

# Current Noise Charts/Maps for Data Center Development

By John W. Lyver, IV, Ph.D.

[JLyver4@Comcast.NET](mailto:JLyver4@Comcast.NET)

File as of : 8/15/2022

*Note:*

*All materials, images, and data  
in this file are protected under  
US Copyright and may not be  
used or reproduced without  
written permission from J.Lyver.*

# Contents

Contained in this file are:

- Map of all data center sites listed as operational or planned by the Prince William County Finance Office, Tax Assessment Division
- Listing of schools (public and private), and public safety facilities in and around the Data Center Overlay Zone Opportunity District (DCOZOD) and the anticipated noise levels at each currently and after build-out
- Special small area studies of noise from data centers on neighborhoods

# Data Center Maps

- A map of the DCOZOD area. On this map, each operating data center building and planned data center site are shown. Also shown are the public and private schools in the area as well as the Universities, police, and fire stations.

Sources of information:

- The DCOZOD is shown in the light blue shading and is from the PW County Mapper.
  - A list of data centers and planned data center sites is provided. (Sources: Data centers from PWC Finance Office. List of schools, & public safety facilities collected from various PWC, Manassas City, and other internet sources)
  - The outline of the Manassas City boundary is redrawn from the Manassas City GIS system.
- Notes:
    - The icons for data center buildings and sites are outlined to show small-medium-large sizes of the buildings and the site acreages.
    - Only public/private schools that serve 1<sup>st</sup> through 12<sup>th</sup> grades and college/university level are included.

### Western Prince William County

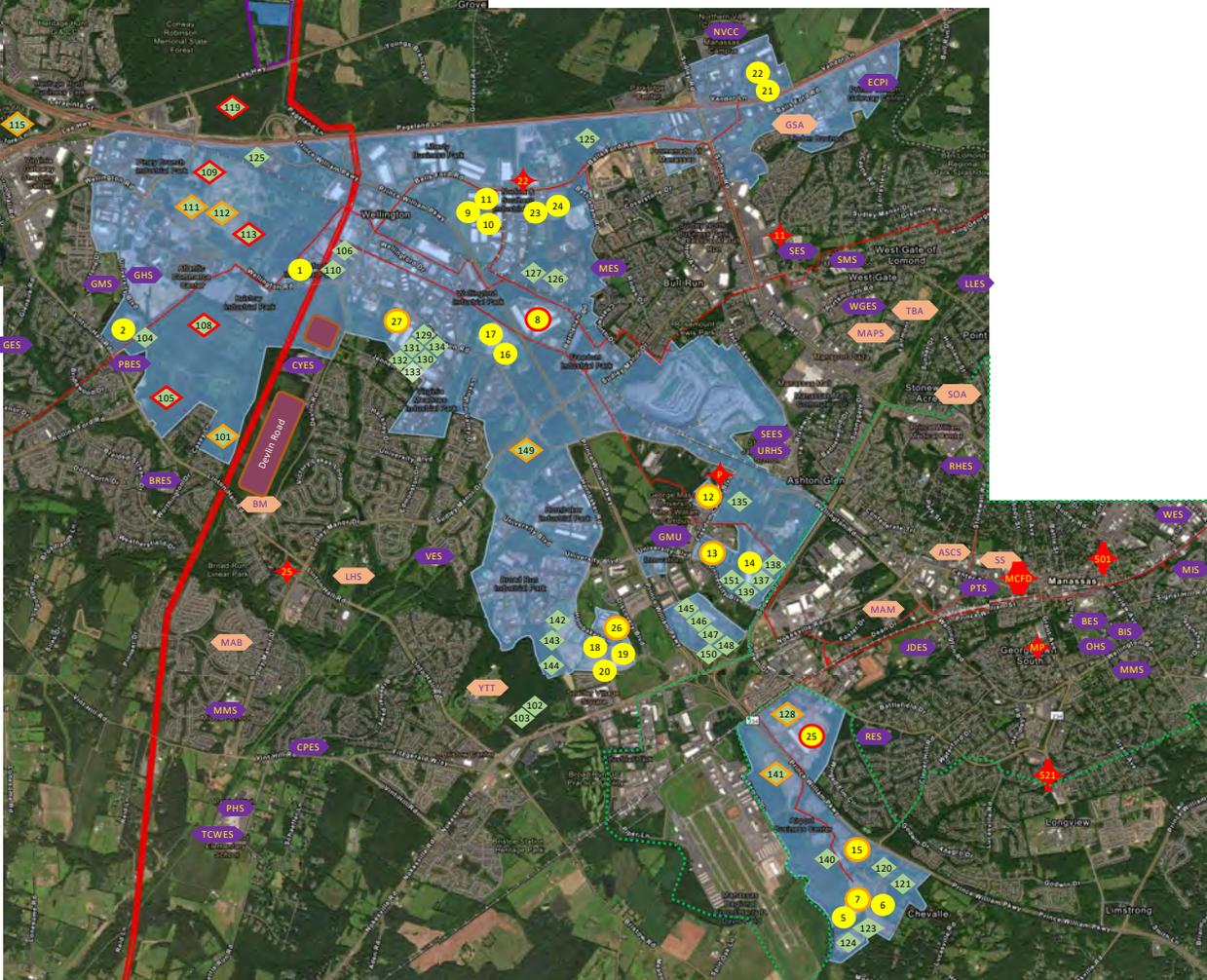
Operating DC: **38** bldgs  
 Planned DC (est): up to **240** bldgs  
 Potential DC: **48** new sites  
 Public schools < ½ mile from DC: **15**  
 Private schools < ½ mile from DC: **5**  
 Police/Fire < ½ mile from DC: **4**



### Legend:

- 5 5 5 Operational DC Site (<275K, mid, >500K)  
Square feet DC on site
- 5 5 5 DC Site Under Development  
(<50, mid, >100 acres on site)
- P Newly Proposed DC
- 4 P PWC/Manassas City Fire & Police Stations
- GHS PWC/Manassas City Public Schools
- LHS Private Schools
- ..... Manassas City Boundary (Approximate)

**Note:** Numbers/abbreviations are references to data center sites & facilities on the following pages



### PW Digital Gateway Expanded Study Area

An Interactive Informational Map provided by the Planning Office

*Data compiled from  
 PWC Finance Office*

*(dated 1/5/2022 – with updates thru 8/13/2022)*

*Includes: Public Schools, Private Schools, Fire &  
 Police Stations, and  
 Colleges & Universities*

Operating Data Center Sq Ft - **6,534,506** 38 <http://pwc-publicaccessnow.com/AddressSearch.aspx>  
 Acreage Occupied by Operating Data Centers - **608** Bldgs  
 (includes some parcels outside the overlay district #)

**Operating Data Centers in Prince William County** - sorted by square footage

Reference	GPIN	ST#	STREET NAME	CITY	ZIP	ACRES	SQ FT	# Bldg	NEIGHBORHOOD CODE	USE CODE	OWNER
1	7496-79-1270	8000	GAINSFORD CT	BRISTOW	20136	8.23	33,312	1	04319 (Data Centers)	191	NEW SKIES NETWORKS INC
2	7496-07-8757	8217	LINTON HALL RD	BRISTOW	20136	31.90	227,465	1	04319 (Data Centers)	191	PORPOISE VENTURES LLC
3	7298-41-4524	15435	JOHN MARSHALL HWY #	GAINESVILLE	20155	38.50	294,374	2	04319 (Data Centers)	191	AMAZON DATA SERVICES INC
4	7298-51-5907	15395	JOHN MARSHALL HWY #	HAYMARKET	20169	28.27	236,082	1	04319 (Data Centers)	191	DC 11 DE LLC
5	7694-95-7303	10900	AIRMAN AVE	MANASSAS	20112	9.78	161,000	1	04319 (Data Centers)	191	MANUCHEHR VENTURES LLC, ATTN: GENERAL COUNSEL
6	7694-96-3034	10849	AIRMAN AVE	MANASSAS	20110	16.56	250,144	1	04319 (Data Centers)	191	UNICORN INTERESTS LLC, PCL C1
7	7694-85-3066	10880	AIRMAN AVE	MANASSAS	20112	27.60	396,567	1	04319 (Data Centers)	191	ABTEEN VENTURES LLC, PROP OF UNICORN INTEREST B1A
8	7596-58-8732	8170	BETHLEHEM RD	MANASSAS	20109	62.13	719,742	4	04319 (Data Centers)	191	COPT DC 19 LLC
9	7597-42-1456	11800	BREWERS SPRING RD	MANASSAS	20109	7.85	123,534	1	04319 (Data Centers)	191	BRE FOXTROT 11800 BREWERS SPRING LLC, C/O PROPERTY TAX - GATEWAY INDUSTRIAL
10	7597-42-2107	11801	BREWERS SPRING RD	MANASSAS	20109	10.05	115,600	1	04319 (Data Centers)	191	AMAZON DATA SERVICES INC, ATTN: PROPERTY TAX
11	7597-42-1295	7600	DOANE DR	MANASSAS	20109	7.93	127,700	1	04319 (Data Centers)	191	BRE FOXTROT 7600 DOANE DRIVE LLC, C/O PROPERTY TAX - GATEWAY INDUSTRIAL
12	7696-21-7764	9000	FREEDOM CENTER BLVD	MANASSAS	20110	18.75	409,252	2	04319 (Data Centers)	191	MANASSAS NCP LLC
13	7695-39-0644	9301	FREEDOM CENTER BLVD	MANASSAS	20110	22.72	305,510	1	04319 (Data Centers)	191	QTS INVESTMENT PROPERTIES
14	7695-48-1668	9400	GODWIN DR	MANASSAS	20110	12.4	127,000	1	04319 (Data Centers)	191	QTS INVESTMENTS PROPERTIES MANASSAS LLC
15	7694-87-3694	10100	HARRY J PARRISH BLVD	MANASSAS	20110	23.22	347,876	1	04319 (Data Centers)	191	BOURZOU VENTURES LLC
16	7596-47-5780	11680	HAYDEN RD	MANASSAS	20109	12	165,230	1	04319 (Data Centers)	191	KH DATA CAPITAL BUILDING 4 LLC C/O IRON MOUNTAIN GLOBAL REAL ESTATE
17	7596-57-0222	11650	HAYDEN RD	MANASSAS	20109	53.20	221,578	1	04319 (Data Centers)	191	KH DATA CAPITAL DEVELOPMENT LAND LLC C/O IRON MOUNTAIN GLOBAL REAL ESTATE
18	7595-85-3339	9720	HORNBAKER RD	MANASSAS	20109	12.44	224,652	1	04319 (Data Centers)	191	9604 HORNBAKER ROAD PRIME LLC C/O TIM HUGHES
19	7595-96-0662	9651	HORNBAKER RD	MANASSAS	20109	19.50	247,608	1	04319 (Data Centers)	191	POWERLOFT @ INNOVATION I LLC
20	7595-85-6929	9750	HORNBAKER RD	MANASSAS	20109	12.57	113,431	1	04319 (Data Centers)	191	SI NVA02 I LLC C/O TIM HUGHES
21	7697-47-7005	7400	INFANTRY RIDGE RD	MANASSAS	20109	7.31	109,800	1	04319 (Data Centers)	191	VDC I LLC, ATTN: TAX DEPARTMENT
22	7697-47-3772	7777	INFANTRY RIDGE RD	MANASSAS	20109	20.33	227,465	1	04319 (Data Centers)	191	MCI COMMUNICATION SERVICES LLC VERIZON GLOBAL REAL ESTATE
23	7597-62-3841	7510	MASON KING CT	MANASSAS	20109	9.51	150,000	2	04319 (Data Centers)	191	GI TC 7510 MASON KING CT LLC
24	7597-72-1867	7505	MASON KING CT	MANASSAS	20109	7.66	109,543	1	04319 (Data Centers)	191	MANASSAS TECHNOLOGY PARTNERS LLC, C/O MENLO EQUITIES ATTN: KEVIN KUJAWSKI
25	7695-62-8723	10201	TANNER WAY	MANASSAS	20110	82.58	426,813	4	04319 (Data Centers)	191	AMAZON DATA SERVICES INC
26	7595-95-6147	11120	THOMASSON BARN RD	MANASSAS	20109	21.14	352,030	2	04319 (Data Centers)	191	COPT DC INNOVATION LLC ("Innovation Park Building")
27	7596-17-3979	7056	WELLINGTON RD	MANASSAS	20109	23.50	311,198	2	04319 (Data Centers)	191	DC 12 14 DE LLC
						Average =	22.50	38	← Total		

Note: Some listed data center sites may contain multiple buildings

13 Number used on map

Land Use Codes: 191 Technology Services # - outside Data Center Opportunity Zone Overlay District  
 Source: Prince William County Finance Department (1/5/2022)

Reference	Anticipated Square Footage Under Development - <b>39,199,121</b> <a href="http://pwc.publicaccessnow.com/AddressSearch.aspx">http://pwc.publicaccessnow.com/AddressSearch.aspx</a>									
	Acreage under Development - <b>1,911</b> (includes some parcels outside the overlay district #)									
	Data Centers Under Development in Prince William County - sorted by acreage									
	GPIN	ST #	STREET NAME	CITY	ZIP	ACRES	EXPECTED SQ FT	NEIGHBORHOOD CODE	USE CODE	OWNER
101	7496-43-8199	13301	CASEY LN	BRISTOW	20136	67.20	3,684,958	04319 (Data Centers)	971	LHR GAINESVILLE LLC
102	7595-54-7695	10145	LINTON HALL RD	BRISTOW	20136	28.88	637,282	04319 (Data Centers)	690	YFT LOT 7 LLC ("Youth for Tomorrow")
103	7595-53-3039	11859	HAZEL CIRCLE DR	BRISTOW	20136	19.30	(included with 10145 Linton Hall Rd above)	04319 (Data Centers)	971	YFT LOT 8 LLC ("Youth for Tomorrow")
104	7496-17-5917	8223	LINTON HALL RD	BRISTOW	20136	16.01	(included with 8613 Linton Hall Rd above)	04319 (Data Centers)	971	LHR GAINESVILLE LLC
105	7496-25-7319	8613	LINTON HALL RD	BRISTOW	20136	112.48	4,756,752	04319 (Data Centers)	971	LHR GAINESVILLE LLC ("Hunter property")
106	7497-80-6210	7745	PINEY BRANCH LN	BRISTOW	20136	2.00	200,000	04319 (Data Centers)	971	MICROSOFT CORPORATION
107	deleted									
108	7496-47-2405	13001	ROLLINS FORD RD	BRISTOW	20136	253.92	2,502,270	04319 (Data Centers)	971	NOVA MANGOFARMS LLC ("Aura Development")
109	7497-43-7316	13490	UNIVERSITY BLVD	BRISTOW	20136	117.29	(included with 6201 Wellington Rd above)	07003 (Misc Industrial)	972	41992 JOHN MARSHALL HIGHWAY LLC (ARC Redevelopment parcel B-1)
110	7496-89-6488	6651	WELLINGTON RD	BRISTOW	20136	9.12	200,000	04319 (Data Centers)	971	MICROSOFT CORPORATION
111	7497-32-5206	5845	WELLINGTON RD	BRISTOW	20136	58.53	(included with 6201 Wellington Rd above)	07003 (Misc Industrial)	972	AMAZON DATA SERVICES INC (ARC Redevelopment parcel B-2-A)
112	7497-41-7199	5945	WELLINGTON RD	GAINESVILLE	20155	58.54	(included with 6201 Wellington Rd above)	04319 (Data Centers)	972	AMAZON DATA SERVICES INC (ARC Redevelopment parcel B-2-B)
113	7497-61-8568	6201	WELLINGTON RD	BRISTOW	20136	181.29	10,200,000	07003 (Misc Industrial)	971	SHARPLESS ENTERPRISES LLC (ARC Redevelopment parcel ???)
114	7397-47-7731	7150	CATHARPIN RD #	GAINESVILLE	20156	12.23	494,842	07003 (Misc Industrial)	971	GAINESVILLE SIXTY SIX LLC ("John Marshall Commons")
115	7397-65-0198	14300	JOHN MARSHALL HWY #	GAINESVILLE	20155	96.95	2,957,680	04319 (Data Centers)	971	SOUTHVIEW 66 LLC ("I-66 and Route 29 Technology Park")
116	7397-46-4050	14372	JOHN MARSHALL HWY #	GAINESVILLE	20155	1.84	(included with 7150 Catharpin Rd above)	04015 (Gainesville)	971	GAINESVILLE SIXTY SIX LLC ("John Marshall Commons")
117	7397-46-4281	14392	JOHN MARSHALL HWY #	GAINESVILLE	20156	8.34	(included with 7150 Catharpin Rd above)	04015 (Gainesville)	971	GAINESVILLE SIXTY SIX LLC ("John Marshall Commons")
118	7397-36-4911	14403	JOHN MARSHALL HWY #	GAINESVILLE	20155	45.46	1,188,143	04319 (Data Centers)	972	CTP-I LLC ("Village Place at Gainesville Technology Park")
119	7497-56-0118	13700	UNIVERSITY BLVD #	GAINESVILLE	20155	129.75	3,000,000	04319 (Data Centers)	971	GCDC PURCHASER LLC/OKANDLE SHARED SERVICES LLC ("Gainesville Crossing")
120	7694-97-2419	10850	AIRMAN AVE	MANASSAS	20110	7.23	TBD	04319 (Data Centers)	971	UNICORN HOTEL LLC, C/ODUPONT FABROS DEVELOPMENT, PCL D
121	7794-06-4467	10740	AIRMAN AVE	MANASSAS	20110	24.39	220,715	04319 (Data Centers)	971	UNICORN INTERESTS LLC, PCL E
122	deleted									
123	7694-95-2326	10910	AIRMAN AVE	MANASSAS	20110	11.41	225,585	04319 (Data Centers)	971	MANUCHEHR VENTURES TWO LLC C/O CLOUD HQ LLC
124	7694-84-2446	10940	AIRMAN AVE	MANASSAS	20112	35.60	369,600	04319 (Data Centers)	971	UNICORN INTERESTS LLC, PCL F1 ("Airport Gateway Commerce Center")
125	7597-85-1215	11314	BALLS FORD RD	MANASSAS	20109	40.47	531,737	04319 (Data Centers)	971	MICROSOFT CORPORATION ("Westview 66")
126	7596-79-2153	7816	BETHLEHEM RD	MANASSAS	20109	22.40	990,150	04218 (Unique Industrial)	121	BETHLEHEM ROAD PARTNERS LLC (recently purchased by PRP)
127	7596-69-5769	7812	BETHLEHEM RD	MANASSAS	20109	14.79	(included with 7816 Bethlehem Rd above)	04218 (Unique Industrial)	121	JULIUS BRANSOME INC (will be combined with PRP parcel above)
128	7695-53-7717	10000	BRICKYARD WAY	MANASSAS	20110	61.47	880,000	04319 (Data Centers)	971	DIGITAL SECOND MANASSAS LLC
129	7596-17-7737	8300	BUCKEYE TIMBER DR	MANASSAS	20109	2.44	(included with 8240 Buckeye Timber Dr above)	04319 (Data Centers)	972	SOUTH POINT PHASE II LLC

Note: Some listed data center sites may contain multiple buildings

116 Number used on map

Table continued on next page

140

Number  
used on map

Reference	Anticipated Square Footage Under Development -		39,199,121		<a href="http://pwc.publicaccessnow.com/AddressSearch.aspx">http://pwc.publicaccessnow.com/AddressSearch.aspx</a>					
	Acreage under Development -		1,911		(includes some parcels outside the overlay district #)					
Data Centers Under Development in Prince William County - sorted by acreage										
	GPIN	ST#	S STREET NAME	CITY	ZIP	ACRES	EXPECTED SQ FT	NEIGHBORHOOD CODE	USE CODE	OWNER
130	7596-17-9208	8350	BUCKETYTIMBER DR	MANASSAS	20109	3.74	(included with 8240 Buckeye Timber Dr above)	04319(Data Centers)	971	SOUTH POINT PHASE II LLC
131	7596-17-5909	8400	BUCKETYTIMBER DR	MANASSAS	20109	2.35	(included with 8240 Buckeye Timber Dr above)	04319(Data Centers)	971	SOUTH POINT PHASE II LLC
132	7596-16-3971	8500	BUCKETYTIMBER DR	MANASSAS	20109	3.91	(included with 8240 Buckeye Timber Dr above)	04319(Data Centers)	971	SOUTH POINT PHASE II LLC
133	7596-16-6453	8550	BUCKETYTIMBER DR	MANASSAS	20109	3.48	(included with 8240 Buckeye Timber Dr above)	04319(Data Centers)	971	SOUTH POINT PHASE II LLC
134	7596-27-0765	8240	BUCKETYTIMBER DR	MANASSAS	20109	6.30	530,000	04319(Data Centers)	971	SOUTH POINT PHASE II LLC
135	7696-31-7330	9101	FREEDOM CENTER BLVD	MANASSAS	20110	34.12	602,000	04319(Data Centers)	971	TPC FREEDOM LLC (STACK Infrastructure NVAL 3 - 602,000 square feet by fall 2023)
136	deleted									
137	7695-48-5745	9420	GODWIN DR	MANASSAS	20110	10.00	174,719	04319(Data Centers)	971	QTS INVESTMENT PROPERTIES MANASSAS II LLC
138	7695-58-1389	9480	GODWIN DR	MANASSAS	20110	33.03	270,834	04319(Data Centers)	972	QTS INVESTMENT PROPERTIES ("IBM")
139	7695-47-4075	9540	GODWIN DR	MANASSAS	20110	11.02	309,000	04319(Data Centers)	971	QTS INVESTMENT PROPERTIES MANASSAS II LLC
140	7694-87-2207	10101	HARRY J PARRISH BLVD	MANASSAS	20110	22.33	1,082,231	04319(Data Centers)	971	UNICORN RETAIL LLC, PCL B1A
141	7695-50-2997	10400	HARRY J PARRISH BLVD	MANASSAS	20110	85.40	800,000	04319(Data Centers)	971	CASHVAD VENTURES LLC, PCL 1A ("Ashwood Addition")
142	7595-66-9467	9530	HORNBAKER RD	MANASSAS	20109	30.81	546,416	04319(Data Centers)	971	TPC HORNBAKER LLC (Phase 2) ("Avanti at Innovation")
143	7595-76-2307	9590	HORNBAKER RD	MANASSAS	20109	25.62	281,000	04319(Data Centers)	971	SI NVA 04 LLC (Phase 3) ("Avanti at Innovation")
144	7595-75-3921	9650	HORNBAKER RD	MANASSAS	20109	31.69	TBD	04319(Data Centers)	971	TPC HORNBAKER LLC (Phase 4 and substation) ("Avanti at Innovation")
145	7695-17-9607	9680	INNOVATION DR	MANASSAS	20110	31.06	223,757	04319(Data Centers)	972	STACK INNOVATION HOLDINGS LLC (Parcel 3A)
146	7695-26-4469	9700	INNOVATION DR	MANASSAS	20110	15.92	213,320	04319(Data Centers)	972	STACK INNOVATION HOLDINGS LLC (Parcel 3B)
147	7695-26-7645	9720	INNOVATION DR	MANASSAS	20110	15.54	213,320	04319(Data Centers)	972	STACK INNOVATION HOLDINGS LLC (Parcel 3C)
148	7695-36-1324	9740	INNOVATION DR	MANASSAS	20110	15.84	213,320	04319(Data Centers)	972	STACK INNOVATION HOLDINGS LLC (Parcel 3D)
149	7596-52-6573	11951	SUDLEY MANOR DR	MANASSAS	20109	51.21	389,425	04319(Data Centers)	971	AMAZON DATA SERVICES INC, ATTN REAL ESTATE MANAGER IAD224
150	7695-36-6111	10675	UNIVERSITY BLVD	MANASSAS	20110	13.59	(substation for Innovation Dr addresses above)	04319(Data Centers)	972	STACK INNOVATION HOLDINGS LLC (Parcel 3E - substation)
151	7695-38-5047	10680	UNIVERSITY BLVD	MANASSAS	20110	20.04	310,065	04319(Data Centers)	971	QTS MANASSAS DC-5 LLC ATT: PENNY HARGENS
152	7397-55-1465	14210	JOHN MARSHALL HWY#	GAINESVILLE	20156	5.00	(included with 14300 John Marshall Hwy above)	04319(Data Centers)	971	NTT GLOBAL DATA CENTERS VALO LLC ("I-66 and Route 29 Technology Park")
						Average =	39.72			

Land Use Codes:

690 Other Public Services

#- outside Data Center Opportunity Zone Overlay District

971 Vacant Land

972 Vacant with Incidental Structure

Note: Some listed data center sites may contain multiple buildings

## PW County Facilities



### PWC Fire Stations

Station 4	Gainesville / Haymarket
Station 11	Manassas (Stone House)
Station 22	Manassas (Century Park)
Station 25	Nokesville



### PWC Police Stations

Western District Station  
 Manassas (Stone House)  
 Manassas (Century Park)  
 Nokesville

## College/Universities

<b>NVCC</b>	ECPI University
<b>ECPI</b>	Northern Virginia Community College
<b>GMU</b>	George Mason University

## Manassas City Facilities



### MC Fire Stations

Station 501	Manassas Volunteer
Station 521	Main Station - Dumfries Road
MCFD	MCFD - Headquarters



### Manassas City Police Station

### Manassas City Public Schools



RES Round ES  
 JDES Jennie Dean ES  
*(other MCPS schools not listed)*

## PW County Public Schools



### Elementary Schools

BMES	Buckland Mills ES
BRES	Bristow Run ES
CPES	Cedar Point ES
CYES	Chris Yung ES
HES	Haymarket ES
LLES	Loch Lomond ES
MES	Mullen ES
PBES	Piney Branch ES
SES	Sinclair ES
SEES	Suella G. Ellis ES
TCWES	T. Clay Wood ES
TES	Tyler ES
VES	Victory ES
WGES	West Gate ES



### Middle Schools

BRMS	Bull Run MS
GMS	Gainesville MS
MMS	Marsteller MS
SMS	Saunders MS



### High Schools

GHS	Gainesville HS
PHS	Patriot HS
URHS	Unity-Reed HS

### Non-Traditional Schools



Pennington Traditional



Pace West



Governor's School at  
 Innovation Park (w/ GMU)

## Private Schools



### Elementary Schools

BM	Bristow Montessori
GSA	Good Shepard Academy
HCA	Haymarket Children's Academy
MAB	Minneland Academy (Bristow)
MAG	Minneland Academy (Gainesville)
MAH	Minneland Academy (Haymarket)
MAM	Minneland Academy (Manassas)
StMA	Saint Michaels Academy
StPS	Saint Paul School
SOA	Seven Oaks Academy
ASCS	All Saints Catholic School
MAPS	Manassas Advent Prep School



### Middle & High Schools

ASCS	All Saints Catholic School
MAPS	Manassas Advent Prep School
LHS	Linton Hall School
SS	Seton School
TBA	Tabernacle Baptist Academy
YFT	Youth for Tomorrow

**Note:** Pre-K and K  
 only private schools  
 are not included

# School and Public Safety Noise

- A listing of the noise levels for the public and private schools, universities, and police and fire stations that are located within the map on the first page map are included.
  - A listing of the schools and university/police/fire facilities that are within a half mile of a data center sites are included with an inventory of the data centers within a mile from that facility. (Source: Google Earth and PW County Mapper)
  - An analysis of the data on the inventory was done to compute the current and 'fully built out' noise levels at the outside of the facility. (Source: J.Lyver)
  - Notes:
    - PWC Noise Ordinance #14 limit for night-time noise is 55 dB(A).
    - The US EPA (& ANSI/ASA Standard 12.60 Part 1) has specified a target of 35 dB(A) of total noise as a limit for inside education classrooms. This level is calculated during the time when students would be present but are not during readings.

# List of Schools and Public Facilities within ½ mile of data center sites

## PWC Public Schools

School	How close to DCOZOD?	Nearby Data Center Sites
Buckland Mills ES	Outside	<1 mile from 2 planned DC sites
Bristow Run ES	Outside	~1/2 mile from 2 planned DC sites & ~1 mile from 2 planned DC sites
Chris Yung ES	Outside – borders DCOZOD	Borders planned DC site (Devlin Rd) & ~1/2 mile from operating 2 DC bldgs & 3 planned DC site & ~2/3 mile from 1 operating DC bldg & 2 planned DC sites & ~3/4 mile from 4 planned DC sites & ~1 mile from 2 planned DC sites
Gainesville HS	INSIDE	<1/3 mile from 1 operating DC bldg & <1/2 mile from 2 planned DC sites & ~2/3 mile from 2 planned DC sites & ~3/4 mile from 1 operating DC bldg & 2 planned DC sites
Gainesville MS	Outside – borders DCOZOD	<1/4 mile from 1 operating DC bldg & < 1/2 mile from 1 planned DC site <1 mile from 4 planned DC sites
Haymarket ES	Outside	~1/2 mile from 3 operating DC bldgs
Mullins ES	Outside – borders DCOZOD	~1/4 mile from 1 planned DC site & ~1/3 mile from 1 planned DC site & ~1/2 mile from 6 operating DC bldgs & <3/4 mile from 1 planned DC site & <1 mile from 5 operating DC bldgs &
PACE West	Outside	Borders 2 planned DC sites & <1/4 mile from 2 planned DC sites & <1/3 mile from 1 planned DC site
Piney Branch ES	Outside – borders DCOZOD	Borders 1 operating DC bldg & 1 planned DC site & <1/3 mile from 1 planned DC site & ~ 1/2 mile from 1 planned DC site & ~ 2/3 mile from 1 planned DC site
Tyler ES	Outside	<1/4 mile from 3 planned DC sites & <1/3 mile from 1 planned DC site & ~1/2 mile from 2 planned DC sites
Unity-Reed HS	Outside – borders DCOZOD	~1/2 mile from 2 operating DC bldgs & 1 planned DC site & ~2/3 mile from 1 planned DC site & ~ 1 mile from 2 operating DC bldgs & 3 planned DC sites
Victory ES	Outside	~ 3/4 mile from 1 planned DC site & ~1 mile from 3 planned DC sites

(Notes: “~” indicates ‘approximately’ and “<” indicates ‘less than’  
“DC site” refers to a land parcel with an unknown number of DC buildings planned  
“Borders” indicates < 1000’ to DC bldg or DC site)

There are no Manassas Park City Public Schools, Private Schools, Police Stations, or Fire Stations within ½ mile of data center bldgs or DC sites.

Note: Some listed data center sites may contain multiple buildings

## Manassas City Public Schools

School	How close to DCOZOD?	Nearby Data Center Sites
George C. Round ES	Outside	~1/3 mile from 4 operating DC bldgs & ~ 1/2 mile from 1 planned DC site & ~ 2/3 mile from 1 operating DC Bldg & 1 planned DC site & ~1/2 mile from 2 planned DC sites
Suella G. Ellis ES	Outside – borders DCOZOD	~1/2 mile from 2 operating DC bldgs & 1 planned DC site & < 1 mile from 2 operating DC bldgs & 2 planned DC sites

## PWC & Manassas City Private Schools

School	How close to DCOZOD?	Nearby Data Center Sites
Bristow Montessori	Outside	Borders 1 planned Devlin Road site & ~1/2 mile from 1 planned DC site & ~ 1 mile for planned DC site
Good Shephard Academy	INSIDE	<1/4 mile from 2 operating DC bldgs
Minneland Academy (Gainesville)	Outside	Borders 1 operating DC Bldg & ~ 1/4 mile from 1 planned DC site & ~ 1/2 mile from 1 planned DC site & ~3/4 mile from 1 planned DC site
Minneland Academy (Haymarket)	Outside	<3/4 mile from 3 operating DC Bldgs
St Michaels Academy & St Paul’s School	Outside	~3/4 mile from 3 operating DC bldgs
Youth for Tomorrow	Outside	Borders 1 planned DC site & <1/3 mile from 1 planned DC site & ~2/3 mile from 3 planned DC sites & <1 mile from 4 operating DC bldgs

(Note: Pre-K and K only private schools are not included)

## Colleges / Universities

Facility	How close to DCOZOD?	Nearby Data Center Sites
ECPI University	INSIDE	<3/4 mile from 2 operating DC bldgs
Northern VA CC	Outside	~1/2 mile from 2 operating DC bldgs
George Mason Univ	Outside – borders DCOZOD	Borders 1 operating DC bldg <1/4 mile from 2 operating DC bldgs & < 1/3 mile from 2 planned DC sites & <1/2 mile from 1 operating DC bldg & 6 planned DC sites & ~2/3 mile from 1 planned DC site & ~ 3/4 mile from 1 planned DC site & <1 mile from 3 operating DC bldgs

## Other Public Facilities

Facility	How close to DCOZOD?	Nearby Data Center Sites
PWC Police Station (Western District)	Outside – borders DCOZOD	Borders 2 operating DC bldg & 1 planned DC site & ~ 1/2 mile from 1 operating DC Bldg & ~2/3 mile from 1 operating DC Bldg & 3 planned DC site & ~1 mile from 2 planned DC site
PWC Fire Station #4	Outside	Borders 4 planned DC sites & < 1/4 mile from 1 planned DC site & ~ 1/3 mile from 1 planned DC site
PWC Fire Station #22	INSIDE	Borders 3 operating DC bldg & ~1/3 mile from 3 operating DC bldgs & < 1/2 mile from 1 planned DC site & ~2/3 mile from 2 planned DC sites & ~1 mile from 3 operating DC bldgs

## List of Public Facilities Less Than ½ Mile from Data Centers

### PWC Public Schools

School	How close to DCOZOD?	Nearby Data Center Sites
Buckland Mills ES	Outside	<1 mile from 2 planned DC sites
Bristow Run ES	Outside	~1/2 mile from 2 planned DC sites & ~1 mile from 2 planned DC sites
Chris Yung ES	Outside – borders DCOZOD	Borders planned DC site (Devlin Rd) & ~1/2 mile from operating 2 DC bldgs & 3 planned DC site & ~2/3 mile from 1 operating DC bldg & 2 planned DC sites & ~3/4 mile from 4 planned DC sites & ~1 mile from 2 planned DC sites
Gainesville HS	<b>INSIDE</b>	<1/3 mile from 1 operating DC bldg & <1/2 mile from 2 planned DC sites & ~ 2/3 mile from 2 planned DC sites & ~3/4 mile from 1 operating DC bldg & 2 planned DC sites
Gainesville MS	Outside – borders DCOZOD	<1/4 mile from 1 operating DC bldg & < 1/2 mile from 1 planned DC site <1 mile form 4 planned DC sites
Haymarket ES	Outside	~1/2 mile from 3 operating DC bldgs
Mullins ES	Outside – borders DCOZOD	~1/4 mile from 1 planned DC site & ~1/3 mile from 1 planned DC site & ~1/2 mile from 6 operating DC bldgs & <3/4 mile from 1 planned DC site & <1 mile from 5 operating DC bldgs &
PACE West	Outside	Borders 2 planned DC sites & <1/4 mile from 2 planned DC sites & <1/3 mile from 1 planned DC site
Piney Branch ES	Outside – borders DCOZOD	Borders 1 operating DC bldg & 1 planned DC site & <1/3 mile from 1 planned DC site & ~ 1/2mile from 1 planned DC site & ~ 2/3 mile from 1 planned DC site
Tyler ES	Outside	<1/4 mile from 3 planned DC sites & <1/3 mile from 1 planned DC site & ~1/2 mile from 2 planned DC sites
Unity-Reed HS	Outside – borders DCOZOD	~1/2 mile from 2 operating DC bldgs & 1 planned DC site & ~2/3 mile from 1 planned DC site & ~ 1 mile from 2 operating DC bldgs & 3 planned DC sites
Victory ES	Outside	~ 3/4 mile from 1 planned DC site & ~1 mile from 3 planned DC sites

(Notes: “~” indicates ‘approximately’ and “<” indicates ‘less than’  
“DC site” refers to a land parcel with an unknown number of DC buildings planned  
“Borders” indicates < 1000’ to DC bldg or DC site)

There are no Manassas Park City Public Schools, Private Schools, Police Stations, or  
Fire Stations within ½ mile of data center bldgs or DC sites.

## List of Public Facilities Less Than ½ Mile from Data Centers

### Manassas City Public Schools

School	How close to DCOZOD?	Nearby Data Center Sites
George C. Round ES	Outside	~1/3 mile from 4 operating DC bldgs & ~ 1/2 mile from 1 planned DC site & ~ 2/3 mile from 1 operating DC Bldg & 1 planned DC site & ~1/2 mile from 2 planned DC sites
Suella G. Ellis ES	Outside – borders DCOZOD	~1/2 mile from 2 operating DC bldgs & 1 planned DC site & < 1 mile from 2 operating DC bldgs & 2 planned DC sites

### PWC & Manassas City Private Schools

School	How close to DCOZOD?	Nearby Data Center Sites
Bristow Montessori	Outside	Borders 1 planned Devlin Road site & ~1/2 mile from 1 planned DC site & ~ 1 mile for planned DC site
Good Shephard Academy	<b>INSIDE</b>	<1/4 mile from 2 operating DC bldgs
Minneland Academy (Gainesville)	Outside	Borders 1 operating DC Bldg & ~ 1/4 mile from 1 planned DC site & ~ 1/2 mile from 1 planned DC site & ~3/4 mile from 1 planned DC site
Minneland Academy (Haymarket)	Outside	<3/4 mile from 3 operating DC Bldgs
St Michaels Academy & St Paul's School	Outside	~3/4 mile from 3 operating DC bldgs
Youth for Tomorrow	Outside	Borders 1 planned DC site & <1/3 mile from 1 planned DC site & ~2/3 mile from 3 planned DC sites & <1mile from 4 operating DC bldgs

(Note: Pre-K and K only private schools are not included)

### Colleges / Universities

Facility	How close to DCOZOD?	Nearby Data Center Sites
ECPI University	<b>INSIDE</b>	<3/4 mile from 2 operating DC bldgs
Northern VA CC	Outside	~1/2 mile from 2 operating DC bldgs
George Mason Univ	Outside – borders DCOZOD	Borders 1 operating DC bldg <1/4 mile from 2 operating DC bldgs & < 1/3 mile from 2 planned DC sites & <1/2 mile from 1 operating DC bldg & 6 planned DC sites & ~2/3 mile from 1 planned DC site & ~ 3/4 mile from 1 planned DC site & <1 mile form 3 operating DC bldgs

## List of Public Facilities Less Than ½ Mile from Data Centers

### Other Public Facilities

Facility	How close to DCOZOD?	Nearby Data Center Sites
PWC Police Station (Western District)	Outside – borders DCOZOD	Borders 2 operating DC bldg & 1 planned DC site & ~ 1/2 mile from 1 operating DC Bldg & ~2/3 mile from 1 operating DC Bldg & 3 planned DC site & ~1 mile from 2 planned DC site
PWC Fire Station #4	Outside	Borders 4 planned DC sites & < 1/4 mile from 1 planned DC site & ~ 1/3 mile from 1 planned DC site
PWC Fire Station #22	<b>INSIDE</b>	Borders 3 operating DC bldg & ~1/3 mile from 3 operating DC bldgs & < 1/2 mile from 1 planned DC site & ~2/3 mile from 2 planned DC sites & ~1 mile from 3 operating DC bldgs

**Predicted Noise levels at Schools and Fire/Police Stations located near the DCOZOD**

Closets Operating DC Building (Feet)	Predicted Noise from Data Centers		
	From Operating DC Buildings dB(A)	Additional Noise from Planned DC Sites dB(A)	TOTAL noise when fully built dB(A)

**Manassas City Public Schools**

Jeannie Davis ES	4,949	56.2	63.3	64.1
George C Round ES	1,584	61.9	67.6	68.6
Ellis ES	3,118	57.1	61.9	63.2

**PW County Public Schools**

Buckland Mills ES	6,717	49.7	68.2	68.3
Bristow Run ES	5,664	49.7	79.3	79.3
Cedar Point ES	10,773	-	61.3	61.3
Chris Yung ES	3,017	56.4	78.6	78.6
Glenkirk ES	6,571	46.6	72.9	72.9
Haymarket ES	2,766	55.7	58.6	60.4
George P. Mullen ES	2,499	59.4	62.5	64.2
Piney Branch ES	831	60.2	83.1	83.1
Sinclair ES	5,521	53.1	55.2	57.3
Tyler ES	8,048	48.5	74.9	74.9
Victory ES	6,354	56.1	68.7	68.9
Gainesville MS	1,419	56.6	77.8	77.8
Gainesville HS	1,689	56.0	78.6	78.6
Unity-Reed HS	2,626	58.4	62.9	64.2
PACE West	9,086	47.8	77.8	77.8

**PWC & Manassas City Private Schools**

Minneland Academy - Manassas	7,145	54.7	61.5	62.3
Bristow Montessori	7,882	50.9	77.0	77.0
Good Sheppard Academy	1,114	58.9	55.3	60.4
Haymarket Christian Academy	6,616	49.7	70.7	70.7
Minneland Academy - Gainesville	758	60.7	79.2	79.3
Minneland Academy - Heathcote	3,935	53.0	58.2	59.3
St Michaels Academy	3,003	54.3	66.7	66.9
St Pauls School	3,003	54.3	66.7	66.9
Youth for Tomorrow	4,326	55.1	72.4	72.5

**Colleges / Universities**

NoVa Community College - Manassas	1,890	56.2	53.9	58.2
George Mason University - SciTech	892	64.7	67.1	69.1

**Other Public Facilities**

Fire Station 11	5,887	53.1	55.3	57.4
Fire Station 22	811	62.7	66.7	68.2
Fire Station 25	9,520	45.5	74.1	74.1
Fire Station 4	9,099	47.8	79.0	79.0
PWC Western District	471	65.6	67.4	69.6

< 1,000 feet	60-65 dBA	65-70 dBA	>75 dBA
--------------	-----------	-----------	---------

**Note:** There are no Manassas Park schools or public facilities within ½ mile of data centers.

**Predicted Noise levels at Schools and Fire/Police Stations located near the DCOZOD**

Group	Grade / Group	Map Abrev	Name	Predicted Noise from Operating DC Buildings				Predicted Noise from Planned DC Sites			TOTAL Noise
				Min Dist (feet)	dB(A)	Bldgs < 1 mile	Bldgs < 2 miles	dB(A)	Sites < 1 mile	Sites < 2 miles	dB(A)
MCPS	ES	JDES	Jeannie Davis ES	4,949	56.2	1	10	63.3	0	15	64.1
MCPS	ES	RES	George C Round ES	1,584	61.9	5	15	67.6	4	17	68.6
MCPS	ES	SEES	Ellis ES	3,118	57.1	4	11	61.9	3	15	63.2
PWCS	ES	BMES	Buckland Mills ES	6,717	49.7	0	3	68.2	2	6	68.3
PWCS	ES	BRES	Bristow Run ES	5,664	49.7	0	4	79.3	4	12	79.3
PWCS	ES	CPES	Ceder Point ES	10,773	-	0	0	61.3	0	5	61.3
PWCS	ES	CYES	Chris Yung ES	3,017	56.4	3	14	78.6	12	20	78.6
PWCS	ES	GES	Glenkirk ES	6,571	46.6	0	1	72.9	0	4	72.9
PWCS	ES	HES	Haymarket ES	2,766	55.7	3	3	58.6	0	5	60.4
PWCS	ES	MES	George P. Mullen ES	2,499	59.4	11	17	62.5	3	13	64.2
PWCS	ES	PBES	Piney Branch ES	831	60.2	1	4	83.1	4	17	83.1
PWCS	ES	SES	Sinclair ES	5,521	53.1	0	10	55.2	0	4	57.3
PWCS	ES	TES	Tyler ES	8,048	48.5	0	3	74.9	6	6	74.9
PWCS	ES	VES	Victory ES	6,354	56.1	0	15	68.7	4	18	68.9
PWCS	MS	GMS	Gainesville MS	1,419	56.6	1	2	77.8	5	17	77.8
PWCS	HS	GHS	Gainesville HS	1,689	56.0	1	4	78.6	6	23	78.6
PWCS	HS	URHS	Unity-Reed HS	2,626	58.4	4	15	62.9	5	16	64.2
PWCS	NT	PWS	PACE West	9,086	47.8	0	3	77.8	6	8	77.8
P-MC	ES	MAM	Minneland Academy - Manassas	7,145	54.7	0	8	61.5	0	7	62.3
P-PWC	ES	BM	Bristow Montessori	7,882	50.9	0	6	77.0	2	14	77.0
P-PWC	ES	GSA	Good Sheppard Academy	1,114	58.9	2	6	55.3	0	3	60.4
P-PWC	ES	HCA	Haymarket Christian Academy	6,616	49.7	0	3	70.7	6	6	70.7
P-PWC	ES	MAG	Minneland Academy - Gainesville	758	60.7	1	2	79.2	3	13	79.3
P-PWC	ES	MAH	Minneland Academy - Heathcote	3,935	53.0	3	3	58.2	0	5	59.3
P-PWC	ES	StMA	St Michaels Academy	3,003	54.3	3	3	66.7	0	6	66.9
P-PWC	ES	StPS	St Pauls School	3,003	54.3	3	3	66.7	0	6	66.9
P-PWC	NT	YFT	Youth for Tomorrow	4,326	55.1	4	6	72.4	5	13	72.5
UNIV	CC	NVCC	NoVa Community College - Manassas	1,890	56.2	2	5	53.9	0	1	58.2
UNIV	UNIV	ECPI	ECPI University	4,099	51.1	2	2	-	0	0	51.1
UNIV	UNIV	GMU	George Mason University - SciTech	892	64.7	8	18	67.1	11	20	69.1
PWC	FIRE	FS-11	Fire Station 11	5,887	53.1	0	10	55.3	0	4	57.4
PWC	FIRE	FS-22	Fire Station 22	811	62.7	9	16	66.7	3	13	68.2
PWC	FIRE	FS-25	Fire Station 25	9,520	45.5	0	2	74.1	0	16	74.1
PWC	FIRE	FS-4	Fire Station 4	9,099	47.8	0	3	79.0	6	7	79.0
PWC	POLICE	P-WD	PWC Western District	471	65.6	4	18	67.4	6	18	69.6

< 1,000 feet	60-65 dBA	65-70 dBA	> 75 dBA
--------------	-----------	-----------	----------

# Small Area Noise Studies

- A map and analysis of the noise in the Great Oak Subdivision from the Amazon Data Centers on “Tanner Way” near the Manassas Airport. The readings shown were derived from the PWC Police Department report from a May 16, 2022 complaint about the excessive noise from these data centers. (Source: J.Lyver analyses)
  - Shown are the predicted/analyzed noise levels for 1 data center operating (Tanner Way building #1) (yellow box) and the readings expected for all 4 Tanner Way buildings operating (blue box).
  - Shown are the predicted/analyzed noise levels for all currently operating data centers within 2 miles (red box) and net noise after all build-out is complete for planned data center sites (purple box).
- An analysis similar to the Tanner Way noise analysis was done for the area of Gainesville north of I-66. This choropleth type map shows the noise reading analysis results for current noise from all sources (data centers and roadways) and the noise levels for all data center sites near the US-29 and I-66 interchange & the Prince William Digital Gateway (PWDG).

## Source:

- Traffic flows were from VDOT analysis cited in the CPA 2021-00004, PWDG Traffic Addendum
- Noise levels for data centers was determined from average readings of data centers on Tanner Way, University Drive, Loudoun Parkway, and internet research.



Projected noise levels using 55dBA from May 16 readings by PWC Police Assuming: **1 building operational**

Est dBA with Bldg 1 only

Est dBA with Bldgs 1/2/3/4

Sound alley

Site of PWC Police Readings

**Cole District – PW County**  
 Operating DC on map: 4 bldgs  
 Planned DC on map: 4 bldgs  
 Public schools < ½ mile from DC: 1  
 Private schools < ½ mile from DC: 0  
 Police/Fire < ½ mile from DC: 0



Projected noise levels for ALL Operating DC Bldgs & NET Noise after Build-out

Estimate All operating DC

NET Total noise after Build-out

Site of PWC Police Readings

**Cole District – PW County**

Operating DC:	4 bldgs
Planned DC on map:	4 bldgs
Operating DC Bldg < 1 mile:	6 bldgs
Planned DC sites < 1 mile:	11 sites
Public schools < ½ mile from DC:	1
Private schools < ½ mile from DC:	0
Police/Fire < ½ mile from DC:	0



