

Great River Energy Economic Development – Data Center Site Assessment Program

Minimum Requirements

Proposed Site Identification / Delineation	Proposed property must be a greenfield site of at least 20 acres in size, as demonstrated by an ALTA survey conducted within the past 5 years.
Absence of Floodplain	No part of the site may be located in (or directly adjacent to) a flood plain
Absence of Unavoidable/Unmitigable Wetlands	The proposed site must comprise at least 20 contiguous acres that are developable and not affected by known wetlands; or, approved wetland mitigation plans that would allow for development of at least 20 contiguous acres of land on the site must be submitted to supplement the RFI response
Easements / Contracts	Site must not be intersected by a utility easement or any other kind of easement, right-of-way, mineral rights or any other land right contract that could impact development of a minimum of 20 contiguous acres for building pads
Man-made Hazard	Site must be at least 1 mile away from the nearest rail line
	Site must not be located in a flight path
	No chemical plants within 1 mile of the proposed site
	No nuclear plant within 10 miles of the proposed site
Electric Power Infrastructure	Site must be within 2 miles or less of an existing electric transmission line (100kV or greater); Or alternatively, the site must be no more than 3 miles from two separate substations, each with at least 10MW of available capacity that could potentially be dedicated to the site
Fiber Optic connectivity and surrounding infrastructure	At least 2 fiber service providers must have existing fiber infrastructure in place within 5 miles of the site
Commercial Airport Proximity	Site must be within 100 miles of an airport with commercial service
Environmental Assessment	Site must have had a Phase I Environmental Site Assessment conducted by a certified professional within the past 5 years, indicating that there are no known environmental impediments to industrial development of the site
Geotechnical Study	Site must have had a Geotechnical Study conducted by a certified professional, comprising a minimum of 10 soil borings and indicating no presence of sink holes or limestone caves and suitable building conditions (including water content / water table depth)
Archaeological / Historical Study	Site must have had an Archaeological / Historical Study conducted by a certified professional, indicating that there are no known Archaeological/Historical impediments to industrial development of the site
Endangered Species Study	Site must have had an Endangered Species Study conducted by a certified professional within the past 5 years, indicating that there are no known impediments to industrial development of the site related to Endangered Species