WARRICK COUNTY AREA PLAN COMMISSION
DC-O INITIAL APPLICATION FILING INSTRUCTIONS

I. Purpose and Packet Structure

The initial DC-O filing is one coordinated application package. Each material fact should have one primary home and should be cross-referenced elsewhere rather than repeated. The filing must disclose the entire functionally integrated Data Center Campus at full reasonably foreseeable buildout and provide the supporting documents and data needed for County and independent technical review.

Document	Primary function
Master DC-O Application / Full-Buildout Project Impact Statement	Who, where, what, project dependencies and impacts, responsibility/funding, unresolved issues, master site plan, attachments and certifications.
Appendix A - Project Envelope	Maximum campus-wide project scope and location ranges only.
Appendix B - Project Standards and Mitigation	Development, operating, monitoring, testing, mitigation and lifecycle standards only.
Appendix C - Technical Study Index and Version Control	Controlling source/document record, exact versions, scenario assumptions, dependencies and inconsistencies.
Appendix D - Decommissioning, Restoration, and Cost Estimate	Detailed decommissioning/removal/restoration plan, cost estimate and proposed financial-assurance information.

II. What Must Be Filed

1. A completed Master DC-O Application / Full-Buildout Project Impact Statement.
2. Appendix A - Project Envelope.
3. Appendix B - Project Standards and Mitigation.
4. Appendix C - Technical Study Index and Version Control, together with every indexed supporting document relied upon for the zoning request.
5. Appendix D - Decommissioning, Restoration, and Cost Estimate.
6. The maximum-buildout master site plan and full-campus phasing, construction, energization and anticipated operations schedule.
7. Current provider-originated electric, water, wastewater and other material utility coordination/capacity information reasonably available, including letters, studies, service or interconnection materials, tariffs, agreements, regulatory dependencies, conditions and contingencies.
8. The permit/approval matrix; site-control documents; project-created infrastructure cost/responsibility information; and known or proposed underbuild, abandonment, termination or cessation protections for project-specific utility infrastructure.

9. All plans, studies, reports, models, technical memoranda, provider materials and other evidence identified in the Master Application or Appendix C. If a conclusion materially depends on underlying electronic data or a model, provide the native/model input and output files reasonably necessary for independent review when reasonably available and not legally protected.

10. If the applicant relies on experience from another data-center facility to support a material project assumption, identify the facility, explain why it is comparable, and provide the operating data or other supporting information reasonably available.

11. The generally applicable Warrick County rezoning procedural materials, fees, notices and filing items then in effect unless the Area Plan Commission lawfully adopts this packet as a substitute for overlapping administrative forms. Neither this packet nor cross-referencing waives legally required notice, hearing, owner-authorization or filing procedures.

APC filing confirmation: Before formal submission, obtain the current APC petition and ordinance form, required parcel/legal-description and surrounding-property map specifications, adjoining-owner notice/certification and posting instructions, application fee, accepted copy/electronic format, and filing/hearing schedule. APC staff must confirm which ordinary procedural documents remain separate; avoid re-submitting substantive exhibits already indexed in this DC-O packet.

III. General Filing Rules

1. Full-campus disclosure. Do not divide a functionally integrated project by parcel, phase, affiliate, permit, utility account, equipment owner, temporary/mobile status, lease structure or shared infrastructure to omit a material component or impact.

2. Use one source of truth. Appendix A controls proposed maxima; Appendix B identifies minimum-standard compliance and proposed project-specific standards/mitigation; Appendix C controls document/version identification; Appendix D controls decommissioning/restoration details and cost. The Master Application should cross-reference those items rather than retype them.

3. Support material representations. Identify the Appendix C document ID supporting each material factual representation. A reference to an indexed document does not substitute for actually submitting that document.

4. Identify uncertainty. If material information is preliminary, conditional, unresolved or unavailable despite reasonable inquiry, state that fact, identify the controlling person/entity, the assumption used for current review, and the anticipated path and timing to resolution.

5. Allow verification. Identify the responsible consultant, provider, utility, agency or other source for material information and provide contact information and any authorization reasonably necessary to permit County staff or retained experts to verify nonprivileged information directly, subject to applicable law and provider restrictions.

6. Reviewable data. The supporting inputs and native/model data required by the native/model-file requirement under “What Must Be Filed” should be indexed once in Appendix C; do not submit duplicate datasets under different filenames.

7. Update by change log. Every material supplementation must include a short change log identifying what changed; affected Master Application section(s); affected Appendix A, B or D item(s); and Appendix C documents added, replaced, superseded or affected.

8. No silent N/A. If a listed subject is not applicable, state N/A and briefly explain why.

9. Confidentiality. A confidentiality request must identify the specific document or portion and the asserted legal basis. Submit a public/redacted version where reasonably practicable and a confidentiality log identifying withheld/redacted material. No blanket confidentiality designation is accepted merely by labeling an entire submission confidential.

10. Electronic organization. Use consistent filenames containing subject, author/entity, date and version. Appendix C IDs must match the actual filenames submitted. Searchable PDFs are preferred for reports; native technical/model files should accompany them when required by these Filing Instructions and Appendix C.

11. Independent verification. Applicant, developer, consultant, provider and utility studies or representations do not bind the County and may be independently reviewed or verified.

12. Continuing duty to supplement. Update the packet before final legislative action whenever a material project component, scope maximum, operating assumption, ownership/control relationship, impact, mitigation proposal, supporting document, technical conclusion or provider status changes.

IV. Submission Stages

1. Pre-Application Conference

   Provide the project/property/party sections of the Master Application, the preliminary full-buildout concept, known utility/provider status, preliminary Appendix A maxima, and the material unresolved issues the applicant expects to address before filing.

2. Initial DC-O Zoning Application

   Submit the complete filing package above. The application must disclose the full project and its impacts, demonstrate applicable baseline compliance, and identify proposed project-specific standards. Material missing/conditional information must be identified and assessed for whether meaningful legislative review can proceed.

3. The applicant shall identify the proposed written Use and Development Commitment and the proposed Project Envelope and Project Standards terms. Before final legislative action, the final proposed Project Envelope Schedule, Project Standards Schedule, and form of Use and Development Commitment must be available for consideration as part of the zoning decision. Each final schedule and all material commitment terms must be identified by title, date, and version.

4. During DC-O Review

   Development-plan-level plans and engineering materials may be submitted for preliminary technical coordination only as zoning-application exhibits. Each such sheet/document must be clearly labeled: ZONING-APPLICATION EXHIBIT - PRELIMINARY TECHNICAL REVIEW ONLY - NOT A DEVELOPMENT-PLAN OR PERMIT APPLICATION. Before effective M-2 and DC-O zoning, the County will not treat those materials as a formal development-plan application or issue a permit-application completeness determination or final development-plan action.

5. Formal Development Plan / ILP

After the required M-2 and DC-O zoning becomes effective, the applicant may submit a formal development-plan application and Improvement Location Permit materials. Before final development-plan approval or issuance of an Improvement Location Permit, whichever occurs first, the required Use and Development Commitment must be accepted or approved, executed, and recorded in accordance with applicable law. Materials submitted during zoning review may be reused when permitted by the ordinance and applicable procedures.

6. Operations, Change Control, and Lifecycle

   Post-approval forms will address annual compliance, incidents, project/equipment changes, ownership or Operator changes, decommissioning-cost/security updates, cessation and decommissioning. Those later forms are not part of this initial zoning packet.

V. Important Distinctions

1. Completeness, technical sufficiency, satisfaction of minimum standards, M-2 zoning, utility availability, acreage or prior industrial/mining use does not create an entitlement to DC-O approval.
2. Countywide ordinance standards are minimums, not safe harbors. The County may establish more restrictive lawful project-specific requirements supported by the record.
3. Zoning review is separate from reimbursement and economic-development/incentive negotiations. Infrastructure impacts and cost responsibility may be disclosed for land-use review, but no economic package is consideration for zoning approval.

WARRICK COUNTY AREA PLAN COMMISSION
MASTER DC-O APPLICATION / FULL-BUILDOUT PROJECT IMPACT STATEMENT

I. Application, Property, Parties, and Control

A. Requested Zoning Action and Property

Project / campus name	
APC petition / cause no. (if assigned)	
Requested action: ☐ DC-O on existing M-2 ☐ Concurrent M-2 + DC-O ☐ Amended DC-O action ☐ Other:	
Property address / general location	
Parcels in requested zoning action	
Current zoning classification(s)	
Requested zoning classification(s)	
Prior Zoning Classification by parcel (attach parcel schedule if needed)	
Incorporated / unincorporated status	

Attachments: ☐ Legal description / parcel schedule ☐ Existing/requested zoning map ☐ Prior Zoning Classification schedule

B. Project Parties and Control

Identify each role separately. If an entity or end user is not yet selected or disclosed, identify its status, who presently controls the relevant project decisions/information, and the anticipated identification date.

Role	Legal entity / status / contact / relationship
Property owner(s)	
Applicant / petitioner	
Developer	
Proposed or anticipated Operator	
Proposed or anticipated end user	
Principal electric / utility customer(s)	
Proposed guarantor / material credit-support entity	
Parent / controlling entity	
Material affiliates / joint-venture participants	
Other entity controlling material project design, infrastructure or operating assumptions	

For each material entity, provide legal name, entity type/jurisdiction, principal address, authorized representative, email/phone, relationship to the project, and the property, rights, equipment, infrastructure, operations or information it controls.

Material affiliate/third party owning or controlling project infrastructure not identified above	

C. Site Control and Filing Authority

Current owner/control holder by parcel	
Nature of control: ☐ Fee ☐ Option ☐ Contract ☐ Lease ☐ Easement ☐ Other:	
Expiration / material conditions	
If applicant is not owner, authority to file	

Evidence attached: ☐ Site control ☐ Owner authorization ☐ Relevant easement/option/lease excerpts

D. Responsibility Matrix

Identify the entity primarily responsible for the information and project function. More than one may be listed. Do not repeat the substantive answer here.

Campus scope / phasing / construction schedule	
Electric service / interconnection / substations / transmission	
Generation / fuel / emissions	
BESS / UPS	
Water / cooling / wastewater	
Roads / traffic / construction logistics	
Noise / lighting / screening / compatibility	
Drainage / stormwater / environmental	
Mine / geotechnical / hydrogeologic	
Fire / EMS / emergency management / hazardous materials	
Security / law-enforcement coordination	
Operations / monitoring / reporting	
Project Failure / reversion facts	
Decommissioning / restoration / cost estimate	

II. Executive Project Description and Key Schedule

Provide a concise description of the full-buildout campus, its purpose and operating model, principal facilities, phases, anticipated buildout horizon, major utility dependencies, and the most important project-

created impacts or constraints. Quantitative maxima belong in Appendix A; measurable standards belong in Appendix B.

Response	
Required post-zoning approvals / target dates	
Anticipated material construction commencement	
Anticipated first energization	
Anticipated first material operations	
Anticipated full buildout	
Known planned extended shutdown / maintenance / recommissioning periods	
Appendix C schedule / source document ID(s)	

III. Full-Buildout Project Impact Statement

For each subject below, identify: (1) the existing system, service, property condition or public/private infrastructure on which the project relies; (2) the demand, hazard, constraint, off-site effect or other project-created impact; (3) new or upgraded infrastructure, equipment, staffing, capacity or service reasonably expected to be needed because of the project; (4) the proposed mitigation or alternative; (5) who is expected to fund, construct, own, operate, maintain, monitor or otherwise be responsible; (6) what remains preliminary, conditional or unresolved and the path to resolution; and (7) the Appendix C document IDs supporting the answer. Cross-reference Appendix A maxima and Appendix B standards rather than repeating them.

A. Land, Campus Configuration, Surrounding Uses, Sensitive Receptors, Compatibility, and Property Values

Address current site use and conditions; surrounding zoning/uses and Sensitive Receptors; parcel/campus configuration, shared infrastructure, phasing and reserved areas; and reasonably foreseeable compatibility and neighboring-property impacts. Explain the requested site-specific zoning in light of the Comprehensive Plan, existing land-use character, suitability for the proposed maximum-buildout use, conservation of property values, and responsible development and growth. Identify supporting analysis/data for any assertion of no material property-value or compatibility effect.

References (Appendix A PE / Appendix B PS / Appendix C ID)	
Response	
Unresolved/conditional information and path to resolution	

B. Electric Service, Interconnection, Substations, Transmission, and Utility Coordination

Address provider(s), requested/reserved capacity, service status, interconnection and energization path, required substations/transmission/easements, ownership/control, provider ability to serve, required

improvements, timing, agreements/tariffs/regulatory dependencies, and all material conditions or contingencies.

References (Appendix A PE / Appendix B PS / Appendix C ID)	
Response	
Unresolved/conditional information and path to resolution	

C. Generation, Generators, Fuel, Air / Emissions, and Commissioning

Separate Emergency Backup Generation from Normal-Operation Generation. Address operating purpose/scenarios, testing/commissioning, fuel delivery/storage, air permitting/emissions, temporary/mobile/leased/substitute equipment, and any claimed preemption affecting a discrete facility or aspect.

References (Appendix A PE / Appendix B PS / Appendix C ID)	
Response	
Unresolved/conditional information and path to resolution	

D. Battery Energy Storage Systems / UPS

Address function, chemistry/technology, safety hazards, layout/separation, detection/suppression/isolation, emergency shutdown, responder access, containment/fire-water/runoff, alarms/monitoring, replacement/end-of-life, and distinction between ordinary short-duration UPS and material BESS/load-management systems.

References (Appendix A PE / Appendix B PS / Appendix C ID)	
Response	
Unresolved/conditional information and path to resolution	

E. Cooling, Water Demand, Water Supply, and Drought / Shortage Conditions

Address cooling/heat-rejection technology, potable/nonpotable/evaporative sources and demands, initial fill/refill, storage/service lines, provider capacity and required improvements, metering, drought/shortage assumptions, conservation/alternative supply, and responsibility for project-created costs/facilities.

References (Appendix A PE / Appendix B PS / Appendix C ID)	
Response	
Unresolved/conditional information and path to resolution	

F. Wastewater, Blowdown, Pretreatment, and Discharge

Address receiving provider/system, available capacity, discharge point, volume, temperature, chemistry, pretreatment/disposal requirements, contingencies if service is constrained, monitoring, project-created improvements and cost responsibility.

References (Appendix A PE / Appendix B PS / Appendix C ID)	
Response	
Unresolved/conditional information and path to resolution	

G. Roads, Bridges, Construction Traffic, Access, and Logistics

Address permanent/construction/emergency access, workforce and vehicle volumes by phase, truck/delivery volumes, haul and oversized-load routes, pavement/bridge capacity, staging/parking/concrete operations, traffic control, permanent traffic, condition surveys, improvements, restoration and cost responsibility.

References (Appendix A PE / Appendix B PS / Appendix C ID)	
Response	
Unresolved/conditional information and path to resolution	

H. Noise and Vibration

Address baseline conditions, full-buildout/peak modeling, all material sources and operating scenarios, Sensitive Receptors, mitigation, measurement assumptions and compliance verification. Do not restate final limits here; cross-reference Appendix B.

References (Appendix A PE / Appendix B PS / Appendix C ID)	
Response	
Unresolved/conditional information and path to resolution	

I. Lighting, Screening, Viewshed, Building Massing, and Compatibility

Address photometrics, security lighting, visual exposure, rooftop/exterior equipment, screening/berms/landscaping/preserved vegetation, views from Sensitive Receptors/public roads, maintenance/replacement and other compatibility mitigation.

References (Appendix A PE / Appendix	

B PS / Appendix C ID)	
Response	
Unresolved/conditional information and path to resolution	

J. Drainage, Stormwater, Floodplain, Wetlands, Groundwater, and Environmental Conditions

Address pre/post-development drainage, full-buildout impervious area, detention/outfalls/erosion control, floodplain/wetlands/groundwater, spill prevention/containment, regulated materials, environmental permits/constraints, cumulative impacts, off-site effects and mitigation.

References (Appendix A PE / Appendix B PS / Appendix C ID)	
Response	
Unresolved/conditional information and path to resolution	

K. Former Mine Land, Reclamation, Geotechnical, Subsidence, Hydrogeology, and Foundations

Address mine/reclamation history, spoil/voids/subsidence/gas/acid drainage/groundwater pathways, settlement/foundation design, exclusion/treatment areas, monitoring, ground improvement, construction implications, independent peer review and unresolved uncertainty.

References (Appendix A PE / Appendix B PS / Appendix C ID)	
Response	
Unresolved/conditional information and path to resolution	

L. Fire, EMS, Emergency Management, Hazardous Materials, and Responder Capability

Address required/available fire flow, on-site emergency water, hydrants/suppression, fire lanes/secondary access, incident command, shutdown/isolation, communications, BESS/generator/fuel/transformer-oil/refrigerant hazards, spill/runoff containment, emergency plans, specialized equipment/capability, mutual aid, project-created staffing/service demand, proposed support and 24/7 contacts.

References (Appendix A PE / Appendix B PS / Appendix C ID)	
Response	
Unresolved/conditional information and path to resolution	

M. Security, Law-Enforcement Access, and Public-Safety Coordination

Address perimeter/access control, trespass/threat considerations material to land-use/public safety, law-enforcement/emergency access, coordination protocols, emergency contacts and project-created demand for public resources.

References (Appendix A PE / Appendix B PS / Appendix C ID)	
Response	
Unresolved/conditional information and path to resolution	

N. Operations, Monitoring, Complaints, Incidents, Expansion, and Equipment Changes

Address operating schedule/staffing, monitoring/records, annual reporting, complaints, fires/spills/releases, inspection/access, ownership/Operator/end-user assumptions, replacement/substitute equipment, expansion/phasing changes and process for identifying material changes.

References (Appendix A PE / Appendix B PS / Appendix C ID)	
Response	
Unresolved/conditional information and path to resolution	

O. Decommissioning, Restoration, and Lifecycle

Summarize lifecycle assumptions and material risks only. Cross-reference Appendix D for decommissioning/removal/restoration scope, cost estimate and financial-assurance proposal and Appendix B for any project-specific trigger or lifecycle standard.

References (Appendix A PE / Appendix B PS / Appendix C ID)	
Response	
Unresolved/conditional information and path to resolution	

P. Project-Created Infrastructure Costs and Underbuild / Cessation Protections

For electric, water, wastewater, roads, drainage and other material infrastructure, identify estimated costs/ranges reasonably available; who is expected to fund/build/own/operate/maintain; reimbursement or contribution mechanisms; and known/proposed protections against unrecovered project-specific infrastructure costs if the project is delayed, reduced, underbuilt, abandons a phase, terminates service or ceases operations.

References (Appendix A PE / Appendix B PS / Appendix C ID)	
Response	
Unresolved/conditional information and path to resolution	

Q. Other Material County, Utility, Public-Service, Neighboring-Property, or Community Impact

Identify any other reasonably foreseeable material impact not adequately addressed above, including cumulative or indirect infrastructure/public-service consequences known to the applicant or identified in its studies.

References (Appendix A PE / Appendix B PS / Appendix C ID)	
Response	
Unresolved/conditional information and path to resolution	

R. Status of Related Project Agreements and Approvals

Identify the current status of road-use, project-created infrastructure, decommissioning/restoration/financial-assurance, and any proposed economic-development or incentive agreements relevant to the project. For each, identify proposed parties, responsible approving body (if known), draft/negotiated/executed status, material outstanding conditions, and anticipated approval or execution stage. A separate economic agreement is not consideration for zoning approval; any land-use obligation relied upon in the zoning decision must be placed in a lawful operative instrument. Identify any proposed land-use obligations that would be included in the required Use and Development Commitment. The final commitment and schedules must be reviewed as part of the zoning decision. Separate economic-development agreements remain subject to their own approval processes.

Agreements/status schedule attached	
Material land-use obligations and proposed operative source	
Appendix C supporting document ID(s)	

IV. Project Failure / Zoning Reversion Factual Record

Provide the facts needed for the County to establish objective Project Failure events in the site-specific zoning action. Proposed trigger periods and exclusions belong in Appendix B; this section provides the underlying project schedule and factual basis.

Prior Zoning Classification schedule / parcel attachment	
Post-zoning approvals required before material construction	
Expected date each required approval can reasonably be obtained	
Material construction activity that will constitute commencement	
Expected material-construction commencement date	
Event expected to constitute material operations	
Expected material-operations date	

Normal / reasonably anticipated inactivity, shutdown, repair or recommissioning periods	
Known utility/third-party dependencies that could delay approvals, construction or operations	
Appendix B, PS-16 (Project Failure / Reversion to Prior Zoning Classification)	
Appendix C supporting document ID(s)	

V. Maximum-Buildout Master Site Plan

Submit a legible, version-controlled maximum-buildout master site plan prepared by the applicant's qualified design professional. Show, as applicable:

1. property, parcel, zoning-request, Prior Zoning Classification reference, easement, right-of-way, jurisdictional and phase boundaries;
2. existing/proposed principal buildings, material accessory structures, full-buildout footprints, heights, equipment yards, reserved/expansion areas and major location ranges;
3. Sensitive Receptors and relevant surrounding land uses, with component-specific setbacks and buffers;
4. permanent, construction and emergency access; internal roads; parking; staging; haul and oversized-load routes;
5. substations, transmission, transformers, utility corridors and other major electric infrastructure;
6. Emergency Backup Generation, Normal-Operation Generation, fuel storage/delivery, BESS/material UPS, hazardous-material and containment areas;
7. cooling/heat-rejection systems; water sources/storage/service; wastewater/blowdown facilities/discharge points;
8. drainage/stormwater facilities/outfalls; floodplain; wetlands; groundwater/environmental constraints; former-mine/geotechnical exclusion, treatment or monitoring areas;
9. screening, berms, landscaping, preserved vegetation, fences/walls, lighting areas and other visual mitigation;
10. fire lanes, emergency water/fire-flow facilities, gates, responder access, shutoff/isolation points and other plan-level public-safety features;
11. material temporary, leased, mobile, affiliate-owned or third-party equipment areas reasonably foreseeable at application; and
12. plan notes cross-referencing Appendix A or B whenever a depicted location, area, capacity, setback, buffer or other feature is proposed as a maximum or measurable standard.

VI. Required Attachments

☐ Legal description and parcel schedule, including Current Zoning and Prior Zoning Classification by parcel.

☐ Existing/requested zoning and context map.

☐ Maximum-buildout master site plan.

☐ Appendix A - Project Envelope.

☐ Appendix B - Project Standards and Mitigation.

☐ Appendix C - Technical Study Index and every indexed document relied upon.

☐ Appendix D - Decommissioning, Restoration, and Cost Estimate.

☐ Site-control evidence and owner authorization.

☐ Full-campus phasing, construction, energization and operations schedule.

☐ Federal/state/utility/local permit and approval matrix with current status.

☐ Current provider-originated utility/interconnection/capacity materials reasonably available.

☐ Project-created infrastructure cost/responsibility information and underbuild/cessation protection materials.

☐ Technical/model native data files reasonably necessary for independent review, when reasonably available and not legally protected.

☐ Comparable-facility data/support if relied upon for a material project assumption.

☐ Proposed Use and Development Commitment, including proposed terms for the Project Envelope and Project Standards Schedules. The final form of the commitment and both final schedules must be submitted for legislative consideration before the zoning vote.

☐ Related project agreement/approval status schedule, identifying known parties, approval bodies and outstanding conditions.

☐ Confidentiality log and public/redacted copies, if confidentiality is claimed.

☐ Preliminary development-plan technical review set, if submitted, with required preliminary-zoning-exhibit label.

☐ Generally applicable rezoning procedural materials then in effect, to the extent separately required.

☐ Other material supporting documents identified in this application or requested through lawful review criteria.

VII. Applicant Certification and Verification

The applicant certifies, after reasonable inquiry, that:

☐ the filing identifies the full functionally integrated campus and all known or reasonably anticipated phases and material components;

☐ the filing identifies the material project parties, control relationships, site-control arrangements and entities controlling material project information or infrastructure;

☐ the filing addresses site suitability, Comprehensive Plan considerations and the status of material related agreements and approvals;

☐ Appendix A states the applicant’s proposed full-buildout maximum project scope;

☐ Appendix B identifies applicable ordinance minimums, applicant-proposed project-specific standards/mitigation, and proposed Project Failure/lifecycle standards;

☐ Appendix C identifies the current documents on which the applicant asks the County to rely and identifies materially relevant superseded or inconsistent results required to avoid a materially misleading record;

☐ Appendix D identifies the current decommissioning/restoration proposal, cost estimate and any proposed financial-assurance approach;

☐ material representations identify supporting Appendix C document IDs and the referenced documents have been submitted;

☐ known material changes will be supplemented before final legislative action; and

☐ the applicant is not relying on parcelization, affiliates, separate permits, phases, temporary/mobile equipment, separate utility accounts or other segmentation to omit a material campus component or impact.

The applicant will identify responsible consultants/providers and will provide contact information and any authorization reasonably necessary to permit County staff or retained experts to verify nonprivileged factual information directly, subject to applicable law and provider restrictions.

Applicant / petitioner	
Authorized signer / title	
Signature	
Date	

A. Owner Authorization

☐ Owner is applicant ☐ Owner authorization attached ☐ Owner signs below

Owner / authorized signer / title	
Signature	
Date	

B. Responsible-Entity Certification (when reasonably required)

An Operator, end user, utility customer or other responsible entity may be required to certify technical or operational facts supplied by or within that entity's control, without certifying another professional's independent work.

Entity / role / information category	
Authorized signer / title	
Signature / date	

WARRICK COUNTY AREA PLAN COMMISSION
APPENDIX A - PROJECT ENVELOPE

This appendix states the applicant's proposed maximum campus-wide project scope at full reasonably foreseeable buildout. It does not state operating standards or mitigation. Use Appendix B for standards and Appendix C for supporting documents. The County will prepare the final proposed Project Envelope Schedule for consideration with the zoning decision. If approved, that schedule must be identified by title, date, and version in the legislative action and included in or incorporated into the required Use and Development Commitment. This applicant appendix does not itself authorize the proposed project scope.

Project / campus name	
Applicant	
Petition / cause no.	
Version / date	

I. Completion Rule

For each item provide the proposed maximum or location scope, objective unit/measurement basis, Appendix C supporting document ID(s), and only the brief assumptions or tolerances necessary to understand the maximum. Do not repeat impact narratives or mitigation standards.

PE-01 - DC-O Zoning Area

Parcels and total acres proposed for DC-O; cross-reference the legal-description and Prior Zoning Classification-by-parcel schedule under "Requested Zoning Action and Property" in the Master Application (including classification before any concurrent M-2 rezoning).

Proposed maximum / scope	
Unit / objective measurement basis	
Appendix C document ID(s)	
Brief assumptions / location tolerance / notes	

PE-02 - Total Functionally Integrated Campus Area

Maximum total campus acres, including all functionally integrated phases/parcels whether or not all are in the same zoning action.

Proposed maximum / scope	
Unit / objective measurement basis	
Appendix C document ID(s)	
Brief assumptions / location tolerance / notes	

PE-03 - Maximum Electrical Demand

State the maximum reasonably foreseeable simultaneous campus electrical demand at full buildout in MW. Reconcile requested/reserved utility capacity, substations/transformers serving the project, modeled coincident campus demand, and Normal-Operation Generation intended to serve campus load; identify differences and avoid counting the same load twice.

Proposed maximum / scope	
Unit / objective measurement basis	
Appendix C document ID(s)	
Brief assumptions / location tolerance / notes	

PE-04 - Aggregate Principal Building Area

Maximum aggregate principal Data Center building square footage.

Proposed maximum / scope	
Unit / objective measurement basis	
Appendix C document ID(s)	
Brief assumptions / location tolerance / notes	

PE-05 - Principal Data-Center Building Count

Maximum number of principal Data Center buildings; identify phase/building IDs.

Proposed maximum / scope	
Unit / objective measurement basis	
Appendix C document ID(s)	
Brief assumptions / location tolerance / notes	

PE-06 - Building / Material Structure Height

Maximum principal-building height and any other material structure-height maximum proposed as part of project scope.

Proposed maximum / scope	
Unit / objective measurement basis	
Appendix C document ID(s)	
Brief assumptions / location tolerance / notes	

PE-07 - Phasing / Buildout Structure

Maximum number of phases and concise scope of each phase; cross-reference master schedule.

Proposed maximum / scope	
Unit / objective measurement basis	
Appendix C document ID(s)	
Brief assumptions / location tolerance / notes	

PE-08 - Substations / Transmission / Major Electric Infrastructure

Maximum count/capacity/voltage and location ranges for project-related substations, transmission, transformers or other major facilities subject to disclosure.

Proposed maximum / scope	
Unit / objective measurement basis	
Appendix C document ID(s)	
Brief assumptions / location tolerance / notes	

PE-09 - Emergency Backup Generation

Maximum generator count and aggregate nameplate MW; fuel type(s) and major yard/location ranges. Operating/testing standards belong in Appendix B.

Proposed maximum / scope	
Unit / objective measurement basis	
Appendix C document ID(s)	
Brief assumptions / location tolerance / notes	

PE-10 - Normal-Operation Generation

Maximum count/MW, technology/fuel, operating purpose and location ranges; identify claimed preemption, if any, in supporting documents.

Proposed maximum / scope	
Unit / objective measurement basis	
Appendix C document ID(s)	
Brief assumptions / location tolerance / notes	

PE-11 - Battery Energy Storage Systems

Maximum aggregate MW and MWh, material technology/chemistry and major location ranges. Safety/operating standards belong in Appendix B.

Proposed maximum / scope	
Unit / objective measurement basis	
Appendix C document ID(s)	
Brief assumptions / location tolerance / notes	

PE-12 - Fuel Storage

Fuel type(s), maximum aggregate on-site quantity, measurement unit, and major storage-location ranges.

Proposed maximum / scope	
Unit / objective measurement basis	
Appendix C document ID(s)	
Brief assumptions / location tolerance / notes	

PE-13 - Total Campus Water Demand

Maximum full-buildout peak-day demand and, where material, maximum annual demand. State units and measurement basis.

Proposed maximum / scope	
Unit / objective measurement basis	
Appendix C document ID(s)	
Brief assumptions / location tolerance / notes	

PE-14 - Water-Demand Components

Break down PE-13 total demand by potable, nonpotable, evaporative and other material water source/use components, giving peak-day and (when material) annual demand. Identify initial fill/refill separately and reconcile the component totals to PE-13 without double counting.

Proposed maximum / scope	
Unit / objective measurement basis	
Appendix C document ID(s)	
Brief assumptions / location tolerance / notes	

PE-15 - Cooling / Heat-Rejection Configuration

Full-buildout cooling technology and maximum material cooling/heat-rejection equipment scope or count/capacity where material.

Proposed maximum / scope	
Unit / objective measurement basis	
Appendix C document ID(s)	

Brief assumptions / location tolerance / notes	

PE-16 - Wastewater / Blowdown

Maximum peak discharge and, where material, annual discharge; receiving system/point and any material temperature/chemistry scope used as a project maximum.

Proposed maximum / scope	
Unit / objective measurement basis	
Appendix C document ID(s)	
Brief assumptions / location tolerance / notes	

PE-17 - Major Road / Access Configuration

Permanent and emergency access points and project-created road/bridge improvements that are material to the zoning decision.

Proposed maximum / scope	
Unit / objective measurement basis	
Appendix C document ID(s)	
Brief assumptions / location tolerance / notes	

PE-18 - Critical Component Locations / Reserved Areas / Critical Buffers

For principal buildings, substations, generation, BESS, cooling, fuel, access, drainage, critical buffers or other material components, identify any location range/reserved area material to the legislative decision and cross-reference Appendix B where the same feature is also a development standard.

Proposed maximum / scope	
Unit / objective measurement basis	
Appendix C document ID(s)	
Brief assumptions / location tolerance / notes	

PE-19 - Other Material Project-Scope Maximum

Any other maximum quantity, capacity, count, location range or campus-wide project parameter material to the zoning decision.

Proposed maximum / scope	
Unit / objective measurement basis	
Appendix C document ID(s)	
Brief assumptions / location tolerance / notes	

II. Applicant Confirmation

Appendix A is incorporated into the Master Application certification. By signing the Master Application, the applicant confirms that these proposed maxima reflect the full reasonably foreseeable campus and are not artificially reduced through phases, parcels, affiliates, utility accounts, permits, equipment ownership, temporary/mobile equipment or other segmentation, and that material changes will be supplemented before final legislative action.

WARRICK COUNTY AREA PLAN COMMISSION
APPENDIX B - PROJECT STANDARDS AND MITIGATION

This appendix identifies ordinance minimums and the applicant's proposed project-specific development, operating, monitoring, testing, mitigation and lifecycle standards. It does not restate project maxima; use Appendix A for quantities/capacities and Appendix C for supporting documents. Countywide minimums are not safe harbors, and the County may establish more restrictive lawful project-specific requirements supported by the record.

Project / campus name	
Applicant	
Petition / cause no.	
Version / date	

I. Completion Rule

For each applicable item: (1) mark whether compliance with the proposed DC-O baseline is demonstrated, not demonstrated, conditional or inapplicable (with explanation); (2) identify any stricter site-specific requirement/mitigation proposed; (3) identify objective measurement, monitoring, testing or reporting criteria necessary for administration; and (4) cite the supporting Appendix C document ID(s). Cross-reference, rather than repeat, Appendix A maxima. A proposed variance or other relief must be identified separately and is not granted by this form. The applicant must also demonstrate compliance with applicable M-2 development standards. DC-O requirements generally apply in addition to M-2 standards. An M-2 requirement is not waived unless an expressly adopted DC-O requirement directly conflicts with it and the override is authorized by law.

PS-01 - Setbacks / Sensitive-Receptor Separation

Proposed DC-O ordinance baseline: Generally applicable M-2 setbacks and buffers continue to apply. No Data Center building may be located within 100 feet of an external campus property line, and no intensive outdoor component may be located within 200 feet of that line. No Data Center building may be located within 300 feet of a Sensitive Receptor or residential zoning district existing at final legislative DC-O approval, and no intensive outdoor component may be located within 500 feet. Sensitive-Receptor setbacks are not reduced merely by common ownership or control of intervening land unless expressly authorized in the final action.

Identify the measurement rule and the plan demonstrating actual component-to-boundary/receptor separation. State any more restrictive setback proposed for a site-specific condition.

Minimum compliance: ☐ Demonstrated ☐ Not demonstrated ☐ Conditional ☐ N/A (explain)	
Applicant-proposed stricter standard / mitigation (or None)	
Measurement / monitoring / testing / implementation protocol	
Appendix C document ID(s)	

PS-02 - Buffers / Landscaping / Screening

Proposed DC-O ordinance baseline: Minimum 100-foot effectively screened buffer between the developed campus and property containing a Sensitive Receptor or residential zoning district; minimum 50-foot effectively screened buffer between developed campus and a public-road right-of-way except necessary interruptions. Visually intensive components must be screened from ordinary ground-level view from Sensitive Receptors and public rights-of-way to the extent reasonably practicable.

Identify buffer treatment, screening/opacity or vegetation, preserved vegetation credit, maintenance/replacement and any stricter site-specific buffer or visual-mitigation standard.

Minimum compliance: ☐ Demonstrated ☐ Not demonstrated ☐ Conditional ☐ N/A (explain)	
Applicant-proposed stricter standard / mitigation (or None)	
Measurement / monitoring / testing / implementation protocol	
Appendix C document ID(s)	

PS-03 - Building Massing / Orientation / Exterior Equipment

Proposed DC-O ordinance baseline: Applicable height limits continue to apply unless lawfully changed. Rooftop/exterior equipment and visual/noise impacts must be identified, and any project-specific massing/orientation/screening/enclosure standard must be objectively fixed before final legislative approval.

Cross-reference Appendix A for height maxima. State only project-specific massing, orientation, enclosure or exterior-equipment treatment standards.

Minimum compliance: ☐ Demonstrated ☐ Not demonstrated ☐ Conditional ☐ N/A (explain)	
Applicant-proposed stricter standard / mitigation (or None)	
Measurement / monitoring / testing / implementation protocol	
Appendix C document ID(s)	

PS-04 - Noise / Vibration / Acoustic Verification

Proposed DC-O ordinance baseline: Project-attributable operational sound may not exceed 55 dBA or 65 dBC at a Sensitive Receptor or residential zoning boundary and 65 dBA or 75 dBC at another external campus boundary, except a compatible industrial/utility boundary governed by another applicable lawful standard. Where project-attributable sound contains a prominent discrete tone, the applicable dBA limit is reduced by 3 dBA. Operation of Emergency Backup Generation during a bona fide utility outage or emergency is exempt from these numerical noise limits only for the duration reasonably necessary to address that outage or emergency. Scheduled testing, maintenance, commissioning, and repair remain subject to applicable project-specific noise and operating standards. Each material operating phase requires acoustic verification within 90 days after reaching its defined representative operating condition, and no later than 12 months after material operations for that phase begin. If the defined condition has not been reached by 12 months, testing must occur at the most representative condition reasonably achieved and be repeated within 90 days after the defined condition is first reached. Additional testing applies after the triggers specified in the ordinance.

Define project-specific measurement locations/methodology, meteorological and operating conditions, representative operating condition, tonal/low-frequency treatment, generator/commissioning protocol, reporting, corrective action/retesting and any stricter limit.

Minimum compliance: ☐ Demonstrated ☐ Not demonstrated ☐ Conditional ☐ N/A (explain)	
Applicant-proposed stricter standard / mitigation (or None)	
Measurement / monitoring / testing / implementation protocol	
Appendix C document ID(s)	

PS-05 - Exterior Lighting

Proposed DC-O ordinance baseline: Exterior lighting must be fully shielded/directed to minimize spill, glare and sky glow. Except for safety/emergency/utility/regulatory needs, exterior lighting may not exceed 3,000 Kelvin. Project-attributable illumination may not exceed 0.5 foot-candle at a Sensitive-Receptor

property or residential zoning boundary and 1.0 foot-candle at another external campus boundary. A photometric plan is required.

Identify photometric verification, security-light operation/dimming, measurement method and any stricter site-specific light-trespass, color-temperature or operating-hour standard.

Minimum compliance: ☐ Demonstrated ☐ Not demonstrated ☐ Conditional ☐ N/A (explain)	
Applicant-proposed stricter standard / mitigation (or None)	
Measurement / monitoring / testing / implementation protocol	
Appendix C document ID(s)	

PS-06 - Generation / Generator Testing and Operating Controls

Proposed DC-O ordinance baseline: Emergency Backup Generation and Normal-Operation Generation must be separately identified by actual/anticipated operating purpose. Routine generator testing is limited to 8:00 a.m.-6:00 p.m. Monday-Friday, excluding federal holidays. The final standards must state the exact testing window and, where material, objective limits on simultaneous operation, aggregate testing duration, sequencing and related noise/emissions impacts. Testing outside the routine window is limited to commissioning, emergency repair, a bona fide utility outage or emergency, an applicable legal/regulatory/permit requirement, a utility requirement, a manufacturer requirement, or another objectively defined circumstance established in the final standards; it does not authorize Normal-Operation Generation.

Cross-reference Appendix A for counts/MW/fuel. State exact routine testing window, simultaneous-operation limit, aggregate duration, sequencing, commissioning exceptions, hour-meter/records, emissions controls and any claimed discrete preemption issue.

Minimum compliance: ☐ Demonstrated ☐ Not demonstrated ☐ Conditional ☐ N/A (explain)	
Applicant-proposed stricter standard / mitigation (or None)	
Measurement / monitoring / testing / implementation protocol	
Appendix C document ID(s)	

PS-07 - BESS / Electrical Storage

Proposed DC-O ordinance baseline: BESS must address chemistry, layout, thermal-runaway/explosion risk, fire suppression, emergency isolation, access, drainage/containment, monitoring, replacement, incident reporting and end-of-life removal; applicable fire/building/electrical/environmental/safety requirements remain controlling.

Cross-reference Appendix A for MW/MWh. State project-specific separation, compartmentation, detection/suppression/isolation, responder access, containment/fire-water/runoff, alarms/monitoring, replacement/end-of-life and incident-reporting standards.

Minimum compliance: ☐ Demonstrated ☐ Not demonstrated ☐ Conditional ☐ N/A (explain)	
Applicant-proposed stricter standard / mitigation (or None)	
Measurement / monitoring / testing / implementation protocol	
Appendix C document ID(s)	

PS-08 - Water / Cooling / Metering / Drought Response

Proposed DC-O ordinance baseline: Once-through cooling may not be used for routine heat rejection. Routine heat rejection must use water-efficient technology; all evaporative use must be included in demand

calculations. Appendix A states applicable water-demand maxima. Project-specific standards may address metering, reporting, conservation, drought/shortage response and related operating controls.

Cross-reference Appendix A for water maxima/cooling configuration. State metering points, reporting, conservation, drought/shortage triggers/responses, alternative-supply controls and any stricter project-specific requirement.

Minimum compliance: ☐ Demonstrated ☐ Not demonstrated ☐ Conditional ☐ N/A (explain)	
Applicant-proposed stricter standard / mitigation (or None)	
Measurement / monitoring / testing / implementation protocol	
Appendix C document ID(s)	

PS-09 - Wastewater / Blowdown / Discharge

Proposed DC-O ordinance baseline: The application must address wastewater/blowdown volume, temperature, chemistry, discharge/disposal and provider capacity; project-specific standards may address monitoring, reporting, temperature, chemistry, pretreatment and related operating controls.

Cross-reference Appendix A for discharge maxima. State monitoring/reporting, sampling, temperature/chemistry/pretreatment, contingency and other project-specific operating standards.

Minimum compliance: ☐ Demonstrated ☐ Not demonstrated ☐ Conditional ☐ N/A (explain)	
Applicant-proposed stricter standard / mitigation (or None)	
Measurement / monitoring / testing / implementation protocol	
Appendix C document ID(s)	

PS-10 - Roads / Haul Routes / Construction Operations

Proposed DC-O ordinance baseline: Permanent/construction access, haul/oversized-load routes, worker parking, staging, concrete operations and traffic by phase must be addressed. Where warranted, project-specific controls may govern construction hours, delivery hours, staging, idling, haul routes and similar operations. Emergency access must be maintained. Project-attributable road restoration/cost responsibility must use a lawful instrument.

State proposed construction/delivery-hour, staging/idling/haul-route controls; condition-survey/monitoring protocol; repair/restoration triggers; emergency-access requirements; and road-use-agreement cross-reference if applicable.

Minimum compliance: ☐ Demonstrated ☐ Not demonstrated ☐ Conditional ☐ N/A (explain)	
Applicant-proposed stricter standard / mitigation (or None)	
Measurement / monitoring / testing / implementation protocol	
Appendix C document ID(s)	

PS-11 - Drainage / Stormwater / Floodplain / Wetlands / Environmental Mitigation

Proposed DC-O ordinance baseline: Applicable drainage, stormwater, erosion-control, floodplain, wetlands, groundwater, spill-prevention and environmental requirements apply, with cumulative maximum-buildout modeling where appropriate.

State project-specific detention/outfall, spill/containment, groundwater, erosion, monitoring, maintenance or other mitigation proposed beyond generally applicable requirements.

Minimum compliance: ☐ Demonstrated ☐ Not demonstrated ☐ Conditional ☐ N/A (explain)	
Applicant-proposed stricter standard / mitigation (or None)	
Measurement / monitoring / testing / implementation protocol	
Appendix C document ID(s)	

PS-12 - Former Mine / Geotechnical / Hydrogeologic Controls

Proposed DC-O ordinance baseline: Where former mining/reclamation/spoil/subsidence/gas/acid drainage/settlement/groundwater conditions may affect the site, qualified site-specific investigation/design is required; a general environmental site assessment does not substitute for mine/geotechnical analysis. Independent peer review may be required.

State exclusion/treatment areas, ground-improvement/foundation controls, monitoring, design criteria, independent review and long-term responsibility proposed for identified conditions.

Minimum compliance: ☐ Demonstrated ☐ Not demonstrated ☐ Conditional ☐ N/A (explain)	
Applicant-proposed stricter standard / mitigation (or None)	
Measurement / monitoring / testing / implementation protocol	
Appendix C document ID(s)	

PS-13 - Fire / EMS / Emergency Management / Hazardous Materials / Security

Proposed DC-O ordinance baseline: The project must address required/available fire flow, emergency water, hydrants/suppression, fire lanes/secondary access, incident command, responder access, shutdown/isolation, communications, hazardous-material risks, spill/runoff containment, emergency/pre-incident planning, mutual aid, project-created staffing/service demand, law-enforcement/security coordination, contacts and incident reporting. The Operator must maintain current emergency contacts/facility information and promptly report material incidents.

State objective project-specific requirements for emergency water/access, responder information/familiarization/training, pre-incident planning, shutdown/communications, specialized equipment/capability, hazardous-material controls, incident reporting, security/access and project-created public-safety mitigation.

Minimum compliance: ☐ Demonstrated ☐ Not demonstrated ☐ Conditional ☐ N/A (explain)	
Applicant-proposed stricter standard / mitigation (or None)	
Measurement / monitoring / testing / implementation protocol	
Appendix C document ID(s)	

PS-14 - Monitoring / Annual Reporting / Record Retention / Audit

Proposed DC-O ordinance baseline: Annual compliance reporting is required. As applicable, it addresses actual peak electrical demand; generator testing and operating hours; Normal-Operation Generation; BESS status; peak-day and annual water use; wastewater; noise testing; complaints/responses; fires, spills and releases; equipment substitutions; ownership/Operator changes; construction/phasing status; and commitment compliance. The final standards must establish the reporting period/due date; records required to demonstrate compliance must be retained for the stated period. County inspection, independent testing or audit may occur as authorized by law and applicable instruments.

State reporting period/due date, record-retention period, source records for the required metrics, audit/retest triggers, complaint-response protocol and inspection/access protocol proposed for project administration.

Minimum compliance: ☐ Demonstrated ☐ Not demonstrated ☐ Conditional ☐ N/A (explain)	
Applicant-proposed stricter standard / mitigation (or None)	
Measurement / monitoring / testing / implementation protocol	
Appendix C document ID(s)	

PS-15 - Ownership / Operator / End-User Continuity

Proposed DC-O ordinance baseline: The owner and Operator must provide written notice of a transfer of ownership, assignment of material project rights, change in Operator, change of control, or initial identification/change of end user at least 30 calendar days before the effective date when known and reasonably practicable, or no later than 5 business days after the effective date if advance notice was not reasonably practicable. Continuing obligations and valid security must remain effective through changes as provided by law and operative instruments.

State responsible entity/process, successor-contact/assumption documentation, transition of monitoring/records and continuity of commitments/security.

Minimum compliance: ☐ Demonstrated ☐ Not demonstrated ☐ Conditional ☐ N/A (explain)	
Applicant-proposed stricter standard / mitigation (or None)	
Measurement / monitoring / testing / implementation protocol	
Appendix C document ID(s)	

PS-16 - Project Failure / Reversion to Prior Zoning Classification

Proposed DC-O ordinance baseline: Each site-specific DC-O action must establish objective Project Failure events addressing, as applicable: failure to obtain required post-zoning approvals within a stated period; failure to commence material construction within a stated period after required approvals; abandonment before material operations; and cessation of material Data Center operations for a stated period. The action must also identify objectively defined exclusions/extensions appropriate for casualty, force majeure, utility outage/delay beyond reasonable control, repair, maintenance, legally required shutdown, active construction/recommissioning or other record-supported circumstances. Prior Zoning Classification is identified in the Master Application/parcel schedule.

Using the factual schedule under “Project Failure / Zoning Reversion Factual Record” in the Master Application, propose the stated periods, objective trigger definitions, exclusions/extensions and evidence used to determine whether a trigger has occurred. Do not address decommissioning cost here; use Appendix D. A Project Failure determination does not automatically change the zoning map where Indiana law requires a separate zoning action.

Minimum compliance: ☐ Demonstrated ☐ Not demonstrated ☐ Conditional ☐ N/A (explain)	
Applicant-proposed stricter standard / mitigation (or None)	
Measurement / monitoring / testing / implementation protocol	
Appendix C document ID(s)	

PS-17 - Decommissioning / Restoration Lifecycle Standard

Proposed DC-O ordinance baseline: The project must maintain a decommissioning/restoration plan. The final standards may establish an objective project-specific inactivity/cessation trigger associated with decommissioning and must state any project-specific cessation period/trigger, removal deadline, restoration milestone or lifecycle requirement established through zoning. Zoning reversion does not extinguish accrued or continuing decommissioning/restoration obligations.

State only the proposed project-specific decommissioning trigger, commencement/completion deadlines, milestones and lifecycle reporting/notice standards. Cross-reference Appendix D for detailed scope, cost estimate and financial-assurance information.

Minimum compliance: ☐ Demonstrated ☐ Not demonstrated ☐ Conditional ☐ N/A (explain)	
Applicant-proposed stricter standard / mitigation (or None)	
Measurement / monitoring / testing / implementation protocol	
Appendix C document ID(s)	

PS-18 - Other Project-Specific Standard

Proposed DC-O ordinance baseline: Any additional substantive project-specific standard material to the zoning decision must be objectively fixed before final legislative approval through a lawful operative instrument.

Identify any other proposed measurable development, operating, monitoring, mitigation or lifecycle requirement, its measurement/implementation protocol and supporting record.

Applicant compliance / proposed stricter project-specific standard	
Measurement / monitoring / testing / implementation protocol	
Appendix C document ID(s)	

II. Applicant Confirmation

Appendix B is incorporated into the Master Application certification. By signing the Master Application, the applicant confirms that this appendix identifies the ordinance minimums applicable to the project and the material project-specific standards/mitigation it asks the County to consider based on the current record, and that material changes will be supplemented before final legislative action.

WARRICK COUNTY AREA PLAN COMMISSION
APPENDIX C - TECHNICAL STUDY INDEX AND VERSION CONTROL

This appendix controls the supporting-document record for the DC-O application. For this appendix, an "Indexed Document" includes a study, report, model, provider letter, capacity analysis, plan, permit-support document, agreement/tariff excerpt, data/model file, cost analysis, technical memorandum or other document submitted or relied upon for the zoning request. The index is not a substitute for submitting the underlying document.

Project / campus name	
Applicant	
Petition / cause no.	
Index version / date	
Prepared by	

I. Master Buildout / Assumption Control

Master Scenario ID (e.g., FB-01)	
Controlling Appendix A version / date	
Controlling Appendix B version / date	
Controlling master site plan version / date	
Controlling master project schedule version / date	
Summary of full-buildout assumptions	

The versions identified above control the applicant's current submission. If DC-O zoning is approved, the final Project Envelope Schedule and Project Standards Schedule identified in the legislative zoning action and included in or incorporated into the required Use and Development Commitment establish the approved project limits and standards. Earlier applicant submissions do not independently authorize additional development.

An Indexed Document using the master scenario may identify only the Scenario ID. If it uses a different, partial or earlier scenario, identify the deviation and explain how cumulative full buildout is addressed elsewhere.

II. Index Requirements

1. List every material Indexed Document submitted or relied upon. Assign each a unique Appendix C ID (C-001, C-002, etc.) and use that ID throughout the Master Application and Appendices A, B and D.
2. Identify exact title/filename, author/entity, date/version and two separate statuses: (a) use in the application record (Current, Supplemental or Superseded), and (b) preparation/review (Draft, Final or Other).
3. Identify the Scenario ID analyzed and any material deviation from the master full-buildout scenario.
4. Identify the Master Application section(s), Appendix A PE item(s), Appendix B PS item(s), and Appendix D section(s) the document supports.

5. Identify material applicant, owner, developer, Operator, end-user, utility, provider, agency or other third-party inputs necessary to understand the result.
6. Identify material limitations, qualifications, unresolved assumptions, dependencies, conditional approvals or information controlled by a third party.
7. Identify whether underlying native/model data needed for independent review has been submitted; if not, state why it is unavailable or not applicable.
8. If an earlier result materially conflicts with the current submission, identify it and explain whether changed facts, design, data, methodology or assumptions account for the difference. Do not omit a materially adverse result merely because a later study was prepared, subject to applicable privilege/confidentiality law.
9. If a material assumption relies on experience from a comparable facility, identify the facility/data source and the basis for comparability in the indexed document or associated supporting material.
10. Attorney-client communications, attorney work product and other legally protected materials are not required merely because this index exists. Any confidentiality claim for submitted material must be separately logged.

III. Master Document Index

Add rows as needed. Submit every relied-upon Current or Supplemental document, whether Draft or Final, using filenames matching this index. Identify a Superseded document when needed to disclose or reconcile a materially inconsistent earlier result; explain any material deviation from the master buildout scenario.

C ID	Subject / title / filename	Author / date / version / use status / draft-final	Scenario / supports items	Limitations / dependencies / native data
C-___				
C-___				
C-___				
C-___				
C-___				
C-___				
C-___				
C-___				
C-___				
C-___				

IV. Required Subject Coverage Matrix

For each applicable subject, identify the controlling current Appendix C document ID(s), or state N/A with a brief explanation. Multiple subjects may point to the same document; do not duplicate the document.

Project definition / full-buildout narrative and schedule	

Survey / legal description / parcel mapping / zoning / Prior Zoning Classification	
Land use / Sensitive Receptors / compatibility / property-value support if relied upon	
Electric load / utility service / interconnection	
Substation / transmission / utility easements	
Provider-originated utility coordination / capacity status	
Utility agreements / tariffs / regulatory dependencies	
Project-created infrastructure cost / responsibility analysis	
Underbuild / abandonment / cessation / stranded-cost protections	
Emergency Backup Generation	
Normal-Operation Generation	
Air / emissions / fuel	
BESS / battery safety	
Cooling / water demand / source / provider capacity	
Wastewater / blowdown / receiving capacity	
Noise / vibration / acoustics	
Lighting / photometrics	
Screening / viewshed / visual / building massing	
Traffic / construction traffic / haul route / pavement / bridge	
Drainage / stormwater / floodplain / wetlands / environmental	
Mine history / reclamation / geotechnical / subsidence / foundations	
Hydrogeology / groundwater	
Fire / life safety / emergency response / hazardous materials	
Security / law-enforcement access, if studied	
Monitoring / annual compliance / complaints / incident protocol	
Project Failure schedule / trigger factual support	
Decommissioning / demolition / restoration	
Decommissioning cost estimate / financial-assurance support	
Comparable-facility operating data or other precedent relied upon	
Other material technical/supporting subject	

V. Version Control / Reconciliation

Superseded document ID -> controlling replacement	
Material design/scope change after a document date that may affect its conclusion	
Material conditional provider/utility/agency information still unresolved	

Other material inconsistency or reconciliation issue	

VI. Applicant Index Certification

The undersigned certifies on behalf of the applicant that, after reasonable inquiry, this index identifies the material documents submitted or relied upon, the versions the applicant asks the County to use, and known materially relevant superseded or inconsistent results necessary to avoid a misleading record. The applicant will update the index for material changes before final legislative action.

Applicant	
Authorized signer / title	
Signature / date	

Each professional remains responsible for that professional's own plans, studies, analyses, seals and certifications. This index does not require one professional to certify another professional's work.

WARRICK COUNTY AREA PLAN COMMISSION
APPENDIX D - DECOMMISSIONING, RESTORATION, AND COST ESTIMATE

This appendix contains the detailed decommissioning, removal, restoration and initial cost information required at the zoning stage. Project Failure/zoning-reversion triggers are addressed in Appendix B and are distinct from decommissioning. A zoning reversion does not extinguish accrued or continuing decommissioning, removal, restoration, remediation, reporting, cost-responsibility or valid financial-assurance obligations.

Project / campus name	
Applicant / owner / Operator	
Petition / cause no.	
Version / date	
Appendix A version/date:	
Appendix C Master Scenario ID:	

I. Decommissioning Trigger, Scope, and Responsibility

Proposed project-specific inactivity / cessation trigger associated with decommissioning	
Phase-specific trigger / treatment	
Facilities / phases covered	
Responsible owner / Operator / other entity	
Appendix B, PS-17 (Decommissioning / Restoration Lifecycle Standard)	
Appendix C supporting document ID(s)	

II. Removal, Disposition, and Restoration Scope

For each category identify what will be removed, what may remain, the disposition/restoration standard, responsible entity, and Appendix C supporting document ID(s).

Category	Removal / disposition / restoration	Responsible entity	C ID(s)
Principal buildings / structures			
Servers / racks / interior equipment material to restoration			
Generators / generation / fuel systems			
BESS / batteries / UPS			
Transformers / substations / electric equipment			
Cooling / mechanical systems / refrigerants			
Water / wastewater / blowdown facilities			
Fuel / transformer oil / chemicals / hazardous materials			

Category	Removal / disposition / restoration	Responsible entity	C ID(s)
Foundations / slabs / underground structures			
Private roads / parking / staging / access			
Drainage / stormwater / containment facilities			
Utility lines / easement facilities			
Contaminated / impacted soil or materials			
Landscaping / screening / vegetation restoration			
Other project-specific removal / restoration			

III. Final Restoration Standard and Schedule

Proposed final site condition / allowed residual infrastructure	
Grading / stabilization / drainage / revegetation / continuing monitoring	
Decommissioning commencement deadline after applicable trigger	
Interim milestones	
Completion deadline	
Proposed extension/modification process, if any	
Completion documentation / professional certification	

IV. Safety, Regulatory, and Responder Controls During Decommissioning

Emergency / security measures during shutdown	
Hazardous-material / battery / fuel handling and disposal	
Required permits / agency coordination	
County / responder access and emergency contacts	
Environmental / spill / runoff controls	
Appendix C supporting document ID(s)	

V. Initial Decommissioning / Restoration Cost Estimate

The estimate must be tied to maximum reasonably foreseeable buildout and show the gross, independently supportable cost of third-party completion before any salvage or recycling credit. Attach methodology, quantities, unit costs, assumptions, exclusions, contingency, escalation, salvage treatment and source data. Separately identify phase-specific costs where partial abandonment could occur.

Estimator / firm / qualification or license	
Estimate date / price basis	
Facilities / phases / Appendix A scope included	
Third-party completion assumed without relying on owner	

labor? ☐ Yes ☐ No - explain:	
Direct removal / demolition	
Hazardous / regulated-material handling	
Transportation / disposal	
Site restoration / grading / drainage / stabilization	
Professional / engineering / testing / permit / administrative	
Contingency	
Escalation / inflation allowance	
Other material cost	
Gross estimated decommissioning / restoration cost	
Salvage / recycling credit, if proposed	
Net estimate after any separately identified proposed credit (not presumed allowed)	
Appendix C estimate / methodology document ID(s)	

Identify any assumption dependent on future commodity value, owner self-performance, reuse, sale of equipment or another condition that may not be available to a third-party decommissioning contractor.

Material assumptions / exclusions	

VI. Proposed Financial-Assurance Approach

NOTE: *The County's authority, security amount and permitted financial-assurance mechanism remain subject to Indiana law and the applicable ordinance, commitment, agreement or other lawful instrument. Under proposed Article XX(B), Section 17, the decommissioning plan and independent cost/security assessment are to be reviewed at least every five (5) years and after a material change affecting decommissioning or restoration obligations or costs. State the proposed continuous coverage, reassessment and replenishment methodology; do not assume a salvage credit will reduce required security.*

Proposed security form	
Proposed secured amount / methodology	
Proposed issuer / guarantor / depository	
Proposed renewal / replacement / continuity structure	
Proposed independent cost-estimate update frequency	
Proposed draw / replenishment / partial release / final release treatment	
Material conditions / assumptions	
Appendix C supporting document ID(s)	

VII. Certifications

A. Owner / Operator Certification

The undersigned certifies, after reasonable inquiry, that the information within the signer's knowledge/control accurately describes the current decommissioning/restoration proposal and its material assumptions. Any proposed financial-assurance structure remains subject to the applicable ordinance and other lawful operative instruments.

Entity / role	
Authorized signer / title	
Signature / date	

B. Cost Professional / Estimator Certification

The undersigned certifies within the professional's scope that the attached estimate identifies the methodology, quantities, unit costs, assumptions, exclusions, contingency, escalation and salvage treatment used. This is not a legal opinion on County authority or enforceability.

Professional / firm / qualification	
Signature / seal if applicable / date	