



November 13, 2019

RE: Storm Water Design for Potential Data Centers in Corporate Landing Business Park – Corporate Landing Parkway, Virginia Beach, VA

As part of the approval process for the Corporate Landing Business Park, a stormwater master plan was created for the 325-acre site. The entire area was modeled in PCSWMM, which is considered the “gold standard” for stormwater modeling and design. The software integrates backwater effects from tidal influence as well as groundwater levels in its calculations. Incorporating these factors creates a more conservative and robust approach for the site’s stormwater design. The Master Plan involved modeling approximately 2,600 acres of on-site and off-site drainage areas and accounts for all retention facilities and major water bodies in the vicinity.

With all of the requisite factors considered in the storm water calculations done, the Corporate Landing Business Park experiences no flooding in the 100-year storm event. Assuming full build-out of the site, the stormwater design of the Corporate Landing Business Park includes three retention facilities, two of which existed before the Master Plan was completed. The retention ponds are designed to have over one foot of freeboard in the 100-year storm event.

In addition, the total project area lies outside of the 100-year floodplain, or in Zone X. The site does not experience flooding today and the proposed stormwater system will contain and safely convey major storm events, including the 100-year storm.

The Corporate Landing Business Park meets all applicable state and local storm water standards. Sites within the park, including any new data centers, will tie into the existing approved stormwater infrastructure, per the Master Plan specifications.

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