



PERCHERON
MAKING LIVES BETTER

The Partner That Can Help Secure Your Data Center Site

From strategic site selection to seamless acquisition, Percheron delivers end-to-end solutions that accelerate your data center development. Whether you're launching a single facility or scaling across regions, our expert team ensures you secure the ideal site, navigate regulatory hurdles, and connect to the grid—on schedule and with confidence.



Site Identification and Evaluation

- Market Analysis and Location Scouting
- Environmental and Risk Assessments
- Zoning and Permitting Evaluation
- Utility Infrastructure Review
- Feasibility Studies



Land Acquisition and Title

- Fee and Easement Acquisitions
- Title Abstracting and Curative Work
- Ownership Reports and Document Management
- Negotiation and Closing Support



Design and Permitting Phase Support

- ALTA/NSPS Survey
- Environmental and Non-Environmental Permitting and Regulatory Navigation
- Stakeholder Engagement & Public Hearings
- Detailed Design
- Procurement Support
- Landowner Coordination
- Environmental and Cultural Field Reviews
- ROW Acquisition and Management



Construction Support

- Construction Management
- Construction Staking
- Construction Staging and Access Planning
- Damage Settlements and Restoration Oversight
- As-Built Surveys

To find out how Percheron can help, contact us



Ana Rausch
Managing Partner

c. 713-412-3385
e. ana.rausch@percheronllc.com



Kelly Patton
BD Manager

c. 512-589-8906
e. kelly.patton@percheronllc.com

Engineering

Electric Transmission and Distribution Engineering

- Overhead Transmission Lines
- Underground Transmission Lines
- Distribution Lines

Distribution Lines

- Design and Procurement of Greenfield Substations
- Replacement and/or Upgraded to Brownfield Substations

Civil Engineering

- Management
- Water and Sewer
- Site Development

Utility and Municipal Gas Distribution Engineering

- Gas System Design and Planning
- Gas Metering and Pressure Regulation

Renewable Energy Development

- Program Management
- Site Selection
- Facility Design

Survey

- Boundary Surveys
- Topographic/Design Surveys
- Construction Site Layout and Staking
- As-Built Survey Services
- High-Density Surveys (Laser Scanning/Terrestrial LiDAR)
- Right of Way/Easement/Subdivision Platting
- Plan & Profile (P&P) Sheet Production
- Permitting Services
- Navigable Waterway Surveys
- Utility and Depth of Cover Surveys
- Anomaly and Maintenance Surveys
- Classification Change Surveys

UAS

- Aerial Photographic & Video Documentation
- Aerial LiDAR Surveys
- Aerial Photogrammetric Mapping
- Aerial Planimetric Mapping
- Utility and Corridor Mapping
- Construction Monitoring and Documentation

Land

- Feasibility Studies
- Route and Site Selection
- Due Diligence
- Lease Acquisition/Amendment
- Right-of-Way Acquisition/Amendment
- Fee/Mineral Acquisition
- Geophysical Testing Permit Acquisition
- Non-Environmental Permitting
- Lease Records/Asset Management
- Land Administration Support/Document Recording
- File Review/Assimilation & Data Entry
- Surface Site Acquisition & Settlement of Surface Damages
- State & Federal Lease Sale Representation
- Eminent Domain Support
- Construction Monitoring & Damage Settlement
- Operations Support & Maintenance
- Survey Permissions
- Survey Support

Environmental

- Federal Energy Regulatory Commission Filings
- US Army Corps of Engineers Permitting
- US Fish & Wildlife Service
- Water Quality Certifications
- Wetland & Habitat Conservation/Mitigation
- Conservation Banking
- Threatened & Endangered Species Consultation
- National Historic Preservation Act Consultation
- National Environmental Policy Act (NEPA)
- Application for Permit To Drill
- Scenic River Permits
- Environmental Compliance
- Pre & Post Construction Assessments
- Constraint Mapping
- Public Outreach
- Expert Testimony

GIS

Enterprise GIS Data Management

- Custom Tools to Manage Data Efficiently
- QA/QC Workflows
- Live GRID Database Sync

Custom Webmaps & Widgets

- Proprietary Grid Interface
- Client/Project Landing Page
- Custom Widgets
- Custom Data Exports
- Progress Dashboards
- Survey & Inspector Progress Tracking

Advanced GIS Analysis

- Route and Site Planning
 - Fatal Flaw Analysis
 - Disturbance Impacts
 - Path Optimization

Cartography & Data Conversion

- Preliminary Exhibits and Mapbooks
- Route Maps
- Due Diligence Plotting/Mapping
- Data Conversion

Land Administration

- Lease and Contract Analysis
- Database Cleanup and Maintenance
- Line List Validation
- VDR Build – File Digitization
- Build Acquisition Files (hard copy and digital)
- File and Data Auditing
- Due Diligence
- Royalty and Storage Payment Obligation Tracking and Payments
- Division Orders and Updating Decks
- Document Generation
- Mass mailings
- Recording and eRecording
- Contact Information Searches (Locate Landowners)
- In-House Staffing

Title

- Lease Checks
- Mineral Title Research
- Runsheet/Certified Title Preparation
- Surface Title Research
- Limited Title Certificates
- Chain of Title Preparation
- Production Research
- Document Management
- File Review/Assimilation & Data Entry
- Project Management
- Tax Research
- Due Diligence



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