

- Proposed access routes for emergency response vehicles and large semi-tractor trailers as well as a letter of intent with the Rush County Highway Department acknowledging the proposed project and a preliminary agreement with the Highway Department requirements or conditions.

- Written verification from provider of electricity for the project indicating that:
 - a. Adequate capacity is available in the supply lines and substation for the proposed data center and to serve the current and future needs of the area and is consistent with the normal projected load growth envisioned by utility;
 - Utility supply equipment and related electrical infrastructure are sufficiently sized and can safely accommodate the proposed data center; and the proposed data center will not cause electrical interference or fluctuations in line voltage.
- There must be a decommissioning plan that includes financial backing to provide the finances to decommission the property if it were to close.
- Data centers that will include more than 100,000 square feet of gross floor area:
- An Environmental Impact Analyses (EIA) in accordance with I.C. 13-2-4
- Indiana Environmental Policy Act (IEPA), including Environmental Assessments (EAs) and
- Environmental Impact Statements (EISs). Such analyses must include the projected power and water usage of the facility at full operating capacity and a site assessment to determine the possible impacts of the data center on water usage in the area and the ability of the electrical grid to adequately serve both the data center and residents of the area without service disruptions. Further, the EIA must document the anticipated carbon emissions and impacts on any agricultural, historic, and cultural resources in the area. The EIA should include a Phase I ESA report completed to comply with American Society for Testing and Materials (ASTM) E1527-13. Applicants must demonstrate compatibility with the Rush County Comprehensive Plan, especially regarding land conservation and emission reduction goals.
- In addition to public notice provided pursuant to the special exception procedures, the data center owner/operator must mail (obtaining a certificate of mailing from the U.S. Post Office or receipts from certified mail) notice letters to Rush County Board of Commissioners and Rush County Council for the data center and where it

is to be built, as well as to the respective Township Trustee, Rush County Soil and Water Conservation District, Rush County 911, Rush County Sheriff, any participating fire department or fire district.

- All backup generators are subject to compliance with Indiana Department of Environmental Management permitting under 326 Indiana Administrative Code (IAC) 2 and limited to emergency use only and required testing.
- All mechanical equipment, including power generators or other power supply equipment, they must be enclosed or screened from public view.
- All on-site utility lines must be placed underground to the extent feasible and as permitted by the serving utility, except for the main service connection at the utility company right-of-way and any new interconnection equipment, including without limitation any poles, with new easements and right-of-way.
- Perimeter security fencing or other county-approved barriers must comply with federal requirements and be designed to prevent unauthorized entry. Fences or other barriers must be at least 6 feet in height.
- Data center operators must offer annual training sessions to fire departments responsible for providing fire protection services in the area in which the data center is located. The first such training session must occur within 6 months of the date that the facility begins operation and each calendar year thereafter. Required training must provide participating members of the fire department with information regarding the installation and operation of the data center that is reasonably necessary to allow the fire department to safely and effectively respond to a fire at or discharge or threatened discharge of environmental contaminants by the data center. An annual written report of such training sessions must be provided to the plan commission no later than January 31st of each calendar year.
- The primary fire department for the location of the Data Center must be provided initial funding to battle a fire at the Data Center