OTTERDAM TECHNOLOGY GROUP LLC (“OTG”)

Greensville County, VA. September 10, 2025 SUP application

SUP application with supporting documents including site plans and an executive summary of the anticipated financial impacts to Greensville County, and the local and regional area.

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I. SPECIAL USE PERMIT

FILE: _____

Agent/Applicant (if different from owner)

Owner

Name: Otterdam Technology Group LLC
Physical Address: State Highway 614, Otterdam Road, Jarratt, VA
Mailing Address: 440 Monticello Ave, Suite 2200, Norfolk, VA 23510
Telephone: 757-628-5688. Brian C. Purcell, Attorney - Otterdam Technology Group LLC
Email: bpurcell@wilsav.com

Tax Map/Parcel Number(s)	Acreage(s)	Election District(s)
11-24	343.59	IV
11-24A	44.64	IV
11-24B	14.5 (Non-TOD Parcel-greenspace)	IV
11-30	60.5 (only plan to utilize 32.6 acres)	IV
11-26G	17 (only plan to utilize 9.1 acres)	IV
11-25B	1.88	IV
11-25D	.79	IV
11-25C	.76	IV
11-25	47.9	IV
Total	495.76	

General Location: The site has frontage on the Western side of Otterdam Road and extends through to Allen Road (to the North). Primary access to the site will be located on Otterdam Road with a gated entrance off of Allen Road to satisfy 911 and fire department regulations. It is anticipated that 99.99% of traffic will utilize Otterdam Road. The gated entrance from Allen Road will be for EMS use only.

Tax Map/Parcel Number(s)	Current Zoning/Proffers	Acreage(s)	Existing Use	Proposed Use
11-24	Ag - TOD	343.59	Ag Forest use	TOD for Data Center
11-24A	Ag - TOD	44.64	Ag Forest use	TOD for Data Center
11-24B	Ag- Non-TOD	14.5	Ag Forest use	Greenspace and ROW
11-30	Ag - TOD	60.5 (only plan to utilize 32.6 acres)	Ag Forest use	TOD for Data Center
11-26G	Ag - TOD	17 (only plan to utilize 9.1 acres)	Ag Forest use	TOD for Data Center
11-25B	Ag - TOD	1.88	Ag Forest use	TOD for Data Center
11-25D	Ag – TOD	.79	Ag Forest Use	TOD for Data Center
11-25C	Ag – TOD	.76	Ag Forest use	TOD for Data Center
11-25	Ag – TOD	47.9	Ag Forest use	TOD for Data Center

YOU MUST ATTACH A SURVEY PLAT OF PROPERTY WHICH INCLUDES A SCHEMATIC DRAWING OF THE PROPOSAL SHOWING BUILDING HEIGHT AND PLACEMENT, PARKING AREA(S), STORAGE AREA(S), UTILITIES, ETC.

A. Detail Description of Request (Address impact of proposal on check list items):

Per Article 25 of the Greensville County code, a Technology Overlay District ("TOD") was approved for the tax map parcels listed above except for parcel 11-24B which is green space and a ROW parcel only. To obtain permission to develop within the TOD a Special use Permit must be submitted, reviewed, and approved by the County Planning Commission and Board of Supervisors. This cover sheet is required to initiate that process. Please see the required documentation, photos and site plans attached in support of this SUP application.

B. Justification:

Otterdam Technology Group LLC proposes to permit, construct, and operate a 600 MW data center facility on the property specified herein located in the Otterdam/MAMaC Technology Overlay District (the "Project"). The Project is a permitted use per the TOD ordinance approved by the County in June of 2024. The Project will provide significant economic benefits to the County in terms of employment, taxes, and financial support/justification for improvements to the County's current infrastructure and planned infrastructure development. The following are summaries of the expected economic impacts for the county.

	Category	Impacts	Total Financial Benefit
Job Creation	Construction Phase	500-600 jobs over 2-3 years	$50 to $100 Million in wages
	Long term employment-Direct	100-200 permanent jobs	$10 - $20 Million annually
	Long term – indirect/induced employment	600–1,000 service and support positions in the community	$50 Million annually
Tax Revenues	Real Estate Property Taxes on Data Center Buildings/Land		$5.36 Million annually
	Data Center Equipment Tax	$0.99 per-$100	$4.95 Million annually
	Sales and use taxes –	Construction phase	$7.95 - $13.25 Million
		Annual recurring	~$400,000 to $500,000
Infrastructure Investments	Water, Sewer, Electric		$50-$70 Million
Housing	New housing demands		50-100 new homes
	Commercial Development	Ancillary services	$10-$30 Million

C. The combined local and regional projected economic stimulus is summarized as follows:

Source	Estimated Value	Median Value	Notes
Construction-phase local spend	$1.8 – $5 billion	$3.4B	Over ~3–5 years
Operational-phase local spend	$2.4 – $3.6 billion	$3B	Over 20 years
Induced & indirect stimulus	$2 – $4 billion	$3B	Multiplier effect
Total Estimated Stimulus	$6.2 – $12.6 billion	$9.4B	Conservative, location-dependent, 20 year impacts

Substantiation for these projected outcomes comes from data published by the Virginia Economic Development Partnership and independent economic analysis conducted by OTG LLC.

The foregoing information is complete and correct to the best of my knowledge. I acknowledge that representatives of Greensville County may inspect the property subject to this application and any permission to do so is hereby given.

_____ 9/10/2025

Signature **Date**
(Agents must provide written documentation of authority)

Received by: _____ **Date:** _____

Planning Commission Action: _____
_____

Board of Supervisors Action: _____
_____

II. Applicant Summary

Project: Otterdam Data Center Campus

Location: Located in the northwestern region of Greensville County along Otterdam Road; approximately 4 miles northwest of Emporia in the Nottoway Magisterial District.

Parcel Record Numbers: 11-24, 11-24A, 11-24B, 11-30, 11-26G, 11-25, 11-25B, 11-25C and 11-25D.

Acreage: Applicant intends to develop approximately 186.1 acres of the total 495.76 acre area of the following tax map parcels:

11-24 (GPIN 7475-01-0522, 343.59 acres), 11-30 (GPIN 7475-22-0946, 32.6 acres), 11-26G (GPIN 7475-31-3445, 9.1 acres), 11-24A (GPIN 7465-93-0105, 44.64 acres), 11-24B (GPIN 7474 1-19-1934, 14.5 acres), 11-25 (GPIN 7474-29-0898, 47.9 acres), 11-25B (GPIN 7475-20-9114, 1.88 acres), 11-25C (GPIN 7474 29 6764, .76 acres), 11-25D (GPIN 7474 29 7962, .79 acres)

Proposal: Applicant requests a Special Use Permit to develop a data center facility and related structures in the A-1 zoning district, with TOD overlay.

Applicant: Otterdam Technology Group LLC.

Landowners: SRF-Franklin LLC, Badgett LLC, SRF-Augusta LLC, SRF-Goochland LLC, Lance Alexander Short, Veliky LC, Deborah L. and Julianna Owen, Brenda L. Mitchell and April Jones.

III. Existing Land Use and Zoning

The Property is located across Otterdam Road (i.e., on the western side) from the Mid-Atlantic Advanced Manufacturing Center ("MAMaC"), a CSX certified select site that is targeted for industrial development. The Property is undeveloped and partially forested or meadowed, with a history of being a managed forest for timber production, with a significant portion of the timber having recently been harvested. The rolling topography of the property flattens out along Otterdam Road, an area that was previously cleared for agriculture and where the development will be concentrated. Interstate 95 is less than 2.9 miles from the Property and the Property has access to County water and sewer and fiber, making this an ideal location for data center development.

The Property is zoned A-1, Agricultural and is located within the Technology Overlay District, adopted by ZTA-2-2024 (the "TOD"). The TOD allows for data center and associated uses with a Special Use Permit.

The Future Land Use designation of the subject property is low-density residential. The Property is not within a special hazard flood area.

IV. Proposed Development

DATA CENTER BUILDINGS: The applicant proposes to construct multiple data center buildings on portions of the Property. Depending on the timing and amount of power availability, some buildings will be 2-floor structures, each with a total height of 74 feet while some buildings may be single floor structures, each being 37 feet in height. The data center buildings and related structures will be located on three (3) tax map parcels, or portions thereof, consisting of a total of approximately 186.1 acres of impervious surface and developed land with the other six (6) tax map parcels, or portions thereof, serving as buffer area. The height of the buildings is measured from the average elevation of the finished grade at the front line of the building to the highest point of the roof. Any additional equipment and structures on the roof top will not exceed the 80ft limit as per the Design standards of the Greensville County Zoning Ordinance ("GCZO"). These dimensions are provided in the Building Elevation drawings in Attachment IV.

SUPPORT BUILDINGS: A main office and command-and-control center and a grounds and facility maintenance building are planned for construction on tax map parcel 11-25. The command-and-control center would serve as the main headquarters for the site and the building footprint and parking will be approximately 2.5 acres. An additional 5 acres have been allocated for a grounds maintenance building and yard to house equipment for ongoing landscaping, grounds care, and maintenance.

POWER INFRASTRUCTURE: An area of 20 acres has been allocated for the Utility Switchyard and Substations. The data centers require back-up power which will be provided by gas powered generating devices that can be run on either natural gas or other fuels including diesel. We currently propose to utilize natural gas for the back-up power due to its lower emissions profile vis-à-vis other forms of fuel. An area for an on-site gas storage facility has been included in the site design to facilitate the back-up power solution.

PSF: As part of the overall power solution to the Data Center Buildings, the site has been designed to include a Power Storage facility ("PSF"). PSF provides "power smoothing' to regulate voltage on sensitive equipment needing a constant state source of power. This facility may require up to 10 acres.

The attached site plan, landscape plan, and elevation drawings show locations of the proposed construction phases, parking, equipment yards, roads and access roads, and will comply with the Design Standards and requirements of the GCZO, including the TOD and the requirements of the Special Use Permit Application. Final civil engineering of the site, electrical requirements and other utilities will determine the design, capacity and areas required for the stated facilities and will adhere to the Design Standards of the GCZO.

POWER STUDY: A formal power study application has been submitted and accepted by MEC for the project and has been entered into Dominion Energy's system for study. MEC and Dominion have assigned the application the following identification number "Aberdour-

20252199.1.0" as indicated in the attached email correspondence from MEC. OTG worked closely with MEC, Axial Energy Engineering, and Truss Energy to coordinate and assure the study was detailed, and appropriately considers the impacts to the local electrical grid, the regional electrical grid, and to the PJM network. The study results are pending.

A. Ground Level Screening

The Property has existing vegetation that will screen the buildings and equipment yards. Example views A, B, C, D and E were taken from the existing rights-of-way showing views from different vantage points along both Otterdam Road and Allen Road.

Building facades, outdoor storage areas, and outdoor equipment areas will be screened by existing landscape buffers and supplemental berm/landscape buffers as generally indicated on the landscape plan. A detailed analysis confirming vegetative screening shall be provided with the Site Plan submittal. Additional screening, if required, will be provided per Article 25-2 (4) TOD Design Standards of the GCZO to include, at a minimum, 100-foot buffers from Secondary Roads and 200-foot buffers from all adjacent parcels, all of which are currently residential or agricultural use.

The locations of existing trees and vegetation are shown on the landscape plan. There are a series of existing vegetative buffers along Otterdam and Allen Roads shielding the proposed buildings from public views. Additional trees will be planted if required to meet or exceed the minimum buffer requirements of the TOD and GCZO and to augment this viewshed as detailed in the Site Plan. Specific tree removal and limits of disturbance shall be provided with the Site Plan submittal.

Due to the significant setbacks from public roads and the existing and proposed landscaping, the Project is not expected to be visible from the public rights of way or adjacent properties. The setbacks and vegetative screening will provide adequate buffers to mitigate the requirements for detailed building facades, while the designs will seek to conform to the Design Standards of the GCZO.

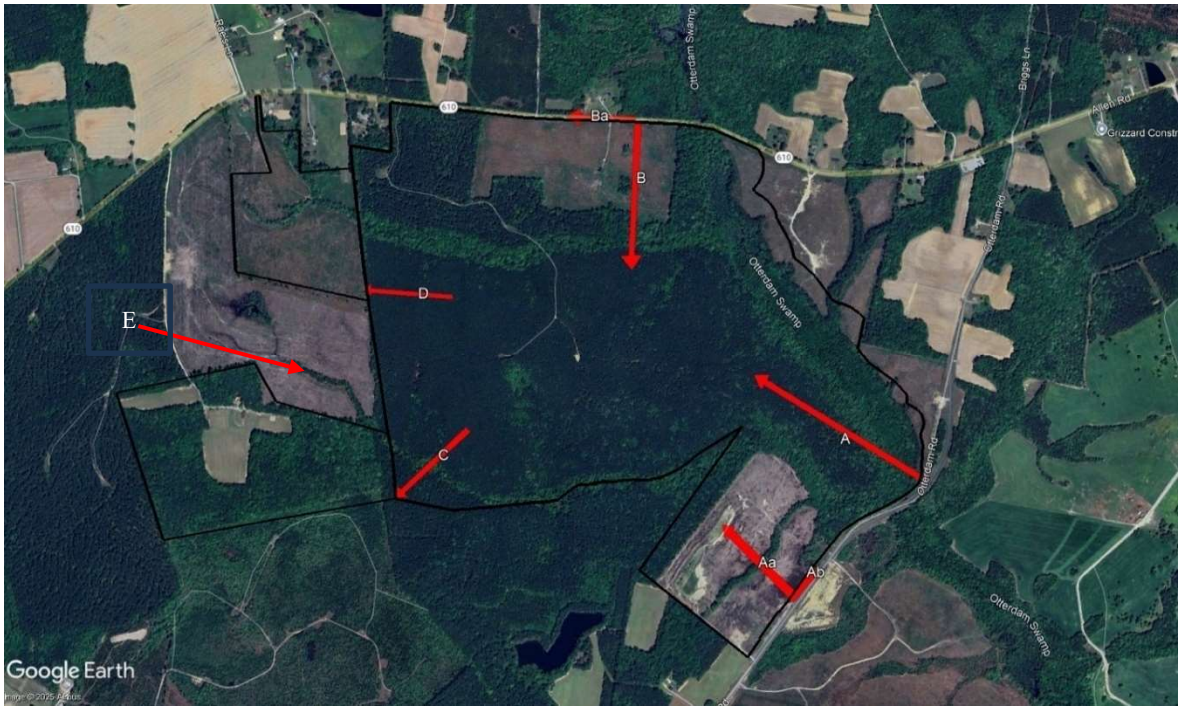
B. Planned Impervious Surface by Use

DESCRIPTION	AREA (ACRES)
DATA CENTERS	88.9
ROADS	28.8
DETENTIONA BASINS	16.1
UTILITY SWITCHYARD	9.8
PSF	10
PARKING	9.6
SUBSTATION	8.2
NATURAL GAS PLANT/ STORAGE	7.2
MAINTENANCE BLDG AND YARD	5
COMMAND AND CONTROL BLDG	2.5

TOTAL	**186.1**

NOTE on SITE PLAN, POWER STUDY AND LOCAL IMPACTS: The SUP does not require a detailed site plan for approval, a point noted in the Berkley Group initial review. Due to rapidly changing technology, increasing power demands and constrained power availability in Virginia, limitations on network electrical transmission operating equipment for sub-stations and switchyards, and changing construction costs, OTG has designed the site for the maximum impervious surface limits requested for each project component, rather than final building sizes and locations within the designated building envelopes.

C. Site Map showing photo origin points:



1. View A

The proposed command and control building would be located approximately 954 feet from Otterdam Road. Existing trees which are part of the riparian buffer and planted pines provide screening from Otterdam Road and create a buffer well in excess of 100 feet. No improvements on tax map parcel 11-25 should be visible from Otterdam road. The Buildings and Grounds Maintenance building will also be located approximately 954 feet from Otterdam Road and will be fully screened from view.

Figure 1- Photo Aa - Main entrance from Tax Map Parcel 11-25.

Figure 2 - photo Ab - road frontage of Tax Map Parcel 11-25 along Otterdam Road

2. View B

The proposed development would be located approximately 1,500 feet from Allen Road with mandatory 200-foot setbacks and planned additional setback of up to 100 feet depending on topography. New trees will be planted along Allen Road which, when combined with existing trees that will be retained and an existing natural berm along most of the road frontage, are expected to screen the proposed buildings from view from this vantage point. The existing trees and newly planted trees will provide a vegetative buffer well in excess of 100 feet.

Figure 3- Photo Ba - Entrance to Tax Map Parcel 11-24A from Allen Road

Figure 4 - Photo Bb - Frontage along Allen Road

3. View C

The proposed development area on Tax Map Parcel 11-24 is situated approximately 500 feet away from the boundary of Tax Map Parcel 11-20. Tax Map Parcel 11-20 is located to the southwest of the proposed development site in the attached image. The existing trees on the site will be retained, and they are expected to provide screening for the data center and any associated buildings from this vantage point. Tax Map Parcel 11-20 does not share a common property line with Tax Map Parcel 11-24, with only one corner pin. A minimum 200-foot forested buffer will be established/retained to ensure adequate screening from Tax Map Parcel 11-20.

Figure 5- Photo C looking SW from Tax Map Parcel 11-24 towards Tax Map Parcels 11-24B and 16-13.

4. View D

The proposed development area on Tax Map Parcel 11-24, is situated approximately 600 feet away from Tax Map Parcel 11-22. Tax Map Parcel 11-22 is located to the west of the proposed development site in the attached image. A minimum 200-foot forested buffer will be planted and managed for screening of this parcel.

Figure 6 – View westward from future Data Center Site on Tax Map Parcel 11-24 towards Tax Map Parcels 11-21 and 11-22.

5. View E

The view from the E shows that there is an existing buffer of trees that obscure the nearest buildings which are 500ft from the boundary. The adjacent property 11-20 has the view extending across the boundary and will be fully buffered from any of the Project's buildings with vegetative buffers of at least 200 feet.

Figure 7- E – View from ROW on Tax Map Parcel 11-19 (owned by OTG) but not part of this SUP – facing East

D. Roof Level

Given the screening provided by existing trees and the positioning of the data centers internal to the site, roof equipment is not expected to be visible from the public right-of-way. If final designs indicate that the equipment will be visible, a parapet for the building will be provided. The parapet will be sized to completely conceal roof equipment.

E. Environment

WETLANDS: The proposed development includes approximately 1,972,832.4 square feet (45.29 acres) of wetlands and assumes all streams will be bridged except for Otterdam Swamp which will not be crossed and will serve as buffer to the facility. As submitted, the proposed layout should qualify for an SPGP/GP permit. The site plan shows details on impacted areas and the delineation of streams, wetlands, and ponds. A formal wetland delineation study has been prepared by Wetland Studies and Solutions, Inc. ("WSSI") and is included in this submission. The next step for environmental permitting is to gain USACE approval and confirmation once a Phase 1 site plan is completed. A full delineation map is provided and incorporated into the site plan submission of the SUP Application to the planning commission. Initial impacts are deemed minimal by WSSI and they have suggested we will have no issues with wetlands mitigation or stream impacts due to the planned bridging of streams.

DEVELOPED AREA: The total property area is 21,595,305 square feet (495.76 acres). Development is concentrated with the developed or disturbed area, including Data Centers, Buildings, Detention ponds, roads and Substations covering less than 40% of the total area.

UTILITIES: County water will be used to serve the development using the same infrastructure designed and built for MAMaC. A high-performance cooling system is the preferred design for the data center server farms and will be evaluated for use in all data centers. This liquid cooling system is a closed loop system which substantially reduces water consumption, and the final estimated quantities of water usage will be determined following the detailed design of the Data Centers. Water consumption at this site will provide Greensville County Water & Sewer Authority with additional revenue to help finance the planned expansion of the Jarratt Water Treatment facility from its present 2MGD up to the proposed size of 6MGD. Additionally, the increased

sewer output will enable upgrades to the county sewer treatment plant which serves the northern section of the County. The development of the Otterdam Technology Park near MAMaC creates economies of scale that benefit the Greensville County Water & Sewer Authority and leverages other **existing** infrastructure investment that is presently underutilized. Development of the Otterdam Technology Park would also reduce the cost of any additional investments, on a per user basis, by assembling a large concentration of similar users in one geographic area.

F. Traffic

TIA: A Traffic Impact Assessment (TIA) is being discussed with the Virginia Department of Transportation (VDOT) for review. The preliminary meeting was held by telephone with Jason Fowler of the Courtland offices of VDOT on May 8th, 2025. Mr. Fowler referred OTG to the same company that is presently working on TIA studies for the Sheetz planned for the Otterdam Road and Rt. 301 intersection. OTG shall adhere to VDOT recommendations on entrance design, turn lanes, road widths, and site lines for the primary and emergency entrances planned on Otterdam and Allen Roads. The existing TIA shared by the County EDA suggests that the proposed development can be handled by the existing roads and infrastructure. VDOT and the County are currently reviewing at least one other TIA study for Otterdam Road. The findings of the TIA will be provided after completion of this study, and, if needed, the Project will provide improvements for ingress and egress to the Otterdam Technology site as indicated in the final TIA.

PARKING: The site plan includes on-site parking spaces. Trucks and vehicles will enter and exit the Property from Otterdam Road. There will be paved roads with a 50 foot right of way for trucks and vehicles, curb and gutter, and sidewalks for staff within the main site. The Project will provide parking that meets or exceeds the minimum requirements per the GCZO and the County Ordinances. The Project will provide parking area planting and other design requirements in accordance with Chapter 14 of the GCZO.

G. Noise

Noise or sound levels, including daytime and nighttime decibel levels, shall be equal to or less than the maximum levels set forth in Article 25-2(4)(E) Noise of the GCZO, and shall otherwise comply with the specific provisions of Chapter 15 of the County Ordinances. If needed, mitigation will be provided to meet the requirements of Chapter 15 of the County Ordinances. A noise mitigation plan will be submitted at the time of the final site plan application submission which includes a noise modeling report, expected noise levels, and measures to minimize the noise impact to make sure the levels do not exceed the TOD noise level threshold.

H. Lighting

All Lighting used in the project shall be at levels equal to or below the maximum foot candles (i.e., lumen per square foot or brightness levels) set forth in Article 25-2(4)(J) Lighting Requirements of the GCZO. The Lighting used in the project shall meet all other required requirements of the GCZO, including the requirements for shielding, parking lot lighting, pedestrian walkway lighting and security entrance gate lighting. Lighting will be shown on the

final site plan. A full lighting plan will be submitted at the time of site plan application submission to confirm adherence to the GCZO.

I. Façade

Given the screening provided by existing trees and other vegetation, building facades are not anticipated to be visible from any public right-of-way. No specific building façade is assigned to the data center and other buildings for this reason. If it is determined at the time of the detailed site plan that any building will be visible from a public right-of-way, additional landscaping or building enhancements will be proposed to meet the GCZO requirements.

J. Dust

The Property will be maintained in an orderly manner during all phases of construction and operation. Staging areas shall be covered to minimize dust and the tracking of dirt onto public roads. The applicant will monitor the tracking of dirt and if excessive accumulation of dirt appears, the applicant will provide mitigation, including through installation of stabilized ingress and egress to the Property.

K. Fumes

The proposed development is not expected to create odor or airborne contaminants in quantities that are readily detectable beyond the boundaries of the Property.

L. Operations

- Hours of operation- The facility will operate 24 hours a day, 7 days a week.

- Number of employees

At full build out, there will be approximately 180 employees per 24-hour shift. This figure is subject to change due to automation of security and monitoring functions, grounds maintenance and other variables that are not yet decided. Seasonal workers will be required during the growing season for additional ground maintenance.

M. Types of equipment

The Project will include up to two (2) electrical substations depending on the construction phasing and capacity, back-up generators, and building cooling equipment typical of a data center. Multi-fuel engines will be used for power back-up for the Data Centers, with additional diesel generators for auxiliary power as may be required. The data center may also utilize a PSF to increase power reliability, aka “Power Smoothing”.

N. Signage

Signage will be concise, facilitate day-to-day operations for staff, and communicate necessary regulatory protocols, such as prohibited areas. All signage will meet the requirements of Article 15 of the GCZO.

O. Consistency with the Comprehensive Plan

The proposed development is consistent with Chapter 25 ZTA-2-2024 Technology Overlay District ordinance of the GCZO, which is intended to accommodate data center development at eligible sites, including the subject Property.

INFRASTRUCTURE: *Chapter 6, Strategies to Improve Infrastructure* lists several strategies that will be furthered by construction of this Project, including: supporting public infrastructure investments that promote economic and community development in an efficient, fiscally responsible manner, continuing to coordinate public water/sewer expansions within the designated Urban Service Area with funding in this area as first priority, and supporting the extension of natural gas to the MAMac site to increase the marketability of the site for industrial development.

ECONOMY: *Chapter 7, Economy* states that "a primary goal identified for Greensville 2040 is to attract and retain new manufacturing and industry. "With the new high-quality redundant fiber network with a 400 Gigabit per second backbone and abundant electrical capacity…the county is also now targeting data center developers". (Greensville 2040, Ch 7, p109)

OPPORTUNITY ZONE: Chapter 7 further states the Northern portion of Greensville County lies within a Federally Designated "Opportunity Zone". This is a designation created under the 2017 Tax Cuts and Jobs Act. This designation provides economic incentives along with tax benefits for investors. It is designed to encourage long-term private investment in Low-Income census tracts.

SBA HUB ZONE: All of Greensville County also qualifies as an SBA HUB Zone. This designation helps small businesses to gain preferential access to federal procurement opportunities.

MAJOR BUSINESS FACILITY JOB TAX CREDIT: Qualified companies locating or expanding in Virginia are eligible to receive a $1,000 income tax credit for each new job created over a threshold number of jobs. Companies locating in an economically distressed locality, or an enterprise zone, are required to meet a 25-job threshold. Greensville County meets this threshold requirement.

V. Site Plan

See attachment. Note the details on potential building sizes. In anticipation of a need for flexibility, four footprints are noted for consideration.

- Building Type A is a 150 x 100-foot data center building that can be constructed in either a single- or two-story configuration depending on power availability and required square footage needed to operate the center per customer requirements.
- Building Type B is a 100 x 100-foot data center building that can be constructed in either a single- or two-story configuration depending on power availability and required square footage needed to operate the center per customer requirements.
- Building Type C is a 200 x 100-foot data center building that can be constructed in either a single- or two-story configuration depending on power availability and required square footage needed to operate the center per customer requirements.
- Building Type D is a 100 x 100 foot data center building that can be constructed in a single-story configuration depending on power availability and required square footage needed to operate the center per customer requirements.

VI. TOD Campus Buffer and Landscape Plan

See attachment.

VII. Building Drawings and Elevations and Site Studies

See attachments with site plans for a complete site review.

A. See drawings for Data center elevations, Switch Yard, and Sub-station.

B. See drawings for Three Story HQ and CC building.

C. Building and Grounds Building representative photos

D. Wetland Delineation report from Wetland Studies and Solutions, Inc. ("WSSI")

E. EPA Phase 1 report from WSSI

F. Cultural and Natural Heritage analysis prepared by WSSI

Typical Maintenance buildings found at Technology Campus.

Figure 8 - Typical Maintenance building rear elevation – under 35 feet in height.

Figure 9 - typical Building and Grounds maintenance shed – under 35 feet in height.

VIII. Phasing of Data Center Build

The attached Site Plan shows the Data Center being built in two (2) main phases. The Phases and timing of construction are dependent on the outcome of the Transmission Load Studies that are conducted by Mecklenburg Electric Co-operative ("MEC") and Dominion Energy. This Transmission Study Authorization study was submitted on August 1, 2025 to MEC and was prepared with the support of Axial Engineering Services in Charlottesville, VA, (a contractor to Dominion Power), Truss Energy staff, and MEC staff who aided in the load phasing and engineering requirements for the Switchyard and Sub-Station requirements. Phase 1 of the Project will be designed based on the MWac capacity that is available from MEC and Dominion in the shorter term (now projected to be in 2029).

Phase 2 of the Project will be developed to coincide with the time required for the network upgrades and delivery of additional power. The Transmission Study is expected to take 9 months from our submission date last month. Detailed engineering studies and procurement will follow, which will determine the time frame for Phases 1 and 2. The goal is to obtain 100 MW of power for the opening of the first part of Phase 1 in the year 2029.

Phase 2 is anticipated to be the final phase assuming the required MW of power is deliverable within the time frame of the SUP limits, which is defined as 10 years. The anticipated time frame for the complete project is provided in Section IX which follows. An automatic SUP extension is requested if project completion goals are met (see below).

IX. SUP Timeframe and Calendar

The Applicant is presently in the Site Diligence/Initial Development Activities phases of the graphic shown below. Upon issuance of the SUP by the County, anticipated to take place no later than December 2025, Applicant will move to the Tier 1 and Tier 2 processes. It is critical to secure the Power and Gas Interconnection while simultaneously completing the less critical permit and site assessment work. We will work in parallel to finalize Design and Engineering to enable construction of the project to its full capacity. The Applicant requests the SUP be valid for ten (10) years from its approval date with an end date of December 31, 2035. In the event the site is at least 70% complete at the end of 2035 and an extension is needed to attain 100% build out, the applicant requests the county recognize this progress and grant an automatic SUP extension of three (3) years as part of the SUP request.

Date	Activity
May 13, 2025	SUP submission for preliminary Review
August 2025	Power Study Application – Submitted
September 2025	Final Submission for review by Staff and presentation to Planning Commission
October 2025	Planning Commission review
November 2025	Board of Supervisors Approval meeting
May 2026	Power Study Results provided by MEC and Dominion
Summer 2026	Go / No go decision based on timing and availability of power to the site.
Fall 2026	If Go, then Power and Gas interconnection negotiations and Site design and engineering begin in earnest, with a timeframe for the Phases of construction. Long lead time procurement will commence once the decision to proceed is made. Permitting will commence in parallel with the Load Study and will be concluded prior to construction commencement.
Q3 - 2027	Construction begins in earnest- Phase 1
Q2 - 2029	Initial operations of first Data Center Building.
Phase 2; 2032 - 2025	Site will be built out as demand for services and power availability allow. The Load study will provide the details for network upgrades and timing to complete. These upgrades could take between 3-5 years
December 2025	Final construction completion and operational status attained.
2035	Site built out to maximum capacity by the end of 2035

X. Detailed Site Development and Preparation Plan:

Site Diligence	Tier 1 development	Tier 2 Development	Tier 3 Development
1. ESA Phase 1	A. Traffic Study	I. Utility "Will Serve" Letter	1) Final Site Layouts
2. T&E Species Study	B. Full site Geotechnical Study and soil borings	II. Power ICX application	2) Civil Grading plan for the entire site with all planned improvements shown.
3. Wetlands and water studies	C. Noise Study	III. Gas ICS application	3) Building designs submission and approvals.
4. Cultural and Historic screening	D. Phase II ESA Study	IV. Power Service Agreement	4) Substation design, installation, and turnover.
5. Power Study	E. FAA permitting (if needed)	V. Gas Services Agreement	5) Full permits in place
6. Gas Study	F. Generator Air permitting	VI. Fiber services agreement	6) Construction begins
7. Power interconnect Study	G. ALTA Site survey with fly over at 1 foot topo intervals.		
8. Economic Impact Study	H. Generator CPCN if required.		
9. Fiber availability study			
10. SUP approval			

Figure 10 - Engineering and site development work list and phasing