice of such appeal specifying the grounds thereof. The decision shall be final and unappealable if not appealed within thirty (30) days. The fees for filing an appeal are $400.00 plus the cost of advertising and property notice mailings. Classified advertising is placed in the local paper for two consecutive weeks before the meeting, with costs averaging around $700.00. The price for property notices varies and depends on the number of adjacent owners. The adjacent property notices are sent via certified letter with a return receipt at the current postage rate. The Zoning Office is located at 21 Main Street within Town Hall. Hours of operation are from 8:30 AM until 4:30 PM, Monday through Friday. If you have any questions regarding this notice or additional information about the appeal process, please get in touch with me at (540) 347-2405.

Sincerely,

Robert F. Walton

Rob Walton
Zoning Administrator
Director of Community Development
Town of Warrenton

CC: AMAZON DATA SERVICES INC. (By First Class Mail Only)
Martin Crim, Town Attorney
Denise Harris, Planning Manager
File

Exhibit 6



ECS MID-ATLANTIC, LLC

Geotechnical Engineering Report

Warrenton Data Center

Lee Highway and Blackwell Road
Warrenton, Virginia 20186

ECS Project No. 01:31153

Revised August 15, 2022

ECS MID-ATLANTIC, LLC
"Setting the Standard for Service"
Geotechnical • Construction Materials • Environmental • Facilities

Revised August 15, 2022

Ms. Patricia Krinke
Bohler Engineering
28 Blackwell Park Lane, Suite 201
Warrenton, Virginia 20186

ECS Project No. 01:31153

Reference: Geotechnical Engineering Report
Warrenton Data Center
Lee Highway and Blackwell Road
Warrenton, Virginia 20186

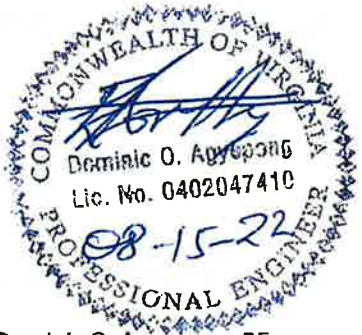
Dear Ms. Krinke:

ECS Mid-Atlantic, LLC (ECS) has completed the subsurface exploration and geotechnical engineering analyses for the above-referenced project. Our services were performed in general accordance with our Proposal No. 01:63686-GP1, dated May 4, 2021. This report presents our understanding of the geotechnical aspects of the project along with the results of the field exploration conducted and our design and construction recommendations.

It has been our pleasure to be of service to Bohler Engineering during the design phase of this project. We would welcome the opportunity to remain involved during the continuation of the design phase, and we would like to provide our services during construction phase operations as well to verify subsurface conditions assumed for this report. Should you have any questions concerning the information contained in this report, or if we can be of further assistance to you, please contact us.

Respectfully submitted,

ECS MID-ATLANTIC, LLC



John A. Short, EIT
Project Manager
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Dominic O. Agyepong, PE
Principal Engineer
DAgyepong@ecslimited.com

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- Site Location Diagram
- Boring Location Diagram

Appendix B – Field Operations

- Reference Notes for Boring Logs
- Subsurface Exploration Procedure Notes
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Appendix C – Laboratory Testing

- Laboratory Test Results Summary
- Plasticity Charts
- Grain Size Analyses
- Standard Proctor Test Results
- California Bearing Ratio Test Results
- Thermal Resistivity Test Results

Appendix D – Supplemental Report Documents

- French Drain Installation Procedure
- Zone of Influence Diagram

EXECUTIVE SUMMARY

This Executive Summary is intended as a brief overview of the primary geotechnical conditions that are expected to affect design and construction. Information gleaned from this Executive Summary should not be utilized in lieu of reading the entire geotechnical report.

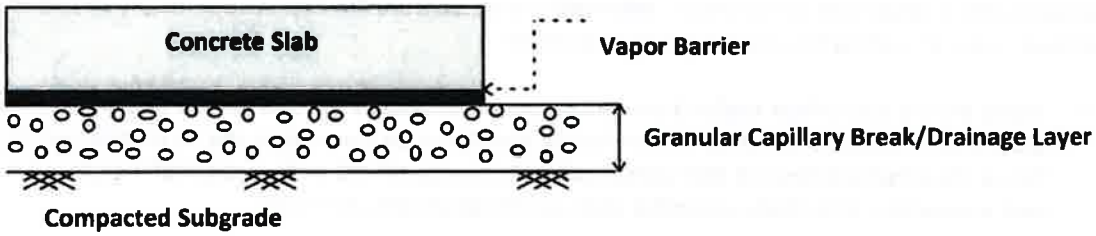
- Based on the subsurface exploration completed we anticipate the site will be suitable for the proposed development. We do not anticipate conditions on the project site to adversely affect future development beyond the typical difficulties encountered in this geographic region (i.e., rock excavation, potentially expansive soils, and moisture sensitive soils).
- For shallow foundation design we recommend the following design parameters:

Design Parameter	Column Footing	Wall Footing
Net Allowable Bearing Pressure (Stratum I Soil/Structural Fill)	3,000 psf	3,000 psf
Net Allowable Bearing Pressure (Stratum II- Weathered Rock Areas)	8,000 psf	8,000 psf
Minimum Width	24 inches	24 inches
Minimum Footing Embedment Depth (below slab or finished grade)	24 inches	24 inches

Deep foundation systems such as Drilled Shaft foundations or Auger Cast-In-Place (ACIP) Pile foundations can be utilized for heavily loaded structures. Deep foundations may be designed for an allowable bearing pressure on the order of 50 tons to 100 tons, if extended at least 3 drilled shaft diameters into the relatively unweathered rock. Actual designs will be provided in the final geotechnical report.

- Provided subgrades and structural fills are prepared as discussed herein, the proposed floor slabs can be constructed as **Ground Supported Slabs (or Slab-on-Grade).**

- The following graphic depicts our soil-supported slab recommendations:



1. Drainage Layer Thickness: 6 inches minimum.
2. Drainage Layer Material: 6 inches of VDOT #57 stone, VDOT 21-A/21-B

Soft or yielding soils may be encountered in some areas. Those soils should be removed and replaced with compacted Structural Fill in accordance with the recommendations included in this report. Floor slabs placed in areas where expansive soils (CH/MH) are encountered should be underlain by at least 2 feet of compacted suitable fill.

Subgrade Modulus: Provided the Structural Fill and Granular Drainage Layer are constructed in accordance with our recommendations, the slab may be designed assuming a modulus of subgrade reaction, k_1 of 150 pci (lbs./cu. inch).

Based on report, the anticipated geotechnical issues be considered during design included issues related to shallow bedrock, perched groundwater, potentially expansive and moisture sensitive soils, and deep foundations (drilled shafts) for the buildings.

- **Satisfactory Structural Fill Materials:** Materials satisfactory for use as Structural Fill should consist of inorganic soils with the following engineering properties and compaction requirements.

STRUCTURAL FILL INDEX PROPERTIES	
Subject	**Property**
Building and Structural Areas	LL < 40, PI<15
Pavement Areas	LL < 45, PI<20
Max. Particle Size	4 inches
Fines Content (% passing #200 sieve)	Max. 25 %
Max. organic content	5% by dry weight

- Compaction Methodologies:

STRUCTURAL FILL COMPACTION REQUIREMENTS	
Subject	**Requirement**
Compaction Standard	Standard Proctor, ASTM D698/ Virginia Test Method (VTM-1)
Required Compaction	95% of Max. Dry Density for fill less than 10 feet
	98% of Max. Dry Density for fill greater than 10 feet
Moisture Content	-2 to +3 % points of the soil's optimum value
Loose Thickness	8 inches prior to compaction

- Building and site retaining walls and foundations (soil bearing, lateral earth pressures, subgrade modulus, coefficients of friction, etc.)

- Site Soil Design Parameters

Material	Unit Weight (pcf)	Angle of Internal Friction (phi)	At-Rest Pressure (psf per vertical foot of wall)	Active Pressure (psf per vertical foot of wall)	Passive Pressure (psf per vertical foot of wall)
CH	115	12	90	75	175
ML	120	25	70	50	300
SM	125	30	65	45	375
Weathered Rock	135	45	40	25	400

Material	Compacted or In-Situ Soil Moist Unit Weight (δ)	Angle of Internal Friction (ø)	Cohesion (C)	Coefficient of Earth Pressure at Rest (K_o)	Coefficient of Active Earth Pressure (Ka)	Coefficient of Passive Earth Pressure (K_p)
CH	115	12	0	0.79	0.66	1.52
ML	120	25	0	0.58	0.41	2.46
SM	125	30	0	0.50	0.33	3.0
Weathered Rock	135	45	0	0.29	0.17	5.82

- For sliding coefficient:

Sliding Friction Coefficient [Concrete on Soil] (μ)	0.30
Skin Friction [Concrete cast against Soil] (F_s) [1]	250 psf

- Potentially expansive soils (CH/MH) are common in the local geology characterized at this site. Expansive soils should not be reused as engineered fill in the building pad, nor as fill for roadway, curb, gutter, and sidewalk subgrade, within utility trenches, or within embankment slopes. Expansive soils (CH/MH) should be undercut to 4 feet below finished exterior grade or to 2 feet below the bottom of footing, whichever is deeper, and backfilled with controlled, compacted fill where encountered. In proposed pavement areas, we recommend undercutting and replacement of the expansive soils (CH/MH) to provide at least 2 feet of non-expansive soil fill below the pavement subgrade.

- Based on the soil conditions encountered (shallow rock and low permeability soils), stormwater management facilities that require infiltration are not feasible for this site.

- Considering the shallow weathered rock surface encountered at this site and our experience with other projects in the area, we recommend that the design for the building be based on a seismic site classification of **Site Class C**.

- Preliminary pavement section designs based on laboratory data and assumed design parameters are included within the report. We recommend pavement designs be developed in accordance with applicable VDOT requirements. Finalized designs should be based on anticipated traffic loading conditions and actual soil subgrade conditions. For design purposes, we recommend using a design California Bearing Ratio (CBR) value of 4 for the on-site clayey, silty, and sandy soil materials. Additionally, we recommend a Resiliency Factor (RF) of 1.5 be utilized for design of the proposed pavements.

- Groundwater on this site can be characterized as being broadly perched above less permeable materials and shallow rock. The depth at which perched water is present on the site varies with surface elevation. In low-lying areas, the presence of perched water is more pronounced. In higher areas and on ridge lines, perched water may be present, including above design cut elevations, but is less concentrated. Soils at contact with perched water levels were very moist to wet. In most cases, moisture then decreased with depth. The permanent groundwater able is significantly below the anticipated extents of excavation for this project.

1.0 INTRODUCTION

The purpose of this study was to provide geotechnical information for the design and construction of an industrial site which includes one data center building, a guard house facility, a stormwater management pond, a substation area, associated pavement infrastructure, and mass grading for the overall site. The recommendations developed for this report are based on project information supplied by Bohler Engineering.

Our services were provided in accordance with our Proposal No. No. 01:63686-GP1, dated May 4, 2021. This report contains the procedures and results of our subsurface exploration program, review of existing site conditions, engineering analyses, and recommendations for the design and construction of the project.

The report includes the following items.

- A brief review and description of our field and laboratory test procedures.
- A review of surface topographical features and site conditions.
- A review of area and site geologic conditions.
- A review of subsurface soil stratigraphy with pertinent available physical properties.
- Copies of our soil test boring logs.
- Recommendations for site preparation and construction of compacted fills, including an evaluation of on-site soils for use as compacted fills.
- Recommended foundation types.
- General recommendations for pavement design including a recommended design CBR value.
- Evaluation and recommendations relative to groundwater control.
- Recommendations for design and construction of drainage structures and stormwater management facilities.
- An evaluation of potential soil and rock excavation issues.

2.0 PROJECT INFORMATION

2.1 PROJECT LOCATION & CURRENT SITE CONDITIONS

The proposed project site is located to the northeast of the intersection of Lee Highway and Blackwell Road in Warrenton, Fauquier County, Virginia. The subject property spans a single parcel (GPIN: 6984-69-2419) which, at the time of this exploration, is primarily occupied by active farmland with some wooded areas in the northwest and southeast portions, and site elevations range from approximate EL. 510± feet along the north edge of the site to approximate EL. 465± feet in the northeast corner. The southwest corner of the site is bordered by an existing car dealership. An aerial view of the site is pictured below.



Figure 2.1.1 Site Location

2.2 PROPOSED CONSTRUCTION

It is our understanding that the development will include the construction of one 214,388 sq. ft., 1-story data center building (FFE = EL. 486.0 feet), a guard house facility, a stormwater management pond, a 6-acre substation area, a retaining wall with a maximum exposed height of 6 feet, and associated pavement infrastructure. Based on current proposed grading information, it is our understanding that soils fill on the order of 21± feet and cuts on the order of 40± feet will be required in order to establish final site grades.

The description of the proposed project is based on the information provided to us by your office or other design team members at this time. If any of the information is inaccurate, either due to misunderstanding or due to design changes that may occur later, we recommend that we be contacted to provide additional or alternate recommendations that may be required.

2.2.1 Structural Information/Loads

A maximum structural column loading of 450 kips has been provided by the structural engineer at this time and it is our understanding that shallow foundations are considered feasible in design for support of the main building. If additional/revised maximum structural loading becomes available, ECS should be informed so that we may confirm or re-evaluate our recommendations.

3.0 FIELD EXPLORATION AND LABORATORY TESTING

Our exploration procedures are explained in greater detail in Appendix B including the insert titled Subsurface Exploration Procedures. Our overall scope of work included drilling a total of 20 soil borings. Thirteen borings were performed in the vicinity of the data center building and guard house structural footprints, two borings were performed within the proposed stormwater pond, and five borings were performed within proposed pavement areas.

A track-mounted drill rig was utilized to drill the soil test borings. Borings were advanced to depths on the order of up to 80± feet below the existing ground surface. The subsurface exploration was completed under the general supervision of an ECS geotechnical engineer.

Boring locations were identified in the field by ECS personnel using GPS techniques prior to mobilization of our drilling equipment. The approximate as-drilled boring locations are shown on the Boring Location Diagram in Appendix A. Ground surface elevations noted on our boring logs were interpolated from the provided existing contour mapping.

Standard penetration tests (SPTs) were conducted in the borings at regular intervals in general accordance with ASTM D 1586. Representative samples were obtained during these tests and were used to classify the soils encountered. The standard penetration resistances obtained provide a general indication of soil shear strength and compressibility.

Rock sampling was performed at Borings B-3 and B-10 in accordance with ASTM D-2113 using a diamond-studded bit fastened to the end of a hollow double-tube core barrel. The core barrel was drilled into the rock up to five feet at a time, and the samples were removed for measurement of sample recovery. The recovery is determined as the ratio of sample length recovered to the distance drilled.

The core samples were stored in boxes and returned to our laboratory for identification and determination of the Rock Quality Designation (RQD). The RQD is determined as the ratio of intact rock in NX or NQ core sections 4 inches or longer to the distance drilled. Percentages of recovery and RQD are given on the boring logs included in the Appendix of this report and summarized within the table below.

Boring No.	Depth of Core Run (feet)	REC (%)	RQD (%)
B-3	39.0-44.0	32	13
	44.0-49.0	53	7
B-10	23.5-28.5	87	17
	28.5-33.5	100	22

3.1 SUBSURFACE CHARACTERIZATION

The project site is located within the Central Blue Ridge Anticlinorium. Based on 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.

The subsurface conditions encountered were generally consistent with published geological mapping. The following sections provide generalized characterizations of the soil and rock strata. Please refer to the boring logs in Appendix B.

Table 3.1.1 – Subsurface Soil Summary

Approximate Depth (ft)	Stratum	Description	Ranges of SPT[1] N-values (bpf)
0-0.5 (Surface cover)	n/a	Topsoil, Roots, and Organics	N/A
0.3-32.0	I	- Very Loose to Very Dense SAND (SM) and SILT (ML) with varying amounts of parent rock fragments - Firm to Very Stiff CLAY (CL, CH, MH)	4 to 50/4
3.0-80.0	II	- Very Dense Weathered Rock with varying amounts of parent rock fragments	60 to 50/0

Notes: (1) Standard Penetration Test

3.2 GROUNDWATER OBSERVATIONS

Groundwater was encountered in 4 of the 20 borings (B-1, B-2, B-3, and B-5) drilled as part of this geotechnical study ranging from depths of 23± to 53± feet below the existing ground surface. Perched water occurs as precipitation that enters the site, either directly or from overland flow from adjacent properties, begins to percolate through the near surface soils. Once the water percolation reaches the bedrock, which is virtually impermeable, it begins to flow at the intersection of the rock and the soil. This groundwater flow continues down gradient with the water table occasionally surfacing to form as springs and intermittent streams. Only in the lowest lying areas and adjacent to existing creeks is a shallow groundwater table in a continuous condition. Otherwise, it is related to precipitation, although springs may exist in the lower lying areas for extended periods of time without recharge from rainfall. Therefore, the groundwater conditions at this site are expected to be significantly influenced by surface water runoff and precipitation.

Because of the perched nature of the groundwater at this site, long term groundwater conditions can be deceptive. Although the true groundwater table can exist several hundred feet below the existing ground surface, groundwater located in streams and creeks, because of perched overland flow, creates the presence of an effective near surface groundwater table. Because the water is perched and flows at the interface between the soil and bedrock, water exiting fracture channels and cracks is common. Therefore, although all building excavations may appear dry at the time of completion, it is very common for fracture patterns in the rock, because of natural conditions or blasting to become natural pathways for ground water flow.

The highest groundwater observations are normally encountered in the late winter and early spring. Variations in the location of the long-term water table may occur because of changes in precipitation, evapo-transpiration, surface water runoff, and other factors not immediately apparent at the time of this

exploration. The site may also be subject to severe desiccation during extended dry periods. Therefore, earthwork operations, especially in the winter and spring months are more likely to encounter difficulties with perched conditions than those operations undertaken in the summer or fall.

3.3 LABORATORY TESTING

Representative soil samples were selected tested in our laboratory to check field classification and to evaluate pertinent engineering properties. The laboratory testing program included visual classifications (ASTM D4318), moisture content tests (ASTM D2216), Atterberg Limits tests (ASTM D4318), washed sieve grain size analyses (ASTM D412), thermal resistivity testing (ASTM D5334), and California Bearing Ratio testing.

Each soil sample was visually classified on the basis of texture and plasticity in accordance with the Unified Soil Classification System. The group symbols for each soil type are indicated in parentheses following the soil descriptions on the boring logs. A brief explanation of the Unified Soil Classification System is included in Appendix B of this report. The various soil types were grouped into the major zones noted on the boring logs. The stratification lines designating the interfaces between earth materials on the boring logs and profiles are approximate; in situ, the transitions may be gradual, rather than distinct.

4.0 DESIGN RECOMMENDATIONS

The design recommendations outlined in this report are based on the 20 soil test borings performed within the proposed development limits. The following sections provide recommendations for foundation design, soil supported floor slabs, seismic design parameters, pavements, and stormwater management facilities.

4.1 BUILDING FOUNDATIONS

4.1.1 Shallow Foundations (Option)

Provided subgrades and structural fills are prepared as recommended in this report, the buildings, structures, and lightly-loaded substation features may be supported by shallow foundations including column footings and continuous wall footings. We recommend the foundation design use the following parameters:

Table 4.1.1.1 Shallow Foundation Design

Design Parameter	Column Footing	Wall Footing
Net Allowable Bearing Pressure (Stratum I Soil/Structural Fill) (1)	3,000 psf	3,000 psf
Net Allowable Bearing Pressure (Stratum II)[1]	8,000 psf	8,000 psf
Minimum Width	24 inches	24 inches
Minimum Footing Embedment Depth (below slab or finished grade) (2)	24 inches	24 inches
Estimated Total Settlement (3)	Less than 1 inch	Less than 1 inch
Estimated Differential Settlement (4)	Less than 0.5 inches between columns	Less than 0.5 inches

Notes:

(1) Net allowable bearing pressure is the applied pressure in excess of the surrounding overburden soils above the base of the foundation.
(2) For frost penetration requirements.
(3) Based on assumed structural loads. If final loads are different, ECS must be contacted to update foundation recommendations and settlement calculations.
(4) Based on maximum column/wall loads and variability in borings. Differential settlement should be re-evaluated once the foundation plans are more complete.

Potential Undercuts: Most of the natural soils at the foundation bearing elevation are anticipated to be suitable for support of the proposed structures. If soft or unsuitable soils are observed at the footing bearing elevations, the unsuitable soils should be undercut and removed. Any undercut should be backfilled with lean concrete ($f'_c \geq 1{,}000$ psi at 28 days) up to the original design bottom of footing elevation; the original footing shall be constructed on top of the hardened lean concrete. Additional undercutting of foundations may be required if highly plastic soils or undocumented fill soils are present below the foundation. Please see the High Plasticity Soils section of this report.

For building and site retaining walls and foundations (soil bearing, lateral earth pressures, subgrade modulus, coefficients of friction, etc.).

- Site Soil Design Parameters

Material	Unit Weight (pcf)	Angle of Internal Friction (phi)	At-Rest Pressure (psf per vertical foot of wall)	Active Pressure (psf per vertical foot of wall)	Passive Pressure (psf per vertical foot of wall)
CH	115	12	90	75	175
ML	120	25	70	50	300
SM	125	30	65	45	375
Weathered Rock	135	45	40	25	400

Material	Compacted or In-Situ Soil Moist Unit Weight (δ)	Angle of Internal Friction (ø)	Cohesion (C)	Coefficient of Earth Pressure at Rest (K_o)	Coefficient of Active Earth Pressure (Ka)	Coefficient of Passive Earth Pressure (K_p)
CH	115	12	0	0.79	0.66	1.52
ML	120	25	0	0.58	0.41	2.46
SM	125	30	0	0.50	0.33	3.0
Weathered Rock	135	45	0	0.29	0.17	5.82

- For sliding coefficient:

Sliding Friction Coefficient [Concrete on Soil] (μ)	0.30
Skin Friction [Concrete cast against Soil] (F_s) [1]	250 psf

4.1.2 Drilled Shafts (Option)

In the event maximum structural loads for the building are considered to be excessive for shallow foundation system design, the building as well as typical more heavily-loaded substation structures (e.g. transmission line towers, etc.) can be designed to bear on drilled shaft foundations. **For preliminary design purposes only,** we estimated that drilled shafts may be designed to bear in rock sockets having a depth of at least 1 shaft diameter with a design capacity of 60 ksf. An average rock unconfined strength of 4,000 psi may be utilized for preliminary design purposes. Rock suitable for end bearing can generally be identified in the field during drilling by observing drill cuttings which appear generally dry and to consist of rock fragments, a pronounced grinding of the auger teeth and visible dust noted during drilling. Based on the rock depths encountered, we estimate the shaft lengths will vary across the site between 15 feet to over 40 feet in some areas. **Additional borings and rock coring data will be required to determine final tip elevations for each drilled shaft location.** Project planning and estimates should account for potential variability of drilled shaft length throughout the project.

The actual structural designs of the drilled shaft foundation system (including final pier locations, pier lengths, pier dimensions, and spacing) shall be designed and submitted, separately, for review approval and appropriate permit to Prince William County Building Division prior to construction.

We recommend all drilled shaft excavations be observed and approved by the GER prior to concrete placement. We recommend a pre-production meeting be held prior to drilling operations to review the shaft termination criteria with the GER and drilling contractor. Termination criteria shall be determined by the GER based on the final structural design and type of rig.

4.1.3 Auger Cast-In-Place (ACIP) Pile Foundations (Option)

Auger Cast-In-Place (ACIP) piles are installed by drilling a hollow stem auger with a closed tip. Upon reaching the bearing stratum, the plug is removed, and a sand-cement grout is placed under pressure through the hollow stem as the augers are withdrawn (tremie placement). The upper portion of the pile is terminated approximately 6 inches above the bottom of the proposed pile cap. ACIP foundations may be preliminarily designed for an allowable bearing pressure on the order of 50 tons to 100 tons. We estimate the shaft lengths will vary across the site between 25 feet to over 60 feet in some areas. **Additional borings and rock coring data will be required to determine final tip elevations for each ACIP location.** Project planning and estimates should account for potential variability of drilled shaft length throughout the project.

Auger cast-in-place piles greater than 18 inches in diameter will require special equipment to be installed and generally cannot be drilled more than 60 feet in the ground. Please note top of pile elevations were used in calculations and were estimated to be two feet below the finished floor elevations.

The actual structural designs of the ACIP foundation system (including final pier locations, pier lengths, pier dimensions, and spacing) shall be designed and submitted, separately, for review approval and appropriate permit to Prince William County Building Division prior to construction.

We recommend a series of three widely spaced auger probe/test piles be installed under the observation of the geotechnical engineer. Based on these observations, at least one pile should be selected for load testing, by the geotechnical engineer. The purpose of the test piles is to confirm our assumption of pile capacity (which is related to our design safety factor) and to allow observation of the subsurface conditions encountered by the augers.

The single test pile should be load tested in axial compression. The primary objective of the load test program is to observe the load-settlement response of an individual pile in order to verify that the contractor's construction procedures and installation equipment can produce an acceptable pile foundation. The geotechnical engineer should be retained to select the location of the test, observe and document the installation of the test pile and reaction piles, perform the load test and interpret the results, and develop recommendations concerning installation procedure and design tip elevations of production piles. Significant differences from accepted procedures or expected results should be brought to the attention of the Structural Consultant.

The axial compressive pile load test should be performed in general accordance with procedures outlined in ASTM D1143, Paragraphs 5.1 and 5.3. The test pile should eventually be loaded to plunging failure, which can be described as a total pile butt displacement on the order of 15% of the pile diameter, or about

2 inches. Accurate systems referenced to a stationary reference beam supported well away from the zone of influence of the test pile and reaction piles (if applicable). We recommend the load test be performed no sooner than five days after the installation of the test pile, unless the contractor can establish sufficient grout strength only after three days.

Auger cast piles may also be utilized to anchor the reaction frame system for the pile load test. However, these anchor piles may be pulled upward during loading. Upward movement of the piles beyond that of elastic elongation would reduce the downward axial capacity of these piles. Therefore, these anchor piles should not be used as production piles.

4.2 SLABS ON GRADE

Provided subgrades and structural fills are prepared as discussed herein, the proposed floor slabs can be constructed as Ground Supported Slabs (or Slab-on-Grade). The following graphic depicts our soil-supported slab recommendations:

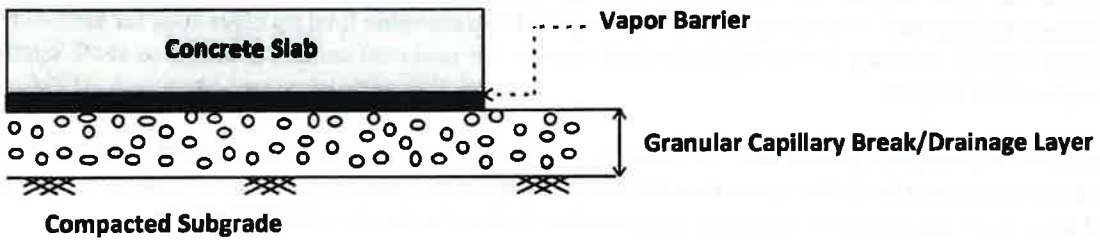


Figure 4.2.1

1. Drainage Layer Thickness: 6 inches minimum.
2. Drainage Layer Material: 6 inches of VDOT #57 stone, VDOT 21-A/21-B

Soft or yielding soils may be encountered in some areas. Those soils should be removed and replaced with compacted structural fill in accordance with the recommendations included in this report. Floor slabs placed in areas where expansive soils (CH/MH) are encountered should be underlain by at least 2 feet of compacted suitable fill.

Subgrade Modulus: Provided the Structural Fill and Granular Drainage Layer are constructed in accordance with our recommendations, the slab may be designed assuming a modulus of subgrade reaction, k_1 of 150 pci (lbs./cu. inch).

Vapor Barrier: Before the placement of concrete, a vapor barrier may be placed on top of the granular drainage layer to provide additional protection against moisture penetration through the floor slab. When a vapor barrier is used, special attention should be given to surface curing of the slab to reduce the potential for uneven drying, curling and/or cracking of the slab. Depending on proposed flooring material types, the structural engineer and/or the architect may choose to eliminate the vapor barrier.

Slab Isolation: Soil-supported slabs should be isolated from the foundations and foundation-supported elements of the structure so that differential movement between the foundations and slab will not induce excessive shear and bending stresses in the floor slab. Where the structural configuration prevents the

use of a free-floating slab such as in a drop down footing/monolithic slab configuration, the slab should be designed with suitable reinforcement and load transfer devices to preclude overstressing of the slab.

4.3 BELOW GRADE WALLS

Any below grade walls that will be backfilled with soil or aggregate should be designed to withstand lateral earth pressures and surcharge loads. For below grade walls that are properly drained, the walls may be designed for an equivalent fluid pressure of 60 pounds per square foot (psf) per foot of wall height. The 60 psf horizontal pressure reflects the moderate strength low plasticity silty and clayey soils present with the wall influence zones. A Lateral Earth Pressure Diagram illustrating our general recommendations regarding the application of lateral earth pressure are included in the Appendix D of this report and in Figure 4.3.1.

The following Figure depicts the suggested lateral earth pressure condition for a "drained condition" with restrained wall top:

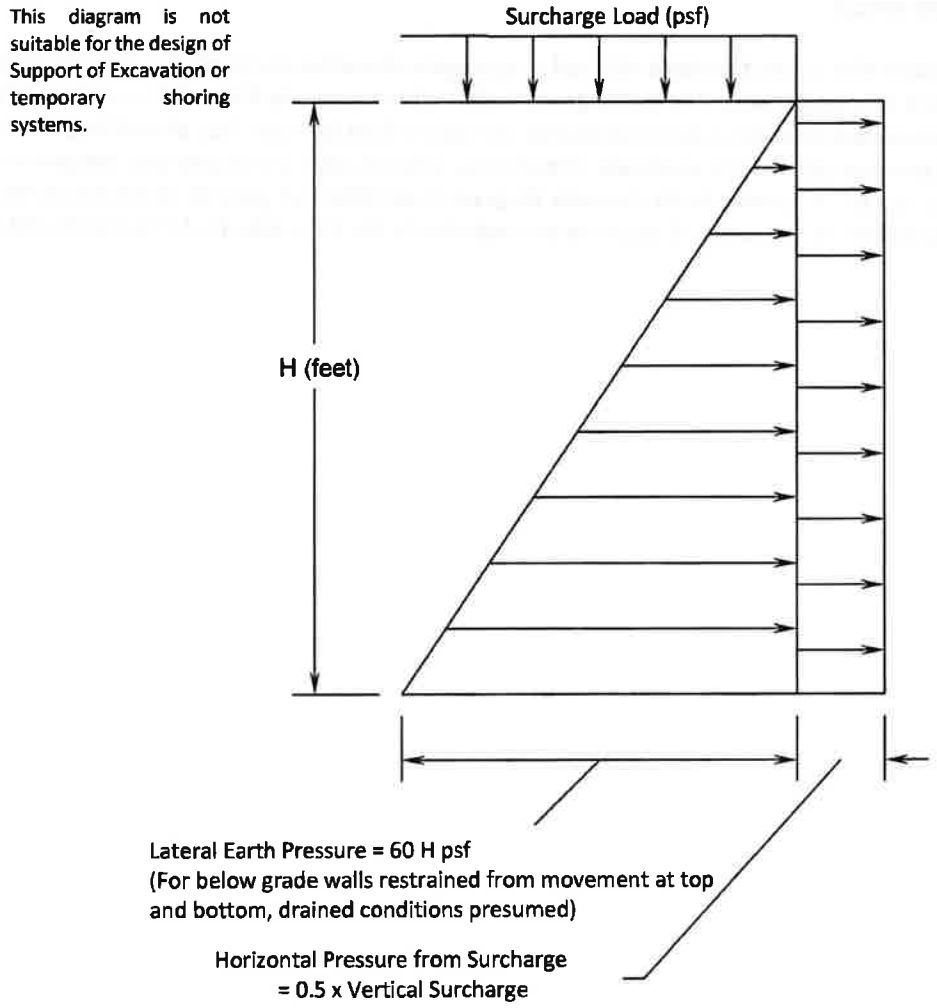


Figure 4.3.1

Any surcharge loads imposed within a 45 degree slope of the base of the wall should be considered in the below grade wall design. The influence of these surcharge loads on the below grade walls should be based on an at-rest pressure coefficient, k_0, of 0.5 in the case of restrained walls.

Backfill materials should consist of inorganic materials, free of debris and be free draining. The fill placed adjacent to the below grade walls should not be over-compacted. Heavy earthwork equipment should maintain a minimum horizontal distance away from the below grade walls of 1 foot per foot of vertical wall height. Lighter compaction equipment should be used close to the below grade walls and the thickness of the lifts should be no more than 6 inches where light weight compaction equipment is used.

To reduce excessive pressures against the below grade walls, and to reduce the settlement of the wall backfill, it is recommended that the wall backfill be compacted to between 92% and 95% of the maximum dry density determined in accordance with ASTM D 698 or VTM-1. Where the fill will be supporting pavement or other structures, the fill should be compacted to near 95% of this specification. Backfill materials which are placed behind below-grade walls should be free of organic materials and debris, free-draining, non-frost susceptible, and should not include any high plasticity Elastic SILT (MH) or Fat CLAY (CH) materials.

Depending upon the excavation methods employed at the time of installation, it may be advantageous to discontinue use of soil as structural backfill and substitute using open graded stone such as VDOT No. 57 stone. The use of No. 57 stone should help with any problems that should be encountered when attempting to backfill and compact soils. The top 2 feet of backfill should be suitable soils placed and compacted in accordance with the section titled Fill Placement. We recommend filter fabric be placed between the VDOT No. 57 stone and the compacted soil to reduce the risk of the soil fines migrating into the voids in the VDOT No. 57 stone. The GER should be contacted prior to employing the use of open graded stone to backfill around these structures.

Suitable manmade drainage materials may be used in lieu of the free draining granular backfill, adjacent to the below grade walls. These materials should be covered with a filter fabric having an Apparent Opening Size (AOS) consistent with the size of the soils to be retained. The material should be placed in accordance with the manufacturer's recommendations and connected to either the perimeter drainage system or the underslab granular mat, which in turn should be properly drained. The ground surface adjacent to the below grade walls should be kept properly graded to prevent ponding of water adjacent to below grade walls.

4.4 SEISMIC DESIGN CONSIDERATIONS

The International Building Code (IBC) 2012 and Chapter 20 of ASCE 7 require site classification for seismic design based on the upper 100 feet of a soil profile. Three methods are utilized in classifying sites, namely the shear wave velocity (v_s) method; the undrained shear strength (s_u) method; and the Standard Penetration Test Resistance (N-value) method. Where site specific data are not available to a depth of 100 feet, appropriate soil properties are permitted to be estimated by the registered design professional preparing the soils report based on known geologic conditions. The seismic site class definitions for the weighted average of either the SPT N-values or the shear wave velocities in the upper 100 feet of the soil profile are presented in Chapter 20 of ASCE 7 and in the table below.

Table 4.4.1: Seismic Site Classification

Site Class	Soil Profile Name	Shear Wave Velocity, Vs, (ft./s)	N value (bpf)
A	Hard Rock	Vs > 5,000 fps	N/A
B	Rock	2,500 < Vs ≤ 5,000 fps	N/A
C	Very dense soil and soft rock	1,200 < Vs ≤ 2,500 fps	>50
D	Stiff Soil Profile	600 ≤ Vs ≤ 1,200 fps	15 to 60
E	Soft Soil Profile	Vs < 600 fps	<15

In the absence of actual shear wave (V_s) data, we utilized the Standard Penetration Test (SPT) N-values recorded from the borings. Considering the shallow rock surface encountered at this site and our experience with other projects in the area, we recommend that the design for the building be based on a seismic site classification of **Site Class C**.

Considering that the foundation will bear in or close to bedrock, a Site Class B may be possible; however, site specific seismic testing to determine the shear wave velocity of the rock would be required to evaluate this site classification. If it is determined by the structural engineer that an increase in the site class for the project site will result in significant economic savings in the final design, we would be pleased to provide additional site-specific seismic testing services.

4.5 PAVEMENTS

The pavement design recommendations shall conform to the latest VDOT Road and Bridge Standards and Specifications. For the design and construction of exterior pavements, we recommend that all the procedures outlined in the Subgrade Preparation and Earthwork Operations and Fill Placement and Compaction sections be followed through the establishment of roadway section subgrade elevations.

We recommend that topsoil, existing fill material, construction debris, and any other soft or unsuitable materials be removed from the pavement area. The stripped surface should be proofrolled and carefully observed at the time of construction in order to aid in identifying the localized soft or unsuitable materials which should be removed. If high plasticity soils are exposed during the final grading of the paved areas, we recommend that these areas be over-excavated of the high plasticity soil to a depth of 2 feet and replaced with engineered fill.

An important consideration with the design and construction of pavements is surface and subsurface drainage. Where standing water develops, either on the pavement surface or within the base course layer, softening of the subgrade and other problems related to the deterioration of the pavement can be expected. Furthermore, good drainage should reduce the possibility of the subgrade materials becoming saturated over a long period of time. We would be pleased to be of further assistance to you in the design of the project pavements by providing additional recommendations during construction of the project.

It is common practice to install only the base aggregate and the base course asphalt during initial construction, and then the final topping surface asphalt much later in the construction process. Often, depending upon the sequence and timing of construction, the final pavement surface may not be placed until several months to even years after the initial base asphalt is placed. Studies have shown that the most critical load conditions for most development occur during the construction phase. In particular, the pavement system is subjected to loading that includes construction equipment, low-boys, concrete trucks, pre-fabricated joist and dry wall deliveries, and other heavy, high concentrated truck loading which does not occur once the development is finished. Not only does this represent the highest traffic loading condition, but it occurs at a time when the pavement section is not at its full strength, simply because the surface asphalt has not been placed.

Although it is usually not economically feasible to increase the pavement section to satisfy this potential design issue, it should be recognized that prudent steps can be taken to help reduce failures of the pavement system during the construction. For example, we recommend using intermediate type asphalt for the base layer of asphalt to reduce the amount of surface water infiltration into the pavement subbase.

Furthermore, any areas that are low and will have a tendency to pond water should be drained to the extent feasible. This should normally be undertaken in areas that are relatively low and wet, or in areas where there is known to be a concentration of construction traffic. These concentrations should be considered to be the initial entryways to the site, the travelways and any other high-construction traffic areas.

Depending upon the time in which the temporary construction is used as a service road, some failures should be expected. If the construction pavement system fails, it will be necessary to remove this failed section and replace it with the initial design section or an equivalent repaired section.

If pavements will be constructed early during site development to accommodate construction traffic, consideration must be given to the construction of heavier pavement sections, capable of accommodating the much heavier loads normally associated with these activities. The design of actual pavement sections is beyond the scope of this report. We recommend final pavement designs be developed in accordance with applicable VDOT and Prince William County requirements, as appropriate. Such a design should be developed considering anticipated traffic loading conditions, soil subgrade conditions, and CBR value.

Rutting of pavement and ultimately pavement failure are typically experienced due to front loading garbage trucks imposing concentrated wheel loads on pavements. Therefore, we recommend that the pavement in any trash pick-up areas consist of a reinforced concrete pavement underlain by VDOT 21A subbase. Design of concrete pavements is beyond the scope of this report. We recommend concrete pavement designs be developed in accordance with applicable VDOT and Prince William County requirements. Such a design should be based on anticipated traffic loading conditions and soil subgrade conditions.

A design CBR value of 4 is recommended based on laboratory testing performed on samples obtained from Borings B-14 and B-15 during our subsurface exploration. Additionally, we recommend that a Resiliency Factor (RF) of 1.5 be utilized for design purposes of the pavements. If the results of the CBR tests taken during construction differ from that mentioned above, the pavement design should be modified as necessary.

New Asphalt Pavement Section: We have assumed that asphalt (light-duty and heavy-duty) and concrete (heavy-duty) pavement section designs for the parking lot and access roadway pavement areas will be based upon 20-year and 30-year design lives with assumed ESALs of 19,300/610,000 for light/heavy-duty Flexible Pavements and 1,400,000 for Rigid Pavement. If these assumptions are found to be inaccurate for the finalized project average daily traffic values, ECS shall be informed in order to revise pavement section design accordingly.

We have also assumed other design parameters in table below.

Table 4.5.1 Pavement Design Parameters

Reliability	90%
Overall Standard Deviation	0.49
Effective Subgrade Resilient Modulus	6,000 psi
Initial Serviceability	4.2
Terminal Serviceability	2.8

The following sections are expected to provide adequate support for standard-duty pavement and heavy-duty pavements for the newly constructed pavement areas that will be part of the development of the project site.

Table 4.5.2 Design Pavement Sections

Pavement Material	**Pavement Thickness (inches)**		
	Standard-Duty - Asphalt	**Heavy-Duty - Asphalt**	**Heavy-Duty - Concrete**
Surface Course	1.5	1.5	---
Intermediate Course		2.0	---
Base Course	3.0	3.0	---
Portland Cement Concrete	---	---	8.0
Aggregate Base Material	6.0	8.0	8.0
Total Pavement Section Thickness	**10.5**	**14.5**	**16.0**

It should be recognized that construction loading conditions may be more severe than in-service conditions and the Geotechnical Engineer should be advised of any traffic loading conditions that become available in order to confirm and/or modify the pavement section recommendations.

New Concrete Pavement Section: The heavy-duty concrete pavement section should consist of a minimum of 8 inches of air-entrained Portland cement concrete having a minimum 28-day compressive strength of 4,000 pounds per square inch (psi). The concrete pavement shall be underlain by a minimum of 8 inches of compacted dense-graded aggregate base course stone (VDOT 21-A). The rigid concrete pavement section should be provided with construction joints at appropriate intervals per typical concrete pavement construction requirements.

Exterior Concrete Slabs on Grade (Sidewalks, Curbs, Gutters, and Dumpster Pads): The exterior concrete slabs recommendations should conform to the latest VDOT Road and Bridge Standards and Specifications. For the construction of exterior concrete, we recommend that topsoil and any other soft or unsuitable materials be removed from the paved area. The stripped surface should be proofrolled and carefully

observed at the time of construction in order to aid in identifying the localized soft or unsuitable materials which should be removed.

We recommend that exterior concrete slabs such as sidewalks, curbs and gutter be underlain by a minimum of 4 inches of granular material having a maximum aggregate size of 1.5 inches and no more than 2% passing the #200 sieve. This granular layer will reduce the potential for frost heaving of the exterior slabs. Exterior concrete exposed to the weather should be air-entrained.

4.6 SITE RETAINING WALL

One retaining wall with a maximum exposed wall height of 6 feet is proposed along the northeast edge of the site. While design details for the wall are not available at this time, general recommendations have been provided below.

Since retaining walls are free to rotate at the top, they effectively mobilize more of the shear strength of the retained soil than conventional basement or loading dock walls. For the design of permanent site retaining walls with level backfill, we recommend an equivalent fluid pressure of 45 psf per vertical foot of wall. At the areas of the walls such as corners where rotation will be limited, we recommend an equivalent fluid pressure of 60 psf per vertical foot of wall since rotation is restricted in these areas. This lateral earth pressure assumes that low-plasticity materials with a LL equal to or less than 40 and a PI less than 15, unless the material can be shown to have a very low expansion potential, are used for the wall backfill and that drainage of the backfill is provided as discussed below. A Lateral Earth Pressure Diagram has been included in the Appendix to further detail the anticipated earth pressure distribution behind the wall. The design should also account for any surcharge loads that are within a 45° slope from the base of the wall, and any slope of the backfill. The retaining wall should be designed so that the resultant of the overturning forces remains in the central one-third of the footing.

The foundations for proposed retaining wall should be designed for a maximum allowable soil bearing pressure of 3,000 psf, provided that the footings are founded within firm natural soils or engineered fill placed over firm natural soils. Special care should be taken to confirm soft existing soils are removed prior to the placement of structural fill on the established foundation subgrades.

Sliding resistance of the retaining wall can be achieved either through the use of a shear key (for concrete retaining walls only) or through the frictional forces developed at the base of the retaining wall. A shear key, if installed, can be designed for a passive pressure of 300 psf per foot of depth. This assumes that the soils at the base of the retaining wall are approved, firm natural soils or compacted structural fill. A frictional resistance coefficient of 0.3 can be utilized for sliding resistance design for the retaining wall. The structural design of proposed retaining walls should be approved prior to site implementation.

The recommendations presented herein assume that the backfill behind the retaining wall is properly drained. Suitable man-made drainage materials may be used in lieu of the free draining granular backfill, adjacent to the wall. These materials should be covered with a filter fabric having an Apparent Opening Size (AOS) consistent with the size of the soils to be retained and should be placed in accordance with the manufacturer's requirements. Drainage of the backfill may be accomplished through the use of 4-inch diameter weep holes at 8 feet spacing, through the wall, immediately above proposed grade at the front of the wall. Alternatively, a longitudinal drain line could be used behind the retaining wall. The drain should consist of a 6-inch perforated pipe surrounded by a minimum of 6 inches of VDOT No. 57 stone.

The No. 57 stone should be completely wrapped in a filtration geotextile such as Mirafi 140N. The geotextile used should be reviewed and approved by the geotechnical engineer. The ground surface adjacent to the retaining wall should be kept properly graded to prevent ponding of water adjacent to the wall or drainage of water over the front of the wall.

The land above the recommended geogrid reinforcement layers must be designated as a "soil reinforcement zone easement" and any future landscaping or planting should be coordinated such that it does not disturb the soil reinforcement system and/or will not affect the retaining wall stability. The geogrid layers will be installed in conjunction with the wall construction and thus will precede the excavations for plant material and landscaping. Trees and other plant material that might impact the geogrid reinforcing shall be kept outside the soil reinforcement zone easement.

The construction sequence will be important in areas where construction of the wall will either be in conflict or be too close to any existing storm pipes and structures. We recommend that in such cases, the storm pipes and the structures be installed first or simultaneously with the construction of the wall, since excavation for the storm pipes and structures after construction of the wall may jeopardize the stability of the wall. The wall designer should consider the presence of the storm structures in his or her design and should include standard or specific details for placement of wall backfill around these structures in design. In cases where storm sewer pipes penetrate and/or are located underneath the proposed wall, we recommend the provision of an encasement/liner or a grade beam in order to allow the pipes to be removed for maintenance without affecting the wall stability. If the storm line extends through the face of the wall, then block units should be saw cut within 1/2-inch of the pipe. Details for the pipe outlet and casing as well as wall sections with the pipe in the reinforcing zone should be included in the retaining wall design.

4.7 STORM WATER MANAGEMENT PONDS

One storm water management pond is currently proposed for the site. At the time of this report, specific details regarding water surface elevations and locations and elevations of pond structures were not available. As such, it is the intent of this section to provide general recommendations for design and construction of the pond. Once detailed pond designs and grading is available, ECS should be contacted to provide updated recommendations and, if necessary, global stability analyses for the pond.

4.7.1 Earthwork Operations

Subgrade preparation operations should consist of stripping all vegetation, rootmat, and topsoil and any other soft or unsuitable material from the dam embankment. Where possible, stripping limits for the proposed grading of the dam should be extended at least 10 feet beyond the toe.

After stripping to the desired grade and prior to new fill placement, the exposed soils should be carefully examined to identify any localized loose, yielding or otherwise unsuitable materials by an experienced geotechnical engineer or his authorized representative. After examining the exposed soils, loose and yielding areas can be identified by proofrolling with an approved piece of equipment, such as a loaded dump truck having an axle weight of at least 10 tons. Any soft or unsuitable materials encountered during this proofrolling should be removed and replaced with an approved backfill.

4.7.2 Embankment Fill Placement

The on-site materials may be reused as engineered fill if they do not contain organics or foreign debris, are not highly plastic, are not environmentally impacted, and conform to the criteria outlined below for acceptable soil types for construction. Based on observations made during the subsurface exploration program and following visual observation of the recovered soil samples, some of the natural soils may be suitable for reuse as engineered fill materials; however additional laboratory testing will be required for confirmation of soils to be used as engineered fill. Under no circumstances should CH soils be used as fill material in proposed structural areas.

The preparation of fill subgrades should be observed on a full-time basis. These observations should be performed by the Geotechnical Engineer of Record, or their representative, to ensure all unsuitable materials have been removed, and the subgrade is suitable for support of the proposed construction and/or fills. In some areas, excessively soft and/or wet soils may be encountered for fill subgrades, especially in the winter or early spring months. All soft areas should be excavated and removed.

Upon achieving competent subgrade materials, the excavated area should be filled, where appropriate, to planned grades with an approved controlled, compacted fill. All fill and backfill placed within the embankments and around the structures should be placed in lifts not exceeding 8-inches in loose thickness and moisture conditioned to within 2 percentage points on the wet side of the optimum moisture content. We recommend that the lifts be compacted to at least 95 % of their maximum dry density, as determined by ASTM D-698, Standard Proctor, for the full depth of the fill. Acceptable soil types for construction of the embankment on the upstream and downstream side (excluding the clay liner) include soils having a USCS designation of ML and CL; and SM and SC having a minimum of 25% passing No. 200 sieve. The on-site SM and SC soils tested do generally meet these requirements and should be suitable for use as fill.

The timing for placement of backfill for the embankment should be planned to minimize the risk of piping of soil based on laboratory tests performed on the material proposed for use prior to construction (additional observations and analyses may be required for the clay liner placement).

It is recommended that new fill soils be **benched** into the existing soils to verify adequate soil bonding of these materials. If the top of an exposed layer is too smooth, it should be rerolled with a sheepsfoot roller, or scarified prior to the placement of the next lift of fill. Although it is desirable to seal off fill surfaces on a daily basis using a steel drum or rubber tired roller, these surfaces should be scarified the following day prior to fill activities to minimize the creation of planes of seepage within the embankment structure.

Fill materials should not be placed on frozen soils or frost-heaved soils and/or soils which have been recently subjected to precipitation. All frozen soils should be removed prior to continuation of fill operations. Borrow fill materials, if required, should not contain frozen materials at the time of placement. All frost-heaved soils should be removed prior to placement of controlled, compacted fill, granular subbase materials, foundation or slab concrete, and asphalt pavement materials. Soil bridging lifts within the proposed embankment should not be used since excessive settlement of the structure can occur. Also, trees should not be planted on the existing dam embankment.

4.7.3 Facility Outlets

The principal outlet pipes penetrating the embankment dams should be provided with seepage control measures consisting of a concrete cradle and downstream collection drain. Primary outlet conduits, which penetrate the facility embankments, should be constructed on a concrete cradle along the upstream two-thirds of the conduit length. The downstream one-third of the principal spillway pipe should be surrounded with a 12-inch thick layer of open graded coarse aggregate (VDOT No. 78) wrapped with a suitable nonwoven geotextile with an Apparent Opening Size (AOS) of 70. (The coarse aggregate should conform to the current VDOT Road and Bridge Specifications Section 203 and the geotextile with Section 245.) The gravel layer below and around the conduit at the downstream end will serve to collect any seepage along the conduit. This drainage blanket should be daylighted at the slope face or tied into the stormwater discharge structure.

4.7.4 Foundations for Drainage Control Structures

Based on the results of our subsurface exploration and our engineering analysis, we recommend that any proposed stormwater discharge control structures be supported on spread footing foundations bearing either on suitable firm natural soils or on new engineered fill constructed over suitable natural soils. Assuming subgrades are prepared according to the recommendations above, the foundations may be designed for a net allowable soil bearing pressure of 2,000 pounds per square foot (psf).

If unsuitable soil types or bearing conditions are found to exist at the foundation level, then the base of the excavation should be lowered to suitable materials. As an alternative, the original bottom-of-footing level can be restored by the placement of "lean" (1,000 psi) concrete after removal of the unsuitable soils.

Fill materials should be placed in accordance with the Compaction section of this report. The soil will be moisture and disturbance sensitive; therefore, excavation for the outlet structures should proceed in an expeditious manner in order to reduce exposure of the bedding soils. The foundation excavation should be observed and the bearing pressure of the footing subgrade tested by an authorized representative of the GER.

Granular bedding should not be used to support foundations or pipes penetrating the facility embankments. Granular soils should only be used where specifically designed for drainage. Conduits penetrating the embankments should be supported by properly placed soil or natural soils trimmed to fit the pipe diameter, or concrete fill, such as lean concrete or "flowable" fill, to control seepage along such conduits which could otherwise result in a soil piping failure. The upstream two thirds of the primary discharge pipe should be placed over a concrete cradle as described in the previous section.

4.7.5 Pond Liner (Wet Ponds Only)

In order to maintain the permanent pool elevations, we recommend the use of a clay or synthetic liner to minimize the potential for seepage through the silty and clayey sand materials and weathered rock.

The liner should be present along the entire pond bottom, including embankment slopes up to the 10-yr storm elevation on the impounded side only. The liner should consist of an 18-inch thick layer of material meeting the specification of the most recent edition of the BMP Clearinghouse (Table 14.4). The liner should consist of soil with a minimum of 30% clay particles, by weight. The material should also have a

minimum Plasticity Index of 15 and a minimum Liquid Limit of 30. We recommend the liner have a maximum permeability of $1x10^{-7}$ ft/sec and should be compacted to 90% to 95% of the maximum dry density as determined by the Standard Proctor Method (ASTM D698). Generally, a soil material classified as Lean CLAY (CL) and having less than 10% retained on the #4 sieve should meet this requirement. Fat CLAY (CH) is not recommended for use as a liner due to concerns over shrinkage cracks. We also recommend the soils for the liner be installed at 2 to 3 percentage points wet of the optimum moisture content. Clay liner materials should be kept moist during and after installation to reduce the potential for desiccation and cracking. It is recommended that new clay liner soils be benched into the existing soils to verify adequate soil bonding of these materials.

4.8 SOIL THERMAL RESISTIVITY

Soil thermal resistivity testing was performed on remolded samples obtained from depths ranging from 1± feet to 6± feet below site grades. The samples were compacted to approximately 95% of the maximum dry density as determined by the Standard Proctor Method (ASTM D698). Tests were performed in general accordance with ASTM D5334. Tests were performed at various moisture contents to develop a dry-out curve. Based on the test results, we recommend the following maximum resistivity values at each location be used for design:

Sample No.	Recommended Max. Rho (°C*cm/W)
B-2	220
B-7	190
B-11	205

Based on the test results, we recommend a **single maximum resistivity value of 220** be used for design of general site duct banks. Laboratory test results for each sample are included in the Appendix of this report.

5.0 SITE CONSTRUCTION RECOMMENDATIONS

5.1 SUBGRADE PREPARATION

5.1.1 Stripping and Grubbing

The subgrade preparation should consist of stripping all vegetation, rootmat, topsoil, existing fill, and any soft or unsuitable materials from the 10-foot expanded building and 5-foot expanded pavement limits, and 5 feet beyond the toe of structural fills. Deeper topsoil or organic laden soils may be present in wet, low-lying, and poorly drained areas. Root balls may extend as deep as about 2 feet and will require additional localized stripping depth to completely remove the organics. ECS should be retained to verify that topsoil and unsuitable surficial materials have been removed prior to the placement of structural fill or construction of structures.

5.1.2 Proofrolling

Prior to fill placement or other construction on subgrades, the subgrades should be evaluated by an ECS field technician. The exposed subgrade should be thoroughly proofrolled with construction equipment having a minimum axle load of 10 tons [e.g. fully loaded tandem-axle dump truck]. Proofrolling should be traversed in two perpendicular directions with overlapping passes of the vehicle under the observation of an ECS technician. This procedure is intended to assist in identifying any localized yielding materials.

Where proofrolling identifies areas that are unstable or "pumping" subgrade those areas should be repaired prior to the placement of any subsequent Structural Fill or other construction materials. Methods of stabilization include undercutting, moisture conditioning, or chemical stabilization. The situation should be discussed with ECS to determine the appropriate procedure. Test pits may be excavated to explore the shallow subsurface materials to help in determining the cause of the observed unstable materials, and to assist in the evaluation of appropriate remedial actions to stabilize the subgrade.

5.1.3 Site Temporary Dewatering

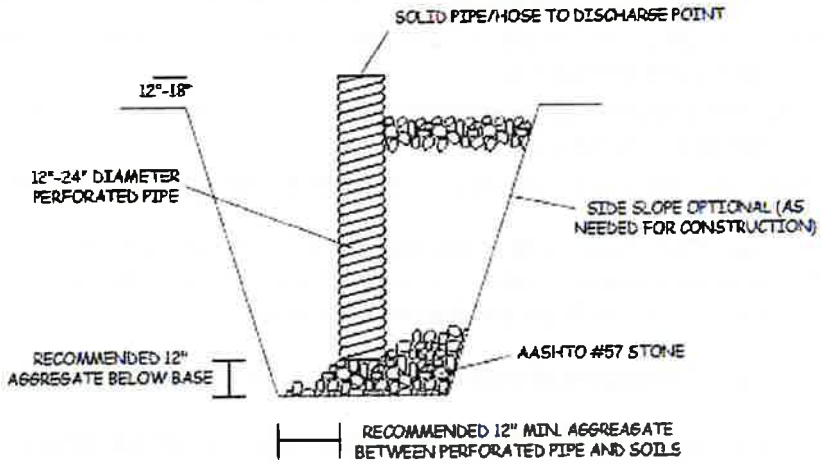
Groundwater on this site can be characterized as being broadly perched above less permeable materials and shallow rock. The depth at which perched water is present on the site varies with surface elevation. In low-lying areas the presence of perched water is more pronounced. In higher areas and on ridge lines, perched water may be present, including above design cut elevations, but is less concentrated. Soils at contact with perched water levels were very moist to wet. In most cases, moisture then decreased with depth.

The contractor shall make their own assessment of temporary dewatering needs based upon the limited subsurface groundwater information presented in this report. Soil sampling is not continuous, and thus soil and groundwater conditions may vary between sampling intervals (typically 5 feet). If the contractor believes additional subsurface information is needed to assess dewatering needs, they should obtain such information at their own expense. ECS makes no warranties or guarantees regarding the adequacy of the provided information to determine dewatering requirements; such recommendations are beyond our scope of services.

Dewatering systems are a critical component of many construction projects. Dewatering systems must be selected, designed, and maintained by a qualified and experienced (specialty or other) contractor familiar with the succinct geotechnical and other aspects of the project. The failure to properly design and maintain a dewatering system for a given project can result in delayed construction, unnecessary foundation subgrade undercuts, detrimental phenomena such as 'running sand' conditions, internal erosion (i.e., 'piping'), the migration of 'fines' down-gradient towards the dewatering system, localized settlement of nearby infrastructure, foundations, slabs-on-grade and pavements, etc. Water discharged from any site dewatering system shall be discharged in accordance with all local, state and federal requirements.

Strategies for Addressing Perched Groundwater:

The typical primary strategy for addressing perched groundwater seeping into excavations is pumping from trench (or French) and sump pits with sump pumps. A typical sump pump drain (found in a sump pit or along a French drain) is depicted below. The inlet of the sump pump is placed at the bottom of the corrugated pipe and the discharge end of the sump is directed to an appropriate stormwater drain.



Sump Pit/Pump Diagram

Details of a typical French drainage installation are included in Appendix D. A typical French drain consists of an 18 to 24-inch wide by 18 to 24-inch deep bed of AASHTO #57 (or similar open graded aggregate) aggregate wrapped in a medium duty, non-woven geotextile and (sometimes) containing a 6-inch diameter, Schedule 40 PVC perforated or slotted pipe. Actual dimensions should be as determined necessary by ECS during construction. After the installation has been completed, the geotextile should be wrapped over the top of the aggregate and pipe followed by placement of backfill. The top of the drain should be positioned at least 18 inches below the design subgrade elevations. Drains should not be routed within the expanded building limits.

Pumping wells or a vacuum system could also be used to address perched groundwater. These techniques often are only effective during the initial depletion of the perched water quantity and may quickly be ineffective at addressing accumulation of water from rain, snow, etc.

5.2 EARTHWORK OPERATIONS

5.2.1 High Plasticity Soils

Within the proposed project limits, potentially expansive soils (CH/MH) were encountered during this exploration; these types of soils are common in this area, and, based on the regional geology as well as results from past ECS subsurface explorations performed on nearby sites, these and other high plasticity soils are believed to present at the site at locations which may not have been evaluated during this subsurface exploration. Care should be taken to limit moisture variations in order to reduce potential volume changes. If the field work is conducted during the winter or early spring months, it is expected that even the low-plasticity clay/silt soils at the surface may need to be removed or dried prior to fill placement. If expansive clays and clay-silt mixtures are encountered, they should not be used as fill for roadway, curb, gutter, and sidewalk subgrade, within utility trenches, or within embankment slopes. For suitability of natural soils to be used in structural areas (i.e. foundations and floor slabs), soils meeting all four of the following provisions shall be considered expansive per IBC 2012, except that tests to show compliance with items 1, 2, and 3 shall not be required if the test prescribed in Item 4 is conducted:

1. *Plasticity Index (PI) of 15 or greater, determined in accordance with ASTM D 4318.*
2. *More than 10 percent of the soil particles pass a No. 200 sieve (0.75 µm), determined in accordance with ASTM D 422.*
3. *More than 10 percent of the soil particles are less than 5 micrometers in size, determined in accordance with ASTM D 422.*
4. *Expansion Index greater than 20, determined in accordance with ASTM D4829.*

If the Plasticity Index (PI) of the soil is 20 or less and the Liquid Limit (LL) is 45 or less, the Plasticity Index Corrected (PI cor) or the Expansion Index Corrected (E1 cor) may be substituted in the definition of Expansive Soil. Where PI cor and E1 cor are determined as follows:

PI cor = PI x (% Passing No.40 sieve)/100 and EI cor = EI x (% Passing No. 4 Sieve)/100

These soils should not be reused as engineered fill. When these soils are encountered in cut areas, they should be undercut to 4 feet below finished exterior grade or to 2 feet below the bottom of footing, whichever is deeper, and backfilled with controlled, compacted fill. If the bottom of the plastic soils extends to depths less than 4 feet below the finished exterior grade, the undercutting and replacement may be limited to the depth of the high plasticity soils.

Alternatively, the footings can be "stepped down" to bear either at 4 feet below exterior grade or at 2 feet below normal footing subgrade, whichever is deeper, bearing on the plastic soils. If the plastic soils are found to be less than 4 feet in thickness, the footing needs bear only below the plastic soils and the frost line.

Floor slabs placed in areas where highly plastic soils are encountered should be underlain by at least 2 feet of compacted suitable fill. In proposed pavement areas, we recommend undercutting and replacement of the expansive soils in order to provide at least 2 feet of non-expansive soil fill below the pavement subgrade.

5.2.2 Existing Man-Placed Fill

Existing man-placed fill was not encountered below the existing ground surface within any of the borings evaluated for this exploration. However, it should be noted that the general site is bordered by some developed areas and fill may be present in areas of the site not explored during our current study or adjacent to utilities or structures at the site. Existing fill material should be considered undocumented fill and will have to be removed and reworked or replaced within structural areas. Any encountered trash or unsuitable fill materials should be completely removed within structural areas and should not be used in structural fill areas.

If areas of existing fill are encountered at a subsequent time during site development, it may be feasible to remove and re-compact the existing fill materials; however, further laboratory testing should be performed at that time to confirm if the fill materials satisfy the requirements for an engineered fill. Some moisture conditioning of the soils may be necessary prior to placement in order to achieve proper compaction. Additionally, the amount of debris present in existing fill materials can frequently be difficult to evaluate with soil borings. Therefore, test pits may be warranted to confirm the fill does not contain unacceptable debris prior to reuse in engineered fill. Some screening may be required to remove any debris prior to placement of these soils, so the planning of earthwork operations should recognize and account for these efforts and increased costs.

5.2.3 Weathered Rock and Rock Excavation Operations

Weathered rock was encountered as shallow as 3.0± feet below the existing ground surface. Rock excavation will be required for mass grading and installation of any deep utilities. Typically, for excavations in relatively unweathered rock material, ripping is practical for excavations extending down to about 2 feet below the depth of auger refusal. However, blasting or hoe-ramming for removal of weathered rock or intact rock will likely be required below auger refusal depths.

For the construction planning and final pay quantities, we recommend that the following definition be utilized in the project specification to define rock:

> "For footings, trenches and pits, rock shall be defined as those materials that cannot be excavated with a Caterpillar Model No. 320L track-type hydraulic excavator, equipped with a 42-inch wide short-tip radius rock bucket, rated at not less than 120 hp flywheel power with a maximum drawbar pull force of not less than 39,700 lbs. Boulders or masses of rock exceeding one-half cubic yard in volume shall also be considered rock excavation. This classification does not include materials such as loose rock, concrete, or other materials that can be removed by means other than drilling and blasting, hoe-ramming, or rock trenching, but which for reasons of economy in excavating, the contractor chooses to remove by drilling and blasting, hoe-ramming, or rock trenching techniques."

Refusal materials (intact rock) normally require blasting in deep excavations. Blasting in utility trenches should be done carefully to avoid damage to the surrounding materials. When the material to be excavated requires blasting, the contractor should comply with the requirements of the county.

5.2.4 Structural Fill

Product Submittals: Prior to placement of structural fill, representative bulk samples (about 50 pounds) of on-site and off-site borrow should be submitted to ECS for laboratory testing, which will include Atterberg limits, natural moisture content, grain-size distribution, and moisture-density relationships for compaction. Import materials should be tested prior to being hauled to the site to determine if they meet project specifications.

Satisfactory Structural Fill Materials: Fill material underneath the proposed structures and pavements should consist of an approved material (CL, ML, SC, SM or more granular), free of debris, organics, and cobbles greater than 4 inches. The structural fill in the "active zone" under the building pad should have Liquid Limit (LL) no greater than 40 and Plasticity Index (PI) less than 15, and shall be non-expansive in addition to meeting all the other requirements for a suitable structural fill material. The "active zone" is defined by PWC as a buffer of at least four feet below the final exterior grades or two feet below the bottom of the foundation, whichever is greater. Fill below the "active zone" for structures, and below subgrade for slopes and pavement (curb and gutter, sidewalk, etc.) should have LL and PI no greater than 45 and 20, respectively, unless it can be shown to have very low expansion potential. If no structural fill is required, the upper two feet of existing soil shall meet these criteria. Under no circumstances should high plasticity (CH, MH) soil be used as fill material in proposed structural areas.

The low plasticity natural soils at this site are expected to be suitable for use as controlled fill; however, they may require moisture content adjustments, via discing or other drying techniques or spraying of water to the soil prior to their use as controlled fill material. Additionally, any debris or other unsuitable materials must be removed, as necessary, from the on-site materials prior to their reuse as engineered fill. The planning of earthwork operations should recognize and account for these efforts and increased costs. Suitable structural fill soils should have the index properties shown in the tables below.

STRUCTURAL FILL INDEX PROPERTIES	
Subject	Property
Building and Structural Areas	LL < 40, PI<15
Pavement Areas	LL < 45, PI<20
Max. Particle Size	4 inches
Fines Content (% passing #200 sieve)	Max. 25 %
Max. organic content	5% by dry weight

STRUCTURAL FILL COMPACTION REQUIREMENTS	
Subject	**Requirement**
Compaction Standard	Standard Proctor, ASTM D698/ Virginia Test Method (VTM-1)
Required Compaction	95% of Max. Dry Density for fill less than 10 feet
	98% of Max. Dry Density for fill greater than 10 feet
Moisture Content	-2 to +3 % points of the soil's optimum value
Loose Thickness	8 inches prior to compaction

Flowable Fill/Lean Concrete Fill Recommendations: Low strength flowable fill/lean concrete materials are also considered suitable for use as fill to restore site grades to final slab-on-grade elevations for conduit installation. Prior to the placement of these materials, subgrades shall be observed and approved in accordance with the requirements presented in this report. Fill areas shall be limited to locations where compaction of approved structural fill soils will not result in adequate parameters/values, and fill depths shall be limited to depths to which consolidation will not be permissible. The flowable fill shall be approved by the design team to ensure placement, curing, and resistivity values are achieved. Other approved structural fill materials shall not be layered between multiple lifts of flowable fill.

On-Site Borrow Suitability: Significant natural deposits of soils classified in our boring logs as Silty SAND/Sandy SILT (SM/ML) have been identified as being present on the site. These occur mostly at relatively shallow depth below the surface where residual soils are mostly weathered.

Non-Durable Rock: Nondurable rock materials removed in ripping excavations may be used as fill if suitably broken down by mechanical compaction effort. Durability is the term used to describe the ability of a rock or rock-like material to withstand long term chemical or mechanical weathering without size degradation. Any weathered rock excavated from the site and used as engineered fill should have a well-graded grain size distribution with rock and soil particles ranging from clay or silt size particles to a maximum size of 4 inches in diameter. Particles larger than this should be broken by mechanical compaction equipment to achieve the desired grain size distribution, and the samples should have a minimum of 20% passing the #200 sieve and 50% passing the #40 sieve. Variations from these recommendations should be approved by the GER, at the time the samples are prepared.

Fill Placement: Fill materials should not be placed on frozen soils, on frost-heaved soils, and/or on excessively wet soils. Borrow fill materials should not contain frozen materials at the time of placement, and all frozen or frost-heaved soils should be removed prior to placement of Structural Fill or other fill soils and aggregates. Excessively wet soils or aggregates should be scarified, aerated, and moisture conditioned.

Fill Equilibrium Monitoring: Up to approximately 21± feet of new fill will be required to reach planned grades in some areas. With this extensive fill and predominately fine-grained soils anticipated for its construction, settlement monitoring prior to commencing foundation construction is recommended in order to confirm the fill has reached equilibrium. Likewise, it would be prudent to place the extensive new fill for the building as early as possible in the site development phase so that any residual, fill-induced settlement can occur without major impacts to the building construction schedule.

We believe that the majority of the fill-induced settlement will occur within the fill itself, rather than over a deep soft soil layer. Therefore, a monitoring program utilizing near-surface settlement plates or

monuments should be implemented near or immediately upon the conclusion of the fill placement. The frequency of monitoring should be on a weekly basis, but this should be adjusted as necessary by the GER based upon settlement rates. The GER will also determine the duration of the settlement monitoring based on settlement rates and trends. Typically, the fill-induced settlement rates are highest during the fill placement and begin to taper off shortly after ceasing any fill placement. Fill-induced settlements will practically stop within two or so months after the completion of any fill placement. Construction can begin when subsequent readings indicate settlement of the fill under its own weight has virtually ceased.

5.2.5 Temporary and Permanent Slopes

Because of the erodibility of the natural soil at the site, special care should be taken to prevent erosion. We recommend that temporary slopes established during construction be constructed no steeper than 1H:1V and maintained for no more than 30 days.

Landscape berms can be constructed as steep as 2H:1V; however, it should be noted that the site soil is highly erodible and that adequate measures must be taken to prevent erosion of slopes steeper than 3H:1V. All slopes must be protected from erosion by a ground cover of adequate vegetation and erosion control measures. All excavations should be performed in accordance with the current OSHA and VOSHA regulations.

5.3 FOUNDATION AND SLAB OBSERVATIONS

Protection of Foundation Excavations: Exposure to the environment may weaken the soils at the footing bearing level if the foundation excavations remain open for too long a time. Therefore, foundation concrete should be placed the same day that excavations are made. If the bearing soils are softened by surface water intrusion or exposure, the softened soils must be removed from the foundation excavation bottom immediately prior to placement of concrete. If the excavation must remain open overnight, or if rainfall becomes imminent while the bearing soils are exposed, a 1 to 3-inch thick "mud mat" of "lean" concrete should be placed on the bearing soils before the placement of reinforcing steel.

Footing Subgrade Observations: Most of the soils at the foundation bearing elevation are anticipated to be suitable for support of the proposed structure. It is important to have ECS observe the foundation subgrade prior to placing foundation concrete, to confirm the bearing soils are what was anticipated.

Slab Subgrade Verification: Prior to placement of a drainage layer, the subgrade should be prepared in accordance with the recommendations found in **Section 5.1.2 Proofrolling**.

5.4 UTILITY INSTALLATIONS

Utility Subgrades: The soils encountered in our exploration are expected to be generally suitable for support of utility pipes. The pipe subgrades should be observed and probed for stability by ECS. Any loose or unsuitable materials encountered should be removed and replaced with suitable compacted structural fill or pipe stone bedding material.

Utility Backfilling: The granular bedding material (often VDOT #57 stone) should be at least 4 inches thick, but not less than that specified by the civil engineer's project drawings and specifications. We recommend

that the bedding materials be placed up to the springline of the pipe. Fill placed for support of the utilities, as well as backfill over the utilities, should satisfy the requirements for Structural Fill and Fill Placement.

Excavation Safety: All excavations and slopes should be constructed and maintained in accordance with OSHA excavation safety standards. The contractor is solely responsible for designing, constructing, and maintaining stable temporary excavations and slopes. The contractor's responsible person, as defined in 29 CFR Part 1926, should evaluate the soil exposed in the excavations as part of the contractor's safety procedures. In no case should slope height, slope inclination, or excavation depth, including utility trench excavation depth, exceed those specified in local, state, and federal safety regulations. ECS is providing this information solely as a service to our client. ECS is not assuming responsibility for construction site safety or the contractor's activities; such responsibility is not being implied and should not be inferred.

6.0 CLOSING

ECS has prepared this report to guide the geotechnical-related design and construction aspects of the project. We performed these services in accordance with the standard of care expected of professionals in the industry performing similar services on projects of like size and complexity at this time in the region. No other representation, expressed or implied, and no warranty or guarantee is included or intended in this report.

The description of the proposed project is based on information provided to ECS by Bohler. If any of this information is inaccurate or changes, either because of our interpretation of the documents provided or site or design changes that may occur later, ECS should be contacted so we can review our recommendations and provide additional or alternate recommendations that reflect the proposed construction.

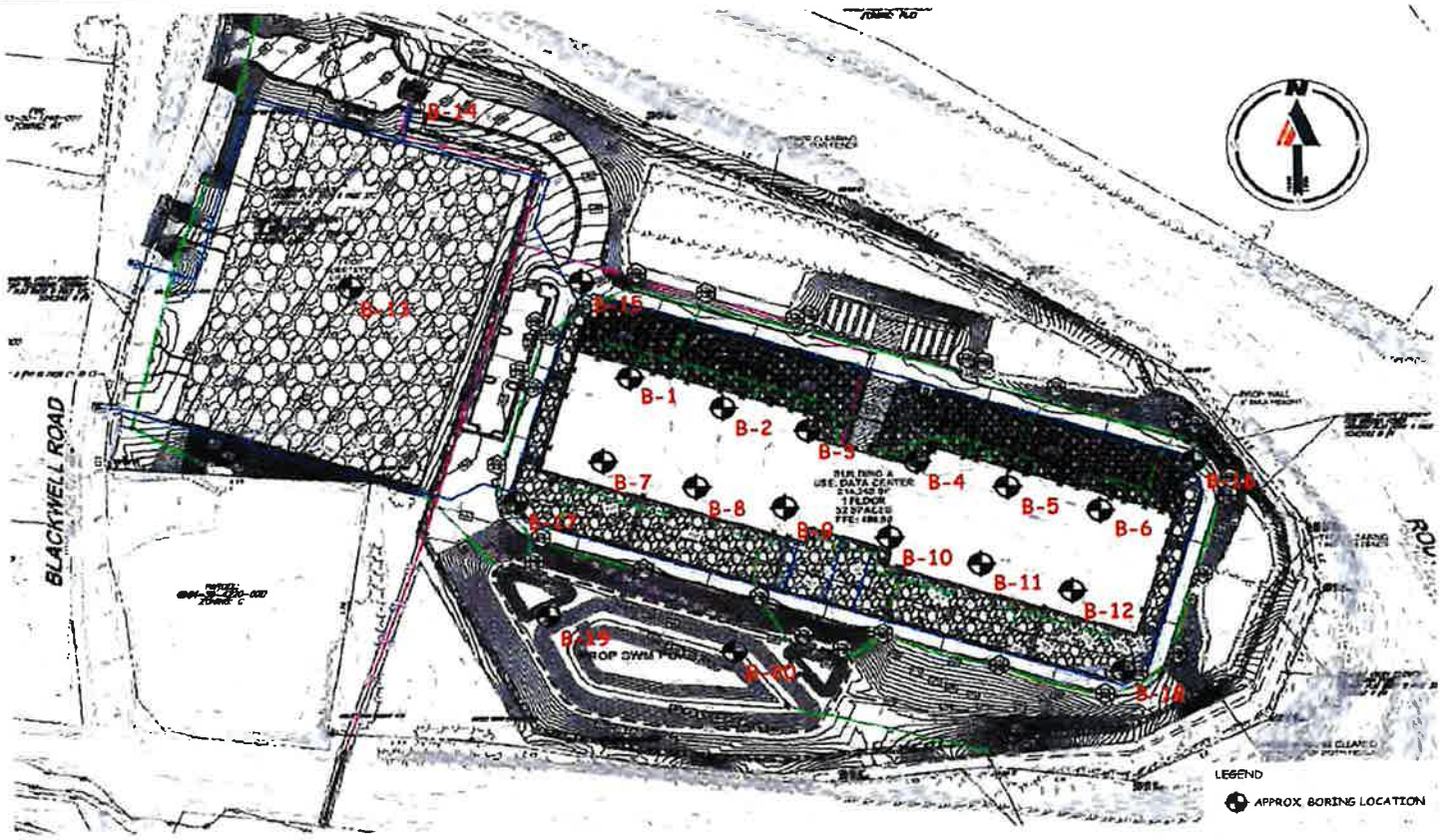
We recommend that ECS review the project plans and specifications so we can confirm that those plans/specifications are in accordance with the recommendations of this geotechnical report.

Field observations, and quality assurance testing during earthwork and foundation installation are an extension of, and integral to, the geotechnical design. We recommend that ECS be retained to apply our expertise throughout the geotechnical phases of construction, and to provide consultation and recommendation should issues arise. ECS is not responsible for the conclusions, opinions, or recommendations of others based on the data in this report.

APPENDIX A – Diagrams & Reports

Site Location Diagram
Boring Location Diagram


N
W
E
S
0
1,500
3,000
Feet
E Lee Hwy
Blackwell Rd
Broadview Ave
Waterloo Rd
Oak Springs Dr
Willow Ct
Hidden Hollow Ln
Combs Dr
Richards Dr
Stuyvesant St
Chapel St
Academy Hill Rd
Meetze Rd
Old Meetze Rd
Willow Rd
Falmouth Rd
Beacon Rd
Gold Cup Dr
Blue Ridge St
Rappahannock St
Main St
Church St
Shenandoah St
Winchester St
Fortress Ct
Lancaster Dr
Spotswood Dr
Norfolk Dr
Halsey Ct
Hudson Ct
Custis Trail Dr
Smithson Ct
Ghadbolt Ct
Millwood Dr
Millwood Ln
Brighton Ct
Woodshire Ct
Main House Ln
Cannon Way
Academy Hill Rd
Old Meetze Rd



Proposed Boring Location Diagram Bohler Engineering	ECS	**Warrenton Data Center** Warrenton, Virginia	ENGINEER: JAS6 SCALE: NTS PROJ NO.: 01:31153 SHEET: 1 DATE: 3/18/2022

APPENDIX B – Field Operations

Reference Notes for Boring Logs
Subsurface Exploration Procedure Notes
Boring Logs B-1 through B-20

REFERENCE NOTES FOR BORING LOGS

MATERIAL[1,2]	
	ASPHALT
	CONCRETE
	GRAVEL
	TOPSOIL
	VOID
	BRICK
	AGGREGATE BASE COURSE
	FILL[3] MAN-PLACED SOILS
GW	WELL-GRADED GRAVEL gravel-sand mixtures, little or no fines
GP	POORLY-GRADED GRAVEL gravel-sand mixtures, little or no fines
GM	SILTY GRAVEL gravel-sand-silt mixtures
GC	CLAYEY GRAVEL gravel-sand-clay mixtures
SW	WELL-GRADED SAND gravelly sand, little or no fines
SP	POORLY-GRADED SAND gravelly sand, little or no fines
SM	SM SILTY SAND sand-silt mixtures
SC	CLAYEY SAND sand-clay mixtures
ML	SILT non-plastic to medium plasticity
MH	ELASTIC SILT high plasticity
CL	LEAN CLAY low to medium plasticity
CH	FAT CLAY high plasticity
OL	ORGANIC SILT or CLAY non-plastic to low plasticity
OH	ORGANIC SILT or CLAY high plasticity
PT	PEAT highly organic soils

DRILLING SAMPLING SYMBOLS & ABBREVIATIONS			
SS	Split Spoon Sampler	PM	Pressuremeter Test
ST	Shelby Tube Sampler	RD	Rock Bit Drilling
WS	Wash Sample	RC	Rock Core, NX, BX, AX
BS	Bulk Sample of Cuttings	REC	Rock Sample Recovery %
PA	Power Auger (no sample)	RQD	Rock Quality Designation %
HSA	Hollow Stem Auger		

PARTICLE SIZE IDENTIFICATION		
DESIGNATION		PARTICLE SIZES
Boulders		12 inches (300 mm) or larger
Cobbles		3 inches to 12 inches (75 mm to 300 mm)
Gravel:	Coarse	¾ inch to 3 inches (19 mm to 75 mm)
	Fine	4.75 mm to 19 mm (No. 4 sieve to ¾ inch)
Sand:	Coarse	2.00 mm to 4.75 mm (No. 10 to No. 4 sieve)
	Medium	0.425 mm to 2.00 mm (No. 40 to No. 10 sieve)
	Fine	0.074 mm to 0.425 mm (No. 200 to No. 40 sieve)
Silt & Clay ("Fines")		<0.074 mm (smaller than a No. 200 sieve)

COHESIVE SILTS & CLAYS		
UNCONFINED COMPRESSIVE STRENGTH, Q_P[4]	SPT[5] (BPF)	CONSISTENCY[7] (COHESIVE)
<0.25	<3	Very Soft
0.25 - <0.50	3 - 4	Soft
0.50 - <1.00	5 - 8	Firm
1.00 - <2.00	9 - 15	Stiff
2.00 - <4.00	16 - 30	Very Stiff
4.00 - 8.00	31 - 50	Hard
>8.00	>50	Very Hard

GRAVELS, SANDS & NON-COHESIVE SILTS	
SPT[5]	DENSITY
<5	Very Loose
5 - 10	Loose
11 - 30	Medium Dense
31 - 50	Dense
>50	Very Dense

RELATIVE AMOUNT[7]	COARSE GRAINED (%)[8]	FINE GRAINED (%)[8]
Trace	<5	<5
Dual Symbol (ex: SW-SM)	10	10
With	15 - 25	15 - 25
Adjective (ex: "Silty")	>30	>30

WATER LEVELS[6]	
	WL (First Encountered)
	WL (Completion)
	WL (Seasonal High Water)
	WL (Stabilized)

[1]Classifications and symbols per ASTM D 2488-17 (Visual-Manual Procedure) unless noted otherwise.

[2]To be consistent with general practice, "POORLY GRADED" has been removed from GP, GP-GM, GP-GC, SP, SP-SM, SP-SC soil types on the boring logs.

[3]Non-ASTM designations are included in soil descriptions and symbols along with ASTM symbol [Ex: (SM-FILL)].

[4]Typically estimated via pocket penetrometer or Torvane shear test and expressed in tons per square foot (tsf).

[5]Standard Penetration Test (SPT) refers to the number of hammer blows (blow count) of a 140 lb. hammer falling 30 inches on a 2 inch OD split spoon sampler required to drive the sampler 12 inches (ASTM D 1586). "N-value" is another term for "blow count" and is expressed in blows per foot (bpf). SPT correlations per 7.4.2 Method B and need to be corrected if using an auto hammer.

[6]The water levels are those levels actually measured in the borehole at the times indicated by the symbol. The measurements are relatively reliable when augering, without adding fluids, in granular soils. In clay and cohesive silts, the determination of water levels may require several days for the water level to stabilize. In such cases, additional methods of measurement are generally employed.

[7]Minor deviation from ASTM D 2488-17 Note 16.

[8]Percentages are estimated to the nearest 5% per ASTM D 2488-17.

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SUBSURFACE EXPLORATION PROCEDURE: STANDARD PENETRATION TESTING (SPT) ASTM D 1586 Split-Barrel Sampling

Standard Penetration Testing, or **SPT**, is the most frequently used subsurface exploration test performed worldwide. This test provides samples for identification purposes, as well as a measure of penetration resistance, or N-value. The N-Value, or blow counts, when corrected and correlated, can approximate engineering properties of soils used for geotechnical design and engineering purposes.

SPT Procedure:

- Involves driving a hollow tube (split-spoon) into the ground by dropping a 140-lb hammer a height of 30-inches at desired depth
- Recording the number of hammer blows required to drive split-spoon a distance of 12 inches (in 3 or 4 Increments of 6 inches each)



- Auger is advanced* and an additional SPT is performed
- One SPT test is typically performed for every two to five feet



- Obtain two-inch diameter soil sample

**Drilling Methods May Vary*— The predominant drilling methods used for SPT are open hole fluid rotary drilling and hollow-stem auger drilling.

CLIENT:	PROJECT NO.:	BORING NO.:	SHEET:
Bohler Engineering	**01:31153**	**B-01**	**1 of 2**
PROJECT NAME: **Warrenton Data Center**	DRILLER/CONTRACTOR: **All American Geotech, Inc.**		
SITE LOCATION: **Lee Highway and Blackwell Road, Warrenton, Virginia 20186**			LOSS OF CIRCULATION
NORTHING:	EASTING:	STATION:	SURFACE ELEVATION: **492**

BOTTOM OF CASING

Plastic Limit Water Content Liquid Limit

STANDARD PENETRATION BLOWS/FT

ROCK QUALITY DESIGNATION & RECOVERY — RQD — REC

CALIBRATED PENETROMETER TON/SF

[FINES CONTENT] %

DEPTH (FT)	SAMPLE NUMBER	SAMPLE TYPE	SAMPLE DIST. (IN)	RECOVERY (IN)	DESCRIPTION OF MATERIAL	WATER LEVELS	ELEVATION (FT)	BLOWS/6"
					Topsoil Thickness [4"]			
	S-1	SS	18	12	(SM) SILTY SAND, brown, moist, loose			3-3-4 (7)
	S-2	SS	18	16	(CH) SANDY FAT CLAY, brown and gray, moist, firm			4-4-5 (9)
5	S-3	SS	18	10	(SM) SILTY SAND, brown, moist, medium dense		487	5-5-7 (12)
	S-4	SS	9	0	WEATHERED ROCK, light brown, moist, very dense			32-50/3" (50/3")
10							482	
	S-5	SS	16	13				29-38-50/4" (88/10")
15							477	
	S-6	SS	3	3				50/3" (50/3")
20							472	
	S-7	SS	2	2		▽		50/2" (50/2")
25							467	
	S-8	SS	5	5				50/5" (50/5")
30							462	

15.1

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THE STRATIFICATION LINES REPRESENT THE APPROXIMATE BOUNDARY LINES BETWEEN SOIL TYPES. IN-SITU THE TRANSITION MAY BE GRADUAL

▽ WL (First Encountered)	**23.0**	BORING STARTED:	**Sep 21 2021**	CAVE IN DEPTH:	**47.0**
▼ WL (Completion)	**34.0**	BORING COMPLETED:	**Sep 21 2021**	HAMMER TYPE:	**Auto**
▼ WL (Seasonal High Water)		EQUIPMENT: **ATV**	LOGGED BY:	DRILLING METHOD:	**3.25 HSA**
▽ WL (Stabilized)					

GEOTECHNICAL BOREHOLE LOG

CLIENT:	PROJECT NO.:	BORING NO.:	SHEET:
Bohler Engineering	**01:31153**	**B-01**	**2 of 2**
PROJECT NAME:	DRILLER/CONTRACTOR:		
Warrenton Data Center	**All American Geotech, Inc.**		
SITE LOCATION:		LOSS OF CIRCULATION	
Lee Highway and Blackwell Road, Warrenton, Virginia 20186			
NORTHING:	EASTING:	STATION:	SURFACE ELEVATION: **492**
			BOTTOM OF CASING

DEPTH (FT)	SAMPLE NUMBER	SAMPLE TYPE	SAMPLE DIST. (IN)	RECOVERY (IN)	DESCRIPTION OF MATERIAL	WATER LEVELS	ELEVATION (FT)	BLOWS/6"	Plastic Limit / Water Content / Liquid Limit; STANDARD PENETRATION BLOWS/FT; ROCK QUALITY DESIGNATION & RECOVERY (RQD, REC); CALIBRATED PENETROMETER TON/SF; [FINES CONTENT] %
35	S-9	SS	5	5	WEATHERED ROCK, light brown, moist, very dense	▼	457	50/5" (50/5")	50/5"
40	S-10	SS	15	15			452	24-43-50/3" (93/9")	16.5 [75.6]
45	S-11	SS	10	10			447	32-50/4" (50/4")	50/4"
50	S-12	SS	4	4			442	50/4" (50/4")	50/4"
55	S-13	SS	4	4			437	50/4" (50/4")	50/4"
60	S-14	SS	3	3	**END OF BORING AT 58.8 FT**		432	50/3" (50/3")	50/3"

THE STRATIFICATION LINES REPRESENT THE APPROXIMATE BOUNDARY LINES BETWEEN SOIL TYPES. IN-SITU THE TRANSITION MAY BE GRADUAL

▽ WL (First Encountered)	**23.0**	BORING STARTED:	**Sep 21 2021**	CAVE IN DEPTH:	**47.0**
▼ WL (Completion)	**34.0**	BORING COMPLETED:	**Sep 21 2021**	HAMMER TYPE:	**Auto**
▽ WL (Seasonal High Water)		EQUIPMENT:	LOGGED BY:	DRILLING METHOD:	**3.25 HSA**
▽ WL (Stabilized)		**ATV**			

GEOTECHNICAL BOREHOLE LOG

CLIENT:	PROJECT NO.:	BORING NO.:	SHEET:
Bohler Engineering	**01:31153**	**B-02**	**1 of 2**
PROJECT NAME: **Warrenton Data Center**	DRILLER/CONTRACTOR: **All American Geotech, Inc.**		
SITE LOCATION: **Lee Highway and Blackwell Road, Warrenton, Virginia 20186**			LOSS OF CIRCULATION
NORTHING:	EASTING:	STATION:	SURFACE ELEVATION: **480**

BOTTOM OF CASING

Plastic Limit Water Content Liquid Limit

STANDARD PENETRATION BLOWS/FT

ROCK QUALITY DESIGNATION & RECOVERY

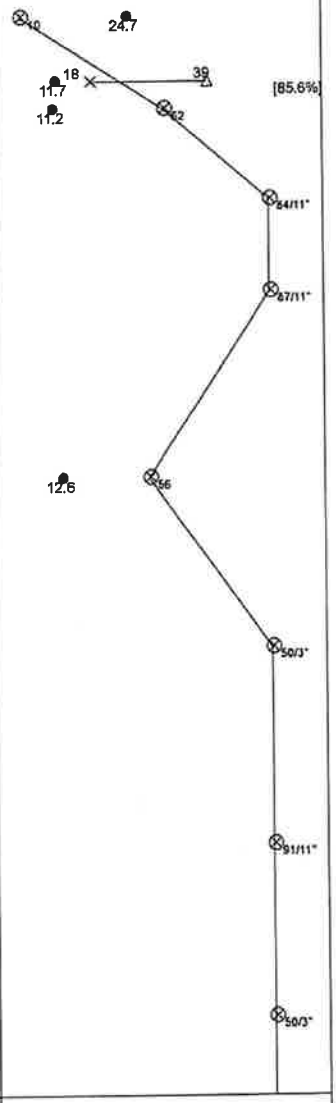
RQD

REC

CALIBRATED PENETROMETER TON/SF

(FINES CONTENT) %

DEPTH (FT)	SAMPLE NUMBER	SAMPLE TYPE	SAMPLE DIST. (IN)	RECOVERY (IN)	DESCRIPTION OF MATERIAL	WATER LEVELS	ELEVATION (FT)	BLOWS/6"
					Topsoil Thickness [3"]			
	S-1	SS	18	12	(SM) SILTY SAND, brown, moist, loose			2-3-7 (10)
	~~D35~~ 191 ~~S-2~~	~~BG1~~ SS	~~60~~ 18	18	WEATHERED ROCK, light brown, greenish gray, and black, moist, very dense		475	17-24-38 (62)
5	S-3	SS	17	17				19-34-50/5" (84/11")
	S-4	SS	17	17			470	20-37-50/5" (87/11")
10								
	S-5	SS	18	18			465	17-24-32 (56)
15								
	S-6	SS	9	9			460	24-50/3" (50/3")
20								
	S-7	SS	17	15			455	30-41-50/5" (91/11")
25								
	S-8	SS	9	9			450	45-50/3" (50/3")
30								



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THE STRATIFICATION LINES REPRESENT THE APPROXIMATE BOUNDARY LINES BETWEEN SOIL TYPES. IN-SITU THE TRANSITION MAY BE GRADUAL

WL (First Encountered)	**45.0**	BORING STARTED:	**Sep 27 2021**	CAVE IN DEPTH:	**52.0**
WL (Completion)	**53.0**	BORING COMPLETED:	**Sep 27 2021**	HAMMER TYPE:	**Auto**
WL (Seasonal High Water)		EQUIPMENT:	LOGGED BY:	DRILLING METHOD:	**3.25 HSA**
WL (Stabilized)		**ATV**			

GEOTECHNICAL BOREHOLE LOG

CLIENT:	PROJECT NO.:	BORING NO.:	SHEET:
Bohler Engineering	**01:31153**	**B-02**	**2 of 2**
PROJECT NAME:	DRILLER/CONTRACTOR:		
Warrenton Data Center	**All American Geotech, Inc.**		
SITE LOCATION:			LOSS OF CIRCULATION
Lee Highway and Blackwell Road, Warrenton, Virginia 20186			
NORTHING:	EASTING:	STATION:	SURFACE ELEVATION: **480**
			BOTTOM OF CASING

DEPTH (FT)	SAMPLE NUMBER	SAMPLE TYPE	SAMPLE DIST. (IN)	RECOVERY (IN)	DESCRIPTION OF MATERIAL	WATER LEVELS	ELEVATION (FT)	BLOWS/6"
35	S-9	SS	11	10	WEATHERED ROCK, light brown, greenish gray, and black, moist, very dense		445	38-50/5" (50/5")
40	S-10	SS	4	4			440	50/4" (50/4")
45	S-11	SS	5	5		▽	435	50/5" (50/5")
50	S-12	SS	3	3			430	50/3" (50/3")
55	S-13	SS	4	4		▼	425	50/4" (50/4")
60	S-14	SS	3	3	END OF BORING AT 58.8 FT		420	50/3" (50/3")

Plastic Limit Water Content Liquid Limit
X——●——Δ
⊗ STANDARD PENETRATION BLOWS/FT
ROCK QUALITY DESIGNATION & RECOVERY
RQD
REC
○ CALIBRATED PENETROMETER TON/SF
(FINES CONTENT) %

THE STRATIFICATION LINES REPRESENT THE APPROXIMATE BOUNDARY LINES BETWEEN SOIL TYPES. IN-SITU THE TRANSITION MAY BE GRADUAL

▽ WL (First Encountered)	**45.0**	BORING STARTED:	**Sep 27 2021**	CAVE IN DEPTH:	**52.0**
▼ WL (Completion)	**53.0**	BORING COMPLETED:	**Sep 27 2021**	HAMMER TYPE:	**Auto**
▼ WL (Seasonal High Water)		EQUIPMENT:	LOGGED BY:	DRILLING METHOD:	**3.25 HSA**
▽ WL (Stabilized)		**ATV**			

GEOTECHNICAL BOREHOLE LOG

CLIENT:	PROJECT NO.:	BORING NO.:	SHEET:
Bohler Engineering	**01:31153**	**B-03**	**1 of 2**
PROJECT NAME: **Warrenton Data Center**	DRILLER/CONTRACTOR: **All American Geotech, Inc.**		
SITE LOCATION: **Lee Highway and Blackwell Road, Warrenton, Virginia 20186**			LOSS OF CIRCULATION
NORTHING:	EASTING:	STATION:	SURFACE ELEVATION: **475**

DEPTH (FT)	SAMPLE NUMBER	SAMPLE TYPE	SAMPLE DIST. (IN)	RECOVERY (IN)	DESCRIPTION OF MATERIAL	WATER LEVELS	ELEVATION (FT)	BLOWS/6"
0					Topsoil Thickness [6"]			
	S-1	SS	18	12	(ML) SANDY SILT, light brown, moist, loose to medium dense			3-3-3 (6)
	S-2	SS	18	18			470	4-5-7 (12)
5	S-3	SS	18	12				6-7-9 (16)
	S-4	SS	4	4	WEATHERED ROCK, light brown to gray, moist, very dense			50/4" (50/4")
10							465	
	S-5	SS	11	11				39-50/5" (50/5")
15							460	
	S-6	SS	5	5				50/5" (50/5")
20							455	
	S-7	SS	5	5				50/5" (50/5")
25							450	
	S-8	SS	2	2		▽		50/2" (50/2")
30							445	

Plastic Limit Water Content Liquid Limit

⊗ STANDARD PENETRATION BLOWS/FT

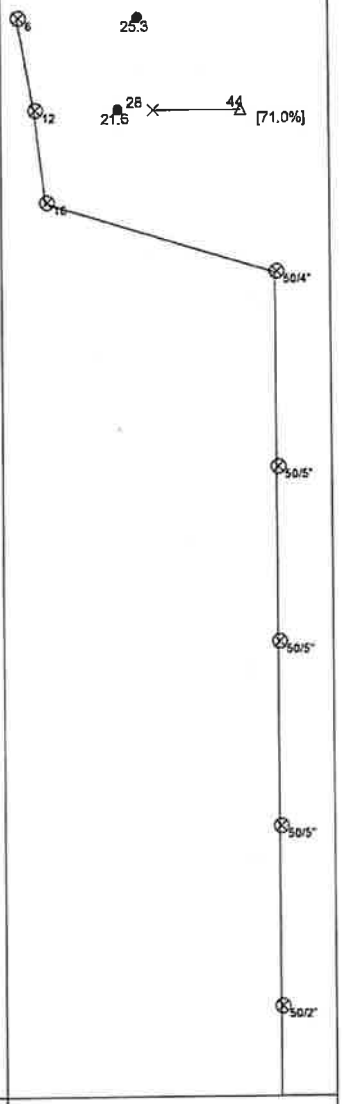
ROCK QUALITY DESIGNATION & RECOVERY

RQD

REC

○ CALIBRATED PENETROMETER TON/SF

[FINES CONTENT] %



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THE STRATIFICATION LINES REPRESENT THE APPROXIMATE BOUNDARY LINES BETWEEN SOIL TYPES. IN-SITU THE TRANSITION MAY BE GRADUAL

▽ WL (First Encountered)	**29.0**	BORING STARTED:	**Oct 04 2021**	CAVE IN DEPTH:	**36.0**
▼ WL (Completion)	**35.0**	BORING COMPLETED:	**Oct 04 2021**	HAMMER TYPE:	**Auto**
▼ WL (Seasonal High Water)		EQUIPMENT: **ATV**	LOGGED BY:	DRILLING METHOD:	**3.25 HSA**
▽ WL (Stabilized)					

GEOTECHNICAL BOREHOLE LOG

CLIENT:	PROJECT NO.:	BORING NO.:	SHEET:
Bohler Engineering	**01:31153**	**B-03**	**2 of 2**
PROJECT NAME: **Warrenton Data Center**	DRILLER/CONTRACTOR: **All American Geotech, Inc.**		
SITE LOCATION: **Lee Highway and Blackwell Road, Warrenton, Virginia 20186**			LOSS OF CIRCULATION
NORTHING:	EASTING:	STATION:	SURFACE ELEVATION: **475**

BOTTOM OF CASING

DEPTH (FT)	SAMPLE NUMBER	SAMPLE TYPE	SAMPLE DIST. (IN)	RECOVERY (IN)	DESCRIPTION OF MATERIAL	WATER LEVELS	ELEVATION (FT)	BLOWS/6"
35	S-9	SS	3	3	WEATHERED ROCK, light brown to gray, moist, very dense	▼	440	50/3" (50/3")
	S-10	SS	2	2				50/2" (50/2")
40	S-11	RC	60	19	SCHIST, [REC=32%,RQD=13%], Highly Weathered, Very Hard, Light Gray		435	
45	S-12	RC	60	32	SCHIST, [REC=53%,RQD=7%], Highly Weathered, Very Hard, Brownish Gray		430	
50					**AUGER REFUSAL AT 49.0 FT**		425	
55							420	
60							415	

Plastic Limit Water Content Liquid Limit

⊗ STANDARD PENETRATION BLOWS/FT

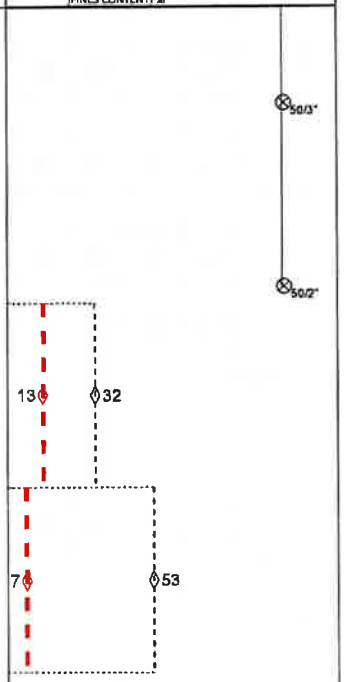
ROCK QUALITY DESIGNATION & RECOVERY

RQD

REC

○ CALIBRATED PENETROMETER TON/SF

|FINES CONTENT| %



THE STRATIFICATION LINES REPRESENT THE APPROXIMATE BOUNDARY LINES BETWEEN SOIL TYPES. IN-SITU THE TRANSITION MAY BE GRADUAL

▽ WL (First Encountered)	**29.0**	BORING STARTED:	**Oct 04 2021**	CAVE IN DEPTH:	**36.0**
▼ WL (Completion)	**35.0**	BORING COMPLETED:	**Oct 04 2021**	HAMMER TYPE:	**Auto**
▼ WL (Seasonal High Water)		EQUIPMENT: **ATV**	LOGGED BY:	DRILLING METHOD:	**3.25 HSA**
▽ WL (Stabilized)					

GEOTECHNICAL BOREHOLE LOG

CLIENT:	PROJECT NO.:	BORING NO.:	SHEET:
Bohler Engineering	**01:31153**	**B-04**	**1 of 2**
PROJECT NAME: **Warrenton Data Center**	DRILLER/CONTRACTOR: **All American Geotech, Inc.**		
SITE LOCATION: **Lee Highway and Blackwell Road, Warrenton, Virginia 20186**			LOSS OF CIRCULATION
NORTHING:	EASTING:	STATION:	SURFACE ELEVATION: **483**

DEPTH (FT)	SAMPLE NUMBER	SAMPLE TYPE	SAMPLE DIST. (IN)	RECOVERY (IN)	DESCRIPTION OF MATERIAL	WATER LEVELS	ELEVATION (FT)	BLOWS/6"
					Topsoil Thickness [6"]			
	S-1	SS	18	18	(ML) SILT, brown to light brown, moist, medium dense to very dense			5-5-16 (21)
	~~D35-188 S-2~~	~~BG1~~ SS	~~60~~ 18	18				11-13-19 (32)
5	S-3	SS	18	18			478	5-7-8 (15)
	S-4	SS	18	18				7-10-10 (20)
10							473	
	S-5	SS	18	18				11-11-13 (24)
15							468	
	S-6	SS	18	18				21-23-31 (54)
20							463	
	S-7	SS	8	8	WEATHERED ROCK, brownish gray, moist, very dense			47-50/2" (50/2")
25							458	
	S-8	SS	11	11				36-50/5" (50/5")
30							453	

Plastic Limit Water Content Liquid Limit

STANDARD PENETRATION BLOWS/FT

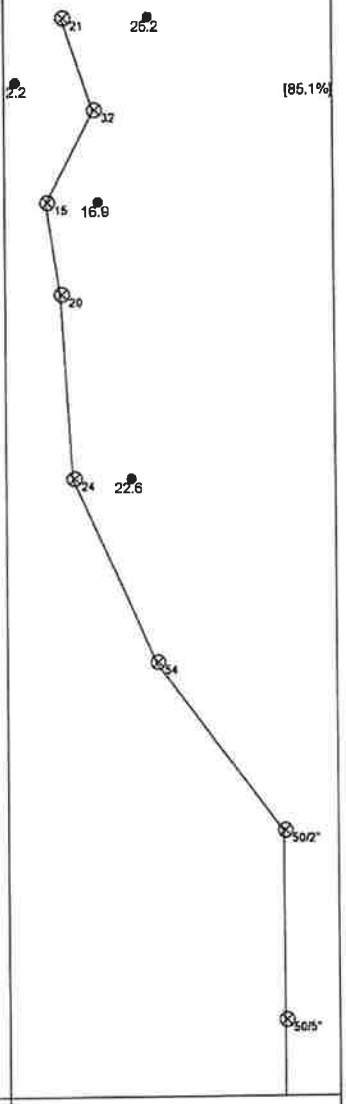
ROCK QUALITY DESIGNATION & RECOVERY

RQD

REC

CALIBRATED PENETROMETER TON/SF

[FINES CONTENT] %



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THE STRATIFICATION LINES REPRESENT THE APPROXIMATE BOUNDARY LINES BETWEEN SOIL TYPES. IN-SITU THE TRANSITION MAY BE GRADUAL

▽ WL (First Encountered)	**Dry**	BORING STARTED:	**Sep 28 2021**	CAVE IN DEPTH:	**17.0**
▼ WL (Completion)	**Dry**	BORING COMPLETED:	**Sep 28 2021**	HAMMER TYPE:	**Auto**
▼ WL (Seasonal High Water)		EQUIPMENT: **ATV**	LOGGED BY:	DRILLING METHOD:	**3.25 HSA**
▽ WL (Stabilized)					

GEOTECHNICAL BOREHOLE LOG

CLIENT:	PROJECT NO.:	BORING NO.:	SHEET:
Bohler Engineering	**01:31153**	**B-04**	**2 of 2**
PROJECT NAME:	DRILLER/CONTRACTOR:		
Warrenton Data Center	**All American Geotech, Inc.**		
SITE LOCATION: **Lee Highway and Blackwell Road, Warrenton, Virginia 20186**			LOSS OF CIRCULATION
NORTHING:	EASTING:	STATION:	SURFACE ELEVATION: **483**
			BOTTOM OF CASING

DEPTH (FT)	SAMPLE NUMBER	SAMPLE TYPE	SAMPLE DIST. (IN)	RECOVERY (IN)	DESCRIPTION OF MATERIAL	WATER LEVELS	ELEVATION (FT)	BLOWS/6"	Plastic Limit / Water Content / Liquid Limit; STANDARD PENETRATION BLOWS/FT; ROCK QUALITY DESIGNATION & RECOVERY; RQD; REC; CALIBRATED PENETROMETER TON/SF (FINES CONTENT) %
35	S-9	SS	1	1	WEATHERED ROCK, brownish gray, moist, very dense **AUGER REFUSAL AT 33.6 FT**		448	50/1" (50/1")	⊗ 50/1"
40							443		
45							438		
50							433		
55							428		
60							423		

THE STRATIFICATION LINES REPRESENT THE APPROXIMATE BOUNDARY LINES BETWEEN SOIL TYPES. IN-SITU THE TRANSITION MAY BE GRADUAL

▽ WL (First Encountered)	**Dry**	BORING STARTED:	**Sep 28 2021**	CAVE IN DEPTH:	**17.0**
▼ WL (Completion)	**Dry**	BORING COMPLETED:	**Sep 28 2021**	HAMMER TYPE:	**Auto**
▼ WL (Seasonal High Water)		EQUIPMENT: **ATV**	LOGGED BY:	DRILLING METHOD:	**3.25 HSA**
▽ WL (Stabilized)					

GEOTECHNICAL BOREHOLE LOG

CLIENT:	PROJECT NO.:	BORING NO.:	SHEET:
Bohler Engineering	**01:31153**	**B-05**	**1 of 3**
PROJECT NAME: **Warrenton Data Center**	DRILLER/CONTRACTOR: **All American Geotech, Inc.**		
SITE LOCATION: **Lee Highway and Blackwell Road, Warrenton, Virginia 20186**			LOSS OF CIRCULATION
NORTHING:	EASTING:	STATION:	SURFACE ELEVATION: **482**

DEPTH (FT)	SAMPLE NUMBER	SAMPLE TYPE	SAMPLE DIST. (IN)	RECOVERY (IN)	DESCRIPTION OF MATERIAL	WATER LEVELS	ELEVATION (FT)	BLOWS/6"
					Topsoil Thickness [6"]			
	S-1	SS	18	10	(ML) SANDY SILT, reddish brown, moist, loose			3-3-5 (8)
	S-2	SS	18	18				4-5-4 (9)
5							477	
	S-3	SS	18	18	(ML) SILT, brown and black, moist, medium dense to very dense			3-5-7 (12)
	S-4	SS	18	18				6-9-9 (18)
10							472	
	S-5	SS	18	18				21-27-35 (62)
15							467	
	S-6	SS	5	5	(ML) SANDY SILT WITH GRAVEL, contains quartz fragments, light brownish gray, moist, very dense			50/5" (50/5")
20							462	
	S-7	SS	18	18	(ML) SILT, light brown, moist, medium dense to dense			9-10-13 (23)
25							457	
	S-8	SS	18	18				16-19-22 (41)
30							452	

Plastic Limit Water Content Liquid Limit

STANDARD PENETRATION BLOWS/FT

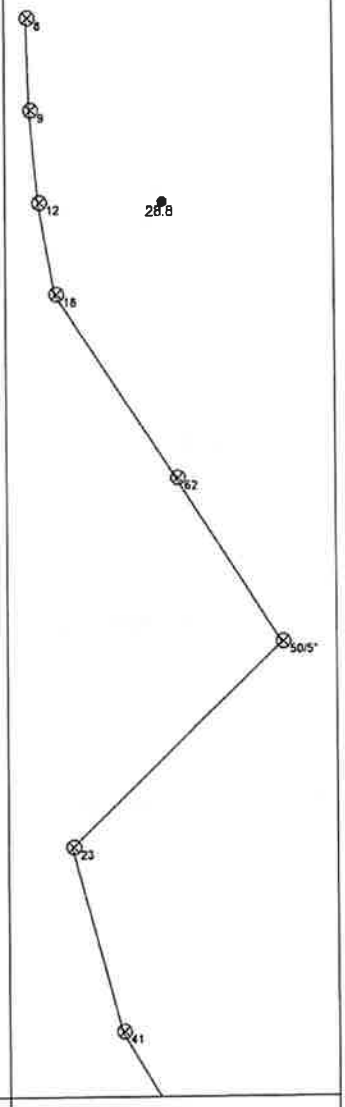
ROCK QUALITY DESIGNATION & RECOVERY

RQD

REC

CALIBRATED PENETROMETER TON/SF

[FINES CONTENT] %



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THE STRATIFICATION LINES REPRESENT THE APPROXIMATE BOUNDARY LINES BETWEEN SOIL TYPES. IN-SITU THE TRANSITION MAY BE GRADUAL

▽ WL (First Encountered)	**53.0**	BORING STARTED:	**Sep 28 2021**	CAVE IN DEPTH:	**49.0**
▼ WL (Completion)	**48.0**	BORING COMPLETED:	**Sep 28 2021**	HAMMER TYPE:	**Auto**
▼ WL (Seasonal High Water)		EQUIPMENT: **ATV**	LOGGED BY:	DRILLING METHOD:	**3.25 HSA**
▽ WL (Stabilized)					

GEOTECHNICAL BOREHOLE LOG

CLIENT:	PROJECT NO.:	BORING NO.:	SHEET:
Bohler Engineering	**01:31153**	**B-05**	**2 of 3**
PROJECT NAME:	DRILLER/CONTRACTOR:		
Warrenton Data Center	**All American Geotech, Inc.**		
SITE LOCATION:			LOSS OF CIRCULATION
Lee Highway and Blackwell Road, Warrenton, Virginia 20186			
NORTHING:	EASTING:	STATION:	SURFACE ELEVATION: **482**
			BOTTOM OF CASING

DEPTH (FT)	SAMPLE NUMBER	SAMPLE TYPE	SAMPLE DIST. (IN)	RECOVERY (IN)	DESCRIPTION OF MATERIAL	WATER LEVELS	ELEVATION (FT)	BLOWS/6"
35	S-9	SS	18	18	(ML) SILT, light brown, moist, medium dense to dense WEATHERED ROCK, brownish gray, moist, very dense		447	21-38-43 (81)
40	S-10	SS	11	11			442	46-50/5" (50/5")
45	S-11	SS	5	5		▼	437	50/5" (50/5")
50	S-12	SS	3	3			432	50/3" (50/3")
55	S-13	SS	2	2		▽	427	50/2" (50/2")
60	S-14	SS	2	2			422	50/2" (50/2")

Plastic Limit Water Content Liquid Limit

STANDARD PENETRATION BLOWS/FT

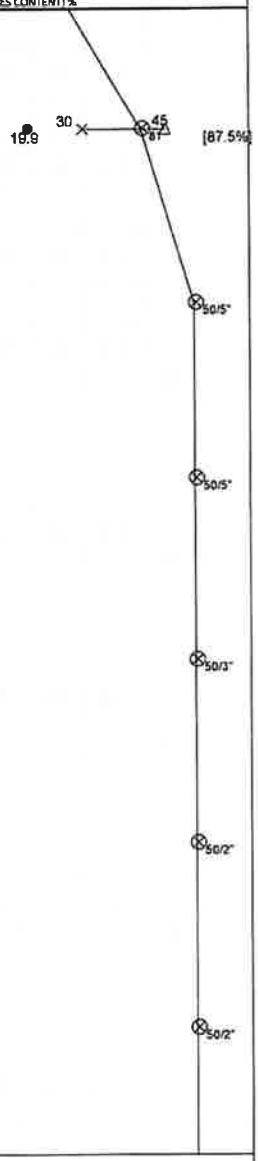
ROCK QUALITY DESIGNATION & RECOVERY

RQD

REC

CALIBRATED PENETROMETER TON/SF

[FINES CONTENT] %



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THE STRATIFICATION LINES REPRESENT THE APPROXIMATE BOUNDARY LINES BETWEEN SOIL TYPES. IN-SITU THE TRANSITION MAY BE GRADUAL

▽ WL (First Encountered)	**53.0**	BORING STARTED:	**Sep 28 2021**	CAVE IN DEPTH:	**49.0**
▼ WL (Completion)	**48.0**	BORING COMPLETED:	**Sep 28 2021**	HAMMER TYPE:	**Auto**
▼ WL (Seasonal High Water)		EQUIPMENT:	LOGGED BY:	DRILLING METHOD:	**3.25 HSA**
▽ WL (Stabilized)		**ATV**			

GEOTECHNICAL BOREHOLE LOG

CLIENT:	PROJECT NO.:	BORING NO.:	SHEET:
Bohler Engineering	**01:31153**	**B-05**	**3 of 3**
PROJECT NAME: **Warrenton Data Center**	DRILLER/CONTRACTOR: **All American Geotech, Inc.**		
SITE LOCATION: **Lee Highway and Blackwell Road, Warrenton, Virginia 20186**			LOSS OF CIRCULATION
NORTHING:	EASTING:	STATION:	SURFACE ELEVATION: **482**

DEPTH (FT)	SAMPLE NUMBER	SAMPLE TYPE	SAMPLE DIST. (IN)	RECOVERY (IN)	DESCRIPTION OF MATERIAL	WATER LEVELS	ELEVATION (FT)	BLOWS/6"
65	S-15	SS	5	5	WEATHERED ROCK, brownish gray, moist, very dense		417	50/5" (50/5")
70	S-16	SS	1	1			412	50/1" (50/1")
75	S-17	SS	3	3			407	50/3" (50/3")
80	S-18	SS	1	1	END OF BORING AT 78.6 FT		402	50/1" (50/1")
85							397	
90							392	

Plastic Limit Water Content Liquid Limit

STANDARD PENETRATION BLOWS/FT

ROCK QUALITY DESIGNATION & RECOVERY

RQD

REC

CALIBRATED PENETROMETER TON/SF

[FINES CONTENT] %

THE STRATIFICATION LINES REPRESENT THE APPROXIMATE BOUNDARY LINES BETWEEN SOIL TYPES. IN-SITU THE TRANSITION MAY BE GRADUAL

WL (First Encountered)	**53.0**	BORING STARTED:	**Sep 28 2021**	CAVE IN DEPTH:	**49.0**
WL (Completion)	**48.0**	BORING COMPLETED:	**Sep 28 2021**	HAMMER TYPE:	**Auto**
WL (Seasonal High Water)		EQUIPMENT: **ATV**	LOGGED BY:	DRILLING METHOD:	**3.25 HSA**
WL (Stabilized)					

GEOTECHNICAL BOREHOLE LOG

CLIENT:	PROJECT NO.:	BORING NO.:	SHEET:
Bohler Engineering	**01:31153**	**B-06**	**1 of 2**
PROJECT NAME:	DRILLER/CONTRACTOR:		
Warrenton Data Center	**All American Geotech, Inc.**		
SITE LOCATION:			LOSS OF CIRCULATION
Lee Highway and Blackwell Road, Warrenton, Virginia 20186			
NORTHING:	EASTING:	STATION:	SURFACE ELEVATION: **482**
			BOTTOM OF CASING

DEPTH (FT)	SAMPLE NUMBER	SAMPLE TYPE	SAMPLE DIST. (IN)	RECOVERY (IN)	DESCRIPTION OF MATERIAL	WATER LEVELS	ELEVATION (FT)	BLOWS/6"
					Topsoil Thickness [6"]			
	S-1	SS	18	12	(ML) SANDY SILT, reddish brown, moist, loose			4-5-5 (10)
	S-2	SS	18	10	(ML) SILT, light brown, moist, loose to medium dense		477	3-5-6 (11)
5	S-3	SS	18	18				3-4-4 (8)
	S-4	SS	18	18			472	7-7-7 (14)
10					WEATHERED ROCK, light brown and gray, moist, very dense			
	S-5	SS	18	18			467	22-27-33 (60)
15								
	S-6	SS	11	11			462	33-50/5" (50/5")
20								
	S-7	SS	16	16			457	27-39-50/4" (89/10")
25								
	S-8	SS	9	9			452	20-50/3" (50/3")
30								

Plastic Limit Water Content Liquid Limit

STANDARD PENETRATION BLOWS/FT

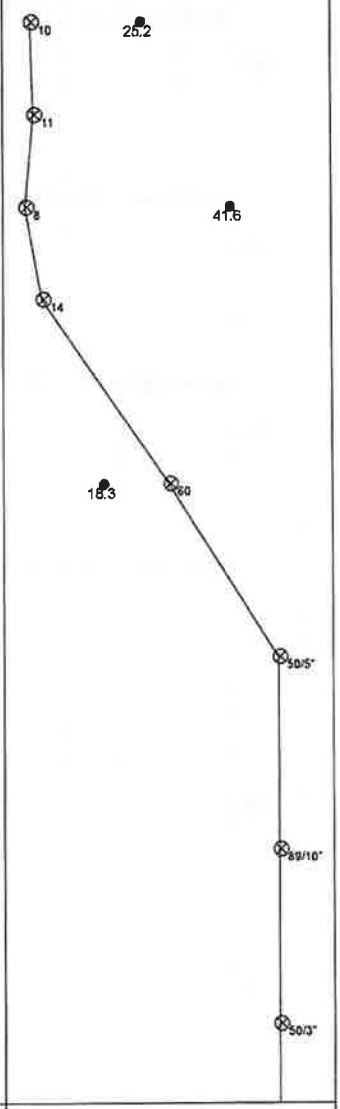
ROCK QUALITY DESIGNATION & RECOVERY

RQD

REC

CALIBRATED PENETROMETER TON/SF

[FINES CONTENT] %



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THE STRATIFICATION LINES REPRESENT THE APPROXIMATE BOUNDARY LINES BETWEEN SOIL TYPES. IN-SITU THE TRANSITION MAY BE GRADUAL

▽ WL (First Encountered)	**Dry**	BORING STARTED:	**Sep 28 2021**	CAVE IN DEPTH:	**20.0**
▼ WL (Completion)	**Dry**	BORING COMPLETED:	**Sep 28 2021**	HAMMER TYPE:	**Auto**
▼ WL (Seasonal High Water)		EQUIPMENT:	LOGGED BY:	DRILLING METHOD:	**3.25 HSA**
▽ WL (Stabilized)		**ATV**			

GEOTECHNICAL BOREHOLE LOG

CLIENT:	PROJECT NO.:	BORING NO.:	SHEET:
Bohler Engineering	**01:31153**	**B-06**	**2 of 2**
PROJECT NAME: **Warrenton Data Center**	DRILLER/CONTRACTOR: **All American Geotech, Inc.**		
SITE LOCATION: **Lee Highway and Blackwell Road, Warrenton, Virginia 20186**			LOSS OF CIRCULATION
NORTHING:	EASTING:	STATION:	SURFACE ELEVATION: **482**

BOTTOM OF CASING

Plastic Limit Water Content Liquid Limit

STANDARD PENETRATION BLOWS/FT

ROCK QUALITY DESIGNATION & RECOVERY — RQD — REC

CALIBRATED PENETROMETER TON/SF

(FINES CONTENT) %

DEPTH (FT)	SAMPLE NUMBER	SAMPLE TYPE	SAMPLE DIST. (IN)	RECOVERY (IN)	DESCRIPTION OF MATERIAL	WATER LEVELS	ELEVATION (FT)	BLOWS/6"
35	S-9	SS	1	1	WEATHERED ROCK, light brown and gray, moist, very dense		447	50/1" (50/1")
					AUGER REFUSAL AT 33.6 FT			
40							442	
45							437	
50							432	
55							427	
60							422	

THE STRATIFICATION LINES REPRESENT THE APPROXIMATE BOUNDARY LINES BETWEEN SOIL TYPES. IN-SITU THE TRANSITION MAY BE GRADUAL

WL (First Encountered)	Dry	BORING STARTED:	**Sep 28 2021**	CAVE IN DEPTH:	**20.0**
WL (Completion)	Dry	BORING COMPLETED:	**Sep 28 2021**	HAMMER TYPE:	**Auto**
WL (Seasonal High Water)		EQUIPMENT: **ATV**	LOGGED BY:	DRILLING METHOD:	**3.25 HSA**
WL (Stabilized)					

GEOTECHNICAL BOREHOLE LOG

CLIENT:	PROJECT NO.:	BORING NO.:	SHEET:
Bohler Engineering	**01:31153**	**B-07**	**1 of 1**
PROJECT NAME: **Warrenton Data Center**	DRILLER/CONTRACTOR: **All American Geotech, Inc.**		
SITE LOCATION: **Lee Highway and Blackwell Road, Warrenton, Virginia 20186**			LOSS OF CIRCULATION
NORTHING:	EASTING:	STATION:	SURFACE ELEVATION: **492**

BOTTOM OF CASING

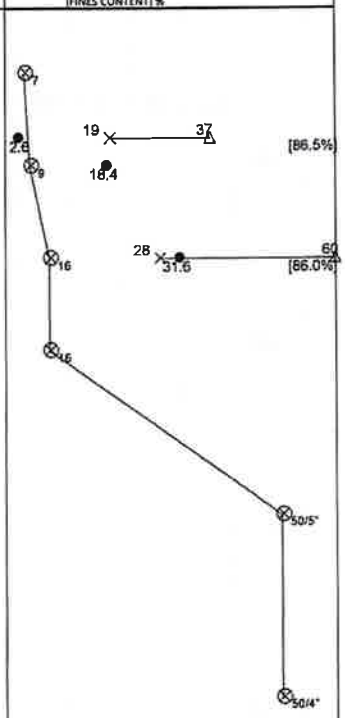
Plastic Limit — Water Content — Liquid Limit

STANDARD PENETRATION BLOWS/FT

ROCK QUALITY DESIGNATION & RECOVERY — RQD — REC

CALIBRATED PENETROMETER TON/SF [FINES CONTENT] %

DEPTH (FT)	SAMPLE NUMBER	SAMPLE TYPE	SAMPLE DIST. (IN)	RECOVERY (IN)	DESCRIPTION OF MATERIAL	WATER LEVELS	ELEVATION (FT)	BLOWS/6"
					Topsoil Thickness [6"]			
	S-1	SS	18	9	(ML) SANDY SILT, reddish brown, moist, loose			3-3-4 (7)
	~~D35-193~~ S-2	~~BG1~~ SS	~~60~~ 18	12				3-4-5 (9)
5					(CH) FAT CLAY, light brown and gray, moist, very stiff		487	
	S-3	SS	18	18				7-7-9 (16)
	S-4	SS	18	16	(ML) SANDY SILT, brown and gray, moist, medium dense			4-7-9 (16)
10							482	
	S-5	SS	5	5	WEATHERED ROCK, light brown to gray, moist, very dense			50/5" (50/5")
15							477	
	S-6	SS	4	4				50/4" (50/4")
20					**AUGER REFUSAL AT 20.0 FT**		472	
25							467	
30							462	



THE STRATIFICATION LINES REPRESENT THE APPROXIMATE BOUNDARY LINES BETWEEN SOIL TYPES. IN-SITU THE TRANSITION MAY BE GRADUAL

WL (First Encountered)	**Dry**	BORING STARTED:	**Sep 29 2021**	CAVE IN DEPTH:	**13.5**
WL (Completion)	**Dry**	BORING COMPLETED:	**Sep 29 2021**	HAMMER TYPE:	**Auto**
WL (Seasonal High Water)		EQUIPMENT: **ATV**	LOGGED BY:	DRILLING METHOD:	**3.25 HSA**
WL (Stabilized)					

GEOTECHNICAL BOREHOLE LOG

CLIENT:	PROJECT NO.:	BORING NO.:	SHEET:
Bohler Engineering	**01:31153**	**B-08**	**1 of 3**
PROJECT NAME: **Warrenton Data Center**	DRILLER/CONTRACTOR: **All American Geotech, Inc.**		
SITE LOCATION: **Lee Highway and Blackwell Road, Warrenton, Virginia 20186**			LOSS OF CIRCULATION
NORTHING:	EASTING:	STATION:	SURFACE ELEVATION: **487**

DEPTH (FT)	SAMPLE NUMBER	SAMPLE TYPE	SAMPLE DIST. (IN)	RECOVERY (IN)	DESCRIPTION OF MATERIAL	WATER LEVELS	ELEVATION (FT)	BLOWS/6"	Plastic Limit / Water Content / Liquid Limit; STANDARD PENETRATION BLOWS/FT; ROCK QUALITY DESIGNATION & RECOVERY; RQD; REC; CALIBRATED PENETROMETER TON/SF; [FINES CONTENT] %
					Topsoil Thickness [6"]				
	S-1	SS	18	18	(ML) SANDY SILT, reddish brown, moist, loose			3-3-3 (6)	6, 29.0
	S-2	SS	18	18				2-3-3 (6)	6
5					(ML) SILT, light brown and gray, moist, loose to medium dense		482		
	S-3	SS	18	18				3-4-5 (9)	9
	S-4	SS	18	18				4-5-6 (11)	11, 46.1
10							477		
	S-5	SS	18	18				6-7-9 (16)	16
15							472		
	S-6	SS	18	18				7-8-10 (18)	18, 25.3
20							467		
	S-7	SS	18	18				8-11-12 (23)	23
25							462		
	S-8	SS	18	18				9-10-13 (23)	23
30							457		

CONTINUED ON NEXT PAGE

THE STRATIFICATION LINES REPRESENT THE APPROXIMATE BOUNDARY LINES BETWEEN SOIL TYPES. IN-SITU THE TRANSITION MAY BE GRADUAL

▽ WL (First Encountered)	**Dry**	BORING STARTED:	**Oct 02 2021**	CAVE IN DEPTH:	**53.0**
▼ WL (Completion)	**Dry**	BORING COMPLETED:	**Oct 02 2021**	HAMMER TYPE:	**Auto**
▼ WL (Seasonal High Water)		EQUIPMENT: **ATV**	LOGGED BY:	DRILLING METHOD:	**3.25 HSA**
▽ WL (Stabilized)					

GEOTECHNICAL BOREHOLE LOG

CLIENT:	PROJECT NO.:	BORING NO.:	SHEET:
Bohler Engineering	**01:31153**	**B-08**	**2 of 3**
PROJECT NAME:	DRILLER/CONTRACTOR:		
Warrenton Data Center	**All American Geotech, Inc.**		
SITE LOCATION: **Lee Highway and Blackwell Road, Warrenton, Virginia 20186**			LOSS OF CIRCULATION
NORTHING:	EASTING:	STATION:	SURFACE ELEVATION: **487**
			BOTTOM OF CASING

DEPTH (FT)	SAMPLE NUMBER	SAMPLE TYPE	SAMPLE DIST. (IN)	RECOVERY (IN)	DESCRIPTION OF MATERIAL	WATER LEVELS	ELEVATION (FT)	BLOWS/6"
35	S-9	SS	18	18	(ML) SILT, light brown and gray, moist, loose to medium dense WEATHERED ROCK, brownish gray, moist, very dense		452	11-24-37 (61)
40	S-10	SS	17	17			447	14-23-50/5" (73/11")
45	S-11	SS	5	5			442	50/5" (50/5")
50	S-12	SS	3	3			437	50/3" (50/3")
55	S-13	SS	4	4			432	50/4" (50/4")
60	S-14	SS	3	3			427	50/3" (50/3")

Plastic Limit Water Content Liquid Limit

STANDARD PENETRATION BLOWS/FT

ROCK QUALITY DESIGNATION & RECOVERY

RQD

REC

CALIBRATED PENETROMETER TON/SF

(FINES CONTENT) %

61

73/11"

50/5"

50/3"

50/4"

50/3"

CONTINUED ON NEXT PAGE

THE STRATIFICATION LINES REPRESENT THE APPROXIMATE BOUNDARY LINES BETWEEN SOIL TYPES. IN-SITU THE TRANSITION MAY BE GRADUAL

▽ WL (First Encountered)	**Dry**	BORING STARTED:	**Oct 02 2021**	CAVE IN DEPTH:	**53.0**
▼ WL (Completion)	**Dry**	BORING COMPLETED:	**Oct 02 2021**	HAMMER TYPE:	**Auto**
▼ WL (Seasonal High Water)		EQUIPMENT: **ATV**	LOGGED BY:	DRILLING METHOD:	**3.25 HSA**
▽ WL (Stabilized)					

GEOTECHNICAL BOREHOLE LOG

CLIENT:	PROJECT NO.:	BORING NO.:	SHEET:
Bohler Engineering	**01:31153**	**B-08**	**3 of 3**
PROJECT NAME: **Warrenton Data Center**	DRILLER/CONTRACTOR: **All American Geotech, Inc.**		
SITE LOCATION: **Lee Highway and Blackwell Road, Warrenton, Virginia 20186**			
NORTHING:	EASTING:	STATION:	SURFACE ELEVATION: **487**

LOSS OF CIRCULATION

BOTTOM OF CASING

Plastic Limit Water Content Liquid Limit

⊗ STANDARD PENETRATION BLOWS/FT

ROCK QUALITY DESIGNATION & RECOVERY

RQD

REC

○ CALIBRATED PENETROMETER TON/SF

(FINES CONTENT) %

DEPTH (FT)	SAMPLE NUMBER	SAMPLE TYPE	SAMPLE DIST. (IN)	RECOVERY (IN)	DESCRIPTION OF MATERIAL	WATER LEVELS	ELEVATION (FT)	BLOWS/6"
65	S-15	SS	5	5	WEATHERED ROCK, brownish gray, moist, very dense		422	50/5" (50/5")
70	S-16	SS	2	2			417	50/2" (50/2")
75	S-17	SS	4	4			412	50/4" (50/4")
80	S-18	SS	5	5			407	50/5" (50/5")
					END OF BORING AT 80.0 FT			
85							402	
90							397	

THE STRATIFICATION LINES REPRESENT THE APPROXIMATE BOUNDARY LINES BETWEEN SOIL TYPES. IN-SITU THE TRANSITION MAY BE GRADUAL

▽ WL (First Encountered)	Dry	BORING STARTED:	Oct 02 2021	CAVE IN DEPTH:	53.0
▼ WL (Completion)	Dry	BORING COMPLETED:	Oct 02 2021	HAMMER TYPE:	Auto
▼ WL (Seasonal High Water)		EQUIPMENT:	LOGGED BY:	DRILLING METHOD:	3.25 HSA
▽ WL (Stabilized)		ATV			

GEOTECHNICAL BOREHOLE LOG

CLIENT:	PROJECT NO.:	BORING NO.:	SHEET:
Bohler Engineering	**01:31153**	**B-09**	**1 of 2**
PROJECT NAME: **Warrenton Data Center**	DRILLER/CONTRACTOR: **All American Geotech, Inc.**		
SITE LOCATION: **Lee Highway and Blackwell Road, Warrenton, Virginia 20186**			LOSS OF CIRCULATION
NORTHING:	EASTING:	STATION:	SURFACE ELEVATION: **478**

DEPTH (FT)	SAMPLE NUMBER	SAMPLE TYPE	SAMPLE DIST. (IN)	RECOVERY (IN)	DESCRIPTION OF MATERIAL	WATER LEVELS	ELEVATION (FT)	BLOWS/6"
0					Topsoil Thickness [6"]			
	S-1	SS	18	9	(ML) SANDY SILT, reddish brown, moist, loose			2-2-3 (5)
	~~D3S-189~~	~~BG1~~ SS	~~60~~ 18	13	(CL) LEAN CLAY, reddish brown, moist, firm			3-4-5 (9)
5	~~S-2~~						473	
	S-3	SS	18	14	(ML) SANDY SILT, reddish brown, moist, loose			4-4-4 (8)
	S-4	SS	18	18	(ML) SILT, light brown, moist, dense to very dense			13-19-26 (45)
10							468	
	S-5	SS	18	17				11-15-27 (42)
15							463	
	~~S-6~~	~~SS~~	~~4~~	~~4~~				50/4" (50/4")
20							458	
	S-7	SS	18	18				14-15-17 (32)
25							453	
	~~S-8~~	~~SS~~	~~5~~	~~5~~	WEATHERED ROCK, light gray, brown, and black, moist, very dense			50/5" (50/5")
30							448	

Plastic Limit Water Content Liquid Limit

STANDARD PENETRATION BLOWS/FT

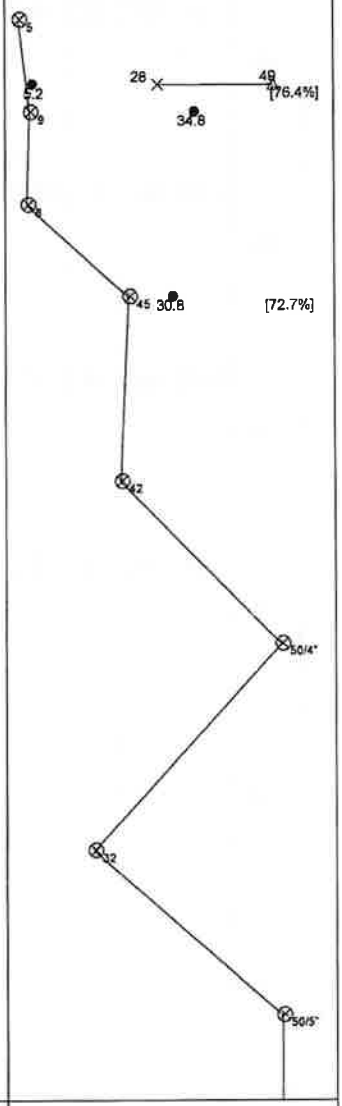
ROCK QUALITY DESIGNATION & RECOVERY

RQD

REC

CALIBRATED PENETROMETER TON/SF

[FINES CONTENT] %



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THE STRATIFICATION LINES REPRESENT THE APPROXIMATE BOUNDARY LINES BETWEEN SOIL TYPES. IN-SITU THE TRANSITION MAY BE GRADUAL

WL (First Encountered)	**Dry**	BORING STARTED:	**Sep 29 2021**	CAVE IN DEPTH:	**27.0**
WL (Completion)	**Dry**	BORING COMPLETED:	**Sep 29 2021**	HAMMER TYPE:	**Auto**
WL (Seasonal High Water)		EQUIPMENT: **ATV**	LOGGED BY:	DRILLING METHOD:	**3.25 HSA**
WL (Stabilized)					

GEOTECHNICAL BOREHOLE LOG

CLIENT:	PROJECT NO.:	BORING NO.:	SHEET:
Bohler Engineering	**01:31153**	**B-09**	**2 of 2**
PROJECT NAME: **Warrenton Data Center**	DRILLER/CONTRACTOR: **All American Geotech, Inc.**		
SITE LOCATION: **Lee Highway and Blackwell Road, Warrenton, Virginia 20186**			LOSS OF CIRCULATION
NORTHING:	EASTING:	STATION:	SURFACE ELEVATION: **478**

BOTTOM OF CASING

Plastic Limit Water Content Liquid Limit

⊗ STANDARD PENETRATION BLOWS/FT

ROCK QUALITY DESIGNATION & RECOVERY — RQD — REC

○ CALIBRATED PENETROMETER TON/SF

[FINES CONTENT] %

DEPTH (FT)	SAMPLE NUMBER	SAMPLE TYPE	SAMPLE DIST. (IN)	RECOVERY (IN)	DESCRIPTION OF MATERIAL	WATER LEVELS	ELEVATION (FT)	BLOWS/6"
35	S-9	SS	14	14	WEATHERED ROCK, light gray, brown, and black, moist, very dense		443	17-26-50/2" (76/8")
					AUGER REFUSAL AT 34.8 FT			
40	S-10	SS	0	0			438	50/0" (50/0")
45							433	
50							428	
55							423	
60							418	

⊗76/8"

⊗50/0"

THE STRATIFICATION LINES REPRESENT THE APPROXIMATE BOUNDARY LINES BETWEEN SOIL TYPES. IN-SITU THE TRANSITION MAY BE GRADUAL

▽ WL (First Encountered)	**Dry**	BORING STARTED:	**Sep 29 2021**	CAVE IN DEPTH:	**27.0**
▼ WL (Completion)	**Dry**	BORING COMPLETED:	**Sep 29 2021**	HAMMER TYPE:	**Auto**
▼ WL (Seasonal High Water)		EQUIPMENT: **ATV**	LOGGED BY:	DRILLING METHOD:	**3.25 HSA**
▽ WL (Stabilized)					

GEOTECHNICAL BOREHOLE LOG

CLIENT:	PROJECT NO.:	BORING NO.:	SHEET:
Bohler Engineering	**01:31153**	**B-10**	**1 of 2**
PROJECT NAME:	DRILLER/CONTRACTOR:		
Warrenton Data Center	**All American Geotech, Inc.**		
SITE LOCATION:			LOSS OF CIRCULATION
Lee Highway and Blackwell Road, Warrenton, Virginia 20186			
NORTHING:	EASTING:	STATION:	SURFACE ELEVATION: **469**
			BOTTOM OF CASING

DEPTH (FT)	SAMPLE NUMBER	SAMPLE TYPE	SAMPLE DIST. (IN)	RECOVERY (IN)	DESCRIPTION OF MATERIAL	WATER LEVELS	ELEVATION (FT)	BLOWS/6"
0					Topsoil Thickness [6"]			
	S-1	SS	18	12	(SM) SILTY SAND, reddish brown, moist, very loose to loose			1-2-2 (4)
	S-2	SS	18	18				2-2-3 (5)
5							464	
	S-3	SS	18	18	(ML) SANDY SILT WITH GRAVEL, contains quartz fragments, light brown, moist, loose			5-4-5 (9)
	S-4	SS	5	5	WEATHERED ROCK, light brown to grayish brown, moist, very dense			50/5" (50/5")
10							459	
	S-5	SS	5	5				50/5" (50/5")
15							454	
	S-6	SS	3	3				50/3" (50/3")
20							449	
	S-7	SS	0	0				50/0" (50/0")
25	S-8	RC	60	52	SCHIST, [REC=87%,RQD=17%], Highly Weathered, Very Hard, Grayish Brown		444	
					SCHIST, [REC=100%,RQD=22%], Highly Weathered, Very Hard, Grayish Brown			
30	S-9	RC	60	60			439	

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Plastic Limit Water Content Liquid Limit

⊗ STANDARD PENETRATION BLOWS/FT

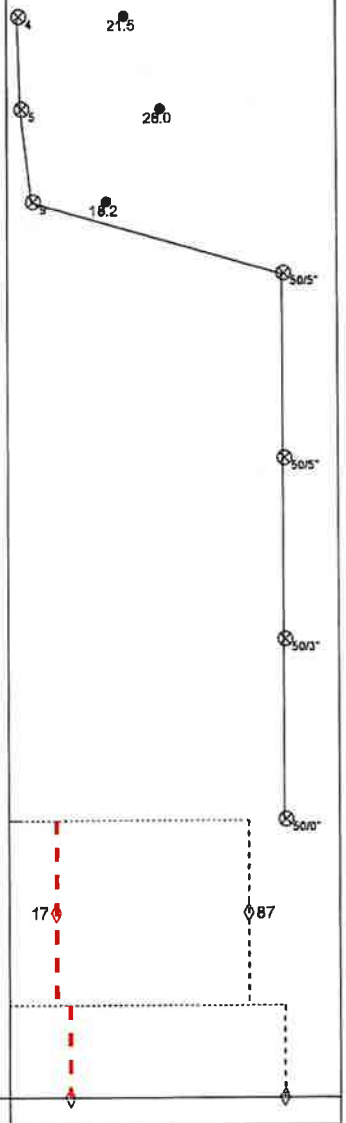
ROCK QUALITY DESIGNATION & RECOVERY

RQD

REC

○ CALIBRATED PENETROMETER TON/SF

(FINES CONTENT) %



THE STRATIFICATION LINES REPRESENT THE APPROXIMATE BOUNDARY LINES BETWEEN SOIL TYPES. IN-SITU THE TRANSITION MAY BE GRADUAL

▽ WL (First Encountered)	**Dry**	BORING STARTED:	**Oct 05 2021**	CAVE IN DEPTH:	**19.0**
▼ WL (Completion)	**Dry**	BORING COMPLETED:	**Oct 05 2021**	HAMMER TYPE:	**Auto**
▼ WL (Seasonal High Water)		EQUIPMENT: **ATV**	LOGGED BY:	DRILLING METHOD:	**3.25 HSA**
▽ WL (Stabilized)					

GEOTECHNICAL BOREHOLE LOG

CLIENT:	PROJECT NO.:	BORING NO.:	SHEET:
Bohler Engineering	**01:31153**	**B-10**	**2 of 2**
PROJECT NAME: **Warrenton Data Center**	DRILLER/CONTRACTOR: **All American Geotech, Inc.**		
SITE LOCATION: **Lee Highway and Blackwell Road, Warrenton, Virginia 20186**			LOSS OF CIRCULATION
NORTHING:	EASTING:	STATION:	SURFACE ELEVATION: **469**

BOTTOM OF CASING

Plastic Limit Water Content Liquid Limit

⊗ STANDARD PENETRATION BLOWS/FT

ROCK QUALITY DESIGNATION & RECOVERY

RQD

REC

○ CALIBRATED PENETROMETER TON/SF

[FINES CONTENT] %

DEPTH (FT)	SAMPLE NUMBER	SAMPLE TYPE	SAMPLE DIST. (IN)	RECOVERY (IN)	DESCRIPTION OF MATERIAL	WATER LEVELS	ELEVATION (FT)	BLOWS/6"
					SCHIST, [REC=100%,RQD=22%], Highly Weathered, Very Hard, Grayish Brown			22 / 100
					AUGER REFUSAL AT 33.5 FT			
35							434	
40							429	
45							424	
50							419	
55							414	
60							409	

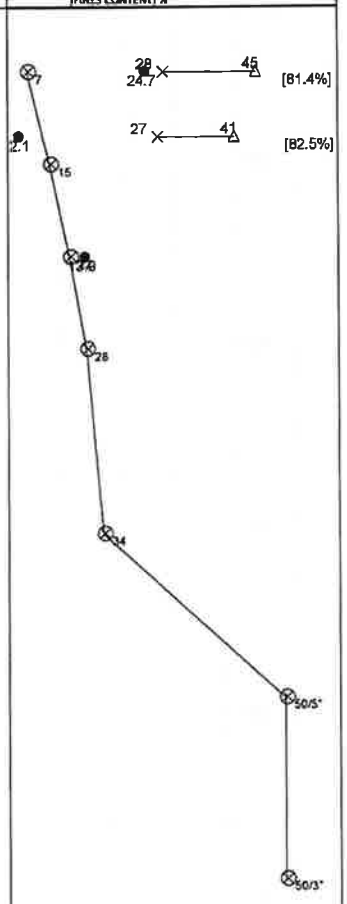
THE STRATIFICATION LINES REPRESENT THE APPROXIMATE BOUNDARY LINES BETWEEN SOIL TYPES. IN-SITU THE TRANSITION MAY BE GRADUAL

▽ WL (First Encountered)	**Dry**	BORING STARTED:	**Oct 05 2021**	CAVE IN DEPTH:	**19.0**
▼ WL (Completion)	**Dry**	BORING COMPLETED:	**Oct 05 2021**	HAMMER TYPE:	**Auto**
▼ WL (Seasonal High Water)		EQUIPMENT:	LOGGED BY:	DRILLING METHOD:	**3.25 HSA**
▽ WL (Stabilized)		**ATV**			

GEOTECHNICAL BOREHOLE LOG

CLIENT:	PROJECT NO.:	BORING NO.:	SHEET:
Bohler Engineering	**01:31153**	**B-11**	**1 of 1**
PROJECT NAME: **Warrenton Data Center**	DRILLER/CONTRACTOR: **All American Geotech, Inc.**		
SITE LOCATION: **Lee Highway and Blackwell Road, Warrenton, Virginia 20186**			LOSS OF CIRCULATION
NORTHING:	EASTING:	STATION:	SURFACE ELEVATION: **468**
			BOTTOM OF CASING

DEPTH (FT)	SAMPLE NUMBER	SAMPLE TYPE	SAMPLE DIST. (IN)	RECOVERY (IN)	DESCRIPTION OF MATERIAL	WATER LEVELS	ELEVATION (FT)	BLOWS/6"
					Topsoil Thickness [6"]			
	S-1	SS	18	8	(ML) SILT, brownish gray, moist, loose to dense			3-3-4 (7)
	~~D35-194~~	~~BG1~~ SS	~~60~~ 18	12				5-6-9 (15)
5	~~S-2~~						463	
	S-3	SS	18	16				7-10-12 (22)
	S-4	SS	18	18				11-12-16 (28)
10							458	
	S-5	SS	18	18				10-15-19 (34)
15							453	
	~~S-6~~	~~SS~~	~~5~~	~~5~~	WEATHERED ROCK, gray, moist, very dense			50/5" (50/5")
20							448	
	~~S-7~~	~~SS~~	~~3~~	~~3~~				50/3" (50/3")
25					**END OF BORING AT 25.0 FT**		443	
30							438	



THE STRATIFICATION LINES REPRESENT THE APPROXIMATE BOUNDARY LINES BETWEEN SOIL TYPES. IN-SITU THE TRANSITION MAY BE GRADUAL

WL (First Encountered)	**Dry**	BORING STARTED:	**Sep 29 2021**	CAVE IN DEPTH:	**12.7**
WL (Completion)	**Dry**	BORING COMPLETED:	**Sep 29 2021**	HAMMER TYPE:	**Auto**
WL (Seasonal High Water)		EQUIPMENT: **ATV**	LOGGED BY:	DRILLING METHOD:	**3.25 HSA**
WL (Stabilized)					

GEOTECHNICAL BOREHOLE LOG

CLIENT:	PROJECT NO.:	BORING NO.:	SHEET:
Bohler Engineering	**01:31153**	**B-12**	**1 of 1**
PROJECT NAME: **Warrenton Data Center**	DRILLER/CONTRACTOR: **All American Geotech, Inc.**		
SITE LOCATION: **Lee Highway and Blackwell Road, Warrenton, Virginia 20186**			LOSS OF CIRCULATION
NORTHING:	EASTING:	STATION:	SURFACE ELEVATION: **474**

BOTTOM OF CASING

DEPTH (FT)	SAMPLE NUMBER	SAMPLE TYPE	SAMPLE DIST. (IN)	RECOVERY (IN)	DESCRIPTION OF MATERIAL	WATER LEVELS	ELEVATION (FT)	BLOWS/6"
0					Topsoil Thickness [6"]			
	S-1	SS	18	18	(SM) SILTY SAND, reddish brown, moist, loose			3-4-5 (9)
	S-2	SS	18	18	(ML) SANDY SILT, reddish brown, moist, medium dense		469	6-7-11 (18)
5	S-3	SS	18	18	(ML) SILT, light brown, moist, medium dense			10-13-12 (25)
	S-4	SS	18	18			464	10-11-15 (26)
10	S-5	SS	18	18				11-8-11 (19)
15	S-6	SS	5	5	WEATHERED ROCK, light brown and gray, moist, very dense		459	50/5" (50/5")
20	S-7	SS	5	5			454	50/5" (50/5")
25					END OF BORING AT 23.9 FT		449	
30							444	

Plastic Limit Water Content Liquid Limit

STANDARD PENETRATION BLOWS/FT

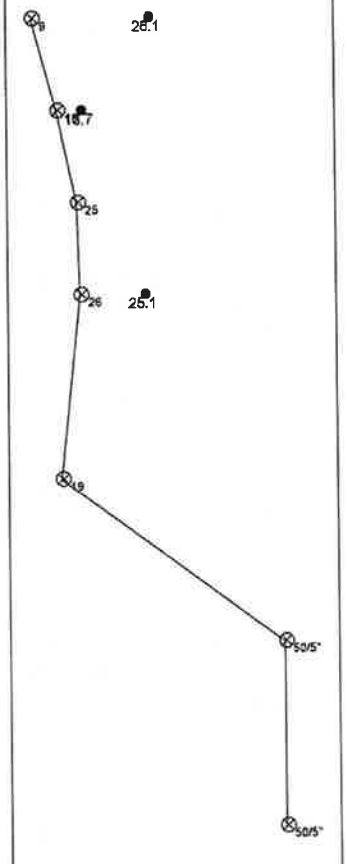
ROCK QUALITY DESIGNATION & RECOVERY

RQD

REC

CALIBRATED PENETROMETER TON/SF

[FINES CONTENT] %



THE STRATIFICATION LINES REPRESENT THE APPROXIMATE BOUNDARY LINES BETWEEN SOIL TYPES. IN-SITU THE TRANSITION MAY BE GRADUAL

▽ WL (First Encountered)	**Dry**	BORING STARTED:	**Oct 02 2021**	CAVE IN DEPTH:	**14.0**
▼ WL (Completion)	**Dry**	BORING COMPLETED:	**Oct 02 2021**	HAMMER TYPE:	**Auto**
▼ WL (Seasonal High Water)		EQUIPMENT:	LOGGED BY:	DRILLING METHOD:	**3.25 HSA**
▽ WL (Stabilized)		**ATV**			

GEOTECHNICAL BOREHOLE LOG

CLIENT:	PROJECT NO.:	BORING NO.:	SHEET:
Bohler Engineering	**01:31153**	**B-13**	**1 of 1**
PROJECT NAME:	DRILLER/CONTRACTOR:		
Warrenton Data Center	**All American Geotech, Inc.**		
SITE LOCATION:			LOSS OF CIRCULATION
Lee Highway and Blackwell Road, Warrenton, Virginia 20186			
NORTHING:	EASTING:	STATION:	SURFACE ELEVATION: **490**
			BOTTOM OF CASING

DEPTH (FT)	SAMPLE NUMBER	SAMPLE TYPE	SAMPLE DIST. (IN)	RECOVERY (IN)	DESCRIPTION OF MATERIAL	WATER LEVELS	ELEVATION (FT)	BLOWS/6"
					Topsoil Thickness [4"]			
	S-1	SS	18	10	(ML) SILT WITH SAND, reddish brown, moist, loose to medium dense			3-3-5 (8)
	S-2	SS	18	12				2-3-6 (9)
5	S-3	SS	18	18			485	7-8-11 (19)
	S-4	SS	4	4	(SM) SILTY SAND WITH GRAVEL, gray and dark brown, moist, medium dense to very dense			50/4" (50/4")
10							480	
	S-5	SS	18	18				12-13-15 (28)
15							475	
	S-6	SS	18	18				10-12-17 (29)
20							470	
	S-7	SS	2	2	WEATHERED ROCK, dark brownish gray, moist, very dense			50/2" (50/2")
25							465	
	S-8	SS	0	0	**AUGER REFUSAL AT 27.0 FT**			50/0" (50/0")
30							460	

Plastic Limit — Water Content — Liquid Limit

STANDARD PENETRATION BLOWS/FT

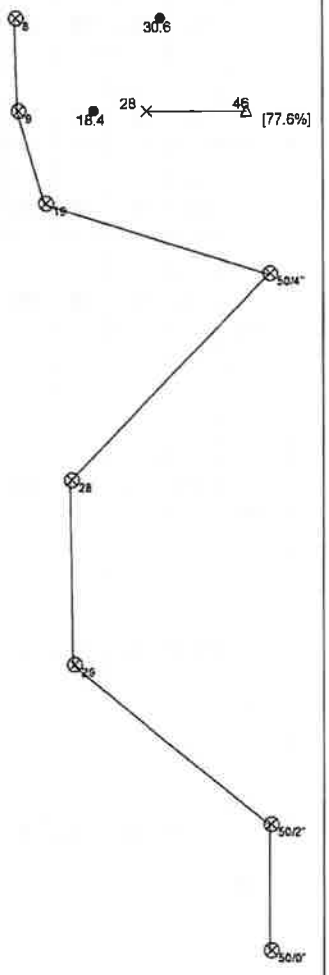
ROCK QUALITY DESIGNATION & RECOVERY

RQD

REC

CALIBRATED PENETROMETER TON/SF

(FINES CONTENT) %



THE STRATIFICATION LINES REPRESENT THE APPROXIMATE BOUNDARY LINES BETWEEN SOIL TYPES. IN-SITU THE TRANSITION MAY BE GRADUAL

▽ WL (First Encountered)	**Dry**	BORING STARTED:	**Sep 30 2021**	CAVE IN DEPTH:	**18.5**
▼ WL (Completion)	**Dry**	BORING COMPLETED:	**Sep 30 2021**	HAMMER TYPE:	**Auto**
▼ WL (Seasonal High Water)		EQUIPMENT: **ATV**	LOGGED BY:	DRILLING METHOD:	**3.25 HSA**
▽ WL (Stabilized)					

GEOTECHNICAL BOREHOLE LOG

CLIENT:	PROJECT NO.:	BORING NO.:	SHEET:
Bohler Engineering	**01:31153**	**B-14**	**1 of 1**
PROJECT NAME: **Warrenton Data Center**	DRILLER/CONTRACTOR: **All American Geotech, Inc.**		
SITE LOCATION: **Lee Highway and Blackwell Road, Warrenton, Virginia 20186**			LOSS OF CIRCULATION
NORTHING:	EASTING:	STATION:	SURFACE ELEVATION: **500**

DEPTH (FT)	SAMPLE NUMBER	SAMPLE TYPE	SAMPLE DIST. (IN)	RECOVERY (IN)	DESCRIPTION OF MATERIAL	WATER LEVELS	ELEVATION (FT)	BLOWS/6"
0					Topsoil Thickness (3")			
	S-1	SS	18	18	(MH) ELASTIC SILT, light brown, moist, firm to stiff			3-4-4 (8)
	~~D35~~ 186	~~BG1~~ SS	~~60~~ 18	18				2-4-5 (9)
5	~~S-2~~				(SM) SILTY SAND, brown, moist, medium dense to dense		495	
	S-3	SS	18	18				5-9-11 (20)
	S-4	SS	18	18				10-12-19 (31)
10							490	
	~~S-5~~	~~SS~~	~~5~~	~~5~~	WEATHERED ROCK, reddish brown and black, moist, very dense			50/5" (50/5")
15							485	
	~~S-6~~	~~SS~~	~~2~~	~~2~~	END OF BORING AT 18.7 FT			50/2" (50/2")
20							480	
25							475	
30							470	

Plastic Limit Water Content Liquid Limit

⊗ STANDARD PENETRATION BLOWS/FT

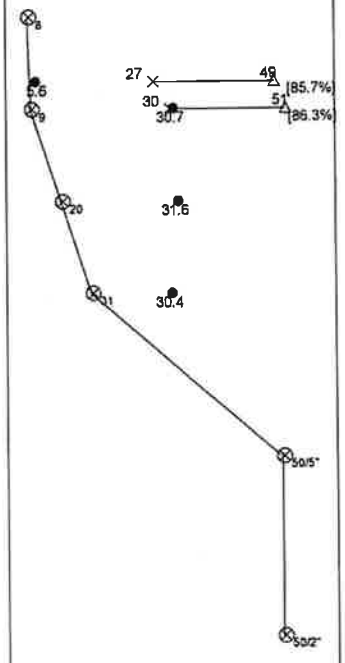
ROCK QUALITY DESIGNATION & RECOVERY

RQD

REC

○ CALIBRATED PENETROMETER TON/SF

[FINES CONTENT] %



THE STRATIFICATION LINES REPRESENT THE APPROXIMATE BOUNDARY LINES BETWEEN SOIL TYPES. IN-SITU THE TRANSITION MAY BE GRADUAL

▽ WL (First Encountered)	**Dry**	BORING STARTED:	**Sep 30 2021**	CAVE IN DEPTH:	**11.5**
▼ WL (Completion)	**Dry**	BORING COMPLETED:	**Sep 30 2021**	HAMMER TYPE:	**Auto**
▼ WL (Seasonal High Water)		EQUIPMENT: **ATV**	LOGGED BY:	DRILLING METHOD:	**3.25 HSA**
▽ WL (Stabilized)					

GEOTECHNICAL BOREHOLE LOG

CLIENT:	PROJECT NO.:	BORING NO.:	SHEET:
Bohler Engineering	**01:31153**	**B-15**	**1 of 1**
PROJECT NAME:	DRILLER/CONTRACTOR:		
Warrenton Data Center	**All American Geotech, Inc.**		
SITE LOCATION:			LOSS OF CIRCULATION
Lee Highway and Blackwell Road, Warrenton, Virginia 20186			
NORTHING:	EASTING:	STATION:	SURFACE ELEVATION: **497**
			BOTTOM OF CASING

DEPTH (FT)	SAMPLE NUMBER	SAMPLE TYPE	SAMPLE DIST. (IN)	RECOVERY (IN)	DESCRIPTION OF MATERIAL	WATER LEVELS	ELEVATION (FT)	BLOWS/6"
					Topsoil Thickness [4"]			
	S-1	SS	18	12	(CL) LEAN CLAY WITH SAND, grayish brown, moist, stiff			3-4-6 (10)
	~~D35-187~~	~~BG1~~ SS	~~60~~ 18	17				4-4-7 (11)
5	~~S-2~~				(ML) SANDY SILT WITH GRAVEL, light brown and gray, moist, very dense		492	
	S-3	SS	18	18				23-24-29 (53)
	S-4	SS	15	14	WEATHERED ROCK, grayish brown to gray, moist, very dense			15-34-50/3" (84/9")
10							487	
	~~S-5~~	~~SS~~	~~3~~	~~3~~				50/3" (50/3")
15							482	
	~~S-6~~	~~SS~~	~~1~~	~~1~~	**AUGER REFUSAL AT 16.1 FT**			50/1" (50/1")
20							477	
25							472	
30							467	

Plastic Limit Water Content Liquid Limit

⊗ STANDARD PENETRATION BLOWS/FT

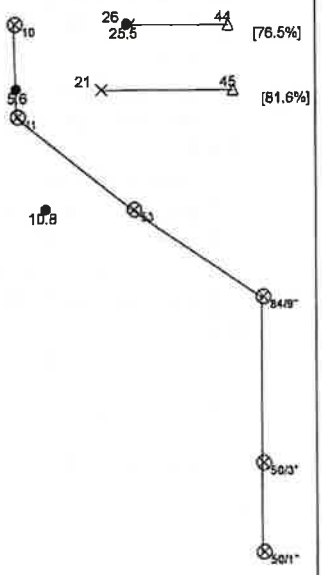
ROCK QUALITY DESIGNATION & RECOVERY

RQD

REC

○ CALIBRATED PENETROMETER TON/SF

[FINES CONTENT] %



THE STRATIFICATION LINES REPRESENT THE APPROXIMATE BOUNDARY LINES BETWEEN SOIL TYPES. IN-SITU THE TRANSITION MAY BE GRADUAL

▽ WL (First Encountered)	**Dry**	BORING STARTED:	**Sep 30 2021**	CAVE IN DEPTH:	**10.3**
▼ WL (Completion)	**Dry**	BORING COMPLETED:	**Sep 30 2021**	HAMMER TYPE:	**Auto**
▼ WL (Seasonal High Water)		EQUIPMENT: **ATV**	LOGGED BY:	DRILLING METHOD:	**3.25 HSA**
▽ WL (Stabilized)					

GEOTECHNICAL BOREHOLE LOG

CLIENT:	PROJECT NO.:	BORING NO.:	SHEET:
Bohler Engineering	**01:31153**	**B-16**	**1 of 1**
PROJECT NAME: **Warrenton Data Center**	DRILLER/CONTRACTOR: **All American Geotech, Inc.**		
SITE LOCATION: **Lee Highway and Blackwell Road, Warrenton, Virginia 20186**			LOSS OF CIRCULATION
NORTHING:	EASTING:	STATION:	SURFACE ELEVATION: **475**

DEPTH (FT)	SAMPLE NUMBER	SAMPLE TYPE	SAMPLE DIST. (IN)	RECOVERY (IN)	DESCRIPTION OF MATERIAL	WATER LEVELS	ELEVATION (FT)	BLOWS/6"
0					Topsoil Thickness [6"]			
	S-1	SS	18	18	(SM) SILTY SAND, brown, moist, loose			3-5-5 (10)
	S-2	SS	18	18	(ML) SANDY SILT, light brown and gray, moist, medium dense		470	5-4-7 (11)
5	S-3	SS	18	18				6-6-8 (14)
	S-4	SS	18	18			465	5-7-11 (18)
10								
	S-5	SS	18	14			460	10-13-17 (30)
15								
	S-6	SS	4	4	WEATHERED ROCK, light brown, moist, very dense		455	50/4" (50/4")
20								
	S-7	SS	5	5			450	50/5" (50/5")
25					**END OF BORING AT 24.0 FT**			
30							445	

Plastic Limit Water Content Liquid Limit

STANDARD PENETRATION BLOWS/FT

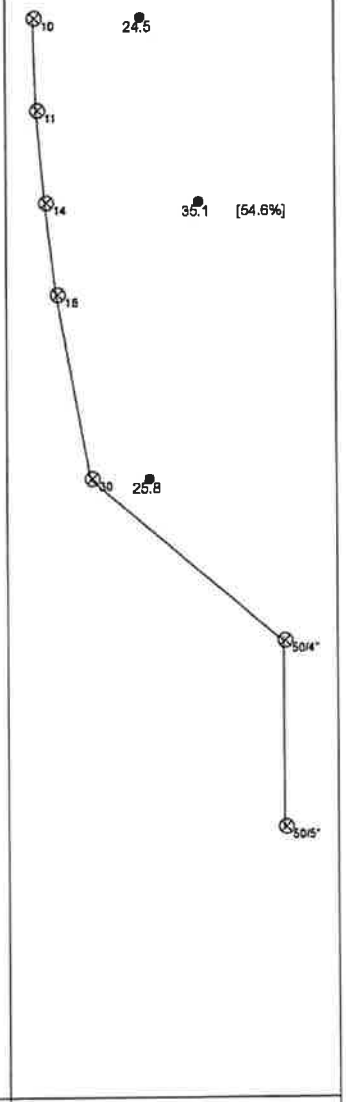
ROCK QUALITY DESIGNATION & RECOVERY

RQD

REC

CALIBRATED PENETROMETER TON/SF

[FINES CONTENT] %



THE STRATIFICATION LINES REPRESENT THE APPROXIMATE BOUNDARY LINES BETWEEN SOIL TYPES. IN-SITU THE TRANSITION MAY BE GRADUAL

▽ WL (First Encountered)	**Dry**	BORING STARTED:	**Oct 02 2021**	CAVE IN DEPTH:	**14.7**
▼ WL (Completion)	**Dry**	BORING COMPLETED:	**Oct 02 2021**	HAMMER TYPE:	**Auto**
▼ WL (Seasonal High Water)		EQUIPMENT: **ATV**	LOGGED BY:	DRILLING METHOD:	**3.25 HSA**
▽ WL (Stabilized)					

GEOTECHNICAL BOREHOLE LOG

CLIENT:	PROJECT NO.:	BORING NO.:	SHEET:
Bohler Engineering	**01:31153**	**B-17**	**1 of 1**
PROJECT NAME:	DRILLER/CONTRACTOR:		
Warrenton Data Center	**All American Geotech, Inc.**		
SITE LOCATION: **Lee Highway and Blackwell Road, Warrenton, Virginia 20186**			LOSS OF CIRCULATION
NORTHING:	EASTING:	STATION:	SURFACE ELEVATION: **492**
			BOTTOM OF CASING

DEPTH (FT)	SAMPLE NUMBER	SAMPLE TYPE	SAMPLE DIST. (IN)	RECOVERY (IN)	DESCRIPTION OF MATERIAL	WATER LEVELS	ELEVATION (FT)	BLOWS/6"
0					Topsoil Thickness [3"]			
	S-1	SS	18	20	(SM) SILTY SAND, reddish brown, moist, loose			4-4-4 (8)
	S-2	SS	18	18				3-4-4 (8)
5							487	
	S-3	SS	18	18	(ML) SANDY SILT, brown and gray, moist, very loose			1-2-2 (4)
	S-4	SS	5	5	WEATHERED ROCK, dark gray, moist, very dense			50/5" (50/5")
10							482	
	S-5	SS	3	3				50/3" (50/3")
					END OF BORING AT 13.8 FT			
15							477	
20							472	
25							467	
30							462	

Plastic Limit — Water Content — Liquid Limit (X — ● — Δ)

⊗ STANDARD PENETRATION BLOWS/FT

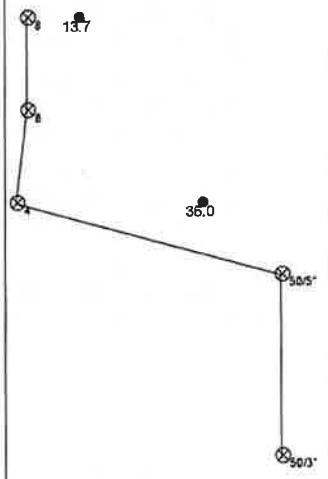
ROCK QUALITY DESIGNATION & RECOVERY

RQD

REC

○ CALIBRATED PENETROMETER TON/SF

[FINES CONTENT] %



THE STRATIFICATION LINES REPRESENT THE APPROXIMATE BOUNDARY LINES BETWEEN SOIL TYPES. IN-SITU THE TRANSITION MAY BE GRADUAL

▽ WL (First Encountered)	**Dry**	BORING STARTED: **Oct 02 2021**		CAVE IN DEPTH: **7.0**
▼ WL (Completion)	**Dry**	BORING COMPLETED: **Oct 02 2021**		HAMMER TYPE: **Auto**
▼ WL (Seasonal High Water)		EQUIPMENT: **ATV**	LOGGED BY:	DRILLING METHOD: **3.25 HSA**
▽ WL (Stabilized)				

GEOTECHNICAL BOREHOLE LOG

CLIENT:	PROJECT NO.:	BORING NO.:	SHEET:
Bohler Engineering	**01:31153**	**B-18**	**1 of 1**
PROJECT NAME: **Warrenton Data Center**	DRILLER/CONTRACTOR: **All American Geotech, Inc.**		
SITE LOCATION: **Lee Highway and Blackwell Road, Warrenton, Virginia 20186**			LOSS OF CIRCULATION
NORTHING:	EASTING:	STATION:	SURFACE ELEVATION: **482**

DEPTH (FT)	SAMPLE NUMBER	SAMPLE TYPE	SAMPLE DIST. (IN)	RECOVERY (IN)	DESCRIPTION OF MATERIAL	WATER LEVELS	ELEVATION (FT)	BLOWS/6"
0					Topsoil Thickness [6"]			
	S-1	SS	18	18	(SM) SILTY SAND, reddish brown, moist, loose to medium dense			3-3-4 (7)
	S-2	SS	18	18			477	4-5-7 (12)
5	S-3	SS	18	18				7-9-13 (22)
	S-4	SS	18	18	(ML) SILT, light brown, moist, dense		472	15-15-22 (37)
10	S-5	SS	5	5	WEATHERED ROCK, light brown to grayish brown, moist, very dense		467	50/5" (50/5")
15	S-6	SS	4	4			462	50/4" (50/4")
20					END OF BORING AT 18.9 FT			
25							457	
30							452	

Plastic Limit | Water Content | Liquid Limit

STANDARD PENETRATION BLOWS/FT

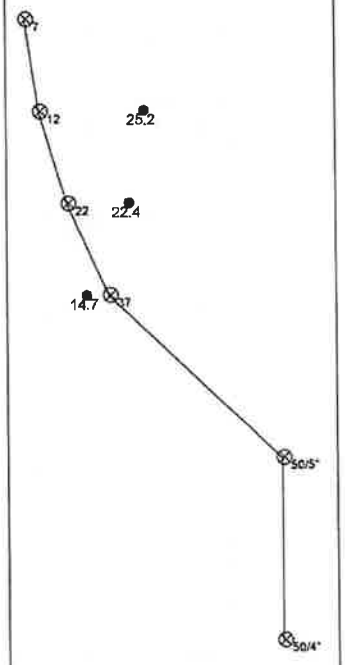
ROCK QUALITY DESIGNATION & RECOVERY

RQD

REC

CALIBRATED PENETROMETER TON/SF

[FINES CONTENT] %



THE STRATIFICATION LINES REPRESENT THE APPROXIMATE BOUNDARY LINES BETWEEN SOIL TYPES. IN-SITU THE TRANSITION MAY BE GRADUAL

▽ WL (First Encountered)	**Dry**	BORING STARTED:	**Oct 01 2021**	CAVE IN DEPTH:	**14.5**
▼ WL (Completion)	**Dry**	BORING COMPLETED:	**Oct 01 2021**	HAMMER TYPE:	**Auto**
▼ WL (Seasonal High Water)		EQUIPMENT: **ATV**	LOGGED BY:	DRILLING METHOD:	**3.25 HSA**
▽ WL (Stabilized)					

GEOTECHNICAL BOREHOLE LOG

CLIENT:	PROJECT NO.:	BORING NO.:	SHEET:
Bohler Engineering	**01:31153**	**B-19**	**1 of 1**
PROJECT NAME: **Warrenton Data Center**	DRILLER/CONTRACTOR: **All American Geotech, Inc.**		
SITE LOCATION: **Lee Highway and Blackwell Road, Warrenton, Virginia 20186**			LOSS OF CIRCULATION
NORTHING:	EASTING:	STATION:	SURFACE ELEVATION: **490**

BOTTOM OF CASING

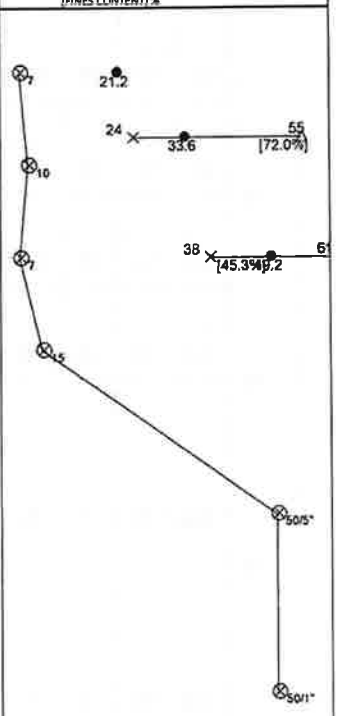
Plastic Limit — Water Content — Liquid Limit

⊗ STANDARD PENETRATION BLOWS/FT

ROCK QUALITY DESIGNATION & RECOVERY — RQD — REC

○ CALIBRATED PENETROMETER TON/SF (FINES CONTENT) %

DEPTH (FT)	SAMPLE NUMBER	SAMPLE TYPE	SAMPLE DIST. (IN)	RECOVERY (IN)	DESCRIPTION OF MATERIAL	WATER LEVELS	ELEVATION (FT)	BLOWS/6"
					Topsoil Thickness [4"]			
	S-1	SS	18	18	(CL) SANDY LEAN CLAY, reddish brown, moist, firm			4-4-3 (7)
	~~D35-190~~ ~~S-2~~	~~BG1~~ SS	~~60~~ 18	18	(GM) SILTY GRAVEL WITH SAND, reddish brown and brown, moist, loose to medium dense			3-4-6 (10)
5	S-3	SS	18	18			485	3-3-4 (7)
	S-4	SS	18	18				9-7-8 (15)
10							480	
	S-5	SS	5	5	WEATHERED ROCK, light brown and dark gray, moist, very dense			50/5" (50/5")
15							475	
	S-6	SS	1	1	END OF BORING AT 18.6 FT			50/1" (50/1")
20							470	
25							465	
30							460	



THE STRATIFICATION LINES REPRESENT THE APPROXIMATE BOUNDARY LINES BETWEEN SOIL TYPES. IN-SITU THE TRANSITION MAY BE GRADUAL

▽ WL (First Encountered) **Dry**	BORING STARTED: **Oct 01 2021**		CAVE IN DEPTH: **14.5**
▼ WL (Completion) **Dry**	BORING COMPLETED: **Oct 01 2021**		HAMMER TYPE: **Auto**
⧩ WL (Seasonal High Water)	EQUIPMENT: **ATV**	LOGGED BY:	DRILLING METHOD: **3.25 HSA**
⧩ WL (Stabilized)			

GEOTECHNICAL BOREHOLE LOG

CLIENT:	PROJECT NO.:	BORING NO.:	SHEET:
Bohler Engineering	**01:31153**	**B-20**	**1 of 1**
PROJECT NAME: **Warrenton Data Center**	DRILLER/CONTRACTOR: **All American Geotech, Inc.**		
SITE LOCATION: **Lee Highway and Blackwell Road, Warrenton, Virginia 20186**			LOSS OF CIRCULATION
NORTHING:	EASTING:	STATION:	SURFACE ELEVATION: **490**

BOTTOM OF CASING

Plastic Limit Water Content Liquid Limit

STANDARD PENETRATION BLOWS/FT

ROCK QUALITY DESIGNATION & RECOVERY

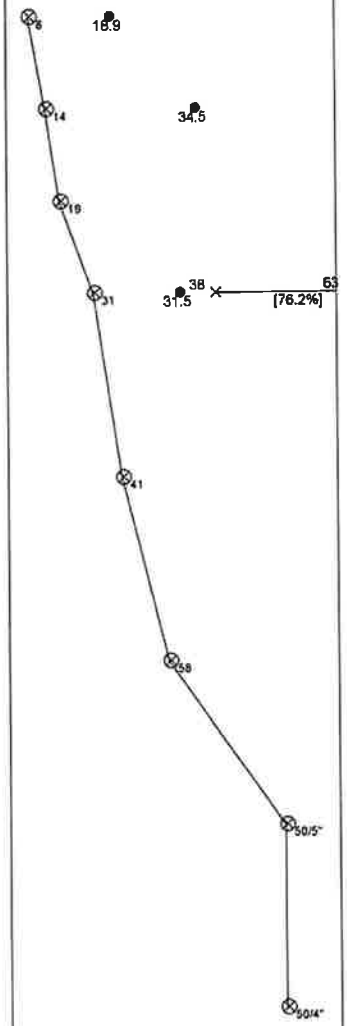
RQD

REC

CALIBRATED PENETROMETER TON/SF

[FINES CONTENT] %

DEPTH (FT)	SAMPLE NUMBER	SAMPLE TYPE	SAMPLE DIST. (IN)	RECOVERY (IN)	DESCRIPTION OF MATERIAL	WATER LEVELS	ELEVATION (FT)	BLOWS/6"
	S-1	SS	18	10	Topsoil Thickness [4"] (SM) SILTY SAND, brown, moist, loose			4-4-4 (8)
	S-2	SS	18	18	(ML) SILT, reddish brown to grayish brown, moist, medium dense to very dense		485	5-7-7 (14)
5	S-3	SS	18	18				7-9-10 (19)
	S-4	SS	18	18	(MH) ELASTIC SILT WITH SAND, yellowish brown, moist, hard to very hard		480	14-15-16 (31)
10								
	S-5	SS	18	18			475	8-15-26 (41)
15								
	S-6	SS	18	18			470	17-23-35 (58)
20								
	S-7	SS	5	5	WEATHERED ROCK, light brown and gray, moist, very dense		465	50/5" (50/5")
25								
	S-8	SS	4	4			460	50/4" (50/4")
30					**END OF BORING AT 28.9 FT**			



THE STRATIFICATION LINES REPRESENT THE APPROXIMATE BOUNDARY LINES BETWEEN SOIL TYPES. IN-SITU THE TRANSITION MAY BE GRADUAL

▽ WL (First Encountered)	**Dry**	BORING STARTED:	**Oct 01 2021**	CAVE IN DEPTH:	**23.0**
▼ WL (Completion)	**Dry**	BORING COMPLETED:	**Oct 01 2021**	HAMMER TYPE:	**Auto**
▼ WL (Seasonal High Water)		EQUIPMENT:	LOGGED BY:	DRILLING METHOD:	**3.25 HSA**
▽ WL (Stabilized)		**ATV**			

GEOTECHNICAL BOREHOLE LOG

APPENDIX C – Laboratory Testing

Laboratory Test Results Summary
Plasticity Charts
Grain Size Analysis
Standard Proctor Test Results
California Bearing Ratio Test Results
Thermal Resistivity Test Results

Laboratory Testing Summary

Sample Location	Sample Number	Depth (feet)	^MC (%)	Soil Type	Atterberg Limits			**Percent Passing No. 200 Sieve	Moisture - Density		CBR (%)		#Organic Content (%)
					LL	PL	PI		<Maximum Density (pcf)	<Optimum Moisture (%)	0.1 in.	0.2 in.	
B-01	S-10	38.5-39.75	16.5	ML	NP	NP	NP	75.6					
B-01	S-2	3.5-5	15.1										
B-02	S-1	1-2.5	24.7										
B-02	S-2	3.5-5	11.2										
B-02	S-5	13.5-15	12.6										
B-03	S-1	1-2.5	25.3										
B-03	S-2	3.5-5	21.6	ML	44	28	16	71.0					
B-04	S-1	1-2.5	26.2										
B-04	S-3	6-7.5	16.9										
B-04	S-5	13.5-15	22.6										

Notes: See test reports for test method, ^ASTM D2216-19, *ASTM D2488, **ASTM D1140-17, #ASTM D2974-20e1 < See test report for D4718 corrected values

Definitions: MC: Moisture Content, Soil Type: USCS (Unified Soil Classification System), LL: Liquid Limit, PL: Plastic Limit, PI: Plasticity Index, CBR: California Bearing Ratio, OC: Organic Content

Project: Warrenton Data Center
Client:

Project No.: 01:31153
Date Reported:

Office / Lab	Address	Office Number / Fax
ECS Mid-Atlantic LLC - Chantilly	14026 Thunderbolt Place Suite 100 Chantilly, VA 20151-3232	(703)471-8400 (703)834-5527

Tested by	Checked by	Approved by	
jvong	Htran	Dtran	

Laboratory Testing Summary

Sample Location	Sample Number	Depth (feet)	^MC (%)	Soil Type	Atterberg Limits			**Percent Passing No. 200 Sieve	Moisture - Density		CBR (%)		#Organic Content (%)
					LL	PL	PI		<Maximum Density (pcf)	<Optimum Moisture (%)	0.1 in.	0.2 in.	
B-05	S-3	6-7.5	28.8										
B-05	S-9	33.5-35	19.9	ML	45	30	15	87.5					
B-06	S-1	1-2.5	25.2										
B-06	S-3	6-7.5	41.6										
B-06	S-5	13.5-15	18.3										
B-07	S-2	3.5-5	18.4										
B-07	S-3	6-7.5	31.6	CH	60	28	32	86.0					
B-08	S-1	1-2.5	29.0										
B-08	S-4	8.5-10	46.1										
B-08	S-6	18.5-20	25.3										

Notes: See test reports for test method, ^ASTM D2216-19, *ASTM D2488, **ASTM D1140-17, #ASTM D2974-20e1 < See test report for D4718 corrected values

Definitions: MC: Moisture Content, Soil Type: USCS (Unified Soil Classification System), LL: Liquid Limit, PL: Plastic Limit, PI: Plasticity Index, CBR: California Bearing Ratio, OC: Organic Content

Project: Warrenton Data Center
Client:

Project No.: 01:31153
Date Reported:

Office / Lab	Address	Office Number / Fax
ECS Mid-Atlantic LLC - Chantilly	14026 Thunderbolt Place Suite 100 Chantilly, VA 20151-3232	(703)471-8400 (703)834-5527

Tested by	Checked by	Approved by	
jvong	Htran	Dtran	

Item B.

Laboratory Testing Summary

Sample Location	Sample Number	Depth (feet)	^MC (%)	Soil Type	Atterberg Limits			**Percent Passing No. 200 Sieve	Moisture - Density		CBR (%)		#Organic Content (%)
					LL	PL	PI		<Maximum Density (pcf)	<Optimum Moisture (%)	0.1 in.	0.2 in.	
B-09	S-2	3.5-5	34.8										
B-09	S-4	8.5-10	30.8	ML	NP	NP	NP	72.7					
B-10	S-1	1-2.5	21.5										
B-10	S-2	3.5-5	28.0										
B-10	S-3	6-7.5	18.2										
B-11	S-1	1-2.5	24.7	ML	45	28	17	81.4					
B-11	S-3	6-7.5	13.9										
B-12	S-1	1-2.5	26.1										
B-12	S-2	3.5-5	13.7										
B-12	S-4	8.5-10	25.1										

Notes: See test reports for test method, ^ASTM D2216-19, *ASTM D2488, **ASTM D1140-17, #ASTM D2974-20e1 < See test report for D4718 corrected values

Definitions: MC: Moisture Content, Soil Type: USCS (Unified Soil Classification System), LL: Liquid Limit, PL: Plastic Limit, PI: Plasticity Index, CBR: California Bearing Ratio, OC: Organic Content

Project: **Warrenton Data Center**
Client:

Project No.: 01:31153
Date Reported:

Office / Lab	Address	Office Number / Fax
ECS Mid-Atlantic LLC - Chantilly	14026 Thunderbolt Place Suite 100 Chantilly, VA 20151-3232	(703)471-8400 (703)834-5527

Tested by	Checked by	Approved by	
jvong	Htran	Dtran	

Laboratory Testing Summary

Sample Location	Sample Number	Depth (feet)	^MC (%)	Soil Type	Atterberg Limits			**Percent Passing No. 200 Sieve	Moisture - Density		CBR (%)		#Organic Content (%)
					LL	PL	PI		<Maximum Density (pcf)	<Optimum Moisture (%)	0.1 in.	0.2 in.	
B-13	S-1	1-2.5	30.6										
B-13	S-2	3.5-5	18.4	ML	46	28	18	77.6					
B-14	S-2	3.5-5	30.7	MH	51	30	21	86.3					
B-14	S-3	6-7.5	31.6										
B-14	S-4	8.5-10	30.4										
B-15	S-1	1-2.5	25.5	CL	44	26	18	76.5					
B-15	S-3	6-7.5	10.8										
B-16	S-1	1-2.5	24.5										
B-16	S-3	6-7.5	35.1	ML	NP	NP	NP	54.6					
B-16	S-5	13.5-15	25.8										

Notes: See test reports for test method, ^ASTM D2216-19, *ASTM D2488, **ASTM D1140-17, #ASTM D2974-20e1 < See test report for D4718 corrected values

Definitions: MC: Moisture Content, Soil Type: USCS (Unified Soil Classification System), LL: Liquid Limit, PL: Plastic Limit, PI: Plasticity Index, CBR: California Bearing Ratio, OC: Organic Content

Project: Warrenton Data Center
Client:

Project No.: 01:31153
Date Reported:

Office / Lab	Address	Office Number / Fax
ECS Mid-Atlantic LLC - Chantilly	14026 Thunderbolt Place Suite 100 Chantilly, VA 20151-3232	(703)471-8400 (703)834-5527

Tested by	Checked by	Approved by	
jvong	Htran	Dtran	

Laboratory Testing Summary

Sample Location	Sample Number	Depth (feet)	^MC (%)	Soil Type	Atterberg Limits			**Percent Passing No. 200 Sieve	Moisture - Density		CBR (%)		#Organic Content (%)
					LL	PL	PI		<Maximum Density (pcf)	<Optimum Moisture (%)	0.1 in.	0.2 in.	
B-17	S-1	1-2.5	13.7										
B-17	S-3	6-7.5	36.0										
B-18	S-2	3.5-5	25.2										
B-18	S-3	6-7.5	22.4										
B-18	S-4	8.5-10	14.7										
B-19	S-1	1-2.5	21.2										
B-19	S-3	6-7.5	49.2	GM	61	38	23	45.3					
B-20	S-1	1-2.5	18.9										
B-20	S-2	3.5-5	34.5										
B-20	S-4	8.5-10	31.5	MH	63	38	25	76.2					

Notes: See test reports for test method, ^ASTM D2216-19, *ASTM D2488, **ASTM D1140-17, #ASTM D2974-20e1 < See test report for D4718 corrected values

Definitions: MC: Moisture Content, Soil Type: USCS (Unified Soil Classification System), LL: Liquid Limit, PL: Plastic Limit, PI: Plasticity Index, CBR: California Bearing Ratio, OC: Organic Content

Project: Warrenton Data Center
Client:

Project No.: 01:31153
Date Reported:

Office / Lab	Address	Office Number / Fax
ECS Mid-Atlantic LLC - Chantilly	14026 Thunderbolt Place Suite 100 Chantilly, VA 20151-3232	(703)471-8400 (703)834-5527

Tested by	Checked by	Approved by	
jvong	Htran	Dtran	

Laboratory Testing Summary

Sample Location	Sample Number	Depth (feet)	^MC (%)	Soil Type	Atterberg Limits			**Percent Passing No. 200 Sieve	Moisture - Density		CBR (%)		#Organic Content (%)
					LL	PL	PI		<Maximum Density (pcf)	<Optimum Moisture (%)	0.1 in.	0.2 in.	
B-02	D3S-191	1-6	11.7	CL	39	18	21	85.6	122.1	15.2			
B-04	D3S-188	1-6	2.2	ML	NP	NP	NP	85.1	112.3	15.8			
B-07	D3S-193	1-6	2.6	CL	37	19	18	86.5	112.2	17.7			
B-09	D3S-189	1-6	5.2	ML	49	28	21	76.4	99.5	21.6			
B-11	D3S-194	1-6	2.1	ML	41	27	14	82.5	119.2	13.8			
B-14	D3S-186	1-6	5.6	CL	49	27	22	85.7	102.3	22.4	5	4.7	
B-15	D3S-187	1-6	5.6	CL	45	21	24	81.6	111.0	17.7	7.6	6.6	
B-19	D3S-190	1-6	33.6	CH	55	24	31	72.0	101.9	24.2			

Notes: See test reports for test method, ^ASTM D2216-19, *ASTM D2488, **ASTM D1140-17, #ASTM D2974-20e1 < See test report for D4718 corrected values

Definitions: MC: Moisture Content, Soil Type: USCS (Unified Soil Classification System), LL: Liquid Limit, PL: Plastic Limit, PI: Plasticity Index, CBR: California Bearing Ratio, OC: Organic Content

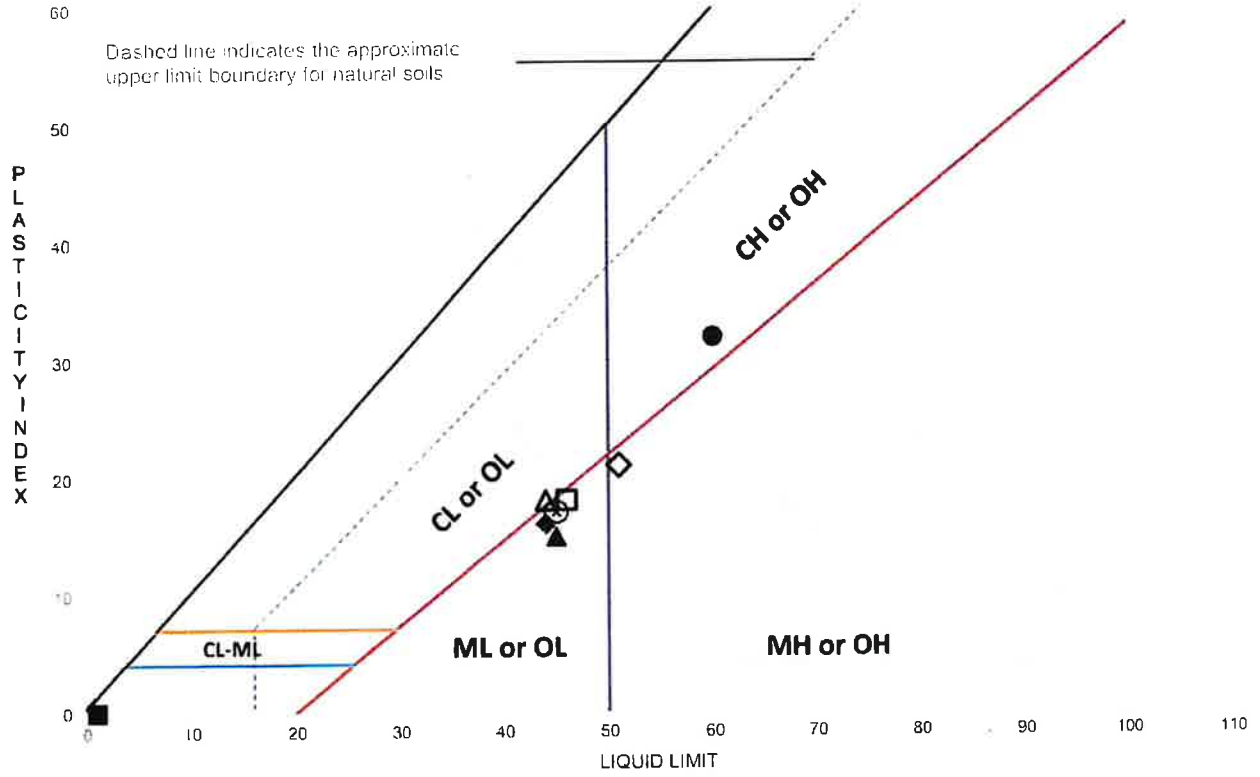
Project: Warrenton Data Center
Client:

Project No.: 01:31153
Date Reported:

Office / Lab	Address	Office Number / Fax
ECS Mid-Atlantic LLC - Chantilly	14026 Thunderbolt Place Suite 100 Chantilly, VA 20151-3232	(703)471-8400 (703)834-5527

Tested by	Checked by	Approved by	
jvong	Htran	Dtran	

LIQUID AND PLASTIC LIMITS TEST REPORT



TEST RESULTS (ASTM D4318-10 (MULTIPOINT TEST))

	Sample Location	Sample Number	Sample Depth (ft)	LL	PL	PI	%<#40	%<#200	AASHTO	USCS	Material Description
■	B-01	S-10	38.5-39.75	NP	NP	NP	95.3	75.6	A-4	ML	Silt with Sand Trace Mica Yellow Light Brown
◆	B-03	S-2	3.5-5	44	28	16	91.7	71.0	A-7-6	ML	Silt with Sand Trace Mica Yellow Light Brown
▲	B-05	S-9	33.5-35	45	30	15	99.5	87.5	A-7-5	ML	Silt Trace Mica Yellow Light Brown
●	B-07	S-3	6-7.5	60	28	32	93.9	86.0	A-7-6	CH	Fat Clay Light Brown
✱	B-09	S-4	8.5-10	NP	NP	NP	95.9	72.7	A-4	ML	Silt with Sand Trace Mica Yellow Light Brown
⊗	B-11	S-1	1-2.5	45	28	17	95.3	81.4	A-7-6	ML	Silt with Sand Trace Mica Brown
□	B-13	S-2	3.5-5	46	28	18	89.9	77.6	A-7-6	ML	Silt with Sand Trace Mica Yellowish Light Brown
◇	B-14	S-2	3.5-5	51	30	21	94.7	86.3	A-7-5	MH	Elastic Silt Trace Mica Light Brown
△	B-15	S-1	1-2.5	44	26	18	85.8	76.5	A-7-6	CL	Lean Clay with Sand Light Brown
×	B-16	S-3	6-7.5	NP	NP	NP	85.3	54.6	A-4	ML	Sandy Silt Trace Mica Yellowish Light Brown

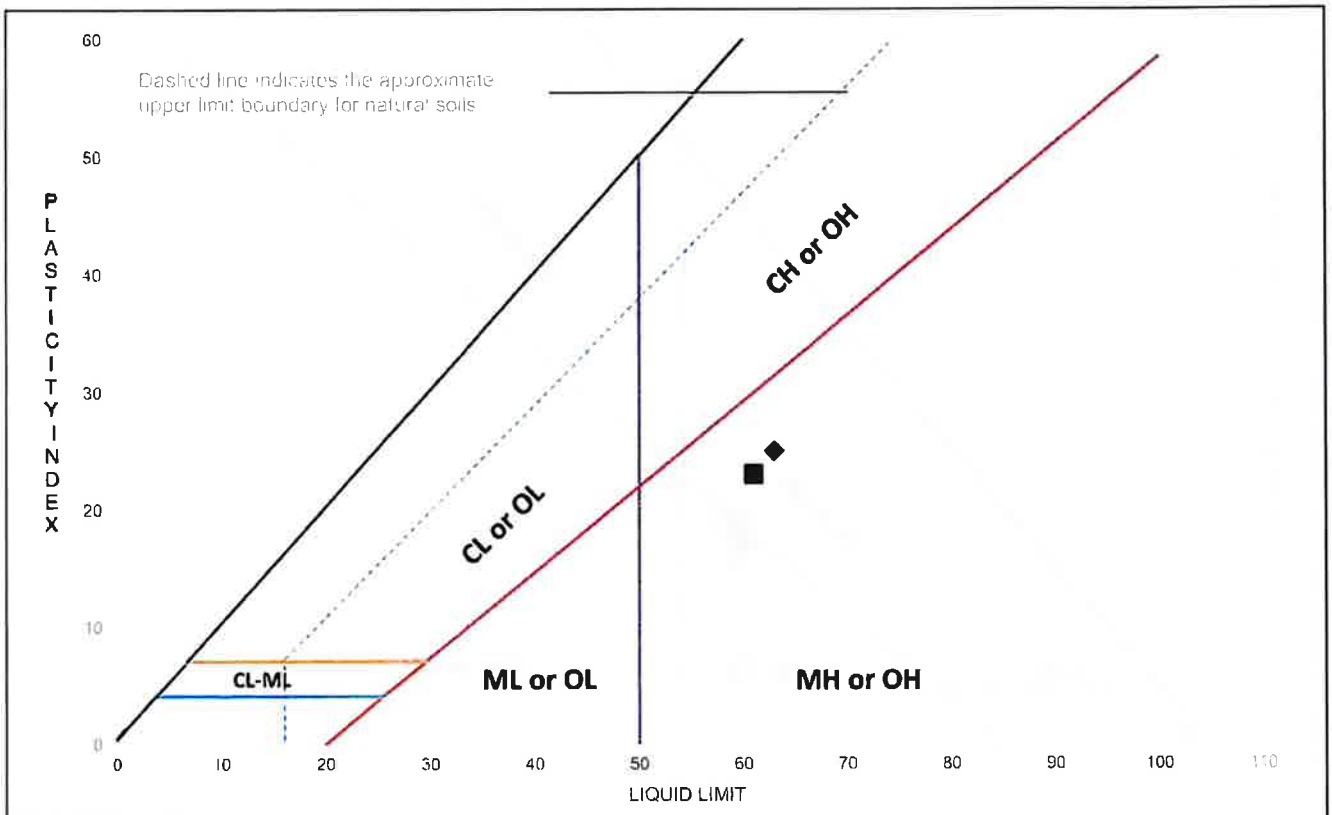
Project: Warrenton Data Center
Client:

Project No.: 01:31153
Date Reported:

Office / Lab	Address	Office Number / Fax
ECS Mid-Atlantic LLC - Chantilly	14026 Thunderbolt Place Suite 100 Chantilly, VA 20151-3232	(703)471-8400 (703)834-5527

Tested by	Checked by	Approved by	
jvong	Htran	Dtran	

LIQUID AND PLASTIC LIMITS TEST REPORT



TEST RESULTS (ASTM D4318-10 (MULTIPOINT TEST))

	Sample Location	Sample Number	Sample Depth (ft)	LL	PL	PI	%<#40	%<#200	AASHTO	USCS	Material Description
■	B-19	S-3	6-7.5	61	38	23	53.5	45.3	A-7-5	GM	Silty Gravel with Sand Trace Mica Yellowish Brown
◆	B-20	S-4	8.5-10	63	38	25	88.6	76.2	A-7-5	MH	Elastic Silt with Sand Trace Mica Yellowish Light Brown

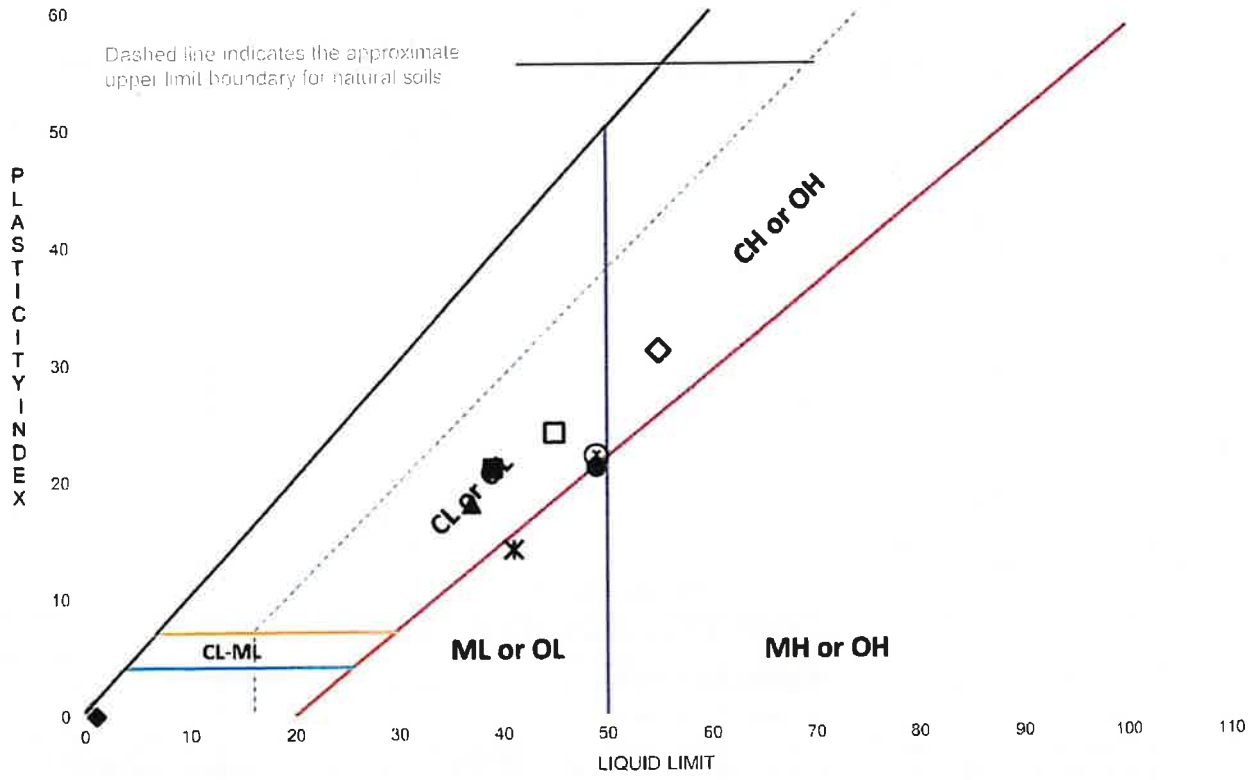
Project: Warrenton Data Center
Client:

Project No.: 01:31153
Date Reported:

Office / Lab	Address	Office Number / Fax
ECS Mid-Atlantic LLC - Chantilly	14026 Thunderbolt Place Suite 100 Chantilly, VA 20151-3232	(703)471-8400 (703)834-5527

Tested by	Checked by	Approved by	
jvong	Htran	Dtran	

LIQUID AND PLASTIC LIMITS TEST REPORT



TEST RESULTS (ASTM D4318-10 (MULTIPOINT TEST))

	Sample Location	Sample Number	Sample Depth (ft)	LL	PL	PI	%<#40	%<#200	AASHTO	USCS	Material Description
■	B-02	D3S-191	1-6	39	18	21	98.8	85.6	A-6	CL	Lean Clay Yellowish Brown
◆	B-04	D3S-188	1-6	NP	NP	NP	97.9	85.1	A-4	ML	Silt Trace Mica Yellowish Brown
▲	B-07	D3S-193	1-6	37	19	18	96.0	86.5	A-6	CL	Lean Clay Trace Mica Brown
●	B-09	D3S-189	1-6	49	28	21	91.1	76.4	A-7-6	ML	Silt with Sand Brwon
✱	B-11	D3S-194	1-6	41	27	14	97.9	82.5	A-7-6	ML	Silt with Sand Trace Mica Yellowish Brown
⊗	B-14	D3S-186	1-6	49	27	22	95.3	85.7	A-7-6	CL	Lean Clay with Sand Yellowisht Brown
□	B-15	D3S-187	1-6	45	21	24	92.4	81.6	A-7-6	CL	Lean Clay with Sand Yellowish Brown
◇	B-19	D3S-190	1-6	55	24	31	80.6	72.0	A-7-6	CH	Fat Clay with Sand Brown

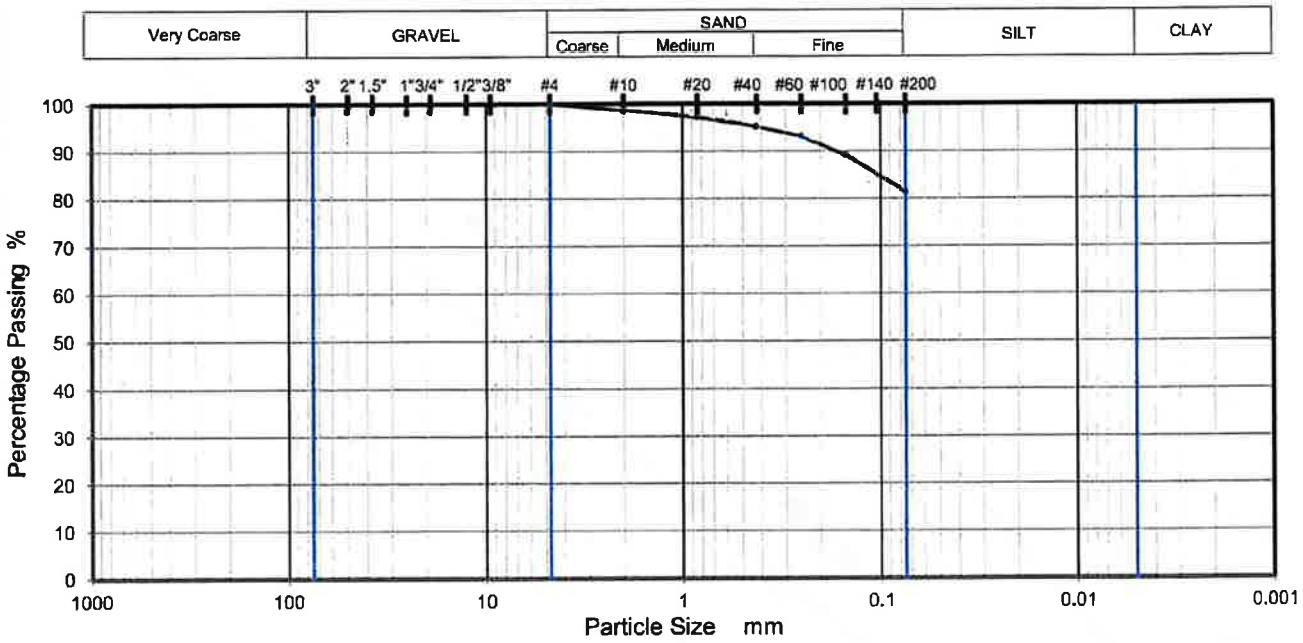
Project: Warrenton Dela Center
Client:

Project No.: 01:31153
Date Reported:

Office / Lab	Address	Office Number / Fax
ECS Mid-Atlantic LLC - Chantilly	14026 Thunderbolt Place Suite 100 Chantilly, VA 20151-3232	(703)471-8400 (703)834-5527

Tested by	Checked by	Approved by	
jvong	Htran	Dtran	

PARTICLE SIZE DISTRIBUTION



TEST RESULTS (ASTM D422-63(2007))

Sieving		Hydrometer Sedimentation	
Particle Size	% Passing	Particle Size mm	% Passing
3"	100.0		
#4	100.0		
#10	98.6		
#20	97.2		
#40	95.3		
#60	93.3		
#100	89.1		
#200	81.4		

Dry Mass of sample, g: 40.6

Sample Proportions	% dry mass
Very coarse, >3" sieve	0.0
Gravel, 3" to # 4 sieve	0.0
Coarse Sand, #4 to #10 sieve	1.4
Medium Sand, #10 to #40	3.3
Fine Sand, #40 to #200	13.9
Fines <#200	81.4

USCS	ML	Liquid Limit	45	D90	0.167	D50		D10	
AASHTO	A-7-6	Plastic Limit	28	D85	0.104	D30		Cu	
USCS Group Name	Silt with sand	Plasticity Index	17	D60		D15		Cc	

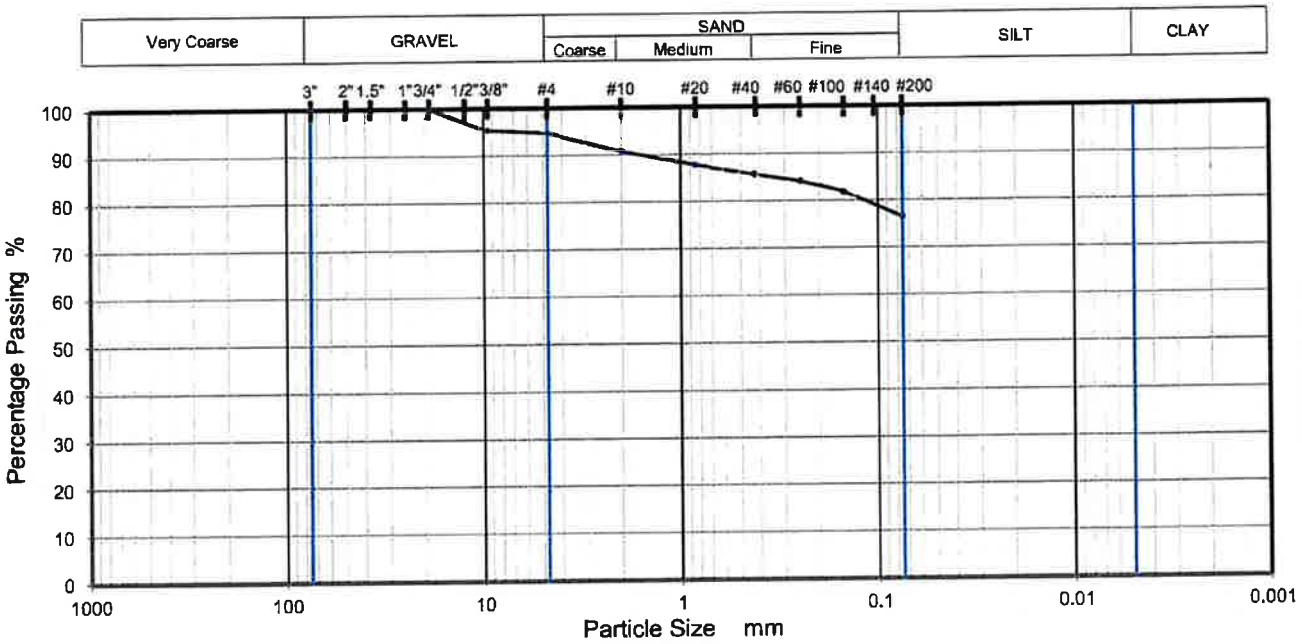
Project: Warrenton Data Center
Client:
Sample Description: Silt with Sand Trace Mica Brown
Sample Source: B-11

Project No.: 01:31153
Depth (ft): 1 - 2.5
Sample No.: S-1
Date Reported:

Office / Lab	Address	Office Number / Fax
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Tested by	Checked by	Approved by		Remarks
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PARTICLE SIZE DISTRIBUTION



TEST RESULTS (ASTM D422-63(2007))

Sieving		Hydrometer Sedimentation	
Particle Size	% Passing	Particle Size mm	% Passing
3"	100.0		
3/4"	100.0		
3/8"	95.4		
#4	94.8		
#10	90.8		
#20	87.8		
#40	85.8		
#60	84.3		
#100	82.0		
#200	76.5		

Dry Mass of sample, g: 42.3

Sample Proportions	% dry mass
Very coarse, >3" sieve	0.0
Gravel, 3" to # 4 sieve	5.2
Coarse Sand, #4 to #10 sieve	4.0
Medium Sand, #10 to #40	5.0
Fine Sand, #40 to #200	9.3
Fines <#200	76.5

USCS	CL	Liquid Limit	44	D90	1.592	D50		D10	
AASHTO	A-7-6	Plastic Limit	26	D85	0.320	D30		Cu	
USCS Group Name	Lean clay with sand	Plasticity Index	18	D60		D15		Cc	

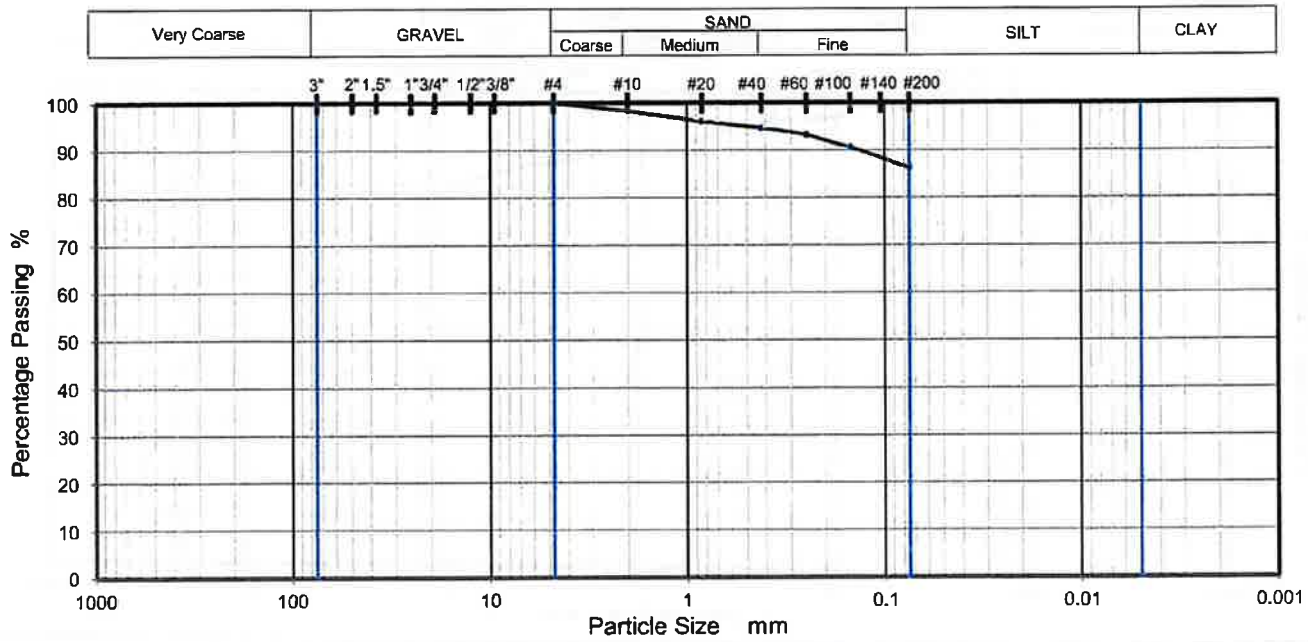
Project: Warrenton Data Center
Client:
Sample Description: Lean Clay with Sand Light Brown
Sample Source: B-15

Project No.: 01:31153
Depth (ft): 1 - 2.5
Sample No.: S-1
Date Reported:

Office / Lab	Address	Office Number / Fax
ECS Mid-Atlantic LLC - Chantilly	14026 Thunderbolt Place Suite 100 Chantilly, VA 20151-3232	(703)471-8400 (703)834-5527

Tested by	Checked by	Approved by		Remarks
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PARTICLE SIZE DISTRIBUTION



TEST RESULTS (ASTM D422-63(2007))

Sieving		Hydrometer Sedimentation	
Particle Size	% Passing	Particle Size mm	% Passing
3"	100.0		
#4	100.0		
#10	98.3		
#20	96.1		
#40	94.7		
#60	93.4		
#100	90.7		
#200	86.3		

Dry Mass of sample, g: 43.6

Sample Proportions	% dry mass
Very coarse, >3" sieve	0.0
Gravel, 3" to # 4 sieve	0.0
Coarse Sand, #4 to #10 sieve	1.7
Medium Sand, #10 to #40	3.6
Fine Sand, #40 to #200	8.4
Fines <#200	86.3

USCS	MH	Liquid Limit	51	D90	0.134	D50		D10	
AASHTO	A-7-5	Plastic Limit	30	D85		D30		Cu	
USCS Group Name	Elastic silt	Plasticity Index	21	D60		D15		Cc	

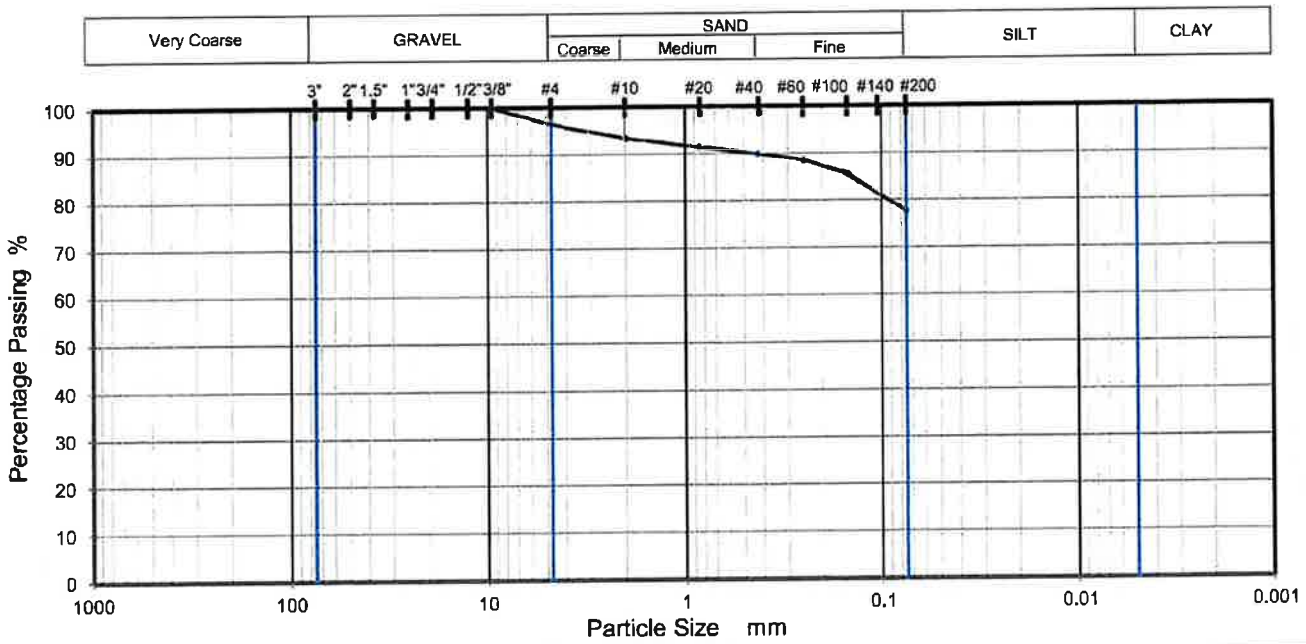
Project: Warrenton Data Center
Client:
Sample Description: Elastic Silt Trace Mica Light Brown
Sample Source: B-14

Project No.: 01:31153
Depth (ft): 3.5 - 5
Sample No.: S-2
Date Reported:

Office / Lab	Address	Office Number / Fax
ECS Mid-Atlantic LLC - Chantilly	14026 Thunderbolt Place Suite 100 Chantilly, VA 20151-3232	(703)471-8400 (703)834-5527

Tested by	Checked by	Approved by		Remarks
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PARTICLE SIZE DISTRIBUTION



TEST RESULTS (ASTM D422-63(2007))

Sieving		Hydrometer Sedimentation	
Particle Size	% Passing	Particle Size mm	% Passing
3"	100.0		
3/8"	100.0		
#4	96.5		
#10	93.5		
#20	91.4		
#40	89.9		
#60	88.6		
#100	85.7		
#200	77.6		

Dry Mass of sample, g: 41.7

Sample Proportions	% dry mass
Very coarse, >3" sieve	0.0
Gravel, 3" to # 4 sieve	3.5
Coarse Sand, #4 to #10 sieve	3.0
Medium Sand, #10 to #40	3.6
Fine Sand, #40 to #200	12.3
Fines <#200	77.6

USCS	ML	Liquid Limit	46	D90	0.445	D50		D10	
AASHTO	A-7-6	Plastic Limit	28	D85	0.141	D30		Cu	
USCS Group Name	Silt with sand	Plasticity Index	18	D60		D15		Cc	

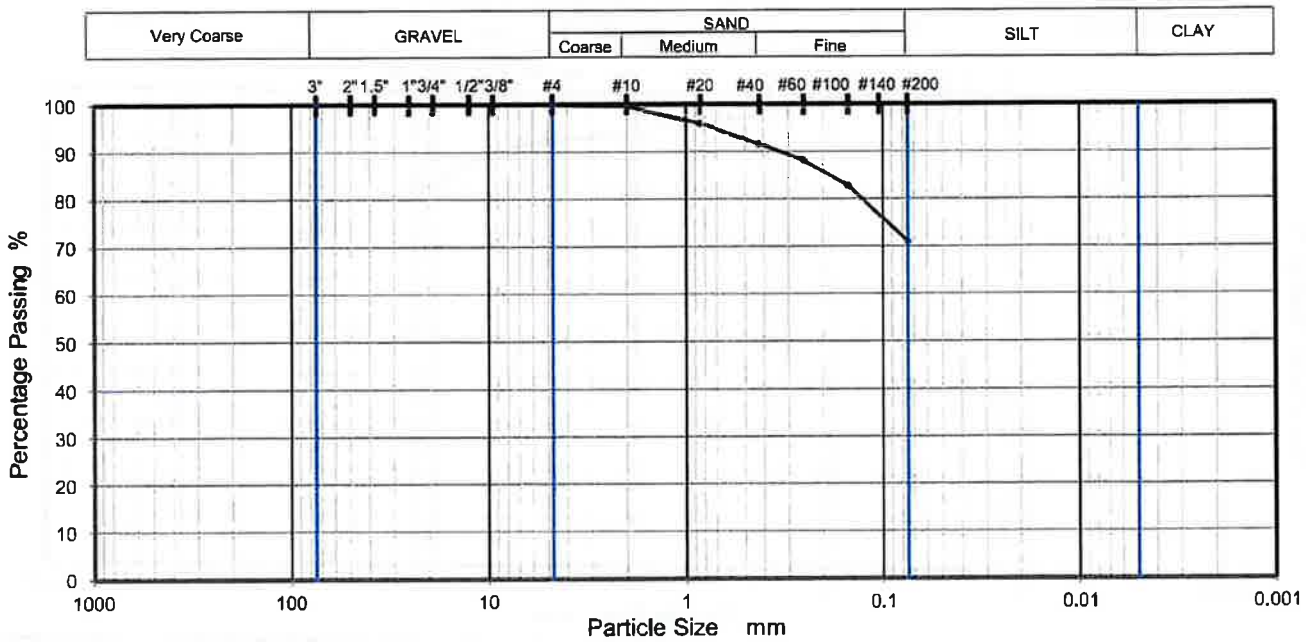
Project: Warrenton Data Center
Client:
Sample Description: Silt with Sand Trace Mica Yellowish Light Brown
Sample Source: B-13

Project No.: 01:31153
Depth (ft): 3.5 - 5
Sample No.: S-2
Date Reported:

Office / Lab	Address	Office Number / Fax
ECS Mid-Atlantic LLC - Chantilly	14026 Thunderbolt Place Suite 100 Chantilly, VA 20151-3232	(703)471-8400 (703)834-5527

Tested by	Checked by	Approved by		Remarks
jvong	Htran	Dtran		

PARTICLE SIZE DISTRIBUTION



TEST RESULTS (ASTM D422-63(2007))

Sieving		Hydrometer Sedimentation	
Particle Size	% Passing	Particle Size mm	% Passing
3"	100.0		
#4	100.0		
#10	99.6		
#20	96.1		
#40	91.7		
#60	88.2		
#100	82.9		
#200	71.0		

Dry Mass of sample, g: 40.9

Sample Proportions	% dry mass
Very coarse, >3" sieve	0.0
Gravel, 3" to # 4 sieve	0.0
Coarse Sand, #4 to #10 sieve	0.4
Medium Sand, #10 to #40	7.9
Fine Sand, #40 to #200	20.7
Fines <#200	71.0

USCS	ML	Liquid Limit	44	D90	0.328	D50		D10	
AASHTO	A-7-6	Plastic Limit	28	D85	0.184	D30		Cu	
USCS Group Name	Silt with sand	Plasticity Index	16	D60		D15		Cc	

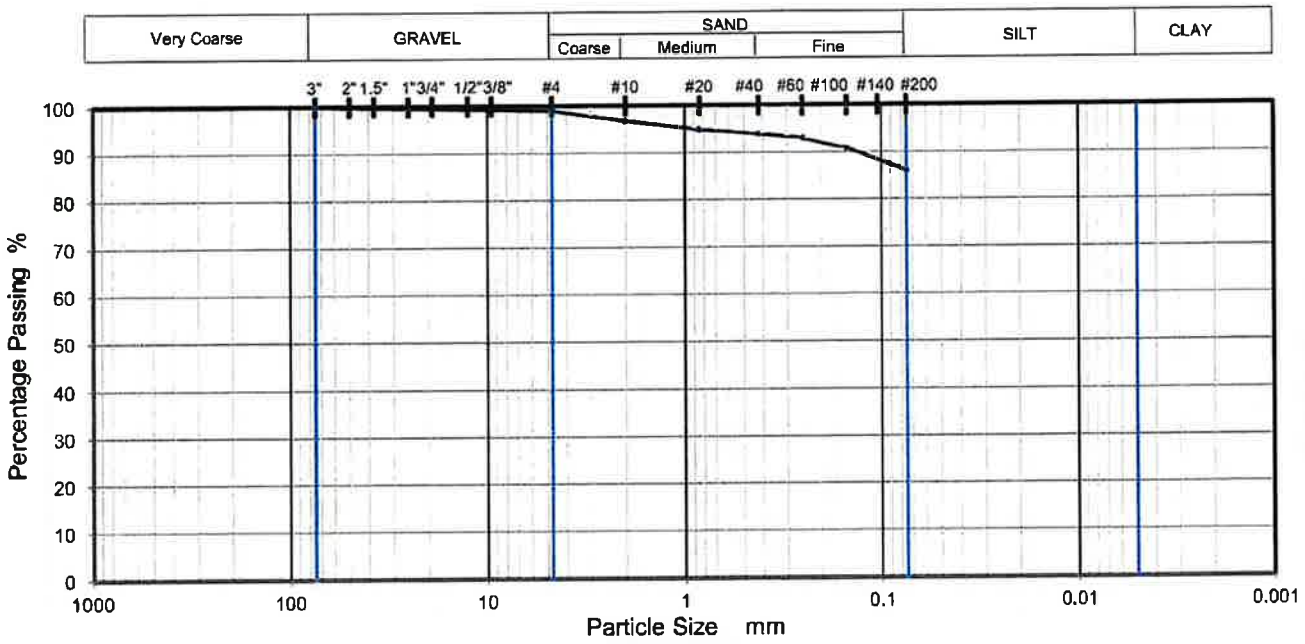
Project: Warrenton Data Center
Client:
Sample Description: Silt with Sand Trace Mica Yellow Light Brown
Sample Source: B-03

Project No.: 01:31153
Depth (ft): 3.5 - 5
Sample No.: S-2
Date Reported:

Office / Lab	Address	Office Number / Fax
ECS Mid-Atlantic LLC - Chantilly	14026 Thunderbolt Place Suite 100 Chantilly, VA 20151-3232	(703)471-8400 (703)834-5527

Tested by	Checked by	Approved by		Remarks
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PARTICLE SIZE DISTRIBUTION



TEST RESULTS (ASTM D422-63(2007))

Sieving		Hydrometer Sedimentation	
Particle Size	% Passing	Particle Size mm	% Passing
3"	100.0		
#4	99.0		
#10	96.7		
#20	94.9		
#40	93.9		
#60	93.0		
#100	90.9		
#200	86.0		

Dry Mass of sample, g: 42.5

Sample Proportions	% dry mass
Very coarse, >3" sieve	0.0
Gravel, 3" to # 4 sieve	1.0
Coarse Sand, #4 to #10 sieve	2.3
Medium Sand, #10 to #40	2.8
Fine Sand, #40 to #200	7.9
Fines <#200	86.0

USCS	CH	Liquid Limit	60	D90	0.132	D50		D10	
AASHTO	A-7-6	Plastic Limit	28	D85		D30		Cu	
USCS Group Name	Fat clay	Plasticity Index	32	D60		D15		Cc	

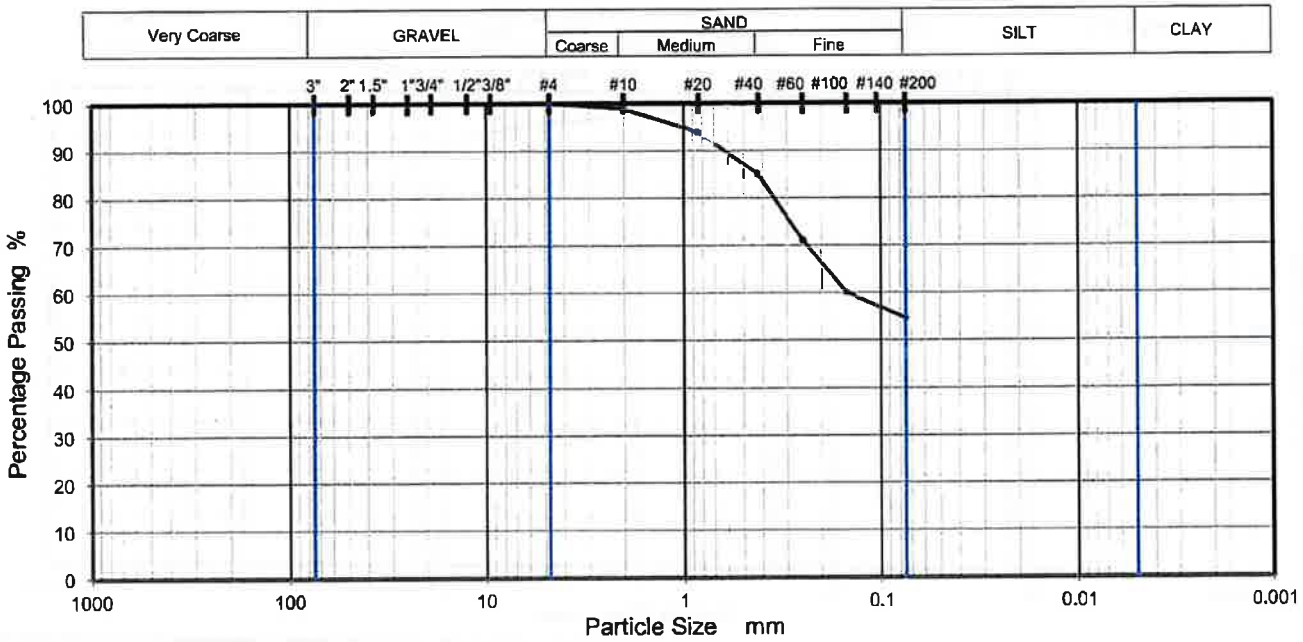
Project: Warrenton Data Center
Client:
Sample Description: Fat Clay Light Brown
Sample Source: B-07

Project No.: 01:31153
Depth (ft): 6 - 7.5
Sample No.: S-3
Date Reported:

Office / Lab	Address	Office Number / Fax
ECS Mid-Atlantic LLC - Chantilly	14026 Thunderbolt Place Suite 100 Chantilly, VA 20151-3232	(703)471-8400 (703)834-5527

Tested by	Checked by	Approved by		Remarks
jvong	Htran	Dtran		

PARTICLE SIZE DISTRIBUTION



TEST RESULTS (ASTM D422-63(2007))

Sieving		Hydrometer Sedimentation	
Particle Size	% Passing	Particle Size mm	% Passing
3"	100.0		
#4	100.0		
#10	98.9		
#20	94.1		
#40	85.3		
#60	71.2		
#100	60.1		
#200	54.6		

Dry Mass of sample, g: 41.9

Sample Proportions	% dry mass
Very coarse, >3" sieve	0.0
Gravel, 3" to # 4 sieve	0.0
Coarse Sand, #4 to #10 sieve	1.1
Medium Sand, #10 to #40	13.6
Fine Sand, #40 to #200	30.7
Fines <#200	54.6

USCS	ML	Liquid Limit	NP	D90	0.615	D50		D10	
AASHTO	A-4	Plastic Limit	NP	D85	0.420	D30		Cu	
USCS Group Name	Sandy silt	Plasticity Index	NP	D60	0.148	D15		Cc	

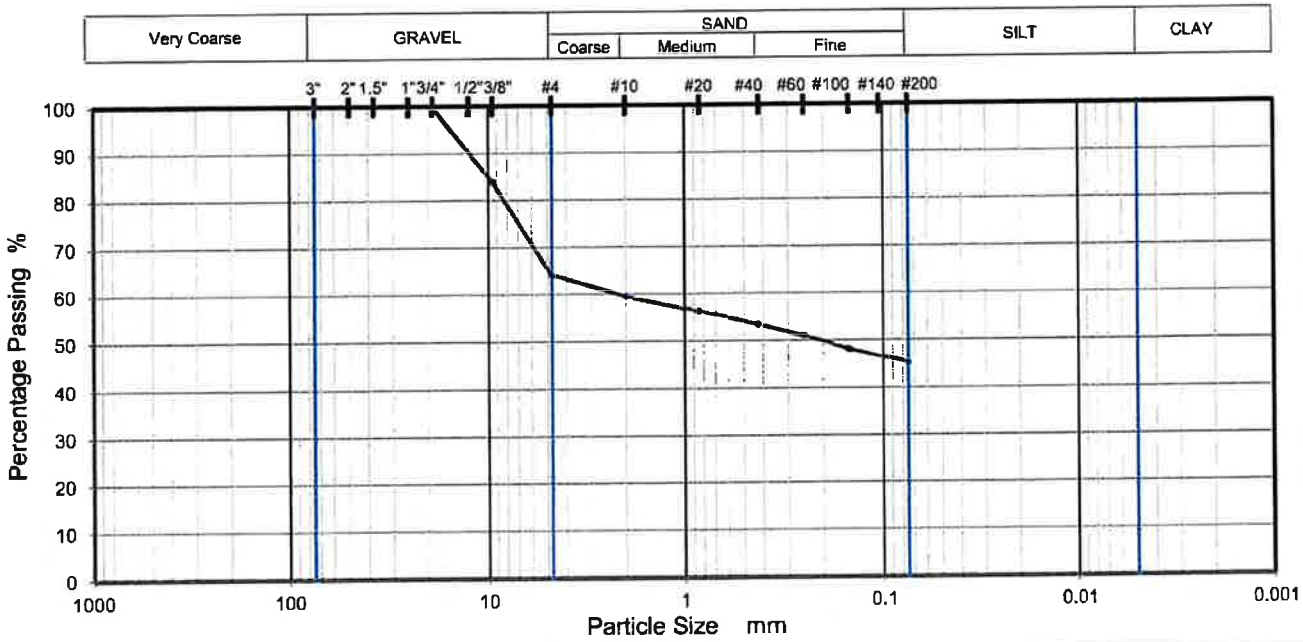
Project: Warrenton Data Center
Client:
Sample Description: Sandy Silt Trace Mica Yellowish Light Brown
Sample Source: B-16

Project No.: 01:31153
Depth (ft): 6 - 7.5
Sample No.: S-3
Date Reported:

Office / Lab	Address	Office Number / Fax
ECS Mid-Atlantic LLC - Chantilly	14026 Thunderbolt Place Suite 100 Chantilly, VA 20151-3232	(703)471-8400 (703)834-5527

Tested by	Checked by	Approved by		Remarks
jvong	Htran	Dtran		

PARTICLE SIZE DISTRIBUTION



TEST RESULTS (ASTM D422-63(2007))

Sieving		Hydrometer Sedimentation	
Particle Size	% Passing	Particle Size mm	% Passing
3"	100.0		
3/4"	100.0		
3/8"	83.9		
#4	64.1		
#10	59.5		
#20	56.3		
#40	53.5		
#60	51.0		
#100	48.3		
#200	45.3		

Dry Mass of sample, g: 41.9

Sample Proportions	% dry mass
Very coarse, >3" sieve	0.0
Gravel, 3" to # 4 sieve	35.9
Coarse Sand, #4 to #10 sieve	4.6
Medium Sand, #10 to #40	6.0
Fine Sand, #40 to #200	8.2
Fines <#200	45.3

USCS	GM	Liquid Limit	61	D90	12.350	D50	0.207	D10	
AASHTO	A-7-5	Plastic Limit	38	D85	9.961	D30		Cu	
USCS Group Name	Silty gravel with sand	Plasticity Index	23	D60	2.197	D15		Cc	

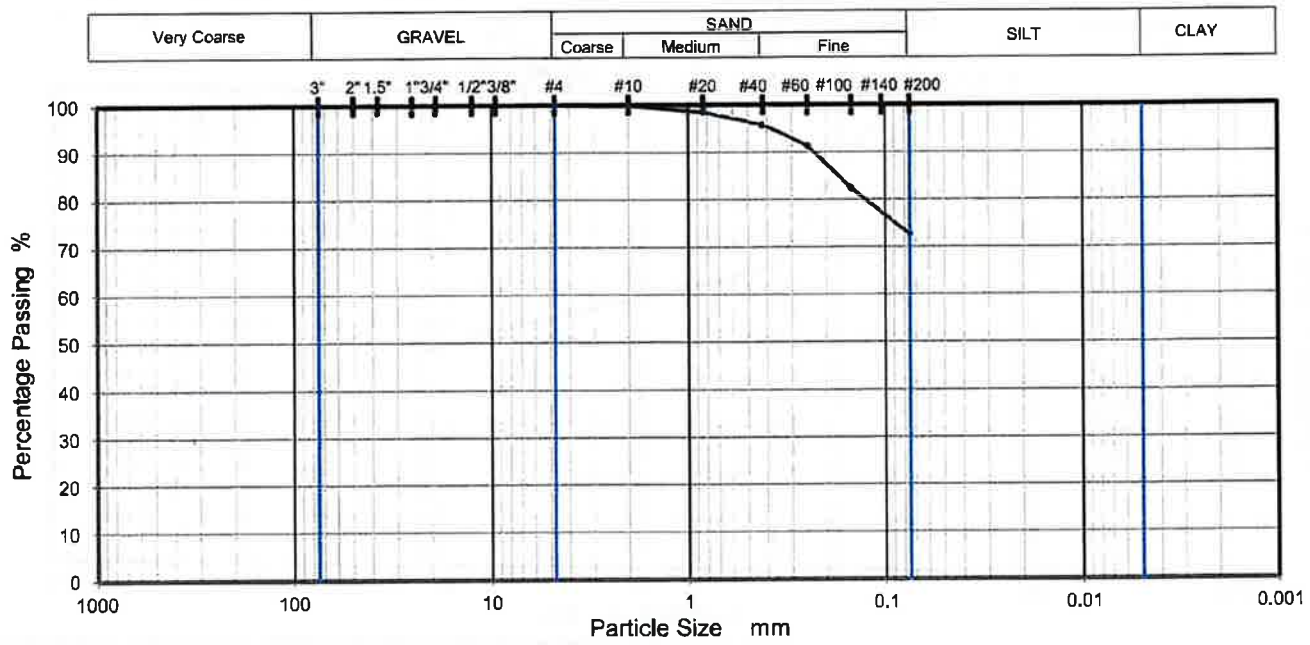
Project: Warrenton Data Center
Client:
Sample Description: Silty Gravel with Sand Trace Mica Yellowish Brown
Sample Source: B-19

Project No.: 01:31153
Depth (ft): 6 - 7.5
Sample No.: S-3
Date Reported:

Office / Lab	Address	Office Number / Fax
ECS Mid-Atlantic LLC - Chantilly	14026 Thunderbolt Place Suite 100 Chantilly, VA 20151-3232	(703)471-8400 (703)834-5527

Tested by	Checked by	Approved by		Remarks
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PARTICLE SIZE DISTRIBUTION



TEST RESULTS (ASTM D422-63(2007))

Sieving		Hydrometer Sedimentation	
Particle Size	% Passing	Particle Size mm	% Passing
3"	100.0		
#4	100.0		
#10	99.8		
#20	98.5		
#40	95.9		
#60	91.5		
#100	82.4		
#200	72.7		

Dry Mass of sample, g: 41.7

Sample Proportions	% dry mass
Very coarse, >3" sieve	0.0
Gravel, 3" to # 4 sieve	0.0
Coarse Sand, #4 to #10 sieve	0.2
Medium Sand, #10 to #40	3.9
Fine Sand, #40 to #200	23.2
Fines <#200	72.7

USCS	ML	Liquid Limit	NP	D90	0.230	D50		D10	
AASHTO	A-4	Plastic Limit	NP	D85	0.174	D30		Cu	
USCS Group Name	Silt with sand	Plasticity Index	NP	D60		D15		Cc	

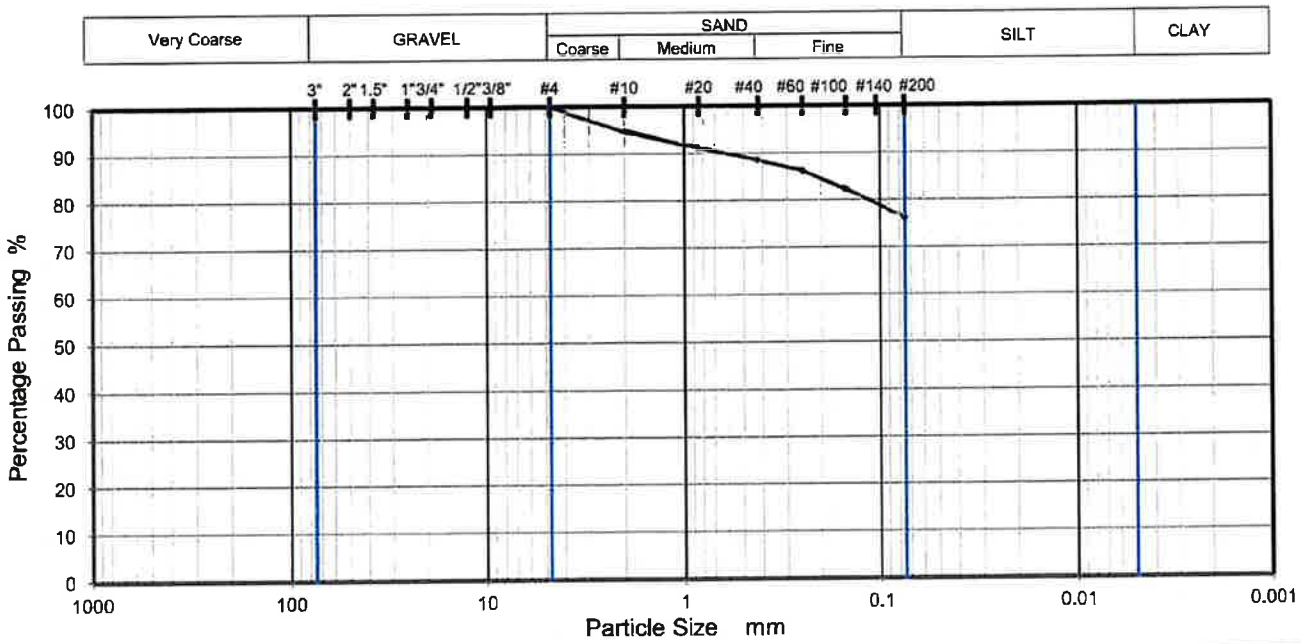
Project: Warrenton Data Center
Client:
Sample Description: Silt with Sand Trace Mica Yellow Light Brown
Sample Source: B-09

Project No.: 01:31153
Depth (ft): 8.5 - 10
Sample No.: S-4
Date Reported:

Office / Lab	Address	Office Number / Fax
ECS Mid-Atlantic LLC - Chantilly	14026 Thunderbolt Place Suite 100 Chantilly, VA 20151-3232	(703)471-8400 (703)834-5527

Tested by	Checked by	Approved by		Remarks
jvong	Htran	Dtran		

PARTICLE SIZE DISTRIBUTION



TEST RESULTS (ASTM D422-63(2007))

Sieving		Hydrometer Sedimentation	
Particle Size	% Passing	Particle Size mm	% Passing
3"	100.0		
#4	100.0		
#10	94.8		
#20	91.2		
#40	88.6		
#60	86.4		
#100	82.4		
#200	76.2		

Dry Mass of sample, g: 44.4

Sample Proportions	% dry mass
Very coarse, >3" sieve	0.0
Gravel, 3" to # 4 sieve	0.0
Coarse Sand, #4 to #10 sieve	5.2
Medium Sand, #10 to #40	6.2
Fine Sand, #40 to #200	12.4
Fines <#200	76.2

USCS	MH	Liquid Limit	63	D90	0.617	D50		D10	
AASHTO	A-7-5	Plastic Limit	38	D85	0.209	D30		Cu	
USCS Group Name	Elastic silt with sand	Plasticity Index	25	D60		D15		Cc	

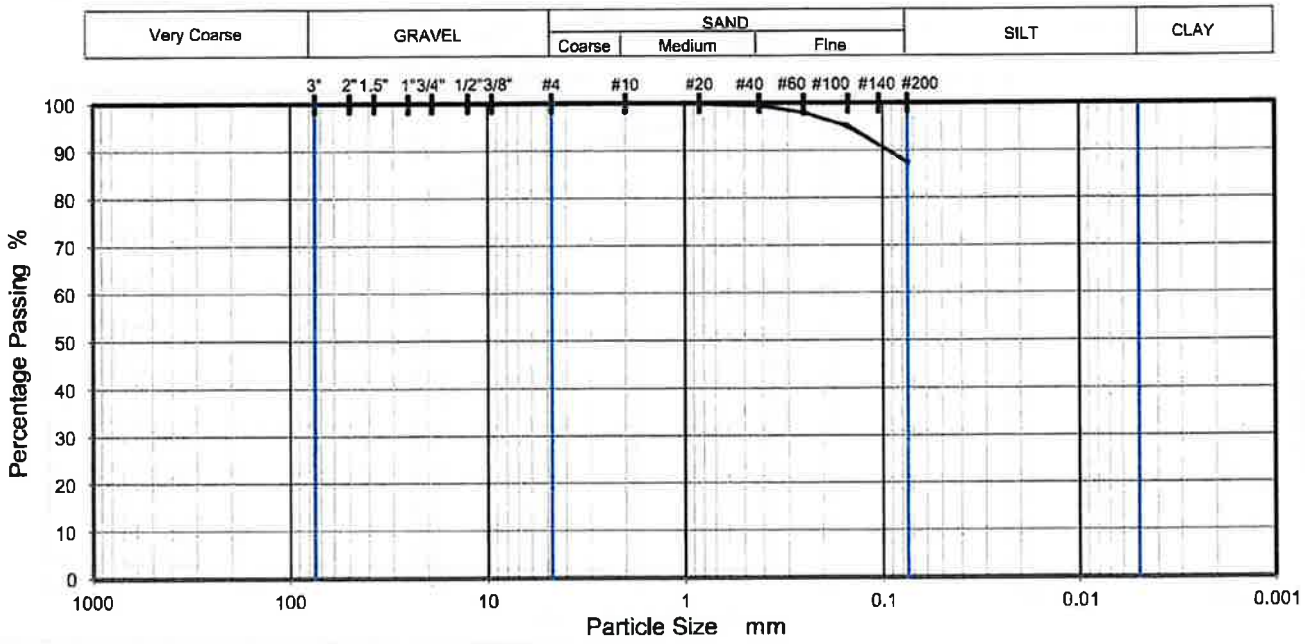
Project: Warrenton Data Center
Client:
Sample Description: Elastic Silt with Sand Trace Mica Yellowish Light Brown
Sample Source: B-20

Project No.: 01:31153
Depth (ft): 8.5 - 10
Sample No.: S-4
Date Reported:

Office / Lab	Address	Office Number / Fax
ECS Mid-Atlantic LLC - Chantilly	14026 Thunderbolt Place Suite 100 Chantilly, VA 20151-3232	(703)471-8400 (703)834-5527

Tested by	Checked by	Approved by		Remarks
jvong	Htran	Dtran		

PARTICLE SIZE DISTRIBUTION



TEST RESULTS (ASTM D422-63(2007))

Sieving		Hydrometer Sedimentation	
Particle Size	% Passing	Particle Size mm	% Passing
3"	100.0		
#4	100.0		
#10	100.0		
#20	100.0		
#40	99.5		
#60	98.1		
#100	95.2		
#200	87.5		

Dry Mass of sample, g: 41.8

Sample Proportions	% dry mass
Very coarse, >3" sieve	0.0
Gravel, 3" to # 4 sieve	0.0
Coarse Sand, #4 to #10 sieve	0.0
Medium Sand, #10 to #40	0.5
Fine Sand, #40 to #200	12.0
Fines <#200	87.5

USCS	ML	Liquid Limit	45	D90	0.094	D50		D10	
AASHTO	A-7-5	Plastic Limit	30	D85		D30		Cu	
USCS Group Name	Silt	Plasticity Index	15	D60		D15		Cc	

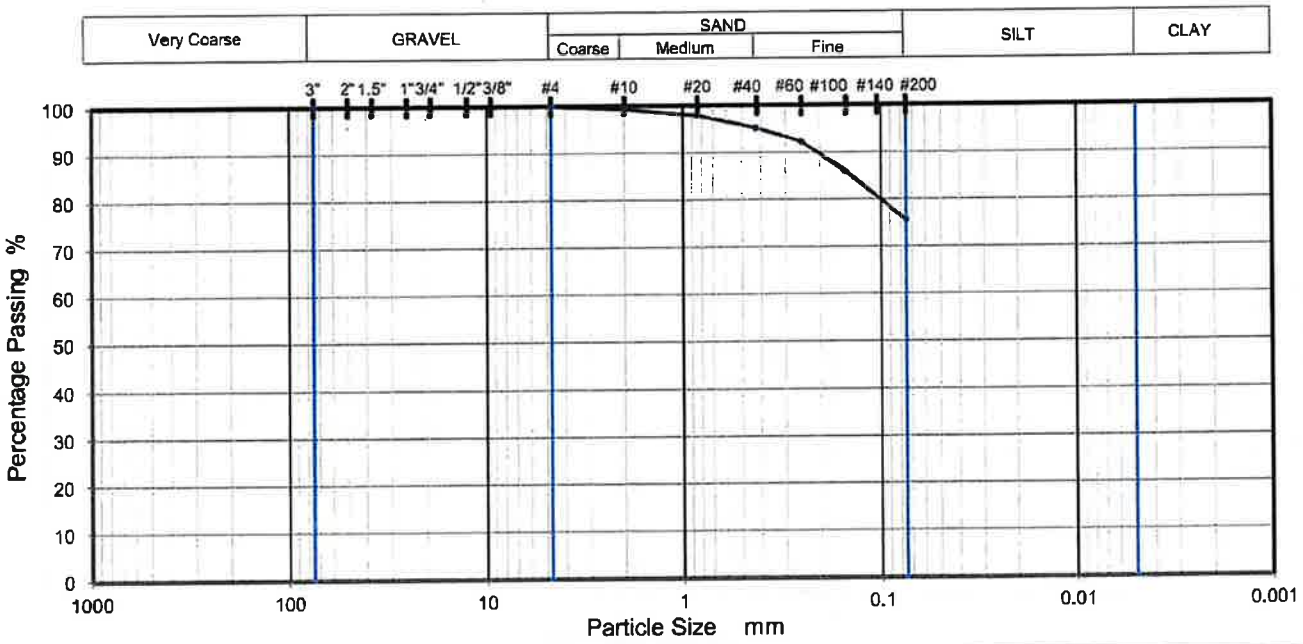
Project: Warrenton Data Center
Client:
Sample Description: Silt Trace Mica Yellow Light Brown
Sample Source: B-05

Project No.: 01:31153
Depth (ft): 33.5 - 35
Sample No.: S-9
Date Reported:

Office / Lab	Address	Office Number / Fax
ECS Mid-Atlantic LLC - Chantilly	14026 Thunderbolt Place Suite 100 Chantilly, VA 20151-3232	(703)471-8400 (703)834-5527

Tested by	Checked by	Approved by		Remarks
jvong	Htran	Dtran		

PARTICLE SIZE DISTRIBUTION



TEST RESULTS (ASTM D422-63(2007))

Sieving		Hydrometer Sedimentation	
Particle Size	% Passing	Particle Size mm	% Passing
3"	100.0		
#4	100.0		
#10	99.3		
#20	97.9		
#40	95.3		
#60	92.4		
#100	86.1		
#200	75.6		

Dry Mass of sample, g: 41.5

Sample Proportions	% dry mass
Very coarse, >3" sieve	0.0
Gravel, 3" to # 4 sieve	0.0
Coarse Sand, #4 to #10 sieve	0.7
Medium Sand, #10 to #40	4.0
Fine Sand, #40 to #200	19.7
Fines <#200	75.6

USCS	ML	Liquid Limit	NP	D90	0.206	D50		D10	
AASHTO	A-4	Plastic Limit	NP	D85	0.140	D30		Cu	
USCS Group Name	Silt with sand	Plasticity Index	NP	D60		D15		Cc	

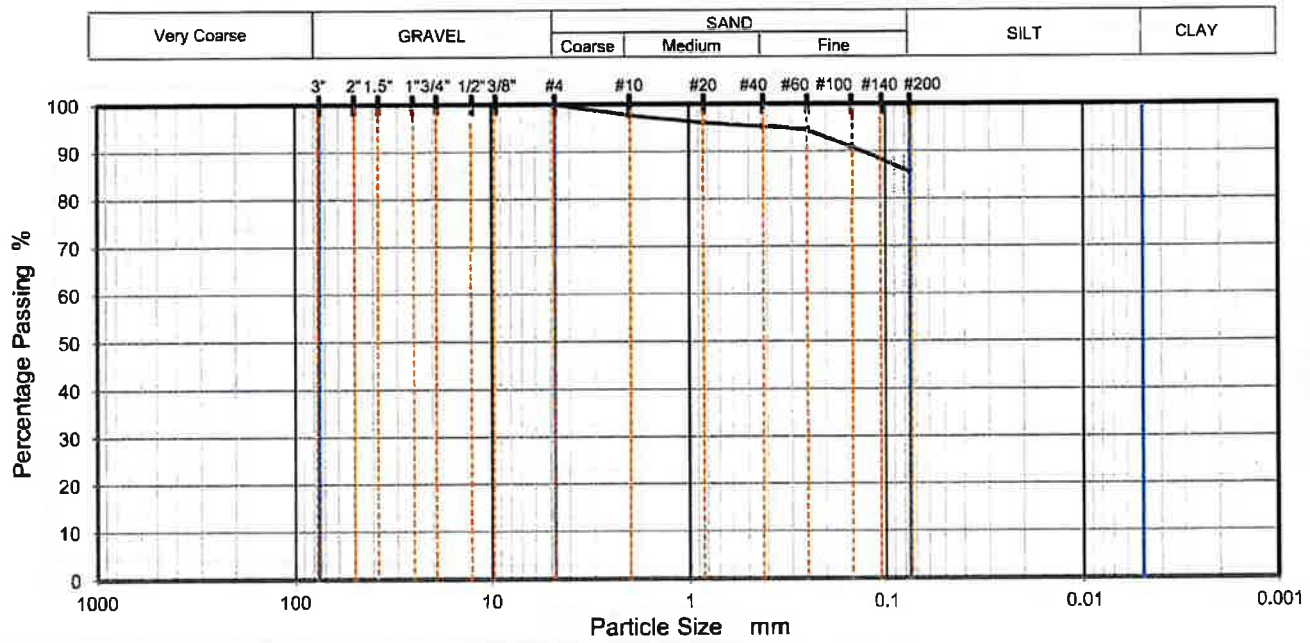
Project: Warrenton Data Center
Client:
Sample Description: Silt with Sand Trace Mica Yellow Light Brown
Sample Source: B-01

Project No.: 01:31153
Depth (ft): 38.5 - 39.75
Sample No.: S-10
Date Reported:

Office / Lab	Address	Office Number / Fax
ECS Mid-Atlantic LLC - Chantilly	14026 Thunderbolt Place Suite 100 Chantilly, VA 20151-3232	(703)471-8400 (703)834-5527

Tested by	Checked by	Approved by		Remarks
jvong	Htran	Dtran		

PARTICLE SIZE DISTRIBUTION



TEST RESULTS (ASTM D422-63(2007))

Sieving		Hydrometer Sedimentation	
Particle Size	% Passing	Particle Size mm	% Passing
3"	100.0		
#4	100.0		
#10	97.6		
#20	96.1		
#40	95.3		
#60	94.5		
#100	91.0		
#200	85.7		

Dry Mass of sample, g: 53.3

Sample Proportions	% dry mass
Very coarse, >3" sieve	0.0
Gravel, 3" to # 4 sieve	0.0
Coarse Sand, #4 to #10 sieve	2.4
Medium Sand, #10 to #40	2.3
Fine Sand, #40 to #200	9.6
Fines <#200	85.7

USCS	CL	Liquid Limit	49	D90	0.132	D50		D10	
AASHTO	A-7-6	Plastic Limit	27	D85		D30		Cu	
USCS Group Name	Lean clay	Plasticity Index	22	D60		D15		Cc	

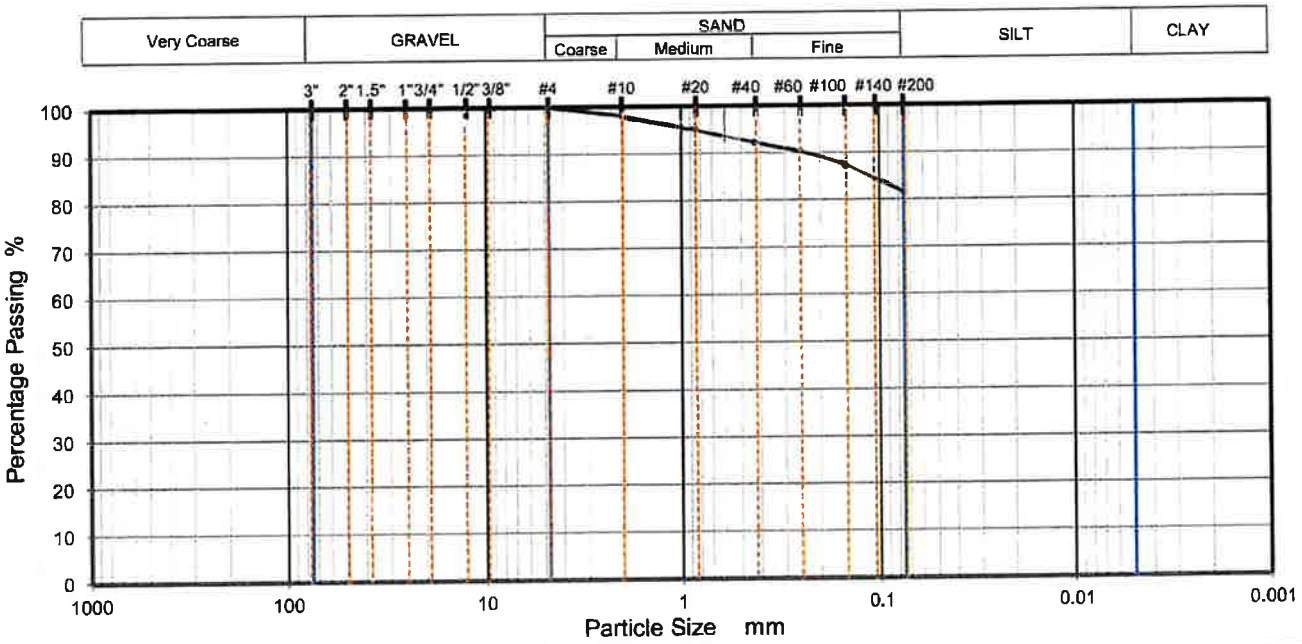
Project: Warrenton Data Center
Client:
Sample Description: Lean Clay with Sand Yellowisht Brown
Sample Source: B-14

Project No.: 01:31153
Depth (ft): 1 - 6
Sample No.: D3S-186
Date Reported:

Office / Lab	Address	Office Number / Fax
ECS Mid-Atlantic LLC - Chantilly	14026 Thunderbolt Place Suite 100 Chantilly, VA 20151-3232	(703)471-8400 (703)834-5527

Tested by	Checked by	Approved by		Remarks
jvong	Htran	Dtran		

PARTICLE SIZE DISTRIBUTION



TEST RESULTS (ASTM D422-63(2007))

Sieving		Hydrometer Sedimentation	
Particle Size	% Passing	Particle Size mm	% Passing
3"	100.0		
#4	100.0		
#10	98.1		
#20	95.1		
#40	92.4		
#60	90.3		
#100	87.6		
#200	81.6		

Dry Mass of sample, g: 64.5

Sample Proportions	% dry mass
Very coarse, >3" sieve	0.0
Gravel, 3" to # 4 sieve	0.0
Coarse Sand, #4 to #10 sieve	1.9
Medium Sand, #10 to #40	5.7
Fine Sand, #40 to #200	10.8
Fines <#200	81.6

USCS	CL	Liquid Limit	45	D90	0.236	D50		D10	
AASHTO	A-7-6	Plastic Limit	21	D85	0.111	D30		Cu	
USCS Group Name	Lean clay with sand	Plasticity Index	24	D60		D15		Cc	

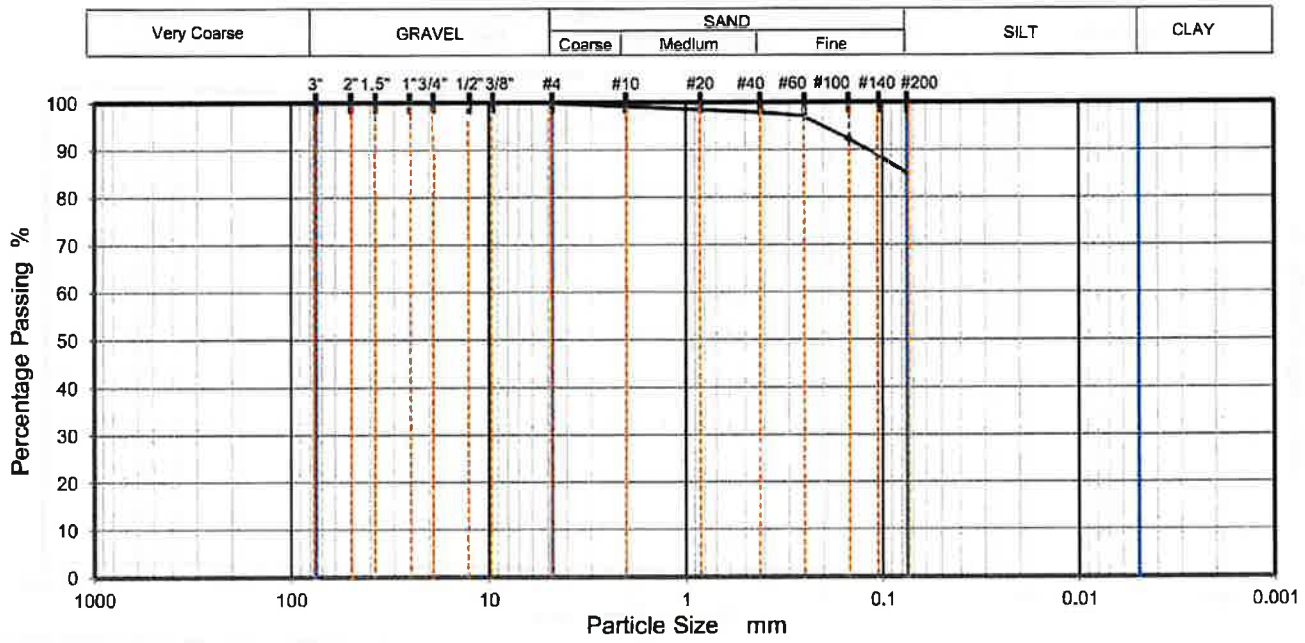
Project: Warrenton Data Center
Client:
Sample Description: Lean Clay with Sand Yellowish Brown
Sample Source: B-15

Project No.: 01:31153
Depth (ft): 1 - 6
Sample No.: D3S-187
Date Reported:

Office / Lab	Address	Office Number / Fax
ECS Mid-Atlantic LLC - Chantilly	14026 Thunderbolt Place Suite 100 Chantilly, VA 20151-3232	(703)471-8400 (703)834-5527

Tested by	Checked by	Approved by		Remarks
jvong	Htran	Dtran		

PARTICLE SIZE DISTRIBUTION



TEST RESULTS (ASTM D422-63(2007))

Sieving		Hydrometer Sedimentation	
Particle Size	% Passing	Particle Size mm	% Passing
3"	100.0		
2"	100.0		
1 1/2"	100.0		
1"	100.0		
3/4"	100.0		
3/8"	100.0		
#4	100.0		
#10	99.2		
#20	98.5		
#40	97.9		
#60	97.1		
#100	92.5		
#200	85.1		

Dry Mass of sample, g: 54.9

Sample Proportions	% dry mass
Very coarse, >3" sieve	0.0
Gravel, 3" to # 4 sieve	0.0
Coarse Sand, #4 to #10 sieve	0.8
Medium Sand, #10 to #40	1.3
Fine Sand, #40 to #200	12.8
Fines <#200	85.1

USCS	ML	Liquid Limit	NP	D90	0.119	D50		D10	
AASHTO	A-4	Plastic Limit	NP	D85		D30		Cu	
USCS Group Name	Silt	Plasticity Index	NP	D60		D15		Cc	

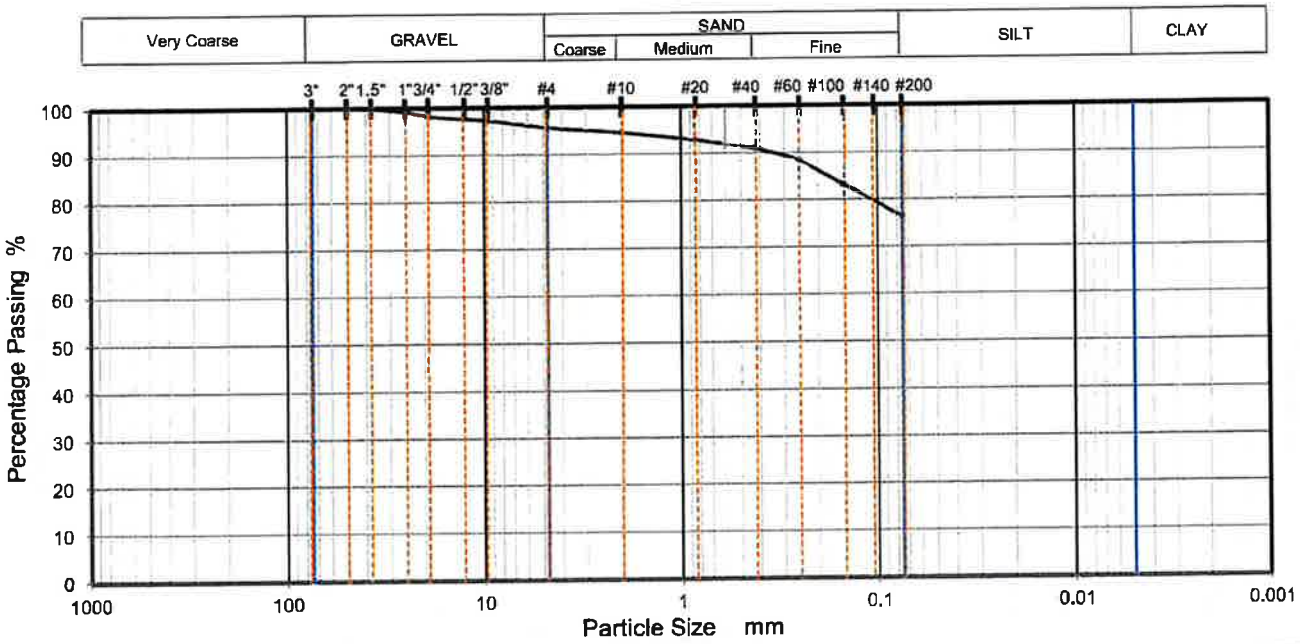
Project: Warrenton Data Center
Client:
Sample Description: Silt Trace Mica Yellowish Brown
Sample Source: B-04

Project No.: 01:31153
Depth (ft): 1 - 6
Sample No.: D3S-188
Date Reported:

Office / Lab	Address	Office Number / Fax
ECS Mid-Atlantic LLC - Chantilly	14026 Thunderbolt Place Suite 100 Chantilly, VA 20151-3232	(703)471-8400 (703)834-5527

Tested by	Checked by	Approved by		Remarks
	Htran	Dtran		

PARTICLE SIZE DISTRIBUTION



TEST RESULTS (ASTM D422-63(2007))

Sieving		Hydrometer Sedimentation	
Particle Size	% Passing	Particle Size mm	% Passing
3"	100.0		
2"	100.0		
1 1/2"	100.0		
1"	99.2		
3/4"	98.2		
3/8"	97.3		
#4	95.7		
#10	94.6		
#20	92.9		
#40	91.1		
#60	88.6		
#100	83.4		
#200	76.4		

Dry Mass of sample, g: 5235.0

Sample Proportions	% dry mass
Very coarse, >3" sieve	0.0
Gravel, 3" to # 4 sieve	4.3
Coarse Sand, #4 to #10 sieve	1.1
Medium Sand, #10 to #40	3.5
Fine Sand, #40 to #200	14.7
Fines <#200	76.4

USCS	ML	Liquid Limit	49	D90	0.337	D50		D10	
AASHTO	A-7-6	Plastic Limit	28	D85	0.176	D30		Cu	
USCS Group Name	Silt with sand	Plasticity Index	21	D60		D15		Cc	

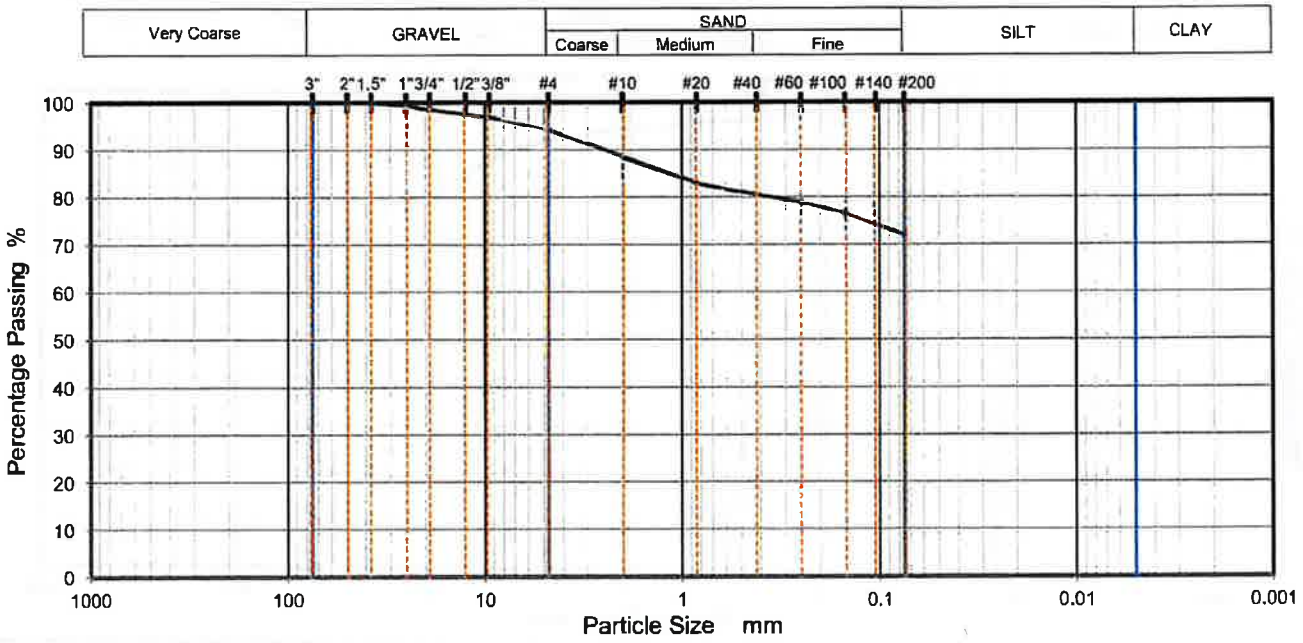
Project: Warrenton Data Center
Client:
Sample Description: Silt with Sand Brwon
Sample Source: B-09

Project No.: 01:31153
Depth (ft): 1 - 6
Sample No.: D3S-189
Date Reported:

Office / Lab	Address	Office Number / Fax
ECS Mid-Atlantic LLC - Chantilly	14026 Thunderbolt Place Suite 100 Chantilly, VA 20151-3232	(703)471-8400 (703)834-5527

Tested by	Checked by	Approved by		Remarks
jvong	Htran	Dtran		

PARTICLE SIZE DISTRIBUTION



TEST RESULTS (ASTM D422-63(2007))

Sieving		Hydrometer Sedimentation	
Particle Size	% Passing	Particle Size mm	% Passing
3"	100.0		
2"	100.0		
1 1/2"	100.0		
1"	99.4		
3/4"	98.5		
3/8"	96.9		
#4	94.4		
#10	88.7		
#20	83.1		
#40	80.6		
#60	79.0		
#100	76.7		
#200	72.0		

Dry Mass of sample, g: 10996.0

Sample Proportions	% dry mass
Very coarse, >3" sieve	0.0
Gravel, 3" to # 4 sieve	5.6
Coarse Sand, #4 to #10 sieve	5.7
Medium Sand, #10 to #40	8.1
Fine Sand, #40 to #200	8.6
Fines <#200	72.0

USCS	CH	Liquid Limit	55	D90	2.436	D50		D10	
AASHTO	A-7-6	Plastic Limit	24	D85	1.136	D30		Cu	
USCS Group Name	Fat clay with sand	Plasticity Index	31	D60		D15		Cc	

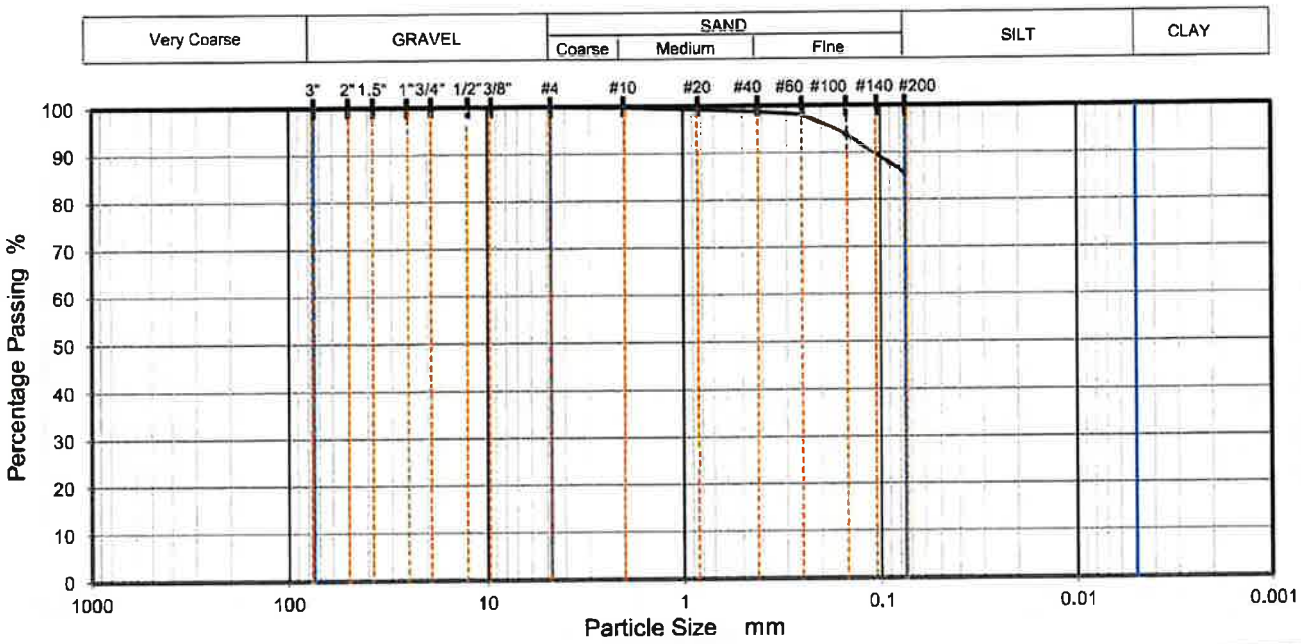
Project: Warrenton Data Center
Client:
Sample Description: Fat Clay with Sand Brown
Sample Source: B-19

Project No.: 01:31153
Depth (ft): 1 - 6
Sample No.: D3S-190
Date Reported:

Office / Lab	Address	Office Number / Fax
ECS Mid-Atlantic LLC - Chantilly	14026 Thunderbolt Place Suite 100 Chantilly, VA 20151-3232	(703)471-8400 (703)834-5527

Tested by	Checked by	Approved by		Remarks
jvong	Htran	Dtran		

PARTICLE SIZE DISTRIBUTION



TEST RESULTS (ASTM D422-63(2007))

Sieving		Hydrometer Sedimentation	
Particle Size	% Passing	Particle Size mm	% Passing
3"	100.0		
#4	100.0		
#10	99.8		
#20	99.3		
#40	98.8		
#60	98.1		
#100	94.0		
#200	85.6		

Dry Mass of sample, g: 54.9

Sample Proportions	% dry mass
Very coarse, >3" sieve	0.0
Gravel, 3" to # 4 sieve	0.0
Coarse Sand, #4 to #10 sieve	0.2
Medium Sand, #10 to #40	1.0
Fine Sand, #40 to #200	13.2
Fines <#200	85.6

USCS	CL	Liquid Limit	39	D90	0.108	D50		D10	
AASHTO	A-6	Plastic Limit	18	D85		D30		Cu	
USCS Group Name	Lean clay	Plasticity Index	21	D60		D15		Cc	

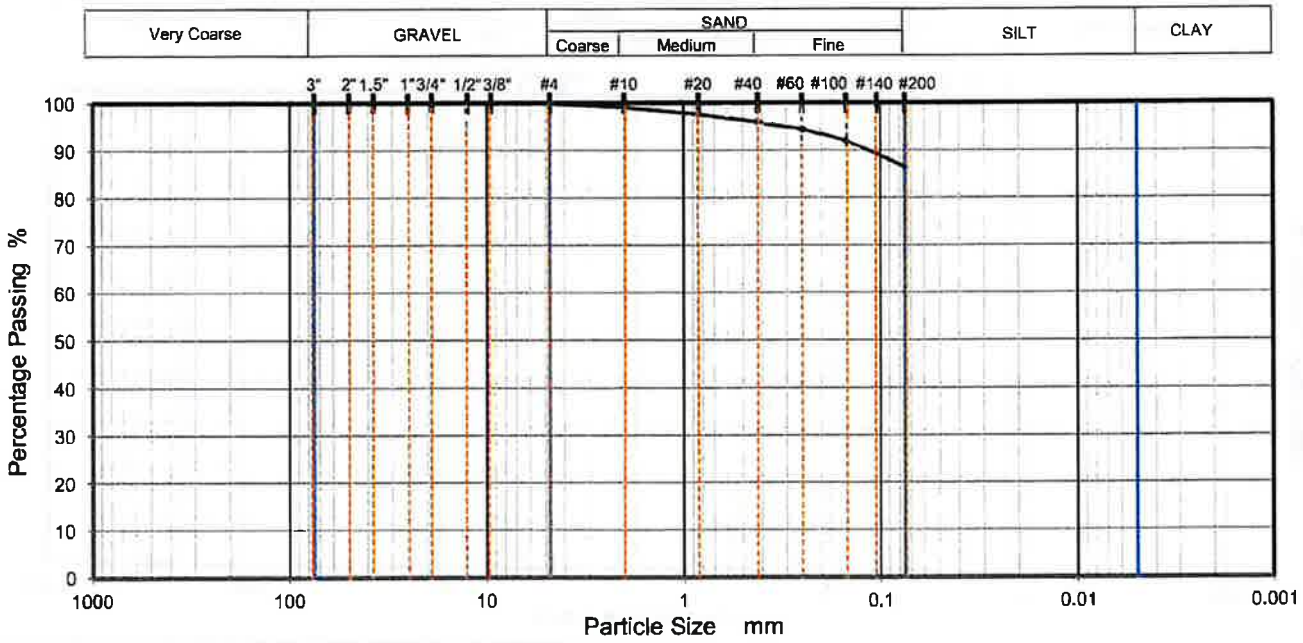
Project: Warrenton Data Center
Client:
Sample Description: Lean Clay Yellowish Brown
Sample Source: B-02

Project No.: 01:31153
Depth (ft): 1 - 6
Sample No.: D3S-191
Date Reported:

Office / Lab	Address	Office Number / Fax
ECS Mid-Atlantic LLC - Chantilly	14026 Thunderbolt Place Suite 100 Chantilly, VA 20151-3232	(703)471-8400 (703)834-5527

Tested by	Checked by	Approved by		Remarks
jvong	Htran	Dtran		

PARTICLE SIZE DISTRIBUTION



TEST RESULTS (ASTM D422-63(2007))

Sieving		Hydrometer Sedimentation	
Particle Size	% Passing	Particle Size mm	% Passing
3"	100.0		
#4	100.0		
#10	99.1		
#20	97.6		
#40	96.0		
#60	94.6		
#100	92.2		
#200	86.5		

Dry Mass of sample, g: 64.0

Sample Proportions	% dry mass
Very coarse, >3" sieve	0.0
Gravel, 3" to # 4 sieve	0.0
Coarse Sand, #4 to #10 sieve	0.9
Medium Sand, #10 to #40	3.1
Fine Sand, #40 to #200	9.5
Fines <#200	86.5

USCS	CL	Liquid Limit	37	D90	0.115	D50		D10	
AASHTO	A-6	Plastic Limit	19	D85		D30		Cu	
USCS Group Name	Lean clay	Plasticity Index	18	D60		D15		Cc	

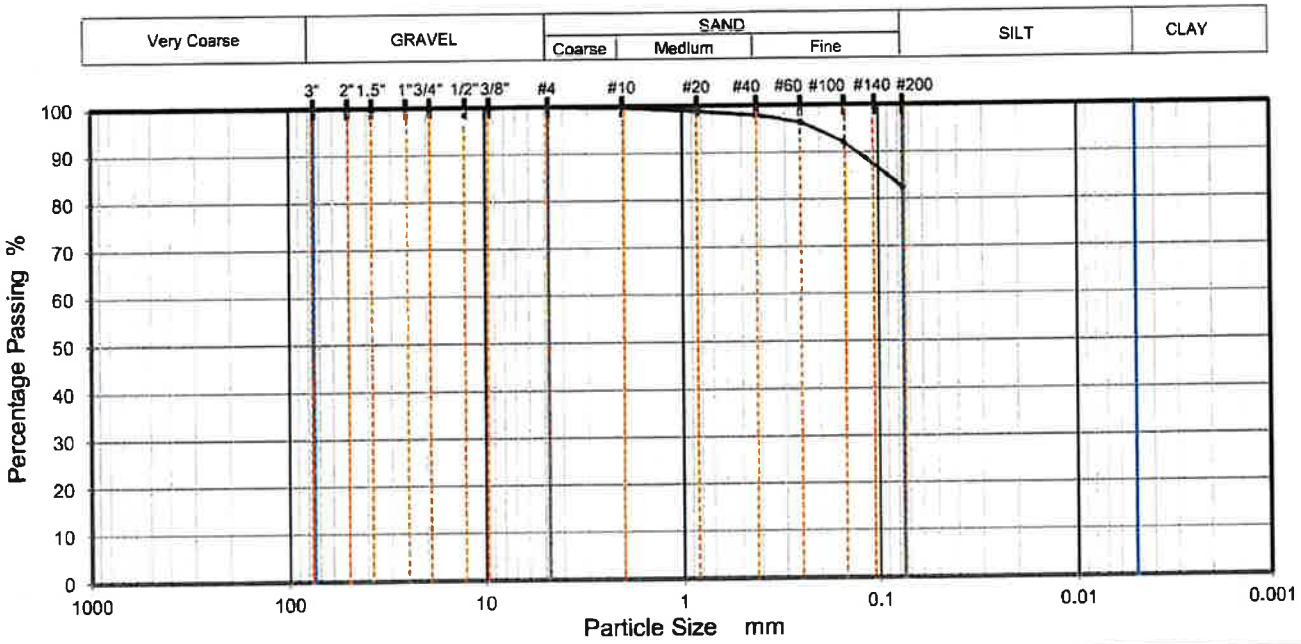
Project: Warrenton Data Center
Client:
Sample Description: Lean Clay Trace Mica Brown
Sample Source: B-07

Project No.: 01:31153
Depth (ft): 1 - 6
Sample No.: D3S-193
Date Reported:

Office / Lab	Address	Office Number / Fax
ECS Mid-Atlantic LLC - Chantilly	14026 Thunderbolt Place Suite 100 Chantilly, VA 20151-3232	(703)471-8400 (703)834-5527

Tested by	Checked by	Approved by		Remarks
jvong	Htran	Dtran		

PARTICLE SIZE DISTRIBUTION



TEST RESULTS (ASTM D422-63(2007))

Sieving		Hydrometer Sedimentation	
Particle Size	% Passing	Particle Size mm	% Passing
3"	100.0		
#4	100.0		
#10	99.7		
#20	98.9		
#40	97.9		
#60	96.5		
#100	92.3		
#200	82.5		

Dry Mass of sample, g: 51.5

Sample Proportions	% dry mass
Very coarse, >3" sieve	0.0
Gravel, 3" to # 4 sieve	0.0
Coarse Sand, #4 to #10 sieve	0.3
Medium Sand, #10 to #40	1.8
Fine Sand, #40 to #200	15.4
Fines <#200	82.5

USCS	ML	Liquid Limit	41	D90	0.128	D50		D10	
AASHTO	A-7-6	Plastic Limit	27	D85	0.090	D30		Cu	
USCS Group Name	Silt with sand	Plasticity Index	14	D60		D15		Cc	

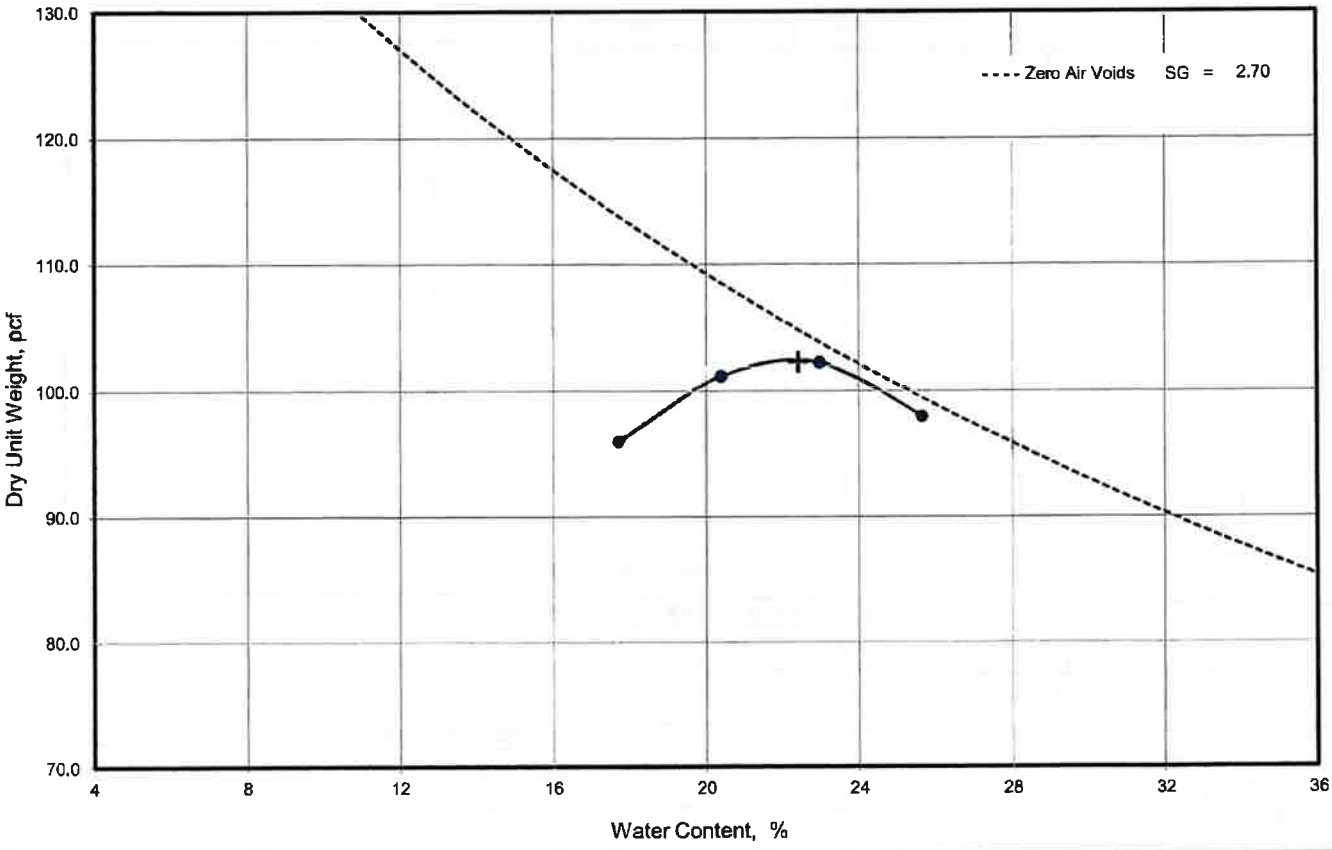
Project: Warrenton Data Center
Client:
Sample Description: Silt with Sand Trace Mica Yellowish Brown
Sample Source: B-11

Project No.: 01:31153
Depth (ft): 1 - 6
Sample No.: D3S-194
Date Reported:

Office / Lab	Address	Office Number / Fax
ECS Mid-Atlantic LLC - Chantilly	14026 Thunderbolt Place Suite 100 Chantilly, VA 20151-3232	(703)471-8400 (703)834-5527

Tested by	Checked by	Approved by		Remarks
jvong	Htran	Dtran		

Laboratory Compaction Characteristics of Soil Using Standard Effort



Optimum Moisture Content		**22.4**	%
Maximum Dry Unit Weight		**102.3**	pcf
Cumulative material retained on:	3/4 in. sieve	0.0	%
	3/8 in. sieve	0.0	%
	#4 sieve	0.0	%

Preparation	ASTM moist preparation
Type of rammer	Manual - 5.5lbf (24.5N)
Test Specfication / Method	ASTM D698-12e2-method A
Specific gravity - D854 water pycnometer	2.70 Assumed
Coarse Aggregate Specific Gravity -	

Soil Description	Nat. Moist. %	Liquid Limit	Plasticity Index	%< #200	USCS	AASHTO
Lean Clay with Sand Yellowisht Brown	5.6	49	22	85.7	CL	A-7-6

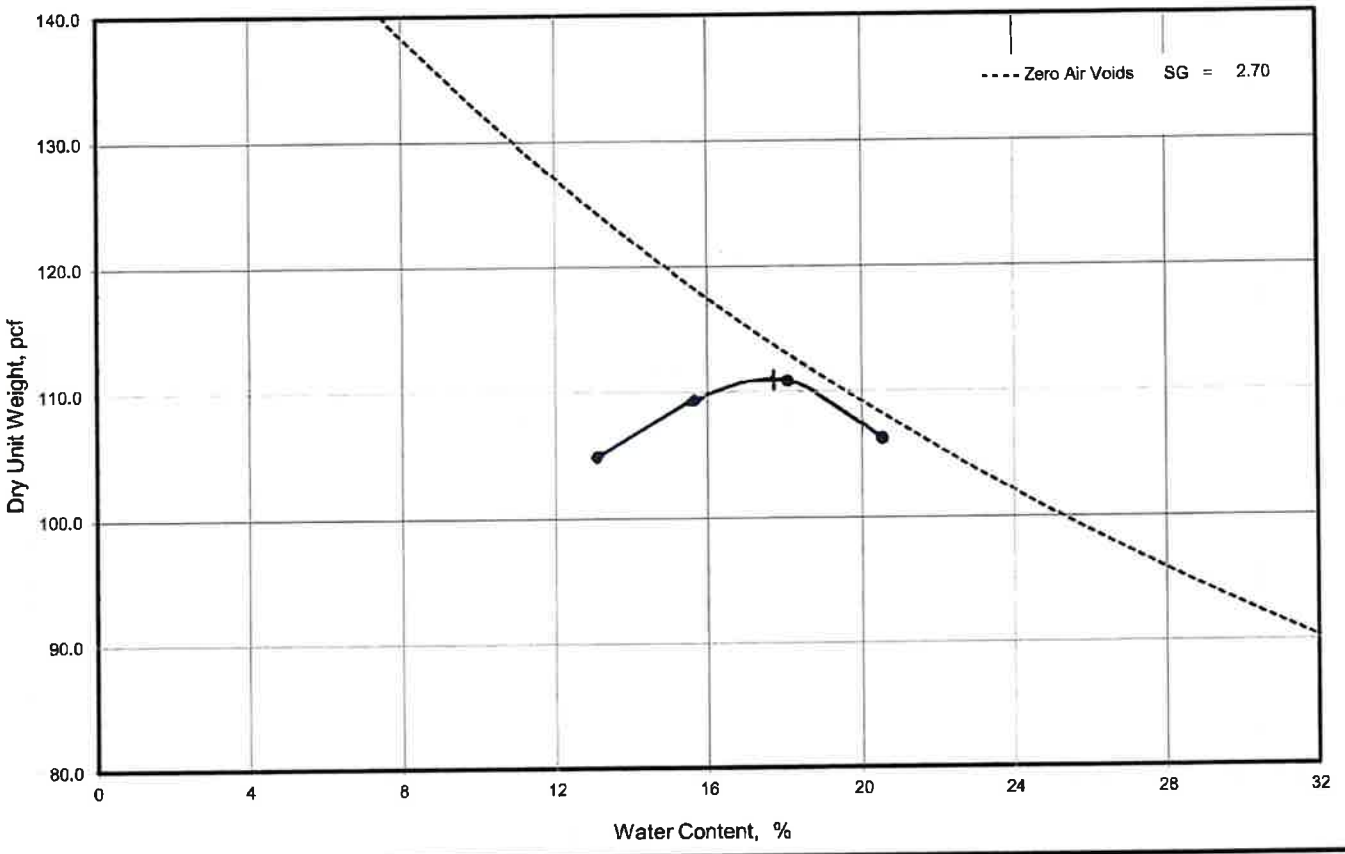
Project: Warrenton Data Center
Client:
Sample / Source B-14
Test Reference/No.:

Project No.: 01:31153
Depth (ft.): 1 - 6
Sample No.: D3S-186
Date Reported:

Office / Lab	Address	Office Number / Fax
ECS Mid-Atlantic LLC - Chantilly	14026 Thunderbolt Place Suite 100 Chantilly, VA 20151-3232	(703)471-8400 (703)834-5527

Tested by	Checked by	Approved by		Remarks
jvong	Htran	Dtran		

Laboratory Compaction Characteristics of Soil Using Standard Effort



Optimum Moisture Content		**17.7**	%
Maximum Dry Unit Weight		**111.0**	pcf
Cumulative material retained on:	3/4 in. sieve	0.0	%
	3/8 in. sieve	0.0	%
	#4 sieve	0.0	%

Preparation	ASTM moist preparation
Type of rammer	Manual - 5.5lbf (24.5N)
Test Specfication / Method	ASTM D698-12e2-method A
Specific gravity - D854 water pycnometer	2.70 Assumed
Coarse Aggregate Specific Gravity -	

Soil Description	Nat. Moist. %	Liquid Limit	Plasticity Index	%< #200	USCS	AASHTO
Lean Clay with Sand Yellowish Brown	5.6	45	24	81.6	CL	A-7-6

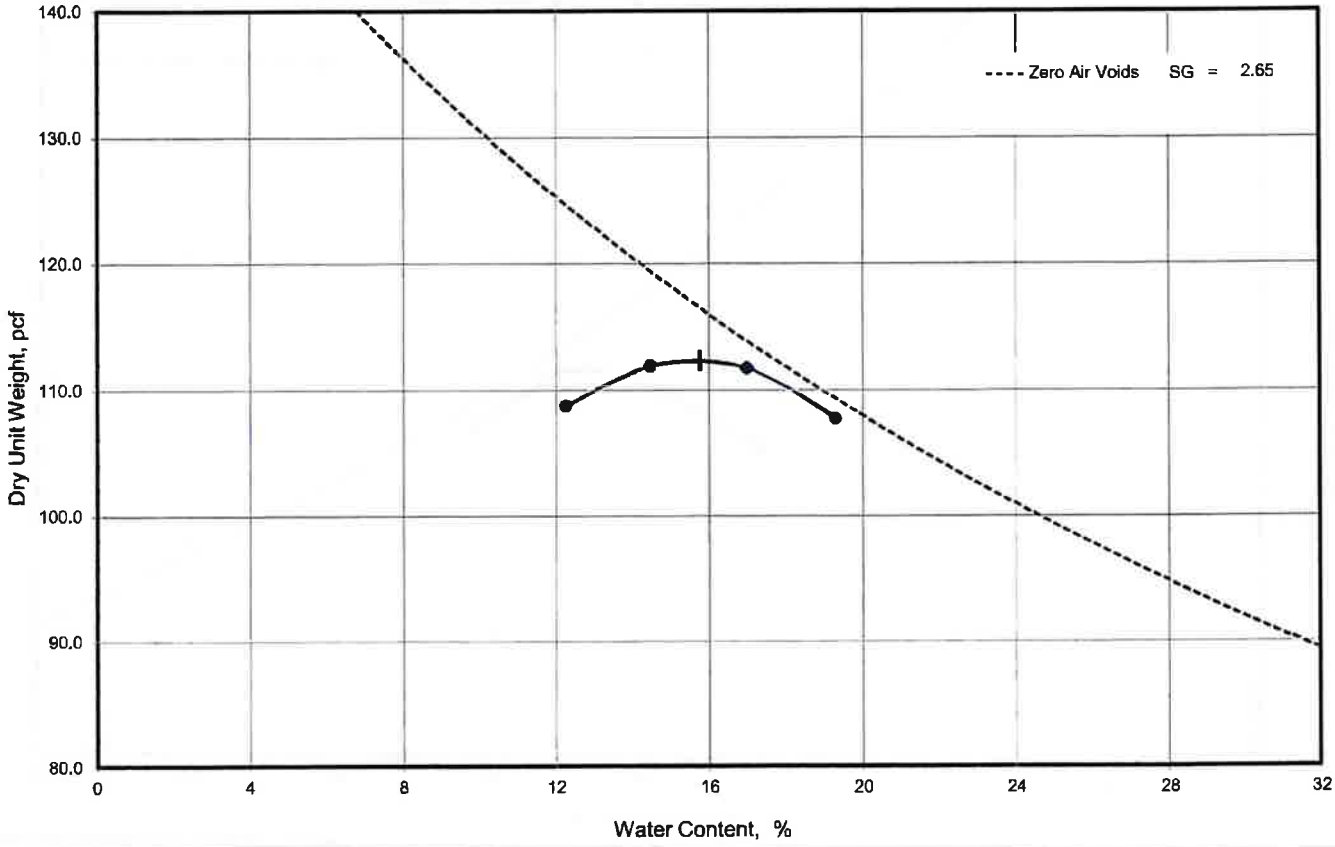
Project: Warrenton Data Center
Client:
Sample / Source B-15
Test Reference/No.:

Project No.: 01:31153
Depth (ft.): 1 - 6
Sample No.: D3S-187
Date Reported:

Office / Lab	Address	Office Number / Fax
ECS Mid-Atlantic LLC - Chantilly	14026 Thunderbolt Place Suite 100 Chantilly, VA 20151-3232	(703)471-8400 (703)834-5527

Tested by	Checked by	Approved by		Remarks
jvong	Htran	Dtran		

Laboratory Compaction Characteristics of Soil Using Standard Effort



Optimum Moisture Content		**15.8**	%
Maximum Dry Unit Weight		**112.3**	pcf
Cumulative material retained on:	3/4 in. sieve	0.0	%
	3/8 in. sieve	0.0	%
	#4 sieve	0.0	%

Preparation	ASTM moist preparation	
Type of rammer	Manual - 5.5lbf (24.5N)	
Test Specfication / Method	ASTM D698-12e2-method A	
Specific gravity - D854 water pycnometer	2.65	Assumed
Coarse Aggregate Specific Gravity -		

Soil Description	Nat. Moist. %	Liquid Limit	Plasticity Index	%< #200	USCS	AASHTO
Silt Trace Mica Yellowish Brown	2.2	NP	NP	85.1	ML	A-4

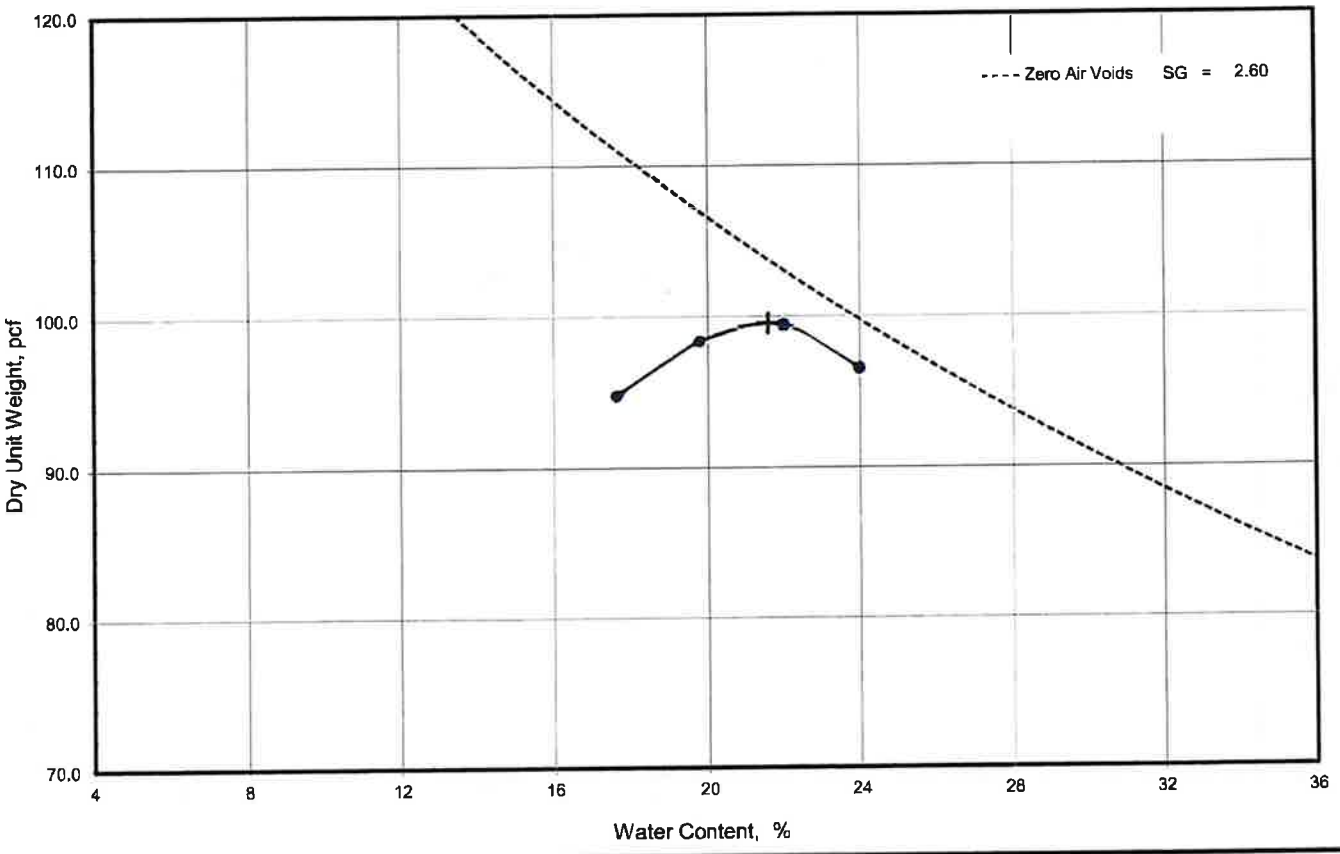
Project: Warrenton Data Center
Client:
Sample / Source B-04
Test Reference/No.:

Project No.: 01:31153
Depth (ft.): 1 - 6
Sample No.: D3S-188
Date Reported:

Office / Lab	Address	Office Number / Fax
ECS Mid-Atlantic LLC - Chantilly	14026 Thunderbolt Place Suite 100 Chantilly, VA 20151-3232	(703)471-8400 (703)834-5527

Tested by	Checked by	Approved by		Remarks
	Htran	Dtran		

Laboratory Compaction Characteristics of Soil Using Standard Effort



Optimum Moisture Content		**21.6**	%
Maximum Dry Unit Weight		**99.5**	pcf
Cumulative material retained on:	3/4 in. sieve	1.8	%
	3/8 in. sieve	2.7	%
	#4 sieve	4.3	%

Preparation	ASTM moist preparation	
Type of rammer	Manual - 5.5lbf (24.5N)	
Test Specfication / Method	ASTM D698-12e2-method A	
Specific gravity - D854 water pycnometer	2.60	Assumed
Coarse Aggregate Specific Gravity -		Assumed

Soil Description	Nat. Moist. %	Liquid Limit	Plasticity Index	%< #200	USCS	AASHTO
Silt with Sand Brown	5.2	49	21	76.4	ML	A-7-6

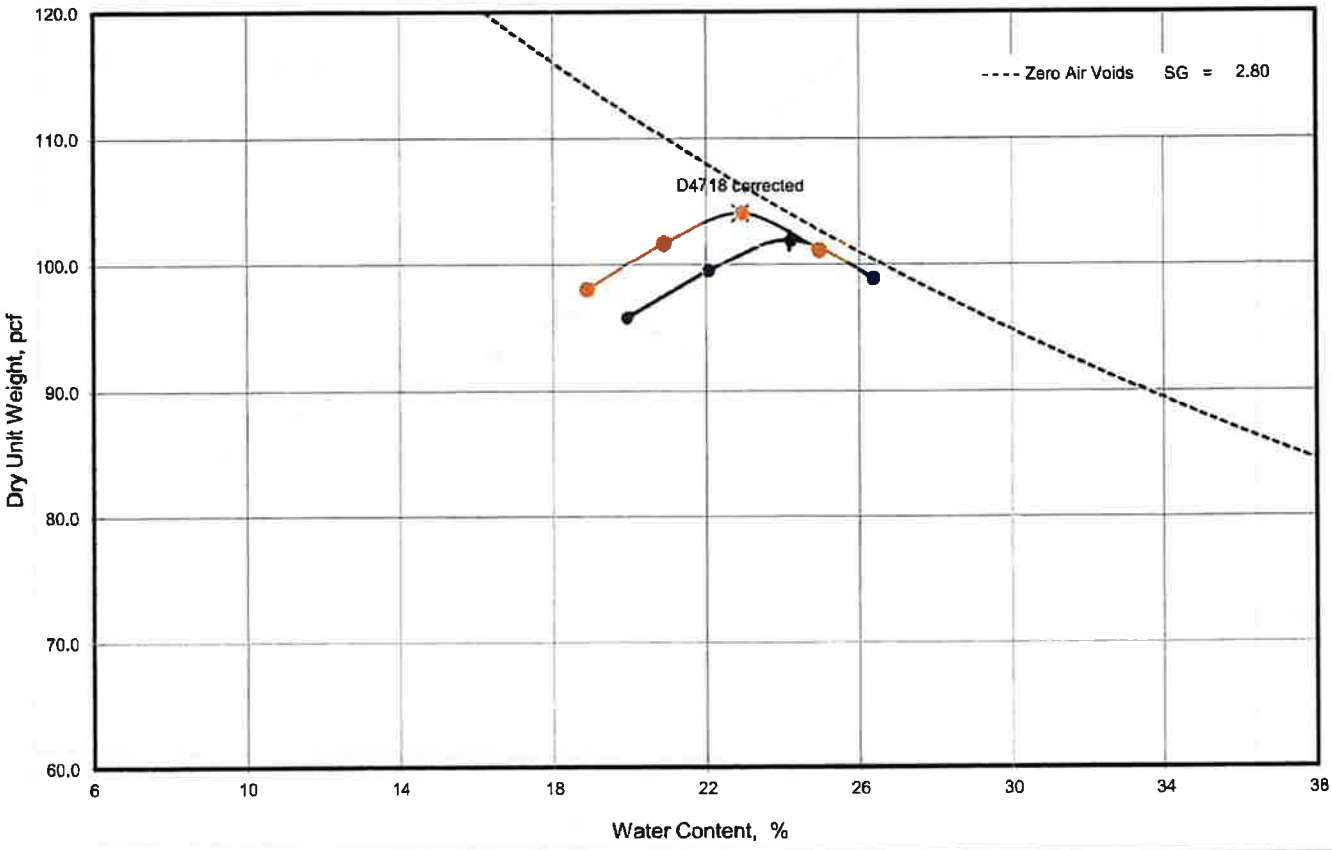
Project: Warrenton Data Center
Client:
Sample / Source B-09
Test Reference/No.:

Project No.: 01:31153
Depth (ft.): 1 - 6
Sample No.: D3S-189
Date Reported:

Office / Lab	Address	Office Number / Fax
ECS Mid-Atlantic LLC - Chantilly	14026 Thunderbolt Place Suite 100 Chantilly, VA 20151-3232	(703)471-8400 (703)834-5527

Tested by	Checked by	Approved by		Remarks
jvong	Htran	Dtran		

Laboratory Compaction Characteristics of Soil
Using Standard Effort



Optimum Moisture Content		**24.2**	%
Maximum Dry Unit Weight		**101.9**	pcf
Corrected Opt. Moisture Content		22.9	%
Corrected Max. Dry Density		104.0	pcf
Cumulative material retained on:	3/4 in. sieve	1.5	%
	3/8 in. sieve	3.1	%
	#4 sieve	5.6	%

5.58 % retained on #4 sieve.

Preparation	ASTM moist preparation	
Type of rammer	Manual - 5.5lbf (24.5N)	
Test Specfication / Method	ASTM D698-12e2-method A	
Specific gravity - D854 water pycnometer	2.80	Assumed
Coarse Aggregate Specific Gravity -	2.60	Assumed

Soil Description	Nat. Moist. %	Liquid Limit	Plasticity Index	%< #200	USCS	AASHTO
Fat Clay with Sand Brown	33.6	55	31	72.0	CH	A-7-6

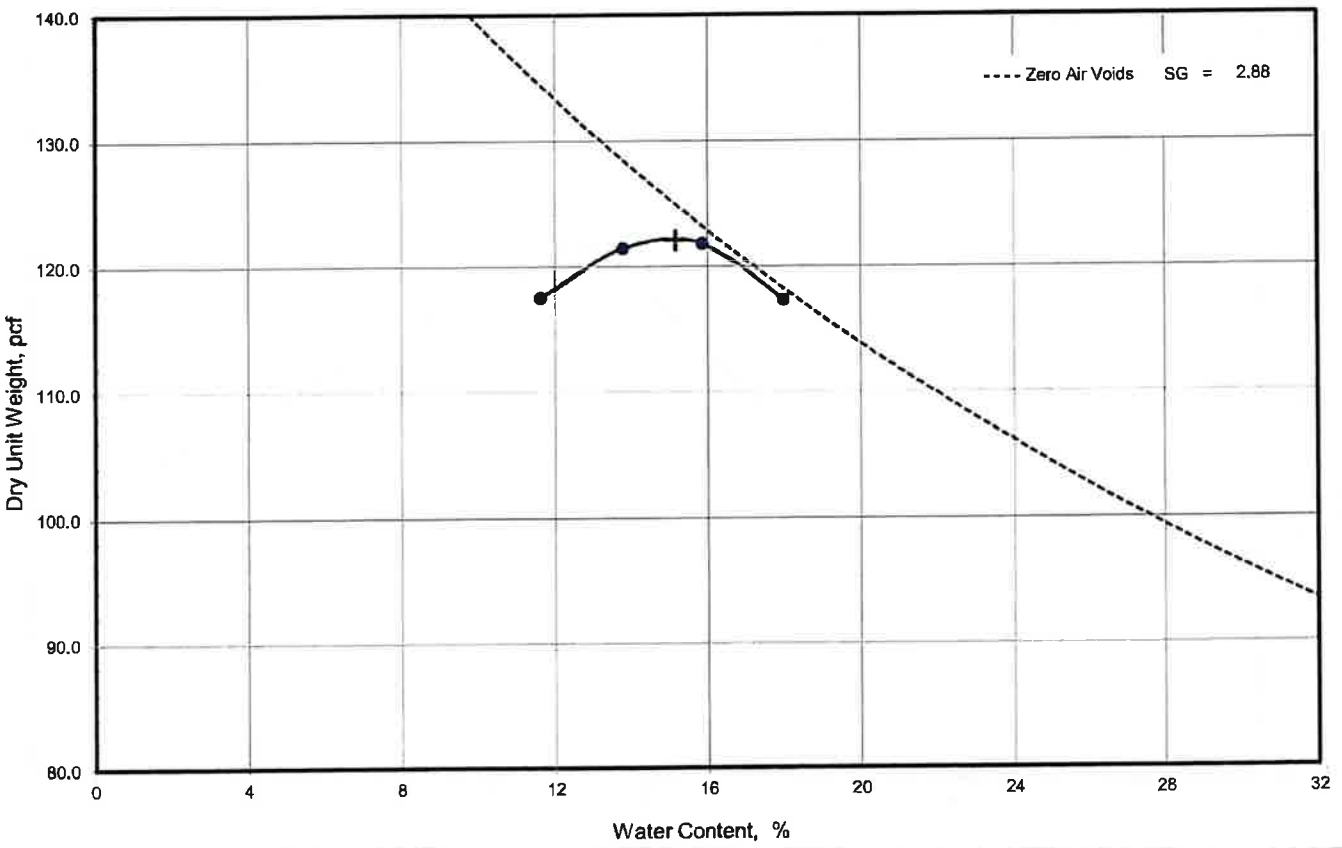
Project: Warrenton Data Center
Client:
Sample / Source B-19
Test Reference/No.:

Project No.: 01:31153
Depth (ft.): 1 - 6
Sample No.: D3S-190
Date Reported:

Office / Lab	Address	Office Number / Fax
ECS Mid-Atlantic LLC - Chantilly	14026 Thunderbolt Place Suite 100 Chantilly, VA 20151-3232	(703)471-8400 (703)834-5527

Tested by	Checked by	Approved by		Remarks
jvong	Htran	Dtran		

Laboratory Compaction Characteristics of Soil Using Standard Effort



Optimum Moisture Content		**15.2**	%
Maximum Dry Unit Weight		**122.1**	pcf
Cumulative material retained on:	3/4 in. sieve	0.0	%
	3/8 in. sieve	0.0	%
	#4 sieve	0.0	%

Preparation	ASTM moist preparation
Type of rammer	Manual - 5.5lbf (24.5N)
Test Specfication / Method	ASTM D698-12e2-method A
Specific gravity - D854 water pycnometer	2.88 Historical
Coarse Aggregate Specific Gravity -	

Soil Description	Nat. Moist. %	Liquid Limit	Plasticity Index	%< #200	USCS	AASHTO
Lean Clay Yellowish Brown	11.7	39	21	85.6	CL	A-6

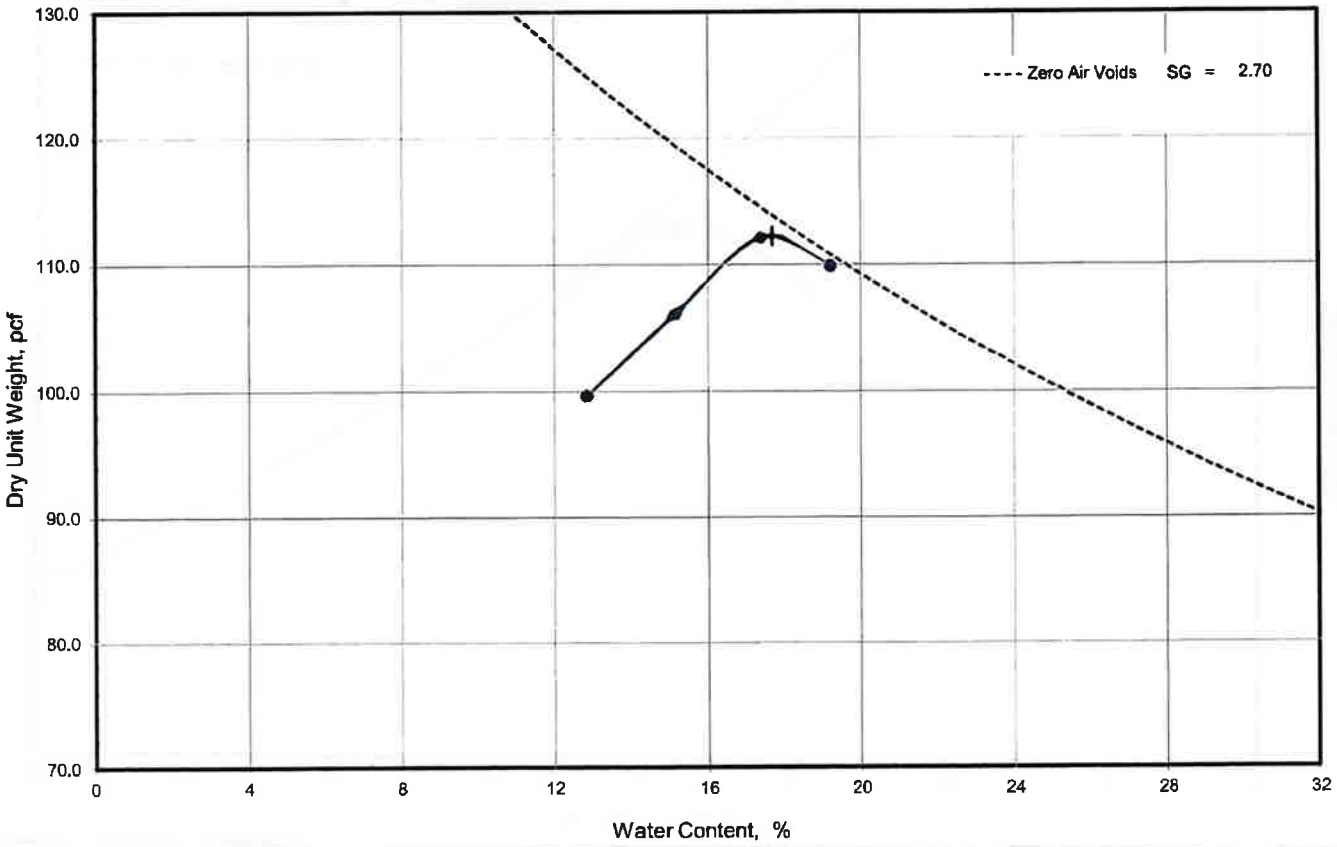
Project: Warrenton Data Center
Client:
Sample / Source B-02
Test Reference/No.:

Project No.: 01:31153
Depth (ft.): 1 - 6
Sample No.: D3S-191
Date Reported:

Office / Lab	Address	Office Number / Fax
ECS Mid-Atlantic LLC - Chantilly	14026 Thunderbolt Place Suite 100 Chantilly, VA 20151-3232	(703)471-8400 (703)834-5527

Tested by	Checked by	Approved by		Remarks
jvong	Htran	Dtran		

Laboratory Compaction Characteristics of Soil Using Standard Effort



Optimum Moisture Content		**17.7**	%
Maximum Dry Unit Weight		**112.2**	pcf
Cumulative material retained on:	3/4 in. sieve	0.0	%
	3/8 in. sieve	0.0	%
	#4 sieve	0.0	%

Preparation	ASTM moist preparation	
Type of rammer	Manual - 5.5lbf (24.5N)	
Test Specfication / Method		
Specific gravity - D854 water pycnometer	2.70	Historical
Coarse Aggregate Specific Gravity -		

Soil Description	Nat. Moist. %	Liquid Limit	Plasticity Index	%< #200	USCS	AASHTO
Lean Clay Trace Mica Brown	2.6	37	18	86.5	CL	A-6

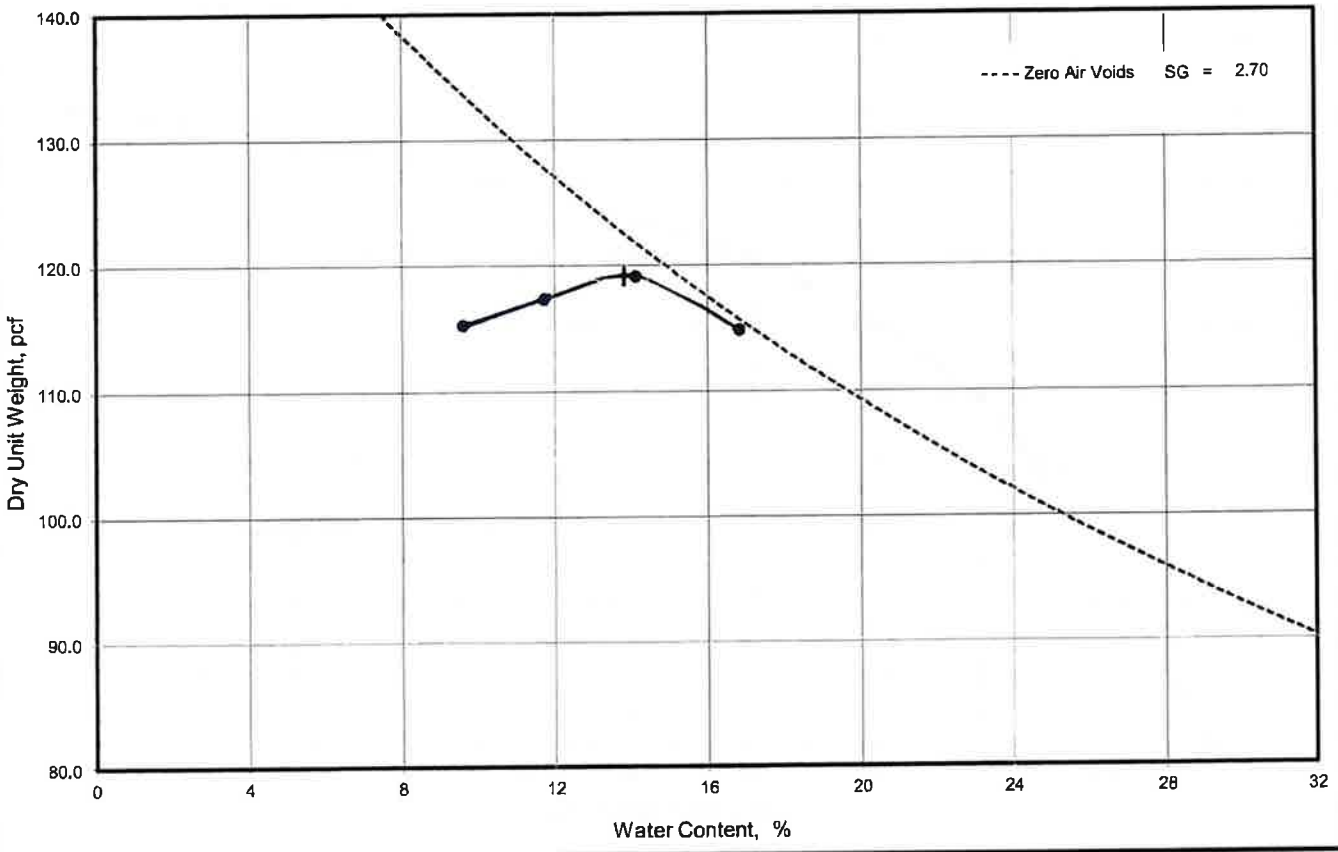
Project: Warrenton Data Center
Client:
Sample / Source B-07
Test Reference/No.:

Project No.: 01:31153
Depth (ft.): 1 - 6
Sample No.: D3S-193
Date Reported:

Office / Lab	Address	Office Number / Fax
ECS Mid-Atlantic LLC - Chantilly	14026 Thunderbolt Place Suite 100 Chantilly, VA 20151-3232	(703)471-8400 (703)834-5527

Tested by	Checked by	Approved by		Remarks
jvong	Htran	Dtran		

Laboratory Compaction Characteristics of Soil Using Standard Effort



Optimum Moisture Content		**13.8**	%
Maximum Dry Unit Weight		**119.2**	pcf
Cumulative material retained on:	3/4 in. sieve	0.0	%
	3/8 in. sieve	0.0	%
	#4 sieve	0.0	%

Preparation	ASTM moist preparation
Type of rammer	
Test Specification / Method	ASTM D698-12e2-method A
Specific gravity - D854 water pycnometer	2.70 Historical
Coarse Aggregate Specific Gravity -	

Soil Description	Nat. Moist. %	Liquid Limit	Plasticity Index	%< #200	USCS	AASHTO
Silt with Sand Trace Mica Yellowish Brown	2.1	41	14	82.5	ML	A-7-6

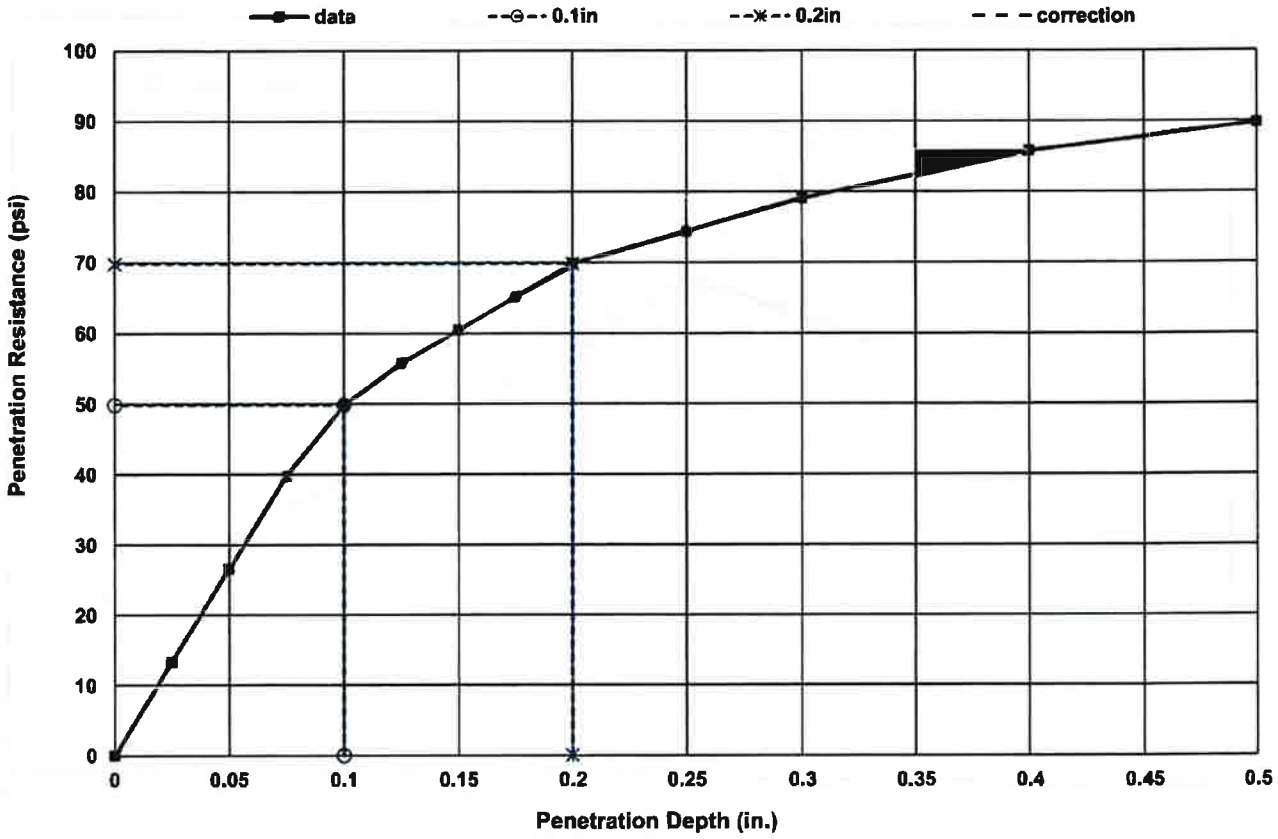
Project: Warrenton Data Center
Client:
Sample / Source B-11
Test Reference/No.:

Project No.: 01:31153
Depth (ft.): 1 - 6
Sample No.: D3S-194
Date Reported:

Office / Lab	Address	Office Number / Fax
ECS Mid-Atlantic LLC - Chantilly	14026 Thunderbolt Place Suite 100 Chantilly, VA 20151-3232	(703)471-8400 (703)834-5527

Tested by	Checked by	Approved by		Remarks
jvong	Htran	Dtran		

California Bearing Ratios (CBR) of Laboratory-Compacted Soils



TEST RESULTS (ASTM D1883-16)

Molded			Soaked			CBR (%)		Linearty Correction (in.)	Surcharge (lbs.)		Swell (%)	
Density (pcf)	Percent of Max. Dens.	Moisture (%)	Density (pcf)	Percent of Max. Dens.	Moisture (%)	0.1 in.	0.2 in.					
101.8	99.5	22.3	91.1	89.1	33.8	5.0	4.7	0.00	10		2.22	
Material Description					AASHTO	USCS	MAX. Dens. (pcf)	Optimum Moisture (%)	LL	PI	% Fines	% Gravel
Lean Clay with Sand Yellowish Brown					A-7-6	CL	102.3	22.4	49	22	85.7	0.0

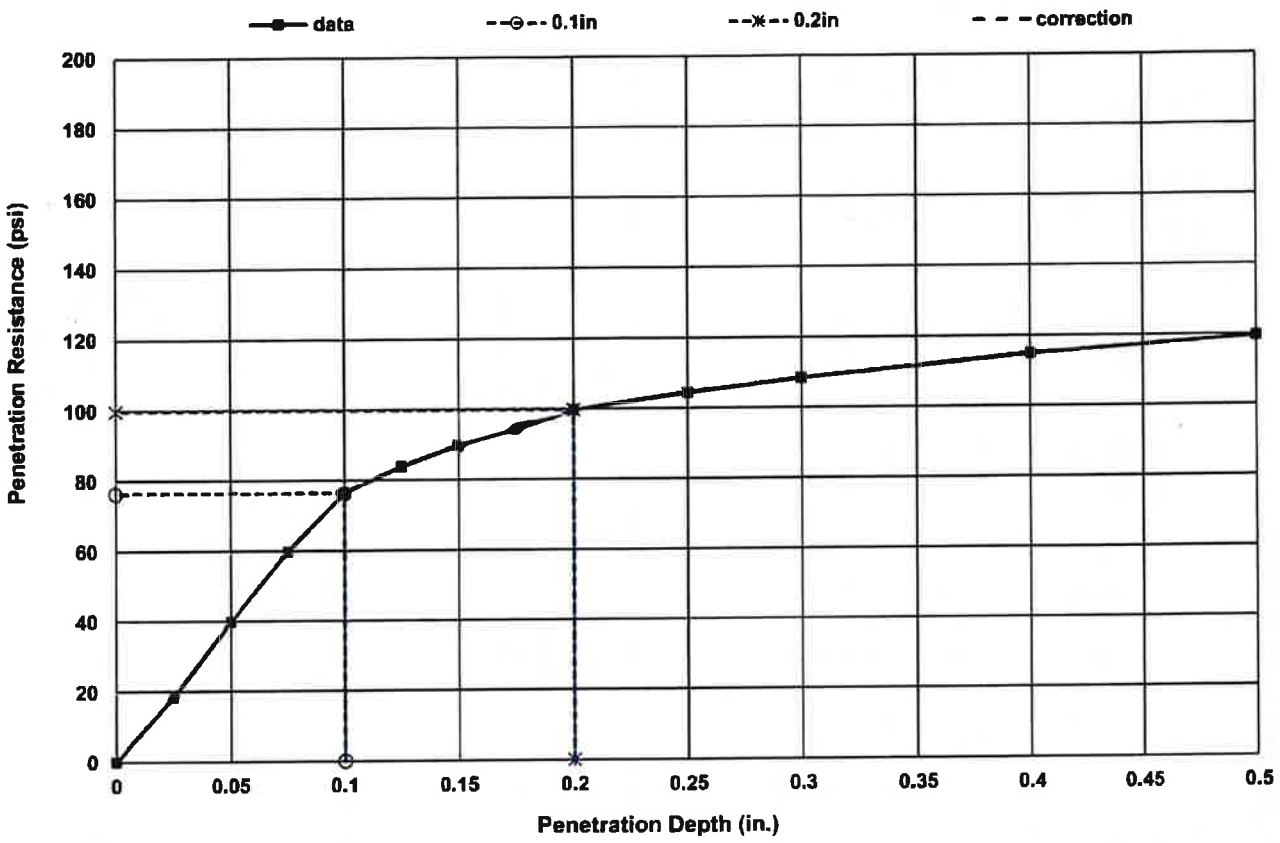
Project: Warrenton Data Center
Client:
Sample / Source B-14
Test Reference/No.: 1

Project No.: 01:31153
Depth (ft.): 1 - 6
Sample No.: D3S-186
Date Reported:

Office / Lab	Address	Office Number / Fax
ECS Mid-Atlantic LLC - Chantilly	14026 Thunderbolt Place Suite 100 Chantilly, VA 20151-3232	(703)471-8400 (703)834-5527

Tested by	Checked by	Approved by		Remarks
jvong	Htran	Dtran		

California Bearing Ratios (CBR) of Laboratory-Compacted Soils



TEST RESULTS (ASTM D1883-16)

Molded			Soaked			CBR (%)		Linearity Correction (in.)	Surcharge (lbs.)		Swell (%)	
Density (pcf)	Percent of Max. Dens.	Moisture (%)	Density (pcf)	Percent of Max. Dens.	Moisture (%)	0.1 in.	0.2 in.					
110.5	99.5	17.6	100.2	90.3	27.3	7.6	6.6	0.00	10		1.85	
Material Description					AASHTO	USCS	MAX. Dens. (pcf)	Optimum Moisture (%)	LL	PI	% Fines	% Gravel
Lean Clay with Sand Yellowish Brown					A-7-6	CL	111	17.7	45	24	81.6	0.0

Project: Warrenton Data Center
Client:
Sample / Source B-15
Test Reference/No.: 1

Project No.: 01:31153
Depth (ft.): 1 - 6
Sample No.: D3S-187
Date Reported:

Office / Lab	Address	Office Number / Fax
ECS Mid-Atlantic LLC - Chantilly	14026 Thunderbolt Place Suite 100 Chantilly, VA 20151-3232	(703)471-8400 (703)834-5527

Tested by	Checked by	Approved by		Remarks
jvong	Htran	Dtran		

Determination of thermal properties using a thermal needle probe

Thermal Conductivity of Soil/Soft Rock ASTM D5334

Test Point	Moisture Content %	Corrected Conductivity									Average Conductivity	Average Resistivity
		1st Reading			2nd Reading			3rd Reading				
		K=W/mK	Error Value	Initial Temp	K=W/mK	Error Value	Initial Temp	K=W/mK	Error Value	Initial Temp	K=W/mK	Rho=°C·cm/W
Dry Point	0.39	0.450	0.0024	21.3	0.467	0.0042	20.8	0.476	0.0042	20.9	0.464	215.471
Moist Point 1	5.60	0.836	0.0017	21.6	0.849	0.0026	21.3	0.845	0.0018	21.1	0.843	118.624
Moist Point 2	10.30	1.238	0.0020	19.4	1.294	0.0016	19.3	1.283	0.0015	19.3	1.272	78.642
Moist Point 3	12.41	1.353	0.0012	19.2	1.382	0.0013	19.1	1.359	0.0011	19.1	1.365	73.286
Moist Point 4	14.36	1.593	0.0029	19.1	1.480	0.0012	19	1.485	0.0012	19	1.519	65.821
Moist Point 5	16.26	1.534	0.0015	18.9	1.516	0.0013	18.9	1.473	0.0010	18.8	1.508	66.332
Moist Point 6												
Moist Point 7												
Moist Point 8												
Moist Point 9												

K Material (Standard)	0.2730
K Measured	0.2980
Calibration Factor	0.9161

Volume of Mold (cf)	0.0333
Volume of Mold (M^3)	0.00094
Weight of Test Sample (lb)	3.888
Mass of Dry Soil (kg)	1.764

LL	39
PI	21
USCS Symbol	CL

Test Material screened with #4 sieve.

Needle Insertion Metho Pre-drill

Test performed at: 95 % compactive effort @ blows per layer.

Project: Warrenton Data Center

Client:

Sample / Source: B-02

Project No.: 01:31153

Depth (ft.): 1 - 6

Sample No.: D3S-191

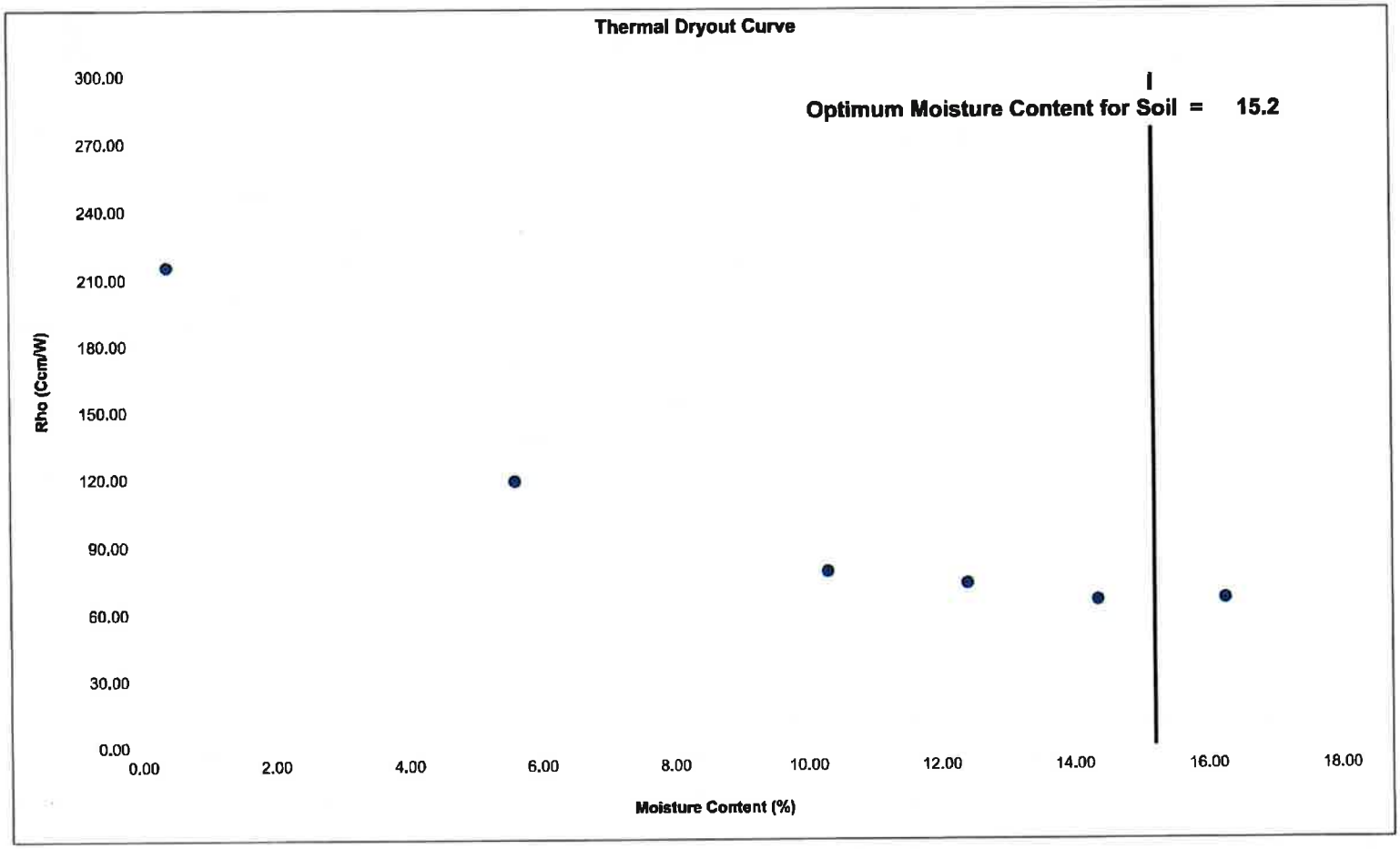
Date Reported:

Office / Lab	Address	Office Number / Fax
ECS Mid-Atlantic LLC - Chantilly	026 Thunderbolt Place Suite 100 Chantilly, VA 20151-32	(703)471-8400 (703)834-5527

Tested by	Checked by	Approved by		Remarks
jvong	Htran	Dtran		

Determination of thermal properties using a thermal needle probe

Thermal Conductivity of Soil/Soft Rock ASTM D5334



Project: Warrenton Data Center

Client:

Sample / Source: B-02

Project No.: 01:31153

Depth (ft.): 1 - 6

Sample No.: D3S-191

Date Reported:

Office / Lab	Address	Office Number / Fax
ECS Mid-Atlantic LLC - Chantilly	026 Thunderbolt Place Suite 100 Chantilly, VA 20151-32	(703)471-8400 (703)834-5527

Tested by	Checked by	Approved by		Remarks
jvong	Htran	Dtran		

Determination of thermal properties using a thermal needle probe

Thermal Conductivity of Soil/Soft Rock ASTM D5334

Test Point	Moisture Content %	Corrected Conductivity									Average Conductivity	Average Resistivity
		1st Reading			2nd Reading			3rd Reading				
		K=W/mK	Error Value	Initial Temp	K=W/mK	Error Value	Initial Temp	K=W/mK	Error Value	Initial Temp	K=W/mK	Rho=°C-cm/W
Dry Point	0.00	0.548	0.0045	22	0.531	0.0030	20.8	0.535	0.0035	20.8	0.538	185.874
Moist Point 1	6.39	1.010	0.0012	20.8	1.058	0.0018	20.4	1.068	0.0019	20.4	1.045	95.668
Moist Point 2	13.78	1.625	0.0013	19.5	1.572	0.0014	19.5	1.580	0.0015	19.5	1.593	62.786
Moist Point 3	15.45	1.692	0.0032	18.8	1.692	0.0016	18.6	1.637	0.0012	18.6	1.674	59.751
Moist Point 4	17.15	1.909	0.0016	18.7	1.852	0.0016	18.7	1.772	0.0010	18.7	1.845	54.214
Moist Point 5	19.24	1.936	0.0013	18.7	1.895	0.0012	18.7	1.867	0.0011	18.7	1.899	52.648
Moist Point 6												
Moist Point 7												
Moist Point 8												
Moist Point 9												

K Material (Standard)	0.2730
K Measured	0.2980
Calibration Factor	0.9161

Volume of Mold (cf)	0.0333
Volume of Mold (M^3)	0.00094
Weight of Test Sample (lb)	3.573
Mass of Dry Soil (kg)	1.621

LL	37
PI	18
USCS Symbol	CL

Test Material screened with #4 sieve.

Needle Insertion Metho: Pre-drill

Test performed at: 95 % compactive effort @ blows per layer.

Project: Warrenton Data Center

Client:

Sample / Source: B-07

Project No.: 01:31153

Depth (ft.): 1 - 6

Sample No.: D3S-193

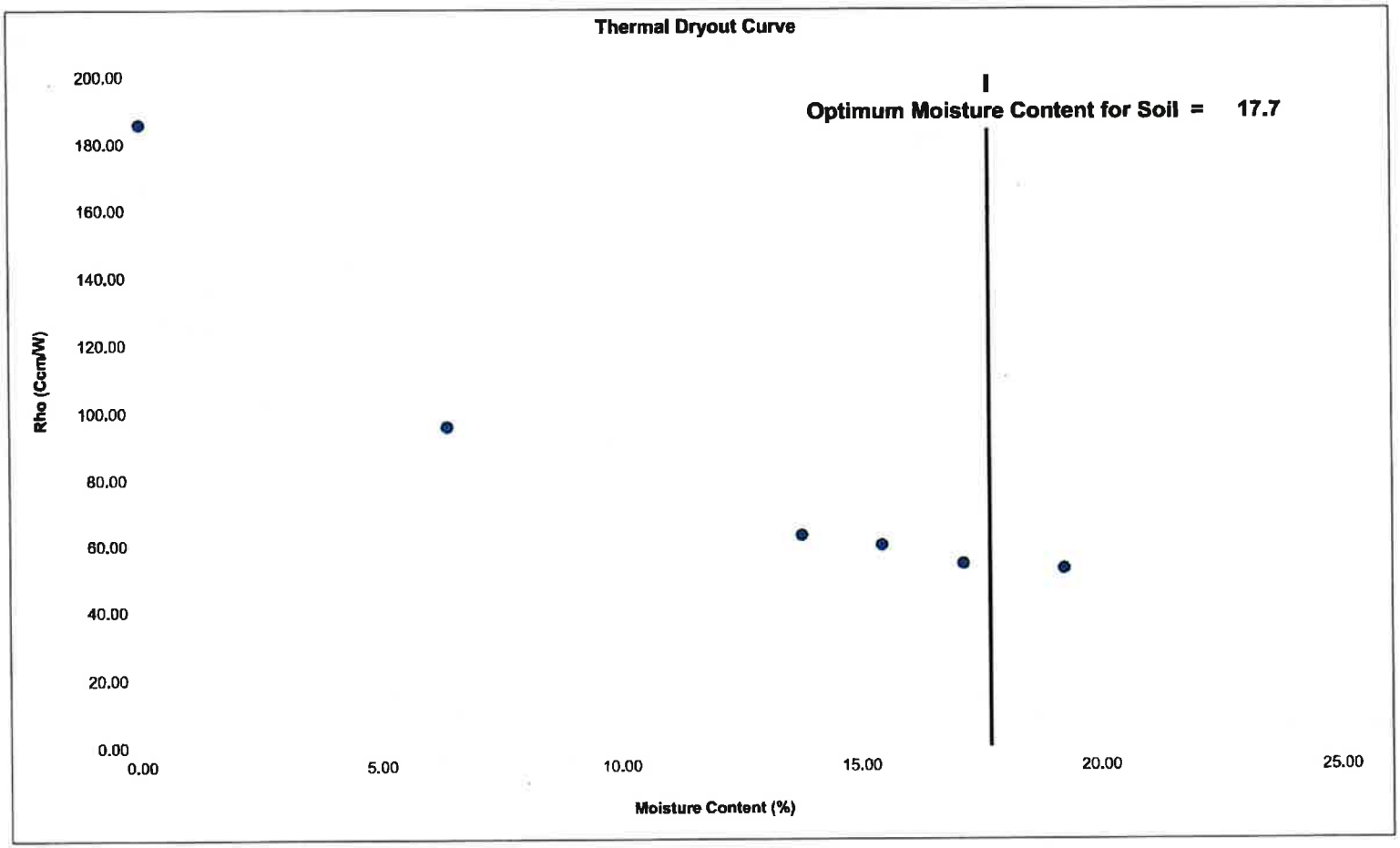
Date Reported:

Office / Lab	Address	Office Number / Fax
ECS Mid-Atlantic LLC - Chantilly	026 Thunderbolt Place Suite 100 Chantilly, VA 20151-32	(703)471-8400 (703)834-5527

Tested by	Checked by	Approved by		Remarks
jvong	Htran	Dtran		

Determination of thermal properties using a thermal needle probe

Thermal Conductivity of Soil/Soft Rock ASTM D5334



Project: Warrenton Data Center

Client:

Sample / Source: B-07

Project No.: 01:31153

Depth (ft.): 1 - 6

Sample No.: D3S-193

Date Reported:

Office / Lab	Address	Office Number / Fax
ECS Mid-Atlantic LLC - Chantilly	026 Thunderbolt Place Suite 100 Chantilly, VA 20151-32	(703)471-8400 (703)834-5527

Tested by	Checked by	Approved by		Remarks
jvong	Htran	Dtran		

Determination of thermal properties using a thermal needle probe

Thermal Conductivity of Soil/Soft Rock ASTM D5334

Test Point	Moisture Content %	Corrected Conductivity									Average Conductivity	Average Resistivity
		1st Reading			2nd Reading			3rd Reading				
		K=W/mK	Error Value	Initial Temp	K=W/mK	Error Value	Initial Temp	K=W/mK	Error Value	Initial Temp	K=W/mK	Rho=°C·cm/W
Dry Point	0.04	0.494	0.0025	22	0.485	0.0033	22	0.489	0.0050	21.8	0.490	204.274
Moist Point 1	6.58	0.919	0.0026	20.3	0.916	0.0018	20.3	0.895	0.0019	20.5	0.910	109.864
Moist Point 2	9.60	1.332	0.0015	19.6	1.322	0.0015	19.5	1.355	0.0018	19.7	1.337	74.812
Moist Point 3	11.77	1.471	0.0022	18.8	1.481	0.0031	18.9	1.471	0.0022	18.5	1.474	67.835
Moist Point 4	14.23	1.741	0.0018	18.5	1.723	0.0018	18.7	1.731	0.0020	18.6	1.732	57.749
Moist Point 5	16.89	1.837	0.0015	18.8	1.843	0.0015	18.6	1.838	0.0012	18.5	1.839	54.365
Moist Point 6												
Moist Point 7												
Moist Point 8												
Moist Point 9												

K Material (Standard)	0.2730
K Measured	0.2935
Calibration Factor	0.9302

Volume of Mold (cf)	0.0333
Volume of Mold (M^3)	0.00094
Weight of Test Sample (lb)	4.326
Mass of Dry Soil (kg)	1.962

LL	41
PI	14
USCS Symbol	ML

Test Material screened with #4 sieve.

Needle Insertion Metho Pre-drill

Test performed at: 95 % compactive effort @ blows per layer.

Project: Warrenton Data Center

Client:

Sample / Source: B-11

Project No.: 01:31153

Depth (ft.): 1 - 6

Sample No.: D3S-194

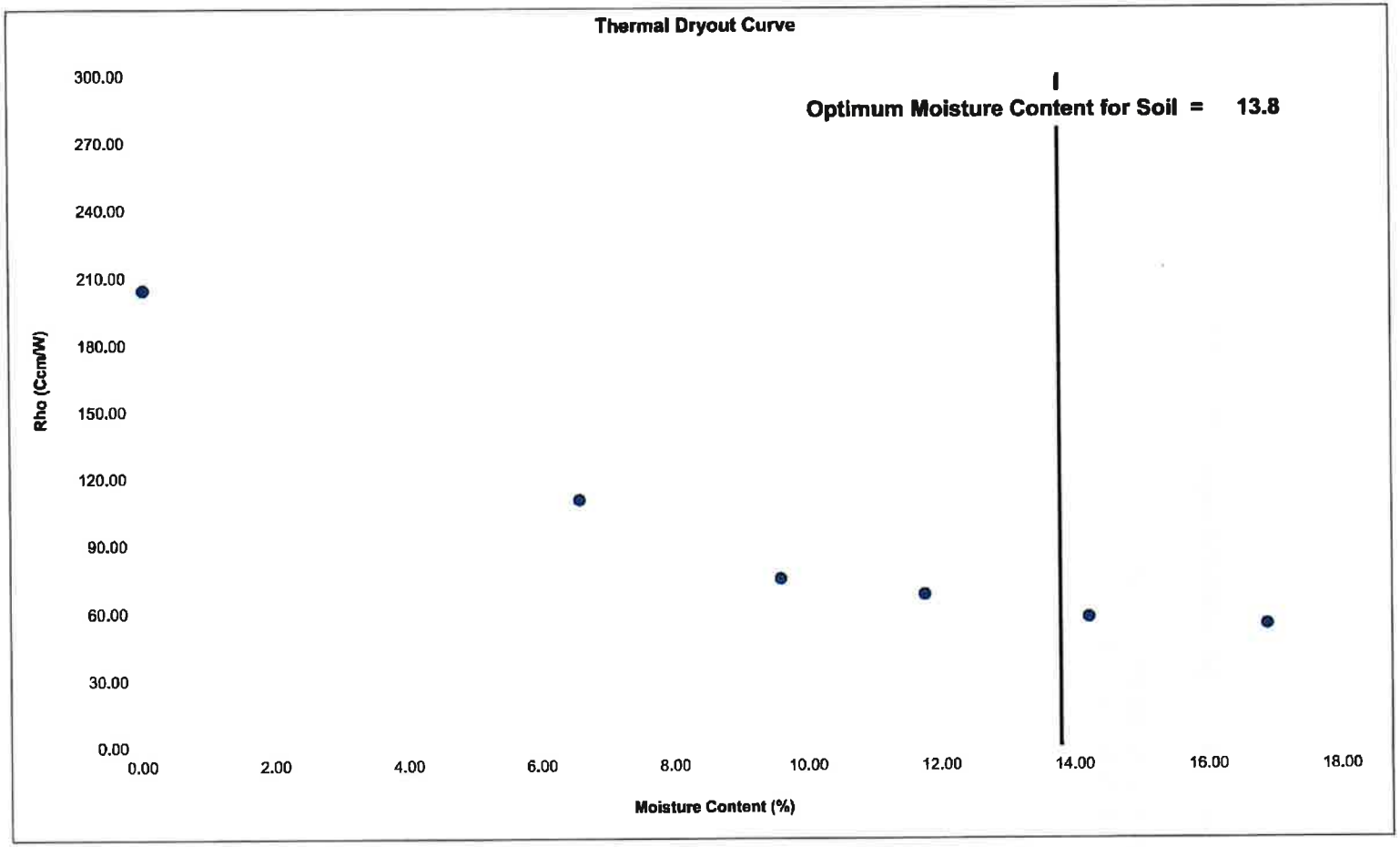
Date Reported:

Office / Lab	Address	Office Number / Fax
ECS Mid-Atlantic LLC - Chantilly	026 Thunderbolt Place Suite 100 Chantilly, VA 20151-32	(703)471-8400 (703)834-5527

Tested by	Checked by	Approved by		Remarks
jvong	Htran	Dtran		

Determination of thermal properties using a thermal needle probe

Thermal Conductivity of Soil/Soft Rock ASTM D5334



Project: Warrenton Data Center

Client:

Sample / Source: B-11

Project No.: 01:31153

Depth (ft.): 1 - 6

Sample No.: D3S-194

Date Reported:

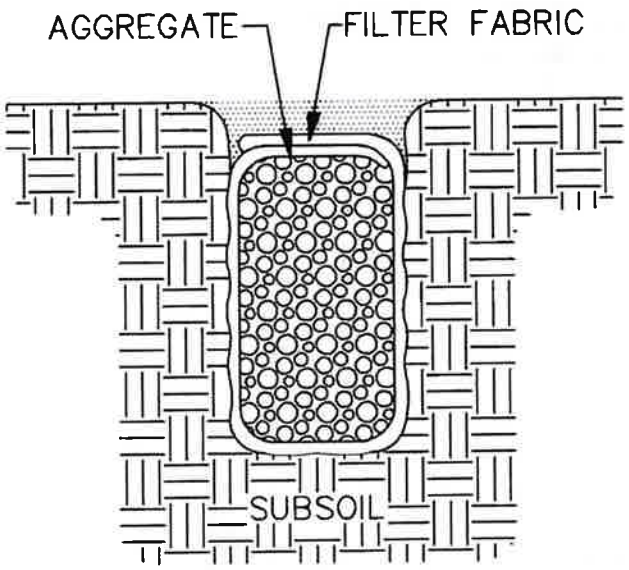
Office / Lab	Address	Office Number / Fax
ECS Mid-Atlantic LLC - Chantilly	025 Thunderbolt Place Suite 100 Chantilly, VA 20151-32	(703)471-8400 (703)834-5527

Tested by	Checked by	Approved by		Remarks
jvong	Htran	Dtran		

APPENDIX D – Supplemental Report Documents

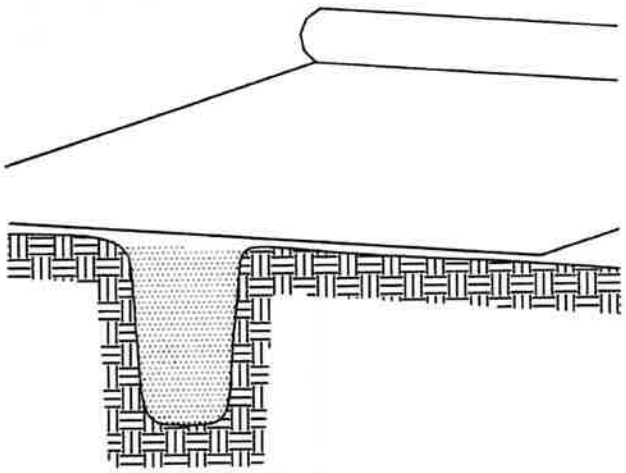
French Drain Installation Procedure
Zone of Influence Diagram

FINAL CONFIGURATION



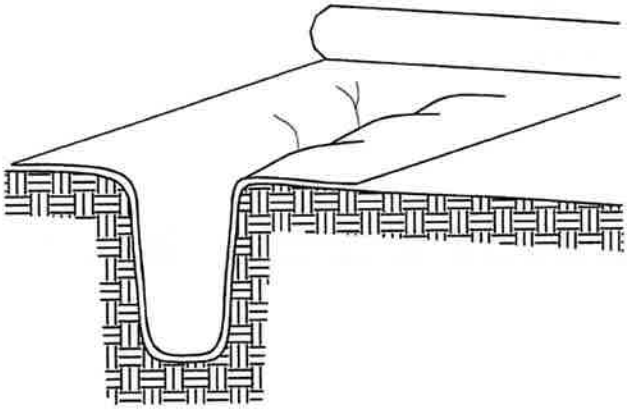
SUBDRAIN USING FILTER FABRIC

STEP 1



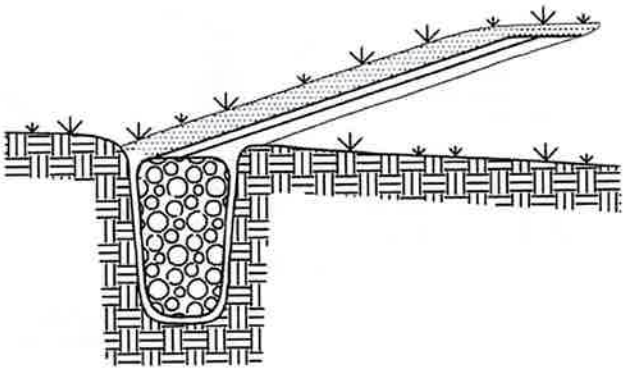
FABRIC IS UNROLLED
DIRECTLY OVER TRENCH

STEP 2



THE TRENCH IS FILLED
WITH AGGREGATE

STEP 3



THE FABRIC IS LAPPED CLOSED
AND COVERED WITH SOIL

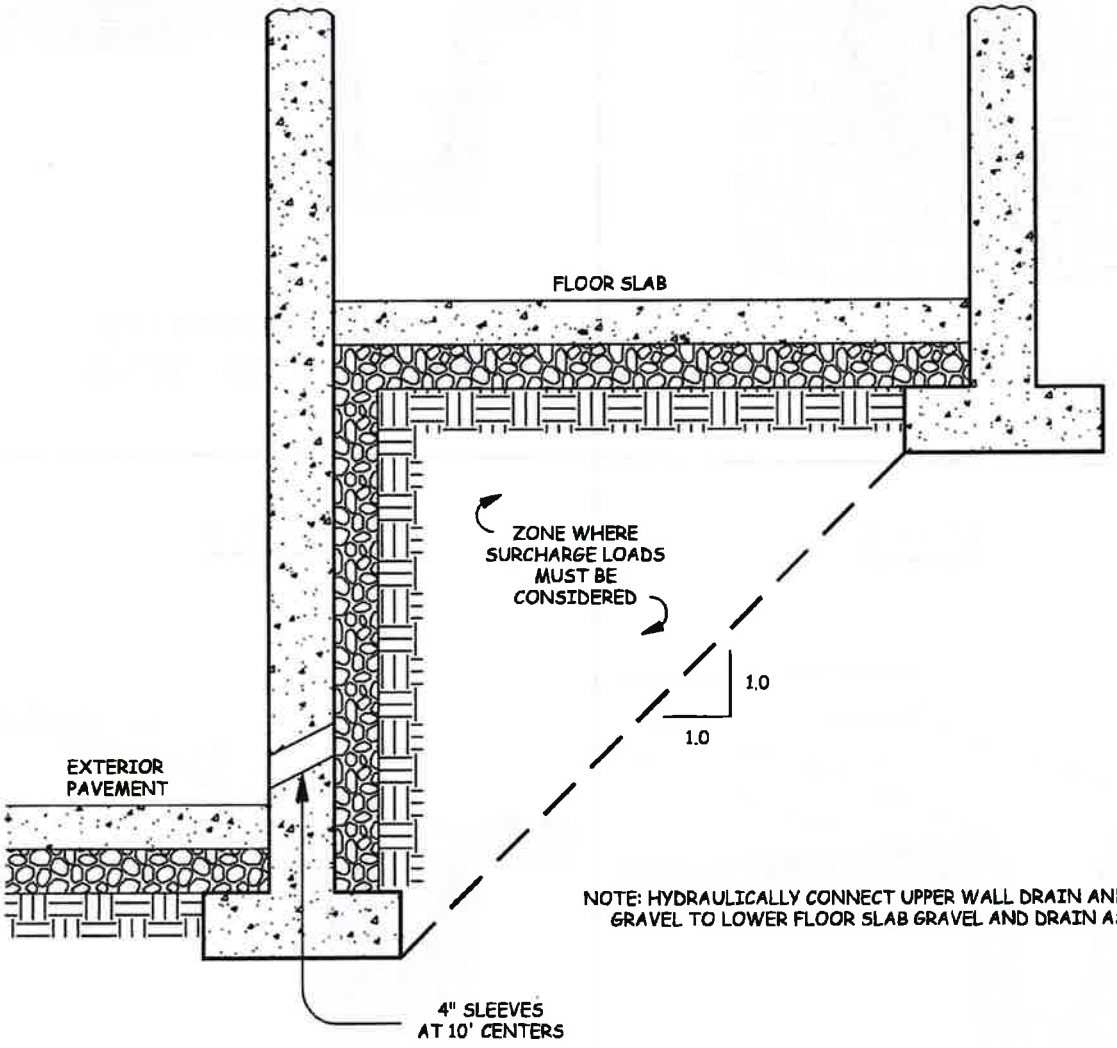
ECS LLC MID-ATLANTIC
9409 Innovation Drive
Manassas, Virginia 20110
703-396-6259
Fax 703-396-6298

FRENCH DRAIN © INSTALLATION PROCEDURE

ZONE OF INFLUENCE DIAGRAM

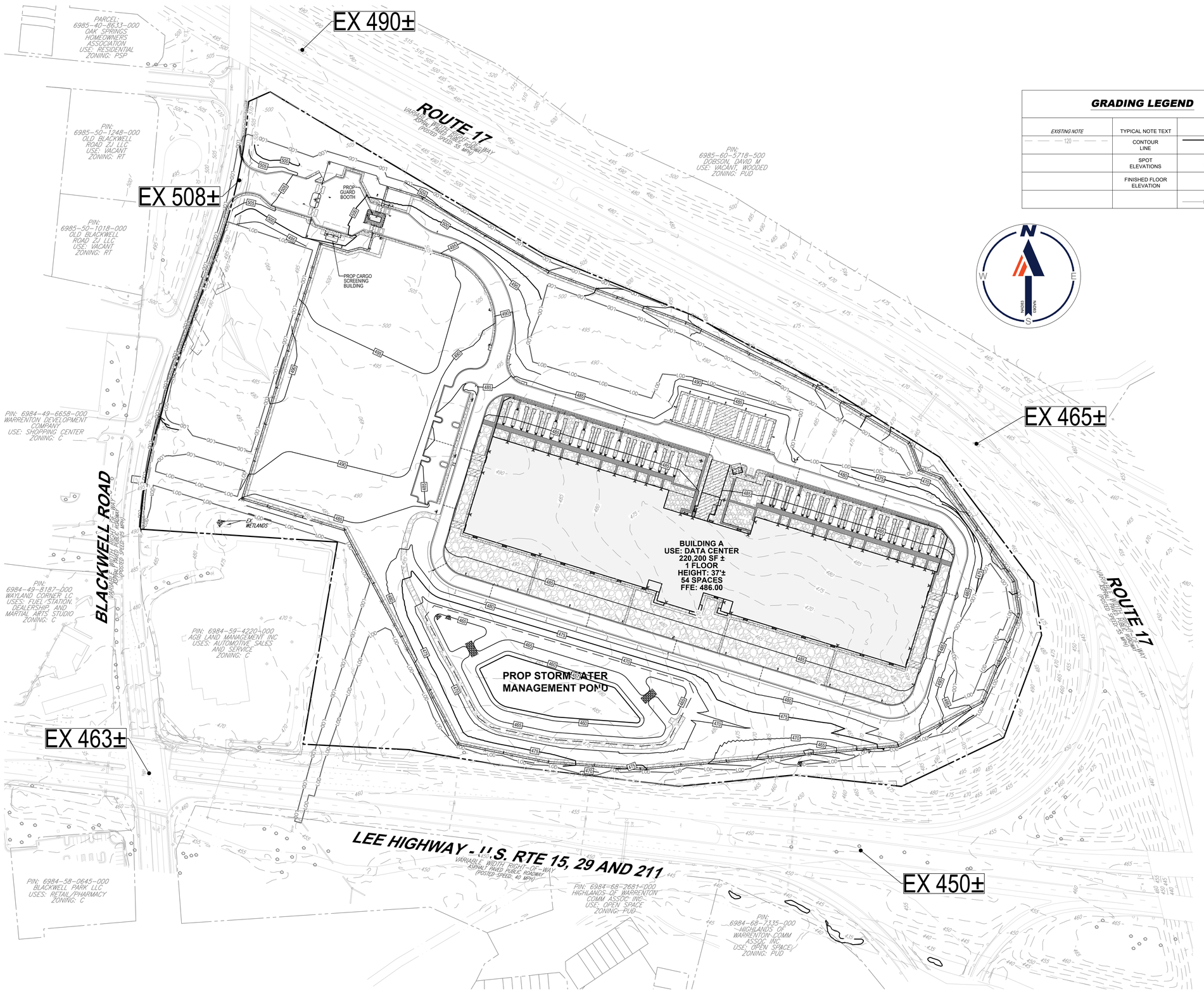
(EXTERIOR WALLS)

NOT TO SCALE



NOTE: HYDRAULICALLY CONNECT UPPER WALL DRAIN AND UNDERSLAB GRAVEL TO LOWER FLOOR SLAB GRAVEL AND DRAIN AS SHOWN.

ECS LLC MID-ATLANTIC



GRADING LEGEND

EXISTING NOTE	TYPICAL NOTE TEXT	PROPOSED NOTE
120	CONTOUR LINE	120
	SPOT ELEVATIONS	TC 516.00
	FINISHED FLOOR ELEVATION	FFE:
		LOD LOD

BOHLER

SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
LAND PLANNING DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

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REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY

811 Know what's below. Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

FOR EXHIBIT PURPOSES ONLY

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:	10/28/2022
CAD I.D.:	EXHK - 0

PROJECT:

EXHIBIT

FOR

AMAZON DATA SERVICES, INC.

PROPOSED DEVELOPMENT

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

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

SHEET TITLE:

GRADING EXHIBIT

SHEET NUMBER:

1

ORG. DATE - 10/28/2022

Oct 28, 2022
11:21 V:\212093\CAD\DRAWINGS\EXHIBITS\PLANNING COMMISION GRADING EXHIBIT\V212093 - EXHK - 0---LAYOUT 1 - GRADING EXHIBIT

EXPERIENCE WARRENTON VIRGINIA EST. 1810

Planning Commission Public Hearing
SUP 22-3 Amazon Data Center
December 20, 2022

Request

Amazon Data Center

- GPIN 6984-69-2419
- **Applicant:** Amazon Data Services, Inc.
- **Property Owner:** Amazon Data Services, Inc.
- **Zoning:** I - Industrial
- **Comprehensive Plan:** New Town District
- SUP for a 220,200 sq ft data 41.793 acres

Proposed Location

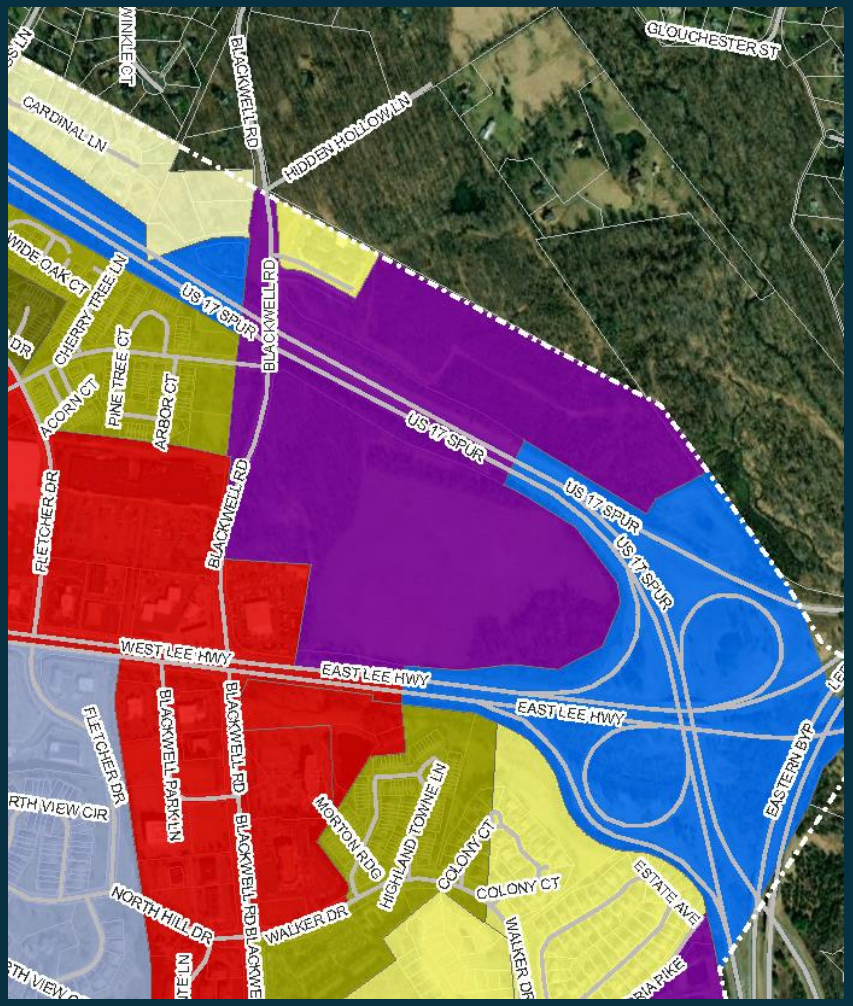


Proposal

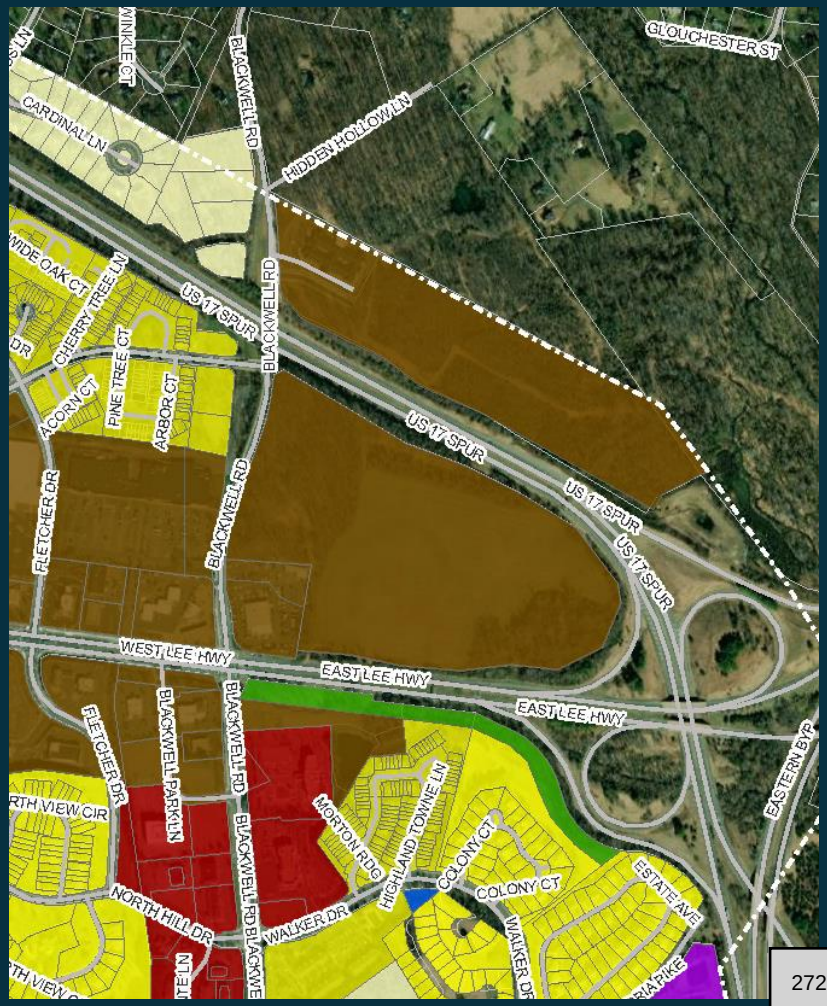
- Data Center with following specifications:
  - 220,200 SF single story (37’) building, plus mechanical
  - Security Fence
  - Guard Gate with Access of Blackwell Road
- Requesting:
  - Modification to building height allowance
  - Modification to fence height allowance max. 8’
  - Modification in loading spaces to one

Adjacent Uses

Zoning Map - Industrial



Future Land Use – New Town District



History of Site

- Fauquier County Real Estate Records 1997 No Improvements
- Late 1990s Walmart considered the Site
- 2007 Wilson Land submitted a proposed plan for a Planned Unit Development
  - Mixed use development called Warrenton Greene.
  - Planning Commission spent over a year on the application and the associated ZOTA 2008-07 to recommend approval to the Town Council on June 17, 2009.
  - Town Council approved the ZOTA 08-01 on November 10, 2009 and tabled the remaining applications.
  - The Applicant withdrew the applicants on February 7, 2011 stating the economy made the proposals no longer viable.

Zoning Ordinance

- Zoning – Industrial By-Right Uses
- Noise Performance Standards
- Lighting, Landscaping, Buffers Site Plan
- Stormwater/E&S Site Plan

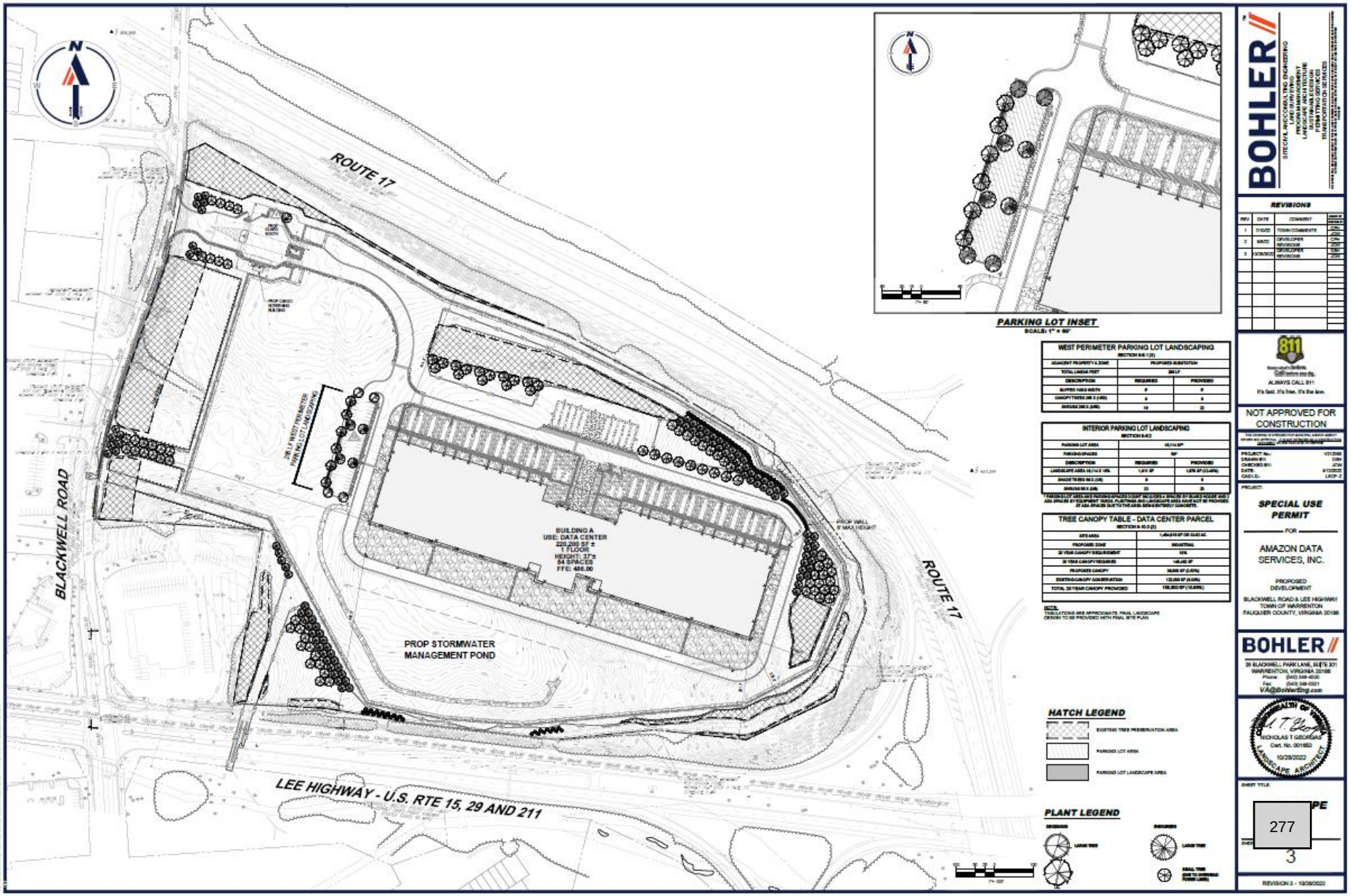
Industrial By-Right Uses

- *Accessory buildings*
- *Active and Passive Recreation and Recreational Facilities*
- *Banks and savings and loan offices*
- *Broadcasting studios and offices*
- *Business and office supply establishments*
- *Cabinet, upholstery, and furniture shops*
- *Cafeteria or snack bar for employees*
- *Clinics, medical or dental*
- *Commercial uses constituting up to 15% of permitted site or building area*
- *Conference Centers*
- *Contractor's office and warehouse without outdoor storage*
- *Crematory*
- *Dwellings for resident watchmen and caretakers employed on the premises*
- *Employment service or agency*
- *Flex Office and Industrial uses*
- *Health and Fitness Facilities*
- *Institutional buildings*
- *Janitorial service establishment*
- *Laboratories, research, experimental or testing, but not testing explosives, rockets, or jet engines*
- *Light manufacturing uses which do not create danger to health and safety in surrounding areas and which do not create offensive noise, vibration, smoke, dust, lint, odor, heat, glare, or electrical impulse than that which is generally associated with light industries*
- *Mobile Food Vendors subject to Article 9-24*
- *Monument sales establishments with incidental processing to order but not including shaping of headstones*
- *Motion picture studio*
- *Nurseries and greenhouses*
- *Offices- business, professional, or administrative*
- *Off-street parking and loading subject to Article 7*
- *Open space subject to Article 9*
- *Printing, publishing, and engraving establishment; photographic processing; blueprinting; photocopying; and similar uses*
- *Private club, lodge, meeting hall, labor union, or fraternal organization or sorority*
- *Rental service establishment*
- *Retail or wholesale sales and service incidental to a permitted manufacturing, processing, storing, or distributing use*
- *Rug and carpet cleaning and storage with incidental sales of rugs and carpets*
- *Security service office or station*
- *Sign fabricating and painting*
- *Signs, subject to Article 6*
- *Studios*
- *Transmission and receiving towers of height not exceeding 125'*
- *Utilities related to and necessary for service within the Town, including poles, wires, transformers, telephone booths, and the like for electrical power distribution or communication service, and underground pipelines or conduits for local electrical, gas, sewer, or water service, but not those facilities listed as requiring a special use permit*
- *Wholesale establishment, storage warehouse, or distribution center. Furniture moving.*

Comprehensive Plan

- Plan Warrenton 2040 – New Town Character District
  - "*a signature location for a regional employer and jobs center, it will contain mixed-use residential, entertainment and commercial uses organized by a compact interior street grid network and a park area that is located over an existing floodplain*,"
  - Envisioned with structures up to six stories, with a minimum of thirty-five (35) feet for a single-story commercial, and lot coverage of 80%
  - "*Evaluate development incentives that stimulate private investment and new development*,"
  - Gateway and Signature Streets; Walkability; National Scenic Byway
  - "*conserve, reuse, and promotes historic resources to enhance the Town's sense of place and grow the economy through economic activity*,"

SUP Plan


ROUTE 17
BLACKWELL ROAD
ROUTE 17
LEE HIGHWAY - U.S. RTE 15, 29 AND 211
BUILDING A
USE: DATA CENTER
220,200 SF ±
1 FLOOR
HEIGHT: 37'±
64 SPACES
FFE: 486.00
PROP STORMWATER MANAGEMENT POND
PROP WALL 8' MAX HEIGHT
PARKING LOT INSET
WEST PERIMETER PARKING LOT LANDSCAPING
INTERIOR PARKING LOT LANDSCAPING
TREE CANOPY TABLE - DATA CENTER PARCEL
HATCH LEGEND
PLANT LEGEND
BOHLER
REVISIONS
NOT APPROVED FOR CONSTRUCTION
SPECIAL USE PERMIT
AMAZON DATA SERVICES, INC.
PROPOSED DEVELOPMENT
BLACKWELL ROAD & LEE HIGHWAY
TOWN OF WARRENTON
FAUQUIER COUNTY, VIRGINIA 20186
ALWAYS CALL 811
It's fast. It's free. It's the law.

Elevations



Transportation and Public Utilities

- Transportation – 52 Employees
  - 5’ Sidewalk Blackwell Road
  - No Access Lee Highway
  - 24 Hour Gated Security
- Water and Sewer
  - 2015 Water and Sewer Capacity Study 23,500 gpd
  - Initial Charging 19,000 gpd
  - Daily Domestic Use Anticipated 380.6 gpd

Waivers and Modifications

- Increase Building Height 35’ to 37’
- Increase Fence Height 6’ to 8’
- Decrease Parking Loading Space Requirement 22 spaces to 1 space

Planning Commission

- Work Session July 26, 2022
- PC Requested Balloon Test September, 2022
- Work Session October 25, 2022
- November 15, 2022 Public Hearing
- November 22, 2022 Public Hearing
- December 20, 2022 Public Hearing

Draft Conditions of Approval

- SUP Plan – No Substation on Property
- Illustrative Building Design – 37’Max
- 5’ Sidewalk on Blackwell, No Access Lee Hwy
- Electrical Lines Underground to Substation
- No Signage
- 8’ Fence, 24 hour Security Gate
- 56 Parking, 1 Loading Space
- Emergency Services Access and Training
- Domestic Use Water and Sewer

Draft Conditions of Approval

- Applicant provide noise study at time of Site Plan to demonstrate meets Zoning Ordinance.
- Separate sound study one month after commencement of use to ensure Zoning Ordinance being met.
- If noncompliant any point in future, must undertake mitigation measures within 60 days.
- Lighting dim between 50% hours 11 PM – dawn, max heights, meets Zoning Ordinance at Site Plan.

Draft Conditions of Approval

- Employment Opportunities: Job Fair and Outreach
- Programs for Local Schools: K-12/LRCC

EXPERIENCE WARRENTON VIRGINIA EST. 1810

Planning Commission Public Hearing
SUP 22-3 Amazon Data Center
December 20, 2022

WALSH COLUCCI
LUBELEY & WALSH PC

John H. Foote
(703) 680-4664
jfoote@thelandlawyers.com
Fax: (703) 680-6067

October 28, 2022

Via Hand Delivery and E-mail

Denise M. Harris, Planning Manager
Community Development Department
21 Main Street
Warrenton, VA 20186

Re: Special Use Permit #SUP2022-00003, Warrenton Data Center

Dear Mrs. Harris:

As a follow-up to the Planning Commission work session on October 25th, enclosed please find seven (7) complete packages of the following documents:

1. One (1) copy of the Land Development Application. *Please note that this is in the process of being executed by the owner and will be provided to you as soon as it is executed;*

2. One (1) copy of the Land Use Application: Affidavit. *Please note that this is in the process of being executed by the owner and will be provided to you as soon as it is executed;*

3. One (1) copy of the Statement of Justification, revised as of October 28, 2022;

4. One (1) copy of the revised draft Special Use Permit Conditions, dated October 28, 2022, for your consideration

5. One (1) 11"x17" copy of the building renderings entitled "Illustrative Building Elevations," prepared by Corgan, dated October 28, 2022;

6. 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 1, 2022, last revised October 28, 2022**,** and consisting of three sheets;

7. One (1) 11"x17" copy of the plan entitled "Illustrative Plan," prepared by Bohler Engineering, dated October 28, 2022; and

8. One (1) full size copy and a reduction of the existing conditions plan entitled "Existing Conditions Plan for Warrenton Data Center," prepared by Bohler Engineering, dated October 28, 2022.

This list does not include the geotechnical report entitled "Geotechnical Engineering Report – Warrenton Data Center," prepared by ECS Mid-Atlantic, LLC, revised August 15, 2022, because this document has not changed. Also, the noise study that was previously submitted, was you are now aware, only a preliminary version of that document and not a final report, but is in any event out of date, as the Applicant is seeking a zoning determination related to noise and has included a specific condition to address noise ordinance compliance. With the changes to the Special Use Permit Plan, the Tree Study is out of date and the Special Use Permit Plan should be used for these purposes.

As the cover letter with this submission observes, there are some additional conditions to the SUP proposed. Perhaps the most significant is a commitment from the Applicant that while it will still be necessary to clear a portion of the area formerly reserved for Future Use for security fencing, as shown on the revised SUP Plan, **the Applicant proposes a condition that there be no electric substation permitted on the site. It also proposes to request and pay for the undergrounding of all electrical lines extending from the off-site substation serving the Facility to the Facility itself.** Although final decision on this rests with others, the Applicant is committed to seeking a resolution that is acceptable to the community.

AWS, as the Applicant for this Special Use Permit, has compiled responses to the 32 criteria that the Town's Zoning Ordinance indicates are relevant for consideration in connection with a Special Use Permit application. Much of this information has already been provided to the Town in the submissions made, but this is a summary of those responses and in some cases additional information.

1. Whether the proposed Special Use Permit is consistent with the Comprehensive Plan.	The Applicant has addressed this question, in its September 9, 2022 letter. The Applicant also provided explanation to the Planning Commission at the September 27th Work Session that there were two Future Land Use Maps on the Town's website. One is found as the "Future Land Use Plan" on the page containing the link to Plan Warrenton 2040, and the second is found deep in the Plan itself,

	and we erroneously used the one on the website page. The property is correctly shown on the Future Land Use Map as New Town Mixed Use, is zoned Industrial, and the Town has one Industrial zoning classification. The New Town District contemplates Class A Office, a Future University satellite campus, and an Employment Center. The site remains, however, located within the Lee Highway Urban Development Area (UDA). The Plan also anticipates direct access to Route 29 for such uses, though the subject property does not provide any such access, and traffic analysis has suggested that no such access would be desirable. One of the explicit Goals and Policies of the Lee Highway UDA is to evaluate development incentives that stimulate private investment and new development. This data center will be a new development on vacant industrial land and will put the land to a productive use that has escaped every other potential purchaser that has evaluated it over the last three plus decades. <u>A Comprehensive Plan cannot be evaluated solely by looking at colored land use maps.</u> It is a compilation of policies. The New Town Warrenton Character District, covering a substantial area is, among other things, intended to create a mix of uses, green space and public amenities, as well as provide a location for a major employer. No individual site can be expected to meet all objectives in the Plan, and the New Town District is a place in which the Town seeks a signature job center. The Applicant in this case is indeed a major employer. Traffic burden when the facility is fully operational will be very low. The physical design of the data center is intended to have

	the least possible impact on those residential areas in the vicinity, with substantial screening and buffering areas as depicted on the Landscape Plan, and where the facility itself is situated on the Property. A degree of that design must accept the requirements of form following function, so the applicant has provided significantly enhanced architecture in response to staff and Planning Commission input, and to satisfy the purpose and intent of § 9-26.1(F) of the Town Zoning Ordinance with respect to Building Facades at data center developments. The 2040 Plan has significant economic and fiscal goals that seek to achieve a strong, diversified, and resilient economy that supports both residents and businesses and increases the employment base. The Town proposes that it be proactive in its own economic development, and this unique development advances each of these goals. **** Please note that the Applicant has proposed new conditions that are directed at employment opportunities for residents of the Town and for coordination with the local schools and community college for training programs. These conditions have been added at the express request of the Planning Commission. **** The local tax revenues generated by a data center will assist in promoting a diverse, equitable, and stable tax base to maintain a healthy economy, with exceptionally little impact on Town services. While there were comments presented at the Work Session to the effect that the new Plan envisioned the development of the site with a greater mix of uses than that which is sought in this Application, the data center will, as have other such centers, provide indirect jobs and new business.

	The site has previously been evaluated by at least two major retailers. Projects did not materialize because Blackwell Road cannot handle a significant, sustained, traffic burden that would come with any mixed use project at the site. There is insufficient right-of-way, and it would be exceptionally difficult and costly, to improve it. An estimate for the reconstruction of the intersection of Blackwell and Lee Highway alone is set at a high end of $3.5M. Furthermore, Blackwell Road at the site is identified as a Signature Street in the Complete Streets Recommendations, a classification that does not contemplate significant reconstruction. The proposed data center is a light industrial use. This corresponds to the fact that the proposed use with SUP is compatible with the economic goals outlined in the 2040 Plan. Additionally, there is a very limited supply of industrially zoned land in the Town.
2. Whether the proposed Special Use Permit will adequately provide for safety from fire hazards and have effective measures of fire control.	The facility is designed to provide fire protection by the use of sprinklers and fire extinguishers. Significantly, the Applicant has proposed conditions of the special use permit that it will coordinate training between the Town's fire and rescue companies and those other companies and departments that have experience with data centers and will do so when convenient for the first responders locally when operations commence. Upon commencement of operations the Applicant will provide the Town's first responders its "Data Center Response Manual" for use in training for emergencies at its Facility, and shall assist in advising those first responders how to implement its provisions.

	The Applicant must ensure as a condition of site development plan approval that the water line systems at the Facility have sufficient fire flows, as determined by the Town Fire Marshal and it will maintain Facility security personnel 24 hours a day, each day of the year.
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.	The Applicant is aware of the concerns over noise, and legitimate response to the "noise study" initially submitted. As we advised the Planning Commission, that "study" was only a preliminary draft that did not include descriptive information or complete data. Unfortunately, neither the Applicant nor this firm were told this, and thought it to be the "report." Staff's and commission concerns as to the data caused the Applicant and its consultants to engage in further analysis and the research further the Town's noise ordinance provisions, which are not self-explanatory. As you are aware, the Applicant has submitted a zoning determination request as to how certain aspects of the ordinance are to be applied and interpreted. Because of this confluence of factors, the Applicant cannot at this submission confirm compliance with the ordinance, given that what compliance means in some cases is yet to be determined. But the Applicant is committed to that compliance once it is determined and to the community's assurance that applicable operating standards are met. To that end, it has proposed a condition of the SUP that requires that it provide a sound study that demonstrates the operation of the data center will meet the requirements of the Town's applicable noise ordinance as a condition of approval of a site development plan. In addition, however, in order to ensure operational compliance, the Applicant would have to conduct a separate sound study one

	month after commencement of business operations to ensure the ordinance is met in real time and if noise levels at any point where a measurement is required do not so comply, the Applicant would have a period of time to undertake such further mitigation measures as are required to achieve compliance. The sound studies contemplated by the proposed condition would be done by a company approved by the Director of Community Development.
4. The glare or light that may be generated by the proposed use in relation to uses in the immediate area.	The Applicant has proposed a condition of the special use permit that it will submit a Lighting Plan pursuant to the provisions of § 9-8 et seq. of the Warrenton Zoning Ordinance in connection with its Site Development Plan, and that all exterior lighting shall utilize LED and be designed and constructed with cutoff and fully shielded fixtures that direct light downward and into the interior of the property and away from adjacent roads and adjacent properties. All building mounted lighting shall have a maximum height of 25', and the Applicant shall install controls on the site fixtures such that they dim to 50% output between 11 PM and dawn.
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.	The Applicant confirms that there is no signage associated with the proposed use, with the possible exception of an address sign on the building.
6. The compatibility of the proposed use with other existing or proposed uses in the neighborhood, and adjacent parcels.	The surrounding area consists of a significant highway, a good deal of existing and much older retail and commercial, and residential uses. It is bordered on the southwest by a car dealership, and on the east by a major interchange. The building will be screened to the extent possible by existing and added landscaping.

	While new plantings will require time to establish anticipated coverage, this is true of every newly developed property, and there will be more landscaping on this site than any other in the vicinity. It is possible, moreover, that with the elimination of the substation site it is now possible to preserve more of the existing vegetation on the Blackwell Road side of the building. The building cannot be entirely screened from view, but the Applicant has sought to soften the visual impact in material ways. Thus, the proposed renderings for the building greatly improve the exterior look of the structure, and to the extent that it can be seen the Applicant submits that it is different from, and more visually attractive than, any other similar facility in the region. Aesthetics, of course, are in the eye of the beholder, and so the Applicant asks only that it be viewed without bias. The data center, once in operation, will have little traffic and almost no demand on public services. Once in operation it will produce revenue for the Town and the County.
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.	Please see the SUP Plan dated October 28, 2022, that has been submitted today. Changes have been made in response to comments that have been received from staff and Commissioners.
8. The nature and extent of existing or proposed landscaping, screening and buffering on the site and in the neighborhood.	Please see the Landscape Plan that is part of the SUP Plan submitted with this application.
9. The timing and phasing of the proposed development and the duration of the proposed use.	The building will be constructed in a single phase once all of the necessary permits have been obtained. It will take approximately 18 months to complete.

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.	The approval of this Special Use Permit will not result either in the preservation or the destruction, loss or damage of any such feature. The site is unused and has been for decades. Where trees can be saved, they will be, as shown on the Landscape Plan. The elimination of the substation permits the retention of trees along Blackwell Road.
11. Whether the proposed Special Use Permit at the specified location will contribute to or promote the welfare or convenience of the public.	The security that will be provided will benefit surrounding area (a data center is a vigilant neighbor). Compared to other uses it will not increase the burden of local law enforcement. It will be convenient for employment opportunities given the newly proposed conditions regarding employment for residents of the Town and education programs in the schools servicing the Town. The Applicant is also extending the sidewalk along its entire frontage on Blackwell Road.
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.	Data centers generate very little traffic after construction is completed. The Applicant is extending sidewalk on the east side of Blackwell Road. The site will be accessible to first responders in the event of a fire or other catastrophe. Access will be provided at the single point shown on the SUP Plan, with a construction access that will be closed once construction is finished.
13. Whether the proposed use will facilitate orderly and safe road development and transportation.	The low level of traffic after operations commence that is associated with the use means that it will have essentially no impact on the Town’s roads and streets.
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.	Not applicable.

15. Whether the proposed Special Use Permit will be served adequately by essential public facilities, services and utilities.	The Applicant has been advised by the Town's Public Works and Utilities Department that it can be served adequately by public sewer and water and that there is adequate capacity to do so.
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.	The western side of the site was operated as a junkyard from 1963-1997 and has been vacant since. The central portion of the site was operated as agricultural since 1952. The site does have contaminated soils (petroleum, not heavy metals) and the Applicant will remove, characterize, and effect the appropriate disposal of those soils as part of its development plan. Except for these contaminated soils there are no environmentally sensitive land or natural features, wildlife habitat and vegetation on the site and the use will have no adverse effect on water or air quality. The Applicant has identified the area of potentially jurisdictional wetlands. All stormwater must be managed consistently with State requirements and reviewed by the Town.
17. Whether the proposed Special Use Permit use will provide desirable employment and enlarge the tax base by encouraging economic development activities consistent with the Comprehensive Plan.	The Applicant will invest approximately $550,000,000 in this facility and thus in the community. It paid a very substantial sum for the site itself, which increases its taxable value. The use of the property for data centers is indeed a use that generates income for its employees and tax revenue for the jurisdictions. Please see our letter to the County dated September 9, 2022, for more on the issue of taxation of data center property. With respect to employment specifically, the Applicant now proposes a condition of the special use permit in response to a request

	from the Planning Commission to make job opportunities directly available to Warrenton residents.
18. The effect of the proposed Special Use Permit use in enhancing affordable shelter opportunities for residents of the Town, if applicable.	Not applicable.
19. The location, character, and size of any outdoor storage.	No outdoor storage is planned.
20. The proposed use of open space.	All open space on the property will be used for security fencing, or left as open space following construction.
21. The location of any major floodplain and steep slopes.	There is no floodplain, but there is a small area of steep slope that has been identified by the engineers on the eastern end of the site, and that will require a retaining wall.
22. The location and use of any existing non-conforming uses and structures.	There are no existing nonconforming structures.
23. The location and type of any fuel and fuel storage.	There will be 10 diesel fuel storage tanks on site as shown on the SUP Plan. AWS Data Centers (DC) adhere to the Federal Spill Prevention and Control Countermeasure Plan (SPCC) Regulations, as well as State and County rules for oil spill prevention, preparedness, and response to prevent oil discharges to navigable waters and adjoining shorelines. *See* 40 CFR Part 112. AWS DC's SPCC Plans are certified by a professional engineer, who assures that all passive and active control measures for oil containment, storage, and discharge comply with Local, State and Federal regulations. AWS DC's SPCC Plans list a combination of active and passive containment measures needed to meet the requirements of 40 CFR 112.7(c). All affected AWS employees are trained annually on the SPCC mitigation

	measures. AWS DC's double-walled storage tanks have inner and outer tank walls that meet the definition of secondary containment under the DEQ LPR-SRR-2019-03 - Storage Tank Program Compliance Manual, Volume V - AST Guidance, and under 40 CFR Part 112, Section 8.1.2.2; therefore, tertiary containment is not required. AWS's fuel oil loading and unloading operations fall under the general secondary containment requirements of 40 CFR Part 112.7(c). Oil water separators are not required under 40 CFR 112.7(c) of the SPCC Rule, and at the State and County level are only mentioned as a recommendation, not a mandate.
24. The location and use of any anticipated accessory uses and structures.	The only accessory structure is the guardhouse shown on the SUP Plan.
25. The area of each proposed use.	This is shown on the SUP Plan.
26. The proposed days/hours of operation.	The facility will operate twenty-four hours a day, each day of the year.
27. The location and screening of parking and loading spaces and/or areas.	All parking is shown on the SUP Plan.
28. The location and nature of any proposed security features and provisions.	The site is secure facility, with fencing on all sides, which will be patrolled by professional security personnel. It is gated and access will be through the guardhouse area only. Specific features and provisions consist of security lights and cameras but the Applicant has agreed to conditions of the SUP that mitigate the offsite impact of any such equipment.
29. The number of employees.	At full buildout there will be approximately 52 employees, but an average of 32 employees will be present at any given time, primarily during shift changes. Overlap could occur at shift change. 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.
30. The location of any existing and/or proposed adequate on and off-site infrastructure.	Eventually, the Applicant will require additional power from Dominion Energy, but it has advised the Town that it can commence operations with the existing power that is available to it. As noted, there will be no substation on site.
31. Any anticipated odors which may be generated by the uses on site.	No odors are associated with this use.
32. Refuse and service areas.	There is no more than domestic refuse generated at the site, and there is a shielded site shown on the SUP Plan for the location of one or more roll off boxes. Refuse will be removed on a regular schedule so that there is no on-site accumulation.

Please do not hesitate to contact me should you have any questions or need additional information.

Very truly yours,

WALSH, COLUCCI, LUBELEY & WALSH, P.C.

John H. Foote

John H. Foote, Esq.

Enclosures
cc: Jay Reinke
Taylor Hicks
Umar Shahid
John Wright/Connor Hedges
Mike Halls

P1247304.DOCX

TOWN OF WARRENTON
Community Development Department

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

December 16, 2022

John Foote, Esq.
Walsh, Colucci, Lubeley, and Walsh PC
4310 Prince William Parkway, Suite 300
Woodbridge, VA 22192

RE: Zoning Determination Letter on the Noise Ordinance regulations under Article 9-14 of the Zoning Ordinance as they pertain to the proposed Amazon Data Center on GPIN 6984-69-2419-000.

Dear Mr. Foote,

Please see the following information in response to your request for a Zoning Determination Letter on the above-mentioned property within the Town of Warrenton.

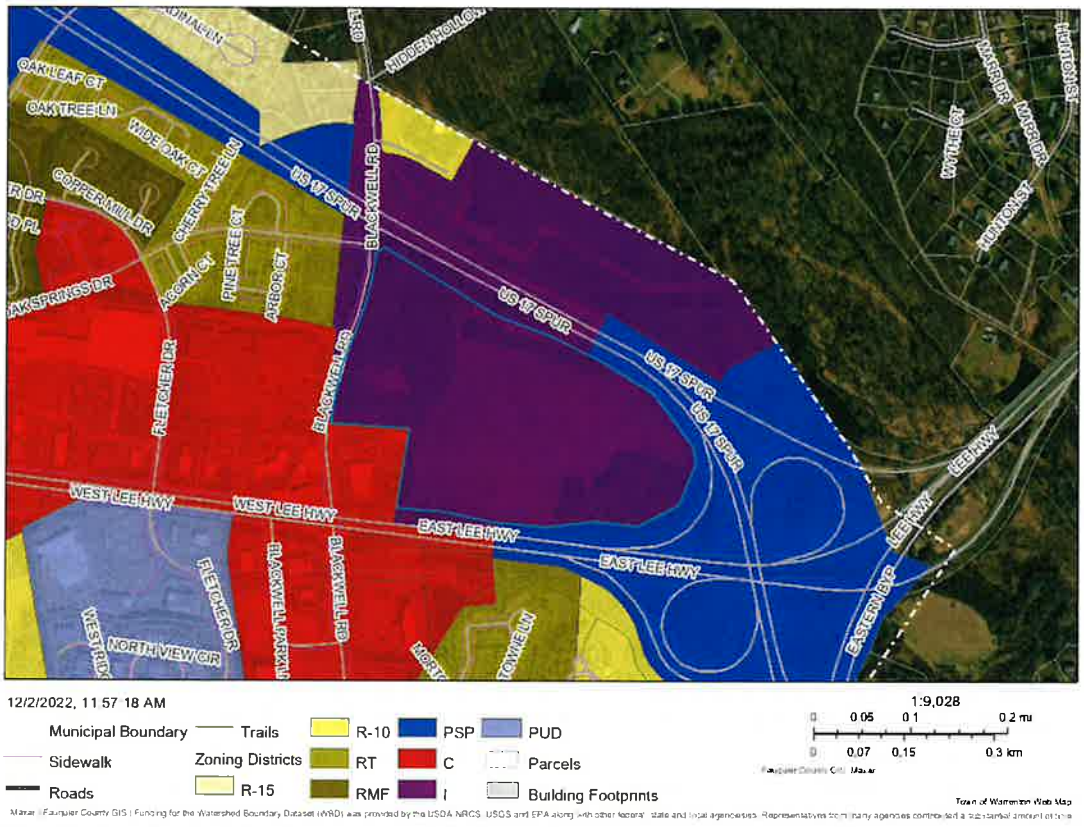
- The zoning district for the parcel in question is I (Industrial) and is not within a Planned Unit Development or Overlay District.
- The proposed Data Center use requires a Special Use Permit from Town Council per Article 3-4.12.3 of the 2006 Zoning Ordinance, as amended. Data Center uses are subject to the performance standards provided under Article 9-14 of the Zoning Ordinance as it is not a residential use. Non-residential uses must be in conformance with these standards at all times. Violations of these provisions are subject to enforcement as Zoning Violations.

Are all of the decibel readings set out in Table 9-1 of §9-14 to be measured at the Applicant's property line nearest to the sound source, and not at any other line. Further, does this mean that the second column in Table 9-1 is irrelevant to this project and that the third column is the starting point for calculation and analysis?

- Per Article 9-14.2, sound pressure levels are to be measured at the property line nearest the establishment radiating the noise in question. Table 9-1 further states, under the third column, that sound pressure levels created by the establishment are to be met *"at any other point on the lot boundary."* For the proposed Data Center, this means measurements would be taken at the property lines of GPIN 6984-69-2419-000, and these measurements need to show the Data Center as meeting the sound pressure limits at any of the property lines of the subject lot. Further, any subdivisions to the property would require conformance with these regulations to the new lot lines containing the Data Center use.
    - *Article 9-14.2. The sound pressure level of sound radiated from an establishment, measured at the lot line of the site thereof that is the nearest thereto, shall not exceed the values in any octave band of frequency that are specified in Table 9-1 below, or in Table 9-1 as modified by the correction factors set forth in Table 9-2.*
- The second column under Table 9-1 applies to measurements taken at the property line of the establishment radiating the noise, where "*along residential district boundaries.*" The nearest residential district boundary is located approximately 128 feet from the subject property across Blackwell Road. As the subject property does not have residential zoning

district boundaries along or adjoining its property lines, it is not subject to the second column under Table 9-1.

Town of Warrenton Zoning Map: 6984-69-2419-000



The Ordinance applies a downward "correction" in decibel strength for R-district zoned properties that are "across the street" from the project site. Are the only affected properties the Oak Springs and the Highlands communities?

- Table 9-2 requires a -5dB reduction, *"on a site contiguous to or across a street from the boundary of any R-district established by this chapter."* The R-districts established by the Town of Warrenton are found in Article 3 of the Zoning Ordinance. As there are R-Districts across the street from the subject property, including GPINS: 6985-50-1018-000, 6985-50-1248-000, 6985-40-8633-000 (Oak Springs), 6984-68-2681-000 (Highlands: Townhouses), and 6984-68-7335-000 (Highlands: Single-Family Detached), the -5dB correction applies to the site. Additionally, the correction factor says "*on a site.*" It does not delineate or state that the correction factor only applies to the portion of the site across the street from/adjacent to a residential district. Therefore, any measurements along the subject property lines must include this correction factor.

Is it correct that background noise may not be factored into analysis, because the language in §9-14.2 of the Noise Ordinance says that Tables 9-1 and 9-2 relate to the "sound pressure level of sound radiated from an establishment, measured at the lot line of the site thereof that is the nearest thereto" and that it shall not exceed the values set out in those Tables at that lot line? Is this true even when there is significant ambient noise?

- The Zoning Ordinance does not provide specific guidance regarding ambient background noise. However, it does say, "*sound radiated from an establishment*" when describing what sound is measured. This language is inferred to mean that the only sound to be measured is the sound emanating from the subject property. How a noise analysis accounts for or corrects for background noise would be per the American National Standards Institute, as those are the standards by which sound pressure levels are to be measured. ANSI provides the ability to make adjustments for background sound in Chapter 6 of of ASA/ANSI S12.9-2021/Part 4. These regulations shall be followed when analyzing the noise levels created by the use.
    - *9-14.2. […] The sound pressure level shall be measured with a sound level meter and an associated octave band analyzer conforming to standards prescribed by the American National Standards Institute.*

What is the legal definition of "tone" for purposes of the application of the Town Ordinance, and how is it to be measured given the absence of any standard?

- The Zoning Ordinance requires a reduction in decibels for any "Tone (e.g., hum or screech) but does not define "Tone" nor provide any specific measurements for Tone. However, Merriam Webster's Dictionary provides the following definition, *"a sound of definite pitch and vibration."* Should the Data Center create noise that may be considered a hum, screech, or definite pitch, then the decibel reduction for Tone would apply. Specific information regarding the Tone or pitch for the proposed Data Center has not been provided in sufficient detail to determine that the correction factor for Tone would not apply.
- Since the performance standards section mentions the American National Standards Institute (ANSI), their standards may be utilized in determining Tone. The Applicant would need to provide an analysis of the proposed Tone per the most recent applicable ANSI standards. For example, ASA/ANSI S12.9-2021/Part 4 notes the following for Tone.
    - *Annex C (informative) Sounds with tonal content. The test for the presence of a prominent discrete-frequency spectral component (Tone) typically compares the time-average sound pressure level in some one-third-octave band with the time-average sound pressure levels in the adjacent two one-third-octave bands. For a prominent discrete tone to be identified as present, the time-average sound pressure level in the one-third-octave band of interest is required to exceed the time-average sound pressure level for the two adjacent one-third-octave band by some constant level difference. The constant level difference may vary with frequency. Possible choices for the level differences are: 15 dB in low-frequency one-third-octave bands (25-125 Hz), 8 dB in middle-frequency bands (160-400 Hz), and 5 dB in high-frequency bands (500-10,000 Hz). NOTE 1 The above guidance is from Annex C of Part 3 of ANSI S12.9. Part 3 of ANSI S12.9 also contains guidance on the measurement of one-third-octave-band sound pressure levels. NOTE 2 ANSI S1.13 Annex A presents more accurate methods for determining the presence of prominent discrete tones using narrow-band analysis. NOTE 3 For each one-third octave band, if peak(s) to the spectrum of the signal in question are at or near to an edge (upper or lower) of the on-third-octave bank under test, then the test becomes inaccurate and can fail.*

Is it accurate that the "corrections" that will apply to reduce the permissible decibel level at each frequency will be: 1) Adjacency of the residential properties mentioned above (-5 dB); 2) Operations between 10 pm and 7 am (-5 dB); and 3) Tone (-5 dB).

- The following correction factors apply to the proposed development unless the Applicant provides further information proving the noise created by the establishment does not fall under the Tone category:
    - *On a site contiguous to or across a street from the boundary of any R-district established by this chapter. (Minus 5)*
    - *Operation between the hours of 10:00 p.m. and 7:00 a.m. (Minus 5)*
    - *Tone (e.g., hum or screech) (Minus 5)*

At what height must relevant sound measurements be taken?

- The Zoning Ordinance does not state at what height the sounds are to be measured, but it does state they are to be taken at the lot line. Lot lines delineate property ownership and are defined in the Zoning Ordinance as follows:
    - *Lot Line: A property boundary line of any lot held in single and separate ownership from adjacent property, except that, in the case of any lot abutting a street, the lot line or such portion of the lot as abuts the street shall be deemed to be the same as the street line, and shall not be the center line of the street, or any other line within the street line even though such may be the property boundary line.*
- However, as noted above, the Zoning Ordinance states that measurements are to be taken per ANSI standards. These standards provide different recommendations, including height measurements, based on numerous factors such as type of noise and environment. Any noise analysis would need to meet ANSI standards, including the height recommended for sound measurements. Noise analysis studies submitted to the Town would be reviewed to confirm that the study meets ANSI standards. For example, ANSI S12.9-2021/Part 4 says the following:
    - *Sound measurement locations All sounds, except high-energy impulsive sounds, shall be measured or predicted as if they had been measured by a microphone outdoors, over acoustically absorptive ground (grass), at a height of approximately 1.2 m and with no nearby reflecting surfaces within 1 wavelength of the lowest frequency of interest except the ground. Alternative microphone locations may be used, but their acoustical characteristics shall be specified. An example of an alternative location is outside an open, upper-story window in a high-rise apartment building where the purpose is to predict or assess the environmental sound at that location. High-energy impulsive sounds shall be measured or predicted as if they had been measured by a microphone within 50 mm of a hard reflecting surface (e.g., a building wall, roof, or ground plane, as appropriate). NOTE 1 A reflecting surface is required because sonic booms, which are one form of high-energy impulsive sounds, have traditionally been measured or predicted for a location on a reflecting ground plane or structure. NOTE 2 To ensure comparable data, sonic booms should be measured on a reflecting ground plane or other equivalent structure.*

Is the Applicant permitted to take a +5dB correction for the fact that its generators are operated less than 20% in any one-hour period, given that they are only turned on briefly for testing once every two weeks? The noise associated with the generators was included in Polysonics' noise modeling, which inclusion is the criterion for thereafter applying that correction.

- An additional correction factor may be applied for the generator noise, provided they meet the requirements for the correction factor. The +5dB correction factor for operations less

than 20% in 1 hour would not apply to the noise generated by the chillers as they operate continually. As such, a separate analysis may be required for the Data Center that does not include the generators to confirm that the performance standards will be met at all times.

This Zoning Determination Letter only applies to the subject property noted above. This is a formal decision by the Zoning Administrator of the Town of Warrenton, Virginia. Any person aggrieved by any decision of the Zoning Administrator may appeal to the Board of Zoning Appeals. Appeals shall be made within thirty (30) days of the date of this letter by filing with the Zoning Administrator a notice of such appeal specifying the grounds thereof. The decision shall be final and unappealable if not appealed within thirty (30) days. The fees for filing an appeal are $400.00 plus the cost of advertising and property notice mailings. Classified advertising is placed in the local paper for two consecutive weeks before the meeting, with costs averaging around $700.00. The price for property notices varies and depends on the number of adjacent owners. The adjacent property notices are sent via certified letter with a return receipt at the current postage rate. The Zoning Office is located at 21 Main Street within Town Hall. Hours of operation are from 8:30 AM until 4:30 PM, Monday through Friday. If you have any questions regarding this notice or additional information about the appeal process, please get in touch with me at (540) 347-2405.

Sincerely,

Robt F. Walton

Rob Walton
Zoning Administrator
Director of Community Development
Town of Warrenton

CC: AMAZON DATA SERVICES INC. (By First Class Mail Only)
Martin Crim, Town Attorney
Denise Harris, Planning Manager
File

WALSH COLUCCI
LUBELEY & WALSH PC

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January 10, 2023

Via Hand Delivery

The Hon. Carter Nevill and
the Members of the Warrenton Town Council
21 Main Street
Warrenton, Virginia 20186

Re: Special Use Permit #SUP2022-00003, Warrenton Data Center

Dear Mr. Mayor and Members of the Council:

For your consideration, the following items attached to this letter are for purposes of addressing matters to be considered in this Application.

1. One (1) copy of the noise impact analysis entitled "Noise Level Impact Analysis for Warrenton Data Center," prepared by Polysonics Acoustics & Technology Consulting, dated January 9, 2023; and

2. One (1) 11"x17" copy of the building renderings entitled "Illustrative Building Elevations," prepared by Corgan, dated December 15, 2022 and consisting of three sheets.

These documents have been prepared in consultation with your staff, and with AWS's consultants and internal experts.

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

John H. Foote

John H. Foote, Esq.

Enclosures

Questions

1. **Adequate Safety for Fire –** There are some citizen concerns about the fire safety of a data center.
   Zoning Reference: 11-3.10.3.2

a. Please elaborate on the type of data center fire suppression system being used. Is it a wet system or a clean agent-type system? Electrical fires can be very complicated.	The facility will be fully sprinklered and will employ a pre-action dry pipe system (i.e., no water in pipe). Automatic water-based sprinkler systems are the most reliable types of systems and standard within data center facilities. This is not a clean-agent system.
b. Do the racks have fire detection and suppression systems?	The individual racks do not. Fire detection and suppression are handled by the system in the data hall.
c. What fire detection and suppression are associated with the fuel tanks?	None, which aligns with NFPA 33 code.
d. What fire detection and suppression are associated with diesel generators?	None, which aligns with NFPA 33 code.
e. What orientation/training will be provided to the local fire department regarding the data center fire detection and suppression systems?	Review and approval of the fire suppression system design and installation by the local jurisdiction is always performed prior to inhabiting the building. In addition to that review, AWS partners with local fire departments to ensure they are knowledgeable about data centers.
f. Will the facility fire detection system be integrated into the local fire system?	Yes, the fire protection system is monitored and integrated with the existing 911 system.
g. What is the AWS fire safety history in Northern VA? Have you had any fires?	We have a strong safety record in Northern Virginia and have only had one small fire which was self-extinguished.

2. **Noise –** There are concerns of the citizens relating to the noise the data center will produce.
   Zoning Reference: 11-3.10.3.3

a. The assumption is that the cooling systems on the data center's roof will be the source of much of the noise. What can Amazon share with the town about the design and technologies being used to cool the data center? What engineering or other information can you share	The data center uses a chilled water plant consisting of air-cooled chillers to provide cooling. The chillers consist of a fan and a compressor. Both of these components will have noise mitigation (condenser fan silencers, compressor wraps, and barriers) added to fully comply with the Town's

that will give the citizens confidence that the ordinances will be met?	Noise Ordinance. A noise model produced by Polysonics will be provided.
b. Does AWS have any corporate initiatives to constantly study and engineer solutions to make their data centers quieter? If so, how do they get into the fielded data centers?	AWS has an acoustical engineering team which in part focuses on continual improvement with respect to data center acoustics.
c. Do you monitor sound as part of your data center management and monitoring systems? If so, will that be done here?	AWS plans to measure sound levels throughout the construction and commissioning of this data center.
d. How will noise compliance be tested as the data center adds capacity?	Sound measurements will be taken at the completion of relevant phases of construction to confirm the data center is in compliance with the Town's noise Ordinance.
e. Are the manufacturing companies who build your air handling units innovating to reduce the noise, and how is AWS incentivizing them to do that?	AWS takes acoustics into account when selecting equipment suppliers. Our partners often employ full-time acoustical specialists and have testing facilities to accurately quantify the equipment sound levels, and develop mitigation solutions. AWS maintains a competitive bid process for suppliers, who know noise reduction is a significant component in AWS's selection of equipment.
f. In general, during the life cycle of the data center, do you refresh the air handling technology and other noise-generating infrastructure?	AWS data centers are designed to use specific cooling technologies, which limits options for refreshing to use other technologies. However, we are continually innovating and replace and update our equipment at the end of its useful life.
g. Can Amazon share its experiences from other smaller towns it has worked with as to how they meet noise ordinances?	We are aware of local noise ordinances and will comply with the Town's Noise ordinance.

3. **Location – There are citizen concerns about data center growth in the town and county. Specific to this property, please answer the following questions**
   Zoning Reference: 11-3.10.3.6

a. How much of the property will remain undeveloped?	Over 50% of the property will be undeveloped. Of the 41.8 total acres, approximately 9 acres will remain undeveloped outside of the proposed improvements, and ±20 acres (48%) of the property will constitute pervious cover and remain undeveloped.
b. What additional structures, if any, could be built there?	There will be no additional structures under the current Special Use Permit (SUP). Should AWS ever seek to place an additional improvement on the property, it would require an amendment of the SUP.
c. Can another data center be built on this property, or can the existing one expand within the property boundaries and zoning there now?	The SUP only allows for one data center of 220,000 sf.

4. **Landscaping – There are concerns that the data center will not be welcoming as one enters the town.**
   Zoning Reference: 11-3.10.3.8

a. Please elaborate on the trees that will surround the property.	The predominant vegetation that will surround the property are stands of mixed hardwood and conifer trees. In areas where new plantings are proposed, a mixture of evergreen trees, 8' tall at time of planting, consisting of, but not limited to Norway Spruce, Pitch Pine, and Loblolly Pine, Eastern Red Cedar, and Nellie R. Stevens Holly, will be used. Additionally, large deciduous trees, 3" caliper at time of planting, will be planted, including, but not limited to, Oak, Maple, and Elm.
b. How does AWS plan to make the site either appealing or not visible as a person enters or leaves the town?	The data center building is positioned at least 200' from the surrounding roadways at the narrowest location to minimize visual impact on motorists entering or leaving the town. Additionally, a combination of extensive tree

	preservation and proposed plantings along the site perimeter will screen the proposed data center building from view from the surrounding rights-of-way.
c. How will the landscape protect the views of citizens whose homes look upon this lot today?	The data center building will be screened through a combination of existing plantings between the center and the adjacent residential areas, and existing and proposed plantings around the perimeter of the data center site.

5. Timing/Phasing/Development/Duration
Zoning Reference: 11-3.10.3.8

a. Please confirm that the data center is being built in 1 stage. What will be built in 18 months? Are you at full capacity on opening day or is it a powered shell? If not, do you have an estimated timeline for fully operating at your desired capacity?	The building shell will be built in one stage with anticipated completion Q1 2025. Our interior buildout is in stages. Full capacity is estimated to occur between 2027 to 2032.
b. The SUP notes a cost of $550,000,000 dollars for this facility. Does that cost reflect the cost to bring the data center to full operational capacity and commissioning, including the computing, storage, network, and other technology used to provide services?	$550,000,000 is the estimate based on preliminary design and construction. It is likely that the final cost to bring the data center to full operational capacity and commissioning, including storage, network, and other technology, will exceed that amount.
c. Internally, is the raised floor area one open space or is it architected by data halls? How is capacity brought online in the physical space?	Capacity is brought online in phases.
d. Can AWS share what the expected life of the facility is designed for? 30 years, 40 years? Does the facility align to an Uptime Institute Design (Tier 2,3,4 etc.).	The building is designed for a 50-year life.
e. Is this design a new design for AWS or has a similar data center been built like this before? If so, what was the timeline for construction and being at full capacity.	Designs for AWS data centers are constantly evolving, striving to increase sustainability and reduce consumption. Timeline for shell construction is typically about one year. Full capacity is estimated to occur between 2027 – 2032.

6. Welfare and Convenience
Zoning Reference: 11-3.10.3.11

a. Can AWS describe how the work performed in the Warrenton data center contributes to the community's welfare? What is it about the services provided to AWS customers in that data center that enhances or secures the lives of the citizens of Warrenton or, more broadly, in the community?	AWS sees this project as having many benefits and contributions to the Warrenton community. The project redevelops a vacant industrial site with a project that has a low impact to town services and traffic. Based on two 2020 Town-commissioned fiscal studies, it is estimated that this project will create approximately 300+ construction jobs and operational jobs, adding to the diversity of jobs in the Warrenton area both in salary and skill level. This project is anticipated to increase the financial diversity of the Town, bringing in increased tax revenue to support the Capital Improvement Plan (see, Fiscal Sustainability Analysis White Paper (RKG Associates, February 1, 2020); and Economic Base White Paper (RKG Associates, February 1, 2020)). Further, AWS relies on the support of more than 100 Virginia businesses to build and operate its data centers. AWS's spending directly supports jobs in these businesses, and employment in associated sectors of the Virginia economy. The annual economic impact generated from the AWS data center operations is a source of long-term economic sustainability for the economy of the Commonwealth. In analyzing how the economic impact of AWS investments ripple throughout the regional economies, we break down economic impact into the following effects: • The Direct effect is the change in value added by AWS suppliers in Virginia as a result of our region investment, such as construction firms, colocation providers, or power companies.

	• The Indirect effect is the change in value added by the indirect suppliers who supply to AWS's direct suppliers as a result of our Region investment, such as construction labor and materials. • The Induced effect is the change in value added by the firms that supply household goods to workers at Amazon companies and AWS Region's direct and indirect suppliers.
b. In towns similar in size and character like Warrenton, have you built data centers, and what was the impact on the town's character, economic base, and overall health and welfare?	We continuously invest in communities where AWS data centers are located by creating local jobs, generating economic growth, providing skills training and education, and unlocking opportunities for local businesses and suppliers. We also establish sustainability initiatives and develop engagement programs in collaboration with local organizations. We spend a lot of time listening to and understanding a community's needs and priorities so our data centers drive job creation, investment, and programs in those communities that specifically benefit their residents. We are proud of the ways we benefit our data center communities through our investments and employee engagement.

7. Traffic

Zoning Reference: 11-3.10.3.12

a. There is a gate to access the facility. Do you expect Blackwell Road to back up during shift changes as employees or suppliers clear the gate?	No. There will be few vehicles coming and going from the facility, and employees do not change shifts, as you might see at a major manufacturing operation. Deliveries, to the extent they are made, are scattered throughout a day and employees arrive at varied times to commence their shifts.

8. Served By Essential Public Facilities
Zoning Reference: 11-3.10.3.15

a. What is the initial and maximum amount of water needed to bring the data center online? We are not referring to recurring water use (e.g., bathrooms etc.) We are trying to gauge how much town water is required to bring the data center online.	The initial cooling system fill will be approximately 19,000 gallons with a maximum system volume of approximately 190,000 gallons.
b. Do you envision shifting to Town Water sources to cool the data center?	No, as our cooling system is a closed-loop water system that does not rely on town water for operational cooling.
c. Is there any scenario where AWS would require significant water from the town to operate the data center?	No. The filling of the closed-loop cooling system of approximately 190,000 gallons occurs over a 3 to 7-year period.
d. How would the town be made aware of a change in the design that would require an increase of town water to the data center?	AWS would be required to inform the Town and apply for an amendment to the SUP which requires Town review and approval.
e. Is the Town water supply a contingency should your cooling system fail?	No.
f. Under what scenarios would AWS require more power to the data center? Specifically, what assumptions have been provided to Dominion relating to electric demand and the equipment density in the data center?	There are no scenarios under which AWS would require more power.
g. Does AWS have an estimate, or can it disclose its Power Usage Effectiveness (PUE) expected for this data center? (PUE is an Uptime Institute measure).	Energy efficiency is a focused effort for sustainability within AWS. The PUE of AWS latest data centers ranges from 15% to 30% less than the Uptime institute's 2020 average of 1.55 for US data centers.
h. Is AWS assuming, over a period, that the racks will contain more servers and power as technology enables them to be smaller and do more?	Yes. AWS assumes that trend with implementing all technology, however the building is limited to the power demand as currently calculated.
i. Has AWS considered any use of solar power on this site? Does the property allow that type of use (it has a good line of sight to the sun), and using solar panels would offset any future power demands?	Onsite solar is not an option for this project, because onsite solar would not produce any meaningful power for the site. However, Amazon has 18 solar projects in Virginia alone, which add 2.9M megawatts of clean energy to the grid annually (enough to power more than 270,000 homes).

	Amazon is committed to reaching net-zero carbon emissions by 2040 as part of The Climate Pledge – 10 years ahead of the Paris Agreement. As part of The Climate Pledge, Amazon is on path to power our operations with 100% renewable energy by 2025, five years ahead of our original commitment of 2030.
j. Please confirm that AWS will have a power bill it will need to pay for any electricity it uses at this data center. There are citizen concerns that they will be bearing all the costs for any electrical infrastructure improvements and not Amazon.	AWS pays for the electricity it consumes, and will cover the costs of the distribution line in accordance with the requirements of Dominion.

9. **Desirable Employment and Enlarge the Tax Base** – There are citizen concerns that AWS will be tax-exempt and not pay its fair share of Town and County taxes.
Zoning Reference: 11-3.10.3.17

a. Has AWS been offered and accepted any tax incentives from the state, county or town for this data center?	We currently receive Sales and Use Tax Exemption under Virginia code based on prior investment in Fauquier County. The Commonwealth of Virginia offers qualifying data centers the same tax treatment that it applies to all manufacturers. Like most states, Virginia exempts all manufacturing firms (regardless of size) from paying sales and use tax on their production equipment. The proposed data center would be eligible for the sales and use tax exemption on data center equipment under this legislation.
b. Can AWS disclose the amount of local taxes it has paid to local governments in the Northern VA area? Public record information should be used for this answer, but we will leave it for AWS if it desires to use other internal sources.	Our Economic Impact Report (publicly released) provides 2020 information which you can access at: https://d1.awsstatic.com/WWPS/pdf/aws-economic-impact-virginia.pdf Among other taxes, AWS paid over $220 million in business personal property taxes in 2020 in connection with its data

	centers located in Fairfax, Loudoun, and Prince William counties. This amounts to 20% of personal property tax revenues received by these counties in the 2020 fiscal year.
c. Data centers are taxed on tangible property per VA Code 58.1.3503, 58.1.3506, and 58.1.3295.3. Depreciation and technology refreshment of the compute, storage, and network equipment, including software, influences the tax revenue. The Amazon 2021 Annual Report states, "Property and equipment are stated at cost less accumulated depreciation and amortization. Incentives that we receive from property and equipment vendors are recorded as a reduction to our costs. Property includes buildings and land that we own, along with property we have acquired under build-to-suit lease arrangements when we have control over the building during the construction period and finance lease arrangements. Equipment includes assets such as servers and networking equipment, heavy equipment, and other fulfillment equipment. Depreciation and amortization are recorded on a straight-line basis over the estimated useful lives of the assets (generally the lesser of 40 years or the remaining life of the underlying building, three years prior to January 1, 2020 and four years subsequent to January 1, 2020 for our servers, five years for networking equipment, ten years for heavy equipment, and three to ten years for other fulfillment equipment). Depreciation and amortization expense is classified within the corresponding operating expense categories on our consolidated statements of operations". Does AWS expect that this facilities property and equipment will follow this guidance relating to refresh of servers, networking, and heavy equipment? How can AWS assist the town in developing a tax revenue estimate for this facility?	AWS representatives are available to coordinate with the Town and county in developing tax revenue estimates.

10. Existing Non-Conforming Structures
Zoning Reference: 11-3.10.3.14

a. Please confirm there are no structures or materials left on the property from when it was a junkyard.	Country Chevrolet removed the parked cars along the southern property line at AWS's request. AWS will remove all additional trash and structures from the property.
b. Are there any pre-existing environmental conditions on the property from prior uses or years of neglect and non-use that you are now responsible for cleaning up?	The Phase II report commissioned by AWS indicated concentrations of certain Resource Conservation and Recovery Act ("RCRA") metals; Total Petroleum Hydrocarbons ("TPH") (Diesel Range Organics ("DRO"), gasoline range organics (GRO), and oil range organics (ORO); volatile organic compounds (VOCs) including benzene, toluene and xylene; semi-volatile organic compounds (SVOCs) including multiple polycyclic aromatic hydrocarbons (PAHs); and an organochlorine pesticide (toxaphene) in the soil samples collected from the western wooded section of the subject property which historically operated as a junkyard. Most notably, TPH-DRO and TPH-ORO were detected in shallow soils collected from boring HA-3 at concentrations that exceed the respective USEPA Regional Screening Levels ("RSL") for industrial soils. We speculate these constituents or contaminants are linked to possible illegal dumping of oil and other hydrocarbons on the site, as well as previous operations from the former junkyard. As part of site-preparation work, AWS will clean up the site in accordance with applicable law, and will remove 1) general waste, tires, and underground tanks from the site, and 2) any contaminated soils that were noted during the environmental phase II testing referenced above. All

	contaminated soils will be removed and disposed of by AWS in accordance with law

11. Fuel and Fuel Storage
Zoning Reference: 11-3.10.3.23

a. How often do you anticipate a diesel delivery will be required to fill the tanks?	AWS estimates fuel deliveries every 2-3 months.
b. Does the fuel ever need to be recycled – e.g., been in the tank too long?	No.
c. Are there any other fuel, lubricant, chemical or other liquid, or HAZMAT materials that need to be delivered to the facility?	Yes. Batteries, oil, coolant, diesel exhaust fluid, hydraulic oil, mineral oil, propylene glycol and refrigerant.

12. Day/Hours of Operation
Zoning Reference: 11-3.10.3.26

a. Please disclose if there are any planned downtime hours where the data center will not be running.	There will be no downtime. Once operational the facility will operate 24/7/365.
b. Please disclose when the generator tests would generally be planned. Is that during the day and for how long? How many times a month do those tests occur?	Generator tests are conducted twice a month to verify operational reliability. Typically, the tests run for 10-20 minutes per generator. In the summer months (May - September) it is sometimes necessary to run generator tests in the early evening.
c. For equipment deliveries, will there be a planned window for receipt or pick up of equipment? Will large tractor-trailers or other trucks arrive on the lot late evening or early AM hours (e.g., 2200 to 0500)?	Deliveries are completed by box trucks and sprinter vans almost exclusively, between business hours of 7am - 6pm.

13. Security Provisions – There are citizen concerns about the data center fencing.
Zoning Reference: 11-3.10.3.28

a. Why is a fence required?	All of our facilities are secured and are fenced as a matter of practice.
b. Is there razor wire or double fencing planned for this fence?	There is no razor wire, nor is there double fencing. There is a picture of the proposed fencing on the GDP.
c. In general, in the Washington DC area for AWS data centers, can you disclose if your facilities have been subject to any protests, destruction, acts of violence, bomb threats, or any other safety risk to the employees and community?	AWS cannot disclose security information about its facilities.
d. Please elaborate on where the security cameras are monitoring. Gate location? Perimeter? Rt29?	AWS Security posture is consummate with the assessed security threat designed to provide appropriate protection of customer data and employees. Cameras do not track exterior property.
e. How does a person enter the data center? Do they require a badge? Visit request?	AWS Security manages access to all AWS data centers. Our data centers are not open to the public.
f. Is there a Data Center Manager on 24x7? If there is an incident, please describe your incident management process. How will Police and Fire know who to deal with?	AWS data centers are staffed 24 hours per day. There is always a senior staff member on site who will coordinate police and fire response in an emergency.
g. Are your gate guards armed with firearms? If so, why?	AWS Security posture is consummate with the assessed security threat designed to provide appropriate protection of customer data and employees.

14. Number of Employees – There are citizen concerns that the data center will not generate many jobs. The Amazon 2021 annual report states that Amazon strives to be Earth's best employer.
Zoning Reference: 11-3.10.3.15

a. Please elaborate on the expected employee count	When operational, there will be an estimated 25-30 total staff at the data center, working across three shifts. Per the Town Economic Base Analysis (RKG 2/1/2020), it is estimated that approximately 300 construction jobs will be created as a result of this project.
b. Please elaborate on the expected labor categories/job types	During operation, AWS employs data center technicians, facilities engineers, security, logistics personnel, and facility management.
c. What is the expected average and median salary for these jobs?	There is a range of salaries based on experience and seniority. Due to the privacy of our employees, this information is not disclosed. Salaries offered are highly-competitive.
d. Are the employees all AWS or are they contractors?	Data center employees are predominantly AWS staff.
e. If they are AWS employees, please provide an overview of their benefit package	Amazon offers a full range of benefits to regular, full-time US employees and eligible family members – including domestic partners and their children.
f. Are employees required to pass a background check? What steps does AWS take to ensure no internal security threats from employees?	Security posture is consummate with the assessed security threat designed to provide appropriate protection of customer data and employees.
g. Can AWS share its plan or expected use of local contractors in the construction of the data center?	Amazon has a rigorous pre-approval and competitive bid process; and local contractors are welcomed to participate. As said above, AWS relies on the support of more than 100 Virginia businesses to build and operate its data centers.

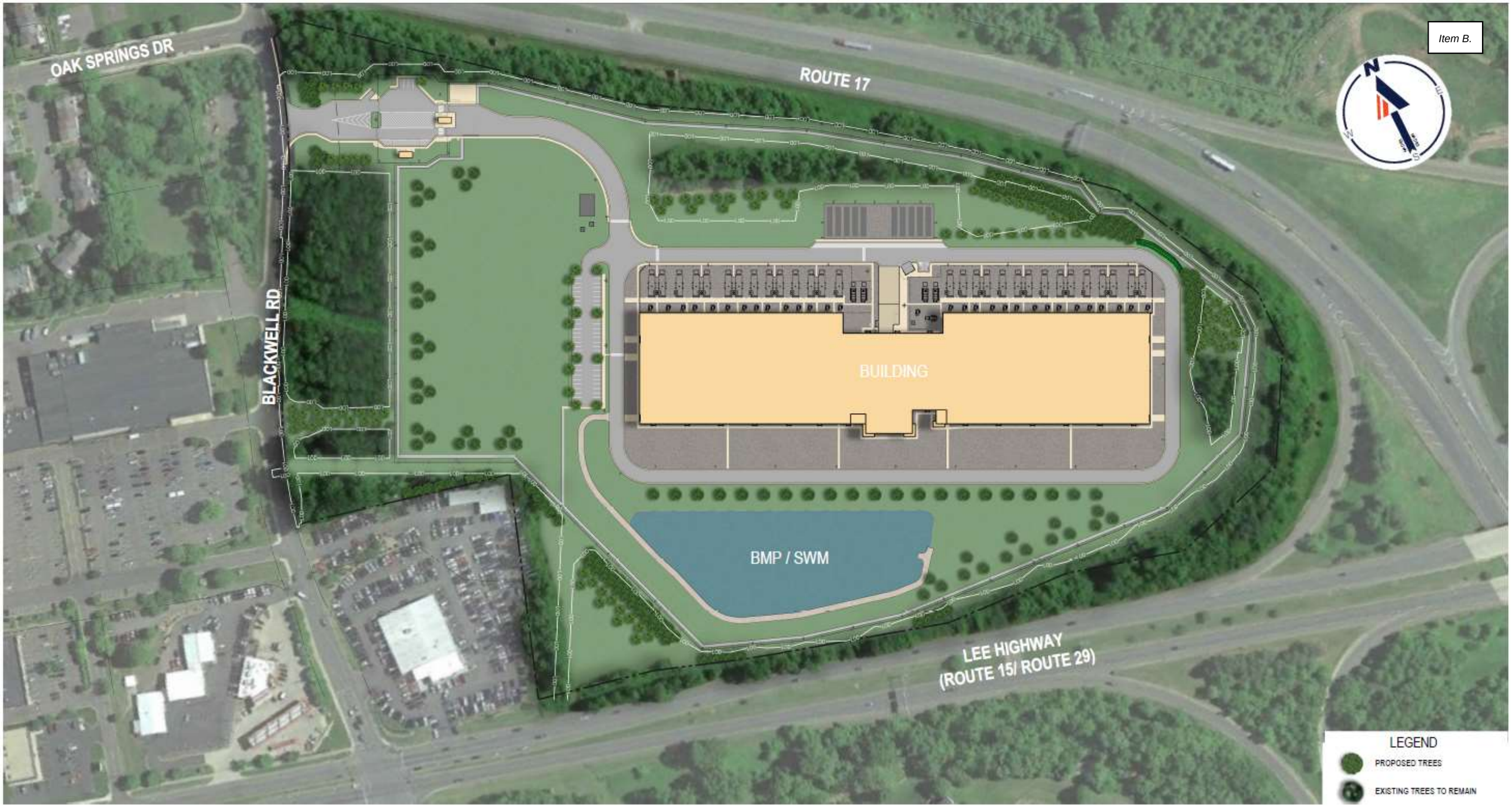
15. Refuse and Service Areas
Zoning Reference: 11-3.10.3.32

a. Please elaborate on the type of waste the data center generates. How will the technology hardware (compute, network, storage, etc.) be disposed of and where?	AWS disposes all waste in accordance with applicable law. We are continuing to innovate and find ways to recycle technology hardware to reduce waste.
b. Does the data center contain a large-scale battery backup capability and how are the end-of-life batteries disposed of?	Each rack has a self- contained battery backup. AWS has standing agreements for battery/disposal/recycling end of life in accordance of law.
c. How will trash removal be handled for non-HAZMAT or computer equipment (e.g. normal trash, cardboard boxes)	Regular (non-hazmat) trash and recycling materials are collected via routine methods like any regular trash.
d. What is the plan for any HAZMAT material waste from the data center?	In accordance with applicable laws, hazardous materials are safely gathered by our team of professionals and collected by partner companies specially contracted to handle such material.

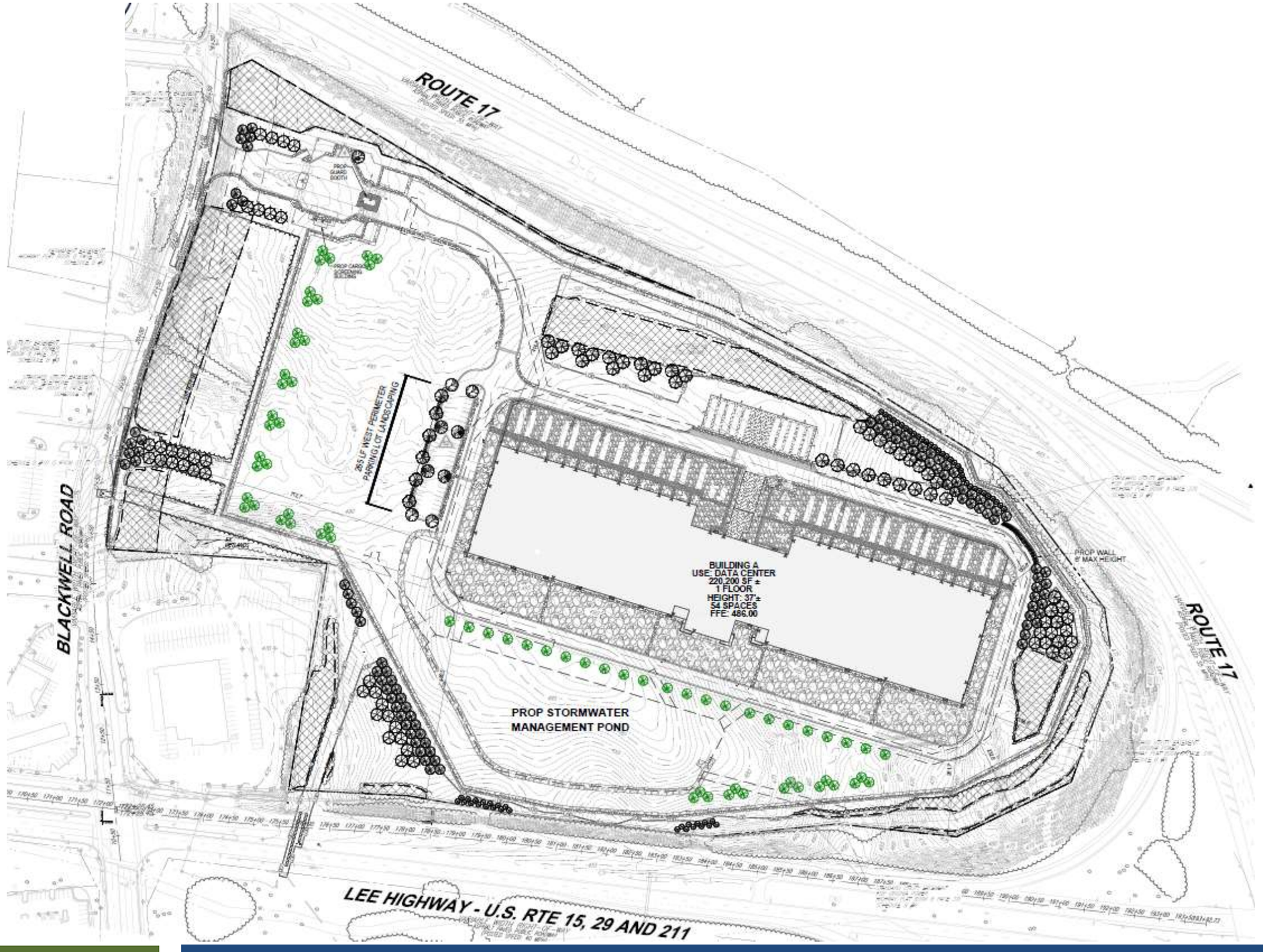
Special Use Permit #SUP2022-00003, Warrenton Data Center

January 10, 2023

TOWN COUNCIL HEARING



CONCEPT PLAN



REVISED SPECIAL USE PERMIT PLAN



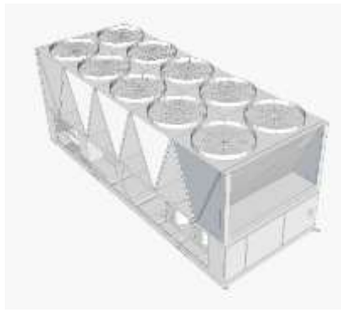
ILLUSTRATIVE BUILDING ELEVATIONS



ILLUSTRATIVE BUILDING ELEVATIONS

ILLUSTRATIVE BUILDING ELEVATIONS

1. Condenser Fan Silencers



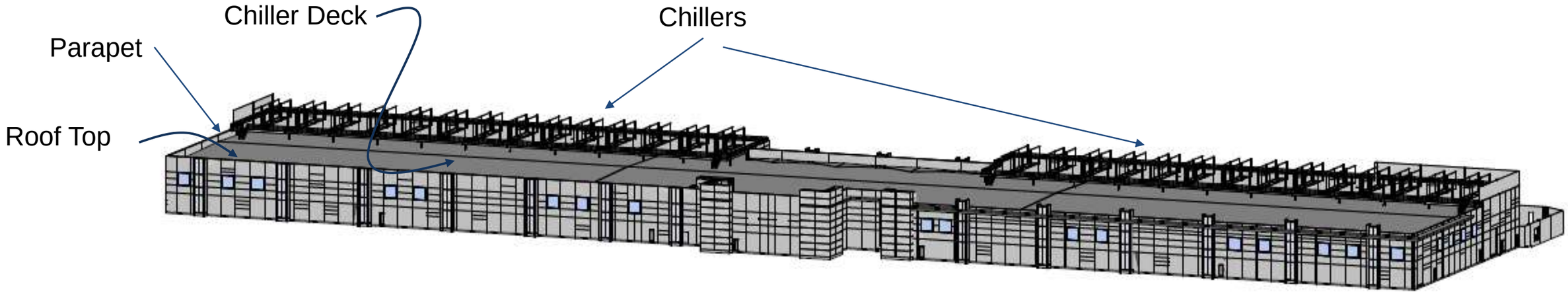


2. Compressor Wraps

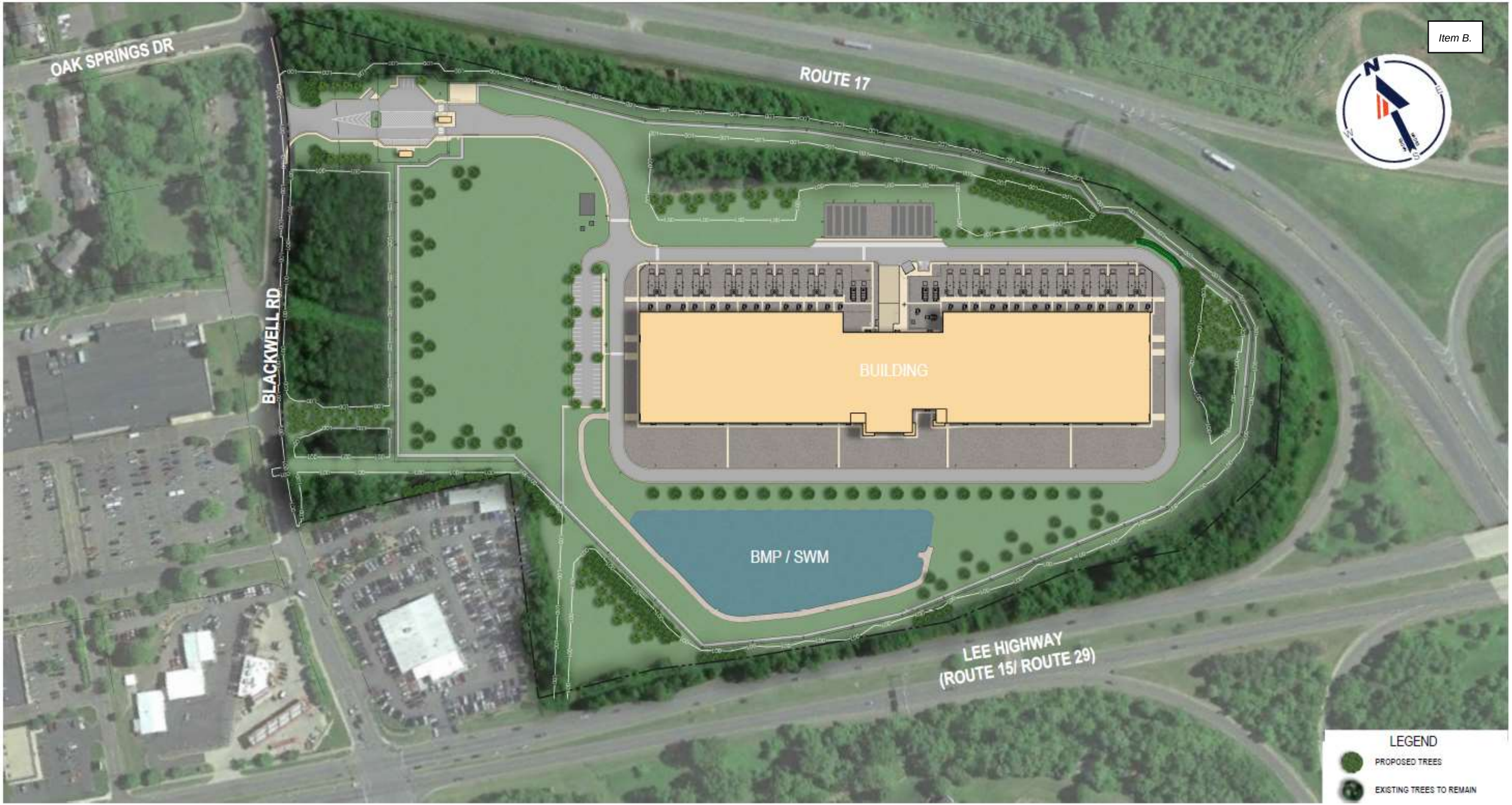


3. Sound Wall





NOISE MITIGATION



CONCEPT PLAN

THANK YOU

- Special Use Permit Pre-Application Meeting - November 21, 2021
- Special Use Permit Pre-Application Follow-up Meeting - December 17, 2021
- Special Use Permit Submission - April 8, 2022
- Notice of Completeness - May 6, 2022
- Special Use Permit Agency Comments Received by Applicant - June 7, 2022
- Post Submission Meeting - July 11, 2022
- Resubmission - July 18, 2022
- Planning Commission Work Session - July 26, 2022
- Post Work Session Submission - September 9, 2022
- Balloon Test - September 15, 2022
- Meeting regarding Noise Ordinance - October 3, 2022
- Zoning Determination Letter Submitted - October 18, 2022
- Planning Commission Work Session - October 25, 2022
- Final Submission for Planning Commission Hearing - October 28, 2022
- Planning Commission Hearing - November 15, 2022
- Planning Commission Hearing - November 22, 2022
- Zoning Determination Letter Issued - December 16, 2022
- Planning Commission Hearing - December 20, 2022
- Town Council Hearing - January 10, 2023

PUBLIC PROCESS TIMELINE – 12+ MONTHS

Types of Cooling

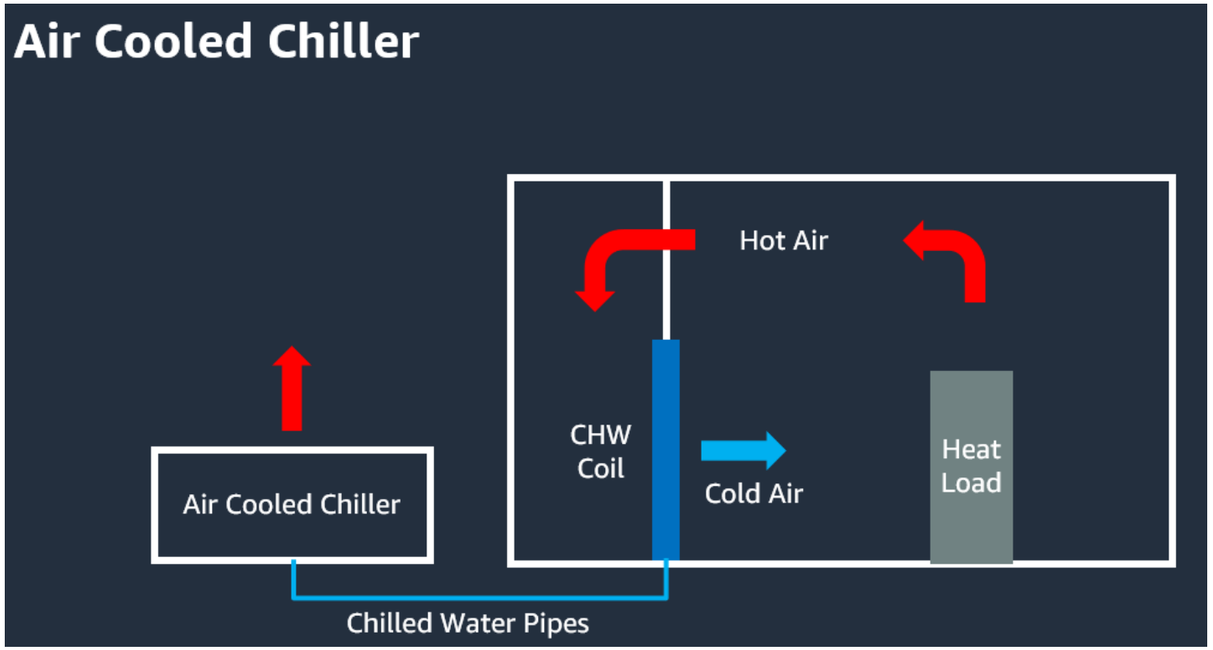
1. Non-Compressor Based (Non-Mechanical)

- Direct Air
- Direct Evaporative

2. Compressor Based (Mechanical)

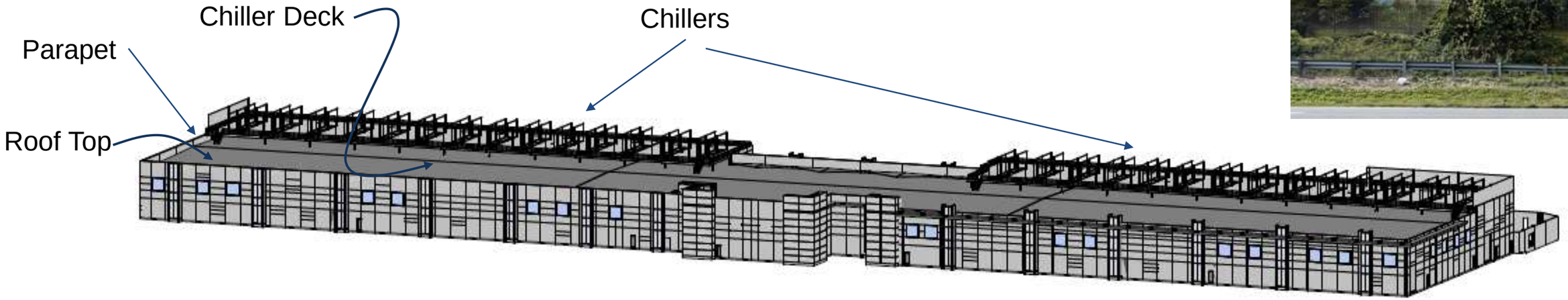
- Direct Expansion
- Air Cooled Chilled Water
- Water Cooled Chilled Water




Air Cooled Chiller
Hot Air
CHW Coil
Cold Air
Heat Load
Air Cooled Chiller
Chilled Water Pipes






Chiller Deck
Parapet
Chillers
Roof Top

- Chiller modeled at speeds of hot summer day (104 degrees) and night (89 degrees).
  - Cooler days/nights would result in decreased speeds and thus decreased sound pressure.
- At all octaves, dBA less than ordinance with proposed mitigation.
- Current background noise is generally between 2 to 4 times louder than data center with mitigation.
- Polysonics measured locations show that the data center is not likely to be audible in outdoor spaces during the daytime or indoor spaces during the nighttime.

TABLE 7: MODELED NOISE LEVELS - MITIGATED

Scenario	Receiver	dBA	63	125	250	500	1000	2000	4000	8000
Town Limits	-	-	**62**	**60**	**55**	**49**	**45**	**41**	**37**	**34**
Day	North	49	58	57	52	45	41	37	34	23
	South	46	55	53	48	43	40	35	30	14
	East	47	56	55	50	43	39	35	32	24
	West	41	51	50	44	37	33	28	21	0
Town Limits	-	-	**57**	**55**	**50**	**44**	**40**	**36**	**32**	**29**
Night	North	44	51	53	47	40	38	32	27	18
	South	42	48	49	44	38	37	29	23	9
	East	42	49	51	45	37	35	30	26	18
	West	36	43	46	40	32	30	22	14	0

NOISE ANALYSIS

	Balloon Color	Balloon Height
NW Corner	Red	47.4
SW Corner	Red/Purple	42.0
SE Corner	Blue	46.5
NE Corner	Red	61.4

EXPERIENCE

WARRENTON

VIRGINIA

EST. 1810

Town Council Public Hearing
SUP 22-3 Amazon Data Center
January 10, 2023

Draft Conditions of Approval Update

1. Site Development: The Property shall be developed in substantial conformance with these conditions and the Special Use Permit Plan entitled, "Special Use Permit Plan for Amazon Data Services, Inc.," prepared by Bohler Engineering, dated July 10, 2022 and revised through January 10, 2023, and consisting of 3 sheets, subject to minor modifications approved by the Town in connection with final Site Plan review and final engineering, and except as otherwise provided in these Conditions (the "SUP Plan"). The building and other structures to be constructed on the Property are referred to herein as the "Facility."

2. Site Plan: The Applicant shall produce a site development plan that indicates each phase of the use internal to the building and external as it relates to the technology required for each phase. Each phase will require a conditional Certificate of Occupancy. A final Certificate of Occupancy will be granted upon completion of all phases.

No Changes to Conditions 3-5

Draft Conditions of Approval Update

6. Building Design and Elevations:

a. The architectural design of the data center shall substantially conform to the elevations shown on three sheets submitted on January 10, 2023 labeled "Illustrative Building Elevations; Corgan; December 15, 2022". The Elevations shall be subject to minor modification approved by the Town in connection with Site Plan review. Additional changes to the design and materials may be made provided that any such changes are approved by the Director of Community Development prior to the issuance of a building permit.

b. At time of Site Plan, the Applicant shall provide all elevations for the building in compliance with the Town of Warrenton Zoning Ordinance Article 9-26.1.F. In addition, the Applicant shall orient the building along Lee Highway to reduce the visible impact using architectural details such as a perceived reduction in massing and scale, fenestration and windows, exterior colors and materials, overhangs, canopy or porticos, recesses and/or projections, arcade, raised corniced parapets, and varying roof lines.

c. The Facility shall be no greater than 37 feet in height, as that term is defined in the Town Zoning Ordinance. The mechanical equipment installed on the roof of the building shall be screened.

d. Noise mitigation measures, including but not limited to, silencers, sound walls, acoustical wraps, and/or low noise equipment, shall be utilized to meet § 9-14.2 of the Town of Warrenton Zoning Ordinance relating to noise.

Conditions 7 – 13 No Changes

Draft Conditions of Approval Update

14. Water & Public Sewer Connection: The Property shall connect to public water and public sewer at the Applicant's expense. The Applicant shall limit its water use to internal domestic uses such as service to bathrooms, kitchens, humidification, and external irrigation. It shall not use public water for the general purposes of cooling the data center, but may use it for the initial charging of the cooling system. It shall consult with the Director of the Department of Public Works and Utilities as to the scheduling of the initial charging of the system so as to minimize the impact on the Town's water system. This condition does not exclude or prevent the property owner from utilizing the Town's water for fire suppression.

No Changes to Conditions 15-16

Draft Conditions of Approval Update

17. Noise:

a. Each phase shall receive a conditional Certificate of Occupancy upon demonstrating conformance with the requirements of § 9-14.2 of the Town of Warrenton Zoning Ordinance relating to noise. The Applicant shall provide and pay for a sound test prepared by a qualified party or company approved by the Director of Community Development that demonstrates the operation of each distinct phase as noted in Condition #2 after completion of the construction and prior to the issuance of the conditional Certificate of Occupancy. If the test finds the use does not meet § 9-14.2 of the Town of Warrenton Zoning Ordinance, then there shall be no commencement of use for that phase and no conditional Certificate of Occupancy shall be issued.

b. The Applicant shall produce and pay for an annual noise test to be submitted to the Director of Community Development no later than July 1st for the life of the data center use. If noise levels at any point where a measurement is required by the Ordinance to be taken do not so comply, the Applicant shall forthwith undertake such further mitigation measures as are required to achieve compliance within a reasonable time not to exceed 60 days, or, if 60 days is insufficient to achieve compliance, the Applicant shall promptly begin and diligently pursue mitigation until compliance has been achieved.

No Changes to Conditions 18-20

Draft Conditions of Approval Update

21. Landscaping: The Applicant will follow the Zoning Ordinance Article. In addition, the Applicant will provide double the Town of Warrenton Zoning Ordinance required landscaping requirements along Lee Highway and Blackwell Road with coniferous trees that provide four season visual coverage. All plantings must consist of native, drought tolerant species appropriate for the Town of Warrenton climate.

22. Termination of Use: If the site becomes inactive for 30 consecutive days or for 30 days in any 180 day period, the property owner shall empty all fuel storage tanks and take all other reasonable steps to prevent any soil or water contamination, to the satisfaction of the Town. Within one year of the termination of the use, the owner shall remove all hazardous materials, underground tanks and pumps, and any environmentally sensitive materials to ensure the soils and environmental features of the site are clean and free of hazardous material as determined by the Town.

No changes to Conditions 23-24

25. Violation of Conditions: Violation of any of the conditions of this SUP may result in appropriate enforcement action by the Town, including issuance of a Notice of Violation and Corrective Order and, after notice and an opportunity to be heard, revocation of the SUP. This statement does not limit the remedies of the Town in the event of a violation of the conditions in this SUP nor does it imply any limitation in the Town's enforcement of conditions in unrelated SUP's.

EXPERIENCE

WARRENTON

VIRGINIA

EST. 1810

Town Council Public Hearing
SUP 22-3 Amazon Data Center
January 10, 2023

Request

Amazon Data Center

- GPIN 6984-69-2419
- **Applicant:** Amazon Data Services, Inc.
- **Property Owner:** Amazon Data Services, Inc.
- **Zoning:** I - Industrial
- **Comprehensive Plan:** New Town District
- SUP for a 220,200 sq ft data 41.793 acres

Proposed Location

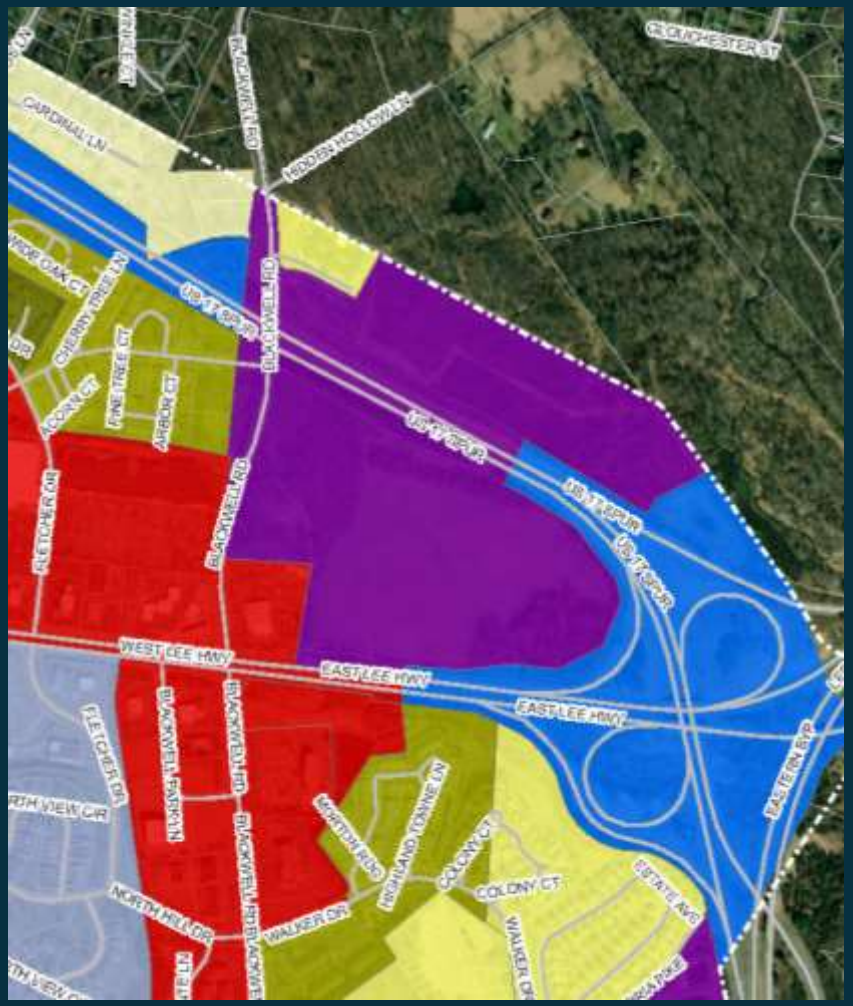


Proposal

- Data Center with following specifications:
  - 220,200 SF single story (37’) building, plus mechanical
  - Security Fence
  - Guard Gate with Access of Blackwell Road
- Requesting:
  - Modification to building height allowance
  - Modification to fence height allowance max. 8’
  - Modification in loading spaces to one

Adjacent Uses

Zoning Map - Industrial



Future Land Use – New Town District



History of Site

- Fauquier County Real Estate Records 1997 No Improvements
- Late 1990s Walmart considered the Site
- 2007 Wilson Land submitted a proposed plan for a Planned Unit Development
  - Mixed use development called Warrenton Greene.
  - Planning Commission spent over a year on the application and the associated ZOTA 2008-07 to recommend approval to the Town Council on June 17, 2009.
  - Town Council approved the ZOTA 08-01 on November 10, 2009 and tabled the remaining applications.
  - The Applicant withdrew the applicants on February 7, 2011 stating the economy made the proposals no longer viable.

Zoning Ordinance

- Zoning – Industrial By-Right Uses
- Noise Performance Standards
- Lighting, Landscaping, Buffers Site Plan
- Stormwater/E&S Site Plan

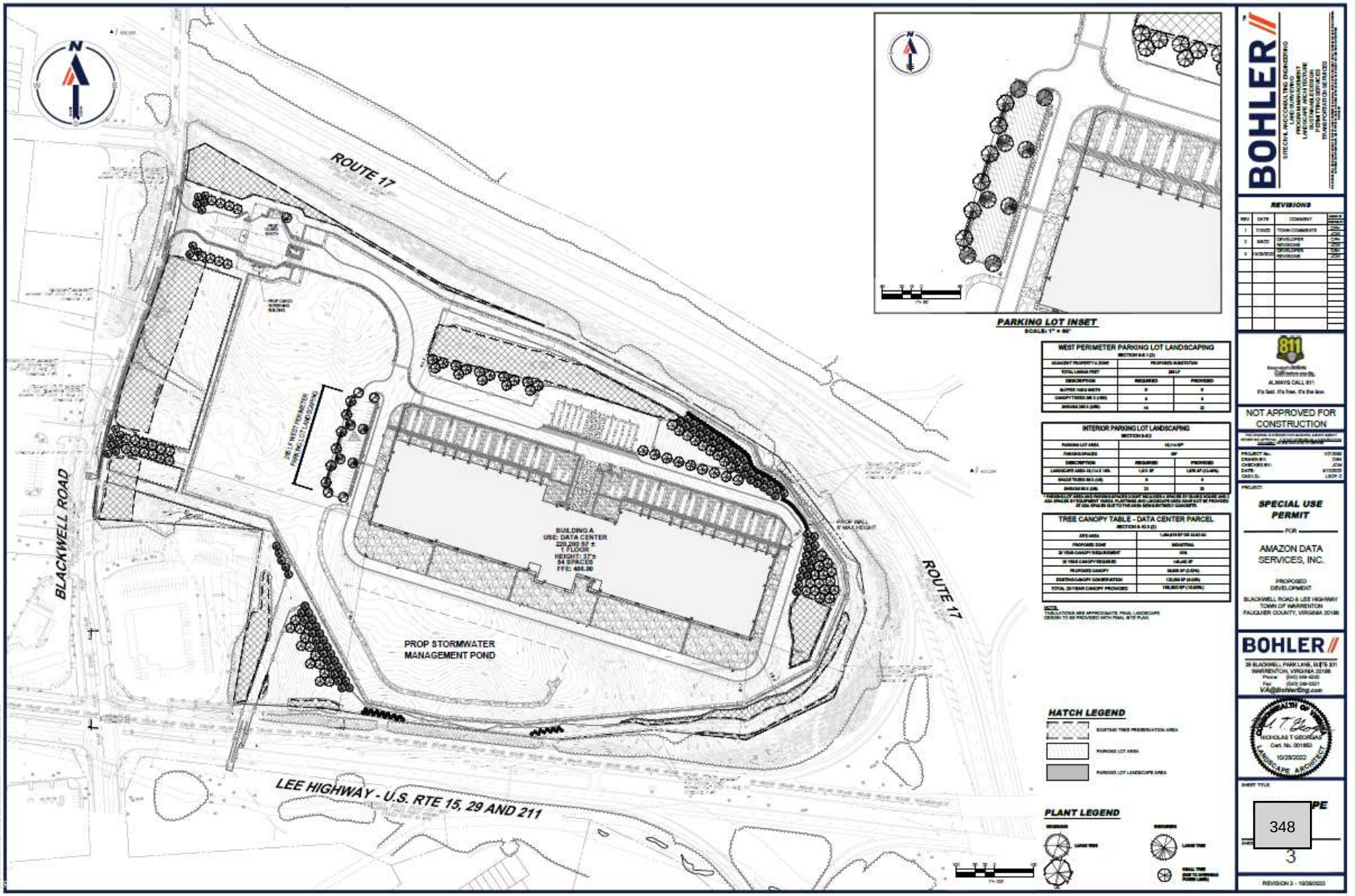
Industrial By-Right Uses

- *Accessory buildings*
- *Active and Passive Recreation and Recreational Facilities*
- *Banks and savings and loan offices*
- *Broadcasting studios and offices*
- *Business and office supply establishments*
- *Cabinet, upholstery, and furniture shops*
- *Cafeteria or snack bar for employees*
- *Clinics, medical or dental*
- *Commercial uses constituting up to 15% of permitted site or building area*
- *Conference Centers*
- *Contractor's office and warehouse without outdoor storage*
- *Crematory*
- *Dwellings for resident watchmen and caretakers employed on the premises*
- *Employment service or agency*
- *Flex Office and Industrial uses*
- *Health and Fitness Facilities*
- *Institutional buildings*
- *Janitorial service establishment*
- *Laboratories, research, experimental or testing, but not testing explosives, rockets, or jet engines*
- *Light manufacturing uses which do not create danger to health and safety in surrounding areas and which do not create offensive noise, vibration, smoke, dust, lint, odor, heat, glare, or electrical impulse than that which is generally associated with light industries*
- *Mobile Food Vendors subject to Article 9-24*
- *Monument sales establishments with incidental processing to order but not including shaping of headstones*
- *Motion picture studio*
- *Nurseries and greenhouses*
- *Offices- business, professional, or administrative*
- *Off-street parking and loading subject to Article 7*
- *Open space subject to Article 9*
- *Printing, publishing, and engraving establishment; photographic processing; blueprinting; photocopying; and similar uses*
- *Private club, lodge, meeting hall, labor union, or fraternal organization or sorority*
- *Rental service establishment*
- *Retail or wholesale sales and service incidental to a permitted manufacturing, processing, storing, or distributing use*
- *Rug and carpet cleaning and storage with incidental sales of rugs and carpets*
- *Security service office or station*
- *Sign fabricating and painting*
- *Signs, subject to Article 6*
- *Studios*
- *Transmission and receiving towers of height not exceeding 125'*
- *Utilities related to and necessary for service within the Town, including poles, wires, transformers, telephone booths, and the like for electrical power distribution or communication service, and underground pipelines or conduits for local electrical, gas, sewer, or water service, but not those facilities listed as requiring a special use permit*
- *Wholesale establishment, storage warehouse, or distribution center. Furniture moving.*

Comprehensive Plan

- Plan Warrenton 2040 – New Town Character District
  - "*a signature location for a regional employer and jobs center, it will contain mixed-use residential, entertainment and commercial uses organized by a compact interior street grid network and a park area that is located over an existing floodplain*,"
  - Envisioned with structures up to six stories, with a minimum of thirty-five (35) feet for a single-story commercial, and lot coverage of 80%
  - "*Evaluate development incentives that stimulate private investment and new development*,"
  - Gateway and Signature Streets; Walkability; National Scenic Byway
  - "*conserve, reuse, and promotes historic resources to enhance the Town's sense of place and grow the economy through economic activity*,"

SUP Plan


ROUTE 17
BLACKWELL ROAD
ROUTE 17
LEE HIGHWAY - U.S. RTE 15, 29 AND 211
BUILDING A
USE: DATA CENTER
220,200 SF ±
1 FLOOR
HEIGHT: 37'±
54 SPACES
FFE: 486.00
PROP STORMWATER MANAGEMENT POND
PARKING LOT INSET
WEST PERIMETER PARKING LOT LANDSCAPING
INTERIOR PARKING LOT LANDSCAPING
TREE CANOPY TABLE - DATA CENTER PARCEL
HATCH LEGEND
PLANT LEGEND
BOHLER
NOT APPROVED FOR CONSTRUCTION
SPECIAL USE PERMIT
AMAZON DATA SERVICES, INC.
PROPOSED DEVELOPMENT
BLACKWELL ROAD & LEE HIGHWAY
TOWN OF WARRENTON
FAUQUIER COUNTY, VIRGINIA 20186

Elevations



Transportation and Public Utilities

- Transportation – 52 Employees
  - 5’ Sidewalk Blackwell Road
  - No Access Lee Highway
  - 24 Hour Gated Security
- Water and Sewer
  - 2015 Water and Sewer Capacity Study 23,500 gpd
  - Initial Charging 19,000 gpd
  - Daily Domestic Use Anticipated 380.6 gpd

Waivers and Modifications

- Increase Building Height 35’ to 37’
- Increase Fence Height 6’ to 8’
- Decrease Parking Loading Space Requirement 22 spaces to 1 space

Draft Conditions of Approval

- SUP Plan – No Substation on Property
- Illustrative Building Design – 37’Max
- 5’ Sidewalk on Blackwell, No Access Lee Hwy
- Electrical Lines Underground to Substation
- No Signage
- 8’ Fence, 24 hour Security Gate
- 56 Parking, 1 Loading Space
- Emergency Services Access and Training
- Domestic Use Water and Sewer

Draft Conditions of Approval

- Applicant provide noise study at time of Site Plan to demonstrate meets Zoning Ordinance.
- Separate sound study one month after commencement of use to ensure Zoning Ordinance being met.
- If noncompliant any point in future, must undertake mitigation measures within 60 days.
- Lighting dim between 50% hours 11 PM – dawn, max heights, meets Zoning Ordinance at Site Plan.

Draft Conditions of Approval

- Employment Opportunities: Job Fair and Outreach
- Programs for Local Schools: K-12/LRCC

Planning Commission

- Work Session July 26, 2022
- PC Requested Balloon Test September, 2022
- Work Session October 25, 2022
- November 15, 2022 Public Hearing
- November 22, 2022 Public Hearing
- December 20, 2022 Public Hearing
- Planning Commission Recommended

Denial 3-1-1

EXPERIENCE

WARRENTON

VIRGINIA

EST. 1810

Town Council Public Hearing
SUP 22-3 Amazon Data Center
January 10, 2023

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No Changes to Conditions 3-5

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b. The Applicant shall produce and pay for an annual noise test to be submitted to the Director of Community Development no later than July 1st for the life of the data center use.

c. If the use violates § 9-14.2 of the Town of Warrenton Zoning Ordinance relating to noise, then the Applicant shall have 48 hours to mitigate the violation of the use or the Certificate(s) of Occupancy are automatically suspended and the Applicant shall cease the use until such time that the Applicant can demonstrate the use meets said section of the Zoning Ordinance.

No Changes to Conditions 18-20

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EXPERIENCE

WARRENTON

VIRGINIA

EST. 1810

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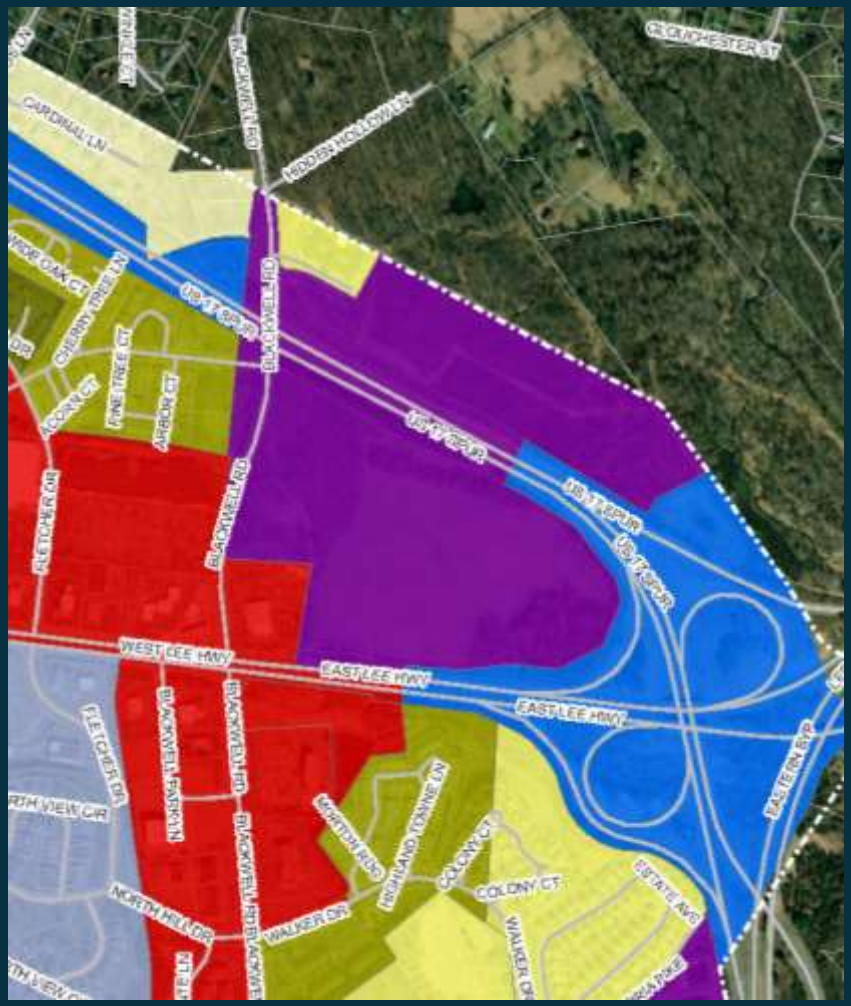


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- Lighting, Landscaping, Buffers Site Plan
- Stormwater/E&S Site Plan

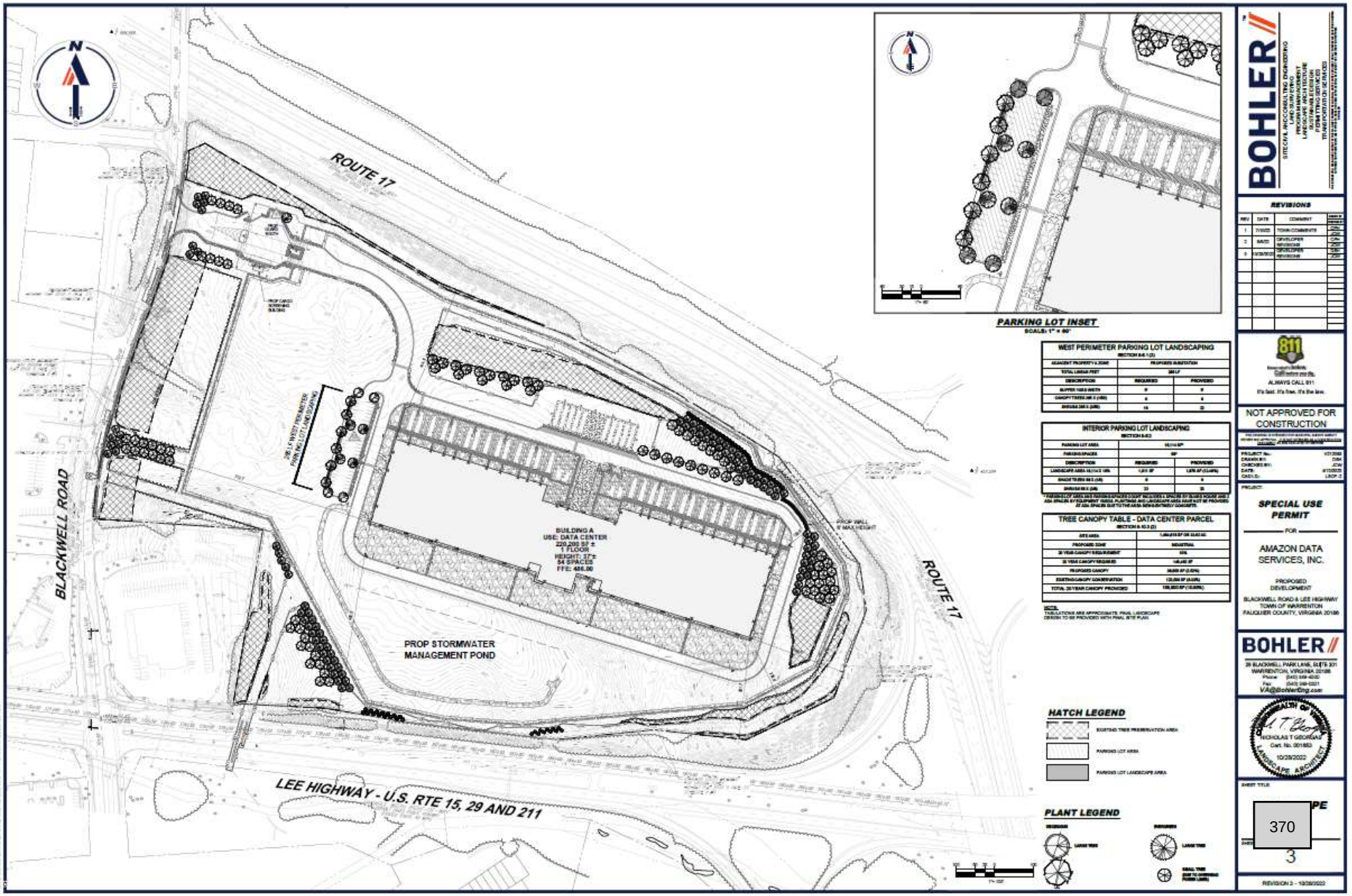
Industrial By-Right Uses

- *Accessory buildings*
- *Active and Passive Recreation and Recreational Facilities*
- *Banks and savings and loan offices*
- *Broadcasting studios and offices*
- *Business and office supply establishments*
- *Cabinet, upholstery, and furniture shops*
- *Cafeteria or snack bar for employees*
- *Clinics, medical or dental*
- *Commercial uses constituting up to 15% of permitted site or building area*
- *Conference Centers*
- *Contractor's office and warehouse without outdoor storage*
- *Crematory*
- *Dwellings for resident watchmen and caretakers employed on the premises*
- *Employment service or agency*
- *Flex Office and Industrial uses*
- *Health and Fitness Facilities*
- *Institutional buildings*
- *Janitorial service establishment*
- *Laboratories, research, experimental or testing, but not testing explosives, rockets, or jet engines*
- *Light manufacturing uses which do not create danger to health and safety in surrounding areas and which do not create offensive noise, vibration, smoke, dust, lint, odor, heat, glare, or electrical impulse than that which is generally associated with light industries*
- *Mobile Food Vendors subject to Article 9-24*
- *Monument sales establishments with incidental processing to order but not including shaping of headstones*
- *Motion picture studio*
- *Nurseries and greenhouses*
- *Offices- business, professional, or administrative*
- *Off-street parking and loading subject to Article 7*
- *Open space subject to Article 9*
- *Printing, publishing, and engraving establishment; photographic processing; blueprinting; photocopying; and similar uses*
- *Private club, lodge, meeting hall, labor union, or fraternal organization or sorority*
- *Rental service establishment*
- *Retail or wholesale sales and service incidental to a permitted manufacturing, processing, storing, or distributing use*
- *Rug and carpet cleaning and storage with incidental sales of rugs and carpets*
- *Security service office or station*
- *Sign fabricating and painting*
- *Signs, subject to Article 6*
- *Studios*
- *Transmission and receiving towers of height not exceeding 125'*
- *Utilities related to and necessary for service within the Town, including poles, wires, transformers, telephone booths, and the like for electrical power distribution or communication service, and underground pipelines or conduits for local electrical, gas, sewer, or water service, but not those facilities listed as requiring a special use permit*
- *Wholesale establishment, storage warehouse, or distribution center. Furniture moving.*

Comprehensive Plan

- Plan Warrenton 2040 – New Town Character District
  - "*a signature location for a regional employer and jobs center, it will contain mixed-use residential, entertainment and commercial uses organized by a compact interior street grid network and a park area that is located over an existing floodplain*,"
  - Envisioned with structures up to six stories, with a minimum of thirty-five (35) feet for a single-story commercial, and lot coverage of 80%
  - "*Evaluate development incentives that stimulate private investment and new development*,"
  - Gateway and Signature Streets; Walkability; National Scenic Byway
  - "*conserve, reuse, and promotes historic resources to enhance the Town's sense of place and grow the economy through economic activity*,"

SUP Plan


ROUTE 17
BLACKWELL ROAD
ROUTE 17
LEE HIGHWAY - U.S. RTE 15, 29 AND 211
BUILDING A
USE: DATA CENTER
220,200 SF ±
1 FLOOR
HEIGHT: 37'±
54 SPACES
FFE: 486.00
PROP STORMWATER MANAGEMENT POND
PARKING LOT INSET
WEST PERIMETER PARKING LOT LANDSCAPING
INTERIOR PARKING LOT LANDSCAPING
TREE CANOPY TABLE - DATA CENTER PARCEL
HATCH LEGEND
PLANT LEGEND
BOHLER
SITE/CIVIL ENGINEERING
LAND SURVEYING
REVISIONS
ALWAYS CALL 811
It's fast. It's free. It's the law.
NOT APPROVED FOR CONSTRUCTION
SPECIAL USE PERMIT
FOR
AMAZON DATA SERVICES, INC.
PROPOSED DEVELOPMENT
BLACKWELL ROAD & LEE HIGHWAY
TOWN OF WARRENTON
FAUQUIER COUNTY, VIRGINIA 20186
BOHLER
39 BLACKWELL PARK LANE, SUITE 301
WARRENTON, VIRGINIA 20186
VA@BohlerEng.com
NICHOLAS T GEORGAS
Cert. No. 001883
10/28/2022
LANDSCAPE ARCHITECT
370
3

Elevations



Transportation and Public Utilities

- Transportation – 52 Employees
  - 5’ Sidewalk Blackwell Road
  - No Access Lee Highway
  - 24 Hour Gated Security
- Water and Sewer
  - 2015 Water and Sewer Capacity Study 23,500 gpd
  - Initial Charging 19,000 gpd
  - Daily Domestic Use Anticipated 380.6 gpd

Waivers and Modifications

- Increase Building Height 35’ to 37’
- Increase Fence Height 6’ to 8’
- Decrease Parking Loading Space Requirement 22 spaces to 1 space

Draft Conditions of Approval

- SUP Plan – No Substation on Property
- Illustrative Building Design – 37’Max
- 5’ Sidewalk on Blackwell, No Access Lee Hwy
- Electrical Lines Underground to Substation
- No Signage
- 8’ Fence, 24 hour Security Gate
- 56 Parking, 1 Loading Space
- Emergency Services Access and Training
- Domestic Use Water and Sewer

Draft Conditions of Approval

- Applicant provide noise study at time of Site Plan to demonstrate meets Zoning Ordinance.
- Separate sound study one month after commencement of use to ensure Zoning Ordinance being met.
- If noncompliant any point in future, must undertake mitigation measures within 60 days.
- Lighting dim between 50% hours 11 PM – dawn, max heights, meets Zoning Ordinance at Site Plan.

Draft Conditions of Approval

- Employment Opportunities: Job Fair and Outreach
- Programs for Local Schools: K-12/LRCC

Planning Commission

- Work Session July 26, 2022
- PC Requested Balloon Test September, 2022
- Work Session October 25, 2022
- November 15, 2022 Public Hearing
- November 22, 2022 Public Hearing
- December 20, 2022 Public Hearing
- Planning Commission Recommended

Denial 3-1-1

Draft Conditions of Approval

SPECIAL USE PERMIT CONDITIONS
Applicant: AMAZON DATA SERVICES, INC. (the "Applicant")
Owner: AMAZON DATA SERVICES, INC.
SUP2022-0003, Amazon Data Center
PIN # 6984-69-2419 (the "Property")
Special Use Permit Area: ± 41.79 acres
Zoning: INDUSTRIAL (I)
Date: January 10, 2023

In approving a Special Use Permit, the Town Council may impose such conditions, safeguards, and restrictions as may be necessary to avoid, minimize, or mitigate any potentially adverse or injurious effect of such special uses upon other properties in the neighborhood, and to carry out the general purpose and intent of this Ordinance. The Council may require a guarantee or bond to ensure that compliance with the imposed conditions. All required conditions shall be set out in the documentation approving the Special Use Permit (SUP). These conditions shall run with the land so as to bind future landowners. Any party or officer identified by title shall mean and include any successor to that person or entity's powers or responsibilities.

1. Site Development: The Property shall be developed in substantial conformance with these conditions and the Special Use Permit Plan entitled, "Special Use Permit Plan for Amazon Data Services, Inc.," prepared by Bohler Engineering, dated July 10, 2022 and revised through January 10, 2023, and consisting of 3 sheets, subject to minor modifications approved by the Town in connection with final Site Plan review and final engineering, and except as otherwise provided in these Conditions (the "SUP Plan"). The building and other structures to be constructed on the Property are referred to herein as the "Facility."

2. Site Plan: The Applicant shall produce a site development plan that indicates each phase of the use internal to the building and external as it relates to the technology required for each phase. Each phase will require a conditional Certificate of Occupancy. A final Certificate of Occupancy will be granted upon completion of all phases.

3. Use Parameters. Use Limitation: The use approved with this SUP shall be limited to a data center as set forth in § 3-4.12.3 of the Town of Warrenton Zoning Ordinance.

4. Electric Substation: There shall be no electric substation constructed on the Property.

5. Undergrounding of Electrical Lines from a Substation to the Facility: Pursuant to Warrenton Zoning Ordinance § 9-26.1(C), the distribution lines from the off-site substation serving the data center are required to be underground. Applicant will ensure payment of the undergrounding of these distribution lines with the utility company in accordance with its requirements.

6. Building Design and Elevations:

    a. The architectural design of the data center shall substantially conform to the elevations shown on three sheets submitted on January 10, 2023

labeled “Illustrative Building Elevations; Corgan; December 15, 2022”. The Elevations shall be subject to minor modification approved by the Town in connection with Site Plan review. Additional changes to the design and materials may be made provided that any such changes are approved by the Director of Community Development prior to the issuance of a building permit.

b. At time of Site Plan, the Applicant shall provide all elevations for the building in compliance with the Town of Warrenton Zoning Ordinance Article 9-26.1.F. In addition, the Applicant shall orient the building along Lee Highway to reduce the visible impact using architectural details such as a perceived reduction in massing and scale, fenestration and windows, exterior colors and materials, overhangs, canopy or porticos, recesses and/or projections, arcade, raised corniced parapets, and varying roof lines.

c. The Facility shall be no greater than 37 feet in height, as that term is defined in the Town Zoning Ordinance. The mechanical equipment installed on the roof of the building shall be screened.

d. Noise mitigation measures, including but not limited to, silencers, sound walls, acoustical wraps, and/or low noise equipment, shall be utilized to meet § 9-14.2 of the Town of Warrenton Zoning Ordinance relating to noise.

7. Signage: There shall be no signage except for a street address; provided that if any further signage is sought it shall comply with applicable sign ordinance requirements.

8. Fencing: All fencing on the Property shall be as depicted on the SUP Plan, and shall not exceed 8 feet in height. Security fencing shall be the style and type as shown on Page 2 of the Special Use Permit Plan produced by Bohler dated July 10, 2022 and updated through October 28, 2022. Chain link fencing, with or without slatted inserts, and/or barbed wire or other similar visible deterrence devices shall not be permitted where visible from the public.

9. External Fuel Storage Tanks: The Applicant shall install above-ground double-walled fuel tanks that meet the definition of secondary containment under the DEQ LPR-SRR-2019-03 - Storage Tank Program Compliance Manual, Volume V - AST Guidance, and pursuant to 40 CFR Part 112, Section 8.1.2.2, in the general locations shown on the SUP Plan, for the storage of fuel supplies necessary to maintain an Uninterruptible Power Supply in the event of a loss of external electrical power.

10. Parking: The Applicant shall provide not fewer than 56 parking spaces as shown on the SUP Plan, one of which shall be a loading space.

11. Site Maintenance: The Applicant shall maintain the Property in a clean and orderly manner, and shall provide an on-site masonry screened refuse container station in the location generally shown on the SUP Plan.

12. Access: Access to the site shall be provided as shown on the SUP Plan, subject to changes approved by the Town in consultation with the Virginia Department of Transportation. Mountable curbs shall be provided as required by the Town. There shall be no access from either Routes 17 or 29.

13. Access for Town Staff: The Town is obliged to report annually to the Virginia Department of Environmental Quality as to the ongoing operation and maintenance of stormwater management facilities installed on the Property. 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 of such inspections, and shall keep that point of contact current at all times.

14. Water & Public Sewer Connection: The Property shall connect to public water and public sewer at the Applicant's expense. The Applicant shall limit its water use to internal domestic uses such as service to bathrooms, kitchens, humidification, and external irrigation. It shall not use public water for the general purposes of cooling the data center, but may use it for the initial charging of the cooling system. It shall consult with the Director of the Department of Public Works and Utilities as to the scheduling of the initial charging of the system so as to minimize the impact on the Town's water system. This condition does not exclude or prevent the property owner from utilizing the Town's water for fire suppression.

15. Emergency Services:

    a. The Applicant shall coordinate training between the Town's fire and rescue companies and those other companies and departments that have experience with data centers after commencement of operations at the Property and when convenient for the Town's first responders. Furthermore, upon commencement of operations at the Property, the Applicant will provide the Town's first responders its "Data Center Response Manual" for use in training for emergencies at its Facility, and shall assist in advising those first responders how to implement its provisions.

    b. The Applicant shall assure that the water line systems at the Facility have sufficient fire flows, as determined by the Town Fire Marshal.

    c. The Applicant shall maintain Facility security personnel 24 hours a day, and each day of the year.

16. Pedestrian access: The Applicant shall construct a five-foot sidewalk on the east side of Blackwell Road along its frontage on that Road.

17. Noise:

a. Each phase shall receive a conditional Certificate of Occupancy upon demonstrating conformance with the requirements of § 9-14.2 of the Town of Warrenton Zoning Ordinance relating to noise. The Applicant shall provide and pay for a sound test prepared by a qualified party or company approved by the Director of Community Development that demonstrates the operation of each distinct phase as noted in Condition #2 after

completion of the construction and prior to the issuance of the conditional Certificate of Occupancy. If the test finds the use does not meet § 9-14.2 of the Town of Warrenton Zoning Ordinance, then there shall be no commencement of use for that phase and no conditional Certificate of Occupancy shall be issued.

b. The Applicant shall produce and pay for an annual noise test to be submitted to the Director of Community Development no later than July 1st for the life of the data center use.

c. If the use violates § 9-14.2 of the Town of Warrenton Zoning Ordinance relating to noise, then the Applicant shall have 48 hours to mitigate the violation of the use or the Certificate(s) of Occupancy are automatically suspended and the Applicant shall cease the use until such time that the Applicant can demonstrate the use meets said section of the Zoning Ordinance.

For reference, the Town of Warrenton Zoning Ordinance § 9-14.2 states:

9-14.2 The sound pressure level of sound radiated from an establishment, measured at the lot line of the site thereof that is the nearest thereto, shall not exceed the values in any octave band of frequency that are specified in Table 9-1 below, or in Table 9-1 as modified by the correction factors set forth in Table 9-2. The sound pressure level shall be measured with a sound level meter and an associated octave band analyzer conforming to standards prescribed by the American National Standards Institute.

Table 9-1 Maximum Permissible Sound Pressure Levels Measured re 0.0002 dyne per CM^2		
Frequency Band Cycles per Second	Along Residential District Boundaries – Maximum Permitted Sound Level In Decibels	At Any Other Point on the Lot Boundary – Maximum Permitted Sound Level In Decibels
63	64	72
125	60	70
250	54	65
500	48	59
1000	42	55
2000	38	51
4000	34	47
8000	30	44

Table 9-2 Correction Factors	
Condition	Correction in Decibels
On a site contiguous to or across a street from the boundary of any R-district established by this chapter.	Minus 5
Operation between the hours of 10:00 p.m. and 7:00 a.m.	Minus 5
Sound of impulsive character (e.g., hammering)	Minus 5
Sound of periodic character (e.g., sawing)	Minus 5
Tone (e.g., hum or screech)	Minus 5
Sound source operated less than:	
20% in any one hour period	Plus 5[1]
5% in any one hour period	Plus 10[1]
1% in any one hour period	Plus 15[1]

1. Apply only one of these corrections. All other corrections (including any one of the footnoted) are cumulative.

18. Lighting: The Applicant shall submit a Lighting Plan pursuant to the provisions of § 9-8 et seq. of the Town of Warrenton Zoning Ordinance in connection with its Site Development Plan. All exterior lighting shall utilize LED and be designed and constructed with cutoff and fully shielded fixtures that direct light downward and into the interior of the property and away from adjacent roads and adjacent properties. All building mounted lighting shall have a maximum height of 25', and the Applicant shall install controls on the site fixtures such that they dim to 50% output between 11 PM and dawn. Freestanding parking lot lights shall be a maximum of 20.'

19. Tree Save: The Applicant shall provide a tree preservation plan at time of Site Plan that seeks to minimize land disturbance and maximize on-site vegetation.

20. Best Management Practices: BMPs shall incorporate aeration for water retention using solar power.

21. Landscaping: The Applicant will follow the Zoning Ordinance Article. In addition, the Applicant will provide double the Town of Warrenton Zoning Ordinance required

landscaping requirements along Lee Highway and Blackwell Road with coniferous trees that provide four season visual coverage. All plantings must consist of native, drought tolerant species appropriate for the Town of Warrenton climate.

22. Termination of Use: If the site becomes inactive for 30 consecutive days or for 30 days in any 180 day period, the property owner shall empty all fuel storage tanks and take all other reasonable steps to prevent any soil or water contamination, to the satisfaction of the Town. Within one year of the termination of the use, the owner shall remove all hazardous materials, underground tanks and pumps, and any environmentally sensitive materials to ensure the soils and environmental features of the site are clean and free of hazardous material as determined by the Town.

23. Employment Opportunities: The Applicant shall provide outreach to qualified persons residing in the Town of Warrenton who may be interested in employment at the data center through a variety of media such as the conduct of a job fair, the inclusion of a direct link to potential opportunities on the Town website, or on other websites for the purpose. Such outreach shall be made reasonably in advance of the construction of the Project so that interested persons may make application for positions, not less than six months prior to the anticipated completion of construction.

24. Programs for Local Schools: The Applicant shall ensure coordination by the appropriate Amazon personnel with the Town of Warrenton and the Fauquier County School Division regarding the establishment and maintenance of educational programs in the K-12 grades, and with Laurel Ridge Community College, to establish and maintain workforce development programs for career pathways in data center construction and operations, and such other programs as the parties may deem mutually beneficial.

25. Violation of Conditions: Violation of any of the conditions of this SUP may result in appropriate enforcement action by the Town, including issuance of a Notice of Violation and Corrective Order and, after notice and an opportunity to be heard, revocation of the SUP. This statement does not limit the remedies of the Town in the event of a violation of the conditions in this SUP nor does it imply any limitation in the Town's enforcement of conditions in unrelated SUP's.

POLYSONICS
Acoustics & Technology Consulting

February 3, 2023

Mike Connell
Corgan
401 North Houston Street
Dallas, TX 75202

Project: Warrenton Data Center Response Letter
Location: Town of Warrenton, Virginia

Dear Mr. Connell,

Polysonics was forwarded an email that was sent to the Warrenton Town Council and Mayor from a Dr. John Lyver. In this email, Dr. Lyver was critical of the Polysonics Noise Level Impact Analysis (Report #6246, January 9, 2023).

Polysonics Background

Polysonics was founded in 1958 as an acoustics firm, primarily for testing and development of designs to solve noise isolation issues. Over time, the company has evolved into providing technology design services (AV, IT, Security, Lighting, Rigging, Curtains) along with our acoustic design and testing services, our award-winning work being featured in some of the most recognizable buildings in the world.

Polysonics has also been part of many local Warrenton and Fauquier County projects, including the OVH Data center in Vint Hill, the Path Foundation, Fauquier High School, and Fauquier Community Theater. The accuracy and quality of our work can be readily reviewed by visiting any of the above sites.

Letter Responses

Below are responses to each of Dr. Lyver's bullet points. Dr. Lyver's information is shown verbatim, shown in bold.

- **The same contractor, same "SoundPLAN" model, and very similar assumptions were used in both studies.**

Polysonics – All of the information used in Polysonics' analysis is sourced in the report. The testing and modeling are based on industry standards, which are detailed in the report.

As stated in our report, SoundPLAN is based on ISO 9613-2: 1996: Attenuation of sound during propagation outdoors – Part 2: General method of calculation. This method of calculating noise is the industry standard. SoundPLAN has been in use since 1987 to calculate environmental noise.

The calculation includes variables for (just a few):

- Source types
- Topography
- Site geometry
- Shielding
- Reflections
- Meteorological conditions
- Atmospheric absorption
- Ground effect

A graphic of our model is shown in Figure 1 in the report. Our report considers the height of the equipment, the type of noise source (line, area, point), the building height, the building shielding, the ground absorption effect, and interaction with topography. As seen in the bulleted list above, these are industry standards for noise propagation.

- **The noise study did NOT incorporate the Town Zoning Administrator, Mr. Walton's, guidance letter to Mr. Foote on December 16, 2022. In fact, they again analyzed for the wrong conditions, locations and measurement requirements. Nor did they analyze against the -10 dB(Z) and -15 dB(Z) corrections to the Town Zoning Ordinance noise limits.**

Polysonics – Dr. Lyver is incorrect. Per the report, page 3 under "Town of Warrenton Noise Limits", the report states the Town of Warrenton Zoning Ordinance of April 2002 by reference and provides the appropriate Maximum Noise Levels (Table 1). Further, per page 4 of the report, the Noise Determination letter (and meeting leading up to the letter) has been referenced and thereby incorporated.

The -10dB(Z) and -15dB(Z) correction, as per the referenced "Noise Determination " letter are clearly shown in the Table 1 "Maximum Noise Levels" on page 3 of the report.

- **The study cited the August 2022 SUP provided materials and did not update for the October and December design changes.**

Polysonics – Dr. Lyver is incorrect. The latest information and design changes were incorporated into the modeling and associated report.

- **The study recognizes that noise from diesel-electric generators will increase the overall noise levels. However, does not cite the noise that they will produce.**

Polysonics – Dr. Lyver is incorrect. As shown in the report on page 7, "Table 8: Modeled Noise Levels – Generator"**,** shows the noise levels associated with generator noise and the results are shown in Table 8.

- **The study states: generators will only run for a "limited time" but do not cite what that time is. At other Amazon sites in Northern Virginia, generators run for time periods beyond the cited ANSI S12.9-defined short duration period. Plus, Amazon regularly runs generators in a contiguous series, making the noise generation well beyond the ANSI direction for measurement periods.**

Polysonics – The time the generators are ran did not factor into our analysis, because the limited time change was not used in the analysis. Polysonics only used the noise limits shown in Table in our report and did not use the limited time correction factor. The report shows the noise levels of a generator being tested during the daytime (refer to "Table 8: Modeled Noise Levels – Generator" as found on page 7 of the report).

- **The study does not cite references, nor do they cite verifiable data. For example, the study cites noise from a generic Trane Corporation brand chiller but do not cite the source or the noise data itself. Trane produces a wide variety of chilling systems and sizes, so it is impossible to verify the assumptions made.**

Polysonics – All input data can be found in the report. Please refer to the tables as shown on pages 5 – 7 and the report Appendix for more clarity.

The design of the mechanical systems and final selection of the equipment is still being reviewed. The report utilizes manufacturer provided acoustic data (as shown on Pages 5-6). The associated 3rd octave data was received from Trane directly on October 11, 2022.

- **When the study does cite noise readings, the study does not cite the distance where the noise was taken. This makes it impossible to validate the calculations. Noise decreases by a ratio of [(1/r)^1.5], where r is the ratio of the cited distance to the observed distance.**

Polysonics – Polysonics is unclear whether the comment refers to the measurements performed by Polysonics or Trane.

Polysonics only performed measurements at adjacent properties to establish existing background noise levels, which is unrelated to the distance from the data center. The measurement locations are shown in the report in Figure 6.

The manufacturer sound data is supplied in Sound Power, which does not have an associated distance, but would hypothetically be 0 distance from the source.

<u>The formula provided by Dr. Lyver is incorrect.</u> The formulas for noise propagation are:

Point Source: $Lp_{(R2)}=Lp_{(R1)}-20 \log (R2/R1)$
Line Source: $Lp_{(R2)}=Lp_{(R1)}-10 \log (R2/R1)$

Where,

$Lp_{(R1)=}$ Sound Pressure at the first location
$Lp_{(R2)=}$ Sound Pressure at the second location
R1 = Distance from noise source to first location
R2 = Distance from second location

These formulas result in a reduction of 6 dB for each doubling of distance for a spherical expansion from a point source and 3 dB for each doubling of distance for cylindrical expansion for a line source.

However, even using the basic formulas for noise propagation would not be accurate, as it does not include all of the variables listed in our SoundPLAN answer above on page 2.

- **The study does not combine the noise sources on the property into a single noise level. The study only cites individual levels. Mr. Walton's letter clearly states that total noise from the site is what must be compared to the Ordinance. When the noise levels are combined, they clearly exceed the Ordinance limits in nearly all cases.**

Polysonics – This statement is inaccurate. All rooftop noise sources were combined for the unmitigated/mitigated levels. One generator (for testing) and all rooftop was included to show the noise levels of testing of the generator.

The single receiver results show the loudest impacted point at the property line along each cardinal direction.

- **The study cites a drop of 5 dB(A) to 10 dB(A) noise generation decrease at night for a building operating at steady state 24/7. This is not correct. Plus the Ordinance uses dB(Z), making the claim difficult to explain.**

Polysonics – This statement shows a misunderstanding of the sound data and how mechanical equipment operates. The utilized Trane data is based on chiller loading of 100% at all times. The difference between daytime and nighttime operation is the ambient air temperature. The lower ambient air temperature at night allows the chillers to produce 100% cooling capacity at a lower operating point (reduced compressor/fan RPM). The reduced compressor and fan RPM power results in a lower sound output. Table 3 (page 5) in the report shows the sound levels with these operating point differences.

The resulting data is shown in Tables 6, 7 & 8 in both dBA (overall) and dBZ (octave). .

- **The Study does not follow commonly used scientific principles in plots or how topography interacts with noise waves. They have topographic low areas stopping sound and hills increasing noise in some plots. Same as in Sept report.**

Polysonics – The above shows a misunderstanding of our report and the noise contours presented. The noise contours are shown at 59' above the ground, where topography is not likely a factor. Polysonics disagrees that a calculation following ISO 9613-2: 1996 would not be considered a commonly used scientific principle.

Figure 1 in our report shows the building, noise sources, and the topography around the site that would affect our calculations.

- **The study's plots show the center of the isopleth 'circles,' not at a noise source, but rather, in the road on the north side of the building. This factor alone discredits the entire analyses as poor modeling.**

Polysonics – The above shows a misunderstanding of noise propagation.

Figures 4 and 5 on pages 17 and 18 in the report show the noise sources and the impact of the generated noise to the surrounding area. The model uses 80 noise sources on the roof top (of varying types; point. line, area) The resulting contours are developed from a grid of thousands of receivers throughout the model. The complexity of noise contours is inherent in the propagation.

Polysonics limited the scale in Figures 4 and 5 to 60 dBA to highlight the noise levels in the community, rather than showing a clutter of contours on the rooftop.

- **As for the SoundPLAN model, it does not consistently use similar modeling between frequency octaves. The sound attenuation modeling per distance varies. Same issues as in Sept.**

Polysonics – As stated above SoundPLAN is a recognized industry standard and is based on the ISO 9613-2:1996.

- **The background reading plots show that the modeling was done at 15-25 dB(Z) lower than what was measured.**

Polysonics – The above shows a misunderstanding of the Background Noise Comparison graphs. The ambient noise measurements would not be affected by the proposed data center.

The blue lines, shown on the graphs, represent field measurements of the ambient background noise levels for each of the five locations (M1 – M5). The gray line represents the calculated noise being generated by the data center for each location. These graphs provide a comparison of background noise to generated noise. As is shown on each of the comparison graphs, the existing ambient noise levels exceed the data center generated noise levels.

- **The Warrenton Zoning Ordinance Chapter 11, section 11-3.10.2, Item #8 REQUIRES "Noise impact and abatement studies to determine potential impact on adjoining properties and neighborhoods." There is no discussion of impacts due to noise.**

Polysonics – The Adjacent Property Results and Conclusions (report pages 8 through 9) are based on the community noise impact. We provided noise contours throughout the community, provided ambient noise measurements in the community, and also compared those measurements to calculated noise.

- **Finally, there is no mention of the study for the data center's impact or compliance with the Fauquier County Noise Ordinance, even though over 1,000 residents of Fauquier County (living outside the Town boundary) will be affected by the noise.**

Polysonics – See the response to the item above.

Conclusions

Polysonics is extremely cognizant of the community reaction to noise, understanding our services may be wanted on either side of any project (community or developer).

Polysonics' analysis followed industry standards for an acoustic analysis. The report shows the data center meeting the Town of Warrenton limits with the use of sound mitigation. The noise levels shown to the adjacent communities is shown to be generally well below the existing background noise levels.

Please let me know if you would like any further information.

Sincerely,
Polysonics



Christopher Karner
Senior Consultant
Direct line: 540-341-4988

Office of the Town Manager
Christopher E. Martino

STAFF REPORT

Warrenton Town Council
Carter Nevill, Mayor
Heather Sutphin, Ward 1
William Semple, Ward 2
Brett Hamby, Ward 3
James Hartman, Ward 4 Vice Mayor
Jay Heroux, Ward 5
Paul Mooney, At Large
David McGuire, At Large

Council Meeting Date:	February 14th, 2023
Agenda Title:	Addition of Citizen Time Speakers to the Public Hearing record from 01.10.23 Sup2022-03
Requested Action:	Direct Staff on the inclusion of the Appropriate Citizens time Comments from 01.10.23 on public hearing record for SUP 2022-03.
Department / Agency Lead:	Town Clerk
Staff Lead:	Stephen Clough

BACKGROUND

On January 10th, 2023, a Public Hearing was started on Special Use Permit 2022-03 the Amazon Data Center. The sign up list for Citizens time and the Public hearing was a newer style list that had only been used at the Town Council meeting for three months. This sign up style caused some confusion in what some citizens were signing up to speak for. Based on the content of the speakers, some Council Members questioned if the Staff were calling up those who had signed up for the Public hearing instead of Citizens time. In an effort to maintain transparency and establish those who wished to speak The mayor allowed speakers their time for Citizens time. After the Town Council meeting, the Mayor reached out the Town Clerk and Town Attorney on the process to include the speakers for Citizens time at the meeting. It was requested by staff that the Town Council Direct staff to include those comments that were found to be more prudent to the public hearing in the public hearing record.

STAFF RECOMMENDATION

Staff requests direction on the inclusion of Citizen Time Comments from the January 10th, 2023, Citizens time of the Public Hearing for Special Use Permit 2022-03 Amazon Data Center.

Fiscal Impact

There is no additional fiscal impact from adding the citizens time comments to the public hearing.

Legal Impact

The Town Council can include comments about SUP 2022-03, Amazon Data Center made during the January 10th, 20223 Citizens time in the Public Hearing Record for this item.

ATTACHMENTS

Resolution

February 14th, 2022
Town Council
Regular Meeting

A RESOLUTION INSTRUCTING THE TOWN CLERK TO ENTER THE APPROPIATE CITIZEN TIME COMMENTS FROM THE TOWN COUNICL MEETING ON JANUARY10TH, 2023 INTO THE RECORD FOR THE PUBLIC HEARING ON AMAZON SUP 2022-03

WHEREAS, Warrenton, VA (Hereinafter "the Town") is a municipal corporation located within the County of Fauquier; and

WHEREAS, the Town has implemented new technology for citizens to sign up to speak for citizens time and the public hearings; and

WHEREAS, due to sign up errors and confusion at the January 10th, 2023 Town Council meeting, some citizens spoke on the Public Hearing item SUP 2022-03 at Citizen's time; and

WHEREAS, due to the importance of this topic, the Town Council wishes to have all comments from the citizens made available on the record for consideration; and

NOW, THEREFORE, BE IT RESOLVED that the Warrenton Town Council Hereby resolves to instruct the Town Clerk to enter the appropriate citizen time comments from the Town Council meeting on January 10th, 2023, into the record for the public hearing on amazon sup 2022-03

BE IT FURTHER RESOLVED that only those speakers who made comments during the actual public hearing will be restricted from making a comment during the continuation on February 14th, 2023 to ensure fairness and equality to all.

ATTACHMENT: None

Votes:
Ayes:
Nays:
Absent from Vote:
Absent from Meeting:

For Information:
Town Manager
Town Clerk

ATTEST: _____
Town Recorder

Office of the Town Manager
Christopher E. Martino

STAFF REPORT

Warrenton Town Council
Carter Nevill, Mayor
Heather Sutphin, Ward 1
William Semple, Ward 2
Brett Hamby, Ward 3
James Hartman, Ward 4 Vice Mayor
Jay Heroux, Ward 5
David McGuire, At Large
Paul Mooney, At Large

Council Meeting Date:	February 14th, 2023
Agenda Title:	Second Street Discussion
Requested Action:	Consider a resolution to Close Second Street to Vehicular Traffic
Department / Agency Lead:	Public Works
Staff Lead:	Tommy Cureton

EXECUTIVE SUMMARY

As part of the RollOutWarrenton! program update presented to the Town Council at the November 2022 meeting Second St. was discussed as an option to either remain closed or to open to vehicular traffic. Staff at that time recommended closure of Second street. Council requested to keep Second St. closed until discussion at the December 2022 Council meeting.

During the December 2022 meeting, staff provided an update regarding the Second St. closure; Council directed staff to open Second St. with the understanding closing Second St. would be a part of the discussion for a permanent program. Experience Old Town Warrenton as well as the Businesses along Second St. requested the Closure of Second St.

On January 23, 2023, Tommy Cureton met with representatives of the EOTW Board, Casey Ward and Jenn Robinson, to discuss the permanent closure of Second Street. During the meeting, they requested that the Town evaluate the opportunity to close Second St permanently and presented a proposal to permanently close the street and design permanent seating for the area.

BACKGROUND

Second St. was closed in 2020 as part of the initial RollOutWarrenton! program. This closure allowed for the use of the space between the buildings for parklets and by the businesses located along Second St. At the November 2022 Town Council meeting, staff suggested reopening Second St. to Vehicle Traffic due to the removal of the Jersey barricades and the safety of pedestrians in the area. The Town Council asked to keep Second St. closed until the December meeting where the decision was made to reopen Second St. Since the reopening, Vendors along Second St. and Experience Old Town Warrenton have expressed a desire to close the street to vehicular traffic and utilize Second St. for parklets and other community centric opportunities.

The challenge with Second St. is the grade and the location of new businesses on Second St. Any permanent redesign of Second St. will need to incorporate changing the grade to more useable space(s), incorporating ADA standards, drainage, and safety. Regardless, staff recommends, if we are directed to have Second St. closed during the program period, any use of this space must comply with all the provisions set forth above with special consideration to safety of leveling the tables; stabilizing furniture or other improvements; providing a “hardened” barrier for safety; and ensuring ADA accessibility. If the space is not part of a business agreement for use, the space can be designated as open space for pedestrian access and additional community space. Staff will engage in a collaborative process to find best uses if directed to do

so. Staff researched the cost of Bollards and other equipment to ensure pedestrian safety if the street were to be closed again.

STAFF RECOMMENDATION

Consider a resolution to Close Second St. permanently to Vehicular Traffic.

Fiscal Impact

Permeant Bollards will need to be acquired at the cost of $5,500 for the effective safe closure of Second Street.

Legal Impact

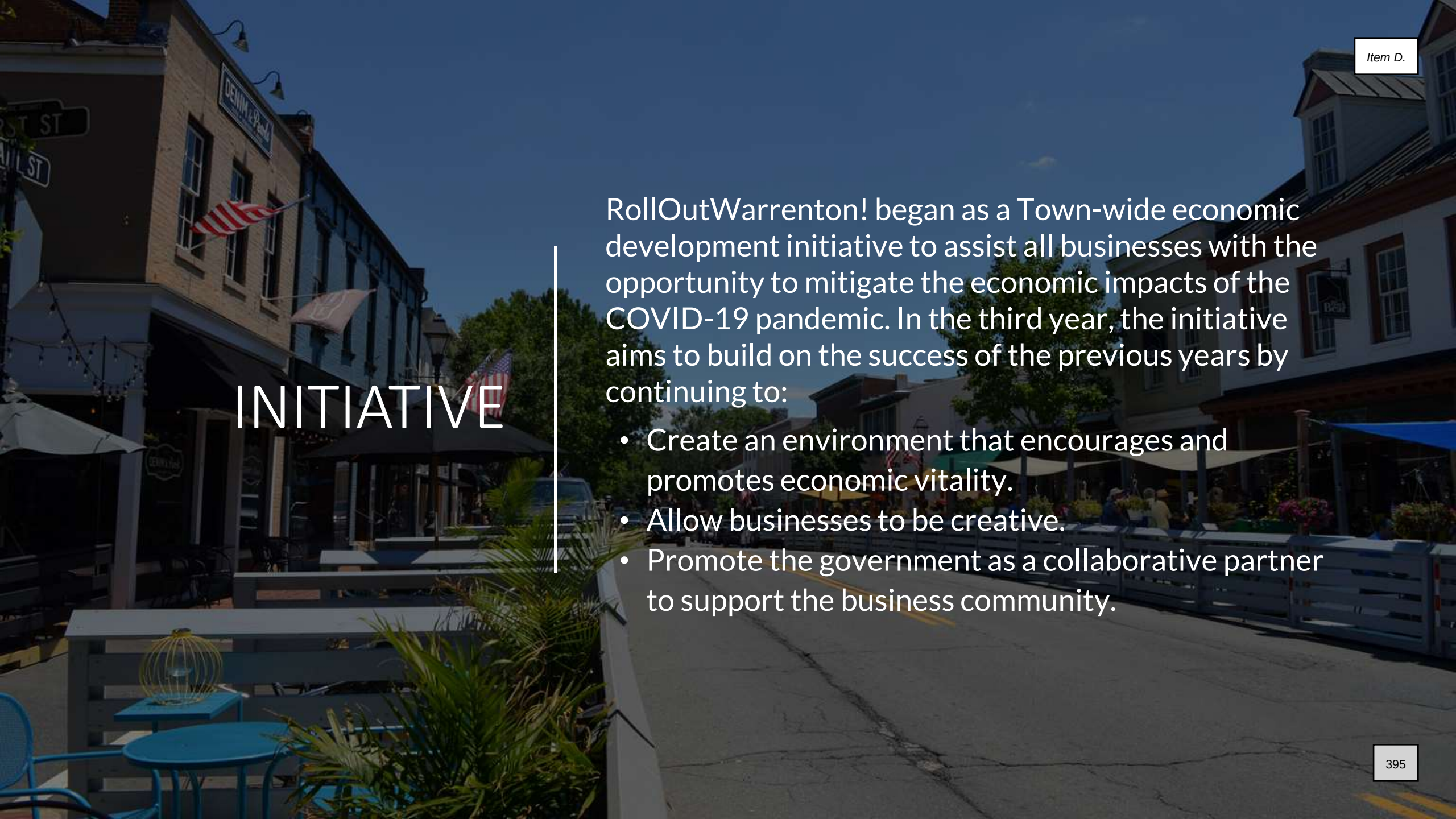
The Town Council has the ability to close Second Street by legislative action.

ATTACHMENTS

1. **A RESOLUTION DIRECTING STAFF TO CLOSE SECOND STREET VEHICLE TRAFFIC**

EXPERIENCE WARRENTON VIRGINIA EST. 1810

Town Council Work Session
Second Street Closure Discussion
February 14, 2023



INITIATIVE

RollOutWarrenton! began as a Town-wide economic development initiative to assist all businesses with the opportunity to mitigate the economic impacts of the COVID-19 pandemic. In the third year, the initiative aims to build on the success of the previous years by continuing to:

- Create an environment that encourages and promotes economic vitality.
- Allow businesses to be creative.
- Promote the government as a collaborative partner to support the business community.

PROGRAM GOAL

- The goal of RollOutWarrenton! is to:
- Encourage businesses to move outside creating additional space for their customers
- Provide opportunities for alternative temporary signage and;
- Enhance the sense of community by promoting people-oriented spaces.

BACKGROUND

- May 12, 2020 – Regular Meeting - it was introduced and had Council support to move forward. The program was implemented Town-wide.
- August 6, 2020 – Work Session – Staff provided an update, and Council discussion continued with interest in how the program would move through fall and winter implications.
- December 8, 2020 – Regular Meeting – Staff provided an update.
- April 13, 2021 – Work Session – Staff provided an update of the program. Discussion included a survey conducted by Experience Old Town Warrenton (EOTW) illustrating the overall support of continuing the program, introduction of a parklet program, associated documents, and the recommendation to continue the program for another year.
- February 8, 2022, Town Council Work Session discussion to continue the program while working on a more permanent program.
- March 8, 2022, Town Council Work approved continuation of the program with closing Main St. as outlined and discussed with the removal of the parklets to be determined by Public Works with the target of November, prior to Thanksgiving.
- December 13, 2022- Provided an update regarding the Second St. closing; directed to open Second St.
- December 22, 2022- Met with EOTW.
- January 23, 2023- Met with representatives of the EOTW Board to discuss the permanent closure of Second Street. EOTW requested that the Town evaluate the opportunity to close Second St permanently and presented a proposal to permanently close the street and design permanent seating for the area.

Staff Recommendations

Second Street: Closing of Second St. during the temporary program established an additional pedestrian zone and additional space for business use. The challenge with Second St. is the grade and the location of new businesses on Second St. Any permanent redesign of Second St. will need to incorporate changing the grade to more useable space(s), incorporating ADA standards, drainage, and safety. Regardless, staff recommends, if we are directed to have Second St. closed during the program period, any use of this space must comply with all the provisions set forth above with special consideration to safety of leveling the tables; stabilizing furniture or other improvements; providing a "hardened" barrier for safety; and ensuring ADA accessibility. If the space is not part of a business agreement for use, the space can be designated as open space for pedestrian access and additional community space. Staff will engage in a collaborative process to find best uses if directed to do so. EOTW is now recommending Second St. be closed in consideration of the businesses along Second St.

Permanent bollards will be required to safely close the street at a cost of $5,500.



Questions?

February 14, 2023
Town Council
Regular Meeting

A RESOLUTION DIRECTING STAFF TO CLOSE SECOND STREET VEHICLE TRAFFIC

WHEREAS, Warrenton, VA (Hereinafter "the Town") is a municipal corporation located within the County of Fauquier; and

WHEREAS, the Town developed and implemented the RollOutWarrenton! program as a temporary program to assist businesses in navigating the restrictions from the COVID-19 pandemic; and

WHEREAS, the 2022 RollOutWarrenton! program ended for the 2022 season on Nov 1, 2022 after successfully assisting businesses and providing an effective model for increasing pedestrian traffic and additional events along Main Street; and

WHEREAS, the Town Council Voted to reopen Second Street at the December 13th, 2023 Town Council meeting; and

WHEREAS, based on suggestions and feedback from the local vendors and Experience Old Town Warrenton the Town Council has evaluated the options before them; and

NOW, THEREFORE, BE IT RESOLVED that the Warrenton Town Council Hereby directs Staff to close Second Street to Vehicle traffic,

BE IT FURTHER RESOLVED that the Warrenton Town Council Hereby directs Staff to purchase and install permeant bollards for the closure to ensure pedestrian safety on Second Street.

Votes:
Ayes:
Nays:
Absent from Vote:
Absent from Meeting:

For Information:
Deputy Town Manager

ATTEST: _____
Town Recorder

February 14th, 2023
Town Council
Regular Meeting

Office of the Town Manager
Christopher E. Martino

STAFF REPORT

Warrenton Town Council
Carter Nevill, Mayor
Heather Sutphin, Ward 1
William Semple, Ward 2
Brett Hamby, Ward 3
James Hartman, Ward 4 Vice Mayor
Jay Heroux, Ward 5
David McGuire, At Large
Paul Mooney, At Large

Council Meeting Date:	February 14th, 2023
Agenda Title:	Scheduling of Special Meeting for Town Manager Recruitment
Requested Action:	Authorize a resolution announcing a special meeting within the next 15 days for the purposes if interviewing a Town Manager
Department / Agency Lead:	Human Capital
Staff Lead:	Kasey Braun

EXECUTIVE SUMMARY

The next step within the Town Manager search is interviewing candidates. This Resolution is the advertisement for a special meeting to be held within the next 15 days to interview candidates.

BACKGROUND

Brandie Schaeffer resigned from the position of Town Manager on July 12th, 2022.

Tommy Cureton was appointed as the Acting Town Manager on July 12th, 2022, for a period of 30 days.

Tommy Cureton's appointment was extended on August 9th, 2022, through August 22nd, 2022, to facilitate the start date of the new Interim Town Manager

Christopher E. Martino was appointed as the Interim Town Manager on August 9th, 2022, with an effective start date of August 22nd, 2022 and an effective end date of February 22, 2023.

Tommy Cureton's appointment was extended with an effective date of September 3, 2022 through February 23, 2022 to assist with Town Manager operational duties.

On September 1st, 2022, staff released RFP 23-006 to solicit bids from executive search consultants with national experience in recruitment of a Town Manager. Bids were due back on October 1st, 2022, for Council's consideration.

At the October 11th, 2022, Town Council meeting, Baker Tilly was awarded the proposal and began the recruitment process.

Baker Tilly Provided a list of Candidates to review on January 26th, 2023.

A Special meeting was held on February 10th, 2023 to discuss the process and review candidates.

Current Status and Timeline

The following Town Manager recruiting, interviewing, and hiring timeline was discussed by Council:

1. RFP 23-006 (Town of Warrenton Executive Search) posted: September 1, 2022
2. RFP 23-006 Proposals Due: October 1, 2022

3. Awardee Announced: Town Council Meeting on October 11, 2022
4. Kick-Off of Executive Search (posting of announcement): November 1, 2022
5. Semi-Finalists review: Week of January 26th
6. Anticipated Interviews: Week of February 20th
7. Anticipated Hire Date: March 2023

STAFF RECOMMENDATION

The Town Council will need to pass a resolution advertising a special meeting within the next 15 days under Virginia State Code § 2.2-3712 (B). a draft resolution has been provided.

February 14th, 2023
Town Council
Regular Meeting

A RESOLUTION ANNOUNCING A SPECIAL MEETING UNDER VIRGINIA CODE § 2.2-3712 (B) WITHIN THE NEXT 15 DAYS AT TOWN HALL, 21 MAIN STREET FOR THE PURPOSES OF INTERVIEWING CANDIDATES FOR THE POSITION OF TOWN MANAGER

WHEREAS, Warrenton, VA (Hereinafter "the Town") is a municipal corporation located within the County of Fauquier; and

WHEREAS, the Town Council has been working with Baker Tilly, a recruiting firm, to advertise and recruit candidates for the position of Town Manager; and

WHEREAS, at a Special Meeting on February 10th, 2023, the Town Council identified candidates to proceed with and interview; and

WHEREAS, Virginia Code § 2.2-3712 (B) states "The notice provisions of this chapter shall not apply to closed meetings of any public body held solely for the purpose of interviewing candidates for the position of chief administrative officer. Prior to any such closed meeting for the purpose of interviewing candidates, the public body shall announce in an open meeting that such closed meeting shall be held at a disclosed or undisclosed location within 15 days thereafter; and

WHEREAS, the Warrenton Town Council wishes to conduct interviews within the next 15 days at Town Hall, 21 Main Street Warrenton Virginia from the period February 15th, 2023 through March 1st, 2023; and

NOW, THEREFORE, BE IT RESOLVED that the Warrenton Town Council Hereby adopts a resolution announcing a Special Meeting under Virginia code § 2.2-3712 (b) within the next 15 days at Town Hall, 21 Main Street for the purposes of interviewing candidates for the position of Town Manager.

ATTACHMENT:

Votes:
Ayes:
Nays:
Absent from Vote:
Absent from Meeting:

For Information:
Town Manager
Town Clerk

ATTEST: _____
Town Recorder

February 14, 2023
Town Council
Regular Meeting

A PROCLAMATION RECOGNIZING FEBRUARY 2023
AS BLACK HISTORY MONTH IN THE TOWN OF WARRENTON, VIRGINIA

WHEREAS, Black History Week was originally initiated in 1926 by Dr. Carter G. Woodson, a native of Buckingham County, Virginia; and

WHEREAS, since the Bicentennial year of 1976, Americans of all walks of life have come together during the month of February to honor the accomplishments of Black Americans in every area of endeavor throughout our history; and

WHEREAS, African Americans have contributed greatly to the heritage, progress, and advancement of the United States of America, the Commonwealth of Virginia, Fauquier County, and the Town of Warrenton; and

WHEREAS, the history and culture of African Americans make up an important part of the history and culture of the United States, the Commonwealth of Virginia and the Town of Warrenton; and

WHEREAS, in the late 1980's Karen Hughes White and Karen King Lavore began to share their individual genealogies, finding common threads and connections; and

WHEREAS, The Afro-American Historical Association of Fauquier County was established by Karen Hughes White and Karen King Lavore in 1992 to further our community's appreciation and understanding of Fauquier County and Warrenton African American history, genealogy and culture; and

WHEREAS, The Afro-American Historical Association is home to a 4,269 square foot museum located in The Plains, VA housing 1,634 artifacts detailing the rich history of Fauquier County's Black residents and those of the historic Black communities in Warrenton, such as Oliver City, Madisontown, Haiti Street, and the historic landmarks of Eva Walker Park and the Rosenwald Schools; and

WHEREAS, The Afro-American Historical Association regularly conducts programs, special events, lectures exhibits and open houses celebrating the collective and individual lives and artistry of our community's past and current residents, such as: The AAHA Virtual Genealogy and Local History Series; Historic African Churches; Annual Community Celebrations; Veterans and Military Day; Art Collections and Music Day; and

WHEREAS, The Afro-American Historical Association's library and archives and its rich inventory of books, transcripts, monographs, photographs, letters and other memorabilia are open to the public for research; and

WHEREAS, The Afro-American Historical Association recently opened its new Digital Map Center and webpage allowing all to explore our historic African American communities through story maps that "tell the history of the lives of those often overlooked and omitted Americans from history's pages"; and

WHEREAS, The Afro-American Historical Association is an invaluable resource to the Warrenton community; and

NOW, THEREFORE, BE IT PROCLAIMED that the Warrenton Town Council hereby proclaims the month of February 2023 as "Black History Month" in the Town of Warrenton; and

BE IT FURTHER PROCLAIMED The Warrenton Town Councils recognizes the Afro-American Historical Association and the contributions that it has made to the Town, its progress, and its prosperity.

(seal)

H. E. Carter Nevill
Mayor
Town of Warrenton

Draft Conditions of Approval

SPECIAL USE PERMIT CONDITIONS
Applicant: AMAZON DATA SERVICES, INC. (the "Applicant")
Owner: AMAZON DATA SERVICES, INC.
SUP2022-0003, Amazon Data Center
PIN # 6984-69-2419 (the "Property")
Special Use Permit Area: ± 41.79 acres
Zoning: INDUSTRIAL (I)
Date: ~~January 10, 2023~~February 14, 2023

In approving a Special Use Permit, the Town Council may impose such conditions, safeguards, and restrictions as may be necessary to avoid, minimize, or mitigate any potentially adverse or injurious effect of such special uses upon other properties in the neighborhood, and to carry out the general purpose and intent of this Ordinance. The Council may require a guarantee or bond to ensure that compliance with the imposed conditions. All required conditions shall be set out in the documentation approving the Special Use Permit (SUP). These conditions shall run with the land so as to bind future landowners. Any party or officer identified by title shall mean and include any successor to that person or entity's powers or responsibilities.

1. Site Development: The Property shall be developed in substantial conformance with these conditions and the Special Use Permit Plan entitled, "Special Use Permit Plan for Amazon Data Services, Inc.," prepared by Bohler Engineering, dated July 10, 2022 and revised through January 10, 2023, and consisting of 3 sheets, subject to minor modifications approved by the Town in connection with final Site Plan review and final engineering, and except as otherwise provided in these Conditions (the "SUP Plan"). The building and other structures to be constructed on the Property are referred to herein as the "Facility."

2. Site Plan: The Applicant shall produce a site development plan that ~~indicates~~ delineates the external noise emitting equipment that is to be ~~each phase~~installed and activated at each phase of the ~~use internal to the~~ building. ~~and external as it relates to the technology required for each phase.~~ ~~Each~~ No phase or set of phases will begin operation until the Town has issued ~~require~~ a conditional Certificate of Occupancy for such phase or phases. A final Certificate of Occupancy will be granted upon completion of all phases.

3. Use Parameters. Use Limitation: The use approved with this SUP shall be limited to a data center as set forth in § 3-4.12.3 of the Town of Warrenton Zoning Ordinance.

4. Electric Substation: There shall be no electric substation constructed on the Property.

5. Undergrounding of Electrical Lines from a Substation to the Facility: Pursuant to Warrenton Zoning Ordinance § 9-26.1(C), the distribution lines from the off-site substation serving the data center are required to be underground. Applicant will ensure payment of the undergrounding of these distribution lines with the utility company in accordance with its requirements.

6. Building Design and Elevations:

a. The architectural design of the data center shall substantially conform to the ~~elevations shown on three sheets submitted on January 10, 2023 labeled~~ "Illustrative Building Elevations"; prepared by Corgan; February~~December~~ 1~~45~~, 2023~~2~~" ~~or new sheets [confirm reference]~~. The Elevations shall be subject to minor modification approved by the Town in connection with Site Plan review. Additional changes to the design and materials may be made provided that any such changes are approved by the Director of Community Development prior to the issuance of a building permit.

b. At time of Site Plan, the Applicant shall provide all elevations for the building in compliance with the Town of Warrenton Zoning Ordinance Article 9-26.1.F. In addition, the Applicant shall orient the building along Lee Highway to reduce the visible impact using architectural details such as a perceived reduction in massing and scale, fenestration and windows, exterior colors and materials, overhangs, canopy or porticos, recesses and/or projections, arcade, raised corniced parapets, and varying roof lines.

c. The Facility shall be no greater than 37 feet in height, as that term is defined in the Town Zoning Ordinance. The mechanical equipment installed on the roof of the building shall be screened.

d. Noise mitigation measures, including but not limited to, silencers, sound walls, acoustical wraps, and/or low noise equipment, shall be utilized to meet § 9-14.2 of the Town of Warrenton Zoning Ordinance relating to noise.

7. Signage: There shall be no signage except for a street address; provided that if any further signage is sought it shall comply with applicable sign ordinance requirements.

8. Fencing: All fencing on the Property shall be as depicted on the SUP Plan, and shall not exceed 8 feet in height. Security fencing shall be the style and type as shown on Page 2 of the Special Use Permit Plan produced by Bohler dated July 10, 2022 and updated through October 28, 2022. Chain link fencing, with or without slatted inserts, and/or barbed wire or other similar visible deterrence devices shall not be permitted where visible from the public.

9. External Fuel Storage Tanks: The Applicant shall install above-ground double-walled fuel tanks that meet the definition of secondary containment under the DEQ LPR-SRR-2019-03 - Storage Tank Program Compliance Manual, Volume V - AST Guidance, and pursuant to 40 CFR Part 112, Section 8.1.2.2, in the general locations shown on the SUP Plan, for the storage of fuel supplies necessary to maintain an Uninterruptible Power Supply in the event of a loss of external electrical power.

10. Parking: The Applicant shall provide not fewer than 56 parking spaces as shown on the SUP Plan, one of which shall be a loading space.

11. Site Maintenance: The Applicant shall maintain the Property in a clean and orderly

manner, and shall provide an on-site masonry screened refuse container station in the location generally shown on the SUP Plan.

12. Access: Access to the site shall be provided as shown on the SUP Plan, subject to changes approved by the Town in consultation with the Virginia Department of Transportation. Mountable curbs shall be provided as required by the Town. There shall be no access from either Routes 17 or 29.

13. Access for Town Staff: The Town is obliged to report annually to the Virginia Department of Environmental Quality as to the ongoing operation and maintenance of stormwater management facilities installed on the Property. 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 of such inspections, and shall keep that point of contact current at all times.

14. Water & Public Sewer Connection: The Property shall connect to public water and public sewer at the Applicant's expense. The Applicant shall limit its water use to internal domestic uses such as service to bathrooms, kitchens, humidification, and external irrigation. It shall not use public water for the general purposes of cooling the data center, but may use it for the initial charging of the cooling system. It shall consult with the Director of the Department of Public Works and Utilities as to the scheduling of the initial charging of the system so as to minimize the impact on the Town's water system. This condition does not exclude or prevent the property owner from utilizing the Town's water for fire suppression.

15. Emergency Services:

    a. The Applicant shall coordinate training between the Town's fire and rescue companies and those other companies and departments that have experience with data centers after commencement of operations at the Property and when convenient for the Town's first responders. Furthermore, upon commencement of operations at the Property, the Applicant will provide the Town's first responders its "Data Center Response Manual" for use in training for emergencies at its Facility, and shall assist in advising those first responders how to implement its provisions.

    b. The Applicant shall assure that the water line systems at the Facility have sufficient fire flows, as determined by the Town Fire Marshal.

    c. The Applicant shall maintain Facility security personnel 24 hours a day, and each day of the year.

16. Pedestrian access: The Applicant shall construct a five-foot sidewalk on the east side of Blackwell Road along its frontage on that Road.

~~16.~~17. Noise:

a. Each phase shall receive a conditional Certificate of Occupancy upon demonstrating conformance with the requirements of § 9-14.2 of the Town of Warrenton Zoning Ordinance relating to noise. The Applicant shall provide and pay for a third-party sound test prepared by a qualified full member of Acoustical Society of America (ASA) or a Board Ccertified member of the Institute of Noise Control Engineering (INCE), as ~~party or company~~ approved by the Director of Community Development. ~~that~~ The purpose of such test is to demonstrates the operation of each distinct phase as noted in Condition #2 after completion of the construction and prior to the issuance of the conditional Certificate of Occupancy. If the test finds the use does not meet § 9-14.2 of the Town of Warrenton Zoning Ordinance, then there shall be no commencement of use for that phase and no conditional Certificate of Occupancy shall be issued.

b. The Applicant shall ~~produce and~~ pay for an annual ~~noise test~~ sound test prepared by a qualified full member of Acoustical Society of America (ASA) or a Board Ccertified member of the Institute of Noise Control Engineering (INCE), as approved and procured by the Director of Community Development, ~~such test to be submitted to the Director of Community Development no later than July 1st~~, for the life of the data center use. The Applicant shall provide a point of contact, to be maintained and kept up to date at all times, for the Town to bill for reimbursement of the annual sound test. The Applicant shall reimburse the Town for all costs related to the sound test within 30 days receipt of an invoice for reimbursement.

c. If the use violates § 9-14.2 of the Town of Warrenton Zoning Ordinance relating to noise, then the Applicant shall have 48 hours to mitigate the violation of the use or the Certificate(s) of Occupancy are automatically suspended and the Applicant shall cease the use until such time that the Applicant can demonstrate the use meets said section of the Zoning Ordinance.

For reference, the Town of Warrenton Zoning Ordinance § 9-14.2 states:

9-14.2 The sound pressure level of sound radiated from an establishment, measured at the lot line of the site thereof that is the nearest thereto, shall not exceed the values in any octave band of frequency that are specified in Table 9-1 below, or in Table 9-1 as modified by the correction factors set forth in Table 9-2. The sound pressure level shall be measured with a sound level meter and an associated octave band analyzer conforming to standards prescribed by the American National Standards Institute.

Table 9-1 Maximum Permissible Sound Pressure Levels Measured re 0.0002 dyne per CM^2		
Frequency Band Cycles per Second	Along Residential District Boundaries – Maximum Permitted Sound Level In Decibels	At Any Other Point on the Lot Boundary – Maximum Permitted Sound Level In Decibels
63	64	72
125	60	70
250	54	65
500	48	59
1000	42	55
2000	38	51
4000	34	47
8000	30	44

Table 9-2 Correction Factors	
Condition	Correction in Decibels
On a site contiguous to or across a street from the boundary of any R-district established by this chapter.	Minus 5
Operation between the hours of 10:00 p.m. and 7:00 a.m.	Minus 5
Sound of impulsive character (e.g., hammering)	Minus 5
Sound of periodic character (e.g., sawing)	Minus 5
Tone (e.g., hum or screech)	Minus 5
Sound source operated less than:	
20% in any one hour period	Plus 5[1]
5% in any one hour period	Plus 10[1]
1% in any one hour period	Plus 15[1]

1. Apply only one of these corrections. All other corrections (including any one of the footnoted) are cumulative.

~~17.~~ 18. Lighting: The Applicant shall submit a Lighting Plan pursuant to the provisions of § 9-8 et seq. of the Town of Warrenton Zoning Ordinance in connection with its Site Development Plan. All exterior lighting shall utilize LED and be designed and constructed with cutoff and fully shielded fixtures that direct light downward and into the interior of the property and away from adjacent roads and adjacent properties. All building mounted lighting shall have a maximum height of 25', and the Applicant shall install controls on the site fixtures such that they dim to 50% output between 11 PM and dawn. Freestanding parking lot lights shall be a maximum of 20.'

~~18.~~ 19. Tree Save: The Applicant shall provide a tree preservation plan at time of Site Plan that seeks to minimize land disturbance and maximize on-site vegetation.

20. Best Management Practices: BMPs shall incorporate aeration for water retention using solar power.

~~19.~~21. Landscaping: The Applicant will follow the Zoning Ordinance Article. In addition, the Applicant will provide double_–the Town of Warrenton Zoning Ordinance required landscaping requirements (existing and proposed) along the side of the building facing Lee Highway and Blackwell Road with coniferous trees that provide four season visual coverage. All plantings must consist of native, drought tolerant species appropriate for the Town of Warrenton climate.

~~20.~~22. Termination of Use: If the site becomes inactive for 30 consecutive days or for 30 days in any ~~180 day~~180-day period, the property owner shall empty all fuel storage tanks and take all other reasonable steps to prevent any soil or water contamination, to the satisfaction of the Town. Within one year of the termination of the use, the owner shall deliver a letter from the Virginia Department of Environmental Quality that certifies that the owner has removed all hazardous materials, underground tanks and pumps, and any environmentally sensitive materials ~~to~~ and has ensured that the soils and environmental features of the site are clean and free of hazardous materiasl ~~as determined by the Town and certified by the Virginia Department of Environmental Quality~~.

~~21.~~23. Employment Opportunities: The Applicant shall provide outreach to qualified persons residing in the Town of Warrenton who may be interested in employment at the data center through a variety of media such as the conduct of a job fair, the inclusion of a direct link to potential opportunities on the Town website, or on other websites for the purpose. Such outreach shall be made reasonably in advance of the construction of the Project so that interested persons may make application for positions, not less than six months prior to the anticipated completion of construction.

~~22.~~24. Programs for Local Schools: The Applicant shall ensure coordination by the appropriate Amazon personnel with the Town of Warrenton and the Fauquier County School Division regarding the establishment and maintenance of educational programs in the K-12 grades, and with Laurel Ridge Community College, to establish and maintain workforce development programs for career pathways in data center construction and operations, and such other programs as the parties may deem mutually beneficial.

~~23.~~25. Violation of Conditions: Violation of any of the conditions of this SUP may result in appropriate enforcement action by the Town, including issuance of a Notice of Violation and Corrective Order and, after notice and an opportunity to be heard, revocation of the SUP. This statement does not limit the remedies of the Town in the event of a violation of the conditions in this SUP nor does it imply any limitation in the Town's enforcement of conditions in unrelated SUP's.

Draft Conditions of Approval

SPECIAL USE PERMIT CONDITIONS
Applicant: AMAZON DATA SERVICES, INC. (the "Applicant")
Owner: AMAZON DATA SERVICES, INC.
SUP2022-0003, Amazon Data Center
PIN # 6984-69-2419 (the "Property")
Special Use Permit Area: ± 41.79 acres
Zoning: INDUSTRIAL (I)
Date: February 14, 2023

In approving a Special Use Permit, the Town Council may impose such conditions, safeguards, and restrictions as may be necessary to avoid, minimize, or mitigate any potentially adverse or injurious effect of such special uses upon other properties in the neighborhood, and to carry out the general purpose and intent of this Ordinance. The Council may require a guarantee or bond to ensure that compliance with the imposed conditions. All required conditions shall be set out in the documentation approving the Special Use Permit (SUP). These conditions shall run with the land so as to bind future landowners. Any party or officer identified by title shall mean and include any successor to that person or entity's powers or responsibilities.

1. Site Development: The Property shall be developed in substantial conformance with these conditions and the Special Use Permit Plan entitled, "Special Use Permit Plan for Amazon Data Services, Inc.," prepared by Bohler Engineering, dated July 10, 2022 and revised through January 10, 2023, and consisting of 3 sheets, subject to minor modifications approved by the Town in connection with final Site Plan review and final engineering, and except as otherwise provided in these Conditions (the "SUP Plan"). The building and other structures to be constructed on the Property are referred to herein as the "Facility."

2. Site Plan: The Applicant shall produce a site development plan that delineates the external noise emitting equipment that is to be installed and activated at each phase of the building. No phase or set of phases will begin operation until the Town has issued a conditional Certificate of Occupancy for such phase or phases. A final Certificate of Occupancy will be granted upon completion of all phases.

3. Use Parameters. Use Limitation: The use approved with this SUP shall be limited to a data center as set forth in § 3-4.12.3 of the Town of Warrenton Zoning Ordinance.

4. Electric Substation: There shall be no electric substation constructed on the Property.

5. Undergrounding of Electrical Lines from a Substation to the Facility: Pursuant to Warrenton Zoning Ordinance § 9-26.1(C), the distribution lines from the off-site substation serving the data center are required to be underground. Applicant will ensure payment of the undergrounding of these distribution lines with the utility company in accordance with its requirements.

6. Building Design and Elevations:

    a. The architectural design of the data center shall substantially conform to

the "Illustrative Building Elevations"; prepared by Corgan; February 14, 2023". The Elevations shall be subject to minor modification approved by the Town in connection with Site Plan review. Additional changes to the design and materials may be made provided that any such changes are approved by the Director of Community Development prior to the issuance of a building permit.

b. At time of Site Plan, the Applicant shall provide all elevations for the building in compliance with the Town of Warrenton Zoning Ordinance Article 9-26.1.F. In addition, the Applicant shall orient the building along Lee Highway to reduce the visible impact using architectural details such as a perceived reduction in massing and scale, fenestration and windows, exterior colors and materials, overhangs, canopy or porticos, recesses and/or projections, arcade, raised corniced parapets, and varying roof lines.

c. The Facility shall be no greater than 37 feet in height, as that term is defined in the Town Zoning Ordinance. The mechanical equipment installed on the roof of the building shall be screened.

d. Noise mitigation measures, including but not limited to, silencers, sound walls, acoustical wraps, and/or low noise equipment, shall be utilized to meet § 9-14.2 of the Town of Warrenton Zoning Ordinance relating to noise.

7. Signage: There shall be no signage except for a street address; provided that if any further signage is sought it shall comply with applicable sign ordinance requirements.

8. Fencing: All fencing on the Property shall be as depicted on the SUP Plan, and shall not exceed 8 feet in height. Security fencing shall be the style and type as shown on Page 2 of the Special Use Permit Plan produced by Bohler dated July 10, 2022 and updated through October 28, 2022. Chain link fencing, with or without slatted inserts, and/or barbed wire or other similar visible deterrence devices shall not be permitted where visible from the public.

9. External Fuel Storage Tanks: The Applicant shall install above-ground double-walled fuel tanks that meet the definition of secondary containment under the DEQ LPR-SRR-2019-03 - Storage Tank Program Compliance Manual, Volume V - AST Guidance, and pursuant to 40 CFR Part 112, Section 8.1.2.2, in the general locations shown on the SUP Plan, for the storage of fuel supplies necessary to maintain an Uninterruptible Power Supply in the event of a loss of external electrical power.

10. Parking: The Applicant shall provide not fewer than 56 parking spaces as shown on the SUP Plan, one of which shall be a loading space.

11. Site Maintenance: The Applicant shall maintain the Property in a clean and orderly manner, and shall provide an on-site masonry screened refuse container station in the location generally shown on the SUP Plan.

12. Access: Access to the site shall be provided as shown on the SUP Plan, subject to changes approved by the Town in consultation with the Virginia Department of Transportation. Mountable curbs shall be provided as required by the Town. There shall be no access from either Routes 17 or 29.

13. Access for Town Staff: The Town is obliged to report annually to the Virginia Department of Environmental Quality as to the ongoing operation and maintenance of stormwater management facilities installed on the Property. 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 of such inspections, and shall keep that point of contact current at all times.

14. Water & Public Sewer Connection: The Property shall connect to public water and public sewer at the Applicant's expense. The Applicant shall limit its water use to internal domestic uses such as service to bathrooms, kitchens, humidification, and external irrigation. It shall not use public water for the general purposes of cooling the data center but may use it for the initial charging of the cooling system. It shall consult with the Director of the Department of Public Works and Utilities as to the scheduling of the initial charging of the system so as to minimize the impact on the Town's water system. This condition does not exclude or prevent the property owner from utilizing the Town's water for fire suppression.

15. Emergency Services:

    a. The Applicant shall coordinate training between the Town's fire and rescue companies and those other companies and departments that have experience with data centers after commencement of operations at the Property and when convenient for the Town's first responders. Furthermore, upon commencement of operations at the Property, the Applicant will provide the Town's first responders its "Data Center Response Manual" for use in training for emergencies at its Facility, and shall assist in advising those first responders how to implement its provisions.

    b. The Applicant shall assure that the water line systems at the Facility have sufficient fire flows, as determined by the Town Fire Marshal.

    c. The Applicant shall maintain Facility security personnel 24 hours a day, and each day of the year.

16. Pedestrian access: The Applicant shall construct a five-foot sidewalk on the east side of Blackwell Road along its frontage on that Road.

17. Noise:

a. Each phase shall receive a conditional Certificate of Occupancy upon demonstrating conformance with the requirements of § 9-14.2 of the Town of Warrenton Zoning Ordinance relating to noise. The Applicant shall provide and pay for a third-party sound test prepared by a qualified full member of Acoustical Society of America (ASA) or a Board Certified member of the Institute of Noise Control Engineering (INCE), as approved by the Director of Community Development. The purpose of such test is to demonstrate the operation of each distinct phase as noted in Condition #2 after completion of the construction and prior to the issuance of the conditional Certificate of Occupancy. If the test finds the use does not meet § 9-14.2 of the Town of Warrenton Zoning Ordinance, then there shall be no commencement of use for that phase and no conditional Certificate of Occupancy shall be issued.

b. The Applicant shall pay for an annual sound test prepared by a qualified full member of Acoustical Society of America (ASA) or a Board Certified member of the Institute of Noise Control Engineering (INCE), as approved and procured by the Director of Community Development, for the life of the data center use. The Applicant shall provide a point of contact, to be maintained and kept up to date at all times, for the Town to bill for reimbursement of the annual sound test. The Applicant shall reimburse the Town for all costs related to the sound test within 30 days receipt of an invoice for reimbursement.

c. If the use violates § 9-14.2 of the Town of Warrenton Zoning Ordinance relating to noise, then the Applicant shall have 48 hours to mitigate the violation of the use or the Certificate(s) of Occupancy are automatically suspended and the Applicant shall cease the use until such time that the Applicant can demonstrate the use meets said section of the Zoning Ordinance.

For reference, the Town of Warrenton Zoning Ordinance § 9-14.2 states:

9-14.2 The sound pressure level of sound radiated from an establishment, measured at the lot line of the site thereof that is the nearest thereto, shall not exceed the values in any octave band of frequency that are specified in Table 9-1 below, or in Table 9-1 as modified by the correction factors set forth in Table 9-2. The sound pressure level shall be measured with a sound level meter and an associated octave band analyzer conforming to standards prescribed by the American National Standards Institute.

Table 9-1 Maximum Permissible Sound Pressure Levels Measured re 0.0002 dyne per CM^2		
Frequency Band Cycles per Second	Along Residential District Boundaries – Maximum Permitted Sound Level In Decibels	At Any Other Point on the Lot Boundary – Maximum Permitted Sound Level In Decibels
63	64	72
125	60	70
250	54	65
500	48	59
1000	42	55
2000	38	51
4000	34	47
8000	30	44

Table 9-2 Correction Factors	
Condition	Correction in Decibels
On a site contiguous to or across a street from the boundary of any R-district established by this chapter.	Minus 5
Operation between the hours of 10:00 p.m. and 7:00 a.m.	Minus 5
Sound of impulsive character (e.g., hammering)	Minus 5
Sound of periodic character (e.g., sawing)	Minus 5
Tone (e.g., hum or screech)	Minus 5
Sound source operated less than:	
20% in any one hour period	Plus 5[1]
5% in any one hour period	Plus 10[1]
1% in any one hour period	Plus 15[1]

1. Apply only one of these corrections. All other corrections (including any one of the footnoted) are cumulative.

18. Lighting: The Applicant shall submit a Lighting Plan pursuant to the provisions of § 9-8 et seq. of the Town of Warrenton Zoning Ordinance in connection with its Site Development Plan. All exterior lighting shall utilize LED and be designed and constructed with cutoff and fully shielded fixtures that direct light downward and into the interior of the property and away from adjacent roads and adjacent properties. All building mounted lighting shall have a maximum height of 25', and the Applicant shall install controls on the site fixtures such that they dim to 50% output between 11 PM and dawn. Freestanding parking lot lights shall be a maximum of 20.'

19. Tree Save: The Applicant shall provide a tree preservation plan at time of Site Plan that seeks to minimize land disturbance and maximize on-site vegetation.

20. Best Management Practices: BMPs shall incorporate aeration for water retention using solar power.

21. Landscaping: The Applicant will follow the Zoning Ordinance Article. In addition, the Applicant will provide double the Town of Warrenton Zoning Ordinance required landscaping requirements (existing and proposed) along the side of the building facing Lee Highway and Blackwell Road with coniferous trees that provide four season visual coverage. All plantings must consist of native, drought tolerant species appropriate for the Town of Warrenton climate.

22. Termination of Use: If the site becomes inactive for 30 consecutive days or for 30 days in any 180-day period, the property owner shall empty all fuel storage tanks and take all other reasonable steps to prevent any soil or water contamination, to the satisfaction of the Town. Within one year of the termination of the use, the owner shall deliver a letter from the Virginia Department of Environmental Quality that certifies that the owner has removed all hazardous materials, underground tanks and pumps, and any environmentally sensitive materials and has ensured that the soils and environmental features of the site are clean and free of hazardous materiasls.

23. Employment Opportunities: The Applicant shall provide outreach to qualified persons residing in the Town of Warrenton who may be interested in employment at the data center through a variety of media such as the conduct of a job fair, the inclusion of a direct link to potential opportunities on the Town website, or on other websites for the purpose. Such outreach shall be made reasonably in advance of the construction of the Project so that interested persons may make application for positions, not less than six months prior to the anticipated completion of construction.

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SPECIAL USE PERMIT

FOR

WARRENTON DATA CENTER

LOCATION OF SITE

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

PARCEL ID: 6984-69-2419-000

PARCEL IDENTIFICATION TABLE

PARCEL NUMBER	OWNER	ADDRESS	AREA	CURRENT ZONE	CURRENT PLANNED LAND USE	PROPOSED PLANNED LAND USE
6984-69-2419-000	AMAZON DATA SERVICES, INC.	BLACKWELL ROAD WARRENTON, VA 20186	41.793 ACRES	INDUSTRIAL	VACANT	DATA CENTER

REFERENCES AND CONTACTS

REFERENCES
♦BOUNDARY & TOPOGRAPHIC SURVEY:
AECOM
101 RESEARCH DRIVE
COLUMBIA, SC 29203
TOPOGRAPHY CAD FILE, DATED 9/8/2021.
PROPERTY CAD FILE: "BOUNDARY", DATED 9/8/2021.

♦ARCHITECTURAL PLAN:
CORGAN
401 NORTH HOUSTON STREET
DALLAS, TX 75202
CAD FILE, DATED: 09/27/2021

GOVERNING AGENCIES
♦ TOWN OF WARRENTON
COMMUNITY DEVELOPMENT
21 MAIN STREET
WARRENTON, VA 20186-0341
CONTACT: ROB WALTON, DIRECTOR OF COMMUNITY DEVELOPMENT
PHONE: (540) 347-2405

* THE ABOVE REFERENCED DOCUMENTS ARE INCORPORATED BY REFERENCE AS PART OF THESE PLANS, HOWEVER, BOHLER ENGINEERING DOES NOT CERTIFY THE ACCURACY OF THE WORK REFERENCED OR DERIVED FROM THESE DOCUMENTS, BY OTHERS.



LOCATION MAP

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SCALE: 1" = 2,000'

SHEET INDEX

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

OWNER/DEVELOPER

AMAZON DATA SERVICES, INC.
410 TERRY AVENUE NORTH
SEATTLE, WA 98109

PREPARED BY

BOHLER

CONTACT: JOHN C. WRIGHT, P.E.

GENERAL NOTE:
IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJECT WORK SCOPE PRIOR TO THE INITIATION OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS RELATIVE TO THE SPECIFICATIONS OR APPLICABLE CODES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF THE WORK AS DEFINED BY THE DRAWINGS AND IN FULL CONFORMANCE WITH LOCAL REGULATIONS AND CODES.

Jan 10, 2023
H:\2021\V212093\CAD\DRAWINGS\PLAN SETS\SUP\V212093 - SUPP -3----LAYOUT 1- COVER

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES
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REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	7/10/22	TOWN COMMENTS	CPH / JCW
2	9/8/22	DEVELOPER REVISIONS	CPH / JCW
3	10/28/2022	DEVELOPER REVISIONS	DSH / JCW
4	1/10/2023	TOWN COMMENTS	CPH / JCW

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PROJECT No.: V212093
DRAWN BY: DSH
CHECKED BY: JCW
DATE: 4/13/2022
CAD I.D.: SUPP -3

PROJECT:

SPECIAL USE PERMIT

FOR

AMAZON DATA SERVICES, INC.

PROPOSED DEVELOPMENT

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

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

COMMONWEALTH OF VIRGINIA
JOHN C. WRIGHT
Lic. No. 046960
1/10/2023
PROFESSIONAL ENGINEER

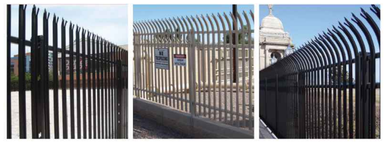
SHEET TITLE:

COVER SHEET

SHEET NUMBER:

1

REVISION 4 - 1/10/2023



SECURITY FENCE DETAIL

NOT TO SCALE

NOTE: SECURITY FENCE TO BE MAXIMUM OF 8' IN HEIGHT.

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	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

GENERAL NOTES:

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 41.793 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. FIRE DEPARTMENT CONNECTION TO BE A 4" STORZ CONNECTION AND MARKED WITH SIGNAGE.

ZONING TABULATION TABLE:

SITE INFORMATION

PIN:	6984-69-2419-000
ZONING DISTRICT:	EXISTING - INDUSTRIAL - I PROPOSED - DATA CENTER
LAND USE:	EXISTING - VACANT PROPOSED - DATA CENTER
BUILDING AREA:	EXISTING - N/A PROPOSED - 220,200 SF±
SITE AREA:	41.793 AC OR 1,820,504 SF

BUILDING HEIGHT:	REQUIRED	PROVIDED
	*35'	37±

*MAY BE INCREASED BY TOWN COUNCIL
NOTE: BUILDING ROOF HEIGHT IS 37', STANDARD PARAPET HEIGHT IS 41', HIGHEST PARAPET HEIGHT IS 45', ROOF MOUNTED EQUIPMENT HEIGHT IS 56' - 57'.

LOT SIZE AND YARD SETBACK REQUIREMENTS:

MINIMUM LOT SIZE:	25 ACRES

SETBACK REQUIREMENTS:

	REQUIRED	PROVIDED
FRONT YARD (W) BUILDING	100'	712.7±
SIDE YARD (S) BUILDING	100'	261.7±
SIDE YARD (E) BUILDING	100'	256.6±
REAR YARD (N) BUILDING	100'	167.1±

LOT COVERAGE REQUIREMENTS

	MAXIMUM	PROVIDED
PROPOSED IMPERVIOUS AREA:	75%	51%

PARKING REQUIREMENTS

DATA CENTER	REQUIRED	PROVIDED
	1 SPACE PER EMPLOYEE ON LARGEST SHIFT, PLUS 1 SPACE PER COMPANY VEHICLE ON-SITE. LARGEST SHIFT = 20 EMPLOYEES ASSUME 10 COMPANY VEHICLES TOTAL = 30 SPACES	58 SPACES (2 ADA SPACES)

HATCH LEGEND

- SIDEWALK CONCRETE
- PROP BUILDING
- GRAVEL
- LIGHT DUTY ASPHALT
- HEAVY DUTY ASPHALT

LEGEND

- PROPOSED SANITARY SEWER
- PROPOSED SANITARY MANHOLE
- PROPOSED WATER MAIN
- PROPOSED FIRE HYDRANT
- LIMITS OF DISTURBANCE

100 50 25 0 100
1"= 100'

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

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REV	DATE	COMMENT	DRAWN BY / CHECKED BY
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PROJECT No.:	V212093
DRAWN BY:	DSH
CHECKED BY:	JCW
DATE:	4/12/2022
CAD I.D.:	SUPP -3

PROJECT:

SPECIAL USE PERMIT

FOR

AMAZON DATA SERVICES, INC.

PROPOSED DEVELOPMENT

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

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

COMMONWEALTH OF VIRGINIA
JOHN C. WRIGHT
Lic. No. 046960
1/10/2023
PROFESSIONAL ENGINEER

SHEET TITLE:

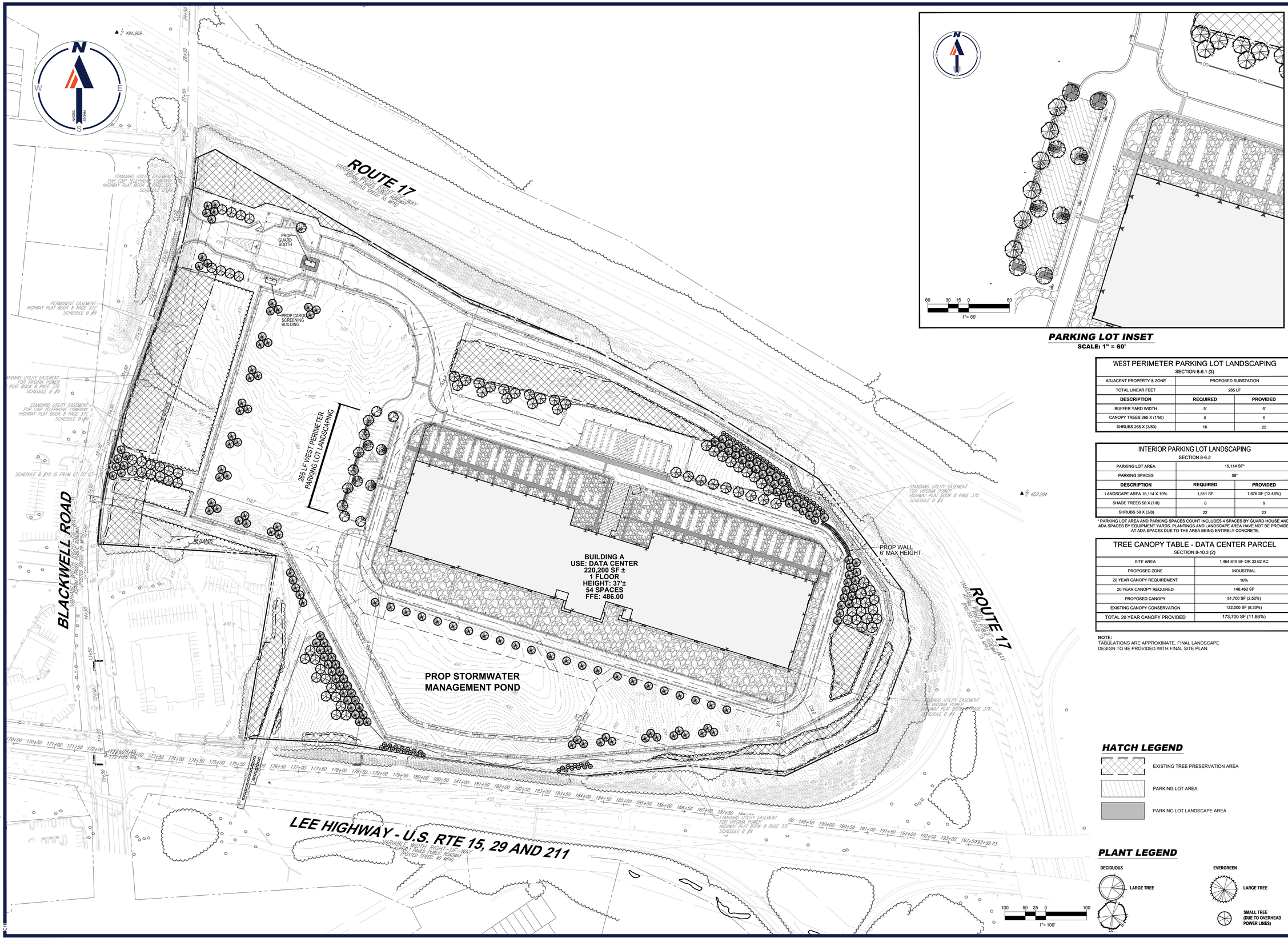
SITE DEVELOPMENT PLAN

SHEET NUMBER:

2

REVISION 4 - 1/10/2023

Jan 10, 2023
H:\21\V212093\CAD\DRAWINGS\PLAN SETS\SUPV212093 - SUPP - 3---LAYOUT 2 - SITE DEVELOPMENT PLAN
CPH



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	22

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	1,876 SF (12.48%)
SHADE TREES 58 X (1/8)	8	9
SHRUBS 58 X (3/8)	22	23

* PARKING LOT AREA AND PARKING SPACES COUNT INCLUDES 4 SPACES BY GUARD HOUSE AND 2 ADA SPACES BY EQUIPMENT YARDS. PLANTINGS AND LANDSCAPE AREA HAVE NOT BE PROVIDED AT ADA SPACES DUE TO THE AREA BEING ENTIRELY CONCRETE.

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	51,700 SF (2.52%)
EXISTING CANOPY CONSERVATION	122,000 SF (8.33%)
TOTAL 20 YEAR CANOPY PROVIDED	173,700 SF (11.86%)

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

PLANT LEGEND
DECIDUOUS
- LARGE TREE
- SMALL TREE (DUE TO OVERHEAD POWER LINES)

EVERGREEN
- LARGE TREE
- SMALL TREE (DUE TO OVERHEAD POWER LINES)

100 50 25 0 100
1"= 100'

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SUSTAINABLE DESIGN
PERMITTING SERVICES
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REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	7/10/22	TOWN COMMENTS	CPH / JCW
2	9/8/22	DEVELOPER REVISIONS	CPH / JCW
3	10/28/2022	DEVELOPER REVISIONS	DSH / JCW
4	1/10/2023	TOWN COMMENTS	CPH / JCW

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PROJECT No.: V212093
DRAWN BY: DSH
CHECKED BY: JCW
DATE: 4/12/2022
CAD I.D.: LSCP -3

PROJECT:

SPECIAL USE PERMIT

FOR

AMAZON DATA SERVICES, INC.

PROPOSED DEVELOPMENT

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

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

COMMONWEALTH OF VIRGINIA
NICHOLAS T GEORGAS
Cert. No. 001653
1/10/2023
LANDSCAPE ARCHITECT

SHEET TITLE:

LANDSCAPE PLAN

SHEET NUMBER:

3

REVISION 4 - 1/10/2023

Jan 10, 2023
C:\PROGRAMDATA\BOHLER\2022\C3D2022\TEMP\ACPUBLISH_23372\V212093_LSCP -3_-_LAYOUT 3 - LANDSCAPE PLAN
CH



Illustrative Building Elevations
Corgan
February 14, 2023



Illustrative Building Elevations
Corgan
February 14, 2023



Illustrative Building Elevations
Corgan
February 14, 2023

Office of the Town Manager
Christopher E. Martino

Warrenton Town Council
Carter Nevill, Mayor
Heather Sutphin, Ward 1
William Semple, Ward 2
Brett Hamby, Ward 3
James Hartman, Ward 4 Vice Mayor
Jay Heroux, Ward 5
Sean Polster, At Large
Renard Carlos, At Large

STAFF REPORT

Council Meeting Date:	February 14, 2023
Agenda Title:	SUP 2022-03 Amazon Data Services
Requested Action:	Continue January 110, 2023, Public Hearing
Department / Agency Lead:	Community Development
Staff Lead:	Denise Harris, Planning Manager

EXECUTIVE SUMMARY

The February 14, 2023, work session and public hearing is a continuation of the public hearing for SUP 2022-03 Amazon Data Center held on January 10, 2023. The application package for consideration of approval includes:

- SUP Plans dated January 10, 2023;
- Draft Conditions of Approval dated February 14, 2023; and
- Updated elevations dated February 14, 2023

BACKGROUND

On January 10, 2023, the Town Council held a work session and public hearing on this application. During the work session, the Applicant presented an updated Noise Study dated January 9, 2023; SUP Plan dated January 10, 2023, with additional landscaping; and elevations. The Applicant's experts answered Town Council questions on a multitude of concerns. Town Council then directed staff to draft updated Conditions of Approval to address:

- Update Noise Condition to address phasing, Certificate of Occupancy, ongoing sound studies to be paid for by the applicant, and process for violations.
- Mitigation measures, for example sound walls.
- Decommissioning of the site.
- Clarifying the ability to use public water in the event of a fire.

This resulted in the draft Conditions of Approval dated January 10, 2023, for consideration during the public hearing. The February 14, 2023, draft conditions have been modified to ensure the removal of any ambiguity and further clarify the discussion of the Town Council work session, specifically on conditions:

#2 Site Plan: Clarifying language on the phasing and Certificate of Occupancy process.
#17 Noise: Clarifying language on the definition of the "qualified" sound test personnel, as well as how and when it is paid for by the Applicant.
#22 Termination of Use: Clarify Department of Environmental Quality certification the Applicant has removed environmentally sensitive materials.

The Applicant requested deferral to the next Town Council meeting and updated the elevation materials in response to the comments related to the character of the Town. The elevations dated February 14, 2023, provide for a brick veneer on the building façade. The draft Condition of Approval 6.a is updated to indicate substantial conformance with the new elevation date.

The SUP Plan dated January 10, 2023, takes into account the comments from Town Council to provide additional landscaping along the building frontage facing Lee Highway, additional groupings of trees on Blackwell and, where able due to topography, along Lee Highway.

The Applicant also submitted a Noise Study on January 10, 2023 (dated January 9, 2023) to provide reasonable assurances that the Applicant can meet the Zoning Ordinance requirements and the draft Conditions of Approval as they relate to noise. It is incumbent on the Applicant to demonstrate the use can meet the requirements.

The Applicant also submitted on January 10, 2023, answers to a series of questions received over the course of this application.

The January 10, 2023, submissions were posted online after the work session and prior to the public hearing.

Previous information regarding this application may be found in materials uploaded for the January 10, 2023, work session and public hearing.

PLANNING COMMISSION RECOMMENDATION

The Planning Commission recommended denial (3-1-1 Ainsworth against, Zarabi abstain) to the Town Council based on the following reasons:

- Lack of information regarding noise
- Lack of information regarding power
- Tax justification
- Impacts to the Town scenic gateway
- Lack of compliance to the Comprehensive Plan
- Impacts on viewsheds
- Lack of plan regarding if the building is decommissioned

Service Level / Policy Impact

The proposed use is located within the New Town Character District of Plan Warrenton 2040.

Fiscal Impact

Currently, the Town of Warrenton Real Estate Tax is $0.0401 per $100 and Business Property Tax is $1.00 per $100. Contractors are assessed at a rate of $0.085 per $100 per gross receipts during construction. Governing bodies set the tax rate on an annual basis. There are no similar businesses in the Town and State Code §58.1-3 prohibits local tax officials from divulging any information with respect to "the transactions, property, including personal property, income or business of any person, firm or corporation." The parcel is currently vacant. Any industrial development on it will result in an additional valuation of the property.

Legal Impact

Conditions of Approval run with the land so as to bind future property owners. Any party or officer identified by title shall mean and include any successor to that person or entity's powers or responsibilities.

ATTACHMENTS

1. January 10, 2023 Staff Analysis
2. January 10, 2023 Draft Conditions of Approval
3. Applicants Supporting Materials
    - Statement of Justification
    - SUP Plan
    - Illustrative Elevations
    - Existing Conditions Plan
    - Tree Study
    - January 9, 2023 Noise Study
    - Geotechnical Report
    - Preliminary Grading
    - Comment Response Letter
    - January 10, 2023 SUP Plan
    - February 14, 2023 Elevations
4. February 14, 2023 Draft Conditions of Approval
5. Zoning Determination Letter
6. Previous Town Council Meeting Presentations

Community Development Department

STAFF REPORT

Town Council Meeting Date:	January 10, 2023
Agenda Title:	SUP 2022-03 Amazon Data Services
Requested Action:	Hold a Work Session and Public Hearing
Department / Agency Lead:	Community Development
Staff Lead:	Denise Harris, AICP

EXECUTIVE SUMMARY

The Owner/Applicant, Amazon Data Services, Inc., seeks a Special Use Permit under Article 3-4.12.3 of the Zoning Ordinance for an approximately 220,200 square foot data center on Industrial zoned parcel consisting of approximately 41.793 acre parcel identified as GPIN 6984-69-2419-000. Designated in the New Town Character District on the Future Land Use Map located off Blackwell Road and Lee Highway. The Owner/Applicant is requesting modifications for building height allowance, parking, and fence height allowance as part of the Special Use Permit.

The Planning Commission held a Public Hearing on November 15, 2022. Of the 57 speakers, all were opposed to the application except 1 person. The Public Hearing was continued on December 20, 2022, after being tabled on November 22, 2022, with no speakers. An additional 43 speakers spoke in opposition and one speaker for the application. Of the total 101 speakers, 33 were in-town residents, 4 in town HOAs, 7 organizations, and 57 out of town speakers.

The Planning Commission moved to recommend denial of the application to Town Council due to:

- Lack of information regarding noise
- Lack of information regarding power
- Tax justification
- Impacts to the Town scenic gateway
- Lack of compliance to the Comprehensive Plan
- Impacts on viewsheds
- Lack of plan regarding if the building is decommissioned

The Town Council passed a resolution on December 13, 2022 directing staff to advertise for a public hearing on January 10, 2022 for SUP 2022-03 Amazon Data Denter.

BACKGROUND

The proposed Special Use Permit was accepted on May 6, 2022, and proceeded to a Planning Commission Work Session on July 26, 2022 and again on October, 25, 2022 after the Applicant requested a deferral. The Applicant submitted their Public Hearing materials on October 28, 2022, for a November 15, 2022, Planning Commission Public Hearing.

To date the Applicant has submitted a Special Use Permit Plan, draft Conditions of Approval, a tree survey, a Geotechnical Report, a draft Noise Study, Illustrative Elevations, a balloon test, and other supporting documents. Throughout the Planning Commission Work Sessions the topics of noise, elevations, and visibility have been raised most often. The Applicant responded by agreeing to condition illustrative elevations, landscaping and tree buffers, one access point off Blackwell Road, dimming of lights between the hours of 11 PM and dawn, and no sub-station to be located on the site. The Applicant further agreed to condition to offer to pay for the cost of undergrounding electrical lines to a future sub-station.

Based on conversations with the Planning Commission, the Applicant agreed to conditions regarding offering outreach to qualified persons residing in the Town of Warrenton for potential employment. In addition, the Applicant agreed to condition coordinating with Fauquier County Public Schools K-12 and with Laurel Ridge Community College to establish a work force development program.

The remaining issue of noise has been conditioned and agreed to by the Applicant. The Applicant filed for a Zoning Determination to clarify how the Noise Ordinance is to be interpreted. The Zoning Determination was issued on December 16, 2022. The Applicant is required to submit a noise study demonstrating the use meets the Town of Warrenton Zoning Ordinance at time of Site Plan submission. The condition goes further to require the Applicant must conduct a separate noise study one month after commencement of the use to ensure compliance with the Zoning Ordinance. Finally, the condition states if the use exceeds noise limits at any time, the Applicant shall undertake mitigation measures to achieve compliance.

PLANNING COMMISSION RECOMMENDATION

The Planning Commission recommended denial (3-1-1 Ainsworth against, Zarabi abstain) to the Town Council based on the following reasons:

- Lack of information regarding noise
- Lack of information regarding power
- Tax justification
- Impacts to the Town scenic gateway
- Lack of compliance to the Comprehensive Plan
- Impacts on viewsheds
- Lack of plan regarding if the building is decommissioned

Service Level / Policy Impact

The proposed use is located within the New Town Character District of Plan Warrenton 2040.

Fiscal Impact

Currently, the Town of Warrenton Real Estate Tax is $0.0401 per $100 and Business Property Tax is $1.00 per $100. Contractors are assessed at a rate of $0.085 per $100 per gross receipts during construction. Governing bodies set the tax rate on an annual basis. There are no similar businesses in the Town and State Code §58.1-3 prohibits local tax officials from divulging any information with respect to "the transactions, property, including personal property, income or business of any person, firm or corporation." The parcel is currently vacant. Any industrial development on it will result in an additional valuation of the property.

Legal Impact

Draft Conditions of Approval run with the land so as to bind future property owners. Any party or officer identified by title shall mean and include any successor to that person or entity's powers or responsibilities.

ATTACHMENTS

1. Staff Analysis
2. Applicant's Supporting Materials
    - Statement of Justification
    - SUP Plan
    - Illustrative Elevations
    - Existing Conditions Plan
    - Tree Study
    - Draft Noise Study
    - Geotechnical Report

Community Development

Staff Analysis

Town Council Public Hearing

DATE OF HEARING: January 10, 2022

SUMMARY

Applicant/ Owner Amazon Data Services, Inc.
Representative Walsh, Colucci, Lubeley & Walsh, P.C.

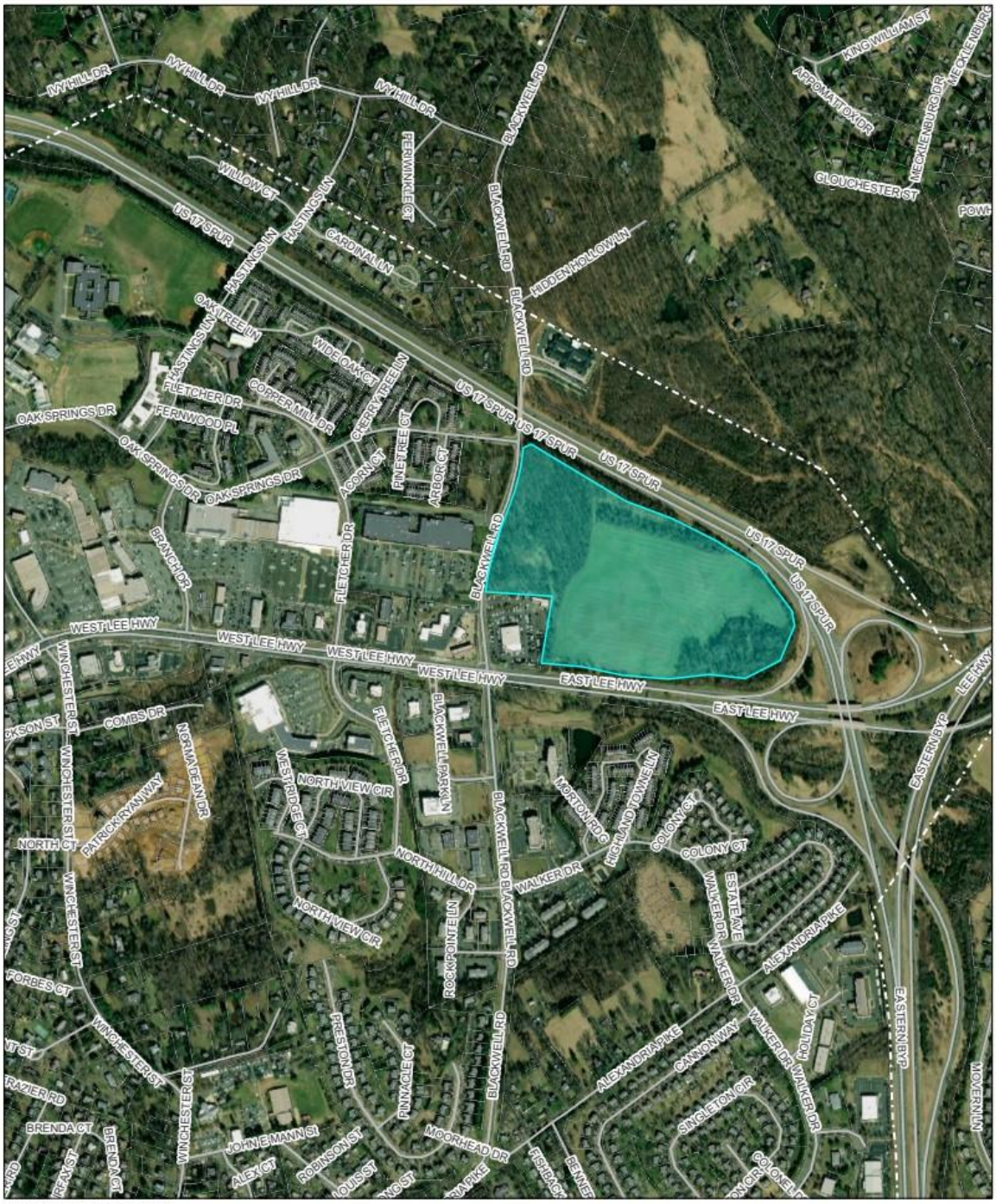
Applicant's Proposal/Request

The owner, Amazon Data Services, Inc., represented by Walsh, Colucci, Lubeley & Walsh, P.C., seeks a Special Use Permit for a 220,200 square foot data center on a 41.79-acre Industrial zoned parcel, identified as GPIN 6984-69-2419-000, designated in the New Town Character District on the Future Land Use Map located off Blackwell Road and Lee Highway. The Owner/Applicant is requesting modifications and waivers.

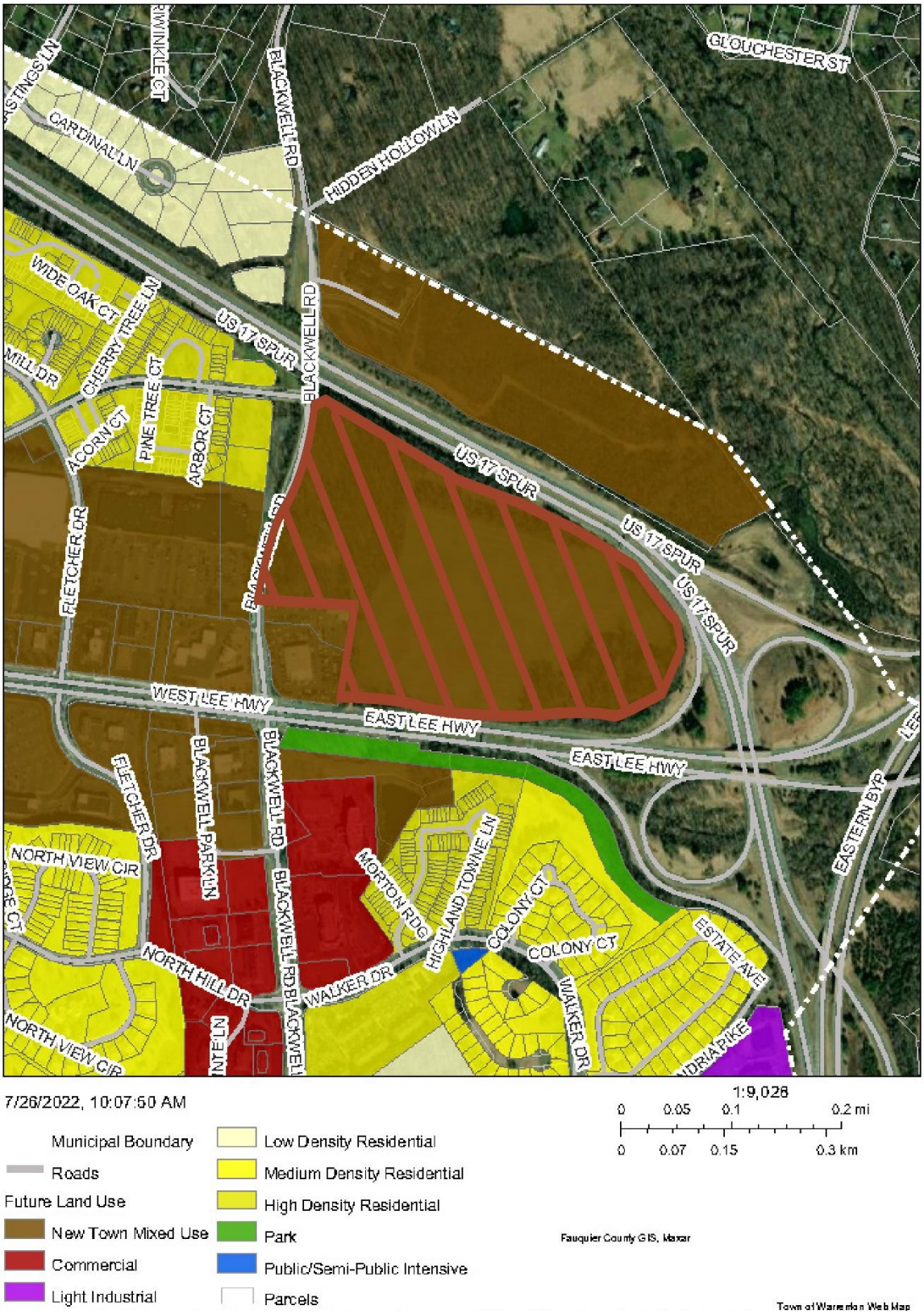
REFERRAL AGENCY COMMENT SUMMARY

Referral Agency	Date	Outstanding Issues
Zoning	11/1/22	Noise; conditioned to-be addressed
PW/PU	11/1/22	None for SUP; must comply at Site Plan
Police	5/27/22	None for SUP; must comply at Site Plan
Emergency Services	11/1/22	None for SUP; must comply at Site Plan
VDOT	7/7/22	Eliminate as much of guardrail on Blackwell as possible at Site Plan.

AERIAL MAP


IVY HILL DR
BLACKWELL RD
US 17 SPUR
HASTINGS LN
CARDINAL LN
HIDDEN HOLLOW LN
OAK TREE LN
WIDE OAK CT
FLETCHER DR
COPPER HILL DR
CREEK TREE LN
FERNWOOD PL
OAK SPRINGS DR
ACORN CT
PINE TREE CT
ARBOR CT
BRANCH DR
WEST LEE HWY
EAST LEE HWY
COMBS DR
NORMA DEAN DR
PATRICK RYAN WAY
NORTH CT
NORTH VIEW CIR
WESTRIDGE CT
BLACKWELL PARK LN
NORTH HILL DR
WALKER DR
MORTON RD
HIGHLAND TOWNE LN
COLONY CT
ESTATE AVE
ALEXANDRIA PIKE
CANNON WAY
SINGLETON CIR
HOLIDAY CT
EASTERN BYP
ROCKPOINTE LN
FRESTON DR
PINNACLE CT
MOORHEAD DR
FORBES CT
WINCHESTER ST
RAZIER RD
BRENDA CT
JOHN B MANN ST
ROBINSON ST
ALEX CT
LOUIS ST
KINGWILLIAM ST
APPOMATTOX DR
MECKLENBURG DR
GLOUCHESTER ST
10/26/2022, 9:07:26 AM
Municipal Boundary
Roads
Parcels
Building Footprints
1:9,028
0 0.07 0.15 0.3 mi
0 0.13 0.25 0.5 km
Fauquier County GIS, Maxar

FUTURE LAND USE MAP



ZONING MAP

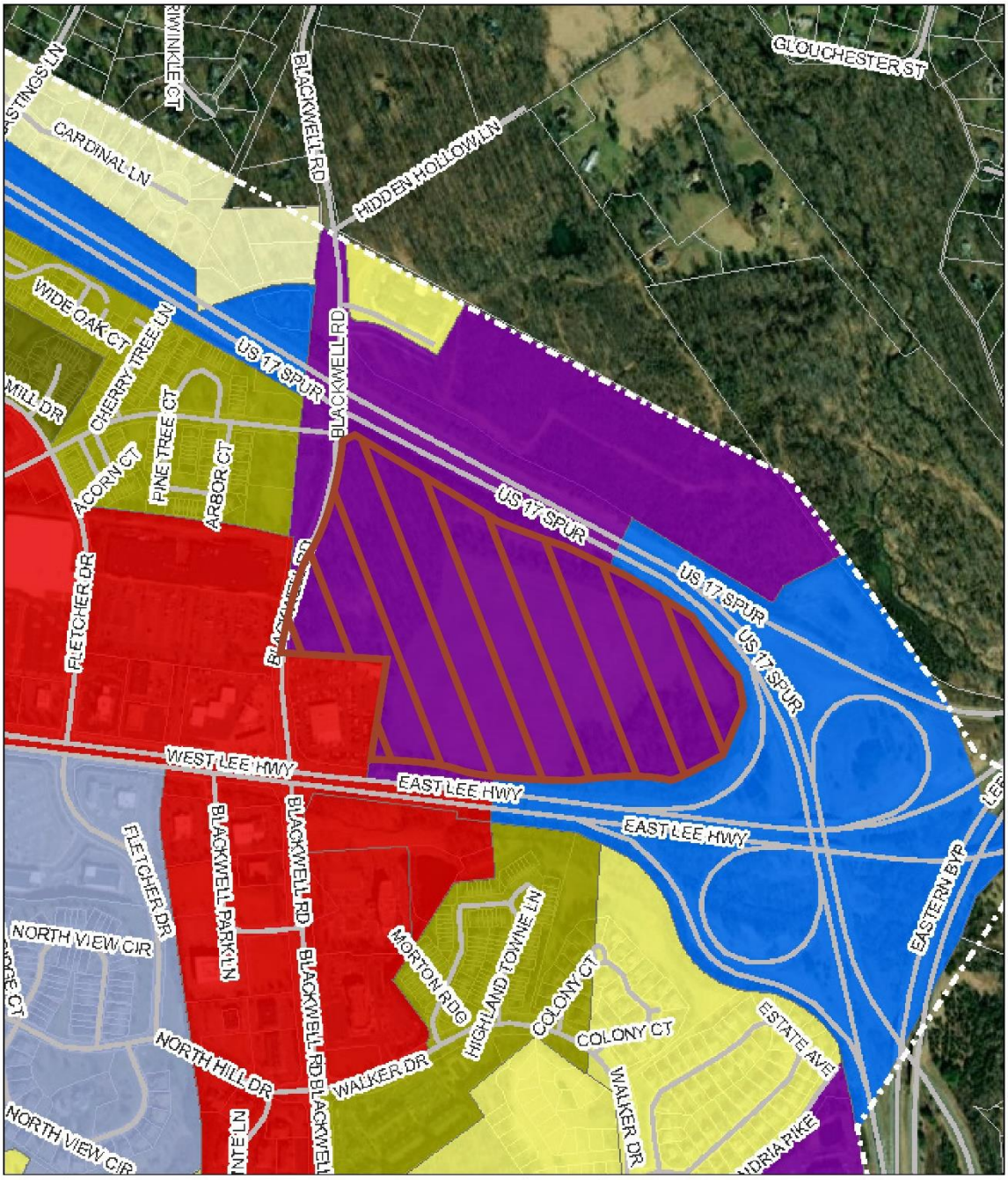

GLOUCHESTER ST
RWINKLE CT
BLACKWELL RD
CARDINAL LN
HIDDEN HOLLOW LN
WIDE OAK CT
CHERRY TREE LN
US 17 SPUR
MILL DR
PINE TREE CT
ARBOR CT
ACORN CT
FLETCHER DR
WEST LEE HWY
EAST LEE HWY
BLACKWELL PARK LN
NORTH VIEW CIR
MORTON RDG
HIGHLAND TOWNE LN
COLONY CT
ESTATE AVE
NORTH HILL DR
WALKER DR
EASTERN BYP
7/26/2022, 10:08:41 AM
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0 0.05 0.1 0.2 mi
0 0.07 0.15 0.3 km
Municipal Boundary
Roads
Zoning Districts
R-15
R-10
RT
RMF
PSP
C
I
PUD
Parcels
Fauquier County GIS, Maxar

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I. Regulation & Planning Consistency

This section is based on relevant regulatory and planning documents. The following table summarizes the area characteristics:

Direction	Current Land Use	Future Land Use Map Designation	Zoning
North	Poet's Walk / Hwy 17 Spur	New Town Mixed Use	R 10 / Industrial / PSP
South	Country Chevrolet / Hotel / Residential Townhouses	New Town Mixed Use / High Density Residential	Commercial / RT Residential
East	Highway	N/A	PSP Public Semi-Public
West	Car Dealership / Gas Station / Commercial Retail	New Town Mixed Use / High Density Residential	RT Residential/ Commercial / PSP

A. Comprehensive Plan Analysis

The Code of Virginia §15.2223 states the Comprehensive Plan's purpose is to serve as a guide for the future. It is general in nature in that it designates the general location, character, and extent of features for the Town. While not to be confused with entitled zoning, Plan Warrenton 2040 features an overall vision of the Town. The multiple sections of the plan are extensive. Below are highlights related to the Plan.

Plan Warrenton 2040 designates this proposed parcel on the Future Land Use Map in the New Town Character District. This character district consists of mostly commercial and industrial lands on the northern side of Town from the US29/15 gateway entrance to the Business17 gateway entrance. In its entirety, it is envisioned to be "*a signature location for a regional employer and jobs center, it will contain mixed-use residential, entertainment and commercial uses organized by a compact interior street grid network and a park area that is located over an existing floodplain*," (Plan Warrenton 2040 Character District Guide Book page 15).

The intent of this district is to utilize the direct access from US 29/15 to encourage potential signature office and job centers with the characteristics of a mixed-use development. The proposal area was initially envisioned with structures up to six stories, with a minimum of thirty-five (35) feet for a single-story commercial, and lot coverage of 80% (Plan Warrenton 2040 Character District Guide Book page 20).

The New Town District provides a major economic development opportunities given its accessibility, large lots, and high visibility. Therefore, a goal for this district is to, "*Evaluate development incentives that stimulate private investment and new development*," (Plan Warrenton 2040 page 63).

Economic development is further encouraged within the Community Facilities section noting the importance of making responsible and strategic community facility investments to sustain the fiscal well-being and economic resiliency of the Town. This is further reiterated in the vision calling to, "*Provide a high quality of life to capture economic benefits through diverse businesses, employers, and residences*," (Plan

Warrenton 2040 Character District Guide Book page 19).

Quality of life is an important aspect throughout the Comprehensive Plan, noted especially in the Open Space, Parks, and Environment section as a promotion of health and wellness. A goal in this section encourages "*Preserving, enhancing, and protecting the environmental, scenic, and natural quality of the Town*," (Plan Warrenton 2040 page 33). Strategies to this goal include utilization of nature-based systems for stormwater management and minimize the loss of existing tree cover for habitat preservation. Connectivity improvements are also noted as tools for strengthening the public health infrastructure.

Walkability and multimodal transportation are noted within the Transportation section of the Comprehensive Plan as ways to improve health and safety to promote community livability. This section encourages construction of sidewalks on both sides of an existing street, specifically introducing sidewalk linkages in Character District redevelopments. This proposal's parcel fronts the Gateway and Signature streets identified in Plan Warrenton 2040 Warrenton Street Typology and includes new bicycle/pedestrian facilities on the Desired Outcome Map (Plan Warrenton 2040 page 40).

The Applicant stated on page 3 of the October 28, 2022, letter to Denise Harris, Planning Manager, from the Applicant's representative John Foote that the comprehensive plan "is a compilation of policies…No individual site can be expected to meet all objectives in the Plan." The letter goes on to state the "2040 Plan has significant economic and fiscal goals that seeks to achieve a strong, diversified, and resilient economy…" The proposal includes no access to US29/15 as the New Town Character District Illustrative concept chows on page 19 of Plan Warrenton 2040.

Staff Findings

The application is proposing a single use, major employer on the site that will diversify the Town economic base. The secured site will not allow public access and thus no internal streets or open space. However, the Applicant is including a 5' sidewalk along the property frontage on Blackwell Road. The requested waiver to increase the height of the buildings to 37' is within the two to six stories envisioned on this parcel in the comprehensive plan (Plan Warrenton 2040 page 14). Staff has asked the Applicant to consider green infrastructure and LEED standards as encouraged in Plan Warrenton 2040. The Applicant is proposing building elevations that will incorporate a variety of materials at the gateway of Town. Staff has conditioned the consideration for additional architectural design elements in conjunction with Zoning Ordinance Article 9-26.1.F, which require these to better align with the character and goals of the Town.

B. Historic and Cultural Resources

U.S. 29/15 and US29 Business (aka Lee Highway) are designated as part of the Journey Through Hallowed Ground National Scenic Byway (JTHG NSB). The National Park Service defines byways as "a distinctive collection of American roads that tell a story and provide the visitor a unique experience." To be designated, a corridor must contain one of the following six intrinsic qualities: archaeological, cultural, historic, natural, recreational, or scenic. The JTHG NSB Corridor Management Plan (CMP) states under 4.2.15 Managing Roadside Character, "byway communities should work with utility companies to underground utility lines whenever possible." The CMP provides best practices for roadway design, gateways, and access management. The National Park Service National Scenic Byways Guide dated May 2002 stated, "Perhaps one of the underlying principles for the program has been articulated best by a byway leader who said the program is about recognition, not regulation."

Plan Warrenton 2040 dedicates a section to historic resources within the Town of Warrenton. A key aspiration of which is to, "*conserve, reuse, and promotes historic resources to enhance the Town's sense of place and grow the economy through economic activity*," (Plan Warrenton 2040 page 16). An emphasis of this

section focuses on the existing built environment and conservation of natural resources, inside and outside of the Historic District. Preservation of the natural environment is further supported by encouraging, "*enhance[ing] the environment through preservation and sustainability best practices*," (Plan Warrenton 2040 page 17).

Staff Findings

The Virginia Department of Historic Resources database does not list any archeological or historic resources on the proposed site. There are two noted archeological sites adjacent to the north-east corner of the property on the north side of US 17. Any underground lines should avoid the proposed area to protect documented historic resources. The Town of Warrenton is pursuing a Smart Scale grant for a roundabout at Lee Highway and Blackwell Road which will help to address the gateway transition from US 29/15 to Old Town. The Applicant provides access to the site off Blackwell Road and has agreed to condition no access from the site to Lee Highway thereby eliminating the need for additional deceleration lanes or additional transportation measures that would alter the existing road. The Applicant has also indicated there is no intention to introduce new signage beyond the street address off Blackwell Road. The October 28, 2022, submission removes a potential substation from this property and the Applicant agrees to condition no substation. The Zoning Ordinance requires all electrical service lines from a sub-station to the use to be placed underground.

C. Zoning Analysis

On August 10, 2021, Town Council approved a Zoning Ordinance Amendment (ZOTA 2021-0321) to Articles 3, 9, and 12 to allow for Data Centers within the Industrial (I) Zoning District by Special Use Permit approval, subject to the requirements of §9-26.

The legislative intent of the Industrial Zoning District is "*providing for a variety of light manufacturing, fabricating, processing, wholesale distributing, and warehousing uses appropriately located for access by highways and providing a controlled environment within which signing is limited, uses are to be conducted generally within completely enclosed buildings, and a moderate amount of landscaping is required*."

Town of Warrenton Zoning Ordinance Permissible Uses By-Right in the Industrial District

By right, this zoning district entitles the property to the following uses without legislative approval under Article 3-4.12.2:

- *Accessory buildings*
- *Active and Passive Recreation and Recreational Facilities*
- *Banks and savings and loan offices*
- *Broadcasting studios and offices*
- *Business and office supply establishments*
- *Cabinet, upholstery, and furniture shops*
- *Cafeteria or snack bar for employees*
- *Clinics, medical or dental*
- *Commercial uses constituting up to 15% of permitted site or building area*
- *Motion picture studio*
- *Nurseries and greenhouses*
- *Offices- business, professional, or administrative*
- *Off-street parking and loading subject to Article 7*
- *Open space subject to Article 9*
- *Printing, publishing, and engraving establishment; photographic processing; blueprinting; photocopying; and similar uses*
- *Private club, lodge, meeting hall, labor union, or fraternal organization or sorority*
- *Rental service establishment*
- *Retail or wholesale sales and service incidental to a*

- Conference Centers

- Contractor's office and warehouse without outdoor storage

- Crematory

- Dwellings for resident watchmen and caretakers employed on the premises

- Employment service or agency

- Flex Office and Industrial uses

- Health and Fitness Facilities

- Institutional buildings

- Janitorial service establishment

- Laboratories, research, experimental or testing, but not testing explosives, rockets, or jet engines

- Light manufacturing uses which do not create danger to health and safety in surrounding areas and which do not create offensive noise, vibration, smoke, dust, lint, odor, heat, glare, or electrical impulse than that which is generally associated with light industries

- Mobile Food Vendors subject to Article 9-24

- Monument sales establishments with incidental processing to order but not including shaping of headstones

permitted manufacturing, processing, storing, or distributing use

- Rug and carpet cleaning and storage with incidental sales of rugs and carpets

- Security service office or station

- Sign fabricating and painting

- Signs, subject to Article 6

- Studios

- Transmission and receiving towers of height not exceeding 125'

- Utilities related to and necessary for service within the Town, including poles, wires, transformers, telephone booths, and the like for electrical power distribution or communication service, and underground pipelines or conduits for local electrical, gas, sewer, or water service, but not those facilities listed as requiring a special use permit

- Wholesale establishment, storage warehouse, or distribution center. Furniture moving.

This application is for a permissible use by special use permit upon approval by the Town Council under the Town of Warrenton Zoning Ordinance Article 3-4.12.3 for a data center in the Industrial District.

Noise

The Applicant provided a Noise Study; however, in the October 28, 2022, submission it was stated the report is a preliminary draft. The Town's Zoning Ordinance Article 9-14 governs the noise regulations. It contains the following performance standards:

9-14 Performance Standards for All Non-Residential Uses

9-14.1 Performance Standards. Performance standards for each non-residential use will be in conformance with standards adopted by the Town Council and in no case shall standards relative to water, air, sound, and land pollution control be less than those standards adopted by the Virginia Department of Health, the Virginia Water Control Board, and the Virginia Air Pollution Control Board.

9-14.2 The sound pressure level of sound radiated from an establishment, measured at the lot line of the site thereof that is the nearest thereto, shall not exceed the values in any octave band of frequency that are specified in Table 9-1 below, or in Table 9-1 as modified by the correction factors set forth in Table 9-2. The sound pressure level shall be measured with a sound level meter and an associated octave band analyzer conforming to standards prescribed by the American National Standards Institute.

Table 9-1 *Maximum Permissible Sound Pressure Levels Measured* *re 0.0002 dyne per CM²*		
Frequency Band *Cycles per Second*	*Along Residential District Boundaries – Maximum Permitted Sound Level In Decibels*	*At Any Other Point on the Lot Boundary – Maximum Permitted Sound Level In Decibels*
63	*64*	*72*
125	*60*	*70*
250	*54*	*65*
500	*48*	*59*
1000	*42*	*55*
2000	*38*	*51*
4000	*34*	*47*
8000	*30*	*44*

Table 9-2 *Correction Factors*	
Condition	*Correction in Decibels*
On a site contiguous to or across a street from the boundary of any R-district established by this chapter.	*Minus 5*
Operation between the hours of 10:00 p.m. and 7:00 a.m.	*Minus 5*
Sound of impulsive character (e.g., hammering)	*Minus 5*
Sound of periodic character (e.g., sawing)	*Minus 5*
Tone (e.g., hum or screech)	*Minus 5*
Sound source operated less than:	
20% in any one hour period	*Plus 5[1]*
5% in any one hour period	*Plus 10[1]*
1% in any one hour period	*Plus 15[1]*

1. Apply only one of these corrections. All other corrections (including any one of the footnoted) are cumulative.

Staff Findings

The Applicant submitted a Zoning Determination to be able to interpret the Zoning Ordinance correctly for their noise analysis. This determination was issued December 16, 2022. The Applicant is offering to agree to a Condition of Approval that requires a sound study demonstrating the operation of the data center meets the requirements of the Zoning Ordinance as a condition of approval of a Site Plan. The Applicant further agreed to a condition to conduct a sound study one month after the use commences to demonstrate compliance. If the use does not comply, the Applicant is required to reach compliance within 180 days. Staff finds that the proposed Conditions of Approval provide assurances that the use must meet the Zoning Ordinance prior to Site Plan approval. At the December 20, 2022, Planning Commission Public Hearing the Applicant presented suggestions to further modify the noise condition. However, since the Planning Commission moved to recommend denial this condition was not modified.

Lights

The Zoning Ordinance states all lighting must be full cut-off and cast no glare on adjacent properties or on the public right-of-way. Intensities should not exceed 1.0-foot candles upon adjoining streets, commercial, and industrial properties and shall not exceed 0.5-foot candles upon adjoining residential and institutional properties (Article 9-8.6.3).

Staff Findings

All lighting requirements are required to be met under Article 9-8 at time of Site Plan Development submission. Staff cannot comment on lighting at this time as the Applicant has not provided specific lighting information. However, the draft Conditions of Approval agreed to by the Applicant state all lighting provisions will meet the requirements of §9-8, all exterior lighting will utilize LED, designed with cutoff and fully shielded fixtures, all building mounted lighting will be maximum height of 25', lights will be dimmed to 50% output between 11 PM and dawn, and parking lot lights will be a maximum height of 20'.

Building Design and Elevations

The Applicant presented at the October 18, 2022, Planning Commission work session new elevations. The Town of Warrenton Zoning Ordinance Article 9-26.1.F.1 states building facades for data centers shall include at least two of the following design elements:

- Change in building height.
- Buildings set-backs or recesses.
- Fenestration (25% minimum).
- Change in building material, pattern, texture, or color.
- Use of accent materials.

The Applicant is requesting, per Zoning Ordinance Article 9-26.1.D, to have Town Council approve a building height two feet higher than the allowed 35.'

Staff Findings

The Applicant agreed to condition the October 28, 2022 "Illustrative Elevations" and included in their December 20, 2022 presentation to Planning Commission an illustrative fronting Lee Highway. Staff is proposing further design conditions specific to the building orientation to Lee Highway.

Landscaping and Tree Buffers

The Town of Warrenton Zoning Ordinance Article 9-26.1.I includes additional landscaping requirements for data centers, beyond Article 8 Landscaping Requirements. This includes any portion of the data center visible from a park or adjoining/across the street from a residential district to be screened by vegetation consisting of a double staggered row of evergreen trees planted 15 feet on center. A three-foot berm with a double staggered row of shrubs on ten-foot center may be used in place of the double staggered row of evergreen trees.

Staff Findings

The SUP Plan provides landscaping calculations that meet minimum requirements for parking and canopy. Additional information will need to be provided at time of Site Development Plan submission showing conformance with landscape species type and height requirements and minimum buffer requirements under Article 9-26. Existing vegetation is shown as to be utilized for some of the buffer requirements. No waivers of landscaping requirements have been requested. While the SUP Plan indicates a 100' buffer and tree save area, the Tree Survey report provided by the Applicant indicates a large number of trees to be removed along Blackwell Road. This report has not been updated with the October 28, 2022 submission. Staff has requested the Applicant consider a larger tree save area along Blackwell Road and adjacent to the car dealership. Another concern of staff is where the electrical lines will access the site. Dominion indicated their practice is to underground distribution lines in roads or access roads where feasible. If it is determined not feasible, an easement with no vegetation planted above it will be required to access the site. The latest Dominion route proposal shows the property being accessed from Lee Highway, not Blackwell Road, which would create a gap in the landscape buffer. Finally, the Journey Through Hallowed Ground National Scenic Byway includes a landscape plan for the Living Legacy Project with identified tree and shrubs (e.g. red cedars, red maples, red buds, etc). Plantings along the JTHG NSB corridor are encouraged to incorporate these species as VDOT did for the interchange over US29 to Laurel Ridge Community College.

D. Electrical Power Needs

The Applicant has stated several times the use may commence on the existing power; however, it will need additional power to become fully operational. As such, the Applicant submitted a "load request" to Dominion Energy. This triggered a lengthy, and separate, review process by that company that is required to explore multiple options. Dominion has held community meetings and continues its review. Dominion updated the Fauquier County Board of Supervisors on November 10, 2022 and the Town Council on December 13, 2022 indicating the previous route considerations have changed. The new routes being considered will go through a public process before being submitted to the SCC for approval.

What may be considered as part of the Dominion review process is how utility lines are implemented within Town boundaries. Likewise, sub-stations within the Town boundaries require Special Use Permits. However, this SUP application is specific to a data center use. The Applicant agreed to condition no sub-station will be located on the property and to offer to fund the undergrounding of utility lines from any future sub-station to the use.

Staff Findings

The Zoning Ordinance Article 9-26.1.C requires all utility lines between a sub-station and data center will be placed underground. If a future sub-station was determined by Dominion to be located within Town boundaries, it would require a separate SUP application. If Dominion determines that a future sub-station

is located outside of Town boundaries, then it will fall under the purview of the jurisdiction the sub-station would be located. Regardless, all utility lines from the sub-station to the data center are required to be placed underground within the Town limits.

Public Works and Utilities will require careful planning and approval of the location of these underground facilities so as not to interfere with the provision of water, sanitary sewer and storm sewer facilities required for this property and offsite properties in the area where those underground power facilities are proposed. This is critical for sanitary and storm sewers that are typically gravity systems and are typically constrained by the vertical elevation of surface features.

E. Transportation & Circulation Analysis

Transportation is reviewed and regulated with the standards imposed by the Public Facilities Manual and Virginia Department of Transportation (VDOT). The bounding roads for the proposed parcel are Blackwell Road that is designated as a signature street; Route 17 is a limited access freeway/expressway; and the eastern end of Lee Highway is a principle arterial gateway. The Applicant states the use will generate "very little traffic" in the Statement of Justification. The full buildout is anticipated to be approximately 52 employees with a maximum of 32 employees at any given time.

The gateway into Town is the subject of a VDOT Pipeline Study and a Town of Warrenton 2022 Smart Scale application for a roundabout. Development of this site has proven problematic in the past for interested parties due to constraints that prevent transportation improvements without extensive investment.

The Applicant is proposing a single access to the site off Blackwell Road, closing the existing access point off Blackwell Road once construction is completed, and a five-foot sidewalk along the frontage of Blackwell Road. There is to be no access on to Lee Highway resulting in no additional conflict points at the entrance of Town. The site will have a 24 hour a day gated security with no public access.

Staff Findings

The proposed traffic generation for this use is less than other potential by-right industrial uses. The Applicant agrees to condition no access on to US Routes 29 nor 17. The Applicant is further asking for a reduction in the Town of Warrenton Zoning Ordinance required 22 loading spaces on site for a traditional industrial use. The Applicant is providing a five-foot-wide sidewalk along the frontage of Blackwell Street where none currently exists.

F. Environmental Analysis

Development within the Town of Warrenton is held to federal, state, and local regulations or standards including, but not limited to:

- Virginia Stormwater Management Program (VSMP) Regulations
- Article 3-5.1 Floodplain District (FPD)
- Article 4 Site Conservation Manual (SCM)
- Article 5 Stormwater Management (SWM)
- Article 10 Site Development Plan (SDP)
- Commonwealth of Virginia Erosion and Sediment Control (ESC) Law
- Virginia Erosion and Sediment Control Handbook (VESCH)
- Department of Environmental Quality (DEQ) Regulations

The Applicant submitted a Geotechnical Engineering Analysis produced by ECS Mid Atlantic, LLC dated August 15, 2022. This document conducted field and lab testing, design recommendations, and site construction recommendations. The report details a proposed retaining wall on the northeast side of the site to expose a maximum of six feet. Page 8 of the report characterizes the subsurface as being located within the Central Blue Ridge Anticlinorium. Based on the USGS Geological Map of Virginia the site is within the Catoctin Formation – Metabasalt soils. The groundwater observations found groundwater was encountered in four of the 20 borings. Page 29 Item 5.2.3 indicates weathered rock was encountered. Rock excavations will be required for mass grading and installation of deep utilities with the likelihood that blasting and/or hoe-ramming will be required for below auger refusal depths.

The Applicant also submitted a grading plan produced by Bohler dated October 28, 2022, and a tree survey conducted by TNT Environmental dated April 5, 2022.

Grading plan, SWM, BMP, aeration condition, permeable pavers, tree save, and underground utilities for this project shall not interfere with the surface or subsurface features of the floodplain for that tributary.

Staff Findings

In general, the following measures should be incorporated to the maximum extent possible to ensure that the development of the data center is done in a sustainable manner that is consistent with the goals of the Town:

- Apply best practices for erosion control.
- Minimize land disturbance and maximize on-site tree preservation.
- Reduce the heat island effect by minimizing impervious areas and enhancing the landscaping.
- Reduce, control, and treat surface runoff through effective stormwater practices that treat the quantity and quality of runoff to comply with the Town's Municipal Separate Storm Sewer System (MS4) Stormwater Requirement and Stormwater Management Ordinance.
- Use Best Management Practices (BMP), per Virginia Stormwater BMP Clearinghouse, to meet water quality and quantity requirements.
- Incorporate permeable paving in parking areas.
- Protection of surface and groundwater quality.
- Comply with all applicable State and Federal regulations regarding spill prevention and control requirements.
- Comply with all applicable State and Federal requirements and regulations regarding wetlands preservation and mitigation.

G. Community Facilities Analysis

Public community facilities in the Town are provided by the Town, Fauquier County, and other public groups for the benefit of all residents. The availability and quality of these facilities, that include, schools, libraries, hospitals, parks, police and fire and rescue services, are evaluated when people are considering moving into the Town or nearby area. The provision of these facilities adds to the desirability of living in the Town.

Water and Sewer

The Town's Water and Sewer Capacity Evaluation of 2015 anticipated water and sewer demand of approximately 23,500 gallons per day. Per the letter provided by Mr. John Foote, Esquire, Walsh, Colucci, Lubeley, & Walsh, dated September 9th, the proposed use will require the following:

1. Domestic Water Use of: 190.5 GPD
2. Humidification of: 190.1 GPD

Total Daily Use Committed by the letter: 380.6 GPD

The initial charging of the Air-Cooling System will require 19,000 gallons of water. However, this will not create a daily demand on water use since the system is a closed system to assist with the cooling of air, such as an air conditioning system.

The Town of Warrenton Zoning Ordinance Article 9-26.B states data centers shall utilize recycled water for air chillers, in conjunction with using recycled water, for cooling purposes. Potable water is not permitted to be used for cooling.

Staff Findings

The initial charging of the air-cooling system will not create an excess daily demand on water; therefore, the average demand will not put a burden on the Town water system. The domestic water use will be determined by the number and types of bathroom fixtures, which are not provided at this time. Based on the commitments above, wastewater generation will not create an issue to the Town's wastewater infrastructure.

In regards to other public infrastructure, undergrounding of the power lines will need careful considerations and approval so as not to interfere with the water, sanitary sewer, and storm sewer facilities required for this site and off-site properties.

Emergency Services and Police

The proposed data center will be a highly secured site with guard gate security personnel 24 hours a day, security fencing surrounding the site, and a patrolled trail. The Applicant stated on page 9 of the October 28, 2022, letter to Denise Harris, Planning Manager, from the Applicant's representative John Foote that, "The security that will be provided will benefit the surrounding area…Compared to other uses it will not increase the burden of local law enforcement."

The Applicant has agreed to conditions that require coordination with the Town and Emergency Services through training, a designated point of contact, and abiding to all federal and state compliance requirements.

Staff Findings

The Town of Warrenton Police Department state the proposed data center is in a unique location that effectively insulates it from the rest of the Town. From a public safety perspective, the impact to the citizens will mostly begin and end at the entry and exit point on Blackwell Road.

H. Economic & Fiscal Analysis

The Town and Fauquier County both collect real estate and business personal property tax. The Fauquier County Commissioner of the Revenue serves as the assessor for all real and personal property located in the Town.

- Real estate is reassessed every four years.
- Business personal property assessments are updated annually. Businesses are required to file an annual declaration of business personal property with the Commissioner's office. Assets are reported at their original cost and the Commissioner's office applies a depreciation factor based on the year that the asset was acquired by the business.

- Tax rates are set by the governing bodies as part of the annual budget process. Current rates per $100 of assessed value are shown in the chart below.

Jurisdiction	Real Estate	Business Personal Property
Fauquier County	$0.903	$3.65
Town of Warrenton	$0.0401	$1.00

During the construction phase, the Town will collect Business, Professional, and Occupational License taxes from the contractors working on the construction of the building. Contractors are assessed at a rate of $0.085 per $100 of gross receipts.

There currently are no similar businesses located in the Town upon which to base a comparison for a fiscal analysis. While real estate assessments are public, personal property assessments are not. Per Code of Virginia §58.1-3, local tax officials are prohibited from divulging any information acquired with respect to, "the transactions, property, including personal property, income or business of any person, firm or corporation." As such, other jurisdictions are unable to provide fiscal information on similar businesses.

In the October 28, 2022, letter to Denise Harris, Planning Manager, from the Applicant's representative John Foote, there is a statement on page 10 that, "The Applicant will invest approximately $550,000,000 in this facility and thus in the community."

Staff Findings

The Applicant indicated in the Statement of Justification that the use will "materially grow its non-residential tax base…data centers produce a substantial revenue stream." The Applicant goes on to state "Amazon pays taxes on all of its data centers, principally consisting of an increased valuation of real property on which the facility sits, and business personal property taxes." Due to the fact the property is vacant, staff finds these statements to be true if the use is permitted.

II. Materially Relevant Data Center Considerations

This section of the report is intended to identify issues raised during the review of the proposal, which are not directly related to the policies, goals, or action strategies, but which are materially relevant to the Town's responsibilities in considering land use issues. The materially relevant issues in this case are as follows:

- Town Council Zoning Text Amendment: July 11, 2017, Town Council initiates a Zoning Ordinance Text Amendment to research industrial areas and the possibility of adding data centers. The ensuing initiation was not pursued with the Planning Commission nor Town Council. On April 13, 2021, Town Council again initiated a Zoning Ordinance Text Amendment to allow for data centers in the I – Industrial District with the approval of a Special Use Permit. On May 25, 2021, the Planning Commission held a Work Session to discuss the Zoning Ordinance Text Amendment (ZOTA 2021-0321) for allowance of data centers in the I District with a Special Use Permit. Two subsequent Planning Commission Public Hearings were held on June 15, 2021, and July 20, 2021, resulting in a vote 5-1 to recommend approval of the Zoning Ordinance Text Amendment. On August 10, 2021, Town Council held a Public Hearing for ZOTA 2021-0321. Two Warrenton residents and one non-resident spoke during the Public Hearing. Town Council voted unanimously (7-0) to approve ZMA 2021-0321.
- Dominion Energy Virginia (Dominion): According to the Dominion Energy website, in April 2022, Dominion Power initiated a public notification to address increasing demand for energy and

infrastructure needs. This process includes desktop review of existing features and constraints, such as culturally sand environmentally sensitive lands, residences, schools, and parks. Dominion explores co-locating along existing corridors like roads and other linear easements. The process includes public outreach. Dominion's approval process for energy infrastructure follows regulatory procedures with authority resting with the State Corporation Commission (SCC) that requires certification of transmission lines at or above 138 kilovolts (kV). Additionally, the PJM Interconnection is the regional transmission organization that coordinates the movement of wholesale electricity in Virginia, Delaware, Illinois, Indiana, Kentucky, Maryland, Michigan, New Jersey, North Carolina, Ohio, Pennsylvania, Tennessee, West Virginia, and Washington, D.C. At the time of the writing of this Staff Analysis, Dominion is indicating the intent to submit to the SCC in the first quarter of 2023. The SCC review process may take a year or longer. Local permitting requirements commence after the SCC process concludes.

- Fauquier County Board of Supervisors: The Board of Supervisors Work Sessions with Dominion Energy providing updates regarding energy needs and infrastructure occurred on the following dates: April 14, 2022; June 9, 2022; May 12, 2022; September 8, 2022; July 14, 2022; August 11, 2022, and November 10, 2022.
- History of the Site: Fauquier County Real Estate Records indicate no improvements on the site dating back to 1997. In the late 1990s Walmart considered this site but ultimately located at its current location at the southside of the Town. In 2007 Wilson Land submitted a proposed plan for a Planned Unit Development called Warrenton Greene. Planning Commission spent over a year on the application and the associated ZOTA 2008-07 to recommend approval to the Town Council on June 17, 2009. Town Council approved the ZOTA 08-01 on November 10, 2009, and tabled the remaining applications. The Applicant withdrew the applicants on February 7, 2011, stating the economy made the proposals no longer viable.

III. Modifications/Waivers

1. A two-foot increase allowance for an eight-foot fence is requested. The maximum by-right fencing height allowed is six feet, as noted in Article 2-19 of the Zoning Ordinance.
2. A decrease in required loading spaces is requested. Twenty-two spaces are required per Article 7-18 and the Special Use Permit Plan is providing one loading space.
3. A building-height waiver allowance to increase two feet is requested. The maximum building height permitted is 35 feet (Article 9-25.1 (D)(1)) and the Applicant is requesting a modification to permit a building height of 37 feet. The setbacks to be provided by the Applicant exceed the minimum setback required for the additional building height. The Comprehensive Plan called for building heights up to 65' or 75' with a Special Use Permit in this location of the New Town Character District.

IV. ZO Article 11-3.10.3: Evaluation Criteria for Special Use Permit Applications

Standard	**Analysis**
1. Whether the proposed Special Use Permit is consistent with the Comprehensive Plan.	The Comprehensive Plan includes goals and policies for Historic Resources, Community Facilities, Housing,

	Open Space and Environment, Transportation, Economic and Fiscal Resilience, and Character District Plans. The New Town Character District envisions a mix of uses and a major employer for this part of the Town.
2. Whether the proposed Special Use Permit will adequately provide for safety from fire hazards and have effective measures of fire control.	The project is required to meet all building and safety codes at time of construction. The Conditions of Approval outline federal, state, and local coordination and compliance regulations.
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.	A Zoning Determination has been requested by the Applicant on October 18, 2022. The Zoning Determination was issued December 16, 2022. The Conditions of Approval call for the Applicant to demonstrate compliance at time of Site Plan and again after the use is operational. Conditions also include a process and timeline for compliance if at any time the use fails to comply in the future.
4. The glare or light that may be generated by the proposed use in relation to uses in the immediate area.	All lighting must meet the requirements under Article 9-8 at time of Site Development Plan submission. Lighting must be full cut-off and, "shall not cast glare upon adjacent property or upon a public right of way. The intensity at adjoining streets and commercial or industrial properties shall not exceed 1.0-foot candles, and the intensity at adjoining residential or institutional property boundaries shall not exceed 0.5-foot candles." No waivers of lighting requirements have been requested (Article 9-8.8). Further the Applicant agreed to a condition addressing maximum heights of lights and dimming to 50% between 11 PM and dawn.
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.	The Applicant stated there are no signs proposed nor required for the use, aside from addressing numbers.
6. The compatibility of the proposed use with other existing or proposed uses in the neighborhood, and adjacent parcels.	The use adjacent to commercial uses, with the nearest residential uses currently located over 400 feet away on Oak Springs Drive. All landscape buffering requirements must be met at time of Site Development Plan submission.
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.	An SUP plan has been provided showing the general location of the existing and proposed structures. • The SUP plan shows an existing fence noting maximum height of 8'.

	• The proposed 37' tall single-story data center building is 220,200 square feet. A 6' retaining wall is proposed at the Northeast corner of the site. There is a proposed guard booth and cargo screening building at the entrance to the site.
8. The nature and extent of existing or proposed landscaping, screening and buffering on the site and in the neighborhood.	The SUP plan shows existing tree preservation areas located throughout the site and include approximately 122,000 square feet of existing tree canopy. Additional landscaping is proposed throughout to help screen the use. Some landscaping is proposed along Blackwell Road around the entrance to the site.
9. 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.	The Applicant must meet all local, state, and federal requirements at time of Site Development Plan submission associated with environmental impacts, wetlands, etc. A Phase 1 investigation is required at time of Site Development Plan submission. Wetlands have been noted on the SUP Plan. The Virginia Department of Historic Resources database does not list any archeological or historic resources on the proposed site.
10. The timing and phasing of the proposed development and the duration of the proposed use.	A single phase is proposed with construction lasting 18 months.
11. Whether the proposed Special Use Permit at the specified location will contribute to or promote the welfare or convenience of the public.	The Applicant is proposing sidewalk extension on Blackwell Road.
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.	52 maximum employees are proposed with 32 employees on site at any one time. Visitors to the site are proposed average 5-10 persons per day. The projected traffic would have minimal impact on Blackwell Road with the internal circulation designed to accommodate this need.
13. Whether the proposed use will facilitate orderly and safe road development and transportation.	The proposed SUP Plan provides adequate parking on site for employees and company vehicles per Article 7-7 of the Zoning Ordinance. Sidewalk connections are shown on the SUP Plan as to be provided along Blackwell Road and within the property from to Blackwell Road. The proposed Data Center will be a secured site restricting access to the site. A continuous internal roadway is proposed from the Blackwell Road entrance following around the building and back to the entrance.

	A continuous sidewalk around the entirety of the building is additionally proposed.
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.	There are no existing structures currently on site other than some fencing.
15. Whether the proposed Special Use Permit will be served adequately by essential public facilities, services and utilities.	Public Works Department finds the initial charging of the air-cooling system will not create an excess daily demand on water and the average demand will not put a burden on the Town water system. The domestic water use will be determined by the number and types of bathroom fixtures, which are not provided at this time. The wastewater generation will not create an issue to the Town's wastewater infrastructure.
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. The location of any major floodplain and steep slopes.	The site will be graded and cleared, except the buffers. A Geotechnical Report, Grading Plan, and Tree Survey were submitted with the application. Staff encourages the Applicant to consider best management practices as the Applicant will be required to follow local, state, and federal standards at Site Plan and construction.
17. Whether the proposed Special Use Permit use will provide desirable employment and enlarge the tax base by encouraging economic development activities consistent with the Comprehensive Plan.	The Applicant states the proposal invests approximately $550,000,000 which is an indirect investment into the community. Opportunity for employment and taxable revenue are also mentioned as economic benefits.
18. The effect of the proposed Special Use Permit use in enhancing affordable shelter opportunities for residents of the Town, if applicable.	Not applicable.
19. The location, character, and size of any outdoor storage.	No outdoor storage is proposed.
20. The proposed use of open space.	The Applicant states all open space on the property will be used for security fencing or left as open space following construction.
21. The location of any major floodplain and steep slopes.	No floodplain is located on site. A steep slope on the north-eastern end of the property will require a 6' retaining wall.
22. The location and use of any existing non-conforming uses and structures.	The parcel is considered vacant but has been utilized for some farming which is a non-conforming use.
23. The location and type of any fuel and fuel storage.	50,000 gallon above-ground fuel tanks are proposed on the northern end of the site.

24. The location and use of any anticipated accessory uses and structures.	A guard booth is shown at the entrance to the property.
25. The area of each proposed use.	Refuse storage shown on north side of the building. All refuse storage must be screened.
26. The proposed days/hours of operation.	The facility will operate twenty-four hours a day, each day of the year.
27. The location and screening of parking and loading spaces and/or areas.	Proposed landscaping is shown around the parking spaces. A waiver is requested for loading from the required 22 spaces to one.
28. The location and nature of any proposed security features and provisions.	The SUP plan shows a guard booth at the entrance to the site and fencing around the perimeter. The Applicant is requesting an increase of the fence height from six feet to eight feet.
29. The number of employees.	52 employees are projected at full buildout of the data center. The Applicant states an average of 32 present on site at any given time.
30. The location of any existing and/or proposed adequate on and off-site infrastructure.	The Applicant is proposing to underground all power needs from an off-site power distribution facility. A stormwater management pond is proposed on the southern edge of the parcel.
31. Any anticipated odors which may be generated by the uses on site.	None proposed.
32. Refuse and service areas.	Refuse storage shown on north side of the building. All refuse storage must be screened.

V. Draft Conditions of Approval

SPECIAL USE PERMIT CONDITIONS
Applicant: AMAZON DATA SERVICES, INC. (the "Applicant")
Owner: AMAZON DATA SERVICES, INC.
SUP2022-0003, Amazon Data Center
PIN # 6984-69-2419 (the "Property")
Special Use Permit Area: ± 41.79 acres
Zoning: INDUSTRIAL (I)
Date: November 15, 2022

In approving a Special Use Permit, the Town Council may impose such conditions, safeguards, and restrictions as may be necessary to avoid, minimize, or mitigate any potentially adverse or injurious effect of such special uses upon other properties in the neighborhood, and to carry out the general purpose and intent of this Ordinance. The Council may require a guarantee or bond to ensure that compliance with the imposed conditions. All required conditions shall be set out in the documentation approving the Special Use Permit (SUP). These conditions shall run with the land so as to bind future landowners. Any party or officer identified by title shall mean and include any successor to that person or entity's powers or responsibilities.

1. Site Development: The Property shall be developed in substantial conformance with these conditions and the Special Use Permit Plan entitled, "Special Use Permit Plan for Amazon Data Services, Inc.," prepared by Bohler Engineering, dated July 10, 2022 and revised through October 28, 2022, and consisting of 3 sheets, subject to minor modifications approved by the Town in connection with final Site Plan review and final engineering, and except as otherwise provided in these Conditions (the "SUP Plan"). The building and other structures to be constructed on the Property are referred to herein as the "Facility."

2. Use Parameters. Use Limitation: The use approved with this SUP shall be limited to a data center as set forth in § 3-4.12.3 of the Town of Warrenton Zoning Ordinance.

3. Electric Substation: There shall be no electric substation constructed on the Property.

4. Undergrounding of Electrical Lines from a Substation to the Facility: Pursuant to Warrenton Zoning Ordinance § 9-26.1(C), the distribution lines from the off-site substation serving the data center are required to be underground. Applicant will ensure payment of the undergrounding of these distribution lines with the utility company in accordance with its requirements.

5. Building Design and Elevations:

    a. The architectural design of the data center shall substantially conform to the elevations entitled "Illustrative Elevations," shown on Sheet 6 of the SUP Plan. The Elevations shall be subject to minor modification approved by the Town in connection with Site Plan review. Additional changes to the design and materials may be made provided that any such changes are approved by the Planning Director prior to the issuance of a building permit.

    b. At time of Site Plan, the Applicant shall provide all elevations for the building in compliance with the Town of Warrenton Zoning Ordinance Article 9-26.1.F. In

addition, the Applicant shall orient the building along Lee Highway to reduce the visible impact using architectural details such as a perceived reduction in massing and scale, fenestration and windows, exterior colors and materials, overhangs, canopy or porticos, recesses and/or projections, arcade, raised corniced parapets, and varying roof lines.

c. The Facility shall be no greater than 37 feet in height, as that term is defined in the Town Zoning Ordinance. The mechanical equipment installed on the roof of the building shall be screened with mechanical louver screens.

6. Signage: There shall be no signage except for a street address; provided that if any further signage is sought it shall comply with applicable sign ordinance requirements.

7. Fencing: All fencing on the Property shall be as depicted on the SUP Plan, and shall not exceed 8 feet in height. Security fencing shall be the style and type as shown on Page 2 of the Special Use Permit Plan produced by Bohler dated July 10, 2022 and updated through October 28, 2022. Chain link fencing, with or without slatted inserts, and/or barbed wire or other similar visible deterrence devices shall not be permitted where visible from the public.

8. External Fuel Storage Tanks: The Applicant shall install above-ground double-walled fuel tanks that meet the definition of secondary containment under the DEQ LPR-SRR-2019-03 - Storage Tank Program Compliance Manual, Volume V - AST Guidance, and pursuant to 40 CFR Part 112, Section 8.1.2.2, in the general locations shown on the SUP Plan, for the storage of fuel supplies necessary to maintain an Uninterruptible Power Supply in the event of a loss of external electrical power.

9. Parking: The Applicant shall provide not fewer than 56 parking spaces as shown on the SUP Plan, one of which shall be a loading space.

10. Site Maintenance: The Applicant shall maintain the Property in a clean and orderly manner, and shall provide an on-site masonry screened refuse container station in the location generally shown on the SUP Plan.

11. Access: Access to the site shall be provided as shown on the SUP Plan, subject to changes approved by the Town in consultation with the Virginia Department of Transportation. Mountable curbs shall be provided as required by the Town. There shall be no access from either Routes 17 or 29.

12. Access for Town Staff: The Town is obliged to report annually to the Virginia Department of Environmental Quality as to the ongoing operation and maintenance of stormwater management facilities installed on the Property. 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 of such inspections, and shall keep that point of contact current at all times.

13. Water & Public Sewer Connection: The Property shall connect to public water and public sewer at the Applicant's expense. The Applicant shall limit its water use to internal domestic uses such as service to bathrooms, kitchens, humidification, and external irrigation. It shall not use public water for the general purposes of cooling the data center, but may use it for the initial charging of

the cooling system. It shall consult with the Director of the Department of Public Works and Utilities as to the scheduling of the initial charging of the system so as to minimize the impact on the Town's water system.

14. Emergency Services:

    a. The Applicant shall coordinate training between the Town's fire and rescue companies and those other companies and departments that have experience with data centers after commencement of operations at the Property and when convenient for the Town's first responders. Furthermore, upon commencement of operations at the Property, the Applicant will provide the Town's first responders its "Data Center Response Manual" for use in training for emergencies at its Facility, and shall assist in advising those first responders how to implement its provisions.

    b. The Applicant shall assure that the water line systems at the Facility have sufficient fire flows, as determined by the Town Fire Marshal.

    c. The Applicant shall maintain Facility security personnel 24 hours a day, and each day of the year.

15. Pedestrian access: The Applicant shall construct a five-foot sidewalk on the east side of Blackwell Road along its frontage on that Road.

16. Noise: The Applicant shall provide a sound study prepared by a qualified party or company approved by the Director of Community Development that demonstrates the operation of the data center will meet the requirements of § 9-14.2 of the Town of Warrenton Zoning Ordinance relating to noise, as a condition of approval of a site development plan. In addition, the Applicant shall conduct a separate sound study one month after commencement of business operations to ensure compliance with the aforesaid Section. If noise levels at any point where a measurement is required by the Ordinance to be taken do not so comply, the Applicant shall forthwith undertake such further mitigation measures as are required to achieve compliance within a reasonable time not to exceed 60 days, or, if 60 days is insufficient to achieve compliance, the Applicant shall promptly begin and diligently pursue mitigation until compliance has been achieved.

    For reference, the Town of Warrenton Zoning Ordinance § 9-14.2 states:

    9-14.2 The sound pressure level of sound radiated from an establishment, measured at the lot line of the site thereof that is the nearest thereto, shall not exceed the values in any octave band of frequency that are specified in Table 9-1 below, or in Table 9-1 as modified by the correction factors set forth in Table 9-2. The sound pressure level shall be measured with a sound level meter and an associated octave band analyzer conforming to standards prescribed by the American National Standards Institute.

Table 9-1 Maximum Permissible Sound Pressure Levels Measured re 0.0002 dyne per CM^2		
Frequency Band Cycles per Second	Along Residential District Boundaries – Maximum Permitted Sound Level In Decibels	At Any Other Point on the Lot Boundary – Maximum Permitted Sound Level In Decibels
63	64	72
125	60	70
250	54	65
500	48	59
1000	42	55
2000	38	51
4000	34	47
8000	30	44

Table 9-2 Correction Factors	
Condition	Correction in Decibels
On a site contiguous to or across a street from the boundary of any R-district established by this chapter.	Minus 5
Operation between the hours of 10:00 p.m. and 7:00 a.m.	Minus 5
Sound of impulsive character (e.g., hammering)	Minus 5
Sound of periodic character (e.g., sawing)	Minus 5
Tone (e.g., hum or screech)	Minus 5
Sound source operated less than:	
20% in any one hour period	Plus 5[1]
5% in any one hour period	Plus 10[1]
1% in any one hour period	Plus 15[1]

1. Apply only one of these corrections. All other corrections (including any one of the footnoted) are cumulative.

17. Lighting: The Applicant shall submit a Lighting Plan pursuant to the provisions of § 9-8 et seq. of the Town of Warrenton Zoning Ordinance in connection with its Site Development Plan. All exterior lighting shall utilize LED and be designed and constructed with cutoff and fully shielded fixtures that direct light downward and into the interior of the property and away from adjacent roads and adjacent properties. All building mounted lighting shall have a maximum height of 25', and the Applicant shall install controls on the site fixtures such that they dim to 50% output between 11 PM and dawn. Freestanding parking lot lights shall be a maximum of 20.'

18. Tree Save: The Applicant shall provide a tree preservation plan at time of Site Plan that seeks to minimize land disturbance and maximize on-site vegetation.

19. Best Management Practices: BMPs shall incorporate aeration for water retention using solar power.

20. Landscaping: The Applicant will follow the Zoning Ordinance Article. All plantings must consist of native, drought tolerant species appropriate for the Town of Warrenton climate.

21. Employment Opportunities: The Applicant shall provide outreach to qualified persons residing in the Town of Warrenton who may be interested in employment at the data center through a variety of media such as the conduct of a job fair, the inclusion of a direct link to potential opportunities on the Town website, or on other websites for the purpose. Such outreach shall be made reasonably in advance of the construction of the Project so that interested persons may make application for positions, not less than six months prior to the anticipated completion of construction.

22. Programs for Local Schools: The Applicant shall ensure coordination by the appropriate Amazon personnel with the Town of Warrenton and the Fauquier County School Division regarding the establishment and maintenance of educational programs in the K-12 grades, and with Laurel Ridge Community College, to establish and maintain workforce development programs for career pathways in data center construction and operations, and such other programs as the parties may deem mutually beneficial.

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

October 28, 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 (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.

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.

SPECIAL USE PERMIT

FOR

WARRENTON DATA CENTER

LOCATION OF SITE

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

PARCEL ID: 6984-69-2419-000

PARCEL IDENTIFICATION TABLE

PARCEL NUMBER	OWNER	ADDRESS	AREA	CURRENT ZONE	CURRENT PLANNED LAND USE	PROPOSED PLANNED LAND USE
6984-69-2419-000	AMAZON DATA SERVICES, INC.	BLACKWELL ROAD WARRENTON, VA 20186	41.793 ACRES	INDUSTRIAL	VACANT	DATA CENTER

REFERENCES AND CONTACTS

REFERENCES
♦BOUNDARY & TOPOGRAPHIC SURVEY:
AECOM
101 RESEARCH DRIVE
COLUMBIA, SC 29203
TOPOGRAPHY CAD FILE, DATED 9/8/2021.
PROPERTY CAD FILE: "BOUNDARY", DATED 9/8/2021.

♦ARCHITECTURAL PLAN:
CORGAN
401 NORTH HOUSTON STREET
DALLAS, TX 75202
CAD FILE, DATED: 09/27/2021

GOVERNING AGENCIES
♦ TOWN OF WARRENTON
COMMUNITY DEVELOPMENT
21 MAIN STREET
WARRENTON, VA 20186-0341
CONTACT: ROB WALTON, DIRECTOR OF COMMUNITY DEVELOPMENT
PHONE: (540) 347-2405

* THE ABOVE REFERENCED DOCUMENTS ARE INCORPORATED BY REFERENCE AS PART OF THESE PLANS, HOWEVER, BOHLER ENGINEERING DOES NOT CERTIFY THE ACCURACY OF THE WORK REFERENCED OR DERIVED FROM THESE DOCUMENTS, BY OTHERS.



LOCATION MAP

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SCALE: 1" = 2,000'

SHEET INDEX

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

OWNER/DEVELOPER

AMAZON DATA SERVICES, INC.
410 TERRY AVENUE NORTH
SEATTLE, WA 98109

PREPARED BY

BOHLER

CONTACT: JOHN C. WRIGHT, P.E.

GENERAL NOTE:
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Oct 28, 2022
H:\2012\V212093\CAD\DRAWINGS\PLAN SETS\SUP\V212093 - SUPP - 3----LAYOUT 1- COVER
CH

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES
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REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	7/10/22	TOWN COMMENTS	CPH / JCW
2	9/8/22	DEVELOPER REVISIONS	CPH / JCW
3	10/28/2022	DEVELOPER REVISIONS	DSH / JCW

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PROJECT No.: V212093
DRAWN BY: DSH
CHECKED BY: JCW
DATE: 4/13/2022
CAD I.D.: SUPP -2

PROJECT:

SPECIAL USE PERMIT

FOR

AMAZON DATA SERVICES, INC.

PROPOSED DEVELOPMENT

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

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

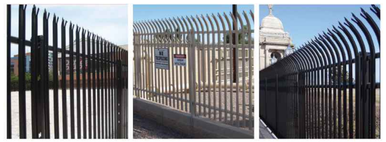
COMMONWEALTH OF VIRGINIA
JOHN C. WRIGHT
Lic. No. 046960
10/28/2022
PROFESSIONAL ENGINEER

SHEET TITLE:

COVER SHEET

SHEET NUMBER:
1

REVISION 3 - 10/28/2022



SECURITY FENCE DETAIL

NOT TO SCALE

NOTE: SECURITY FENCE TO BE MAXIMUM OF 8' IN HEIGHT.

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	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

GENERAL NOTES:

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 41.793 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. FIRE DEPARTMENT CONNECTION TO BE A 4" STORZ CONNECTION AND MARKED WITH SIGNAGE.

ZONING TABULATION TABLE:

SITE INFORMATION

PIN:	6984-69-2419-000
ZONING DISTRICT:	EXISTING - INDUSTRIAL - I PROPOSED - DATA CENTER
LAND USE:	EXISTING - VACANT PROPOSED - DATA CENTER
BUILDING AREA:	EXISTING - N/A PROPOSED - 220,200 SF±
SITE AREA:	41.793 AC OR 1,820,504 SF

BUILDING HEIGHT:	REQUIRED	PROVIDED
	*35'	37±

*MAY BE INCREASED BY TOWN COUNCIL
NOTE: BUILDING ROOF HEIGHT IS 37', STANDARD PARAPET HEIGHT IS 41', HIGHEST PARAPET HEIGHT IS 45', ROOF MOUNTED EQUIPMENT HEIGHT IS 56' - 57'.

LOT SIZE AND YARD SETBACK REQUIREMENTS:

MINIMUM LOT SIZE:	25 ACRES

SETBACK REQUIREMENTS:

	REQUIRED	PROVIDED
FRONT YARD (W) BUILDING	100'	712.7±
SIDE YARD (S) BUILDING	100'	261.7±
SIDE YARD (E) BUILDING	100'	256.6±
REAR YARD (N) BUILDING	100'	167.1±

LOT COVERAGE REQUIREMENTS

	MAXIMUM	PROVIDED
PROPOSED IMPERVIOUS AREA:	75%	51%

PARKING REQUIREMENTS

DATA CENTER	REQUIRED	PROVIDED
	1 SPACE PER EMPLOYEE ON LARGEST SHIFT, PLUS 1 SPACE PER COMPANY VEHICLE ON-SITE. LARGEST SHIFT = 20 EMPLOYEES ASSUME 10 COMPANY VEHICLES TOTAL = 30 SPACES	58 SPACES (2 ADA SPACES)

HATCH LEGEND

- SIDEWALK CONCRETE
- PROP BUILDING
- GRAVEL
- LIGHT DUTY ASPHALT
- HEAVY DUTY ASPHALT

LEGEND

- PROPOSED SANITARY SEWER
- PROPOSED SANITARY MANHOLE
- PROPOSED WATER MAIN
- PROPOSED FIRE HYDRANT
- LIMITS OF DISTURBANCE

100 50 25 0 100
1"= 100'

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LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
LAND PLANNING SERVICES
PERMITTING SERVICES
TRANSPORTATION SERVICES

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2	9/8/22	DEVELOPER REVISIONS	CPH / JCW
3	10/28/2022	DEVELOPER REVISIONS	DSH / JCW

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PROJECT No.:	V212093
DRAWN BY:	DSH
CHECKED BY:	JCW
DATE:	4/12/2022
CAD I.D.:	SUPP -2

PROJECT:

SPECIAL USE PERMIT

FOR

AMAZON DATA SERVICES, INC.

PROPOSED DEVELOPMENT

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

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

COMMONWEALTH OF VIRGINIA
JOHN C. WRIGHT
Lic. No. 046960
10/28/2022
PROFESSIONAL ENGINEER

SHEET TITLE:

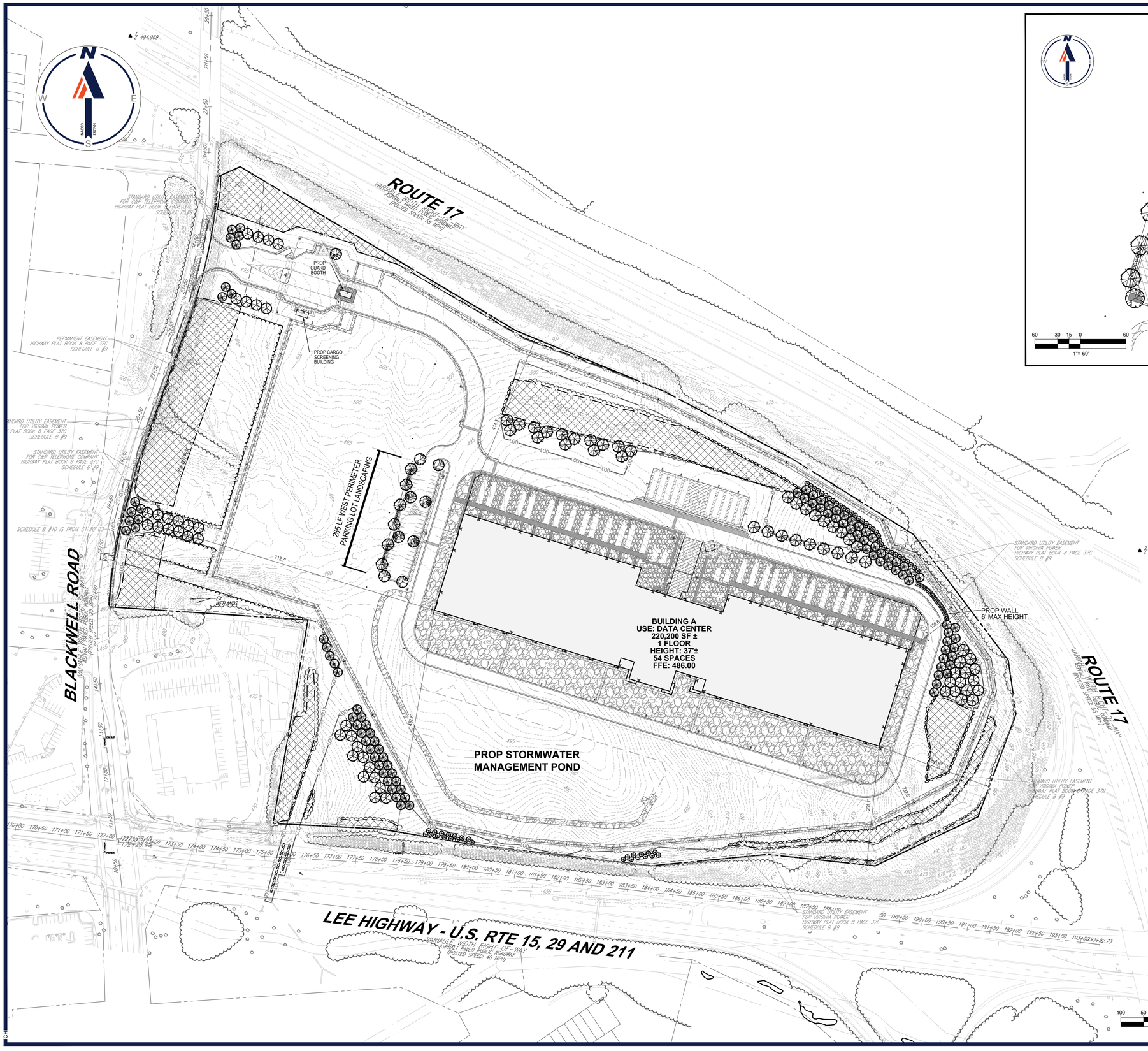
SITE DEVELOPMENT PLAN

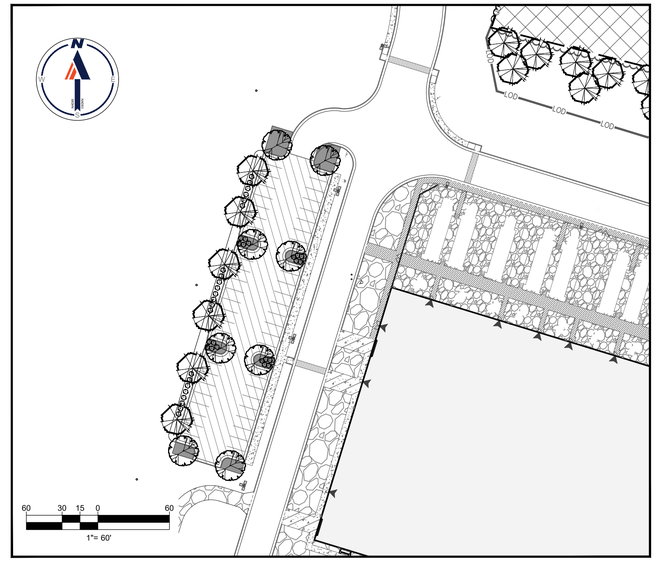
SHEET NUMBER:

2

REVISION 3 - 10/28/2022

Oct 28, 2022
H:\211\V212093\CAD\DRAWINGS\PLAN SETS\SUPV212093 - SUPP - 3---LAYOUT 2 - SITE DEVELOPMENT PLAN





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	22

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	1,876 SF (12.48%)
SHADE TREES 58 X (1/8)	8	9
SHRUBS 58 X (3/8)	22	23

* PARKING LOT AREA AND PARKING SPACES COUNT INCLUDES 4 SPACES BY GUARD HOUSE AND 2 ADA SPACES BY EQUIPMENT YARDS. PLANTINGS AND LANDSCAPE AREA HAVE NOT BE PROVIDED AT ADA SPACES DUE TO THE AREA BEING ENTIRELY CONCRETE.

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	36,900 SF (2.52%)
EXISTING CANOPY CONSERVATION	122,000 SF (8.33%)
TOTAL 20 YEAR CANOPY PROVIDED	158,900 SF (10.85%)

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

PLANT LEGEND
DECIDUOUS
- LARGE TREE
- SMALL TREE (DUE TO OVERHEAD POWER LINES)

EVERGREEN
- LARGE TREE
- SMALL TREE (DUE TO OVERHEAD POWER LINES)

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PROJECT No.: V212093
DRAWN BY: DSH
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DATE: 4/12/2022
CAD I.D.: LSCP -2

PROJECT:

SPECIAL USE PERMIT

FOR

AMAZON DATA SERVICES, INC.

PROPOSED DEVELOPMENT

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

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

COMMONWEALTH OF VIRGINIA
N. T. Georgas
NICHOLAS T GEORGAS
Cert. No. 001653
10/28/2022
LANDSCAPE ARCHITECT

SHEET TITLE:

LANDSCAPE PLAN

SHEET NUMBER:
3

REVISION 3 - 10/28/2022

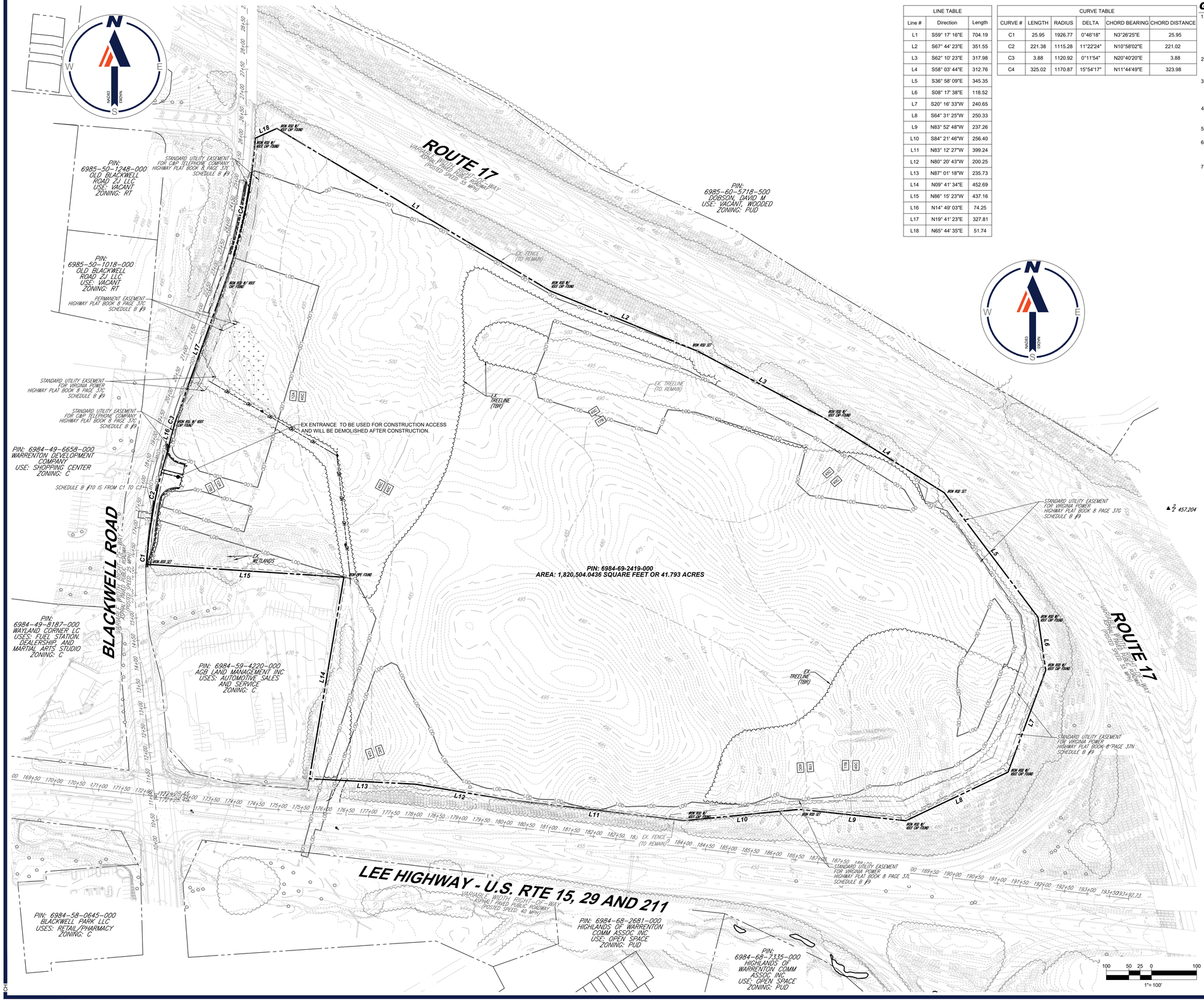
Oct 28, 2022
H:\21\v212093\CAD\DRAWINGS\PLAN SETS\SUP\V212093_LSCP_3---LAYOUT 1- LANDSCAPE PLAN


Illustrative Building Elevations
Corgan
December 15, 2022


Illustrative Building Elevations
Corgan
December 15, 2022

Illustrative Building Elevations
Corgan
December 15, 2022





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	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

GENERAL NOTES:

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 41.793 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.

SOILS LEGEND	
	SOILS BOUNDARY
XxX	SOILS TYPE

LEGEND

LOD — LIMITS OF DISTURBANCE

EXISTING WETLANDS

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

THE INFORMATION, DESIGN AND CONTENT OF THIS PLAN ARE PROPRIETARY AND SHALL NOT BE LOANED OR USED FOR ANY PURPOSE, IN WHOLE OR IN PART, WITHOUT THE WRITTEN AUTHORIZATION FROM BOHLER. ONLY APPROVED AND SEALED PLANS SHALL BE UTILIZED FOR CONSTRUCTION PURPOSES.

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	7/10/22	TOWN COMMENTS	CPH / JCW
2	9/8/22	DEVELOPER REVISIONS	CPH / JCW
3	10/28/2022	DEVELOPER REVISIONS	DSH / JCW

811 Know what's below. Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

NOT APPROVED FOR CONSTRUCTION

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:	4/12/2022
CAD I.D.:	SUPP -2

PROJECT:

SPECIAL USE PERMIT

FOR

AMAZON DATA SERVICES, INC.

PROPOSED DEVELOPMENT

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

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 EXHIBIT

SHEET NUMBER:

1

REVISION 3 - 10/28/2022

Oct 28, 2022
H:\DIV2\12093\CAD\DRAWINGS\PLAN SETS\SUP\V212093_SUPP -2-----LAYOUT1 DO NOT PRINT - EX CONDITIONS
CH

Special Use Permit #SUP2022-00003, Warrenton Data Center

December 20, 2022

PLANNING COMMISSION HEARING

- Special Use Permit Pre-Application Meeting - November 21, 2021
- Special Use Permit Pre-Application Follow-up Meeting - December 17, 2021
- Special Use Permit Submission - April 8, 2022
- Notice of Completeness - May 6, 2022
- Special Use Permit Agency Comments Received by Applicant - June 7, 2022
- Post Submission Meeting - July 11, 2022
- Resubmission - July 18, 2022
- Planning Commission Work Session - July 26, 2022
- Post Work Session Submission - September 9, 2022
- Balloon Test - September 15, 2022
- Meeting regarding Noise Ordinance - October 3, 2022
- Zoning Determination Letter Submitted - October 18, 2022
- Planning Commission Work Session - October 25, 2022
- Final Submission for Planning Commission Hearing - October 28, 2022
- Planning Commission Hearing - November 15, 2022
- Planning Commission Hearing - November 22, 2022
- Zoning Determination Letter Issued - December 16, 2022
- Planning Commission Hearing - December 20, 2022

PUBLIC PROCESS TIMELINE – 12+ MONTHS

- Land Development Application
- Land Use Application Affidavit
- Noise Study
- Power
- Tree Removal Survey
- Visual/Elevation from Lee Highway

NOVEMBER 22ND MOTION

- Included with Special Use Permit Submission on April 8, 2022

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. 41.793

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

LAND USE APPLICATION

- Included with Special Use Permit Submission on April 8, 2022

Date Stamp

TOWN OF WARRENTON
P.O. Drawer 341
Warrenton, VA 20188
(540) 347-1101 x106
Permittech@warrentonva.gov

LAND USE APPLICATION:
AFFIDAVIT

NO. _____

This affidavit certifies that the party listed, who is listed as the Applicant's Representative on a land use application, has been granted authorization to make an application and act on behalf of a property owner. It must be filled out completely by the property owner if another party is submitting an application(s) on the owner's behalf. This form must be notarized and must be submitted prior to issuance. Copies of affidavits are unacceptable.

I, _____ am the owner of the property listed below and I certify that I have granted, John Foote and Jessica Pfeiffer as my duly authorized agent and give permission to make a land use application and act on my behalf for the following address:
Blackwell Road and Route 29 (Parcel Identification Number 6984-69-2419-000)
for the land use application of special use permit for a data center
_____.

LAND USE APPLICATION AFFIDAVIT

- Draft Noise Study Submitted with Post Planning Commission Work Session Submission - September 9, 2022
- Zoning Determination Letter Submitted - October 18, 2022
- Condition Drafted and Included regarding Noise – October - November, 2022
- Zoning Determination Letter Issued/Received – December 16, 2022
- Condition Revised to Provide more Assurances – December, 2022

NOISE STUDY

Previous Condition:

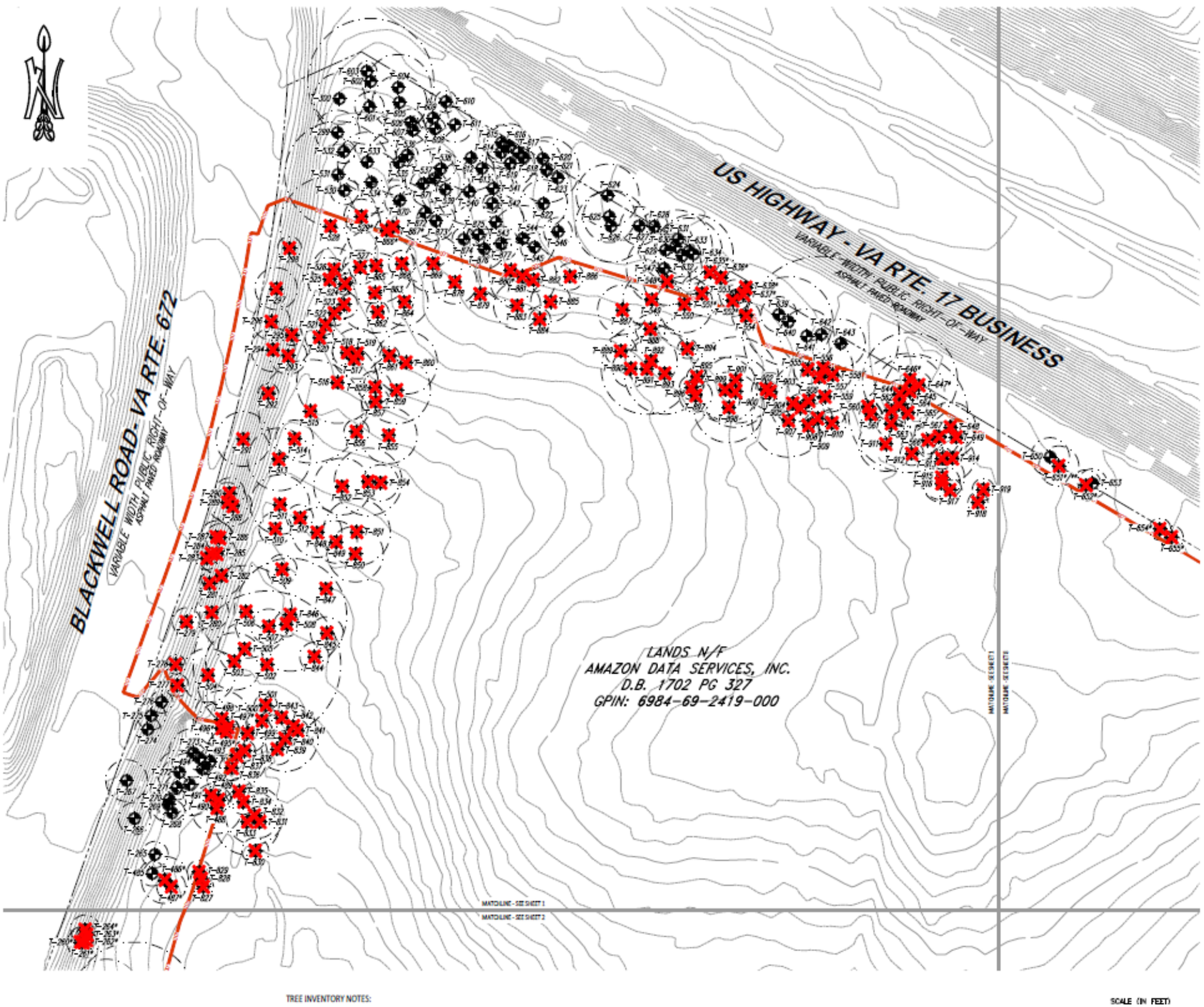
16. Noise: The Applicant shall provide a sound study prepared by a qualified party or company approved by the Director of Community Development that demonstrates the operation of the data center will meet the requirements of § 9-14.2 of the Town of Warrenton Zoning Ordinance relating to noise, as a condition of approval of a site development plan. In addition, the Applicant shall conduct a separate sound study one month after commencement of business operations to ensure compliance with the aforesaid Section. If noise levels at any point where a measurement is required by the Ordinance to be taken do not so comply, the Applicant shall forthwith undertake such further mitigation measures as are required to achieve compliance within a reasonable time not to exceed 60 days, or, if 60 days is insufficient to achieve compliance, the Applicant shall promptly begin and diligently pursue mitigation until compliance has been achieved.

Additional Commitments:

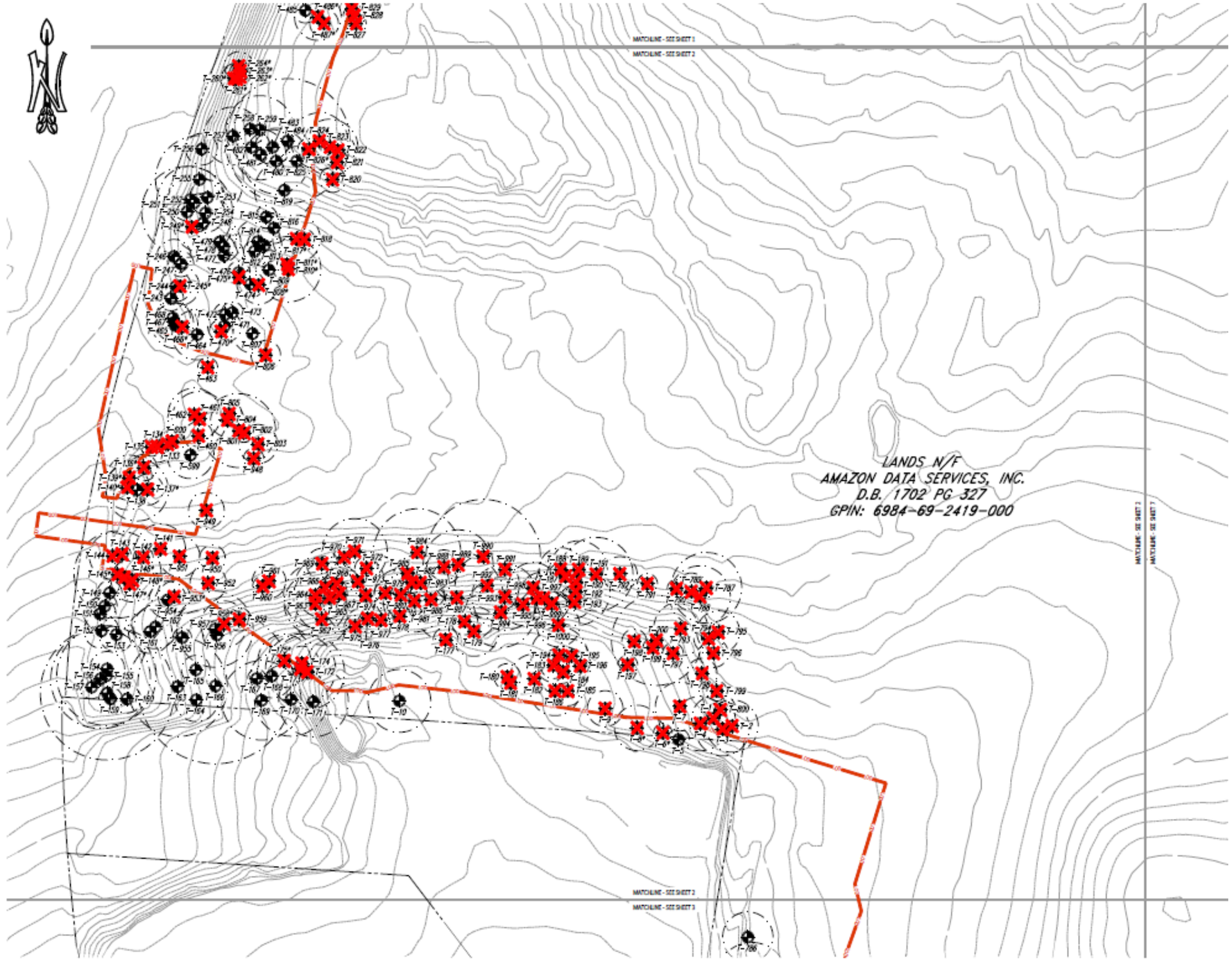
- Conduct separate sound studies after the building is 10%, 50%, 80%, 90% and 100% operational.
- If not in compliance, have a set period of time to achieve compliance.
- If compliance has not been achieved, the Certificate of Occupancy can be suspended.

3. Electric Substation: There shall be no electric substation constructed on the Property.

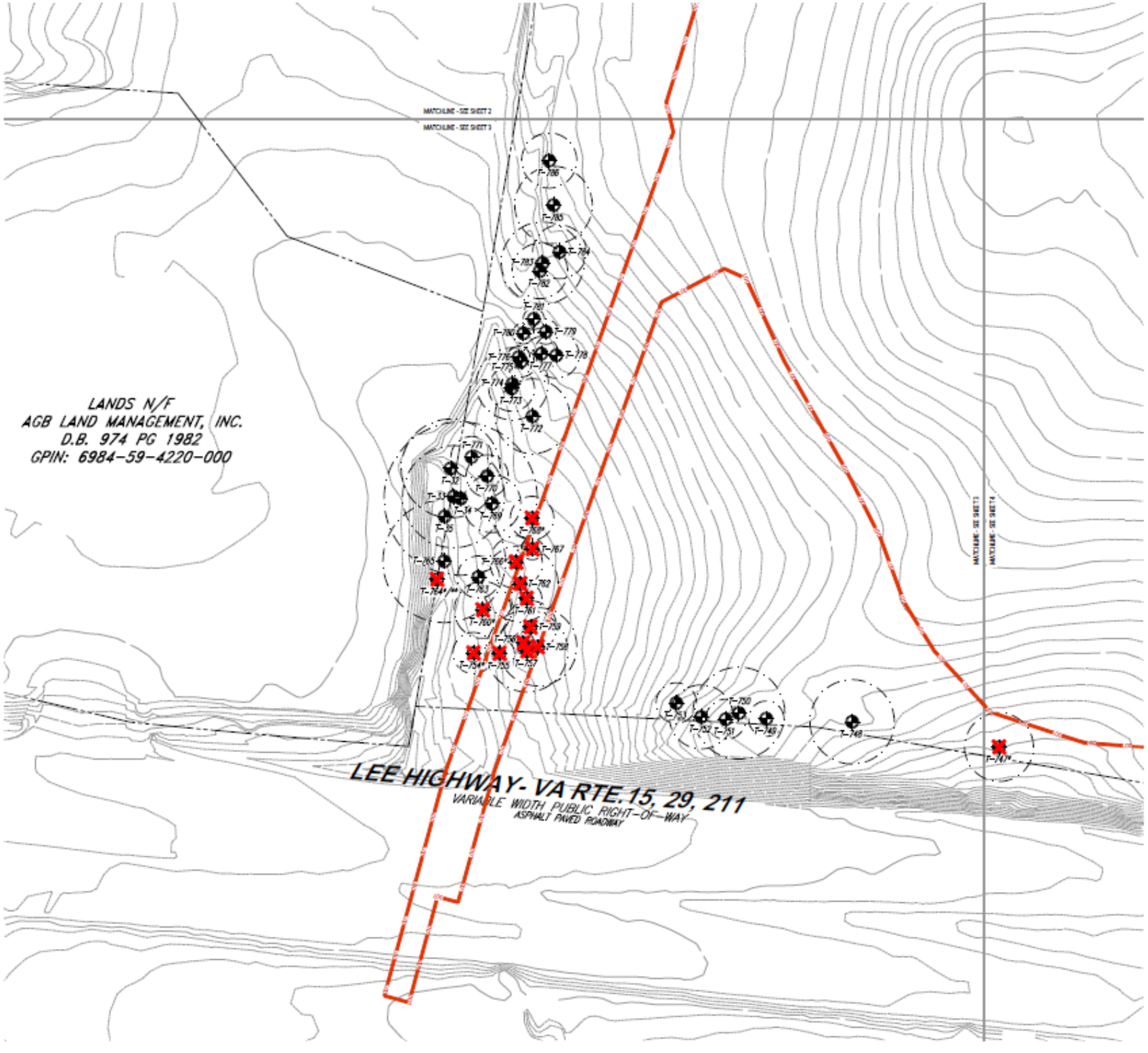
4. Undergrounding of Electrical Lines from a Substation to the Facility: Pursuant to Warrenton Zoning Ordinance § 9-26.1(C), the distribution lines from the off-site substation serving the data center are required to be underground. Applicant will ensure payment of the undergrounding of these distribution lines with the utility company in accordance with its requirements.



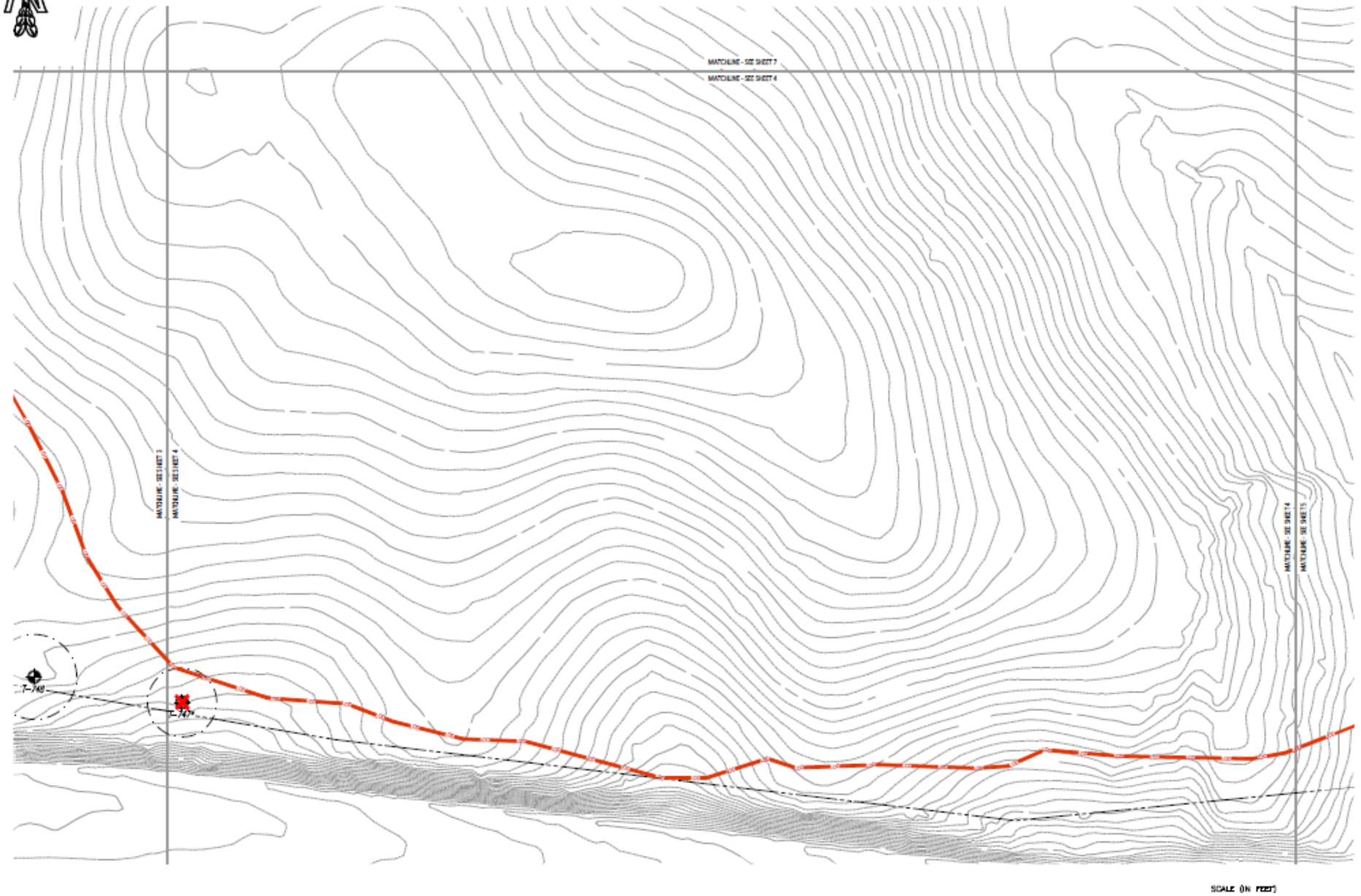
TREE REMOVAL SURVEY



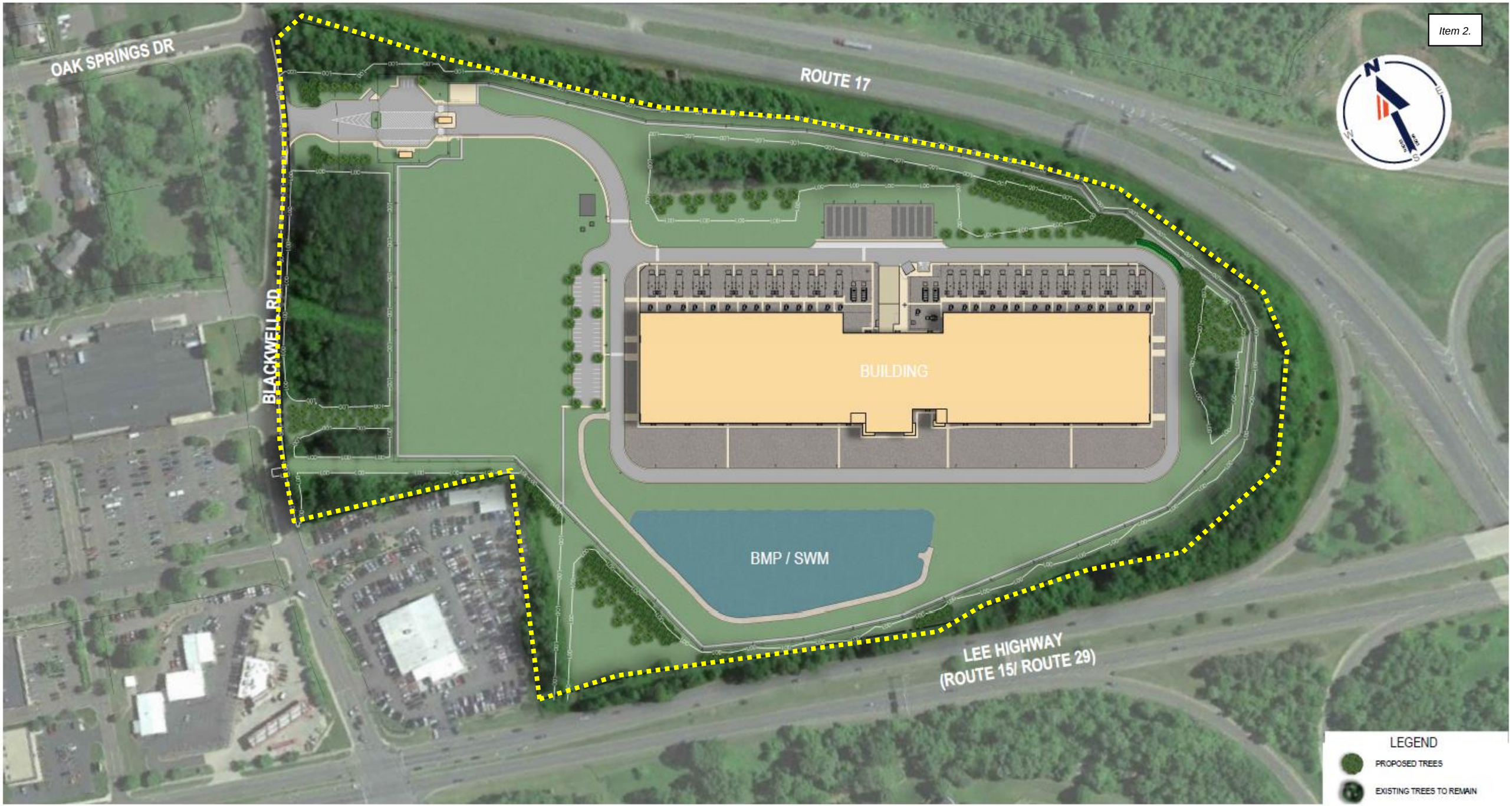
TREE REMOVAL SURVEY



TREE REMOVAL SURVEY



TREE REMOVAL SURVEY



TREE REMOVAL SURVEY

VISUAL/ELEVATION FROM LEE HIGHWAY

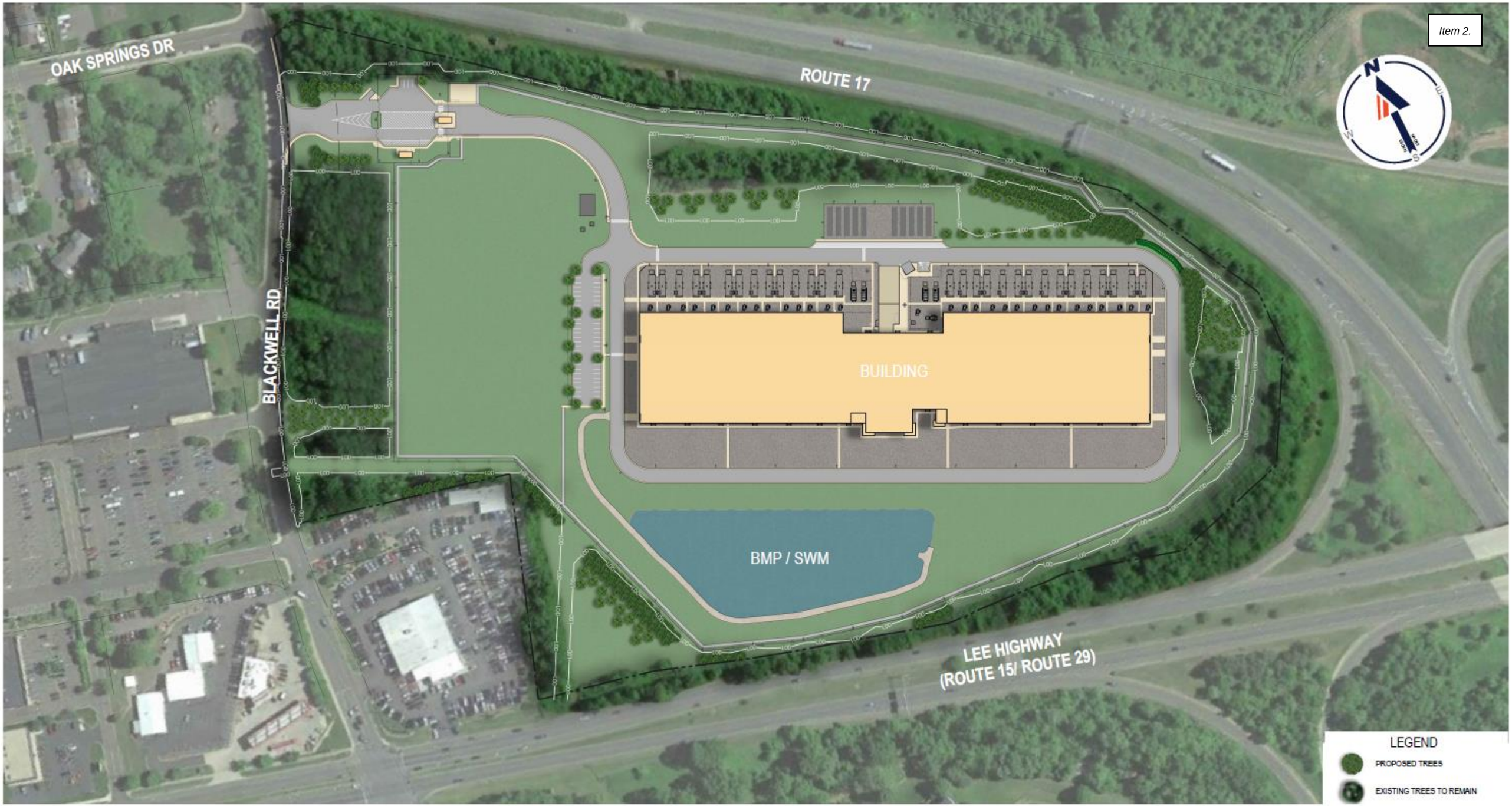
5. Building Design and Elevations:

a. The architectural design of the data center shall substantially conform to the elevations entitled "Illustrative Elevations," shown on Sheet 6 of the SUP Plan. The Elevations shall be subject to minor modification approved by the Town in connection with Site Plan review. Additional changes to the design and materials may be made provided that any such changes are approved by the Planning Director prior to the issuance of a building permit.

b. At time of Site Plan, the Applicant shall provide all elevations for the building in compliance with the Town of Warrenton Zoning Ordinance Article 9-26.1.F. In addition, the Applicant shall orient the building along Lee Highway to reduce the visible impact using architectural details such as a perceived reduction in massing and scale, fenestration and windows, exterior colors and materials, overhangs, canopy or porticos, recesses and/or projections, arcade, raised corniced parapets, and varying roof lines.

c. The Facility shall be no greater than 37 feet in height, as that term is defined in the Town Zoning Ordinance. The mechanical equipment installed on the roof of the building shall be screened with mechanical louver screens.

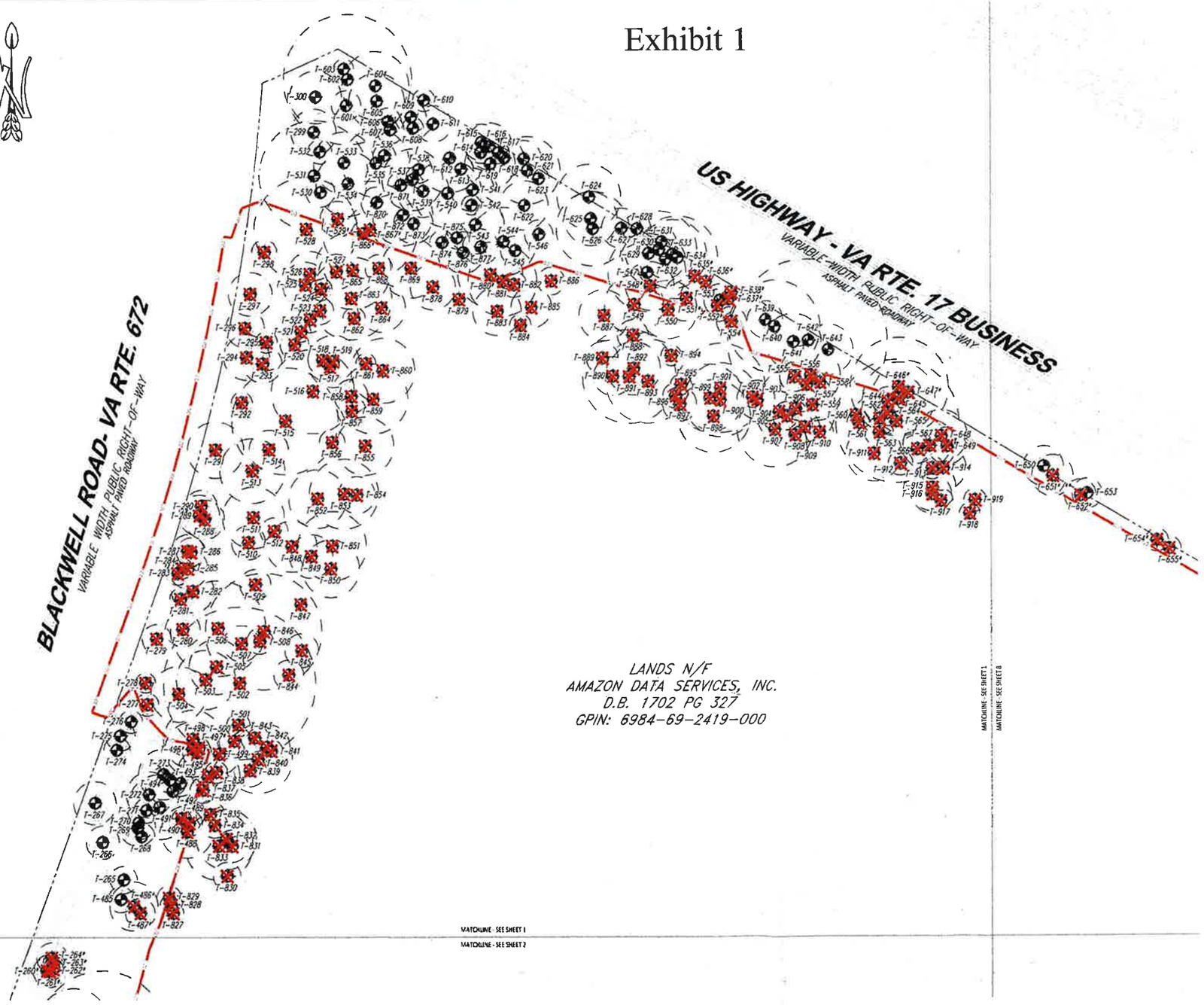
VISUAL/ELEVATION FROM LEE HIGHWAY



ILLUSTRATIVE PLAN

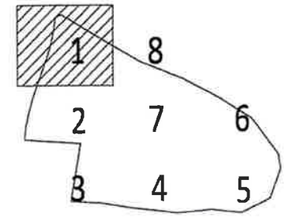
THANK YOU

Exhibit 1



LEGEND

- CRITICAL ROOT ZONE (CRZ)
- T-XXX — TREE LOCATION
- T-XXX — TREE TO BE REMOVED



TREE INVENTORY NOTES:

1. **SHARED/ROW TREES SHALL NOT BE REMOVED WITHOUT WRITTEN PERMISSION FROM AFFECTED ADJACENT PROPERTY OWNERS.
2. *TREES NOTED FOR REMOVAL WITHIN THE SAVE AREAS SHALL BE DONE SO BY HAND WITHOUT THE USE OF HEAVY MACHINERY.
3. OFFSITE TREES WERE ASSESSED FROM THE SUBJECT PROPERTY SO NOT TO TRESPASS ONTO ADJACENT PROPERTY. DBH MEASUREMENTS AND TREE LOCATIONS ARE APPROXIMATE.
4. TREES LOCATED WITHIN OR ON THE LIMITS OF DISTURBANCE, OR RATED AS BEING "POOR" IN CONDITION, ARE RECOMMENDED FOR REMOVAL BY TNT ARBORISTS DUE TO THE LIKELIHOOD OF TREE FAILURE. HOWEVER, AT THE DISCRETION OF THE APPLICANT, SOME OF THESE MAY BE PRESERVED DURING CONSTRUCTION WITH THE APPROVAL OF URBAN FORESTRY.

SCALE (IN FEET)
15 30
30 0

ENVIRONMENTAL
4455 Brookfield Corporate Drive, Suite 100
Chantilly, VA 20151
PH: 703-466-5123 WWW.TNTENVIRONMENTALINC.COM

BLACKWELL ROAD & LEE HIGHWAY
TOWN OF WARRENTON

TREE REMOVAL BASE

REVISIONS

DATE	COMMENTS

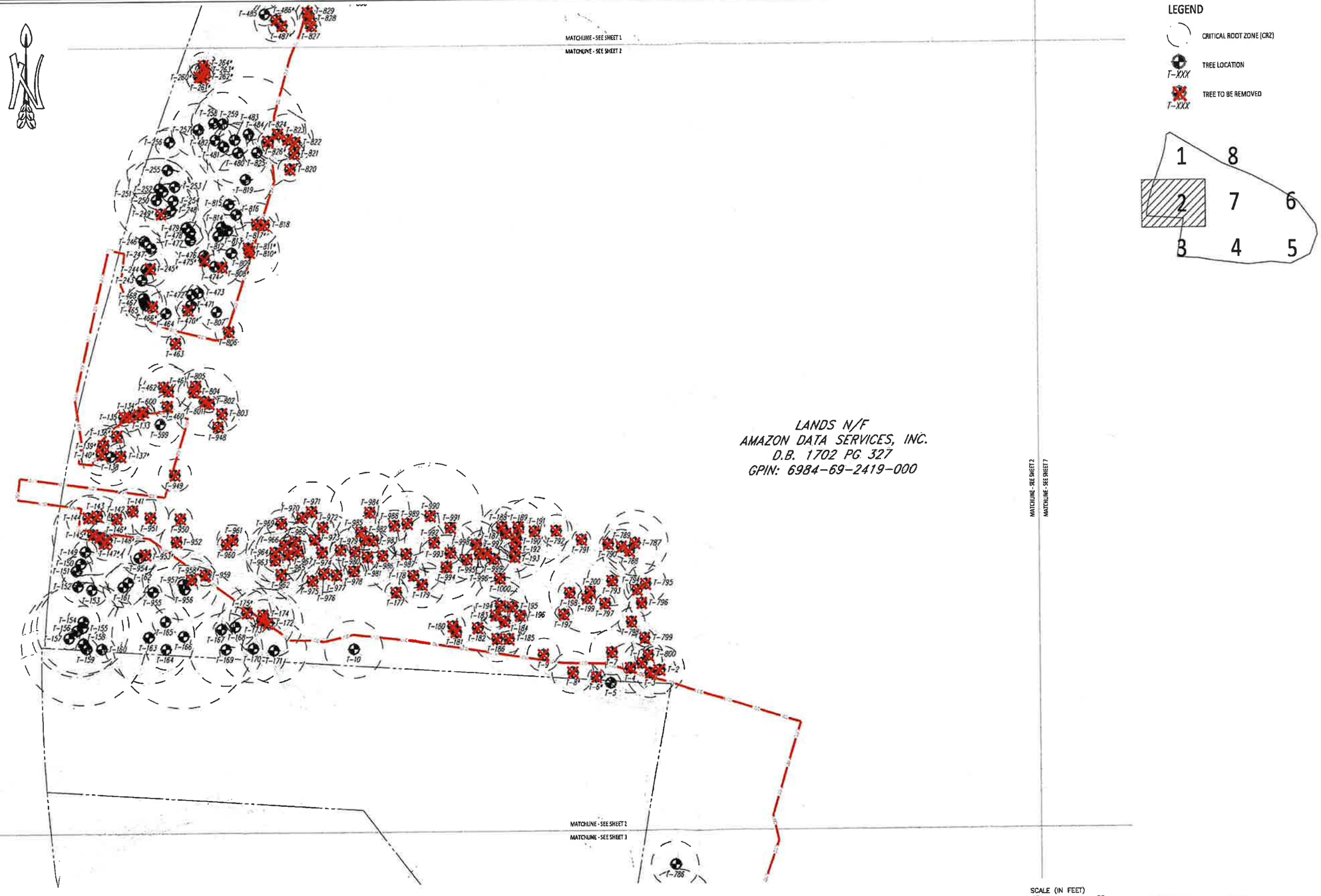
SHEET 1 OF 11

SCALE: 1" = 30'

PROJECT DATE: 04/05/22

DRAFT: EFW | CHECK: AMS

FILE NUMBER: 2724



LEGEND

- CRITICAL ROOT ZONE (CRZ)
- TREE LOCATION T-XXX
- TREE TO BE REMOVED T-XXX

SCALE (IN FEET)
15 30
30 0

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BLACKWELL ROAD & LEE HIGHWAY
TOWN OF WARRENTON

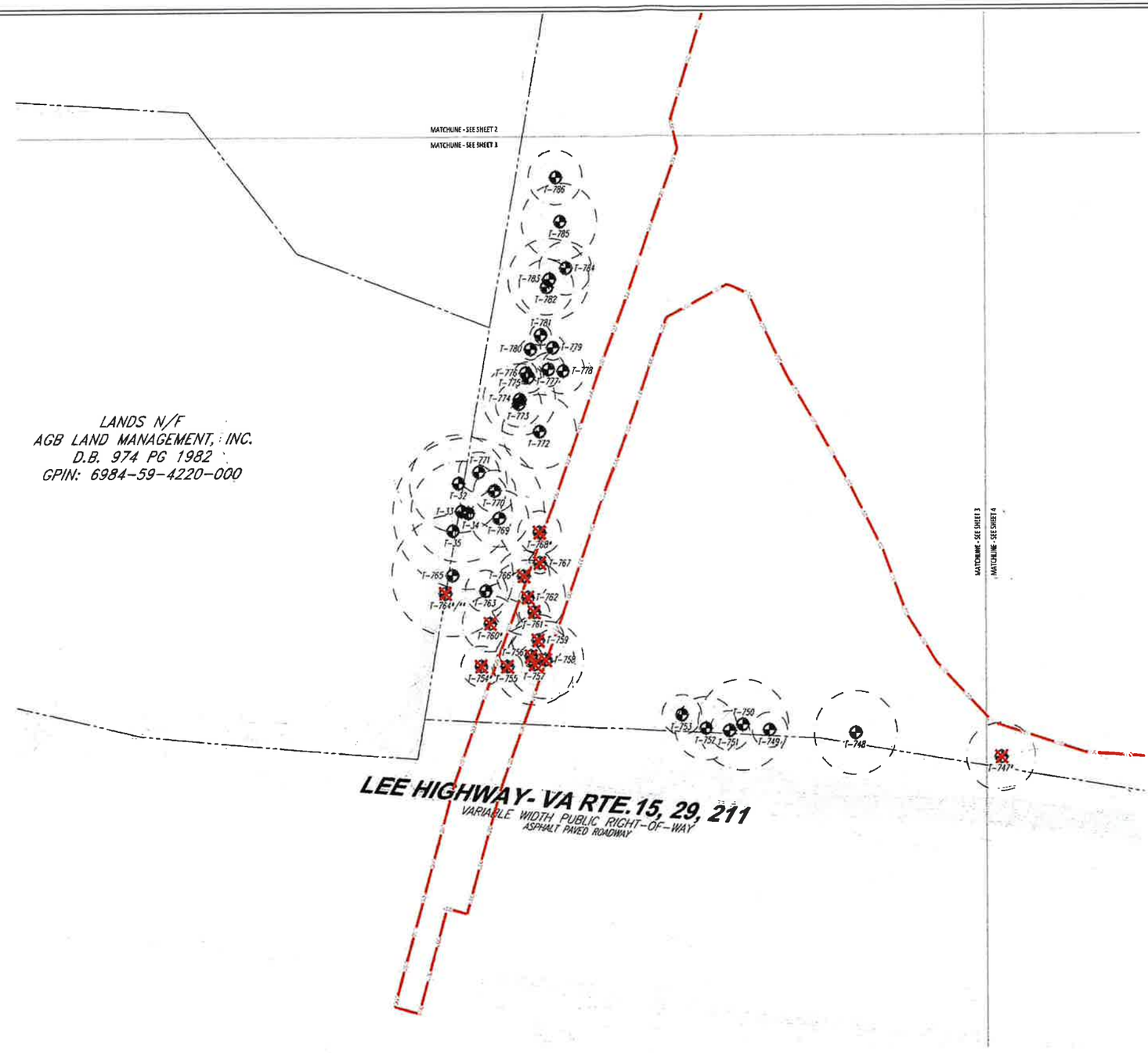
TREE REMOVAL BASE

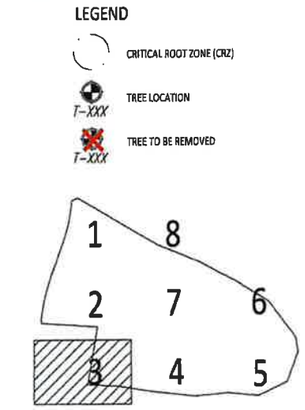
REVISIONS

DATE	COMMENTS

SHEET 2 OF 11
SCALE: 1" = 30'
PROJECT DATE: 04/05/22
DRAFT: EFW
CHECK: AMS
FILE NUMBER: 2724

Kenneth M. Sarsen
Certified Arborist
Certification # MA-4127A





TREE INVENTORY NOTES:
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SCALE (IN FEET)
15 30
30 0

Kenneth M. Sareen
Certified Arborist
Certification # MA 4723A

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Chantilly, VA 20151
PH: 703-466-5123 WWW.TNTENVIRONMENTALINC.COM

BLACKWELL ROAD
& LEE HIGHWAY
TOWN OF WARRENTON

TREE REMOVAL
BASE

REVISIONS
DATE | COMMENTS

SHEET 3 OF 11
SCALE: 1" = 30'
PROJECT DATE: 04/05/22
DRAFT: BTW | CHECK: AMS
FILE NUMBER: 2724



MATCHLINE - SEE SHEET 7

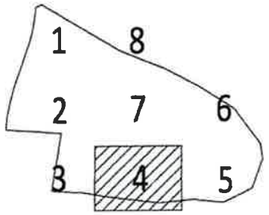
MATCHLINE - SEE SHEET 4

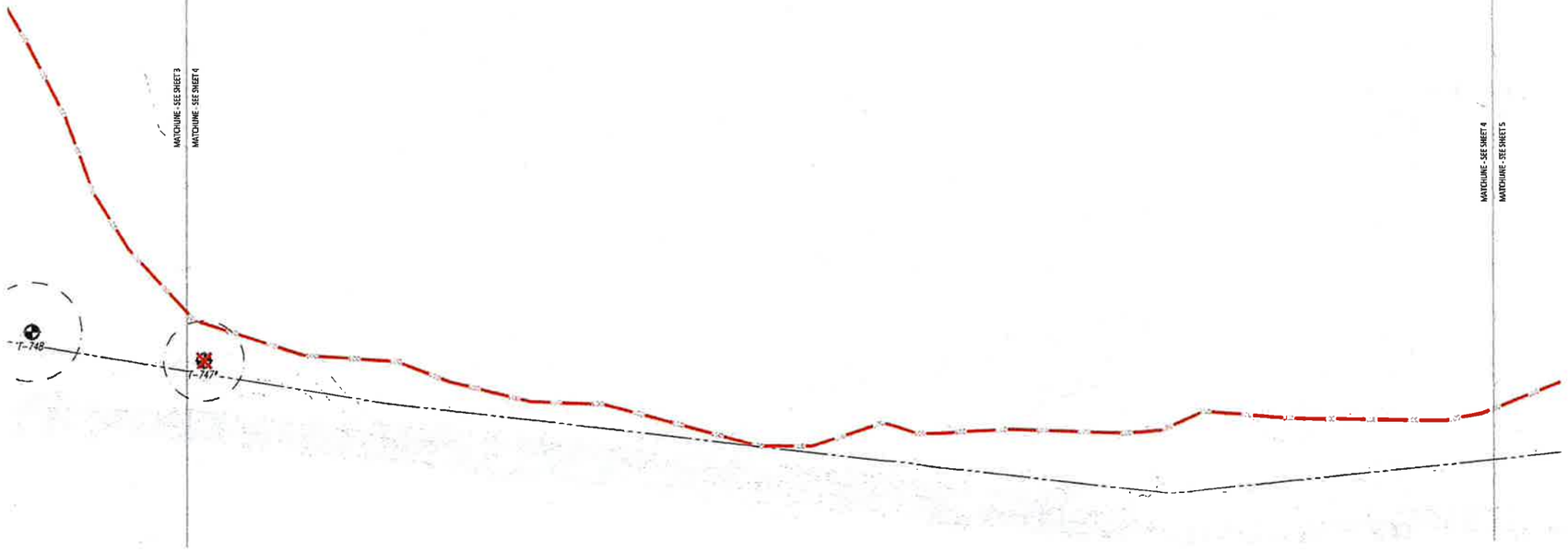
LEGEND

CRITICAL ROOT ZONE (CRZ)

T-XXX TREE LOCATION

T-XXX TREE TO BE REMOVED





SCALE (IN FEET)

15 30

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TREE INVENTORY NOTES:

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Arinash M. Sareen
Certified Arborist
Certification # MA-4729A

TNT ENVIRONMENTAL
4455 Brookfield Corporate Drive, Suite 100
Chantilly, VA 20151
PH: 703-466-5123 WWW.TNTENVIRONMENTALINC.COM

BLACKWELL ROAD & LEE HIGHWAY

TOWN OF WARRENTON

TREE REMOVAL BASE

REVISIONS

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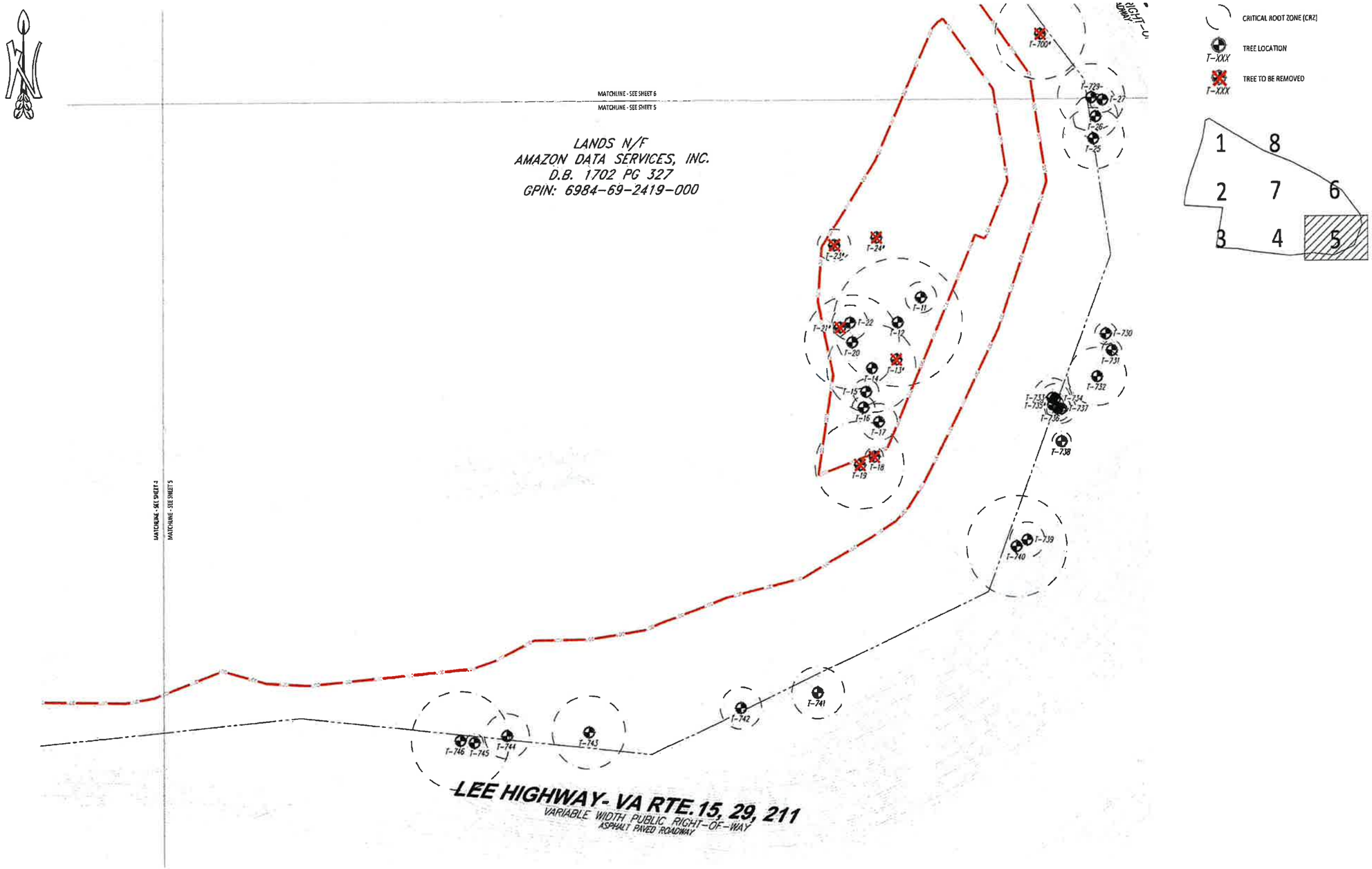
SHEET 4 OF 11

SCALE: 1" = 30'

PROJECT DATE: 04/05/22

DRAFT: EFW | CHECK: AMS

FILE NUMBER: 2724



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BLACKWELL ROAD
& LEE HIGHWAY
TOWN OF WARRENTON

TREE REMOVAL
BASE

REVISIONS

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SHEET 5 OF 11
SCALE: 1" = 30'
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4. TREES LOCATED WITHIN OR ON THE LIMITS OF DISTURBANCE, OR RATED AS BEING "POOR" IN CONDITION, ARE RECOMMENDED FOR REMOVAL BY TNT ARBORISTS DUE TO THE LIKELIHOOD OF TREE FAILURE. HOWEVER, AT THE DISCRETION OF THE APPLICANT, SOME OF THESE MAY BE PRESERVED DURING CONSTRUCTION WITH THE APPROVAL OF URBAN FORESTRY.

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BLACKWELL ROAD & LEE HIGHWAY
TOWN OF WARRENTON

TREE REMOVAL BASE

REVISIONS

DATE	COMMENTS

SHEET 6 OF 11

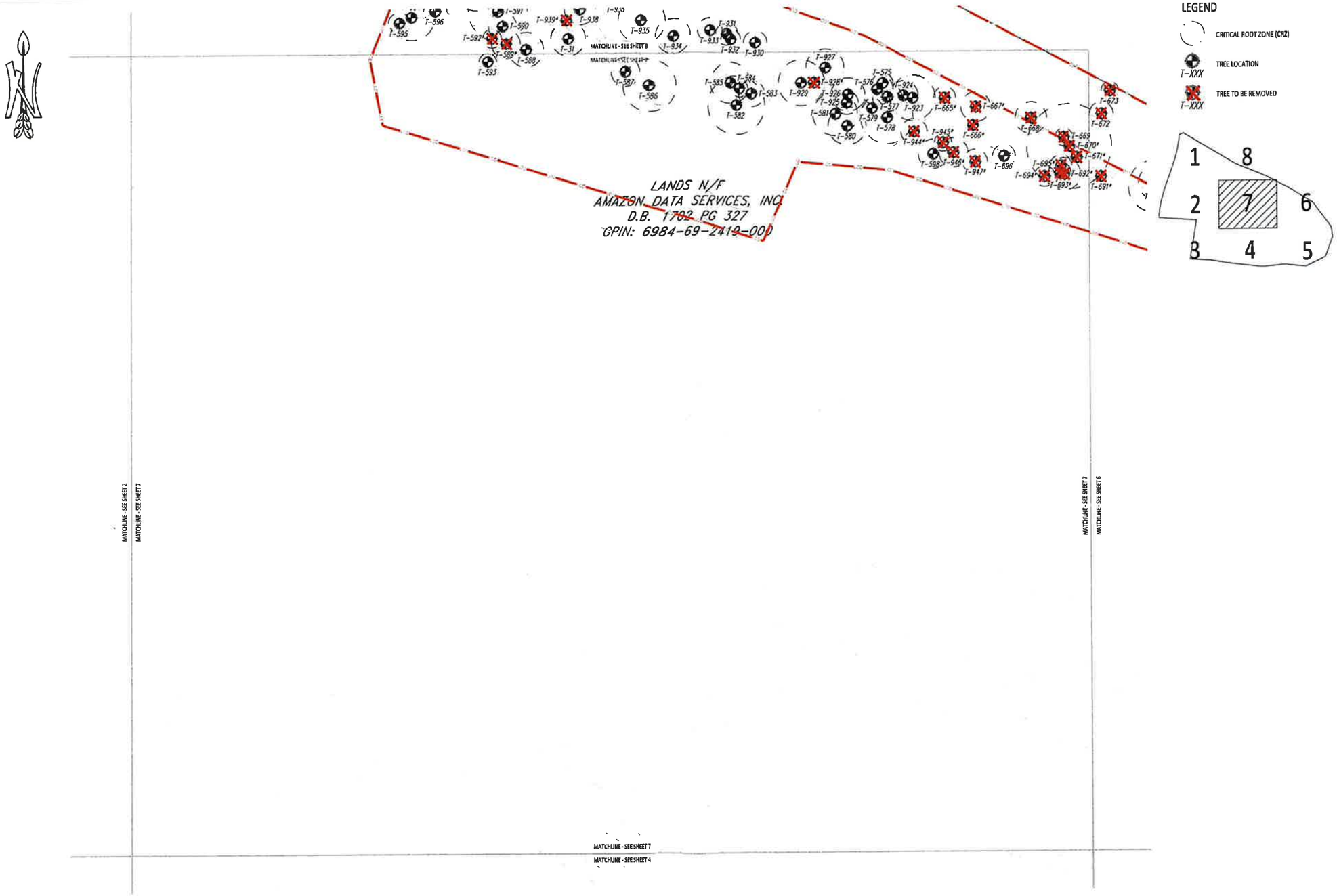
SCALE: 1" = 30'

PROJECT DATE: 04/05/22

DRAFT: EFW | CHECK: AMS

FILE NUMBER: 2724

Kenneth M. Sorgen
Certified Arborist
Certification # MA-4729A



TREE INVENTORY NOTES:
1. **SHARED/ROW TREES SHALL NOT BE REMOVED WITHOUT WRITTEN PERMISSION FROM AFFECTED ADJACENT PROPERTY OWNERS.
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SCALE (IN FEET)
15 30
30 0

Kenneth M. Sargent
Certified Arborist
Certification # MA-4729A

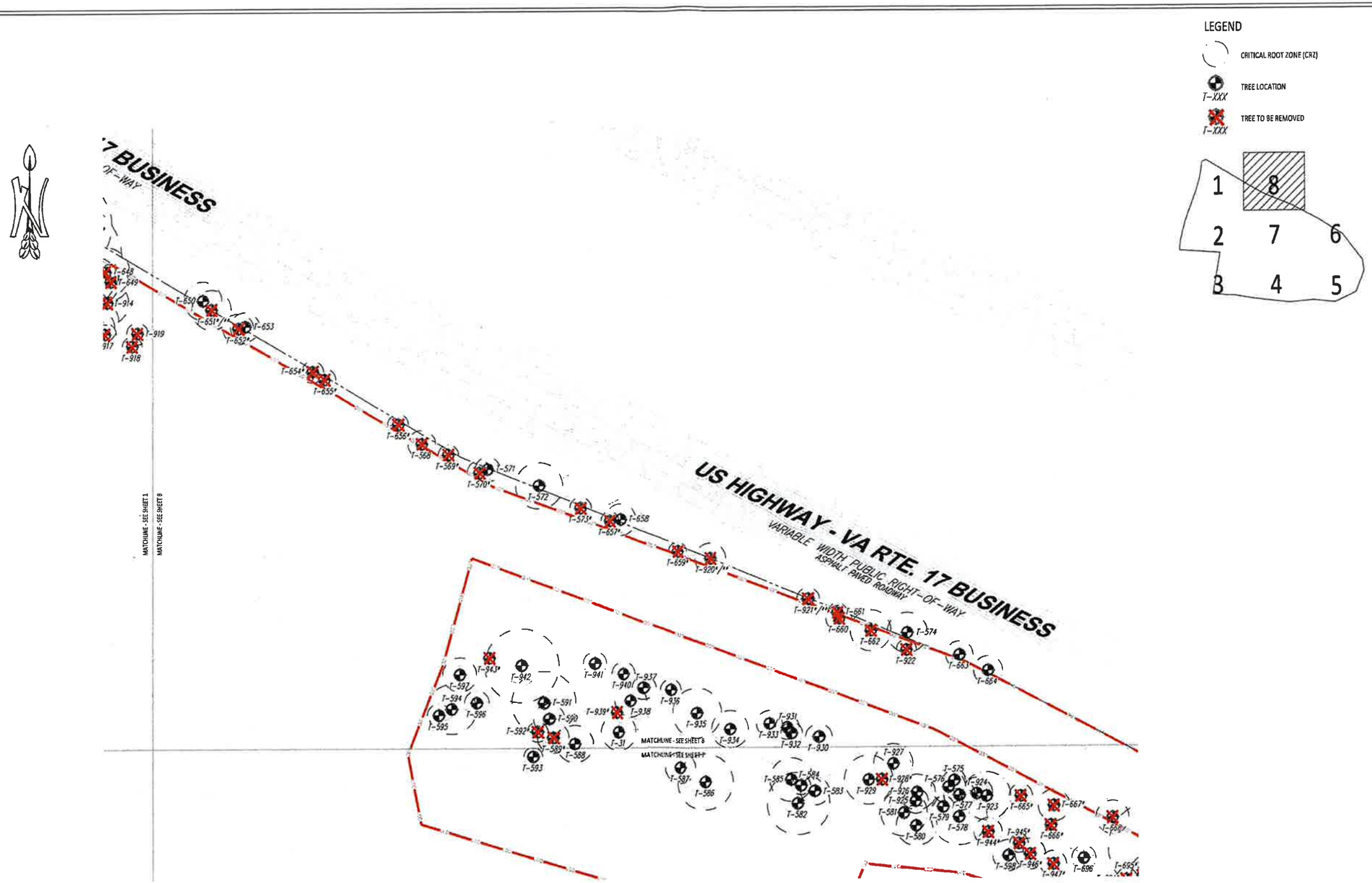
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BLACKWELL ROAD & LEE HIGHWAY
TOWN OF WARRENTON

TREE REMOVAL BASE

REVISIONS
DATE	COMMENTS

SHEET 7 OF 11
SCALE: 1" – 30'
PROJECT DATE: 04/05/22
DRAFT: EFW | CHECK: AMS
FILE NUMBER: 2724



LEGEND

CRITICAL ROOT ZONE (CRZ)

T-XXX TREE LOCATION

T-XXX TREE TO BE REMOVED

TREE INVENTORY NOTES:

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Anash M. Sweet
Certified Arborist
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TOWN OF WARRENTON

TREE REMOVAL BASE

REVISIONS

DATE	COMMENTS

SHEET 8 OF 11

SCALE: 1" = 30'

PROJECT DATE: 04/05/22

DRAFT: EFW | CHECK: ANS

FILE NUMBER: 2724

Tree Number	Common Name	Size (inches DBH)	Critical Root Zone (feet)	Condition	Remove	Offsite or Shared	Notes & Arborist Recommendations
1	Black Walnut	14.0	14.0	Fair	X		Dead and broken limbs
2	Black Walnut	16.8	16.8	Fair	X		CODIT, tower wound, and dead limbs
3	Black Walnut	17.3	17.3	Fair	X		Vines, and dead limbs
4	Hackberry	17.5	17.5	Fair	X		Watersprouts, dead limbs, and lean in growth
5	Pignut Hickory	7.0	7.0	Poor		Offsite	Double trunk, dead limbs, topped, and vines
6	Black Walnut	6.0	6.0	Poor	X*		Mechanical damage to lower stem, and root flare
7	Hackberry	15.7	15.7	Fair	X		Vines
8	Black Walnut	14.6	14.6	Fair	X*		Vines, dead limbs, and small cavities
9	Pignut Hickory	11.5	11.5	Fair	X		Vines, and dead limbs
10	Black Walnut	20.2	20.2	Fair			Dead limbs, vines, and watersprouts
11	Black Locust	10.4	10.4	Fair			Vines
12	Red Maple	43.0	43.0	Fair			Multi-trunk, vines, watersprouts, and some deadwood
13	Dead	-	-	-	X*		
14	Red Maple	29.7	29.7	Fair			Vines, and dead limbs
15	Black Cherry	8.7	8.7	Fair			Lean in growth
16	Black Locust	7.6	7.6	Fair			Vines, and dead limbs
17	Black Locust	12.4	12.4	Fair			Double trunk, and vines
18	Black Locust	6.1	6.1	Fair	X		Vines, and lean in growth
19	Black Locust	29.5	29.5	Fair	X		Multi-trunk, and vines
20	Red Maple	31.5	31.5	Fair			Multi-trunk
21	Dead	-	-	-	X*		
22	Black Locust	11.7	11.7	Fair			Multi-trunk, and vines
23	White Ash	10.8	10.8	Fair	X*		
24	Dead	-	-	-	X*		
25	Bradford Pear	20.6	20.6	Fair		ROW	
26	Black Walnut	14.9	14.9	Fair		ROW	Dead limbs, and watersprouts
27	Tree of Heaven	8.3	8.3	Fair		ROW	
28	Black Walnut	10.2	10.2	Poor	X		Vines, and dead limbs
29	Black Walnut	7.2	7.2	Poor	X		Vines, dead limbs, and hollow
30	Black Walnut	10.2	10.2	Poor	X*/**	ROW	Dead limbs, and vines
31	Black Walnut	11.7	11.7	Fair			Vines, and dead limbs
32	Tulip Poplar	29.0	29.0	Fair		Offsite	Multi-trunk, watersprouts, and broken leader
33	Boxelder	30.0	30.0	Fair			Multi-trunk, and ivy
34	Boxelder	45.0	45.0	Fair			Multi-trunk, and ivy
35	Dead	-	-	-		Offsite	
133	Black Locust	6.0	6.0	Fair	X		Dead limbs, dieback, vines, and watersprouts
134	Black Locust	10.0	10.0	Fair	X		Dead limbs, dieback, vines, and watersprouts
135	Black Locust	6.0	6.0	Poor	X		Dead limbs, dieback, vines, and watersprouts
136	Black Locust	8.5	8.5	Fair	X*		Dead limbs, dieback, vines, and watersprouts
137	Black Locust	10.0	10.0	Poor	X*		Dead limbs, dieback, vines, and watersprouts
138	Tulip Poplar	20.0	20.0	Fair			Dead limbs, dieback, vines, and watersprouts
139	Pignut Hickory	14.5	14.5	Fair	X*		Dead limbs, dieback, vines, and watersprouts
140	Pignut Hickory	14.3	14.3	Fair	X*		Dead limbs, dieback, vines, and watersprouts
141	Black Locust	16.0	16.0	Poor	X		Dead limbs, dieback, vines, and watersprouts
142	Hackberry	6.3	6.3	Fair	X		Dead limbs, dieback, vines, and watersprouts
143	Tulip Poplar	5.5	5.5	Fair	X		Dead limbs, double trunk, dieback, vines, and watersprouts
144	Pignut Hickory	15.0	15.0	Fair	X		Dead limbs, double trunk, dieback, vines, and watersprouts
145	Tulip Poplar	28.0	28.0	Fair	X*		Dead limbs, dieback, vines, and watersprouts
146	Tulip Poplar	11.0	11.0	Fair	X*		Dead limbs, dieback, vines, and watersprouts
147	Black Locust	8.0	8.0	Poor	X*		Dead limbs, dieback, vines, and watersprouts
148	Black Locust	14.0	14.0	Poor	X*		Dead limbs, dieback, vines, and watersprouts
149	Pignut Hickory	8.0	8.0	Fair			Dead limbs, dieback, vines, and watersprouts
150	Pignut Hickory	8.0	8.0	Fair			Dead limbs, dieback, vines, and watersprouts
151	Pignut Hickory	10.3	10.3	Fair			Dead limbs, dieback, vines, and watersprouts
152	Black Locust	11.2	11.2	Fair			Dead limbs, dieback, vines, and watersprouts
153	Pignut Hickory	11.1	11.1	Fair			Dead limbs, dieback, vines, and watersprouts
154	Tulip Poplar	11.3	11.3	Fair			Dead limbs, dieback, vines, and watersprouts
155	Tulip Poplar	32.0	32.0	Fair			Dead limbs, dieback, vines, and watersprouts
156	Tulip Poplar	32.0	32.0	Poor			Dead limbs, dieback, vines, and watersprouts
157	Black Locust	7.5	7.5	Fair			Dead limbs, dieback, vines, and watersprouts
158	Red Maple	43.0	43.0	Fair			Dead limbs, multi-trunk, dieback, vines, and watersprouts
159	Red Maple	7.5	7.5	Poor			Dead limbs, dieback, vines, and watersprouts
160	Pignut Hickory	9.0	9.0	Fair			Dead limbs, dieback, vines, and watersprouts
161	Pignut Hickory	14.0	14.0	Fair			Dead limbs, dieback, vines, and watersprouts
162	Pignut Hickory	14.0	14.0	Fair			Dead limbs, dieback, vines, and watersprouts
163	White Oak	32.0	32.0	Fair			Dead limbs, dieback, vines, and watersprouts
164	Red Maple	14.0	14.0	Poor			Dead limbs, dieback, vines, and watersprouts
165	Pignut Hickory	9.2	9.2	Fair			Dead limbs, dieback, vines, and watersprouts
166	Northern Red Oak	50.0	50.0	Fair			Dead limbs, dieback, vines, and watersprouts
167	Pignut Hickory	6.0	6.0	Fair			Dead limbs, dieback, vines, and watersprouts
168	Tulip Poplar	14.0	14.0	Fair			Dead limbs, double trunk, dieback, vines, and watersprouts
169	Tulip Poplar	25.5	25.5	Fair			Dead limbs, dieback, vines, and watersprouts
170	Tulip Poplar	23.5	23.5	Fair			Dead limbs, dieback, vines, and watersprouts
171	Tulip Poplar	22.5	22.5	Fair			Dead limbs, watersprouts, and vines
172	Tulip Poplar	24.0	24.0	Fair	X		Dead limbs, watersprouts, and vines
173	Tulip Poplar	22.5	22.5	Fair	X		Dead limbs, watersprouts, and vines
174	Tulip Poplar	11.0	11.0	Fair	X		Dead limbs, watersprouts, and vines
175	Tulip Poplar	17.0	17.0	Fair	X*		Dead limbs, watersprouts, and vines
177	Black Walnut	8.0	8.0	Fair	X		Dead limbs, watersprouts, and vines
178	Black Walnut	8.5	8.5	Fair	X		Dead limbs, watersprouts, and vines
179	Tulip Poplar	16.0	16.0	Fair	X		Dead limbs, watersprouts, and vines
180	Pignut Hickory	8.5	8.5	Poor	X		Dead limbs, watersprouts, and vines
181	Dead	-	-	-	X		Dead limbs, watersprouts, and vines
182	Black Walnut	16.0	16.0	Poor	X		Dead limbs, watersprouts, and vines
183	Tulip Poplar	8.5	8.5	Fair	X		Dead limbs, watersprouts, and vines
184	Black Walnut	16.0	16.0	Fair	X		Dead limbs, watersprouts, and vines
185	Pignut Hickory	9.5	9.5	Fair	X		Dead limbs, watersprouts, and vines
186	Pignut Hickory	16.0	16.0	Fair	X		Dead limbs, watersprouts, and vines
187	Tulip Poplar	12.2	12.2	Fair	X		Crooked trunk, and co-dominant stems
188	Tulip Poplar	13.9	13.9	Fair	X		Covered in dense vines
189	Tulip Poplar	18.4	18.4	Good	X		
190	Tulip Poplar	13.1	13.1	Good	X		A few small broken limbs
191	Tulip Poplar	23.7	23.7	Fair	X		Poor branch formation , and covered in dense vines
192	Tulip Poplar	22.0	22.0	Fair	X		Co-dominant stems
193	Tulip Poplar	10.5	10.5	Fair	X		Broken leader, and covered in vines
194	Tulip Poplar	18.3	18.3	Fair	X		Covered in vines, and several dead and broken limbs
195	Flowering Dogwood	11.0	11.0	Poor	X		Double trunk, and mostly dead
196	Black Walnut	7.3	7.3	Fair	X		Co-dominant stems, and covered in vines
197	Pignut Hickory	6.3	6.3	Fair	X		Covered in vines
198	Pignut Hickory	8.0	8.0	Good	X		Covered in vines
199	Pignut Hickory	6.4	6.4	Fair	X		One-sided
200	Tulip Poplar	29.0	29.0	Fair	X		Several dead and broken limbs
243	Black Oak	8.0	8.0	Fair			Some dead limbs, and vines up trunk
244	Black Oak	9.8	9.8	Fair			Some dead limbs, and mostly one-sided
245	Dead	-	-	-	X*		
246	Black Locust	11.0	11.0	Fair			Several dead limbs, and vines up trunk
247	Black Locust	8.2	8.2	Fair			Several dead limbs, and vines up trunk
248	Northern Red Oak	19.1	19.1	Poor			Mostly dead
249	Dead	-	-	-	X*		
250	Tulip Poplar	29.2	29.2	Fair			Some dead limbs, and vines up trunk
251	Cottonwood	17.3	17.3	Good			
252	Tulip Poplar	21.4	21.4	Good			Some dead limbs
253	Tulip Poplar	11.4	11.4	Fair			Cavity up trunk
254	Tulip Poplar	12.4	12.4	Fair			Some dead limbs

Tree Number	Common Name	Size (inches DBH)	Critical Root Zone (feet)	Condition	Remove	Offsite or Shared	Notes & Arborist Recommendations
255	Tulip Poplar	28.2	28.2	Good			Some dead limbs
256	Black Locust	10.2	10.2	Poor			Mostly one-sided, several dead limbs, and vines in canopy
257	Tulip Poplar	18.6	18.6	Poor			Deadwood at base, and vines in canopy
258	Black Cherry	10.2	10.2	Fair			Dense vines up trunk, and irregular growth
259	Tulip Poplar	22.0	22.0	Good			Some dead limbs
260	Tree of Heaven	8.3	8.3	Poor	X*		Several dead limbs, vines up trunk and in canopy. Recommended for removal due to invasive nature.
261	Tree of Heaven	10.1	10.1	Poor	X*		Several dead limbs, vines up trunk and in canopy. Recommended for removal due to invasive nature.
262	Tree of Heaven	6.3	6.3	Poor	X*		Several dead limbs, vines up trunk and in canopy. Recommended for removal due to invasive nature.
263	Tree of Heaven	6.5	6.5	Poor	X*		Several dead limbs, vines up trunk and in canopy. Recommended for removal due to invasive nature.
264	Tree of Heaven	9.4	9.4	Poor	X*		Several dead limbs, vines up trunk and in canopy. Recommended for removal due to invasive nature.
265	Black Locust	8.4	8.4	Poor			Several dead limbs, and vines up trunk
266	Green Ash	10.3	10.3	Poor			Several dead limbs, and vines up trunk
267	Tulip Poplar	13.3	13.3	Fair			Vines up trunk
268	Black Locust	8.3	8.3	Fair			Some dead limbs
269	Black Locust	11.3	11.3	Poor			Several dead limbs, and vines up trunk
270	Black Locust	10.3	10.3	Poor			Several dead limbs, and vines up trunk
271	Black Locust	7.8	7.8	Poor			Several dead limbs, and vines up trunk
272	Black Locust	14.2	14.2	Fair			Double trunk, vines up trunk, and leaning
273	Tulip Poplar	15.6	15.6	Fair			Triple trunk, one dead leader, and some dead limbs
274	Black Locust	8.1	8.1	Poor			Several dead limbs, and vines up trunk
275	American Sycamore	9.1	9.1	Fair			Vines up trunk
276	Tulip Poplar	7.1	7.1	Fair			Vines up trunk
277	Tulip Poplar	7.1	7.1	Fair	X		Vines up trunk
278	Tulip Poplar	6.2	6.2	Good	X		
279	Tulip Poplar	9.0	9.0	Good	X		Vines at base
280	Tulip Poplar	10.8	10.8	Good	X		
281	Red Maple	6.8	6.8	Fair	X		Mostly one-sided, and vines up trunk
282	American Sycamore	13.2	13.2	Good	X		
283	Cottonwood	7.3	7.3	Good	X		
284	Tulip Poplar	6.2	6.2	Good	X		
285	Tulip Poplar	12.3	12.3	Good	X		
286	Tulip Poplar	9.0	9.0	Good	X		
287	Tulip Poplar	10.2	10.2	Good	X		
288	Tulip Poplar	12.2	12.2	Good	X		
289	Tulip Poplar	12.6	12.6	Good	X		
290	Tulip Poplar	9.8	9.8	Good	X		
291	Tulip Poplar	17.4	17.4	Good	X		Vines up trunk
292	Bradford Pear	6.3	6.3	Fair	X		Vines in canopy
293	Tulip Poplar	11.8	11.8	Good	X		
294	American Sycamore	14.0	14.0	Fair	X		Vines up trunk
295	Tulip Poplar	6.6	6.6	Good	X		
296	Tulip Poplar	11.9	11.9	Good	X		Vines at base
297	Tulip Poplar	13.4	13.4	Fair	X		Some dead limbs, and vines up trunk
298	Cottonwood	7.6	7.6	Poor	X		Dense vines in canopy
299	Pignut Hickory	14.2	14.2	Fair			Vines in canopy
300	Pignut Hickory	16.3	16.3	Fair			Double trunk, some dead limbs, and vines up trunk
460	Black Gum	9.2	9.2	Fair	X		Vines, and dead limbs
461	Red Maple	17.7	17.7	Fair	X		Vines, and slight lean in growth
462	Red Maple	17.0	17.0	Fair	X		Multi-trunk, and vines
463	American Sycamore	6.4	6.4	Good	X		Vines
464	Kwanzan Cherry	16.2	16.2	Good			Vines
465	Kwanzan Cherry	14.6	14.6	Fair			Vines, and dead limbs
466	Dead	-	-	-	X*		
467	Kwanzan Cherry	12.4	12.4	Fair			Vines, and dead limbs
468	Kwanzan Cherry	11.2	11.2	Fair			Vines, and dead limbs
470	Tree of Heaven	7.6	7.6	Fair	X*		Lean. Recommended for removal due to invasive nature.
471	Black Locust	10.6	10.6	Fair			
472	Black Cherry	7.4	7.4	Fair			
473	Green Ash	7.0	7.0	Poor			Emerald Ash Borer
474	Black Locust	8.7	8.7	Fair			
475	Dead	-	-	-	X*		
476	Green Ash	7.2	7.2	Fair			Dead limbs
477	American Sycamore	12.8	12.8	Poor			Many small cavities, and vines
478	Tulip Poplar	7.0	7.0	Fair			Vines
479	American Sycamore	13.5	13.5	Fair			Vines
480	Tulip Poplar	21.1	21.1	Good			Double trunk
481	Tulip Poplar	16.2	16.2	Good			
482	Tulip Poplar	12.0	12.0	Fair			Watersprouts, and vines
483	Tulip Poplar	11.3	11.3	Good			Watersprouts
484	Tulip Poplar	40.0	40.0	Fair			Double trunk, dead limbs, and vines
485	Black Walnut	8.0	8.0	Fair			Vines, and dead limbs
486	Black Locust	15.0	15.0	Poor	X*		Multi-trunk ,and vines
487	Tree of Heaven	9.2	9.2	Poor	X*		Topped. Recommended for removal due to invasive nature.
488	Silver Maple	16.2	16.2	Fair	X		Dead limbs, and watersprouts
489	Red Maple	8.0	8.0	Fair	X		Dead limbs, and watersprouts
490	Eastern Redcedar	6.0	6.0	Fair	X		
491	Tulip Poplar	20.0	20.0	Fair			Vines
492	Tulip Poplar	17.0	17.0	Good			
493	Red Maple	8.0	8.0	Good			
494	Eastern Redcedar	8.0	8.0	Fair			Double trunk
495	Tulip Poplar	9.0	9.0	Good	X*		
496	Tulip Poplar	17.0	17.0	Good	X*		
497	Red Maple	6.5	6.5	Good	X*		
498	Tulip Poplar	18.2	18.2	Good	X		
499	Tulip Poplar	12.5	12.5	Good	X		
500	Tulip Poplar	10.2	10.2	Poor	X		Large cavity at base
501	Pin Oak	7.3	7.3	Fair	X		Vines
502	Cottonwood	47.1	47.1	Fair	X		Multi-trunk, and dead limbs
503	Red Maple	18.3	18.3	Fair	X		Multi-trunk, dead limbs, and deadwood
504	Red Maple	17.2	17.2	Fair	X		Multi-trunk
505	Red Maple	17.0	17.0	Good	X		Vines
506	Red Maple	29.5	29.5	Fair	X		Double trunk, and dead limbs
507	Green Ash	11.2	11.2	Poor	X		Emerald Ash Borer
508	Green Ash	8.0	8.0	Poor	X		Emerald Ash Borer
509	Green Ash	9.5	9.5	Fair	X		Lean in growth
510	Mockernut Hickory	10.5	10.5	Good	X		
511	White Oak	19.0	19.0	Fair	X		Dead limbs, and deadwood
512	Mockernut Hickory	8.5	8.5	Good	X		Dead limbs
513	White Oak	20.0	20.0	Fair	X		Dead limbs, and deadwood
514	Red Maple	12.0	12.0	Good	X		
515	White Oak	33.0	33.0	Fair	X		Dead limbs, and deadwood
516	White Oak	26.0	26.0	Fair	X		Dead limbs, and deadwood
517	Tulip Poplar	6.2	6.2	Fair	X		Vines, and dead limbs
518	Tulip Poplar	9.0	9.0	Fair	X		Vines, and dead limbs
519	Tulip Poplar	16.1	16.1	Good	X		
520	White Oak	9.0	9.0	Fair	X		Dead limbs, and deadwood
521	White Oak	6.2	6.2	Fair	X		Dead limbs, and deadwood
522	White Oak	8.0	8.0	Fair	X		Dead limbs, and deadwood
523	Mockernut Hickory	8.5	8.5	Fair	X		Dead limbs, and deadwood
524	Tulip Poplar	7.0	7.0	Fair	X		Dead limbs, and deadwood
525	Tulip Poplar	14.0	14.0	Fair	X		Dead limbs, and deadwood
526	Tulip Poplar	14.0	14.0	Fair	X		Dead limbs, and deadwood
527	Mockernut Hickory	11.0	11.0	Fair	X		Dead limbs, and deadwood
528	Northern Red Oak	32.0	32.0	Fair	X		Dead limbs, and deadwood

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BLACKWELL ROAD & LEE HIGHWAY
TOWN OF WARRENTON

EXISTING VEGETATION INVENTORY

REVISIONS

DATE	COMMENTS

SHEET 9 OF 11

SCALE: NTS

PROJECT DATE: 04/05/22

DRAFT: BFW | CHECK: AMS

FILE NUMBER: 2724

Kenneth M. Sineath
Certified Arborist
Certification # MA-4727A

Tree Number	Common Name	Size (inches DBH)	Critical Root Zone (feet)	Condition	Remove	Offsite or Shared	Notes & Arborist Recommendations
529	White Oak	11.0	11.0	Fair	X*		Watersprouts
530	Mockernut Hickory	9.0	9.0	Fair			
531	White Oak	14.0	14.0	Fair			Double trunk, dead limbs, and deadwood
532	White Oak	7.5	7.5	Fair			Dead limbs, and deadwood
533	Mockernut Hickory	19.0	19.0	Fair			Dead limbs, and deadwood
534	White Oak	20.0	20.0	Fair			Dead limbs, and deadwood
535	Northern Red Oak	21.0	21.0	Fair			Dead limbs, and deadwood
536	Pignut Hickory	7.0	7.0	Fair			Dead limbs, and deadwood
537	Tulip Poplar	19.0	19.0	Fair			Dead limbs, and deadwood
538	Pignut Hickory	8.5	8.5	Fair			Dead limbs, and deadwood
539	Pignut Hickory	16.2	16.2	Fair			Dead limbs, and deadwood
540	Pignut Hickory	21.0	21.0	Fair			Dead limbs, and deadwood
541	Pignut Hickory	13.2	13.2	Fair			Dead limbs, and deadwood
542	Tulip Poplar	6.0	6.0	Fair			Dead limbs, and deadwood
543	Tulip Poplar	18.0	18.0	Fair			Dead limbs, vines, and deadwood
544	Tulip Poplar	21.0	21.0	Good			
545	Tulip Poplar	9.0	9.0	Fair			Vines, and dead limbs
546	Pignut Hickory	9.0	9.0	Fair			Dead limbs, and vines
547	Tulip Poplar	24.0	24.0	Good			
548	Tulip Poplar	15.0	15.0	Fair	X*		Dead limbs, and small cavity at base
549	Tulip Poplar	18.7	18.7	Fair	X		Double trunk, and dead limbs
550	Northern Red Oak	18.0	18.0	Poor	X		Vines, dead limbs, and deadwood
551	Northern Red Oak	14.0	14.0	Fair	X*		Dead limbs
552	Black Cherry	10.0	10.0	Fair	X*		Dead limbs, and deadwood
553	Black Cherry	10.0	10.0	Fair			Dead limbs, and deadwood
554	Black Cherry	9.0	9.0	Fair	X		Dead limbs, and deadwood
555	Tree of Heaven	9.0	9.0	Fair	X		Dead limbs, deadwood, and watersprouts
556	Tulip Poplar	19.0	19.0	Fair	X		Dead limbs, and deadwood
557	Tulip Poplar	12.0	12.0	Fair	X		Dead limbs, and deadwood
558	Northern Red Oak	7.2	7.2	Fair	X		Dead limbs, and deadwood
559	Dead	-	-	-	X		
560	Dead	-	-	-	X		
561	Black Gum	7.2	7.2	Fair	X		Dead limbs
562	Black Walnut	10.5	10.5	Fair	X		Dead limbs, and deadwood
563	White Oak	9.0	9.0	Fair	X		Dead limbs, and deadwood
564	White Oak	8.0	8.0	Fair	X		Dead limbs, and watersprouts
565	Tulip Poplar	18.0	18.0	Fair	X		Dead limbs, and deadwood
566	Tulip Poplar	9.0	9.0	Fair	X		Dead limbs
567	Tulip Poplar	16.0	16.0	Fair	X		Dead limbs, and watersprouts
568	Tulip Poplar	9.0	9.0	Good	X		Vines
569	Black Walnut	6.5	6.5	Fair	X*		Vines, and dead limbs
570	Black Walnut	8.0	8.0	Fair	X*		Vines
571	Black Walnut	8.0	8.0	Fair			Dead limbs, and watersprouts
572	Black Cherry	15.0	15.0	Fair		ROW	Lean in growth, vines, and dead limbs
573	Black Walnut	7.0	7.0	Fair	X*		
574	Black Cherry	13.0	13.0	Poor		ROW	Dead limbs
575	Black Walnut	7.0	7.0	Poor			Dead limbs, vines, and deadwood
576	Black Walnut	11.0	11.0	Fair			Dead limbs
577	Black Cherry	10.0	10.0	Poor			Deadwood, dead limbs, and conks
578	Black Cherry	18.0	18.0	Poor			Dead limbs, deadwood, and dead leader
579	Black Walnut	7.0	7.0	Good			Vines
580	Black Walnut	13.0	13.0	Fair			Vines, and dead limbs
581	Black Walnut	15.0	15.0	Fair			Vines, and dead limbs
582	Black Walnut	20.0	20.0	Fair			Vines, and dead limbs
583	Hackberry	9.0	9.0	Fair			Vines, and dead limbs
584	Black Walnut	6.0	6.0	Fair			
585	Black Walnut	14.0	14.0	Poor			Topped
586	Black Walnut	18.0	18.0	Fair			Dead limbs, deadwood, and vines
587	Black Walnut	10.0	10.0	Fair			Dead limbs, deadwood, and vines
588	Black Walnut	12.0	12.0	Fair			Dead limbs, deadwood, and vines
589	Tree of Heaven	10.0	10.0	Poor	X*		Dead limbs, deadwood, small cavity, and vines. Recommended for removal due to invasive nature.
590	Black Walnut	9.8	9.8	Fair			Dead limbs, deadwood, and vines
591	Black Walnut	20.5	20.5	Fair			Dead limbs, deadwood, and vines
592	Tree of Heaven	6.5	6.5	Fair	X*		Dead limbs, deadwood, and vines. Recommended for removal due to invasive nature.
593	Black Walnut	6.0	6.0	Fair			Dead limbs, dieback, vines, and watersprouts
594	Black Walnut	16.0	16.0	Fair			Dead limbs, dieback, vines, and watersprouts
595	Black Walnut	7.5	7.5	Fair			Dead limbs, dieback, vines, and watersprouts
596	Black Walnut	8.0	8.0	Fair			Dead limbs, dieback, vines, and watersprouts
597	Black Walnut	11.0	11.0	Fair			Dead limbs, dieback, vines, and watersprouts
598	Black Walnut	10.0	10.0	Fair			Dead limbs, dieback, vines, and watersprouts
599	Tulip Poplar	15.1	15.1	Fair			Dead limbs, dieback, vines, and watersprouts
600	Tulip Poplar	7.6	7.6	Fair	X		Dead limbs, dieback, vines, and watersprouts
601	Pignut Hickory	9.3	9.3	Good			
602	White Oak	40.2	40.2	Poor			Cavity at base, several dead limbs, and hollow sound
603	Tulip Poplar	6.3	6.3	Good			
604	Pignut Hickory	21.0	21.0	Good			
605	Pignut Hickory	17.4	17.4	Poor			Deadwood up trunk, fungal growth up trunk, and several dead limbs
606	Tulip Poplar	8.4	8.4	Good			
607	Tulip Poplar	8.6	8.6	Good			Sweeping growth
608	Pignut Hickory	6.7	6.7	Good			
609	Pignut Hickory	9.8	9.8	Good			
610	Tulip Poplar	7.0	7.0	Good		Shared	Some vines up trunk
611	Tulip Poplar	11.3	11.3	Good			One-sided with some vines
612	Pignut Hickory	21.1	21.1	Good			Some dead limbs
613	Tulip Poplar	7.8	7.8	Good			
614	Tulip Poplar	6.7	6.7	Good			Sweeping growth
615	Tulip Poplar	11.2	11.2	Poor			Large cavity near base
616	Tulip Poplar	14.4	14.4	Good			Mostly one-sided
617	Tulip Poplar	6.8	6.8	Good			Mostly one-sided
618	Tulip Poplar	12.2	12.2	Good			Vines up trunk, and mostly one-sided
619	Tulip Poplar	15.6	15.6	Good			
620	Tulip Poplar	11.3	11.3	Poor		ROW	Decay at base
621	Tulip Poplar	20.8	20.8	Fair			Vines in canopy, and some dead limbs
622	Tulip Poplar	15.2	15.2	Good			Vines up trunk
623	White Oak	6.7	6.7	Fair			Vines up trunk, and some dead limbs
624	Tulip Poplar	20.0	20.0	Good		ROW	Vines up trunk
625	White Oak	16.6	16.6	Fair			Vines up trunk, swelling at base, and some dead limbs
626	Northern Red Oak	22.9	22.9	Fair			Vines up trunk, and several dead limbs
627	Pignut Hickory	12.3	12.3	Fair			Vines up trunk, and several dead limbs
628	Pignut Hickory	8.8	8.8	Good		Shared	
629	Tulip Poplar	14.2	14.2	Good			
630	Tulip Poplar	23.4	23.4	Fair			Several dead limbs
631	Northern Red Oak	9.1	9.1	Fair		Shared	Mostly one-sided, and vines in canopy
632	Tulip Poplar	12.1	12.1	Good			Vines up trunk
633	Tulip Poplar	21.1	21.1	Poor			Missing top
634	Tulip Poplar	25.4	25.4	Good			Some dead limbs
635	Dead	-	-	-	X*		
636	Dead	-	-	-	X*		
637	Dead	-	-	-	X*		
638	Dead	-	-	-	X*		
639	Pignut Hickory	11.4	11.4	Good			Vines up trunk
640	Tulip Poplar	28.4	28.4	Good			Some dead limbs
641	Tulip Poplar	17.4	17.4	Good			Some dead limbs
642	Tulip Poplar	49.8	49.8	Good			Double trunk, and some dead limbs

Tree Number	Common Name	Size (inches DBH)	Critical Root Zone (feet)	Condition	Remove	Offsite or Shared	Notes & Arborist Recommendations
643	Black Walnut	15.6	15.6	Fair			Some dead limbs
644	White Oak	8.8	8.8	Good	X		
645	Black Walnut	22.3	22.3	Fair	X		Some dead limbs
646	White Oak	30.3	30.3	Fair	X*		Several dead limbs, and mostly one-sided
647	Black Cherry	8.2	8.2	Fair	X*		Some dead limbs
648	Tulip Poplar	18.0	18.0	Fair	X		Vines in canopy
649	Green Ash	11.6	11.6	Fair	X		Vines in canopy
650	Tulip Poplar	12.3	12.3	Fair		ROW	Dense vines up trunk and in canopy
651	Tulip Poplar	12.8	12.8	Fair	X*/**	Shared	Dense vines up trunk and in canopy
652	Tulip Poplar	9.8	9.8	Fair	X*		Dense vines up trunk and in canopy
653	Mulberry	9.3	9.3	Poor		ROW	Dense vines up trunk and in canopy
654	Green Ash	7.0	7.0	Poor	X*		Dense vines up trunk and in canopy
655	Green Ash	7.4	7.4	Poor	X*		Dense vines up trunk and in canopy
656	Black Walnut	6.7	6.7	Fair	X*		Vines in canopy
657	Black Walnut	6.0	6.0	Poor	X*		Dense vines in canopy
658	Boxelder	10.2	10.2	Poor		ROW	Dense vines in canopy
659	Black Walnut	6.0	6.0	Fair	X*		Dense vines in canopy
660	Black Walnut	8.4	8.4	Fair	X		Dense vines in canopy
661	Black Walnut	6.2	6.2	Fair	X		Dense vines in canopy
662	Black Walnut	13.7	13.2	Fair	X		Dense vines in canopy
663	Black Cherry	8.8	8.8	Poor		ROW	Dense vines in canopy
664	Black Cherry	9.3	9.3	Poor		ROW	Dense vines in canopy
665	Black Walnut	7.6	7.6	Poor	X*		Dense vines in canopy
666	Dead	-	-	-	X*		
667	Hackberry	10.2	10.2	Poor	X*		Failed top, and dense vines
668	Tulip Poplar	10.8	10.8	Fair	X		Dense vines up trunk
669	Black Walnut	6.1	6.1	Poor	X		Failing trunk, and dense vines up trunk
670	Tulip Poplar	29.0	29.0	Fair	X*		Dense vines up trunk
671	Dead	-	-	-	X*		
672	Black Walnut	8.1	8.1	Fair	X		Vines in canopy
673	Black Walnut	6.0	6.0	Fair	X		Vines up trunk
674	Black Walnut	13.2	13.2	Fair	X		Vines up trunk
675	Black Cherry	11.4	11.4	Fair	X		Vines up trunk
676	Tulip Poplar	27.0	27.0	Fair	X		Vines up trunk
677	Dead	-	-	-	X		
678	Tulip Poplar	20.3	20.3	Fair	X		Dense vines up trunk
679	Black Cherry	8.5	8.5	Fair	X		Dense vines up trunk
680	Dead	-	-	-	X		
681	Black Walnut	15.7	15.7	Fair	X		Dense vines up trunk
682	Black Walnut	12.8	12.8	Fair	X		Dense vines up trunk
683	Boxelder	17.4	17.4	Fair		ROW	Double trunk, and dense vines up trunk
684	Black Walnut	8.4	8.4	Fair	X		Dense vines up trunk
685	Black Walnut	9.0	9.0	Fair	X		Dense vines up trunk
686	Dead	-	-	-	X		
687	Black Walnut	17.9	17.9	Fair			Dense vines up trunk
688	Dead	-	-	-	X*		
689	Black Walnut	18.0	18.0	Fair	X		Dense vines up trunk
690	Black Walnut	12.4	12.4	Fair	X		Dense vines up trunk
691	Dead	-	-	-	X*		
692	Tree of Heaven	11.1	11.1	Fair	X*		Dense vines up trunk. Recommended for removal due to invasive nature.
693	Tree of Heaven	7.8	7.8	Fair	X*		Dense vines up trunk. Recommended for removal due to invasive nature.
694	Tree of Heaven	7.0	7.0	Fair	X*		Dense vines up trunk. Recommended for removal due to invasive nature.
695	Tree of Heaven	7.4	7.4	Fair	X*		Dense vines up trunk. Recommended for removal due to invasive nature.
696	Black Cherry	7.9	7.9	Poor			Mostly dead
697	Eastern Redcedar	9.7	9.7	Fair		ROW	Double trunk, and dense vines up trunk
698	Black Cherry	22.5	22.5	Fair		ROW	Vines up trunk
699	Slippery Elm	9.4	9.4	Fair		ROW	Vines up trunk
700	Bradford Pear	30.5	30.5	Fair	X*		Double trunk, and poorly pruned for powerlines. Recommended for removal due to invasive nature.
729	Black Walnut	22.4	22.4	Fair		ROW	Vines up trunk
730	Eastern Redcedar	7.4	7.4	Fair		ROW	Several small dead limbs
731	Eastern Redcedar	6.5	6.5	Fair		ROW	Several small dead limbs
732	Tulip Poplar	19.5	19.5	Good		ROW	
733	Black Cherry	13.2	13.2	Poor			Mostly dead, and vines up trunk
734	Eastern Redcedar	10.1	10.1	Poor			Mostly dead, and many dead limbs
735	Tree of Heaven	7.1	7.1	Fair	X*		Poorly pruned for powerlines. Recommended for removal due to invasive nature.
736	Persimmon	8.7	8.7	Fair		ROW	Vines up trunk
737	Black Cherry	9.8	9.8	Poor		ROW	Poor form, and watersprouts
738	Persimmon	6.4	6.4	Fair		ROW	Vines up trunk
739	Tulip Poplar	11.8	11.8	Fair		ROW	Vines up trunk
740	Tulip Poplar	34.0	34.0	Good		ROW	Double trunk, and vines up trunk
741	Bradford Pear	17.4	17.4	Fair		ROW	Double trunk, and vines up trunk
742	Red Maple	14.0	14.0	Fair			Vines up trunk, and in canopy
743	Black Cherry	24.4	24.4	Fair			Poorly pruned for powerlines, and vines in canopy
744	Black Cherry	15.1	15.1	Fair			Poorly pruned for powerlines, and vines in canopy
745	Red Maple	6.1	6.1	Fair		ROW	Vines up trunk, and some dead limbs
746	Red Maple	33.0	33.0	Fair		ROW	Multi-trunk, poorly pruned for powerlines, and several dead limbs
747	Black Cherry	20.2	20.2	Poor	X*		Deadwood at base, dense vines, and many dead limbs
748	Red Maple	24.8	24.8	Fair			Multi-trunk, several dead limbs, and vines up trunk
749	Red Maple	10.4	10.4	Fair			Vines in canopy
750	Black Cherry	27.0	27.0	Fair			Double trunk, some dead limbs, and vines up trunk
751	Eastern Redcedar	11.8	11.8	Fair			Vines up trunk, and some dead limbs
752	Tulip Poplar	18.8	18.8	Fair			Pruned for powerlines, one-sided, and English ivy up trunk
753	Black Cherry	13.9	13.9	Poor			Dense vines up trunk, and many dead limbs
754	Boxelder	12.1	12.1	Poor	X*		Mostly dead
755	Boxelder	8.8	8.8	Fair	X		Dense vines up trunk
756	Slippery Elm	6.4	6.4	Fair	X		Vines in canopy
757	American Sycamore	24.0	24.0	Fair	X		Dense vines up trunk
758	American Sycamore	23.0	23.0	Fair	X		Dense vines up trunk
759	Tulip Poplar	15.4	15.4	Poor	X		Failed crown, vines up trunk, and poor form
760	Boxelder	16.7	16.7	Poor	X*		Mostly dead
761	Persimmon	9.0	9.0	Fair	X		Vines up trunk
762	Tulip Poplar	22.3	22.3	Fair	X		Several dead limbs
763	Boxelder	12.4	12.4	Fair			Dense vines in canopy
764	Dead				X*/**	Shared	
765	Black Cherry	16.0	16.0	Poor			Mostly dead
766	Tulip Poplar	15.4	15.4	Fair	X*		Dense vines in canopy
767	Boxelder	6.4	6.4	Fair			Vines up trunk
768	Black Walnut	12.8	12.8	Fair	X*		Vines up trunk
769	Boxelder	17.0	17.0	Fair			Corrected growth some dead limbs, and vines in canopy
770	Boxelder	12.4	12.4	Fair			Dense vines up trunk
771	Hackberry	12.1	12.1	Fair			Dense vines up trunk
772	Boxelder	22.0	22.0	Fair			Dense vines up trunk
773	Boxelder	13.4	13.4	Poor			Mostly dead
774	Hackberry	21.2	21.2	Fair			Dense vines up trunk
775	Boxelder	9.2	9.2	Fair			Dense vines up trunk
776	Hackberry	6.6	6.6	Fair			Vines up trunk
777	Hackberry	10.0	10.0	Fair			Vines up trunk
778	Black Walnut	13.4	13.4	Fair			Vines up trunk, and pruned for powerlines
779	Boxelder	7.3	7.3	Poor			Poorly pruned for powerlines, and many dead limbs
780	Hackberry	6.2	6.2	Fair			Dense vines up trunk
781	Hackberry	6.2	6.2	Fair			Dense vines up trunk
782	Hackberry	16.3	16.3	Fair			Vines up trunk
783	Tulip Poplar	24.2	24.2	Poor			Deadwood up trunk, and vines in canopy
784	Tulip Poplar	15.8	15.8	Poor			Poorly pruned for powerlines, hollow sound, and many dead limbs
785	Black Walnut	22.8	22.8	Fair			Vines up trunk

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BLACKWELL ROAD
& LEE HIGHWAY
TOWN OF WARRENTON

EXISTING VEGETATION INVENTORY

REVISIONS	
DATE	COMMENTS

SHEET 10 OF 11

SCALE: NTS

PROJECT DATE: 04/05/22

DRAFT: EFW | CHECK: AMS

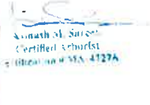
FILE NUMBER: 2774

Kenneth A. Sweet
Certified Arborist
Certification # MA-4727A

Tree Number	Common Name	Size (inches DBH)	Critical Root Zone (feet)	Condition	Remove	Offsite or Shared	Notes & Arborist Recommendations
786	Black Walnut	16.2	16.2	Fair			Some dead limbs
787	Tulip Poplar	27.7	27.7	Fair	X		Ivy, and dead limbs
788	American Sycamore	19.5	19.5	Fair	X		Vines and dead limbs
789	Tulip Poplar	12.0	12.0	Fair	X		Vines
790	Eastern Redcedar	6.0	6.0	Fair	X		Topped, broken leader, and vines
791	Eastern Redcedar	6.5	6.5	Poor	X		Topped, and vines
792	Eastern Redcedar	11.1	11.1	Poor	X		Vines, and dead limbs
793	Tulip Poplar	17.4	17.4	Fair	X		Vines
794	Black Walnut	9.5	9.5	Fair	X		Vines, and dead limbs
795	Black Walnut	13.8	13.8	Fair	X		Vines, and dead limbs
796	Eastern Redcedar	9.3	9.3	Fair	X		Dead and broken limbs
797	Pignut Hickory	6.7	6.7	Fair	X		Lean in growth, and vines
798	Black Walnut	9.7	9.7	Fair	X		Dead limbs
799	Eastern Redcedar	6.4	6.4	Good	X		
800	Hackberry	9.8	9.8	Fair	X		Watersprouts, and dead limbs
801	Tulip Poplar	23.7	23.7	Fair	X		Dense vines up trunk
802	Red Maple	6.0	6.0	Fair	X		Growing into trunk of T-801
803	Tulip Poplar	12.5	12.5	Fair	X		Dense vines up trunk
804	Red Maple	10.8	10.8	Fair	X		Dense vines up trunk
805	Red Maple	8.0	8.0	Fair	X		Poor form, and lean in growth
806	Red Maple	9.5	9.5	Fair	X		Poor form, covered in dense vines, and lean in growth
807	Red Maple	12.5	12.5	Fair			Double trunk, co-dominant stems, and covered in dense vines
808	Tulip Poplar	12.3	12.3	Poor	X*		Poor form, broken co-stem, and covered in dense vines
809	American Sycamore	12.5	12.5	Good			
810	American Sycamore	21.0	21.0	Good	X*		Vines in canopy
811	Pignut Hickory	6.5	6.5	Fair	X*		Broken top, and vines up trunk
812	American Sycamore	7.0	7.0	Good			
813	Tulip Poplar	11.1	11.1	Good			
814	American Sycamore	14.6	14.6	Fair			Lean in growth, and vines on trunk
815	Pignut Hickory	7.1	7.1	Fair			Vines on trunk, and a few broken limbs
816	American Sycamore	9.8	9.8	Good			Vines on trunk
817	Tulip Poplar	15.3	15.3	Fair	X*		Codominant stems, and vines on trunk
818	Tulip Poplar	6.8	6.8	Fair	X		Vines on trunk, and several dead and broken limbs
819	American Sycamore	19.1	19.1	Fair			Dense vines on trunk and in canopy
820	American Sycamore	8.3	8.3	Good	X		
821	Tulip Poplar	7.6	7.6	Poor	X		Broken top, and dense vines up trunk
822	Tulip Poplar	11.0	11.0	Fair	X		Vines up trunk
823	Tulip Poplar	18.0	18.0	Fair	X		Vines up trunk
824	Tulip Poplar	18.3	18.3	Fair	X		Vines up trunk
825	American Sycamore	9.5	9.5	Good			Lean in growth
826	Pignut Hickory	7.0	7.0	Good	X*		
827	Tree of Heaven	6.5	6.5	Fair	X		Poor form, and covered in vines
828	Tree of Heaven	7.0	7.0	Fair	X		Poor form, and covered in vines
829	Tree of Heaven	7.6	7.6	Fair	X		Poor form, and covered in vines
830	Red Maple	8.5	8.5	Poor	X		Cavity, dead and broken limbs, and poor form
831	Dead	-	-	-	X		
832	Cottonwood	18.5	18.5	Fair	X		Poor form, and covered in dense vines
833	American Sycamore	21.0	21.0	Good	X		
834	Red Maple	7.9	7.9	Fair	X		Poor form, and vines in canopy
835	Red Maple	8.7	8.7	Fair	X		Co-dominant stems, and several dead and broken limbs
836	Dead	-	-	-	X		
837	Cottonwood	19.8	19.8	Fair	X		Several large dead and broken limbs
838	Red Maple	6.8	6.8	Fair	X		Vines up trunk
839	White Oak	10.0	10.0	Fair/Poor	X		Double trunk, dead co-stems, some broken limbs, and vines in canopy
840	Cottonwood	21.0	21.0	Fair	X		A few dead and broken limbs
841	Mockernut Hickory	6.9	6.9	Poor	X		Double trunk, dead co-stem, poor form, and vines up canopy
842	Northern Red Oak	14.0	14.0	Poor	X		High dieback, hypoxylon canker on limbs
843	Northern Red Oak	8.5	8.5	Fair	X		Vines in canopy
844	Pignut Hickory	9.3	9.3	Fair	X		Dense vines up trunk
845	Tulip Poplar	10.5	10.5	Good	X		Vines up trunk and in canopy
846	White Oak	36.0	36.0	Poor	X		Large cavity, and large dead and broken limbs
847	Dead	-	-	-	X		
848	Mockernut Hickory	15.8	15.8	Good	X		
849	Mockernut Hickory	13.5	13.5	Good	X		
850	Mockernut Hickory	17.8	17.8	Good	X		Vines in canopy
851	Mockernut Hickory	21.4	21.4	Good	X		
852	White Oak	18.1	18.1	Fair	X		A few dead and broken limbs
853	Northern Red Oak	21.6	21.6	Poor	X		High amount of dieback, large dead and broken limbs, and rot throughout
854	Mockernut Hickory	11.5	11.5	Good	X		
855	Tulip Poplar	18.0	18.0	Fair	X		Co-dominant stems, included bark, and several small dead and broken limbs
856	Tulip Poplar	8.0	8.0	Fair	X		Dead co-stem, and several small broken limbs
857	Tulip Poplar	9.0	9.0	Good	X		
858	White Oak	10.5	10.5	Fair	X		Lean in growth
859	Mockernut Hickory	21.5	21.5	Good	X		
860	Mockernut Hickory	20.0	20.0	Good	X		
861	Mockernut Hickory	6.3	6.3	Good	X		
862	Mockernut Hickory	7.0	7.0	Good	X		Dead tree hooked onto T-862
863	White Oak	25.5	25.5	Fair	X		Several dead and broken limbs
864	Mockernut Hickory	15.0	15.0	Fair	X		Many broken limbs in lower canopy
865	Northern Red Oak	23.9	23.9	Fair	X		Several dead and broken limbs
866	Tulip Poplar	7.5	7.5	Good	X*		
867	Northern Red Oak	30.0	30.0	Fair	X*		Several dead and broken limbs
868	Mockernut Hickory	8.5	8.5	Good	X		
869	Tulip Poplar	18.5	18.5	Good	X		
870	Mockernut Hickory	9.7	9.7	Good			
871	Mockernut Hickory	8.2	8.2	Good			
872	Northern Red Oak	18.9	18.9	Fair			Several large dead and broken limbs
873	White Oak	12.4	12.4	Fair			Co-dominant stems, and a few small dead limbs
874	Tulip Poplar	7.5	7.5	Good			
875	Tulip Poplar	7.0	7.0	Fair			Co-dominant stems, and one large dead limb
876	White Oak	12.8	12.8	Fair			Many watersprouts
877	Tulip Poplar	11.0	11.0	Fair			Co-dominant stems
878	White Oak	14.0	14.0	Fair	X		Several dead and broken limbs
879	Dead	-	-	-	X		
880	White Oak	20.0	20.0	Fair	X*		Co-dominant stems, and a few dead and broken limbs
881	Mockernut Hickory	21.5	21.5	Fair	X		Lean in growth, and several dead and broken limbs
882	Mockernut Hickory	7.9	7.9	Good	X		
883	Mockernut Hickory	15.0	15.0	Fair	X		Several dead and broken limbs, and vines in canopy
884	American Elm	6.8	6.8	Fair	X		A few dead and broken limbs
885	Tulip Poplar	12.8	12.8	Fair	X		Crooked trunk, and a few dead and broken limbs
886	White Oak	8.5	8.5	Fair	X		Several dead and broken limbs, and dense vines in canopy
887	Mockernut Hickory	15.8	15.8	Fair	X		Co-dominant stems, and several small broken limbs
888	Mockernut Hickory	9.5	9.5	Good	X		Vines on trunk
889	Tulip Poplar	10.0	10.0	Fair	X		Vines up trunk
890	Tulip Poplar	12.0	12.0	Good	X		
891	Tulip Poplar	29.0	29.0	Poor	X		Several large dead and broken limbs
892	Tulip Poplar	16.5	16.5	Fair	X		Crooked trunk
893	Tulip Poplar	26.0	26.0	Fair	X		A few dead and broken limbs
894	American Elm	6.3	6.3	Good	X		
895	Mockernut Hickory	6.4	6.4	Good	X		
896	Mockernut Hickory	7.8	7.8	Fair/Poor	X		Cavity in trunk
897	Mockernut Hickory	10.5	10.5	Fair	X		Several dead and broken limbs
898	Tulip Poplar	22.5	22.5	Good	X		
899	Tulip Poplar	20.8	20.8	Good	X		Crooked trunk
900	Tulip Poplar	22.8	22.8	Good	X		

Tree Number	Common Name	Size (inches DBH)	Critical Root Zone (feet)	Condition	Remove	Offsite or Shared	Notes & Arborist Recommendations
901	Tulip Poplar	27.5	27.5	Good	X		
902	Tulip Poplar	6.5	6.5	Good	X		Vines on trunk
903	Cottonwood	11.9	11.9	Fair	X		Crooked trunk, and poor form
904	Mockernut Hickory	12.4	12.4	Poor	X		Cavity in trunk, and poor form
905	Pignut Hickory	8.8	8.8	Good	X		
906	Tulip Poplar	25.3	25.3	Fair	X		Co-dominant stems
907	Tulip Poplar	23.4	23.4	Poor	X		Cavity with weep wounds
908	Dead	-	-	-	X		
909	Black Walnut	9.5	9.5	Fair	X		Poor form, and several dead and broken limbs
910	Pignut Hickory	8.8	8.8	Good	X		
911	White Oak	17.4	17.4	Fair	X		Crooked trunk, and several dead and broken limbs
912	Hackberry	7.5	7.5	Fair	X		Several small dead and broken limbs
913	Black Gum	7.0	7.0	Poor	X		Poor form, many dead and broken limbs, and leaning
914	Black Gum	14.0	14.0	Poor	X		Double trunk, weak crotch, many watersprouts, dead and broken limbs, and dead co-stem
915	Tulip Poplar	14.4	14.4	Fair	X		Poor form, crooked trunk, and several broken limbs
916	Tulip Poplar	12.0	12.0	Poor	X		Cavities throughout, and co-dominant stems
917	Mockernut Hickory	7.5	7.5	Poor	X		Covered in dense vines, and many dead and broken limbs
918	Mockernut Hickory	6.4	6.4	Fair	X		Covered in vines
919	Mockernut Hickory	7.0	7.0	Fair	X		Twisted trunk
920	Mockernut Hickory	10.0	10.0	Poor	X*/**	Shared	Topped, and covered in dense vines
921	American Elm	7.0	7.0	Poor	X*/**	Shared	Partially toped, and covered in dense vines
922	Mockernut Hickory	6.5	6.5	Fair	X		Double trunk, and covered in dense vines
923	Black Cherry	15.5	15.5	Poor			Double trunk, covered in dense vines, and many dead and broken limbs
924	Black Walnut	10.2	10.2	Fair			Covered in vines
925	Black Walnut	8.0	8.0	Fair			Covered in vines
926	Black Walnut	11.5	11.5	Fair			Covered in vines
927	Black Walnut	12.8	12.8	Poor			Large dead and broken limbs, and covered in dense vines
928	Dead	-	-	-	X*		
929	Black Walnut	15.8	15.8	Poor			Large dead and broken limbs, and covered in dense vines
930	Black Walnut	8.2	8.2	Poor			Covered in dense vines, and topped
931	Black Walnut	7.8	7.8	Poor			Covered in dense vines, and topped
932	Black Walnut	7.0	7.0	Poor			Covered in dense vines, and topped
933	Black Walnut	8.5	8.5	Poor			Covered in dense vines, and topped
934	Black Walnut	12.0	12.0	Poor			Poor form, and covered in dense vines
935	Black Walnut	16.0	16.0	Poor			Covered in dense vines, and several cavities throughout
936	Black Walnut	6.8	6.8	Poor			Covered in dense vines, and poor form
937	Black Walnut	7.5	7.5	Poor			Covered in dense vines, and poor form
938	Black Walnut	10.5	10.5	Poor			Covered in dense vines, and poor form
939	Dead	-	-	-	X*		
940	Black Walnut	7.8	7.8	Poor			Covered in dense vines, and poor form
941	Black Walnut	7.5	7.5	Poor			Covered in dense vines, and poor form
942	Black Walnut	23.8	23.8	Poor			Covered in dense vines, large broken limbs, and some dead limbs
943	Dead	-	-	-	X*		Double trunk, covered in dense vines, large broken limbs, and some dead limbs
944	Black Walnut	9.0	9.0	Poor	X*		Topped, and covered in dense vines
945	Black Walnut	6.0	6.0	Poor	X*		Topped, and covered in dense vines
946	Kwanzan Cherry	10.0	10.0	Poor	X*		Poor form, covered in dense vines, and uprooting
947	Black Walnut	8.5	8.5	Poor	X*		Co-dominant stems, covered in dense vines, and partially topped
948	Red Maple	6.5	6.5	Fair	X		Crooked trunk, and vines on trunk
949	Red Maple	11.5	11.5	Fair	X		Covered in dense vines, and several dead and broken limbs
950	Black Cherry	8.3	8.3	Fair	X		Crooked trunk, and covered in dense vines
951	Red Maple	13.1	13.1	Fair	X		Double trunk, dead and broken limbs, and vines in canopy
952	Red Maple	11.7	11.7	Fair	X		Double trunk, included bark, and vines in canopy
953	Black Locust	10.2	10.2	Poor	X*		Topped, and covered in vines
954	Black Locust	12.0	12.0	Fair			Covered in dense vines
955	Pignut Hickory	6.0	6.0	Good			Co-dominant stems
956	American Sycamore	9.0	9.0	Good			Lean in growth
957	Tulip Poplar	24.5	24.5	Fair			Vines on trunk, and a few dead and broken limbs
958	American Sycamore	15.0	15.0	Good	X*		
959	Pignut Hickory	7.5	7.5	Good	X		Vines on trunk
960	Tulip Poplar	6.5	6.5	Poor	X		Cavity in base, and dense vines up truck
961	Tulip Poplar	10.8	10.8	Fair	X		Vines on trunk
962	Tulip Poplar	16.5	16.5	Good	X		
963	Tulip Poplar	20.0	20.0	Good	X		
964	Tulip Poplar	20.5	20.5	Good	X		
965	American Sycamore	23.0	23.0	Good	X		
966	Tulip Poplar	20.0	20.0	Fair	X		Co-dominant stems
967	Tulip Poplar	14.0	14.0	Good	X		
968	Tulip Poplar	10.0	10.0	Fair	X		Covered in dense vines
969	Tulip Poplar	10.0	10.0	Fair	X		Poor form
970	Tulip Poplar	7.0	7.0	Fair	X		Poor form
971	Tulip Poplar	21.0	21.0	Fair	X		A few dead and broken limbs
972	Red Maple	7.5	7.5	Fair	X		Poor form, and vines up trunk
973	Tulip Poplar	17.0	17.0	Good	X		
974	Tulip Poplar	27.8	27.8	Fair	X		Co-dominant stems
975	Red Maple	7.0	7.0	Good	X		
976	Dead	-	-	-	X		
977	Tulip Poplar	8.0	8.0	Fair	X		Covered in dense vines
978	Pignut Hickory	7.1	7.1	Good	X		
979	Pignut Hickory	7.2	7.2	Good	X		
980	Tulip Poplar	17.0	17.0	Good	X		
981	Tulip Poplar	20.0	20.0	Fair	X		Co-dominant stems
982	American Sycamore	7.0	7.0	Good	X		
983	American Sycamore	18.5	18.5	Good	X		
984	Tulip Poplar	28.0	28.0	Fair	X		Dense vines in canopy
985	Dead	-	-	-	X		
986	Tulip Poplar	9.0	9.0	Fair	X		A few dead and broken limbs
987	American Sycamore	30.0	30.0	Fair	X		Covered in dense vines, a few broken limbs, and shallow roots
988	Tulip Poplar	11.0	11.0	Good	X		Vines up trunk
989	Tulip Poplar	22.5	22.5	Fair	X		Co-dominant stems
990	Tulip Poplar	36.8	36.8	Fair	X		Double trunk, covered in dense vines, and some broken limbs
991	Dead	-	-	-	X		
992	American Sycamore	20.7	20.7	Fair	X		Covered in dense vines
993	Tulip Poplar	21.2	21.2	Fair	X		Co-dominant stems, and vines up trunk
994	Tulip Poplar	22.5	22.5	Fair	X		Co-dominant stems, and vines up trunk
995	Tulip Poplar	13.5	13.5	Good	X		Vines on trunk
996	Tulip Poplar	13.7	13.7	Good	X		Vines on trunk
997	Tulip Poplar	17.0	17.0	Good	X		Vines on trunk
998	Tulip Poplar	16.3	16.3	Fair	X		Covered in dense vines, and some broken limbs
999	Tulip Poplar	9.5	9.5	Fair	X		Covered in dense vines, and some broken limbs
1000	Tulip Poplar	13.8	13.8	Fair	X		Co-dominant stems





ENVIRONMENTAL
4455 Brookfield Corporate Drive, Suite 100
Chantilly, VA 20151
PH: 703-466-5123 WWW.TNTENVIRONMENTALINC.COM

BLACKWELL ROAD & LEE HIGHWAY
TOWN OF WARRENTON

EXISTING VEGETATION INVENTORY

REVISIONS

DATE	COMMENTS

SHEET 11 OF 11

SCALE: NTS

PROJECT DATE: 04/05/22

DRAFT: EFW | CHECK: AMS

FILE NUMBER: 2724

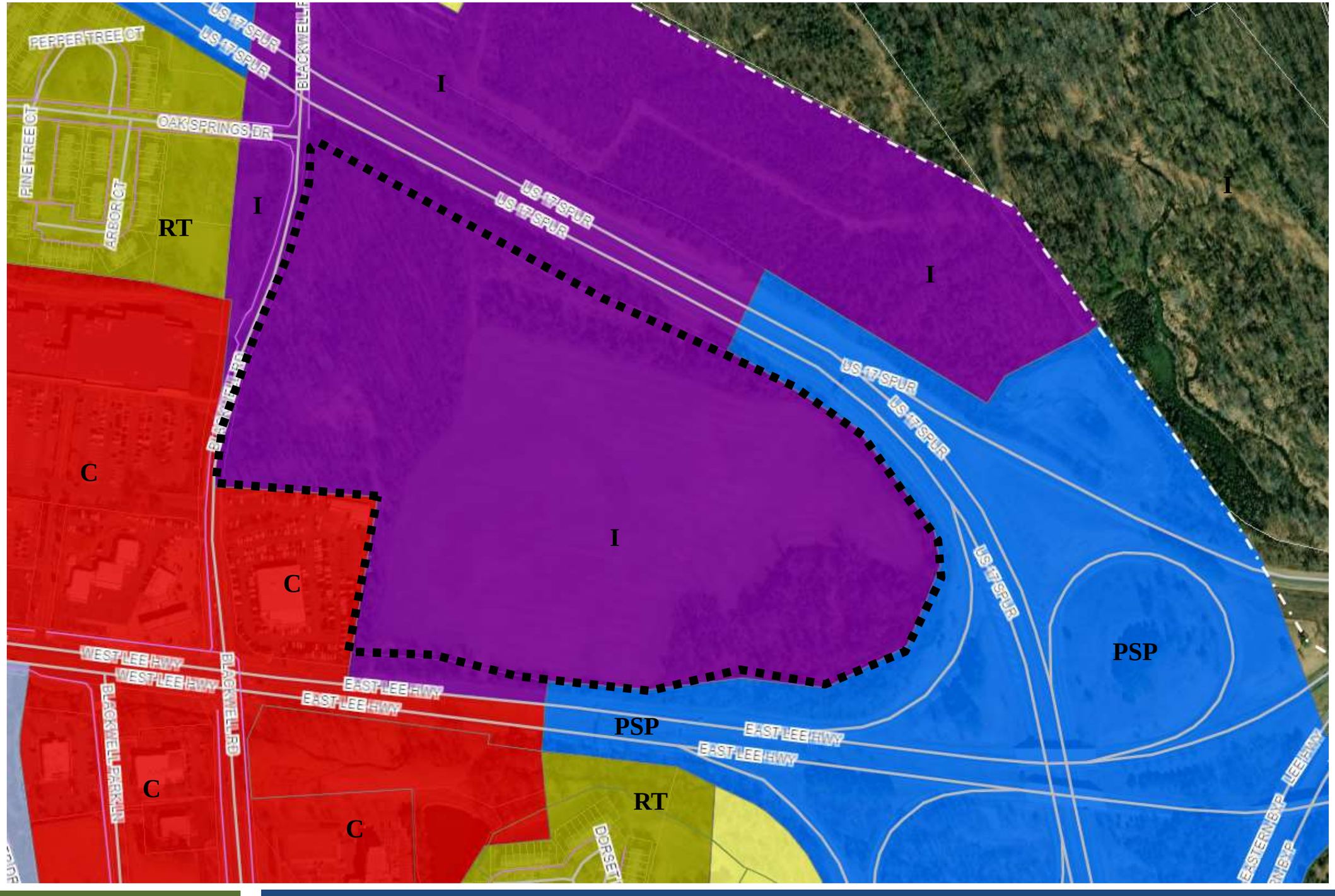
Special Use Permit #SUP2022-00003, Warrenton Data Center

November 15, 2022

PLANNING COMMISSION HEARING



PROPERTY LOCATION


PEPPER TREE CT
US 17 SPUR
US 17 SPUR
BLACKWELL RD
I
OAK SPRINGS DR
PINE TREE CT
ARBOR CT
RT
I
US 17 SPUR
US 17 SPUR
I
US 17 SPUR
US 17 SPUR
C
I
C
WEST LEE HWY
WEST LEE HWY
BLACKWELL RD
EAST LEE HWY
EAST LEE HWY
PSP
EAST LEE HWY
EAST LEE HWY
BLACKWELL PARK LN
C
C
RT
DORSET
US 17 SPUR
PSP
EASTERN BYP
LEE HWY

ZONING



Future Land Use

- Greenway and Wellness Mixed Use
- Health and Wellness Mixed Use
- Old Town Mixed Use
- New Town Mixed Use
- Office
- Re-Planned Commercial
- Commercial
- Light Industrial
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Park
- Public/Semi-Public Non-Intensive
- Public/Semi-Public Intensive

FUTURE LAND USE PLAN

3-4.12.2 Permitted Uses (by-right)

- Accessory buildings
- Active and Passive Recreation and Recreational Facilities
- Banks and savings and loan offices
- Broadcasting studios and offices
- Business and office supply establishments
- Cabinet, upholstery, and furniture shops
- Cafeteria or snack bar for employees
- Clinics, medical or dental
- Commercial uses constituting up to 15% of permitted site or building area
- Conference Centers
- Contractor's office and warehouse without outdoor storage
- Crematory
- Dwellings for resident watchmen and caretakers employed on the premises
- Employment service or agency
- Flex Office and Industrial uses
- Health and Fitness Facilities
- Institutional buildings
- Janitorial service establishment
- Laboratories, research, experimental or testing, but not testing explosives, rockets, or jet engines
- Light manufacturing uses which do not create danger to health and safety in surrounding areas and which do not create offensive noise, vibration, smoke, dust, lint, odor, heat, glare, or electrical impulse than that which is generally associated with light industries
- Mobile Food Vendors subject to Article 9-24
- Monument sales establishments with incidental processing to order but not including shaping of headstones
- Motion picture studio
- Nurseries and greenhouses
- Offices- business, professional, or administrative
- Off-street parking and loading subject to Article 7
- Open space subject to Article 9
- Printing, publishing, and engraving establishment; photographic processing; blueprinting; photocopying; and similar uses
- Private club, lodge, meeting hall, labor union, or fraternal organization or sorority
- Rental service establishment
- Retail or wholesale sales and service incidental to a permitted manufacturing, processing, storing, or distributing use
- Rug and carpet cleaning and storage with incidental sales of rugs and carpets
- Security service office or station
- Sign fabricating and painting
- Signs, subject to Article 6
- Studios
- Transmission and receiving towers of height not exceeding one hundred twenty-five (125) feet
- Utilities related to and necessary for service within the Town, including poles, wires, transformers, telephone booths, and the like for electrical power distribution or communication service, and underground pipelines or conduits for local electrical, gas, sewer, or water service, but not those facilities listed as requiring a special use permit
- Wholesale establishment, storage warehouse, or distribution center. furniture moving

INDUSTRIAL DISTRICT PERMITTED USES

- Special Use Permit Pre-Application Meeting - November 21, 2021
- Special Use Permit Pre-Application Follow-up Meeting - December 17, 2021
- Special Use Permit Submission - April 8, 2022
- Notice of Completeness - May 6, 2022
- Special Use Permit Agency Comments Received by Applicant - June 7, 2022
- Post Submission Meeting - July 11, 2022
- Resubmission - July 18, 2022
- Planning Commission Work Session - July 26, 2022
- Post Work Session Submission - September 9, 2022
- Balloon Test - September 15, 2022
- Meeting regarding Noise Ordinance - October 3, 2022
- Zoning Determination Letter Submitted - October 18, 2022
- Planning Commission Work Session - October 25, 2022
- Final Submission for Planning Commission Hearing - October 28, 2022
- Planning Commission Hearing - November 15, 2022

PUBLIC PROCESS TIMELINE – 12+ MONTHS

- Condition #3 – No electric substation on the Property
- Condition #4 – Undergrounding of Electrical Lines
- Condition #15 – Installation of Sidewalk on Blackwell Road
- Conditions #16 – Noise Compliance Assurances
- Condition #17 – Lighting Assurances
- Condition #18 – Tree Save Commitments
- Condition #21 – Employment Opportunities
- Condition #22 – Programs for Local Schools

KEY CONDITIONS

3. Electric Substation: There shall be no electric substation constructed on the Property.

4. Undergrounding of Electrical Lines from a Substation to the Facility: Pursuant to Warrenton Zoning Ordinance § 9-26.1(C), the distribution lines from the off-site substation serving the data center are required to be underground. Applicant will ensure payment of the undergrounding of these distribution lines with the utility company in accordance with its requirements.

KEY CONDITIONS

16. Noise: The Applicant shall provide a sound study prepared by a qualified party or company approved by the Director of Community Development that demonstrates the operation of the data center will meet the requirements of § 9-14.2 of the Town of Warrenton Zoning Ordinance relating to noise, as a condition of approval of a site development plan. In addition, the Applicant shall conduct a separate sound study one month after commencement of business operations to ensure compliance with the aforesaid Section. If noise levels at any point where a measurement is required by the Ordinance to be taken do not so comply, the Applicant shall forthwith undertake such further mitigation measures as are required to achieve compliance within a reasonable time not to exceed 60 days, or, if 60 days is insufficient to achieve compliance, the Applicant shall promptly begin and diligently pursue mitigation until compliance has been achieved.

KEY CONDITIONS

21. Employment Opportunities: The Applicant shall provide outreach to qualified persons residing in the Town of Warrenton who may be interested in employment at the data center through a variety of media such as the conduct of a job fair, the inclusion of a direct link to potential opportunities on the Town website, or on other websites for the purpose. Such outreach shall be made reasonably in advance of the construction of the Project so that interested persons may make application for positions, not less than six months prior to the anticipated completion of construction.

22. Programs for Local Schools: The Applicant shall ensure coordination by the appropriate Amazon personnel with the Town of Warrenton and the Fauquier County School Division regarding the establishment and maintenance of educational programs in the K-12 grades, and with Laurel Ridge Community College, to establish and maintain workforce development programs for career pathways in data center construction and operations, and such other programs as the parties may deem mutually beneficial.

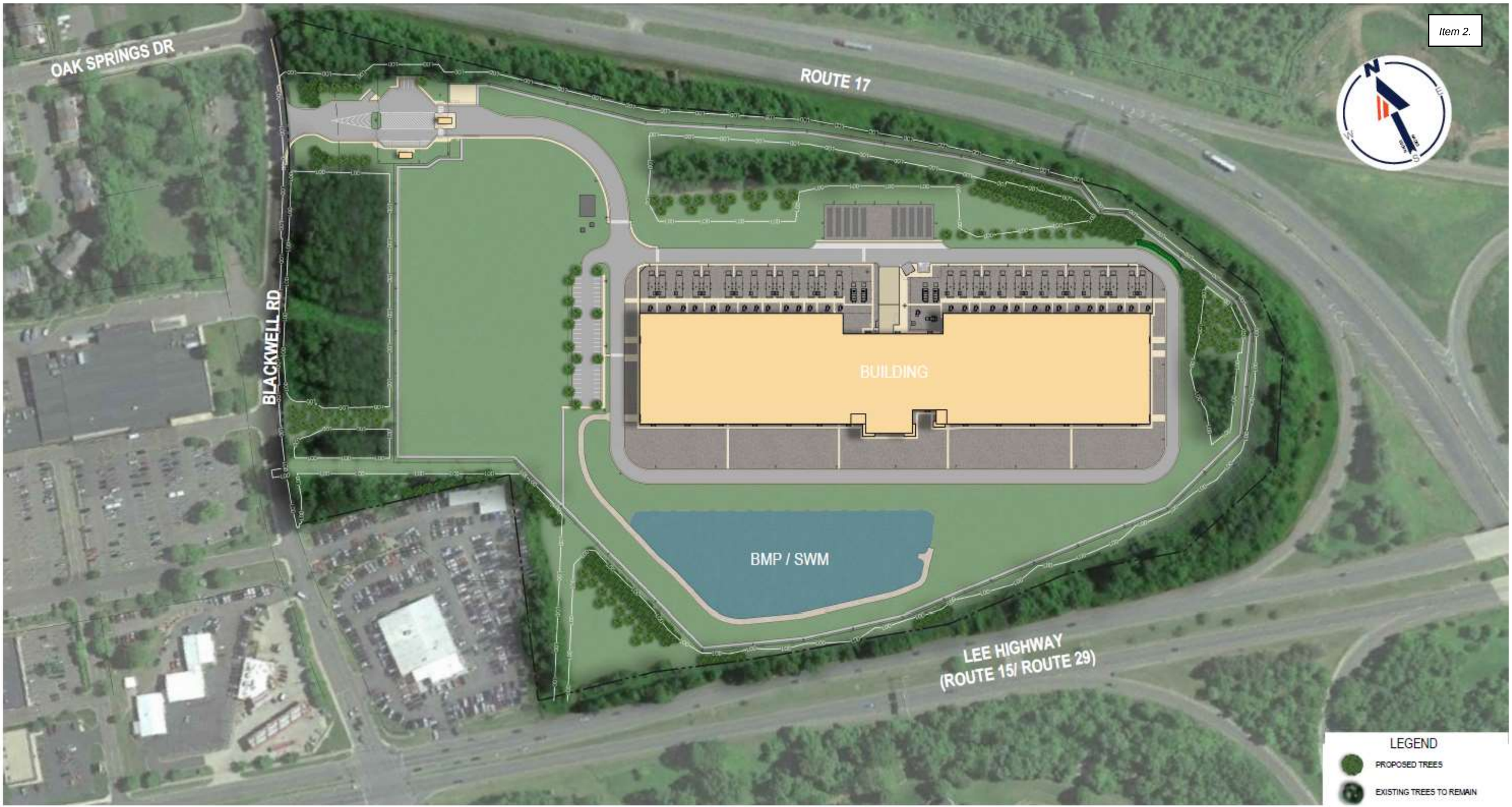


BUILDING ELEVATIONS AND RENDERINGS



BUILDING ELEVATIONS AND RENDERINGS

BUILDING ELEVATIONS AND RENDERINGS



ILLUSTRATIVE PLAN

THANK YOU

November 15, 2022

PLANNING COMMISSION HEARING


BUILDING 16

- Town Council considers data center ordinance January 2018 - no action
- WCL&W contacts Town Attorney regarding possibility of data center ordinance amendment to permit by special use permit and is advised to await completion of the new Comprehensive Plan - April 2021
- Town Council initiates consideration of Zoning Text Amendment for data centers on the night the new Plan is adopted – April 13, 2021
- Planning Commission Work Session on Data Centers – May 25, 2021 – No draft ordinance yet presented
- Draft Ordinance prepared by Town Staff based on recommended language from WCLW and Staff rewrite – June 2021
- Planning Commission Public Hearing on draft ordinance requiring SUP for a data center on I zoned property – June 15, 2021
- Second Planning Commission Public Hearing on draft Ordinance – July 18, 2021
- Town Council Public Hearing on draft Ordinance August 10, 2021 – two speakers in support, one speaker in opposition – unanimously adopted
- Special Use Permit Pre-Application Meeting - November 21, 2021
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TIMELINE

3-4.12 I Industrial District

3-4.12.1 Legislative Intent

It is the intent of this district to implement the Town's Comprehensive Plan by providing for a variety of light manufacturing, fabricating, processing, wholesale distributing, and warehousing uses appropriately located for access by highways and providing a controlled environment within which signing is limited, uses are to be conducted generally within completely enclosed buildings, and a moderate amount of landscaping is required. In order to preserve the land for industry, to reduce extraneous traffic, and avoid future conflicts between industry and other uses, business and service uses are limited primarily to those which will be useful to employees in the district and future residential uses are restricted.

INDUSTRIAL DISTRICT

POLYSONICS
Acoustics & Technology Consulting

January 9, 2023

Mike Connell
Corgan
401 North Houston Street
Dallas, TX 75202

Project: Noise Level Impact Analysis for Warrenton Data Center
Location: Town of Warrenton, Virginia
Report #6246

Dear Mr. Connell,

Polysonics performed a noise impact analysis for the proposed Amazon Warrenton Data Center (DCA062) in the Town of Warrenton, VA.

The Town of Warrenton Zoning Ordinance (April 2002) provides maximum permissible noise levels for the property line. The noise level limits are presented in octave bands and have decibel correction for various site conditions.

Polysonics created a SoundPLAN model to determine the noise levels of the proposed mechanical equipment at the site.

Through our analysis, we determined that the proposed mechanical equipment will meet the Zoning Ordinance, provided the proposed mitigation is used at the chillers and generators.

Please let me know if you would like any further information.

Sincerely,
Polysonics

Christopher Karner
Senior Consultant
Direct line: 540-341-4988 x-2102

POLYSONICS

Acoustics & Technology Consulting

WARRENTON DATA CENTER
NOISE LEVEL IMPACT ANALYSIS
TOWN OF WARRENTON, VA
REPORT #6246

PREPARED FOR: CORGAN

PREPARED BY: CHRISTOPHER KARNER

JANUARY 9, 2023

the sound of experience

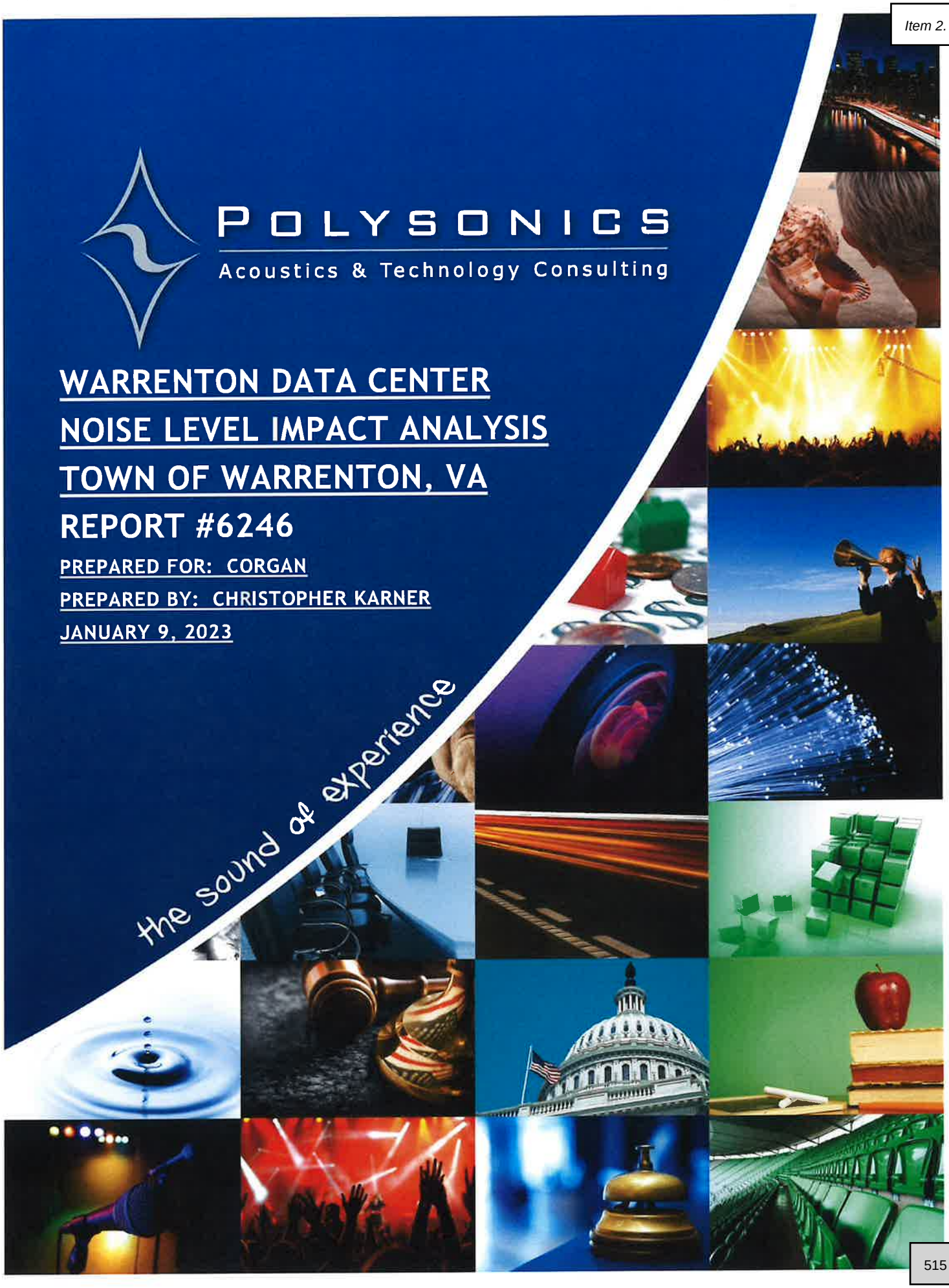


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EXECUTIVE SUMMARY

Polysonics performed a noise impact analysis for the proposed Amazon Warrenton Data Center (DCA062) in the Town of Warrenton, VA.

The Town of Warrenton Zoning Ordinance (April 2002) provides maximum permissible noise levels for the property line. The noise level limits are presented in octave bands and have decibel correction for various site conditions.

Polysonics created a SoundPLAN model to determine the noise levels of the proposed mechanical equipment at the site.

Through our analysis, we determined that the proposed mechanical equipment will meet the Zoning Ordinance, provided the proposed mitigation is used at the chillers and generators.

Details of the noise impact analysis including discussion of applicable standards, analysis methodologies, and resultant noise impact are provided herein.

TOWN OF WARRENTON NOISE LIMITS

The Town of Warrenton Zoning Ordinance (April 2002) provides maximum permissible noise levels for the property line (Section 9-14). The sound levels are presented in octave bands and have decibel correction for various site conditions (Tables 9-1 and 9-2 in the Zoning Ordinance). Note there is not an overall dBA requirement.

The limits for this site are not based on the "Along Residential District Boundaries" category, but the "At Any Other Point on the Lot Boundary" category, as the site does not share a boundary with residential properties. As will be seen below, there is a correction for the site being across the street from a residential district.

The limits applicable to the site are summarized in Table 1 below.

TABLE 1: MAXIMUM NOISE LEVELS

Adjacency	Limit	Correction	63	125	250	500	1000	2000	4000	8000
n/a	Base Limits	n/a	72	70	65	59	55	51	47	44
Residential	Daytime	-5 R-District, -5 Tone	62	60	55	49	45	41	37	34
	Nighttime	-5 R-District -5 10pm-7am -5 Tone	57	55	50	44	40	36	32	29
	Generator	-5 R-District	67	65	60	54	50	46	41	39

The nighttime correction is only applied during evening hours (assumed to be a standard 10:00 p.m. to 7:00 a.m.).

As will be shown in the input data below, Polysonics is assuming a tone would be present and is applying the correction. A tone is defined by ASA/ANSI S12.9-2021/Part 4 as the sound level in a frequency exceeding the averaged adjacent frequencies by a constant level difference. The constants are 15 dB for 25-125 Hz, 8 dB for 160-400 Hz, and 5 dB for 500-10,000 Hz.

The emergency generator is only expected to run (1) while being tested or (2) during a power outage/emergency. Therefore, we are applying the limited time period correction.

Based on a meeting with the Town of Warrenton on October 3, 2022 and the Noise Determination letter from the County (dated December 16, 2022), Polysonics understands the following:

- The property line is considered a vertical plane, and that any measurement or modeling should be at the loudest height.
- The noise levels shown in Table 1 are only applicable to the property line, and not to any of the surrounding properties.
- The background noise at the surrounding properties and the audibility of the noise sources beyond the property line is not considered in the ordinance.
- The letter of determination states that any measurements along the subject property line must include the correction factor for residential adjacency.

SOUNDPLAN MODEL

Polysonics created an environmental noise model of site using SoundPLAN (Based on ISO 9613-2)version 8.2. This program is a three-dimensional computer model, which evaluates sound levels generated from a combination of sources. The model disperses the sound over the given terrain to determine sound level impact for the surrounding areas of interest. The model considers topography, type of sound source, sound source spectrum, and horizontal spacing of the parameters. Given these input parameters, it calculates average sound level at a grid of points or individual receivers.

Polysonics used civil drawings, architectural drawings, and mechanical drawings (8/12/2022 Issue for Bid set) to determine the location of the equipment and proposed building. Civil drawings and Google Earth were used to obtain topography within the site and the surrounding areas. A three-dimensional graphic of the SoundPLAN model can be seen in Figure 1 in the Appendix.

We included all major rooftop equipment in the model. The sound data for the equipment was obtained from Trane for the Chillers and Amazon for the other rooftop equipment. The generator equipment is based on an enclosure that can meet 65 dBA at 7 meters (25').

In order to be conservative, the Trane chiller data is based on high summertime ambient conditions, which is the loudest conditions.

The chiller sound mitigation is based on data received from qualified noise mitigation manufacturers, including Parklane Acoustics, Kinetics Noise Control, and VAW Systems Ltd. The mitigation includes compressor wraps and either louvers/baffles or a barrier around the equipment.

Tables 2 through 4 below show the input in the model, including the sound power data and mitigation applied to the chillers. All levels are unweighted (without A-weighting corrections). Table 3 is shown in one-third octave to demonstrate where tones would be applicable, but generally inputs and results use full octave band data.

TABLE 2: CHILLER SOUND MITIGATION

Frequency, Hz	Fan Mitigation	Compressor Wrap
63	9	4
125	11	7
250	13	12
500	1	23
1000	21	26
2000	19	22
4000	15	21
8000	9	15

TABLE 3: CHILLER SOUND POWER LEVELS – UNMITIGATED

Frequency, Hz	Daytime		Nighttime	
	Fan	Compressor	Fan	Compressor
50	72.6	74.8	76.9	73.6
63	88.6	84.9	90.5	85.8
80	100.1	77.9	87.8	78.0
100	96.8	75.2	86.2	73.3
125	90.2	77.5	99.8	75.3
160	102.5*	79.1	90.5	78.4
200	96.2	79.8	92.7	75.9
250	98.0	77.6	92.6	73.2
315	95.5	78.1	90.7	78.7
400	95.0	83.1	89.3	78.0
500	95.3	81.7	89.8	77.0
630	94.2	80.5	88.4	80.9
800	93.2	88.6*	87.2	79.2
1000	92.6	82.1	86.2	78.8
1250	90.2	85.2	84.2	75.7
1600	88.3	81.6	83.6	72.4
2000	86.9	84.7	81.0	74.2
2500	84.5	81.4	78.6	72.3
3150	82.4	79.8	76.7	74.0
4000	81.7	87.6*	76.2	77.5
5000	78.4	82.4	73.4	77.1
6300	78.0	82.0	73.1	76.6
8000	76.5	79.4	71.7	72.7
10000	76.1	78.1	70.9	73.0

*Potential tones

TABLE 4: CHILLER SOUND POWER LEVELS – MITIGATED

Frequency, Hz	Daytime		Nighttime	
	Fan	Compressor	Fan	Compressor
63	92	97	85	89
125	93	97	89	93
250	88	90	84	85
500	82	77	76	71
1000	77	72	70	65
2000	74	71	68	65
4000	76	70	69	63
8000	77	72	72	66

TABLE 5: OTHER SOUND POWER LEVELS

Frequency, Hz	DOAS (1-1, 1-2)	RTU (1-1 to 1-5)	MAUs	Computer Room Condensing		Generators
				80% (day)	50% (night)	
63	82	85	85	84	78	104
125	82	85	85	85	76	104
250	78	81	81	85	74	94
500	75	78	78	85	72	86
1000	79	76	76	83	69	87
2000	68	71	71	79	63	88
4000	61	64	64	73	57	86
8000	54	57	57	67	50	88

Polysonics considered the following scenarios in the model:

- Unmitigated Chillers
  - Daytime
  - Nighttime
- Mitigated Chillers
  - Daytime
  - Nighttime
- Generators and Mitigated Chillers
  - Daytime Testing

In all scenarios, the other rooftop equipment (Table 5) was included.

Noise levels were calculated at 59 feet above the ground, which is the height of the chiller fans. For the chillers, we calculated octave band results at the four loudest cardinal direction property line locations. For the generators, we included the generator nearest the property line, and calculated at that property line location.

The five calculation locations can be seen in Figure 2 in the Appendix.

We also calculated noise contours at 20' above the ground to show the calculated sound levels around the community.

MODELED RESULTS

Table 6 below shows the unmitigated results of the calculations, the applicable noise district, and the loudest noise source at the location (when considering overall dBA). Sound levels that exceed the Town of Warrenton noise limits are highlighted in orange.

TABLE 6: MODELED NOISE LEVELS - UNMITIGATED

Scenario	Receiver	dBA	63	125	250	500	1000	2000	4000	8000
Town Limits	-	-	**62**	**60**	**55**	**49**	**45**	**41**	**37**	**34**
Day	North	63	67	67	63	61	59	53	48	36
	South	59	60	61	58	58	55	49	41	26
	East	61	64	64	61	59	57	52	46	35
	West	55	59	59	55	53	51	44	35	16
Town Limits	-	-	**57**	**55**	**50**	**44**	**40**	**36**	**32**	**29**
Night	North	58	58	62	58	56	53	47	42	32
	South	54	52	56	53	52	49	44	36	22
	East	56	54	59	56	54	51	46	40	30
	West	49	49	55	51	48	44	38	29	11

As seen in Table 6, without mitigation the Town of Warrenton noise level limits will be exceeded at the property line (at 59 feet above the ground).

Table 7 below shows the mitigated results.

TABLE 7: MODELED NOISE LEVELS - MITIGATED

Scenario	Receiver	dBA	63	125	250	500	1000	2000	4000	8000
Town Limits	-	-	**62**	**60**	**55**	**49**	**45**	**41**	**37**	**34**
Day	North	49	58	57	52	45	41	37	34	23
	South	46	55	53	48	43	40	35	30	14
	East	47	56	55	50	43	39	35	32	24
	West	41	51	50	44	37	33	28	21	0
Town Limits	-	-	**57**	**55**	**50**	**44**	**40**	**36**	**32**	**29**
Night	North	44	51	53	47	40	38	32	27	18
	South	42	48	49	44	38	37	29	23	9
	East	42	49	51	45	37	35	30	26	18
	West	36	43	46	40	32	30	22	14	0

As seen in Table 7, all of the sound levels at each frequency meets the Town of Warrenton Limits. The sound levels are between 2 and 11 dB below the Town limits.

Table 8 below shows the generator results (using the 65 dBA at 7 meters generator).

TABLE 8: MODELED NOISE LEVELS - GENERATOR

Scenario	Receiver	dBA	63	125	250	500	1000	2000	4000	8000
Town Limits	-	-	**67**	**65**	**60**	**54**	**50**	**46**	**41**	**39**
Generator	Gen	49	61	58	50	41	41	41	39	37

As seen in Table 8, all of the sound levels at each frequency meets the Town of Warrenton Limits.

ADJACENT PROPERTY RESULTS

Polysonics is including an expanded analysis to show the chiller noise level impacts to the surrounding properties. This analysis includes the resultant noise levels from the data center and a comparison between the data center and the background noise levels at surrounding properties.

In order to provide context for the overall noise levels, Polysonics has included a graphic which shows common sound levels and their perception in Figure 3 in the Appendix.

Noise Levels Around Property

A graphic showing the overall dBA mitigated noise levels can be seen in Figure 4 and 5 in the Appendix.

As seen in Figure 4 and 5, the noise levels at the residences are generally:

- Daytime
  - 35 to 40 dBA to the north and east
  - 35 to 42 dBA to the south
- Nighttime
  - 30 to 35 dBA to the north and east
  - 30 to 37 dBA to the south

When compared to the common sound levels in Figure 3, the data center noise levels would be considered "faint" or "moderate."

Background Noise Levels

In order to establish the background noise levels around the adjacent properties, Polysonics performed measurements at 5 nearby locations between June 1 and June 6, 2022.

A map showing the measurement locations can be found in Figure 6 in the Appendix.

The equipment used for the measurement included one Larson Davis LXT sound level meter. The units meet ANSI S1.4 standards for Type I Sound Level Meters and were calibrated prior to the measurement, traceable to the National Institute of Standards and Technology.

Weather data was obtained from the weather station at Warrenton/Fauquier Airport. Table 9 below summarizes the periods of rain and wind gusts over 10 mph that occurred during the measurement.

TABLE 9: WEATHER DATA

Date	Rain	Wind
6/1/22	17:55-18:15	17:55-18:15
6/2/22	15:35-23:55	15:35-15:55 16:35-16:55 20:55-21:00
6/3/22	00:00-00:15	11:35-12:15
6/4/22	-	-
6/5/22	-	-
6/6/22	-	

Polysonics used the same receiver locations in our SoundPLAN model to calculate the day/night sound levels.

Figures 7 through 11 in the Appendix compare the measurements at each location and the calculated data center noise level. Please note that since the Ordinance only applies to the property line, the sound data presented in these figures is overall dBA, not octave band.

As seen in Figure 7 through 11, in most cases the measured background ambient noise is above the measured data. The only exception is at M1 (at the southern property line), where the ambient levels are around 1 decibel below the modeled levels in the early morning (12am-4am).

As seen in Figure 7 through 11, the ambient noise levels at the residences are generally:

- M1 (southern property line)
  - 70 dBA daytime/55 dBA nighttime
- M2 (western property line)
  - 65 dBA daytime/55 dBA nighttime
- M3 (northern property line)
  - 55 dBA daytime/50 dBA nighttime
- M4 (northwestern property line)
  - 65 dBA daytime/55 dBA nighttime
- **M5 (near hotel)**
  - **55 dBA daytime/40 dBA nighttime**

Polysonics would consider M5 (near hotel) the most representative of residential noise, as it is farthest from the roadway and nearest the residential areas.

CONCLUSIONS

Polysonics' measurements were limited to data center property and other public spaces. These locations show that the data center is not likely to be audible in outdoor spaces during the daytime or indoor spaces during the nighttime. The background noise is generally between two to four times louder than the data center.

The community noise impact will generally be between 30 to 42 dBA, with the most impacted space being directly south of the site. The noise levels from the data center outside would be perceived as "faint" or "moderate".

Using M5 (near hotel), the results show that there may be some audible evening noise directly south of the site during the late hours.

The audibility of the noise at these locations would depend on the resident's sensitivity, the location of the resident (inside or outside), the time of day and other local noise sources.

The HUD Noise Guidebook states that a typical noise reduction of a residence is 20 dBA. Applying this reduction to the modeled data just south of the site, the noise levels within the nearest residences (windows closed) would be 22 dBA daytime/17 dBA nighttime. These levels are perceived as "faint" and it is very unlikely that the noise will be audible.

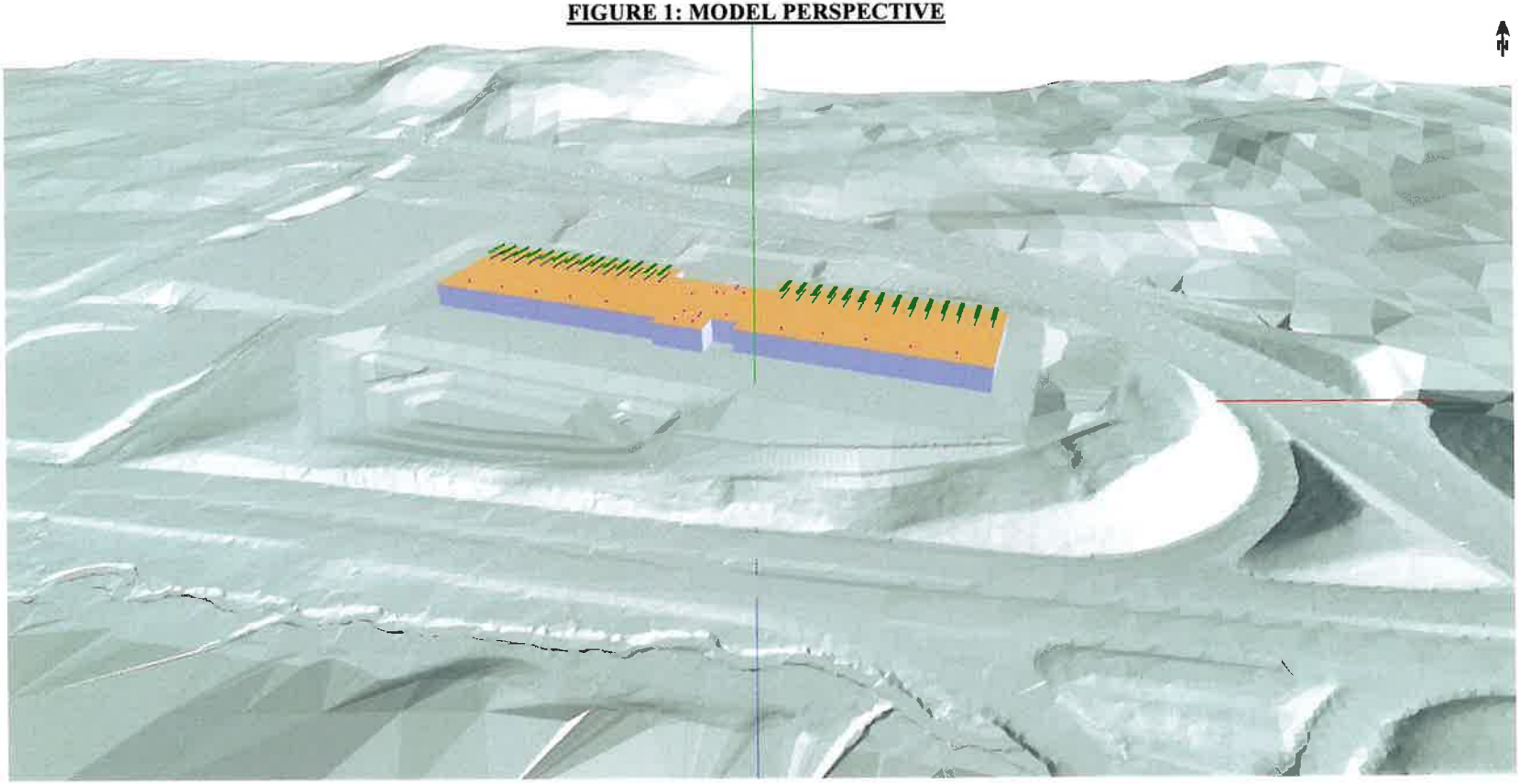
The audibility of the data center is not part of the Town of Warrenton Zoning Ordinance, but is disclosed in this report to fully disclose the impact to the community.

As shown in this report, the mitigated rooftop mechanical equipment and generators will meet the Town of Warrenton Zoning Ordinance noise limits at the property line at any height.

APPENDIX

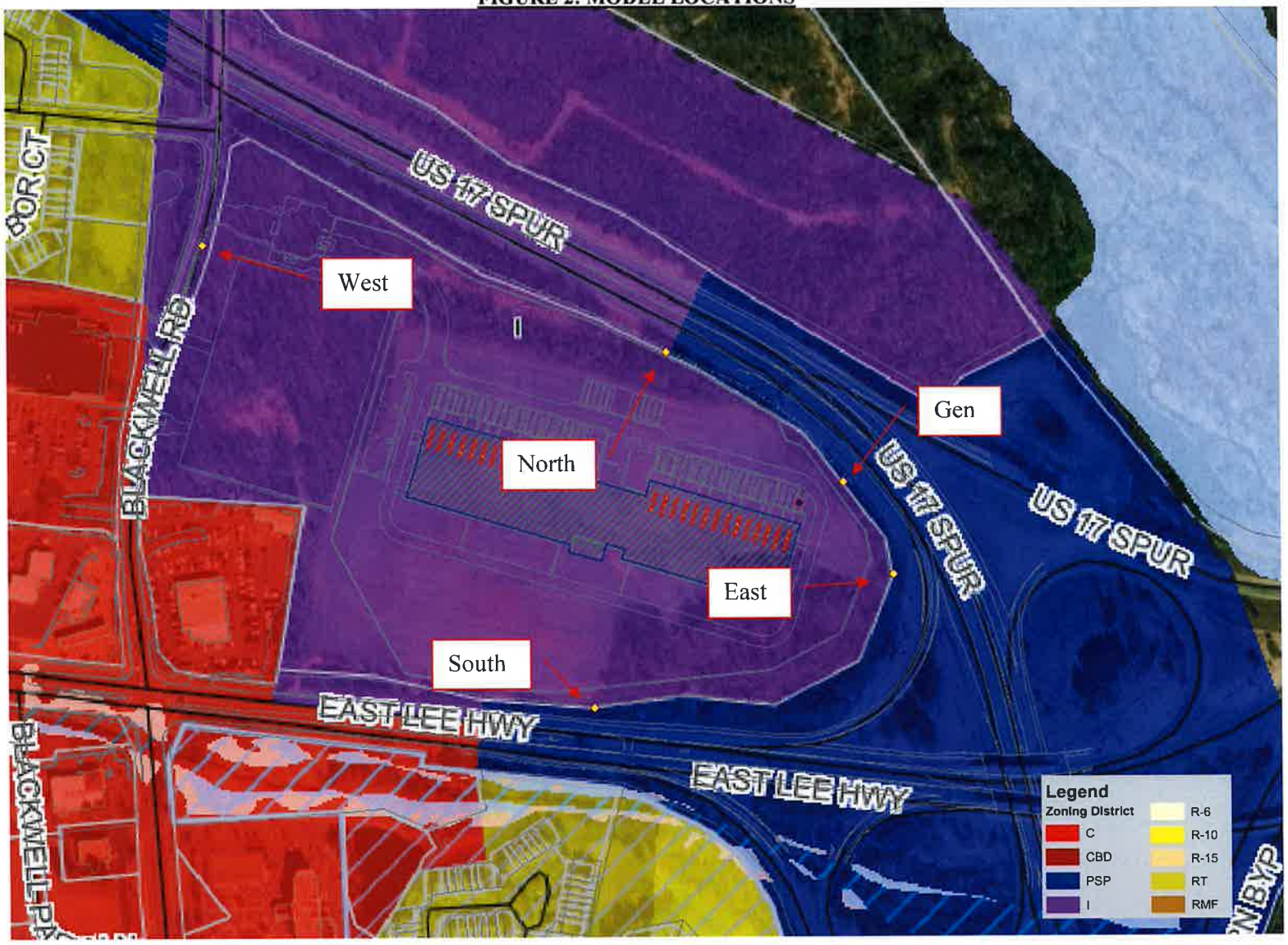
SOUNDPLAN MODEL

FIGURE 1: MODEL PERSPECTIVE



Object	Source Type	Equipment
Pink Asterisk	Point Source	RTU, MAU, Computer Room Condensing Units
Green Rectangle	Area Source	Chiller Fans
Blue Line	Line Source	Chiller Compressors

FIGURE 2: MODEL LOCATIONS



COMMUNITY NOISE LEVELS

FIGURE 3: COMMON NOISE LEVELS

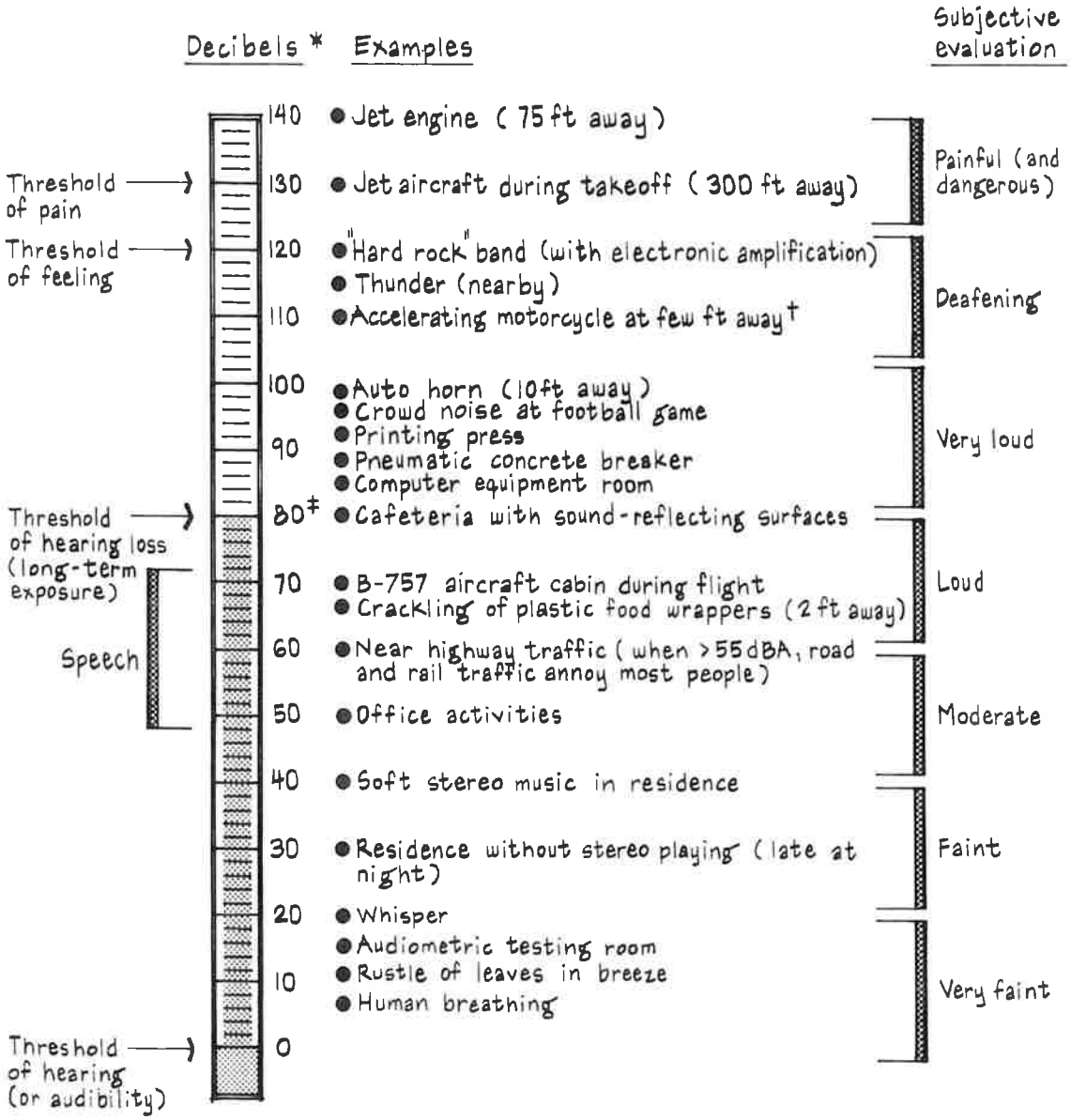


FIGURE 4: DAYTIME MITIGATED

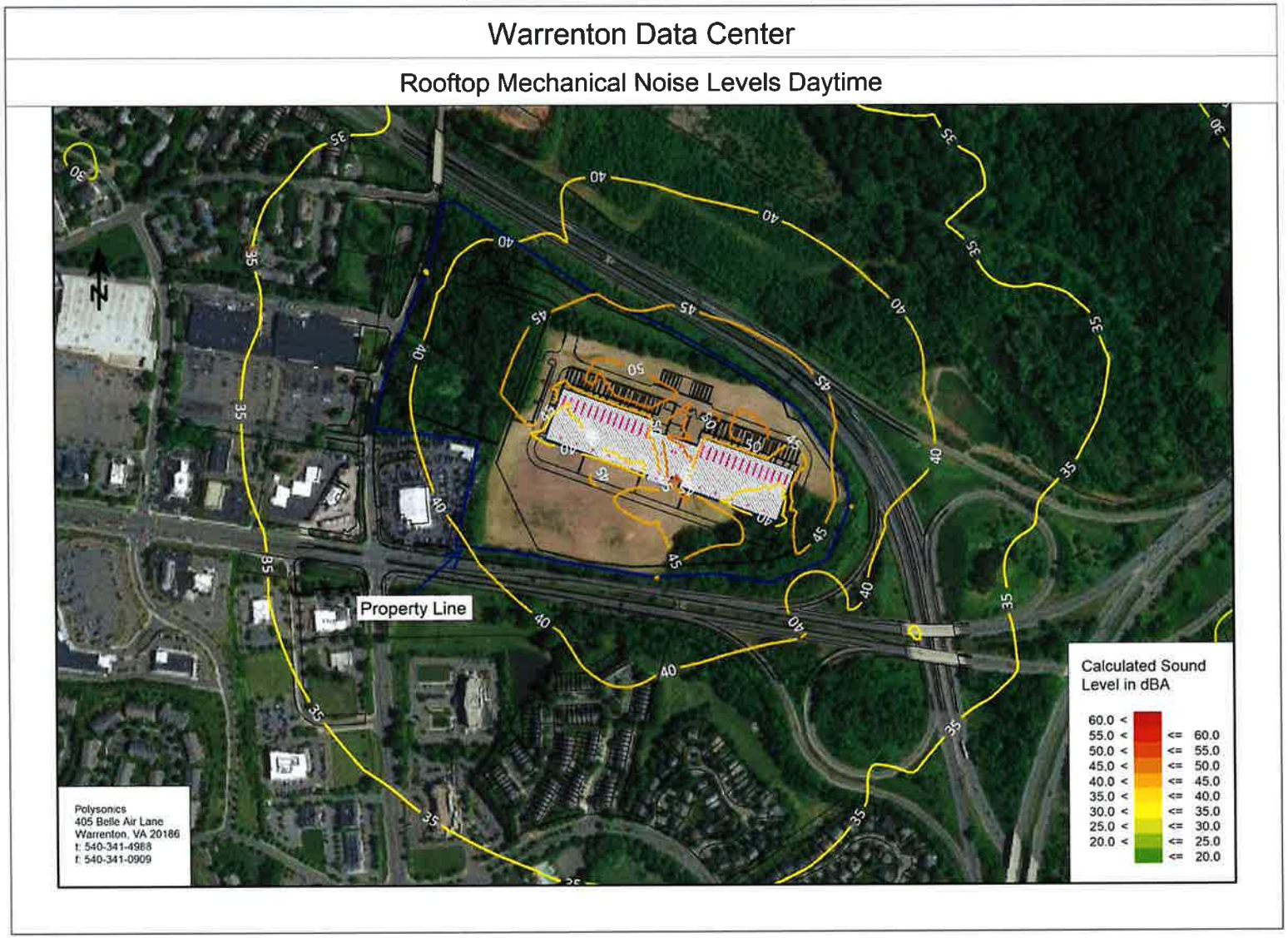
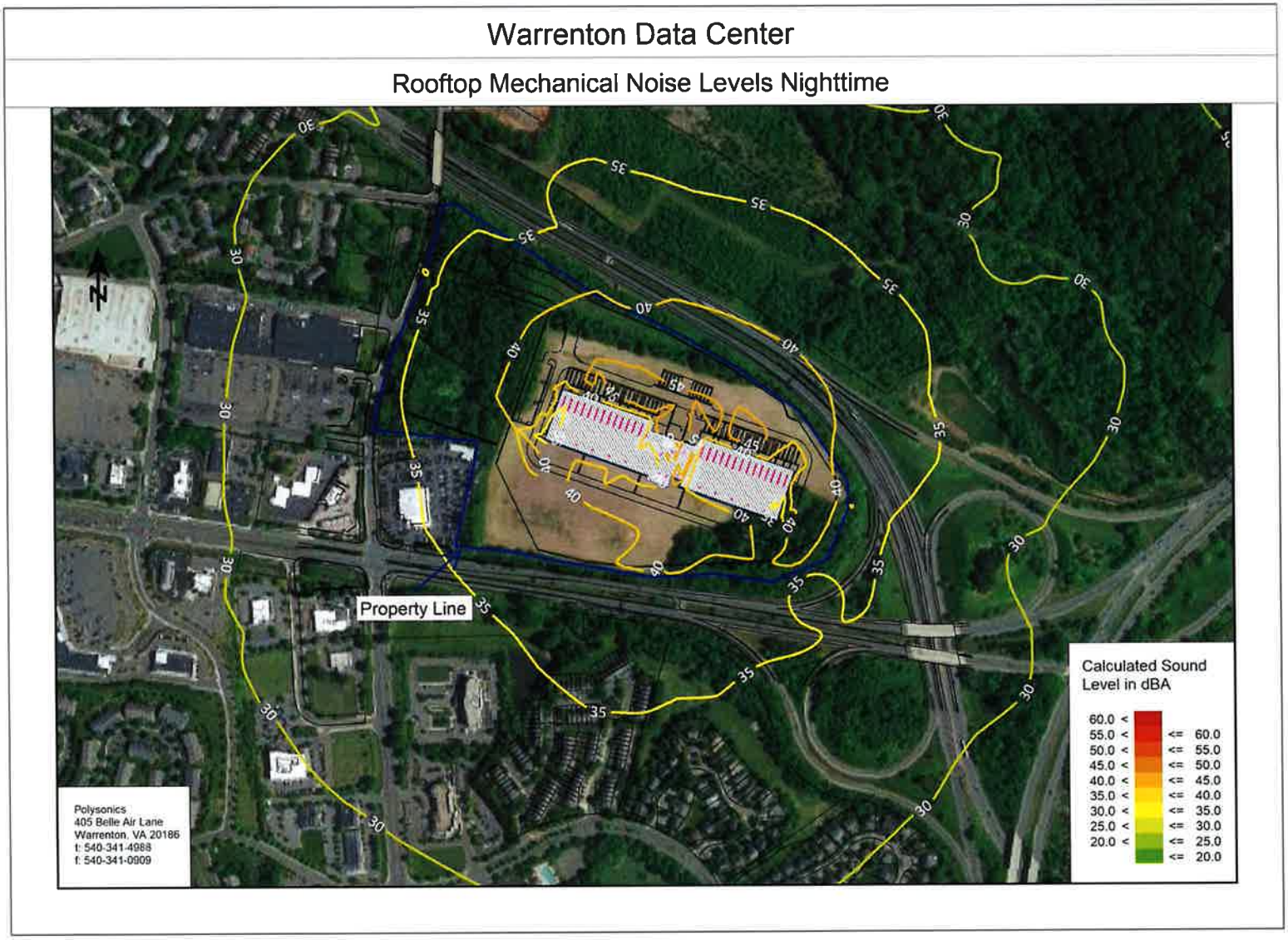


FIGURE 5: NIGHTTIME MITIGATED



NOISE MEASUREMENTS

FIGURE 6: MEASUREMENT LOCATIONS

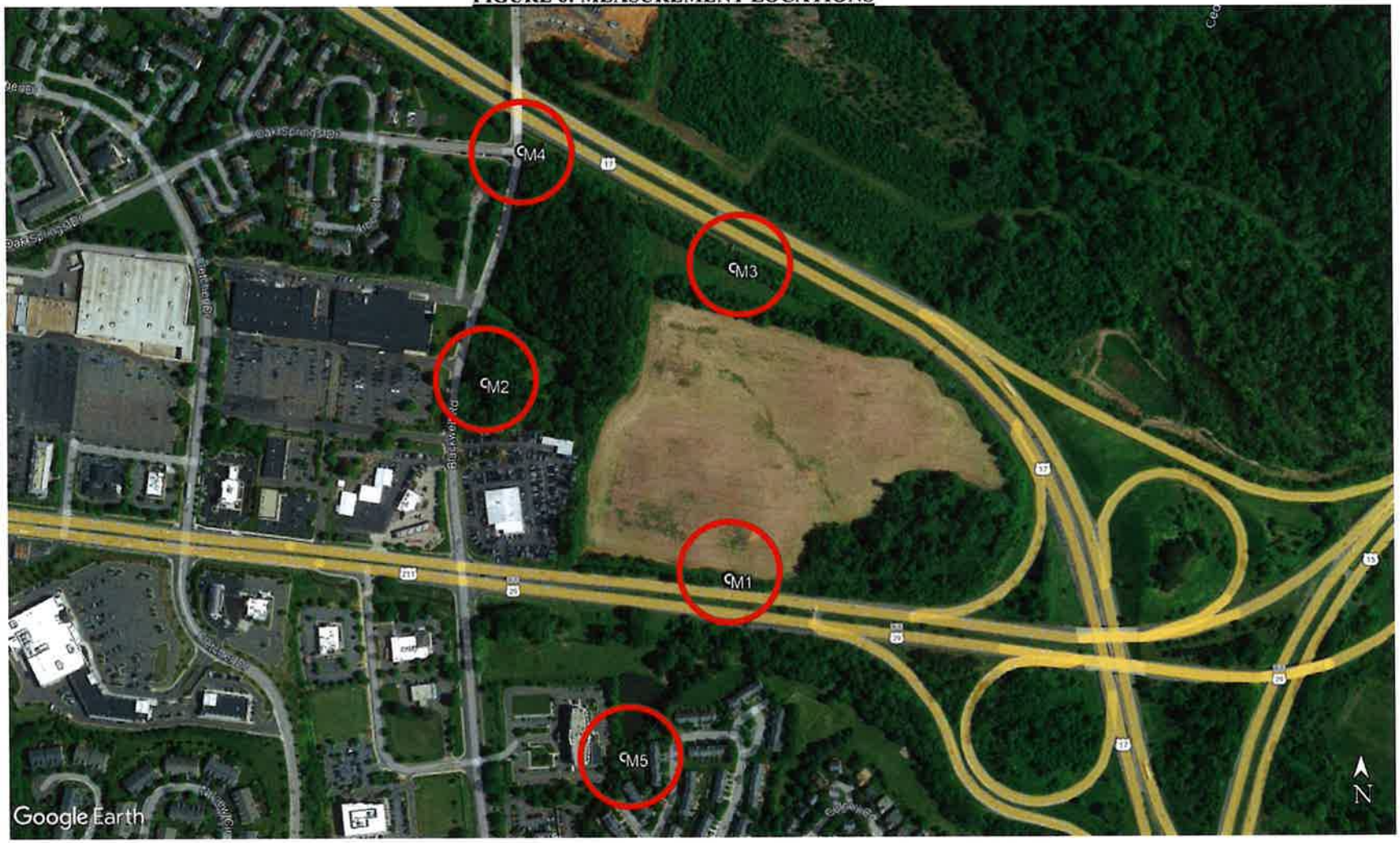


FIGURE 7: BACKGROUND NOISE COMPARISON – M1

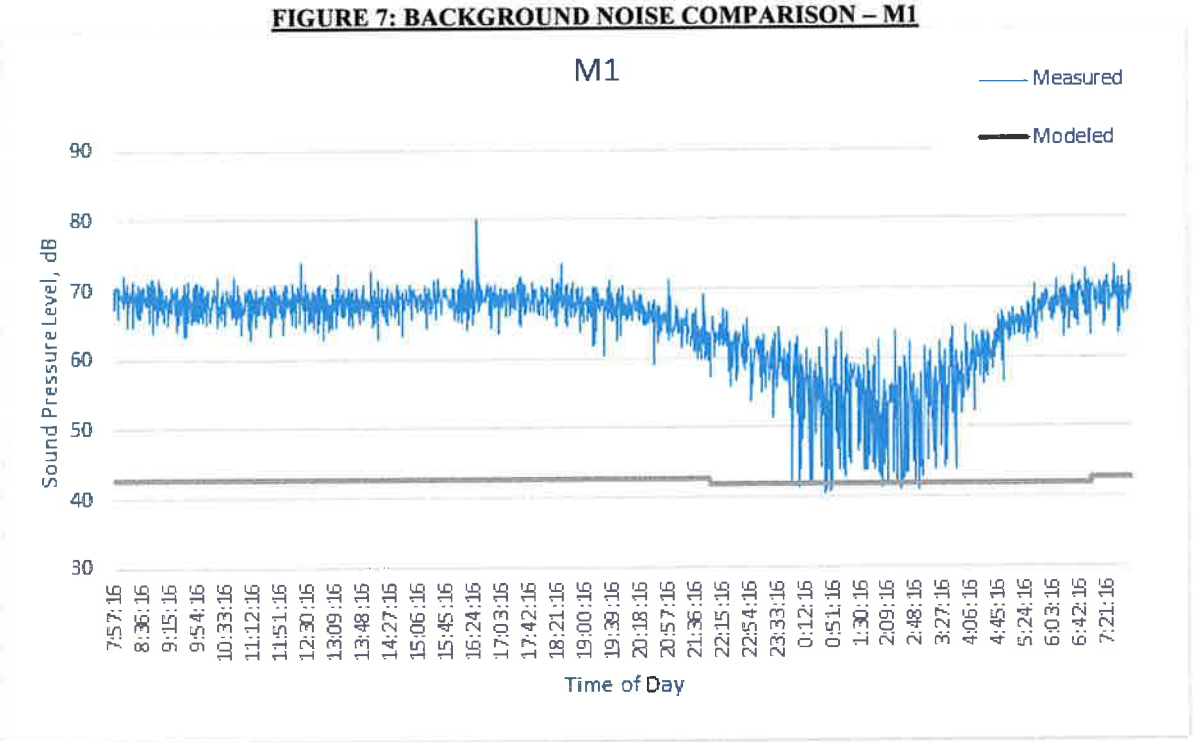


FIGURE 8: BACKGROUND NOISE COMPARISON – M2

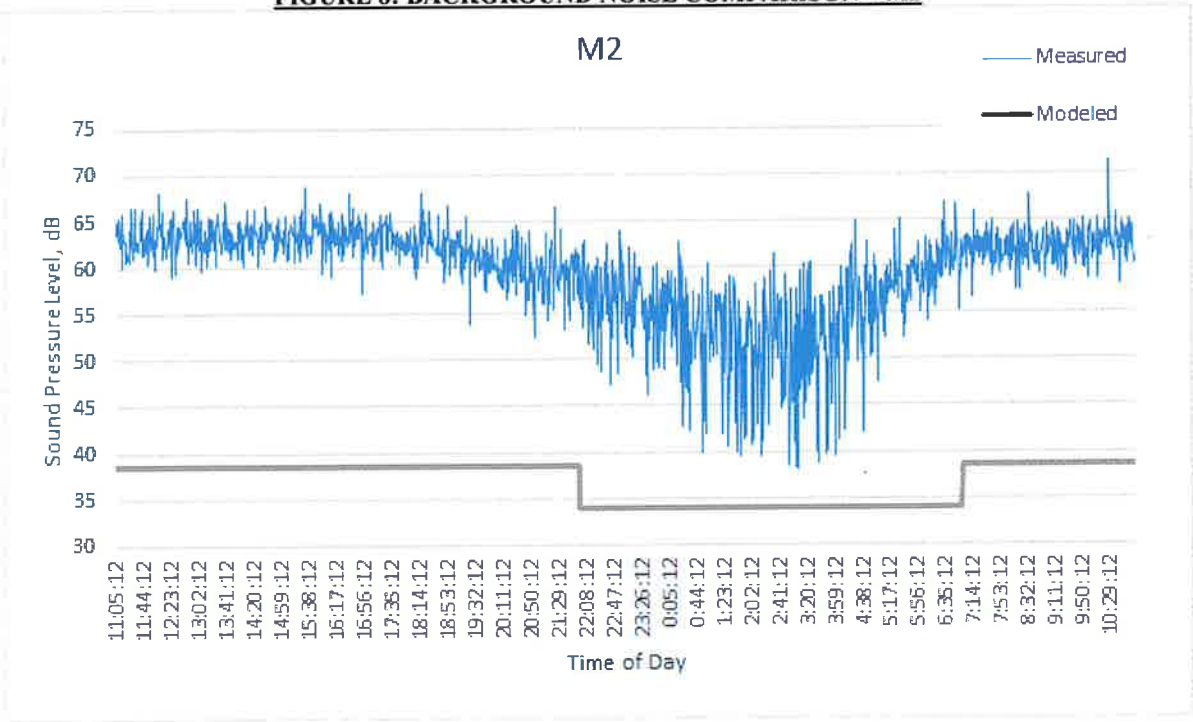


FIGURE 9: BACKGROUND NOISE COMPARISON – M3

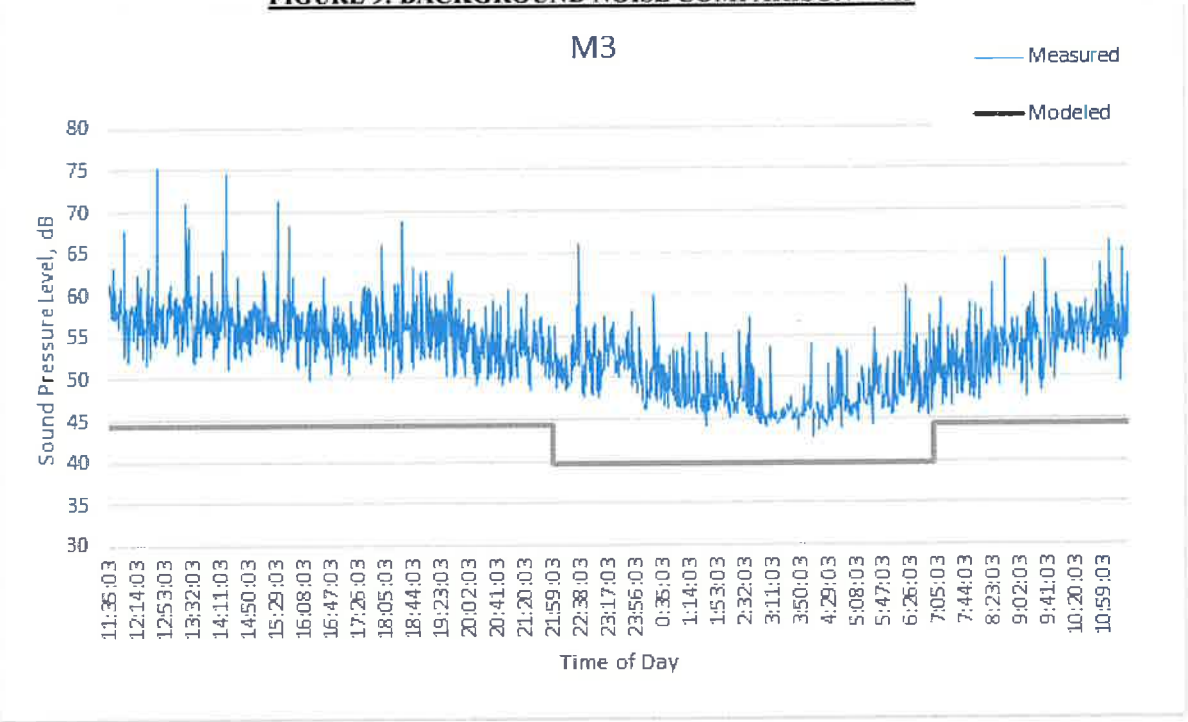


FIGURE 10: BACKGROUND NOISE COMPARISON – M4

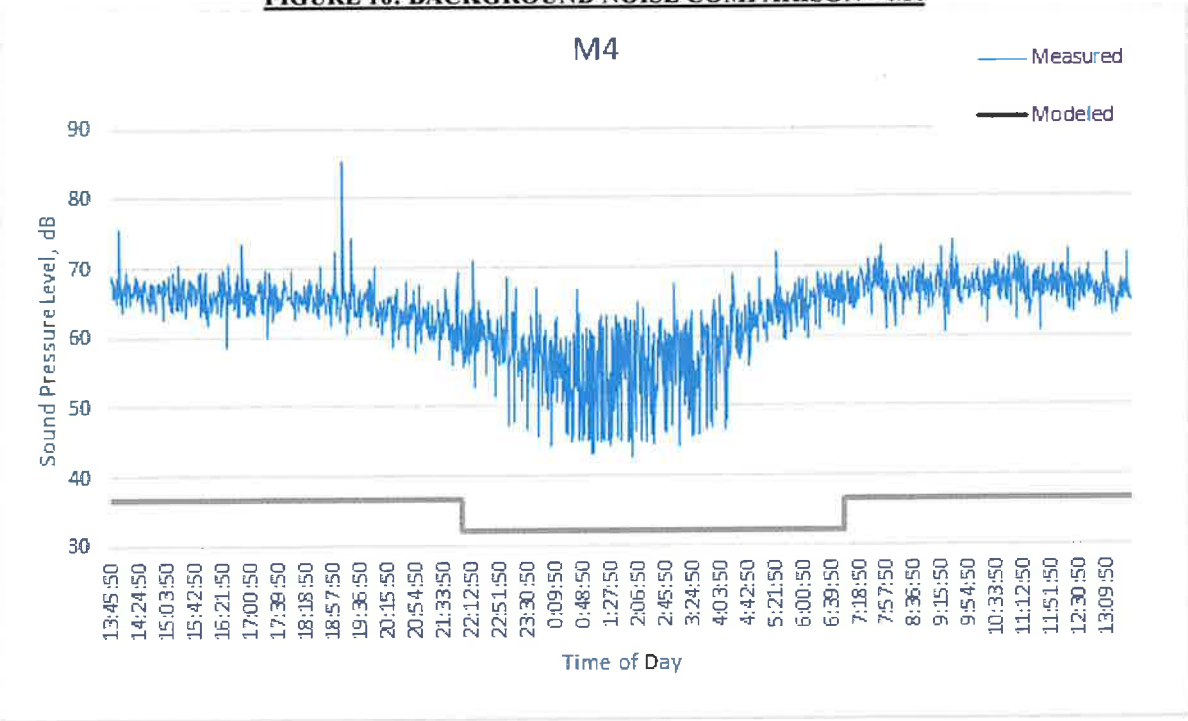
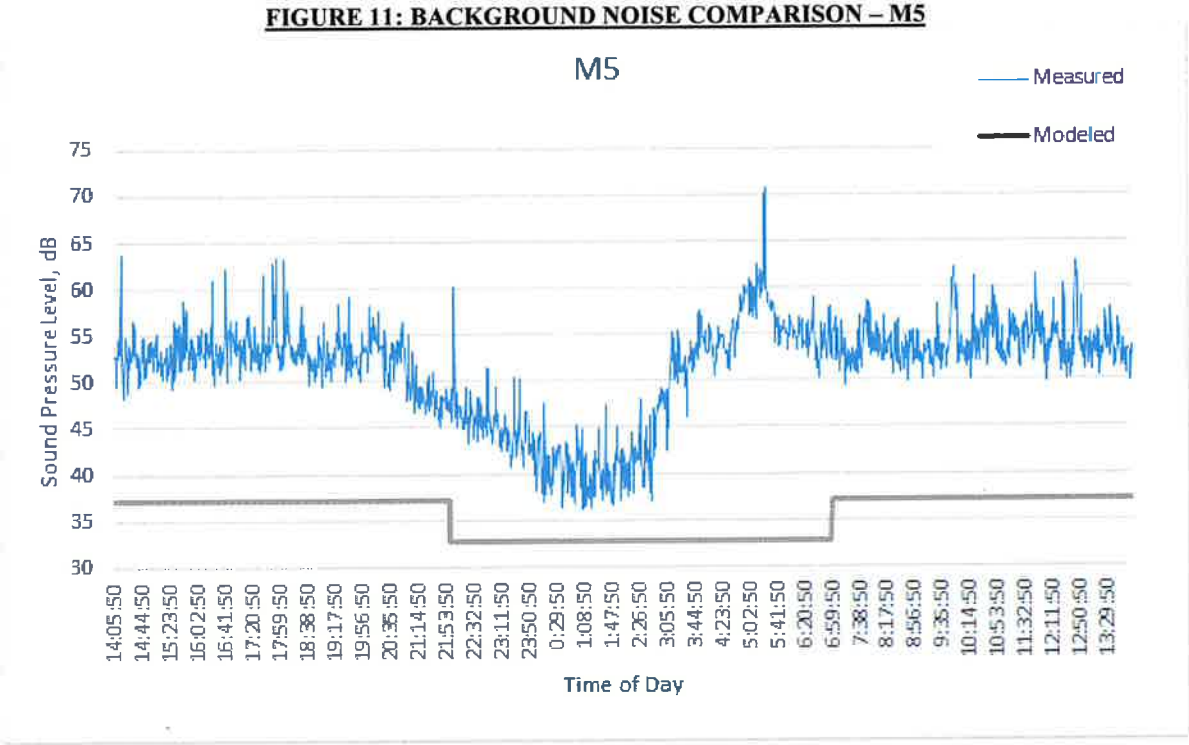


FIGURE 11: BACKGROUND NOISE COMPARISON – M5





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LandDevelopment@warrentonva.gov
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December 16, 2022

John Foote, Esq.
Walsh, Colucci, Lubeley, and Walsh PC
4310 Prince William Parkway, Suite 300
Woodbridge, VA 22192

RE: Zoning Determination Letter on the Noise Ordinance regulations under Article 9-14 of the Zoning Ordinance as they pertain to the proposed Amazon Data Center on GPIN 6984-69-2419-000.

Dear Mr. Foote,

Please see the following information in response to your request for a Zoning Determination Letter on the above-mentioned property within the Town of Warrenton.

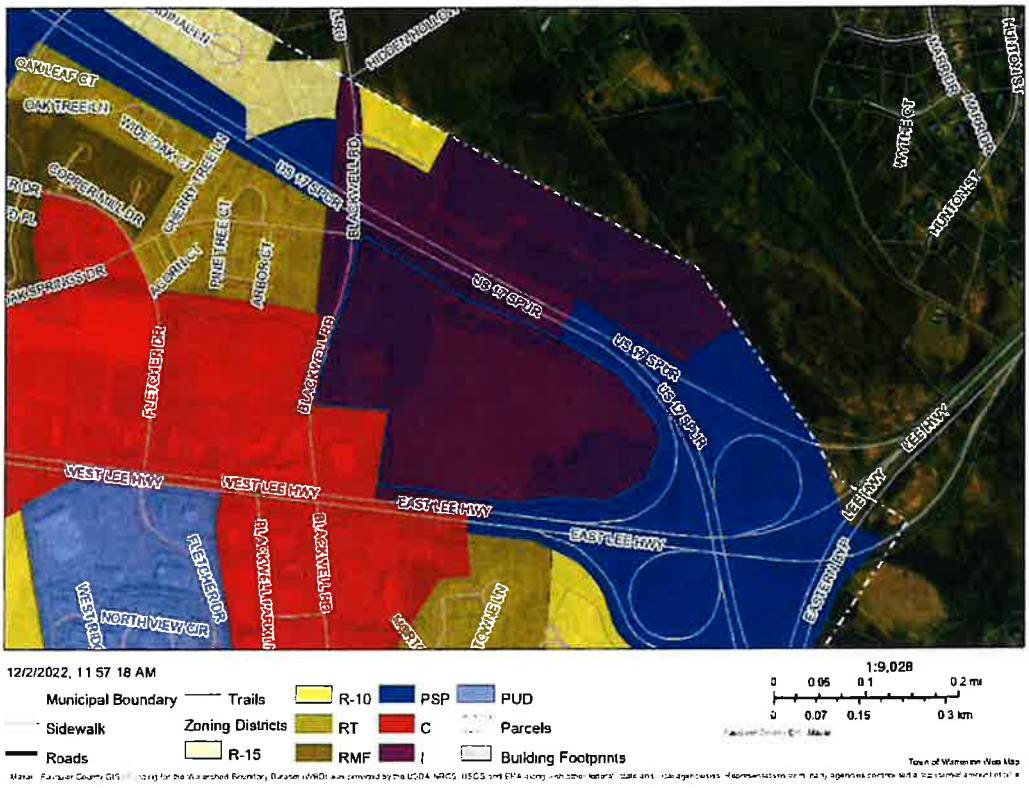
- The zoning district for the parcel in question is I (Industrial) and is not within a Planned Unit Development or Overlay District.
- The proposed Data Center use requires a Special Use Permit from Town Council per Article 3-4.12.3 of the 2006 Zoning Ordinance, as amended. Data Center uses are subject to the performance standards provided under Article 9-14 of the Zoning Ordinance as it is not a residential use. Non-residential uses must be in conformance with these standards at all times. Violations of these provisions are subject to enforcement as Zoning Violations.

Are all of the decibel readings set out in Table 9-1 of §9-14 to be measured at the Applicant's property line nearest to the sound source, and not at any other line. Further, does this mean that the second column in Table 9-1 is irrelevant to this project and that the third column is the starting point for calculation and analysis?

- Per Article 9-14.2, sound pressure levels are to be measured at the property line nearest the establishment radiating the noise in question. Table 9-1 further states, under the third column, that sound pressure levels created by the establishment are to be met *"at any other point on the lot boundary."* For the proposed Data Center, this means measurements would be taken at the property lines of GPIN 6984-69-2419-000, and these measurements need to show the Data Center as meeting the sound pressure limits at any of the property lines of the subject lot. Further, any subdivisions to the property would require conformance with these regulations to the new lot lines containing the Data Center use.
    - *Article 9-14.2. The sound pressure level of sound radiated from an establishment, measured at the lot line of the site thereof that is the nearest thereto, shall not exceed the values in any octave band of frequency that are specified in Table 9-1 below, or in Table 9-1 as modified by the correction factors set forth in Table 9-2.*
- The second column under Table 9-1 applies to measurements taken at the property line of the establishment radiating the noise, where "*along residential district boundaries.*" The nearest residential district boundary is located approximately 128 feet from the subject property across Blackwell Road. As the subject property does not have residential zoning

district boundaries along or adjoining its property lines, it is not subject to the second column under Table 9-1.

Town of Warrenton Zoning Map: 6984-69-2419-000



The Ordinance applies a downward "correction" in decibel strength for R-district zoned properties that are "across the street" from the project site. Are the only affected properties the Oak Springs and the Highlands communities?

- Table 9-2 requires a -5dB reduction, *"on a site contiguous to or across a street from the boundary of any R-district established by this chapter."* The R-districts established by the Town of Warrenton are found in Article 3 of the Zoning Ordinance. As there are R-Districts across the street from the subject property, including GPINS: 6985-50-1018-000, 6985-50-1248-000, 6985-40-8633-000 (Oak Springs), 6984-68-2681-000 (Highlands: Townhouses), and 6984-68-7335-000 (Highlands: Single-Family Detached), the -5dB correction applies to the site. Additionally, the correction factor says "*on a site.*" It does not delineate or state that the correction factor only applies to the portion of the site across the street from/adjacent to a residential district. Therefore, any measurements along the subject property lines must include this correction factor.

Is it correct that background noise may not be factored into analysis, because the language in §9-14.2 of the Noise Ordinance says that Tables 9-1 and 9-2 relate to the "sound pressure level of sound radiated from an establishment, measured at the lot line of the site thereof that is the nearest thereto" and that it shall not exceed the values set out in those Tables at that lot line? Is this true even when there is significant ambient noise?

- The Zoning Ordinance does not provide specific guidance regarding ambient background noise. However, it does say, "*sound radiated from an establishment*" when describing what sound is measured. This language is inferred to mean that the only sound to be measured is the sound emanating from the subject property. How a noise analysis accounts for or corrects for background noise would be per the American National Standards Institute, as those are the standards by which sound pressure levels are to be measured. ANSI provides the ability to make adjustments for background sound in Chapter 6 of of ASA/ANSI S12.9-2021/Part 4. These regulations shall be followed when analyzing the noise levels created by the use.
    - *9-14.2. […] The sound pressure level shall be measured with a sound level meter and an associated octave band analyzer conforming to standards prescribed by the American National Standards Institute.*

What is the legal definition of "tone" for purposes of the application of the Town Ordinance, and how is it to be measured given the absence of any standard?

- The Zoning Ordinance requires a reduction in decibels for any "Tone (e.g., hum or screech) but does not define "Tone" nor provide any specific measurements for Tone. However, Merriam Webster's Dictionary provides the following definition, *"a sound of definite pitch and vibration."* Should the Data Center create noise that may be considered a hum, screech, or definite pitch, then the decibel reduction for Tone would apply. Specific information regarding the Tone or pitch for the proposed Data Center has not been provided in sufficient detail to determine that the correction factor for Tone would not apply.
- Since the performance standards section mentions the American National Standards Institute (ANSI), their standards may be utilized in determining Tone. The Applicant would need to provide an analysis of the proposed Tone per the most recent applicable ANSI standards. For example, ASA/ANSI S12.9-2021/Part 4 notes the following for Tone.
    - *Annex C (informative) Sounds with tonal content. The test for the presence of a prominent discrete-frequency spectral component (Tone) typically compares the time-average sound pressure level in some one-third-octave band with the time-average sound pressure levels in the adjacent two one-third-octave bands. For a prominent discrete tone to be identified as present, the time-average sound pressure level in the one-third-octave band of interest is required to exceed the time-average sound pressure level for the two adjacent one-third-octave band by some constant level difference. The constant level difference may vary with frequency. Possible choices for the level differences are: 15 dB in low-frequency one-third-octave bands (25-125 Hz), 8 dB in middle-frequency bands (160-400 Hz), and 5 dB in high-frequency bands (500-10,000 Hz). NOTE 1 The above guidance is from Annex C of Part 3 of ANSI S12.9. Part 3 of ANSI S12.9 also contains guidance on the measurement of one-third-octave-band sound pressure levels. NOTE 2 ANSI S1.13 Annex A presents more accurate methods for determining the presence of prominent discrete tones using narrow-band analysis. NOTE 3 For each one-third octave band, if peak(s) to the spectrum of the signal in question are at or near to an edge (upper or lower) of the on-third-octave bank under test, then the test becomes inaccurate and can fail.*

Is it accurate that the "corrections" that will apply to reduce the permissible decibel level at each frequency will be: 1) Adjacency of the residential properties mentioned above (-5 dB); 2) Operations between 10 pm and 7 am (-5 dB); and 3) Tone (-5 dB).

- The following correction factors apply to the proposed development unless the Applicant provides further information proving the noise created by the establishment does not fall under the Tone category:
    - *On a site contiguous to or across a street from the boundary of any R-district established by this chapter. (Minus 5)*
    - *Operation between the hours of 10:00 p.m. and 7:00 a.m. (Minus 5)*
    - *Tone (e.g., hum or screech) (Minus 5)*

At what height must relevant sound measurements be taken?

- The Zoning Ordinance does not state at what height the sounds are to be measured, but it does state they are to be taken at the lot line. Lot lines delineate property ownership and are defined in the Zoning Ordinance as follows:
    - *Lot Line: A property boundary line of any lot held in single and separate ownership from adjacent property, except that, in the case of any lot abutting a street, the lot line or such portion of the lot as abuts the street shall be deemed to be the same as the street line, and shall not be the center line of the street, or any other line within the street line even though such may be the property boundary line.*
- However, as noted above, the Zoning Ordinance states that measurements are to be taken per ANSI standards. These standards provide different recommendations, including height measurements, based on numerous factors such as type of noise and environment. Any noise analysis would need to meet ANSI standards, including the height recommended for sound measurements. Noise analysis studies submitted to the Town would be reviewed to confirm that the study meets ANSI standards. For example, ANSI S12.9-2021/Part 4 says the following:
    - *Sound measurement locations All sounds, except high-energy impulsive sounds, shall be measured or predicted as if they had been measured by a microphone outdoors, over acoustically absorptive ground (grass), at a height of approximately 1.2 m and with no nearby reflecting surfaces within 1 wavelength of the lowest frequency of interest except the ground. Alternative microphone locations may be used, but their acoustical characteristics shall be specified. An example of an alternative location is outside an open, upper-story window in a high-rise apartment building where the purpose is to predict or assess the environmental sound at that location. High-energy impulsive sounds shall be measured or predicted as if they had been measured by a microphone within 50 mm of a hard reflecting surface (e.g., a building wall, roof, or ground plane, as appropriate). NOTE 1 A reflecting surface is required because sonic booms, which are one form of high-energy impulsive sounds, have traditionally been measured or predicted for a location on a reflecting ground plane or structure. NOTE 2 To ensure comparable data, sonic booms should be measured on a reflecting ground plane or other equivalent structure.*

Is the Applicant permitted to take a +5dB correction for the fact that its generators are operated less than 20% in any one-hour period, given that they are only turned on briefly for testing once every two weeks? The noise associated with the generators was included in Polysonics' noise modeling, which inclusion is the criterion for thereafter applying that correction.

- An additional correction factor may be applied for the generator noise, provided they meet the requirements for the correction factor. The +5dB correction factor for operations less

than 20% in 1 hour would not apply to the noise generated by the chillers as they operate continually. As such, a separate analysis may be required for the Data Center that does not include the generators to confirm that the performance standards will be met at all times.

This Zoning Determination Letter only applies to the subject property noted above. This is a formal decision by the Zoning Administrator of the Town of Warrenton, Virginia. Any person aggrieved by any decision of the Zoning Administrator may appeal to the Board of Zoning Appeals. Appeals shall be made within thirty (30) days of the date of this letter by filing with the Zoning Administrator a notice of such appeal specifying the grounds thereof. The decision shall be final and unappealable if not appealed within thirty (30) days. The fees for filing an appeal are $400.00 plus the cost of advertising and property notice mailings. Classified advertising is placed in the local paper for two consecutive weeks before the meeting, with costs averaging around $700.00. The price for property notices varies and depends on the number of adjacent owners. The adjacent property notices are sent via certified letter with a return receipt at the current postage rate. The Zoning Office is located at 21 Main Street within Town Hall. Hours of operation are from 8:30 AM until 4:30 PM, Monday through Friday. If you have any questions regarding this notice or additional information about the appeal process, please get in touch with me at (540) 347-2405.

Sincerely,

Robert F. Walton

Rob Walton
Zoning Administrator
Director of Community Development
Town of Warrenton

CC: AMAZON DATA SERVICES INC. (By First Class Mail Only)
Martin Crim, Town Attorney
Denise Harris, Planning Manager
File

Exhibit 6



ECS MID-ATLANTIC, LLC

Geotechnical Engineering Report

Warrenton Data Center

Lee Highway and Blackwell Road
Warrenton, Virginia 20186

ECS Project No. 01:31153

Revised August 15, 2022

ECS MID-ATLANTIC, LLC *"Setting the Standard for Service"*
Geotechnical • Construction Materials • Environmental • Facilities

Revised August 15, 2022

Ms. Patricia Krinke
Bohler Engineering
28 Blackwell Park Lane, Suite 201
Warrenton, Virginia 20186

ECS Project No. 01:31153

Reference: Geotechnical Engineering Report
Warrenton Data Center
Lee Highway and Blackwell Road
Warrenton, Virginia 20186

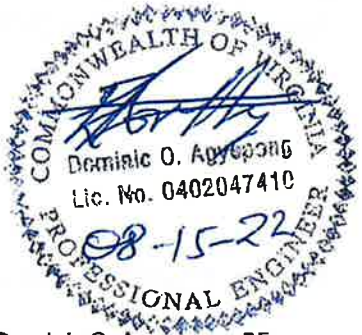
Dear Ms. Krinke:

ECS Mid-Atlantic, LLC (ECS) has completed the subsurface exploration and geotechnical engineering analyses for the above-referenced project. Our services were performed in general accordance with our Proposal No. 01:63686-GP1, dated May 4, 2021. This report presents our understanding of the geotechnical aspects of the project along with the results of the field exploration conducted and our design and construction recommendations.

It has been our pleasure to be of service to Bohler Engineering during the design phase of this project. We would welcome the opportunity to remain involved during the continuation of the design phase, and we would like to provide our services during construction phase operations as well to verify subsurface conditions assumed for this report. Should you have any questions concerning the information contained in this report, or if we can be of further assistance to you, please contact us.

Respectfully submitted,

ECS MID-ATLANTIC, LLC



John A. Short, EIT
Project Manager
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Principal Engineer
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Appendix D – Supplemental Report Documents

- French Drain Installation Procedure
- Zone of Influence Diagram

EXECUTIVE SUMMARY

This Executive Summary is intended as a brief overview of the primary geotechnical conditions that are expected to affect design and construction. Information gleaned from this Executive Summary should not be utilized in lieu of reading the entire geotechnical report.

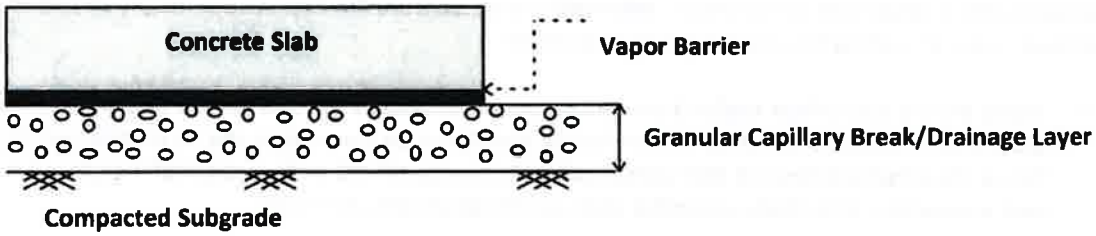
- Based on the subsurface exploration completed we anticipate the site will be suitable for the proposed development. We do not anticipate conditions on the project site to adversely affect future development beyond the typical difficulties encountered in this geographic region (i.e., rock excavation, potentially expansive soils, and moisture sensitive soils).
- For shallow foundation design we recommend the following design parameters:

Design Parameter	Column Footing	Wall Footing
Net Allowable Bearing Pressure (Stratum I Soil/Structural Fill)	3,000 psf	3,000 psf
Net Allowable Bearing Pressure (Stratum II- Weathered Rock Areas)	8,000 psf	8,000 psf
Minimum Width	24 inches	24 inches
Minimum Footing Embedment Depth (below slab or finished grade)	24 inches	24 inches

Deep foundation systems such as Drilled Shaft foundations or Auger Cast-In-Place (ACIP) Pile foundations can be utilized for heavily loaded structures. Deep foundations may be designed for an allowable bearing pressure on the order of 50 tons to 100 tons, if extended at least 3 drilled shaft diameters into the relatively unweathered rock. Actual designs will be provided in the final geotechnical report.

- Provided subgrades and structural fills are prepared as discussed herein, the proposed floor slabs can be constructed as **Ground Supported Slabs (or Slab-on-Grade).**

- The following graphic depicts our soil-supported slab recommendations:



1. Drainage Layer Thickness: 6 inches minimum.
2. Drainage Layer Material: 6 inches of VDOT #57 stone, VDOT 21-A/21-B

Soft or yielding soils may be encountered in some areas. Those soils should be removed and replaced with compacted Structural Fill in accordance with the recommendations included in this report. Floor slabs placed in areas where expansive soils (CH/MH) are encountered should be underlain by at least 2 feet of compacted suitable fill.

Subgrade Modulus: Provided the Structural Fill and Granular Drainage Layer are constructed in accordance with our recommendations, the slab may be designed assuming a modulus of subgrade reaction, k_1 of 150 pci (lbs./cu. inch).

Based on report, the anticipated geotechnical issues be considered during design included issues related to shallow bedrock, perched groundwater, potentially expansive and moisture sensitive soils, and deep foundations (drilled shafts) for the buildings.

- **Satisfactory Structural Fill Materials:** Materials satisfactory for use as Structural Fill should consist of inorganic soils with the following engineering properties and compaction requirements.

STRUCTURAL FILL INDEX PROPERTIES	
Subject	**Property**
Building and Structural Areas	LL < 40, PI<15
Pavement Areas	LL < 45, PI<20
Max. Particle Size	4 inches
Fines Content (% passing #200 sieve)	Max. 25 %
Max. organic content	5% by dry weight

- Compaction Methodologies:

STRUCTURAL FILL COMPACTION REQUIREMENTS	
Subject	**Requirement**
Compaction Standard	Standard Proctor, ASTM D698/ Virginia Test Method (VTM-1)
Required Compaction	95% of Max. Dry Density for fill less than 10 feet
	98% of Max. Dry Density for fill greater than 10 feet
Moisture Content	-2 to +3 % points of the soil's optimum value
Loose Thickness	8 inches prior to compaction

- Building and site retaining walls and foundations (soil bearing, lateral earth pressures, subgrade modulus, coefficients of friction, etc.)

- Site Soil Design Parameters

Material	Unit Weight (pcf)	Angle of Internal Friction (phi)	At-Rest Pressure (psf per vertical foot of wall)	Active Pressure (psf per vertical foot of wall)	Passive Pressure (psf per vertical foot of wall)
CH	115	12	90	75	175
ML	120	25	70	50	300
SM	125	30	65	45	375
Weathered Rock	135	45	40	25	400

Material	Compacted or In-Situ Soil Moist Unit Weight (δ)	Angle of Internal Friction (ø)	Cohesion (C)	Coefficient of Earth Pressure at Rest (K_o)	Coefficient of Active Earth Pressure (Ka)	Coefficient of Passive Earth Pressure (K_p)
CH	115	12	0	0.79	0.66	1.52
ML	120	25	0	0.58	0.41	2.46
SM	125	30	0	0.50	0.33	3.0
Weathered Rock	135	45	0	0.29	0.17	5.82

- For sliding coefficient:

Sliding Friction Coefficient [Concrete on Soil] (μ)	0.30
Skin Friction [Concrete cast against Soil] (F_s) [1]	250 psf

- Potentially expansive soils (CH/MH) are common in the local geology characterized at this site. Expansive soils should not be reused as engineered fill in the building pad, nor as fill for roadway, curb, gutter, and sidewalk subgrade, within utility trenches, or within embankment slopes. Expansive soils (CH/MH) should be undercut to 4 feet below finished exterior grade or to 2 feet below the bottom of footing, whichever is deeper, and backfilled with controlled, compacted fill where encountered. In proposed pavement areas, we recommend undercutting and replacement of the expansive soils (CH/MH) to provide at least 2 feet of non-expansive soil fill below the pavement subgrade.

- Based on the soil conditions encountered (shallow rock and low permeability soils), stormwater management facilities that require infiltration are not feasible for this site.

- Considering the shallow weathered rock surface encountered at this site and our experience with other projects in the area, we recommend that the design for the building be based on a seismic site classification of **Site Class C**.

- Preliminary pavement section designs based on laboratory data and assumed design parameters are included within the report. We recommend pavement designs be developed in accordance with applicable VDOT requirements. Finalized designs should be based on anticipated traffic loading conditions and actual soil subgrade conditions. For design purposes, we recommend using a design California Bearing Ratio (CBR) value of 4 for the on-site clayey, silty, and sandy soil materials. Additionally, we recommend a Resiliency Factor (RF) of 1.5 be utilized for design of the proposed pavements.

- Groundwater on this site can be characterized as being broadly perched above less permeable materials and shallow rock. The depth at which perched water is present on the site varies with surface elevation. In low-lying areas, the presence of perched water is more pronounced. In higher areas and on ridge lines, perched water may be present, including above design cut elevations, but is less concentrated. Soils at contact with perched water levels were very moist to wet. In most cases, moisture then decreased with depth. The permanent groundwater able is significantly below the anticipated extents of excavation for this project.

1.0 INTRODUCTION

The purpose of this study was to provide geotechnical information for the design and construction of an industrial site which includes one data center building, a guard house facility, a stormwater management pond, a substation area, associated pavement infrastructure, and mass grading for the overall site. The recommendations developed for this report are based on project information supplied by Bohler Engineering.

Our services were provided in accordance with our Proposal No. No. 01:63686-GP1, dated May 4, 2021. This report contains the procedures and results of our subsurface exploration program, review of existing site conditions, engineering analyses, and recommendations for the design and construction of the project.

The report includes the following items.

- A brief review and description of our field and laboratory test procedures.
- A review of surface topographical features and site conditions.
- A review of area and site geologic conditions.
- A review of subsurface soil stratigraphy with pertinent available physical properties.
- Copies of our soil test boring logs.
- Recommendations for site preparation and construction of compacted fills, including an evaluation of on-site soils for use as compacted fills.
- Recommended foundation types.
- General recommendations for pavement design including a recommended design CBR value.
- Evaluation and recommendations relative to groundwater control.
- Recommendations for design and construction of drainage structures and stormwater management facilities.
- An evaluation of potential soil and rock excavation issues.

2.0 PROJECT INFORMATION

2.1 PROJECT LOCATION & CURRENT SITE CONDITIONS

The proposed project site is located to the northeast of the intersection of Lee Highway and Blackwell Road in Warrenton, Fauquier County, Virginia. The subject property spans a single parcel (GPIN: 6984-69-2419) which, at the time of this exploration, is primarily occupied by active farmland with some wooded areas in the northwest and southeast portions, and site elevations range from approximate EL. 510± feet along the north edge of the site to approximate EL. 465± feet in the northeast corner. The southwest corner of the site is bordered by an existing car dealership. An aerial view of the site is pictured below.



Figure 2.1.1 Site Location

2.2 PROPOSED CONSTRUCTION

It is our understanding that the development will include the construction of one 214,388 sq. ft., 1-story data center building (FFE = EL. 486.0 feet), a guard house facility, a stormwater management pond, a 6-acre substation area, a retaining wall with a maximum exposed height of 6 feet, and associated pavement infrastructure. Based on current proposed grading information, it is our understanding that soils fill on the order of 21± feet and cuts on the order of 40± feet will be required in order to establish final site grades.

The description of the proposed project is based on the information provided to us by your office or other design team members at this time. If any of the information is inaccurate, either due to misunderstanding or due to design changes that may occur later, we recommend that we be contacted to provide additional or alternate recommendations that may be required.

2.2.1 Structural Information/Loads

A maximum structural column loading of 450 kips has been provided by the structural engineer at this time and it is our understanding that shallow foundations are considered feasible in design for support of the main building. If additional/revised maximum structural loading becomes available, ECS should be informed so that we may confirm or re-evaluate our recommendations.

3.0 FIELD EXPLORATION AND LABORATORY TESTING

Our exploration procedures are explained in greater detail in Appendix B including the insert titled Subsurface Exploration Procedures. Our overall scope of work included drilling a total of 20 soil borings. Thirteen borings were performed in the vicinity of the data center building and guard house structural footprints, two borings were performed within the proposed stormwater pond, and five borings were performed within proposed pavement areas.

A track-mounted drill rig was utilized to drill the soil test borings. Borings were advanced to depths on the order of up to 80± feet below the existing ground surface. The subsurface exploration was completed under the general supervision of an ECS geotechnical engineer.

Boring locations were identified in the field by ECS personnel using GPS techniques prior to mobilization of our drilling equipment. The approximate as-drilled boring locations are shown on the Boring Location Diagram in Appendix A. Ground surface elevations noted on our boring logs were interpolated from the provided existing contour mapping.

Standard penetration tests (SPTs) were conducted in the borings at regular intervals in general accordance with ASTM D 1586. Representative samples were obtained during these tests and were used to classify the soils encountered. The standard penetration resistances obtained provide a general indication of soil shear strength and compressibility.

Rock sampling was performed at Borings B-3 and B-10 in accordance with ASTM D-2113 using a diamond-studded bit fastened to the end of a hollow double-tube core barrel. The core barrel was drilled into the rock up to five feet at a time, and the samples were removed for measurement of sample recovery. The recovery is determined as the ratio of sample length recovered to the distance drilled.

The core samples were stored in boxes and returned to our laboratory for identification and determination of the Rock Quality Designation (RQD). The RQD is determined as the ratio of intact rock in NX or NQ core sections 4 inches or longer to the distance drilled. Percentages of recovery and RQD are given on the boring logs included in the Appendix of this report and summarized within the table below.

Boring No.	Depth of Core Run (feet)	REC (%)	RQD (%)
B-3	39.0-44.0	32	13
	44.0-49.0	53	7
B-10	23.5-28.5	87	17
	28.5-33.5	100	22

3.1 SUBSURFACE CHARACTERIZATION

The project site is located within the Central Blue Ridge Anticlinorium. Based on 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.

The subsurface conditions encountered were generally consistent with published geological mapping. The following sections provide generalized characterizations of the soil and rock strata. Please refer to the boring logs in Appendix B.

Table 3.1.1 – Subsurface Soil Summary

Approximate Depth (ft)	Stratum	Description	Ranges of SPT[1] N-values (bpf)
0-0.5 (Surface cover)	n/a	Topsoil, Roots, and Organics	N/A
0.3-32.0	I	- Very Loose to Very Dense SAND (SM) and SILT (ML) with varying amounts of parent rock fragments - Firm to Very Stiff CLAY (CL, CH, MH)	4 to 50/4
3.0-80.0	II	- Very Dense Weathered Rock with varying amounts of parent rock fragments	60 to 50/0

Notes: (1) Standard Penetration Test

3.2 GROUNDWATER OBSERVATIONS

Groundwater was encountered in 4 of the 20 borings (B-1, B-2, B-3, and B-5) drilled as part of this geotechnical study ranging from depths of 23± to 53± feet below the existing ground surface. Perched water occurs as precipitation that enters the site, either directly or from overland flow from adjacent properties, begins to percolate through the near surface soils. Once the water percolation reaches the bedrock, which is virtually impermeable, it begins to flow at the intersection of the rock and the soil. This groundwater flow continues down gradient with the water table occasionally surfacing to form as springs and intermittent streams. Only in the lowest lying areas and adjacent to existing creeks is a shallow groundwater table in a continuous condition. Otherwise, it is related to precipitation, although springs may exist in the lower lying areas for extended periods of time without recharge from rainfall. Therefore, the groundwater conditions at this site are expected to be significantly influenced by surface water runoff and precipitation.

Because of the perched nature of the groundwater at this site, long term groundwater conditions can be deceptive. Although the true groundwater table can exist several hundred feet below the existing ground surface, groundwater located in streams and creeks, because of perched overland flow, creates the presence of an effective near surface groundwater table. Because the water is perched and flows at the interface between the soil and bedrock, water exiting fracture channels and cracks is common. Therefore, although all building excavations may appear dry at the time of completion, it is very common for fracture patterns in the rock, because of natural conditions or blasting to become natural pathways for ground water flow.

The highest groundwater observations are normally encountered in the late winter and early spring. Variations in the location of the long-term water table may occur because of changes in precipitation, evapo-transpiration, surface water runoff, and other factors not immediately apparent at the time of this

exploration. The site may also be subject to severe desiccation during extended dry periods. Therefore, earthwork operations, especially in the winter and spring months are more likely to encounter difficulties with perched conditions than those operations undertaken in the summer or fall.

3.3 LABORATORY TESTING

Representative soil samples were selected tested in our laboratory to check field classification and to evaluate pertinent engineering properties. The laboratory testing program included visual classifications (ASTM D4318), moisture content tests (ASTM D2216), Atterberg Limits tests (ASTM D4318), washed sieve grain size analyses (ASTM D412), thermal resistivity testing (ASTM D5334), and California Bearing Ratio testing.

Each soil sample was visually classified on the basis of texture and plasticity in accordance with the Unified Soil Classification System. The group symbols for each soil type are indicated in parentheses following the soil descriptions on the boring logs. A brief explanation of the Unified Soil Classification System is included in Appendix B of this report. The various soil types were grouped into the major zones noted on the boring logs. The stratification lines designating the interfaces between earth materials on the boring logs and profiles are approximate; in situ, the transitions may be gradual, rather than distinct.

4.0 DESIGN RECOMMENDATIONS

The design recommendations outlined in this report are based on the 20 soil test borings performed within the proposed development limits. The following sections provide recommendations for foundation design, soil supported floor slabs, seismic design parameters, pavements, and stormwater management facilities.

4.1 BUILDING FOUNDATIONS

4.1.1 Shallow Foundations (Option)

Provided subgrades and structural fills are prepared as recommended in this report, the buildings, structures, and lightly-loaded substation features may be supported by shallow foundations including column footings and continuous wall footings. We recommend the foundation design use the following parameters:

Table 4.1.1.1 Shallow Foundation Design

Design Parameter	Column Footing	Wall Footing
Net Allowable Bearing Pressure (Stratum I Soil/Structural Fill) [1]	3,000 psf	3,000 psf
Net Allowable Bearing Pressure (Stratum II)[1]	8,000 psf	8,000 psf
Minimum Width	24 inches	24 inches
Minimum Footing Embedment Depth (below slab or finished grade) [2]	24 inches	24 inches
Estimated Total Settlement [3]	Less than 1 inch	Less than 1 inch
Estimated Differential Settlement [4]	Less than 0.5 inches between columns	Less than 0.5 inches

Notes:

(1) Net allowable bearing pressure is the applied pressure in excess of the surrounding overburden soils above the base of the foundation.
(2) For frost penetration requirements.
(3) Based on assumed structural loads. If final loads are different, ECS must be contacted to update foundation recommendations and settlement calculations.
(4) Based on maximum column/wall loads and variability in borings. Differential settlement should be re-evaluated once the foundation plans are more complete.

Potential Undercuts: Most of the natural soils at the foundation bearing elevation are anticipated to be suitable for support of the proposed structures. If soft or unsuitable soils are observed at the footing bearing elevations, the unsuitable soils should be undercut and removed. Any undercut should be backfilled with lean concrete ($f'_c \geq 1{,}000$ psi at 28 days) up to the original design bottom of footing elevation; the original footing shall be constructed on top of the hardened lean concrete. Additional undercutting of foundations may be required if highly plastic soils or undocumented fill soils are present below the foundation. Please see the High Plasticity Soils section of this report.

For building and site retaining walls and foundations (soil bearing, lateral earth pressures, subgrade modulus, coefficients of friction, etc.).

- Site Soil Design Parameters

Material	Unit Weight (pcf)	Angle of Internal Friction (phi)	At-Rest Pressure (psf per vertical foot of wall)	Active Pressure (psf per vertical foot of wall)	Passive Pressure (psf per vertical foot of wall)
CH	115	12	90	75	175
ML	120	25	70	50	300
SM	125	30	65	45	375
Weathered Rock	135	45	40	25	400

Material	Compacted or In-Situ Soil Moist Unit Weight (δ)	Angle of Internal Friction (ø)	Cohesion (C)	Coefficient of Earth Pressure at Rest (K_o)	Coefficient of Active Earth Pressure (Ka)	Coefficient of Passive Earth Pressure (K_p)
CH	115	12	0	0.79	0.66	1.52
ML	120	25	0	0.58	0.41	2.46
SM	125	30	0	0.50	0.33	3.0
Weathered Rock	135	45	0	0.29	0.17	5.82

- For sliding coefficient:

Sliding Friction Coefficient [Concrete on Soil] (μ)	0.30
Skin Friction [Concrete cast against Soil] (F_s) [1]	250 psf

4.1.2 Drilled Shafts (Option)

In the event maximum structural loads for the building are considered to be excessive for shallow foundation system design, the building as well as typical more heavily-loaded substation structures (e.g. transmission line towers, etc.) can be designed to bear on drilled shaft foundations. **For preliminary design purposes only,** we estimated that drilled shafts may be designed to bear in rock sockets having a depth of at least 1 shaft diameter with a design capacity of 60 ksf. An average rock unconfined strength of 4,000 psi may be utilized for preliminary design purposes. Rock suitable for end bearing can generally be identified in the field during drilling by observing drill cuttings which appear generally dry and to consist of rock fragments, a pronounced grinding of the auger teeth and visible dust noted during drilling. Based on the rock depths encountered, we estimate the shaft lengths will vary across the site between 15 feet to over 40 feet in some areas. **Additional borings and rock coring data will be required to determine final tip elevations for each drilled shaft location.** Project planning and estimates should account for potential variability of drilled shaft length throughout the project.

The actual structural designs of the drilled shaft foundation system (including final pier locations, pier lengths, pier dimensions, and spacing) shall be designed and submitted, separately, for review approval and appropriate permit to Prince William County Building Division prior to construction.

We recommend all drilled shaft excavations be observed and approved by the GER prior to concrete placement. We recommend a pre-production meeting be held prior to drilling operations to review the shaft termination criteria with the GER and drilling contractor. Termination criteria shall be determined by the GER based on the final structural design and type of rig.

4.1.3 Auger Cast-In-Place (ACIP) Pile Foundations (Option)

Auger Cast-In-Place (ACIP) piles are installed by drilling a hollow stem auger with a closed tip. Upon reaching the bearing stratum, the plug is removed, and a sand-cement grout is placed under pressure through the hollow stem as the augers are withdrawn (tremie placement). The upper portion of the pile is terminated approximately 6 inches above the bottom of the proposed pile cap. ACIP foundations may be preliminarily designed for an allowable bearing pressure on the order of 50 tons to 100 tons. We estimate the shaft lengths will vary across the site between 25 feet to over 60 feet in some areas. **Additional borings and rock coring data will be required to determine final tip elevations for each ACIP location.** Project planning and estimates should account for potential variability of drilled shaft length throughout the project.

Auger cast-in-place piles greater than 18 inches in diameter will require special equipment to be installed and generally cannot be drilled more than 60 feet in the ground. Please note top of pile elevations were used in calculations and were estimated to be two feet below the finished floor elevations.

The actual structural designs of the ACIP foundation system (including final pier locations, pier lengths, pier dimensions, and spacing) shall be designed and submitted, separately, for review approval and appropriate permit to Prince William County Building Division prior to construction.

We recommend a series of three widely spaced auger probe/test piles be installed under the observation of the geotechnical engineer. Based on these observations, at least one pile should be selected for load testing, by the geotechnical engineer. The purpose of the test piles is to confirm our assumption of pile capacity (which is related to our design safety factor) and to allow observation of the subsurface conditions encountered by the augers.

The single test pile should be load tested in axial compression. The primary objective of the load test program is to observe the load-settlement response of an individual pile in order to verify that the contractor's construction procedures and installation equipment can produce an acceptable pile foundation. The geotechnical engineer should be retained to select the location of the test, observe and document the installation of the test pile and reaction piles, perform the load test and interpret the results, and develop recommendations concerning installation procedure and design tip elevations of production piles. Significant differences from accepted procedures or expected results should be brought to the attention of the Structural Consultant.

The axial compressive pile load test should be performed in general accordance with procedures outlined in ASTM D1143, Paragraphs 5.1 and 5.3. The test pile should eventually be loaded to plunging failure, which can be described as a total pile butt displacement on the order of 15% of the pile diameter, or about

2 inches. Accurate systems referenced to a stationary reference beam supported well away from the zone of influence of the test pile and reaction piles (if applicable). We recommend the load test be performed no sooner than five days after the installation of the test pile, unless the contractor can establish sufficient grout strength only after three days.

Auger cast piles may also be utilized to anchor the reaction frame system for the pile load test. However, these anchor piles may be pulled upward during loading. Upward movement of the piles beyond that of elastic elongation would reduce the downward axial capacity of these piles. Therefore, these anchor piles should not be used as production piles.

4.2 SLABS ON GRADE

Provided subgrades and structural fills are prepared as discussed herein, the proposed floor slabs can be constructed as Ground Supported Slabs (or Slab-on-Grade). The following graphic depicts our soil-supported slab recommendations:

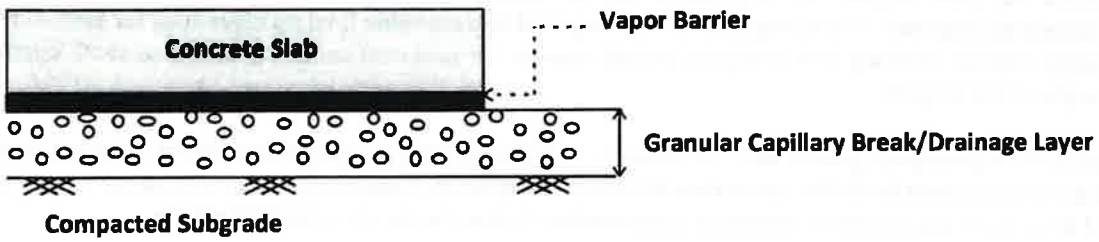


Figure 4.2.1

1. Drainage Layer Thickness: 6 inches minimum.
2. Drainage Layer Material: 6 inches of VDOT #57 stone, VDOT 21-A/21-B

Soft or yielding soils may be encountered in some areas. Those soils should be removed and replaced with compacted structural fill in accordance with the recommendations included in this report. Floor slabs placed in areas where expansive soils (CH/MH) are encountered should be underlain by at least 2 feet of compacted suitable fill.

Subgrade Modulus: Provided the Structural Fill and Granular Drainage Layer are constructed in accordance with our recommendations, the slab may be designed assuming a modulus of subgrade reaction, k_1 of 150 pci (lbs./cu. inch).

Vapor Barrier: Before the placement of concrete, a vapor barrier may be placed on top of the granular drainage layer to provide additional protection against moisture penetration through the floor slab. When a vapor barrier is used, special attention should be given to surface curing of the slab to reduce the potential for uneven drying, curling and/or cracking of the slab. Depending on proposed flooring material types, the structural engineer and/or the architect may choose to eliminate the vapor barrier.

Slab Isolation: Soil-supported slabs should be isolated from the foundations and foundation-supported elements of the structure so that differential movement between the foundations and slab will not induce excessive shear and bending stresses in the floor slab. Where the structural configuration prevents the

use of a free-floating slab such as in a drop down footing/monolithic slab configuration, the slab should be designed with suitable reinforcement and load transfer devices to preclude overstressing of the slab.

4.3 BELOW GRADE WALLS

Any below grade walls that will be backfilled with soil or aggregate should be designed to withstand lateral earth pressures and surcharge loads. For below grade walls that are properly drained, the walls may be designed for an equivalent fluid pressure of 60 pounds per square foot (psf) per foot of wall height. The 60 psf horizontal pressure reflects the moderate strength low plasticity silty and clayey soils present with the wall influence zones. A Lateral Earth Pressure Diagram illustrating our general recommendations regarding the application of lateral earth pressure are included in the Appendix D of this report and in Figure 4.3.1.

The following Figure depicts the suggested lateral earth pressure condition for a "drained condition" with restrained wall top:

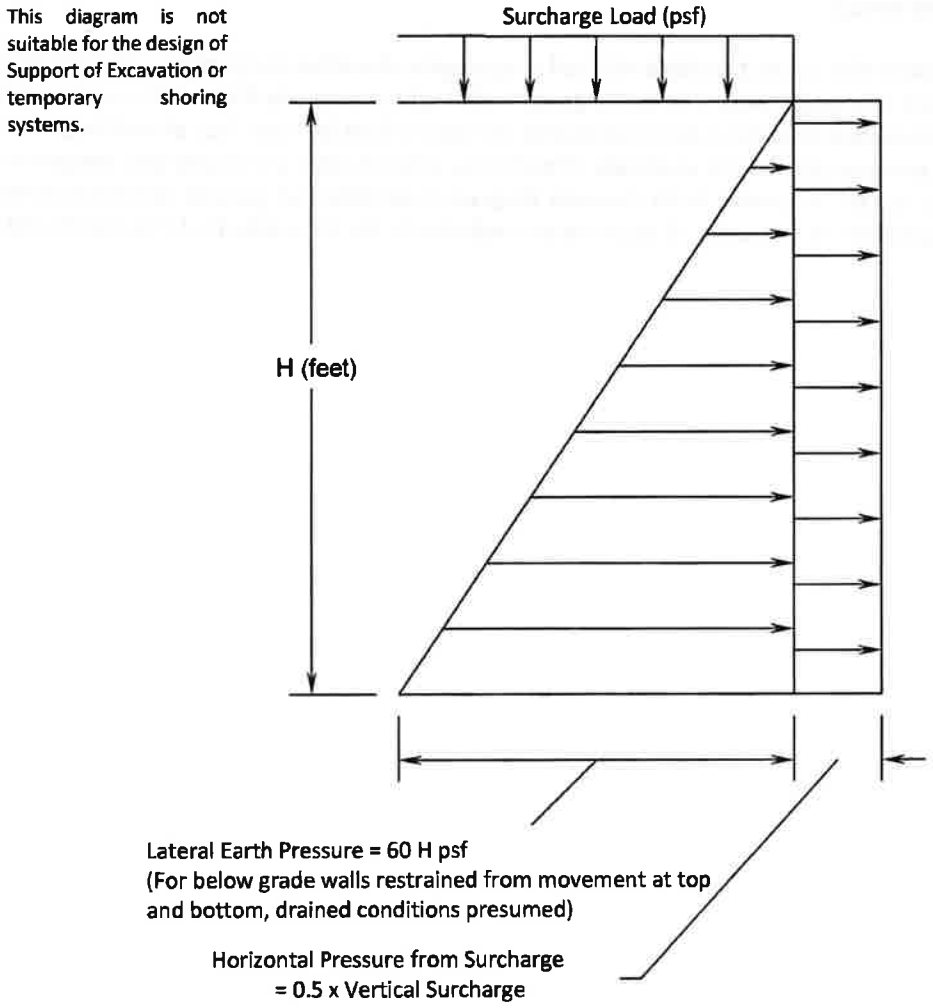


Figure 4.3.1

Any surcharge loads imposed within a 45 degree slope of the base of the wall should be considered in the below grade wall design. The influence of these surcharge loads on the below grade walls should be based on an at-rest pressure coefficient, k_0, of 0.5 in the case of restrained walls.

Backfill materials should consist of inorganic materials, free of debris and be free draining. The fill placed adjacent to the below grade walls should not be over-compacted. Heavy earthwork equipment should maintain a minimum horizontal distance away from the below grade walls of 1 foot per foot of vertical wall height. Lighter compaction equipment should be used close to the below grade walls and the thickness of the lifts should be no more than 6 inches where light weight compaction equipment is used.

To reduce excessive pressures against the below grade walls, and to reduce the settlement of the wall backfill, it is recommended that the wall backfill be compacted to between 92% and 95% of the maximum dry density determined in accordance with ASTM D 698 or VTM-1. Where the fill will be supporting pavement or other structures, the fill should be compacted to near 95% of this specification. Backfill materials which are placed behind below-grade walls should be free of organic materials and debris, free-draining, non-frost susceptible, and should not include any high plasticity Elastic SILT (MH) or Fat CLAY (CH) materials.

Depending upon the excavation methods employed at the time of installation, it may be advantageous to discontinue use of soil as structural backfill and substitute using open graded stone such as VDOT No. 57 stone. The use of No. 57 stone should help with any problems that should be encountered when attempting to backfill and compact soils. The top 2 feet of backfill should be suitable soils placed and compacted in accordance with the section titled Fill Placement. We recommend filter fabric be placed between the VDOT No. 57 stone and the compacted soil to reduce the risk of the soil fines migrating into the voids in the VDOT No. 57 stone. The GER should be contacted prior to employing the use of open graded stone to backfill around these structures.

Suitable manmade drainage materials may be used in lieu of the free draining granular backfill, adjacent to the below grade walls. These materials should be covered with a filter fabric having an Apparent Opening Size (AOS) consistent with the size of the soils to be retained. The material should be placed in accordance with the manufacturer's recommendations and connected to either the perimeter drainage system or the underslab granular mat, which in turn should be properly drained. The ground surface adjacent to the below grade walls should be kept properly graded to prevent ponding of water adjacent to below grade walls.

4.4 SEISMIC DESIGN CONSIDERATIONS

The International Building Code (IBC) 2012 and Chapter 20 of ASCE 7 require site classification for seismic design based on the upper 100 feet of a soil profile. Three methods are utilized in classifying sites, namely the shear wave velocity (v_s) method; the undrained shear strength (s_u) method; and the Standard Penetration Test Resistance (N-value) method. Where site specific data are not available to a depth of 100 feet, appropriate soil properties are permitted to be estimated by the registered design professional preparing the soils report based on known geologic conditions. The seismic site class definitions for the weighted average of either the SPT N-values or the shear wave velocities in the upper 100 feet of the soil profile are presented in Chapter 20 of ASCE 7 and in the table below.

Table 4.4.1: Seismic Site Classification

Site Class	Soil Profile Name	Shear Wave Velocity, Vs, (ft./s)	N value (bpf)
A	Hard Rock	Vs > 5,000 fps	N/A
B	Rock	2,500 < Vs ≤ 5,000 fps	N/A
C	Very dense soil and soft rock	1,200 < Vs ≤ 2,500 fps	>50
D	Stiff Soil Profile	600 ≤ Vs ≤ 1,200 fps	15 to 60
E	Soft Soil Profile	Vs < 600 fps	<15

In the absence of actual shear wave (V_s) data, we utilized the Standard Penetration Test (SPT) N-values recorded from the borings. Considering the shallow rock surface encountered at this site and our experience with other projects in the area, we recommend that the design for the building be based on a seismic site classification of **Site Class C**.

Considering that the foundation will bear in or close to bedrock, a Site Class B may be possible; however, site specific seismic testing to determine the shear wave velocity of the rock would be required to evaluate this site classification. If it is determined by the structural engineer that an increase in the site class for the project site will result in significant economic savings in the final design, we would be pleased to provide additional site-specific seismic testing services.

4.5 PAVEMENTS

The pavement design recommendations shall conform to the latest VDOT Road and Bridge Standards and Specifications. For the design and construction of exterior pavements, we recommend that all the procedures outlined in the Subgrade Preparation and Earthwork Operations and Fill Placement and Compaction sections be followed through the establishment of roadway section subgrade elevations.

We recommend that topsoil, existing fill material, construction debris, and any other soft or unsuitable materials be removed from the pavement area. The stripped surface should be proofrolled and carefully observed at the time of construction in order to aid in identifying the localized soft or unsuitable materials which should be removed. If high plasticity soils are exposed during the final grading of the paved areas, we recommend that these areas be over-excavated of the high plasticity soil to a depth of 2 feet and replaced with engineered fill.

An important consideration with the design and construction of pavements is surface and subsurface drainage. Where standing water develops, either on the pavement surface or within the base course layer, softening of the subgrade and other problems related to the deterioration of the pavement can be expected. Furthermore, good drainage should reduce the possibility of the subgrade materials becoming saturated over a long period of time. We would be pleased to be of further assistance to you in the design of the project pavements by providing additional recommendations during construction of the project.

It is common practice to install only the base aggregate and the base course asphalt during initial construction, and then the final topping surface asphalt much later in the construction process. Often, depending upon the sequence and timing of construction, the final pavement surface may not be placed until several months to even years after the initial base asphalt is placed. Studies have shown that the most critical load conditions for most development occur during the construction phase. In particular, the pavement system is subjected to loading that includes construction equipment, low-boys, concrete trucks, pre-fabricated joist and dry wall deliveries, and other heavy, high concentrated truck loading which does not occur once the development is finished. Not only does this represent the highest traffic loading condition, but it occurs at a time when the pavement section is not at its full strength, simply because the surface asphalt has not been placed.

Although it is usually not economically feasible to increase the pavement section to satisfy this potential design issue, it should be recognized that prudent steps can be taken to help reduce failures of the pavement system during the construction. For example, we recommend using intermediate type asphalt for the base layer of asphalt to reduce the amount of surface water infiltration into the pavement subbase.

Furthermore, any areas that are low and will have a tendency to pond water should be drained to the extent feasible. This should normally be undertaken in areas that are relatively low and wet, or in areas where there is known to be a concentration of construction traffic. These concentrations should be considered to be the initial entryways to the site, the travelways and any other high-construction traffic areas.

Depending upon the time in which the temporary construction is used as a service road, some failures should be expected. If the construction pavement system fails, it will be necessary to remove this failed section and replace it with the initial design section or an equivalent repaired section.

If pavements will be constructed early during site development to accommodate construction traffic, consideration must be given to the construction of heavier pavement sections, capable of accommodating the much heavier loads normally associated with these activities. The design of actual pavement sections is beyond the scope of this report. We recommend final pavement designs be developed in accordance with applicable VDOT and Prince William County requirements, as appropriate. Such a design should be developed considering anticipated traffic loading conditions, soil subgrade conditions, and CBR value.

Rutting of pavement and ultimately pavement failure are typically experienced due to front loading garbage trucks imposing concentrated wheel loads on pavements. Therefore, we recommend that the pavement in any trash pick-up areas consist of a reinforced concrete pavement underlain by VDOT 21A subbase. Design of concrete pavements is beyond the scope of this report. We recommend concrete pavement designs be developed in accordance with applicable VDOT and Prince William County requirements. Such a design should be based on anticipated traffic loading conditions and soil subgrade conditions.

A design CBR value of 4 is recommended based on laboratory testing performed on samples obtained from Borings B-14 and B-15 during our subsurface exploration. Additionally, we recommend that a Resiliency Factor (RF) of 1.5 be utilized for design purposes of the pavements. If the results of the CBR tests taken during construction differ from that mentioned above, the pavement design should be modified as necessary.

New Asphalt Pavement Section: We have assumed that asphalt (light-duty and heavy-duty) and concrete (heavy-duty) pavement section designs for the parking lot and access roadway pavement areas will be based upon 20-year and 30-year design lives with assumed ESALs of 19,300/610,000 for light/heavy-duty Flexible Pavements and 1,400,000 for Rigid Pavement. If these assumptions are found to be inaccurate for the finalized project average daily traffic values, ECS shall be informed in order to revise pavement section design accordingly.

We have also assumed other design parameters in table below.

Table 4.5.1 Pavement Design Parameters

Reliability	90%
Overall Standard Deviation	0.49
Effective Subgrade Resilient Modulus	6,000 psi
Initial Serviceability	4.2
Terminal Serviceability	2.8

The following sections are expected to provide adequate support for standard-duty pavement and heavy-duty pavements for the newly constructed pavement areas that will be part of the development of the project site.

Table 4.5.2 Design Pavement Sections

Pavement Material	**Pavement Thickness (inches)**		
	Standard-Duty - Asphalt	**Heavy-Duty - Asphalt**	**Heavy-Duty - Concrete**
Surface Course	1.5	1.5	---
Intermediate Course		2.0	---
Base Course	3.0	3.0	---
Portland Cement Concrete	---	---	8.0
Aggregate Base Material	6.0	8.0	8.0
Total Pavement Section Thickness	**10.5**	**14.5**	**16.0**

It should be recognized that construction loading conditions may be more severe than in-service conditions and the Geotechnical Engineer should be advised of any traffic loading conditions that become available in order to confirm and/or modify the pavement section recommendations.

New Concrete Pavement Section: The heavy-duty concrete pavement section should consist of a minimum of 8 inches of air-entrained Portland cement concrete having a minimum 28-day compressive strength of 4,000 pounds per square inch (psi). The concrete pavement shall be underlain by a minimum of 8 inches of compacted dense-graded aggregate base course stone (VDOT 21-A). The rigid concrete pavement section should be provided with construction joints at appropriate intervals per typical concrete pavement construction requirements.

Exterior Concrete Slabs on Grade (Sidewalks, Curbs, Gutters, and Dumpster Pads): The exterior concrete slabs recommendations should conform to the latest VDOT Road and Bridge Standards and Specifications. For the construction of exterior concrete, we recommend that topsoil and any other soft or unsuitable materials be removed from the paved area. The stripped surface should be proofrolled and carefully

observed at the time of construction in order to aid in identifying the localized soft or unsuitable materials which should be removed.

We recommend that exterior concrete slabs such as sidewalks, curbs and gutter be underlain by a minimum of 4 inches of granular material having a maximum aggregate size of 1.5 inches and no more than 2% passing the #200 sieve. This granular layer will reduce the potential for frost heaving of the exterior slabs. Exterior concrete exposed to the weather should be air-entrained.

4.6 SITE RETAINING WALL

One retaining wall with a maximum exposed wall height of 6 feet is proposed along the northeast edge of the site. While design details for the wall are not available at this time, general recommendations have been provided below.

Since retaining walls are free to rotate at the top, they effectively mobilize more of the shear strength of the retained soil than conventional basement or loading dock walls. For the design of permanent site retaining walls with level backfill, we recommend an equivalent fluid pressure of 45 psf per vertical foot of wall. At the areas of the walls such as corners where rotation will be limited, we recommend an equivalent fluid pressure of 60 psf per vertical foot of wall since rotation is restricted in these areas. This lateral earth pressure assumes that low-plasticity materials with a LL equal to or less than 40 and a PI less than 15, unless the material can be shown to have a very low expansion potential, are used for the wall backfill and that drainage of the backfill is provided as discussed below. A Lateral Earth Pressure Diagram has been included in the Appendix to further detail the anticipated earth pressure distribution behind the wall. The design should also account for any surcharge loads that are within a 45° slope from the base of the wall, and any slope of the backfill. The retaining wall should be designed so that the resultant of the overturning forces remains in the central one-third of the footing.

The foundations for proposed retaining wall should be designed for a maximum allowable soil bearing pressure of 3,000 psf, provided that the footings are founded within firm natural soils or engineered fill placed over firm natural soils. Special care should be taken to confirm soft existing soils are removed prior to the placement of structural fill on the established foundation subgrades.

Sliding resistance of the retaining wall can be achieved either through the use of a shear key (for concrete retaining walls only) or through the frictional forces developed at the base of the retaining wall. A shear key, if installed, can be designed for a passive pressure of 300 psf per foot of depth. This assumes that the soils at the base of the retaining wall are approved, firm natural soils or compacted structural fill. A frictional resistance coefficient of 0.3 can be utilized for sliding resistance design for the retaining wall. The structural design of proposed retaining walls should be approved prior to site implementation.

The recommendations presented herein assume that the backfill behind the retaining wall is properly drained. Suitable man-made drainage materials may be used in lieu of the free draining granular backfill, adjacent to the wall. These materials should be covered with a filter fabric having an Apparent Opening Size (AOS) consistent with the size of the soils to be retained and should be placed in accordance with the manufacturer's requirements. Drainage of the backfill may be accomplished through the use of 4-inch diameter weep holes at 8 feet spacing, through the wall, immediately above proposed grade at the front of the wall. Alternatively, a longitudinal drain line could be used behind the retaining wall. The drain should consist of a 6-inch perforated pipe surrounded by a minimum of 6 inches of VDOT No. 57 stone.

The No. 57 stone should be completely wrapped in a filtration geotextile such as Mirafi 140N. The geotextile used should be reviewed and approved by the geotechnical engineer. The ground surface adjacent to the retaining wall should be kept properly graded to prevent ponding of water adjacent to the wall or drainage of water over the front of the wall.

The land above the recommended geogrid reinforcement layers must be designated as a "soil reinforcement zone easement" and any future landscaping or planting should be coordinated such that it does not disturb the soil reinforcement system and/or will not affect the retaining wall stability. The geogrid layers will be installed in conjunction with the wall construction and thus will precede the excavations for plant material and landscaping. Trees and other plant material that might impact the geogrid reinforcing shall be kept outside the soil reinforcement zone easement.

The construction sequence will be important in areas where construction of the wall will either be in conflict or be too close to any existing storm pipes and structures. We recommend that in such cases, the storm pipes and the structures be installed first or simultaneously with the construction of the wall, since excavation for the storm pipes and structures after construction of the wall may jeopardize the stability of the wall. The wall designer should consider the presence of the storm structures in his or her design and should include standard or specific details for placement of wall backfill around these structures in design. In cases where storm sewer pipes penetrate and/or are located underneath the proposed wall, we recommend the provision of an encasement/liner or a grade beam in order to allow the pipes to be removed for maintenance without affecting the wall stability. If the storm line extends through the face of the wall, then block units should be saw cut within 1/2-inch of the pipe. Details for the pipe outlet and casing as well as wall sections with the pipe in the reinforcing zone should be included in the retaining wall design.

4.7 STORM WATER MANAGEMENT PONDS

One storm water management pond is currently proposed for the site. At the time of this report, specific details regarding water surface elevations and locations and elevations of pond structures were not available. As such, it is the intent of this section to provide general recommendations for design and construction of the pond. Once detailed pond designs and grading is available, ECS should be contacted to provide updated recommendations and, if necessary, global stability analyses for the pond.

4.7.1 Earthwork Operations

Subgrade preparation operations should consist of stripping all vegetation, rootmat, and topsoil and any other soft or unsuitable material from the dam embankment. Where possible, stripping limits for the proposed grading of the dam should be extended at least 10 feet beyond the toe.

After stripping to the desired grade and prior to new fill placement, the exposed soils should be carefully examined to identify any localized loose, yielding or otherwise unsuitable materials by an experienced geotechnical engineer or his authorized representative. After examining the exposed soils, loose and yielding areas can be identified by proofrolling with an approved piece of equipment, such as a loaded dump truck having an axle weight of at least 10 tons. Any soft or unsuitable materials encountered during this proofrolling should be removed and replaced with an approved backfill.

4.7.2 Embankment Fill Placement

The on-site materials may be reused as engineered fill if they do not contain organics or foreign debris, are not highly plastic, are not environmentally impacted, and conform to the criteria outlined below for acceptable soil types for construction. Based on observations made during the subsurface exploration program and following visual observation of the recovered soil samples, some of the natural soils may be suitable for reuse as engineered fill materials; however additional laboratory testing will be required for confirmation of soils to be used as engineered fill. Under no circumstances should CH soils be used as fill material in proposed structural areas.

The preparation of fill subgrades should be observed on a full-time basis. These observations should be performed by the Geotechnical Engineer of Record, or their representative, to ensure all unsuitable materials have been removed, and the subgrade is suitable for support of the proposed construction and/or fills. In some areas, excessively soft and/or wet soils may be encountered for fill subgrades, especially in the winter or early spring months. All soft areas should be excavated and removed.

Upon achieving competent subgrade materials, the excavated area should be filled, where appropriate, to planned grades with an approved controlled, compacted fill. All fill and backfill placed within the embankments and around the structures should be placed in lifts not exceeding 8-inches in loose thickness and moisture conditioned to within 2 percentage points on the wet side of the optimum moisture content. We recommend that the lifts be compacted to at least 95 % of their maximum dry density, as determined by ASTM D-698, Standard Proctor, for the full depth of the fill. Acceptable soil types for construction of the embankment on the upstream and downstream side (excluding the clay liner) include soils having a USCS designation of ML and CL; and SM and SC having a minimum of 25% passing No. 200 sieve. The on-site SM and SC soils tested do generally meet these requirements and should be suitable for use as fill.

The timing for placement of backfill for the embankment should be planned to minimize the risk of piping of soil based on laboratory tests performed on the material proposed for use prior to construction (additional observations and analyses may be required for the clay liner placement).

It is recommended that new fill soils be **benched** into the existing soils to verify adequate soil bonding of these materials. If the top of an exposed layer is too smooth, it should be rerolled with a sheepsfoot roller, or scarified prior to the placement of the next lift of fill. Although it is desirable to seal off fill surfaces on a daily basis using a steel drum or rubber tired roller, these surfaces should be scarified the following day prior to fill activities to minimize the creation of planes of seepage within the embankment structure.

Fill materials should not be placed on frozen soils or frost-heaved soils and/or soils which have been recently subjected to precipitation. All frozen soils should be removed prior to continuation of fill operations. Borrow fill materials, if required, should not contain frozen materials at the time of placement. All frost-heaved soils should be removed prior to placement of controlled, compacted fill, granular subbase materials, foundation or slab concrete, and asphalt pavement materials. Soil bridging lifts within the proposed embankment should not be used since excessive settlement of the structure can occur. Also, trees should not be planted on the existing dam embankment.

4.7.3 Facility Outlets

The principal outlet pipes penetrating the embankment dams should be provided with seepage control measures consisting of a concrete cradle and downstream collection drain. Primary outlet conduits, which penetrate the facility embankments, should be constructed on a concrete cradle along the upstream two-thirds of the conduit length. The downstream one-third of the principal spillway pipe should be surrounded with a 12-inch thick layer of open graded coarse aggregate (VDOT No. 78) wrapped with a suitable nonwoven geotextile with an Apparent Opening Size (AOS) of 70. (The coarse aggregate should conform to the current VDOT Road and Bridge Specifications Section 203 and the geotextile with Section 245.) The gravel layer below and around the conduit at the downstream end will serve to collect any seepage along the conduit. This drainage blanket should be daylighted at the slope face or tied into the stormwater discharge structure.

4.7.4 Foundations for Drainage Control Structures

Based on the results of our subsurface exploration and our engineering analysis, we recommend that any proposed stormwater discharge control structures be supported on spread footing foundations bearing either on suitable firm natural soils or on new engineered fill constructed over suitable natural soils. Assuming subgrades are prepared according to the recommendations above, the foundations may be designed for a net allowable soil bearing pressure of 2,000 pounds per square foot (psf).

If unsuitable soil types or bearing conditions are found to exist at the foundation level, then the base of the excavation should be lowered to suitable materials. As an alternative, the original bottom-of-footing level can be restored by the placement of "lean" (1,000 psi) concrete after removal of the unsuitable soils.

Fill materials should be placed in accordance with the Compaction section of this report. The soil will be moisture and disturbance sensitive; therefore, excavation for the outlet structures should proceed in an expeditious manner in order to reduce exposure of the bedding soils. The foundation excavation should be observed and the bearing pressure of the footing subgrade tested by an authorized representative of the GER.

Granular bedding should not be used to support foundations or pipes penetrating the facility embankments. Granular soils should only be used where specifically designed for drainage. Conduits penetrating the embankments should be supported by properly placed soil or natural soils trimmed to fit the pipe diameter, or concrete fill, such as lean concrete or "flowable" fill, to control seepage along such conduits which could otherwise result in a soil piping failure. The upstream two thirds of the primary discharge pipe should be placed over a concrete cradle as described in the previous section.

4.7.5 Pond Liner (Wet Ponds Only)

In order to maintain the permanent pool elevations, we recommend the use of a clay or synthetic liner to minimize the potential for seepage through the silty and clayey sand materials and weathered rock.

The liner should be present along the entire pond bottom, including embankment slopes up to the 10-yr storm elevation on the impounded side only. The liner should consist of an 18-inch thick layer of material meeting the specification of the most recent edition of the BMP Clearinghouse (Table 14.4). The liner should consist of soil with a minimum of 30% clay particles, by weight. The material should also have a

minimum Plasticity Index of 15 and a minimum Liquid Limit of 30. We recommend the liner have a maximum permeability of $1x10^{-7}$ ft/sec and should be compacted to 90% to 95% of the maximum dry density as determined by the Standard Proctor Method (ASTM D698). Generally, a soil material classified as Lean CLAY (CL) and having less than 10% retained on the #4 sieve should meet this requirement. Fat CLAY (CH) is not recommended for use as a liner due to concerns over shrinkage cracks. We also recommend the soils for the liner be installed at 2 to 3 percentage points wet of the optimum moisture content. Clay liner materials should be kept moist during and after installation to reduce the potential for desiccation and cracking. It is recommended that new clay liner soils be benched into the existing soils to verify adequate soil bonding of these materials.

4.8 SOIL THERMAL RESISTIVITY

Soil thermal resistivity testing was performed on remolded samples obtained from depths ranging from 1± feet to 6± feet below site grades. The samples were compacted to approximately 95% of the maximum dry density as determined by the Standard Proctor Method (ASTM D698). Tests were performed in general accordance with ASTM D5334. Tests were performed at various moisture contents to develop a dry-out curve. Based on the test results, we recommend the following maximum resistivity values at each location be used for design:

Sample No.	Recommended Max. Rho (°C*cm/W)
B-2	220
B-7	190
B-11	205

Based on the test results, we recommend a **single maximum resistivity value of 220** be used for design of general site duct banks. Laboratory test results for each sample are included in the Appendix of this report.

5.0 SITE CONSTRUCTION RECOMMENDATIONS

5.1 SUBGRADE PREPARATION

5.1.1 Stripping and Grubbing

The subgrade preparation should consist of stripping all vegetation, rootmat, topsoil, existing fill, and any soft or unsuitable materials from the 10-foot expanded building and 5-foot expanded pavement limits, and 5 feet beyond the toe of structural fills. Deeper topsoil or organic laden soils may be present in wet, low-lying, and poorly drained areas. Root balls may extend as deep as about 2 feet and will require additional localized stripping depth to completely remove the organics. ECS should be retained to verify that topsoil and unsuitable surficial materials have been removed prior to the placement of structural fill or construction of structures.

5.1.2 Proofrolling

Prior to fill placement or other construction on subgrades, the subgrades should be evaluated by an ECS field technician. The exposed subgrade should be thoroughly proofrolled with construction equipment having a minimum axle load of 10 tons [e.g. fully loaded tandem-axle dump truck]. Proofrolling should be traversed in two perpendicular directions with overlapping passes of the vehicle under the observation of an ECS technician. This procedure is intended to assist in identifying any localized yielding materials.

Where proofrolling identifies areas that are unstable or "pumping" subgrade those areas should be repaired prior to the placement of any subsequent Structural Fill or other construction materials. Methods of stabilization include undercutting, moisture conditioning, or chemical stabilization. The situation should be discussed with ECS to determine the appropriate procedure. Test pits may be excavated to explore the shallow subsurface materials to help in determining the cause of the observed unstable materials, and to assist in the evaluation of appropriate remedial actions to stabilize the subgrade.

5.1.3 Site Temporary Dewatering

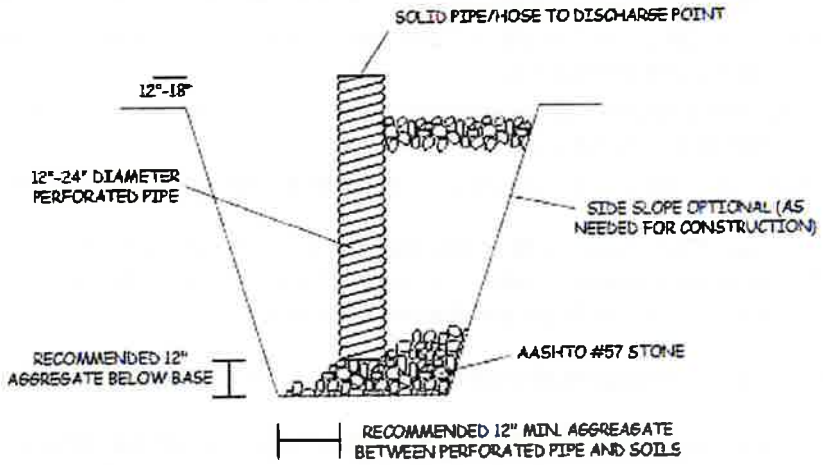
Groundwater on this site can be characterized as being broadly perched above less permeable materials and shallow rock. The depth at which perched water is present on the site varies with surface elevation. In low-lying areas the presence of perched water is more pronounced. In higher areas and on ridge lines, perched water may be present, including above design cut elevations, but is less concentrated. Soils at contact with perched water levels were very moist to wet. In most cases, moisture then decreased with depth.

The contractor shall make their own assessment of temporary dewatering needs based upon the limited subsurface groundwater information presented in this report. Soil sampling is not continuous, and thus soil and groundwater conditions may vary between sampling intervals (typically 5 feet). If the contractor believes additional subsurface information is needed to assess dewatering needs, they should obtain such information at their own expense. ECS makes no warranties or guarantees regarding the adequacy of the provided information to determine dewatering requirements; such recommendations are beyond our scope of services.

Dewatering systems are a critical component of many construction projects. Dewatering systems must be selected, designed, and maintained by a qualified and experienced (specialty or other) contractor familiar with the succinct geotechnical and other aspects of the project. The failure to properly design and maintain a dewatering system for a given project can result in delayed construction, unnecessary foundation subgrade undercuts, detrimental phenomena such as 'running sand' conditions, internal erosion (i.e., 'piping'), the migration of 'fines' down-gradient towards the dewatering system, localized settlement of nearby infrastructure, foundations, slabs-on-grade and pavements, etc. Water discharged from any site dewatering system shall be discharged in accordance with all local, state and federal requirements.

Strategies for Addressing Perched Groundwater:

The typical primary strategy for addressing perched groundwater seeping into excavations is pumping from trench (or French) and sump pits with sump pumps. A typical sump pump drain (found in a sump pit or along a French drain) is depicted below. The inlet of the sump pump is placed at the bottom of the corrugated pipe and the discharge end of the sump is directed to an appropriate stormwater drain.



Sump Pit/Pump Diagram

Details of a typical French drainage installation are included in Appendix D. A typical French drain consists of an 18 to 24-inch wide by 18 to 24-inch deep bed of AASHTO #57 (or similar open graded aggregate) aggregate wrapped in a medium duty, non-woven geotextile and (sometimes) containing a 6-inch diameter, Schedule 40 PVC perforated or slotted pipe. Actual dimensions should be as determined necessary by ECS during construction. After the installation has been completed, the geotextile should be wrapped over the top of the aggregate and pipe followed by placement of backfill. The top of the drain should be positioned at least 18 inches below the design subgrade elevations. Drains should not be routed within the expanded building limits.

Pumping wells or a vacuum system could also be used to address perched groundwater. These techniques often are only effective during the initial depletion of the perched water quantity and may quickly be ineffective at addressing accumulation of water from rain, snow, etc.

5.2 EARTHWORK OPERATIONS

5.2.1 High Plasticity Soils

Within the proposed project limits, potentially expansive soils (CH/MH) were encountered during this exploration; these types of soils are common in this area, and, based on the regional geology as well as results from past ECS subsurface explorations performed on nearby sites, these and other high plasticity soils are believed to present at the site at locations which may not have been evaluated during this subsurface exploration. Care should be taken to limit moisture variations in order to reduce potential volume changes. If the field work is conducted during the winter or early spring months, it is expected that even the low-plasticity clay/silt soils at the surface may need to be removed or dried prior to fill placement. If expansive clays and clay-silt mixtures are encountered, they should not be used as fill for roadway, curb, gutter, and sidewalk subgrade, within utility trenches, or within embankment slopes. For suitability of natural soils to be used in structural areas (i.e. foundations and floor slabs), soils meeting all four of the following provisions shall be considered expansive per IBC 2012, except that tests to show compliance with items 1, 2, and 3 shall not be required if the test prescribed in Item 4 is conducted:

1. *Plasticity Index (PI) of 15 or greater, determined in accordance with ASTM D 4318.*
2. *More than 10 percent of the soil particles pass a No. 200 sieve (0.75 µm), determined in accordance with ASTM D 422.*
3. *More than 10 percent of the soil particles are less than 5 micrometers in size, determined in accordance with ASTM D 422.*
4. *Expansion Index greater than 20, determined in accordance with ASTM D4829.*

If the Plasticity Index (PI) of the soil is 20 or less and the Liquid Limit (LL) is 45 or less, the Plasticity Index Corrected (PI cor) or the Expansion Index Corrected (E1 cor) may be substituted in the definition of Expansive Soil. Where PI cor and E1 cor are determined as follows:

PI cor = PI x (% Passing No.40 sieve)/100 and EI cor = EI x (% Passing No. 4 Sieve)/100

These soils should not be reused as engineered fill. When these soils are encountered in cut areas, they should be undercut to 4 feet below finished exterior grade or to 2 feet below the bottom of footing, whichever is deeper, and backfilled with controlled, compacted fill. If the bottom of the plastic soils extends to depths less than 4 feet below the finished exterior grade, the undercutting and replacement may be limited to the depth of the high plasticity soils.

Alternatively, the footings can be "stepped down" to bear either at 4 feet below exterior grade or at 2 feet below normal footing subgrade, whichever is deeper, bearing on the plastic soils. If the plastic soils are found to be less than 4 feet in thickness, the footing needs bear only below the plastic soils and the frost line.

Floor slabs placed in areas where highly plastic soils are encountered should be underlain by at least 2 feet of compacted suitable fill. In proposed pavement areas, we recommend undercutting and replacement of the expansive soils in order to provide at least 2 feet of non-expansive soil fill below the pavement subgrade.

5.2.2 Existing Man-Placed Fill

Existing man-placed fill was not encountered below the existing ground surface within any of the borings evaluated for this exploration. However, it should be noted that the general site is bordered by some developed areas and fill may be present in areas of the site not explored during our current study or adjacent to utilities or structures at the site. Existing fill material should be considered undocumented fill and will have to be removed and reworked or replaced within structural areas. Any encountered trash or unsuitable fill materials should be completely removed within structural areas and should not be used in structural fill areas.

If areas of existing fill are encountered at a subsequent time during site development, it may be feasible to remove and re-compact the existing fill materials; however, further laboratory testing should be performed at that time to confirm if the fill materials satisfy the requirements for an engineered fill. Some moisture conditioning of the soils may be necessary prior to placement in order to achieve proper compaction. Additionally, the amount of debris present in existing fill materials can frequently be difficult to evaluate with soil borings. Therefore, test pits may be warranted to confirm the fill does not contain unacceptable debris prior to reuse in engineered fill. Some screening may be required to remove any debris prior to placement of these soils, so the planning of earthwork operations should recognize and account for these efforts and increased costs.

5.2.3 Weathered Rock and Rock Excavation Operations

Weathered rock was encountered as shallow as 3.0± feet below the existing ground surface. Rock excavation will be required for mass grading and installation of any deep utilities. Typically, for excavations in relatively unweathered rock material, ripping is practical for excavations extending down to about 2 feet below the depth of auger refusal. However, blasting or hoe-ramming for removal of weathered rock or intact rock will likely be required below auger refusal depths.

For the construction planning and final pay quantities, we recommend that the following definition be utilized in the project specification to define rock:

> "For footings, trenches and pits, rock shall be defined as those materials that cannot be excavated with a Caterpillar Model No. 320L track-type hydraulic excavator, equipped with a 42-inch wide short-tip radius rock bucket, rated at not less than 120 hp flywheel power with a maximum drawbar pull force of not less than 39,700 lbs. Boulders or masses of rock exceeding one-half cubic yard in volume shall also be considered rock excavation. This classification does not include materials such as loose rock, concrete, or other materials that can be removed by means other than drilling and blasting, hoe-ramming, or rock trenching, but which for reasons of economy in excavating, the contractor chooses to remove by drilling and blasting, hoe-ramming, or rock trenching techniques."

Refusal materials (intact rock) normally require blasting in deep excavations. Blasting in utility trenches should be done carefully to avoid damage to the surrounding materials. When the material to be excavated requires blasting, the contractor should comply with the requirements of the county.

5.2.4 Structural Fill

Product Submittals: Prior to placement of structural fill, representative bulk samples (about 50 pounds) of on-site and off-site borrow should be submitted to ECS for laboratory testing, which will include Atterberg limits, natural moisture content, grain-size distribution, and moisture-density relationships for compaction. Import materials should be tested prior to being hauled to the site to determine if they meet project specifications.

Satisfactory Structural Fill Materials: Fill material underneath the proposed structures and pavements should consist of an approved material (CL, ML, SC, SM or more granular), free of debris, organics, and cobbles greater than 4 inches. The structural fill in the "active zone" under the building pad should have Liquid Limit (LL) no greater than 40 and Plasticity Index (PI) less than 15, and shall be non-expansive in addition to meeting all the other requirements for a suitable structural fill material. The "active zone" is defined by PWC as a buffer of at least four feet below the final exterior grades or two feet below the bottom of the foundation, whichever is greater. Fill below the "active zone" for structures, and below subgrade for slopes and pavement (curb and gutter, sidewalk, etc.) should have LL and PI no greater than 45 and 20, respectively, unless it can be shown to have very low expansion potential. If no structural fill is required, the upper two feet of existing soil shall meet these criteria. Under no circumstances should high plasticity (CH, MH) soil be used as fill material in proposed structural areas.

The low plasticity natural soils at this site are expected to be suitable for use as controlled fill; however, they may require moisture content adjustments, via discing or other drying techniques or spraying of water to the soil prior to their use as controlled fill material. Additionally, any debris or other unsuitable materials must be removed, as necessary, from the on-site materials prior to their reuse as engineered fill. The planning of earthwork operations should recognize and account for these efforts and increased costs. Suitable structural fill soils should have the index properties shown in the tables below.

STRUCTURAL FILL INDEX PROPERTIES	
Subject	Property
Building and Structural Areas	LL < 40, PI<15
Pavement Areas	LL < 45, PI<20
Max. Particle Size	4 inches
Fines Content (% passing #200 sieve)	Max. 25 %
Max. organic content	5% by dry weight

STRUCTURAL FILL COMPACTION REQUIREMENTS	
Subject	**Requirement**
Compaction Standard	Standard Proctor, ASTM D698/ Virginia Test Method (VTM-1)
Required Compaction	95% of Max. Dry Density for fill less than 10 feet
	98% of Max. Dry Density for fill greater than 10 feet
Moisture Content	-2 to +3 % points of the soil's optimum value
Loose Thickness	8 inches prior to compaction

Flowable Fill/Lean Concrete Fill Recommendations: Low strength flowable fill/lean concrete materials are also considered suitable for use as fill to restore site grades to final slab-on-grade elevations for conduit installation. Prior to the placement of these materials, subgrades shall be observed and approved in accordance with the requirements presented in this report. Fill areas shall be limited to locations where compaction of approved structural fill soils will not result in adequate parameters/values, and fill depths shall be limited to depths to which consolidation will not be permissible. The flowable fill shall be approved by the design team to ensure placement, curing, and resistivity values are achieved. Other approved structural fill materials shall not be layered between multiple lifts of flowable fill.

On-Site Borrow Suitability: Significant natural deposits of soils classified in our boring logs as Silty SAND/Sandy SILT (SM/ML) have been identified as being present on the site. These occur mostly at relatively shallow depth below the surface where residual soils are mostly weathered.

Non-Durable Rock: Nondurable rock materials removed in ripping excavations may be used as fill if suitably broken down by mechanical compaction effort. Durability is the term used to describe the ability of a rock or rock-like material to withstand long term chemical or mechanical weathering without size degradation. Any weathered rock excavated from the site and used as engineered fill should have a well-graded grain size distribution with rock and soil particles ranging from clay or silt size particles to a maximum size of 4 inches in diameter. Particles larger than this should be broken by mechanical compaction equipment to achieve the desired grain size distribution, and the samples should have a minimum of 20% passing the #200 sieve and 50% passing the #40 sieve. Variations from these recommendations should be approved by the GER, at the time the samples are prepared.

Fill Placement: Fill materials should not be placed on frozen soils, on frost-heaved soils, and/or on excessively wet soils. Borrow fill materials should not contain frozen materials at the time of placement, and all frozen or frost-heaved soils should be removed prior to placement of Structural Fill or other fill soils and aggregates. Excessively wet soils or aggregates should be scarified, aerated, and moisture conditioned.

Fill Equilibrium Monitoring: Up to approximately 21± feet of new fill will be required to reach planned grades in some areas. With this extensive fill and predominately fine-grained soils anticipated for its construction, settlement monitoring prior to commencing foundation construction is recommended in order to confirm the fill has reached equilibrium. Likewise, it would be prudent to place the extensive new fill for the building as early as possible in the site development phase so that any residual, fill-induced settlement can occur without major impacts to the building construction schedule.

We believe that the majority of the fill-induced settlement will occur within the fill itself, rather than over a deep soft soil layer. Therefore, a monitoring program utilizing near-surface settlement plates or

monuments should be implemented near or immediately upon the conclusion of the fill placement. The frequency of monitoring should be on a weekly basis, but this should be adjusted as necessary by the GER based upon settlement rates. The GER will also determine the duration of the settlement monitoring based on settlement rates and trends. Typically, the fill-induced settlement rates are highest during the fill placement and begin to taper off shortly after ceasing any fill placement. Fill-induced settlements will practically stop within two or so months after the completion of any fill placement. Construction can begin when subsequent readings indicate settlement of the fill under its own weight has virtually ceased.

5.2.5 Temporary and Permanent Slopes

Because of the erodibility of the natural soil at the site, special care should be taken to prevent erosion. We recommend that temporary slopes established during construction be constructed no steeper than 1H:1V and maintained for no more than 30 days.

Landscape berms can be constructed as steep as 2H:1V; however, it should be noted that the site soil is highly erodible and that adequate measures must be taken to prevent erosion of slopes steeper than 3H:1V. All slopes must be protected from erosion by a ground cover of adequate vegetation and erosion control measures. All excavations should be performed in accordance with the current OSHA and VOSHA regulations.

5.3 FOUNDATION AND SLAB OBSERVATIONS

Protection of Foundation Excavations: Exposure to the environment may weaken the soils at the footing bearing level if the foundation excavations remain open for too long a time. Therefore, foundation concrete should be placed the same day that excavations are made. If the bearing soils are softened by surface water intrusion or exposure, the softened soils must be removed from the foundation excavation bottom immediately prior to placement of concrete. If the excavation must remain open overnight, or if rainfall becomes imminent while the bearing soils are exposed, a 1 to 3-inch thick "mud mat" of "lean" concrete should be placed on the bearing soils before the placement of reinforcing steel.

Footing Subgrade Observations: Most of the soils at the foundation bearing elevation are anticipated to be suitable for support of the proposed structure. It is important to have ECS observe the foundation subgrade prior to placing foundation concrete, to confirm the bearing soils are what was anticipated.

Slab Subgrade Verification: Prior to placement of a drainage layer, the subgrade should be prepared in accordance with the recommendations found in **Section 5.1.2 Proofrolling**.

5.4 UTILITY INSTALLATIONS

Utility Subgrades: The soils encountered in our exploration are expected to be generally suitable for support of utility pipes. The pipe subgrades should be observed and probed for stability by ECS. Any loose or unsuitable materials encountered should be removed and replaced with suitable compacted structural fill or pipe stone bedding material.

Utility Backfilling: The granular bedding material (often VDOT #57 stone) should be at least 4 inches thick, but not less than that specified by the civil engineer's project drawings and specifications. We recommend

that the bedding materials be placed up to the springline of the pipe. Fill placed for support of the utilities, as well as backfill over the utilities, should satisfy the requirements for Structural Fill and Fill Placement.

Excavation Safety: All excavations and slopes should be constructed and maintained in accordance with OSHA excavation safety standards. The contractor is solely responsible for designing, constructing, and maintaining stable temporary excavations and slopes. The contractor's responsible person, as defined in 29 CFR Part 1926, should evaluate the soil exposed in the excavations as part of the contractor's safety procedures. In no case should slope height, slope inclination, or excavation depth, including utility trench excavation depth, exceed those specified in local, state, and federal safety regulations. ECS is providing this information solely as a service to our client. ECS is not assuming responsibility for construction site safety or the contractor's activities; such responsibility is not being implied and should not be inferred.

6.0 CLOSING

ECS has prepared this report to guide the geotechnical-related design and construction aspects of the project. We performed these services in accordance with the standard of care expected of professionals in the industry performing similar services on projects of like size and complexity at this time in the region. No other representation, expressed or implied, and no warranty or guarantee is included or intended in this report.

The description of the proposed project is based on information provided to ECS by Bohler. If any of this information is inaccurate or changes, either because of our interpretation of the documents provided or site or design changes that may occur later, ECS should be contacted so we can review our recommendations and provide additional or alternate recommendations that reflect the proposed construction.

We recommend that ECS review the project plans and specifications so we can confirm that those plans/specifications are in accordance with the recommendations of this geotechnical report.

Field observations, and quality assurance testing during earthwork and foundation installation are an extension of, and integral to, the geotechnical design. We recommend that ECS be retained to apply our expertise throughout the geotechnical phases of construction, and to provide consultation and recommendation should issues arise. ECS is not responsible for the conclusions, opinions, or recommendations of others based on the data in this report.

APPENDIX A – Diagrams & Reports

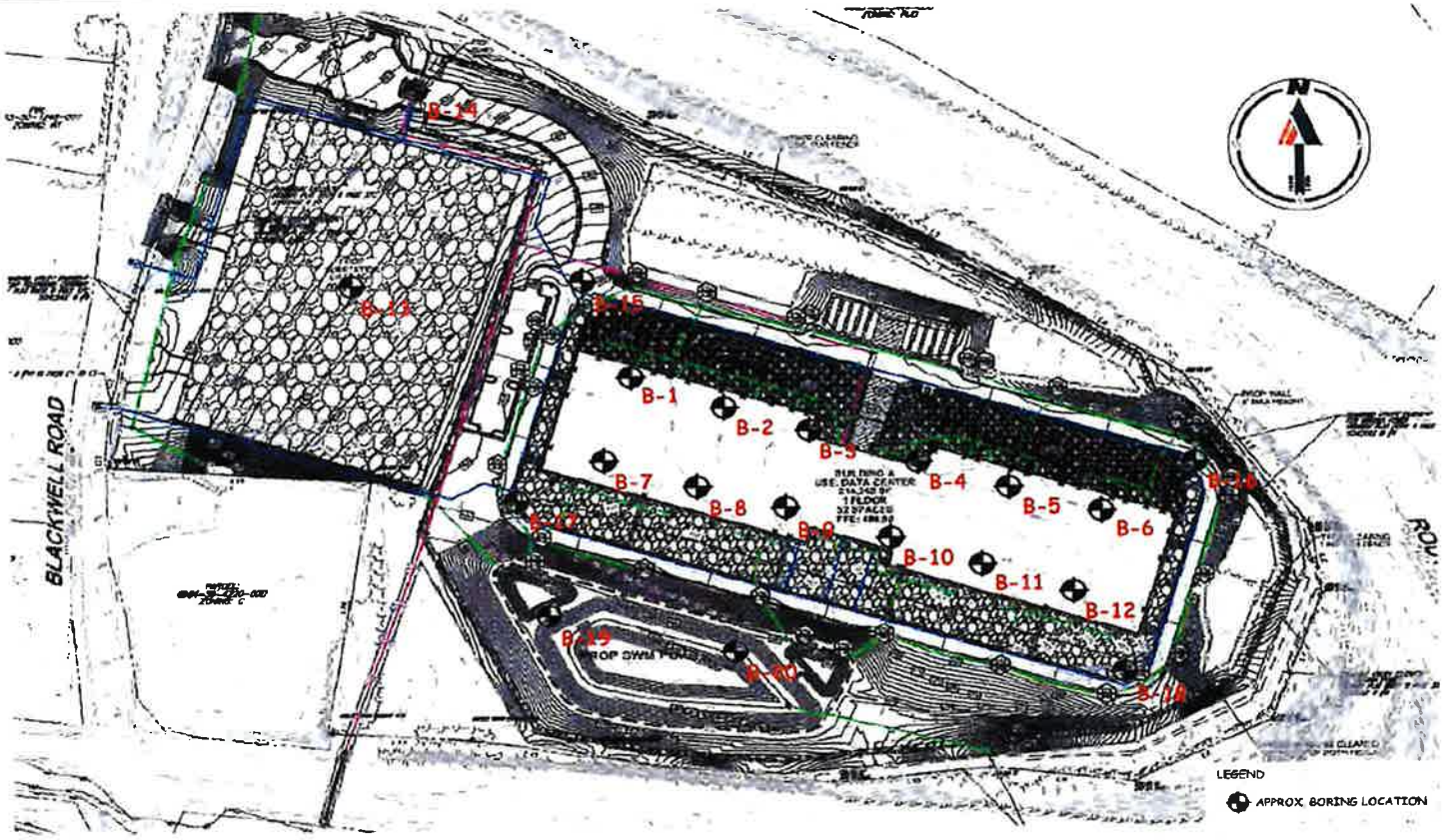
Site Location Diagram
Boring Location Diagram



SITE LOCATION DIAGRAM
WARRENTON DATA CENTER

LEE HIGHWAY AND BLACKWELL ROAD, WARRENTON, VIRGINIA
BOHLER ENGINEERING

ENGINEER	DOA
SCALE	AS NOTED
PROJECT NO.	01:31153
SHEET	1 OF 1
DATE	11/10/2021



Proposed Boring Location Diagram Bohler Engineering	ECS	**Warrenton Data Center** Warrenton, Virginia	ENGINEER: JAS6 SCALE: NTS PROJ NO.: 01:31153 SHEET: 1 DATE: 3/18/2022

APPENDIX B – Field Operations

Reference Notes for Boring Logs
Subsurface Exploration Procedure Notes
Boring Logs B-1 through B-20

REFERENCE NOTES FOR BORING LOGS

MATERIAL[1,2]	
	ASPHALT
	CONCRETE
	GRAVEL
	TOPSOIL
	VOID
	BRICK
	AGGREGATE BASE COURSE
	FILL[3] MAN-PLACED SOILS
GW	WELL-GRADED GRAVEL gravel-sand mixtures, little or no fines
GP	POORLY-GRADED GRAVEL gravel-sand mixtures, little or no fines
GM	SILTY GRAVEL gravel-sand-silt mixtures
GC	CLAYEY GRAVEL gravel-sand-clay mixtures
SW	WELL-GRADED SAND gravelly sand, little or no fines
SP	POORLY-GRADED SAND gravelly sand, little or no fines
SM	SM SILTY SAND sand-silt mixtures
SC	CLAYEY SAND sand-clay mixtures
ML	SILT non-plastic to medium plasticity
MH	ELASTIC SILT high plasticity
CL	LEAN CLAY low to medium plasticity
CH	FAT CLAY high plasticity
OL	ORGANIC SILT or CLAY non-plastic to low plasticity
OH	ORGANIC SILT or CLAY high plasticity
PT	PEAT highly organic soils

DRILLING SAMPLING SYMBOLS & ABBREVIATIONS			
SS	Split Spoon Sampler	PM	Pressuremeter Test
ST	Shelby Tube Sampler	RD	Rock Bit Drilling
WS	Wash Sample	RC	Rock Core, NX, BX, AX
BS	Bulk Sample of Cuttings	REC	Rock Sample Recovery %
PA	Power Auger (no sample)	RQD	Rock Quality Designation %
HSA	Hollow Stem Auger		

PARTICLE SIZE IDENTIFICATION		
DESIGNATION		PARTICLE SIZES
Boulders		12 inches (300 mm) or larger
Cobbles		3 inches to 12 inches (75 mm to 300 mm)
Gravel:	Coarse	¾ inch to 3 inches (19 mm to 75 mm)
	Fine	4.75 mm to 19 mm (No. 4 sieve to ¾ inch)
Sand:	Coarse	2.00 mm to 4.75 mm (No. 10 to No. 4 sieve)
	Medium	0.425 mm to 2.00 mm (No. 40 to No. 10 sieve)
	Fine	0.074 mm to 0.425 mm (No. 200 to No. 40 sieve)
Silt & Clay ("Fines")		<0.074 mm (smaller than a No. 200 sieve)

COHESIVE SILTS & CLAYS		
UNCONFINED COMPRESSIVE STRENGTH, Q_P[4]	SPT[5] (BPF)	CONSISTENCY[7] (COHESIVE)
<0.25	<3	Very Soft
0.25 - <0.50	3 - 4	Soft
0.50 - <1.00	5 - 8	Firm
1.00 - <2.00	9 - 15	Stiff
2.00 - <4.00	16 - 30	Very Stiff
4.00 - 8.00	31 - 50	Hard
>8.00	>50	Very Hard

GRAVELS, SANDS & NON-COHESIVE SILTS	
SPT[5]	DENSITY
<5	Very Loose
5 - 10	Loose
11 - 30	Medium Dense
31 - 50	Dense
>50	Very Dense

RELATIVE AMOUNT[7]	COARSE GRAINED (%)[8]	FINE GRAINED (%)[8]
Trace	<5	<5
Dual Symbol (ex: SW-SM)	10	10
With	15 - 25	15 - 25
Adjective (ex: "Silty")	>30	>30

WATER LEVELS[6]	
	WL (First Encountered)
	WL (Completion)
	WL (Seasonal High Water)
	WL (Stabilized)

[1]Classifications and symbols per ASTM D 2488-17 (Visual-Manual Procedure) unless noted otherwise.

[2]To be consistent with general practice, "POORLY GRADED" has been removed from GP, GP-GM, GP-GC, SP, SP-SM, SP-SC soil types on the boring logs.

[3]Non-ASTM designations are included in soil descriptions and symbols along with ASTM symbol [Ex: (SM-FILL)].

[4]Typically estimated via pocket penetrometer or Torvane shear test and expressed in tons per square foot (tsf).

[5]Standard Penetration Test (SPT) refers to the number of hammer blows (blow count) of a 140 lb. hammer falling 30 inches on a 2 inch OD split spoon sampler required to drive the sampler 12 inches (ASTM D 1586). "N-value" is another term for "blow count" and is expressed in blows per foot (bpf). SPT correlations per 7.4.2 Method B and need to be corrected if using an auto hammer.

[6]The water levels are those levels actually measured in the borehole at the times indicated by the symbol. The measurements are relatively reliable when augering, without adding fluids, in granular soils. In clay and cohesive silts, the determination of water levels may require several days for the water level to stabilize. In such cases, additional methods of measurement are generally employed.

[7]Minor deviation from ASTM D 2488-17 Note 16.

[8]Percentages are estimated to the nearest 5% per ASTM D 2488-17.

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SUBSURFACE EXPLORATION PROCEDURE: STANDARD PENETRATION TESTING (SPT) ASTM D 1586 Split-Barrel Sampling

Standard Penetration Testing, or **SPT**, is the most frequently used subsurface exploration test performed worldwide. This test provides samples for identification purposes, as well as a measure of penetration resistance, or N-value. The N-Value, or blow counts, when corrected and correlated, can approximate engineering properties of soils used for geotechnical design and engineering purposes.

SPT Procedure:

- Involves driving a hollow tube (split-spoon) into the ground by dropping a 140-lb hammer a height of 30-inches at desired depth
- Recording the number of hammer blows required to drive split-spoon a distance of 12 inches (in 3 or 4 Increments of 6 inches each)



- Auger is advanced* and an additional SPT is performed
- One SPT test is typically performed for every two to five feet



- Obtain two-inch diameter soil sample

**Drilling Methods May Vary*— The predominant drilling methods used for SPT are open hole fluid rotary drilling and hollow-stem auger drilling.

CLIENT:	PROJECT NO.:	BORING NO.:	SHEET:
Bohler Engineering	**01:31153**	**B-01**	**1 of 2**
PROJECT NAME: **Warrenton Data Center**	DRILLER/CONTRACTOR: **All American Geotech, Inc.**		
SITE LOCATION: **Lee Highway and Blackwell Road, Warrenton, Virginia 20186**			LOSS OF CIRCULATION
NORTHING:	EASTING:	STATION:	SURFACE ELEVATION: **492**

BOTTOM OF CASING

Plastic Limit Water Content Liquid Limit

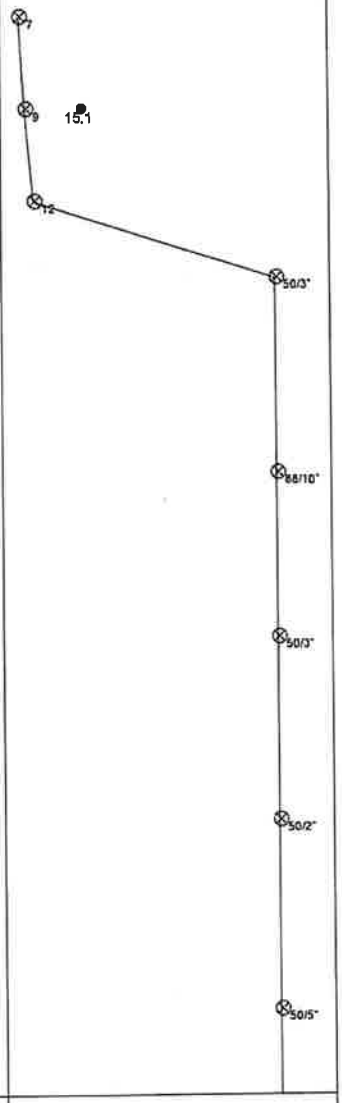
⊗ STANDARD PENETRATION BLOWS/FT

ROCK QUALITY DESIGNATION & RECOVERY — RQD — REC

○ CALIBRATED PENETROMETER TON/SF

[FINES CONTENT] %

DEPTH (FT)	SAMPLE NUMBER	SAMPLE TYPE	SAMPLE DIST. (IN)	RECOVERY (IN)	DESCRIPTION OF MATERIAL	WATER LEVELS	ELEVATION (FT)	BLOWS/6"
					Topsoil Thickness [4"]			
	S-1	SS	18	12	(SM) SILTY SAND, brown, moist, loose			3-3-4 (7)
	S-2	SS	18	16	(CH) SANDY FAT CLAY, brown and gray, moist, firm			4-4-5 (9)
5	S-3	SS	18	10	(SM) SILTY SAND, brown, moist, medium dense		487	5-5-7 (12)
	S-4	SS	9	0	WEATHERED ROCK, light brown, moist, very dense			32-50/3" (50/3")
10							482	
	S-5	SS	16	13				29-38-50/4" (88/10")
15							477	
	S-6	SS	3	3				50/3" (50/3")
20							472	
	S-7	SS	2	2		▽		50/2" (50/2")
25							467	
	S-8	SS	5	5				50/5" (50/5")
30							462	



CONTINUED ON NEXT PAGE

THE STRATIFICATION LINES REPRESENT THE APPROXIMATE BOUNDARY LINES BETWEEN SOIL TYPES. IN-SITU THE TRANSITION MAY BE GRADUAL

▽ WL (First Encountered)	**23.0**	BORING STARTED:	**Sep 21 2021**	CAVE IN DEPTH:	**47.0**
▼ WL (Completion)	**34.0**	BORING COMPLETED:	**Sep 21 2021**	HAMMER TYPE:	**Auto**
▼ WL (Seasonal High Water)		EQUIPMENT: **ATV**	LOGGED BY:	DRILLING METHOD:	**3.25 HSA**
▽ WL (Stabilized)					

GEOTECHNICAL BOREHOLE LOG

CLIENT:	PROJECT NO.:	BORING NO.:	SHEET:
Bohler Engineering	**01:31153**	**B-01**	**2 of 2**
PROJECT NAME:	DRILLER/CONTRACTOR:		
Warrenton Data Center	**All American Geotech, Inc.**		
SITE LOCATION: **Lee Highway and Blackwell Road, Warrenton, Virginia 20186**		LOSS OF CIRCULATION	
NORTHING: / EASTING: / STATION:	SURFACE ELEVATION: **492**	BOTTOM OF CASING	

DEPTH (FT)	SAMPLE NUMBER	SAMPLE TYPE	SAMPLE DIST. (IN)	RECOVERY (IN)	DESCRIPTION OF MATERIAL	WATER LEVELS	ELEVATION (FT)	BLOWS/6"	Plastic Limit / Water Content / Liquid Limit; STANDARD PENETRATION BLOWS/FT; ROCK QUALITY DESIGNATION & RECOVERY (RQD, REC); CALIBRATED PENETROMETER TON/SF; [FINES CONTENT] %
35	S-9	SS	5	5	WEATHERED ROCK, light brown, moist, very dense	▼	457	50/5" (50/5")	50/5"
40	S-10	SS	15	15			452	24-43-50/3" (93/9")	16.5 [75.6]
45	S-11	SS	10	10			447	32-50/4" (50/4")	50/4"
50	S-12	SS	4	4			442	50/4" (50/4")	50/4"
55	S-13	SS	4	4			437	50/4" (50/4")	50/4"
60	S-14	SS	3	3	**END OF BORING AT 58.8 FT**		432	50/3" (50/3")	50/3"

THE STRATIFICATION LINES REPRESENT THE APPROXIMATE BOUNDARY LINES BETWEEN SOIL TYPES. IN-SITU THE TRANSITION MAY BE GRADUAL

▽ WL (First Encountered)	**23.0**	BORING STARTED:	**Sep 21 2021**	CAVE IN DEPTH:	**47.0**
▼ WL (Completion)	**34.0**	BORING COMPLETED:	**Sep 21 2021**	HAMMER TYPE:	**Auto**
▼ WL (Seasonal High Water)		EQUIPMENT:	LOGGED BY:	DRILLING METHOD:	**3.25 HSA**
▽ WL (Stabilized)		**ATV**			

GEOTECHNICAL BOREHOLE LOG

CLIENT:	PROJECT NO.:	BORING NO.:	SHEET:
Bohler Engineering	**01:31153**	**B-02**	**1 of 2**
PROJECT NAME: **Warrenton Data Center**	DRILLER/CONTRACTOR: **All American Geotech, Inc.**		
SITE LOCATION: **Lee Highway and Blackwell Road, Warrenton, Virginia 20186**			LOSS OF CIRCULATION
NORTHING:	EASTING:	STATION:	SURFACE ELEVATION: **480**

BOTTOM OF CASING

Plastic Limit Water Content Liquid Limit

STANDARD PENETRATION BLOWS/FT

ROCK QUALITY DESIGNATION & RECOVERY

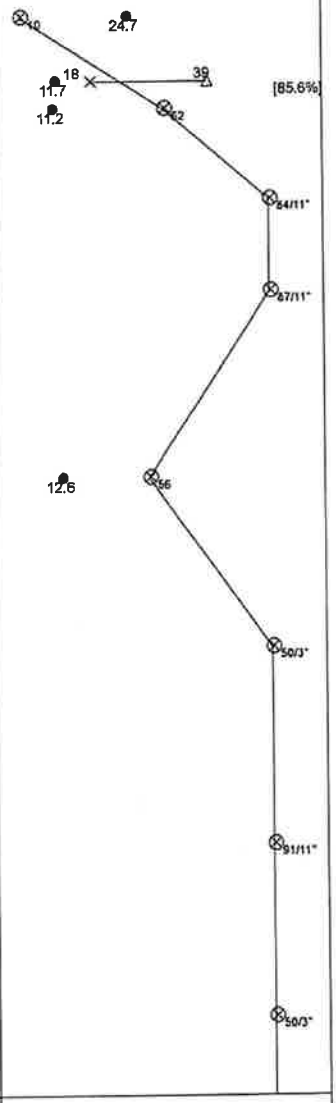
RQD

REC

CALIBRATED PENETROMETER TON/SF

(FINES CONTENT) %

DEPTH (FT)	SAMPLE NUMBER	SAMPLE TYPE	SAMPLE DIST. (IN)	RECOVERY (IN)	DESCRIPTION OF MATERIAL	WATER LEVELS	ELEVATION (FT)	BLOWS/6"
					Topsoil Thickness [3"]			
	S-1	SS	18	12	(SM) SILTY SAND, brown, moist, loose			2-3-7 (10)
	~~D35~~	~~BG1~~	~~60~~		WEATHERED ROCK, light brown, greenish gray, and black, moist, very dense			
5	191 S-2	SS	18	18			475	17-24-38 (62)
	S-3	SS	17	17				19-34-50/5" (84/11")
	S-4	SS	17	17			470	20-37-50/5" (87/11")
10								
	S-5	SS	18	18				17-24-32 (56)
15							465	
	S-6	SS	9	9				24-50/3" (50/3")
20							460	
	S-7	SS	17	15				30-41-50/5" (91/11")
25							455	
	S-8	SS	9	9				45-50/3" (50/3")
30							450	



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THE STRATIFICATION LINES REPRESENT THE APPROXIMATE BOUNDARY LINES BETWEEN SOIL TYPES. IN-SITU THE TRANSITION MAY BE GRADUAL

WL (First Encountered)	**45.0**	BORING STARTED:	**Sep 27 2021**	CAVE IN DEPTH:	**52.0**
WL (Completion)	**53.0**	BORING COMPLETED:	**Sep 27 2021**	HAMMER TYPE:	**Auto**
WL (Seasonal High Water)		EQUIPMENT:	LOGGED BY:	DRILLING METHOD:	**3.25 HSA**
WL (Stabilized)		**ATV**			

GEOTECHNICAL BOREHOLE LOG

CLIENT:	PROJECT NO.:	BORING NO.:	SHEET:
Bohler Engineering	**01:31153**	**B-02**	**2 of 2**
PROJECT NAME:	DRILLER/CONTRACTOR:		
Warrenton Data Center	**All American Geotech, Inc.**		
SITE LOCATION:			LOSS OF CIRCULATION
Lee Highway and Blackwell Road, Warrenton, Virginia 20186			
NORTHING:	EASTING:	STATION:	SURFACE ELEVATION: **480**
			BOTTOM OF CASING

DEPTH (FT)	SAMPLE NUMBER	SAMPLE TYPE	SAMPLE DIST. (IN)	RECOVERY (IN)	DESCRIPTION OF MATERIAL	WATER LEVELS	ELEVATION (FT)	BLOWS/6"
35	S-9	SS	11	10	WEATHERED ROCK, light brown, greenish gray, and black, moist, very dense		445	38-50/5" (50/5")
40	S-10	SS	4	4			440	50/4" (50/4")
45	S-11	SS	5	5		▽	435	50/5" (50/5")
50	S-12	SS	3	3			430	50/3" (50/3")
55	S-13	SS	4	4		▼	425	50/4" (50/4")
60	S-14	SS	3	3	END OF BORING AT 58.8 FT		420	50/3" (50/3")

Plastic Limit Water Content Liquid Limit
X——●——Δ
⊗ STANDARD PENETRATION BLOWS/FT
ROCK QUALITY DESIGNATION & RECOVERY
RQD
REC
○ CALIBRATED PENETROMETER TON/SF
(FINES CONTENT) %

THE STRATIFICATION LINES REPRESENT THE APPROXIMATE BOUNDARY LINES BETWEEN SOIL TYPES. IN-SITU THE TRANSITION MAY BE GRADUAL

▽ WL (First Encountered)	**45.0**	BORING STARTED:	**Sep 27 2021**	CAVE IN DEPTH:	**52.0**
▼ WL (Completion)	**53.0**	BORING COMPLETED:	**Sep 27 2021**	HAMMER TYPE:	**Auto**
▼ WL (Seasonal High Water)		EQUIPMENT:	LOGGED BY:	DRILLING METHOD:	**3.25 HSA**
▽ WL (Stabilized)		**ATV**			

GEOTECHNICAL BOREHOLE LOG

CLIENT:	PROJECT NO.:	BORING NO.:	SHEET:
Bohler Engineering	**01:31153**	**B-03**	**1 of 2**
PROJECT NAME: **Warrenton Data Center**	DRILLER/CONTRACTOR: **All American Geotech, Inc.**		
SITE LOCATION: **Lee Highway and Blackwell Road, Warrenton, Virginia 20186**			LOSS OF CIRCULATION
NORTHING:	EASTING:	STATION:	SURFACE ELEVATION: **475**

BOTTOM OF CASING

Plastic Limit Water Content Liquid Limit

STANDARD PENETRATION BLOWS/FT

ROCK QUALITY DESIGNATION & RECOVERY

RQD

REC

CALIBRATED PENETROMETER TON/SF

[FINES CONTENT] %

DEPTH (FT)	SAMPLE NUMBER	SAMPLE TYPE	SAMPLE DIST. (IN)	RECOVERY (IN)	DESCRIPTION OF MATERIAL	WATER LEVELS	ELEVATION (FT)	BLOWS/6"
					Topsoil Thickness [6"]			
	S-1	SS	18	12	(ML) SANDY SILT, light brown, moist, loose to medium dense			3-3-3 (6)
	S-2	SS	18	18			470	4-5-7 (12)
5	S-3	SS	18	12				6-7-9 (16)
	S-4	SS	4	4	WEATHERED ROCK, light brown to gray, moist, very dense			50/4" (50/4")
10							465	
	S-5	SS	11	11				39-50/5" (50/5")
15							460	
	S-6	SS	5	5				50/5" (50/5")
20							455	
	S-7	SS	5	5				50/5" (50/5")
25							450	
	S-8	SS	2	2		▽		50/2" (50/2")
30							445	

CONTINUED ON NEXT PAGE

THE STRATIFICATION LINES REPRESENT THE APPROXIMATE BOUNDARY LINES BETWEEN SOIL TYPES. IN-SITU THE TRANSITION MAY BE GRADUAL

▽ WL (First Encountered)	**29.0**	BORING STARTED:	**Oct 04 2021**	CAVE IN DEPTH:	**36.0**
▼ WL (Completion)	**35.0**	BORING COMPLETED:	**Oct 04 2021**	HAMMER TYPE:	**Auto**
▼ WL (Seasonal High Water)		EQUIPMENT: **ATV**	LOGGED BY:	DRILLING METHOD:	**3.25 HSA**
▽ WL (Stabilized)					

GEOTECHNICAL BOREHOLE LOG

CLIENT:	PROJECT NO.:	BORING NO.:	SHEET:
Bohler Engineering	**01:31153**	**B-03**	**2 of 2**
PROJECT NAME:	DRILLER/CONTRACTOR:		
Warrenton Data Center	**All American Geotech, Inc.**		
SITE LOCATION: **Lee Highway and Blackwell Road, Warrenton, Virginia 20186**			LOSS OF CIRCULATION
NORTHING:	EASTING:	STATION:	SURFACE ELEVATION: **475**
			BOTTOM OF CASING

DEPTH (FT)	SAMPLE NUMBER	SAMPLE TYPE	SAMPLE DIST. (IN)	RECOVERY (IN)	DESCRIPTION OF MATERIAL	WATER LEVELS	ELEVATION (FT)	BLOWS/6"
35	S-9	SS	3	3	WEATHERED ROCK, light brown to gray, moist, very dense	▼	440	50/3" (50/3")
	S-10	SS	2	2				50/2" (50/2")
40	S-11	RC	60	19	SCHIST, [REC=32%,RQD=13%], Highly Weathered, Very Hard, Light Gray		435	
45	S-12	RC	60	32	SCHIST, [REC=53%,RQD=7%], Highly Weathered, Very Hard, Brownish Gray		430	
50					**AUGER REFUSAL AT 49.0 FT**		425	
55							420	
60							415	

Plastic Limit Water Content Liquid Limit

⊗ STANDARD PENETRATION BLOWS/FT

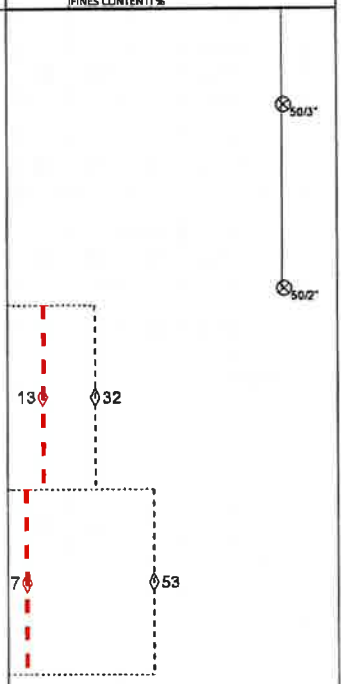
ROCK QUALITY DESIGNATION & RECOVERY

RQD

REC

○ CALIBRATED PENETROMETER TON/SF

FINES CONTENT| %



THE STRATIFICATION LINES REPRESENT THE APPROXIMATE BOUNDARY LINES BETWEEN SOIL TYPES. IN-SITU THE TRANSITION MAY BE GRADUAL

▽ WL (First Encountered)	**29.0**	BORING STARTED:	**Oct 04 2021**	CAVE IN DEPTH:	**36.0**
▼ WL (Completion)	**35.0**	BORING COMPLETED:	**Oct 04 2021**	HAMMER TYPE:	**Auto**
▼ WL (Seasonal High Water)		EQUIPMENT: **ATV**	LOGGED BY:	DRILLING METHOD:	**3.25 HSA**
▽ WL (Stabilized)					

GEOTECHNICAL BOREHOLE LOG

CLIENT:	PROJECT NO.:	BORING NO.:	SHEET:
Bohler Engineering	**01:31153**	**B-04**	**1 of 2**
PROJECT NAME: **Warrenton Data Center**	DRILLER/CONTRACTOR: **All American Geotech, Inc.**		
SITE LOCATION: **Lee Highway and Blackwell Road, Warrenton, Virginia 20186**			LOSS OF CIRCULATION
NORTHING:	EASTING:	STATION:	SURFACE ELEVATION: **483**

BOTTOM OF CASING

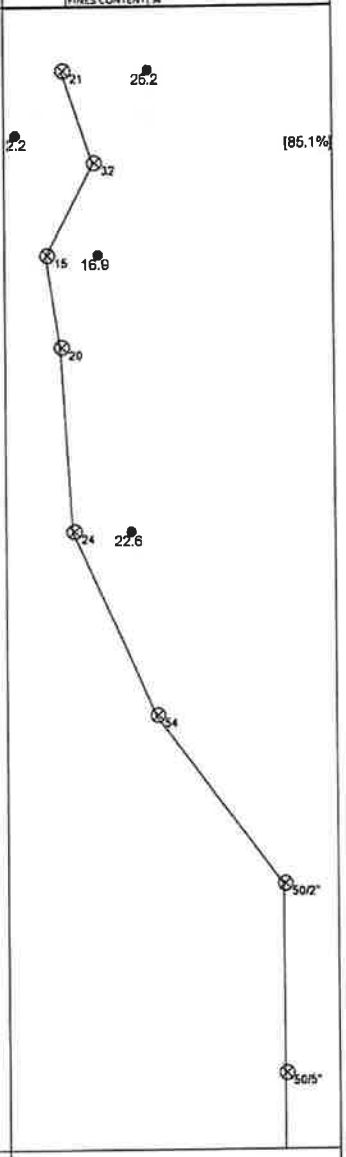
Plastic Limit Water Content Liquid Limit

⊗ STANDARD PENETRATION BLOWS/FT

ROCK QUALITY DESIGNATION & RECOVERY — RQD — REC

○ CALIBRATED PENETROMETER TON/SF [FINES CONTENT] %

DEPTH (FT)	SAMPLE NUMBER	SAMPLE TYPE	SAMPLE DIST. (IN)	RECOVERY (IN)	DESCRIPTION OF MATERIAL	WATER LEVELS	ELEVATION (FT)	BLOWS/6"
					Topsoil Thickness [6"]			
	S-1	SS	18	18	(ML) SILT, brown to light brown, moist, medium dense to very dense			5-5-16 (21)
	~~D35-188 S-2~~	~~BG1~~ SS	~~60~~ 18	18				11-13-19 (32)
5	S-3	SS	18	18			478	5-7-8 (15)
	S-4	SS	18	18				7-10-10 (20)
10							473	
	S-5	SS	18	18				11-11-13 (24)
15							468	
	S-6	SS	18	18				21-23-31 (54)
20							463	
	S-7	SS	8	8	WEATHERED ROCK, brownish gray, moist, very dense			47-50/2" (50/2")
25							458	
	S-8	SS	11	11				36-50/5" (50/5")
30							453	



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THE STRATIFICATION LINES REPRESENT THE APPROXIMATE BOUNDARY LINES BETWEEN SOIL TYPES. IN-SITU THE TRANSITION MAY BE GRADUAL

▽ WL (First Encountered)	**Dry**	BORING STARTED:	**Sep 28 2021**	CAVE IN DEPTH:	**17.0**
▼ WL (Completion)	**Dry**	BORING COMPLETED:	**Sep 28 2021**	HAMMER TYPE:	**Auto**
▼ WL (Seasonal High Water)		EQUIPMENT: **ATV**	LOGGED BY:	DRILLING METHOD:	**3.25 HSA**
▽ WL (Stabilized)					

GEOTECHNICAL BOREHOLE LOG

CLIENT:	PROJECT NO.:	BORING NO.:	SHEET:
Bohler Engineering	**01:31153**	**B-04**	**2 of 2**
PROJECT NAME: **Warrenton Data Center**	DRILLER/CONTRACTOR: **All American Geotech, Inc.**		
SITE LOCATION: **Lee Highway and Blackwell Road, Warrenton, Virginia 20186**			LOSS OF CIRCULATION
NORTHING:	EASTING:	STATION:	SURFACE ELEVATION: **483**
			BOTTOM OF CASING

DEPTH (FT)	SAMPLE NUMBER	SAMPLE TYPE	SAMPLE DIST. (IN)	RECOVERY (IN)	DESCRIPTION OF MATERIAL	WATER LEVELS	ELEVATION (FT)	BLOWS/6"
35	S-9	SS	1	1	WEATHERED ROCK, brownish gray, moist, very dense		448	50/1" (50/1")
					AUGER REFUSAL AT 33.6 FT			
40							443	
45							438	
50							433	
55							428	
60							423	

Plastic Limit Water Content Liquid Limit (X — ● — △)

⊗ STANDARD PENETRATION BLOWS/FT

ROCK QUALITY DESIGNATION & RECOVERY

RQD

REC

○ CALIBRATED PENETROMETER TON/SF

(FINES CONTENT) %

⊗ 50/1"

THE STRATIFICATION LINES REPRESENT THE APPROXIMATE BOUNDARY LINES BETWEEN SOIL TYPES. IN-SITU THE TRANSITION MAY BE GRADUAL

▽ WL (First Encountered)	**Dry**	BORING STARTED:	**Sep 28 2021**	CAVE IN DEPTH:	**17.0**
▼ WL (Completion)	**Dry**	BORING COMPLETED:	**Sep 28 2021**	HAMMER TYPE:	**Auto**
▼ WL (Seasonal High Water)		EQUIPMENT: **ATV**	LOGGED BY:	DRILLING METHOD:	**3.25 HSA**
▽ WL (Stabilized)					

GEOTECHNICAL BOREHOLE LOG

CLIENT:	PROJECT NO.:	BORING NO.:	SHEET:
Bohler Engineering	**01:31153**	**B-05**	**1 of 3**
PROJECT NAME: **Warrenton Data Center**	DRILLER/CONTRACTOR: **All American Geotech, Inc.**		
SITE LOCATION: **Lee Highway and Blackwell Road, Warrenton, Virginia 20186**			LOSS OF CIRCULATION
NORTHING:	EASTING:	STATION:	SURFACE ELEVATION: **482** / BOTTOM OF CASING

DEPTH (FT)	SAMPLE NUMBER	SAMPLE TYPE	SAMPLE DIST. (IN)	RECOVERY (IN)	DESCRIPTION OF MATERIAL	ELEVATION (FT)	BLOWS/6"
					Topsoil Thickness [6"]		
	S-1	SS	18	10	(ML) SANDY SILT, reddish brown, moist, loose		3-3-5 (8)
	S-2	SS	18	18			4-5-4 (9)
5					(ML) SILT, brown and black, moist, medium dense to very dense	477	
	S-3	SS	18	18			3-5-7 (12)
	S-4	SS	18	18			6-9-9 (18)
10						472	
	S-5	SS	18	18			21-27-35 (62)
15						467	
	S-6	SS	5	5	(ML) SANDY SILT WITH GRAVEL, contains quartz fragments, light brownish gray, moist, very dense		50/5" (50/5")
20						462	
	S-7	SS	18	18	(ML) SILT, light brown, moist, medium dense to dense		9-10-13 (23)
25						457	
	S-8	SS	18	18			16-19-22 (41)
30						452	

Plastic Limit — Water Content — Liquid Limit

STANDARD PENETRATION BLOWS/FT

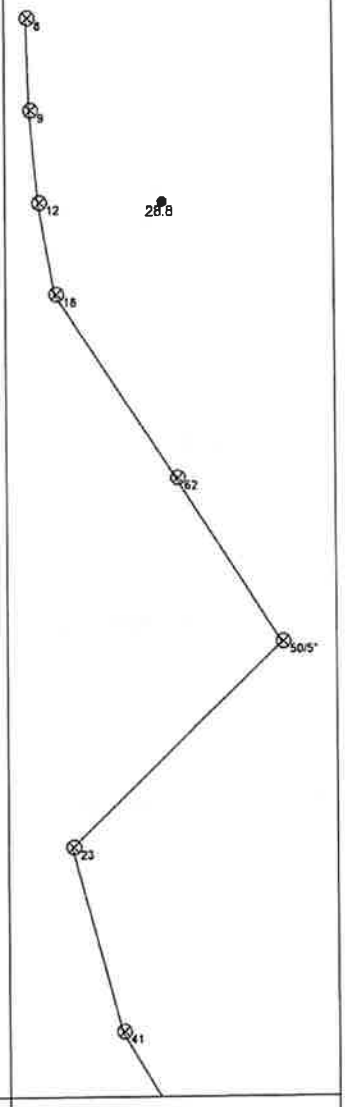
ROCK QUALITY DESIGNATION & RECOVERY

RQD

REC

CALIBRATED PENETROMETER TON/SF

[FINES CONTENT] %



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THE STRATIFICATION LINES REPRESENT THE APPROXIMATE BOUNDARY LINES BETWEEN SOIL TYPES. IN-SITU THE TRANSITION MAY BE GRADUAL

▽ WL (First Encountered)	**53.0**	BORING STARTED: **Sep 28 2021**	CAVE IN DEPTH: **49.0**
▼ WL (Completion)	**48.0**	BORING COMPLETED: **Sep 28 2021**	HAMMER TYPE: **Auto**
▼ WL (Seasonal High Water)		EQUIPMENT: **ATV** / LOGGED BY:	DRILLING METHOD: **3.25 HSA**
▽ WL (Stabilized)			

GEOTECHNICAL BOREHOLE LOG

CLIENT:	PROJECT NO.:	BORING NO.:	SHEET:
Bohler Engineering	**01:31153**	**B-05**	**2 of 3**
PROJECT NAME:	DRILLER/CONTRACTOR:		
Warrenton Data Center	**All American Geotech, Inc.**		
SITE LOCATION:			LOSS OF CIRCULATION
Lee Highway and Blackwell Road, Warrenton, Virginia 20186			
NORTHING:	EASTING:	STATION:	SURFACE ELEVATION: **482**
			BOTTOM OF CASING

DEPTH (FT)	SAMPLE NUMBER	SAMPLE TYPE	SAMPLE DIST. (IN)	RECOVERY (IN)	DESCRIPTION OF MATERIAL	WATER LEVELS	ELEVATION (FT)	BLOWS/6"
35	S-9	SS	18	18	(ML) SILT, light brown, moist, medium dense to dense WEATHERED ROCK, brownish gray, moist, very dense		447	21-38-43 (81)
40	S-10	SS	11	11			442	46-50/5" (50/5")
45	S-11	SS	5	5		▼	437	50/5" (50/5")
50	S-12	SS	3	3			432	50/3" (50/3")
55	S-13	SS	2	2		▽	427	50/2" (50/2")
60	S-14	SS	2	2			422	50/2" (50/2")

Plastic Limit Water Content Liquid Limit

⊗ STANDARD PENETRATION BLOWS/FT

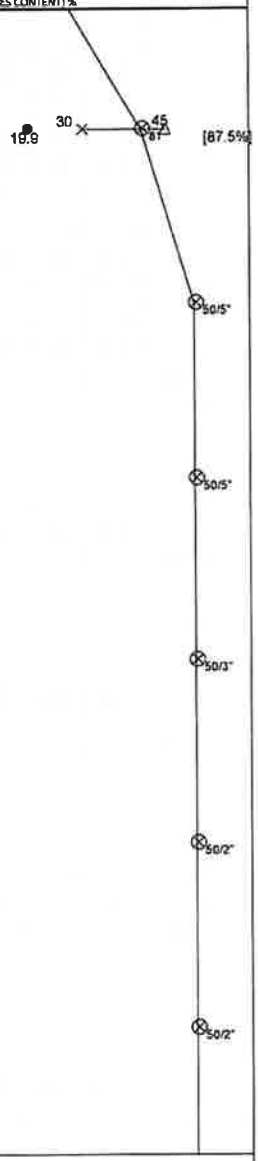
ROCK QUALITY DESIGNATION & RECOVERY

RQD

REC

○ CALIBRATED PENETROMETER TON/SF

[FINES CONTENT] %



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THE STRATIFICATION LINES REPRESENT THE APPROXIMATE BOUNDARY LINES BETWEEN SOIL TYPES. IN-SITU THE TRANSITION MAY BE GRADUAL

▽ WL (First Encountered)	**53.0**	BORING STARTED:	**Sep 28 2021**	CAVE IN DEPTH:	**49.0**
▼ WL (Completion)	**48.0**	BORING COMPLETED:	**Sep 28 2021**	HAMMER TYPE:	**Auto**
▼ WL (Seasonal High Water)		EQUIPMENT:	LOGGED BY:	DRILLING METHOD:	**3.25 HSA**
▽ WL (Stabilized)		**ATV**			

GEOTECHNICAL BOREHOLE LOG

CLIENT:	PROJECT NO.:	BORING NO.:	SHEET:
Bohler Engineering	**01:31153**	**B-05**	**3 of 3**
PROJECT NAME: **Warrenton Data Center**	DRILLER/CONTRACTOR: **All American Geotech, Inc.**		
SITE LOCATION: **Lee Highway and Blackwell Road, Warrenton, Virginia 20186**			LOSS OF CIRCULATION
NORTHING:	EASTING:	STATION:	SURFACE ELEVATION: **482**

DEPTH (FT)	SAMPLE NUMBER	SAMPLE TYPE	SAMPLE DIST. (IN)	RECOVERY (IN)	DESCRIPTION OF MATERIAL	WATER LEVELS	ELEVATION (FT)	BLOWS/6"
65	S-15	SS	5	5	WEATHERED ROCK, brownish gray, moist, very dense		417	50/5" (50/5")
70	S-16	SS	1	1			412	50/1" (50/1")
75	S-17	SS	3	3			407	50/3" (50/3")
80	S-18	SS	1	1	END OF BORING AT 78.6 FT		402	50/1" (50/1")
85							397	
90							392	

Plastic Limit Water Content Liquid Limit

STANDARD PENETRATION BLOWS/FT

ROCK QUALITY DESIGNATION & RECOVERY

RQD

REC

CALIBRATED PENETROMETER TON/SF

[FINES CONTENT] %

THE STRATIFICATION LINES REPRESENT THE APPROXIMATE BOUNDARY LINES BETWEEN SOIL TYPES. IN-SITU THE TRANSITION MAY BE GRADUAL

WL (First Encountered)	**53.0**	BORING STARTED:	**Sep 28 2021**	CAVE IN DEPTH:	**49.0**
WL (Completion)	**48.0**	BORING COMPLETED:	**Sep 28 2021**	HAMMER TYPE:	**Auto**
WL (Seasonal High Water)		EQUIPMENT: **ATV**	LOGGED BY:	DRILLING METHOD:	**3.25 HSA**
WL (Stabilized)					

GEOTECHNICAL BOREHOLE LOG

CLIENT:	PROJECT NO.:	BORING NO.:	SHEET:
Bohler Engineering	**01:31153**	**B-06**	**1 of 2**
PROJECT NAME:	DRILLER/CONTRACTOR:		
Warrenton Data Center	**All American Geotech, Inc.**		
SITE LOCATION:			LOSS OF CIRCULATION
Lee Highway and Blackwell Road, Warrenton, Virginia 20186			
NORTHING:	EASTING:	STATION:	SURFACE ELEVATION: **482**
			BOTTOM OF CASING

DEPTH (FT)	SAMPLE NUMBER	SAMPLE TYPE	SAMPLE DIST. (IN)	RECOVERY (IN)	DESCRIPTION OF MATERIAL	WATER LEVELS	ELEVATION (FT)	BLOWS/6"
					Topsoil Thickness [6"]			
	S-1	SS	18	12	(ML) SANDY SILT, reddish brown, moist, loose			4-5-5 (10)
	S-2	SS	18	10	(ML) SILT, light brown, moist, loose to medium dense		477	3-5-6 (11)
5	S-3	SS	18	18				3-4-4 (8)
	S-4	SS	18	18			472	7-7-7 (14)
10					WEATHERED ROCK, light brown and gray, moist, very dense			
	S-5	SS	18	18			467	22-27-33 (60)
15								
	S-6	SS	11	11			462	33-50/5" (50/5")
20								
	S-7	SS	16	16			457	27-39-50/4" (89/10")
25								
	S-8	SS	9	9			452	20-50/3" (50/3")
30								

Plastic Limit Water Content Liquid Limit

STANDARD PENETRATION BLOWS/FT

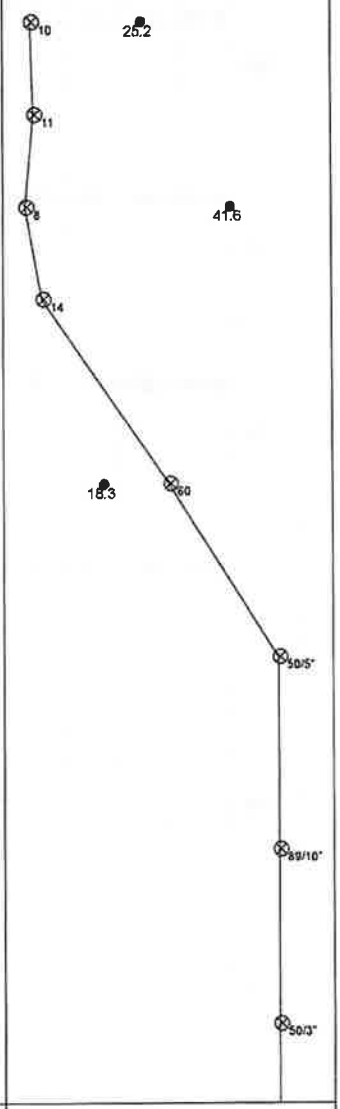
ROCK QUALITY DESIGNATION & RECOVERY

RQD

REC

CALIBRATED PENETROMETER TON/SF

[FINES CONTENT] %



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THE STRATIFICATION LINES REPRESENT THE APPROXIMATE BOUNDARY LINES BETWEEN SOIL TYPES. IN-SITU THE TRANSITION MAY BE GRADUAL

▽ WL (First Encountered)	**Dry**	BORING STARTED:	**Sep 28 2021**	CAVE IN DEPTH:	**20.0**
▼ WL (Completion)	**Dry**	BORING COMPLETED:	**Sep 28 2021**	HAMMER TYPE:	**Auto**
▼ WL (Seasonal High Water)		EQUIPMENT: **ATV**	LOGGED BY:	DRILLING METHOD:	**3.25 HSA**
▽ WL (Stabilized)					

GEOTECHNICAL BOREHOLE LOG

CLIENT:	PROJECT NO.:	BORING NO.:	SHEET:
Bohler Engineering	**01:31153**	**B-06**	**2 of 2**
PROJECT NAME: **Warrenton Data Center**	DRILLER/CONTRACTOR: **All American Geotech, Inc.**		
SITE LOCATION: **Lee Highway and Blackwell Road, Warrenton, Virginia 20186**			LOSS OF CIRCULATION
NORTHING:	EASTING:	STATION:	SURFACE ELEVATION: **482**

BOTTOM OF CASING

Plastic Limit Water Content Liquid Limit

⊗ STANDARD PENETRATION BLOWS/FT

ROCK QUALITY DESIGNATION & RECOVERY — RQD — REC

○ CALIBRATED PENETROMETER TON/SF

(FINES CONTENT) %

DEPTH (FT)	SAMPLE NUMBER	SAMPLE TYPE	SAMPLE DIST. (IN)	RECOVERY (IN)	DESCRIPTION OF MATERIAL	WATER LEVELS	ELEVATION (FT)	BLOWS/6"
35	S-9	SS	1	1	WEATHERED ROCK, light brown and gray, moist, very dense		447	50/1" (50/1")
					AUGER REFUSAL AT 33.6 FT			
40							442	
45							437	
50							432	
55							427	
60							422	

THE STRATIFICATION LINES REPRESENT THE APPROXIMATE BOUNDARY LINES BETWEEN SOIL TYPES. IN-SITU THE TRANSITION MAY BE GRADUAL

▽ WL (First Encountered)	**Dry**	BORING STARTED:	**Sep 28 2021**	CAVE IN DEPTH:	**20.0**
▼ WL (Completion)	**Dry**	BORING COMPLETED:	**Sep 28 2021**	HAMMER TYPE:	**Auto**
▼ WL (Seasonal High Water)		EQUIPMENT: **ATV**	LOGGED BY:	DRILLING METHOD:	**3.25 HSA**
▽ WL (Stabilized)					

GEOTECHNICAL BOREHOLE LOG

CLIENT:	PROJECT NO.:	BORING NO.:	SHEET:
Bohler Engineering	**01:31153**	**B-07**	**1 of 1**
PROJECT NAME: **Warrenton Data Center**	DRILLER/CONTRACTOR: **All American Geotech, Inc.**		
SITE LOCATION: **Lee Highway and Blackwell Road, Warrenton, Virginia 20186**			LOSS OF CIRCULATION
NORTHING:	EASTING:	STATION:	SURFACE ELEVATION: **492**

BOTTOM OF CASING

DEPTH (FT)	SAMPLE NUMBER	SAMPLE TYPE	SAMPLE DIST. (IN)	RECOVERY (IN)	DESCRIPTION OF MATERIAL	WATER LEVELS	ELEVATION (FT)	BLOWS/6"
0					Topsoil Thickness [6"]			
	S-1	SS	18	9	(ML) SANDY SILT, reddish brown, moist, loose			3-3-4 (7)
	~~D35-193~~ S-2	~~BG1~~ SS	~~60~~ 18	12				3-4-5 (9)
5					(CH) FAT CLAY, light brown and gray, moist, very stiff		487	
	S-3	SS	18	18				7-7-9 (16)
	S-4	SS	18	16	(ML) SANDY SILT, brown and gray, moist, medium dense			4-7-9 (16)
10							482	
	S-5	SS	5	5	WEATHERED ROCK, light brown to gray, moist, very dense			50/5" (50/5")
15							477	
	S-6	SS	4	4				50/4" (50/4")
20					AUGER REFUSAL AT 20.0 FT		472	
25							467	
30							462	

Plastic Limit Water Content Liquid Limit

STANDARD PENETRATION BLOWS/FT

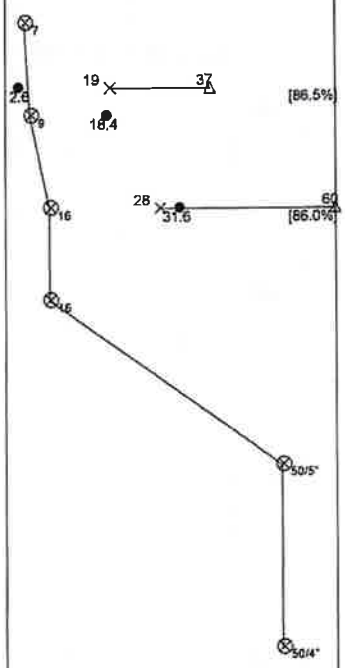
ROCK QUALITY DESIGNATION & RECOVERY

RQD

REC

CALIBRATED PENETROMETER TON/SF

[FINES CONTENT] %



THE STRATIFICATION LINES REPRESENT THE APPROXIMATE BOUNDARY LINES BETWEEN SOIL TYPES. IN-SITU THE TRANSITION MAY BE GRADUAL

WL (First Encountered)	**Dry**	BORING STARTED:	**Sep 29 2021**	CAVE IN DEPTH:	**13.5**
WL (Completion)	**Dry**	BORING COMPLETED:	**Sep 29 2021**	HAMMER TYPE:	**Auto**
WL (Seasonal High Water)		EQUIPMENT: **ATV**	LOGGED BY:	DRILLING METHOD:	**3.25 HSA**
WL (Stabilized)					

GEOTECHNICAL BOREHOLE LOG

CLIENT:	PROJECT NO.:	BORING NO.:	SHEET:
Bohler Engineering	**01:31153**	**B-08**	**1 of 3**
PROJECT NAME: **Warrenton Data Center**	DRILLER/CONTRACTOR: **All American Geotech, Inc.**		
SITE LOCATION: **Lee Highway and Blackwell Road, Warrenton, Virginia 20186**			LOSS OF CIRCULATION
NORTHING:	EASTING:	STATION:	SURFACE ELEVATION: **487**

BOTTOM OF CASING

Plastic Limit Water Content Liquid Limit

⊗ STANDARD PENETRATION BLOWS/FT

ROCK QUALITY DESIGNATION & RECOVERY — RQD — REC

○ CALIBRATED PENETROMETER TON/SF

[FINES CONTENT] %

DEPTH (FT)	SAMPLE NUMBER	SAMPLE TYPE	SAMPLE DIST. (IN)	RECOVERY (IN)	DESCRIPTION OF MATERIAL	WATER LEVELS	ELEVATION (FT)	BLOWS/6"
					Topsoil Thickness [6"]			
	S-1	SS	18	18	(ML) SANDY SILT, reddish brown, moist, loose			3-3-3 (6)
	S-2	SS	18	18				2-3-3 (6)
5					(ML) SILT, light brown and gray, moist, loose to medium dense		482	
	S-3	SS	18	18				3-4-5 (9)
	S-4	SS	18	18				4-5-6 (11)
10							477	
	S-5	SS	18	18				6-7-9 (16)
15							472	
	S-6	SS	18	18				7-8-10 (18)
20							467	
	S-7	SS	18	18				8-11-12 (23)
25							462	
	S-8	SS	18	18				9-10-13 (23)
30							457	

CONTINUED ON NEXT PAGE

THE STRATIFICATION LINES REPRESENT THE APPROXIMATE BOUNDARY LINES BETWEEN SOIL TYPES. IN-SITU THE TRANSITION MAY BE GRADUAL

▽ WL (First Encountered)	**Dry**	BORING STARTED:	**Oct 02 2021**	CAVE IN DEPTH:	**53.0**
▼ WL (Completion)	**Dry**	BORING COMPLETED:	**Oct 02 2021**	HAMMER TYPE:	**Auto**
▼ WL (Seasonal High Water)		EQUIPMENT: **ATV**	LOGGED BY:	DRILLING METHOD:	**3.25 HSA**
▽ WL (Stabilized)					

GEOTECHNICAL BOREHOLE LOG

CLIENT:	PROJECT NO.:	BORING NO.:	SHEET:
Bohler Engineering	**01:31153**	**B-08**	**2 of 3**
PROJECT NAME:	DRILLER/CONTRACTOR:		
Warrenton Data Center	**All American Geotech, Inc.**		
SITE LOCATION: **Lee Highway and Blackwell Road, Warrenton, Virginia 20186**			LOSS OF CIRCULATION
NORTHING:	EASTING:	STATION:	SURFACE ELEVATION: **487**
			BOTTOM OF CASING

DEPTH (FT)	SAMPLE NUMBER	SAMPLE TYPE	SAMPLE DIST. (IN)	RECOVERY (IN)	DESCRIPTION OF MATERIAL	WATER LEVELS	ELEVATION (FT)	BLOWS/6"
35	S-9	SS	18	18	(ML) SILT, light brown and gray, moist, loose to medium dense WEATHERED ROCK, brownish gray, moist, very dense		452	11-24-37 (61)
40	S-10	SS	17	17			447	14-23-50/5" (73/11")
45	S-11	SS	5	5			442	50/5" (50/5")
50	S-12	SS	3	3			437	50/3" (50/3")
55	S-13	SS	4	4			432	50/4" (50/4")
60	S-14	SS	3	3			427	50/3" (50/3")

Plastic Limit Water Content Liquid Limit

STANDARD PENETRATION BLOWS/FT

ROCK QUALITY DESIGNATION & RECOVERY

RQD

REC

CALIBRATED PENETROMETER TON/SF

(FINES CONTENT) %

61

73/11"

50/5"

50/3"

50/4"

50/3"

CONTINUED ON NEXT PAGE

THE STRATIFICATION LINES REPRESENT THE APPROXIMATE BOUNDARY LINES BETWEEN SOIL TYPES. IN-SITU THE TRANSITION MAY BE GRADUAL

▽ WL (First Encountered)	**Dry**	BORING STARTED:	**Oct 02 2021**	CAVE IN DEPTH:	**53.0**
▼ WL (Completion)	**Dry**	BORING COMPLETED:	**Oct 02 2021**	HAMMER TYPE:	**Auto**
▼ WL (Seasonal High Water)		EQUIPMENT: **ATV**	LOGGED BY:	DRILLING METHOD:	**3.25 HSA**
▽ WL (Stabilized)					

GEOTECHNICAL BOREHOLE LOG

CLIENT:	PROJECT NO.:	BORING NO.:	SHEET:
Bohler Engineering	**01:31153**	**B-08**	**3 of 3**
PROJECT NAME: **Warrenton Data Center**	DRILLER/CONTRACTOR: **All American Geotech, Inc.**		
SITE LOCATION: **Lee Highway and Blackwell Road, Warrenton, Virginia 20186**			LOSS OF CIRCULATION
NORTHING:	EASTING:	STATION:	SURFACE ELEVATION: **487**

DEPTH (FT)	SAMPLE NUMBER	SAMPLE TYPE	SAMPLE DIST. (IN)	RECOVERY (IN)	DESCRIPTION OF MATERIAL	WATER LEVELS	ELEVATION (FT)	BLOWS/6"
65	S-15	SS	5	5	WEATHERED ROCK, brownish gray, moist, very dense		422	50/5" (50/5")
70	S-16	SS	2	2			417	50/2" (50/2")
75	S-17	SS	4	4			412	50/4" (50/4")
80	S-18	SS	5	5			407	50/5" (50/5")
85					END OF BORING AT 80.0 FT		402	
90							397	

Plastic Limit Water Content Liquid Limit

⊗ STANDARD PENETRATION BLOWS/FT

ROCK QUALITY DESIGNATION & RECOVERY

RQD

REC

○ CALIBRATED PENETROMETER TON/SF

[FINES CONTENT] %

THE STRATIFICATION LINES REPRESENT THE APPROXIMATE BOUNDARY LINES BETWEEN SOIL TYPES. IN-SITU THE TRANSITION MAY BE GRADUAL

▽ WL (First Encountered)	Dry	BORING STARTED:	Oct 02 2021	CAVE IN DEPTH:	53.0
▼ WL (Completion)	Dry	BORING COMPLETED:	Oct 02 2021	HAMMER TYPE:	Auto
⧩ WL (Seasonal High Water)		EQUIPMENT:	LOGGED BY:	DRILLING METHOD:	3.25 HSA
⧩ WL (Stabilized)		ATV			

GEOTECHNICAL BOREHOLE LOG

CLIENT:	PROJECT NO.:	BORING NO.:	SHEET:
Bohler Engineering	**01:31153**	**B-09**	**1 of 2**
PROJECT NAME:	DRILLER/CONTRACTOR:		
Warrenton Data Center	**All American Geotech, Inc.**		
SITE LOCATION:			LOSS OF CIRCULATION
Lee Highway and Blackwell Road, Warrenton, Virginia 20186			
NORTHING:	EASTING:	STATION:	SURFACE ELEVATION: **478**
			BOTTOM OF CASING

DEPTH (FT)	SAMPLE NUMBER	SAMPLE TYPE	SAMPLE DIST. (IN)	RECOVERY (IN)	DESCRIPTION OF MATERIAL	WATER LEVELS	ELEVATION (FT)	BLOWS/6"
0					Topsoil Thickness [6"]			
	S-1	SS	18	9	(ML) SANDY SILT, reddish brown, moist, loose			2-2-3 (5)
	~~D3S-189~~	~~BG1~~ SS	~~60~~ 18	13	(CL) LEAN CLAY, reddish brown, moist, firm			3-4-5 (9)
5	~~S-2~~						473	
	S-3	SS	18	14	(ML) SANDY SILT, reddish brown, moist, loose			4-4-4 (8)
	S-4	SS	18	18	(ML) SILT, light brown, moist, dense to very dense			13-19-26 (45)
10							468	
	S-5	SS	18	17				11-15-27 (42)
15							463	
	~~S-6~~	~~SS~~	~~4~~	~~4~~				50/4" (50/4")
20							458	
	S-7	SS	18	18				14-15-17 (32)
25							453	
	~~S-8~~	~~SS~~	~~5~~	~~5~~	WEATHERED ROCK, light gray, brown, and black, moist, very dense			50/5" (50/5")
30							448	

Plastic Limit Water Content Liquid Limit

STANDARD PENETRATION BLOWS/FT

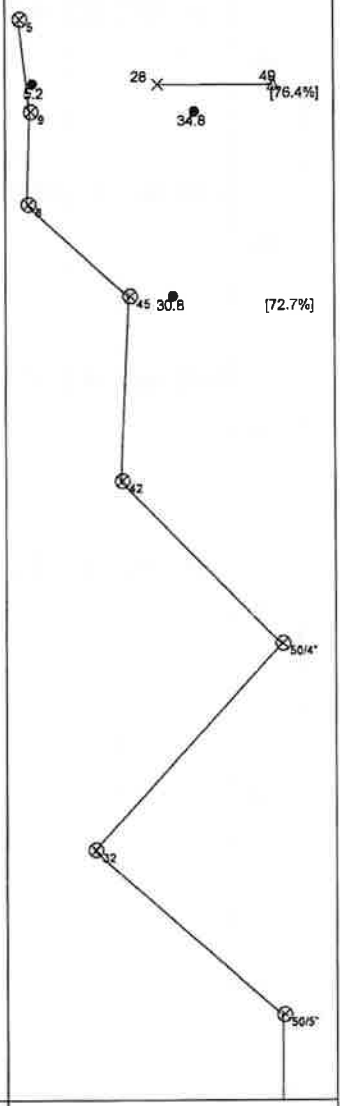
ROCK QUALITY DESIGNATION & RECOVERY

RQD

REC

CALIBRATED PENETROMETER TON/SF

[FINES CONTENT] %



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THE STRATIFICATION LINES REPRESENT THE APPROXIMATE BOUNDARY LINES BETWEEN SOIL TYPES. IN-SITU THE TRANSITION MAY BE GRADUAL

WL (First Encountered)	**Dry**	BORING STARTED:	**Sep 29 2021**	CAVE IN DEPTH:	**27.0**
WL (Completion)	**Dry**	BORING COMPLETED:	**Sep 29 2021**	HAMMER TYPE:	**Auto**
WL (Seasonal High Water)		EQUIPMENT: **ATV**	LOGGED BY:	DRILLING METHOD:	**3.25 HSA**
WL (Stabilized)					

GEOTECHNICAL BOREHOLE LOG

CLIENT:	PROJECT NO.:	BORING NO.:	SHEET:
Bohler Engineering	**01:31153**	**B-09**	**2 of 2**
PROJECT NAME: **Warrenton Data Center**	DRILLER/CONTRACTOR: **All American Geotech, Inc.**		
SITE LOCATION: **Lee Highway and Blackwell Road, Warrenton, Virginia 20186**			LOSS OF CIRCULATION
NORTHING:	EASTING:	STATION:	SURFACE ELEVATION: **478**

BOTTOM OF CASING

Plastic Limit Water Content Liquid Limit

⊗ STANDARD PENETRATION BLOWS/FT

ROCK QUALITY DESIGNATION & RECOVERY — RQD — REC

○ CALIBRATED PENETROMETER TON/SF

[FINES CONTENT] %

DEPTH (FT)	SAMPLE NUMBER	SAMPLE TYPE	SAMPLE DIST. (IN)	RECOVERY (IN)	DESCRIPTION OF MATERIAL	WATER LEVELS	ELEVATION (FT)	BLOWS/6"
35	S-9	SS	14	14	WEATHERED ROCK, light gray, brown, and black, moist, very dense		443	17-26-50/2" (76/8")
					AUGER REFUSAL AT 34.8 FT			
40	S-10	SS	0	0			438	50/0" (50/0")
45							433	
50							428	
55							423	
60							418	

⊗76/8"

⊗50/0"

THE STRATIFICATION LINES REPRESENT THE APPROXIMATE BOUNDARY LINES BETWEEN SOIL TYPES. IN-SITU THE TRANSITION MAY BE GRADUAL

▽ WL (First Encountered)	**Dry**	BORING STARTED:	**Sep 29 2021**	CAVE IN DEPTH:	**27.0**
▼ WL (Completion)	**Dry**	BORING COMPLETED:	**Sep 29 2021**	HAMMER TYPE:	**Auto**
▼ WL (Seasonal High Water)		EQUIPMENT: **ATV**	LOGGED BY:	DRILLING METHOD:	**3.25 HSA**
▽ WL (Stabilized)					

GEOTECHNICAL BOREHOLE LOG

CLIENT:	PROJECT NO.:	BORING NO.:	SHEET:
Bohler Engineering	**01:31153**	**B-10**	**1 of 2**
PROJECT NAME:	DRILLER/CONTRACTOR:		
Warrenton Data Center	**All American Geotech, Inc.**		
SITE LOCATION:			LOSS OF CIRCULATION
Lee Highway and Blackwell Road, Warrenton, Virginia 20186			
NORTHING:	EASTING:	STATION:	SURFACE ELEVATION: **469**
			BOTTOM OF CASING

DEPTH (FT)	SAMPLE NUMBER	SAMPLE TYPE	SAMPLE DIST. (IN)	RECOVERY (IN)	DESCRIPTION OF MATERIAL	WATER LEVELS	ELEVATION (FT)	BLOWS/6"
0					Topsoil Thickness [6"]			
	S-1	SS	18	12	(SM) SILTY SAND, reddish brown, moist, very loose to loose			1-2-2 (4)
	S-2	SS	18	18				2-2-3 (5)
5							464	
	S-3	SS	18	18	(ML) SANDY SILT WITH GRAVEL, contains quartz fragments, light brown, moist, loose			5-4-5 (9)
	S-4	SS	5	5	WEATHERED ROCK, light brown to grayish brown, moist, very dense			50/5" (50/5")
10							459	
	S-5	SS	5	5				50/5" (50/5")
15							454	
	S-6	SS	3	3				50/3" (50/3")
20							449	
	S-7	SS	0	0				50/0" (50/0")
25	S-8	RC	60	52	SCHIST, [REC=87%,RQD=17%], Highly Weathered, Very Hard, Grayish Brown		444	
					SCHIST, [REC=100%,RQD=22%], Highly Weathered, Very Hard, Grayish Brown			
30	S-9	RC	60	60			439	

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Plastic Limit Water Content Liquid Limit

⊗ STANDARD PENETRATION BLOWS/FT

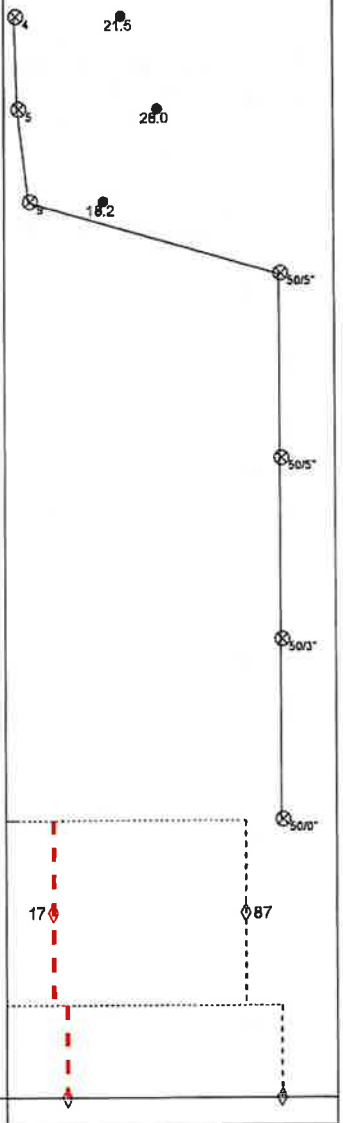
ROCK QUALITY DESIGNATION & RECOVERY

RQD

REC

○ CALIBRATED PENETROMETER TON/SF

(FINES CONTENT) %



THE STRATIFICATION LINES REPRESENT THE APPROXIMATE BOUNDARY LINES BETWEEN SOIL TYPES. IN-SITU THE TRANSITION MAY BE GRADUAL

▽ WL (First Encountered)	**Dry**	BORING STARTED:	**Oct 05 2021**	CAVE IN DEPTH:	**19.0**
▼ WL (Completion)	**Dry**	BORING COMPLETED:	**Oct 05 2021**	HAMMER TYPE:	**Auto**
▼ WL (Seasonal High Water)		EQUIPMENT: **ATV**	LOGGED BY:	DRILLING METHOD:	**3.25 HSA**
▽ WL (Stabilized)					

GEOTECHNICAL BOREHOLE LOG

CLIENT:	PROJECT NO.:	BORING NO.:	SHEET:
Bohler Engineering	**01:31153**	**B-10**	**2 of 2**
PROJECT NAME: **Warrenton Data Center**	DRILLER/CONTRACTOR: **All American Geotech, Inc.**		
SITE LOCATION: **Lee Highway and Blackwell Road, Warrenton, Virginia 20186**			LOSS OF CIRCULATION
NORTHING:	EASTING:	STATION:	SURFACE ELEVATION: **469**

BOTTOM OF CASING

Plastic Limit Water Content Liquid Limit

STANDARD PENETRATION BLOWS/FT

ROCK QUALITY DESIGNATION & RECOVERY

RQD

REC

CALIBRATED PENETROMETER TON/SF

[FINES CONTENT] %

DEPTH (FT)	SAMPLE NUMBER	SAMPLE TYPE	SAMPLE DIST. (IN)	RECOVERY (IN)	DESCRIPTION OF MATERIAL	WATER LEVELS	ELEVATION (FT)	BLOWS/6"
					SCHIST, [REC=100%,RQD=22%], Highly Weathered, Very Hard, Grayish Brown			22 / 100
					AUGER REFUSAL AT 33.5 FT			
35							434	
40							429	
45							424	
50							419	
55							414	
60							409	

THE STRATIFICATION LINES REPRESENT THE APPROXIMATE BOUNDARY LINES BETWEEN SOIL TYPES. IN-SITU THE TRANSITION MAY BE GRADUAL

▽ WL (First Encountered)	**Dry**	BORING STARTED:	**Oct 05 2021**	CAVE IN DEPTH:	**19.0**
▼ WL (Completion)	**Dry**	BORING COMPLETED:	**Oct 05 2021**	HAMMER TYPE:	**Auto**
▼ WL (Seasonal High Water)		EQUIPMENT: **ATV**	LOGGED BY:	DRILLING METHOD:	**3.25 HSA**
▽ WL (Stabilized)					

GEOTECHNICAL BOREHOLE LOG

CLIENT:	PROJECT NO.:	BORING NO.:	SHEET:
Bohler Engineering	**01:31153**	**B-11**	**1 of 1**
PROJECT NAME: **Warrenton Data Center**	DRILLER/CONTRACTOR: **All American Geotech, Inc.**		
SITE LOCATION: **Lee Highway and Blackwell Road, Warrenton, Virginia 20186**			LOSS OF CIRCULATION
NORTHING:	EASTING:	STATION:	SURFACE ELEVATION: **468**
			BOTTOM OF CASING

DEPTH (FT)	SAMPLE NUMBER	SAMPLE TYPE	SAMPLE DIST. (IN)	RECOVERY (IN)	DESCRIPTION OF MATERIAL	WATER LEVELS	ELEVATION (FT)	BLOWS/6"
					Topsoil Thickness [6"]			
	S-1	SS	18	8	(ML) SILT, brownish gray, moist, loose to dense			3-3-4 (7)
	~~D35-194 S-2~~	~~BG1~~ SS	~~60~~ 18	12				5-6-9 (15)
5	S-3	SS	18	16			463	7-10-12 (22)
	S-4	SS	18	18				11-12-16 (28)
10							458	
	S-5	SS	18	18				10-15-19 (34)
15							453	
	S-6	SS	5	5	WEATHERED ROCK, gray, moist, very dense			50/5" (50/5")
20							448	
	S-7	SS	3	3				50/3" (50/3")
25					END OF BORING AT 25.0 FT		443	
30							438	

Plastic Limit Water Content Liquid Limit

⊗ STANDARD PENETRATION BLOWS/FT

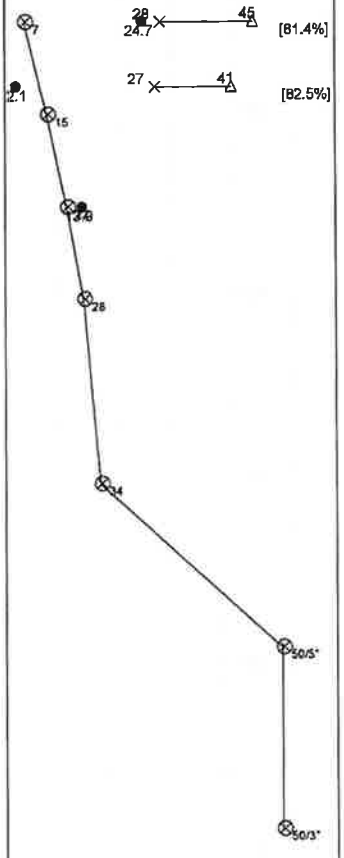
ROCK QUALITY DESIGNATION & RECOVERY

RQD

REC

○ CALIBRATED PENETROMETER TON/SF

[FINES CONTENT] %



THE STRATIFICATION LINES REPRESENT THE APPROXIMATE BOUNDARY LINES BETWEEN SOIL TYPES. IN-SITU THE TRANSITION MAY BE GRADUAL

▽ WL (First Encountered)	**Dry**	BORING STARTED:	**Sep 29 2021**	CAVE IN DEPTH:	**12.7**
▼ WL (Completion)	**Dry**	BORING COMPLETED:	**Sep 29 2021**	HAMMER TYPE:	**Auto**
▼ WL (Seasonal High Water)		EQUIPMENT: **ATV**	LOGGED BY:	DRILLING METHOD:	**3.25 HSA**
▽ WL (Stabilized)					

GEOTECHNICAL BOREHOLE LOG

CLIENT:	PROJECT NO.:	BORING NO.:	SHEET:
Bohler Engineering	**01:31153**	**B-12**	**1 of 1**
PROJECT NAME: **Warrenton Data Center**	DRILLER/CONTRACTOR: **All American Geotech, Inc.**		
SITE LOCATION: **Lee Highway and Blackwell Road, Warrenton, Virginia 20186**			LOSS OF CIRCULATION
NORTHING:	EASTING:	STATION:	SURFACE ELEVATION: **474**

BOTTOM OF CASING

DEPTH (FT)	SAMPLE NUMBER	SAMPLE TYPE	SAMPLE DIST. (IN)	RECOVERY (IN)	DESCRIPTION OF MATERIAL	WATER LEVELS	ELEVATION (FT)	BLOWS/6"
0					Topsoil Thickness [6"]			
	S-1	SS	18	18	(SM) SILTY SAND, reddish brown, moist, loose			3-4-5 (9)
	S-2	SS	18	18	(ML) SANDY SILT, reddish brown, moist, medium dense		469	6-7-11 (18)
5	S-3	SS	18	18	(ML) SILT, light brown, moist, medium dense			10-13-12 (25)
	S-4	SS	18	18			464	10-11-15 (26)
10	S-5	SS	18	18				11-8-11 (19)
15	S-6	SS	5	5	WEATHERED ROCK, light brown and gray, moist, very dense		459	50/5" (50/5")
20	S-7	SS	5	5			454	50/5" (50/5")
25					END OF BORING AT 23.9 FT		449	
30							444	

Plastic Limit Water Content Liquid Limit

STANDARD PENETRATION BLOWS/FT

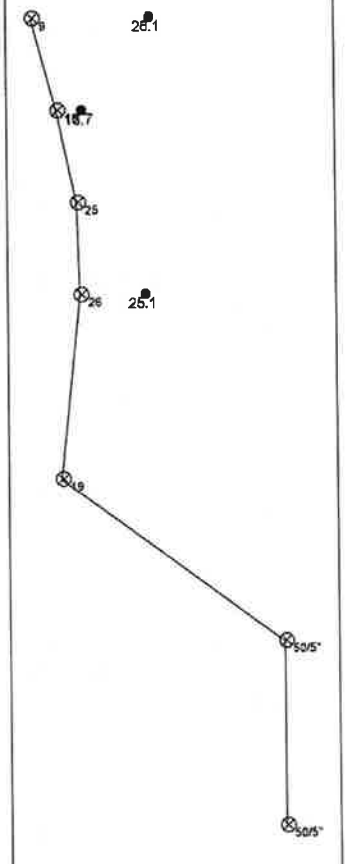
ROCK QUALITY DESIGNATION & RECOVERY

RQD

REC

CALIBRATED PENETROMETER TON/SF

[FINES CONTENT] %



THE STRATIFICATION LINES REPRESENT THE APPROXIMATE BOUNDARY LINES BETWEEN SOIL TYPES. IN-SITU THE TRANSITION MAY BE GRADUAL

▽ WL (First Encountered)	**Dry**	BORING STARTED:	**Oct 02 2021**	CAVE IN DEPTH:	**14.0**
▼ WL (Completion)	**Dry**	BORING COMPLETED:	**Oct 02 2021**	HAMMER TYPE:	**Auto**
▼ WL (Seasonal High Water)		EQUIPMENT: **ATV**	LOGGED BY:	DRILLING METHOD:	**3.25 HSA**
▽ WL (Stabilized)					

GEOTECHNICAL BOREHOLE LOG

CLIENT:	PROJECT NO.:	BORING NO.:	SHEET:
Bohler Engineering	**01:31153**	**B-13**	**1 of 1**
PROJECT NAME:	DRILLER/CONTRACTOR:		
Warrenton Data Center	**All American Geotech, Inc.**		
SITE LOCATION:			LOSS OF CIRCULATION
Lee Highway and Blackwell Road, Warrenton, Virginia 20186			
NORTHING:	EASTING:	STATION:	SURFACE ELEVATION: **490**
			BOTTOM OF CASING

DEPTH (FT)	SAMPLE NUMBER	SAMPLE TYPE	SAMPLE DIST. (IN)	RECOVERY (IN)	DESCRIPTION OF MATERIAL	ELEVATION (FT)	BLOWS/6"
					Topsoil Thickness [4"]		
	S-1	SS	18	10	(ML) SILT WITH SAND, reddish brown, moist, loose to medium dense		3-3-5 (8)
	S-2	SS	18	12			2-3-6 (9)
5						485	
	S-3	SS	18	18			7-8-11 (19)
	S-4	SS	4	4	(SM) SILTY SAND WITH GRAVEL, gray and dark brown, moist, medium dense to very dense		50/4" (50/4")
10						480	
	S-5	SS	18	18			12-13-15 (28)
15						475	
	S-6	SS	18	18			10-12-17 (29)
20						470	
	S-7	SS	2	2	WEATHERED ROCK, dark brownish gray, moist, very dense		50/2" (50/2")
25						465	
	S-8	SS	0	0	**AUGER REFUSAL AT 27.0 FT**		50/0" (50/0")
30						460	

Plastic Limit — Water Content — Liquid Limit

STANDARD PENETRATION BLOWS/FT

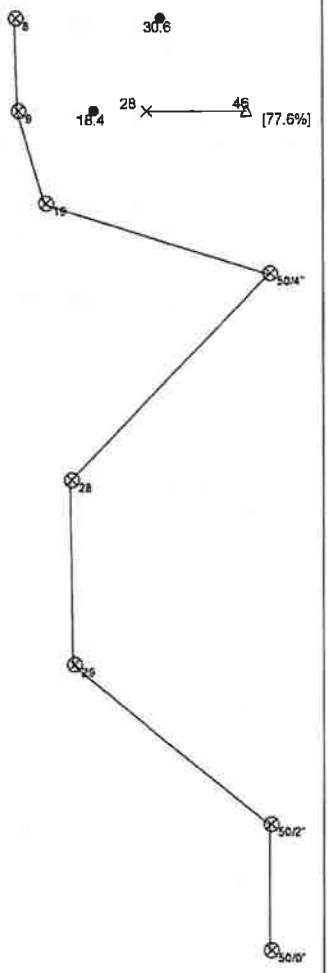
ROCK QUALITY DESIGNATION & RECOVERY

RQD

REC

CALIBRATED PENETROMETER TON/SF

(FINES CONTENT) %



THE STRATIFICATION LINES REPRESENT THE APPROXIMATE BOUNDARY LINES BETWEEN SOIL TYPES. IN-SITU THE TRANSITION MAY BE GRADUAL

▽ WL (First Encountered)	**Dry**	BORING STARTED:	**Sep 30 2021**	CAVE IN DEPTH:	**18.5**
▼ WL (Completion)	**Dry**	BORING COMPLETED:	**Sep 30 2021**	HAMMER TYPE:	**Auto**
▼ WL (Seasonal High Water)		EQUIPMENT: **ATV**	LOGGED BY:	DRILLING METHOD:	**3.25 HSA**
▽ WL (Stabilized)					

GEOTECHNICAL BOREHOLE LOG

CLIENT:	PROJECT NO.:	BORING NO.:	SHEET:
Bohler Engineering	**01:31153**	**B-14**	**1 of 1**
PROJECT NAME: **Warrenton Data Center**	DRILLER/CONTRACTOR: **All American Geotech, Inc.**		
SITE LOCATION: **Lee Highway and Blackwell Road, Warrenton, Virginia 20186**			LOSS OF CIRCULATION
NORTHING:	EASTING:	STATION:	SURFACE ELEVATION: **500**

BOTTOM OF CASING

Plastic Limit Water Content Liquid Limit

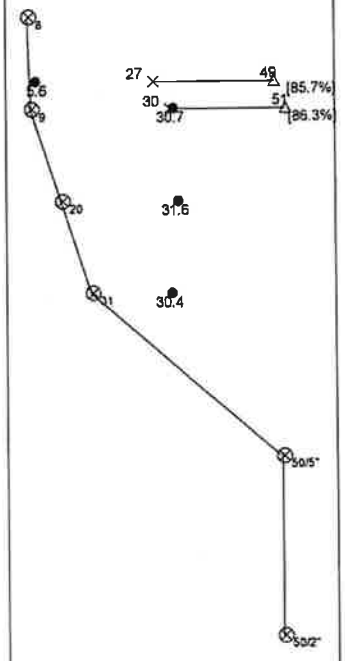
STANDARD PENETRATION BLOWS/FT

ROCK QUALITY DESIGNATION & RECOVERY — RQD — REC

CALIBRATED PENETROMETER TON/SF

[FINES CONTENT] %

DEPTH (FT)	SAMPLE NUMBER	SAMPLE TYPE	SAMPLE DIST. (IN)	RECOVERY (IN)	DESCRIPTION OF MATERIAL	WATER LEVELS	ELEVATION (FT)	BLOWS/6"
					Topsoil Thickness (3")			
	S-1	SS	18	18	(MH) ELASTIC SILT, light brown, moist, firm to stiff			3-4-4 (8)
	~~D35~~ 186	~~BG1~~ SS	~~60~~ 18	18				2-4-5 (9)
5	~~S-2~~				(SM) SILTY SAND, brown, moist, medium dense to dense		495	
	S-3	SS	18	18				5-9-11 (20)
	S-4	SS	18	18				10-12-19 (31)
10							490	
	~~S-5~~	~~SS~~	~~5~~	~~5~~	WEATHERED ROCK, reddish brown and black, moist, very dense			50/5" (50/5")
15							485	
	~~S-6~~	~~SS~~	~~2~~	~~2~~	END OF BORING AT 18.7 FT			50/2" (50/2")
20							480	
25							475	
30							470	



THE STRATIFICATION LINES REPRESENT THE APPROXIMATE BOUNDARY LINES BETWEEN SOIL TYPES. IN-SITU THE TRANSITION MAY BE GRADUAL

▽ WL (First Encountered)	**Dry**	BORING STARTED:	**Sep 30 2021**	CAVE IN DEPTH:	**11.5**
▼ WL (Completion)	**Dry**	BORING COMPLETED:	**Sep 30 2021**	HAMMER TYPE:	**Auto**
▼ WL (Seasonal High Water)		EQUIPMENT: **ATV**	LOGGED BY:	DRILLING METHOD:	**3.25 HSA**
▽ WL (Stabilized)					

GEOTECHNICAL BOREHOLE LOG

CLIENT:	PROJECT NO.:	BORING NO.:	SHEET:
Bohler Engineering	**01:31153**	**B-15**	**1 of 1**
PROJECT NAME:	DRILLER/CONTRACTOR:		
Warrenton Data Center	**All American Geotech, Inc.**		
SITE LOCATION:			LOSS OF CIRCULATION
Lee Highway and Blackwell Road, Warrenton, Virginia 20186			
NORTHING:	EASTING:	STATION:	SURFACE ELEVATION: **497**
			BOTTOM OF CASING

DEPTH (FT)	SAMPLE NUMBER	SAMPLE TYPE	SAMPLE DIST. (IN)	RECOVERY (IN)	DESCRIPTION OF MATERIAL	WATER LEVELS	ELEVATION (FT)	BLOWS/6"
					Topsoil Thickness [4"]			
	S-1	SS	18	12	(CL) LEAN CLAY WITH SAND, grayish brown, moist, stiff			3-4-6 (10)
	~~D35-187~~	~~BG1~~ SS	~~60~~ 18	17				4-4-7 (11)
5	~~S-2~~				(ML) SANDY SILT WITH GRAVEL, light brown and gray, moist, very dense		492	
	S-3	SS	18	18				23-24-29 (53)
	S-4	SS	15	14	WEATHERED ROCK, grayish brown to gray, moist, very dense			15-34-50/3" (84/9")
10							487	
	~~S-5~~	~~SS~~	~~3~~	~~3~~				50/3" (50/3")
15							482	
	~~S-6~~	~~SS~~	~~1~~	~~1~~	**AUGER REFUSAL AT 16.1 FT**			50/1" (50/1")
20							477	
25							472	
30							467	

Plastic Limit — Water Content — Liquid Limit

⊗ STANDARD PENETRATION BLOWS/FT

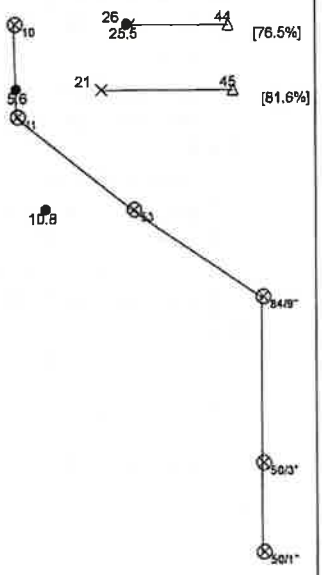
ROCK QUALITY DESIGNATION & RECOVERY

RQD

REC

○ CALIBRATED PENETROMETER TON/SF

[FINES CONTENT] %



THE STRATIFICATION LINES REPRESENT THE APPROXIMATE BOUNDARY LINES BETWEEN SOIL TYPES. IN-SITU THE TRANSITION MAY BE GRADUAL

▽ WL (First Encountered)	**Dry**	BORING STARTED:	**Sep 30 2021**	CAVE IN DEPTH:	**10.3**
▼ WL (Completion)	**Dry**	BORING COMPLETED:	**Sep 30 2021**	HAMMER TYPE:	**Auto**
▼ WL (Seasonal High Water)		EQUIPMENT: **ATV**	LOGGED BY:	DRILLING METHOD:	**3.25 HSA**
▽ WL (Stabilized)					

GEOTECHNICAL BOREHOLE LOG

CLIENT:	PROJECT NO.:	BORING NO.:	SHEET:
Bohler Engineering	**01:31153**	**B-16**	**1 of 1**
PROJECT NAME: **Warrenton Data Center**	DRILLER/CONTRACTOR: **All American Geotech, Inc.**		
SITE LOCATION: **Lee Highway and Blackwell Road, Warrenton, Virginia 20186**			LOSS OF CIRCULATION
NORTHING:	EASTING:	STATION:	SURFACE ELEVATION: **475**

DEPTH (FT)	SAMPLE NUMBER	SAMPLE TYPE	SAMPLE DIST. (IN)	RECOVERY (IN)	DESCRIPTION OF MATERIAL	WATER LEVELS	ELEVATION (FT)	BLOWS/6"
0					Topsoil Thickness [6"]			
	S-1	SS	18	18	(SM) SILTY SAND, brown, moist, loose			3-5-5 (10)
	S-2	SS	18	18	(ML) SANDY SILT, light brown and gray, moist, medium dense		470	5-4-7 (11)
5	S-3	SS	18	18				6-6-8 (14)
	S-4	SS	18	18			465	5-7-11 (18)
10								
	S-5	SS	18	14			460	10-13-17 (30)
15								
	S-6	SS	4	4	WEATHERED ROCK, light brown, moist, very dense		455	50/4" (50/4")
20								
	S-7	SS	5	5			450	50/5" (50/5")
25					**END OF BORING AT 24.0 FT**			
30							445	

Plastic Limit Water Content Liquid Limit

⊗ STANDARD PENETRATION BLOWS/FT

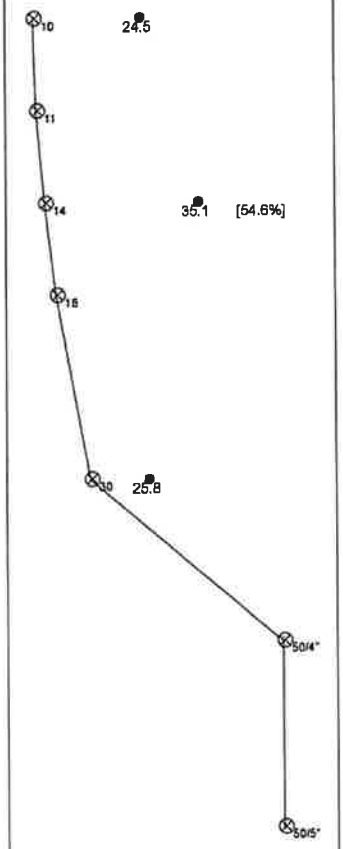
ROCK QUALITY DESIGNATION & RECOVERY

RQD

REC

○ CALIBRATED PENETROMETER TON/SF

[FINES CONTENT] %



THE STRATIFICATION LINES REPRESENT THE APPROXIMATE BOUNDARY LINES BETWEEN SOIL TYPES. IN-SITU THE TRANSITION MAY BE GRADUAL

▽ WL (First Encountered)	**Dry**	BORING STARTED:	**Oct 02 2021**	CAVE IN DEPTH:	**14.7**
▼ WL (Completion)	**Dry**	BORING COMPLETED:	**Oct 02 2021**	HAMMER TYPE:	**Auto**
▼ WL (Seasonal High Water)		EQUIPMENT:	LOGGED BY:	DRILLING METHOD:	**3.25 HSA**
▽ WL (Stabilized)		**ATV**			

GEOTECHNICAL BOREHOLE LOG

CLIENT:	PROJECT NO.:	BORING NO.:	SHEET:
Bohler Engineering	**01:31153**	**B-17**	**1 of 1**
PROJECT NAME:	DRILLER/CONTRACTOR:		
Warrenton Data Center	**All American Geotech, Inc.**		
SITE LOCATION: **Lee Highway and Blackwell Road, Warrenton, Virginia 20186**			LOSS OF CIRCULATION
NORTHING:	EASTING:	STATION:	SURFACE ELEVATION: **492**

DEPTH (FT)	SAMPLE NUMBER	SAMPLE TYPE	SAMPLE DIST. (IN)	RECOVERY (IN)	DESCRIPTION OF MATERIAL	WATER LEVELS	ELEVATION (FT)	BLOWS/6"
0					Topsoil Thickness [3"]			
	S-1	SS	18	20	(SM) SILTY SAND, reddish brown, moist, loose			4-4-4 (8)
	S-2	SS	18	18				3-4-4 (8)
5							487	
	S-3	SS	18	18	(ML) SANDY SILT, brown and gray, moist, very loose			1-2-2 (4)
	S-4	SS	5	5	WEATHERED ROCK, dark gray, moist, very dense			50/5" (50/5")
10							482	
	S-5	SS	3	3				50/3" (50/3")
					END OF BORING AT 13.8 FT			
15							477	
20							472	
25							467	
30							462	

Plastic Limit — Water Content — Liquid Limit

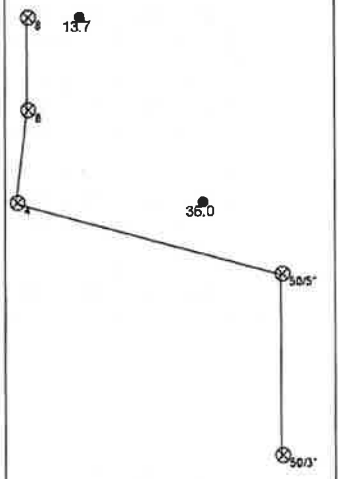
⊗ STANDARD PENETRATION BLOWS/FT

ROCK QUALITY DESIGNATION & RECOVERY

RQD

REC

○ CALIBRATED PENETROMETER TON/SF [FINES CONTENT] %



THE STRATIFICATION LINES REPRESENT THE APPROXIMATE BOUNDARY LINES BETWEEN SOIL TYPES. IN-SITU THE TRANSITION MAY BE GRADUAL

▽ WL (First Encountered)	**Dry**	BORING STARTED: **Oct 02 2021**		CAVE IN DEPTH: **7.0**
▼ WL (Completion)	**Dry**	BORING COMPLETED: **Oct 02 2021**		HAMMER TYPE: **Auto**
▼ WL (Seasonal High Water)		EQUIPMENT: **ATV**	LOGGED BY:	DRILLING METHOD: **3.25 HSA**
▽ WL (Stabilized)				

GEOTECHNICAL BOREHOLE LOG

CLIENT:	PROJECT NO.:	BORING NO.:	SHEET:
Bohler Engineering	**01:31153**	**B-18**	**1 of 1**
PROJECT NAME: **Warrenton Data Center**	DRILLER/CONTRACTOR: **All American Geotech, Inc.**		
SITE LOCATION: **Lee Highway and Blackwell Road, Warrenton, Virginia 20186**			LOSS OF CIRCULATION
NORTHING:	EASTING:	STATION:	SURFACE ELEVATION: **482**

DEPTH (FT)	SAMPLE NUMBER	SAMPLE TYPE	SAMPLE DIST. (IN)	RECOVERY (IN)	DESCRIPTION OF MATERIAL	ELEVATION (FT)	BLOWS/6"
0					Topsoil Thickness [6"]		
	S-1	SS	18	18	(SM) SILTY SAND, reddish brown, moist, loose to medium dense		3-3-4 (7)
	S-2	SS	18	18		477	4-5-7 (12)
5	S-3	SS	18	18			7-9-13 (22)
	S-4	SS	18	18	(ML) SILT, light brown, moist, dense	472	15-15-22 (37)
10	S-5	SS	5	5	WEATHERED ROCK, light brown to grayish brown, moist, very dense	467	50/5" (50/5")
15	S-6	SS	4	4		462	50/4" (50/4")
20					END OF BORING AT 18.9 FT		
25						457	
30						452	

WATER LEVELS

Plastic Limit Water Content Liquid Limit

STANDARD PENETRATION BLOWS/FT

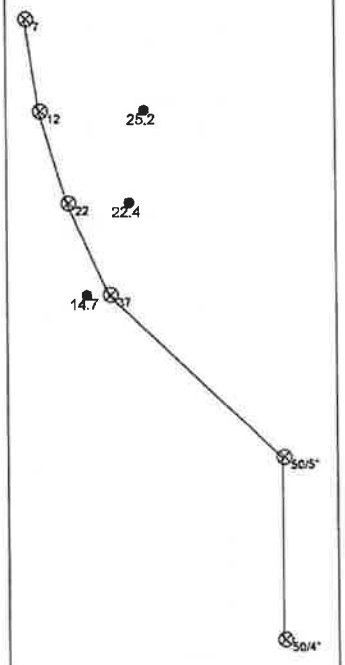
ROCK QUALITY DESIGNATION & RECOVERY

RQD

REC

CALIBRATED PENETROMETER TON/SF

[FINES CONTENT] %



THE STRATIFICATION LINES REPRESENT THE APPROXIMATE BOUNDARY LINES BETWEEN SOIL TYPES. IN-SITU THE TRANSITION MAY BE GRADUAL

▽ WL (First Encountered)	**Dry**	BORING STARTED:	**Oct 01 2021**	CAVE IN DEPTH:	**14.5**
▼ WL (Completion)	**Dry**	BORING COMPLETED:	**Oct 01 2021**	HAMMER TYPE:	**Auto**
▼ WL (Seasonal High Water)		EQUIPMENT: **ATV**	LOGGED BY:	DRILLING METHOD:	**3.25 HSA**
▽ WL (Stabilized)					

GEOTECHNICAL BOREHOLE LOG

CLIENT:	PROJECT NO.:	BORING NO.:	SHEET:
Bohler Engineering	**01:31153**	**B-19**	**1 of 1**
PROJECT NAME: **Warrenton Data Center**	DRILLER/CONTRACTOR: **All American Geotech, Inc.**		
SITE LOCATION: **Lee Highway and Blackwell Road, Warrenton, Virginia 20186**			LOSS OF CIRCULATION
NORTHING:	EASTING:	STATION:	SURFACE ELEVATION: **490**

BOTTOM OF CASING

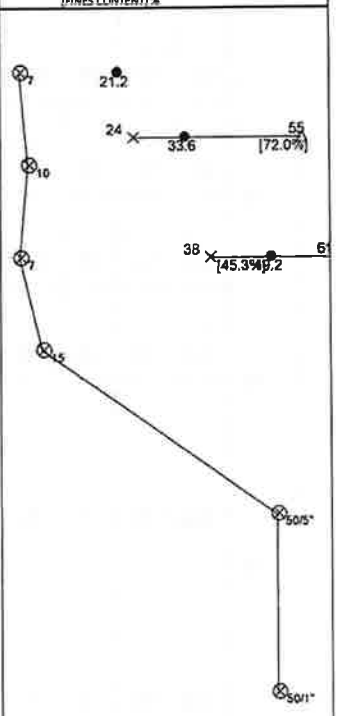
Plastic Limit Water Content Liquid Limit

STANDARD PENETRATION BLOWS/FT

ROCK QUALITY DESIGNATION & RECOVERY — RQD — REC

CALIBRATED PENETROMETER TON/SF (FINES CONTENT) %

DEPTH (FT)	SAMPLE NUMBER	SAMPLE TYPE	SAMPLE DIST. (IN)	RECOVERY (IN)	DESCRIPTION OF MATERIAL	WATER LEVELS	ELEVATION (FT)	BLOWS/6"
					Topsoil Thickness [4"]			
	S-1	SS	18	18	(CL) SANDY LEAN CLAY, reddish brown, moist, firm			4-4-3 (7)
	~~D35-190~~	~~BG1~~ SS	~~60~~ 18	18	(GM) SILTY GRAVEL WITH SAND, reddish brown and brown, moist, loose to medium dense			3-4-6 (10)
5	~~S-2~~						485	
	S-3	SS	18	18				3-3-4 (7)
	S-4	SS	18	18				9-7-8 (15)
10							480	
					WEATHERED ROCK, light brown and dark gray, moist, very dense			
	S-5	SS	5	5				50/5" (50/5")
15							475	
	S-6	SS	1	1				50/1" (50/1")
					END OF BORING AT 18.6 FT			
20							470	
25							465	
30							460	



THE STRATIFICATION LINES REPRESENT THE APPROXIMATE BOUNDARY LINES BETWEEN SOIL TYPES. IN-SITU THE TRANSITION MAY BE GRADUAL

▽ WL (First Encountered) **Dry**	BORING STARTED: **Oct 01 2021**	CAVE IN DEPTH: **14.5**	
▼ WL (Completion) **Dry**	BORING COMPLETED: **Oct 01 2021**	HAMMER TYPE: **Auto**	
⧨ WL (Seasonal High Water)	EQUIPMENT: **ATV**	LOGGED BY:	DRILLING METHOD: **3.25 HSA**
⧩ WL (Stabilized)			

GEOTECHNICAL BOREHOLE LOG

CLIENT:	PROJECT NO.:	BORING NO.:	SHEET:
Bohler Engineering	**01:31153**	**B-20**	**1 of 1**
PROJECT NAME: **Warrenton Data Center**	DRILLER/CONTRACTOR: **All American Geotech, Inc.**		
SITE LOCATION: **Lee Highway and Blackwell Road, Warrenton, Virginia 20186**			LOSS OF CIRCULATION
NORTHING:	EASTING:	STATION:	SURFACE ELEVATION: **490**

BOTTOM OF CASING

Plastic Limit — Water Content — Liquid Limit

STANDARD PENETRATION BLOWS/FT

ROCK QUALITY DESIGNATION & RECOVERY

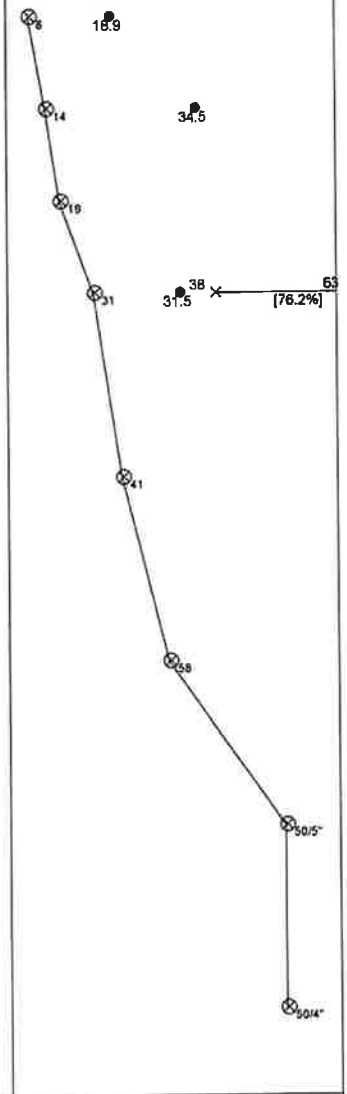
RQD

REC

CALIBRATED PENETROMETER TON/SF

[FINES CONTENT] %

DEPTH (FT)	SAMPLE NUMBER	SAMPLE TYPE	SAMPLE DIST. (IN)	RECOVERY (IN)	DESCRIPTION OF MATERIAL	WATER LEVELS	ELEVATION (FT)	BLOWS/6"
					Topsoil Thickness [4"]			
	S-1	SS	18	10	(SM) SILTY SAND, brown, moist, loose			4-4-4 (8)
	S-2	SS	18	18	(ML) SILT, reddish brown to grayish brown, moist, medium dense to very dense		485	5-7-7 (14)
5	S-3	SS	18	18				7-9-10 (19)
	S-4	SS	18	18	(MH) ELASTIC SILT WITH SAND, yellowish brown, moist, hard to very hard		480	14-15-16 (31)
10	S-5	SS	18	18				8-15-26 (41)
15	S-6	SS	18	18			475	17-23-35 (58)
20	S-7	SS	5	5	WEATHERED ROCK, light brown and gray, moist, very dense		470	50/5" (50/5")
25	S-8	SS	4	4			465	50/4" (50/4")
30					**END OF BORING AT 28.9 FT**		460	



THE STRATIFICATION LINES REPRESENT THE APPROXIMATE BOUNDARY LINES BETWEEN SOIL TYPES. IN-SITU THE TRANSITION MAY BE GRADUAL

▽ WL (First Encountered)	**Dry**	BORING STARTED:	**Oct 01 2021**	CAVE IN DEPTH:	**23.0**
▼ WL (Completion)	**Dry**	BORING COMPLETED:	**Oct 01 2021**	HAMMER TYPE:	**Auto**
⧩ WL (Seasonal High Water)		EQUIPMENT:	LOGGED BY:	DRILLING METHOD:	**3.25 HSA**
⧩ WL (Stabilized)		**ATV**			

GEOTECHNICAL BOREHOLE LOG

APPENDIX C – Laboratory Testing

Laboratory Test Results Summary
Plasticity Charts
Grain Size Analysis
Standard Proctor Test Results
California Bearing Ratio Test Results
Thermal Resistivity Test Results

Laboratory Testing Summary

Sample Location	Sample Number	Depth (feet)	^MC (%)	Soil Type	Atterberg Limits			**Percent Passing No. 200 Sieve	Moisture - Density		CBR (%)		#Organic Content (%)
					LL	PL	PI		<Maximum Density (pcf)	<Optimum Moisture (%)	0.1 in.	0.2 in.	
B-01	S-10	38.5-39.75	16.5	ML	NP	NP	NP	75.6					
B-01	S-2	3.5-5	15.1										
B-02	S-1	1-2.5	24.7										
B-02	S-2	3.5-5	11.2										
B-02	S-5	13.5-15	12.6										
B-03	S-1	1-2.5	25.3										
B-03	S-2	3.5-5	21.6	ML	44	28	16	71.0					
B-04	S-1	1-2.5	26.2										
B-04	S-3	6-7.5	16.9										
B-04	S-5	13.5-15	22.6										

Notes: See test reports for test method, ^ASTM D2216-19, *ASTM D2488, **ASTM D1140-17, #ASTM D2974-20e1 < See test report for D4718 corrected values

Definitions: MC: Moisture Content, Soil Type: USCS (Unified Soil Classification System), LL: Liquid Limit, PL: Plastic Limit, PI: Plasticity Index, CBR: California Bearing Ratio, OC: Organic Content

Project: Warrenton Data Center
Client:

Project No.: 01:31153
Date Reported:

Office / Lab	Address	Office Number / Fax
ECS Mid-Atlantic LLC - Chantilly	14026 Thunderbolt Place Suite 100 Chantilly, VA 20151-3232	(703)471-8400 (703)834-5527

Tested by	Checked by	Approved by	
jvong	Htran	Dtran	

Laboratory Testing Summary

Sample Location	Sample Number	Depth (feet)	^MC (%)	Soil Type	Atterberg Limits			**Percent Passing No. 200 Sieve	Moisture - Density		CBR (%)		#Organic Content (%)
					LL	PL	PI		<Maximum Density (pcf)	<Optimum Moisture (%)	0.1 in.	0.2 in.	
B-05	S-3	6-7.5	28.8										
B-05	S-9	33.5-35	19.9	ML	45	30	15	87.5					
B-06	S-1	1-2.5	25.2										
B-06	S-3	6-7.5	41.6										
B-06	S-5	13.5-15	18.3										
B-07	S-2	3.5-5	18.4										
B-07	S-3	6-7.5	31.6	CH	60	28	32	86.0					
B-08	S-1	1-2.5	29.0										
B-08	S-4	8.5-10	46.1										
B-08	S-6	18.5-20	25.3										

Notes: See test reports for test method, ^ASTM D2216-19, *ASTM D2488, **ASTM D1140-17, #ASTM D2974-20e1 < See test report for D4718 corrected values

Definitions: MC: Moisture Content, Soil Type: USCS (Unified Soil Classification System), LL: Liquid Limit, PL: Plastic Limit, PI: Plasticity Index, CBR: California Bearing Ratio, OC: Organic Content

Project: Warrenton Data Center
Client:

Project No.: 01:31153
Date Reported:

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Tested by	Checked by	Approved by	
jvong	Htran	Dtran	

Laboratory Testing Summary

Sample Location	Sample Number	Depth (feet)	^MC (%)	Soil Type	Atterberg Limits			**Percent Passing No. 200 Sieve	Moisture - Density		CBR (%)		#Organic Content (%)
					LL	PL	PI		<Maximum Density (pcf)	<Optimum Moisture (%)	0.1 in.	0.2 in.	
B-09	S-2	3.5-5	34.8										
B-09	S-4	8.5-10	30.8	ML	NP	NP	NP	72.7					
B-10	S-1	1-2.5	21.5										
B-10	S-2	3.5-5	28.0										
B-10	S-3	6-7.5	18.2										
B-11	S-1	1-2.5	24.7	ML	45	28	17	81.4					
B-11	S-3	6-7.5	13.9										
B-12	S-1	1-2.5	26.1										
B-12	S-2	3.5-5	13.7										
B-12	S-4	8.5-10	25.1										

Notes: See test reports for test method, ^ASTM D2216-19, *ASTM D2488, **ASTM D1140-17, #ASTM D2974-20e1 < See test report for D4718 corrected values

Definitions: MC: Moisture Content, Soil Type: USCS (Unified Soil Classification System), LL: Liquid Limit, PL: Plastic Limit, PI: Plasticity Index, CBR: California Bearing Ratio, OC: Organic Content

Project: **Warrenton Data Center**
Client:

Project No.: 01:31153
Date Reported:

Office / Lab	Address	Office Number / Fax
ECS Mid-Atlantic LLC - Chantilly	14026 Thunderbolt Place Suite 100 Chantilly, VA 20151-3232	(703)471-8400 (703)834-5527

Tested by	Checked by	Approved by	
jvong	Htran	Dtran	

Laboratory Testing Summary

Sample Location	Sample Number	Depth (feet)	^MC (%)	Soil Type	Atterberg Limits			**Percent Passing No. 200 Sieve	Moisture - Density		CBR (%)		#Organic Content (%)
					LL	PL	PI		<Maximum Density (pcf)	<Optimum Moisture (%)	0.1 in.	0.2 in.	
B-13	S-1	1-2.5	30.6										
B-13	S-2	3.5-5	18.4	ML	46	28	18	77.6					
B-14	S-2	3.5-5	30.7	MH	51	30	21	86.3					
B-14	S-3	6-7.5	31.6										
B-14	S-4	8.5-10	30.4										
B-15	S-1	1-2.5	25.5	CL	44	26	18	76.5					
B-15	S-3	6-7.5	10.8										
B-16	S-1	1-2.5	24.5										
B-16	S-3	6-7.5	35.1	ML	NP	NP	NP	54.6					
B-16	S-5	13.5-15	25.8										

Notes: See test reports for test method, ^ASTM D2216-19, *ASTM D2488, **ASTM D1140-17, #ASTM D2974-20e1 < See test report for D4718 corrected values

Definitions: MC: Moisture Content, Soil Type: USCS (Unified Soil Classification System), LL: Liquid Limit, PL: Plastic Limit, PI: Plasticity Index, CBR: California Bearing Ratio, OC: Organic Content

Project: Warrenton Data Center
Client:

Project No.: 01:31153
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Tested by	Checked by	Approved by	
jvong	Htran	Dtran	

Laboratory Testing Summary

Sample Location	Sample Number	Depth (feet)	^MC (%)	Soil Type	Atterberg Limits			**Percent Passing No. 200 Sieve	Moisture - Density		CBR (%)		#Organic Content (%)
					LL	PL	PI		<Maximum Density (pcf)	<Optimum Moisture (%)	0.1 in.	0.2 in.	
B-17	S-1	1-2.5	13.7										
B-17	S-3	6-7.5	36.0										
B-18	S-2	3.5-5	25.2										
B-18	S-3	6-7.5	22.4										
B-18	S-4	8.5-10	14.7										
B-19	S-1	1-2.5	21.2										
B-19	S-3	6-7.5	49.2	GM	61	38	23	45.3					
B-20	S-1	1-2.5	18.9										
B-20	S-2	3.5-5	34.5										
B-20	S-4	8.5-10	31.5	MH	63	38	25	76.2					

Notes: See test reports for test method, ^ASTM D2216-19, *ASTM D2488, **ASTM D1140-17, #ASTM D2974-20e1 < See test report for D4718 corrected values

Definitions: MC: Moisture Content, Soil Type: USCS (Unified Soil Classification System), LL: Liquid Limit, PL: Plastic Limit, PI: Plasticity Index, CBR: California Bearing Ratio, OC: Organic Content

Project: Warrenton Data Center
Client:

Project No.: 01:31153
Date Reported:

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ECS Mid-Atlantic LLC - Chantilly	14026 Thunderbolt Place Suite 100 Chantilly, VA 20151-3232	(703)471-8400 (703)834-5527

Tested by	Checked by	Approved by	
jvong	Htran	Dtran	

Laboratory Testing Summary

Sample Location	Sample Number	Depth (feet)	^MC (%)	Soil Type	Atterberg Limits			**Percent Passing No. 200 Sieve	Moisture - Density		CBR (%)		#Organic Content (%)
					LL	PL	PI		<Maximum Density (pcf)	<Optimum Moisture (%)	0.1 in.	0.2 in.	
B-02	D3S-191	1-6	11.7	CL	39	18	21	85.6	122.1	15.2			
B-04	D3S-188	1-6	2.2	ML	NP	NP	NP	85.1	112.3	15.8			
B-07	D3S-193	1-6	2.6	CL	37	19	18	86.5	112.2	17.7			
B-09	D3S-189	1-6	5.2	ML	49	28	21	76.4	99.5	21.6			
B-11	D3S-194	1-6	2.1	ML	41	27	14	82.5	119.2	13.8			
B-14	D3S-186	1-6	5.6	CL	49	27	22	85.7	102.3	22.4	5	4.7	
B-15	D3S-187	1-6	5.6	CL	45	21	24	81.6	111.0	17.7	7.6	6.6	
B-19	D3S-190	1-6	33.6	CH	55	24	31	72.0	101.9	24.2			

Notes: See test reports for test method, ^ASTM D2216-19, *ASTM D2488, **ASTM D1140-17, #ASTM D2974-20e1 < See test report for D4718 corrected values

Definitions: MC: Moisture Content, Soil Type: USCS (Unified Soil Classification System), LL: Liquid Limit, PL: Plastic Limit, PI: Plasticity Index, CBR: California Bearing Ratio, OC: Organic Content

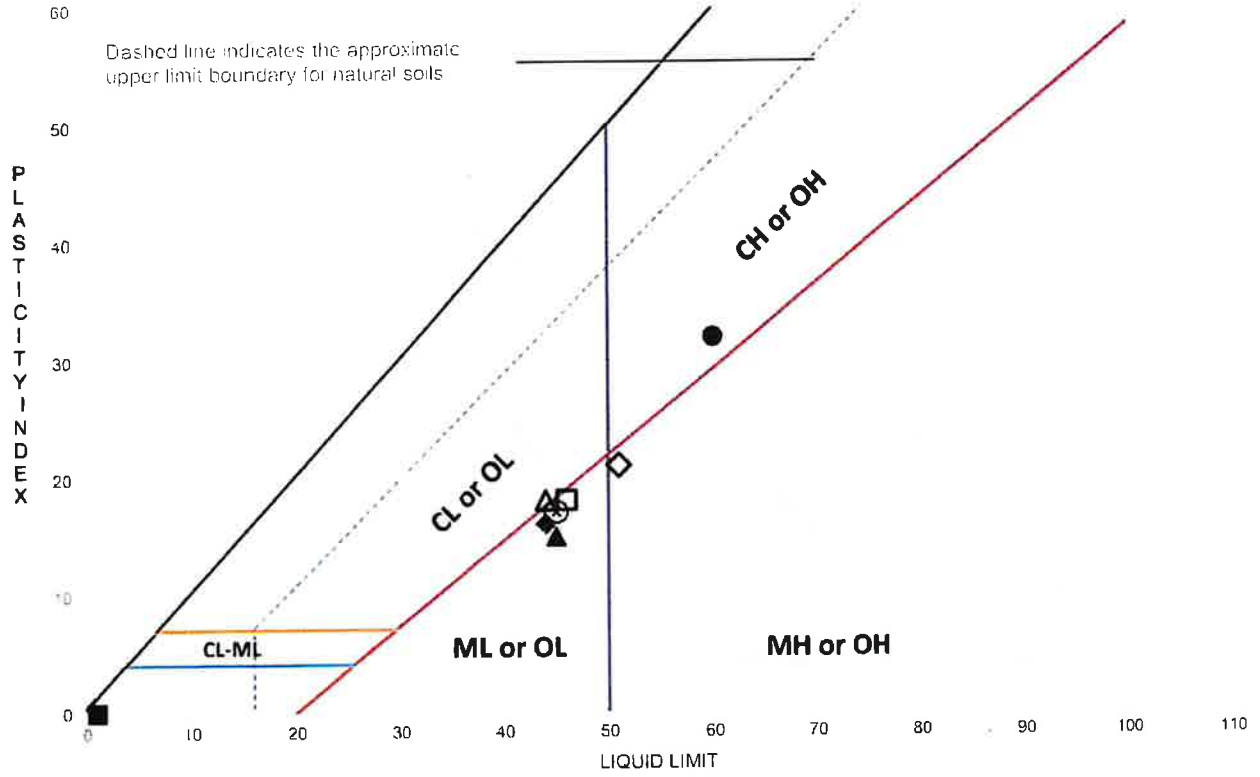
Project: Warrenton Data Center
Client:

Project No.: 01:31153
Date Reported:

Office / Lab	Address	Office Number / Fax
ECS Mid-Atlantic LLC - Chantilly	14026 Thunderbolt Place Suite 100 Chantilly, VA 20151-3232	(703)471-8400 (703)834-5527

Tested by	Checked by	Approved by	
jvong	Htran	Dtran	

LIQUID AND PLASTIC LIMITS TEST REPORT



TEST RESULTS (ASTM D4318-10 (MULTIPOINT TEST))

	Sample Location	Sample Number	Sample Depth (ft)	LL	PL	PI	%<#40	%<#200	AASHTO	USCS	Material Description
■	B-01	S-10	38.5-39.75	NP	NP	NP	95.3	75.6	A-4	ML	Silt with Sand Trace Mica Yellow Light Brown
◆	B-03	S-2	3.5-5	44	28	16	91.7	71.0	A-7-6	ML	Silt with Sand Trace Mica Yellow Light Brown
▲	B-05	S-9	33.5-35	45	30	15	99.5	87.5	A-7-5	ML	Silt Trace Mica Yellow Light Brown
●	B-07	S-3	6-7.5	60	28	32	93.9	86.0	A-7-6	CH	Fat Clay Light Brown
✱	B-09	S-4	8.5-10	NP	NP	NP	95.9	72.7	A-4	ML	Silt with Sand Trace Mica Yellow Light Brown
⊗	B-11	S-1	1-2.5	45	28	17	95.3	81.4	A-7-6	ML	Silt with Sand Trace Mica Brown
□	B-13	S-2	3.5-5	46	28	18	89.9	77.6	A-7-6	ML	Silt with Sand Trace Mica Yellowish Light Brown
◇	B-14	S-2	3.5-5	51	30	21	94.7	86.3	A-7-5	MH	Elastic Silt Trace Mica Light Brown
△	B-15	S-1	1-2.5	44	26	18	85.8	76.5	A-7-6	CL	Lean Clay with Sand Light Brown
×	B-16	S-3	6-7.5	NP	NP	NP	85.3	54.6	A-4	ML	Sandy Silt Trace Mica Yellowish Light Brown

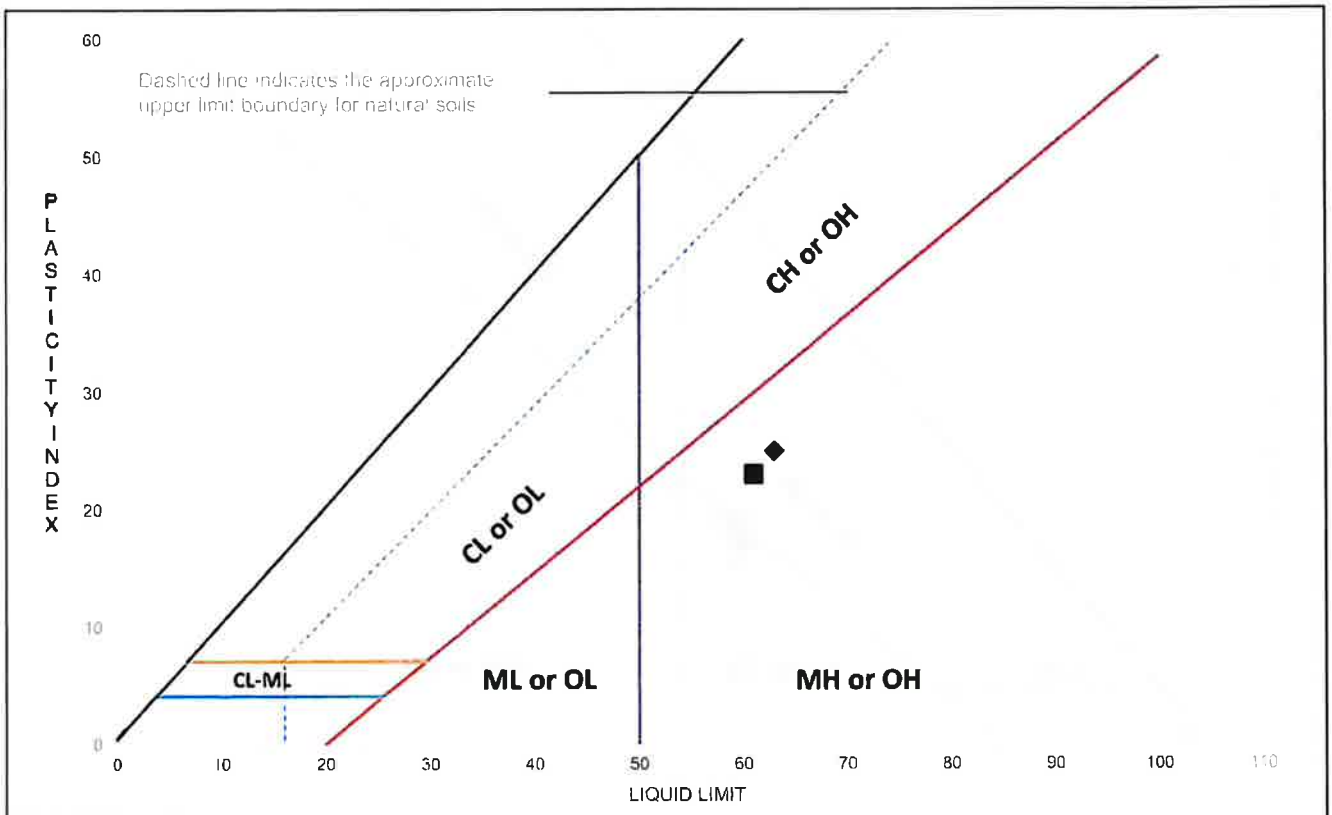
Project: Warrenton Data Center
Client:

Project No.: 01:31153
Date Reported:

Office / Lab	Address	Office Number / Fax
ECS Mid-Atlantic LLC - Chantilly	14026 Thunderbolt Place Suite 100 Chantilly, VA 20151-3232	(703)471-8400 (703)834-5527

Tested by	Checked by	Approved by	
jvong	Htran	Dtran	

LIQUID AND PLASTIC LIMITS TEST REPORT



TEST RESULTS (ASTM D4318-10 (MULTIPOINT TEST))

	Sample Location	Sample Number	Sample Depth (ft)	LL	PL	PI	%<#40	%<#200	AASHTO	USCS	Material Description
■	B-19	S-3	6-7.5	61	38	23	53.5	45.3	A-7-5	GM	Silty Gravel with Sand Trace Mica Yellowish Brown
◆	B-20	S-4	8.5-10	63	38	25	88.6	76.2	A-7-5	MH	Elastic Silt with Sand Trace Mica Yellowish Light Brown

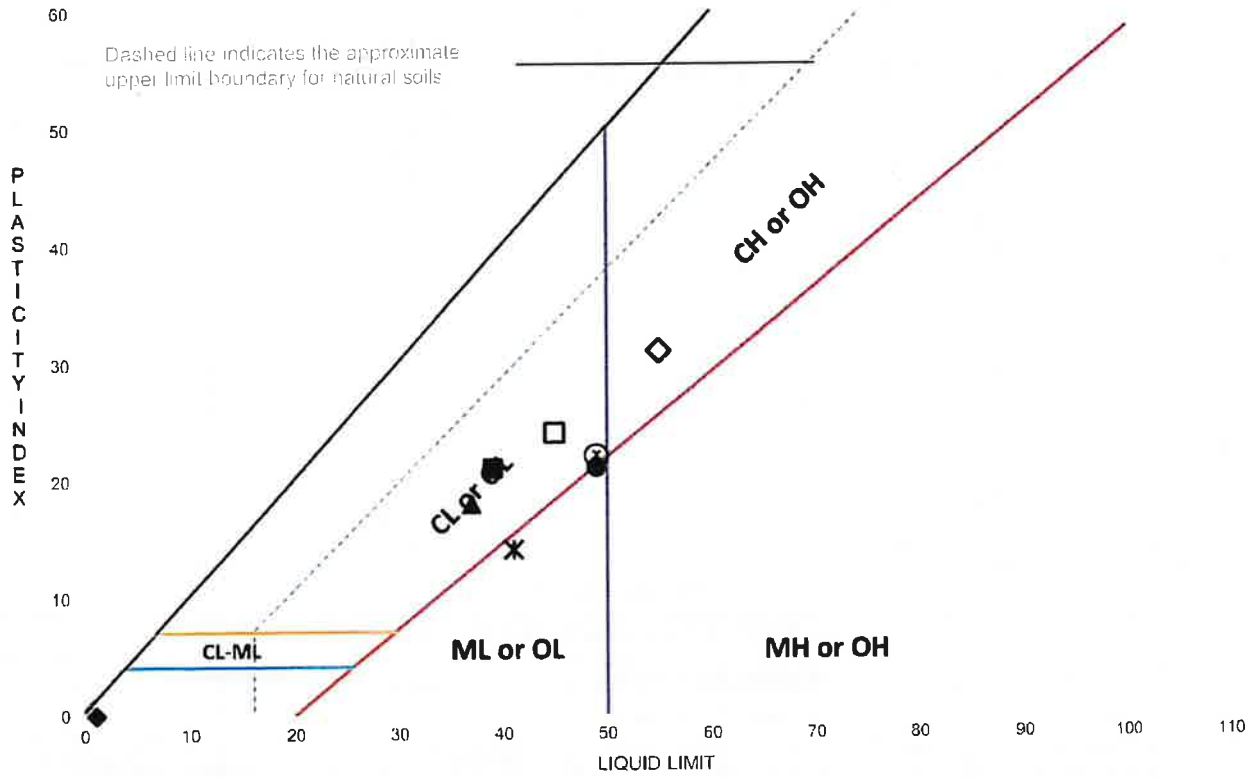
Project: Warrenton Data Center
Client:

Project No.: 01:31153
Date Reported:

Office / Lab	Address	Office Number / Fax
ECS Mid-Atlantic LLC - Chantilly	14026 Thunderbolt Place Suite 100 Chantilly, VA 20151-3232	(703)471-8400 (703)834-5527

Tested by	Checked by	Approved by	
jvong	Htran	Dtran	

LIQUID AND PLASTIC LIMITS TEST REPORT



TEST RESULTS (ASTM D4318-10 (MULTIPOINT TEST))

	Sample Location	Sample Number	Sample Depth (ft)	LL	PL	PI	%<#40	%<#200	AASHTO	USCS	Material Description
■	B-02	D3S-191	1-6	39	18	21	98.8	85.6	A-6	CL	Lean Clay Yellowish Brown
◆	B-04	D3S-188	1-6	NP	NP	NP	97.9	85.1	A-4	ML	Silt Trace Mica Yellowish Brown
▲	B-07	D3S-193	1-6	37	19	18	96.0	86.5	A-6	CL	Lean Clay Trace Mica Brown
●	B-09	D3S-189	1-6	49	28	21	91.1	76.4	A-7-6	ML	Silt with Sand Brwon
✱	B-11	D3S-194	1-6	41	27	14	97.9	82.5	A-7-6	ML	Silt with Sand Trace Mica Yellowish Brown
⊗	B-14	D3S-186	1-6	49	27	22	95.3	85.7	A-7-6	CL	Lean Clay with Sand Yellowisht Brown
□	B-15	D3S-187	1-6	45	21	24	92.4	81.6	A-7-6	CL	Lean Clay with Sand Yellowish Brown
◇	B-19	D3S-190	1-6	55	24	31	80.6	72.0	A-7-6	CH	Fat Clay with Sand Brown

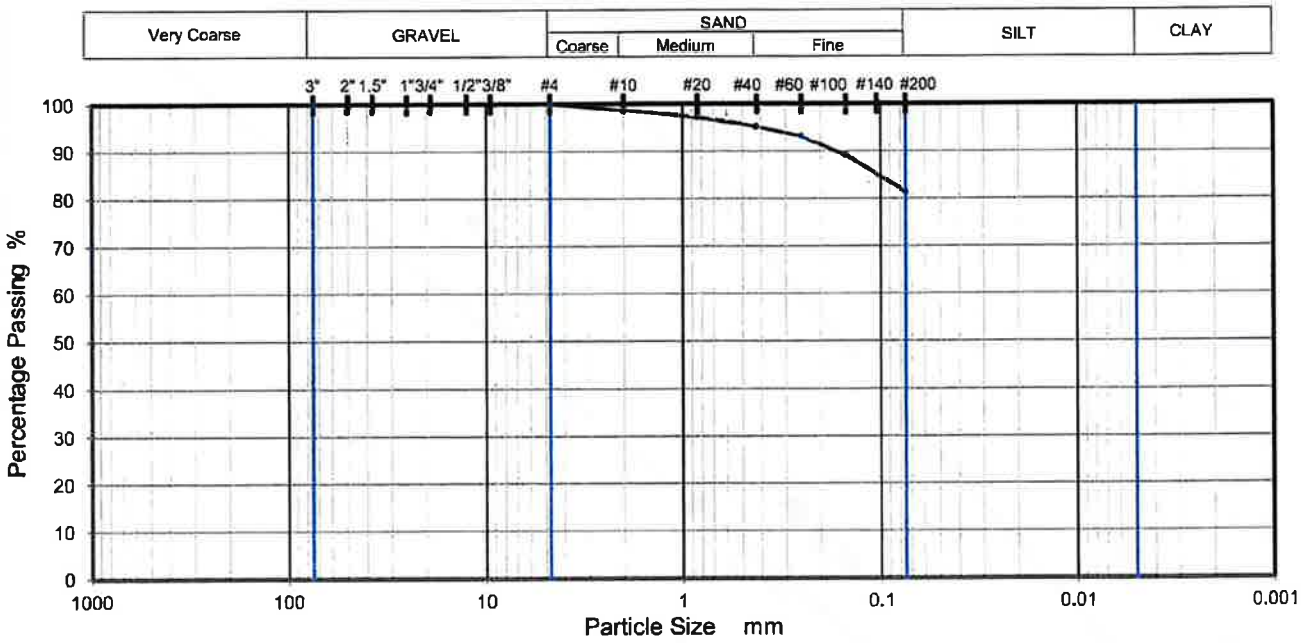
Project: Warrenton Dela Center
Client:

Project No.: 01:31153
Date Reported:

Office / Lab	Address	Office Number / Fax
ECS Mid-Atlantic LLC - Chantilly	14026 Thunderbolt Place Suite 100 Chantilly, VA 20151-3232	(703)471-8400 (703)834-5527

Tested by	Checked by	Approved by	
jvong	Htran	Dtran	

PARTICLE SIZE DISTRIBUTION



TEST RESULTS (ASTM D422-63(2007))

Sieving		Hydrometer Sedimentation	
Particle Size	% Passing	Particle Size mm	% Passing
3"	100.0		
#4	100.0		
#10	98.6		
#20	97.2		
#40	95.3		
#60	93.3		
#100	89.1		
#200	81.4		

Dry Mass of sample, g: 40.6

Sample Proportions	% dry mass
Very coarse, >3" sieve	0.0
Gravel, 3" to # 4 sieve	0.0
Coarse Sand, #4 to #10 sieve	1.4
Medium Sand, #10 to #40	3.3
Fine Sand, #40 to #200	13.9
Fines <#200	81.4

USCS	ML	Liquid Limit	45	D90	0.167	D50		D10	
AASHTO	A-7-6	Plastic Limit	28	D85	0.104	D30		Cu	
USCS Group Name	Silt with sand	Plasticity Index	17	D60		D15		Cc	

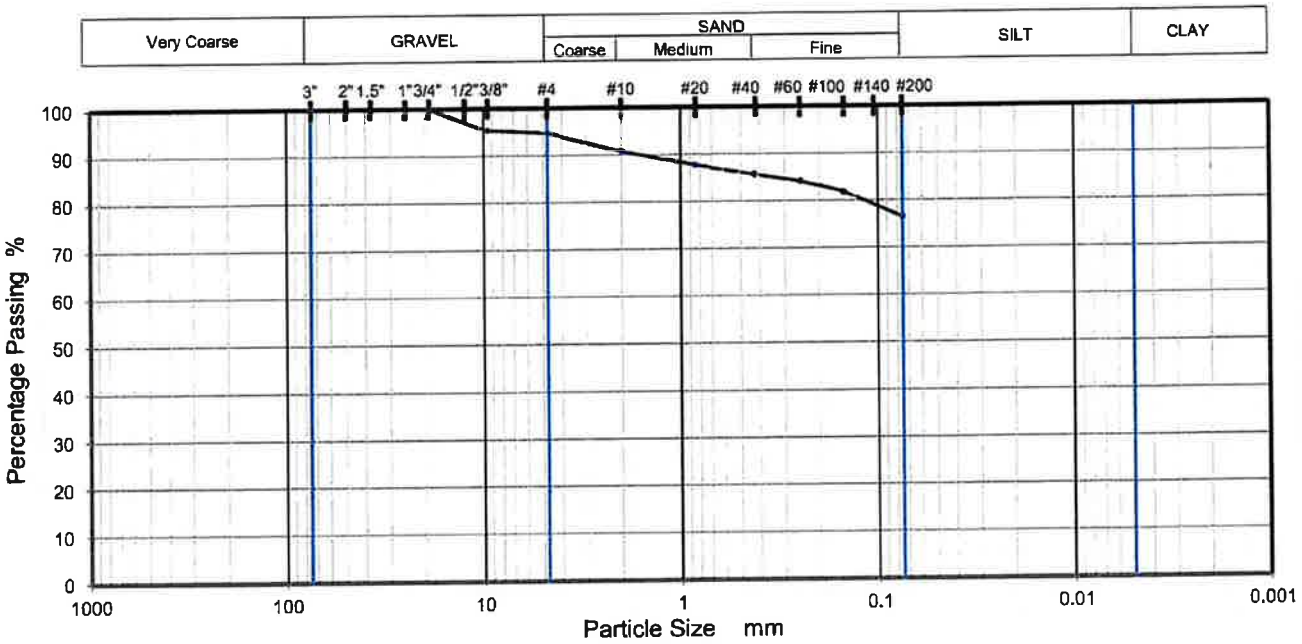
Project: Warrenton Data Center
Client:
Sample Description: Silt with Sand Trace Mica Brown
Sample Source: B-11

Project No.: 01:31153
Depth (ft): 1 - 2.5
Sample No.: S-1
Date Reported:

Office / Lab	Address	Office Number / Fax
ECS Mid-Atlantic LLC - Chantilly	14026 Thunderbolt Place Suite 100 Chantilly, VA 20151-3232	(703)471-8400 (703)834-5527

Tested by	Checked by	Approved by		Remarks
jvong	Htran	Dtran		

PARTICLE SIZE DISTRIBUTION



TEST RESULTS (ASTM D422-63(2007))

Sieving		Hydrometer Sedimentation	
Particle Size	% Passing	Particle Size mm	% Passing
3"	100.0		
3/4"	100.0		
3/8"	95.4		
#4	94.8		
#10	90.8		
#20	87.8		
#40	85.8		
#60	84.3		
#100	82.0		
#200	76.5		

Dry Mass of sample, g: 42.3

Sample Proportions	% dry mass
Very coarse, >3" sieve	0.0
Gravel, 3" to # 4 sieve	5.2
Coarse Sand, #4 to #10 sieve	4.0
Medium Sand, #10 to #40	5.0
Fine Sand, #40 to #200	9.3
Fines <#200	76.5

USCS	CL	Liquid Limit	44	D90	1.592	D50		D10	
AASHTO	A-7-6	Plastic Limit	26	D85	0.320	D30		Cu	
USCS Group Name	Lean clay with sand	Plasticity Index	18	D60		D15		Cc	

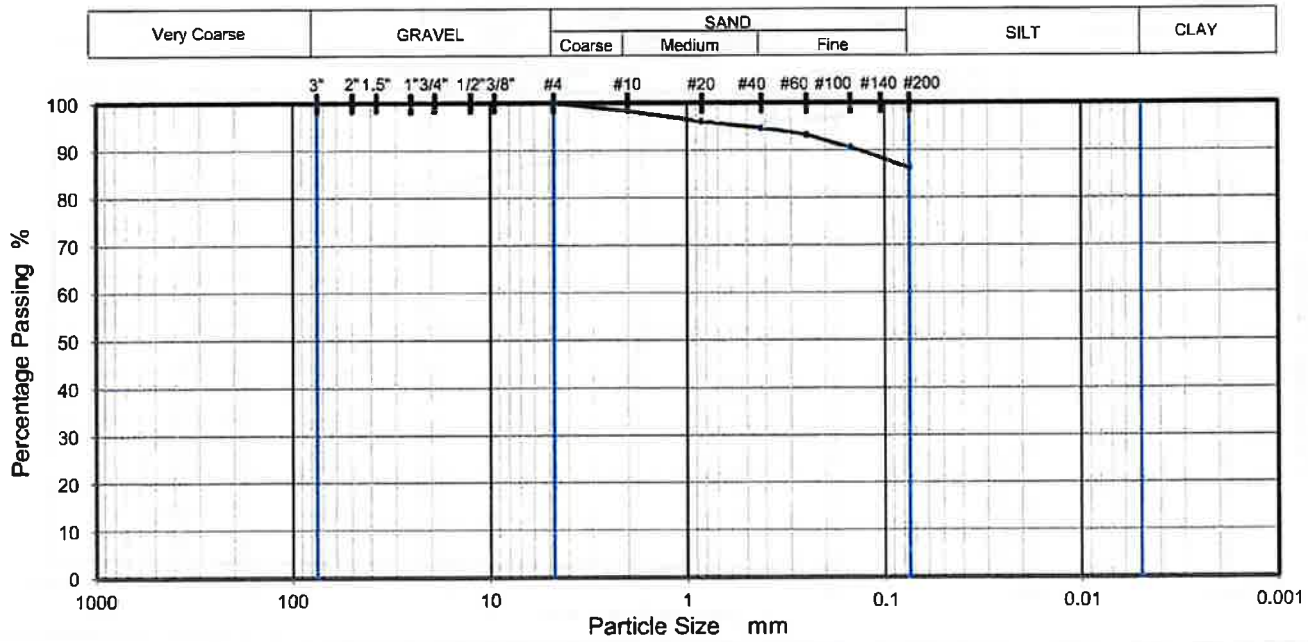
Project: Warrenton Data Center
Client:
Sample Description: Lean Clay with Sand Light Brown
Sample Source: B-15

Project No.: 01:31153
Depth (ft): 1 - 2.5
Sample No.: S-1
Date Reported:

Office / Lab	Address	Office Number / Fax
ECS Mid-Atlantic LLC - Chantilly	14026 Thunderbolt Place Suite 100 Chantilly, VA 20151-3232	(703)471-8400 (703)834-5527

Tested by	Checked by	Approved by		Remarks
jvong	Htran	Dtran		

PARTICLE SIZE DISTRIBUTION



TEST RESULTS (ASTM D422-63(2007))

Sieving		Hydrometer Sedimentation	
Particle Size	% Passing	Particle Size mm	% Passing
3"	100.0		
#4	100.0		
#10	98.3		
#20	96.1		
#40	94.7		
#60	93.4		
#100	90.7		
#200	86.3		

Dry Mass of sample, g: 43.6

Sample Proportions	% dry mass
Very coarse, >3" sieve	0.0
Gravel, 3" to # 4 sieve	0.0
Coarse Sand, #4 to #10 sieve	1.7
Medium Sand, #10 to #40	3.6
Fine Sand, #40 to #200	8.4
Fines <#200	86.3

USCS	MH	Liquid Limit	51	D90	0.134	D50		D10	
AASHTO	A-7-5	Plastic Limit	30	D85		D30		Cu	
USCS Group Name	Elastic silt	Plasticity Index	21	D60		D15		Cc	

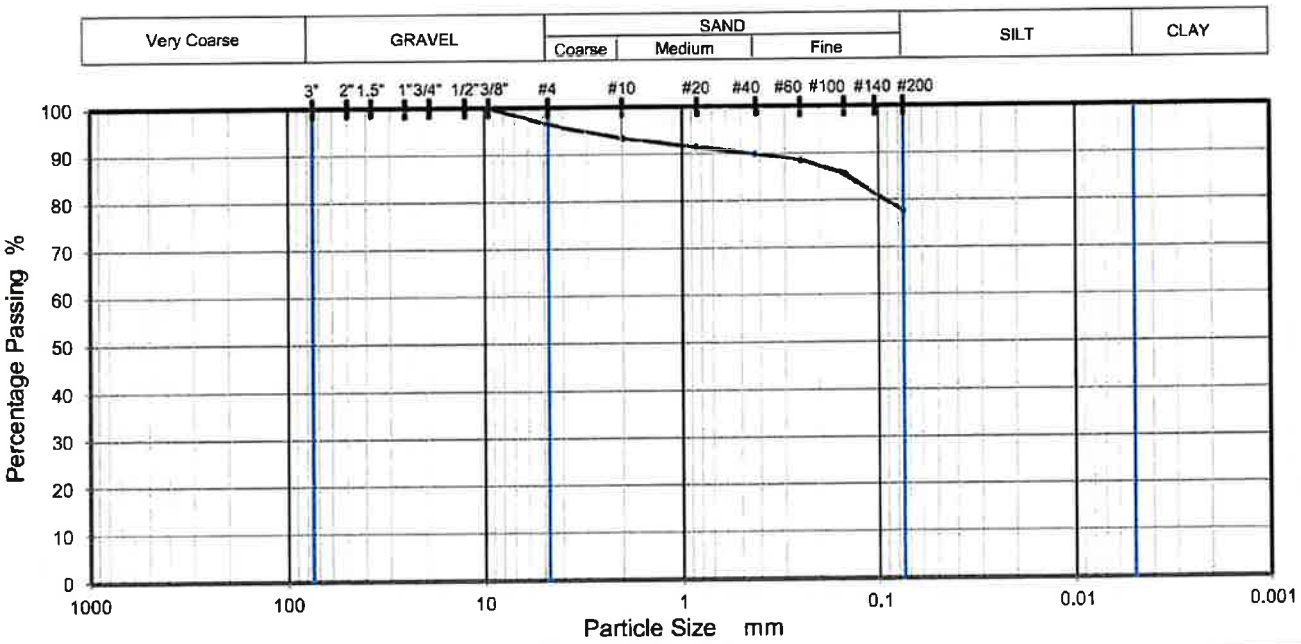
Project: Warrenton Data Center
Client:
Sample Description: Elastic Silt Trace Mica Light Brown
Sample Source: B-14

Project No.: 01:31153
Depth (ft): 3.5 - 5
Sample No.: S-2
Date Reported:

Office / Lab	Address	Office Number / Fax
ECS Mid-Atlantic LLC - Chantilly	14026 Thunderbolt Place Suite 100 Chantilly, VA 20151-3232	(703)471-8400 (703)834-5527

Tested by	Checked by	Approved by		Remarks
jvong	Htran	Dtran		

PARTICLE SIZE DISTRIBUTION



TEST RESULTS (ASTM D422-63(2007))

Sieving		Hydrometer Sedimentation	
Particle Size	% Passing	Particle Size mm	% Passing
3"	100.0		
3/8"	100.0		
#4	96.5		
#10	93.5		
#20	91.4		
#40	89.9		
#60	88.6		
#100	85.7		
#200	77.6		

Dry Mass of sample, g: 41.7

Sample Proportions	% dry mass
Very coarse, >3" sieve	0.0
Gravel, 3" to # 4 sieve	3.5
Coarse Sand, #4 to #10 sieve	3.0
Medium Sand, #10 to #40	3.6
Fine Sand, #40 to #200	12.3
Fines <#200	77.6

USCS	ML	Liquid Limit	46	D90	0.445	D50		D10	
AASHTO	A-7-6	Plastic Limit	28	D85	0.141	D30		Cu	
USCS Group Name	Silt with sand	Plasticity Index	18	D60		D15		Cc	

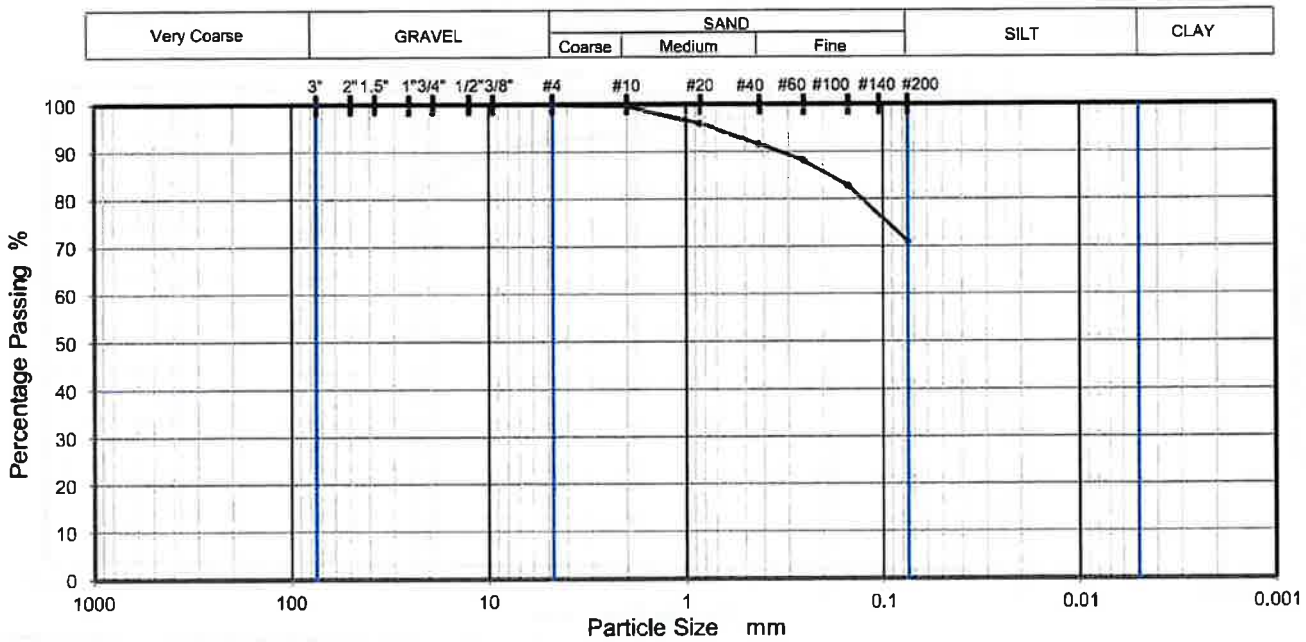
Project: Warrenton Data Center
Client:
Sample Description: Silt with Sand Trace Mica Yellowish Light Brown
Sample Source: B-13

Project No.: 01:31153
Depth (ft): 3.5 - 5
Sample No.: S-2
Date Reported:

Office / Lab	Address	Office Number / Fax
ECS Mid-Atlantic LLC - Chantilly	14026 Thunderbolt Place Suite 100 Chantilly, VA 20151-3232	(703)471-8400 (703)834-5527

Tested by	Checked by	Approved by		Remarks
jvong	Htran	Dtran		

PARTICLE SIZE DISTRIBUTION



TEST RESULTS (ASTM D422-63(2007))

Sieving		Hydrometer Sedimentation	
Particle Size	% Passing	Particle Size mm	% Passing
3"	100.0		
#4	100.0		
#10	99.6		
#20	96.1		
#40	91.7		
#60	88.2		
#100	82.9		
#200	71.0		

Dry Mass of sample, g: 40.9

Sample Proportions	% dry mass
Very coarse, >3" sieve	0.0
Gravel, 3" to # 4 sieve	0.0
Coarse Sand, #4 to #10 sieve	0.4
Medium Sand, #10 to #40	7.9
Fine Sand, #40 to #200	20.7
Fines <#200	71.0

USCS	ML	Liquid Limit	44	D90	0.328	D50		D10	
AASHTO	A-7-6	Plastic Limit	28	D85	0.184	D30		Cu	
USCS Group Name	Silt with sand	Plasticity Index	16	D60		D15		Cc	

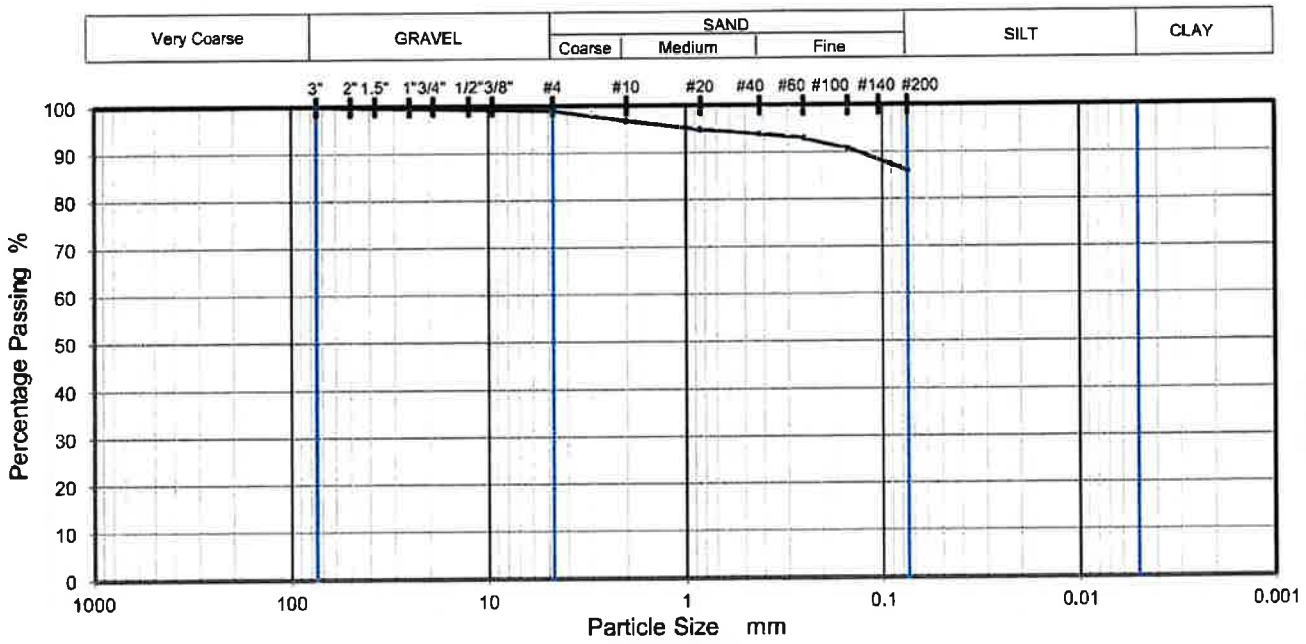
Project: Warrenton Data Center
Client:
Sample Description: Silt with Sand Trace Mica Yellow Light Brown
Sample Source: B-03

Project No.: 01:31153
Depth (ft): 3.5 - 5
Sample No.: S-2
Date Reported:

Office / Lab	Address	Office Number / Fax
ECS Mid-Atlantic LLC - Chantilly	14026 Thunderbolt Place Suite 100 Chantilly, VA 20151-3232	(703)471-8400 (703)834-5527

Tested by	Checked by	Approved by		Remarks
jvong	Htran	Dtran		

PARTICLE SIZE DISTRIBUTION



TEST RESULTS (ASTM D422-63(2007))

Sieving		Hydrometer Sedimentation	
Particle Size	% Passing	Particle Size mm	% Passing
3"	100.0		
#4	99.0		
#10	96.7		
#20	94.9		
#40	93.9		
#60	93.0		
#100	90.9		
#200	86.0		

Dry Mass of sample, g: 42.5

Sample Proportions	% dry mass
Very coarse, >3" sieve	0.0
Gravel, 3" to # 4 sieve	1.0
Coarse Sand, #4 to #10 sieve	2.3
Medium Sand, #10 to #40	2.8
Fine Sand, #40 to #200	7.9
Fines <#200	86.0

USCS	CH	Liquid Limit	60	D90	0.132	D50		D10	
AASHTO	A-7-6	Plastic Limit	28	D85		D30		Cu	
USCS Group Name	Fat clay	Plasticity Index	32	D60		D15		Cc	

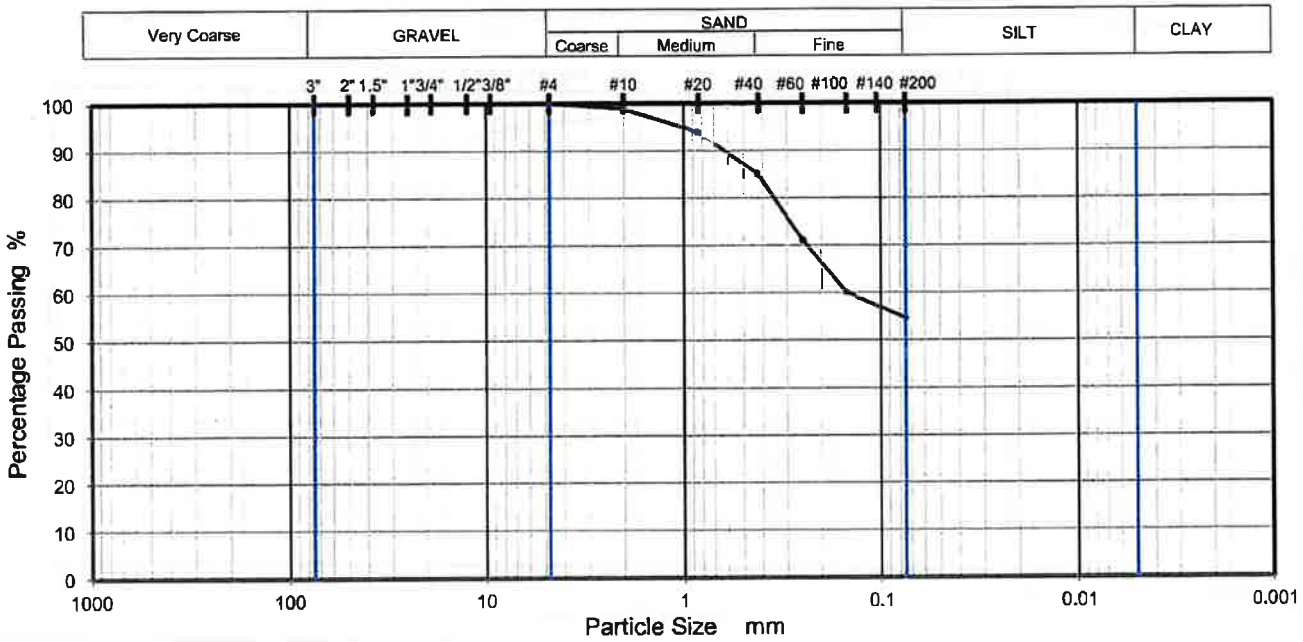
Project: Warrenton Data Center
Client:
Sample Description: Fat Clay Light Brown
Sample Source: B-07

Project No.: 01:31153
Depth (ft): 6 - 7.5
Sample No.: S-3
Date Reported:

Office / Lab	Address	Office Number / Fax
ECS Mid-Atlantic LLC - Chantilly	14026 Thunderbolt Place Suite 100 Chantilly, VA 20151-3232	(703)471-8400 (703)834-5527

Tested by	Checked by	Approved by		Remarks
jvong	Htran	Dtran		

PARTICLE SIZE DISTRIBUTION



TEST RESULTS (ASTM D422-63(2007))

Sieving		Hydrometer Sedimentation	
Particle Size	% Passing	Particle Size mm	% Passing
3"	100.0		
#4	100.0		
#10	98.9		
#20	94.1		
#40	85.3		
#60	71.2		
#100	60.1		
#200	54.6		

Dry Mass of sample, g: 41.9

Sample Proportions	% dry mass
Very coarse, >3" sieve	0.0
Gravel, 3" to # 4 sieve	0.0
Coarse Sand, #4 to #10 sieve	1.1
Medium Sand, #10 to #40	13.6
Fine Sand, #40 to #200	30.7
Fines <#200	54.6

USCS	ML	Liquid Limit	NP	D90	0.615	D50		D10	
AASHTO	A-4	Plastic Limit	NP	D85	0.420	D30		Cu	
USCS Group Name	Sandy silt	Plasticity Index	NP	D60	0.148	D15		Cc	

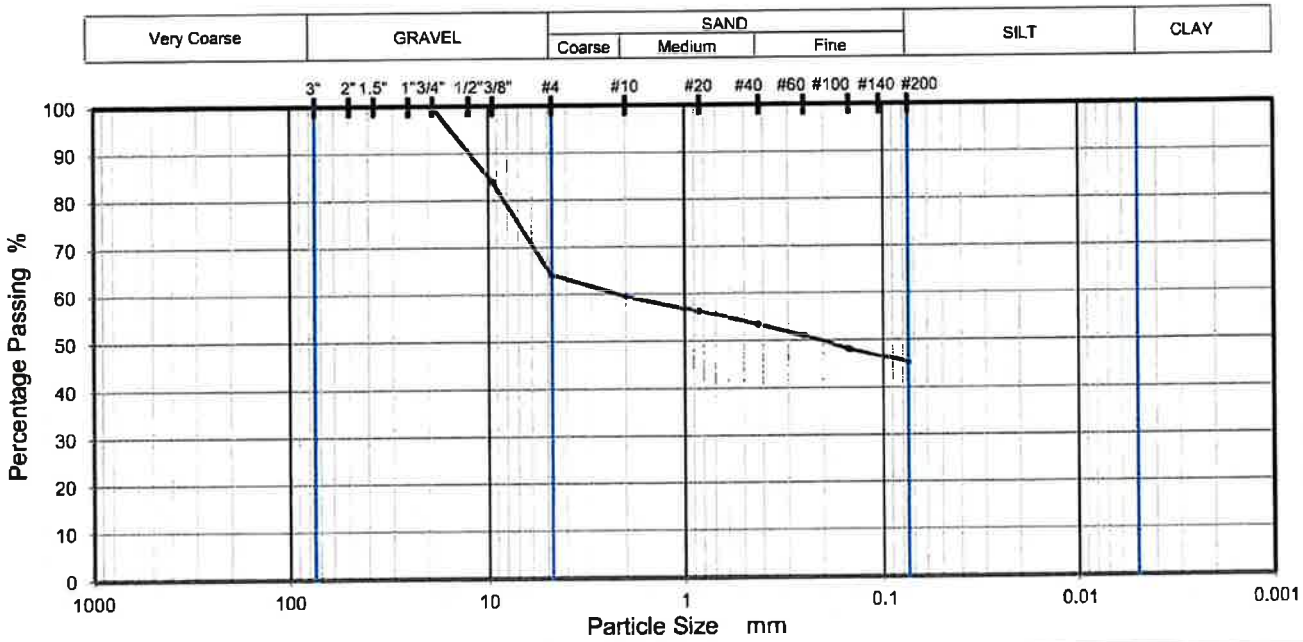
Project: Warrenton Data Center
Client:
Sample Description: Sandy Silt Trace Mica Yellowish Light Brown
Sample Source: B-16

Project No.: 01:31153
Depth (ft): 6 - 7.5
Sample No.: S-3
Date Reported:

Office / Lab	Address	Office Number / Fax
ECS Mid-Atlantic LLC - Chantilly	14026 Thunderbolt Place Suite 100 Chantilly, VA 20151-3232	(703)471-8400 (703)834-5527

Tested by	Checked by	Approved by		Remarks
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PARTICLE SIZE DISTRIBUTION



TEST RESULTS (ASTM D422-63(2007))

Sieving		Hydrometer Sedimentation	
Particle Size	% Passing	Particle Size mm	% Passing
3"	100.0		
3/4"	100.0		
3/8"	83.9		
#4	64.1		
#10	59.5		
#20	56.3		
#40	53.5		
#60	51.0		
#100	48.3		
#200	45.3		

Dry Mass of sample, g: 41.9

Sample Proportions	% dry mass
Very coarse, >3" sieve	0.0
Gravel, 3" to # 4 sieve	35.9
Coarse Sand, #4 to #10 sieve	4.6
Medium Sand, #10 to #40	6.0
Fine Sand, #40 to #200	8.2
Fines <#200	45.3

USCS	GM	Liquid Limit	61	D90	12.350	D50	0.207	D10	
AASHTO	A-7-5	Plastic Limit	38	D85	9.961	D30		Cu	
USCS Group Name	Silty gravel with sand	Plasticity Index	23	D60	2.197	D15		Cc	

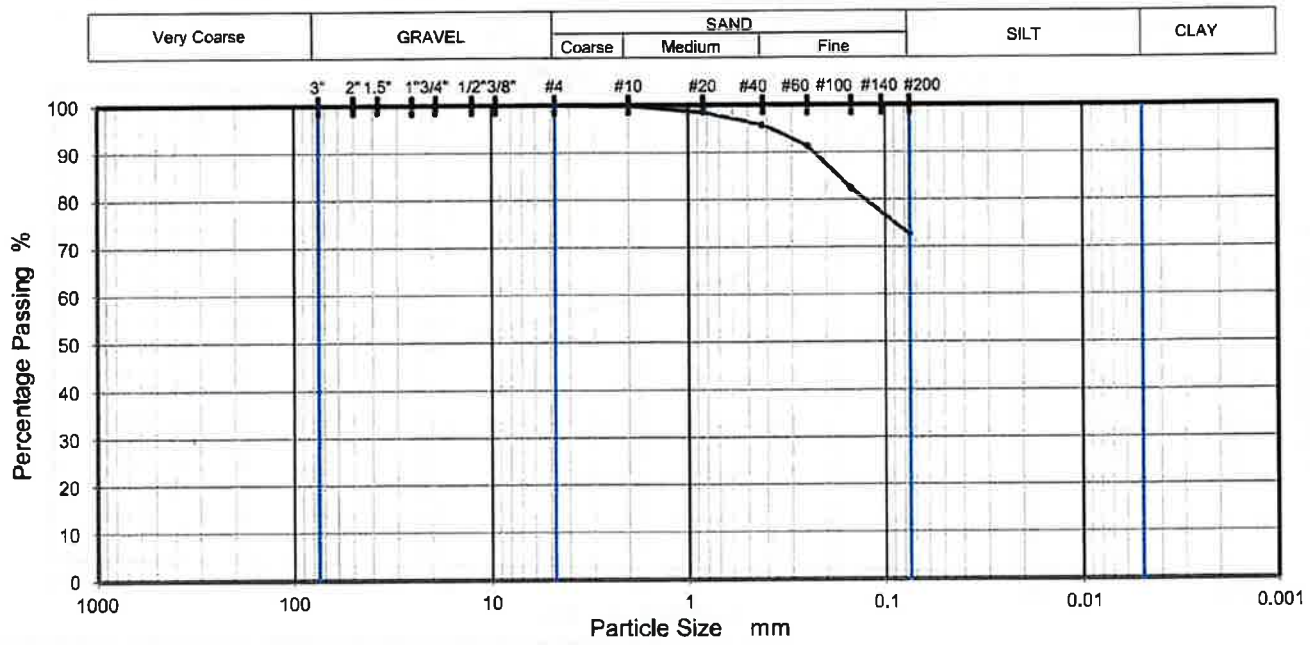
Project: Warrenton Data Center
Client:
Sample Description: Silty Gravel with Sand Trace Mica Yellowish Brown
Sample Source: B-19

Project No.: 01:31153
Depth (ft): 6 - 7.5
Sample No.: S-3
Date Reported:

Office / Lab	Address	Office Number / Fax
ECS Mid-Atlantic LLC - Chantilly	14026 Thunderbolt Place Suite 100 Chantilly, VA 20151-3232	(703)471-8400 (703)834-5527

Tested by	Checked by	Approved by		Remarks
jvong	Htran	Dtran		

PARTICLE SIZE DISTRIBUTION



TEST RESULTS (ASTM D422-63(2007))

Sieving		Hydrometer Sedimentation	
Particle Size	% Passing	Particle Size mm	% Passing
3"	100.0		
#4	100.0		
#10	99.8		
#20	98.5		
#40	95.9		
#60	91.5		
#100	82.4		
#200	72.7		

Dry Mass of sample, g: 41.7

Sample Proportions	% dry mass
Very coarse, >3" sieve	0.0
Gravel, 3" to # 4 sieve	0.0
Coarse Sand, #4 to #10 sieve	0.2
Medium Sand, #10 to #40	3.9
Fine Sand, #40 to #200	23.2
Fines <#200	72.7

USCS	ML	Liquid Limit	NP	D90	0.230	D50		D10	
AASHTO	A-4	Plastic Limit	NP	D85	0.174	D30		Cu	
USCS Group Name	Silt with sand	Plasticity Index	NP	D60		D15		Cc	

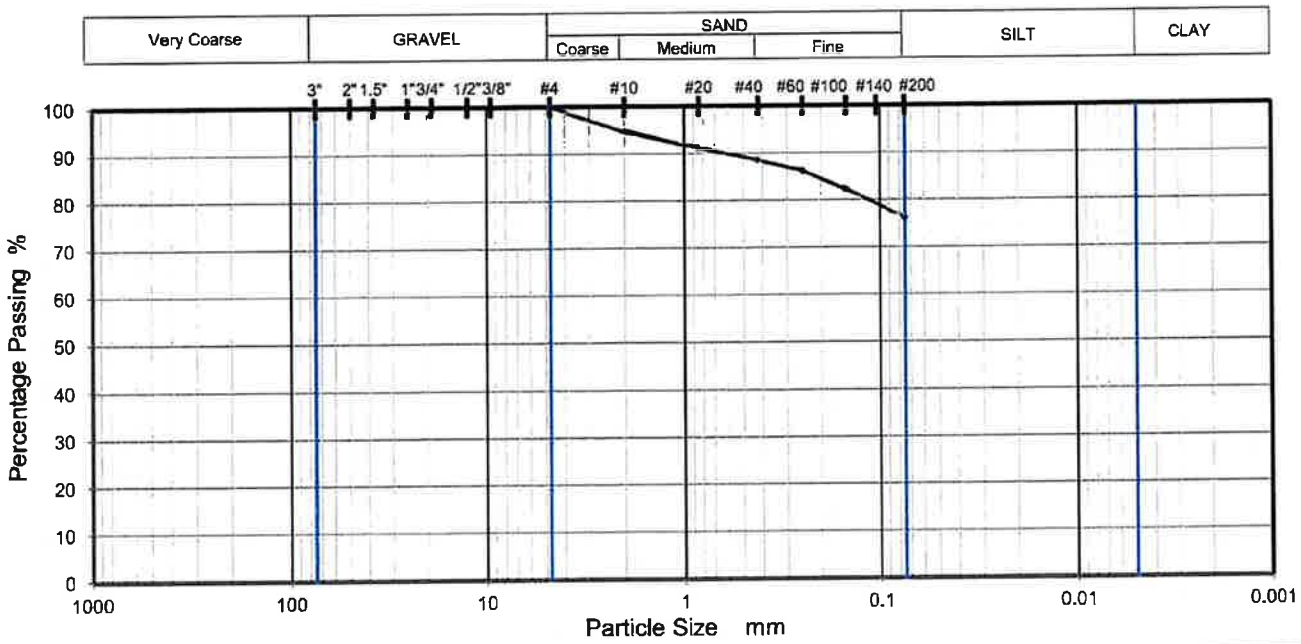
Project: Warrenton Data Center
Client:
Sample Description: Silt with Sand Trace Mica Yellow Light Brown
Sample Source: B-09

Project No.: 01:31153
Depth (ft): 8.5 - 10
Sample No.: S-4
Date Reported:

Office / Lab	Address	Office Number / Fax
ECS Mid-Atlantic LLC - Chantilly	14026 Thunderbolt Place Suite 100 Chantilly, VA 20151-3232	(703)471-8400 (703)834-5527

Tested by	Checked by	Approved by		Remarks
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PARTICLE SIZE DISTRIBUTION



TEST RESULTS (ASTM D422-63(2007))

Sieving		Hydrometer Sedimentation	
Particle Size	% Passing	Particle Size mm	% Passing
3"	100.0		
#4	100.0		
#10	94.8		
#20	91.2		
#40	88.6		
#60	86.4		
#100	82.4		
#200	76.2		

Dry Mass of sample, g: 44.4

Sample Proportions	% dry mass
Very coarse, >3" sieve	0.0
Gravel, 3" to # 4 sieve	0.0
Coarse Sand, #4 to #10 sieve	5.2
Medium Sand, #10 to #40	6.2
Fine Sand, #40 to #200	12.4
Fines <#200	76.2

USCS	MH	Liquid Limit	63	D90	0.617	D50		D10	
AASHTO	A-7-5	Plastic Limit	38	D85	0.209	D30		Cu	
USCS Group Name	Elastic silt with sand	Plasticity Index	25	D60		D15		Cc	

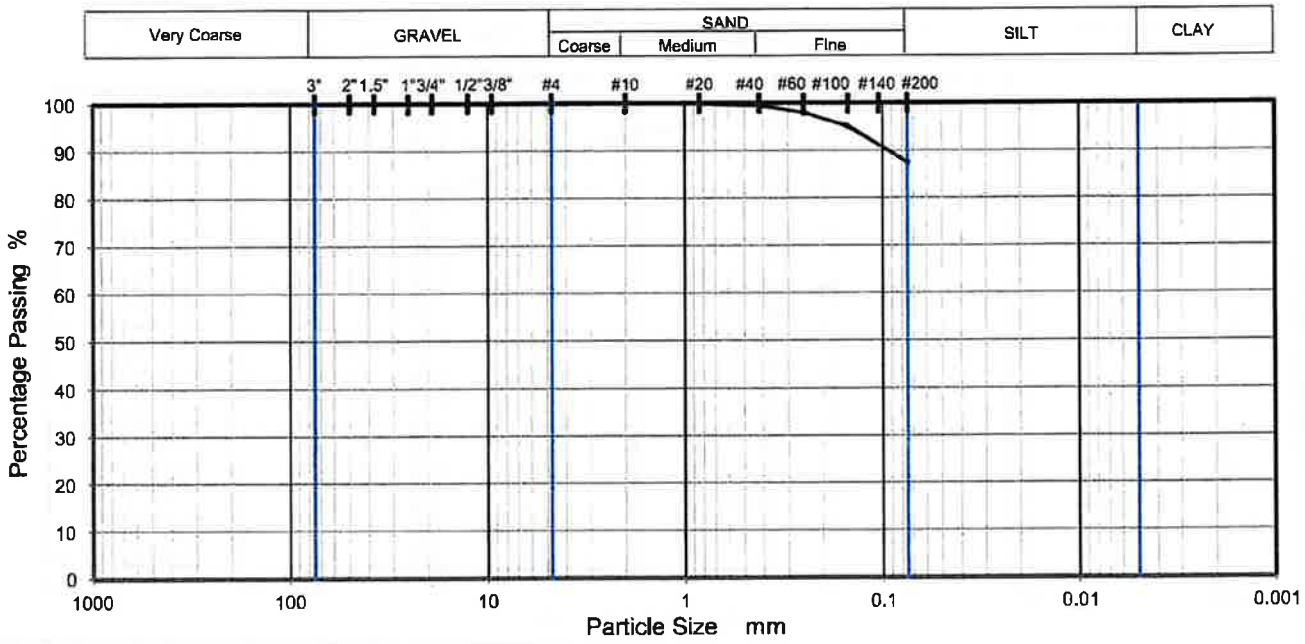
Project: Warrenton Data Center
Client:
Sample Description: Elastic Silt with Sand Trace Mica Yellowish Light Brown
Sample Source: B-20

Project No.: 01:31153
Depth (ft): 8.5 - 10
Sample No.: S-4
Date Reported:

Office / Lab	Address	Office Number / Fax
ECS Mid-Atlantic LLC - Chantilly	14026 Thunderbolt Place Suite 100 Chantilly, VA 20151-3232	(703)471-8400 (703)834-5527

Tested by	Checked by	Approved by		Remarks
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PARTICLE SIZE DISTRIBUTION



TEST RESULTS (ASTM D422-63(2007))

Sieving		Hydrometer Sedimentation	
Particle Size	% Passing	Particle Size mm	% Passing
3"	100.0		
#4	100.0		
#10	100.0		
#20	100.0		
#40	99.5		
#60	98.1		
#100	95.2		
#200	87.5		

Dry Mass of sample, g: 41.8

Sample Proportions	% dry mass
Very coarse, >3" sieve	0.0
Gravel, 3" to # 4 sieve	0.0
Coarse Sand, #4 to #10 sieve	0.0
Medium Sand, #10 to #40	0.5
Fine Sand, #40 to #200	12.0
Fines <#200	87.5

USCS	ML	Liquid Limit	45	D90	0.094	D50		D10	
AASHTO	A-7-5	Plastic Limit	30	D85		D30		Cu	
USCS Group Name	Silt	Plasticity Index	15	D60		D15		Cc	

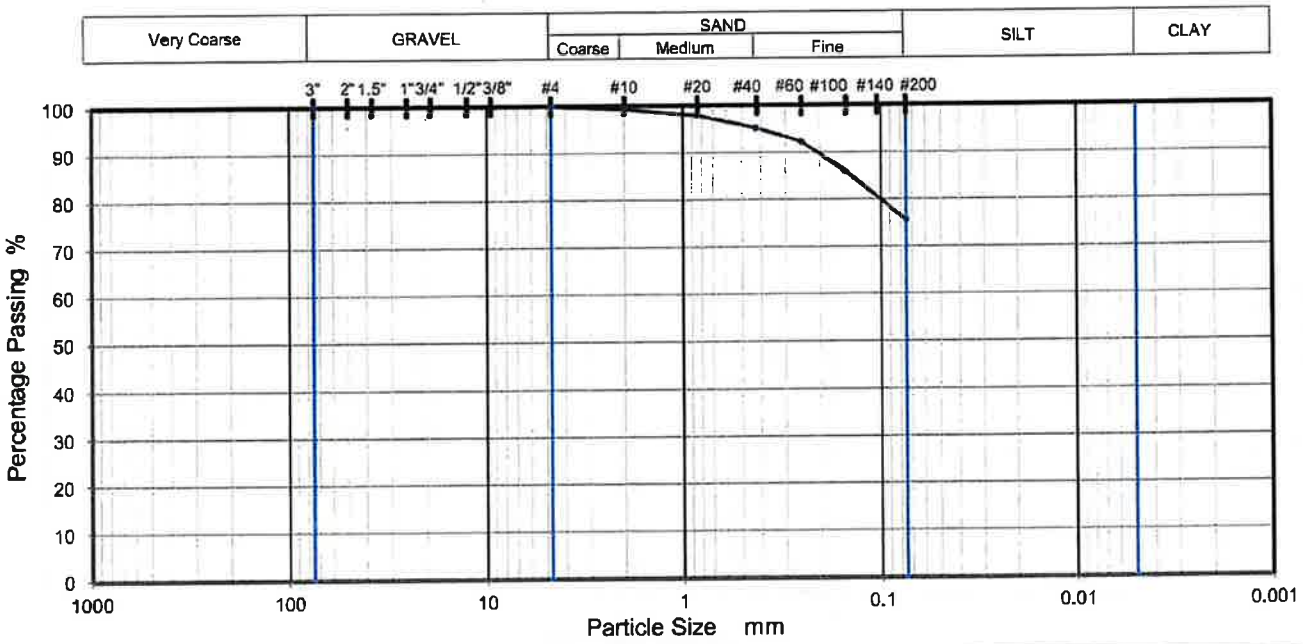
Project: Warrenton Data Center
Client:
Sample Description: Silt Trace Mica Yellow Light Brown
Sample Source: B-05

Project No.: 01:31153
Depth (ft): 33.5 - 35
Sample No.: S-9
Date Reported:

Office / Lab	Address	Office Number / Fax
ECS Mid-Atlantic LLC - Chantilly	14026 Thunderbolt Place Suite 100 Chantilly, VA 20151-3232	(703)471-8400 (703)834-5527

Tested by	Checked by	Approved by		Remarks
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PARTICLE SIZE DISTRIBUTION



TEST RESULTS (ASTM D422-63(2007))

Sieving		Hydrometer Sedimentation	
Particle Size	% Passing	Particle Size mm	% Passing
3"	100.0		
#4	100.0		
#10	99.3		
#20	97.9		
#40	95.3		
#60	92.4		
#100	86.1		
#200	75.6		

Dry Mass of sample, g: 41.5

Sample Proportions	% dry mass
Very coarse, >3" sieve	0.0
Gravel, 3" to # 4 sieve	0.0
Coarse Sand, #4 to #10 sieve	0.7
Medium Sand, #10 to #40	4.0
Fine Sand, #40 to #200	19.7
Fines <#200	75.6

USCS	ML	Liquid Limit	NP	D90	0.206	D50		D10	
AASHTO	A-4	Plastic Limit	NP	D85	0.140	D30		Cu	
USCS Group Name	Silt with sand	Plasticity Index	NP	D60		D15		Cc	

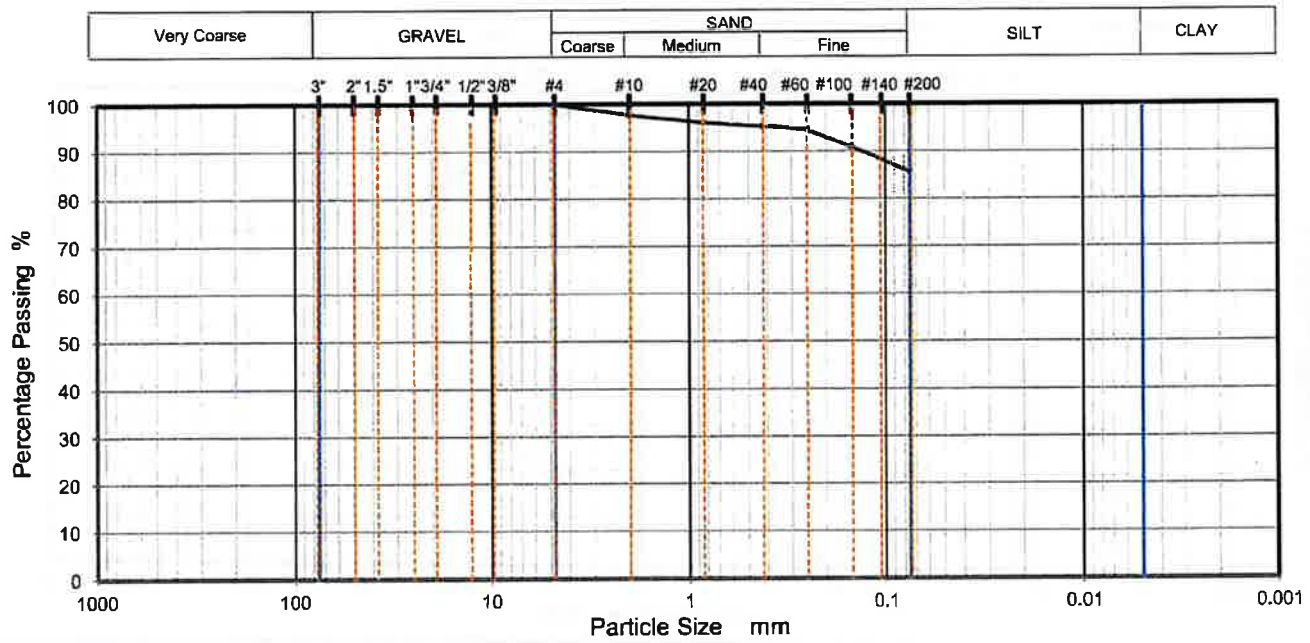
Project: Warrenton Data Center
Client:
Sample Description: Silt with Sand Trace Mica Yellow Light Brown
Sample Source: B-01

Project No.: 01:31153
Depth (ft): 38.5 - 39.75
Sample No.: S-10
Date Reported:

Office / Lab	Address	Office Number / Fax
ECS Mid-Atlantic LLC - Chantilly	14026 Thunderbolt Place Suite 100 Chantilly, VA 20151-3232	(703)471-8400 (703)834-5527

Tested by	Checked by	Approved by		Remarks
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PARTICLE SIZE DISTRIBUTION



TEST RESULTS (ASTM D422-63(2007))

Sieving		Hydrometer Sedimentation	
Particle Size	% Passing	Particle Size mm	% Passing
3"	100.0		
#4	100.0		
#10	97.6		
#20	96.1		
#40	95.3		
#60	94.5		
#100	91.0		
#200	85.7		

Dry Mass of sample, g: 53.3

Sample Proportions	% dry mass
Very coarse, >3" sieve	0.0
Gravel, 3" to # 4 sieve	0.0
Coarse Sand, #4 to #10 sieve	2.4
Medium Sand, #10 to #40	2.3
Fine Sand, #40 to #200	9.6
Fines <#200	85.7

USCS	CL	Liquid Limit	49	D90	0.132	D50		D10	
AASHTO	A-7-6	Plastic Limit	27	D85		D30		Cu	
USCS Group Name	Lean clay	Plasticity Index	22	D60		D15		Cc	

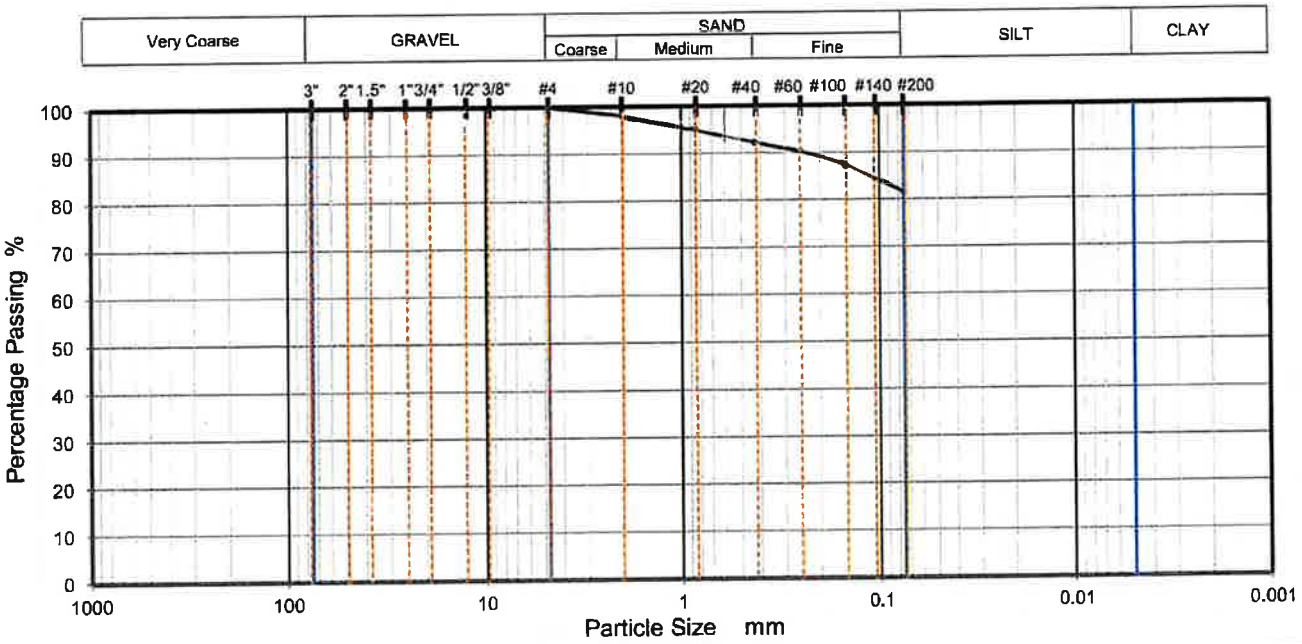
Project: Warrenton Data Center
Client:
Sample Description: Lean Clay with Sand Yellowisht Brown
Sample Source: B-14

Project No.: 01:31153
Depth (ft): 1 - 6
Sample No.: D3S-186
Date Reported:

Office / Lab	Address	Office Number / Fax
ECS Mid-Atlantic LLC - Chantilly	14026 Thunderbolt Place Suite 100 Chantilly, VA 20151-3232	(703)471-8400 (703)834-5527

Tested by	Checked by	Approved by		Remarks
jvong	Htran	Dtran		

PARTICLE SIZE DISTRIBUTION



TEST RESULTS (ASTM D422-63(2007))

Sieving		Hydrometer Sedimentation	
Particle Size	% Passing	Particle Size mm	% Passing
3"	100.0		
#4	100.0		
#10	98.1		
#20	95.1		
#40	92.4		
#60	90.3		
#100	87.6		
#200	81.6		

Dry Mass of sample, g: 64.5

Sample Proportions	% dry mass
Very coarse, >3" sieve	0.0
Gravel, 3" to # 4 sieve	0.0
Coarse Sand, #4 to #10 sieve	1.9
Medium Sand, #10 to #40	5.7
Fine Sand, #40 to #200	10.8
Fines <#200	81.6

USCS	CL	Liquid Limit	45	D90	0.236	D50		D10	
AASHTO	A-7-6	Plastic Limit	21	D85	0.111	D30		Cu	
USCS Group Name	Lean clay with sand	Plasticity Index	24	D60		D15		Cc	

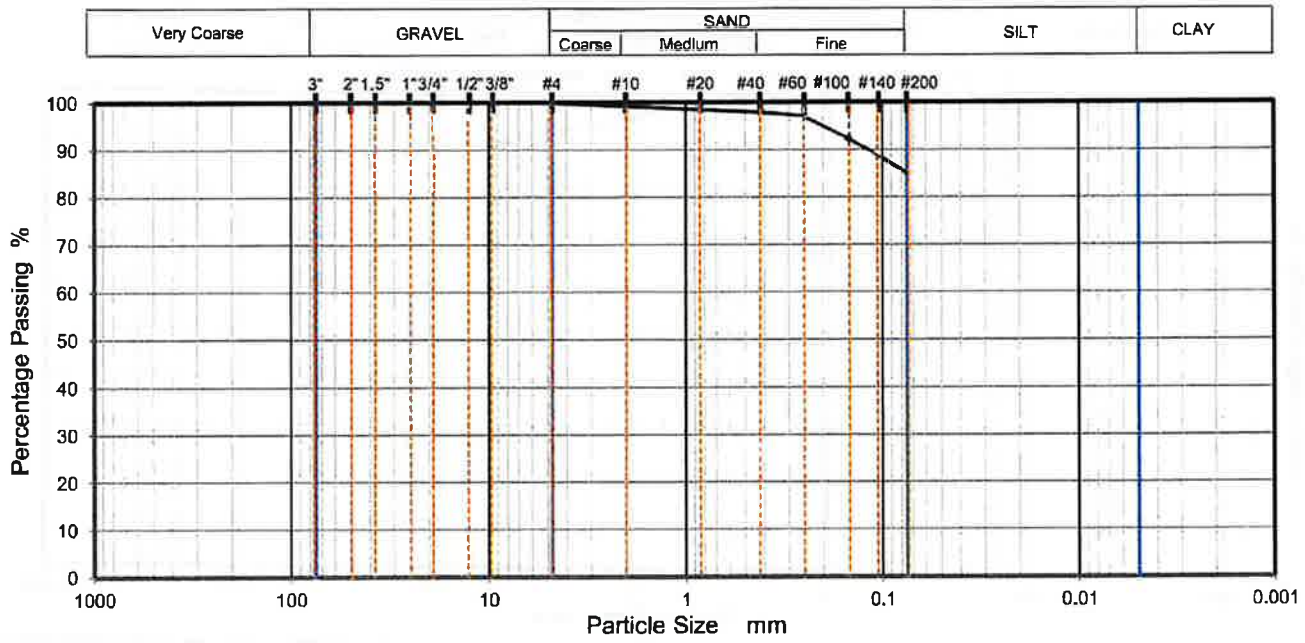
Project: Warrenton Data Center
Client:
Sample Description: Lean Clay with Sand Yellowish Brown
Sample Source: B-15

Project No.: 01:31153
Depth (ft): 1 - 6
Sample No.: D3S-187
Date Reported:

Office / Lab	Address	Office Number / Fax
ECS Mid-Atlantic LLC - Chantilly	14026 Thunderbolt Place Suite 100 Chantilly, VA 20151-3232	(703)471-8400 (703)834-5527

Tested by	Checked by	Approved by		Remarks
jvong	Htran	Dtran		

PARTICLE SIZE DISTRIBUTION



TEST RESULTS (ASTM D422-63(2007))

Sieving		Hydrometer Sedimentation	
Particle Size	% Passing	Particle Size mm	% Passing
3"	100.0		
2"	100.0		
1 1/2"	100.0		
1"	100.0		
3/4"	100.0		
3/8"	100.0		
#4	100.0		
#10	99.2		
#20	98.5		
#40	97.9		
#60	97.1		
#100	92.5		
#200	85.1		

Dry Mass of sample, g: 54.9

Sample Proportions	% dry mass
Very coarse, >3" sieve	0.0
Gravel, 3" to # 4 sieve	0.0
Coarse Sand, #4 to #10 sieve	0.8
Medium Sand, #10 to #40	1.3
Fine Sand, #40 to #200	12.8
Fines <#200	85.1

USCS	ML	Liquid Limit	NP	D90	0.119	D50		D10	
AASHTO	A-4	Plastic Limit	NP	D85		D30		Cu	
USCS Group Name	Silt	Plasticity Index	NP	D60		D15		Cc	

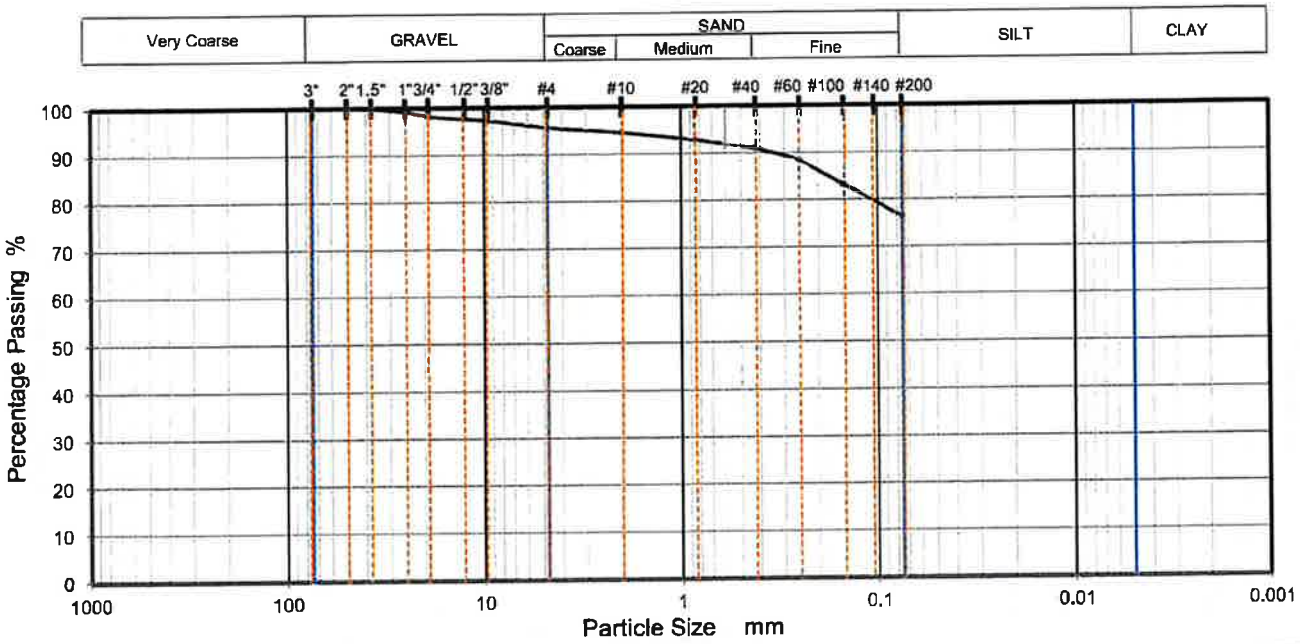
Project: Warrenton Data Center
Client:
Sample Description: Silt Trace Mica Yellowish Brown
Sample Source: B-04

Project No.: 01:31153
Depth (ft): 1 - 6
Sample No.: D3S-188
Date Reported:

Office / Lab	Address	Office Number / Fax
ECS Mid-Atlantic LLC - Chantilly	14026 Thunderbolt Place Suite 100 Chantilly, VA 20151-3232	(703)471-8400 (703)834-5527

Tested by	Checked by	Approved by		Remarks
	Htran	Dtran		

PARTICLE SIZE DISTRIBUTION



TEST RESULTS (ASTM D422-63(2007))

Sieving		Hydrometer Sedimentation	
Particle Size	% Passing	Particle Size mm	% Passing
3"	100.0		
2"	100.0		
1 1/2"	100.0		
1"	99.2		
3/4"	98.2		
3/8"	97.3		
#4	95.7		
#10	94.6		
#20	92.9		
#40	91.1		
#60	88.6		
#100	83.4		
#200	76.4		

Dry Mass of sample, g: 5235.0

Sample Proportions	% dry mass
Very coarse, >3" sieve	0.0
Gravel, 3" to # 4 sieve	4.3
Coarse Sand, #4 to #10 sieve	1.1
Medium Sand, #10 to #40	3.5
Fine Sand, #40 to #200	14.7
Fines <#200	76.4

USCS	ML	Liquid Limit	49	D90	0.337	D50		D10	
AASHTO	A-7-6	Plastic Limit	28	D85	0.176	D30		Cu	
USCS Group Name	Silt with sand	Plasticity Index	21	D60		D15		Cc	

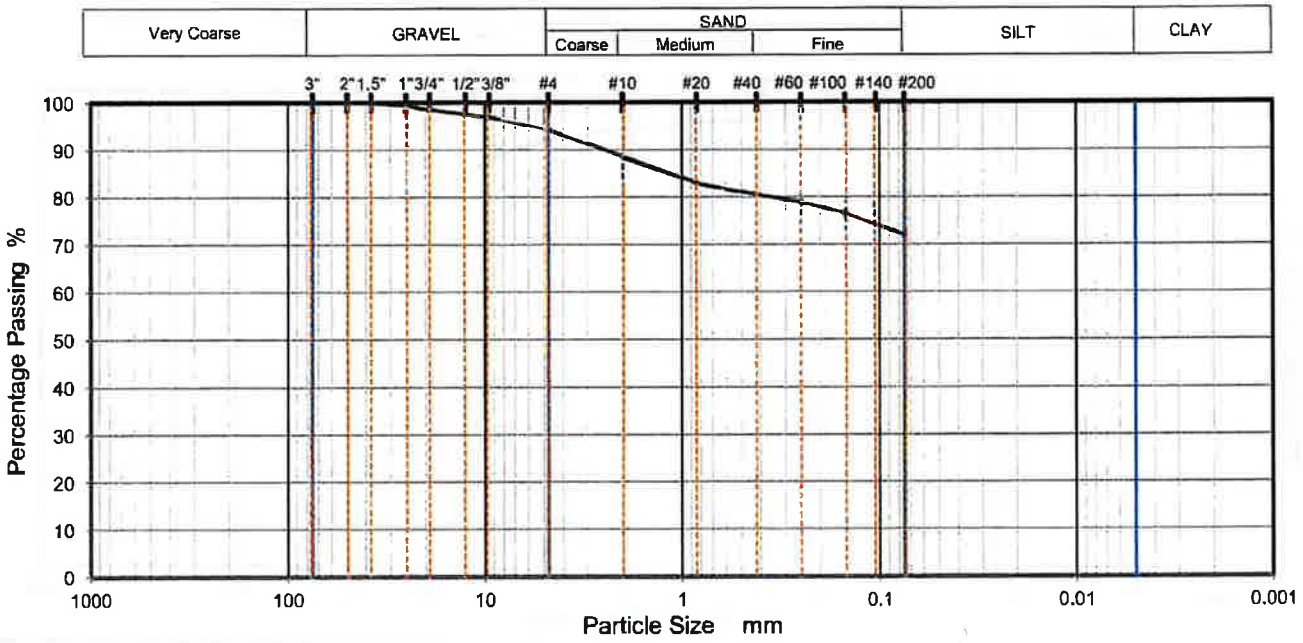
Project: Warrenton Data Center
Client:
Sample Description: Silt with Sand Brwon
Sample Source: B-09

Project No.: 01:31153
Depth (ft): 1 - 6
Sample No.: D3S-189
Date Reported:

Office / Lab	Address	Office Number / Fax
ECS Mid-Atlantic LLC - Chantilly	14026 Thunderbolt Place Suite 100 Chantilly, VA 20151-3232	(703)471-8400 (703)834-5527

Tested by	Checked by	Approved by		Remarks
jvong	Htran	Dtran		

PARTICLE SIZE DISTRIBUTION



TEST RESULTS (ASTM D422-63(2007))

Sieving		Hydrometer Sedimentation	
Particle Size	% Passing	Particle Size mm	% Passing
3"	100.0		
2"	100.0		
1 1/2"	100.0		
1"	99.4		
3/4"	98.5		
3/8"	96.9		
#4	94.4		
#10	88.7		
#20	83.1		
#40	80.6		
#60	79.0		
#100	76.7		
#200	72.0		

Dry Mass of sample, g: 10996.0

Sample Proportions	% dry mass
Very coarse, >3" sieve	0.0
Gravel, 3" to # 4 sieve	5.6
Coarse Sand, #4 to #10 sieve	5.7
Medium Sand, #10 to #40	8.1
Fine Sand, #40 to #200	8.6
Fines <#200	72.0

USCS	CH	Liquid Limit	55	D90	2.436	D50		D10	
AASHTO	A-7-6	Plastic Limit	24	D85	1.136	D30		Cu	
USCS Group Name	Fat clay with sand	Plasticity Index	31	D60		D15		Cc	

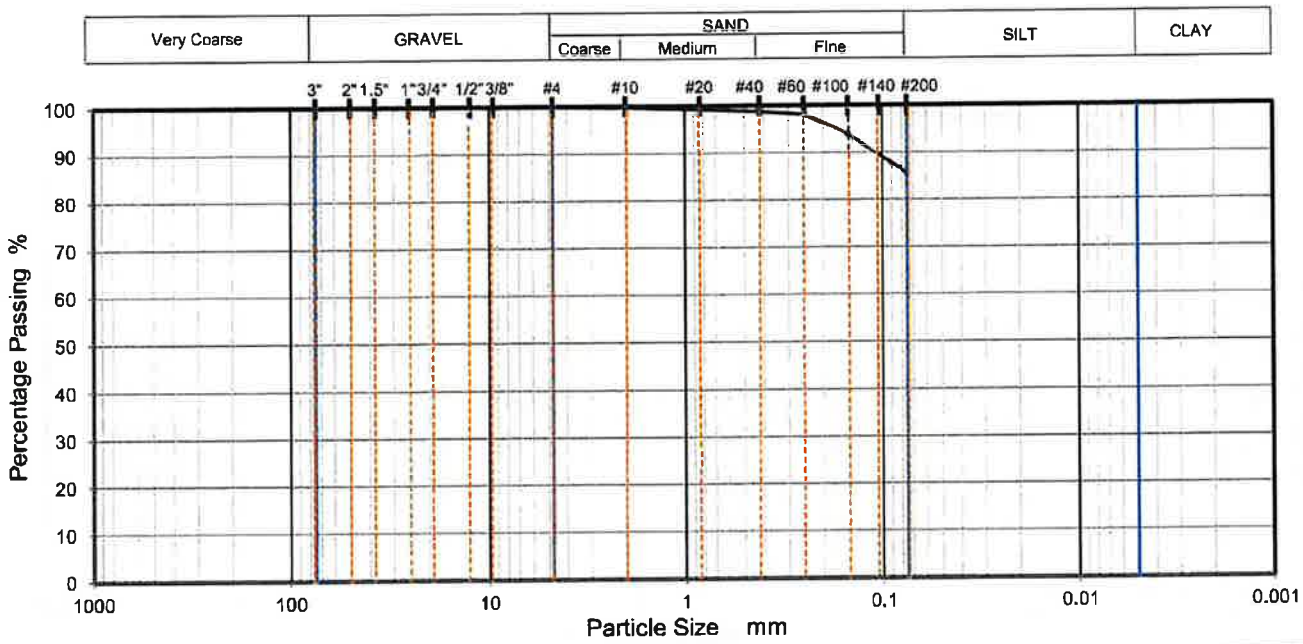
Project: Warrenton Data Center
Client:
Sample Description: Fat Clay with Sand Brown
Sample Source: B-19

Project No.: 01:31153
Depth (ft): 1 - 6
Sample No.: D3S-190
Date Reported:

Office / Lab	Address	Office Number / Fax
ECS Mid-Atlantic LLC - Chantilly	14026 Thunderbolt Place Suite 100 Chantilly, VA 20151-3232	(703)471-8400 (703)834-5527

Tested by	Checked by	Approved by		Remarks
jvong	Htran	Dtran		

PARTICLE SIZE DISTRIBUTION



TEST RESULTS (ASTM D422-63(2007))

Sieving		Hydrometer Sedimentation	
Particle Size	% Passing	Particle Size mm	% Passing
3"	100.0		
#4	100.0		
#10	99.8		
#20	99.3		
#40	98.8		
#60	98.1		
#100	94.0		
#200	85.6		

Dry Mass of sample, g: 54.9

Sample Proportions	% dry mass
Very coarse, >3" sieve	0.0
Gravel, 3" to # 4 sieve	0.0
Coarse Sand, #4 to #10 sieve	0.2
Medium Sand, #10 to #40	1.0
Fine Sand, #40 to #200	13.2
Fines <#200	85.6

USCS	CL	Liquid Limit	39	D90	0.108	D50		D10	
AASHTO	A-6	Plastic Limit	18	D85		D30		Cu	
USCS Group Name	Lean clay	Plasticity Index	21	D60		D15		Cc	

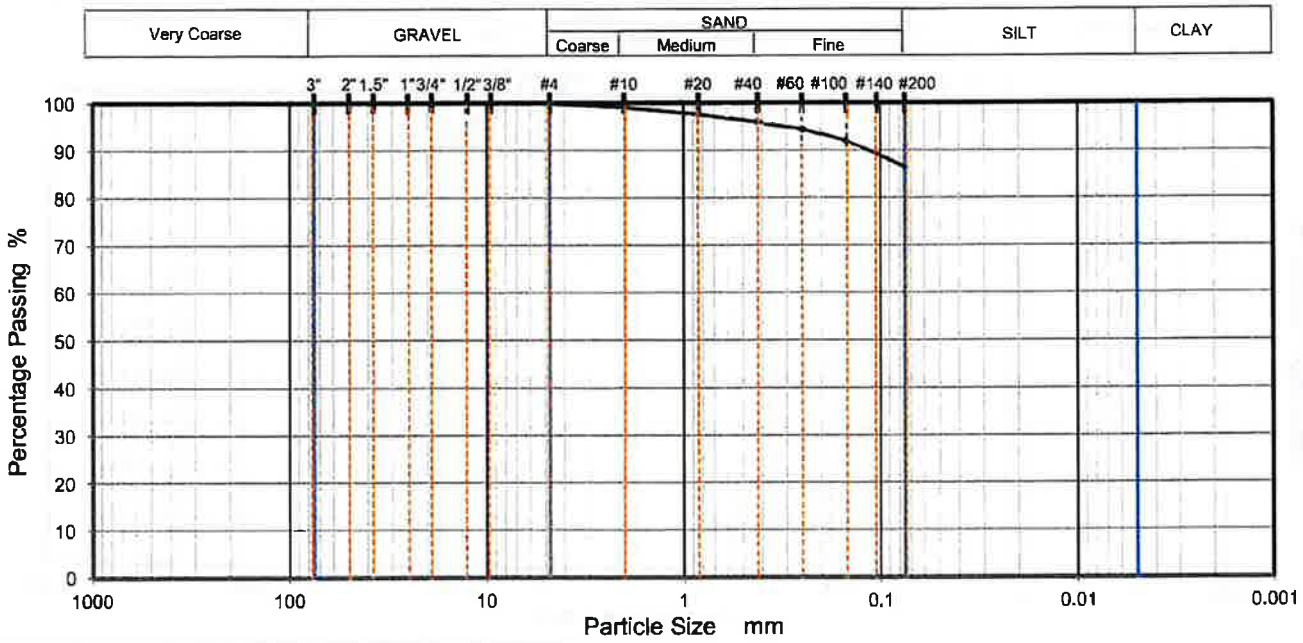
Project: Warrenton Data Center
Client:
Sample Description: Lean Clay Yellowish Brown
Sample Source: B-02

Project No.: 01:31153
Depth (ft): 1 - 6
Sample No.: D3S-191
Date Reported:

Office / Lab	Address	Office Number / Fax
ECS Mid-Atlantic LLC - Chantilly	14026 Thunderbolt Place Suite 100 Chantilly, VA 20151-3232	(703)471-8400 (703)834-5527

Tested by	Checked by	Approved by		Remarks
jvong	Htran	Dtran		

PARTICLE SIZE DISTRIBUTION



TEST RESULTS (ASTM D422-63(2007))

Sieving		Hydrometer Sedimentation	
Particle Size	% Passing	Particle Size mm	% Passing
3"	100.0		
#4	100.0		
#10	99.1		
#20	97.6		
#40	96.0		
#60	94.6		
#100	92.2		
#200	86.5		

Dry Mass of sample, g: 64.0

Sample Proportions	% dry mass
Very coarse, >3" sieve	0.0
Gravel, 3" to # 4 sieve	0.0
Coarse Sand, #4 to #10 sieve	0.9
Medium Sand, #10 to #40	3.1
Fine Sand, #40 to #200	9.5
Fines <#200	86.5

USCS	CL	Liquid Limit	37	D90	0.115	D50		D10	
AASHTO	A-6	Plastic Limit	19	D85		D30		Cu	
USCS Group Name	Lean clay	Plasticity Index	18	D60		D15		Cc	

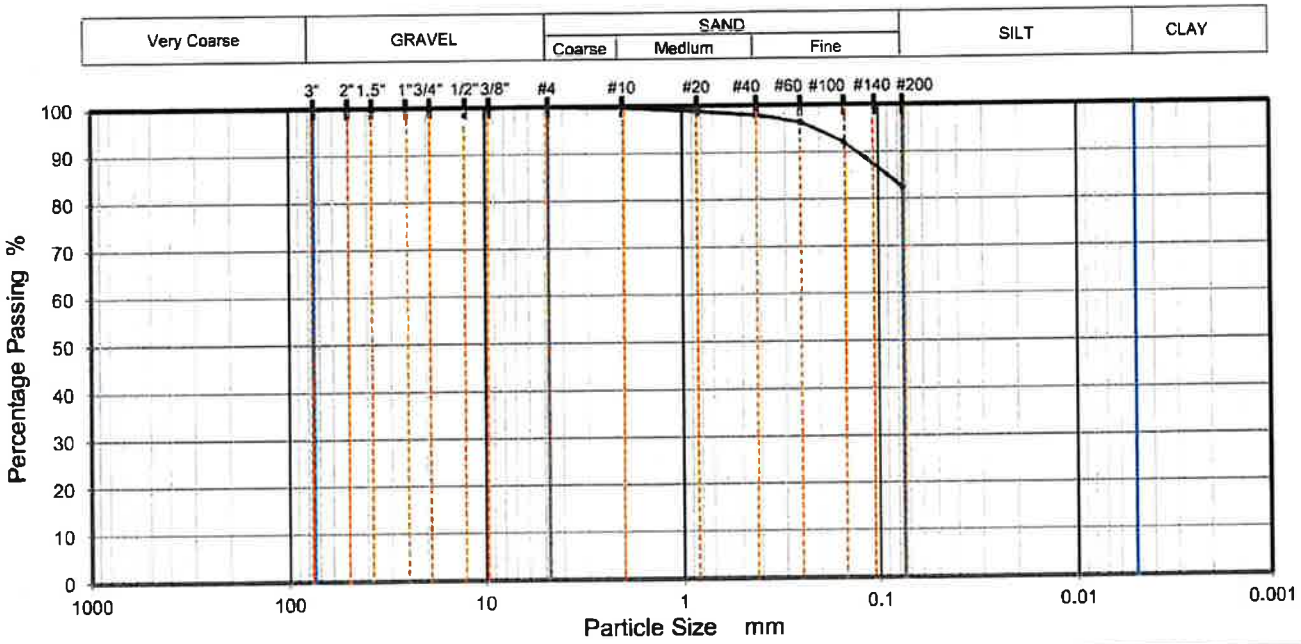
Project: Warrenton Data Center
Client:
Sample Description: Lean Clay Trace Mica Brown
Sample Source: B-07

Project No.: 01:31153
Depth (ft): 1 - 6
Sample No.: D3S-193
Date Reported:

Office / Lab	Address	Office Number / Fax
ECS Mid-Atlantic LLC - Chantilly	14026 Thunderbolt Place Suite 100 Chantilly, VA 20151-3232	(703)471-8400 (703)834-5527

Tested by	Checked by	Approved by		Remarks
jvong	Htran	Dtran		

PARTICLE SIZE DISTRIBUTION



TEST RESULTS (ASTM D422-63(2007))

Sieving		Hydrometer Sedimentation	
Particle Size	% Passing	Particle Size mm	% Passing
3"	100.0		
#4	100.0		
#10	99.7		
#20	98.9		
#40	97.9		
#60	96.5		
#100	92.3		
#200	82.5		

Dry Mass of sample, g: 51.5

Sample Proportions	% dry mass
Very coarse, >3" sieve	0.0
Gravel, 3" to # 4 sieve	0.0
Coarse Sand, #4 to #10 sieve	0.3
Medium Sand, #10 to #40	1.8
Fine Sand, #40 to #200	15.4
Fines <#200	82.5

USCS	ML	Liquid Limit	41	D90	0.128	D50		D10	
AASHTO	A-7-6	Plastic Limit	27	D85	0.090	D30		Cu	
USCS Group Name	Silt with sand	Plasticity Index	14	D60		D15		Cc	

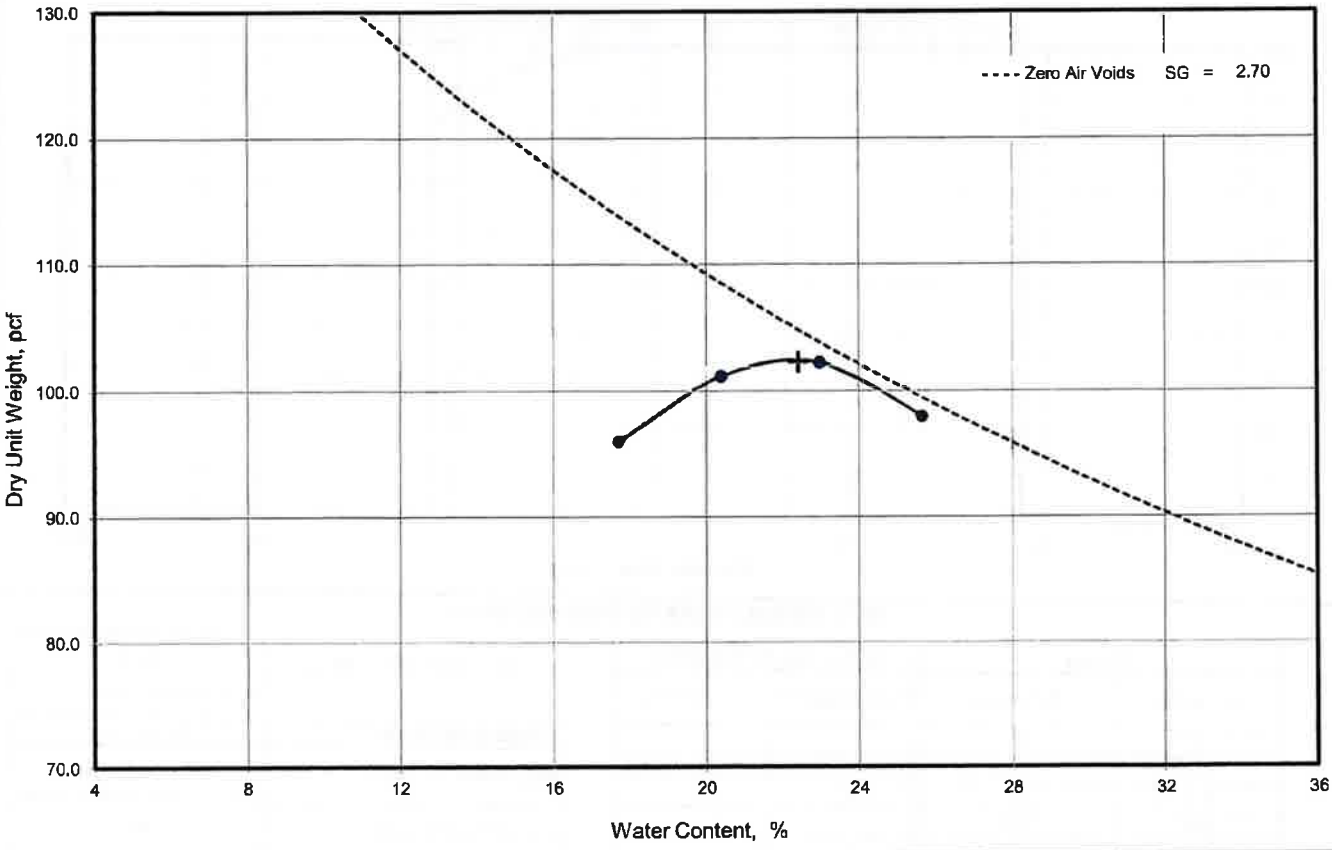
Project: Warrenton Data Center
Client:
Sample Description: Silt with Sand Trace Mica Yellowish Brown
Sample Source: B-11

Project No.: 01:31153
Depth (ft): 1 - 6
Sample No.: D3S-194
Date Reported:

Office / Lab	Address	Office Number / Fax
ECS Mid-Atlantic LLC - Chantilly	14026 Thunderbolt Place Suite 100 Chantilly, VA 20151-3232	(703)471-8400 (703)834-5527

Tested by	Checked by	Approved by		Remarks
jvong	Htran	Dtran		

Laboratory Compaction Characteristics of Soil Using Standard Effort



Optimum Moisture Content		**22.4**	%
Maximum Dry Unit Weight		**102.3**	pcf
Cumulative material retained on:	3/4 in. sieve	0.0	%
	3/8 in. sieve	0.0	%
	#4 sieve	0.0	%

Preparation	ASTM moist preparation
Type of rammer	Manual - 5.5lbf (24.5N)
Test Specfication / Method	ASTM D698-12e2-method A
Specific gravity - D854 water pycnometer	2.70 Assumed
Coarse Aggregate Specific Gravity -	

Soil Description	Nat. Moist. %	Liquid Limit	Plasticity Index	%< #200	USCS	AASHTO
Lean Clay with Sand Yellowisht Brown	5.6	49	22	85.7	CL	A-7-6

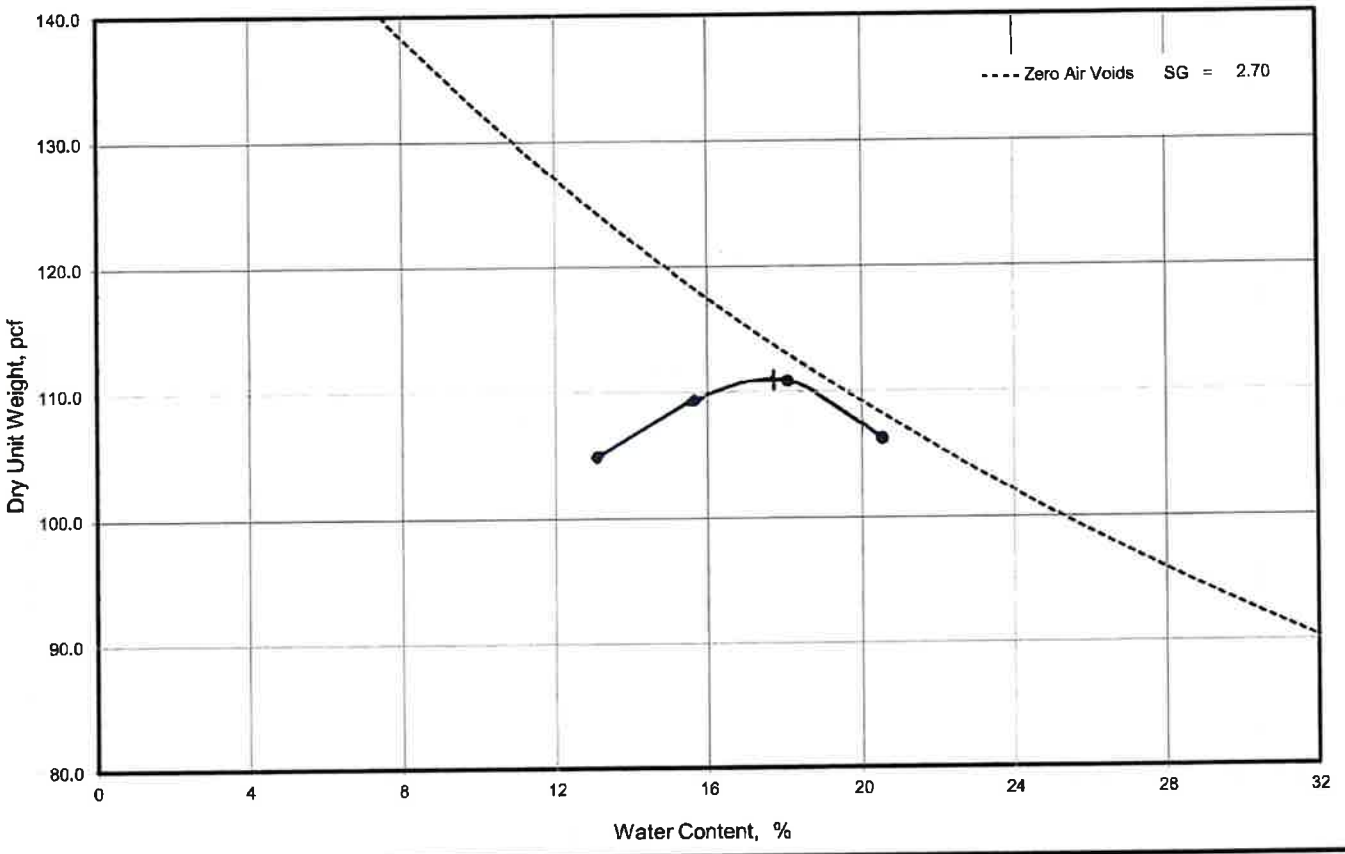
Project: Warrenton Data Center
Client:
Sample / Source B-14
Test Reference/No.:

Project No.: 01:31153
Depth (ft.): 1 - 6
Sample No.: D3S-186
Date Reported:

Office / Lab	Address	Office Number / Fax
ECS Mid-Atlantic LLC - Chantilly	14026 Thunderbolt Place Suite 100 Chantilly, VA 20151-3232	(703)471-8400 (703)834-5527

Tested by	Checked by	Approved by		Remarks
jvong	Htran	Dtran		

Laboratory Compaction Characteristics of Soil Using Standard Effort



Optimum Moisture Content		**17.7**	%
Maximum Dry Unit Weight		**111.0**	pcf
Cumulative material retained on:	3/4 in. sieve	0.0	%
	3/8 in. sieve	0.0	%
	#4 sieve	0.0	%

Preparation	ASTM moist preparation
Type of rammer	Manual - 5.5lbf (24.5N)
Test Specfication / Method	ASTM D698-12e2-method A
Specific gravity - D854 water pycnometer	2.70 Assumed
Coarse Aggregate Specific Gravity -	

Soil Description	Nat. Moist. %	Liquid Limit	Plasticity Index	%< #200	USCS	AASHTO
Lean Clay with Sand Yellowish Brown	5.6	45	24	81.6	CL	A-7-6

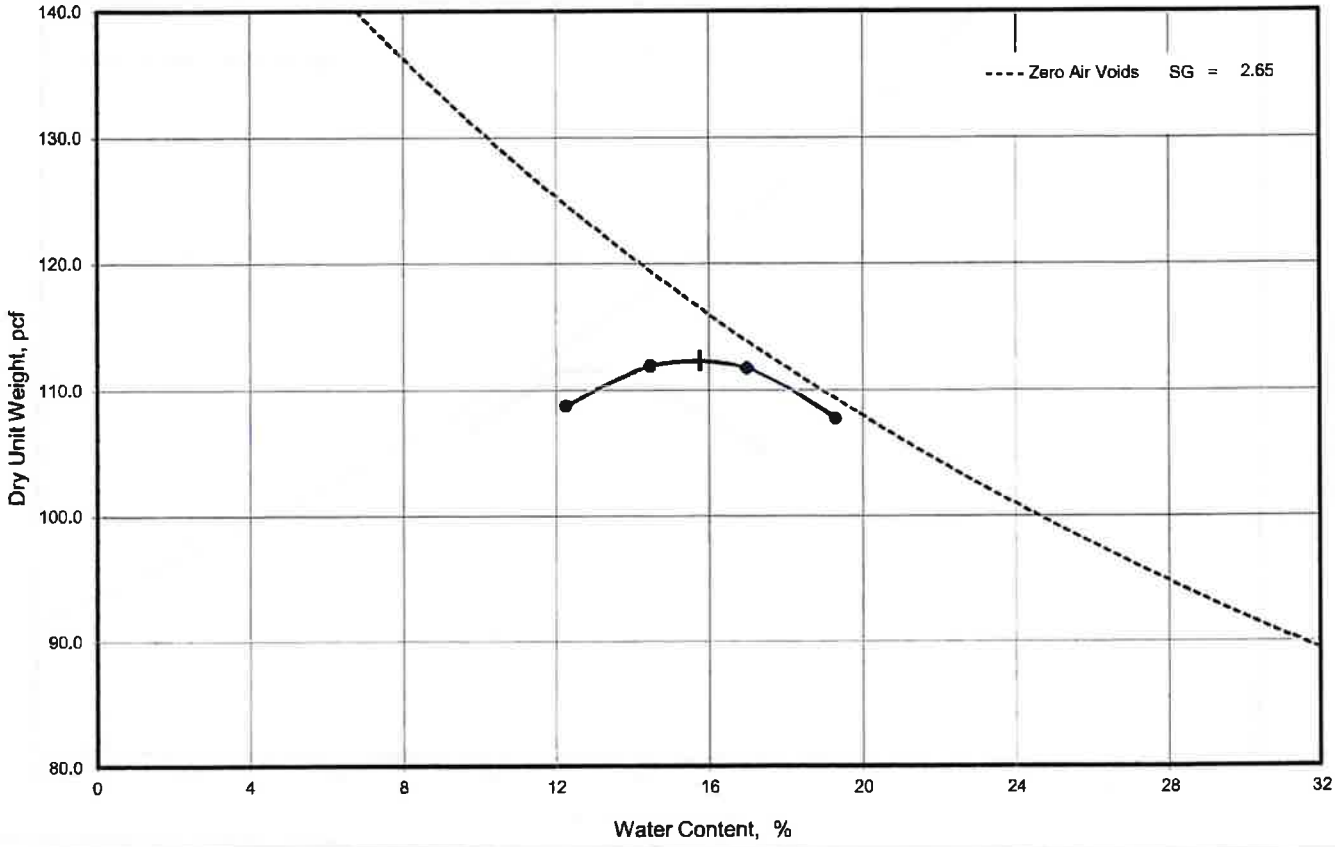
Project: Warrenton Data Center
Client:
Sample / Source B-15
Test Reference/No.:

Project No.: 01:31153
Depth (ft.): 1 - 6
Sample No.: D3S-187
Date Reported:

Office / Lab	Address	Office Number / Fax
ECS Mid-Atlantic LLC - Chantilly	14026 Thunderbolt Place Suite 100 Chantilly, VA 20151-3232	(703)471-8400 (703)834-5527

Tested by	Checked by	Approved by		Remarks
jvong	Htran	Dtran		

Laboratory Compaction Characteristics of Soil Using Standard Effort



Optimum Moisture Content		**15.8**	%
Maximum Dry Unit Weight		**112.3**	pcf
Cumulative material retained on:	3/4 in. sieve	0.0	%
	3/8 in. sieve	0.0	%
	#4 sieve	0.0	%

Preparation	ASTM moist preparation	
Type of rammer	Manual - 5.5lbf (24.5N)	
Test Specfication / Method	ASTM D698-12e2-method A	
Specific gravity - D854 water pycnometer	2.65	Assumed
Coarse Aggregate Specific Gravity -		

Soil Description	Nat. Moist. %	Liquid Limit	Plasticity Index	%< #200	USCS	AASHTO
Silt Trace Mica Yellowish Brown	2.2	NP	NP	85.1	ML	A-4

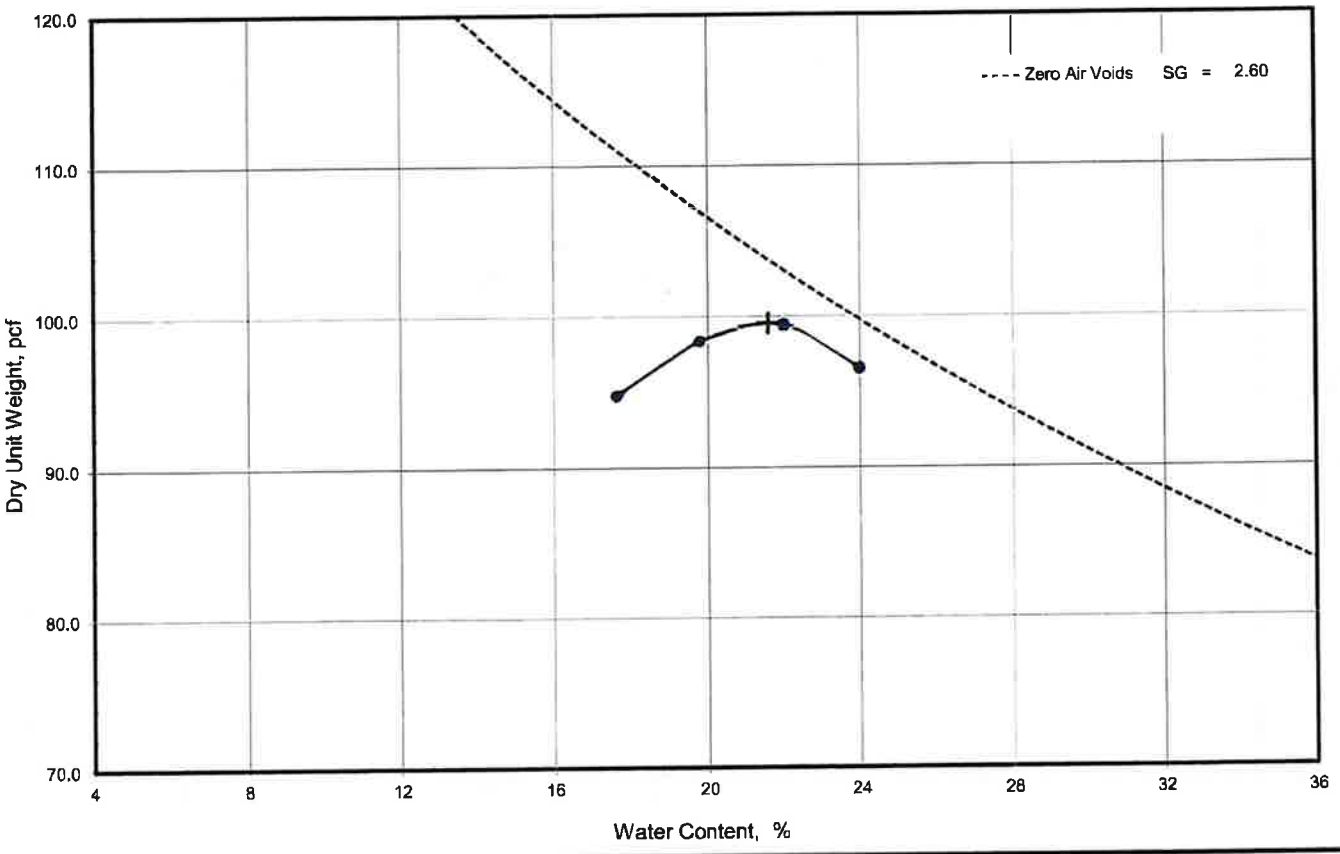
Project: Warrenton Data Center
Client:
Sample / Source B-04
Test Reference/No.:

Project No.: 01:31153
Depth (ft.): 1 - 6
Sample No.: D3S-188
Date Reported:

Office / Lab	Address	Office Number / Fax
ECS Mid-Atlantic LLC - Chantilly	14026 Thunderbolt Place Suite 100 Chantilly, VA 20151-3232	(703)471-8400 (703)834-5527

Tested by	Checked by	Approved by		Remarks
	Htran	Dtran		

Laboratory Compaction Characteristics of Soil Using Standard Effort



Optimum Moisture Content		**21.6**	%
Maximum Dry Unit Weight		**99.5**	pcf
Cumulative material retained on:	3/4 in. sieve	1.8	%
	3/8 in. sieve	2.7	%
	#4 sieve	4.3	%

Preparation	ASTM moist preparation	
Type of rammer	Manual - 5.5lbf (24.5N)	
Test Specfication / Method	ASTM D698-12e2-method A	
Specific gravity - D854 water pycnometer	2.60	Assumed
Coarse Aggregate Specific Gravity -		Assumed

Soil Description	Nat. Moist. %	Liquid Limit	Plasticity Index	%< #200	USCS	AASHTO
Silt with Sand Brown	5.2	49	21	76.4	ML	A-7-6

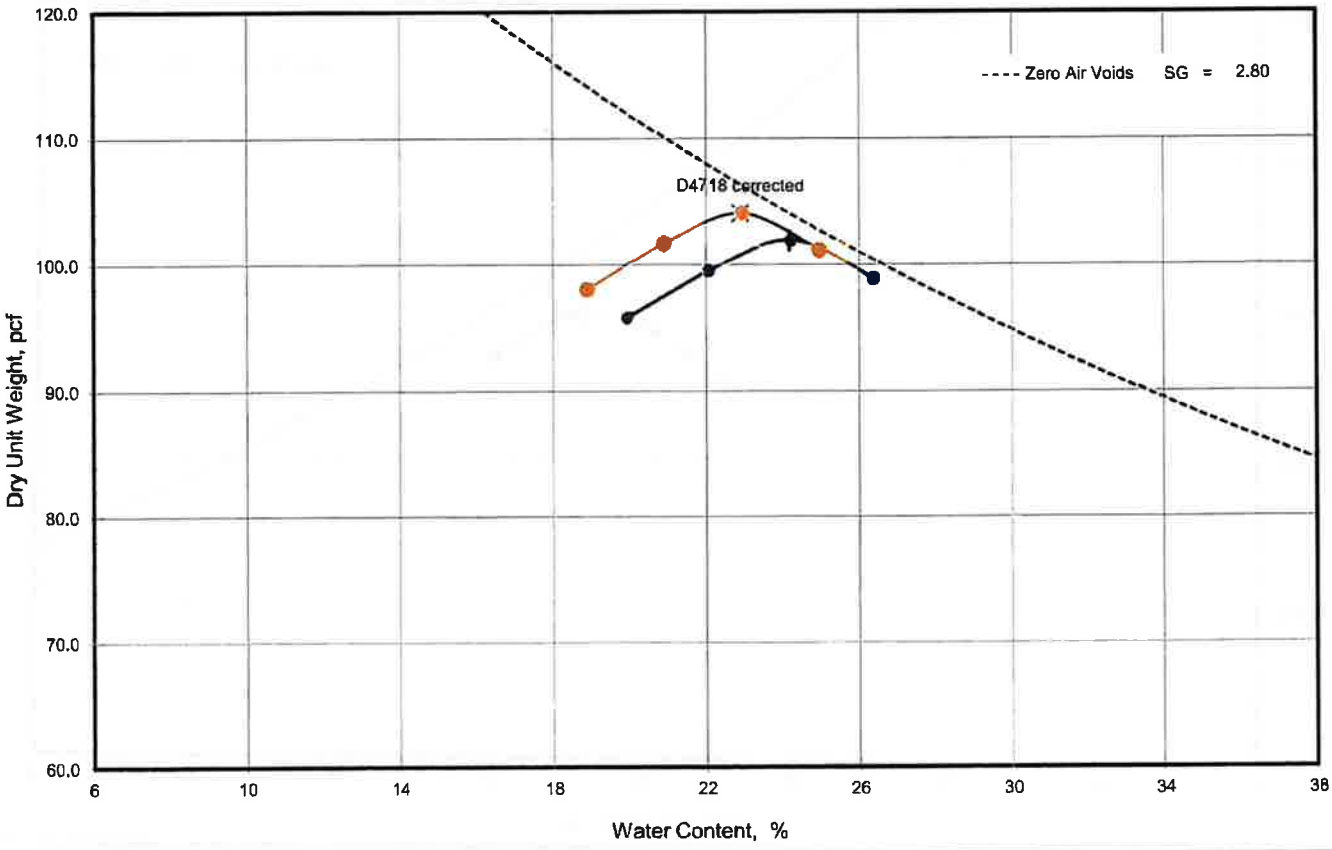
Project: Warrenton Data Center
Client:
Sample / Source B-09
Test Reference/No.:

Project No.: 01:31153
Depth (ft.): 1 - 6
Sample No.: D3S-189
Date Reported:

Office / Lab	Address	Office Number / Fax
ECS Mid-Atlantic LLC - Chantilly	14026 Thunderbolt Place Suite 100 Chantilly, VA 20151-3232	(703)471-8400 (703)834-5527

Tested by	Checked by	Approved by		Remarks
jvong	Htran	Dtran		

Laboratory Compaction Characteristics of Soil Using Standard Effort



Optimum Moisture Content		**24.2**	%
Maximum Dry Unit Weight		**101.9**	pcf
Corrected Opt. Moisture Content		22.9	%
Corrected Max. Dry Density		104.0	pcf
Cumulative material retained on:	3/4 in. sieve	1.5	%
	3/8 in. sieve	3.1	%
	#4 sieve	5.6	%

5.58 % retained on #4 sieve.

Preparation	ASTM moist preparation	
Type of rammer	Manual - 5.5lbf (24.5N)	
Test Specfication / Method	ASTM D698-12e2-method A	
Specific gravity - D854 water pycnometer	2.80	Assumed
Coarse Aggregate Specific Gravity -	2.60	Assumed

Soil Description	Nat. Moist. %	Liquid Limit	Plasticity Index	%< #200	USCS	AASHTO
Fat Clay with Sand Brown	33.6	55	31	72.0	CH	A-7-6

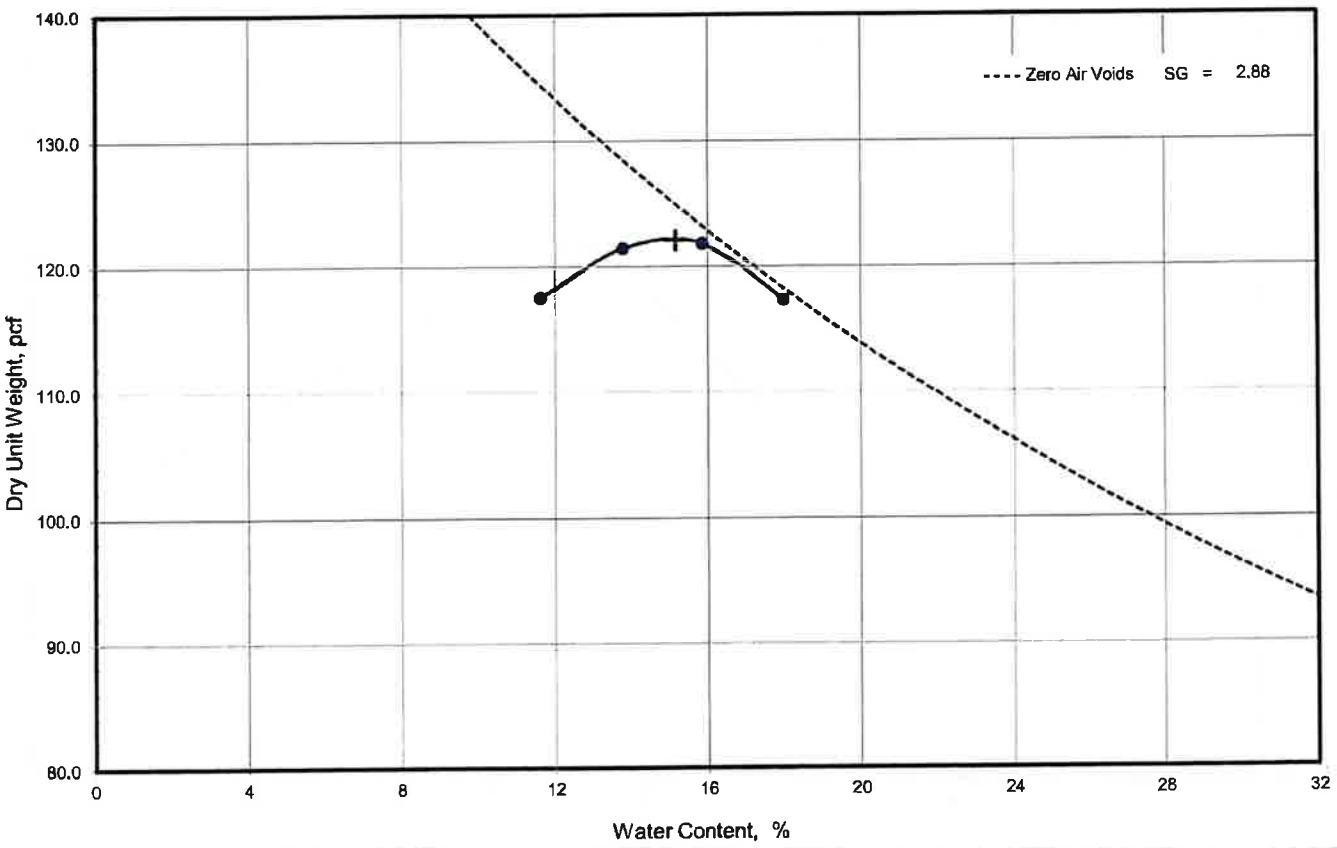
Project: Warrenton Data Center
Client:
Sample / Source B-19
Test Reference/No.:

Project No.: 01:31153
Depth (ft.): 1 - 6
Sample No.: D3S-190
Date Reported:

Office / Lab	Address	Office Number / Fax
ECS Mid-Atlantic LLC - Chantilly	14026 Thunderbolt Place Suite 100 Chantilly, VA 20151-3232	(703)471-8400 (703)834-5527

Tested by	Checked by	Approved by		Remarks
jvong	Htran	Dtran		

Laboratory Compaction Characteristics of Soil Using Standard Effort



Optimum Moisture Content		**15.2**	%
Maximum Dry Unit Weight		**122.1**	pcf
Cumulative material retained on:	3/4 in. sieve	0.0	%
	3/8 in. sieve	0.0	%
	#4 sieve	0.0	%

Preparation	ASTM moist preparation
Type of rammer	Manual - 5.5lbf (24.5N)
Test Specfication / Method	ASTM D698-12e2-method A
Specific gravity - D854 water pycnometer	2.88 Historical
Coarse Aggregate Specific Gravity -	

Soil Description	Nat. Moist. %	Liquid Limit	Plasticity Index	%< #200	USCS	AASHTO
Lean Clay Yellowish Brown	11.7	39	21	85.6	CL	A-6

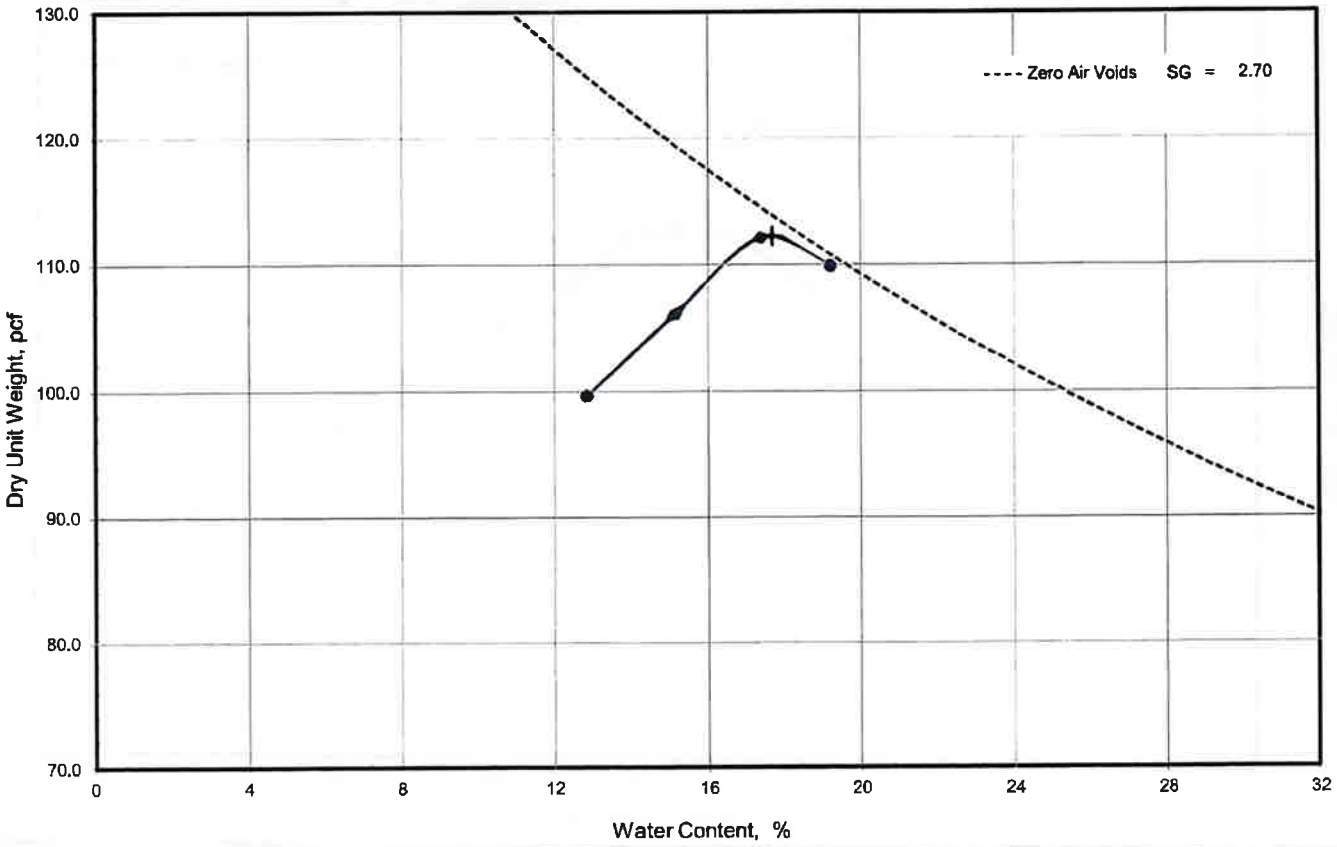
Project: Warrenton Data Center
Client:
Sample / Source B-02
Test Reference/No.:

Project No.: 01:31153
Depth (ft.): 1 - 6
Sample No.: D3S-191
Date Reported:

Office / Lab	Address	Office Number / Fax
ECS Mid-Atlantic LLC - Chantilly	14026 Thunderbolt Place Suite 100 Chantilly, VA 20151-3232	(703)471-8400 (703)834-5527

Tested by	Checked by	Approved by		Remarks
jvong	Htran	Dtran		

Laboratory Compaction Characteristics of Soil Using Standard Effort



Optimum Moisture Content		**17.7**	%
Maximum Dry Unit Weight		**112.2**	pcf
Cumulative material retained on:	3/4 in. sieve	0.0	%
	3/8 in. sieve	0.0	%
	#4 sieve	0.0	%

Preparation	ASTM moist preparation
Type of rammer	Manual - 5.5lbf (24.5N)
Test Specfication / Method	
Specific gravity - D854 water pycnometer	2.70 Historical
Coarse Aggregate Specific Gravity -	

Soil Description	Nat. Moist. %	Liquid Limit	Plasticity Index	%< #200	USCS	AASHTO
Lean Clay Trace Mica Brown	2.6	37	18	86.5	CL	A-6

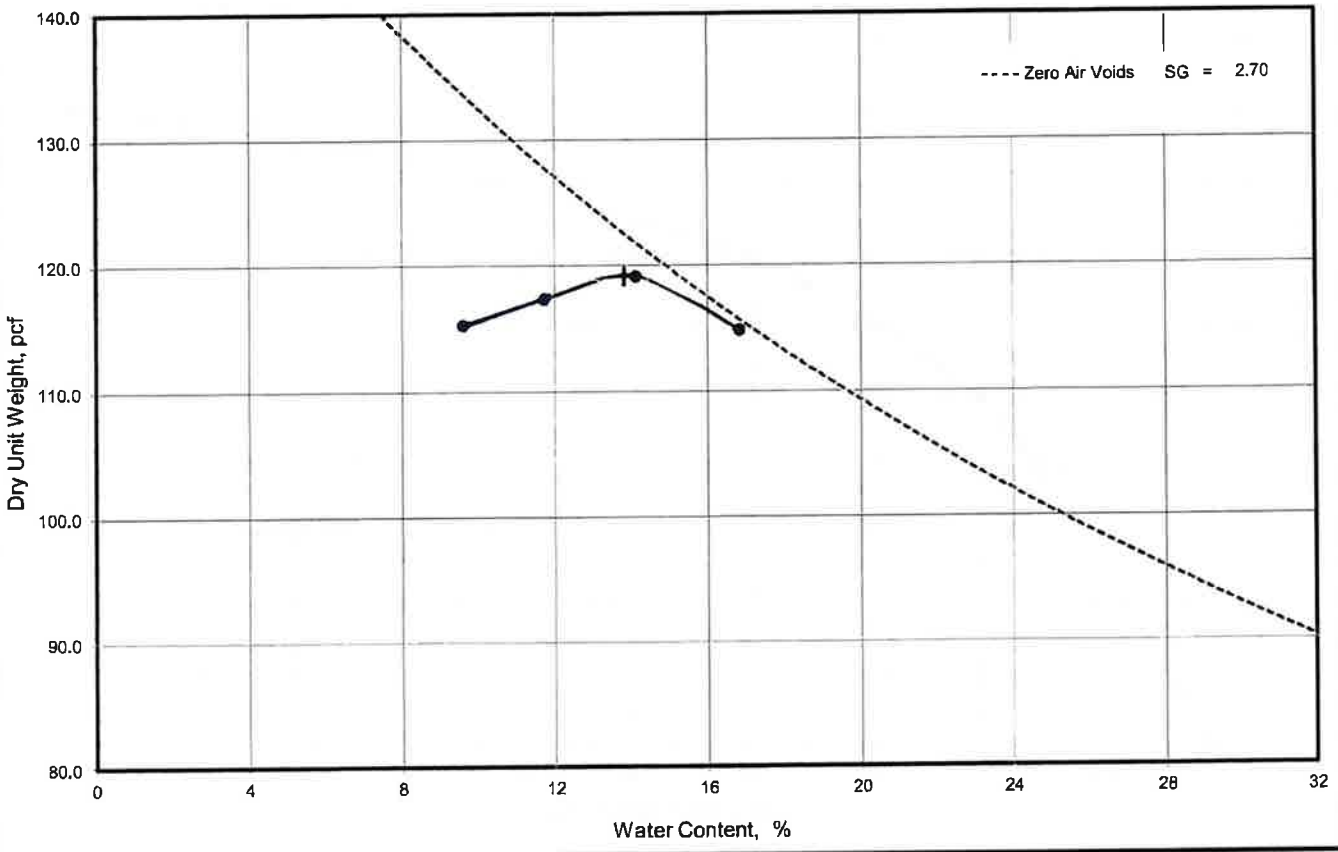
Project: Warrenton Data Center
Client:
Sample / Source B-07
Test Reference/No.:

Project No.: 01:31153
Depth (ft.): 1 - 6
Sample No.: D3S-193
Date Reported:

Office / Lab	Address	Office Number / Fax
ECS Mid-Atlantic LLC - Chantilly	14026 Thunderbolt Place Suite 100 Chantilly, VA 20151-3232	(703)471-8400 (703)834-5527

Tested by	Checked by	Approved by		Remarks
jvong	Htran	Dtran		

Laboratory Compaction Characteristics of Soil Using Standard Effort



Optimum Moisture Content		**13.8**	%
Maximum Dry Unit Weight		**119.2**	pcf
Cumulative material retained on:	3/4 in. sieve	0.0	%
	3/8 in. sieve	0.0	%
	#4 sieve	0.0	%

Preparation	ASTM moist preparation
Type of rammer	
Test Specification / Method	ASTM D698-12e2-method A
Specific gravity - D854 water pycnometer	2.70 Historical
Coarse Aggregate Specific Gravity -	

Soil Description	Nat. Moist. %	Liquid Limit	Plasticity Index	%< #200	USCS	AASHTO
Silt with Sand Trace Mica Yellowish Brown	2.1	41	14	82.5	ML	A-7-6

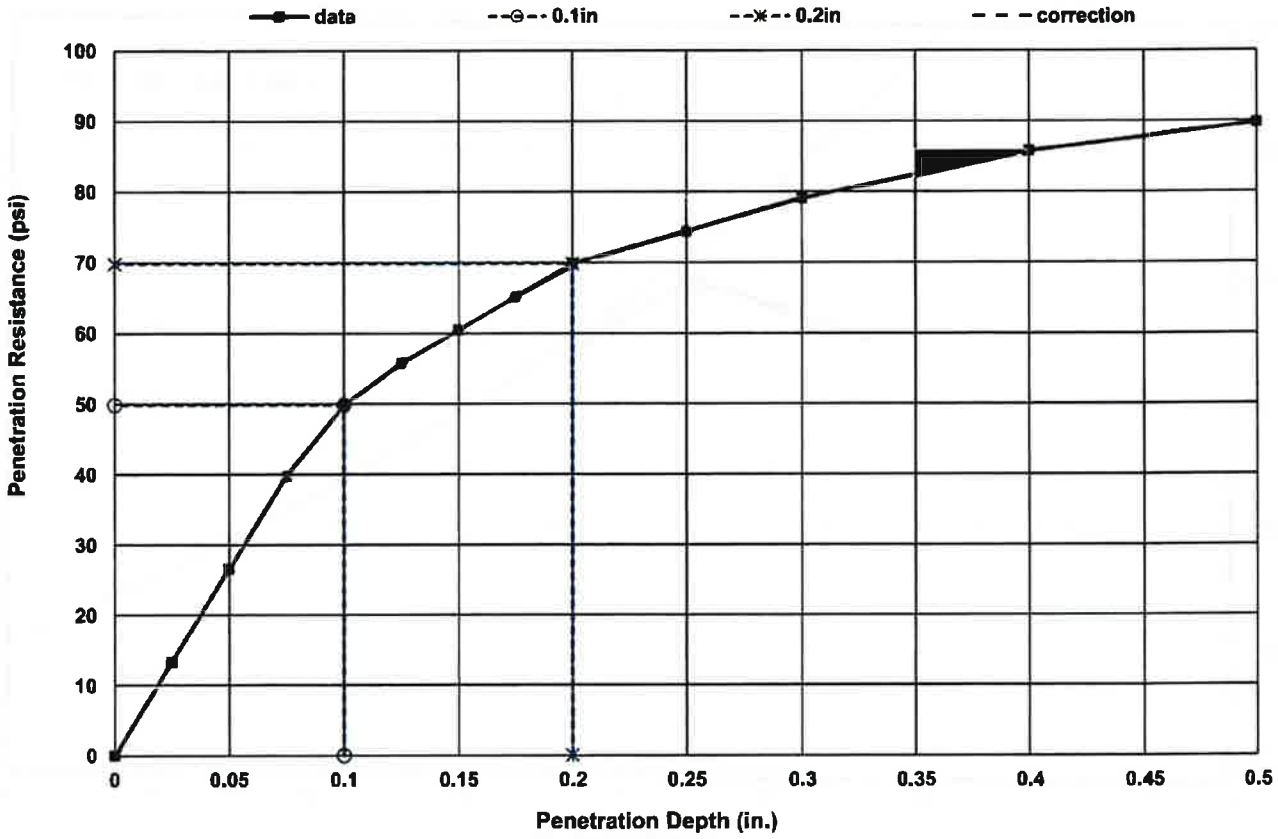
Project: Warrenton Data Center
Client:
Sample / Source B-11
Test Reference/No.:

Project No.: 01:31153
Depth (ft.): 1 - 6
Sample No.: D3S-194
Date Reported:

Office / Lab	Address	Office Number / Fax
ECS Mid-Atlantic LLC - Chantilly	14026 Thunderbolt Place Suite 100 Chantilly, VA 20151-3232	(703)471-8400 (703)834-5527

Tested by	Checked by	Approved by		Remarks
jvong	Htran	Dtran		

California Bearing Ratios (CBR) of Laboratory-Compacted Soils



TEST RESULTS (ASTM D1883-16)

Molded			Soaked			CBR (%)		Linearty Correction (in.)	Surcharge (lbs.)		Swell (%)	
Density (pcf)	Percent of Max. Dens.	Moisture (%)	Density (pcf)	Percent of Max. Dens.	Moisture (%)	0.1 in.	0.2 in.					
101.8	99.5	22.3	91.1	89.1	33.8	5.0	4.7	0.00	10		2.22	
Material Description					AASHTO	USCS	MAX. Dens. (pcf)	Optimum Moisture (%)	LL	PI	% Fines	% Gravel
Lean Clay with Sand Yellowish Brown					A-7-6	CL	102.3	22.4	49	22	85.7	0.0

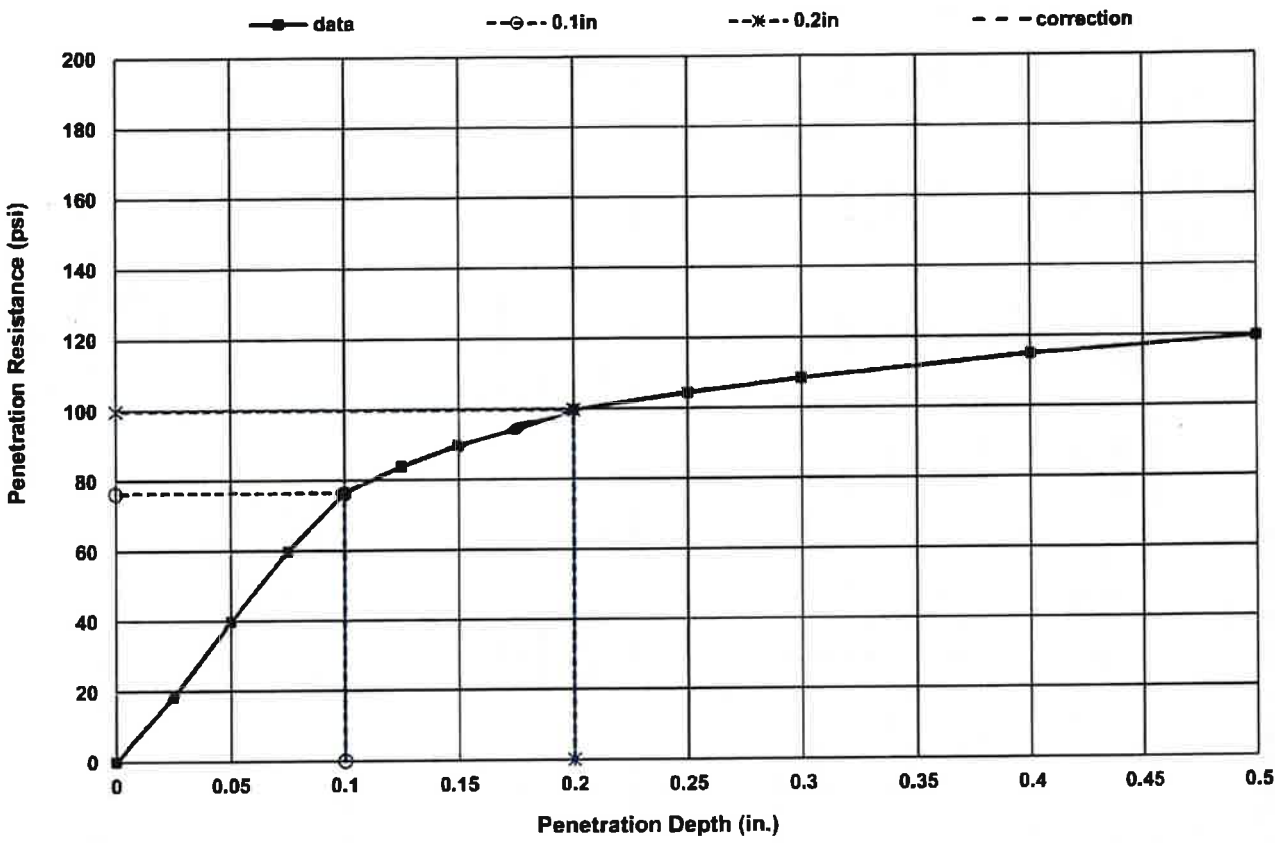
Project: Warrenton Data Center
Client:
Sample / Source B-14
Test Reference/No.: 1

Project No.: 01:31153
Depth (ft.): 1 - 6
Sample No.: D3S-186
Date Reported:

Office / Lab	Address	Office Number / Fax
ECS Mid-Atlantic LLC - Chantilly	14026 Thunderbolt Place Suite 100 Chantilly, VA 20151-3232	(703)471-8400 (703)834-5527

Tested by	Checked by	Approved by		Remarks
jvong	Htran	Dtran		

California Bearing Ratios (CBR) of Laboratory-Compacted Soils



TEST RESULTS (ASTM D1883-16)

Molded			Soaked			CBR (%)		Linearty Correction (in.)	Surcharge (lbs.)		Swell (%)	
Density (pcf)	Percent of Max. Dens.	Moisture (%)	Density (pcf)	Percent of Max. Dens.	Moisture (%)	0.1 in.	0.2 in.					
110.5	99.5	17.6	100.2	90.3	27.3	7.6	6.6	0.00	10		1.85	
Material Description					AASHTO	USCS	MAX. Dens. (pcf)	Optimum Moisture (%)	LL	PI	% Fines	% Gravel
Lean Clay with Sand Yellowish Brown					A-7-6	CL	111	17.7	45	24	81.6	0.0

Project: Warrenton Data Center
Client:
Sample / Source B-15
Test Reference/No.: 1

Project No.: 01:31153
Depth (ft.): 1 - 6
Sample No.: D3S-187
Date Reported:

Office / Lab	Address	Office Number / Fax
ECS Mid-Atlantic LLC - Chantilly	14026 Thunderbolt Place Suite 100 Chantilly, VA 20151-3232	(703)471-8400 (703)834-5527

Tested by	Checked by	Approved by		Remarks
jvong	Htran	Dtran		

Determination of thermal properties using a thermal needle probe

Thermal Conductivity of Soil/Soft Rock ASTM D5334

Test Point	Moisture Content %	Corrected Conductivity									Average Conductivity	Average Resistivity
		1st Reading			2nd Reading			3rd Reading				
		K=W/mK	Error Value	Initial Temp	K=W/mK	Error Value	Initial Temp	K=W/mK	Error Value	Initial Temp	K=W/mK	Rho=°C·cm/W
Dry Point	0.39	0.450	0.0024	21.3	0.467	0.0042	20.8	0.476	0.0042	20.9	0.464	215.471
Moist Point 1	5.60	0.836	0.0017	21.6	0.849	0.0026	21.3	0.845	0.0018	21.1	0.843	118.624
Moist Point 2	10.30	1.238	0.0020	19.4	1.294	0.0016	19.3	1.283	0.0015	19.3	1.272	78.642
Moist Point 3	12.41	1.353	0.0012	19.2	1.382	0.0013	19.1	1.359	0.0011	19.1	1.365	73.286
Moist Point 4	14.36	1.593	0.0029	19.1	1.480	0.0012	19	1.485	0.0012	19	1.519	65.821
Moist Point 5	16.26	1.534	0.0015	18.9	1.516	0.0013	18.9	1.473	0.0010	18.8	1.508	66.332
Moist Point 6												
Moist Point 7												
Moist Point 8												
Moist Point 9												

K Material (Standard)	0.2730
K Measured	0.2980
Calibration Factor	0.9161

Volume of Mold (cf)	0.0333
Volume of Mold (M^3)	0.00094
Weight of Test Sample (lb)	3.888
Mass of Dry Soil (kg)	1.764

LL	39
PI	21
USCS Symbol	CL

Test Material screened with #4 sieve.

Needle Insertion Metho Pre-drill

Test performed at: 95 % compactive effort @ blows per layer.

Project: Warrenton Data Center

Client:

Sample / Source: B-02

Project No.: 01:31153

Depth (ft.): 1 - 6

Sample No.: D3S-191

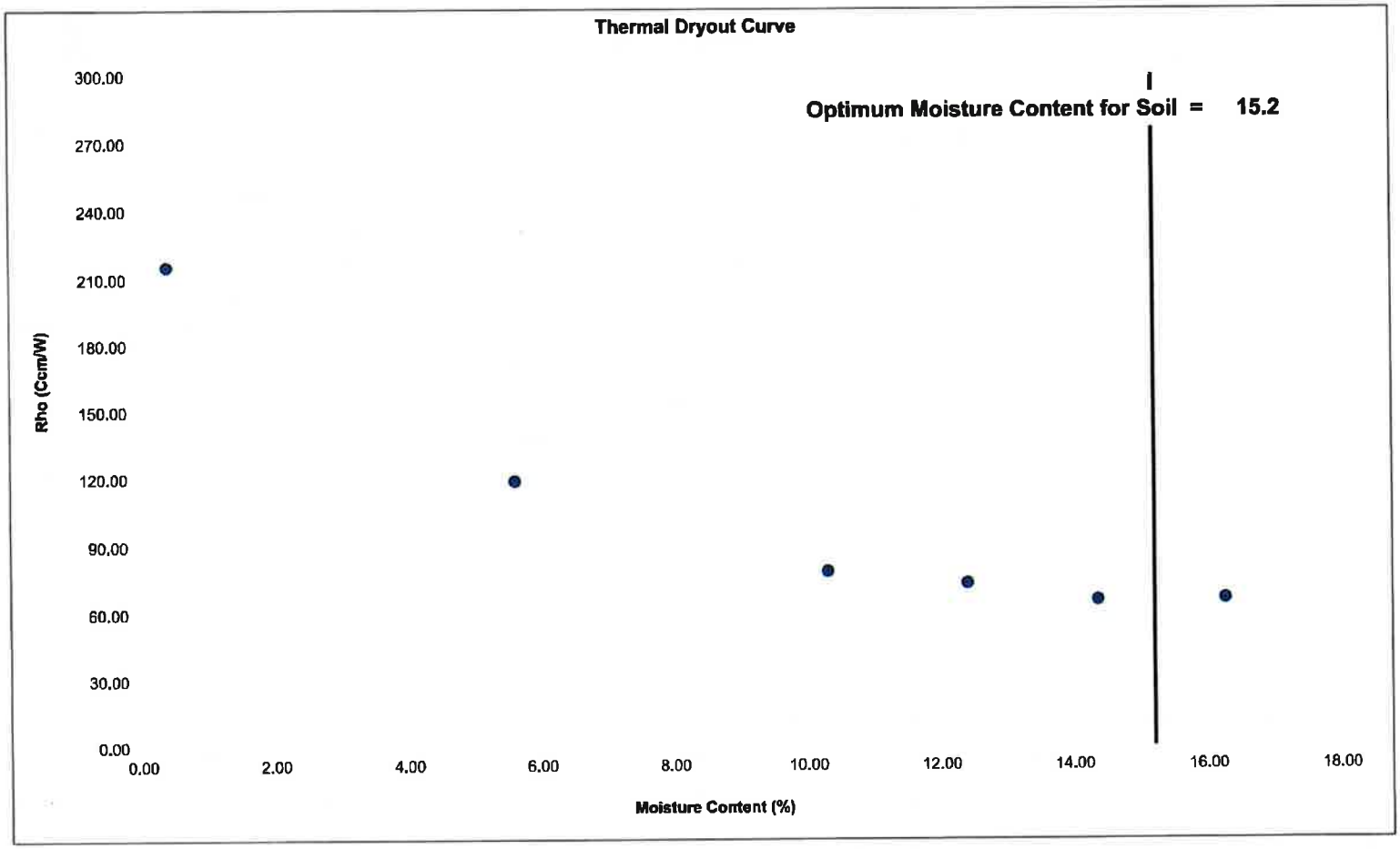
Date Reported:

Office / Lab	Address	Office Number / Fax
ECS Mid-Atlantic LLC - Chantilly	026 Thunderbolt Place Suite 100 Chantilly, VA 20151-32	(703)471-8400 (703)834-5527

Tested by	Checked by	Approved by		Remarks
jvong	Htran	Dtran		

Determination of thermal properties using a thermal needle probe

Thermal Conductivity of Soil/Soft Rock ASTM D5334



Project: Warrenton Data Center

Client:

Sample / Source: B-02

Project No.: 01:31153

Depth (ft.): 1 - 6

Sample No.: D3S-191

Date Reported:

Office / Lab	Address	Office Number / Fax
ECS Mid-Atlantic LLC - Chantilly	026 Thunderbolt Place Suite 100 Chantilly, VA 20151-32	(703)471-8400 (703)834-5527

Tested by	Checked by	Approved by		Remarks
jvong	Htran	Dtran		

Determination of thermal properties using a thermal needle probe

Thermal Conductivity of Soil/Soft Rock ASTM D5334

Test Point	Moisture Content %	Corrected Conductivity									Average Conductivity	Average Resistivity
		1st Reading			2nd Reading			3rd Reading				
		K=W/mK	Error Value	Initial Temp	K=W/mK	Error Value	Initial Temp	K=W/mK	Error Value	Initial Temp	K=W/mK	Rho=°C-cm/W
Dry Point	0.00	0.548	0.0045	22	0.531	0.0030	20.8	0.535	0.0035	20.8	0.538	185.874
Moist Point 1	6.39	1.010	0.0012	20.8	1.058	0.0018	20.4	1.068	0.0019	20.4	1.045	95.668
Moist Point 2	13.78	1.625	0.0013	19.5	1.572	0.0014	19.5	1.580	0.0015	19.5	1.593	62.786
Moist Point 3	15.45	1.692	0.0032	18.8	1.692	0.0016	18.6	1.637	0.0012	18.6	1.674	59.751
Moist Point 4	17.15	1.909	0.0016	18.7	1.852	0.0016	18.7	1.772	0.0010	18.7	1.845	54.214
Moist Point 5	19.24	1.936	0.0013	18.7	1.895	0.0012	18.7	1.867	0.0011	18.7	1.899	52.648
Moist Point 6												
Moist Point 7												
Moist Point 8												
Moist Point 9												

K Material (Standard)	0.2730
K Measured	0.2980
Calibration Factor	0.9161

Volume of Mold (cf)	0.0333
Volume of Mold (M^3)	0.00094
Weight of Test Sample (lb)	3.573
Mass of Dry Soil (kg)	1.621

LL	37
PI	18
USCS Symbol	CL

Test Material screened with #4 sieve.

Needle Insertion Metho: Pre-drill

Test performed at: 95 % compactive effort @ blows per layer.

Project: Warrenton Data Center

Client:

Sample / Source: B-07

Project No.: 01:31153

Depth (ft.): 1 - 6

Sample No.: D3S-193

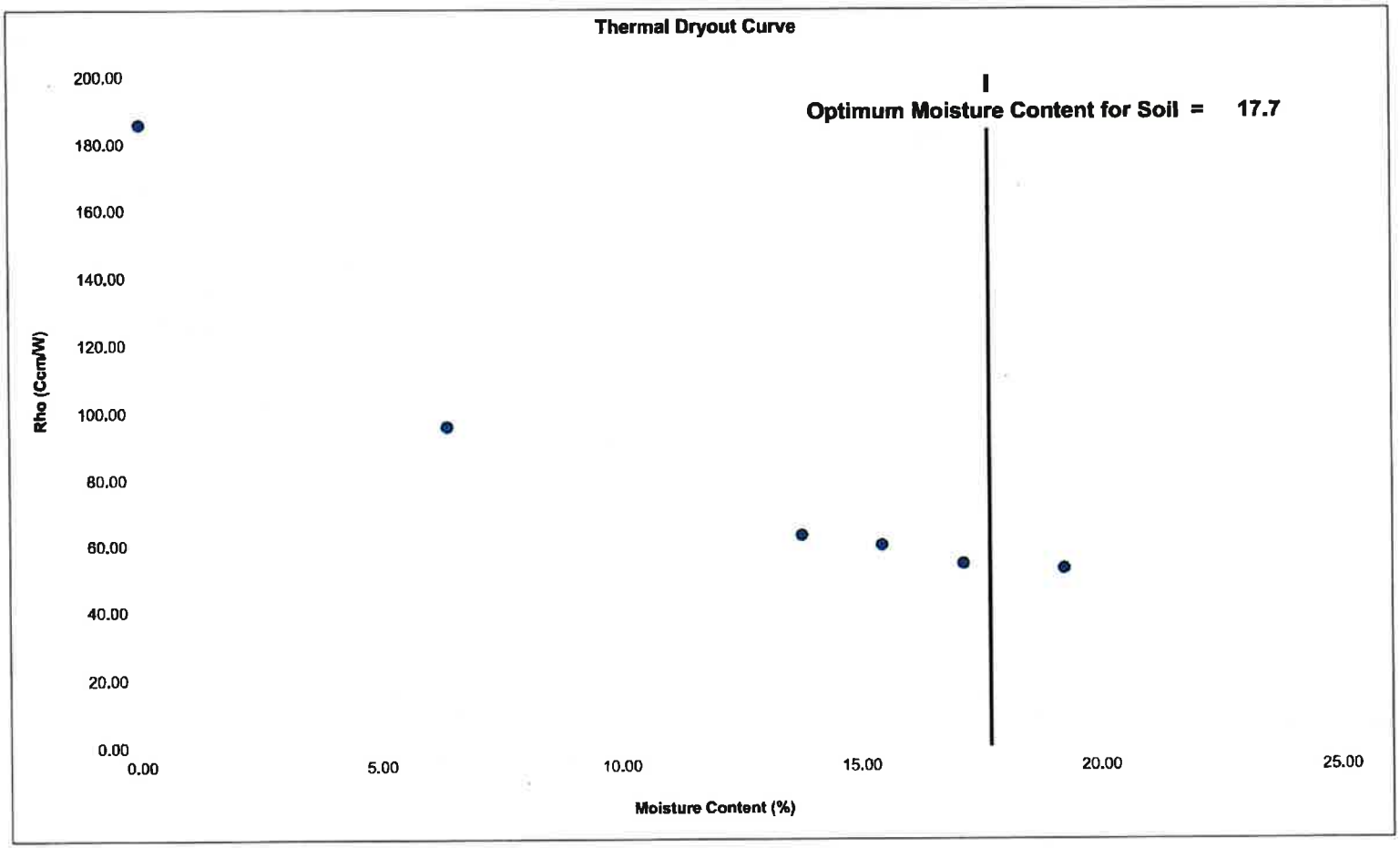
Date Reported:

Office / Lab	Address	Office Number / Fax
ECS Mid-Atlantic LLC - Chantilly	026 Thunderbolt Place Suite 100 Chantilly, VA 20151-32	(703)471-8400 (703)834-5527

Tested by	Checked by	Approved by		Remarks
jvong	Htran	Dtran		

Determination of thermal properties using a thermal needle probe

Thermal Conductivity of Soil/Soft Rock ASTM D5334



Project: Warrenton Data Center

Client:

Sample / Source: B-07

Project No.: 01:31153

Depth (ft.): 1 - 6

Sample No.: D3S-193

Date Reported:

Office / Lab	Address	Office Number / Fax
ECS Mid-Atlantic LLC - Chantilly	026 Thunderbolt Place Suite 100 Chantilly, VA 20151-32	(703)471-8400 (703)834-5527

Tested by	Checked by	Approved by		Remarks
jvong	Htran	Dtran		

Determination of thermal properties using a thermal needle probe

Thermal Conductivity of Soil/Soft Rock ASTM D5334

Test Point	Moisture Content %	Corrected Conductivity									Average Conductivity	Average Resistivity
		1st Reading			2nd Reading			3rd Reading				
		K=W/mK	Error Value	Initial Temp	K=W/mK	Error Value	Initial Temp	K=W/mK	Error Value	Initial Temp	K=W/mK	Rho=°C·cm/W
Dry Point	0.04	0.494	0.0025	22	0.485	0.0033	22	0.489	0.0050	21.8	0.490	204.274
Moist Point 1	6.58	0.919	0.0026	20.3	0.916	0.0018	20.3	0.895	0.0019	20.5	0.910	109.864
Moist Point 2	9.60	1.332	0.0015	19.6	1.322	0.0015	19.5	1.355	0.0018	19.7	1.337	74.812
Moist Point 3	11.77	1.471	0.0022	18.8	1.481	0.0031	18.9	1.471	0.0022	18.5	1.474	67.835
Moist Point 4	14.23	1.741	0.0018	18.5	1.723	0.0018	18.7	1.731	0.0020	18.6	1.732	57.749
Moist Point 5	16.89	1.837	0.0015	18.8	1.843	0.0015	18.6	1.838	0.0012	18.5	1.839	54.365
Moist Point 6												
Moist Point 7												
Moist Point 8												
Moist Point 9												

K Material (Standard)	0.2730
K Measured	0.2935
Calibration Factor	0.9302

Volume of Mold (cf)	0.0333
Volume of Mold (M^3)	0.00094
Weight of Test Sample (lb)	4.326
Mass of Dry Soil (kg)	1.962

LL	41
PI	14
USCS Symbol	ML

Test Material screened with #4 sieve.

Needle Insertion Metho Pre-drill

Test performed at: 95 % compactive effort @ blows per layer.

Project: Warrenton Data Center

Client:

Sample / Source: B-11

Project No.: 01:31153

Depth (ft.): 1 - 6

Sample No.: D3S-194

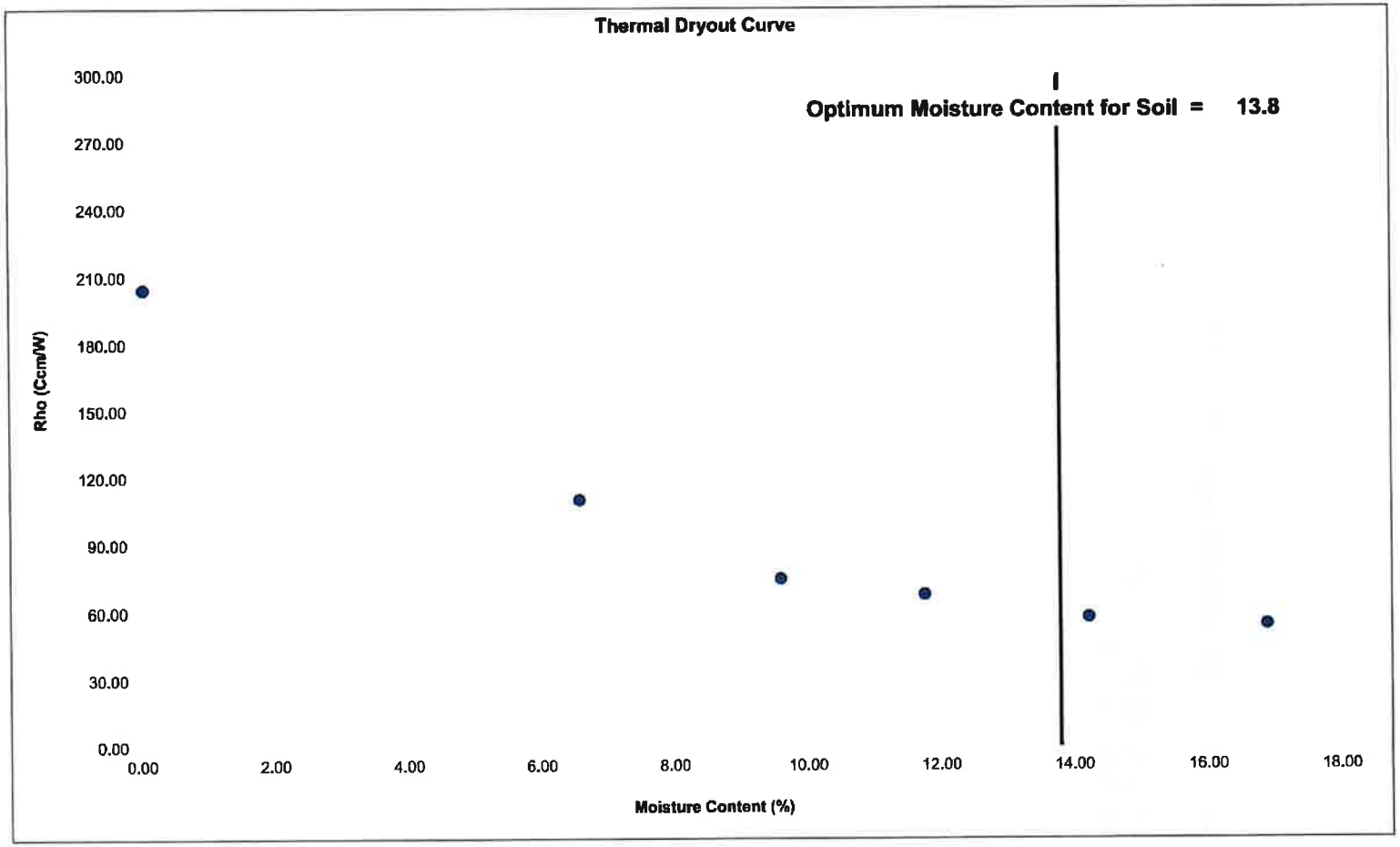
Date Reported:

Office / Lab	Address	Office Number / Fax
ECS Mid-Atlantic LLC - Chantilly	026 Thunderbolt Place Suite 100 Chantilly, VA 20151-32	(703)471-8400 (703)834-5527

Tested by	Checked by	Approved by		Remarks
jvong	Htran	Dtran		

Determination of thermal properties using a thermal needle probe

Thermal Conductivity of Soil/Soft Rock ASTM D5334



Project: Warrenton Data Center

Client:

Sample / Source: B-11

Project No.: 01:31153

Depth (ft.): 1 - 6

Sample No.: D3S-194

Date Reported:

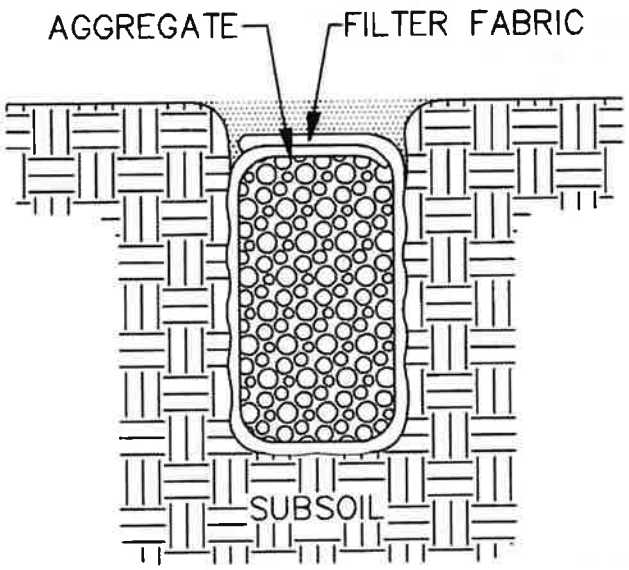
Office / Lab	Address	Office Number / Fax
ECS Mid-Atlantic LLC - Chantilly	025 Thunderbolt Place Suite 100 Chantilly, VA 20151-32	(703)471-8400 (703)834-5527

Tested by	Checked by	Approved by		Remarks
jvong	Htran	Dtran		

APPENDIX D – Supplemental Report Documents

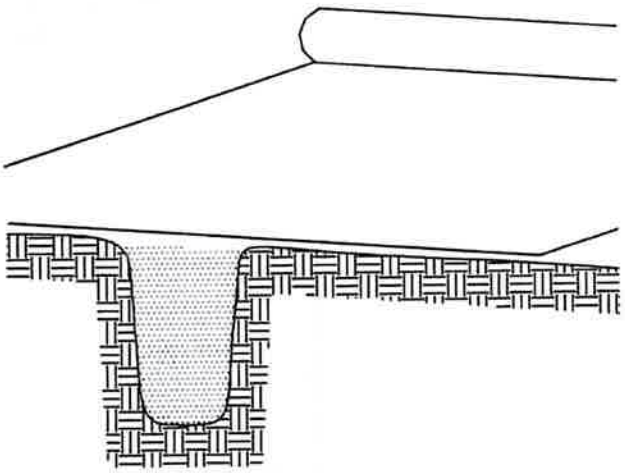
French Drain Installation Procedure
Zone of Influence Diagram

FINAL CONFIGURATION



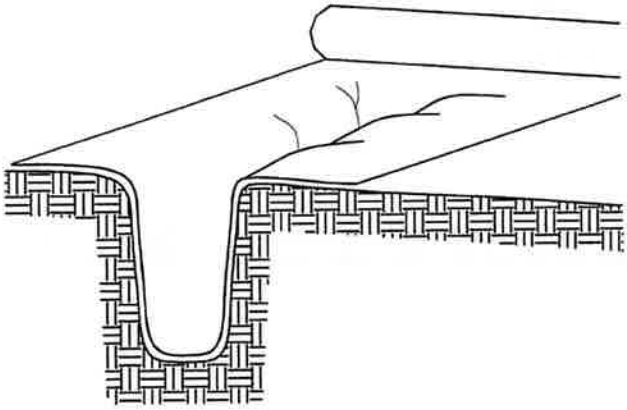
SUBDRAIN USING FILTER FABRIC

STEP 1



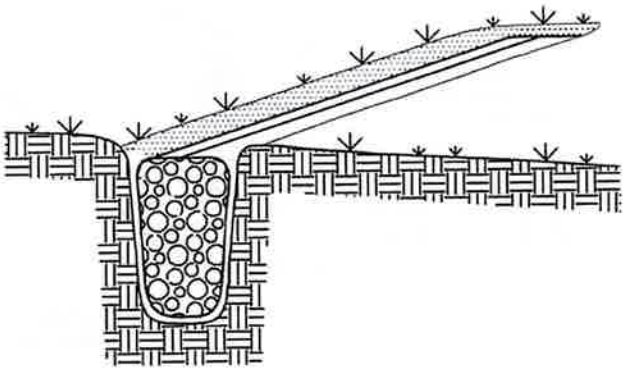
FABRIC IS UNROLLED
DIRECTLY OVER TRENCH

STEP 2



THE TRENCH IS FILLED
WITH AGGREGATE

STEP 3



THE FABRIC IS LAPPED CLOSED
AND COVERED WITH SOIL

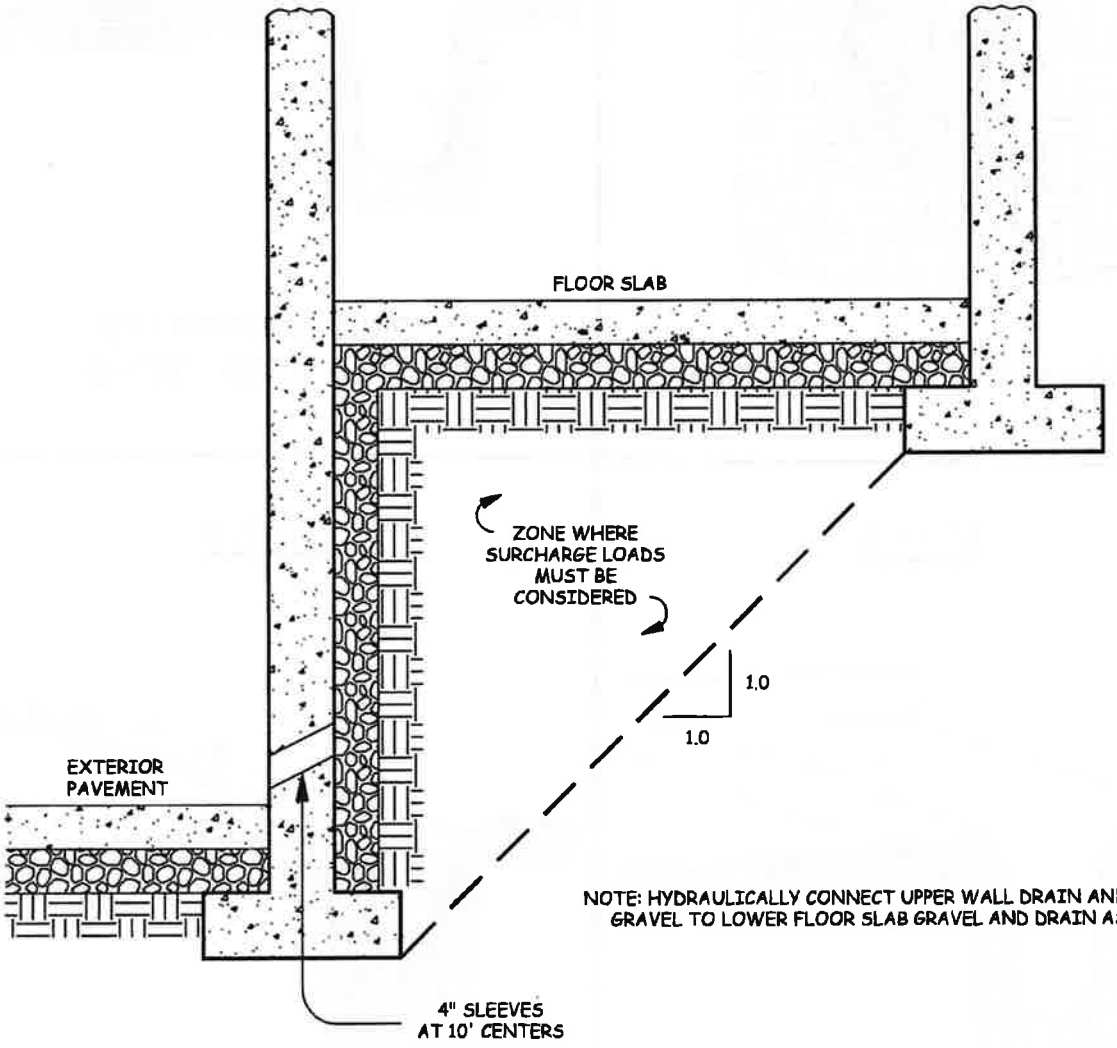
ECS LLC MID-ATLANTIC
9409 Innovation Drive
Manassas, Virginia 20110
703-396-6259
Fax 703-396-6298

FRENCH DRAIN © INSTALLATION PROCEDURE

ZONE OF INFLUENCE DIAGRAM

(EXTERIOR WALLS)

NOT TO SCALE



NOTE: HYDRAULICALLY CONNECT UPPER WALL DRAIN AND UNDERSLAB GRAVEL TO LOWER FLOOR SLAB GRAVEL AND DRAIN AS SHOWN.

ECS LLC MID-ATLANTIC

EXPERIENCE

WARRENTON

VIRGINIA

EST. 1810

Planning Commission Public Hearing
SUP 22-3 Amazon Data Center
December 20, 2022

Request

Amazon Data Center

- GPIN 6984-69-2419
- **Applicant:** Amazon Data Services, Inc.
- **Property Owner:** Amazon Data Services, Inc.
- **Zoning:** I - Industrial
- **Comprehensive Plan:** New Town District
- SUP for a 220,200 sq ft data 41.793 acres

Proposed Location

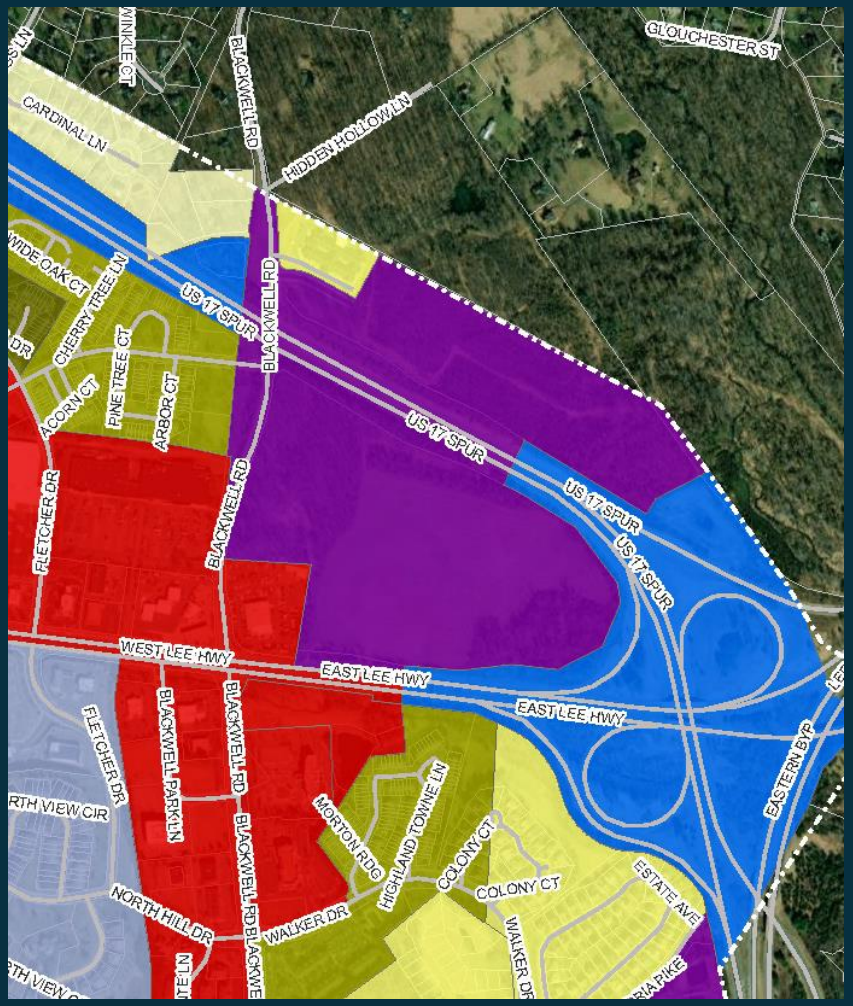


Proposal

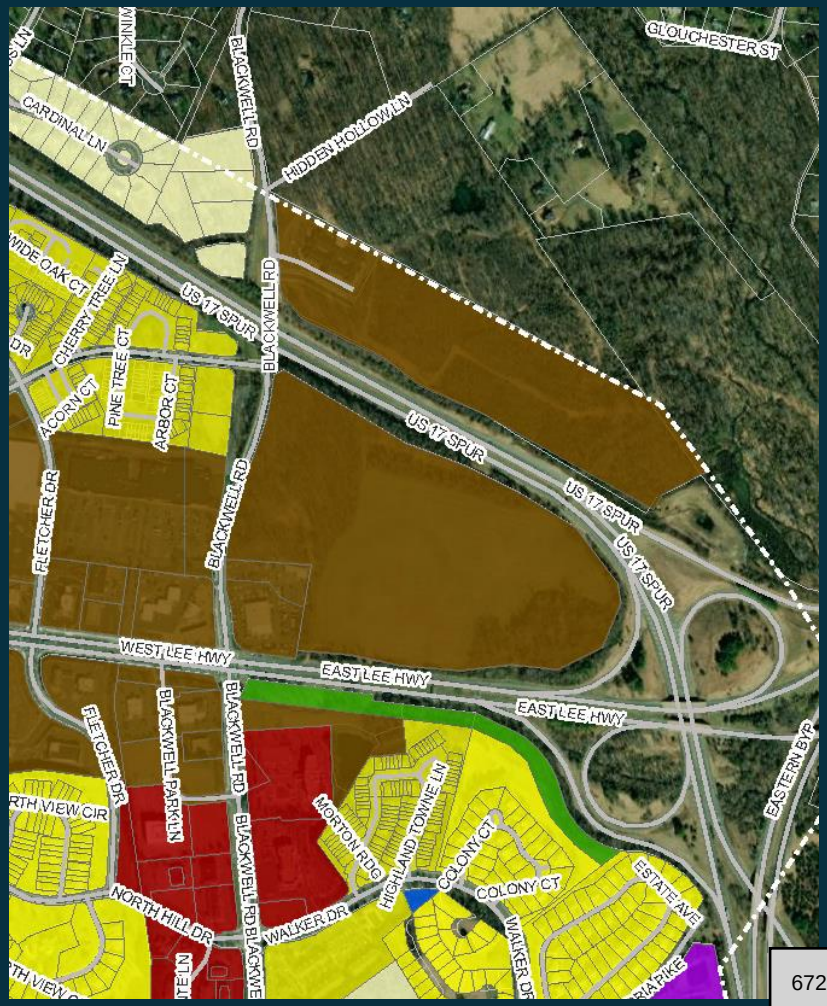
- Data Center with following specifications:
  - 220,200 SF single story (37’) building, plus mechanical
  - Security Fence
  - Guard Gate with Access of Blackwell Road
- Requesting:
  - Modification to building height allowance
  - Modification to fence height allowance max. 8’
  - Modification in loading spaces to one

Adjacent Uses

Zoning Map - Industrial



Future Land Use – New Town District



History of Site

- Fauquier County Real Estate Records 1997 No Improvements
- Late 1990s Walmart considered the Site
- 2007 Wilson Land submitted a proposed plan for a Planned Unit Development
  - Mixed use development called Warrenton Greene.
  - Planning Commission spent over a year on the application and the associated ZOTA 2008-07 to recommend approval to the Town Council on June 17, 2009.
  - Town Council approved the ZOTA 08-01 on November 10, 2009 and tabled the remaining applications.
  - The Applicant withdrew the applicants on February 7, 2011 stating the economy made the proposals no longer viable.

Zoning Ordinance

- Zoning – Industrial By-Right Uses
- Noise Performance Standards
- Lighting, Landscaping, Buffers Site Plan
- Stormwater/E&S Site Plan

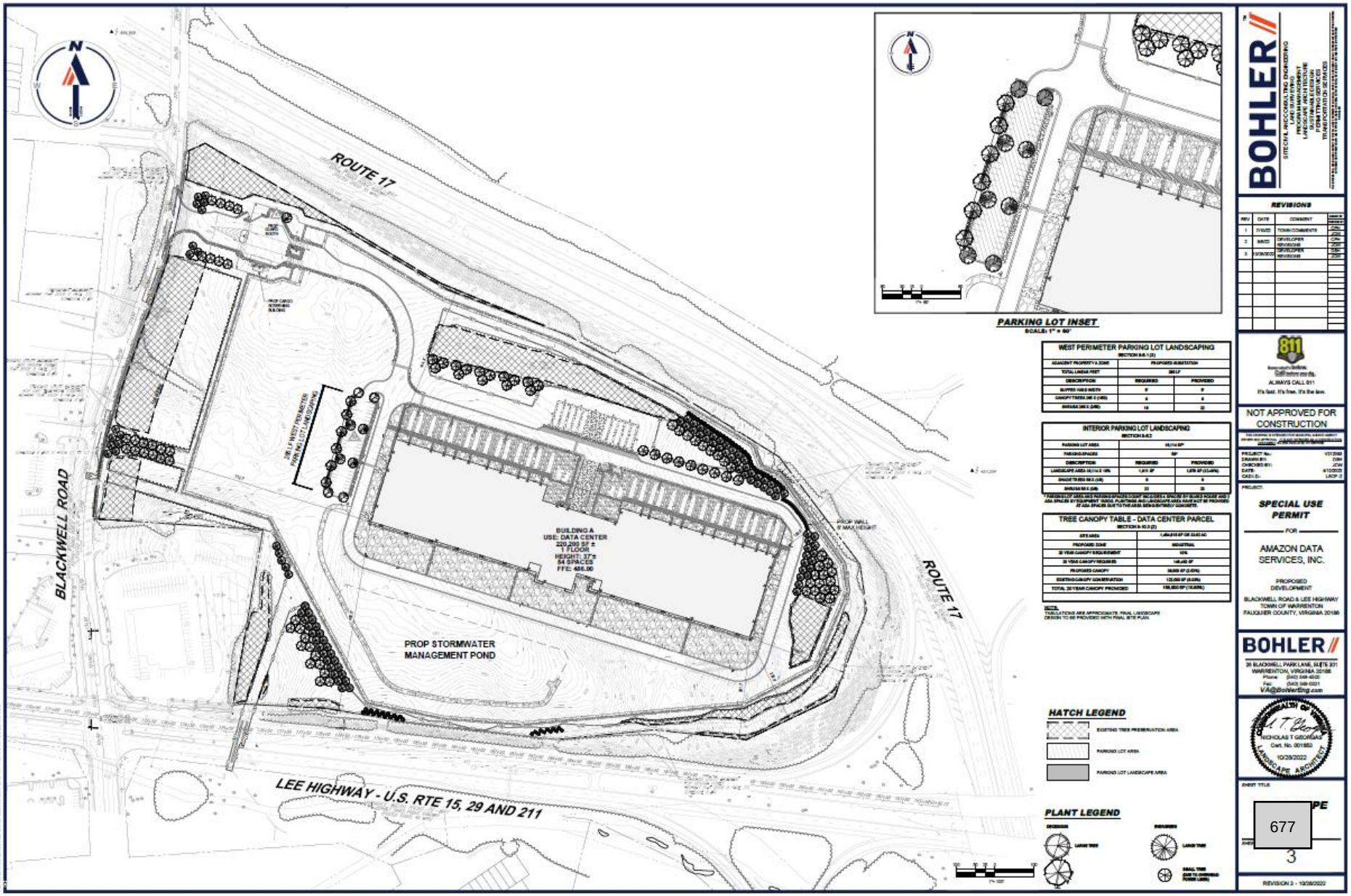
Industrial By-Right Uses

- *Accessory buildings*
- *Active and Passive Recreation and Recreational Facilities*
- *Banks and savings and loan offices*
- *Broadcasting studios and offices*
- *Business and office supply establishments*
- *Cabinet, upholstery, and furniture shops*
- *Cafeteria or snack bar for employees*
- *Clinics, medical or dental*
- *Commercial uses constituting up to 15% of permitted site or building area*
- *Conference Centers*
- *Contractor's office and warehouse without outdoor storage*
- *Crematory*
- *Dwellings for resident watchmen and caretakers employed on the premises*
- *Employment service or agency*
- *Flex Office and Industrial uses*
- *Health and Fitness Facilities*
- *Institutional buildings*
- *Janitorial service establishment*
- *Laboratories, research, experimental or testing, but not testing explosives, rockets, or jet engines*
- *Light manufacturing uses which do not create danger to health and safety in surrounding areas and which do not create offensive noise, vibration, smoke, dust, lint, odor, heat, glare, or electrical impulse than that which is generally associated with light industries*
- *Mobile Food Vendors subject to Article 9-24*
- *Monument sales establishments with incidental processing to order but not including shaping of headstones*
- *Motion picture studio*
- *Nurseries and greenhouses*
- *Offices- business, professional, or administrative*
- *Off-street parking and loading subject to Article 7*
- *Open space subject to Article 9*
- *Printing, publishing, and engraving establishment; photographic processing; blueprinting; photocopying; and similar uses*
- *Private club, lodge, meeting hall, labor union, or fraternal organization or sorority*
- *Rental service establishment*
- *Retail or wholesale sales and service incidental to a permitted manufacturing, processing, storing, or distributing use*
- *Rug and carpet cleaning and storage with incidental sales of rugs and carpets*
- *Security service office or station*
- *Sign fabricating and painting*
- *Signs, subject to Article 6*
- *Studios*
- *Transmission and receiving towers of height not exceeding 125'*
- *Utilities related to and necessary for service within the Town, including poles, wires, transformers, telephone booths, and the like for electrical power distribution or communication service, and underground pipelines or conduits for local electrical, gas, sewer, or water service, but not those facilities listed as requiring a special use permit*
- *Wholesale establishment, storage warehouse, or distribution center. Furniture moving.*

Comprehensive Plan

- Plan Warrenton 2040 – New Town Character District
  - "*a signature location for a regional employer and jobs center, it will contain mixed-use residential, entertainment and commercial uses organized by a compact interior street grid network and a park area that is located over an existing floodplain*,"
  - Envisioned with structures up to six stories, with a minimum of thirty-five (35) feet for a single-story commercial, and lot coverage of 80%
  - "*Evaluate development incentives that stimulate private investment and new development*,"
  - Gateway and Signature Streets; Walkability; National Scenic Byway
  - "*conserve, reuse, and promotes historic resources to enhance the Town's sense of place and grow the economy through economic activity*,"

SUP Plan


ROUTE 17
BLACKWELL ROAD
ROUTE 17
LEE HIGHWAY - U.S. RTE 15, 29 AND 211
BUILDING A
USE: DATA CENTER
220,200 SF ±
1 FLOOR
HEIGHT: 37'±
64 SPACES
FFE: 486.00
PROP STORMWATER MANAGEMENT POND
PROP WALL 8' MAX HEIGHT
PARKING LOT INSET
WEST PERIMETER PARKING LOT LANDSCAPING
INTERIOR PARKING LOT LANDSCAPING
TREE CANOPY TABLE - DATA CENTER PARCEL
HATCH LEGEND
PLANT LEGEND
BOHLER
REVISIONS
NOT APPROVED FOR CONSTRUCTION
SPECIAL USE PERMIT
AMAZON DATA SERVICES, INC.
PROPOSED DEVELOPMENT
BLACKWELL ROAD & LEE HIGHWAY
TOWN OF WARRENTON
FAUQUIER COUNTY, VIRGINIA 20186
ALWAYS CALL 811
It's fast. It's free. It's the law.

Elevations



Transportation and Public Utilities

- Transportation – 52 Employees
  - 5’ Sidewalk Blackwell Road
  - No Access Lee Highway
  - 24 Hour Gated Security
- Water and Sewer
  - 2015 Water and Sewer Capacity Study 23,500 gpd
  - Initial Charging 19,000 gpd
  - Daily Domestic Use Anticipated 380.6 gpd

Waivers and Modifications

- Increase Building Height 35’ to 37’
- Increase Fence Height 6’ to 8’
- Decrease Parking Loading Space Requirement 22 spaces to 1 space

Planning Commission

- Work Session July 26, 2022
- PC Requested Balloon Test September, 2022
- Work Session October 25, 2022
- November 15, 2022 Public Hearing
- November 22, 2022 Public Hearing
- December 20, 2022 Public Hearing

Draft Conditions of Approval

- SUP Plan – No Substation on Property
- Illustrative Building Design – 37’Max
- 5’ Sidewalk on Blackwell, No Access Lee Hwy
- Electrical Lines Underground to Substation
- No Signage
- 8’ Fence, 24 hour Security Gate
- 56 Parking, 1 Loading Space
- Emergency Services Access and Training
- Domestic Use Water and Sewer

Draft Conditions of Approval

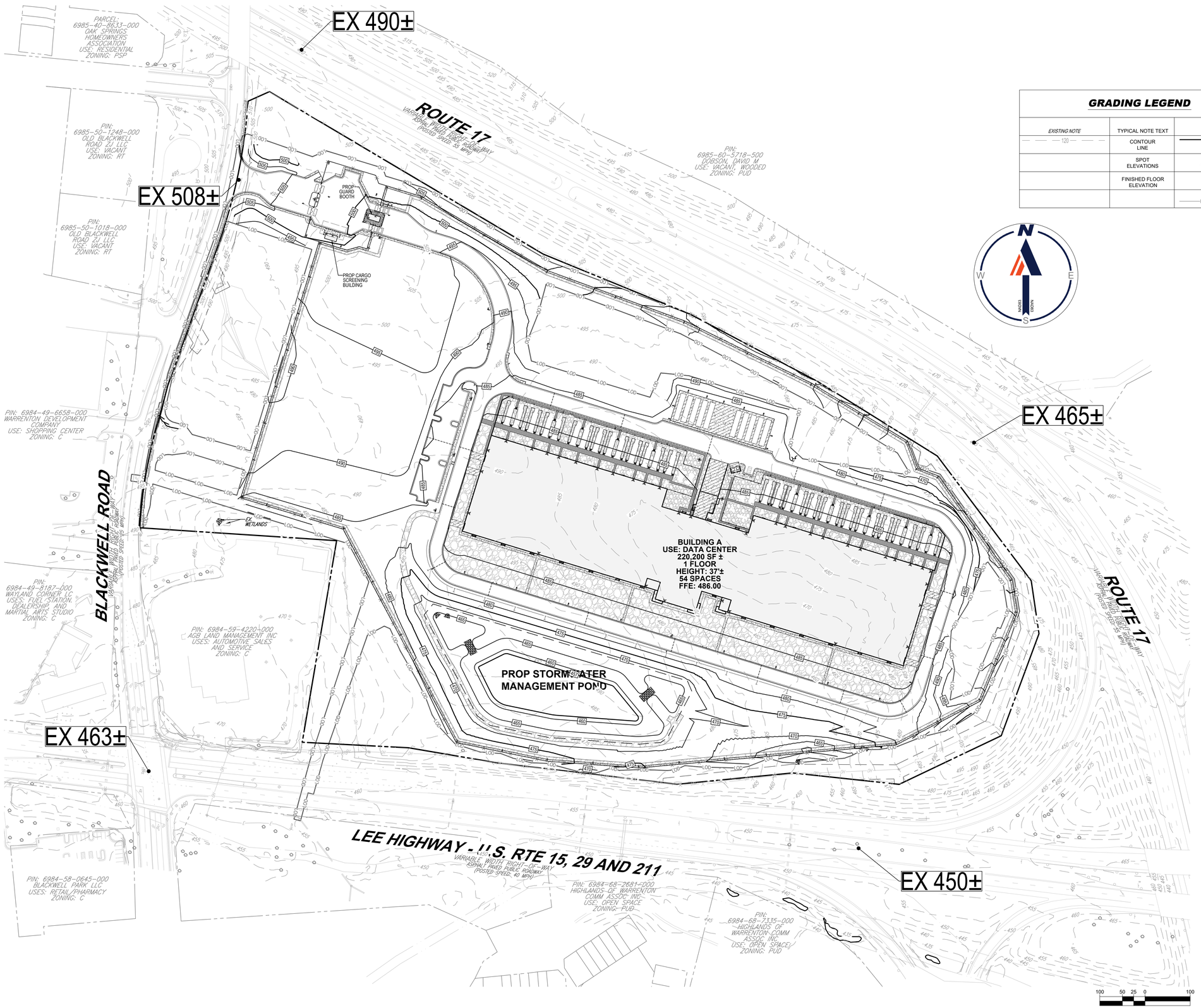
- Applicant provide noise study at time of Site Plan to demonstrate meets Zoning Ordinance.
- Separate sound study one month after commencement of use to ensure Zoning Ordinance being met.
- If noncompliant any point in future, must undertake mitigation measures within 60 days.
- Lighting dim between 50% hours 11 PM – dawn, max heights, meets Zoning Ordinance at Site Plan.

Draft Conditions of Approval

- Employment Opportunities: Job Fair and Outreach
- Programs for Local Schools: K-12/LRCC

EXPERIENCE WARRENTON VIRGINIA EST. 1810

Planning Commission Public Hearing
SUP 22-3 Amazon Data Center
December 20, 2022



GRADING LEGEND

EXISTING NOTE	TYPICAL NOTE TEXT	PROPOSED NOTE
120	CONTOUR LINE	120
	SPOT ELEVATIONS	TC 516.00
	FINISHED FLOOR ELEVATION	FFE:
		LOD LOD

BOHLER

SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
LAND PLANNING DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

THE INFORMATION, DESIGN AND CONTENT OF THIS PLAN ARE COPYRIGHTED AND SHALL NOT BE COPIED OR USED FOR ANY PURPOSE WITHOUT THE EXPRESS AUTHORIZATION FROM BOHLER. ONLY APPROVED AND SEALED PLANS SHALL BE UTILIZED FOR CONSTRUCTION PURPOSES BOHLER, INC.

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY

811 Know what's below. Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

FOR EXHIBIT PURPOSES ONLY

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:	10/28/2022
CAD I.D.:	EXHK - 0

PROJECT:

EXHIBIT

FOR

AMAZON DATA SERVICES, INC.

PROPOSED DEVELOPMENT

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

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

SHEET TITLE:

GRADING EXHIBIT

SHEET NUMBER:

1

ORG. DATE - 10/28/2022

Oct 28, 2022
11:21 V:\212093\CAD\DRAWINGS\EXHIBITS\PLANNING COMMISION GRADING EXHIBIT\V212093 - EXHK - 0---LAYOUT 1 - GRADING EXHIBIT

WALSH COLUCCI
LUBELEY & WALSH PC

John H. Foote
(703) 680-4664
jfoote@thelandlawyers.com
Fax: (703) 680-6067

October 28, 2022

Via Hand Delivery and E-mail

Denise M. Harris, Planning Manager
Community Development Department
21 Main Street
Warrenton, VA 20186

Re: Special Use Permit #SUP2022-00003, Warrenton Data Center

Dear Mrs. Harris:

As a follow-up to the Planning Commission work session on October 25th, enclosed please find seven (7) complete packages of the following documents:

1. One (1) copy of the Land Development Application. *Please note that this is in the process of being executed by the owner and will be provided to you as soon as it is executed;*

2. One (1) copy of the Land Use Application: Affidavit. *Please note that this is in the process of being executed by the owner and will be provided to you as soon as it is executed;*

3. One (1) copy of the Statement of Justification, revised as of October 28, 2022;

4. One (1) copy of the revised draft Special Use Permit Conditions, dated October 28, 2022, for your consideration

5. One (1) 11"x17" copy of the building renderings entitled "Illustrative Building Elevations," prepared by Corgan, dated October 28, 2022;

6. 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 1, 2022, last revised October 28, 2022**,** and consisting of three sheets;

7. One (1) 11"x17" copy of the plan entitled "Illustrative Plan," prepared by Bohler Engineering, dated October 28, 2022; and

8. One (1) full size copy and a reduction of the existing conditions plan entitled "Existing Conditions Plan for Warrenton Data Center," prepared by Bohler Engineering, dated October 28, 2022.

This list does not include the geotechnical report entitled "Geotechnical Engineering Report – Warrenton Data Center," prepared by ECS Mid-Atlantic, LLC, revised August 15, 2022, because this document has not changed. Also, the noise study that was previously submitted, was you are now aware, only a preliminary version of that document and not a final report, but is in any event out of date, as the Applicant is seeking a zoning determination related to noise and has included a specific condition to address noise ordinance compliance. With the changes to the Special Use Permit Plan, the Tree Study is out of date and the Special Use Permit Plan should be used for these purposes.

As the cover letter with this submission observes, there are some additional conditions to the SUP proposed. Perhaps the most significant is a commitment from the Applicant that while it will still be necessary to clear a portion of the area formerly reserved for Future Use for security fencing, as shown on the revised SUP Plan, **the Applicant proposes a condition that there be no electric substation permitted on the site. It also proposes to request and pay for the undergrounding of all electrical lines extending from the off-site substation serving the Facility to the Facility itself.** Although final decision on this rests with others, the Applicant is committed to seeking a resolution that is acceptable to the community.

AWS, as the Applicant for this Special Use Permit, has compiled responses to the 32 criteria that the Town's Zoning Ordinance indicates are relevant for consideration in connection with a Special Use Permit application. Much of this information has already been provided to the Town in the submissions made, but this is a summary of those responses and in some cases additional information.

1. Whether the proposed Special Use Permit is consistent with the Comprehensive Plan.	The Applicant has addressed this question, in its September 9, 2022 letter. The Applicant also provided explanation to the Planning Commission at the September 27th Work Session that there were two Future Land Use Maps on the Town's website. One is found as the "Future Land Use Plan" on the page containing the link to Plan Warrenton 2040, and the second is found deep in the Plan itself,

	and we erroneously used the one on the website page. The property is correctly shown on the Future Land Use Map as New Town Mixed Use, is zoned Industrial, and the Town has one Industrial zoning classification. The New Town District contemplates Class A Office, a Future University satellite campus, and an Employment Center. The site remains, however, located within the Lee Highway Urban Development Area (UDA). The Plan also anticipates direct access to Route 29 for such uses, though the subject property does not provide any such access, and traffic analysis has suggested that no such access would be desirable. One of the explicit Goals and Policies of the Lee Highway UDA is to evaluate development incentives that stimulate private investment and new development. This data center will be a new development on vacant industrial land and will put the land to a productive use that has escaped every other potential purchaser that has evaluated it over the last three plus decades. <u>A Comprehensive Plan cannot be evaluated solely by looking at colored land use maps.</u> It is a compilation of policies. The New Town Warrenton Character District, covering a substantial area is, among other things, intended to create a mix of uses, green space and public amenities, as well as provide a location for a major employer. No individual site can be expected to meet all objectives in the Plan, and the New Town District is a place in which the Town seeks a signature job center. The Applicant in this case is indeed a major employer. Traffic burden when the facility is fully operational will be very low. The physical design of the data center is intended to have

	the least possible impact on those residential areas in the vicinity, with substantial screening and buffering areas as depicted on the Landscape Plan, and where the facility itself is situated on the Property. A degree of that design must accept the requirements of form following function, so the applicant has provided significantly enhanced architecture in response to staff and Planning Commission input, and to satisfy the purpose and intent of § 9-26.1(F) of the Town Zoning Ordinance with respect to Building Facades at data center developments. The 2040 Plan has significant economic and fiscal goals that seek to achieve a strong, diversified, and resilient economy that supports both residents and businesses and increases the employment base. The Town proposes that it be proactive in its own economic development, and this unique development advances each of these goals. **** Please note that the Applicant has proposed new conditions that are directed at employment opportunities for residents of the Town and for coordination with the local schools and community college for training programs. These conditions have been added at the express request of the Planning Commission. **** The local tax revenues generated by a data center will assist in promoting a diverse, equitable, and stable tax base to maintain a healthy economy, with exceptionally little impact on Town services. While there were comments presented at the Work Session to the effect that the new Plan envisioned the development of the site with a greater mix of uses than that which is sought in this Application, the data center will, as have other such centers, provide indirect jobs and new business.

	The site has previously been evaluated by at least two major retailers. Projects did not materialize because Blackwell Road cannot handle a significant, sustained, traffic burden that would come with any mixed use project at the site. There is insufficient right-of-way, and it would be exceptionally difficult and costly, to improve it. An estimate for the reconstruction of the intersection of Blackwell and Lee Highway alone is set at a high end of $3.5M. Furthermore, Blackwell Road at the site is identified as a Signature Street in the Complete Streets Recommendations, a classification that does not contemplate significant reconstruction. The proposed data center is a light industrial use. This corresponds to the fact that the proposed use with SUP is compatible with the economic goals outlined in the 2040 Plan. Additionally, there is a very limited supply of industrially zoned land in the Town.
2. Whether the proposed Special Use Permit will adequately provide for safety from fire hazards and have effective measures of fire control.	The facility is designed to provide fire protection by the use of sprinklers and fire extinguishers. Significantly, the Applicant has proposed conditions of the special use permit that it will coordinate training between the Town's fire and rescue companies and those other companies and departments that have experience with data centers and will do so when convenient for the first responders locally when operations commence. Upon commencement of operations the Applicant will provide the Town's first responders its "Data Center Response Manual" for use in training for emergencies at its Facility, and shall assist in advising those first responders how to implement its provisions.

	The Applicant must ensure as a condition of site development plan approval that the water line systems at the Facility have sufficient fire flows, as determined by the Town Fire Marshal and it will maintain Facility security personnel 24 hours a day, each day of the year.
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.	The Applicant is aware of the concerns over noise, and legitimate response to the "noise study" initially submitted. As we advised the Planning Commission, that "study" was only a preliminary draft that did not include descriptive information or complete data. Unfortunately, neither the Applicant nor this firm were told this, and thought it to be the "report." Staff's and commission concerns as to the data caused the Applicant and its consultants to engage in further analysis and the research further the Town's noise ordinance provisions, which are not self-explanatory. As you are aware, the Applicant has submitted a zoning determination request as to how certain aspects of the ordinance are to be applied and interpreted. Because of this confluence of factors, the Applicant cannot at this submission confirm compliance with the ordinance, given that what compliance means in some cases is yet to be determined. But the Applicant is committed to that compliance once it is determined and to the community's assurance that applicable operating standards are met. To that end, it has proposed a condition of the SUP that requires that it provide a sound study that demonstrates the operation of the data center will meet the requirements of the Town's applicable noise ordinance as a condition of approval of a site development plan. In addition, however, in order to ensure operational compliance, the Applicant would have to conduct a separate sound study one

	month after commencement of business operations to ensure the ordinance is met in real time and if noise levels at any point where a measurement is required do not so comply, the Applicant would have a period of time to undertake such further mitigation measures as are required to achieve compliance. The sound studies contemplated by the proposed condition would be done by a company approved by the Director of Community Development.
4. The glare or light that may be generated by the proposed use in relation to uses in the immediate area.	The Applicant has proposed a condition of the special use permit that it will submit a Lighting Plan pursuant to the provisions of § 9-8 et seq. of the Warrenton Zoning Ordinance in connection with its Site Development Plan, and that all exterior lighting shall utilize LED and be designed and constructed with cutoff and fully shielded fixtures that direct light downward and into the interior of the property and away from adjacent roads and adjacent properties. All building mounted lighting shall have a maximum height of 25', and the Applicant shall install controls on the site fixtures such that they dim to 50% output between 11 PM and dawn.
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.	The Applicant confirms that there is no signage associated with the proposed use, with the possible exception of an address sign on the building.
6. The compatibility of the proposed use with other existing or proposed uses in the neighborhood, and adjacent parcels.	The surrounding area consists of a significant highway, a good deal of existing and much older retail and commercial, and residential uses. It is bordered on the southwest by a car dealership, and on the east by a major interchange. The building will be screened to the extent possible by existing and added landscaping.

	While new plantings will require time to establish anticipated coverage, this is true of every newly developed property, and there will be more landscaping on this site than any other in the vicinity. It is possible, moreover, that with the elimination of the substation site it is now possible to preserve more of the existing vegetation on the Blackwell Road side of the building. The building cannot be entirely screened from view, but the Applicant has sought to soften the visual impact in material ways. Thus, the proposed renderings for the building greatly improve the exterior look of the structure, and to the extent that it can be seen the Applicant submits that it is different from, and more visually attractive than, any other similar facility in the region. Aesthetics, of course, are in the eye of the beholder, and so the Applicant asks only that it be viewed without bias. The data center, once in operation, will have little traffic and almost no demand on public services. Once in operation it will produce revenue for the Town and the County.
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.	Please see the SUP Plan dated October 28, 2022, that has been submitted today. Changes have been made in response to comments that have been received from staff and Commissioners.
8. The nature and extent of existing or proposed landscaping, screening and buffering on the site and in the neighborhood.	Please see the Landscape Plan that is part of the SUP Plan submitted with this application.
9. The timing and phasing of the proposed development and the duration of the proposed use.	The building will be constructed in a single phase once all of the necessary permits have been obtained. It will take approximately 18 months to complete.

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.	The approval of this Special Use Permit will not result either in the preservation or the destruction, loss or damage of any such feature. The site is unused and has been for decades. Where trees can be saved, they will be, as shown on the Landscape Plan. The elimination of the substation permits the retention of trees along Blackwell Road.
11. Whether the proposed Special Use Permit at the specified location will contribute to or promote the welfare or convenience of the public.	The security that will be provided will benefit surrounding area (a data center is a vigilant neighbor). Compared to other uses it will not increase the burden of local law enforcement. It will be convenient for employment opportunities given the newly proposed conditions regarding employment for residents of the Town and education programs in the schools servicing the Town. The Applicant is also extending the sidewalk along its entire frontage on Blackwell Road.
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.	Data centers generate very little traffic after construction is completed. The Applicant is extending sidewalk on the east side of Blackwell Road. The site will be accessible to first responders in the event of a fire or other catastrophe. Access will be provided at the single point shown on the SUP Plan, with a construction access that will be closed once construction is finished.
13. Whether the proposed use will facilitate orderly and safe road development and transportation.	The low level of traffic after operations commence that is associated with the use means that it will have essentially no impact on the Town’s roads and streets.
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.	Not applicable.

15. Whether the proposed Special Use Permit will be served adequately by essential public facilities, services and utilities.	The Applicant has been advised by the Town's Public Works and Utilities Department that it can be served adequately by public sewer and water and that there is adequate capacity to do so.
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.	The western side of the site was operated as a junkyard from 1963-1997 and has been vacant since. The central portion of the site was operated as agricultural since 1952. The site does have contaminated soils (petroleum, not heavy metals) and the Applicant will remove, characterize, and effect the appropriate disposal of those soils as part of its development plan. Except for these contaminated soils there are no environmentally sensitive land or natural features, wildlife habitat and vegetation on the site and the use will have no adverse effect on water or air quality. The Applicant has identified the area of potentially jurisdictional wetlands. All stormwater must be managed consistently with State requirements and reviewed by the Town.
17. Whether the proposed Special Use Permit use will provide desirable employment and enlarge the tax base by encouraging economic development activities consistent with the Comprehensive Plan.	The Applicant will invest approximately $550,000,000 in this facility and thus in the community. It paid a very substantial sum for the site itself, which increases its taxable value. The use of the property for data centers is indeed a use that generates income for its employees and tax revenue for the jurisdictions. Please see our letter to the County dated September 9, 2022, for more on the issue of taxation of data center property. With respect to employment specifically, the Applicant now proposes a condition of the special use permit in response to a request

	from the Planning Commission to make job opportunities directly available to Warrenton residents.
18. The effect of the proposed Special Use Permit use in enhancing affordable shelter opportunities for residents of the Town, if applicable.	Not applicable.
19. The location, character, and size of any outdoor storage.	No outdoor storage is planned.
20. The proposed use of open space.	All open space on the property will be used for security fencing, or left as open space following construction.
21. The location of any major floodplain and steep slopes.	There is no floodplain, but there is a small area of steep slope that has been identified by the engineers on the eastern end of the site, and that will require a retaining wall.
22. The location and use of any existing non-conforming uses and structures.	There are no existing nonconforming structures.
23. The location and type of any fuel and fuel storage.	There will be 10 diesel fuel storage tanks on site as shown on the SUP Plan. AWS Data Centers (DC) adhere to the Federal Spill Prevention and Control Countermeasure Plan (SPCC) Regulations, as well as State and County rules for oil spill prevention, preparedness, and response to prevent oil discharges to navigable waters and adjoining shorelines. *See* 40 CFR Part 112. AWS DC's SPCC Plans are certified by a professional engineer, who assures that all passive and active control measures for oil containment, storage, and discharge comply with Local, State and Federal regulations. AWS DC's SPCC Plans list a combination of active and passive containment measures needed to meet the requirements of 40 CFR 112.7(c). All affected AWS employees are trained annually on the SPCC mitigation

	measures. AWS DC's double-walled storage tanks have inner and outer tank walls that meet the definition of secondary containment under the DEQ LPR-SRR-2019-03 - Storage Tank Program Compliance Manual, Volume V - AST Guidance, and under 40 CFR Part 112, Section 8.1.2.2; therefore, tertiary containment is not required. AWS's fuel oil loading and unloading operations fall under the general secondary containment requirements of 40 CFR Part 112.7(c). Oil water separators are not required under 40 CFR 112.7(c) of the SPCC Rule, and at the State and County level are only mentioned as a recommendation, not a mandate.
24. The location and use of any anticipated accessory uses and structures.	The only accessory structure is the guardhouse shown on the SUP Plan.
25. The area of each proposed use.	This is shown on the SUP Plan.
26. The proposed days/hours of operation.	The facility will operate twenty-four hours a day, each day of the year.
27. The location and screening of parking and loading spaces and/or areas.	All parking is shown on the SUP Plan.
28. The location and nature of any proposed security features and provisions.	The site is secure facility, with fencing on all sides, which will be patrolled by professional security personnel. It is gated and access will be through the guardhouse area only. Specific features and provisions consist of security lights and cameras but the Applicant has agreed to conditions of the SUP that mitigate the offsite impact of any such equipment.
29. The number of employees.	At full buildout there will be approximately 52 employees, but an average of 32 employees will be present at any given time, primarily during shift changes. Overlap could occur at shift change. 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.
30. The location of any existing and/or proposed adequate on and off-site infrastructure.	Eventually, the Applicant will require additional power from Dominion Energy, but it has advised the Town that it can commence operations with the existing power that is available to it. As noted, there will be no substation on site.
31. Any anticipated odors which may be generated by the uses on site.	No odors are associated with this use.
32. Refuse and service areas.	There is no more than domestic refuse generated at the site, and there is a shielded site shown on the SUP Plan for the location of one or more roll off boxes. Refuse will be removed on a regular schedule so that there is no on-site accumulation.

Please do not hesitate to contact me should you have any questions or need additional information.

Very truly yours,

WALSH, COLUCCI, LUBELEY & WALSH, P.C.

John H. Foote

John H. Foote, Esq.

Enclosures
cc: Jay Reinke
Taylor Hicks
Umar Shahid
John Wright/Connor Hedges
Mike Halls

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TOWN OF WARRENTON
Community Development Department

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

December 16, 2022

John Foote, Esq.
Walsh, Colucci, Lubeley, and Walsh PC
4310 Prince William Parkway, Suite 300
Woodbridge, VA 22192

RE: Zoning Determination Letter on the Noise Ordinance regulations under Article 9-14 of the Zoning Ordinance as they pertain to the proposed Amazon Data Center on GPIN 6984-69-2419-000.

Dear Mr. Foote,

Please see the following information in response to your request for a Zoning Determination Letter on the above-mentioned property within the Town of Warrenton.

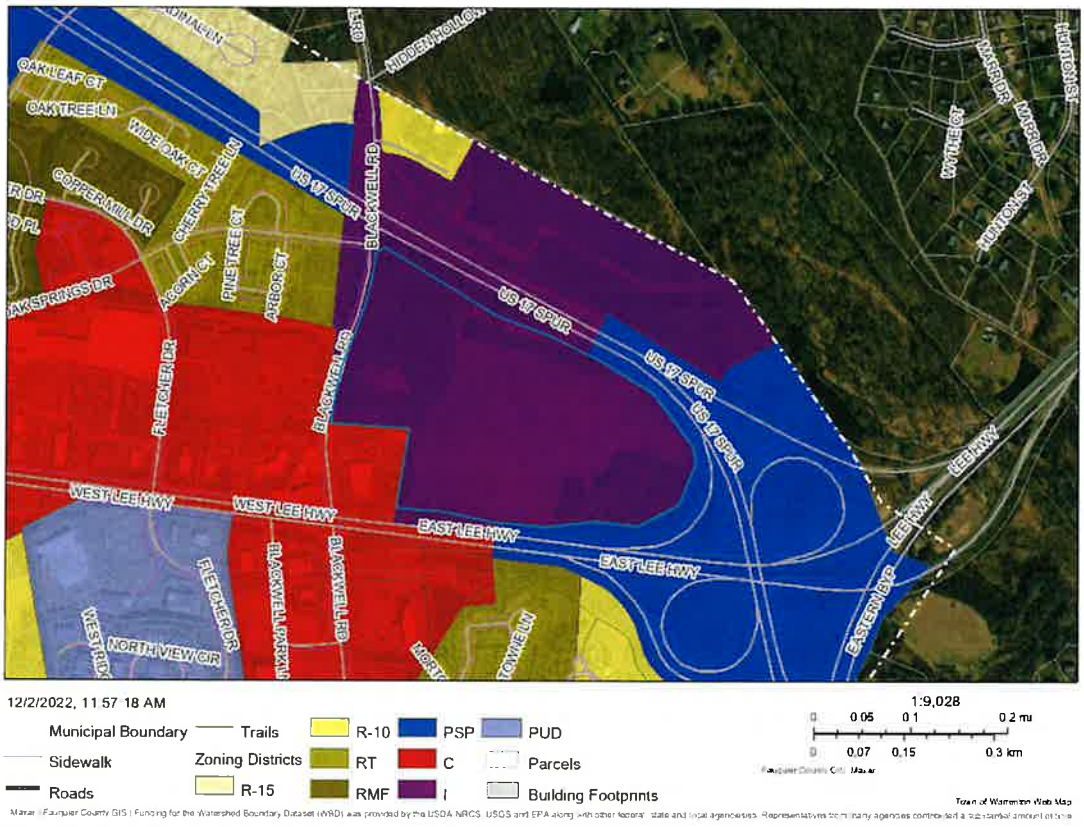
- The zoning district for the parcel in question is I (Industrial) and is not within a Planned Unit Development or Overlay District.
- The proposed Data Center use requires a Special Use Permit from Town Council per Article 3-4.12.3 of the 2006 Zoning Ordinance, as amended. Data Center uses are subject to the performance standards provided under Article 9-14 of the Zoning Ordinance as it is not a residential use. Non-residential uses must be in conformance with these standards at all times. Violations of these provisions are subject to enforcement as Zoning Violations.

Are all of the decibel readings set out in Table 9-1 of §9-14 to be measured at the Applicant's property line nearest to the sound source, and not at any other line. Further, does this mean that the second column in Table 9-1 is irrelevant to this project and that the third column is the starting point for calculation and analysis?

- Per Article 9-14.2, sound pressure levels are to be measured at the property line nearest the establishment radiating the noise in question. Table 9-1 further states, under the third column, that sound pressure levels created by the establishment are to be met *"at any other point on the lot boundary."* For the proposed Data Center, this means measurements would be taken at the property lines of GPIN 6984-69-2419-000, and these measurements need to show the Data Center as meeting the sound pressure limits at any of the property lines of the subject lot. Further, any subdivisions to the property would require conformance with these regulations to the new lot lines containing the Data Center use.
    - *Article 9-14.2. The sound pressure level of sound radiated from an establishment, measured at the lot line of the site thereof that is the nearest thereto, shall not exceed the values in any octave band of frequency that are specified in Table 9-1 below, or in Table 9-1 as modified by the correction factors set forth in Table 9-2.*
- The second column under Table 9-1 applies to measurements taken at the property line of the establishment radiating the noise, where "*along residential district boundaries.*" The nearest residential district boundary is located approximately 128 feet from the subject property across Blackwell Road. As the subject property does not have residential zoning

district boundaries along or adjoining its property lines, it is not subject to the second column under Table 9-1.

Town of Warrenton Zoning Map: 6984-69-2419-000



The Ordinance applies a downward "correction" in decibel strength for R-district zoned properties that are "across the street" from the project site. Are the only affected properties the Oak Springs and the Highlands communities?

- Table 9-2 requires a -5dB reduction, *"on a site contiguous to or across a street from the boundary of any R-district established by this chapter."* The R-districts established by the Town of Warrenton are found in Article 3 of the Zoning Ordinance. As there are R-Districts across the street from the subject property, including GPINS: 6985-50-1018-000, 6985-50-1248-000, 6985-40-8633-000 (Oak Springs), 6984-68-2681-000 (Highlands: Townhouses), and 6984-68-7335-000 (Highlands: Single-Family Detached), the -5dB correction applies to the site. Additionally, the correction factor says "*on a site.*" It does not delineate or state that the correction factor only applies to the portion of the site across the street from/adjacent to a residential district. Therefore, any measurements along the subject property lines must include this correction factor.

Is it correct that background noise may not be factored into analysis, because the language in §9-14.2 of the Noise Ordinance says that Tables 9-1 and 9-2 relate to the "sound pressure level of sound radiated from an establishment, measured at the lot line of the site thereof that is the nearest thereto" and that it shall not exceed the values set out in those Tables at that lot line? Is this true even when there is significant ambient noise?

- The Zoning Ordinance does not provide specific guidance regarding ambient background noise. However, it does say, "*sound radiated from an establishment*" when describing what sound is measured. This language is inferred to mean that the only sound to be measured is the sound emanating from the subject property. How a noise analysis accounts for or corrects for background noise would be per the American National Standards Institute, as those are the standards by which sound pressure levels are to be measured. ANSI provides the ability to make adjustments for background sound in Chapter 6 of of ASA/ANSI S12.9-2021/Part 4. These regulations shall be followed when analyzing the noise levels created by the use.
    - *9-14.2. [...] The sound pressure level shall be measured with a sound level meter and an associated octave band analyzer conforming to standards prescribed by the American National Standards Institute.*

What is the legal definition of "tone" for purposes of the application of the Town Ordinance, and how is it to be measured given the absence of any standard?

- The Zoning Ordinance requires a reduction in decibels for any "Tone (e.g., hum or screech) but does not define "Tone" nor provide any specific measurements for Tone. However, Merriam Webster's Dictionary provides the following definition, *"a sound of definite pitch and vibration."* Should the Data Center create noise that may be considered a hum, screech, or definite pitch, then the decibel reduction for Tone would apply. Specific information regarding the Tone or pitch for the proposed Data Center has not been provided in sufficient detail to determine that the correction factor for Tone would not apply.
- Since the performance standards section mentions the American National Standards Institute (ANSI), their standards may be utilized in determining Tone. The Applicant would need to provide an analysis of the proposed Tone per the most recent applicable ANSI standards. For example, ASA/ANSI S12.9-2021/Part 4 notes the following for Tone.
    - *Annex C (informative) Sounds with tonal content. The test for the presence of a prominent discrete-frequency spectral component (Tone) typically compares the time-average sound pressure level in some one-third-octave band with the time-average sound pressure levels in the adjacent two one-third-octave bands. For a prominent discrete tone to be identified as present, the time-average sound pressure level in the one-third-octave band of interest is required to exceed the time-average sound pressure level for the two adjacent one-third-octave band by some constant level difference. The constant level difference may vary with frequency. Possible choices for the level differences are: 15 dB in low-frequency one-third-octave bands (25-125 Hz), 8 dB in middle-frequency bands (160-400 Hz), and 5 dB in high-frequency bands (500-10,000 Hz). NOTE 1 The above guidance is from Annex C of Part 3 of ANSI S12.9. Part 3 of ANSI S12.9 also contains guidance on the measurement of one-third-octave-band sound pressure levels. NOTE 2 ANSI S1.13 Annex A presents more accurate methods for determining the presence of prominent discrete tones using narrow-band analysis. NOTE 3 For each one-third octave band, if peak(s) to the spectrum of the signal in question are at or near to an edge (upper or lower) of the on-third-octave bank under test, then the test becomes inaccurate and can fail.*

Is it accurate that the "corrections" that will apply to reduce the permissible decibel level at each frequency will be: 1) Adjacency of the residential properties mentioned above (-5 dB); 2) Operations between 10 pm and 7 am (-5 dB); and 3) Tone (-5 dB).

- The following correction factors apply to the proposed development unless the Applicant provides further information proving the noise created by the establishment does not fall under the Tone category:
    - *On a site contiguous to or across a street from the boundary of any R-district established by this chapter. (Minus 5)*
    - *Operation between the hours of 10:00 p.m. and 7:00 a.m. (Minus 5)*
    - *Tone (e.g., hum or screech) (Minus 5)*

At what height must relevant sound measurements be taken?

- The Zoning Ordinance does not state at what height the sounds are to be measured, but it does state they are to be taken at the lot line. Lot lines delineate property ownership and are defined in the Zoning Ordinance as follows:
    - *Lot Line: A property boundary line of any lot held in single and separate ownership from adjacent property, except that, in the case of any lot abutting a street, the lot line or such portion of the lot as abuts the street shall be deemed to be the same as the street line, and shall not be the center line of the street, or any other line within the street line even though such may be the property boundary line.*
- However, as noted above, the Zoning Ordinance states that measurements are to be taken per ANSI standards. These standards provide different recommendations, including height measurements, based on numerous factors such as type of noise and environment. Any noise analysis would need to meet ANSI standards, including the height recommended for sound measurements. Noise analysis studies submitted to the Town would be reviewed to confirm that the study meets ANSI standards. For example, ANSI S12.9-2021/Part 4 says the following:
    - *Sound measurement locations All sounds, except high-energy impulsive sounds, shall be measured or predicted as if they had been measured by a microphone outdoors, over acoustically absorptive ground (grass), at a height of approximately 1.2 m and with no nearby reflecting surfaces within 1 wavelength of the lowest frequency of interest except the ground. Alternative microphone locations may be used, but their acoustical characteristics shall be specified. An example of an alternative location is outside an open, upper-story window in a high-rise apartment building where the purpose is to predict or assess the environmental sound at that location. High-energy impulsive sounds shall be measured or predicted as if they had been measured by a microphone within 50 mm of a hard reflecting surface (e.g., a building wall, roof, or ground plane, as appropriate). NOTE 1 A reflecting surface is required because sonic booms, which are one form of high-energy impulsive sounds, have traditionally been measured or predicted for a location on a reflecting ground plane or structure. NOTE 2 To ensure comparable data, sonic booms should be measured on a reflecting ground plane or other equivalent structure.*

Is the Applicant permitted to take a +5dB correction for the fact that its generators are operated less than 20% in any one-hour period, given that they are only turned on briefly for testing once every two weeks? The noise associated with the generators was included in Polysonics' noise modeling, which inclusion is the criterion for thereafter applying that correction.

- An additional correction factor may be applied for the generator noise, provided they meet the requirements for the correction factor. The +5dB correction factor for operations less

than 20% in 1 hour would not apply to the noise generated by the chillers as they operate continually. As such, a separate analysis may be required for the Data Center that does not include the generators to confirm that the performance standards will be met at all times.

This Zoning Determination Letter only applies to the subject property noted above. This is a formal decision by the Zoning Administrator of the Town of Warrenton, Virginia. Any person aggrieved by any decision of the Zoning Administrator may appeal to the Board of Zoning Appeals. Appeals shall be made within thirty (30) days of the date of this letter by filing with the Zoning Administrator a notice of such appeal specifying the grounds thereof. The decision shall be final and unappealable if not appealed within thirty (30) days. The fees for filing an appeal are $400.00 plus the cost of advertising and property notice mailings. Classified advertising is placed in the local paper for two consecutive weeks before the meeting, with costs averaging around $700.00. The price for property notices varies and depends on the number of adjacent owners. The adjacent property notices are sent via certified letter with a return receipt at the current postage rate. The Zoning Office is located at 21 Main Street within Town Hall. Hours of operation are from 8:30 AM until 4:30 PM, Monday through Friday. If you have any questions regarding this notice or additional information about the appeal process, please get in touch with me at (540) 347-2405.

Sincerely,

Robert F. Walton

Rob Walton
Zoning Administrator
Director of Community Development
Town of Warrenton

CC: AMAZON DATA SERVICES INC. (By First Class Mail Only)
Martin Crim, Town Attorney
Denise Harris, Planning Manager
File

WALSH COLUCCI
LUBELEY & WALSH PC

John H. Foote
(703) 680-4664
jfoote@thelandlawyers.com
Fax: (703) 680-6067

January 10, 2023

Via Hand Delivery

The Hon. Carter Nevill and
the Members of the Warrenton Town Council
21 Main Street
Warrenton, Virginia 20186

Re: Special Use Permit #SUP2022-00003, Warrenton Data Center

Dear Mr. Mayor and Members of the Council:

For your consideration, the following items attached to this letter are for purposes of addressing matters to be considered in this Application.

1. One (1) copy of the noise impact analysis entitled "Noise Level Impact Analysis for Warrenton Data Center," prepared by Polysonics Acoustics & Technology Consulting, dated January 9, 2023; and

2. One (1) 11"x17" copy of the building renderings entitled "Illustrative Building Elevations," prepared by Corgan, dated December 15, 2022 and consisting of three sheets.

These documents have been prepared in consultation with your staff, and with AWS's consultants and internal experts.

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

John H. Foote

John H. Foote, Esq.

Enclosures

Questions

1. **Adequate Safety for Fire –** There are some citizen concerns about the fire safety of a data center.
   Zoning Reference: 11-3.10.3.2

a. Please elaborate on the type of data center fire suppression system being used. Is it a wet system or a clean agent-type system? Electrical fires can be very complicated.	The facility will be fully sprinklered and will employ a pre-action dry pipe system (i.e., no water in pipe). Automatic water-based sprinkler systems are the most reliable types of systems and standard within data center facilities. This is not a clean-agent system.
b. Do the racks have fire detection and suppression systems?	The individual racks do not. Fire detection and suppression are handled by the system in the data hall.
c. What fire detection and suppression are associated with the fuel tanks?	None, which aligns with NFPA 33 code.
d. What fire detection and suppression are associated with diesel generators?	None, which aligns with NFPA 33 code.
e. What orientation/training will be provided to the local fire department regarding the data center fire detection and suppression systems?	Review and approval of the fire suppression system design and installation by the local jurisdiction is always performed prior to inhabiting the building. In addition to that review, AWS partners with local fire departments to ensure they are knowledgeable about data centers.
f. Will the facility fire detection system be integrated into the local fire system?	Yes, the fire protection system is monitored and integrated with the existing 911 system.
g. What is the AWS fire safety history in Northern VA? Have you had any fires?	We have a strong safety record in Northern Virginia and have only had one small fire which was self-extinguished.

2. **Noise –** There are concerns of the citizens relating to the noise the data center will produce.
   Zoning Reference: 11-3.10.3.3

a. The assumption is that the cooling systems on the data center's roof will be the source of much of the noise. What can Amazon share with the town about the design and technologies being used to cool the data center? What engineering or other information can you share	The data center uses a chilled water plant consisting of air-cooled chillers to provide cooling. The chillers consist of a fan and a compressor. Both of these components will have noise mitigation (condenser fan silencers, compressor wraps, and barriers) added to fully comply with the Town's

that will give the citizens confidence that the ordinances will be met?	Noise Ordinance. A noise model produced by Polysonics will be provided.
b. Does AWS have any corporate initiatives to constantly study and engineer solutions to make their data centers quieter? If so, how do they get into the fielded data centers?	AWS has an acoustical engineering team which in part focuses on continual improvement with respect to data center acoustics.
c. Do you monitor sound as part of your data center management and monitoring systems? If so, will that be done here?	AWS plans to measure sound levels throughout the construction and commissioning of this data center.
d. How will noise compliance be tested as the data center adds capacity?	Sound measurements will be taken at the completion of relevant phases of construction to confirm the data center is in compliance with the Town's noise Ordinance.
e. Are the manufacturing companies who build your air handling units innovating to reduce the noise, and how is AWS incentivizing them to do that?	AWS takes acoustics into account when selecting equipment suppliers. Our partners often employ full-time acoustical specialists and have testing facilities to accurately quantify the equipment sound levels, and develop mitigation solutions. AWS maintains a competitive bid process for suppliers, who know noise reduction is a significant component in AWS's selection of equipment.
f. In general, during the life cycle of the data center, do you refresh the air handling technology and other noise-generating infrastructure?	AWS data centers are designed to use specific cooling technologies, which limits options for refreshing to use other technologies. However, we are continually innovating and replace and update our equipment at the end of its useful life.
g. Can Amazon share its experiences from other smaller towns it has worked with as to how they meet noise ordinances?	We are aware of local noise ordinances and will comply with the Town's Noise ordinance.

3. **Location – There are citizen concerns about data center growth in the town and county. Specific to this property, please answer the following questions**
   Zoning Reference: 11-3.10.3.6

a. How much of the property will remain undeveloped?	Over 50% of the property will be undeveloped. Of the 41.8 total acres, approximately 9 acres will remain undeveloped outside of the proposed improvements, and ±20 acres (48%) of the property will constitute pervious cover and remain undeveloped.
b. What additional structures, if any, could be built there?	There will be no additional structures under the current Special Use Permit (SUP). Should AWS ever seek to place an additional improvement on the property, it would require an amendment of the SUP.
c. Can another data center be built on this property, or can the existing one expand within the property boundaries and zoning there now?	The SUP only allows for one data center of 220,000 sf.

4. **Landscaping – There are concerns that the data center will not be welcoming as one enters the town.**
   Zoning Reference: 11-3.10.3.8

a. Please elaborate on the trees that will surround the property.	The predominant vegetation that will surround the property are stands of mixed hardwood and conifer trees. In areas where new plantings are proposed, a mixture of evergreen trees, 8' tall at time of planting, consisting of, but not limited to Norway Spruce, Pitch Pine, and Loblolly Pine, Eastern Red Cedar, and Nellie R. Stevens Holly, will be used. Additionally, large deciduous trees, 3" caliper at time of planting, will be planted, including, but not limited to, Oak, Maple, and Elm.
b. How does AWS plan to make the site either appealing or not visible as a person enters or leaves the town?	The data center building is positioned at least 200' from the surrounding roadways at the narrowest location to minimize visual impact on motorists entering or leaving the town. Additionally, a combination of extensive tree

	preservation and proposed plantings along the site perimeter will screen the proposed data center building from view from the surrounding rights-of-way.
c. How will the landscape protect the views of citizens whose homes look upon this lot today?	The data center building will be screened through a combination of existing plantings between the center and the adjacent residential areas, and existing and proposed plantings around the perimeter of the data center site.

5. Timing/Phasing/Development/Duration
Zoning Reference: 11-3.10.3.8

a. Please confirm that the data center is being built in 1 stage. What will be built in 18 months? Are you at full capacity on opening day or is it a powered shell? If not, do you have an estimated timeline for fully operating at your desired capacity?	The building shell will be built in one stage with anticipated completion Q1 2025. Our interior buildout is in stages. Full capacity is estimated to occur between 2027 to 2032.
b. The SUP notes a cost of $550,000,000 dollars for this facility. Does that cost reflect the cost to bring the data center to full operational capacity and commissioning, including the computing, storage, network, and other technology used to provide services?	$550,000,000 is the estimate based on preliminary design and construction. It is likely that the final cost to bring the data center to full operational capacity and commissioning, including storage, network, and other technology, will exceed that amount.
c. Internally, is the raised floor area one open space or is it architected by data halls? How is capacity brought online in the physical space?	Capacity is brought online in phases.
d. Can AWS share what the expected life of the facility is designed for? 30 years, 40 years? Does the facility align to an Uptime Institute Design (Tier 2,3,4 etc.).	The building is designed for a 50-year life.
e. Is this design a new design for AWS or has a similar data center been built like this before? If so, what was the timeline for construction and being at full capacity.	Designs for AWS data centers are constantly evolving, striving to increase sustainability and reduce consumption. Timeline for shell construction is typically about one year. Full capacity is estimated to occur between 2027 – 2032.

6. Welfare and Convenience
Zoning Reference: 11-3.10.3.11

a. Can AWS describe how the work performed in the Warrenton data center contributes to the community's welfare? What is it about the services provided to AWS customers in that data center that enhances or secures the lives of the citizens of Warrenton or, more broadly, in the community?	AWS sees this project as having many benefits and contributions to the Warrenton community. The project redevelops a vacant industrial site with a project that has a low impact to town services and traffic. Based on two 2020 Town-commissioned fiscal studies, it is estimated that this project will create approximately 300+ construction jobs and operational jobs, adding to the diversity of jobs in the Warrenton area both in salary and skill level. This project is anticipated to increase the financial diversity of the Town, bringing in increased tax revenue to support the Capital Improvement Plan (see, Fiscal Sustainability Analysis White Paper (RKG Associates, February 1, 2020); and Economic Base White Paper (RKG Associates, February 1, 2020)). Further, AWS relies on the support of more than 100 Virginia businesses to build and operate its data centers. AWS's spending directly supports jobs in these businesses, and employment in associated sectors of the Virginia economy. The annual economic impact generated from the AWS data center operations is a source of long-term economic sustainability for the economy of the Commonwealth. In analyzing how the economic impact of AWS investments ripple throughout the regional economies, we break down economic impact into the following effects: • The Direct effect is the change in value added by AWS suppliers in Virginia as a result of our region investment, such as construction firms, colocation providers, or power companies.

	• The Indirect effect is the change in value added by the indirect suppliers who supply to AWS's direct suppliers as a result of our Region investment, such as construction labor and materials. • The Induced effect is the change in value added by the firms that supply household goods to workers at Amazon companies and AWS Region's direct and indirect suppliers.
b. In towns similar in size and character like Warrenton, have you built data centers, and what was the impact on the town's character, economic base, and overall health and welfare?	We continuously invest in communities where AWS data centers are located by creating local jobs, generating economic growth, providing skills training and education, and unlocking opportunities for local businesses and suppliers. We also establish sustainability initiatives and develop engagement programs in collaboration with local organizations. We spend a lot of time listening to and understanding a community's needs and priorities so our data centers drive job creation, investment, and programs in those communities that specifically benefit their residents. We are proud of the ways we benefit our data center communities through our investments and employee engagement.

7. Traffic
Zoning Reference: 11-3.10.3.12

a. There is a gate to access the facility. Do you expect Blackwell Road to back up during shift changes as employees or suppliers clear the gate?	No. There will be few vehicles coming and going from the facility, and employees do not change shifts, as you might see at a major manufacturing operation. Deliveries, to the extent they are made, are scattered throughout a day and employees arrive at varied times to commence their shifts.

8. Served By Essential Public Facilities
Zoning Reference: 11-3.10.3.15

a. What is the initial and maximum amount of water needed to bring the data center online? We are not referring to recurring water use (e.g., bathrooms etc.) We are trying to gauge how much town water is required to bring the data center online.	The initial cooling system fill will be approximately 19,000 gallons with a maximum system volume of approximately 190,000 gallons.
b. Do you envision shifting to Town Water sources to cool the data center?	No, as our cooling system is a closed-loop water system that does not rely on town water for operational cooling.
c. Is there any scenario where AWS would require significant water from the town to operate the data center?	No. The filling of the closed-loop cooling system of approximately 190,000 gallons occurs over a 3 to 7-year period.
d. How would the town be made aware of a change in the design that would require an increase of town water to the data center?	AWS would be required to inform the Town and apply for an amendment to the SUP which requires Town review and approval.
e. Is the Town water supply a contingency should your cooling system fail?	No.
f. Under what scenarios would AWS require more power to the data center? Specifically, what assumptions have been provided to Dominion relating to electric demand and the equipment density in the data center?	There are no scenarios under which AWS would require more power.
g. Does AWS have an estimate, or can it disclose its Power Usage Effectiveness (PUE) expected for this data center? (PUE is an Uptime Institute measure).	Energy efficiency is a focused effort for sustainability within AWS. The PUE of AWS latest data centers ranges from 15% to 30% less than the Uptime institute's 2020 average of 1.55 for US data centers.
h. Is AWS assuming, over a period, that the racks will contain more servers and power as technology enables them to be smaller and do more?	Yes. AWS assumes that trend with implementing all technology, however the building is limited to the power demand as currently calculated.
i. Has AWS considered any use of solar power on this site? Does the property allow that type of use (it has a good line of sight to the sun), and using solar panels would offset any future power demands?	Onsite solar is not an option for this project, because onsite solar would not produce any meaningful power for the site. However, Amazon has 18 solar projects in Virginia alone, which add 2.9M megawatts of clean energy to the grid annually (enough to power more than 270,000 homes).

	Amazon is committed to reaching net-zero carbon emissions by 2040 as part of The Climate Pledge – 10 years ahead of the Paris Agreement. As part of The Climate Pledge, Amazon is on path to power our operations with 100% renewable energy by 2025, five years ahead of our original commitment of 2030.
j. Please confirm that AWS will have a power bill it will need to pay for any electricity it uses at this data center. There are citizen concerns that they will be bearing all the costs for any electrical infrastructure improvements and not Amazon.	AWS pays for the electricity it consumes, and will cover the costs of the distribution line in accordance with the requirements of Dominion.

9. **Desirable Employment and Enlarge the Tax Base** – There are citizen concerns that AWS will be tax-exempt and not pay its fair share of Town and County taxes.
Zoning Reference: 11-3.10.3.17

a. Has AWS been offered and accepted any tax incentives from the state, county or town for this data center?	We currently receive Sales and Use Tax Exemption under Virginia code based on prior investment in Fauquier County. The Commonwealth of Virginia offers qualifying data centers the same tax treatment that it applies to all manufacturers. Like most states, Virginia exempts all manufacturing firms (regardless of size) from paying sales and use tax on their production equipment. The proposed data center would be eligible for the sales and use tax exemption on data center equipment under this legislation.
b. Can AWS disclose the amount of local taxes it has paid to local governments in the Northern VA area? Public record information should be used for this answer, but we will leave it for AWS if it desires to use other internal sources.	Our Economic Impact Report (publicly released) provides 2020 information which you can access at: https://d1.awsstatic.com/WWPS/pdf/aws-economic-impact-virginia.pdf Among other taxes, AWS paid over $220 million in business personal property taxes in 2020 in connection with its data

	centers located in Fairfax, Loudoun, and Prince William counties. This amounts to 20% of personal property tax revenues received by these counties in the 2020 fiscal year.
c. Data centers are taxed on tangible property per VA Code 58.1.3503, 58.1.3506, and 58.1.3295.3. Depreciation and technology refreshment of the compute, storage, and network equipment, including software, influences the tax revenue. The Amazon 2021 Annual Report states, "Property and equipment are stated at cost less accumulated depreciation and amortization. Incentives that we receive from property and equipment vendors are recorded as a reduction to our costs. Property includes buildings and land that we own, along with property we have acquired under build-to-suit lease arrangements when we have control over the building during the construction period and finance lease arrangements. Equipment includes assets such as servers and networking equipment, heavy equipment, and other fulfillment equipment. Depreciation and amortization are recorded on a straight-line basis over the estimated useful lives of the assets (generally the lesser of 40 years or the remaining life of the underlying building, three years prior to January 1, 2020 and four years subsequent to January 1, 2020 for our servers, five years for networking equipment, ten years for heavy equipment, and three to ten years for other fulfillment equipment). Depreciation and amortization expense is classified within the corresponding operating expense categories on our consolidated statements of operations". Does AWS expect that this facilities property and equipment will follow this guidance relating to refresh of servers, networking, and heavy equipment? How can AWS assist the town in developing a tax revenue estimate for this facility?	AWS representatives are available to coordinate with the Town and county in developing tax revenue estimates.

10. Existing Non-Conforming Structures
Zoning Reference: 11-3.10.3.14

a. Please confirm there are no structures or materials left on the property from when it was a junkyard.	Country Chevrolet removed the parked cars along the southern property line at AWS's request. AWS will remove all additional trash and structures from the property.
b. Are there any pre-existing environmental conditions on the property from prior uses or years of neglect and non-use that you are now responsible for cleaning up?	The Phase II report commissioned by AWS indicated concentrations of certain Resource Conservation and Recovery Act ("RCRA") metals; Total Petroleum Hydrocarbons ("TPH") (Diesel Range Organics ("DRO"), gasoline range organics (GRO), and oil range organics (ORO); volatile organic compounds (VOCs) including benzene, toluene and xylene; semi-volatile organic compounds (SVOCs) including multiple polycyclic aromatic hydrocarbons (PAHs); and an organochlorine pesticide (toxaphene) in the soil samples collected from the western wooded section of the subject property which historically operated as a junkyard. Most notably, TPH-DRO and TPH-ORO were detected in shallow soils collected from boring HA-3 at concentrations that exceed the respective USEPA Regional Screening Levels ("RSL") for industrial soils. We speculate these constituents or contaminants are linked to possible illegal dumping of oil and other hydrocarbons on the site, as well as previous operations from the former junkyard. As part of site-preparation work, AWS will clean up the site in accordance with applicable law, and will remove 1) general waste, tires, and underground tanks from the site, and 2) any contaminated soils that were noted during the environmental phase II testing referenced above. All

	contaminated soils will be removed and disposed of by AWS in accordance with law

11. Fuel and Fuel Storage
Zoning Reference: 11-3.10.3.23

a. How often do you anticipate a diesel delivery will be required to fill the tanks?	AWS estimates fuel deliveries every 2-3 months.
b. Does the fuel ever need to be recycled – e.g., been in the tank too long?	No.
c. Are there any other fuel, lubricant, chemical or other liquid, or HAZMAT materials that need to be delivered to the facility?	Yes. Batteries, oil, coolant, diesel exhaust fluid, hydraulic oil, mineral oil, propylene glycol and refrigerant.

12. Day/Hours of Operation
Zoning Reference: 11-3.10.3.26

a. Please disclose if there are any planned downtime hours where the data center will not be running.	There will be no downtime. Once operational the facility will operate 24/7/365.
b. Please disclose when the generator tests would generally be planned. Is that during the day and for how long? How many times a month do those tests occur?	Generator tests are conducted twice a month to verify operational reliability. Typically, the tests run for 10-20 minutes per generator. In the summer months (May - September) it is sometimes necessary to run generator tests in the early evening.
c. For equipment deliveries, will there be a planned window for receipt or pick up of equipment? Will large tractor-trailers or other trucks arrive on the lot late evening or early AM hours (e.g., 2200 to 0500)?	Deliveries are completed by box trucks and sprinter vans almost exclusively, between business hours of 7am - 6pm.

13. Security Provisions – There are citizen concerns about the data center fencing.
Zoning Reference: 11-3.10.3.28

a. Why is a fence required?	All of our facilities are secured and are fenced as a matter of practice.
b. Is there razor wire or double fencing planned for this fence?	There is no razor wire, nor is there double fencing. There is a picture of the proposed fencing on the GDP.
c. In general, in the Washington DC area for AWS data centers, can you disclose if your facilities have been subject to any protests, destruction, acts of violence, bomb threats, or any other safety risk to the employees and community?	AWS cannot disclose security information about its facilities.
d. Please elaborate on where the security cameras are monitoring. Gate location? Perimeter? Rt29?	AWS Security posture is consummate with the assessed security threat designed to provide appropriate protection of customer data and employees. Cameras do not track exterior property.
e. How does a person enter the data center? Do they require a badge? Visit request?	AWS Security manages access to all AWS data centers. Our data centers are not open to the public.
f. Is there a Data Center Manager on 24x7? If there is an incident, please describe your incident management process. How will Police and Fire know who to deal with?	AWS data centers are staffed 24 hours per day. There is always a senior staff member on site who will coordinate police and fire response in an emergency.
g. Are your gate guards armed with firearms? If so, why?	AWS Security posture is consummate with the assessed security threat designed to provide appropriate protection of customer data and employees.

14. Number of Employees – There are citizen concerns that the data center will not generate many jobs. The Amazon 2021 annual report states that Amazon strives to be Earth's best employer.
Zoning Reference: 11-3.10.3.15

a. Please elaborate on the expected employee count	When operational, there will be an estimated 25-30 total staff at the data center, working across three shifts. Per the Town Economic Base Analysis (RKG 2/1/2020), it is estimated that approximately 300 construction jobs will be created as a result of this project.
b. Please elaborate on the expected labor categories/job types	During operation, AWS employs data center technicians, facilities engineers, security, logistics personnel, and facility management.
c. What is the expected average and median salary for these jobs?	There is a range of salaries based on experience and seniority. Due to the privacy of our employees, this information is not disclosed. Salaries offered are highly-competitive.
d. Are the employees all AWS or are they contractors?	Data center employees are predominantly AWS staff.
e. If they are AWS employees, please provide an overview of their benefit package	Amazon offers a full range of benefits to regular, full-time US employees and eligible family members – including domestic partners and their children.
f. Are employees required to pass a background check? What steps does AWS take to ensure no internal security threats from employees?	Security posture is consummate with the assessed security threat designed to provide appropriate protection of customer data and employees.
g. Can AWS share its plan or expected use of local contractors in the construction of the data center?	Amazon has a rigorous pre-approval and competitive bid process; and local contractors are welcomed to participate. As said above, AWS relies on the support of more than 100 Virginia businesses to build and operate its data centers.

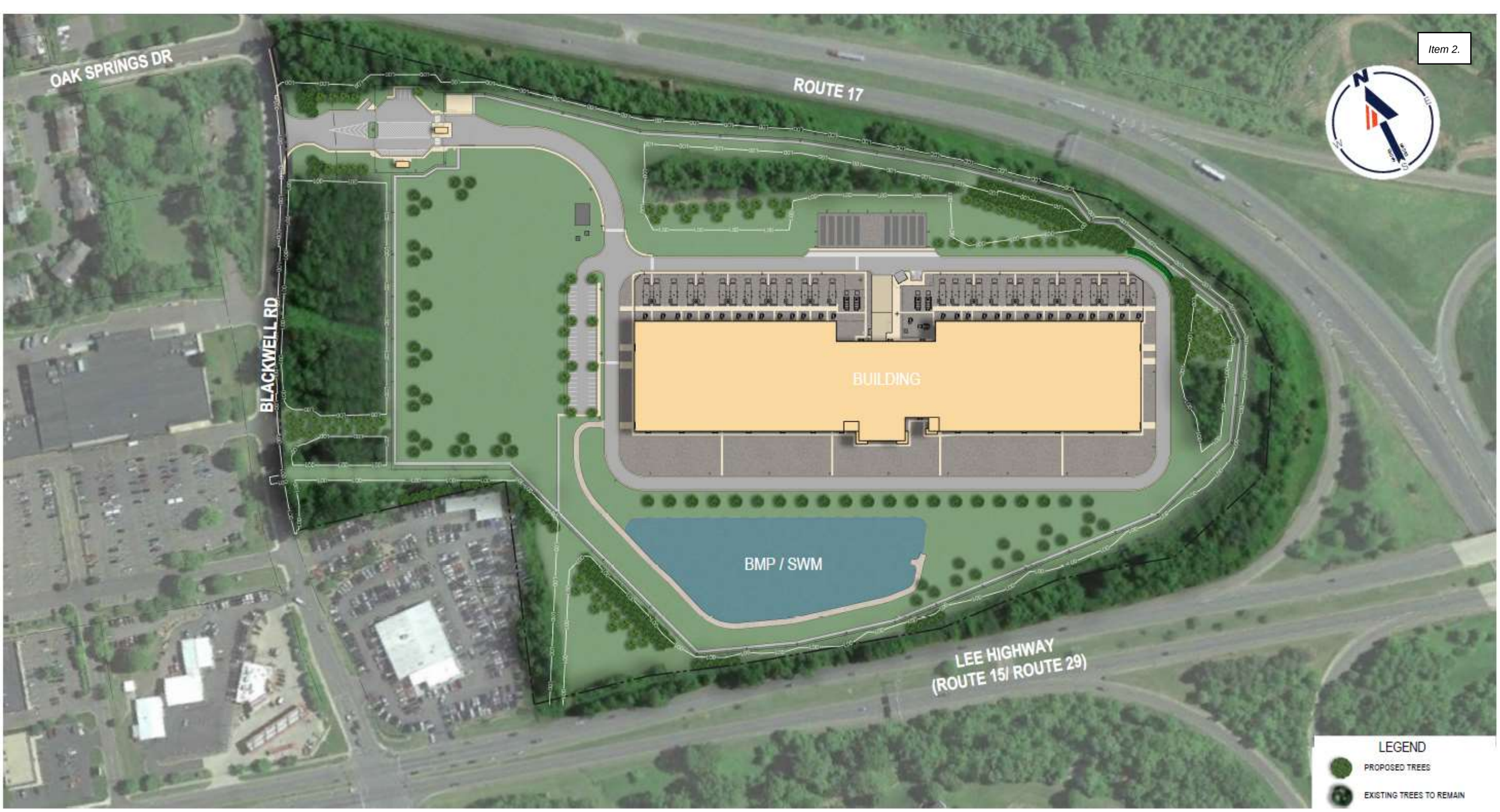
15. Refuse and Service Areas
Zoning Reference: 11-3.10.3.32

a. Please elaborate on the type of waste the data center generates. How will the technology hardware (compute, network, storage, etc.) be disposed of and where?	AWS disposes all waste in accordance with applicable law. We are continuing to innovate and find ways to recycle technology hardware to reduce waste.
b. Does the data center contain a large-scale battery backup capability and how are the end-of-life batteries disposed of?	Each rack has a self- contained battery backup. AWS has standing agreements for battery/disposal/recycling end of life in accordance of law.
c. How will trash removal be handled for non-HAZMAT or computer equipment (e.g. normal trash, cardboard boxes)	Regular (non-hazmat) trash and recycling materials are collected via routine methods like any regular trash.
d. What is the plan for any HAZMAT material waste from the data center?	In accordance with applicable laws, hazardous materials are safely gathered by our team of professionals and collected by partner companies specially contracted to handle such material.

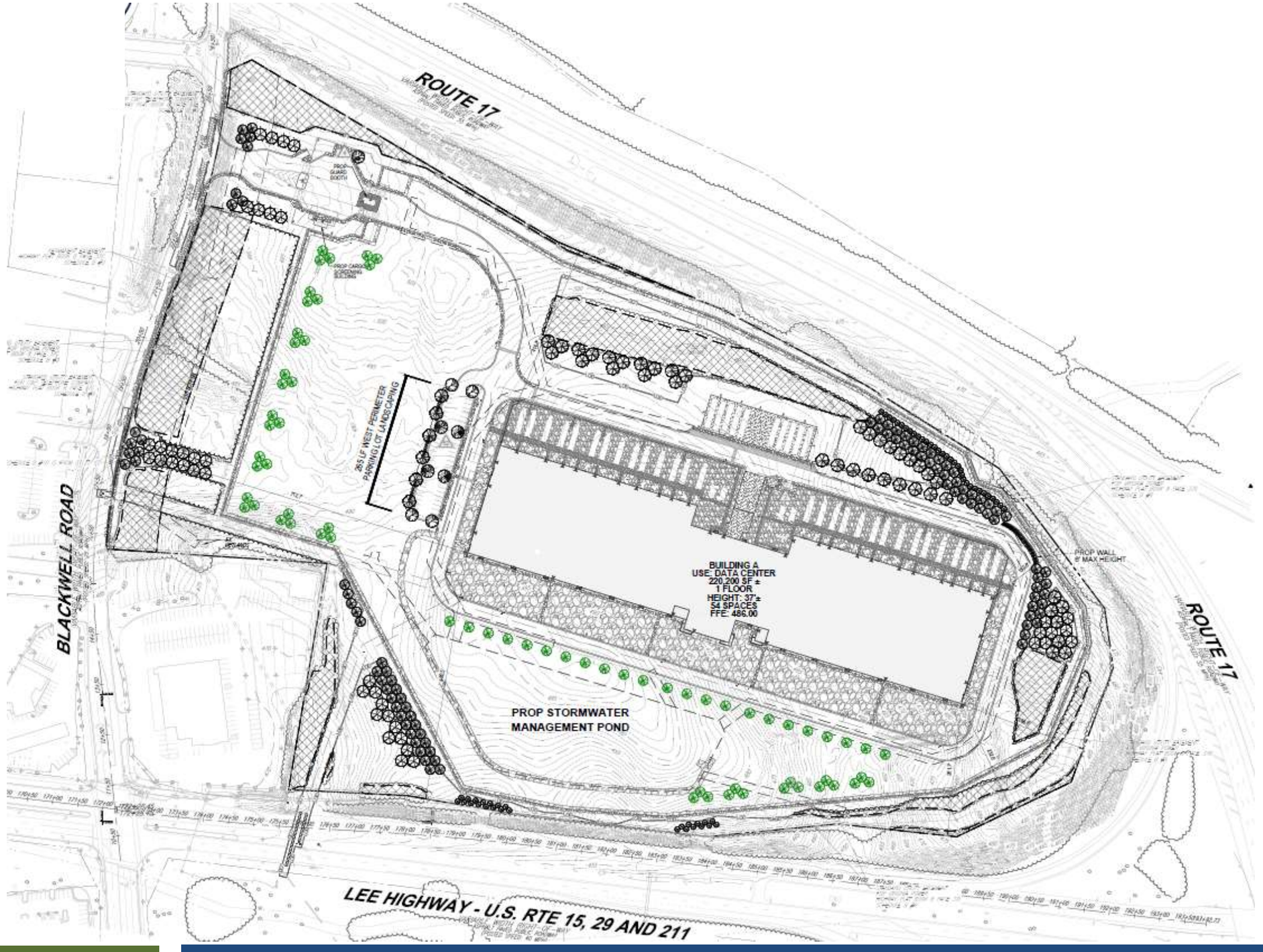
Special Use Permit #SUP2022-00003, Warrenton Data Center

January 10, 2023

TOWN COUNCIL HEARING



CONCEPT PLAN



REVISED SPECIAL USE PERMIT PLAN



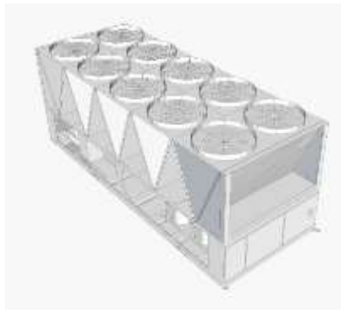
ILLUSTRATIVE BUILDING ELEVATIONS



ILLUSTRATIVE BUILDING ELEVATIONS

ILLUSTRATIVE BUILDING ELEVATIONS

1. Condenser Fan Silencers



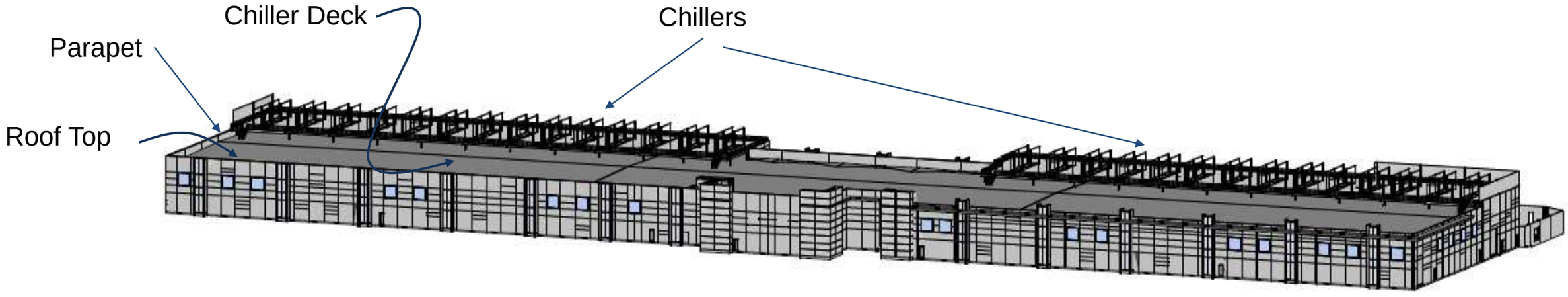


2. Compressor Wraps

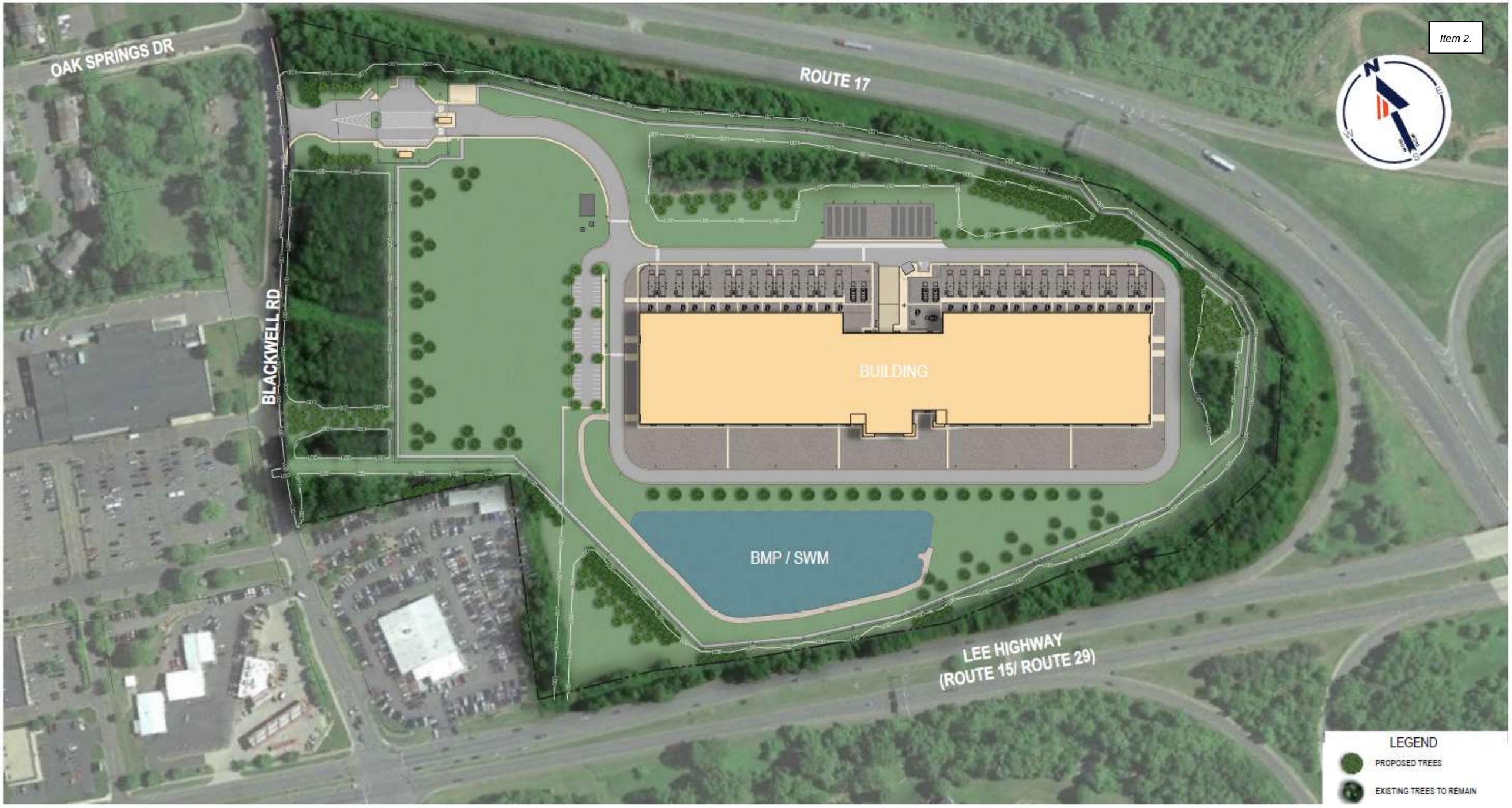


3. Sound Wall





NOISE MITIGATION



CONCEPT PLAN

THANK YOU

January 10, 2023

TOWN COUNCIL HEARING

- Special Use Permit Pre-Application Meeting - November 21, 2021
- Special Use Permit Pre-Application Follow-up Meeting - December 17, 2021
- Special Use Permit Submission - April 8, 2022
- Notice of Completeness - May 6, 2022
- Special Use Permit Agency Comments Received by Applicant - June 7, 2022
- Post Submission Meeting - July 11, 2022
- Resubmission - July 18, 2022
- Planning Commission Work Session - July 26, 2022
- Post Work Session Submission - September 9, 2022
- Balloon Test - September 15, 2022
- Meeting regarding Noise Ordinance - October 3, 2022
- Zoning Determination Letter Submitted - October 18, 2022
- Planning Commission Work Session - October 25, 2022
- Final Submission for Planning Commission Hearing - October 28, 2022
- Planning Commission Hearing - November 15, 2022
- Planning Commission Hearing - November 22, 2022
- Zoning Determination Letter Issued - December 16, 2022
- Planning Commission Hearing - December 20, 2022
- Town Council Hearing - January 10, 2023

PUBLIC PROCESS TIMELINE – 12+ MONTHS

Types of Cooling

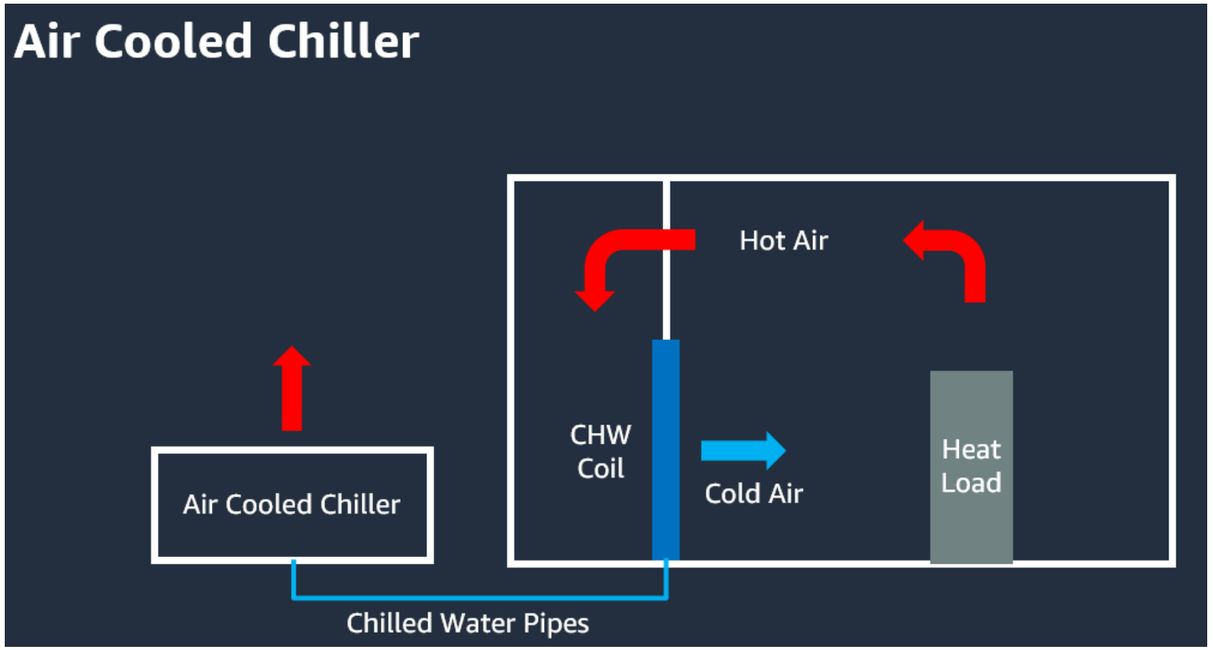
1. Non-Compressor Based (Non-Mechanical)

- Direct Air
- Direct Evaporative

2. Compressor Based (Mechanical)

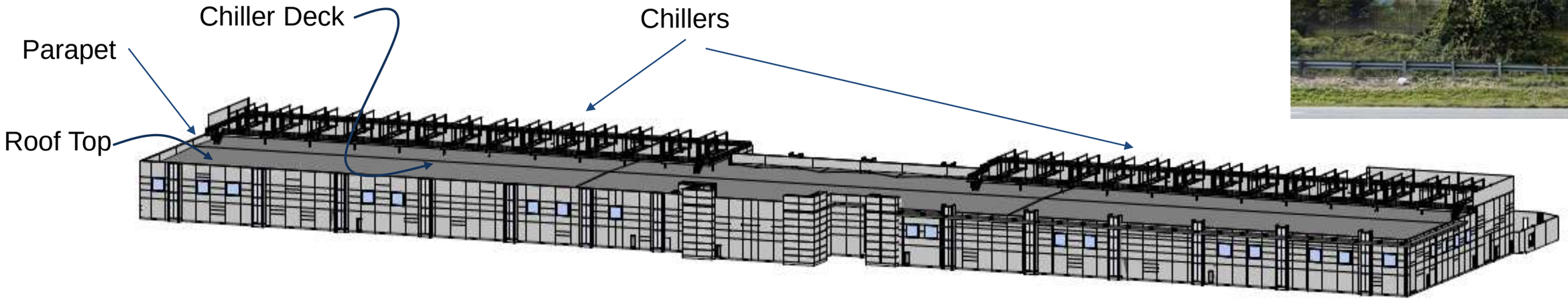
- Direct Expansion
- Air Cooled Chilled Water
- Water Cooled Chilled Water




Air Cooled Chiller
Hot Air
CHW Coil
Cold Air
Heat Load
Air Cooled Chiller
Chilled Water Pipes






Chiller Deck
Parapet
Chillers
Roof Top

- Chiller modeled at speeds of hot summer day (104 degrees) and night (89 degrees).
  - Cooler days/nights would result in decreased speeds and thus decreased sound pressure.
- At all octaves, dBA less than ordinance with proposed mitigation.
- Current background noise is generally between 2 to 4 times louder than data center with mitigation.
- Polysonics measured locations show that the data center is not likely to be audible in outdoor spaces during the daytime or indoor spaces during the nighttime.

TABLE 7: MODELED NOISE LEVELS - MITIGATED

Scenario	Receiver	dBA	63	125	250	500	1000	2000	4000	8000
Town Limits	-	-	**62**	**60**	**55**	**49**	**45**	**41**	**37**	**34**
Day	North	49	58	57	52	45	41	37	34	23
	South	46	55	53	48	43	40	35	30	14
	East	47	56	55	50	43	39	35	32	24
	West	41	51	50	44	37	33	28	21	0
Town Limits	-	-	**57**	**55**	**50**	**44**	**40**	**36**	**32**	**29**
Night	North	44	51	53	47	40	38	32	27	18
	South	42	48	49	44	38	37	29	23	9
	East	42	49	51	45	37	35	30	26	18
	West	36	43	46	40	32	30	22	14	0

NOISE ANALYSIS

	Balloon Color	Balloon Height
NW Corner	Red	47.4
SW Corner	Red/Purple	42.0
SE Corner	Blue	46.5
NE Corner	Red	61.4

EXPERIENCE

WARRENTON

VIRGINIA

EST. 1810

Town Council Public Hearing
SUP 22-3 Amazon Data Center
January 10, 2023

Draft Conditions of Approval Update

1. Site Development: The Property shall be developed in substantial conformance with these conditions and the Special Use Permit Plan entitled, "Special Use Permit Plan for Amazon Data Services, Inc.," prepared by Bohler Engineering, dated July 10, 2022 and revised through January 10, 2023, and consisting of 3 sheets, subject to minor modifications approved by the Town in connection with final Site Plan review and final engineering, and except as otherwise provided in these Conditions (the "SUP Plan"). The building and other structures to be constructed on the Property are referred to herein as the "Facility."

2. Site Plan: The Applicant shall produce a site development plan that indicates each phase of the use internal to the building and external as it relates to the technology required for each phase. Each phase will require a conditional Certificate of Occupancy. A final Certificate of Occupancy will be granted upon completion of all phases.

No Changes to Conditions 3-5

Draft Conditions of Approval Update

6. Building Design and Elevations:

a. The architectural design of the data center shall substantially conform to the elevations shown on three sheets submitted on January 10, 2023 labeled "Illustrative Building Elevations; Corgan; December 15, 2022". The Elevations shall be subject to minor modification approved by the Town in connection with Site Plan review. Additional changes to the design and materials may be made provided that any such changes are approved by the Director of Community Development prior to the issuance of a building permit.

b. At time of Site Plan, the Applicant shall provide all elevations for the building in compliance with the Town of Warrenton Zoning Ordinance Article 9-26.1.F. In addition, the Applicant shall orient the building along Lee Highway to reduce the visible impact using architectural details such as a perceived reduction in massing and scale, fenestration and windows, exterior colors and materials, overhangs, canopy or porticos, recesses and/or projections, arcade, raised corniced parapets, and varying roof lines.

c. The Facility shall be no greater than 37 feet in height, as that term is defined in the Town Zoning Ordinance. The mechanical equipment installed on the roof of the building shall be screened.

d. Noise mitigation measures, including but not limited to, silencers, sound walls, acoustical wraps, and/or low noise equipment, shall be utilized to meet § 9-14.2 of the Town of Warrenton Zoning Ordinance relating to noise.

Conditions 7 – 13 No Changes

Draft Conditions of Approval Update

14. Water & Public Sewer Connection: The Property shall connect to public water and public sewer at the Applicant's expense. The Applicant shall limit its water use to internal domestic uses such as service to bathrooms, kitchens, humidification, and external irrigation. It shall not use public water for the general purposes of cooling the data center, but may use it for the initial charging of the cooling system. It shall consult with the Director of the Department of Public Works and Utilities as to the scheduling of the initial charging of the system so as to minimize the impact on the Town's water system. This condition does not exclude or prevent the property owner from utilizing the Town's water for fire suppression.

No Changes to Conditions 15-16

Draft Conditions of Approval Update

17. Noise:

a. Each phase shall receive a conditional Certificate of Occupancy upon demonstrating conformance with the requirements of § 9-14.2 of the Town of Warrenton Zoning Ordinance relating to noise. The Applicant shall provide and pay for a sound test prepared by a qualified party or company approved by the Director of Community Development that demonstrates the operation of each distinct phase as noted in Condition #2 after completion of the construction and prior to the issuance of the conditional Certificate of Occupancy. If the test finds the use does not meet § 9-14.2 of the Town of Warrenton Zoning Ordinance, then there shall be no commencement of use for that phase and no conditional Certificate of Occupancy shall be issued.

b. The Applicant shall produce and pay for an annual noise test to be submitted to the Director of Community Development no later than July 1st for the life of the data center use. If noise levels at any point where a measurement is required by the Ordinance to be taken do not so comply, the Applicant shall forthwith undertake such further mitigation measures as are required to achieve compliance within a reasonable time not to exceed 60 days, or, if 60 days is insufficient to achieve compliance, the Applicant shall promptly begin and diligently pursue mitigation until compliance has been achieved.

No Changes to Conditions 18-20

Draft Conditions of Approval Update

21. Landscaping: The Applicant will follow the Zoning Ordinance Article. In addition, the Applicant will provide double the Town of Warrenton Zoning Ordinance required landscaping requirements along Lee Highway and Blackwell Road with coniferous trees that provide four season visual coverage. All plantings must consist of native, drought tolerant species appropriate for the Town of Warrenton climate.

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No changes to Conditions 23-24

25. Violation of Conditions: Violation of any of the conditions of this SUP may result in appropriate enforcement action by the Town, including issuance of a Notice of Violation and Corrective Order and, after notice and an opportunity to be heard, revocation of the SUP. This statement does not limit the remedies of the Town in the event of a violation of the conditions in this SUP nor does it imply any limitation in the Town's enforcement of conditions in unrelated SUP's.

EXPERIENCE

WARRENTON

VIRGINIA

EST. 1810

Town Council Public Hearing
SUP 22-3 Amazon Data Center
January 10, 2023

Request

Amazon Data Center

- GPIN 6984-69-2419
- **Applicant:** Amazon Data Services, Inc.
- **Property Owner:** Amazon Data Services, Inc.
- **Zoning:** I - Industrial
- **Comprehensive Plan:** New Town District
- SUP for a 220,200 sq ft data 41.793 acres

Proposed Location

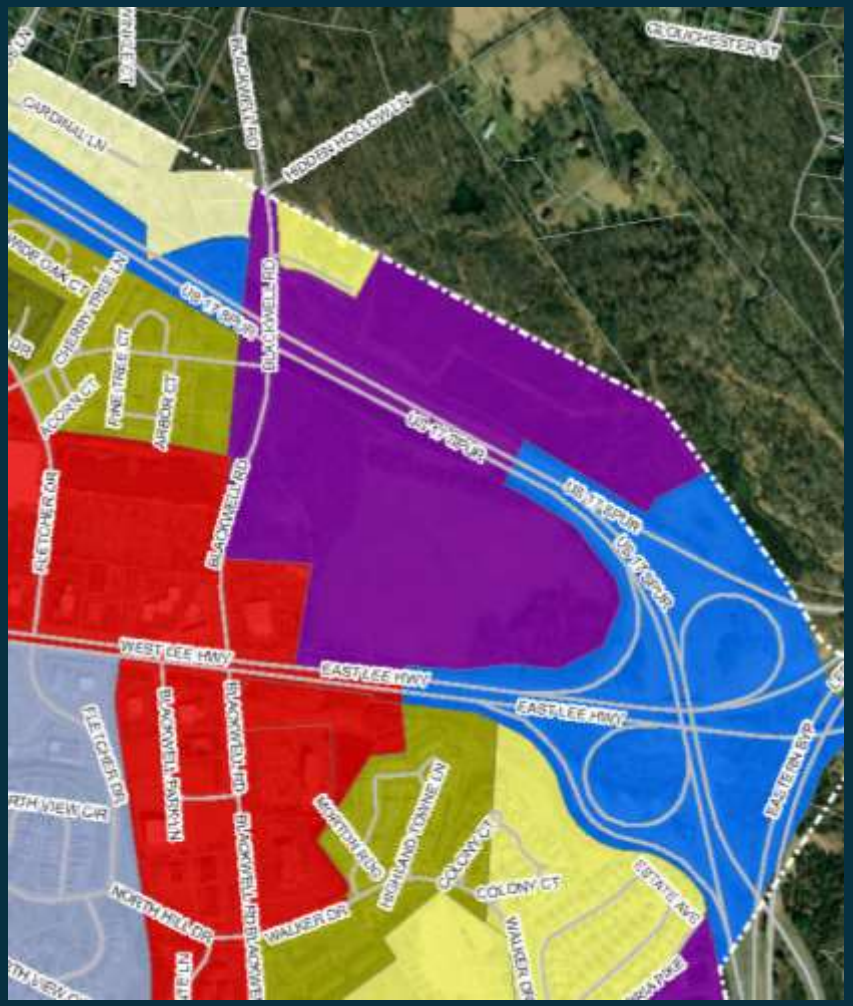


Proposal

- Data Center with following specifications:
  - 220,200 SF single story (37’) building, plus mechanical
  - Security Fence
  - Guard Gate with Access of Blackwell Road
- Requesting:
  - Modification to building height allowance
  - Modification to fence height allowance max. 8’
  - Modification in loading spaces to one

Adjacent Uses

Zoning Map - Industrial



Future Land Use – New Town District



History of Site

- Fauquier County Real Estate Records 1997 No Improvements
- Late 1990s Walmart considered the Site
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  - Mixed use development called Warrenton Greene.
  - Planning Commission spent over a year on the application and the associated ZOTA 2008-07 to recommend approval to the Town Council on June 17, 2009.
  - Town Council approved the ZOTA 08-01 on November 10, 2009 and tabled the remaining applications.
  - The Applicant withdrew the applicants on February 7, 2011 stating the economy made the proposals no longer viable.

Zoning Ordinance

- Zoning – Industrial By-Right Uses
- Noise Performance Standards
- Lighting, Landscaping, Buffers Site Plan
- Stormwater/E&S Site Plan

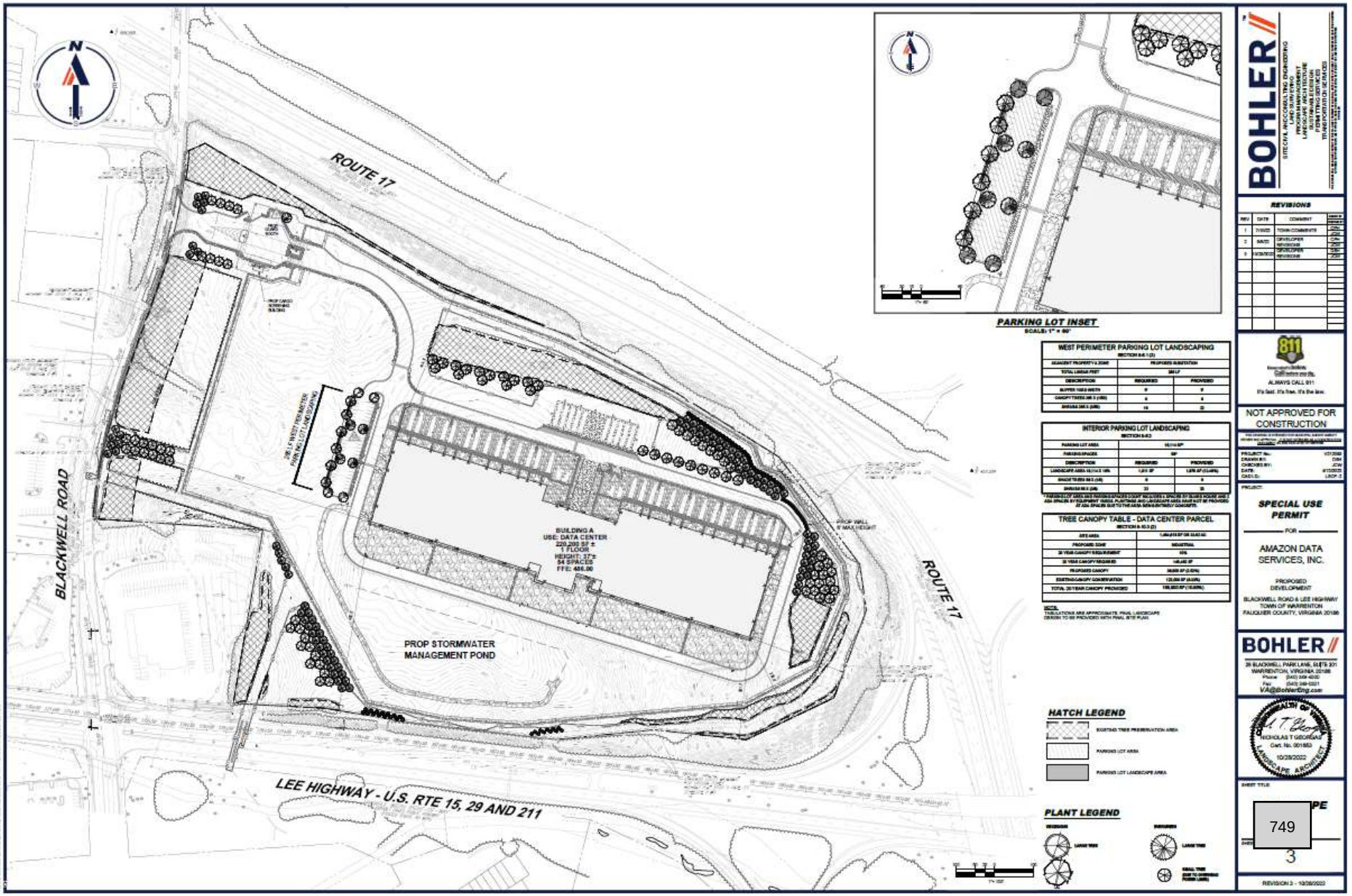
Industrial By-Right Uses

- *Accessory buildings*
- *Active and Passive Recreation and Recreational Facilities*
- *Banks and savings and loan offices*
- *Broadcasting studios and offices*
- *Business and office supply establishments*
- *Cabinet, upholstery, and furniture shops*
- *Cafeteria or snack bar for employees*
- *Clinics, medical or dental*
- *Commercial uses constituting up to 15% of permitted site or building area*
- *Conference Centers*
- *Contractor's office and warehouse without outdoor storage*
- *Crematory*
- *Dwellings for resident watchmen and caretakers employed on the premises*
- *Employment service or agency*
- *Flex Office and Industrial uses*
- *Health and Fitness Facilities*
- *Institutional buildings*
- *Janitorial service establishment*
- *Laboratories, research, experimental or testing, but not testing explosives, rockets, or jet engines*
- *Light manufacturing uses which do not create danger to health and safety in surrounding areas and which do not create offensive noise, vibration, smoke, dust, lint, odor, heat, glare, or electrical impulse than that which is generally associated with light industries*
- *Mobile Food Vendors subject to Article 9-24*
- *Monument sales establishments with incidental processing to order but not including shaping of headstones*
- *Motion picture studio*
- *Nurseries and greenhouses*
- *Offices- business, professional, or administrative*
- *Off-street parking and loading subject to Article 7*
- *Open space subject to Article 9*
- *Printing, publishing, and engraving establishment; photographic processing; blueprinting; photocopying; and similar uses*
- *Private club, lodge, meeting hall, labor union, or fraternal organization or sorority*
- *Rental service establishment*
- *Retail or wholesale sales and service incidental to a permitted manufacturing, processing, storing, or distributing use*
- *Rug and carpet cleaning and storage with incidental sales of rugs and carpets*
- *Security service office or station*
- *Sign fabricating and painting*
- *Signs, subject to Article 6*
- *Studios*
- *Transmission and receiving towers of height not exceeding 125'*
- *Utilities related to and necessary for service within the Town, including poles, wires, transformers, telephone booths, and the like for electrical power distribution or communication service, and underground pipelines or conduits for local electrical, gas, sewer, or water service, but not those facilities listed as requiring a special use permit*
- *Wholesale establishment, storage warehouse, or distribution center. Furniture moving.*

Comprehensive Plan

- Plan Warrenton 2040 – New Town Character District
  - "*a signature location for a regional employer and jobs center, it will contain mixed-use residential, entertainment and commercial uses organized by a compact interior street grid network and a park area that is located over an existing floodplain*,"
  - Envisioned with structures up to six stories, with a minimum of thirty-five (35) feet for a single-story commercial, and lot coverage of 80%
  - "*Evaluate development incentives that stimulate private investment and new development*,"
  - Gateway and Signature Streets; Walkability; National Scenic Byway
  - "*conserve, reuse, and promotes historic resources to enhance the Town's sense of place and grow the economy through economic activity*,"

SUP Plan


ROUTE 17
BLACKWELL ROAD
ROUTE 17
LEE HIGHWAY - U.S. RTE 15, 29 AND 211
BUILDING A
USE: DATA CENTER
220,200 SF ±
1 FLOOR
HEIGHT: 37'±
54 SPACES
FFE: 486.00
PROP STORMWATER
MANAGEMENT POND
PARKING LOT INSET
WEST PERIMETER PARKING LOT LANDSCAPING
INTERIOR PARKING LOT LANDSCAPING
TREE CANOPY TABLE - DATA CENTER PARCEL
HATCH LEGEND
PLANT LEGEND
BOHLER
REVISIONS
NOT APPROVED FOR CONSTRUCTION
SPECIAL USE PERMIT
AMAZON DATA SERVICES, INC.
PROPOSED DEVELOPMENT
BLACKWELL ROAD & LEE HIGHWAY
TOWN OF WARRENTON
FAUQUIER COUNTY, VIRGINIA 20186
ALWAYS CALL 811
It's fast. It's free. It's the law.

Elevations



Transportation and Public Utilities

- Transportation – 52 Employees
  - 5’ Sidewalk Blackwell Road
  - No Access Lee Highway
  - 24 Hour Gated Security
- Water and Sewer
  - 2015 Water and Sewer Capacity Study 23,500 gpd
  - Initial Charging 19,000 gpd
  - Daily Domestic Use Anticipated 380.6 gpd

Waivers and Modifications

- Increase Building Height 35’ to 37’
- Increase Fence Height 6’ to 8’
- Decrease Parking Loading Space Requirement 22 spaces to 1 space

Draft Conditions of Approval

- SUP Plan – No Substation on Property
- Illustrative Building Design – 37’Max
- 5’ Sidewalk on Blackwell, No Access Lee Hwy
- Electrical Lines Underground to Substation
- No Signage
- 8’ Fence, 24 hour Security Gate
- 56 Parking, 1 Loading Space
- Emergency Services Access and Training
- Domestic Use Water and Sewer

Draft Conditions of Approval

- Applicant provide noise study at time of Site Plan to demonstrate meets Zoning Ordinance.
- Separate sound study one month after commencement of use to ensure Zoning Ordinance being met.
- If noncompliant any point in future, must undertake mitigation measures within 60 days.
- Lighting dim between 50% hours 11 PM – dawn, max heights, meets Zoning Ordinance at Site Plan.

Draft Conditions of Approval

- Employment Opportunities: Job Fair and Outreach
- Programs for Local Schools: K-12/LRCC

Planning Commission

- Work Session July 26, 2022
- PC Requested Balloon Test September, 2022
- Work Session October 25, 2022
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Denial 3-1-1

EXPERIENCE

WARRENTON

VIRGINIA

EST. 1810

Town Council Public Hearing
SUP 22-3 Amazon Data Center
January 10, 2023

Draft Conditions of Approval Update

1. Site Development: The Property shall be developed in substantial conformance with these conditions and the Special Use Permit Plan entitled, "Special Use Permit Plan for Amazon Data Services, Inc.," prepared by Bohler Engineering, dated July 10, 2022 and revised through January 10, 2023, and consisting of 3 sheets, subject to minor modifications approved by the Town in connection with final Site Plan review and final engineering, and except as otherwise provided in these Conditions (the "SUP Plan"). The building and other structures to be constructed on the Property are referred to herein as the "Facility."

2. Site Plan: The Applicant shall produce a site development plan that indicates each phase of the use internal to the building and external as it relates to the technology required for each phase. Each phase will require a conditional Certificate of Occupancy. A final Certificate of Occupancy will be granted upon completion of all phases.

No Changes to Conditions 3-5

Draft Conditions of Approval Update

6. Building Design and Elevations:

a. The architectural design of the data center shall substantially conform to the elevations shown on three sheets submitted on January 10, 2023 labeled "Illustrative Building Elevations; Corgan; December 15, 2022". The Elevations shall be subject to minor modification approved by the Town in connection with Site Plan review. Additional changes to the design and materials may be made provided that any such changes are approved by the Director of Community Development prior to the issuance of a building permit.

b. At time of Site Plan, the Applicant shall provide all elevations for the building in compliance with the Town of Warrenton Zoning Ordinance Article 9-26.1.F. In addition, the Applicant shall orient the building along Lee Highway to reduce the visible impact using architectural details such as a perceived reduction in massing and scale, fenestration and windows, exterior colors and materials, overhangs, canopy or porticos, recesses and/or projections, arcade, raised corniced parapets, and varying roof lines.

c. The Facility shall be no greater than 37 feet in height, as that term is defined in the Town Zoning Ordinance. The mechanical equipment installed on the roof of the building shall be screened.

d. Noise mitigation measures, including but not limited to, silencers, sound walls, acoustical wraps, and/or low noise equipment, shall be utilized to meet § 9-14.2 of the Town of Warrenton Zoning Ordinance relating to noise.

Conditions 7 – 13 No Changes

Draft Conditions of Approval Update

14. Water & Public Sewer Connection: The Property shall connect to public water and public sewer at the Applicant's expense. The Applicant shall limit its water use to internal domestic uses such as service to bathrooms, kitchens, humidification, and external irrigation. It shall not use public water for the general purposes of cooling the data center, but may use it for the initial charging of the cooling system. It shall consult with the Director of the Department of Public Works and Utilities as to the scheduling of the initial charging of the system so as to minimize the impact on the Town's water system. This condition does not exclude or prevent the property owner from utilizing the Town's water for fire suppression.

No Changes to Conditions 15-16

Draft Conditions of Approval Update

17. Noise:

a. Each phase shall receive a conditional Certificate of Occupancy upon demonstrating conformance with the requirements of § 9-14.2 of the Town of Warrenton Zoning Ordinance relating to noise. The Applicant shall provide and pay for a sound test prepared by a qualified party or company approved by the Director of Community Development that demonstrates the operation of each distinct phase as noted in Condition #2 after completion of the construction and prior to the issuance of the conditional Certificate of Occupancy. If the test finds the use does not meet § 9-14.2 of the Town of Warrenton Zoning Ordinance, then there shall be no commencement of use for that phase and no conditional Certificate of Occupancy shall be issued.

b. The Applicant shall produce and pay for an annual noise test to be submitted to the Director of Community Development no later than July 1st for the life of the data center use.

c. If the use violates § 9-14.2 of the Town of Warrenton Zoning Ordinance relating to noise, then the Applicant shall have 48 hours to mitigate the violation of the use or the Certificate(s) of Occupancy are automatically suspended and the Applicant shall cease the use until such time that the Applicant can demonstrate the use meets said section of the Zoning Ordinance.

No Changes to Conditions 18-20

Draft Conditions of Approval Update

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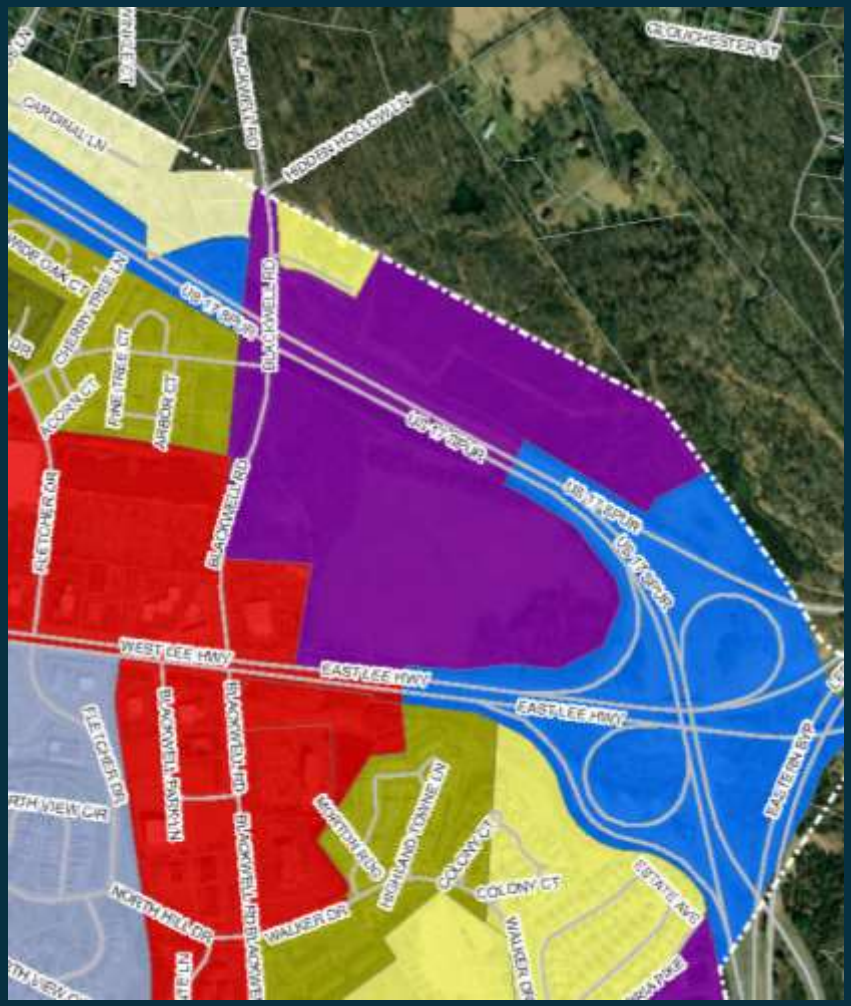


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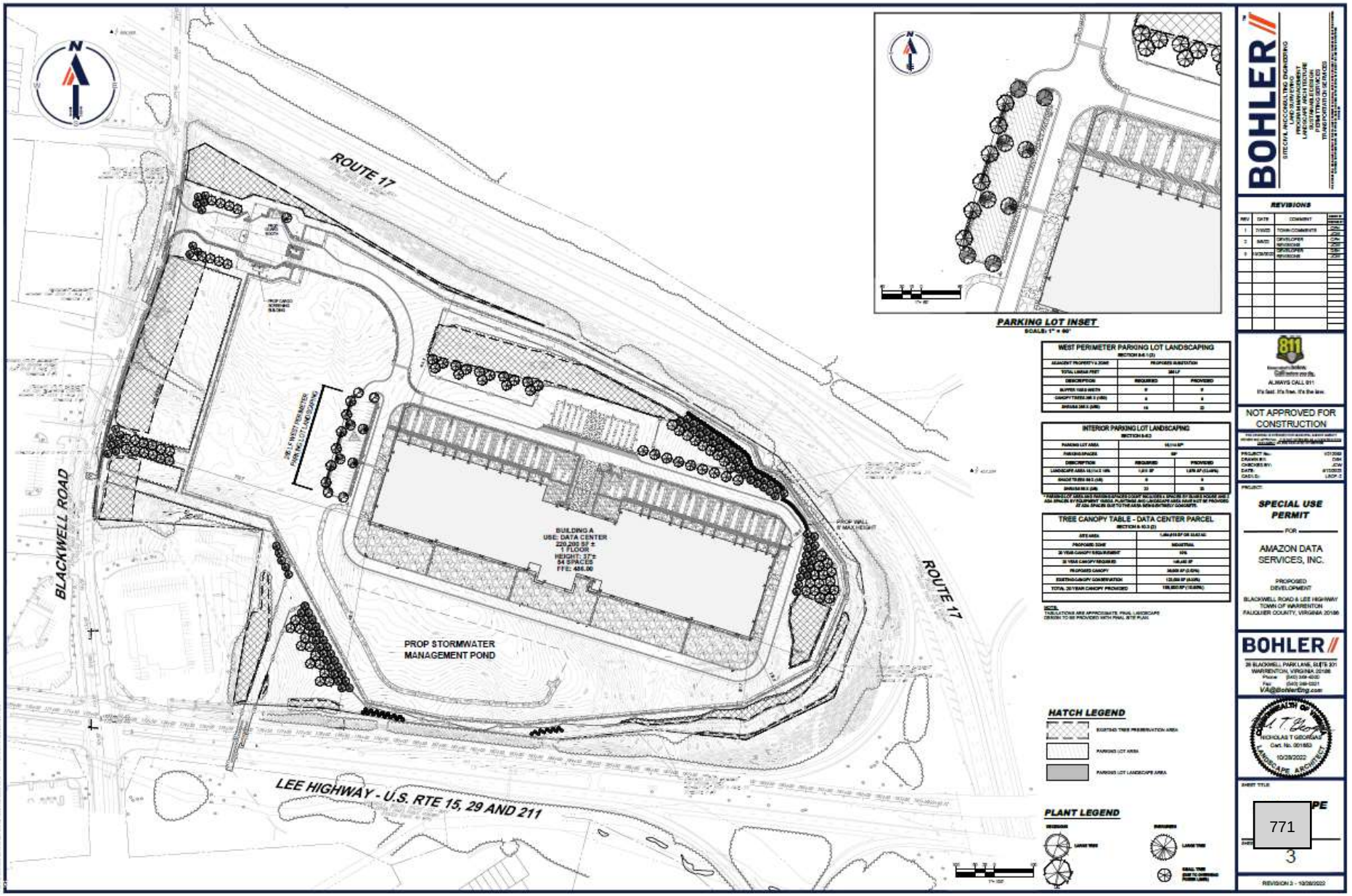
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TREE CANOPY TABLE - DATA CENTER PARCEL
HATCH LEGEND
PLANT LEGEND
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SITE/CIVIL ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
LAND DEVELOPMENT
TRANSPORTATION SERVICES
REVISIONS
811
ALWAYS CALL 811
It's fast. It's free. It's the law.
NOT APPROVED FOR CONSTRUCTION
SPECIAL USE PERMIT
FOR
AMAZON DATA SERVICES, INC.
PROPOSED DEVELOPMENT
BLACKWELL ROAD & LEE HIGHWAY
TOWN OF WARRENTON
FAUQUIER COUNTY, VIRGINIA 20186
BOHLER
39 BLACKWELL PARK LANE, SUITE 301
WARRENTON, VIRGINIA 20186
VA@BohlerEng.com
COMMONWEALTH OF VIRGINIA
NICHOLAS T GEORGAS
Cert. No. 001883
10/28/2022
LANDSCAPE ARCHITECT
SHEET TITLE
REVISION 3 - 10/28/2022

Elevations



Transportation and Public Utilities

- Transportation – 52 Employees
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Draft Conditions of Approval

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Draft Conditions of Approval

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- PC Requested Balloon Test September, 2022
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- December 20, 2022 Public Hearing
- Planning Commission Recommended

Denial 3-1-1

Draft Conditions of Approval

SPECIAL USE PERMIT CONDITIONS
Applicant: AMAZON DATA SERVICES, INC. (the "Applicant")
Owner: AMAZON DATA SERVICES, INC.
SUP2022-0003, Amazon Data Center
PIN # 6984-69-2419 (the "Property")
Special Use Permit Area: ± 41.79 acres
Zoning: INDUSTRIAL (I)
Date: January 10, 2023

In approving a Special Use Permit, the Town Council may impose such conditions, safeguards, and restrictions as may be necessary to avoid, minimize, or mitigate any potentially adverse or injurious effect of such special uses upon other properties in the neighborhood, and to carry out the general purpose and intent of this Ordinance. The Council may require a guarantee or bond to ensure that compliance with the imposed conditions. All required conditions shall be set out in the documentation approving the Special Use Permit (SUP). These conditions shall run with the land so as to bind future landowners. Any party or officer identified by title shall mean and include any successor to that person or entity's powers or responsibilities.

1. Site Development: The Property shall be developed in substantial conformance with these conditions and the Special Use Permit Plan entitled, "Special Use Permit Plan for Amazon Data Services, Inc.," prepared by Bohler Engineering, dated July 10, 2022 and revised through January 10, 2023, and consisting of 3 sheets, subject to minor modifications approved by the Town in connection with final Site Plan review and final engineering, and except as otherwise provided in these Conditions (the "SUP Plan"). The building and other structures to be constructed on the Property are referred to herein as the "Facility."

2. Site Plan: The Applicant shall produce a site development plan that indicates each phase of the use internal to the building and external as it relates to the technology required for each phase. Each phase will require a conditional Certificate of Occupancy. A final Certificate of Occupancy will be granted upon completion of all phases.

3. Use Parameters. Use Limitation: The use approved with this SUP shall be limited to a data center as set forth in § 3-4.12.3 of the Town of Warrenton Zoning Ordinance.

4. Electric Substation: There shall be no electric substation constructed on the Property.

5. Undergrounding of Electrical Lines from a Substation to the Facility: Pursuant to Warrenton Zoning Ordinance § 9-26.1(C), the distribution lines from the off-site substation serving the data center are required to be underground. Applicant will ensure payment of the undergrounding of these distribution lines with the utility company in accordance with its requirements.

6. Building Design and Elevations:

    a. The architectural design of the data center shall substantially conform to the elevations shown on three sheets submitted on January 10, 2023

labeled “Illustrative Building Elevations; Corgan; December 15, 2022”. The Elevations shall be subject to minor modification approved by the Town in connection with Site Plan review. Additional changes to the design and materials may be made provided that any such changes are approved by the Director of Community Development prior to the issuance of a building permit.

b. At time of Site Plan, the Applicant shall provide all elevations for the building in compliance with the Town of Warrenton Zoning Ordinance Article 9-26.1.F. In addition, the Applicant shall orient the building along Lee Highway to reduce the visible impact using architectural details such as a perceived reduction in massing and scale, fenestration and windows, exterior colors and materials, overhangs, canopy or porticos, recesses and/or projections, arcade, raised corniced parapets, and varying roof lines.

c. The Facility shall be no greater than 37 feet in height, as that term is defined in the Town Zoning Ordinance. The mechanical equipment installed on the roof of the building shall be screened.

d. Noise mitigation measures, including but not limited to, silencers, sound walls, acoustical wraps, and/or low noise equipment, shall be utilized to meet § 9-14.2 of the Town of Warrenton Zoning Ordinance relating to noise.

7. Signage: There shall be no signage except for a street address; provided that if any further signage is sought it shall comply with applicable sign ordinance requirements.

8. Fencing: All fencing on the Property shall be as depicted on the SUP Plan, and shall not exceed 8 feet in height. Security fencing shall be the style and type as shown on Page 2 of the Special Use Permit Plan produced by Bohler dated July 10, 2022 and updated through October 28, 2022. Chain link fencing, with or without slatted inserts, and/or barbed wire or other similar visible deterrence devices shall not be permitted where visible from the public.

9. External Fuel Storage Tanks: The Applicant shall install above-ground double-walled fuel tanks that meet the definition of secondary containment under the DEQ LPR-SRR-2019-03 - Storage Tank Program Compliance Manual, Volume V - AST Guidance, and pursuant to 40 CFR Part 112, Section 8.1.2.2, in the general locations shown on the SUP Plan, for the storage of fuel supplies necessary to maintain an Uninterruptible Power Supply in the event of a loss of external electrical power.

10. Parking: The Applicant shall provide not fewer than 56 parking spaces as shown on the SUP Plan, one of which shall be a loading space.

11. Site Maintenance: The Applicant shall maintain the Property in a clean and orderly manner, and shall provide an on-site masonry screened refuse container station in the location generally shown on the SUP Plan.

12. Access: Access to the site shall be provided as shown on the SUP Plan, subject to changes approved by the Town in consultation with the Virginia Department of Transportation. Mountable curbs shall be provided as required by the Town. There shall be no access from either Routes 17 or 29.

13. Access for Town Staff: The Town is obliged to report annually to the Virginia Department of Environmental Quality as to the ongoing operation and maintenance of stormwater management facilities installed on the Property. 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 of such inspections, and shall keep that point of contact current at all times.

14. Water & Public Sewer Connection: The Property shall connect to public water and public sewer at the Applicant's expense. The Applicant shall limit its water use to internal domestic uses such as service to bathrooms, kitchens, humidification, and external irrigation. It shall not use public water for the general purposes of cooling the data center, but may use it for the initial charging of the cooling system. It shall consult with the Director of the Department of Public Works and Utilities as to the scheduling of the initial charging of the system so as to minimize the impact on the Town's water system. This condition does not exclude or prevent the property owner from utilizing the Town's water for fire suppression.

15. Emergency Services:

    a. The Applicant shall coordinate training between the Town's fire and rescue companies and those other companies and departments that have experience with data centers after commencement of operations at the Property and when convenient for the Town's first responders. Furthermore, upon commencement of operations at the Property, the Applicant will provide the Town's first responders its "Data Center Response Manual" for use in training for emergencies at its Facility, and shall assist in advising those first responders how to implement its provisions.

    b. The Applicant shall assure that the water line systems at the Facility have sufficient fire flows, as determined by the Town Fire Marshal.

    c. The Applicant shall maintain Facility security personnel 24 hours a day, and each day of the year.

16. Pedestrian access: The Applicant shall construct a five-foot sidewalk on the east side of Blackwell Road along its frontage on that Road.

17. Noise:

a. Each phase shall receive a conditional Certificate of Occupancy upon demonstrating conformance with the requirements of § 9-14.2 of the Town of Warrenton Zoning Ordinance relating to noise. The Applicant shall provide and pay for a sound test prepared by a qualified party or company approved by the Director of Community Development that demonstrates the operation of each distinct phase as noted in Condition #2 after

completion of the construction and prior to the issuance of the conditional Certificate of Occupancy. If the test finds the use does not meet § 9-14.2 of the Town of Warrenton Zoning Ordinance, then there shall be no commencement of use for that phase and no conditional Certificate of Occupancy shall be issued.

b. The Applicant shall produce and pay for an annual noise test to be submitted to the Director of Community Development no later than July 1st for the life of the data center use.

c. If the use violates § 9-14.2 of the Town of Warrenton Zoning Ordinance relating to noise, then the Applicant shall have 48 hours to mitigate the violation of the use or the Certificate(s) of Occupancy are automatically suspended and the Applicant shall cease the use until such time that the Applicant can demonstrate the use meets said section of the Zoning Ordinance.

For reference, the Town of Warrenton Zoning Ordinance § 9-14.2 states:

9-14.2 The sound pressure level of sound radiated from an establishment, measured at the lot line of the site thereof that is the nearest thereto, shall not exceed the values in any octave band of frequency that are specified in Table 9-1 below, or in Table 9-1 as modified by the correction factors set forth in Table 9-2. The sound pressure level shall be measured with a sound level meter and an associated octave band analyzer conforming to standards prescribed by the American National Standards Institute.

Table 9-1 Maximum Permissible Sound Pressure Levels Measured re 0.0002 dyne per CM^2		
Frequency Band Cycles per Second	Along Residential District Boundaries – Maximum Permitted Sound Level In Decibels	At Any Other Point on the Lot Boundary – Maximum Permitted Sound Level In Decibels
63	64	72
125	60	70
250	54	65
500	48	59
1000	42	55
2000	38	51
4000	34	47
8000	30	44

Table 9-2 Correction Factors	
Condition	Correction in Decibels
On a site contiguous to or across a street from the boundary of any R-district established by this chapter.	Minus 5
Operation between the hours of 10:00 p.m. and 7:00 a.m.	Minus 5
Sound of impulsive character (e.g., hammering)	Minus 5
Sound of periodic character (e.g., sawing)	Minus 5
Tone (e.g., hum or screech)	Minus 5
Sound source operated less than:	
20% in any one hour period	Plus 5[1]
5% in any one hour period	Plus 10[1]
1% in any one hour period	Plus 15[1]

1. Apply only one of these corrections. All other corrections (including any one of the footnoted) are cumulative.

18. Lighting: The Applicant shall submit a Lighting Plan pursuant to the provisions of § 9-8 et seq. of the Town of Warrenton Zoning Ordinance in connection with its Site Development Plan. All exterior lighting shall utilize LED and be designed and constructed with cutoff and fully shielded fixtures that direct light downward and into the interior of the property and away from adjacent roads and adjacent properties. All building mounted lighting shall have a maximum height of 25', and the Applicant shall install controls on the site fixtures such that they dim to 50% output between 11 PM and dawn. Freestanding parking lot lights shall be a maximum of 20.'

19. Tree Save: The Applicant shall provide a tree preservation plan at time of Site Plan that seeks to minimize land disturbance and maximize on-site vegetation.

20. Best Management Practices: BMPs shall incorporate aeration for water retention using solar power.

21. Landscaping: The Applicant will follow the Zoning Ordinance Article. In addition, the Applicant will provide double the Town of Warrenton Zoning Ordinance required

landscaping requirements along Lee Highway and Blackwell Road with coniferous trees that provide four season visual coverage. All plantings must consist of native, drought tolerant species appropriate for the Town of Warrenton climate.

22. Termination of Use: If the site becomes inactive for 30 consecutive days or for 30 days in any 180 day period, the property owner shall empty all fuel storage tanks and take all other reasonable steps to prevent any soil or water contamination, to the satisfaction of the Town. Within one year of the termination of the use, the owner shall remove all hazardous materials, underground tanks and pumps, and any environmentally sensitive materials to ensure the soils and environmental features of the site are clean and free of hazardous material as determined by the Town.

23. Employment Opportunities: The Applicant shall provide outreach to qualified persons residing in the Town of Warrenton who may be interested in employment at the data center through a variety of media such as the conduct of a job fair, the inclusion of a direct link to potential opportunities on the Town website, or on other websites for the purpose. Such outreach shall be made reasonably in advance of the construction of the Project so that interested persons may make application for positions, not less than six months prior to the anticipated completion of construction.

24. Programs for Local Schools: The Applicant shall ensure coordination by the appropriate Amazon personnel with the Town of Warrenton and the Fauquier County School Division regarding the establishment and maintenance of educational programs in the K-12 grades, and with Laurel Ridge Community College, to establish and maintain workforce development programs for career pathways in data center construction and operations, and such other programs as the parties may deem mutually beneficial.

25. Violation of Conditions: Violation of any of the conditions of this SUP may result in appropriate enforcement action by the Town, including issuance of a Notice of Violation and Corrective Order and, after notice and an opportunity to be heard, revocation of the SUP. This statement does not limit the remedies of the Town in the event of a violation of the conditions in this SUP nor does it imply any limitation in the Town's enforcement of conditions in unrelated SUP's.

POLYSONICS
Acoustics & Technology Consulting

February 3, 2023

Mike Connell
Corgan
401 North Houston Street
Dallas, TX 75202

Project: Warrenton Data Center Response Letter
Location: Town of Warrenton, Virginia

Dear Mr. Connell,

Polysonics was forwarded an email that was sent to the Warrenton Town Council and Mayor from a Dr. John Lyver. In this email, Dr. Lyver was critical of the Polysonics Noise Level Impact Analysis (Report #6246, January 9, 2023).

Polysonics Background

Polysonics was founded in 1958 as an acoustics firm, primarily for testing and development of designs to solve noise isolation issues. Over time, the company has evolved into providing technology design services (AV, IT, Security, Lighting, Rigging, Curtains) along with our acoustic design and testing services, our award-winning work being featured in some of the most recognizable buildings in the world.

Polysonics has also been part of many local Warrenton and Fauquier County projects, including the OVH Data center in Vint Hill, the Path Foundation, Fauquier High School, and Fauquier Community Theater. The accuracy and quality of our work can be readily reviewed by visiting any of the above sites.

Letter Responses

Below are responses to each of Dr. Lyver's bullet points. Dr. Lyver's information is shown verbatim, shown in bold.

- **The same contractor, same "SoundPLAN" model, and very similar assumptions were used in both studies.**

Polysonics – All of the information used in Polysonics' analysis is sourced in the report. The testing and modeling are based on industry standards, which are detailed in the report.

As stated in our report, SoundPLAN is based on ISO 9613-2: 1996: Attenuation of sound during propagation outdoors – Part 2: General method of calculation. This method of calculating noise is the industry standard. SoundPLAN has been in use since 1987 to calculate environmental noise.

The calculation includes variables for (just a few):

- Source types
- Topography
- Site geometry
- Shielding
- Reflections
- Meteorological conditions
- Atmospheric absorption
- Ground effect

A graphic of our model is shown in Figure 1 in the report. Our report considers the height of the equipment, the type of noise source (line, area, point), the building height, the building shielding, the ground absorption effect, and interaction with topography. As seen in the bulleted list above, these are industry standards for noise propagation.

- **The noise study did NOT incorporate the Town Zoning Administrator, Mr. Walton's, guidance letter to Mr. Foote on December 16, 2022. In fact, they again analyzed for the wrong conditions, locations and measurement requirements. Nor did they analyze against the -10 dB(Z) and -15 dB(Z) corrections to the Town Zoning Ordinance noise limits.**

Polysonics – Dr. Lyver is incorrect. Per the report, page 3 under "Town of Warrenton Noise Limits", the report states the Town of Warrenton Zoning Ordinance of April 2002 by reference and provides the appropriate Maximum Noise Levels (Table 1). Further, per page 4 of the report, the Noise Determination letter (and meeting leading up to the letter) has been referenced and thereby incorporated.

The -10dB(Z) and -15dB(Z) correction, as per the referenced "Noise Determination " letter are clearly shown in the Table 1 "Maximum Noise Levels" on page 3 of the report.

- **The study cited the August 2022 SUP provided materials and did not update for the October and December design changes.**

Polysonics – Dr. Lyver is incorrect. The latest information and design changes were incorporated into the modeling and associated report.

- **The study recognizes that noise from diesel-electric generators will increase the overall noise levels. However, does not cite the noise that they will produce.**

Polysonics – Dr. Lyver is incorrect. As shown in the report on page 7, "Table 8: Modeled Noise Levels – Generator"**,** shows the noise levels associated with generator noise and the results are shown in Table 8.

- **The study states: generators will only run for a "limited time" but do not cite what that time is. At other Amazon sites in Northern Virginia, generators run for time periods beyond the cited ANSI S12.9-defined short duration period. Plus, Amazon regularly runs generators in a contiguous series, making the noise generation well beyond the ANSI direction for measurement periods.**

Polysonics – The time the generators are ran did not factor into our analysis, because the limited time change was not used in the analysis. Polysonics only used the noise limits shown in Table in our report and did not use the limited time correction factor. The report shows the noise levels of a generator being tested during the daytime (refer to "Table 8: Modeled Noise Levels – Generator" as found on page 7 of the report).

- **The study does not cite references, nor do they cite verifiable data. For example, the study cites noise from a generic Trane Corporation brand chiller but do not cite the source or the noise data itself. Trane produces a wide variety of chilling systems and sizes, so it is impossible to verify the assumptions made.**

Polysonics – All input data can be found in the report. Please refer to the tables as shown on pages 5 – 7 and the report Appendix for more clarity.

The design of the mechanical systems and final selection of the equipment is still being reviewed. The report utilizes manufacturer provided acoustic data (as shown on Pages 5-6). The associated 3rd octave data was received from Trane directly on October 11, 2022.

- **When the study does cite noise readings, the study does not cite the distance where the noise was taken. This makes it impossible to validate the calculations. Noise decreases by a ratio of [(1/r)^1.5], where r is the ratio of the cited distance to the observed distance.**

Polysonics – Polysonics is unclear whether the comment refers to the measurements performed by Polysonics or Trane.

Polysonics only performed measurements at adjacent properties to establish existing background noise levels, which is unrelated to the distance from the data center. The measurement locations are shown in the report in Figure 6.

The manufacturer sound data is supplied in Sound Power, which does not have an associated distance, but would hypothetically be 0 distance from the source.

<u>The formula provided by Dr. Lyver is incorrect.</u> The formulas for noise propagation are:

Point Source: $Lp_{(R2)}=Lp_{(R1)}-20 \log (R2/R1)$
Line Source: $Lp_{(R2)}=Lp_{(R1)}-10 \log (R2/R1)$

Where,

$Lp_{(R1)=}$ Sound Pressure at the first location
$Lp_{(R2)=}$ Sound Pressure at the second location
R1 = Distance from noise source to first location
R2 = Distance from second location

These formulas result in a reduction of 6 dB for each doubling of distance for a spherical expansion from a point source and 3 dB for each doubling of distance for cylindrical expansion for a line source.

However, even using the basic formulas for noise propagation would not be accurate, as it does not include all of the variables listed in our SoundPLAN answer above on page 2.

- **The study does not combine the noise sources on the property into a single noise level. The study only cites individual levels. Mr. Walton's letter clearly states that total noise from the site is what must be compared to the Ordinance. When the noise levels are combined, they clearly exceed the Ordinance limits in nearly all cases.**

Polysonics – This statement is inaccurate. All rooftop noise sources were combined for the unmitigated/mitigated levels. One generator (for testing) and all rooftop was included to show the noise levels of testing of the generator.

The single receiver results show the loudest impacted point at the property line along each cardinal direction.

- **The study cites a drop of 5 dB(A) to 10 dB(A) noise generation decrease at night for a building operating at steady state 24/7. This is not correct. Plus the Ordinance uses dB(Z), making the claim difficult to explain.**

Polysonics – This statement shows a misunderstanding of the sound data and how mechanical equipment operates. The utilized Trane data is based on chiller loading of 100% at all times. The difference between daytime and nighttime operation is the ambient air temperature. The lower ambient air temperature at night allows the chillers to produce 100% cooling capacity at a lower operating point (reduced compressor/fan RPM). The reduced compressor and fan RPM power results in a lower sound output. Table 3 (page 5) in the report shows the sound levels with these operating point differences.

The resulting data is shown in Tables 6, 7 & 8 in both dBA (overall) and dBZ (octave). .

- **The Study does not follow commonly used scientific principles in plots or how topography interacts with noise waves. They have topographic low areas stopping sound and hills increasing noise in some plots. Same as in Sept report.**

Polysonics – The above shows a misunderstanding of our report and the noise contours presented. The noise contours are shown at 59' above the ground, where topography is not likely a factor. Polysonics disagrees that a calculation following ISO 9613-2: 1996 would not be considered a commonly used scientific principle.

Figure 1 in our report shows the building, noise sources, and the topography around the site that would affect our calculations.

- **The study's plots show the center of the isopleth 'circles,' not at a noise source, but rather, in the road on the north side of the building. This factor alone discredits the entire analyses as poor modeling.**

Polysonics – The above shows a misunderstanding of noise propagation.

Figures 4 and 5 on pages 17 and 18 in the report show the noise sources and the impact of the generated noise to the surrounding area. The model uses 80 noise sources on the roof top (of varying types; point. line, area) The resulting contours are developed from a grid of thousands of receivers throughout the model. The complexity of noise contours is inherent in the propagation.

Polysonics limited the scale in Figures 4 and 5 to 60 dBA to highlight the noise levels in the community, rather than showing a clutter of contours on the rooftop.

- **As for the SoundPLAN model, it does not consistently use similar modeling between frequency octaves. The sound attenuation modeling per distance varies. Same issues as in Sept.**

Polysonics – As stated above SoundPLAN is a recognized industry standard and is based on the ISO 9613-2:1996.

- **The background reading plots show that the modeling was done at 15-25 dB(Z) lower than what was measured.**

Polysonics – The above shows a misunderstanding of the Background Noise Comparison graphs. The ambient noise measurements would not be affected by the proposed data center.

The blue lines, shown on the graphs, represent field measurements of the ambient background noise levels for each of the five locations (M1 – M5). The gray line represents the calculated noise being generated by the data center for each location. These graphs provide a comparison of background noise to generated noise. As is shown on each of the comparison graphs, the existing ambient noise levels exceed the data center generated noise levels.

- **The Warrenton Zoning Ordinance Chapter 11, section 11-3.10.2, Item #8 REQUIRES "Noise impact and abatement studies to determine potential impact on adjoining properties and neighborhoods." There is no discussion of impacts due to noise.**

Polysonics – The Adjacent Property Results and Conclusions (report pages 8 through 9) are based on the community noise impact. We provided noise contours throughout the community, provided ambient noise measurements in the community, and also compared those measurements to calculated noise.

- **Finally, there is no mention of the study for the data center's impact or compliance with the Fauquier County Noise Ordinance, even though over 1,000 residents of Fauquier County (living outside the Town boundary) will be affected by the noise.**

Polysonics – See the response to the item above.

Conclusions

Polysonics is extremely cognizant of the community reaction to noise, understanding our services may be wanted on either side of any project (community or developer).

Polysonics' analysis followed industry standards for an acoustic analysis. The report shows the data center meeting the Town of Warrenton limits with the use of sound mitigation. The noise levels shown to the adjacent communities is shown to be generally well below the existing background noise levels.

Please let me know if you would like any further information.

Sincerely,
Polysonics



Christopher Karner
Senior Consultant
Direct line: 540-341-4988

Draft Approval
February 14th, 2023
Town Council
Regular Meeting

RESOLUTION PURSUANT TO SECTION 11-3.10 OF THE ZONING ORDINANCE OF THE TOWN OF WARRENTON FOR APPROVAL OF APPLICATION FOR A SPECIAL USE PERMIT 22-03

WHEREAS, Warrenton, VA (Hereinafter "the Town") is a municipal corporation located within the County of Fauquier; and

WHEREAS, Amazon Data Services, Inc., ("the Applicant"), is the requesting a Special Use Permit approval on a parcel of land containing approximately 41.793 acres, identified as GPIN 6984-69-2419-000, located off Blackwell Road and Lee Highway in the Town of Warrenton and hereinafter referred to as the "Property"; and

WHEREAS, the Applicant has applied for a Special Use Permit pursuant to §3-4.12.3 of the Zoning Ordinance, to allow for approximately 220,200 square-foot data center to be located on the Property, hereinafter the "Special Use Permit"; and

WHEREAS, the Applicant requested waivers and modifications to increase the building height from 35 feet to 37 feet, increase the fence height from six feet to eight feet, and decrease the parking loading space requirement from 22 spaces to one space; and

WHEREAS, pursuant to §11-3 of the Zoning Ordinance upon petition of the Applicant for approval of the Special Use Permit, the Planning Commission upon advertisement and notice properly given pursuant to §15.2-2204 of the Virginia Code held a Public Hearing on November 15, 2022, November 22, 2022, and December 20, 2022; and

WHEREAS, the Town Council received and considered the recommendation of the Planning Commission for denial of the Special Use Permit; and

WHEREAS, the Town Council of the Town of Warrenton held a Public Hearing on January 10, 2023, upon notice properly and duly given; and

WHEREAS, the Town Council of the Town of Warrenton held open the Public Hearing on January 10, 2023 to February 14th, 2023, upon notice properly and duly given; and

WHEREAS, the Town Council has considered the issues and the Applicant addressed the applicable factors listed in §11-3.10.3 of the Zoning Ordinance for the Town of Warrenton; and

WHEREAS, the Town Council finds that the Application meets the criteria for approval in the Town of Warrenton Zoning Ordinance and that the Application is consistent with the Town of Warrenton's Comprehensive Plan based on the analysis in the staff report; and

WHEREAS, the Town Council, in consideration of all of the foregoing, is of the opinion that the application for the Special Use Permit be approved subject to certain conditions;

NOW, THEREFORE, BE IT RESOLVED that the Warrenton Town Council approves SUP 22-03, subject to the attached Special Use Permit with Conditions of Approval dated February 14th, 2023, and all documents referenced in the Conditions of Approval, with requested waivers and modifications listed above.

ATTACHMENT:
Conditions of Approval

Votes:
Ayes:
Nays:
Absent from Vote:
Absent from Meeting:

For Information:
Community Development Director,
Town Attorney

ATTEST: _____
Town Recorder

Draft Denial
February 14th, 2023
Town Council
Regular Meeting

RESOLUTION PURSUANT TO SECTION 11-3.10 OF THE ZONING ORDINANCE OF THE TOWN OF WARRENTON FOR DENIAL OF APPLICATION FOR A SPECIAL USE PERMIT 22-03

WHEREAS, Warrenton, VA (Hereinafter "the Town") is a municipal corporation located within the County of Fauquier; and

WHEREAS, Amazon Data Services, Inc., ("the Applicant"), is requesting a Special Use Permit approval on a parcel of land containing approximately 41.793 acres, identified as GPIN 6984-69-2419-000, located off Blackwell Road and Lee Highway within the Town of Warrenton and hereinafter referred to as the "Property"; and

WHEREAS, the Applicant has applied for a Special Use Permit pursuant to §3-4.12.3 of the Zoning Ordinance, to allow for approximately 220,200 square-foot data center to be located on the Property, hereinafter the "Special Use Permit"; and

WHEREAS, the Applicant requested waivers and modifications to increase the building height from 35 feet to 37 feet, increase the fence height from six feet to eight feet, and decrease the parking loading space requirement from 22 spaces to one space; and

WHEREAS, pursuant to §11-3 of the Zoning Ordinance upon petition of the Applicant for approval of the Special Use Permit, the Planning Commission, upon advertisement and notice properly given pursuant to §15.2-2204 of the Virginia Code, held a Public Hearing on November 15, 2022, November 22, 2022, and December 20, 2022; and

WHEREAS, the Town Council received and considered the recommendation of the Planning Commission for denial of the Special Use Permit; and

WHEREAS, the Town Council of the Town of Warrenton held a Public Hearing on January 10, 2023, upon notice properly and duly given; and

WHEREAS, the Town Council of the Town of Warrenton held open the Public Hearing on January 10, 2023 to February 14th, 2023, upon notice properly and duly given; and

WHEREAS, the Town Council has considered the issues listed in §11-3.10.3 of the Zoning Ordinance for the Town of Warrenton; and

WHEREAS, the Town Council, in consideration of all of the foregoing, is of the opinion that the application for the issuance of the requested Special Use Permit be denied, for the following reasons:

Inconsistency with the Town of Warrenton Zoning Ordinance, specifically:

Inconsistency with the Town of Warrenton Comprehensive Plan, specifically:

The following additional reasons:

NOW, THEREFORE, BE IT RESOLVED that the Warrenton Town Council denies SUP 2022-03, for the above stated reason(s).

Votes:
Ayes:
Nays:
Absent from Vote:
Absent from Meeting:

For Information:
Community Development Director,
Town Attorney

ATTEST: _____
Town Recorder

Office of the Town Manager
Christopher E. Martino

STAFF REPORT

Warrenton Town Council
Carter Nevill, Mayor
Heather Sutphin, Ward 1
William Semple, Ward 2
Brett Hamby, Ward 3
James Hartman, Ward 4 Vice Mayor
Jay Heroux, Ward 5
Paul Mooney, At Large
David McGuire, At Large

Council Meeting Date:	February 14th, 2023
Agenda Title:	Addition of Citizen Time Speakers to the Public Hearing record from 01.10.23 Sup2022-03
Requested Action:	Direct Staff on the inclusion of the Appropriate Citizens time Comments from 01.10.23 on public hearing record for SUP 2022-03.
Department / Agency Lead:	Town Clerk
Staff Lead:	Stephen Clough

BACKGROUND

On January 10th, 2023, a Public Hearing was started on Special Use Permit 2022-03 the Amazon Data Center. The sign up list for Citizens time and the Public hearing was a newer style list that had only been used at the Town Council meeting for three months. This sign up style caused some confusion in what some citizens were signing up to speak for. Based on the content of the speakers, some Council Members questioned if the Staff were calling up those who had signed up for the Public hearing instead of Citizens time. In an effort to maintain transparency and establish those who wished to speak The mayor allowed speakers their time for Citizens time. After the Town Council meeting, the Mayor reached out the Town Clerk and Town Attorney on the process to include the speakers for Citizens time at the meeting. It was requested by staff that the Town Council Direct staff to include those comments that were found to be more prudent to the public hearing in the public hearing record.

STAFF RECOMMENDATION

Staff requests direction on the inclusion of Citizen Time Comments from the January 10th, 2023, Citizens time of the Public Hearing for Special Use Permit 2022-03 Amazon Data Center.

Fiscal Impact

There is no additional fiscal impact from adding the citizens time comments to the public hearing.

Legal Impact

The Town Council can include comments about SUP 2022-03, Amazon Data Center made during the January 10th, 20223 Citizens time in the Public Hearing Record for this item.

ATTACHMENTS

Resolution

February 14th, 2022
Town Council
Regular Meeting

A RESOLUTION INSTRUCTING THE TOWN CLERK TO ENTER THE APPROPIATE CITIZEN TIME COMMENTS FROM THE TOWN COUNICL MEETING ON JANUARY10TH, 2023 INTO THE RECORD FOR THE PUBLIC HEARING ON AMAZON SUP 2022-03

WHEREAS, Warrenton, VA (Hereinafter "the Town") is a municipal corporation located within the County of Fauquier; and

WHEREAS, the Town has implemented new technology for citizens to sign up to speak for citizens time and the public hearings; and

WHEREAS, due to sign up errors and confusion at the January 10th, 2023 Town Council meeting, some citizens spoke on the Public Hearing item SUP 2022-03 at Citizen's time; and

WHEREAS, due to the importance of this topic, the Town Council wishes to have all comments from the citizens made available on the record for consideration; and

NOW, THEREFORE, BE IT RESOLVED that the Warrenton Town Council Hereby resolves to instruct the Town Clerk to enter the appropriate citizen time comments from the Town Council meeting on January 10th, 2023, into the record for the public hearing on amazon sup 2022-03

BE IT FURTHER RESOLVED that only those speakers who made comments during the actual public hearing will be restricted from making a comment during the continuation on February 14th, 2023 to ensure fairness and equality to all.

ATTACHMENT: None

Votes:
Ayes:
Nays:
Absent from Vote:
Absent from Meeting:

For Information:
Town Manager
Town Clerk

ATTEST: _____
Town Recorder

Office of the Town Manager
Christopher E. Martino

STAFF REPORT

Warrenton Town Council
Carter Nevill, Mayor
Heather Sutphin, Ward 1
William Semple, Ward 2
Brett Hamby, Ward 3
James Hartman, Ward 4 Vice Mayor
Jay Heroux, Ward 5
David McGuire, At Large
Paul Mooney, At Large

Council Meeting Date:	February 14th, 2023
Agenda Title:	Scheduling of Special Meeting for Town Manager Recruitment
Requested Action:	Authorize a resolution announcing a special meeting within the next 15 days for the purposes if interviewing a Town Manager
Department / Agency Lead:	Human Capital
Staff Lead:	Kasey Braun

EXECUTIVE SUMMARY

The next step within the Town Manager search is interviewing candidates. This Resolution is the advertisement for a special meeting to be held within the next 15 days to interview candidates.

BACKGROUND

Brandie Schaeffer resigned from the position of Town Manager on July 12th, 2022.

Tommy Cureton was appointed as the Acting Town Manager on July 12th, 2022, for a period of 30 days.

Tommy Cureton's appointment was extended on August 9th, 2022, through August 22nd, 2022, to facilitate the start date of the new Interim Town Manager

Christopher E. Martino was appointed as the Interim Town Manager on August 9th, 2022, with an effective start date of August 22nd, 2022 and an effective end date of February 22, 2023.

Tommy Cureton's appointment was extended with an effective date of September 3, 2022 through February 23, 2022 to assist with Town Manager operational duties.

On September 1st, 2022, staff released RFP 23-006 to solicit bids from executive search consultants with national experience in recruitment of a Town Manager. Bids were due back on October 1st, 2022, for Council's consideration.

At the October 11th, 2022, Town Council meeting, Baker Tilly was awarded the proposal and began the recruitment process.

Baker Tilly Provided a list of Candidates to review on January 26th, 2023.

A Special meeting was held on February 10th, 2023 to discuss the process and review candidates.

Current Status and Timeline

The following Town Manager recruiting, interviewing, and hiring timeline was discussed by Council:

1. RFP 23-006 (Town of Warrenton Executive Search) posted: September 1, 2022
2. RFP 23-006 Proposals Due: October 1, 2022

3. Awardee Announced: Town Council Meeting on October 11, 2022
4. Kick-Off of Executive Search (posting of announcement): November 1, 2022
5. Semi-Finalists review: Week of January 26th
6. Anticipated Interviews: Week of February 20th
7. Anticipated Hire Date: March 2023

STAFF RECOMMENDATION

The Town Council will need to pass a resolution advertising a special meeting within the next 15 days under Virginia State Code § 2.2-3712 (B). a draft resolution has been provided.

February 14th, 2023
Town Council
Regular Meeting

A RESOLUTION ANNOUNCING A SPECIAL MEETING UNDER VIRGINIA CODE § 2.2-3712 (B) WITHIN THE NEXT 15 DAYS AT TOWN HALL, 21 MAIN STREET FOR THE PURPOSES OF INTERVIEWING CANDIDATES FOR THE POSITION OF TOWN MANAGER

WHEREAS, Warrenton, VA (Hereinafter "the Town") is a municipal corporation located within the County of Fauquier; and

WHEREAS, the Town Council has been working with Baker Tilly, a recruiting firm, to advertise and recruit candidates for the position of Town Manager; and

WHEREAS, at a Special Meeting on February 10th, 2023, the Town Council identified candidates to proceed with and interview; and

WHEREAS, Virginia Code § 2.2-3712 (B) states "The notice provisions of this chapter shall not apply to closed meetings of any public body held solely for the purpose of interviewing candidates for the position of chief administrative officer. Prior to any such closed meeting for the purpose of interviewing candidates, the public body shall announce in an open meeting that such closed meeting shall be held at a disclosed or undisclosed location within 15 days thereafter; and

WHEREAS, the Warrenton Town Council wishes to conduct interviews within the next 15 days at Town Hall, 21 Main Street Warrenton Virginia from the period February 15th, 2023 through March 1st, 2023; and

NOW, THEREFORE, BE IT RESOLVED that the Warrenton Town Council Hereby adopts a resolution announcing a Special Meeting under Virginia code § 2.2-3712 (b) within the next 15 days at Town Hall, 21 Main Street for the purposes of interviewing candidates for the position of Town Manager.

ATTACHMENT:

Votes:
Ayes:
Nays:
Absent from Vote:
Absent from Meeting:

For Information:
Town Manager
Town Clerk

ATTEST: _____
Town Recorder

Office of the Town Manager
Christopher E. Martino

STAFF REPORT

Warrenton Town Council
Carter Nevill, Mayor
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James Hartman, Ward 4 Vice Mayor
Jay Heroux, Ward 5
Paul Mooney, At Large
David McGuire, At Large

Council Meeting Date:	February 14, 2023
Agenda Title:	Agreed Real Estate Assessment Correction Order for Wal-Mart Real Estate Business Trust
Requested Action:	Review and consider approval of the Agreed Real Estate Assessment Correction Order
Department / Agency Lead:	Martin Crim, Town Attorney
Staff Lead:	Stephanie Miller, Director of Finance

EXECUTIVE SUMMARY

Wal-Mart Real Estate Business Trust filed an application for correction of erroneous assessment. The tax years for which Wal-Mart requested a correction were 2015, 2016, 2017, 2018, 2019, 2020, and 2021, as shown below:

Tax Year	Current Assessment	Corrected Assessment
2015	$15,379,300	$13,189,650
2016	$15,379,300	$13,189,650
2017	$14,945,300	$13,189,650
2018	$15,063,900	$12,628,350
2019	$15,063,900	$12,628,350
2020	$15,063,900	$12,628,350
2021	$15,063,900	$12,628,350

The Commissioner of the Revenue is agreeable to the corrected assessment. Interest is payable on the amount to be refunded at a rate of 10% APR. Wal-Mart has agreed to waive interest for Tax Years 2020 and 2021. This will result in a refund from the Town to Wal-Mart Real Estate Business Trust of $9,251.96

BACKGROUND

Businesses and residents of the Town pay real estate and personal property tax to both the County and the Town. The Fauquier County Commissioner of the Revenue serves as the assessor for real and personal property located within the Town.

Code of Virginia Section 58.1-3980 prescribes that an application to the Commissioner of the Revenue to correct an assessment must be made within three years from the last day of the tax year for which the assessment is made, or within one year from the date of the assessment, whichever is later. Any appeal for a correction to an assessment is reviewed and processed by the Commissioner's office, then forwarded to the Town's Finance Department so that we may correct our records accordingly.

The calculation of the refund based on the counteroffer corrected assessment is show below:

Wal-Mart Real Estate Business Trust Property, PIN 6983-57-7857-000

Town of Warrenton

Year	Counteroffer	Tax Rate	Tax Based on Counteroffer	Amount Previously Paid	Refund	Number of Months Interest	Interest (10% APR)	Refund + Interest
2015-1	$13,189,650	$0.0075	$989.22	$1,153.45	$164.23	91	$124.54	$288.76
2015-2	$13,189,650	$0.0075	$989.22	$1,153.45	$164.23	85	$116.33	$280.55
2016-1	$13,189,650	$0.0075	$989.22	$1,153.45	$164.23	79	$108.12	$272.34
2016-2	$13,189,650	$0.0250	$3,297.41	$3,844.83	$547.42	73	$333.01	$880.43
2017-1	$13,189,650	$0.0250	$3,297.41	$3,844.83	$547.42	67	$305.64	$853.06
2017-2	$13,189,650	$0.0250	$3,297.41	$3,844.83	$547.42	61	$278.27	$825.69
2018-1	$12,628,350	$0.0250	$3,157.09	$3,883.53	$726.44	55	$332.95	$1,059.40
2018-2	$12,628,350	$0.0250	$3,157.09	$3,883.53	$726.44	49	$296.63	$1,023.07
2019-1	$12,628,350	$0.0250	$3,157.09	$3,885.33	$728.24	43	$260.95	$989.20
2019-2	$12,628,350	$0.0250	$3,157.09	$3,885.33	$728.24	37	$224.54	$952.78
2020-1	$12,628,350	$0.0250	$3,157.09	$3,765.98	$608.89	0	$0.00	$608.89
2020-2	$12,628,350	$0.0250	$3,157.09	$3,765.98	$608.89	0	$0.00	$608.89
2021-1	$12,628,350	$0.0250	$3,157.09	$3,765.98	$608.89	0	$0.00	$608.89
2021-2	$12,628,350	$0.0250	$3,157.09	$3,765.98	$608.89	0	$0.00	$608.89

$9,251.96

STAFF RECOMMENDATION

Staff recommends that Council review and approve the Order.

Service Level/Policy Impact

None.

Fiscal Impact

This will result in a refund to Wal-Mart Real Estate Business Trust of $9,251.96 which will reduce current year real estate revenue by the same amount. Fiscal Year 2023 real estate tax revenue is currently projected to exceed the adopted budget by $12,000.

Legal Impact

The real estate correction order of the Circuit Court of Fauquier County is attached. The Town Attorney can address any questions with regard to the correction order.

ATTACHMENTS

1. Resolution
2. Order

February 14th, 2023
Town Council
Regular Meeting

A RESOLUTION TO AUTHORIZE THE SETTLEMENT OF THE WALMART ERRONEOUS TAX ASSESSMENT CASE

WHEREAS, Warrenton, VA (Hereinafter "the Town") is a municipal corporation located within the County of Fauquier; and

WHEREAS, the Town Council of the Town of Warrenton desires to settle the pending erroneous tax assessment case filed by Wal-Mart Real Estate Business Trust for mutually agreeable terms; and

WHEREAS, the amount to be refunded to Wal-Mart Real Estate Business Trust Property based on the agreed upon assessments for tax years 2015 through 2021 is $9,251.96; now, therefore, be it; and

NOW, THEREFORE, BE IT RESOLVED that the Warrenton Town Council Hereby is Authorizing the Town Attorney to negotiate and settle the pending matter, Wal-Mart Real Estate Business Trust v. Fauquier County Board of Supervisors.

ATTACHMENT: None

Votes:
Ayes:
Nays:
Absent from Vote:
Absent from Meeting:

For Information:
Director of Finance

ATTEST: _____
Town Recorder

February 14th, 2023
Town Council
Regular Meeting

A RESOLUTION ANNOUNCING A DATE AND VENUE CHANGE FOR THE WARRENTON TOWN COUNICL BUDGET RETREAT

WHEREAS, Warrenton, VA (Hereinafter "the Town") is a municipal corporation located within the County of Fauquier; and

WHEREAS, the Town Council had previously voted to have the Budget Retreat for 2023 off site at the PATH Foundation on February 18th, 2023; and

WHEREAS ,The Town Council wishes to move the date from February 18th 2023 to February 25th, 2023 due to the focus on the February 14th, Town Council meeting preparations; and

WHEREAS, the PATH Foundation location is unavailable on February 25th, 2023; and

WHEREAS, the Warrenton Town Council has identified the Warrenton Police Department community room as a suitable location; and

NOW, THEREFORE, BE IT RESOLVED that the Warrenton Town Council Hereby adopts a resolution announcing date and venue change to the February Budget Retreat.

NOW, BE IT FURTHER RESOLVED that the date will now be February 25th, 2023 and the location for the retreat will be the Warrenton Police Department Community Room.

ATTACHMENT:

Votes:
Ayes:
Nays:
Absent from Vote:
Absent from Meeting:

For Information:
Town Manager
Town Clerk

ATTEST: _____
Town Recorder

Office of the Town Manager
Christopher E. Martino

STAFF REPORT

Warrenton Town Council
Carter Nevill, Mayor
Heather Sutphin, Ward 1
William Semple, Ward 2
Brett Hamby, Ward 3
James Hartman, Ward 4 Vice Mayor
Jay Heroux, Ward 5
David McGuire, At Large
Paul Mooney, At Large

Council Meeting Date:	February 14th, 2023
Agenda Title:	Discussion of Acting Town Manager and Recorder Appointment
Requested Action:	Consider a resolution to appoint an Acting Town Manager and Town Recorder
Department / Agency Lead:	Human Capital
Staff Lead:	Kasey Braun

EXECUTIVE SUMMARY

The Interim Town Manager's appointment will conclude on February 22nd, 2023. The Town Council is required to appoint a Town Manager pursuant to Town Charter Section 6-1. Christopher E. Martino was also appointed as the Town Recorder and pursuant to Town Code Section 2-96 the Town Council will need to appoint a recorder as well.

BACKGROUND

Brandie Schaeffer resigned from the position of Town Manager on July 12th, 2022.

Tommy Cureton was appointed as the Acting Town Manager on July 12th, 2022, for a period of 30 days.

Tommy Cureton's appointment was extended on August 9th, 2022, through August 22nd, 2022, to facilitate the start date of the new Interim Town Manager

Christopher E. Martino was appointed as the Interim Town Manager on August 9th, 2022, with an effective start date of August 22nd, 2022 and an effective end date of February 22, 2023.

Tommy Cureton's appointment was extended with an effective date of September 3, 2022 through February 23, 2022 to assist with Town Manager operational duties.

On September 1st, 2022, staff released RFP 23-006 to solicit bids from executive search consultants with national experience in recruitment of a Town Manager. Bids were due back on October 1st, 2022, for Council's consideration.

At the October 11th, 2022, Town Council meeting, Baker Tilly was awarded the proposal and began the recruitment process.

Baker Tilly Provided a list of Candidates to review on January 26th, 2023.

A Special meeting was held on February 10th, 2023, to discuss the process and review candidates.

Christopher E. Martino's appointment will end on February 22nd, 2023, and an Acting Town Manager and Town Recorder will need to be appointed until the recruitment process is completed and a new Town Manager is appointed.

STAFF RECOMMENDATION

Appoint an Acting Town Manager and Town Recorder until the recruitment process is completed and a new Town Manager is appointed.

Fiscal Impact

Sufficient funds are included in the Fiscal Year 2023 budget for the Town Manager's Position.

Legal Impact

The Town Council is required to appoint a Town Manager Pursuant to the Town Charter section 6-1. The Town Council is also required to Appoint a Town Recorder pursuant to Town Code Section 2-96.

ATTACHMENTS

Vice Mayor – 2023 Resolution
Meeting Dates Resolution

February 14th, 2023
Town Council
Regular Meeting

A RESOLUTION APOINTING CHRISTOPHER E. MARTINO AS THE INTERIM TOWN MANAGER

WHEREAS, Warrenton, VA (Hereinafter "the Town") is a municipal corporation located within the County of Fauquier; and

WHEREAS, pursuant to Town Charter Section 6-1 the Town of Warrenton is required to appoint a Town Manager; and

WHEREAS, Christopher E. Martino was appointed as the Interim Town Manager on August, 9th, 2022, for a six month term; and

WHEREAS, the Interim Town Manager's term expires on February 22nd, 2023, thus creating a vacancy; and

WHEREAS, The Town Council desires Mr. Martino to facilitate the Budget Retreat being held on February 25th, 2023 as the Interim Town Manager; and

NOW, THEREFORE, BE IT RESOLVED that the Warrenton Town Council is hereby appointing Christopher E. Martino as the Interim Town manager for a period of three days through February 25th, 2023.

ATTACHMENT: None

Votes:
Ayes:
Nays:
Absent from Vote:
Absent from Meeting:

For Information:
Town Clerk
Town Attorney

ATTEST: _____
Town Recorder

February 14th, 2023
Town Council
Regular Meeting

A RESOLUTION APOINTING THOMAS CURETON AS THE ACTING TOWN MANAGER

WHEREAS, Warrenton, VA (Hereinafter "the Town") is a municipal corporation located within the County of Fauquier; and

WHEREAS, pursuant to Town Charter Section 6-1 the Town of Warrenton is required to appoint a Town Manager; and

WHEREAS, Christopher E. Martino was appointed as the Interim Town Manager on August, 9th, 2022, for a six month term; and

WHEREAS, the Interim Town Manager's term expires on February 25th, 2023, thus creating a vacancy; and

WHEREAS, an Acting Town Manager is needed to fulfill the position until a new Town Manager is selected; and

NOW, THEREFORE, BE IT RESOLVED that the Warrenton Town Council Hereby is hereby appointing Thomas Cureton as the Acting Town manager for a period of no more than 45 days or until a new Town Manager is appointed.

ATTACHMENT: None

Votes:
Ayes:
Nays:
Absent from Vote:
Absent from Meeting:

For Information:
Town Clerk
Town Attorney

ATTEST: _____
Town Recorder

Office of the Town Manager
Christopher E. Martino

STAFF REPORT

Warrenton Town Council
Carter Nevill, Mayor
Heather Sutphin, Ward 1
William Semple, Ward 2
Brett Hamby, Ward 3
James Hartman, Ward 4 Vice Mayor
Jay Heroux, Ward 5
David McGuire, At Large
Paul Mooney, At Large

Council Meeting Date:	February 14th, 2023
Agenda Title:	Discussion of Acting Town Manager and Recorder Appointment
Requested Action:	Consider a resolution to appoint an Acting Town Manager and Town Recorder
Department / Agency Lead:	Human Capital
Staff Lead:	Kasey Braun

EXECUTIVE SUMMARY

The Interim Town Manager's appointment will conclude on February 22nd, 2023. The Town Council is required to appoint a Town Manager pursuant to Town Charter Section 6-1. Christopher E. Martino was also appointed as the Town Recorder and pursuant to Town Code Section 2-96 the Town Council will need to appoint a recorder as well.

BACKGROUND

Brandie Schaeffer resigned from the position of Town Manager on July 12th, 2022.

Tommy Cureton was appointed as the Acting Town Manager on July 12th, 2022, for a period of 30 days.

Tommy Cureton's appointment was extended on August 9th, 2022, through August 22nd, 2022, to facilitate the start date of the new Interim Town Manager

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On September 1st, 2022, staff released RFP 23-006 to solicit bids from executive search consultants with national experience in recruitment of a Town Manager. Bids were due back on October 1st, 2022, for Council's consideration.

At the October 11th, 2022, Town Council meeting, Baker Tilly was awarded the proposal and began the recruitment process.

Baker Tilly Provided a list of Candidates to review on January 26th, 2023.

A Special meeting was held on February 10th, 2023, to discuss the process and review candidates.

Christopher E. Martino's appointment will end on February 22nd, 2023, and an Acting Town Manager and Town Recorder will need to be appointed until the recruitment process is completed and a new Town Manager is appointed.

STAFF RECOMMENDATION

Appoint an Acting Town Manager and Town Recorder until the recruitment process is completed and a new Town Manager is appointed.

Fiscal Impact

Sufficient funds are included in the Fiscal Year 2023 budget for the Town Manager's Position.

Legal Impact

The Town Council is required to appoint a Town Manager Pursuant to the Town Charter section 6-1. The Town Council is also required to Appoint a Town Recorder pursuant to Town Code Section 2-96.

ATTACHMENTS

Vice Mayor – 2023 Resolution
Meeting Dates Resolution

February 14th, 2023
Town Council
Regular Meeting

A RESOLUTION APOINTING THOMAS CURETON AS THE TOWN RECORDER FOR THE TOWN OF WARRENTON, VIRGINIA

WHEREAS, Warrenton, VA (Hereinafter "the Town") is a municipal corporation located within the County of Fauquier; and

WHEREAS, pursuant to Town Code Section 2-96 the Town of Warrenton is required to appoint a Town Recorder; and

WHEREAS, Christopher E. Martino was appointed as the Town Recorder on August, 9th, 2022, for an indefinite term; and

WHEREAS, the Interim Town Manager's term expires on February 25th , 2023, thus creating a vacancy; and

WHEREAS, a Town Recorder is needed to fulfill the position until a new Town Manager is selected; and

NOW, THEREFORE, BE IT RESOLVED that the Warrenton Town Council is hereby appointing Thomas Cureton as the Town Recorder for an indefinite period.

ATTACHMENT: None

Votes:
Ayes:
Nays:
Absent from Vote:
Absent from Meeting:

For Information:
Town Clerk
Town Attorney

ATTEST: _____
Town Recorder

TOWN COUNCIL SPECIAL MEETING: STRATEGIC RETREAT

Warrenton Police Department Community Room, 333 Carriage House Ln

Saturday, September 24, 2022 at 9:00 AM

MINUTES

A MEETING OF THE COUNCIL OF THE TOWN OF WARRENTON WAS HELD ON September 24th, 2022 at 9:00 A.M. IN WARRENTON, VIRGINIA

Special Meeting- 9:00 AM

PRESENT Mr. Carter Nevill, Mayor; Ms. Heather Sutphin, Mr. William Semple; Mr. Brett Hamby, James Hartman, Vice Mayor; Mr. Jay Heroux; Mr. Sean Polster; Mr. Renard Carlos; Mr. Christopher E. Martino, Interim Town Manager Mr. Tommy Cureton, Deputy Town Manager, Mr. Stephen Clough, Town Clerk, Mr. Stephen Bruck, AV Specialist.

The meeting was called to order at 9:00 A.M.

Ms. Jane Dittmar from the Virginia Institute of Government provided a detailed report from the Strategic retreat. This report is being submitted as the minutes.

University of Virginia | Weldon Cooper Center for Public Service
Virginia Institute of Government

Warrenton Town Council Fall Retreat

After Action Summary & Recommendations

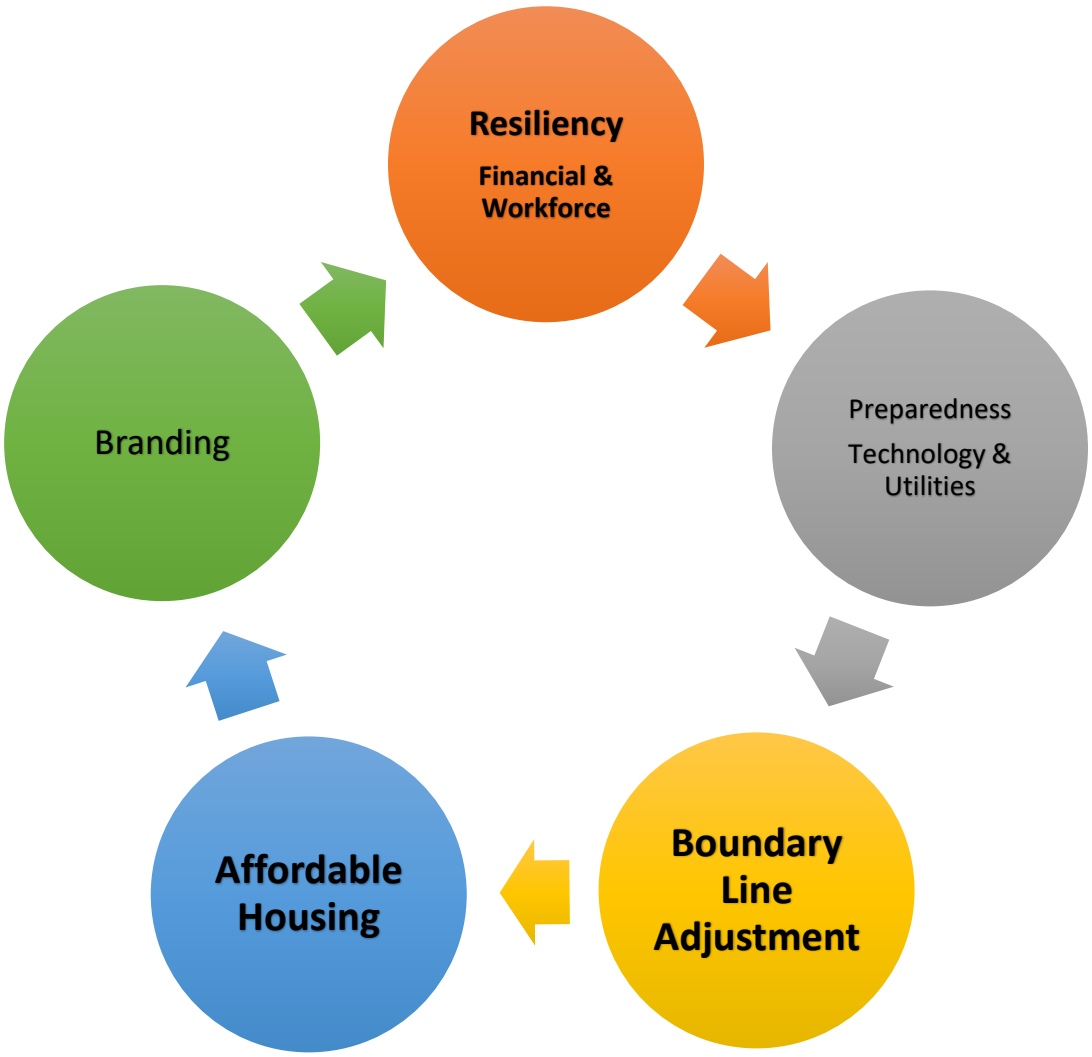
1. Executive Summary

The Town Council retreat revisited the priorities identified at its 2019 retreat, and the goals and themes of the Town's adopted Plan Warrenton 2040 Comprehensive Plan.

This is the first retreat since 2019 due to the pandemic, during which the Town, like many others, operated on an emergency basis. Many capital projects were delayed during the pandemic, while basic programs and services were maintained.

This year's retreat provides a starting point for the Council to continue its deliberations toward reaching consensus on how to move from the 2040 plan to the 6-year Capital Improvement Program (CIP), to the annual budget. The fiscal year 2024 annual budget, that will be adopted by the Town Council in June 2023, should reflect the Council's short-term strategic priorities (1-5 years), consistent with the long-term goals of the Plan Warrenton 2040 Comprehensive Plan.

Based on the Council's discussions of the priorities identified in 2019, and the emerging priorities discussed at this year's retreat, each of the following issues (see diagram below) will require further discussion and consideration over the next few months, for Council to reach consensus and provide necessary direction to the Town Manager and professional staff.



1. **Resiliency & Preparedness** – Identifying key actions and initiatives that will protect and promote a successful future for Warrenton specifically in the areas of (1) financial and workforce resources and (2) technology and utility investments.

2. **Boundary Line Adjustment** – including overall relationship with the County and the process to finish this project. Resume regularly scheduled Town/County Liaison Committee meetings with a particular focus on boundary line adjustments.

3. **Affordable Housing** – including how the County and Non-Governmental Organizations can assist in this challenge.

4. **Branding** – Determining the next steps in this ongoing goal.

Recommendations:

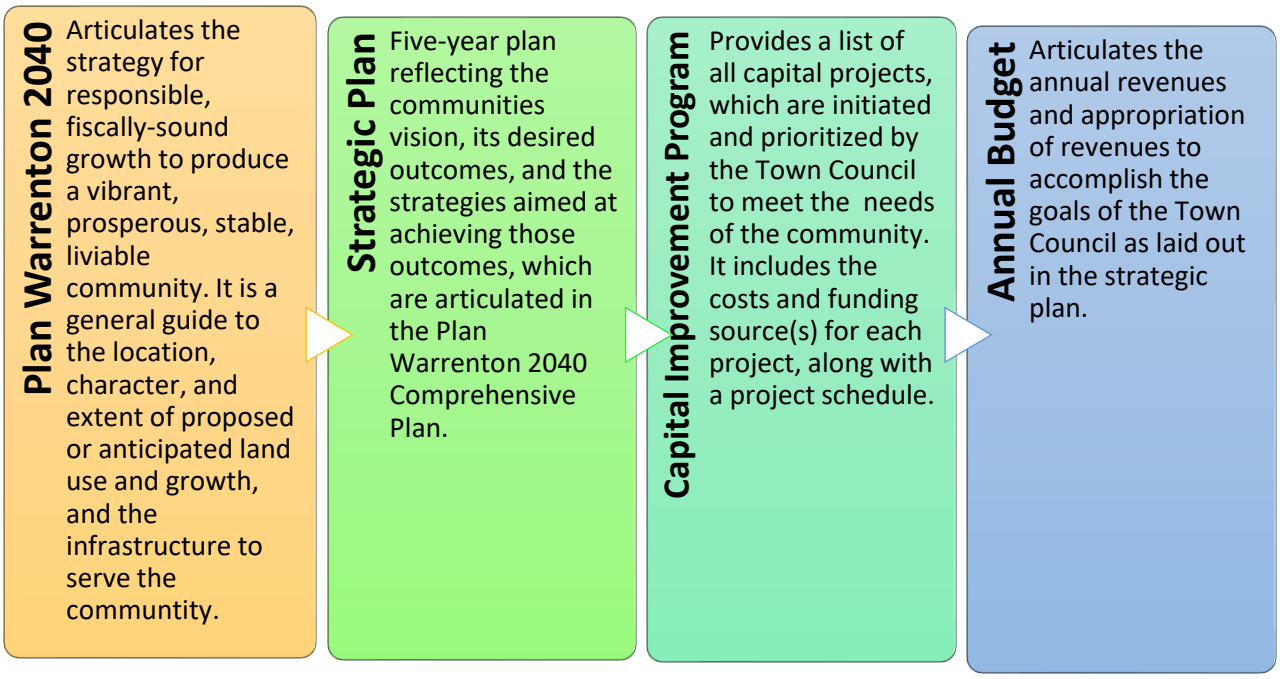
To build on the work of the September 24 retreat and to be well positioned for the Town's next fiscal planning cycle it would be advisable to review these initial discussions in relation to existing policy guiding documents.

The Plan Warrenton 2040 Comprehensive Plan is a guiding document for future decisions regarding development, preservation, public facilities, and other key components of community life. Although the plan seeks to provide a clear vision to help steer the Town, it provides a long term, 20-year, development horizon and is therefore very general in nature.

Accordingly, the Council may want to consider a shorter-term strategic plan that would provide the necessary 1–5-year prioritized policy guidance to the Town Manager and professional staff that can then be incorporated into the Town's Six-Year Capital Improvement program (CIP) and Annual Fiscal Plans.

A shorter term, 1–5-year, planning document would help the Council and the community realize its long-term vision by establishing goals and objectives in a logical, systematic, incremental manner.

Such a plan could look like the diagram below.



Once Council achieves further consensus on priorities, the professional staff can begin to:

1. Identify staff resources needed to execute the initiatives that will address these priorities

2. Identify the resources needed to pursue these priorities and develop program and project plans to achieve the desired goals. These resources include funding; technology, and human resources including managerial time.

3. It is also advisable to adopt project mapping software so initiatives can be reviewed for planning purposes and analyzed for milestone progress.

1. Overview of the Fall Retreat

Retreat Preparation

During the weeks preceding the Warrenton Town Council planning session, 1-hour individual interviews were conducted to prepare for the retreat. The following people participated in a one-on-one format via video with Jane Dittmar from the Virginia Institute of Government:

Council Members (9)
H. E. Carter Neville – Mayor
James N. Hartman – Vice Mayor (Ward 4)
Renard Carlos – At Large Member
Sean Polster – At Large Member
Heather D. Sutphin – Ward I
William Semple II – Ward 2
Brett A. Hamby – Ward 3
Jay Heroux – Ward 5 (newly appointed)
Kevin Carter – Ward 5 (recently resigned)

Professional Staff (10)
Chris Martino – Interim Town Manager
Tommy Cureton – Deputy Town Manager
Stephen Clough – Town Clerk
Kasey Braun- Human Capital Director
Frank Cassidy – Public Works & Utilities Director
Rob Walton- Community Development Director
Denise Harris – Planning Manager
Michael Kochis – Chief of Police
Stephanie Miller – Finance Director
Jonathan Stewart – IT Director
Kelly Koernig – Parks & Recreation (Acting) Director

The Retreat

On September 24, 2022, The Warrenton Town Council convened a day long retreat at the Warrenton Police station. Those present included:

Council Members (8)
H. E. Carter Neville – Mayor
James N. Hartman – Vice Mayor (Ward 4)
Renard Carlos – At Large Member
Sean Polster – At Large Member
Heather D. Sutphin – Ward I
William Semple II – Ward 2
Brett A. Hamby – Ward 3
Jay Heroux – Ward 5

Professional Staff (4)

Chris Martino – Interim Town Manager
Tommy Cureton – Deputy Town Manager
Stephen Clough – Town Clerk
Stephen Bruck – IT Specialist

Facilitator
Jane Dittmar – Virginia Institute of Government

RETREAT AGENDA

1) Roles & Responsibilities of Elected Bodies and Professional Staff
2) Norms and Expectations among Council Members
3) Communication Strategies for Council Members
4) Challenges and Opportunities facing the Town
5) Existing Priorities found in the last Strategic and Comprehensive Plans
6) Emerging Priorities based on Challenges and Opportunities facing the Town
7) Next steps

1. Roles and Responsibilities

The science and philosophy behind highly performing elected bodies and their staff was discussed. Material from national and international organizations was reviewed.

Town Council

There was agreement that the Council is the policy maker and responsible for addressing the Town's long-term future by adopting the capital improvement and comprehensive plans, formulating annually a budget and setting the tax rate, enacting local ordinances and making land use determinations. The Council also understands its role hiring the Town Manager and Town Attorney (or by securing outside legal services).

Town Manager & Staff

There was agreement the Town Manager is responsible for hiring, reviewing and retaining professional staff to execute Council policy and for ensuring high-level service delivery for Town residents. Discussion followed whether it was appropriate for individual Council members to work directly with staff instead of going through the Manager with constituent service requests. Utilizing the Town Manager to triage requests is the protocol described in the 2024 Warrenton Town Council Handbook. The handbook procedure was reaffirmed and Council members decided to review protocols on handling constituent service and other requests when the new Manager is on boarded.

Preferences for how Council Would Like Information

The group also discussed their preference in receiving briefings and recommendations from staff. There was consensus that an executive summary of findings and the recommendation of staff is a format that would be well received. There was not general consensus on how many options should be offered. Some members preferred just one recommendation with supporting justification. Others wanted a recommendation that included all the options considered by staff, and besides the supporting justification for the final recommendation, they wanted a brief explanation as to why the other options were rejected. One member did not like having three options to consider. There should be further discussion about how to present the staff recommendation found in their executive summaries.

2. Norms and Expectations

A. Summary

During individual Council members' interviews, the topic of norms of behavior among members came up frequently. This subject was added to the agenda. Besides stated norms found in the 2022 Warrenton Town Council Handbook, the Council discussed norms that were important to them individually and as a whole. Questions were posed such as:

1) How do we develop and find consensus on our norms?
2) How do we (shall we) evolve our norms?
3) How do we communicate our norms to new members?
4) What do we do if a norm is violated unintentionally?
5) What should we do if a member needs to violate a norm?

B. Individual interviews

During the individual interviews the following themes emerged:

1) **One** Voice – Members should bring policy and requests to the full Council so by majority, the Council can speak as "one voice".

2) **No Surprises –** let your fellow members know in advance if they might be surprised by a motion or announcement

3) **General Decorum –** treat other members as you want to be treated

4) **The actions of a fellow member v. the member –** criticize actions or policies being promoted by a member, not the member themselves and keep language from becoming personal. Exercise care in social media posts and other group communication.

5) **My Ward – Our Town –** recognize and respect the ward members who represent a particular ward and all members should understand that the Council considers the good of the whole town.

6) **Horse trading votes –** when horse trading ward to ward, ensure that these votes are good for the whole town.

7) **Handling "breaches" –** reach out to understand a breach before reacting to what you assume was the motivation.

C. Exercise results

Members broke into four groups of two each to discuss norms and expectations. The following highlights illustrate the priorities of the members:

1) **Boundaries**
   a. **Ward boundaries** – those in wards request that they be notified if another member has town business to discuss or attend to in their ward. That said, some members didn't want the town to be too siloed by ward boundaries and wanted everyone to vote on behalf of the entire town.
   b. **Staff boundaries** – "don't put staff in the middle on issues"
   c.

2) **Respect for each other**
   There was also good consensus around the showing of mutual respect by avoiding surprising a fellow member by talking outside of official meetings, coming prepared to meetings, accepting each other's differences and handling disagreements or concerns in private and preferably in person.

3) **Handling Breaches**
   Discussion included the recommendation that any breach should be addressed carefully with respect on both sides.

3. Communication Strategies & Tools

Some time was devoted on tools and strategies for effective communication.

4. Existing Priorities

A. Summary

The Council spent time reviewing existing priorities found in the Comprehensive Plan "Plan Warrenton 2040" and in the findings of the last strategic plan held in 2019.

Plan Warrenton 2040 serves as the official document tying together community features with the overall vision for its future. It is broken into 7 areas of community policy and development:

1) Historic resources
2) Community facilities
3) Housing
4) Open space, parks & environment
5) Transportation and circulation
6) Economic and fiscal resilience
7) Land use and character district plan

B The strategic plan created in 2019 identified the following priorities:

1) **Boundary Adjustment- Facilities** – From the Community Facilities section of the Comprehensive Plan
2) **Branding- Who, What, Where** – From both the Historic Resources section and the Economic and Fiscal Resilience sections of the Comprehensive Plan
3) **Recreation- Quality of Life Activities** - From the Open Space Parks and Environment section of the Comprehensive Plan
4) **Historic District - Boundaries** – from both the Historic Resources and Land Use and Character District Plan
5) **Gateways** – from both Transportation and Circulation section and the Land Use and Character District section of the Comprehensive Plan and
6) **Inventory of Affordable Housing** – from the Housing section of the Comprehensive Plan

C **Group Exercise – reaffirming existing priorities**

Members broke into four groups of two each to discuss norms and responsibilities. The following highlights illustrate the goals of the members. The top priorities identified by all four groups were:

1. Successful completion of the **boundary line adjustment** project

Top priority in two groups, number two priority in the other two groups
This priority continues to be consistent with both the Comprehensive Plan, found in the Community Facilities section, and the 2019 Council Retreat findings.

2. Forward movement on addressing **the affordable housing shortage**

Top priority in one group, Second priority in one group, third priority in two groups
This priority continues to be consistent with both the Comprehensive Plan found in the Housing section and the 2019 Council Retreat findings.

3. Continue the **branding** initiative for the town

Second priority in one group, third priority in one group, forth priority in one group and fifth priority in one group. This priority continues to be consistent with both the Comprehensive Plan, found in the Historic Resources section and the Economic and Fiscal Resilience section, and the 2019 Council Retreat findings.

4. Honorable mentions were recorded for:
   a) Recreation (mentioned twice)
   b) Historic resources (mentioned twice)
   c) Transportation, including walkability (mentioned twice)
   d) Economic Development (mentioned once)

D Group Exercise – Identifying Emerging Priorities

Members broke into four groups of two each to discuss emerging priorities. The following highlights illustrate the priorities of the members

There were a number of emerging priorities the Council considered. The two major emerging priorities centered on **resiliency and workforce.**

1) Resiliency came in as number one emerging priority. It was listed number one for three groups and one of the three groups listed it twice. Descriptors for resiliency included:

   a) “financial”
   b) “preparedness”, and
   c) “preparedness for change”.

2) **Workforce**, arguably a subcategory of resiliency, was elevated to its own priority. It was listed as the number two issue for two groups and the number three issue for two groups. Descriptors included

a) "Hiring Town Manager"
b) "Employee retention"
c) "Employee recruitment and retention", and
d) "Protecting our workforce"

3) Honorable mentions were recorded for:

a) Representing town demographics; honoring diversity (mentioned twice)
b) Maintaining high level of trust with residents (mentioned once)
c) Maintaining the qualities of Warrenton that make it distinctive (mentioned once)
d) Preparing for the future embracing change (mentioned once)
e) Preparing for climate change (mentioned once)

5. Next Steps

There are several events in the near future that are significant to Council working through these priorities. They are:

1. Fall (October/November 2022): Communication with the search firm regarding the qualities the Council wants in their next Manager.

2. Winter (December 2022-February 2023): Utilizing remaining work session(s) in 2022 to review the cost, action steps and timing of identified priorities for 2023. Also test the formats for explaining recommendations in executive summaries to determine which style suits the Council.

3. Winter (December 2022-January 2023): The November 2022 election will identify the several new members who will join the Council effective January 2023. Besides other materials, new member orientation can include a discussion of norms and expectations with other remaining members of the Council.

4. Winter (December 2022-January 2023): The on boarding of new Council members

5. Winter (February 2023): Conduct a fiscal planning retreat where for Council to l assess the Town's financial strength and stability, review recent financial trends, identify any warning signs and provide guidance and direction regarding the desired quality and level of programs and services, capital investments and how to allocate the Town's limited resource to move ahead on its priority initiatives.

6. Winter (February 2023): The on boarding of the new Town Manager.

7. Spring (March-April 2023): Staff preparation of the proposed FY 2024 Annual Budget, the FY 2024 – FY 2029 6-year CIP and FY 2024 – FY 2028 year Budget. To do this there will need to be clear direction from Council on what priorities will be "slow walked" and which priorities should command the most discretionary resources in the next budget cycle.

Prepared by:
Jane Dittmar
Virginia Institute of Government
dittmarjane@gmail.com

ADJOURNED: 4:00 p.m.

With no further business, this meeting was adjourned at 4:00 p.m.

I hereby certify that this is a true and exact record of actions taken by the Town Council of the Town of Warrenton on September 24th, 2022.

_____

Christopher E. Martino
Town Recorder

TOWN COUNCIL SPECIAL MEETING

21 Main Street

Monday, November 07, 2022 at 11:00 AM

MINUTES

A MEETING OF THE COUNCIL OF THE TOWN OF WARRENTON WAS HELD ON November 7th, 2022 at 11:00 A.M. IN WARRENTON, VIRGINIA

Special Meeting- 11:00 AM

PRESENT Mr. Carter Nevill, Mayor; James Hartman, Vice Mayor; Mr. Jay Heroux; Ms. Heather Sutphin; Mr. Renard Carlos; Mr. Christopher E. Martino, Interim Town Manager

The meeting was called to order at 9:00 A.M.

NEW BUSINESS.

1. **Electronic Meeting Policy**

Stephen Clough, Town Clerk, introduced the electronic meeting policy update. He stated that the last Virginia State legislation session passed a law that required a new electronic meeting policy be in place before an upcoming meeting. The policy drafted would comply with the State Code § 2.2-3708.3.

Mayor Nevill asked the Council if they had questions for Mr. Clough.

No questions were asked.

Vice Mayor Hartman motioned to approve the electronic meeting policy under Virginia State Code § 2.2-3708.3 for electronic meeting participation. Seconded by Councilman Carlos.

Councilman Carlos thanked the Town Clerk for staying up on the policy and making Council aware of the change.

The vote was as follows:

Ayes: ***Mr. James Hartman; Mr. Renard Carlos; Ms. Heather Sutphin; Mr. Jay Heroux,***
Nays:
Abstention:
Absent:

The Motion passes.

Mayor Nevill stated that with no further business on the agenda the meeting would stand adjourned.

ADJOURNED: 11:03 A.M.

Department of Finance
Town of Warrenton
21 Main Street
Warrenton, Virginia 20186
(540) 347-1101

TO: Mayor and Town Council

FROM: Stephanie Miller
Finance Director

DATE: January 31, 2023

SUBJECT: Financial review for the period ended December 31, 2022

This memorandum is provided to assist the Council in their review of the Financial Statements for the second quarter of FY 2023. This represents 50% of the budget year.

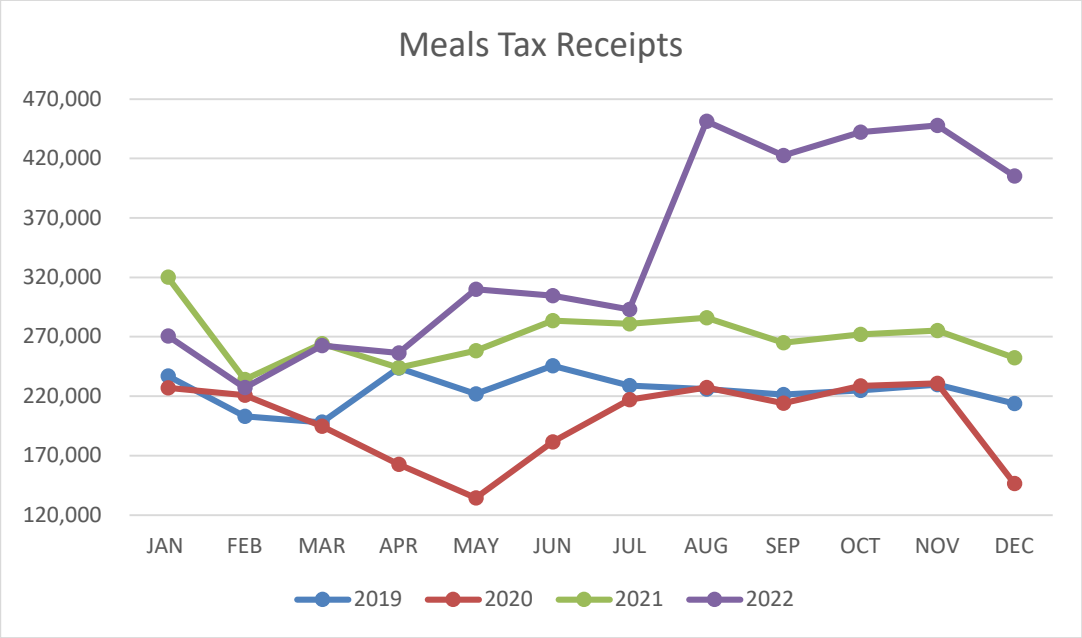
A review of revenue trends and delinquent account balances is provided first. Real Estate Tax, Stormwater Management Fee, Personal Property Tax and Vehicle License Fee have been added to the Delinquent Account Balances section of the analysis, beginning on page 4.

The notes regarding the financial statements begin on page 5 of this memo.

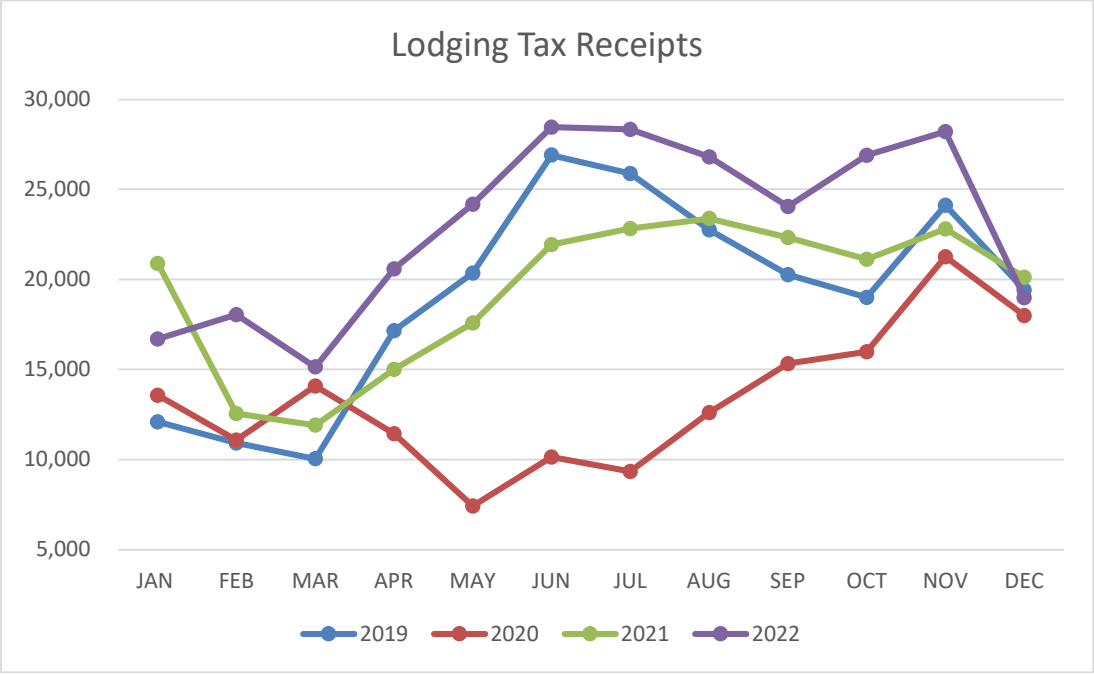
REVENUE TRENDS

A review of monthly revenue categories is provided to assist in understanding how our current receipts compare to prior periods. The data is presented on a cash basis for the current calendar year (2022) and three prior years (2019, 2020, and 2021). The monthly revenue categories are Meals Tax, Lodging Tax, Local Sales Tax, and Utility Billing Receipts.

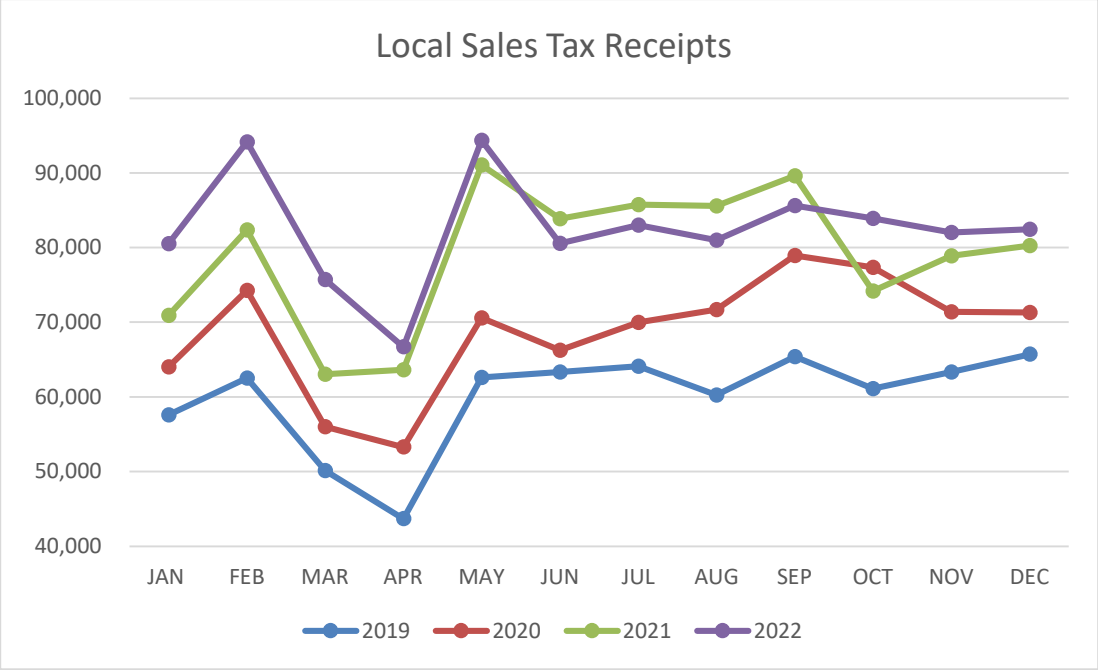
Meals Tax - This is the largest revenue source for the General Fund. Since July 2020, revenue has tracked closely to the data from 2019, apart from January 2020. This was due to mail delivery delays and accounts for the significant increase in January 2021. In April 2021, the revenue in this category matched that received in 2019. Since that time, the revenue has met or exceeded all prior years. The August collections reflect the beginning of the increase in the rate that was adopted in the FY23 budget.



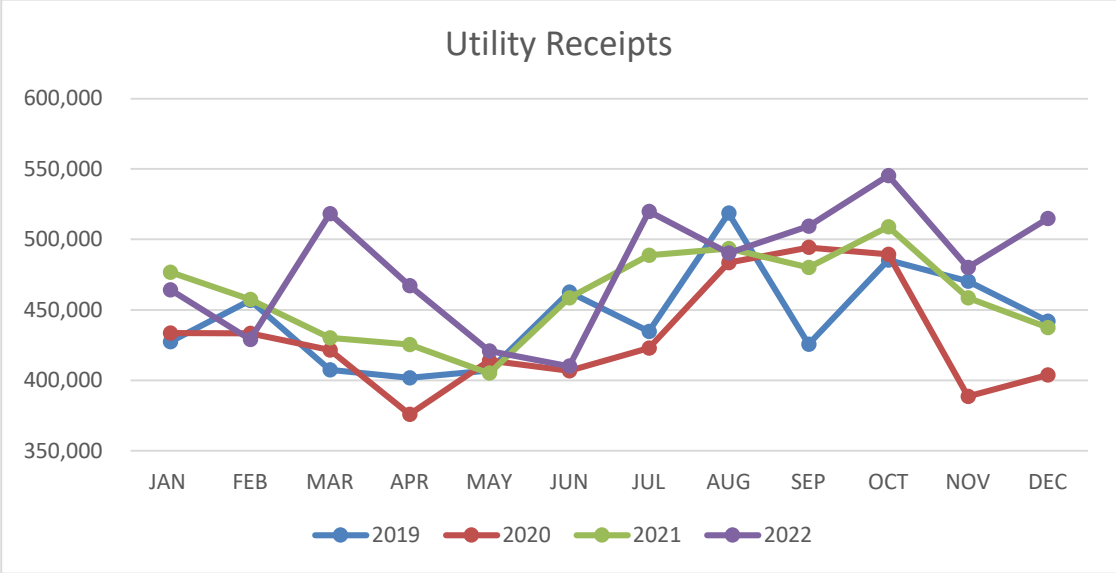
Lodging Tax – This category suffered more severely from the impacts of Covid-19 but has rebounded. Since February, revenue for 2022 has been higher than for all prior years, including pre-pandemic periods. The December collections mirror the trend for prior years.



Local Sales Tax – Sales Tax receipts dipped slightly from June through September but are currently trending higher than pre-pandemic collections.



Utility Bills – The Town resumed cut-offs for non-payment in September 2021. Receipts in 2022 have generally tracked higher but dipped in May, June and August, following normal trends.



DELINQUENT ACCOUNT BALANCES

Real Estate Tax and Stormwater Management Utility Fee

Real Estate tax and the Stormwater Management Utility fee are due twice a year, on June 15th and December 15th. The percent collected and unpaid balances are shown below:

Type	Percent Collected	Unpaid Balance
Real Estate Tax – 1st half, CY2022	99.1	$3,807.81
SWM Utility Fee – 1st half, CY2022	96.9	$10,979.44
Real Estate Tax – 2nd half, CY2022	96.4	$14,920.69
SWM Utility Fee – 2nd half, CY2022	93.1	$24,876.50

Personal Property Tax and Vehicle License Tax

Personal Property taxes and vehicle license fees are due once a year on December 15th. The percent collected and unpaid balance for the December 15, 2022 billing is shown below:

Type	Percent Collected	Unpaid Balance
Personal Property Tax	93.8	$81,239.56
Business Personal Property Tax	83.9	$71,494.72
Vehicle License Fee	69.8	$66,008.11

Meals Tax

Meals Tax collectors must file for us to know the amount of tax owed. If they fail to file, we may issue a statutory assessment based on the best available information and pursue collection of that amount.

Filings: The Town has a total of 85 registered Meals Tax collectors. Four businesses have not filed for December 2022.

Payment Plans: There are no current payment plans.

Lodging Tax

Similar to Meals Tax, businesses must file in order for us to create an assessment. All registered collectors are current in their filings and payments.

Sales Tax

Sales tax is remitted to the State each month based on the County, not the Town, that the business is located in. The local 1% is then sent back to the County. The amount to be distributed to the Towns is determined based on the residency of school-aged children. The County retains 50% of that amount and distributes the remaining 50% to the incorporated Towns based on the percentage of school-aged children residing in each town. There is no information provided by the State regarding delinquent accounts.

Utility Billing

The total delinquent balance is $12,470 lower than December 2022 with a notable decline in the Over 90 balance.

WATER AND SEWER OPERATING A/R AGING

	December 31, 2021	December 31, 2022	Incr./(Decr.)
Over 30	54,675	56,706	2,031
Over 60	21,938	18,376	(3,562)
Over 90	24,964	14,025	(10,939)
Total	$ 101,577	$ 89,107	$ (12,470)

FINANCIAL STATEMENT REVIEW

CASH AND INVESTMENTS

Our cash and investments total $38,080,515, which is $9,917,225 higher than at this point last year. This increase is due to the receipt of ARPA funding (CSLFRF) and to the recently issued $5M bond for Water and Sewer projects.

The Virginia SNAP balance of $5,113,663 reflects the new bond proceeds mentioned above plus the balance remaining from the $4.1M bond that was issued in November 2019 for the Town Hall purchase and renovations.

The $38.0M cash and investment balance is allocated to the respective funds of the Town as shown below:

Fund	Amount
General	$ 16,566,143
Water and Sewer Operating	5,858,795
Water and Sewer Capital	5,047,714
Stormwater Management	498,256
CSLFRF Fund	10,109,608
Total	$ 38,080,515

Investment yields are continuing to rise. The Town's funds are invested as follows:

Investment	Yield	Amount
Virginia Local Government Investment Pool	4.23%	$16,324,357
Virginia Investment Pool	4.23%	$3,690,280
Virginia SNAP *(bond proceeds)*	4.61%	$5,113,663

CASH PROFFER BALANCES

The current balance of proffered cash is $193,518. The respective amounts are as follows:

Proffer	Balance
Highland Street Maintenance	$104,353
Adelphia Cable	-
Recreation	59,905
Academy Hill Park	29,260
Total	$193,518

POLICY RESERVE AMOUNTS

The policy reserves are noted for reference. For the General Fund, the three categories are prescribed by the General Fund Balance Policy, which was updated in September 2021 to create a waterfall mechanism for the allocation of year-end fund balance to reserve accounts. The Town realized a net increase in general fund balance in the amount of $118,010 at the end of fiscal year 2022. The ending Unassigned Fund Balance was $9,542,190 which exceeds the required 50% policy reserve amount of $8,705,642. According to the new waterfall mechanism, the net increase in general fund balance is allocated 50/50 between a budget stabilization fund and a Capital Reserve account. Each of these reflects a balance of $249,909.

The Water and Sewer Cash Balance policy of 200 days of operating expenses is met.

BUDGET TO ACTUAL BY FUND

GENERAL FUND - OPERATING

The General Fund budget for FY23 is $17.5M. This reflects the original adopted budget plus the amounts carried forward from FY 2022 for unfinished projects. The estimated budget for the second quarter of FY 2023 is $6,755,794. Revenues collected through December total $8,038,986 and expenditures total $7,086,718.

Revenue

The **Budget - Expected Y-T-D** column has been modified to reflect the cycle for various revenue sources. Those sources that are not received monthly have been adjusted to more accurately reflect the expected revenue to date. The revenue sources and their cycles are:

- **General Property Taxes** – this category includes real estate, personal property and public service corporation taxes.
    - **Real Estate Taxes** are due in two installments each year – on June 15th and December 15th. The General Property Taxes category has been modified to reflect ½ of the Real Estate tax for the year.
    - **Personal Property Taxes and Motor Vehicle License Fees** are due on December 15th each year. These amounts have been included in full the General Property Tax category.

- **Bank Franchise Tax** is due on May 1st.
- **BPOL (Business License Tax)** is due on June 30th.

Our general fund revenue collected through December totals $8,038,986, which represents 45.8% of the budget. As mentioned above, certain revenue sources are not received monthly, but at varying intervals throughout the year. For local monthly revenue sources, Local Sales Tax, Meals Tax, Lodging Tax, and Charges for Services (WARF) are performing above the expected 50%.

Expenditures

The total expenditure amount through December was $7,086,718. Another $996,953 is encumbered on purchase orders that have been issued to vendors. This represents 45.8% of the budget.

The Town Manager budget is at 61% due to staffing changes.

The Legal Services category is at 108.9% of budget due to the amount encumbered. As certain departments have specialized needs, purchase orders have been issued to ensure coverage in those areas. Additionally, bills for prior years have been forwarded to the Town for payment.

The Other Organizations category represents Town memberships. The dues for these organizations are typically due at the beginning of the year.

Non-departmental represents contributions to certain organizations, some of which are paid in full at the beginning of the year.

Debt service payments are due twice a year, with principal typically only scheduled once per year. Principal has been paid for FY23 and there are two interest-only payments remaining.

GENERAL FUND - CAPITAL PROJECTS

General Capital Fund

Revenue

The General Fund Capital budget for the year is $1,505,805.

The only project with outside funding is the Timber Fence Trail. This project is

funded 80% by a federal grant and 10% will be covered by Fauquier County. The balance of funding will be covered by a transfer from the General Fund.

All other projects are funded by the General Fund. The General Fund transfer is not recorded until the end of each fiscal year to cover the actual balance of expenditures.

Expenditures

Expenditures total $96,055 to date. The expenditures are for information technology projects, Eva Walker Park and Timber Fence Trail.

GENERAL FUND - ASSET REPLACEMENT FUND

The total budget is $511,608, funded in full by a transfer from the General Fund that will be recorded at year-end.

To date, $225,310 has been expended and another $154,472 has been encumbered on purchase orders. Spending includes technology refresh purchases, vehicle and equipment purchases in accordance with the fleet replacement schedules, and the completion of the whitecoat replacement project for the WARF pool.

WATER AND SEWER - OPERATING

The Water and Sewer Operating fund budget for FY23 is $7.0M. Any surplus generated by the operating fund each year is transferred at year-end to the capital fund. No surplus is projected for FY23.

Revenue

Revenue generated through December totals $3,113,495, or 44.1% of the budget. This includes $2,970,150 in water and sewer billing.

Expenses

Year-to-date expenses total $2,742,209 with another $857,521 encumbered. Unit prices for chemicals have risen higher than anticipated for the year, with some increases in the 40% – 110% range.

WATER AND SEWER - CAPITAL

The Water and Sewer Capital fund has a budget of $9.1M and includes both asset replacements and projects.

Revenue

Total revenue year-to-date is $82,558 consisting of availability fees and interest revenue.

Expenses

Expenses through December total $934,638. A total of $777,459 has been spent on asset replacements with another $1.2M encumbered in that category. Capital project spending to date totals $157,180 with another $682,429 encumbered. The projects underway include inflow and infiltration work, the Gravity Sludge Thickener upgrade, the Water Fill Station, and preliminary engineering and design for a number of projects.

STORMWATER MANAGEMENT UTILITY FUND

This is the second year for this fund and the associated fee. The Stormwater Management fund budget for FY23 is $2,251,621. This fund includes both operating and capital expenses associated with the stormwater program.

Revenue

The stormwater management fee was due for the first time in December 2021 and is billed twice a year on the Town's real estate bill. A total of $337,589 in fees has been received through December. The next billing of the fee will be June 2023.

Expenses

Year-to-date expenses total $186,592 for operations. There are several capital projects planned in FY23, three of which have recently been awarded contracts.

CSLFRF FUND (ARPA)

This fund accounts for the Coronavirus State and Local Fiscal Recovery Funding allocated under the American Rescue Plan Act. The Town received the first half of the funding on June 30, 2021. The second half was received in July 2022. Funds must be spent by the end of 2024. In certain cases, funds may be obligated by that date to be spent by the end of 2026. Expenditures through the second quarter of FY23 total $256,627 and include the salaries for staff, payments on the classification and compensation study, the purchase of police vehicles, equipment purchases, and ADA compliance expenditures. Staff recently submitted the quarterly report due by the end of January for the period ended December 31, 2022. An update of the ARPA spending plan is provided separately.

INTERNAL SERVICE FUNDS

The charges for Motor Pool and Information Technology are allocated to the various departments of the Town based on usage. The totals are reported here but have been factored into the expenditures reported throughout to the extent that they have been allocated to date.

Financial Statements

For the Period Ended December 31, 2022

Table of Contents

1 – Cash, Investments and Receivables
2 – Budget to Actual – General Fund Revenues
3 – Budget to Actual – General Fund Expenditures
4 – Budget to Actual – W&S, SWM, ARPA, and ISF Revenues
5 – Budget to Actual – W&S, SWM, ARPA, and ISF Expenses

Town of Warrenton, Virginia

Cash, Investment and Receivable Balances

	December 31, 2021	December 31, 2022
CASH		
On Hand	$ 2,580	$ 2,580
Checking Accounts	10,458,124	12,500,962
Money Market Accounts	437,182	448,673
TOTAL CASH IN BANK	$ 10,897,886	$ 12,952,214
INVESTMENTS		
Virginia Local Government Investment Pool	13,010,317	16,324,357
Virginia Investment Pool	3,808,262	3,690,280
Virginia SNAP	446,825	5,113,663
TOTAL INVESTMENTS	$ 17,265,404	$ 25,128,300
TOTAL CASH AND INVESTMENTS	$ 28,163,290	$ 38,080,515
Comparison of Yields		
Virginia Local Government Investment Pool	0.09%	4.23%
Virginia Investment Pool	0.09%	4.23%
Virginia SNAP	0.07%	4.61%
CASH AND INVESTMENT BALANCES BY FUND		
General Fund	$ 10,686,038	$ 16,566,143
Water and Sewer Operating	$ 5,624,550	$ 5,858,795
Water and Sewer Capital	$ 1,264,788	$ 5,047,714
Stormwater Fund	$ 184,733	$ 498,256
Coronavirus Relief Fund	$ -	$ -
CSLFRF Fund	$ 5,201,590	$ 10,109,608
CASH PROFFER BALANCES		
Highland	$ 102,956	$ 104,353
Adelphia	-	-
Recreation	59,905	59,905
Academy Hill Park	29,260	29,260
	$ 192,121	$ 193,518

WATER AND SEWER OPERATING A/R AGING

	December 31, 2021	December 31, 2022	Incr./(Decr.)
Over 30	54,675	56,706	2,031
Over 60	21,938	18,376	(3,562)
Over 90	24,964	14,025	(10,939)
Total	$ 101,577	$ 89,107	$ (12,470)

RESERVE AMOUNTS

	Policy	Calculated Threshold	Reserve Balance
General Fund	50% operating budget	$ 8,705,642	$ 8,705,642
-Budget Stabilization	50% of annual surplus, up to 10% operating budget	$ 1,741,128	$ 249,909
-Capital Reserve	50% of annual surplus	n/a	$ 249,909
Water and Sewer Operating	200 days	$ 3,966,045	$ 3,966,045

Town of Warrenton, Virginia

Budget to Actual as of December 31, 2022

General Fund Revenues

Fund / Source of Revenue	Budget Full Year	Budget Expected Year-to-Date	Actual Year-to-Date	Actual % of Budget	Budget Remaining
GENERAL FUND					
OPERATING FUND					
General Property Taxes	$ 1,449,235	$ 1,000,248	$ 1,113,903	76.86%	$ 335,332
Local Sales Tax	670,422	335,211	415,464	61.97%	254,958
Consumer Utility Tax	495,419	247,710	239,446	48.33%	255,973
BPOL	2,272,525	1,136,263	480,745	21.15%	1,791,780
Consumption Tax	64,452	32,226	21,280	33.02%	43,172
Motor Vehicle License Fee	225,000	225,000	156,254	69.45%	68,746
Bank Franchise Tax	800,000	-	-	0.00%	800,000
Meals Tax	4,573,645	2,286,823	2,462,058	53.83%	2,111,587
Cigarette Tax	427,321	213,661	157,622	36.89%	269,699
Lodging Tax	220,000	110,000	153,266	69.67%	66,734
Permits, Privilege Fees & Licenses	328,065	164,033	89,764	27.36%	238,301
Fines & Forfeitures	139,871	69,936	29,930	21.40%	109,941
Use of Money & Property	128,257	64,129	144,425	112.61%	(16,168)
Charges for Services	760,877	380,439	444,242	58.39%	316,635
Miscellaneous Revenue	322,270	161,135	147,958	45.91%	174,312
Non-Categorical Aid	514,522	257,261	301,526	58.60%	212,996
Categorical Aid	2,457,116	1,228,558	1,681,103	68.42%	776,013
Federal Revenue	39,000	-	-	0.00%	39,000
Use of Fund Balance	1,763,474	-	-	0.00%	1,763,474
TOTAL OPERATING	$ 17,651,471	$ 7,912,629	$ 8,038,986	45.54%	$ 9,612,485
CAPITAL PROJECTS FUND					
Transfers	1,505,805	-	1,334	0.09%	1,504,471
TOTAL CAPITAL PROJECTS	$ 1,505,805	$ -	$ 1,334	0.00%	$ 1,504,471
ASSET REPLACEMENT FUND					
Transfers	$ 511,608	$ -	$ 4,199	0.82%	$ 507,409
TOTAL ASSET REPLACEMENT	$ 511,608	$ -	$ 4,199	0.82%	$ 507,409
TOTAL GENERAL FUND	$ 19,668,884	$ 7,912,629	$ 8,044,519	40.90%	$ 11,624,365

Town of Warrenton, Virginia

Budget to Actual as of December 31, 2022

General Fund Expenditures

Fund / Category	Budget		Actual			
	Full Year	Expected Year-to-Date	Year-to-Date	Encumbered	% of Budget	Budget Remaining
GENERAL FUND						
OPERATING						
Council	$ 345,500	$ 172,750	$ 138,136	$ 24,529	47.08%	$ 182,835
Town Manager	304,403	152,202	178,834	7,155	61.10%	118,414
Legal Services	195,747	97,874	105,537	107,553	108.86%	(17,343)
Human Capital	172,912	86,456	49,795	-	28.80%	123,117
Finance	1,062,625	531,313	362,645	7,903	34.87%	692,077
Other Organizations	9,342	4,671	8,884	-	95.10%	458
Electoral Board	15,950	7,975	-	-	0.00%	15,950
Police	4,273,336	2,136,668	1,850,281	68,638	44.90%	2,354,417
Fire	-	-	42,670	-	0.00%	(42,670)
Emergency Services	175,716	87,858	87,463	721	50.19%	87,532
Public Works	5,497,099	2,748,549	1,732,131	496,853	40.55%	3,268,115
Parks and Recreation	2,591,768	1,295,884	1,108,166	182,501	49.80%	1,301,102
Community Development	1,479,618	739,809	503,928	101,100	40.89%	874,590
Contributions	229,004	114,502	111,391	-	48.64%	117,614
Non-departmental	202,645	101,323	116,265	-	57.37%	86,380
Transfers	240,188	120,094	-	-	0.00%	240,188
Debt Service	855,618	427,809	690,594	-	80.71%	165,024
TOTAL OPERATING	$ 17,651,471	$ 8,825,736	$ 7,086,718	$ 996,953	45.80%	$ 9,567,800
CAPITAL PROJECTS FUND						
Capital Projects	$ 1,505,805	$ 752,903	$ 96,055	$ 81,716	11.81%	$ 1,328,034
TOTAL CAP. PROJECTS	$ 1,505,805	$ 752,903	$ 96,055	$ 81,716	11.81%	$ 1,328,034
ASSET REPLACEMENT FUND						
Asset Replacements	$ 511,608	$ 255,804	$ 225,310	$ 154,472	74.23%	$ 131,826
TOTAL ASSET REPLACEMENT	$ 511,608	$ 255,804	$ 225,310	$ 154,472	74.23%	$ 131,826
TOTAL GENERAL FUND	$ 19,668,884	$ 9,834,442	$ 7,408,082	$ 1,233,142	43.93%	$ 11,027,660

Town of Warrenton, Virginia

Budget to Actual as of December 31, 2022

Revenues - Water and Sewer, Stormwater, ARPA, and Internal Service

Fund / Source of Revenue	Budget Full Year	Budget Expected Year-to-Date	Actual Year-to-Date	Actual % of Budget	Budget Remaining
WATER AND SEWER FUND					
OPERATING FUND					
Transfer Fees	$ 13,005	$ 6,503	$ 4,500	34.60%	$ 8,505
Use of Money & Property	125,000	62,500	121,573	97.26%	3,427
Charges for Services	6,285,142	3,142,571	2,970,150	47.26%	3,314,992
Recovered Costs	20,000	10,000	8,745	43.73%	11,255
Miscellaneous Revenue	-	-	8,526	0.00%	(8,526)
Non-Revenue Receipts	695,733	347,867	-	0.00%	695,733
TOTAL W&S OPERATING	$ 7,138,880	$ 3,569,440	$ 3,113,495	43.61%	$ 4,025,385
CAPITAL FUND					
Use of Money & Property	$ 1,000	$ 500	$ 3,808	0.00%	$ (2,808)
Non-Revenue Receipts	9,107,734	4,553,867	78,750	0.86%	9,028,984
TOTAL W&S CAPITAL	$ 9,108,734	$ 4,554,367	$ 82,558	0.91%	$ 9,026,176
TOTAL WATER AND SEWER FUND	$ 16,247,614	$ 8,123,807	$ 3,196,053	44.52%	$ 13,051,561
STORMWATER MANAGEMENT FUND					
Local Revenue	$ 788,083	$ 394,042	$ 337,589	42.84%	$ 450,494
Commonwealth Revenue	48,989	24,495	-	0.00%	48,989
Federal Revenue	1,120,795	560,398	-	0.00%	1,120,795
Non-Revenue Receipts	293,754	146,877	-	0.00%	293,754
TOTAL SWM FUND	$ 2,251,621	$ 1,125,811	$ 337,589	14.99%	$ 1,914,032
ARPA FUND					
Federal Revenue	$ 6,616,648	$ 3,308,324	$ -	0.00%	$ 6,616,648
TOTAL ARPA FUND	$ 6,616,648	$ 3,308,324	$ -	0.00%	$ 6,616,648
INTERNAL SERVICE FUNDS					
Motor Pool	$ 640,963	$ 320,482	$ -	0.00%	$ 640,963
Information Technology	$ 1,727,041	$ 863,521	$ 409,500	23.71%	$ 1,317,541

Town of Warrenton, Virginia

Budget to Actual as of December 31, 2022

Expenses - Water and Sewer, Stormwater, ARPA, and Internal Service

Fund / Category	Budget Full Year	Budget Expected Year-to-Date	Actual Year-to-Date	Actual Encumbered	% of Budget	Budget Remaining
WATER AND SEWER FUND						
WATER & SEWER OPERATING FUND						
Water Department	$ 2,724,278	$ 1,362,139	$ 1,044,020	$ 230,704	46.79%	$ 1,449,553
Wastewater Department	2,572,732	1,286,366	1,064,786	561,144	63.20%	946,803
Water / Sewer Administration	1,011,591	505,796	454,756	65,674	51.45%	491,161
Debt Service	830,279	415,140	193,542	-	23.31%	636,737
TOTAL W&S OPERATING FUND	$ 7,138,880	$ 3,569,440	$ 2,757,105	$ 857,521	50.63%	$ 3,524,254
WATER & SEWER CAPITAL FUND						
Asset Replacements	$ 3,984,779	$ 1,992,390	$ 777,459	$ 1,267,066	51.31%	$ 1,940,255
Capital Projects	5,123,955	2,561,977	157,180	682,429	16.39%	4,284,346
TOTAL W&S CAPITAL FUND	$ 9,108,734	$ 4,554,367	$ 934,638	$ 1,949,495	31.66%	$ 6,224,601
TOTAL WATER AND SEWER FUND	$ 16,247,614	$ 8,123,807	$ 3,691,743	$ 2,807,016	40.00%	$ 9,748,855
STORMWATER MANAGEMENT FUND						
Operating	$ 464,110	$ 232,055	$ 186,592	$ 18,257	40.20%	$ 277,518
Capital Projects	1,217,666	608,833	-	230,728	18.95%	986,938
Transfer to Capital Reserve	569,845	284,923	-	-	0.00%	569,845
TOTAL SWM FUND	$ 2,251,621	$ 1,125,811	$ 186,592	$ 248,985	19.35%	$ 2,065,029
CSLFRF FUND						
Expenditures	$ 6,616,648	$ 3,308,324	$ 256,627	$ 778,353	15.64%	$ 5,581,668
TOTAL CSLFRF FUND	$ 6,616,648	$ 3,308,324	$ 256,627	$ 778,353	15.64%	$ 5,581,668
INTERNAL SERVICE FUNDS						
Motor Pool	$ 640,963	$ 320,482	$ 266,949	$ 111,224	59.00%	$ 262,791
Information Technology	$ 1,727,041	$ 863,521	$ 493,083	$ 204,731	40.41%	$ 1,029,227

TOWN OF WARRENTON

ARPA Spending Plan - Project Status Update

	Project Title	Budget	Expended or Encumbered FY 2022	Expended or Encumbered FY 2023	Description / Notes
	Appropriated				
1	Financial Coordinator (salary & benefits)	148,119	47,026	101,093	Support for compliance and reporting; 1 year in FY23 budget, remaining time committed; position began 1/1/22
2	Assistant Director (salary & benefits)	135,869		135,869	Internal promotion 8/15/2022; backfilled Superintendent position in November 2022
3	Junior Engineer (salary & benefits)	131,947			Interviews in process
4	Project Coordinator (salary & benefits)	85,972		85,972	Position filled, started 10/11/22
5	Classification and Compensation Study	50,000	5,000	37,500	In progress
6	Economic Development Professional Services	42,350			
7	Fuel System	50,000		30,432	Contractor has started work; funding balance needed to cover related parts once upgrade is complete
8	Waterloo Speed/Safety Improvements (T-23-002)	70,200			Staff working with procurement to engage engineering firm
9	Leaf Machine (G-23-003)	85,000		74,428	Delivery expected this month
10	Salt Spreaders (G-23-004)	68,000		57,320	Spreaders received; funding balance needed to cover related parts for installation on trucks
11	HVAC Replacement (G-23-005)	55,000			Study completed and vendor selected
12	Police Vehicles (P-23-001)	98,262		98,129	Vehicles and majority of outfitting received
13	Fitness and Studio Floor Replacement	60,000			Measurements taken and flooring selection identified; obtaining quotes
14	Fitness Equipment Replacement	25,000			Evaluating current inventory and maintenance records to determine priority schedule
15	Traffic Light Updates (T-23-008)	28,800			Reviewing proposals from 3 vendors
16	Timber Fence Trailway	50,889			Timber Fence Trail Segment 2 (Town cost-share); design finalization underway
17	Refuse Trucks (2)	626,306			Expected delivery March 2023
18	ADA Improvements (R-23-001)	150,000			Identifying improvements for Claude Moore Fun for All playground once building engineer has obtained Certified Playground Safety Inspection Certification
19	Primary Clarifier Project at Wastewater Treatment Plant	4,500,000			Project reviewed with Council during December 2022 work session. Contractor has started work on engineering.
20	ADA Compliance	150,000		4,000	Compliance for new polling locations & meeting accessibility
	TOTAL APPROPRIATED	6,611,715	52,026	624,744	

	Project Title	Budget	Expended or Encumbered FY 2022	Expended or Encumbered FY 2023	Description / Notes
	Committed				
21	ADA Improvements (R-23-001)	450,000			Year 2 and 3 - projects at various parks throughout Town
22	Financial Coordinator Costs	210,907			Funding for support through 12/31/2024
23	Assistant Director Costs	18,528			Balance of funding for one full year - through hiring anniversary
24	Project Coordinator Costs	33,434			Balance of funding for one full year - through hiring anniversary
25	Parks & Recreation Capital Project	1,620,000			Funding for acquisition of park land
	TOTAL COMMITTED	2,332,868			
26	Recommended				
	WWTP Contingency	1,458,597			Reserve for WWTP contingency
	TOTAL RECOMMENDED	1,458,597			

Funding Summary	
Total ARPA funding received	10,403,180
Appropriated	6,611,715
Committed	2,332,868
Total appropriated/committed	8,944,583
Town Manager Recommendation	1,458,597
Balance available	-

TOWN OF WARRENTON
Parks & Recreation

Quarterly Report
FY23 Second Quarter

Maintenance

CIP

Roof: Culbertson Company was selected as the vendor to complete the roof repair to address leaks the WARF has experienced over the last several years. The vendor has ordered the equipment needed and we expect the work to begin in mid-March. We expect the project to take approximately four to six weeks to complete.

Other Maintenance Updates

Locker Rooms: Staff conducted overnight scheduled maintenance to address several issues within both the men's and women's locker rooms, to include but not limited to, tile repair, plumbing issues, outlet replacement, and lights.

Leisure Pool: We will be scheduling a project to convert lighting within the leisure pool area to LED in the next few weeks. The lighting within the leisure pool needs replacement and conversion to LED is the most cost effective and energy efficient means for replacement.

Aquatic Level Chemical Controllers: IT supported our initiative for remote accessibility to the controls, this work has been completed and staff have been trained on how to access reading remotely.

ARPA

Fitness and Studio Floor Replacement: We have received three quotes for replacement of the fitness center floor and multipurpose room floor. We are currently evaluating each vendor response and hope to make final selection no later than the end of February.

Fitness Equipment Replacement: We concluded our assessment of equipment and have identified pieces that have reached end of life status and are due for replacement. We have also identified the need for additional equipment through our analysis. We are currently gathering estimates and orders should be placed by the end of February.

ADA Playground: Our building engineer will be getting his Certified Playground Safety Inspection certification within the next month and will conduct a full evaluation of the Claude Moore Fun for All Playground. Based on the results of the inspection, we will use the funds to make updates and repairs to the Fun for All Playground. Over the next several months, he will do an assessment on all our playgrounds to determine necessary updates and repairs.

Revenue Highlights

Daily Admissions dropped during the 2nd Quarter as children returned to school and our group admissions dropped as a result.

We experienced an increase in Rentals as swim clubs returned to their fall schedules of use and we began our swim meet season.

Park Rentals and Events experienced a decline as we moved into the fall and winter seasons.

Programs

Aquatics

Aquatic Classes that began during 1st Quarter FY23 continued throughout the 2nd Quarter of FY23. These classes include swim lessons, lifeguard certification courses, and water safety instructor courses. During the 2nd Quarter we added five additional lifeguard certification and water safety instructor courses. Our next session of swim lessons began on January 1, with data to be shared as a part of the 3rd Quarter Report.

Fitness

No relative updates at this time.

Seasonal Programs/Special Events

We experienced a successful quarter for Participants in Recreation Programs/Events as we hosted our annual Halloween events (parade, trunk or treat, flashlight candy hunt).

Rentals

During 2nd Quarter FY23, we hosted 71 birthday parties at the WARF and 15 pavilion rentals at Rady and Eva Walker Parks combined.

Staffing

We have continued to experience lifeguard shortages and have been forced to reduce the hours of operation for both the leisure and competition pools as a result. We continue to actively recruit lifeguard staff by offering certification courses and through social media advertising.

On November 20, we held our quarterly all staff meeting, as well as separate meetings for individual departments (Fitness Instructors, Water Safety Instructors, Customer Service Specialists and Managers on Duty and Head Guards/Lifeguards). The quarterly meeting included a review of our Emergency Action Plan and discussion related to emergency scenarios that could take place within the facility.

Other Items of Interest

Over the next several months we will be transitioning oversight of Special Events to the Parks and Recreation Department. We have determined several operational efficiencies that can be achieved to better utilize town staff and provide a more efficient service provision to applicants. As we finalize operations and procedures associated with the change, we will provide an update to all councilmembers.

TOWN OF WARRENTON
Parks & Recreation

WARRENTON

WARF

Town of Warrenton
Department of Parks and Recreation
FY23 Second Quarter Report

Revenue Summary	FY 2021 Total	FY 2022 2nd Qtr.	FY 2022 3rd Qtr.	FY2022 4th Qtr.	FY2022 Total	FY 2023 1st Qtr.	FY2023 2nd Qtr.	FY 2023 Total
Memberships	$158,897.04	$70,922.70	$55,937.50	$79,256.09	$287,924.14	$88,400.29	$58,026.88	$146,427.17
MVPasses	$38,412.30	$9,695.00	$11,909.00	$8,361.25	$43,391.37	$7,930.50	$11,976.00	$19,906.50
Daily Admissions	$44,793.00	$23,146.00	$38,728.00	$63,140.33	$180,423.72	$55,859.05	$28,006.37	$83,865.42
Programs (Aquatics, Fitness, Recreation)	$67,815.85	$24,015.00	$43,777.63	$54,368.13	$156,799.70	$21,779.87	$22,739.00	$44,518.87
Rentals	$118,193.50	$77,117.00	$110,829.49	$37,154.25	$272,185.24	$30,606.50	$82,894.00	$113,500.50
Individual Instruction	$30,077.00	$20,317.00	$29,017.00	$32,391.00	$119,670.00	$21,847.37	$9,346.50	$31,193.87
Merchandise	$2,248.44	$690.15	$1,147.62	$1,118.86	$4,408.79	$831.98	$894.67	$1,726.65
Sponsorship/Grant/ Ad Sales	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Park Rentals and Events	$6,475.00	$565.00	$1,955.00	$3,287.50	$9,405.00	$2,600.00	$165.00	$2,765.00
Childcare	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Miscellaneous	$713.77	$0.00	$244.97	$242.76	$612.20	$384.47	$186.38	$570.85
End of period	***$467,625.90***	***$226,467.85***	***$293,546.21***	***$279,320.17***	***$1,074,820.16***	**$230,240.03**	**$214,234.80**	**$444,474.83**

Monthly Memberships/25 Visit Passes/Admissions Sales Summary	FY 2021 Total	FY 2022 2nd Qtr.	FY 2022 3rd Qtr.	FY2022 4th Qtr.	FY2022 Total	FY 2023 1st Qtr.	FY2023 2nd Qtr.	FY 2023 Total
New Annual Memberships	272	219	97	124	639	175	117	292
Renewal Rate	1%	1%	5%	6%	3%	7%	3%	5%
Monthly Memberships	341	235	222	227	902	178	158	336
25 Visit Passes	284	70	85	62	316	129	86	215
Daily Admissions	6,758	3,724	6,114	10,413	29,049	7,985	4,237	12,222
Total Number of Check-ins	42,274	15,072	17,232	24,004	79,181	21,627	21,700	43,327

Monthly Programming Summary	FY 2021 Total	FY 2022 2nd Qtr.	FY 2022 3rd Qtr.	FY2022 4th Qtr.	FY2022 Total	FY 2023 1st Qtr.	FY2023 2nd Qtr.	FY 2023 Total
Aquatic Classes Offered	179	13	85	69	261	71	0	71
Number of Participants in Aquatic Classes	N/A	210		224		302	17	319
Fitness Classes Offered	542	637	723	747	2681	784	705	1489
Number of Participants in Fitness Classes	N/A	3912	4221	4213	16336	4656	4147	8803
Specialty Classes Offered	0	5	3	3	11	3	3	6
Number of Participants in Specialty Classes	0	7	10	9	41	9	13	22
Recreation Programs/Events Offered	0	2	0	1	3	0	4	4
Number of Participants in Recreation Programs/Events	0	N/A	N/A	N/A	N/A	0	181	181

Rentals	FY 2021 Total	FY 2022 2nd Qtr.	FY 2022 3rd Qtr.	FY2022 4th Qtr.	FY2022 Total	FY 2023 1st Qtr.	FY2023 2nd Qtr.	FY 2023 Total
Swim Lanes	N/A	N/A	N/A	N/A	N/A	395	2894	3289
Birthday Parties	0	45	56	59	181	46	71	117
Facility Rentals	0	12	12	59	83	17	81	98
Pavilion Rentals	52	30	8	46	96	28	15	43
Field Rentals	1	0	1	0	0	1	0	1

TOWN OF WARRENTON
POLICE DEPARTMENT
333 Carriage House Lane • Warrenton, Virginia 20186
Telephone (540) 347-1107 • Fax (540) 341-4190

Police Department Quarterly Report

October 2022 thru December 2022

Calls for service:

For the reporting period between October and December of 2022, the Warrenton Police Department handled 4,258 calls for service. Most of these calls for service were for larceny related offenses followed by fraud related offenses, assist citizen or agency calls, or suspicious incident calls. There was also a healthy number of officer-initiated premise checks (1825).

The police department continued to experience a significant decrease in quality-of-life (QOF) related offenses, (drunk in public, drug distribution, and noise violations) within the Haiti St. Community. This was due to an enforcement strategy put into place in August 2022 that involved existing relationships with community stakeholders. As a result of this strategy, which included an increased presence combined with officers utilizing procedural justice principles along with evidence-based enforcement strategies, the number of calls for service on Haiti Street in October was 11, in November was 16, and in December was 11. Many of these calls each month were suspicious incident calls, welfare checks, or other assist citizen types of calls. Additionally, of these calls only 2 in October were QOF offenses, only 2 in November were QOF offenses, and there were no QOF offenses in December.

The Police Department is continuing our outreach within the community and continues to see a reduction in calls for service to date.

Special Events:

The following special events were held from October through December 2022:

Date	Event	Sponsor
10/7/22	First Friday	Allegro
10/9/22	Latino Festival	One Vision Channel
10/15/22	Wizard Walk	Experience Old Town Warrenton (EOTW)
10/19/22	Candlelight Vigil	SpiritWorks
10/22/22	Great Pumpkin Ride	Premiere Hospitality
10/22/22	Better Together Fall Festival	Boys and Girls Club
10/29/22	Town Halloween events	Town Parks & Rec Dept
10/29/22	Fall Festival at the Gathering Place	Warrenton Baptist Church
11/3/2022	Rally for Virginia	Eric Maybach
11/11/22	Veteran's Day Ceremony	Russell Claar
11/12/22	Big Foot Little Foot 5K	Patrick Novecosky
11/19/22	Gobble Gobble Run or Wobble 5K	Kathleen Nevill
12/2/22	Christmas Parade	Premiere Hospitality
12/3/22-12/17/22 (Saturdays)	Holiday Market	Town of Warrenton and EOTW

TOWN OF WARRENTON
POLICE DEPARTMENT
333 Carriage House Lane • Warrenton, Virginia 20186
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Traffic stop data:

The following traffic stop data is compiled by our Department daily and forwarded to the Virginia State Police quarterly:

Stops by Race:
October: 118 White; 20 Black; 1 Asian
November: 98 White; 8 Black; 1 Asian
December: 116 White; 14 Black

Stops by Ethnicity – Hispanic Specific:
October: 1 Warning
November: 3 Summons; 1 Warning; 2 No Action Taken
December: 2 Summons; 4 Warnings

From October through December of 2022, the Warrenton Police Department conducted 376 traffic stops within the town limits. Traffic Safety Officer Corporal J. Shaver continues to focus his attention on education and enforcement.

Community Development

Quarterly Report

2022 – 4th Quarter

Please accept this as the quarterly activity report for Community Development:

Community Development received a large number of land development requests, legislative applications, and zoning/building permits during the 4th quarter of 2022. Over the final three (3) months of 2022, the department processed 18 business license applications, 6 sign permits, 15 zoning permits, 6 land development reviews, 5 pre-application meeting requests, 117 building permit reviews and associated inspections, processing of 20 legislative applications (Special Use Permits, Certificates of Appropriateness, Text Amendments, BZA Appeal and a Variance). The department continues to process grants, and administer transportation projects. The building inspector, fire inspector and Director handle off-hour emergencies, special event inspections when food vendors and/or amusement devices are anticipated, property maintenance issues and zoning enforcement as needed.

Zoning Applications/Permitting:

- 18 Business Licenses
- 6 Sign Permits
- 15 Zoning Permits
- 15 Certificate of Appropriateness (COA's)
- 8 Zoning Inspections
- 6 Land Development Projects
    - Country Chevrolet Site Plan Amendment
    - Jiffy Lube Site Plan Amendment
    - 197-211 Broadview Avenue
    - Strickland Brothers Oil Change
    - Post Zoning Master Development Plan for Town Council
    - Waterloo Junction Boundary Line Adjustment
- 1 Town Council/Planning Commission Items
    - CBD Density Text Amendment
- 2 BZA Items
    - Variance (Alexandrian Pike – Approved)
    - Appeal (61 Winchester Street – Upheld Zoning Administrator)
- 5 Pre-Application/Speculative Project Meetings
    - 320 Culpeper Street Boundary Line Adjustment
    - Waterloo Street – Old Pennington Subdivision
    - Boxwood Subdivision
    - Arcola Towers – VDOT Warrenton Rt. 17 North
    - Benner Property
- 5 Special Projects
    - Assist IT with digital file organization/retention
    - FOIA Requests
    - Special Event Committee
    - DCR Floodplain Training

- NFIP Floodplain Management Training

Planning Operations:

- Planning Commission/Town Council Work Session/Public Hearing:
  - ZMA 2021-01/SUP 2021-01 Harris Teeter Fuel Station (Denied)
  - SUP 2022-04 Oak View Bank (Approved)
  - SUP 2022-01 Waterloo Junction (Approved)
  - SUP 2022-03 Amazon Data Center
- Architectural Review Board (4 COA Approvals, 9 Administrative COA Approvals)
- Review of Legislative Land Use Applications:
  - SUP 2022-05 Warrenton Village Center
  - SUP 2022-06 Chick Fil A
- 2 Grants submitted – DEQ for ARPA funds for Septic Remediation Committee
- Transportation Management: Broadview Avenue, Waterloo Street, County/VDOT/Town Coordination Meetings
- VOF Grant Administration
- FY24-FY29 CIP Development
- Vault Museum Setup Meetings

Building Review:

- Issued 117 Building Permits

Administrative:

- Special Events weekly meetings.
- Zoning Administrator and Historic Preservation Planner Resigned.
- Staff Evaluations
- Class and Comp Study Participation
- Circuit Rider Meeting and Tour
- PD9 Meetings, Leadership Fauquier Presentation, Webinars
- Signage for Community Development Permit Desk
- Town Crier Articles
- Notification received from Fauquier County advising the Town of a proposed Comprehensive Plan Amendment (COMA-22-018715) to Chapter 9: Public Facilities and Utilities to designate corridors or routes for electric transmission lines.
- Winchester Chase bond issue. Discuss pulling the bond to complete public improvements.

Public Works and Utilities
Quarterly Report
Fourth Quarter 2022

Please accept this as the quarterly report for the Public Works and Utilities Departments.

Public Works:

- _7_ Burial permits issued.
- _5_ Town employees have started their CDL training through the Towns CDL Licensing Program.
- Town crews assisted with many Holiday events including the Town Parade.
- Town crews collected over 215 tons of leaves during the pickup.
- Came in preparation for inclement weather that was forecasted. Senior employees are training new employees the routes and use of the equipment.
- Repaired the rock wall on Horner Street.
- Installed (3) benches and concrete slabs in Rady Park.
- Worked on the bricks in the sidewalks on South 5th. Street, Main Street. This improves our walkability program.

Public Utilities:

- _1_ New service lines installed.
- _2_ Main lines repaired.
- _0_ Sanitary sewer lines installed. Total of _0__ Feet.
- _0_ Sanitary sewer lines repaired.
- Staff oversaw the relining of the sewer lines at Jackson Street & Garret Street, done by a contractor.
- Staff performed the fall flushing of the fire hydrants.
- Continued with the FEMA Emergency Responder Training.
- Removed auto-flushers for the winter.
- Installed a water sampling station at 167 Piedmont Street.
- Replaced a broken fire hydrant #163 by the Rescue Squad.

Meter Dept:

- _2_ Meter rebuilt/repaired. _8_ Meters replaced. _60_ Meters Read/transfer.
- _4_ Water connections inspected.
- _39_ Water cut-on/offs total. __20_ Non-payment. _19_ Repairs/non-use.
- _141_ Meter registers replaced.
- __9__ Meter boxes/lids Repaired/Uncovered

Water and Sewer Taps Committed &Available for Sale:
(Based on the December 2002 Capacity and Growth Evaluation, Performed by Whitman Requardt & Associates)

Residential:
821.5 In Town Water
_275 Out-of-Town Water

_*708*_ In Town Sewer
_*281*_ Out-of-Town Sewer

***Taps Committed for St Leonards Farm- Water & Sewer

Approved 45 Number Purchased to date O Number left 45

***Taps Committed for Fletcherville - Sewer Only

Approved 44 Number Purchased to date 42 Number left 2_

***Taps Committed for Millfield- Water & Sewer

Approved 42 Number Purchased to date 41 Number left l_

***Taps Committed for Whites Mill-Water & Sewer

Approved 161 Number Purchased to date 158 Number left l_

Commercial:

348 In-Town Water
17 Out-of-Town Water

362 In-Town Sewer

17 Out-of-Town Sewer

Misc. Taps Committed to Out of Town from the Town/County master water & sewer agreement:

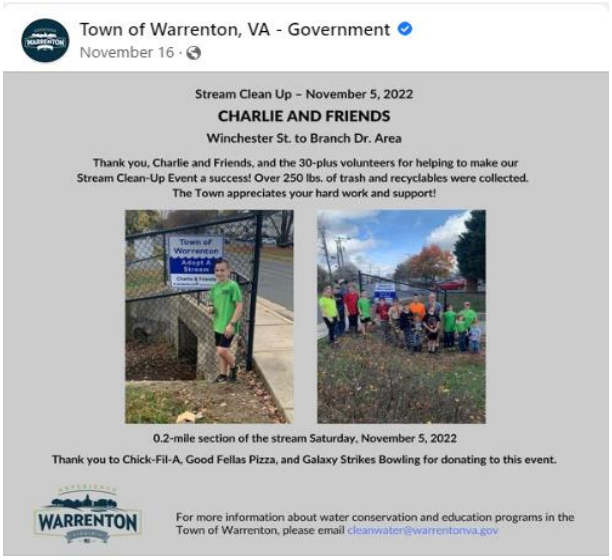
Water Approved	217	Purchased	139	Left	78
Sewer Approved	250	Purchased	111.5	Left	138.5

Storm Water Management:

Community Outreach:

- (2) stream clean-up events;





SW Engineering & Project Status:

- **Dog Park Bio-retention – SW Project:** Construction in progress, final grading is not completed. This project is 50% covered by NFWF grants awarded. Total cost $73,073.

- **Garret Constructed Wetland – SW Project**: Staff is working with the contractor on the specs and drawings. Planning to start construction in January 2023. This project is fully covered by SLAF and NFWF grants awarded. Total cost $132,655.02.

SW Project Reviews:

- **Open-Ended Civil Engineering Services (stormwater and environmental):** Staff is reviewing proposals from qualified professional engineering firms and to establish a contract(s) for an initial period of one (1) year with an option for four (4) additional one-year extensions, through competitive negotiation in an effort to expedite the planning and design for a broad range of projects.

- **SW Utility and MS4 Requirements:** Staff continues to work with the Villa's of Warrenton HOA and the Hampton Inn for a Stream Restoration Project across their properties. This will be a large step toward the Town meeting its permit goals set by DEQ. Much needs to be done to bring this in within the timeframe required to meet the DEQ permit deadlines. The Town is in jeopardy of not having the project far enough along to obtain the credits needed to meet our DEQ nutrient mandates. The Town will need to buy some credits from a commercial bank on a temporary basis until the project is completed. The Town will also need to find additional opportunities to reduce Nitrogen, which the WWTP can temporarily help with until we get our Septic Tank decommissioning program underway. This project can be partially covered (50% Town's matching) by the SLAF grant awarded. Total cost $1,982,370.

Project Reviews:

- Staff coordinated with VDOT and Dominion Power for the street light improvements to convert 33 existing light heads to LED lights and 16 new poles.

Operations:

- Virtual Meeting with DEQ regarding TMDL nutrient credits (requesting estimates). TMDL Action Plan 2018-2023 to be updated with new BMP's and Projects.

Professional Development:

- Rappahannock River Symposium: MS4 and Living Shorelines, Fredericksburg, Va. - October 19, 2022 – Town Engineer, ESC & SWM Inspector and Stormwater Administrator.

Engineering, PW&U

Project Review Update:

- VDOT Broadview Avenue Improvements: Staff coordinating with VDOT, Dominion Power, and the Water Consultant for the Betterment Improvements. VDOT continues in the process of Right of Way acquisition from property owners. VDOT has scheduled a Pre-Advertisement Committee meeting for March 8th with the Design Team to ensure plans and cost estimates are ready for advertisement.

- Inflow and Infiltration Reduction into the Sanitary Sewer System: TriState CCTV inspections began in November. to assess current conditions for lining gravity sewers not requiring prior excavations. Awaiting excavation contractor to clear structural issues when weather and scheduling permit. es. The success our I&I reduction program continues to demonstrate a reduction of peak flows at the WWTP.

- Garrett Street Stormwater Pond Retrofit: The Pre-Construction meeting is scheduled with the selected contractor, KBS Earthworks, for early October. Construction should start in early November. The bid price was $132,655.02.

- 5th Street Parking Lot Bio-Swale Project: Bright Construction Group started construction in September. The primary work was completed in November, however, Public Works has not yet accepted the fine grading provided by the contractor. Public Works continues to push the Contractor to finish this work so final payment can be released.

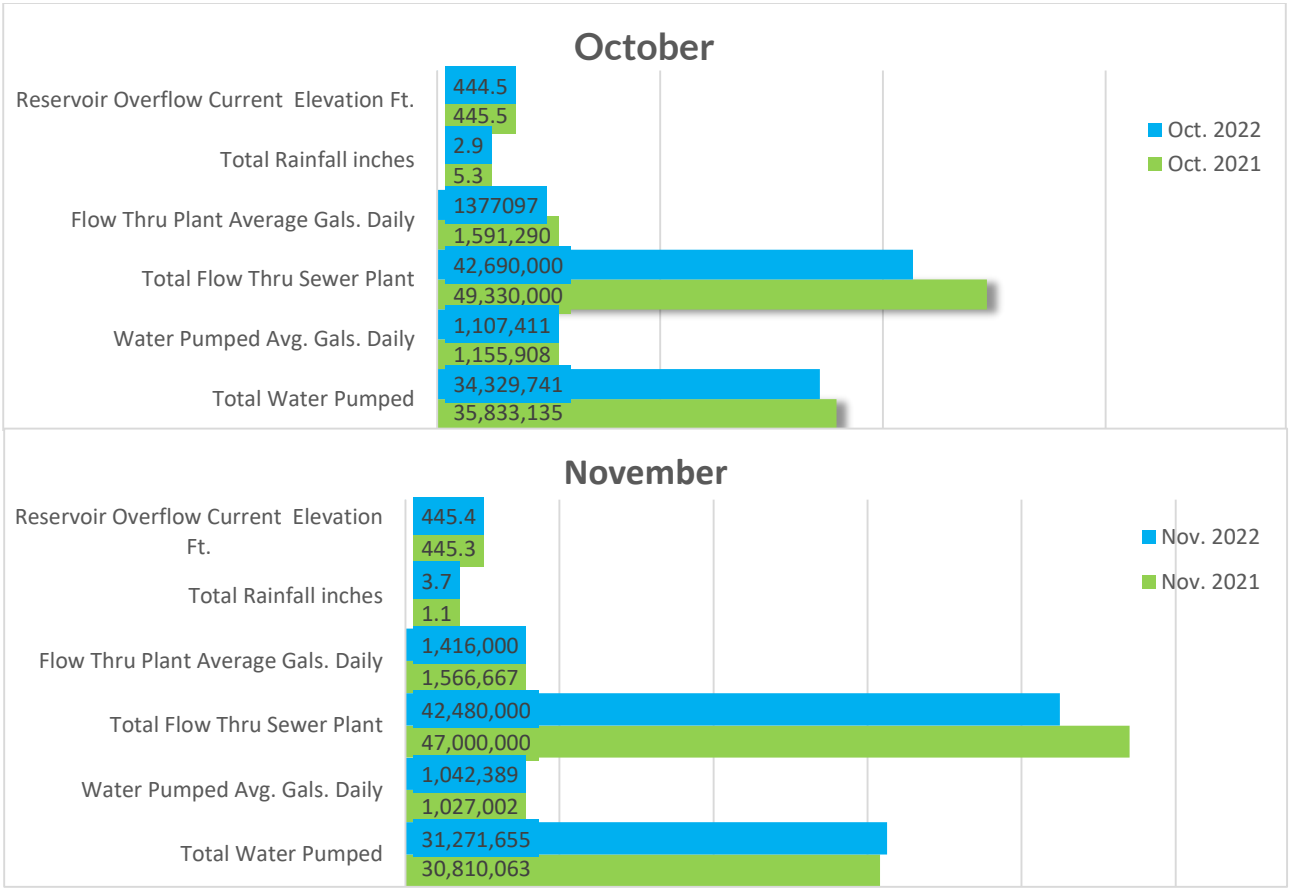
- Stream Restoration, Tributary to Cedar Run (Hampton Creek): Staff continues to work with Senior Management to show the long-term benefit and cost-effectiveness of this project to our MS-4 Permit requirements. We have obtained conditional letters of agreement from the property owners to provide floodplain and stream restoration easements across their respective properties and a Grant in the amount of $991,185 from the DEQ Stormwater Local Assistance Fund. This leaves a matching amount to come out of the Town's Stormwater Fee program over the FY23 thru FY 26 budget cycles.

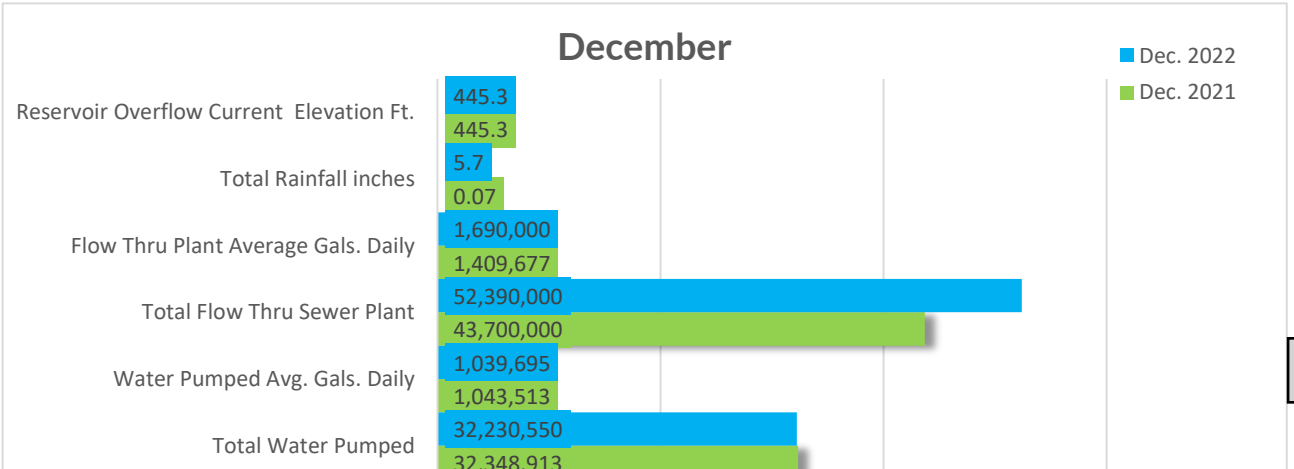
- Timber Fence Trail, Segment 2: The final design of the trail has been submitted to VDOT for review. The easement plat and deed from the Fauquier County School Board have been accepted, with final verbiage of the deed under final review. It is anticipated the deed and plat

will be signed by the School Board at the February meeting. A request for proposals is being prepared for the Construction Engineering and Inspection services. Bids for Construction anticipated summer or 2023.

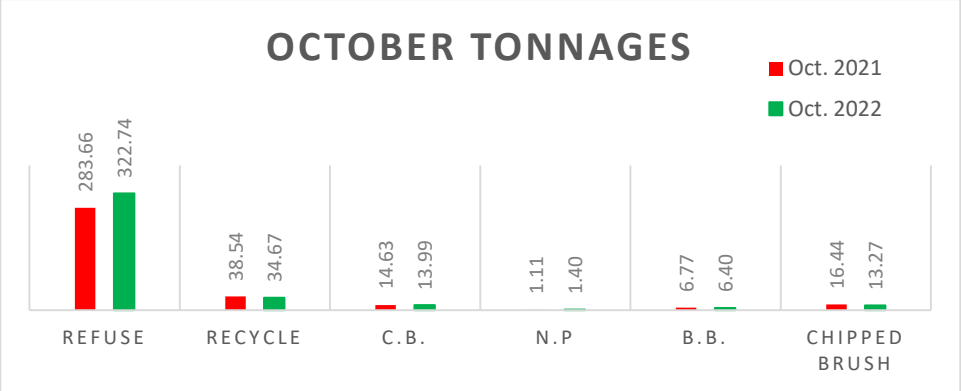
4Th. Qtr. 2022
Water & Sewer Plant Report

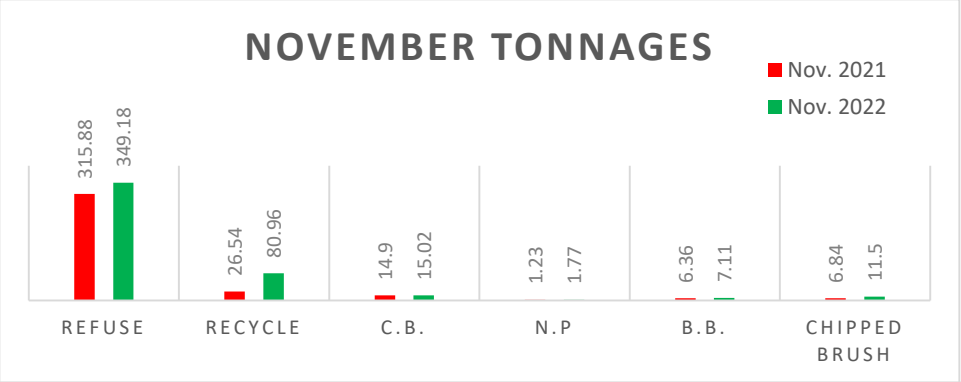
All Operational reports met the state and federal compliance regulation parameters.
No violations or complaints were reported for this quarter.

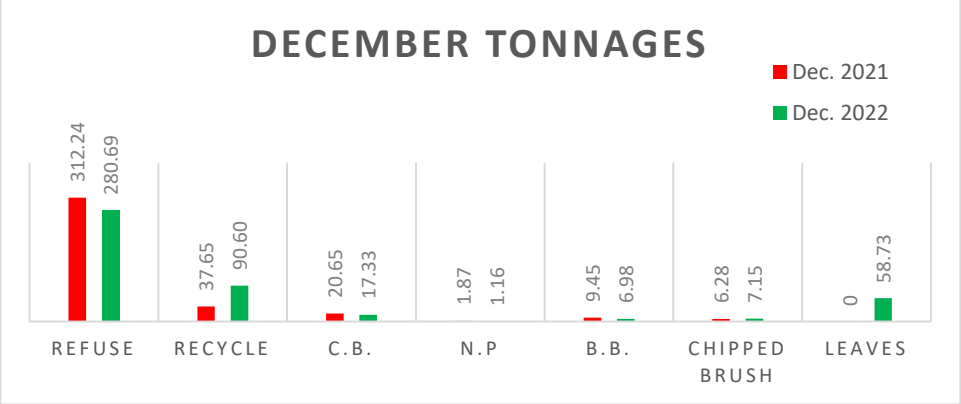




4th. Qtr. 2022
Refuse & Recycling Report



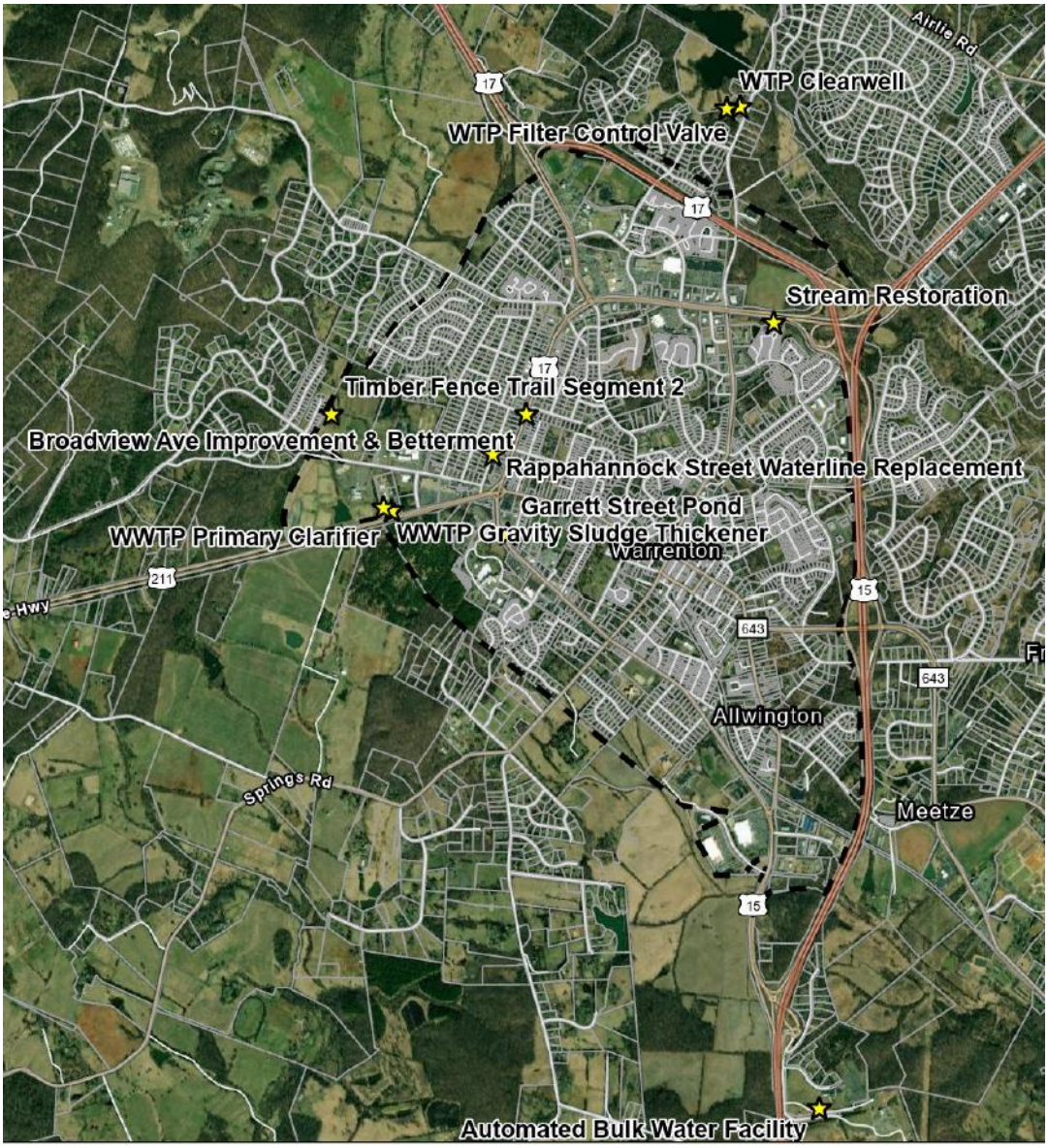




The Town of Warrenton
P.O. Box 341
Warrenton, VA 20188
P (540) 347-1101
F (540) 349-2414

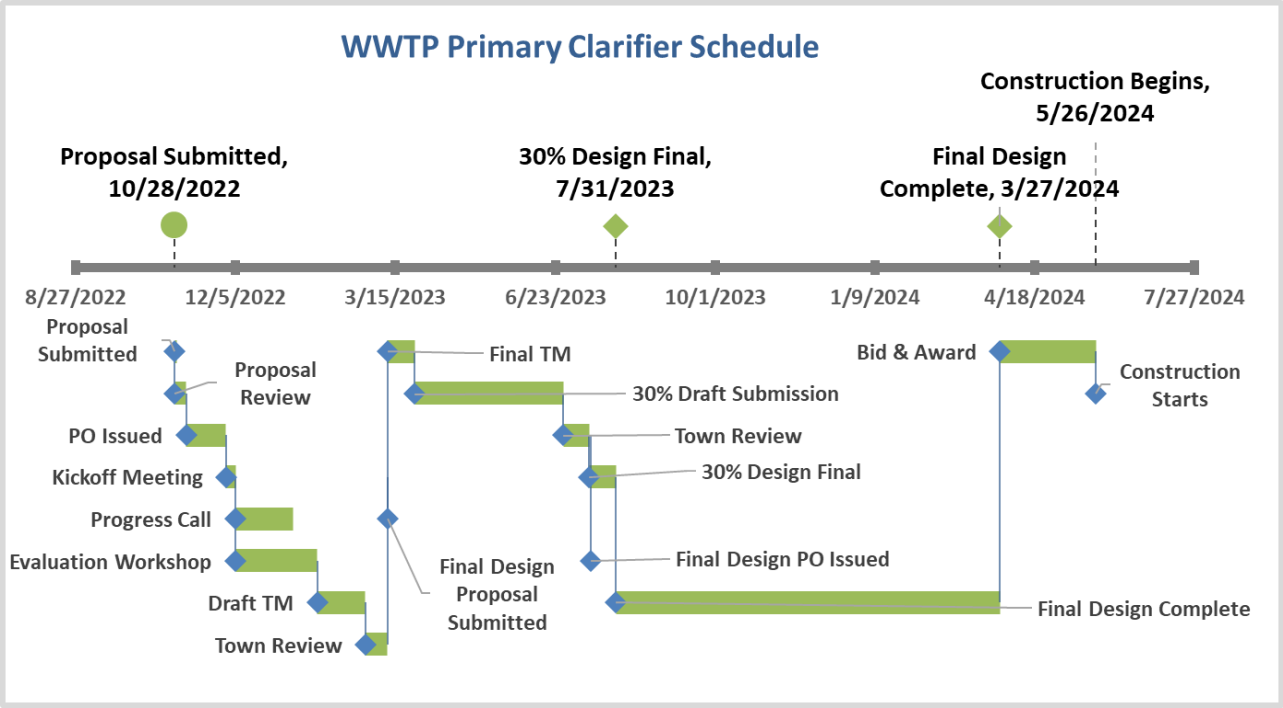
February 2023 Quarterly Report

Capital Improvement Projects



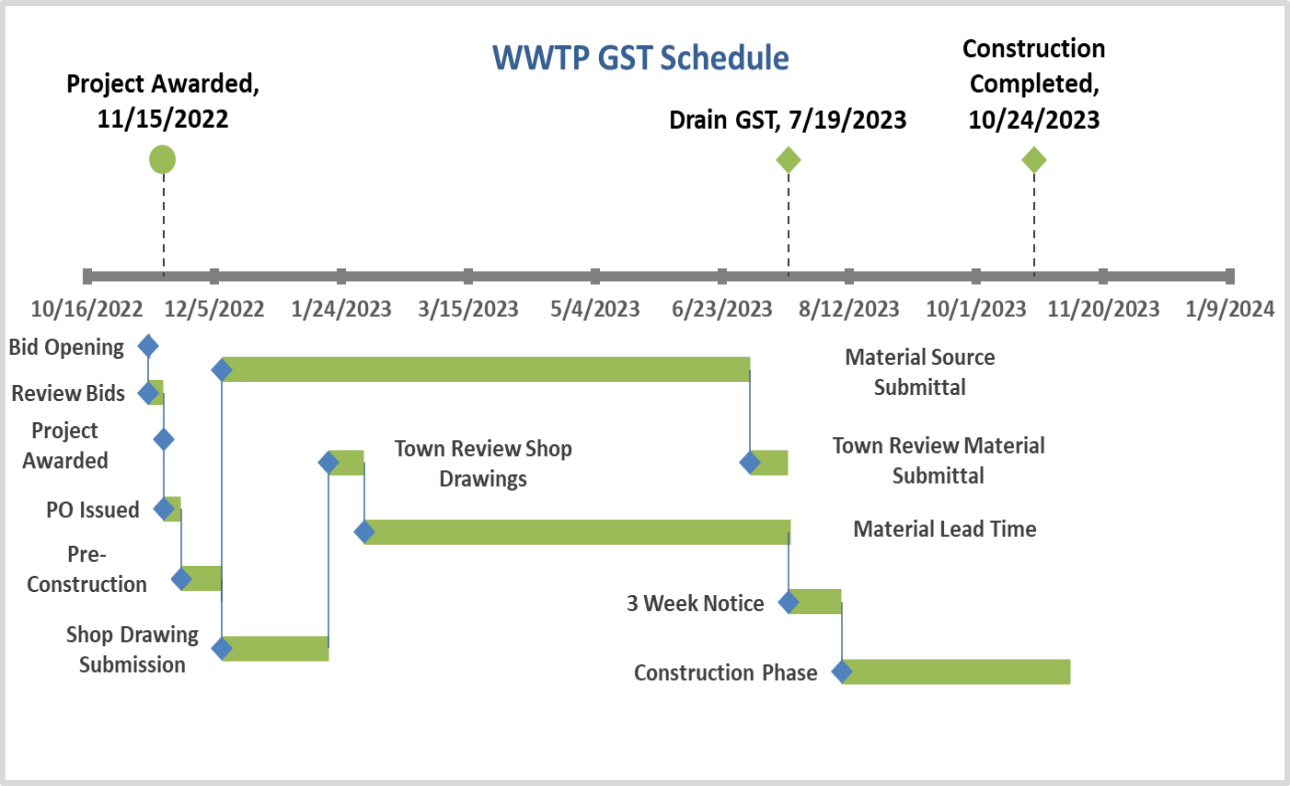
WWTP PRIMARY CLARIFIER

- Project Timeframe and Budget:
  - Preliminary Design-
    - Started December 5, 2022
    - Completion July 31, 2023
  - Final Design-
    - Start August 1, 2023
    - Completion March 27, 2024
  - Project Award-
    - May 26, 2024
  - Construction Phase-
    - Start June 1, 2024
    - Completion June 1, 2026
  - Estimated Cost-
    - Design $474,682
    - Construction $6,950,000
  - Funding Source-
    - Debt $2,274,682
    - Federal $4,500,000
    - Water and Sewer Fund $650,000



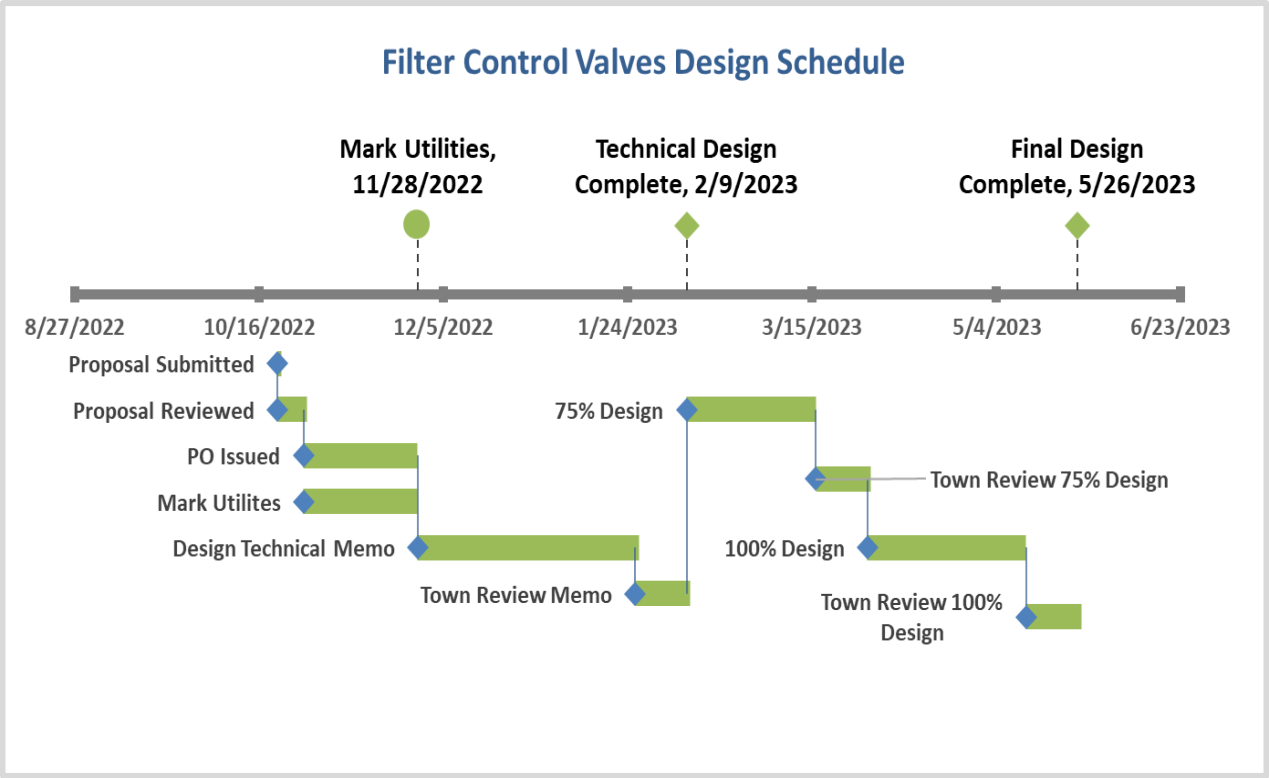
WWTP GRAVITY SLUDGE THICKENER (GST)

- Project Timeframe and Budget:
  - Project Awarded-
    - November 15, 2022
  - Pre-Construction Meeting-
    - December 8, 2022
  - 3-Week Notice-
    - Start July 19, 2023
  - Construction Phase-
    - Start August 9, 2023
    - Completion November 6, 2023
  - Estimated Cost-
    - Construction $546,844
  - Funding Source-
    - Water and Sewer Fund $600,000



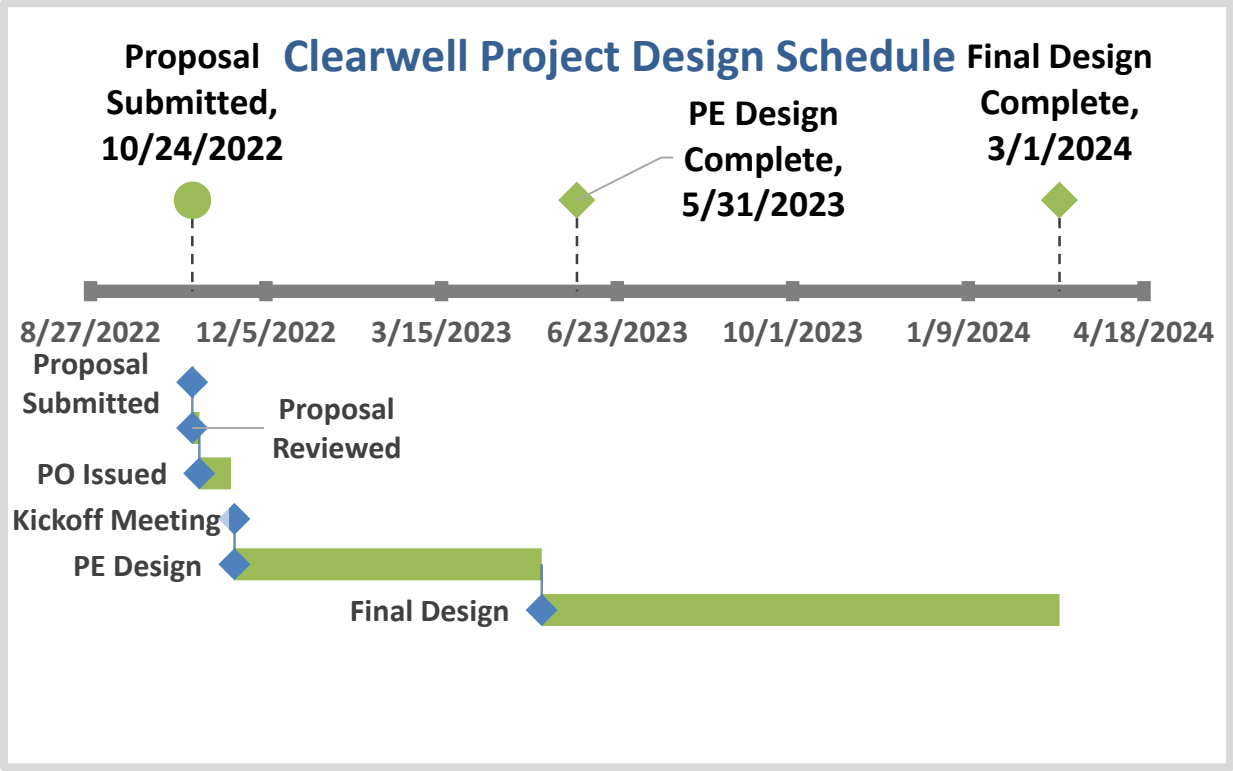
WTP FILTER CONTROL VALVE

- Project Timeframe and Budget:
  - Technical Design-
    - Started November 17, 2022
    - Completion February 9, 2023
  - Final Design-
    - Start January 26, 2023
    - Completion May 26, 2023
  - Project Award-
    - September 17, 2023
  - Construction Phase-
    - Start September 17, 2023 (40-to-52-week lead time for valves)
    - Completion December 31, 2024
  - Estimated Cost-
    - Design $97,763
    - Construction $1,000,000
  - Funding Source-
    - Debt $750,000
    - Water and Sewer Fund $250,000



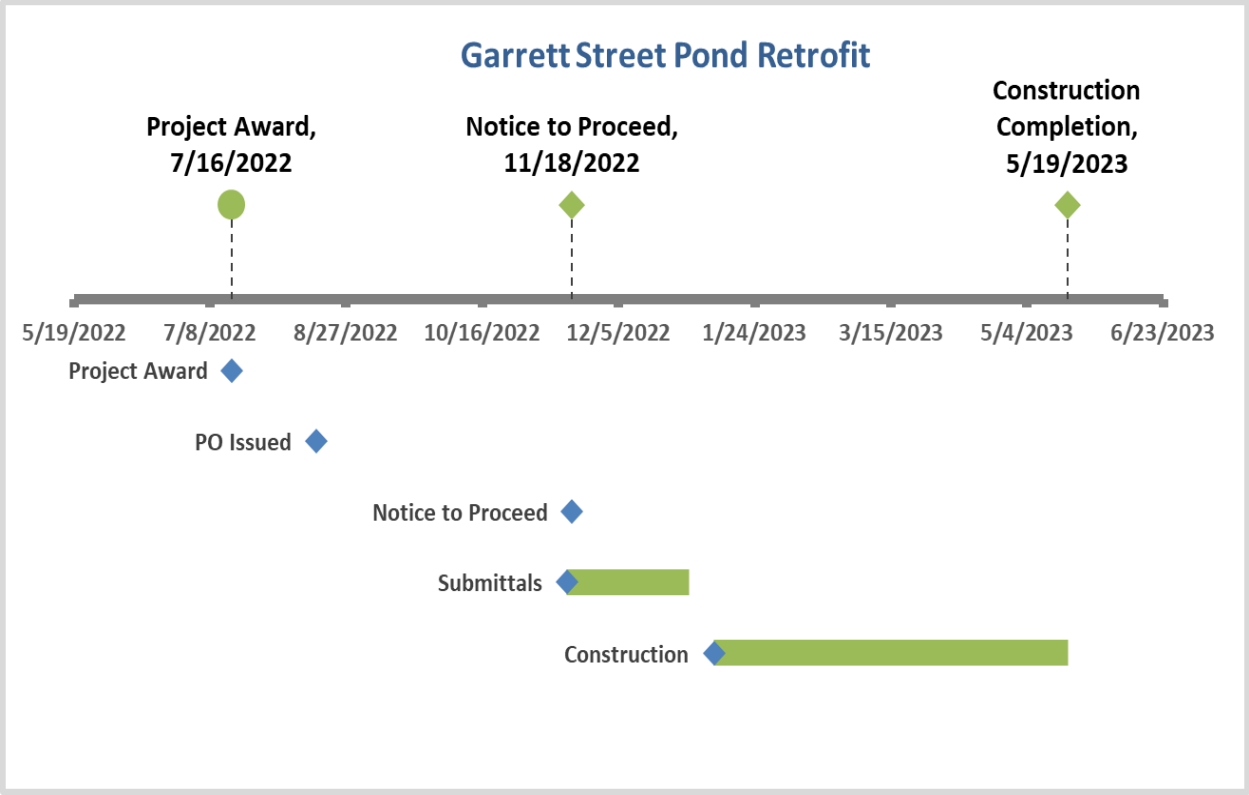
WTP CLEARWELL PROJECT

- Project Timeframe and Budget:
  - Preliminary Design-
    - Started October 28, 2022
    - Completion May 11, 2023
  - Final Design-
    - Start May 11, 2023
    - Completion March 1, 2024
  - Project Award-
    - TBD
  - Construction Phase-
    - Start TBD
    - Completion TBD
  - Estimated Cost-
    - Design $595,000
    - Construction $6,609,000
  - Funding Source-
    - Water and Sewer Fund $1,429,000
    - Debit $5,775,000



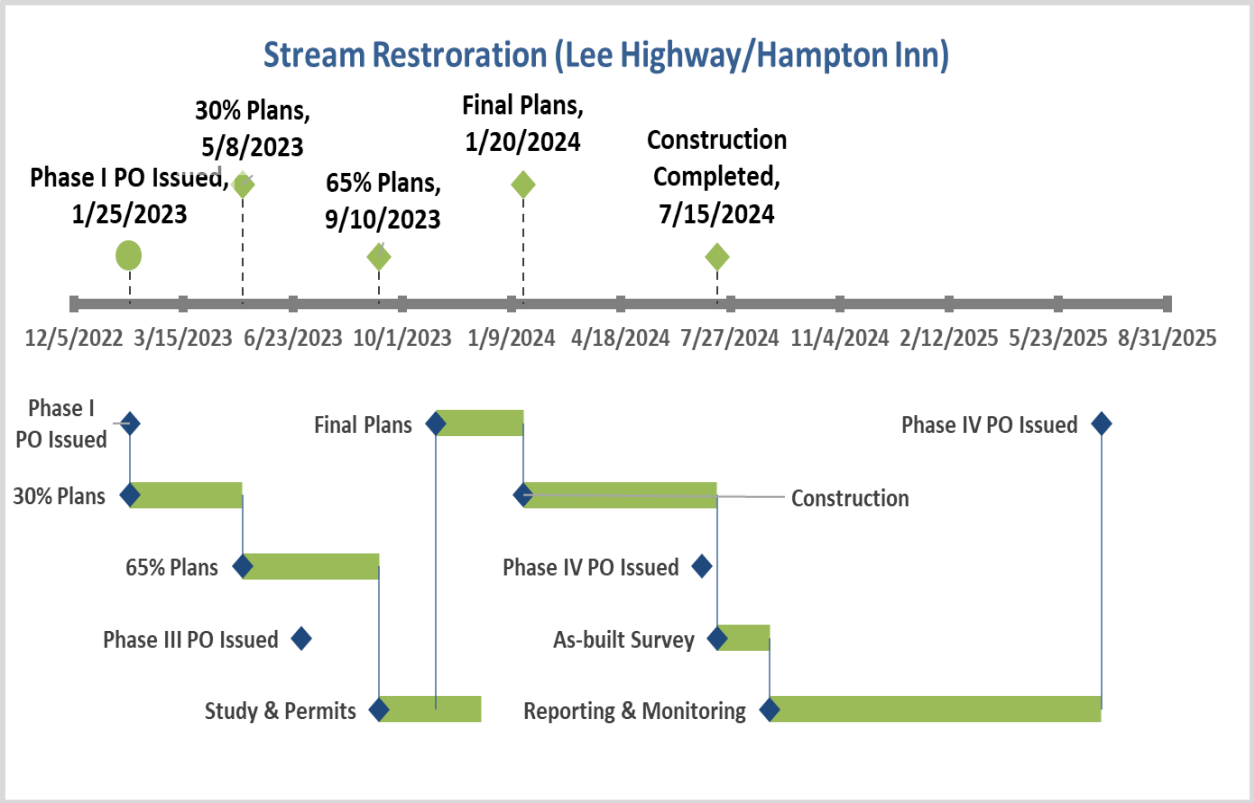
GARRETT STREET POND RETROFIT

- Project Timeframe and Budget:
  - Project Award-
    - July 18, 2022
  - PO Issued-
    - August 16, 2022
  - Notice to Proceed-
    - November 18, 2022
  - Construction Phase-
    - Start January 10, 2023
    - Completion May 19, 2023
  - Estimated Cost-
    - Construction $132,655
  - Funding Source-
    - Stormwater Fund $20,490
    - Federal $129,610



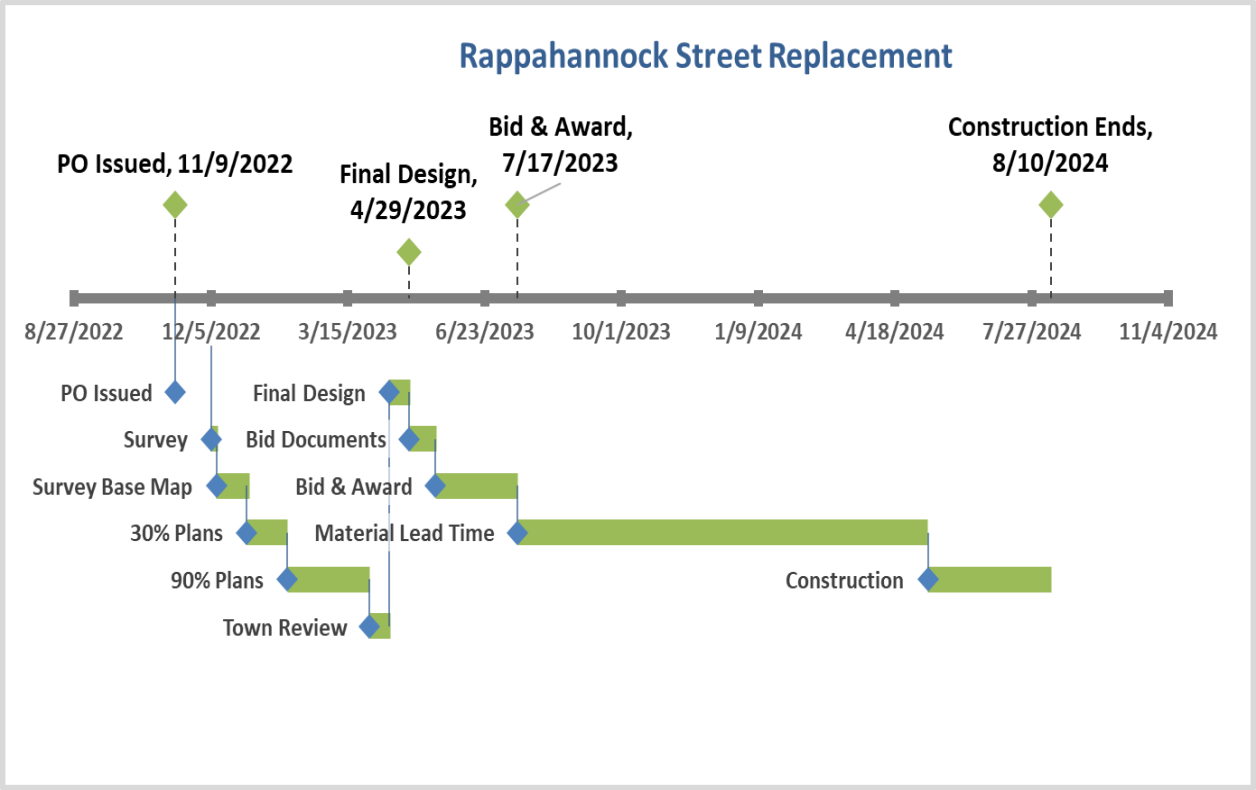
Stream Restroration (Lee Highway/Hampton Inn)

- Project Timeframe and Budget:
  - Design-
    - Start January 25, 2023
    - Complete January 20, 2024
  - Construction Phase-
    - Start January 20, 2024
    - Completion July 15, 2024
  - Monitoring Phase-
    - Start September 1, 2024
    - Completion September 1, 2029
  - Estimated Cost-
    - Design $424,684
    - Construction $1,421,684
    - Other $ 135,820
  - Funding Source-
    - Stormwater Fund $991,094
    - Federal $991,094



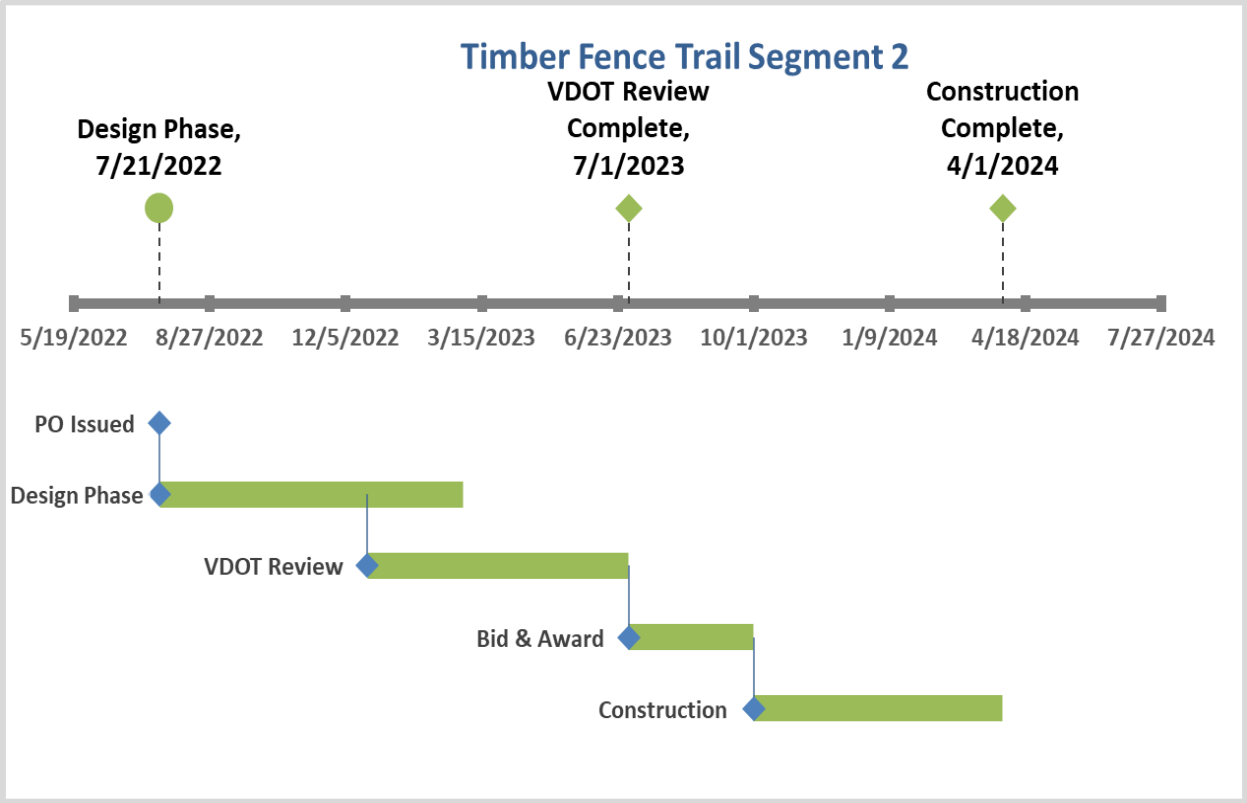
RAPPAHANNOCK STREET WATERLINE REPLACEMENT

- Project Timeframe and Budget:
  - Design-
    - Start December 5, 2022
    - Complete April 29, 2023
  - Project Bid & Award-
    - July 17, 2023
  - Construction Phase-
    - Start July 17, 2023 (40-to-52-week lead time for materials)
    - Completion August 10, 2024
  - Estimated Cost-
    - Design $40,000
    - Construction $560,000
  - Funding Source-
    - Water and Sewer Fund $600,000



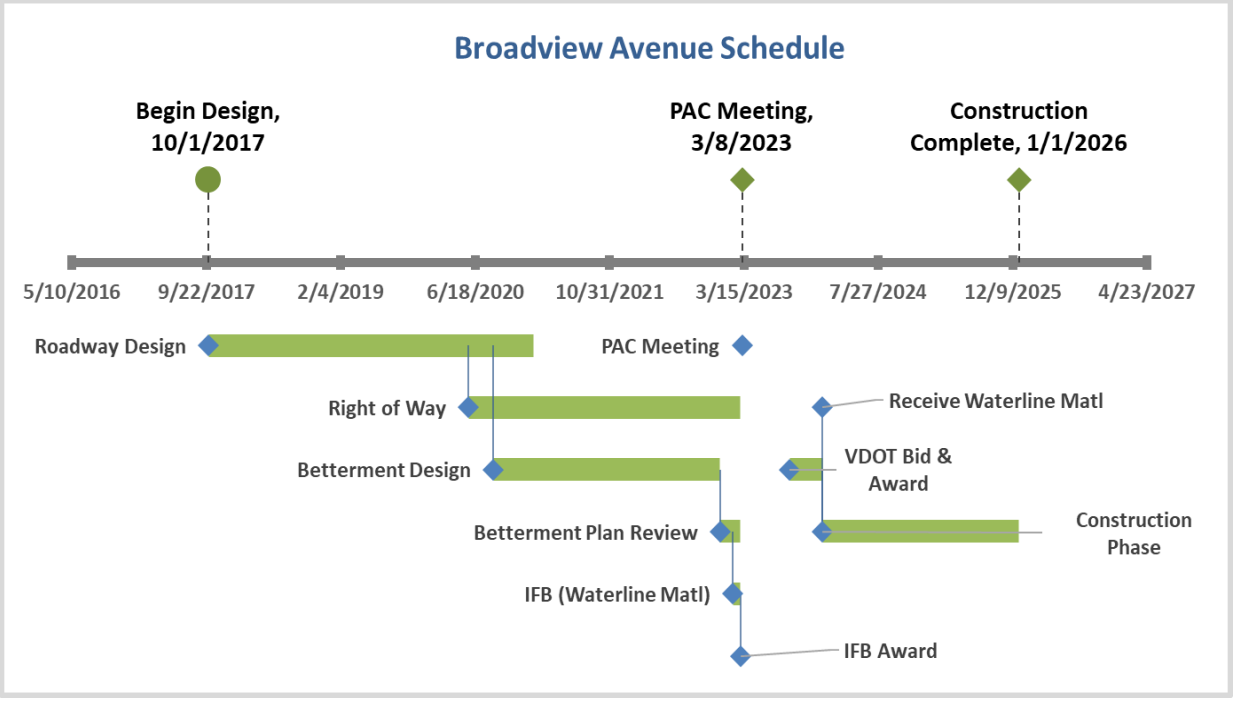
TIMBER FENCE TRAIL SEGMENT 2

- Project Timeframe and Budget:
  - VDOT RFP Review-
    - Started January 10, 2023
    - Completion June 30, 2023
  - Project Bid & Award-
    - Start July 1, 2023
    - Completion September 30, 2023
  - Construction Phase-
    - Start October 15, 2023
    - Completion April 1, 2024
  - Estimated Cost-
    - Design $65,500
    - Construction $443,390
  - Funding Source-
    - Federal $50,889
    - Grant-Commonwealth $407,112
    - Other $50,889



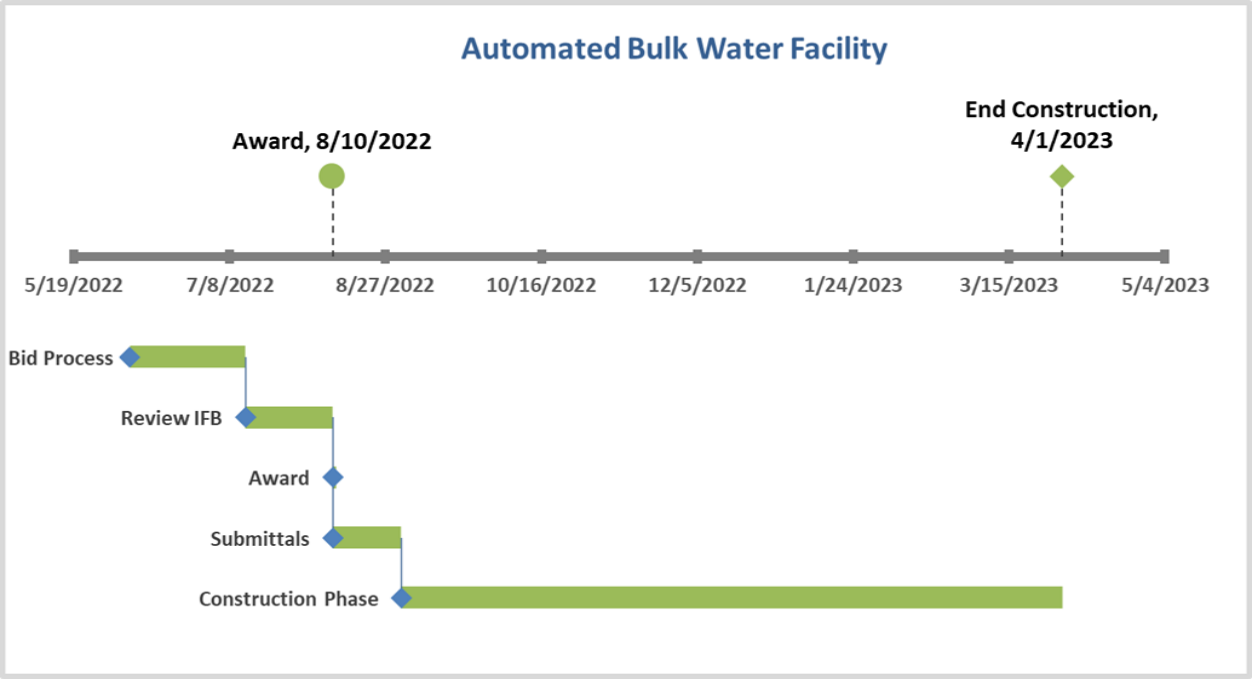
Broadview Avenue Improvement & Betterment

- Project Timeframe and Budget:
  - Roadway Design-
    - Started October 1, 2017
    - Completion January 20, 2021
  - Waterline Design-
    - Start August 24, 2020
    - Completion December 15, 2022
  - VDOT Pre-Advisement-
    - Meeting March 8, 2023
  - Construction Phase-
    - Start January 1, 2024
    - Completion January 1, 2026
  - Estimated Cost-
    - Land Acquisition $2,032,481
    - Construction $6,692,224
  - Funding Source-
    - General Fund $1,488,000
    - Water and Sewer Fund $872,812
    - State $6,363,893



Automated Bulk Water Facility (Laurel Ridge)

- Project Timeframe and Budget:
  - Award-
    - August 10, 2022
  - Submittals-
    - Start August 10, 2022
    - Completion September 1, 2022
  - Construction Phase-
    - Start September 1, 2022
    - Completion April 1, 2023
  - Estimated Cost-
    - Construction $407,950
  - Funding Source-
    - Water and Sewer Fund $407,950



CIP Quarterly Report

Town Council Work Session

February 14, 2023

CIP Quarterly Report

Plan Warrenton 2040

- Community Facilities Goals- CF
- Open Spaces, Parks, and Environmental Goals- P
- Transportation and Circulation Goals- T
- Economic and Fiscal Resiliency Goals- E

Objective

- To introduce and establish a consistent reporting structure for CIP projects

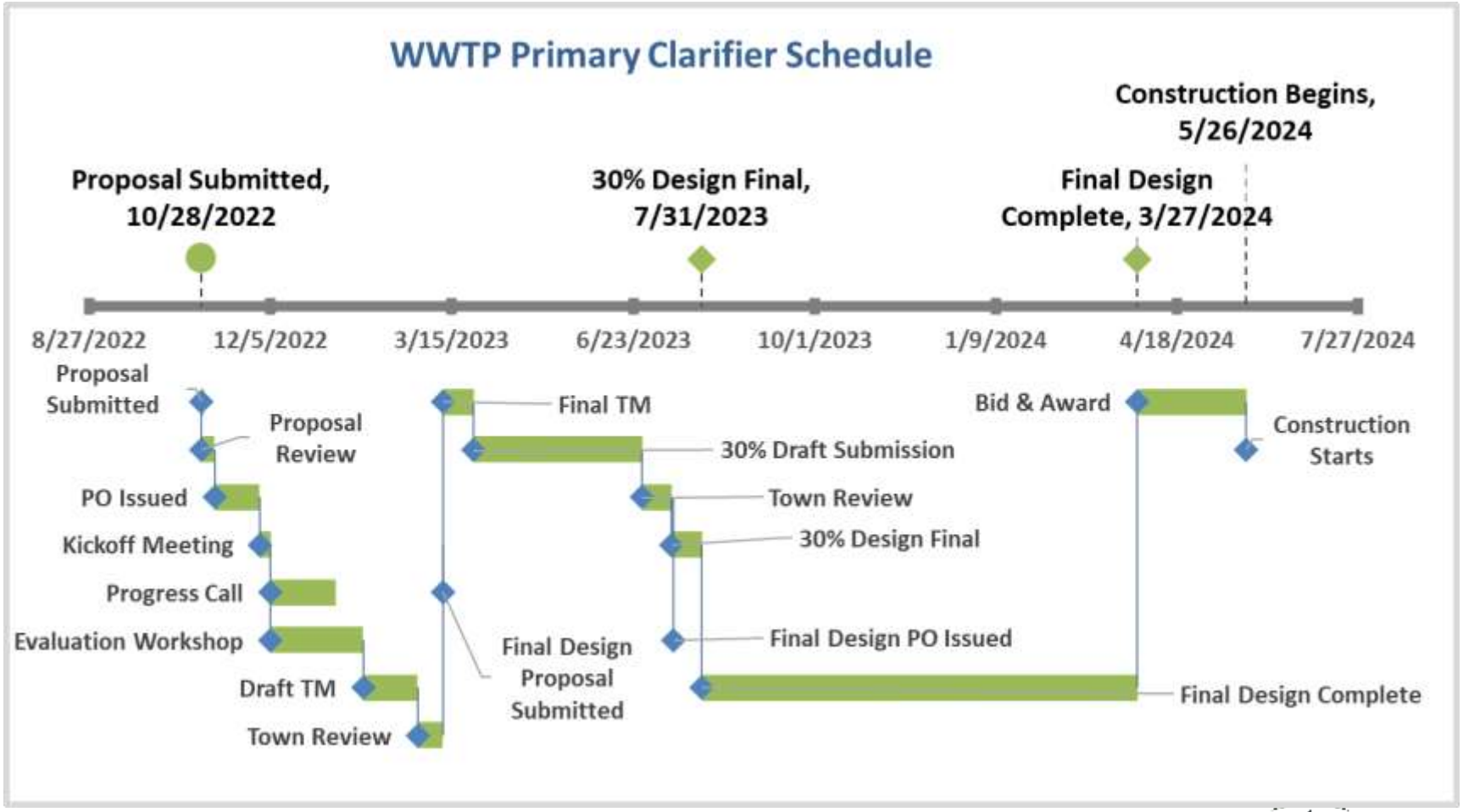
- Provide an overview of CIP projects
  - Currently managed by our Project Coordinator
  - This is NOT a complete list

WWTP Primary Clarifier

Project Timeframe and Budget:

- Preliminary Design-
  - Started December 5, 2022
  - Completion July 31, 2023
- Final Design-
  - Start August 1, 2023
  - Completion March 27, 2024
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WWTP Primary Clarifier

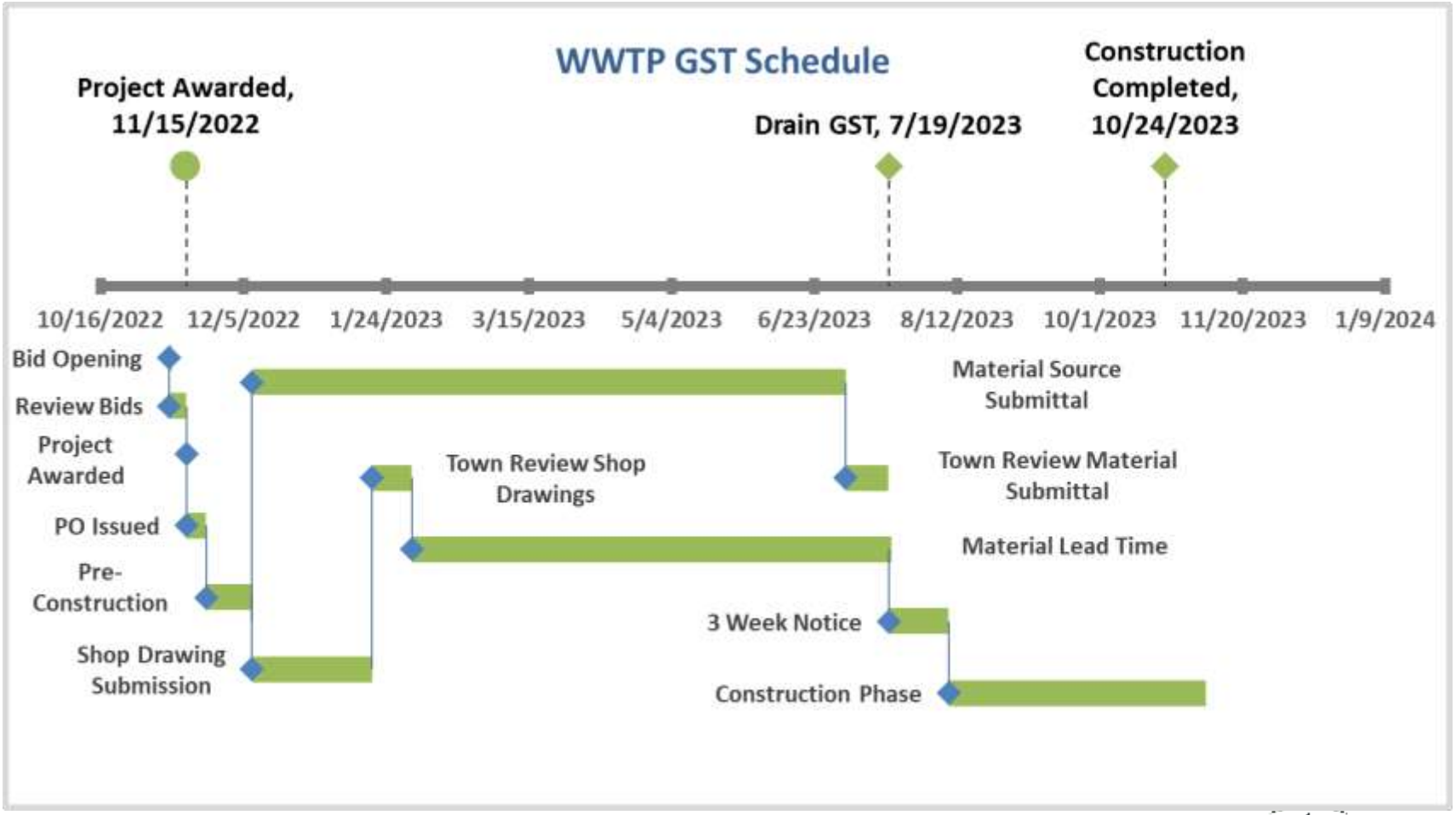


WWTP Gravity Sludge Thickener (GST)

Project Timeframe and Budget:

- Project Awarded-
  - November 15, 2022
- Pre-Construction Meeting-
  - December 8, 2022
- 3-Week Notice-
  - Start July 19, 2023
- Construction Phase-
  - Start August 9, 2023
  - Completion November 6, 2023
- Estimated Cost-
  - Construction $546,844
- Funding Source-
  - Water and Sewer Fund $600,000

WWTP Gravity Sludge Thickener (GST)

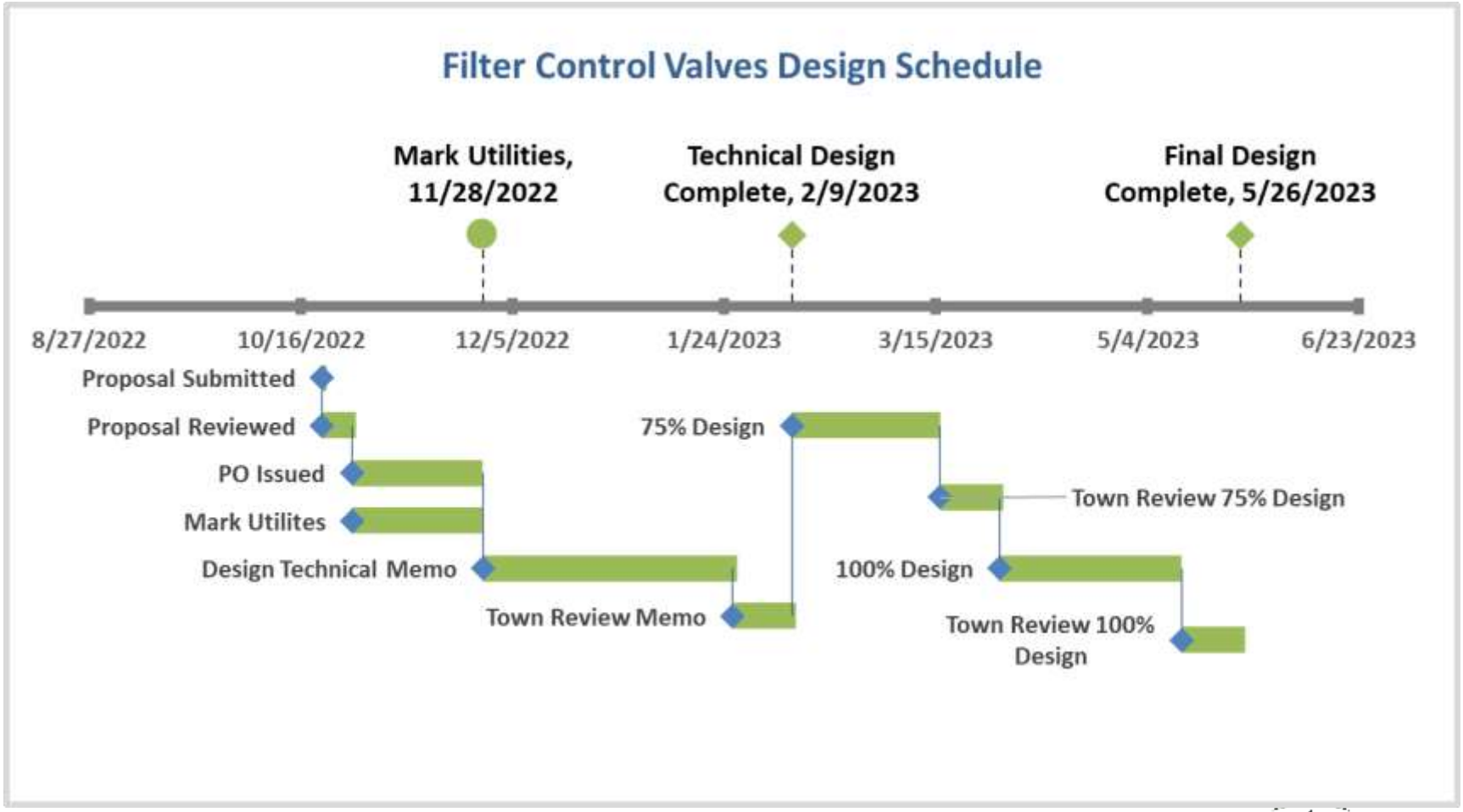


WTP Filter Control Valve

Project Timeframe and Budget:

- Technical Design-
  - Started November 17, 2022
  - Completion February 9, 2023
- Final Design-
  - Start January 26, 2023
  - Completion May 26, 2023
- Project Award-
  - September 17, 2023
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  - Completion December 31, 2024
- Estimated Cost-
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WTP Filter Control Valve

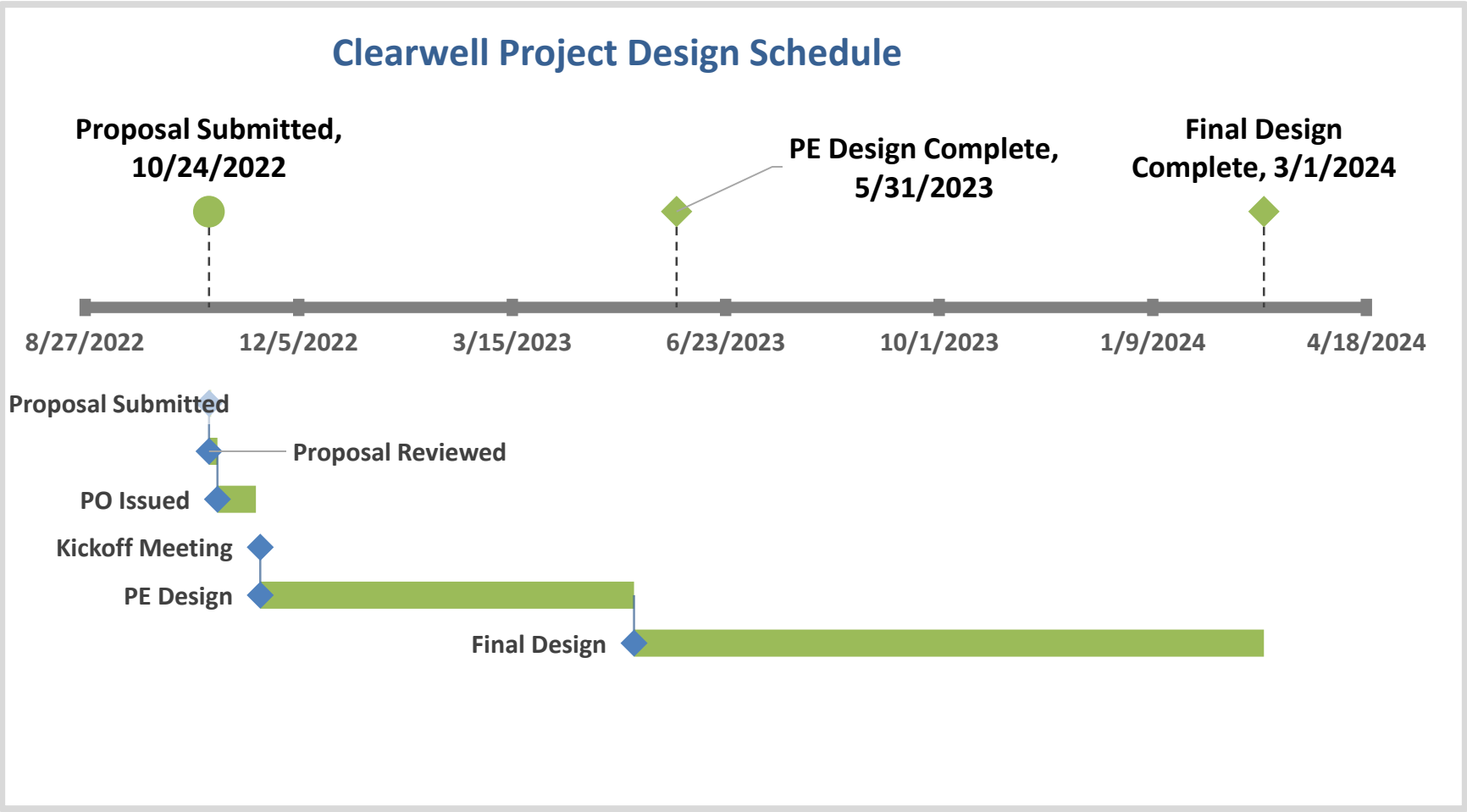


WTP Clearwell Project

Project Timeframe and Budget:

- Preliminary Design-
  - Started October 28, 2022
  - Completion May 11, 2023
- Final Design-
  - Start May 11, 2023
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- Project Award-
  - TBD
- Construction Phase-
  - Start TBD
  - Completion TBD
- Estimated Cost-
  - Design $595,000
  - Construction $6,609,000
- Funding Source-
  - Water and Sewer Fund $1,429,000
  - Debit $5,775,000

WTP Clearwell Project



Garrett Street Pond Retrofit

Project Timeframe and Budget:

- Project Award-
  - July 18, 2022
- PO Issued-
  - August 16, 2022
- Notice to Proceed-
  - November 18, 2022
- Construction Phase-
  - Start January 10, 2023
  - Completion May 19, 2023
- Estimated Cost-
  - Construction $132,655
- Funding Source-
  - Stormwater Fund $20,490
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Garrett Street Pond Retrofit

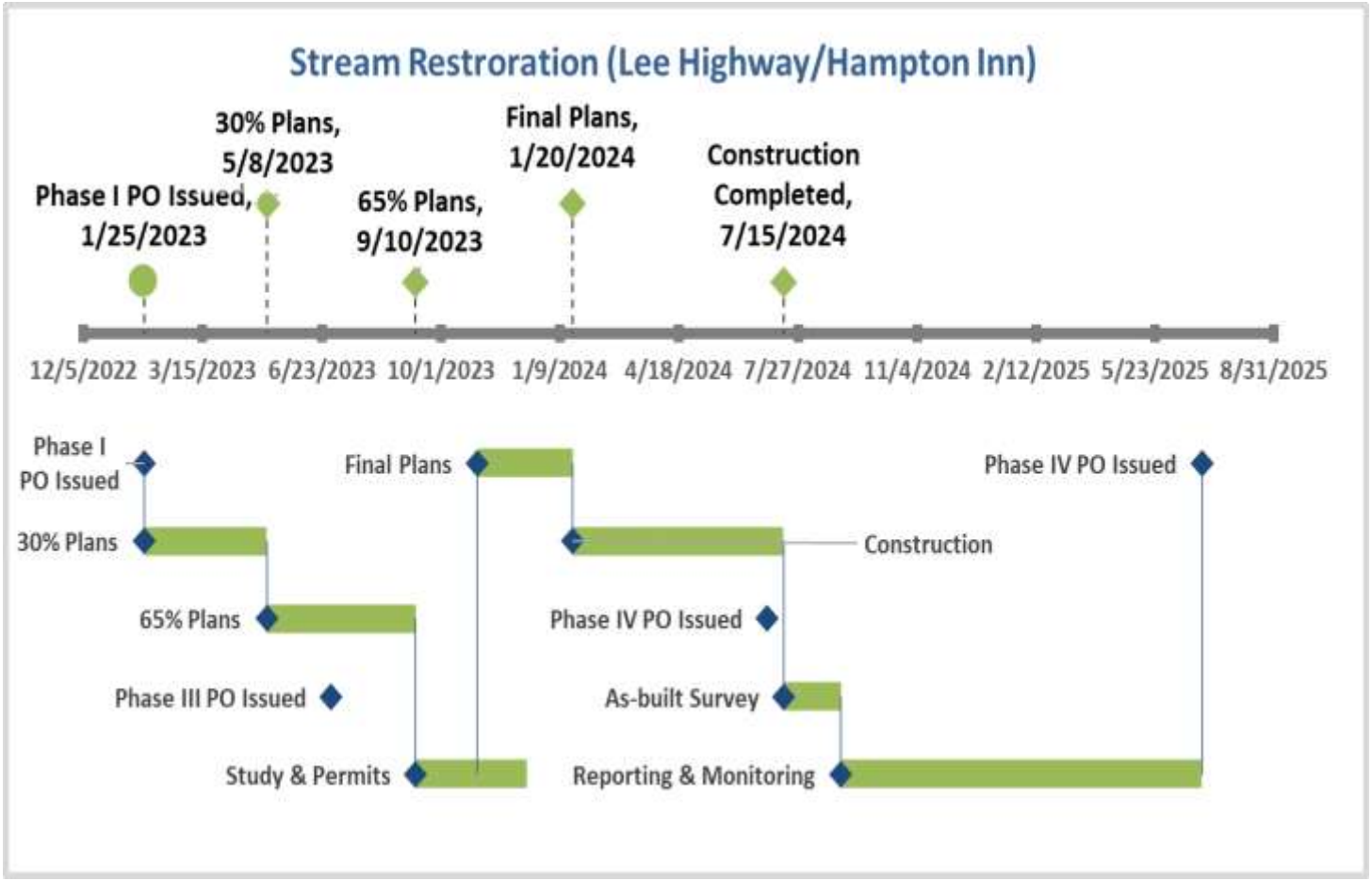


Stream Restoration (Lee Highway/Hampton Inn)

Project Timeframe and Budget:

- Design-
  - Start January 25, 2023
  - Complete January 20, 2024
- Construction Phase-
  - Start January 20, 2024
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  - Start September 1, 2024
  - Completion September 1, 2029
- Estimated Cost-
  - Design $424,684
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Stream Restoration (Lee Highway/Hampton Inn)

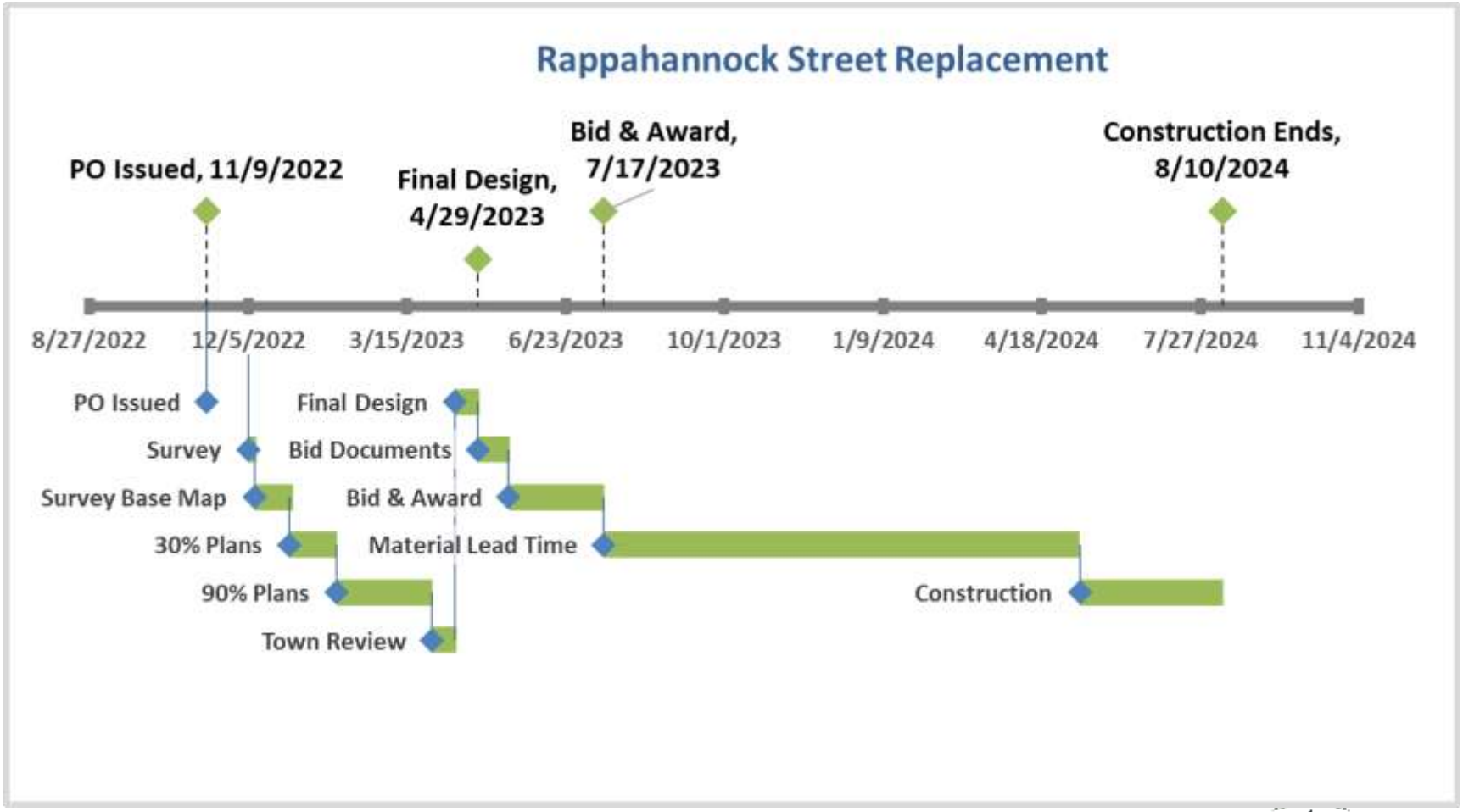


Rappahannock Street Waterline Replacement

Project Timeframe and Budget:

- Design-
  - Start December 5, 2022
  - Complete April 29, 2023
- Project Bid & Award-
  - July 17, 2023
- Construction Phase-
  - Start July 17, 2023 (40-to-52-week lead time for materials)
  - Completion August 10, 2024
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Rappahannock Street Waterline Replacement

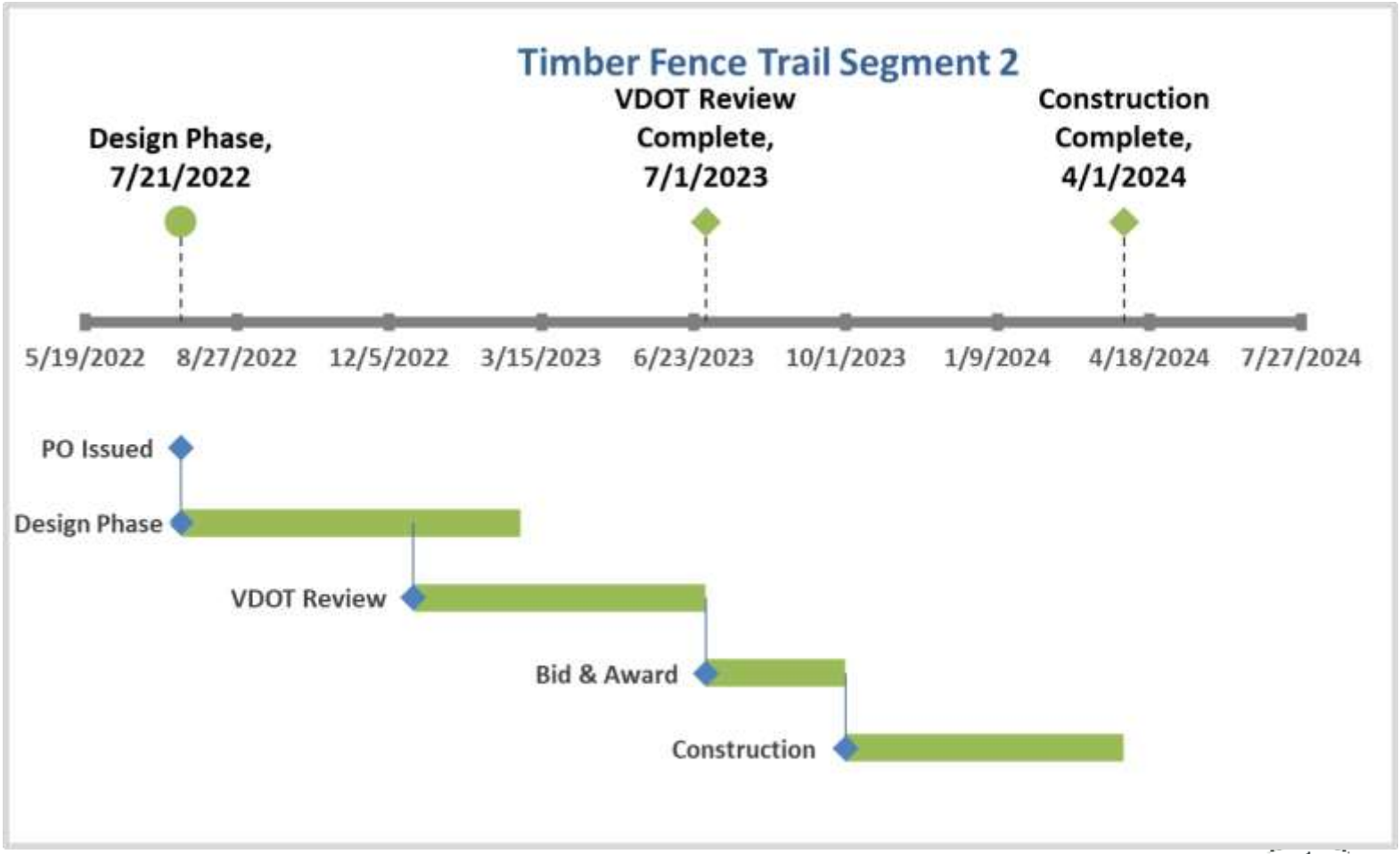


Timber Fence Trail Segment 2

Project Timeframe and Budget:

- VDOT RFP Review-
  - Started January 10, 2023
  - Completion June 30, 2023
- Project Bid & Award-
  - Start July 1, 2023
  - Completion September 30, 2023
- Construction Phase-
  - Start October 15, 2023
  - Completion April 1, 2024
- Estimated Cost-
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Timber Fence Trail Segment 2

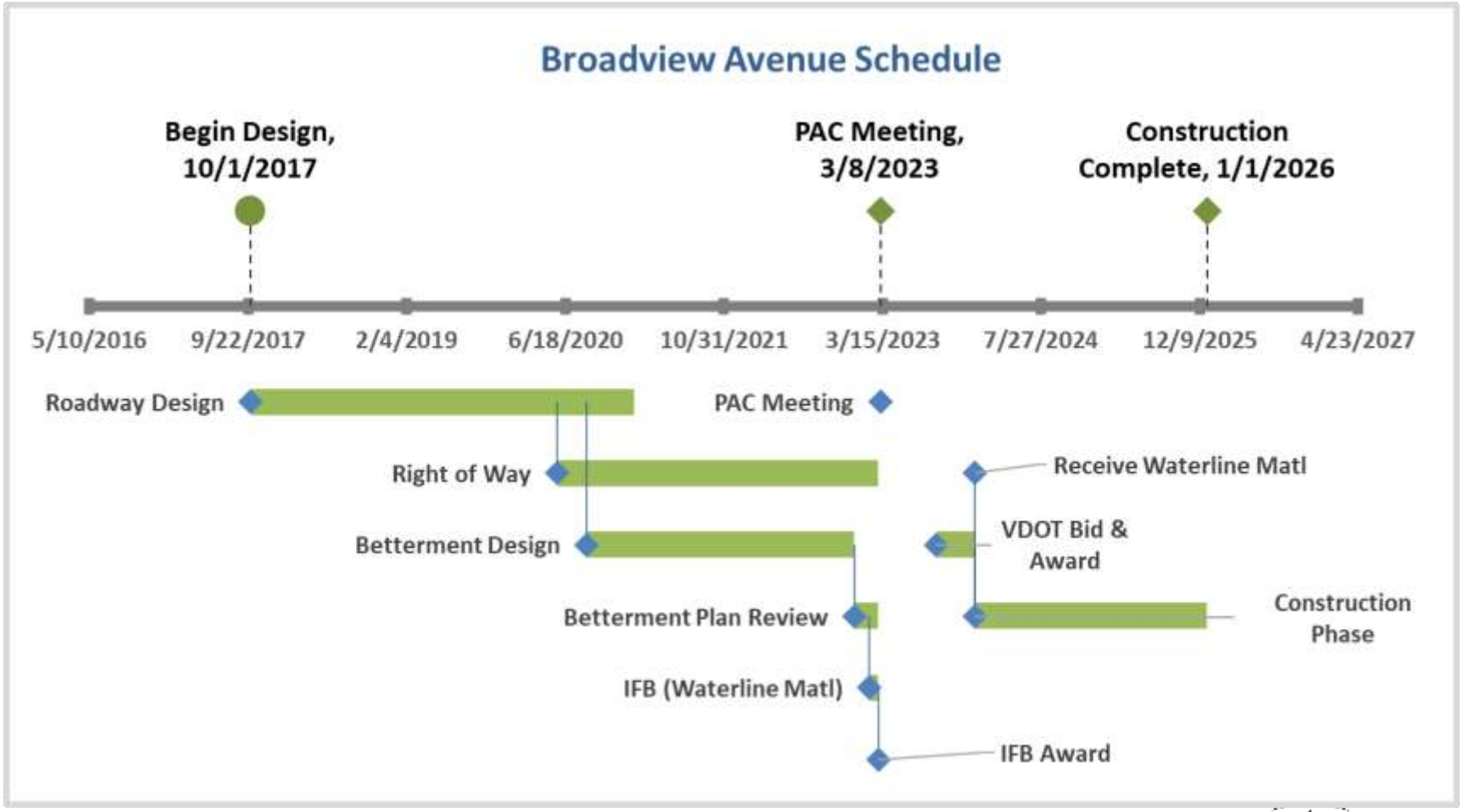


Broadview Avenue Improvement & Betterment

Project Timeframe and Budget:

- Roadway Design-
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  - Completion January 20, 2021
- Waterline Design-
  - Start August 24, 2020
  - Completion December 15, 2022
- VDOT Pre-Advisement-
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- Estimated Cost-
  - Land Acquisition $2,032,481
  - Construction $6,692,224
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Broadview Avenue Improvement & Betterment

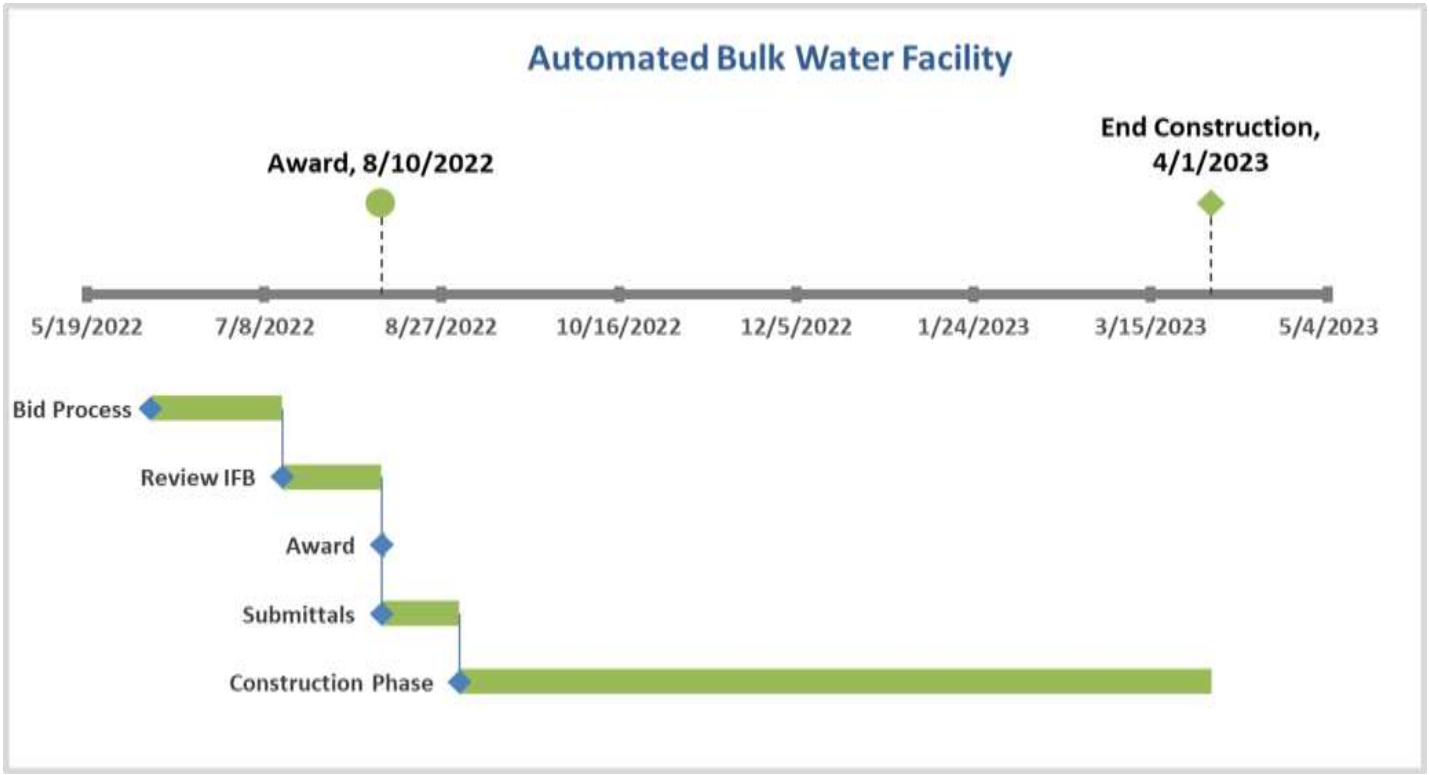


Automated Bulk Water Facility (Laurel Ridge)

Project Timeframe and Budget:

- Award-
  - August 10, 2022
- Submittals-
  - Start August 10, 2022
  - Completion September 1, 2022
- Construction Phase-
  - Start September 1, 2022
  - Completion April 1, 2023
- Estimated Cost-
  - Construction $407,950
- Funding Source-
  - Water and Sewer Fund $407,950

Automated Bulk Water Facility (Laurel Ridge)



CIP Quarterly Report

- **Questions?**

Office of the Town Manager
Christopher E. Martino

STAFF REPORT

Warrenton Town Council
Carter Nevill, Mayor
Heather Sutphin, Ward 1
William Semple, Ward 2
Brett Hamby, Ward 3
James Hartman, Ward 4 Vice Mayor
Jay Heroux, Ward 5
Paul Mooney, At Large
David McGuire, At Large

Council Meeting Date:	February 14, 2023
Agenda Title:	Quarterly Emergency Services & Risk Management Report
Requested Action:	None
Department / Agency Lead:	Office of Emergency Management
Staff Lead:	Michael W Potter, Emergency Services & Risk Manager

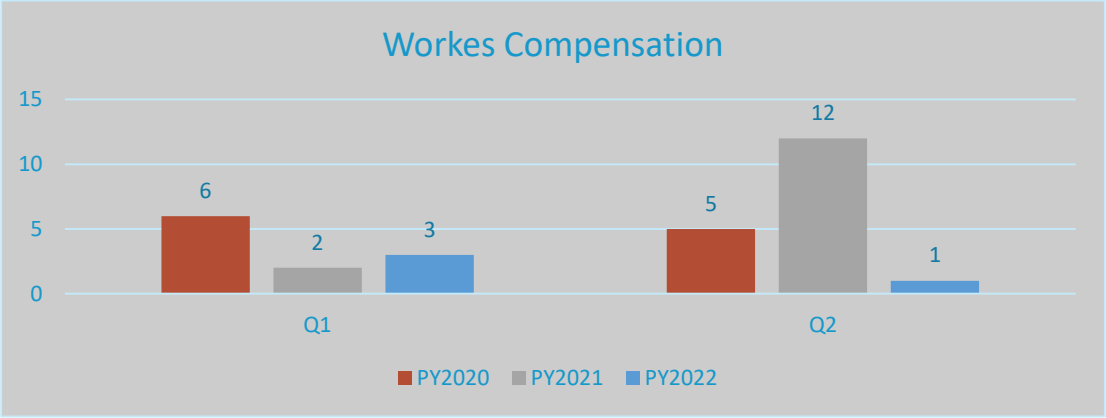
SUMMARY

This report is the first report for the Office of Emergency Management (OEM) since its creation with the adoption of Ord. 2022-11 at the regular Warrenton Town Council meeting in July 2023.

OEM is responsible for all aspects of the Town's comprehensive emergency preparedness program and workplace safety. Since its inception, OEM has collaborated with internal and external partners to reimagine current practices and drive innovation to mitigate risk.

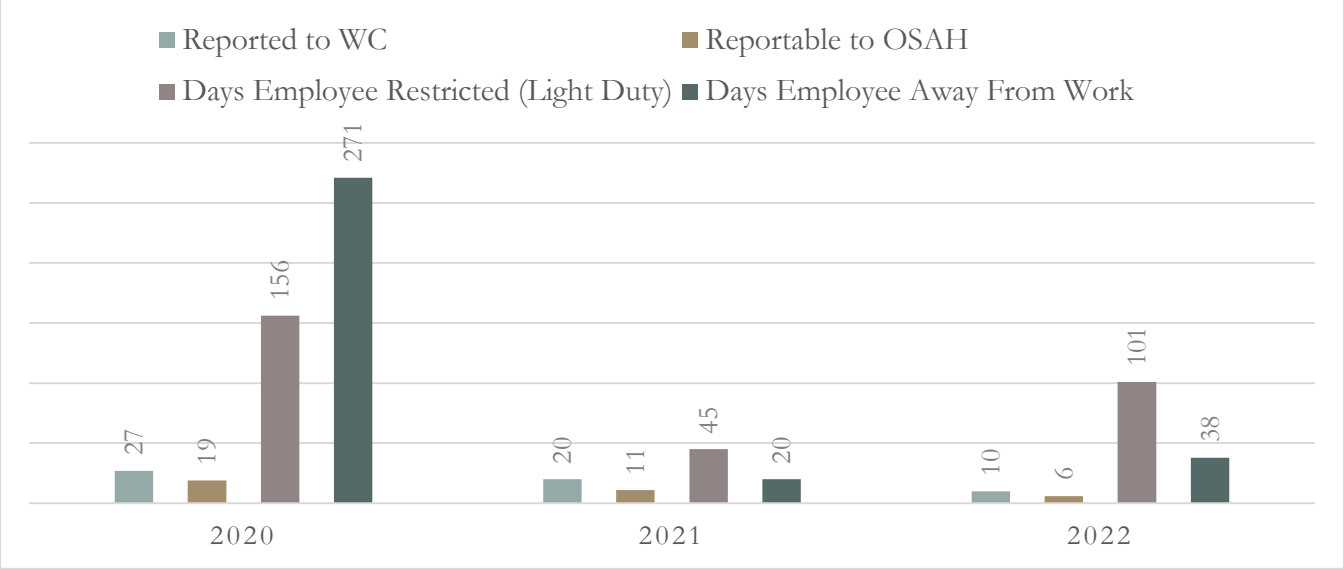
Workplace Injuries and Illness

The below charts represent workers compensation claims for the associated policy years. The policy year runs from July 1 through June 30, and the related year is when the policy took effect (i.e., policy year PY22=FY23). *It is important to note that the numbers represented below are all incidents reported to workers' compensation, not just OSHA-reportable injuries or illnesses.*



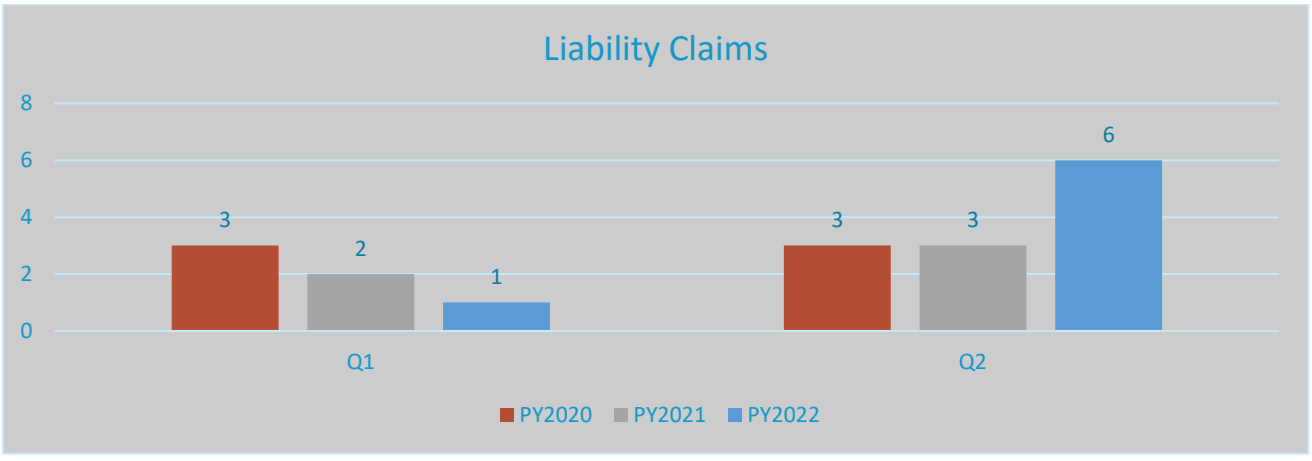
OSHA

OSHA recordable injuries and illnesses are tracked during the calendar year and are reported to OSHA in January. The below chart represents the calendar year breakdown of total incidents reported to workers compensation and actual OSHA reportable injuries or illnesses.



Liability Claims

The chart below represents liability claims through all lines of business for the associated policy year.



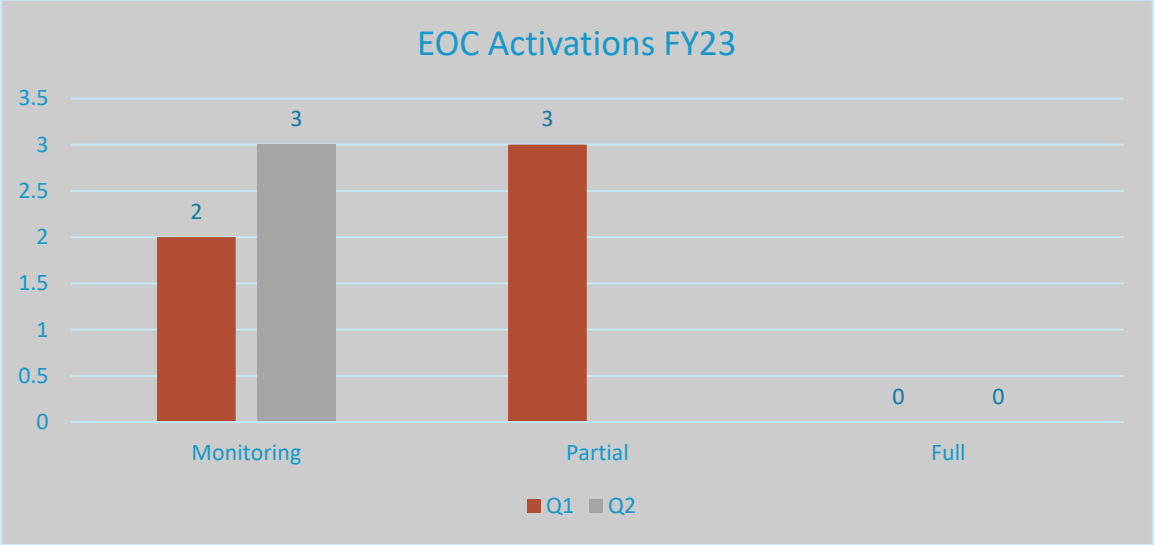
Emergency Operations Center

The EOC activation below are categorized in the following levels:

Monitoring: Activation of representatives from key agencies to maintain situational awareness of an emerging or impending event.

Partial: Activation of five or less personnel.

Full: Activation of six or more personnel.



Office of the Town Manager
Christopher E. Martino

STAFF REPORT

Warrenton Town Council
Carter Nevill, Mayor
Heather Sutphin, Ward 1
William Semple, Ward 2
Brett Hamby, Ward 3
James Hartman, Ward 4 Vice Mayor
Jay Heroux, Ward 5
David McGuire, At Large
Paul Mooney, At Large

Council Meeting Date:	February 14th, 2023
Agenda Title:	Second Street Discussion
Requested Action:	Consider a resolution to Close Second Street to Vehicular Traffic
Department / Agency Lead:	Public Works
Staff Lead:	Tommy Cureton

EXECUTIVE SUMMARY

As part of the RollOutWarrenton! program update presented to the Town Council at the November 2022 meeting Second St. was discussed as an option to either remain closed or to open to vehicular traffic. Staff at that time recommended closure of Second street. Council requested to keep Second St. closed until discussion at the December 2022 Council meeting.

During the December 2022 meeting, staff provided an update regarding the Second St. closure; Council directed staff to open Second St. with the understanding closing Second St. would be a part of the discussion for a permanent program. Experience Old Town Warrenton as well as the Businesses along Second St. requested the Closure of Second St.

On January 23, 2023, Tommy Cureton met with representatives of the EOTW Board, Casey Ward and Jenn Robinson, to discuss the permanent closure of Second Street. During the meeting, they requested that the Town evaluate the opportunity to close Second St permanently and presented a proposal to permanently close the street and design permanent seating for the area.

BACKGROUND

Second St. was closed in 2020 as part of the initial RollOutWarrenton! program. This closure allowed for the use of the space between the buildings for parklets and by the businesses located along Second St. At the November 2022 Town Council meeting, staff suggested reopening Second St. to Vehicle Traffic due to the removal of the Jersey barricades and the safety of pedestrians in the area. The Town Council asked to keep Second St. closed until the December meeting where the decision was made to reopen Second St. Since the reopening, Vendors along Second St. and Experience Old Town Warrenton have expressed a desire to close the street to vehicular traffic and utilize Second St. for parklets and other community centric opportunities.

The challenge with Second St. is the grade and the location of new businesses on Second St. Any permanent redesign of Second St. will need to incorporate changing the grade to more useable space(s), incorporating ADA standards, drainage, and safety. Regardless, staff recommends, if we are directed to have Second St. closed during the program period, any use of this space must comply with all the provisions set forth above with special consideration to safety of leveling the tables; stabilizing furniture or other improvements; providing a “hardened” barrier for safety; and ensuring ADA accessibility. If the space is not part of a business agreement for use, the space can be designated as open space for pedestrian access and additional community space. Staff will engage in a collaborative process to find best uses if directed to do

so. Staff researched the cost of Bollards and other equipment to ensure pedestrian safety if the street were to be closed again.

STAFF RECOMMENDATION

Consider a resolution to Close Second St. permanently to Vehicular Traffic.

Fiscal Impact

Permeant Bollards will need to be acquired at the cost of $5,500 for the effective safe closure of Second Street.

Legal Impact

The Town Council has the ability to close Second Street by legislative action.

ATTACHMENTS

1. **A RESOLUTION DIRECTING STAFF TO CLOSE SECOND STREET VEHICLE TRAFFIC**

EXPERIENCE

WARRENTON

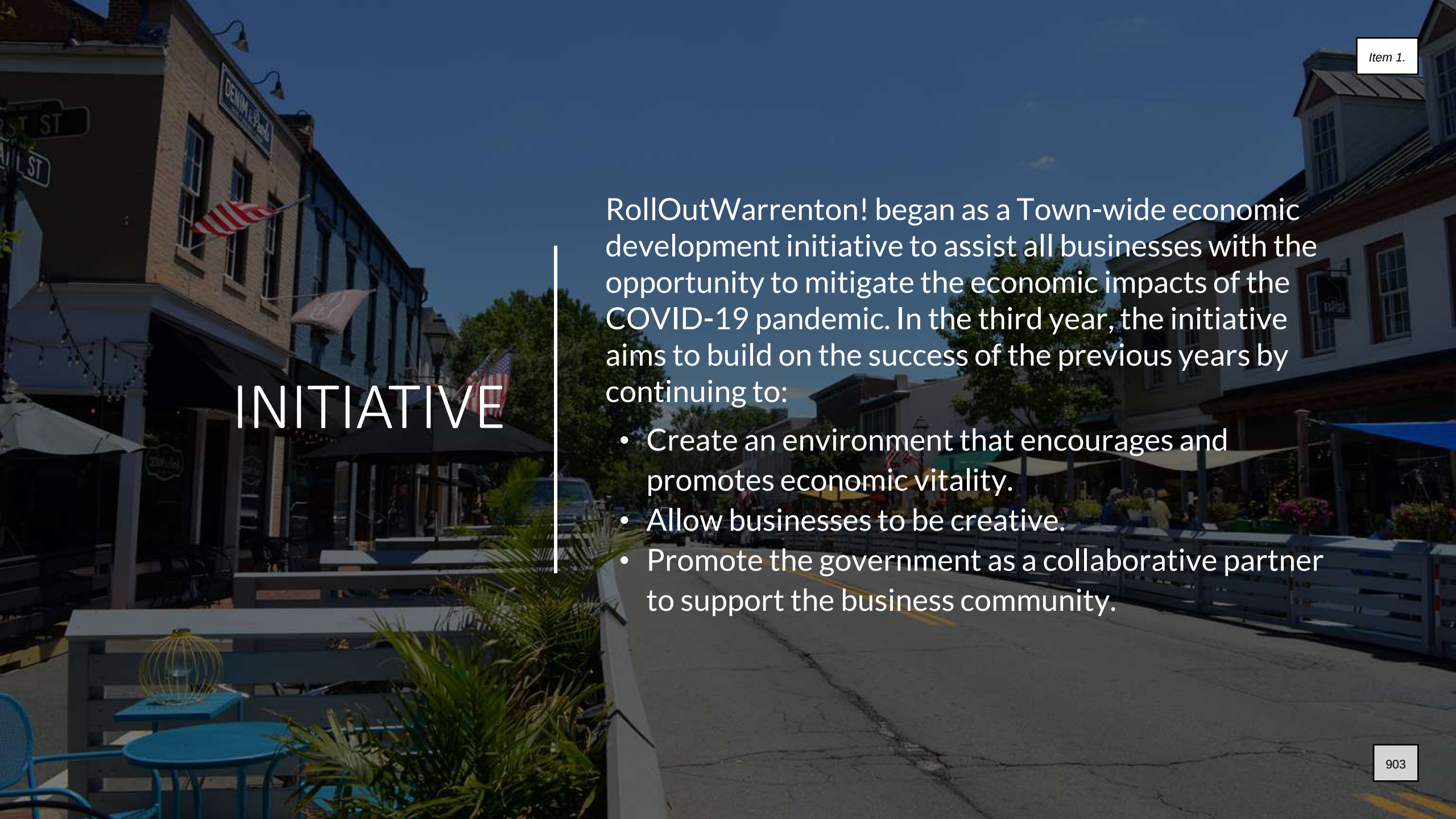
VIRGINIA

EST. 1810

Town Council Work Session

Second Street Closure Discussion

February 14, 2023



INITIATIVE

RollOutWarrenton! began as a Town-wide economic development initiative to assist all businesses with the opportunity to mitigate the economic impacts of the COVID-19 pandemic. In the third year, the initiative aims to build on the success of the previous years by continuing to:

- Create an environment that encourages and promotes economic vitality.
- Allow businesses to be creative.
- Promote the government as a collaborative partner to support the business community.



PROGRAM GOAL

- The goal of RollOutWarrenton! is to:
- Encourage businesses to move outside creating additional space for their customers
- Provide opportunities for alternative temporary signage and;
- Enhance the sense of community by promoting people-oriented spaces.

BACKGROUND

- May 12, 2020 – Regular Meeting - it was introduced and had Council support to move forward. The program was implemented Town-wide.
- August 6, 2020 – Work Session – Staff provided an update, and Council discussion continued with interest in how the program would move through fall and winter implications.
- December 8, 2020 – Regular Meeting – Staff provided an update.
- April 13, 2021 – Work Session – Staff provided an update of the program. Discussion included a survey conducted by Experience Old Town Warrenton (EOTW) illustrating the overall support of continuing the program, introduction of a parklet program, associated documents, and the recommendation to continue the program for another year.
- February 8, 2022, Town Council Work Session discussion to continue the program while working on a more permanent program.
- March 8, 2022, Town Council Work approved continuation of the program with closing Main St. as outlined and discussed with the removal of the parklets to be determined by Public Works with the target of November, prior to Thanksgiving.
- December 13, 2022- Provided an update regarding the Second St. closing; directed to open Second St.
- December 22, 2022- Met with EOTW.
- January 23, 2023- Met with representatives of the EOTW Board to discuss the permanent closure of Second Street. EOTW requested that the Town evaluate the opportunity to close Second St permanently and presented a proposal to permanently close the street and design permanent seating for the area.

Staff Recommendations

Second Street: Closing of Second St. during the temporary program established an additional pedestrian zone and additional space for business use. The challenge with Second St. is the grade and the location of new businesses on Second St. Any permanent redesign of Second St. will need to incorporate changing the grade to more useable space(s), incorporating ADA standards, drainage, and safety. Regardless, staff recommends, if we are directed to have Second St. closed during the program period, any use of this space must comply with all the provisions set forth above with special consideration to safety of leveling the tables; stabilizing furniture or other improvements; providing a "hardened" barrier for safety; and ensuring ADA accessibility. If the space is not part of a business agreement for use, the space can be designated as open space for pedestrian access and additional community space. Staff will engage in a collaborative process to find best uses if directed to do so. EOTW is now recommending Second St. be closed in consideration of the businesses along Second St.

Permanent bollards will be required to safely close the street at a cost of $5,500.



Questions?

February 14, 2023
Town Council
Regular Meeting

A RESOLUTION DIRECTING STAFF TO CLOSE SECOND STREET VEHICLE TRAFFIC

WHEREAS, Warrenton, VA (Hereinafter "the Town") is a municipal corporation located within the County of Fauquier; and

WHEREAS, the Town developed and implemented the RollOutWarrenton! program as a temporary program to assist businesses in navigating the restrictions from the COVID-19 pandemic; and

WHEREAS, the 2022 RollOutWarrenton! program ended for the 2022 season on Nov 1, 2022 after successfully assisting businesses and providing an effective model for increasing pedestrian traffic and additional events along Main Street; and

WHEREAS, the Town Council Voted to reopen Second Street at the December 13th, 2023 Town Council meeting; and

WHEREAS, based on suggestions and feedback from the local vendors and Experience Old Town Warrenton the Town Council has evaluated the options before them; and

NOW, THEREFORE, BE IT RESOLVED that the Warrenton Town Council Hereby directs Staff to close Second Street to Vehicle traffic,

BE IT FURTHER RESOLVED that the Warrenton Town Council Hereby directs Staff to purchase and install permeant bollards for the closure to ensure pedestrian safety on Second Street.

Votes:
Ayes:
Nays:
Absent from Vote:
Absent from Meeting:

For Information:
Deputy Town Manager

ATTEST: _____
Town Recorder

February 14th, 2023
Town Council
Regular Meeting