SUBSTATION SCOUT

Site Scanner

1300 EDWARDS FERRY RD NE, LEESBURG, VA, 20176

Coordinates 39.113806, -77.533417 Report ID 50716f5e-7198-4e10-9b24-7e3a9855bc87 Created 2026-11-22T15:56:49.486Z

1 FRANCHISE UTILITY

VIRGINIA ELECTRIC & POWER CO

provisional — near boundary

Close to a service-territory boundary. This point is 0.87 mi from the nearest franchise boundary (VIRGINIA ELECTRIC & POWER CO). One territory polygon contains it, and that utility is named above — but the source polygons are digitized from utility-supplied maps rather than survey data, and within this band they may not be accurate enough to confirm the serving utility. The nearest other territory is **THE POTOMAC EDISON COMPANY**, which may serve this point instead. Confirm directly with the utility or the state commission before relying on this field.

Ownership type	INVESTOR OWNED
Regulated	REGULATED
Holding company	DOMINION RESOURCES
Control area	PJM
Customers	2,725,288
Data year	2022

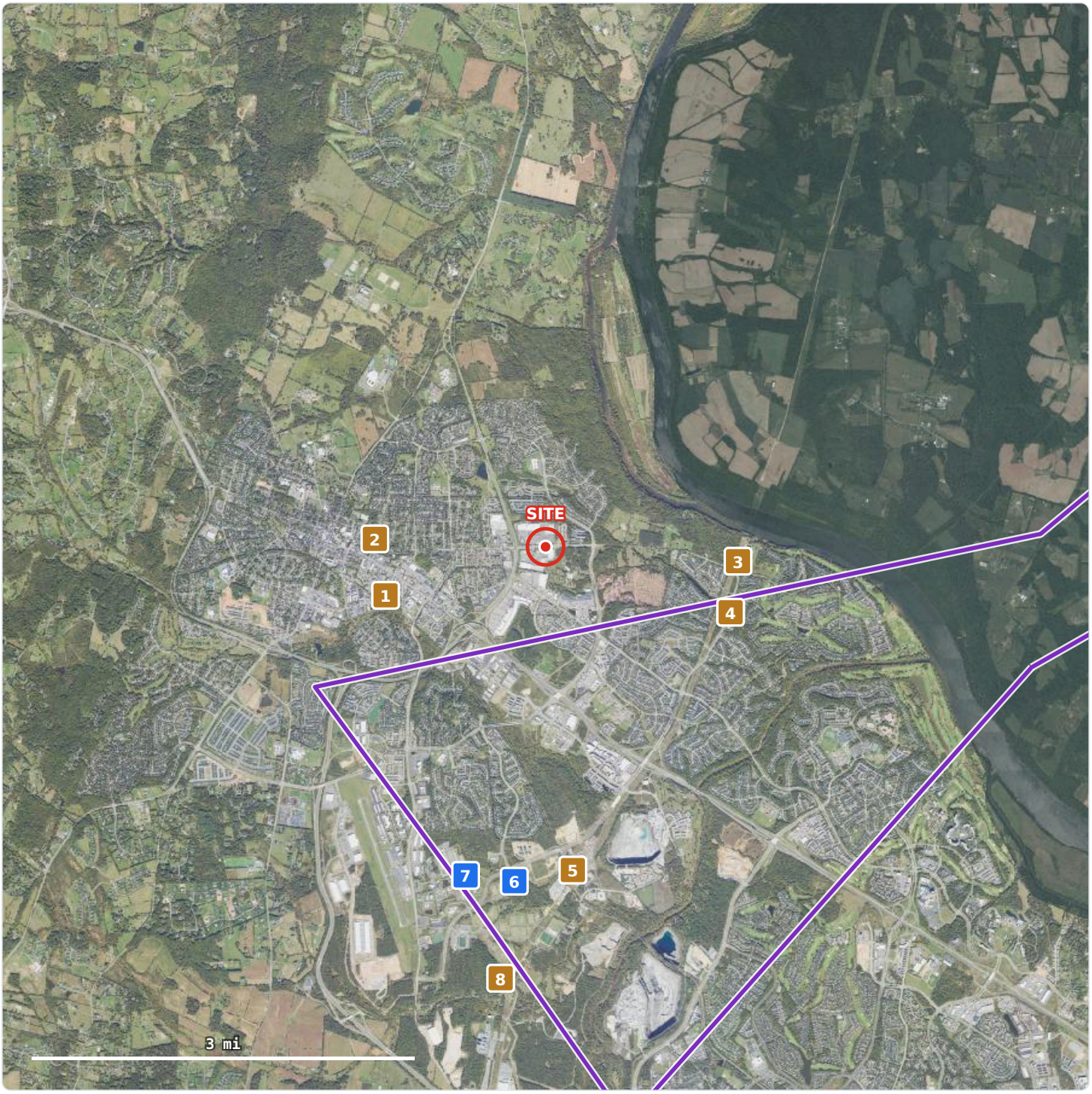
VIRGINIA ELECTRIC & POWER CO has a filed large-load tariff on record (Rate Schedule GS-5). Its terms, docket and commission status are in Appendix D.

Source: HIFLD/EIA Electric Retail Service Territories (public ArcGIS mirror) · source date 2023-08-01
https://services3.arcgis.com/OYP7N6mAJJCyH6hd/arcgis/rest/services/Electric_Retail_Service_Territories_HIFLD/FeatureServer/0

2 NEAREST HIGH-VOLTAGE INFRASTRUCTURE

#	DISTANCE	VOLTAGE	LINES	NAME	FACILITY TYPE
1	**1.31** mi	*not recorded*	1	LEESBURG * LEESBURG, VA	named terminal facility
2	**1.34** mi	*not recorded*	2	*line tap point* * LEESBURG, VA	line tap point
3	**1.51** mi	230 kV	3	*line tap point* * LEESBURG, VA	line tap point
4	**1.54** mi	230 kV	2	*unnamed in source data* * LEESBURG, VA	unidentified terminal facility
5	**2.54** mi	*not recorded*	1	PLEASANT VIEW * LEESBURG, VA	named terminal facility
6	**2.63** mi	230 kV	4	PLEASANT VIEW LEESBURG, VA	utility substation
7	**2.65** mi	500 kV	3	GOOSE CREEK LEESBURG, VA	utility substation
8	**3.40** mi	230 kV	1	*unnamed in source data* * LEESBURG, VA	unidentified terminal facility

n/r = not recorded in source data · search radius 10 miles



1 LEESBURG · 1.31 mi · kV n/r

2 unnamed record · 1.34 mi · kV n/r

3 unnamed record · 1.51 mi · 230 kV

4 unnamed record · 1.54 mi · 230 kV

5 PLEASANT VIEW · 2.54 mi · kV n/r

6 PLEASANT VIEW · 2.63 mi · 230 kV

7 GOOSE CREEK · 2.65 mi · 500 kV

8 unnamed record · 3.40 mi · 230 kV

Interstate gas pipeline

Aerial imagery: USDA NAIP imagery via USGS The National Map — Public domain (USDA/USGS), retrieved 2026-10-22. Gas pipelines: EIA Natural Gas Interstate and Intrastate Pipelines (Esri Living Atlas copy), layer last edited 2025-12-04 — mapped approximations at varying scale, not surveyed routes and not a locate. 8 of 8 listed gas facilities fall outside this frame; the gas map in the natural gas section shows them. Marker positions are the source dataset's own coordinates; where records coincide, markers are separated slightly so each stays visible. Distances in the key are measured, not scaled off this drawing. Not a survey.

*** Not necessarily an interconnection point.**

- **named terminal facility** — Named facility with only 1 line connection. May be a distribution substation or a dedicated customer service rather than a transmission-level interconnection point.
- **line tap point** — Named TAP<id> in the source data — a junction on a transmission line rather than a load-serving substation. Not normally an interconnection point.
- **unidentified terminal facility** — Unnamed in the source data with 2 transmission line connections. Radial topology of this kind is consistent with a customer-owned on-site substation, a private industrial service, or a small distribution tap. Ownership is not recorded in HIFLD; verify before treating this as a utility asset.

Not in this table: 32 substations described as new in transmission planning data near this site. They are not in the substation dataset this table ranks. 26 are placed from planning documents and maps; the rest are listed by county, in Appendix C, with the precision of each location.

- Distances are straight-line (haversine), **not** engineering route length.
- HIFLD does not record substation ownership. Proximity does not imply availability — a nearby facility may be a customer-owned on-site substation serving an adjacent property.
- 3 of 8 substations listed have no voltage recorded in the source dataset. Absence of a voltage is not evidence of low voltage.
- 4 of 8 carry a placeholder name in the source dataset.

Source: HIFLD Electric Substations (Oregon Explorer / OSU 2022 mirror)
`https://services1.arcgis.com/CD5mKowwN6nIaqd8/arcgis/rest/services/project_renewable_us_substations_2022/FeatureServer/10`

ALSO MAPPED IN OPENSTREETMAP

Substations at 69 kV and up within 10 miles that OpenStreetMap maps and the HIFLD dataset above does not. These are often yards built since HIFLD's snapshot. A yard is listed only when no HIFLD point lies inside its mapped outline or within 500 feet of it (0.3 mile for a yard mapped only as a point), and none of the same name within a mile; the list above is unchanged by this table.

#	DISTANCE	VOLTAGE (KV)	NAME	OPERATOR, AS TAGGED	TYPE, AS TAGGED
1	3.59 mi	230	*unnamed* way 1292897238	*n/r*	industrial
2	3.66 mi	230	Altair Switching Station way 1184373183	*n/r*	transmission
3	4.29 mi	230	Trappe Rock Substation way 1292897240	*n/r*	industrial
4	4.61 mi	230	Thunderball Substation way 1189695517	*n/r*	industrial
5	7.60 mi	230	Farmwell Substation way 817632576	Dominion Energy	distribution
6	7.66 mi	230	DTC substation way 1109637590	*n/r*	distribution
7	7.87 mi	230	Interconnection Substation way 1044512182	Dominion Energy	*n/r*
8	7.89 mi	230	Nimbus Substation way 990549986	*n/r*	*n/r*

Nearest 8 of 15 shown. n/r = not tagged in OpenStreetMap · distance to the mapped outline

- OpenStreetMap is mapped by volunteers. Coverage varies by area, and name, operator, voltage and type are as tagged, not verified. It records no owner and no in-service date.
- "Industrial" usually marks a customer-owned yard. Proximity does not imply availability.

Source: OpenStreetMap, © OpenStreetMap contributors (ODbL 1.0) · data as of 2026-11-20
https://www.openstreetmap.org/copyright

3 NATURAL GAS INFRASTRUCTURE

Mapped gas transmission pipelines and pipeline facilities near this point, from public EIA and HIFLD datasets. The map below is scaled to the gas network; pipelines within its frame are also drawn on the site map in section 2.

Gas distribution company

WASHINGTON GAS near territory edge

Gas local distribution company whose mapped service territory contains this point · investor-owned · 519,023 customers as recorded. The point is 0.97 mi from that polygon's edge, inside the 1-mile band where the source geometry is too coarse to confirm it. Polygons in this layer are often county- or town-shaped approximations.

Transmission pipelines within 25 miles

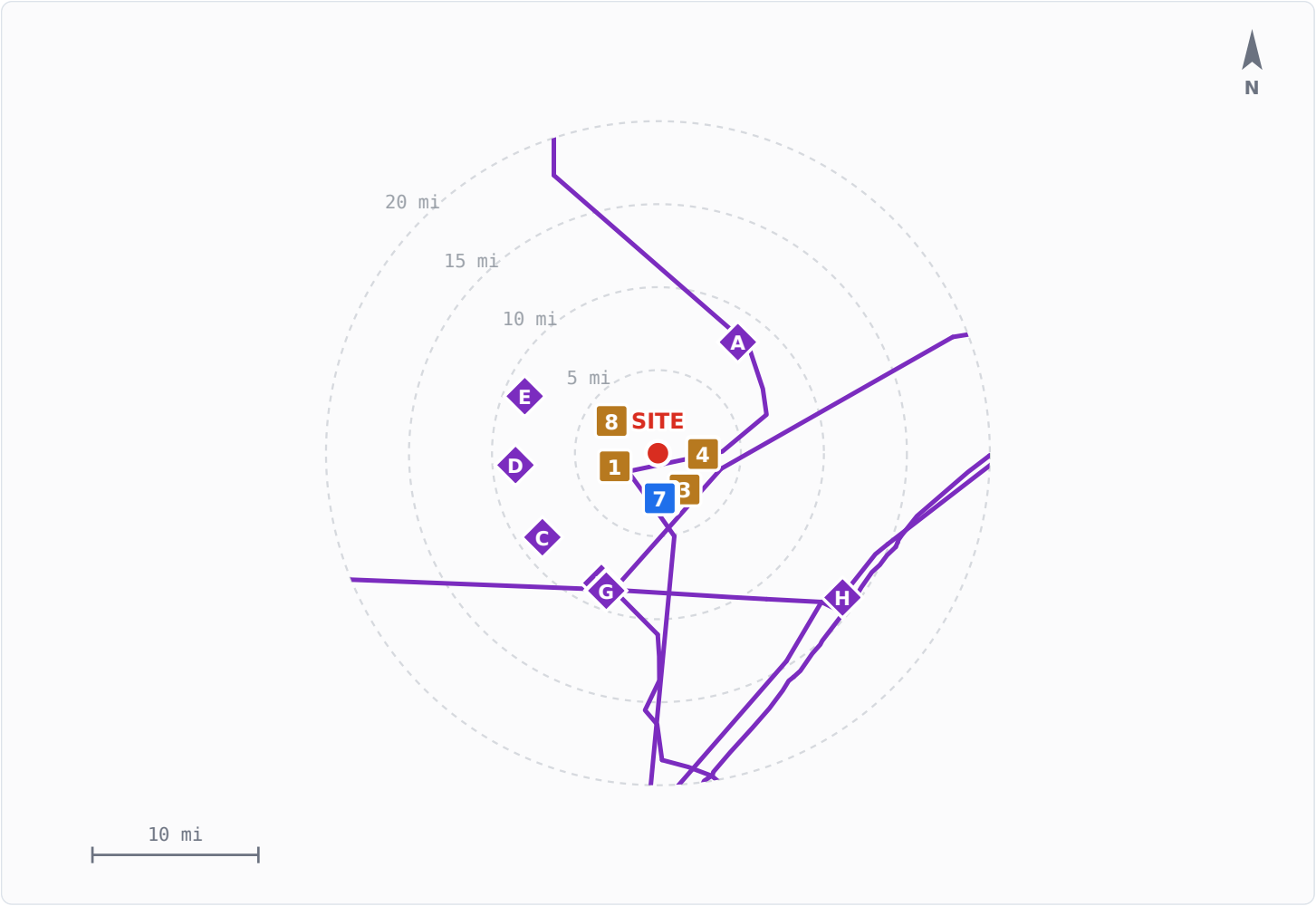
DISTANCE	OPERATOR (AS RECORDED)	TYPE	STATUS
0.70 mi	Dominion Transmission Co	Interstate	Operating
3.48 mi	Columbia Gas Trans Co	Interstate	Operating
8.68 mi	Cove Point Pipeline	Interstate	Operating
14.70 mi	Transcontinental Gas PL	Interstate	Operating

One row per operator and type: the nearest point of that operator's mapped line. 4 within 25 mi.

Pipeline facilities within 15 miles

MAP	DISTANCE	FACILITY	NAME	OPERATOR	SOURCE DATE
A	**8.25** mi	Receipt/delivery point	GENON MID-ATLANTIC (DICKERSON) DICKERSON, MD	DOMINION TRANSMISSION INCORPORATED delivery location	2015-03-03
B	**8.54** mi	Compressor station	LEESBURG LEESBURG, VA	DOMINION TRANSMISSION, INC. 14,200 certificated hp	2015-09-24
C	**8.61** mi	Receipt/delivery point	COLUMBIA LOUDOUN WATSON, VA	DOMINION COVE POINT LNG LP delivery location	2015-03-05
D	**8.61** mi	Receipt/delivery point	COLUMBIA LOUDOUN WATSON, VA	DOMINION COVE POINT LNG LP receipt location	2015-03-05
E	**8.73** mi	Compressor station	LOUDOUN LEESBURG, VA	DOMINION COVE POINT LNG, LP 11,840 certificated hp	2015-09-25
F	**8.85** mi	Compressor station	LOUDOUN WATSON, VA	COLUMBIA GAS TRANSMISSION,LLC 15,190 certificated hp	2015-09-28
G	**8.86** mi	Receipt/delivery point	COVE POINT PLANT VA	COVE POINT LNG LP receipt location	2001-01-01
H	**14.14** mi	Receipt/delivery point	WASHINGTON GAS F GRP MP 1598.2 DRANESVILLE, VA	TRANSCONTINENTAL GAS PIPE LINE COMPANY, LLC delivery location	2015-03-01

Within 15 mi, nearest first. Letters match the gas map below.



Interstate gas pipeline ◆ Gas facility (natural gas section)

Pipelines: EIA Natural Gas Interstate and Intrastate Pipelines (Esri Living Atlas copy), layer last edited 2025-12-04. Facilities: HIFLD Open snapshot. Lines are mapped approximations at varying scale, not surveyed routes and not a locate. Lettered diamonds match the facility table above; numbered squares are the section 2 substations. Distances in the tables are measured, not scaled off this drawing.

- Distances are straight-line to the mapped line or point. EIA compiles the pipeline layer from many sources at varying scale and accuracy: it is not a surveyed route and not a locate. Call 811 before any ground disturbance.
- **Proximity to a transmission pipeline is not access to gas.** Taking service needs a tap or delivery point, capacity on the line and the operator's agreement. None of these is recorded in these datasets, and the pipeline layer records no diameter, pressure or capacity.
- Facility records are a HIFLD Open snapshot (source dates on the rows above: 2001–2015). Facilities built or retired since are not reflected.
- Receipt/delivery points are where gas enters or leaves an interstate pipeline. They are not retail service points, and many carry duplicate records at one location.

Sources: EIA Natural Gas Interstate and Intrastate Pipelines (Esri Living Atlas copy) · layer last edited 2025-12-04; HIFLD Natural Gas Compressor Stations (2021 HIFLD Open mirror) and companion HIFLD layers (see section 7).
`https://services2.arcgis.com/FiaPA4ga0iQKduv3/arcgis/rest/services/Natural_Gas_Interstate_and_Intrastate_Pipelines_1/FeatureServer/0`

4 SITE CONTEXT

WATERSHED

Middle Potomac-Catoctin

HUC-8 02070008

Source: USGS Watershed Boundary Dataset (WBD) · retrieved 2026-10-22
`https://hydro.nationalmap.gov/arcgis/rest/services/wbd/MapServer/4`

FEMA FLOOD ZONE

Zone X not in SFHA

AREA OF MINIMAL FLOOD HAZARD
Outside the 0.2% annual chance floodplain (minimal hazard)
FIRM panel 51107C
Parcel centroid only — a single point, not the whole site.

Source: FEMA National Flood Hazard Layer (NFHL) · retrieved 2026-10-22
`https://hazards.fema.gov/arcgis/rest/services/public/NFHL/MapServer/28`

LOCAL MORATORIA

1 instrument recorded for these jurisdictions

1 active or extended

Census places this point in Loudoun County · Leesburg district · Leesburg town. A county-level instrument is listed, and the point is inside an incorporated place — see Appendix B.
2 other instruments recorded within 25 miles (2 active or extended), measured to jurisdiction centroids.
Recorded is not the same as applicable, and the dataset is a lower bound: an absence here is not evidence that no moratorium exists. Detail and scope caveats: Appendix B.

Source: Moratorium Data 2026 (Bommarito) — local moratorium inventory · current through 2026-09-23
`https://github.com/mjbommar/moratorium-data-2026`

5 DATA COMPLETENESS

5 of 6 expected fields resolved

Resolved: location, franchiseUtility, nearestSubstation, watershed, floodZone

Missing / unresolved

- **substationVoltage** — nearest substation has no voltage recorded in HIFLD (~23% of records lack it)

> Franchise utility is provisional: this point is 0.87 mi from the nearest service-territory boundary, inside the 1-mile band where the source polygons may not be accurate enough to confirm a single holder. The named utility is the containing polygon, not a verified determination; THE POTOMAC EDISON COMPANY may serve this point instead — confirm with the utility or the state commission.

> 2 of 8 nearby substations are unnamed in the source data.

6 WHAT THIS REPORT DOES NOT TELL YOU

- Available load capacity at any substation. No utility publishes this for large loads; this report is a screening aid, not a system impact study.
- Interconnection cost or timeline for a specific project.
- Zoning approval likelihood.
- Queue activity beyond the dataset. Appendix A lists each substation above with the result of an exact name and county check against the queue dataset; a substation no filing names may still have activity the dataset does not record. Visit the Queue Wire for further research.
- Planned transmission work at these substations. The expansion tracker covers PJM planning materials and ERCOT's transmission project tracking workbook, and no substation above matched one of its entries.
- Exactly where the new substations in Appendix C will be. Where a planning document or map places one, its distance carries that precision; the others are listed by county only, and this report does not estimate a location for them. PJM planning documents name a zone rather than a county, so a new PJM substation is listed only once it has been located from other public sources.
- Whether a local moratorium covers this site. Instruments recorded for the jurisdictions containing the point are listed in Appendix B, but their scope is set by their own text, which this report does not read.
- What a specific customer has agreed to with the utility. Appendix D reproduces the utility's filed large-load tariff, which individual service agreements are written against; the agreements themselves are not public and can differ from it. Whether this site would fall under the tariff depends on the customer's own load.
- Whether natural gas service is available here, or the capacity, pressure, tap or lateral cost of any pipeline listed. The gas datasets record where facilities are mapped, not what they can deliver.
- Transmission line proximity — substations only.
- Whether a substation is physically accessible, expandable, or has available bay positions.

This report is built to **rule out sites with no nearby transmission infrastructure**. A site with nothing in range is a defensible elimination. The reverse does not hold: proximity to the facilities listed above is not access to power, and nothing here establishes that a connection is available, affordable or achievable on any schedule.

7 SOURCES AND DATA VINTAGE

SUBSTATIONS

HIFLD Electric Substations (Oregon Explorer / OSU 2022 mirror)

`https://services1.arcgis.com/CD5mKowwN6nIaqd8/arcgis/rest/services/project_renewable_us_substations_2022/FeatureServer/10`

Publisher vintage 2022-06-03 · ingested 2026-08-30 · 78,373 records · None (Public Use) — HIFLD Open

FRANCHISE TERRITORIES

HIFLD/EIA Electric Retail Service Territories (public ArcGIS mirror)

`https://services3.arcgis.com/OYP7N6mAJJCyH6hd/arcgis/rest/services/Electric_Retail_Service_Territories_HIFLD/FeatureServer/0`

Publisher vintage 2023-08-01 · ingested 2026-08-30 · 2,845 records · HIFLD Open / EIA-861 derived (public-use US Government data)

GEOCODING

US Census Bureau Geocoding Services API

`https://geocoding.geo.census.gov/geocoder/locations/onelineaddress`

Benchmark Public_AR_Current · retrieved 2026-11-22

WATERSHED

USGS Watershed Boundary Dataset (WBD)

`https://hydro.nationalmap.gov/arcgis/rest/services/wbd/MapServer/4`

Retrieved 2026-10-22 · Public domain (USGS/USDA-NRCS)

FLOOD HAZARD

FEMA National Flood Hazard Layer (NFHL)

`https://hazards.fema.gov/arcgis/rest/services/public/NFHL/MapServer/28`

Retrieved 2026-10-22 · Public domain (FEMA)

LOCAL MORATORIA

Moratorium Data 2026 (Bommarito) — local moratorium inventory

`https://github.com/mjbommar/moratorium-data-2026`

Publisher vintage 2026-09-23 (commit dbaab04d84f8) · ingested 2026-10-04 · 1,291 records · CC-BY-4.0 (data) — attribution: Bommarito, Michael J. (2026), Moratorium Nation

JURISDICTIONS

US Census Bureau Geocoding Services — geographies by coordinates

`https://geocoding.geo.census.gov/geocoder/geographies/coordinates`

Retrieved 2026-10-22 · Public domain (US Government work)

ALSO MAPPED IN OPENSTREETMAP

OpenStreetMap substations (power=substation), © OpenStreetMap contributors

`https://www.openstreetmap.org/copyright`

OSM data as of 2026-11-20 · built 2026-11-21 · Open Database License 1.0. The substation layer derived from it (OSM yards at 69 kV and up with no HIFLD point at or near their outline) is available under the same license on request.

GAS PIPELINES

EIA Natural Gas Interstate and Intrastate Pipelines (Esri Living Atlas copy)

`https://services2.arcgis.com/FiaPA4ga0iQKduv3/arcgis/rest/services/Natural_Gas_Interstate_and_Intrastate_Pipelines_1/FeatureServer/0`

Publisher vintage 2025-12-04 · ingested 2026-10-16 · 32,850 records · Public domain (US Government work — U.S. Energy Information Administration)

GAS COMPRESSOR STATIONS

HIFLD Natural Gas Compressor Stations (2021 HIFLD Open mirror)

`https://services5.arcgis.com/HDRa0B57OVrv2E1q/arcgis/rest/services/Natural_Gas_Compressor_Stations/FeatureServer/0`

Publisher vintage 2020-05-07 · ingested 2026-10-16 · 1,382 records · None (Public Use) — HIFLD Open

GAS RECEIPT/DELIVERY POINTS

HIFLD Natural Gas Receipt/Delivery Points (2021 HIFLD Open mirror)

`https://services5.arcgis.com/HDRa0B57OVrv2E1q/arcgis/rest/services/Natural_Gas_Receipt_Delivery_Points/FeatureServer/0`

Publisher vintage 2016-01-15 · ingested 2026-10-16 · 9,476 records · None (Public Use) — HIFLD Open

GAS STORAGE FACILITIES

HIFLD Natural Gas Storage Facilities (2021 HIFLD Open mirror)

`https://services5.arcgis.com/HDRa0B57OVrv2E1q/arcgis/rest/services/Natural_Gas_Storage_Facilities/FeatureServer/0`

Publisher vintage 2018-12-01 · ingested 2026-10-16 · 416 records · None (Public Use) — HIFLD Open

GAS PROCESSING PLANTS

HIFLD Natural Gas Processing Plants (2021 HIFLD Open mirror)

`https://services5.arcgis.com/HDRa0B57OVrv2E1q/arcgis/rest/services/Natural_Gas_Processing_Plants/FeatureServer/0`

Publisher vintage 2019-01-01 · ingested 2026-10-16 · 670 records · None (Public Use) — HIFLD Open

GAS DISTRIBUTION TERRITORIES

HIFLD Natural Gas Local Distribution Company Service Territories (2021 HIFLD Open mirror)

`https://services5.arcgis.com/HDRa0B57OVrv2E1q/arcgis/rest/services/Natural_Gas_Local_Distribution_Company_Service_Territories/FeatureServer/0`

Publisher vintage 2017-12-31 · ingested 2026-10-16 · 1,290 records · None (Public Use) — HIFLD Open

LARGE-LOAD TARIFFS

Substation Scout large-load tariff records (state commission filings)

`https://substationscout.com/large-load-tariffs/`

8 records · documents retrieved 2026-10-20 · exported 2026-10-22

EXPANSION TRACKER (ERCOT)

ERCOT, Transmission Project and Information Tracking (TPIT), compiled from Transmission Service Provider submissions

`https://substationscout.com/substation-tracker/ercot/`

Data as of 2026-10-01 · 39 releases read · retrieved 2026-10-26 · exported 2026-11-21

EXPANSION TRACKER

PJM Interconnection, L.L.C. — TEAC and Sub-Regional RTEP Committee meeting materials, pjm.com

`https://substationscout.com/substation-tracker/`

Documents dated 2024-10-08 to 2026-11-13 · 664 documents · exported 2026-11-21

Screening aid, not an engineering study. This report helps prioritize sites before committing to engineering due diligence. It is not a system impact study and carries no warranty. Underlying public datasets are published on their own schedules and may have changed since the retrieval dates shown above. Every figure in this report is reproducible from the cited sources; nothing is estimated, modelled, or generated.

A APPENDIX — INTERCONNECTION QUEUE DATA

Each substation in section 2 checked against publicly-filed interconnection requests, followed by the requests recorded at substations that are an exact name and county match. Listed for convenience only: no relationship to your site is implied, and no conclusion should be drawn from the presence or absence of any project. Withdrawn, cancelled and otherwise terminal requests are included, and are listed after active ones.

> **These are name matches, not verified substation identities.** Neither dataset publishes a shared identifier between HIFLD substations and ISO queue records. Confirm any row against the ISO before relying on it.

Substations checked

#	SUBSTATION (SECTION 2)	QUEUE CHECK
1	LEESBURG LOUDOUN County, VA	Checked. The PJM queue has filings in this county; none names this substation.
2	*line tap point* LOUDOUN County, VA	*Not checkable: the source dataset gives this substation a placeholder name.*
3	*line tap point* LOUDOUN County, VA	*Not checkable: the source dataset gives this substation a placeholder name.*
4	*unnamed in source data* LOUDOUN County, VA	*Not checkable: the source dataset gives this substation a placeholder name.*
5	PLEASANT VIEW LOUDOUN County, VA	Checked. The PJM queue has filings in this county; none names this substation.
6	PLEASANT VIEW LOUDOUN County, VA	Checked. The PJM queue has filings in this county; none names this substation.
7	GOOSE CREEK LOUDOUN County, VA	Checked. The PJM queue has filings in this county; none names this substation.
8	*unnamed in source data* LOUDOUN County, VA	*Not checkable: the source dataset gives this substation a placeholder name.*

A check looks for queue filings whose point of interconnection is the same substation name in the same county. “None names this substation” is a statement about the filings in this dataset only — not about activity, capacity or availability at the substation.

Source: GridPulse interconnection queue snapshot (PJM serial + cycle views, ERCOT GIS Report, BPA interconnection queue); MISO, NVE, LGE-KU, TVA, SOCO, APS, SPP, DUKE from the Berkeley Lab Queued Up annual file · snapshot taken 2026-11-21 · 22,273 requests · coverage APS, BPA, DUKE, ERCOT, LGE-KU, MISO, PJM, SOCO, SPP, TVA (44 states)
`https://www.pjm.com/planning/service-requests/services-request-status`

MISO, NVE, LGE-KU, TVA, SOCO, APS, SPP, DUKE: Berkeley Lab Queued Up: 2026 Edition interconnection queue data file · requests as of 2025-12-31, published 2026-05 · CC BY 4.0, Lawrence Berkeley National Laboratory and GridTracker (Interconnection.fyi), Queued Up interconnection queue data file, 2026 edition
`https://eta-publications.lbl.gov/publications/us-interconnection-queue-data-0`

- PJM, ERCOT and BPA are refreshed weekly; MISO, NVE, LGE-KU, TVA, SOCO, APS, SPP, DUKE rows are an annual snapshot (Berkeley Lab Queued Up file, requests as of 2025-12-31), so their status may have changed since. Absence of a project here is not evidence that no queue activity exists elsewhere.
- ERCOT GIS Reports are published monthly; ERCOT rows can lag the live queue by up to ~30 days.
- ERCOT omits the substation field on inactive and cancelled requests, so withdrawn projects can be listed for PJM but not for ERCOT.
- Substation strings are ISO free text extracted from point-of-interconnection fields, not a controlled vocabulary.
- BPA is the federal transmission provider for the Pacific Northwest and is not an RTO: its rows cover requests to interconnect to the Federal Columbia River Transmission System, not to Puget Sound Energy, Portland General, PacifiCorp or Avista systems.
- BPA point-of-interconnection strings sometimes name a transmission line rather than a substation; those rows cannot match a substation by name and are simply never attached.
- This snapshot contains GENERATION interconnection requests only. BPA large-LOAD requests are published separately in large-load-registry.json.

Further research: https://substationscout.com/queue-wire/

B APPENDIX — LOCAL MORATORIA

Local moratorium instruments — temporary pauses on accepting or approving certain development, most often data centers — as recorded in a third-party research dataset. Rows are reproduced as published; this report does not read the instruments themselves. This dataset tracks moratoria only — not project proposals, planning-commission reviews, or permanent zoning rules — so active local debate over a specific project will not appear here.

> **A recorded instrument is not a determination that this site is covered.** Which applications, zoning districts and sectors an instrument reaches — and whether a county instrument applies inside incorporated municipalities — is set by its text. Confirm with the jurisdiction before relying on any row.

Jurisdictions containing this point

Loudoun County, VA active

Matched to the Census geography **Loudoun County**, which contains this point · sectors: data centers · adopted 2026-09-16 · current end *until an event (see status)* · ID va-loudoun-county-2026

> This is a **county** instrument, and this point is also inside the incorporated place **Leesburg town**. Whether a county instrument reaches incorporated places depends on the state and on the instrument's own text.

STATUS AS RECORDED

Active as of 2026-09-23. The Board of Supervisors voted 7-1-1 on September 16, 2026 to enact, effective immediately, a temporary pause on Board consideration of certain legislative data center and substation applications while Phase 2 of its Data Center Standards and Locations initiative continues; a companion 7-1-1 vote (Briskman opposed) approved an exception allowing consideration of applications involving a 'grid reliability' substation during the pause. The pause does not apply to administratively processed, 'grandfathered' data center cases. A formal resolution memorializing the pause is scheduled to come before the Board at its October 20, 2026 Business Meeting; separately, the Board is set to receive legal analysis on October 6, 2026 on whether the 2025 grandfathering exceptions can be ended for cases that have not yet achieved vested rights.

LEGAL BASIS AS RECORDED

Board of Supervisors action taken September 16, 2026 enacting a temporary pause on Board consideration of certain legislative (Special Exception) applications for data centers and substations, pending a formal resolution to be brought to the Board's October 20, 2026 Business Meeting; per the County Attorney, Virginia law does not permit a blanket moratorium on administrative applications, so the pause applies only to legislative applications and does not affect roughly 17 land-use cases (11+ million square feet) 'grandfathered' under the county's March 2025 Data Center Grandfathering Resolution, which continue through the by-right administrative process.

Within 25 miles

JURISDICTION	TYPE	STATUS	SECTORS	ADOPTED	ENDS	CENTROID
Montgomery County, MD	County	active	data centers	2026-07-28	*n/r*	17.6 mi
Frederick County, MD	County	extended	data centers	2026-07-01	2027-07-01	24.8 mi

Distance is to the jurisdiction's centroid, not its boundary — a large county can begin much closer than the figure shown.

State-level actions — VA

ACTION	STATUS	MECHANISM	PROVISIONS AS RECORDED
HB153 (2026)	enacted	other	Adds Va. Code section 15.2-2209.4. Requires localities to obtain a sound-profile site assessment for new high energy use facilities of 100 MW or more near homes or schools within 500 feet; allows optional review of water, agriculture, parks, historic sites, and forestland.
HB496 (2026)	enacted	permitting restriction	Requires registered water users that provide offsite water to report potable and reclaimed water volumes supplied to data centers with DEQ air permits, along with other use categories where available.
SB553 (2026)	enacted	reporting disclosure	Companion / identical enacted water-reporting bill.
SB94 (2026)	enacted	other	Companion / identical enacted high energy use facility site-assessment bill; incorporated SB130.

18 state-policy actions tracked for VA in total; only those the publisher records as enacted or in force are listed. Where the publisher's legal-effect field reads “unknown”, the current effect of an enacted measure has not been checked by the publisher, and it is omitted here rather than guessed. 6 local instruments recorded statewide.

Source: Moratorium Data 2026 (Bommarito) — local moratorium inventory · current through 2026-09-23 · commit dbaab04d84f8 · 1,291 instruments · CC-BY-4.0 (data) — attribution: Bommarito, Michael J. (2026), Moratorium Nation
https://github.com/mjbommar/moratorium-data-2026

- Each instrument is tied to a Census county, county subdivision or incorporated place only when the Census places the publisher's own centroid inside a geography of the same name and kind. 70 of 1,291 rows could not be tied this way and do not appear in this appendix.
- The publisher compiles the dataset from municipal records and news coverage with AI-assisted research and documents its known gaps in the repository.

C APPENDIX — NEW SUBSTATIONS IN PLANNING

Substations that transmission planning data describes as new, in Loudoun County, VA, or located within 10 miles, and that HIFLD Electric Substations (Oregon Explorer / OSU 2022 mirror) does not contain under the same name in the same county. Each is shown with the wording that describes it as new and the project or document that wording comes from. Where a location has been found in public documents, the distance from this site is shown with how that location was obtained.

> **Planned locations, not surveyed sites.** A distance here is to a point read from a utility's planning document or map, not to a built facility, and a planned site can move. Entries without a distance are listed by county: one may be next door or across the county. None of these is in the section 2 table or on the map. A listed project is a utility's plan, and its status and dates are the utility's own statements.

SUBSTATION	DISTANCE	COUNTY	KV	DESCRIBED AS NEW	PROJECT	PROJECTED IN SERVICE
Twin Creeks tracker entry	**2.6 mi** read off a planning map, about ±150 m · source	Loudoun County, VA this site's county	230kV	“new substation (Twin Creeks)”	PJM document, p.78 DOM-2022-0042	*n/r*
Sycolin Creek tracker entry	**2.9 mi** read off a planning map, about ±200 m · source	Loudoun County, VA this site's county	230kV	“new substation (Sycolin Creek)”	PJM document, p.76 DOM-2022-0042	*n/r*
Trappe Rock tracker entry	**4.3 mi** OpenStreetMap feature of that name, corroborated · source	Loudoun County, VA this site's county	230kV	“a new substation (Trappe Rock)”	PJM document, p.46 DOM-2022-0037	*n/r*
Thunderball tracker entry	**4.7 mi** OpenStreetMap feature of that name, corroborated · source	Loudoun County, VA this site's county	230kV	“a new substation (Thunderball)”	PJM document, p.44 DOM-2022-0036	*n/r*
Summerhouse tracker entry	**5.7 mi** read off a planning map, about ±100 m · source	Loudoun County, VA this site's county	*n/r*	“new substation (Summerhouse)”	PJM document, p.21 DOM-2025-0069	*n/r*
Firehouse tracker entry	**7.4 mi** point published by the utility · source	Loudoun County, VA this site's county	230 kV	“new substation (Firehouse)”	PJM document, p.78 DOM-2024-0016	*n/r*
Lenticular tracker entry	**7.6 mi** read off a planning map, about ±150 m · source	Loudoun County, VA this site's county	*n/r*	“new substation (Lenticular)”	PJM document, p.17 DOM-2025-0063	*n/r*

SUBSTATION	DISTANCE	COUNTY	KV	DESCRIBED AS NEW	PROJECT	PROJECTED IN SERVICE
Fractus tracker entry	**7.8 mi** read off a planning map, about ±100 m · source	Loudoun County, VA this site's county	*n/r*	“new substation (Fractus)”	PJM document, p.18 DOM-2025-0064	*n/r*
Auto World tracker entry	**8.4 mi** read off a planning map, about ±200 m · source	Loudoun County, VA this site's county	230kV	“new substation (Auto World)”	PJM document, p.76 DOM-2023-0031	*n/r*
Stratus tracker entry	**8.5 mi** read off a planning map, about ±100 m · source	Loudoun County, VA this site's county	230kV	“a new substation (Stratus)”	PJM document, p.54 DOM-2022-0001	*n/r*
Barrister Substation tracker entry	**8.6 mi** read off a planning map, about ±150 m · source	Loudoun County, VA this site's county	230kV	“DP Request for a new substation (Barrister)”	PJM document, p.18 DOM-2022-0001	*n/r*
Severn tracker entry	**8.6 mi** read off a planning map, about ±150 m · source	Loudoun County, VA this site's county	230 kV	“new substation (Severn)”	PJM document, p.13 DOM-2024-0017 **Cancelled (as of 2026-10-06)**	*n/r*
Broderick Drive tracker entry	**8.8 mi** OpenStreetMap feature of that name, corroborated · source	Loudoun County, VA this site's county	230kV	“new substation (Broderick Drive)”	PJM document, p.135 DOM-2023-0020	*n/r*
Prentice Drive tracker entry	**8.9 mi** OpenStreetMap feature of that name, corroborated · source	Loudoun County, VA this site's county	230kV	“new substation (Prentice)”	PJM document, p.68	*n/r*
Radar tracker entry	**9.1 mi** read off a planning map, about ±150 m · source	Loudoun County, VA this site's county	*n/r*	“new substation (Radar)”	PJM document, p.19 DOM-2025-0065	*n/r*

SUBSTATION	DISTANCE	COUNTY	KV	DESCRIBED AS NEW	PROJECT	PROJECTED IN SERVICE
Northwoods tracker entry	**9.7 mi** OpenStreetMap feature of that name, corroborated · source	Loudoun County, VA this site's county	230kV	“new substation (Northwoods)”	PJM document, p.151 DOM-2023-0039	*n/r*
Ocean Court tracker entry	**9.7 mi** OpenStreetMap feature of that name, corroborated · source	Loudoun County, VA this site's county	230kV	“a new substation (Ocean Court)”	PJM document, p.20 DOM-2022-0002	*n/r*
Executive tracker entry	**10.0 mi** read off a planning map, about ±100 m · source	Loudoun County, VA this site's county	230 kV	“new substation (Executive)”	PJM document, p.7 DOM-2024-0079	*n/r*
Export tracker entry	**10.5 mi** read off a planning map, about ±100 m · source	Loudoun County, VA this site's county	230 kV	“new substation (Export)”	PJM document, p.6 DOM-2024-0078	*n/r*
Deimos tracker entry	**10.8 mi** read off a planning map, about ±100 m · source	Loudoun County, VA this site's county	*n/r*	“new substation (Deimos)”	PJM document, p.16 DOM-2025-0062	*n/r*
Wishing Star tracker entry	**10.8 mi** point published by the utility · source	Loudoun County, VA this site's county	230kV, 500 kV, 500/230kV, 500kV	“new substation (Wishing Star DP)”	PJM document, p.155 B4000.355 – B4000.359	*n/r*
Meteor tracker entry	**10.8 mi** read off a planning map, about ±100 m · source	Loudoun County, VA this site's county	230 kV	“new substation (Meteor)”	PJM document, p.9 DOM-2024-0081	*n/r*
Rock Bottom tracker entry	**11.1 mi** read off a planning map, about ±120 m · source	Loudoun County, VA this site's county	230 kV	“new substation (Rock Bottom)”	PJM document, p.8 DOM-2024-0080	*n/r*
Phobos tracker entry	**11.1 mi** read off a planning map, about ±100 m · source	Loudoun County, VA this site's county	*n/r*	“new substation (Phobos)”	PJM document, p.15 DOM-2025-0061	*n/r*

SUBSTATION	DISTANCE	COUNTY	KV	DESCRIBED AS NEW	PROJECT	PROJECTED IN SERVICE
Northstar tracker entry	**11.2 mi** OpenStreetMap feature of that name, corroborated · source	Loudoun County, VA this site's county	230kV	“a new substation (Northstar)”	PJM document, p.42 DOM-2022-0035	*n/r*
Reed Farm tracker entry	**11.9 mi** read off a planning map, about ±150 m · source	Loudoun County, VA this site's county	230kV	“new substation (Reed Farm)”	PJM document, p.66 DOM-2023-0002	*n/r*
Apollo tracker entry	*not known* county only	Loudoun County, VA this site's county	230kV	“new substation (Apollo)”	PJM document, p.97 DOM-2022-0055	*n/r*
Azalea Lane tracker entry	*not known* county only	Loudoun County, VA this site's county	230kV	“new substation (Azalea Lane)”	PJM document, p.42 DOM-2023-0002-DNH	*n/r*
Celtic tracker entry	*not known* county only	Loudoun County, VA this site's county	*n/r*	“new substation (Celtic)”	PJM document, p.20 DOM-2025-0066	*n/r*
Lunar tracker entry	*not known* county only	Loudoun County, VA this site's county	230kV	“new substation (Lunar)”	PJM document, p.95 DOM-2022-0054	*n/r*
Pluto tracker entry	*not known* on a named line, point not published	Loudoun County, VA this site's county	230kV	“new substation (Pluto)”	PJM document, p.99 DOM-2022-0056	*n/r*
Starlight tracker entry	*not known* county only	Loudoun County, VA this site's county	230kV	“new substation (Starlight)”	PJM document, p.107 DOM-2023-0001	*n/r*

Source: PJM TEAC and Sub-Regional RTEP materials · exported 2026-11-21
Locations: researched from the public documents linked in each row; see the tracker entry for every source.

D APPENDIX — LARGE-LOAD TARIFF (VIRGINIA ELECTRIC & POWER CO)

The tariff or rider VIRGINIA ELECTRIC & POWER CO has filed for large customers, as recorded from the filing: who it applies to, the minimum term and billing, ramp, collateral, exit and related terms, each quoted from the document with its page or section. A term shown as not found was not stated in the documents read.

> **A filed tariff, not an agreement.** Whether a customer at this site would take service under it depends on that customer's load. Individual electric service agreements are written against the tariff, are not public, and can differ from it. Status is the commission's, as of the retrieval dates shown.

Rate Schedule GS-5

State Corporation Commission · docket PUR-2025-00058 · status approved since 2025-11-25

STATUS	approved “The Company shall implement a new rate schedule, Rate Schedule GS-5, as set forth” — Final Order p. 23 Final Order, Case No. PUR-2025-00058 (Doc. Con. Cen. No. 251140150) · retrieved 2026-10-20
APPLIES TO	Customers with (1) a measured or contracted demand of 25 MW or greater on a contiguous site and (2) a measured or expected load factor of at least 75% “25 megawatts (“MW”) or greater on a contiguous site” — Final Order p. 23, "GS-5 Rate Class" Final Order, Case No. PUR-2025-00058 (Doc. Con. Cen. No. 251140150) · retrieved 2026-10-20
MINIMUM TERM	14-year contract term, for customers taking initial service and signing an ESA on or after January 1, 2027 “The contract term shall be 14 years.” — Final Order p. 24, "Contract" Final Order, Case No. PUR-2025-00058 (Doc. Con. Cen. No. 251140150) · retrieved 2026-10-20
MINIMUM BILLING	Minimum demand charges: distribution 85% of contracted demand; transmission 85% of contracted demand; generation 60% of contracted demand (PJM capacity expense excluded from the generation minimum) “(1) minimum distribution charge of 85% contracted demand; (2) minimum transmission charge” — Final Order p. 25, "Minimum Demand Charges" Final Order, Case No. PUR-2025-00058 (Doc. Con. Cen. No. 251140150) · retrieved 2026-10-20
RAMP SCHEDULE	Load ramp period within the contract term not to exceed four years, with a minimum annual ramp of 20% “include, within the contract term, a load ramp period not to exceed four years (with a minimum” — Final Order p. 24, "Contract" Final Order, Case No. PUR-2025-00058 (Doc. Con. Cen. No. 251140150) · retrieved 2026-10-20
COLLATERAL / SECURITY	$1.5 million/MW; reduction up to 70% based on established credit; third-party guarantees and letters of credit allowed; 1/14th of the requirement released each year of the contract term; cash collateral accrues interest. Applies to customers taking initial service and signing an ESA on or after January 1, 2027. “collateral requirement terms, including: (1) $1.5 million/MW; (2) a reduction up to 70% based” — Final Order p. 25, "Collateral Requirements" Final Order, Case No. PUR-2025-00058 (Doc. Con. Cen. No. 251140150) · retrieved 2026-10-20
EXIT TERMS	A customer that ceases operations or defaults during the contract term pays an exit fee covering outstanding minimum charges over the remaining contract duration, subject to capacity reassignment “required to pay an exit fee covering any outstanding minimum charges over the remaining” — Final Order p. 24, "Contract" Final Order, Case No. PUR-2025-00058 (Doc. Con. Cen. No. 251140150) · retrieved 2026-10-20

CAPACITY REDUCTIONS	During the contract term a GS-5 customer may reduce contracted capacity by up to 20% at no cost, and by an additional 30% if another customer agrees to assume the associated capacity; each reduction requires a separate 36-month notice “contract term: (1) by up to 20% at no cost; and (2) by an additional 30% if another customer” — Final Order p. 27, "Capacity Reductions" Final Order, Case No. PUR-2025-00058 (Doc. Con. Cen. No. 251140150) · retrieved 2026-10-20
ASSIGNMENT	*not found in the cited documents* The Final Order (pp. 23-28, GS-5 provisions) contains no provision on assigning or transferring the electric service agreement itself. Its capacity-reduction terms, which let another customer assume reduced capacity, are recorded under Capacity reductions.

Documents read: Final Order, Case No. PUR-2025-00058 (Doc. Con. Cen. No. 251140150) · Dominion Energy Virginia business rates and tariffs index (retrieved to check for a posted Schedule GS-5)

Source: Substation Scout large-load tariff records (state commission filings) · documents retrieved 2026-10-20 · exported 2026-10-22 · https://substationscout.com/large-load-tariffs/

- Records are a hand-verified set of utilities, not a census, and are not yet monitored for new filings.

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