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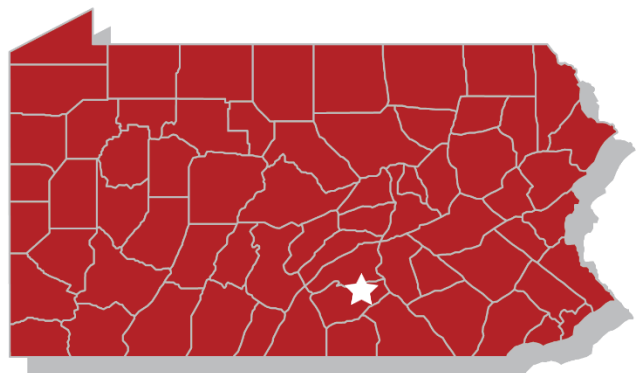
# ENVIRONMENTAL IMPACT ASSESSMENT

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MAY 2026

## **PENNSYLVANIA DIGITAL 1 (PAX-1)** CARLISLE DEVELOPMENT PARTNERS, LLC

PROJECT NO. 1258-01



# Section 718.D.3.d – Project Phasing Statement



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## **Pennsylvania Digital 1 Phasing Plan**

Pennsylvania Digital 1 will be developed in a staged approach to align construction activities with permitting milestones, infrastructure readiness, and market demand. The overall build-out is anticipated to span from **2026 through Spring 2032**, encompassing three major phases with sub-phases for initial development of Phase 1.

### **Phase 1A – Initial Infrastructure and Early Site Development**

**Estimated Duration:** March 2026 – November 2026 (initial grading and pad preparation)

Phase 1A will focus on large-scale earthwork, grading, and stormwater management across the initial development areas. Major activities include:

- Construction of Data Drive, the primary access roadway serving all three campuses.
- Relocation and installation of a 12-inch public watermain to serve the project.
- Grading for all three dedicated substations and construction of the PPL switchyard (with substation construction occurring later in alignment with each campus build-out).
- Widening and overlay of Country Club Road from just west of the main entrance to the eastern property line (Phase 1 Road Improvements)
- Installation of buffering and landscape features along the property frontage to provide visual screening early in the project timeline.
- No water or sewer service needs are part of this phase.

### **Phase 1B – Campus 1 Vertical Construction**

**Estimated Duration:** June 2026 – December 2028

Concurrent with Phase 1A site preparation, Phase 1B earthwork pad construction and supporting stormwater will commence. Vertical construction of Campus 1 will then begin. The first data center foundations and building will commence in mid-2026, with each new data center shell starting approximately every three months until all six Campus 1 buildings are complete.

- Each building will be two stories, approximately 120,000 square feet per floor.
- Fit-out of Building 1 will follow shell completion to establish the first operational capacity on-site.
- A central campus water/sewer storage facility along with public utility improvements as needed will be completed in parallel by mid-2027 to support ongoing operations.



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- Installation of all primary utility infrastructure, including underground duct banks for electrical distribution, sewer, and telecommunications.
  - Security measures and campus-specific landscaping will be installed with each campus to ensure the site remains secure and visually complete as each portion is brought online.

**Phase 1C – Utility** (This area is reserved to support utility infrastructure (Power, Water, Sewer, Fiber))

### **Phase 2 – Campus 2 Development**

**Estimated Duration:** March 2028 – May 2030

Phase 2 will begin with grading and pad preparation for Campus 2, followed by sequential construction of its six data center buildings. Commissioning will proceed on an independent schedule for each building to minimize operational disruptions. This phase will also include any required expansions to site utilities, power distribution, and cooling capacity.

- Security features and landscaping specific to Campus 2 will be installed as each building is completed.
- Dependent on final end user preferences and needs, space in the masterplan has been allocated for a conceptual central administration and maintenance buildings. If desired these or other similar accessory uses are anticipated to be constructed during this phase, subject to regulatory approvals.

### **Phase 3 – Campus 3 Development and Final Frontage Improvements**

**Estimated Duration:** August 2029 – Spring 2032

Phase 3 will involve grading, pad construction, and sequential vertical build-out of the six Campus 3 data center buildings. Additional scope will include:

- Widening and overlay of the western half of Country Club Road (Phase 2) to complete the roadway improvements from the main entrance to the south western property line.
- A central campus water/sewer storage facility along with public utility improvements as needed will be completed to support ongoing operations.
- Campus 3 also includes a wetland and stream on-site mitigation area.
- Installation of buffering and landscape features along property frontage for areas adjoining Campus 3.
- Security and landscaping for Campus 3 will be completed alongside each building to ensure full operational readiness without deferring site completion.
- Optimization of all campus systems for long-term performance by Spring 2032.

# Section 718.D.3.e – Project Phasing Plan

PAX-1 Boundary

Municipal Boundary

Project Phase

1A

1B

1C

2

3

