



Planning Commission Work Session
SUP 22-3 Amazon Data Center
July 26, 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 220,000 sq ft data center on 33.62 or 41.793 acres

Proposed Location

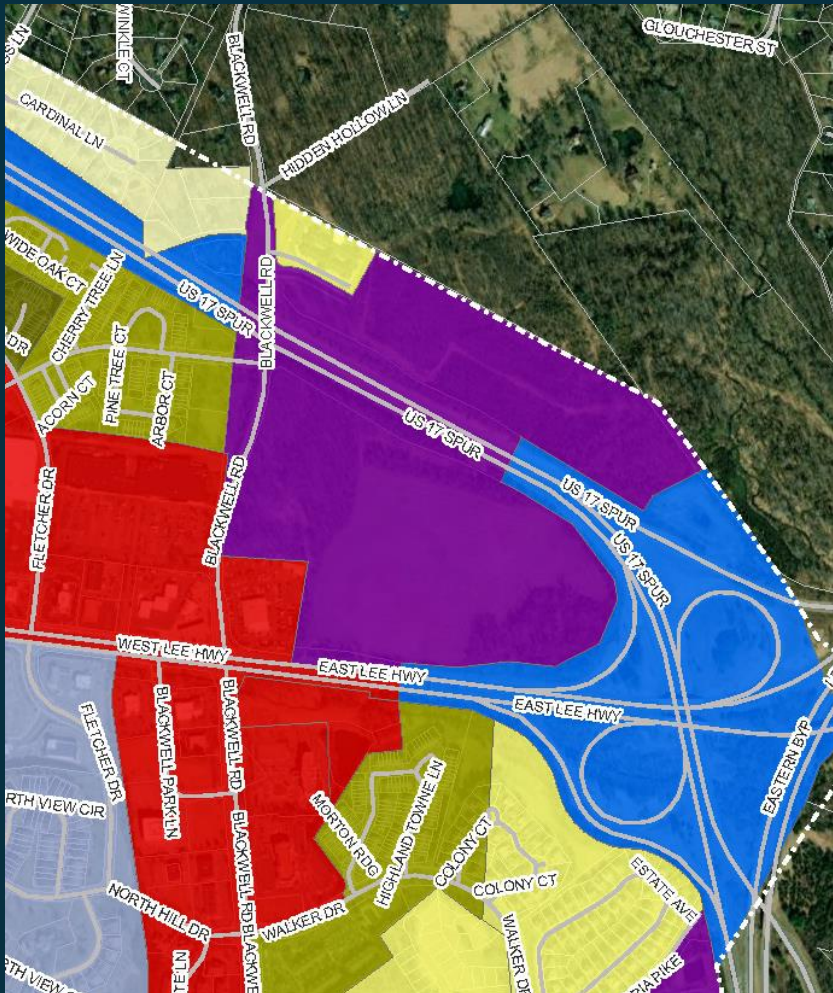


Proposal

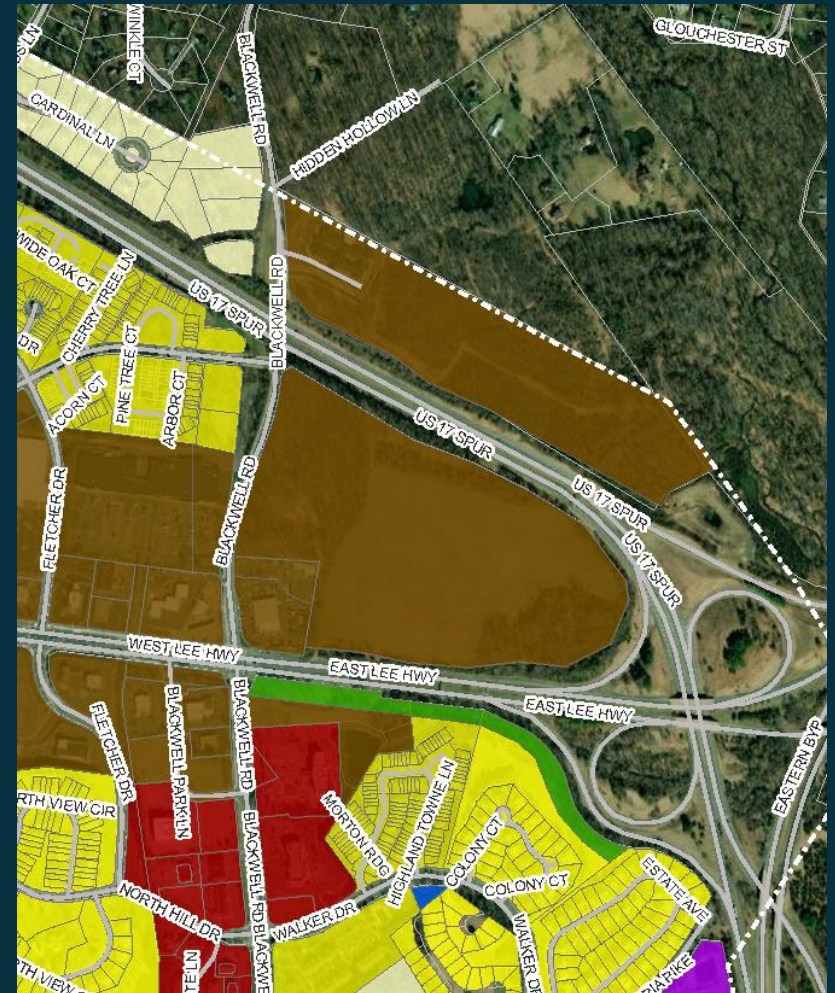
- Data Center with following specifications:
 - 220,000 SF single story (37') building
 - Security Fence
 - Guard Gate with Access of Blackwell Road
- Requesting:
 - Modification to building height allowance increasing by 2'
 - Modification to fence height allowance max. 8'

Adjacent Uses

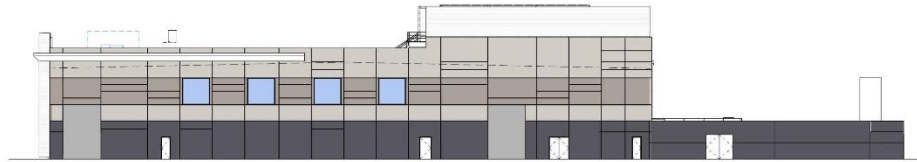
Zoning Map - Industrial



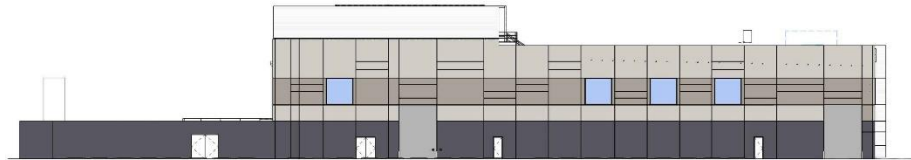
Future Land Use – New Town District



Elevations



1 WEST ELEVATION - COLOR
NOT TO SCALE



2 EAST ELEVATION - COLOR
NOT TO SCALE



5 SOUTH ELEVATION W/ SERVICE YARD - COLOR
NOT TO SCALE



3 SOUTH ELEVATION - COLOR
NOT TO SCALE



4 NORTH ELEVATION - COLOR
NOT TO SCALE

ELEVATION LEGEND

Light T/C UP PAINT
Medium T/C UP PAINT
Dark T/C UP PAINT

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REVISIONS

REV	DATE	DESCRIPTION	BY	CHKD

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PROJECT: 20240301
DRAWN BY: JTB
CHECKED BY: JTB
DATE: 06/02/24
CADD: JTB

PROJECT:
SPECIAL USE PERMIT
FOR
AMAZON DATA SERVICES, INC.
100 CORBELL DEVELOPMENT
BLACKWILL ROAD & LEE HIGHWAY
LOWESVILLE, VIRGINIA 22070
FAIRFAX COUNTY, VIRGINIA 20186

BOHLER
28 BLACKWILL PARKWAY, SUITE 201
WARRENTON, OR 97146-2010
Phone: (503) 846-4000
Fax: (503) 846-4001
VA@BohlerEng.com

SHEET 001 OF 001
ILLUSTRATIVE BUILDING ELEVATIONS
SHEET NUMBER: **1**
ORIG. DATE: 4/26/2023

Considerations

- Elevations and Landscaping
- Transportation Access and Infrastructure
- Environmental and Stormwater
- Noise
- By Right Industrial Uses
- Conditions of Approval





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