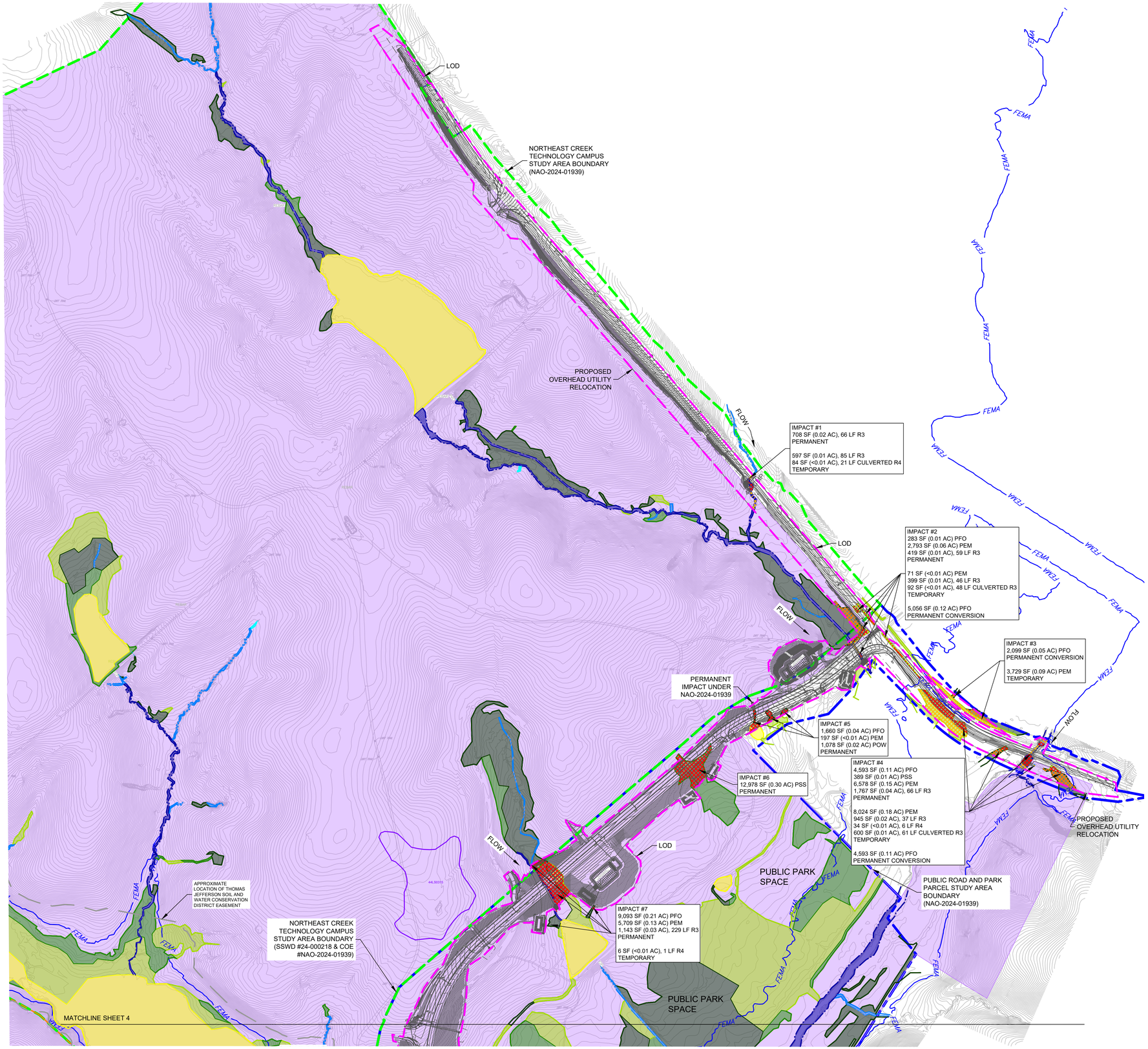

LEGEND

- NORTHEAST CREEK TECHNOLOGY CAMPUS STUDY AREA BOUNDARY (NAO-2024-01939)
- DESPER CREEK STUDY AREA BOUNDARY (NAO-2024-02685)
- PUBLIC ROAD AND PARK PARCEL STUDY AREA BOUNDARY (NAO-2024-02686)
- LIMITS OF CLEARING AND GRADING
- PROPOSED PERMANENT IMPACT AREAS
- PROPOSED TEMPORARY IMPACT AREAS
- PROPOSED PERMANENT CONVERSION IMPACT AREAS
- PREVIOUSLY AUTHORIZED IMPACT AREAS (NAO-2024-01939 NORTHEAST CREEK TECHNOLOGY CAMPUS)
- PERENNIAL STREAM (PER WSSI'S OBSERVATIONS)
- APPROXIMATE LIMITS OF PERENNIAL STREAM (PER WSSI OBSERVATIONS - NOT SURVEYED)
- INTERMITTENT STREAM (PER WSSI'S OBSERVATIONS)
- APPROXIMATE LIMITS OF INTERMITTENT STREAM (PER WSSI OBSERVATIONS - NOT SURVEYED)
- PALUSTRINE FORESTED WETLAND AREAS
- PALUSTRINE SCRUB/SHRUB WETLAND AREAS
- PALUSTRINE EMERGENT WETLAND AREAS
- PALUSTRINE OPEN WATER AREAS (POND)
- FEMA FLOODPLAIN
- P1 DRAINAGE AREA CALCULATION LOCATION
- LOUISA COUNTY TECHNOLOGY OVERLAY DISTRICT (TOD)

COWARDIN CLASSIFICATION

PFO	PALUSTRINE FORESTED WETLAND
PSS	PALUSTRINE SCRUB-SHRUB WETLAND
PEM	PALUSTRINE EMERGENT WETLAND
POW	PALUSTRINE OPEN WATER
R3	RIVERINE UPPER PERENNIAL
R4	RIVERINE INTERMITTENT

SEE SHEET 4 FOR IMPACT SUMMARY TABLE.

NOTES:

1. Topography, site boundary and site design information provided by Louisa County Digital Data and Timmons, was used as a base for this exhibit. The contour interval (C.I.) is 1 feet.

2. The boundaries of jurisdictional wetlands and other Waters of the United States (WOTUS) within the Green Bay Farm Road Phase I project area were delineated and surveyed by Wetland Studies and Solutions, Inc. (WSSI) in February and March 2024. The results of this delineation are described in WSSI's report dated August 12, 2024, revised September 12, 2024. A preliminary jurisdictional determination is currently in review with the U.S. Army Corps of Engineers (COE).

3. Limits of impacts to jurisdictional wetlands and other WOTUS shown hereon are based upon current development plans and renderings for submission of the joint permit application. Buildings and other ancillary improvement types, layouts, and proposed uses may vary somewhat without affecting said permits as long as the nature and scope of impacts to jurisdictional wetlands and other WOTUS are not changed.

GRAPHIC SCALE

200 0 100 200 400 800

(IN FEET)
1 inch = 200 ft.

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Exhibit 8:
Overall Wetlands and Waters of the U.S. (WOTUS) Impact Map

Prepared For: Amazon Data Services, Inc.

Green Bay Farm Road Phase I
Louisa County, Virginia

Copyright © 2025 Wetland Studies and Solutions, Inc.

REVISIONS

No.	Date	Description	Rev. By	App. By
1	5/2025	Include Louisa County TOD and proposed overhead utility relocation.	RVE	RPC
2	6/2025	Include Desper Creek Study Area Boundary.	RVE	RPC
3	7/2025	Include T.JSWD easement and updated existing topo.	RVE	RPC
4	6/2026	Minor increase to temporary Impact #4.	RVE	RPC

DATE: April 2025 SCALE: 1" = 200' C.I.: 1'

Horizontal Datum: VCS NAD 83
Vertical Datum: NAVD 88
Boundary and Topo Source: Louisa County Digital Data and Timmons

Design	Draft	Approved
RVE	RVE	CB

Sheet # 3 of 25

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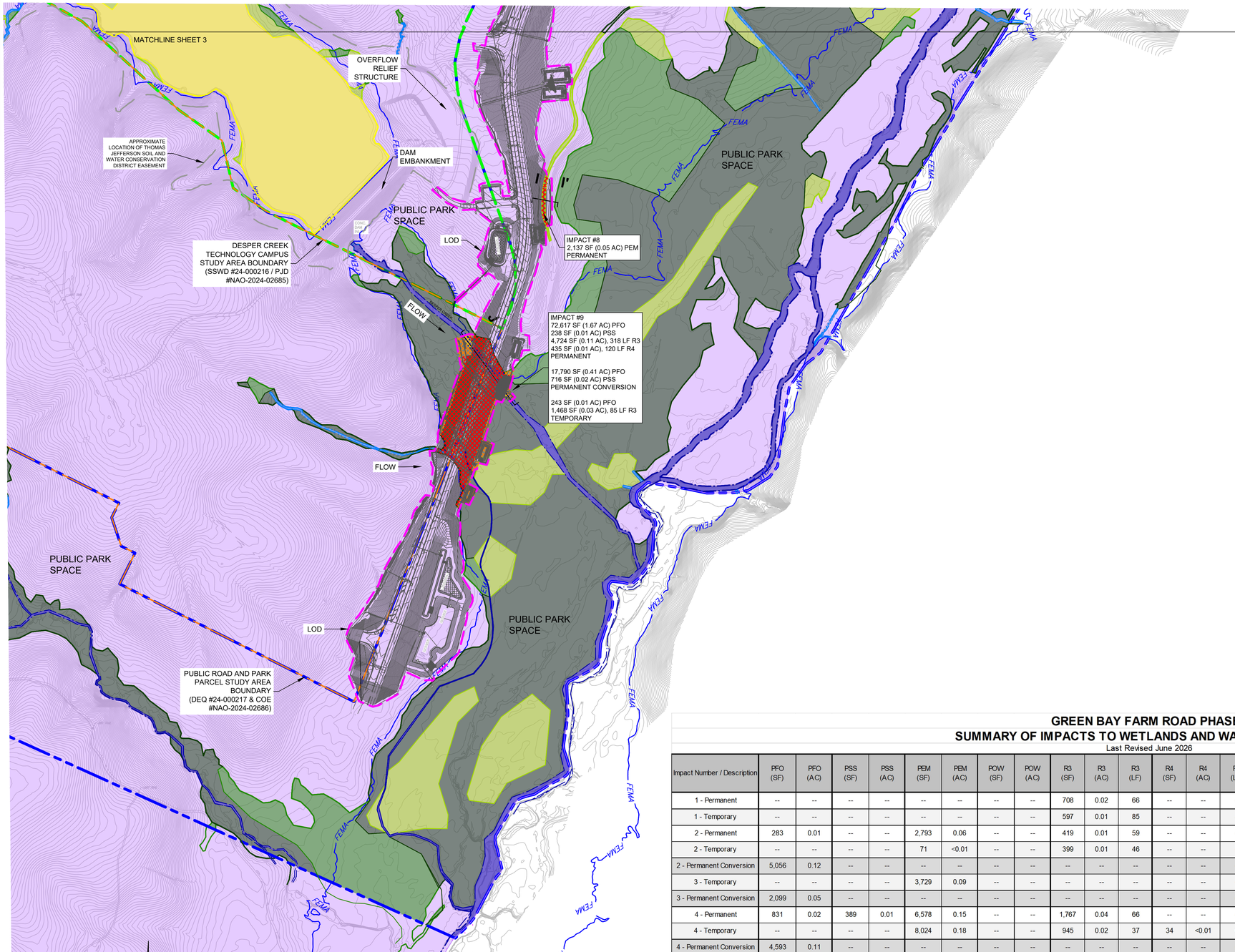

SEE SHEET 3 FOR NOTES AND LEGEND.

GRAPHIC SCALE

200 0 100 200 400 800

(IN FEET)
1 inch = 200 ft.

GREEN BAY FARM ROAD PHASE I
SUMMARY OF IMPACTS TO WETLANDS AND WATERS OF THE U.S.

Last Revised June 2026

Impact Number / Description	PFO (SF)	PFO (AC)	PSS (SF)	PSS (AC)	PEM (SF)	PEM (AC)	POW (SF)	POW (AC)	R3 (SF)	R3 (AC)	R3 (LF)	R4 (SF)	R4 (AC)	R4 (LF)	Culverted R3 (SF)	Culverted R3 (AC)	Culverted R3 (LF)	Culverted R4 (SF)	Culverted R4 (AC)	Culverted R4 (LF)	Total Impact Area (SF)	Total Impact Area (AC)	Total Impact Length (LF)	Total Culvert Length (LF)
1 - Permanent	--	--	--	--	--	--	--	--	708	0.02	66	--	--	--	--	--	--	--	--	--	708	0.02	66	--
1 - Temporary	--	--	--	--	--	--	--	--	597	0.01	85	--	--	--	--	--	--	84	<0.01	21	681	<0.01	85	21
2 - Permanent	283	0.01	--	--	2,793	0.06	--	--	419	0.01	59	--	--	--	--	--	--	--	--	--	3,495	0.08	59	--
2 - Temporary	--	--	--	--	71	<0.01	--	--	399	0.01	46	--	--	--	92	<0.01	48	--	--	--	562	0.01	46	48
2 - Permanent Conversion	5,056	0.12	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	5,056	0.12	--	
3 - Temporary	--	--	--	--	3,729	0.09	--	--	--	--	--	--	--	--	--	--	--	--	--	--	3,729	0.09	--	--
3 - Permanent Conversion	2,099	0.05	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	2,099	0.05	--	--
4 - Permanent	831	0.02	389	0.01	6,578	0.15	--	--	1,767	0.04	66	--	--	--	--	--	--	--	--	--	9,565	0.22	66	--
4 - Temporary	--	--	--	--	8,024	0.18	--	--	945	0.02	37	34	<0.01	6	600	0.01	61	--	--	--	9,603	0.22	43	61
4 - Permanent Conversion	4,593	0.11	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	4,593	0.11	--	--
5 - Permanent	1,660	0.04	--	--	197	<0.01	1,078	0.02	--	--	--	--	--	--	--	--	--	--	--	--	2,935	0.07	--	--
6 - Permanent	--	--	12,987	0.30	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	12,987	0.30	--	--
7 - Permanent	9,093	0.21	--	--	5,709	0.13	--	--	1,143	0.03	229	--	--	--	--	--	--	--	--	--	15,945	0.37	229	--
7 - Temporary	--	--	--	--	--	--	--	--	--	--	--	6	<0.01	1	--	--	--	--	--	--	6	<0.01	1	--
8 - Permanent	--	--	--	--	2,137	0.05	--	--	--	--	--	--	--	--	--	--	--	--	--	--	2,137	0.05	--	--
9 - Permanent	72,617	1.67	283	0.01	--	--	--	--	4,724	0.11	318	435	0.01	120	--	--	--	--	--	--	78,059	1.79	438	--
9 - Temporary	243	0.01	--	--	--	--	--	--	1,468	0.03	85	--	--	--	--	--	--	--	--	--	1,711	0.04	85	--
9 - Permanent Conversion	17,790	0.41	716	0.02	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	18,506	0.42	--	--
Total Permanent	**84,484**	**1.94**	**13,659**	**0.31**	**17,414**	**0.40**	**1,078**	**0.02**	**8,761**	**0.20**	**738**	**435**	**0.01**	**120**	**--**	**--**	**--**	**--**	**--**	**--**	**125,831**	**2.89**	**858**	**--**
Total Temporary	**243**	**0.01**	**--**	**--**	**11,824**	**0.27**	**--**	**--**	**3,409**	**0.08**	**253**	**40**	**<0.01**	**7**	**692**	**0.02**	**109**	**84**	**<0.01**	**21**	**16,292**	**0.37**	**260**	**130**
Total Permanent Conversion	**29,538**	**0.68**	**716**	**0.02**	**--**	**--**	**--**	**--**	**--**	**--**	**--**	**--**	**--**	**--**	**--**	**--**	**--**	**--**	**--**	**--**	**30,254**	**0.69**	**--**	**--**
Overall Total	**114,265**	**2.62**	**14,375**	**0.33**	**29,238**	**0.67**	**1,078**	**0.02**	**12,170**	**0.28**	**991**	**475**	**0.01**	**127**	**692**	**0.02**	**109**	**84**	**<0.01**	**21**	**172,377**	**3.96**	**1,118**	**130**

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Exhibit 7:
Overall Wetlands and Waters of the U.S. (WOTUS) Impact Map

Prepared For: Amazon Data Services, Inc.

Green Bay Farm Road Phase I
Louisa County, Virginia

Copyright © 2025 Wetland Studies and Solutions, Inc.

REVISIONS

No.	Date	Description	Rev. By	App. By
1	5/2025	Include Louisa County TOD and proposed overhead utility infrastructure.	RVE	RPC
2	6/2025	Include Desper Creek Study Area Boundary.	RVE	RPC
3	8/2025	Include TJSWD easement and updated existing topo.	RVE	RPC
4	6/2026	Minor increase to temporary impact #4.	RVE	RPC

DATE: April 2025

SCALE: 1" = 200' C.I.: 1'

Horizontal Datum: VCS NAD 83

Vertical Datum: NAVD 88

Boundary and Topo Source:
Louisa County Digital Data and Timmons

Design	Draft	Approved
RVE	RVE	CB

Sheet #
4 of 25

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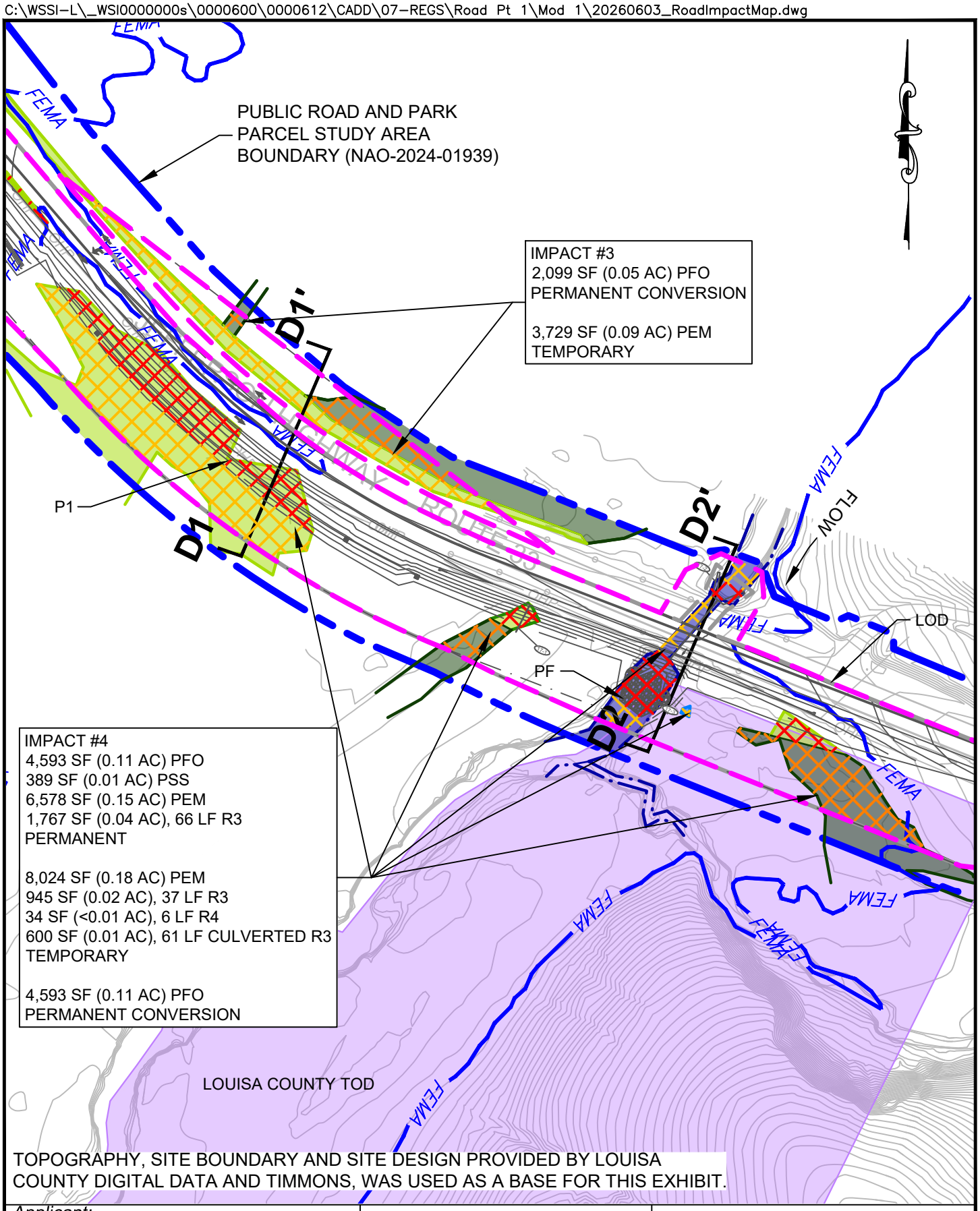

TOPOGRAPHY, SITE BOUNDARY AND SITE DESIGN PROVIDED BY LOUISA COUNTY DIGITAL DATA AND TIMMONS, WAS USED AS A BASE FOR THIS EXHIBIT.

Applicant:
Amazon Data Services, Inc.
410 Terry Ave N
Seattle, WA 98109

Agent:
Wetland Studies and Solutions, Inc.
5300 Wellington Branch Drive, Suite 100
Gainesville, VA 20155
(Phone) 703-679-5600 (Fax) 703-679-5601

GREEN BAY FARM ROAD PHASE I

Proposed Impacts to Nontidal Waters of the U.S.

Louisa County, Virginia

IMPACTS #3 & #4

Date: **April 2025; Rev June 2026**

Scale: ***1" = 50'***

Sheet: 10 of 25