



Commonwealth of Virginia

VIRGINIA DEPARTMENT OF ENVIRONMENTAL QUALITY

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David L. Bulova
Secretary of Natural and Historic Resources

Michael S. Rolband, PE, PWD, PWS Emeritus
Director

VWP Individual Permit Number 25-2090

Effective Date: Draft

Expiration Date: Draft

VIRGINIA WATER PROTECTION PERMIT ISSUED PURSUANT TO THE STATE WATER CONTROL LAW AND SECTION 401 OF THE CLEAN WATER ACT

In compliance with § 401 of the Clean Water Act, as amended (33 USC § 1341) and the State Water Control Law and regulations adopted pursuant thereto, the Virginia Department of Environmental Quality (DEQ) has determined that this VWP permit will comply with water quality requirements, will protect instream beneficial uses, will not violate applicable water quality standards, and will not cause or contribute to a significant impairment of state waters or fish and wildlife resources. In issuing this VWP permit, the department has not taken into consideration the structural stability of any proposed activities.

Permittee: Powerhouse 95 LLC

Address: 1660 International Drive, Suite 500, McLean, Virginia 22102

Project Name: Powerhouse 95 Phase II

Project Location: 4110 Overview Drive, Fredericksburg, Virginia 22408

Project Description: Construction of a data center campus consisting of seven (7) buildings, equipment yards, substations, and associated infrastructure on an approximately 289-acre development site

Authorized Surface Water Impacts:

1. This permit authorizes the surface water impacts as identified in Table 1 below.

Table 1.

Impact Type	Surface Water Type	Authorized Impact Amount	
		Acre(s)	Linear Feet
Permanent	Palustrine Forested Wetland (PFO)	1.17	N/A
	Palustrine Emergent Wetland (PEM)	2.01	N/A
	Stream Channel	0.06	693
	<i>Subtotal</i>	3.24	693
Temporary	POW	1.62	N/A
	PEM	0.01	N/A
	<i>Subtotal</i>	1.63	N/A
TOTAL		4.87	693

2. Authorized surface water impacts shall be as depicted on the enclosed impact map entitled *Overall Impacts Map to Waters of the U.S.*, last revised April 23, 2026, and received May 5, 2026.

Approved Compensation:

The permittee shall compensate for the authorized surface water impacts as follows:

1. As compensation for permanent wetland impacts, the permittee shall purchase 3.17 wetland mitigation credit(s). As compensation for permanent stream impacts, the permittee shall purchase 1026 USM stream mitigation credits or Stream Condition Units (SCUs). All compensatory mitigation credits shall be purchased from a department-approved mitigation bank, an approved in-lieu fee (ILF) program, or a combination thereof as specified below. The bank or program must be authorized and approved by the department to sell credits in the area in which the impacts will occur and have credits available (as released by the department). Any credit sale shall be in accordance with the approved Mitigation Banking Instrument or ILF Program Instrument. Purchase of required mitigation credits shall occur first through the purchase of available released credits followed by the purchase of advance credits. Multiple banks may be used to fulfill compensation requirements.
2. The permittee shall not initiate work in permitted impact areas until documentation of the mitigation bank credit purchase or of the in-lieu fee program credit purchase has been submitted to and received by the department.

This permit addresses only the requirements of the VWP Permit Program and does not evaluate, approve, or imply approval of any other permits or authorizations under the authority of the Virginia Department of

Environmental Quality (DEQ). Issuance of this permit does not create, obligate, assure, or justify any financially backed expectation that additional permits from other DEQ programs will be issued. All future permit applications will be reviewed independently in accordance with the Code of Virginia, applicable regulations, and DEQ policies.

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The permitted activity shall be in accordance with this Permit Cover Page, Part I - Special Conditions, and Part II - General Conditions.

Stephanie A. Bellotti, Deputy Regional Director

Date

Virginia Department of Environmental Quality
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