

Conditional Use Permit and Site Plan Review Requirements Checklist
Nashua Energy Storage Project
City of Smithville, Missouri

This checklist will be updated as additional documentation is provided to the City.

Topic	Summary	Name of Documentation/ Application Section	Date Provided	Location in Application
Site Plan Review Requirements (Chapter 400, Article IV, Division 1)				
Property Ownership	Proof of ownership and legal description of the property.	Project Boundary	May 15, 2026	Section 3.1 Exhibit A
Adjacent Landowners	Name and address of all owners of record of abutting parcels, as well as land use and structures, within 185 feet of the Project.	Adjacent Parcels	May 15, 2026	Section 3.2 Exhibit B
Project Site Plan	All existing lot lines, easements, and right-of-ways, as well as a table identifying the area in acres.	Site Infrastructure Plans	May 15, 2026	Section 3.3 Exhibit C
	The location and use of all existing and proposed buildings and structures within the development.	Site Infrastructure Plans	May 15, 2026	Section 3.3 Exhibit C
	The location of all present and proposed public and private ways, parking areas, driveways, sidewalks, ramps, curbs, and fences.	Site Infrastructure Plans	May 15, 2026	Section 3.3 Exhibit C
	Boundaries adjacent to the site's perimeter.	Site Infrastructure Plans	May 15, 2026	Section 3.3 Exhibit C
Screening	The location of all screening to be constructed indicating the type of construction, material to be used, and visual appearance.	Visual Screening	Plans to be provided prior to hearing	Section 3.4
Lighting	A lighting plan in conformance with the criteria provided in proposed Section 400.375.	Lighting	May 15, 2026	Section 3.5
Signage	The location, height, size, materials and design of all proposed signage.	There will no additional signage other than safety signage	N/A	N/A
Landscaping Plan	A landscaping plan.	Visual Screening; there will be no separate landscape plan for this Project.	N/A	N/A
Utility Systems	The location of all present and proposed utility systems.	Utility Systems	May 15, 2026	Section 3.6 Exhibit C

Topic	Summary	Name of Documentation/ Application Section	Date Provided	Location in Application
Stormwater Plan	Plans to prevent the pollution of surface or ground water, erosion of soil, excessive runoff, excessive raising or lowering of water table and flooding of other properties as applicable.	Stormwater Study	May 15, 2026	Section 3.7 Exhibit C
	Copy of a Missouri Department of Natural Resources land permit.	Stormwater Study	To be provided closer to construction	Section 3.7
Topography	Existing and proposed topography shown at not more than two-foot contour intervals.	Topography and Floodplains	May 15, 2026	Section 3.8 Exhibit C
Floodplains	If any portion of the parcel is within the 100-year floodplain, it should be shown with base elevations.	Topography and Floodplains	May 15, 2026	Section 3.8 Exhibit D
Traffic	Traffic flow patterns within the site, entrances and exits, loading and unloading areas, curb cuts on the site, and within 100 feet of the site	Traffic	May 15, 2026	Section 3.9
Photographs of Site	Color photographs of surrounding structures within 185 feet.	Photographs of Site	May 15, 2026	Section 3.10 Exhibit E
Battery Energy Storage Facilities Proposed Ordinance (New Section 400.375)				
Setbacks	100 feet from all property lines.	Site Infrastructure Plans	May 15, 2026	Section 3.3 Exhibit C
	250 feet from the nearest residential structure or preliminary or final platted subdivisions for residential use.	Site Infrastructure Plans	May 15, 2026	Section 3.3 Exhibit C
	Area within 20 feet of each side of the facility must be cleared of combustible vegetation and surfaced with gravel and other non-combustible surfacing.	Fire Protection and Control	May 15, 2026	Section 4.2 Exhibit C
Screening	A landscaped buffer of at least 50 feet in depth within the 100-foot setback will be required to visually screen from adjacent properties.	Visual Screening	Plans to be provided prior to hearing	Section 3.4
Fencing	Project must have security fencing at least 8 feet tall.	Site Infrastructure Plans	May 15, 2026	Section 3.3 Exhibit C
Emergency Response Plan	An Emergency Response Plan must be submitted prior to facility operation.	Emergency Response Plan	Plan to be provided prior to facility operation	Section 4.1
Warning Signage	Disconnect and other emergency management information should be clearly displayed on light reflective surface.	Fire Protection and Control	May 15, 2026	Section 4.2

Topic	Summary	Name of Documentation/ Application Section	Date Provided	Location in Application
Thermal Management	Project must be equipped with thermal management system to prevent overheating and detect early signs of thermal runaway.	Fire Protection and Control	May 15, 2026	Section 4.2
Stormwater Management	All facilities must submit a Stormwater Management Plan for approval as part of the application process.	Site Infrastructure Plans	May 15, 2026	Section 3.7 Exhibit C
Routine Maintenance	Facility must conduct system testing and submit maintenance reports to the local permitting authority annually.	Routine Maintenance and Compliance	May 15, 2026	Section 5
Environmental Regulations	Project will comply with all applicable federal, state, and local environmental regulations regarding hazardous waste disposal and battery recycling.	Decommissioning and Site Restoration Plan	May 15, 2026	Section 6
Decommissioning & Restoration	Applicant must submit a comprehensive decommissioning and site restoration plan for approval.	Decommissioning and Site Restoration Plan	Plan to be provided prior to facility operation	Section 6
Conditional Use Permits (Section 400.570)				
Minimum Requirements	A conditional use permit shall not be granted unless specific written findings of fact directly upon the particular evidence presented support the conclusions as outlined in Section 400.570.	CUP Minimum Requirements	May 15, 2026	Section 7

CONDITIONAL USE PERMIT APPLICATION NARRATIVE

NASHUA ENERGY STORAGE PROJECT

Submitted for:

City of Smithville Development Department
107 West Main St.
Smithville, MO 64089

Submitted by:

Nashua Energy Storage, LLC

Prepared by:

Olsson
601 P Street
Suite 200
Lincoln, Nebraska 68508

May 2026

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EXHIBITS

Exhibit A Ownership Documentation

Exhibit B Adjacent Properties Documentation

Exhibit C Site Design Plans

Exhibit D FEMA FIRM

Exhibit E Color Photographs of the Site

1. INTRODUCTION

Nashua Energy Storage, LLC (Applicant), a wholly owned, indirect subsidiary of NextEra Energy Resources, LLC, is proposing to develop, construct and operate the Nashua Energy Storage Project (Project), a 300-megawatt (MW), 4-hour battery energy storage system (BESS). Applicant is pleased to submit this Conditional Use Application (CUP) pursuant City of Smithville's Amendments and Conditional Use Permits Zoning Regulation (Chapter 400, Article IV, Division 1) and Section 400.375 (Battery Energy Storage Facilities). Pending all necessary federal, state and local approvals, construction is expected to begin in early 2028, with targeted operational date of Fall 2029.

The Project boundary and its associated facilities encompass approximately 44 acres in total. The Project is within the city limits of the City of Smithville, Missouri. It is located on land zoned as Agricultural (A-I) that is bound by State Highway 169 to the west, private land to the north and east, and NW 132nd Street to the south. The property is currently fallow pastureland.

Applicant will apply industry and internal standards for designing, constructing, and operating energy projects. At a minimum, all projects reflect requirements set forth by the National Electrical Code (NEC) and the National Fire Protection Association (NFPA) 70, 72, and 855 as well as use equipment tested under the Underwriters Laboratory (UL) 9540A standards. Applicant will contract a design engineer to produce a project design that conforms to Applicant's internal standards and City regulations. The Project's preliminary design package is included in this CUP application. As the Project's design advances, Applicant will prepare and submit "Issued for Construction" (IFC) design packages.

1.1 Contact Information

Table 1 provides the contact information of the Project Developer. Contact information for other Project personnel such as the Operations Manager and additional contractors who will be authorized to work on the Project will be provided once available. In the event Project personnel should change, City of Smithville will be notified and provided with updated contact information.

Table 1. Contact information for the Project.

Project Role	Name	Address	Phone Number	E-mail
Project Developer	Sherman Bernett	700 Universe Blvd, Juno Beach, FL 33408	954-853- 1686	Sherman.Bernett@nexteraenergy.com

2. PROJECT INFORMATION

2.1 Developer Qualifications

NextEra Energy Resources, through its subsidiaries and affiliates, develops energy projects throughout the United States and Canada. NextEra Energy Resources is one of the largest wholesale generators of electric power in the U.S., including approximately 32,890 MW of net generating capacity across 41 states and 520 MW of net generating capacity in four Canadian provinces. As of December 31, 2024, NextEra Energy Resources operates facilities in which it has full or partial ownership interests, with a total generating capacity of 41,500 MW. NextEra Energy Resources produces electricity from wind, solar, natural gas, and nuclear generation assets. In addition, NextEra Energy Resources also develops and constructs energy storage projects. NextEra Energy Resources owns and operates over 50 energy storage projects in the United States and Canada. In Missouri, NextEra Energy Resources subsidiaries own and/or operate one wind energy facility, one solar energy facility in operation with another currently under construction and several projects in development. NextEra Energy Resources' subsidiaries design, construct, and operate their facilities in an environmentally sound and responsible manner.

2.2 Components & Technology

The key Project components are summarized herein with final component and technology specifications to be provided prior to the commencement of construction. The energy storage will consist of batteries connected to skid inverters on medium voltage (34.5 kV) underground feeders. The inverters convert DC power to AC power then push the electrons across medium voltage cables to the collector substation.

Final equipment selection is subject to change based on final engineering and design; however, all ground disturbance and Project infrastructure will remain within the Project boundary. Individual lithium-ion battery cells form the core of the BESS. Battery cells are assembled into battery modules. The BESS will include battery modules in self-supporting racks. Individual self-supporting racks are then installed in standalone, outdoor, non-walk-in containers and connected together to deliver the BESS power rating.

The Project has not finalized the battery type for the Project and will select the battery type based on the technology available at the time of procurement and prior to construction. This information will be provided to the City of Smithville once it is available.

3. SITE PLAN

This Section provides a narrative of the Site Plan documentation provided in this Application in associated Exhibits.

Site plan engineering and design was initiated prior to the development and adoption of Section 400.375 Battery Energy Storage Facilities of the Code of Ordinances. On May 5, 2026, Section 400.375 was approved. In coordination with the City of Smithville, Applicant understands CUP applications for battery energy storage facilities submitted after May 5, 2026, are subject to requirements outlined in Section 400.375.

Due to the timing of the ordinance's approval, the Applicant acknowledges that revisions to the site plan and engineering design will be necessary to ensure compliance with current City requirements. Accordingly, the site design plans included in this application will be updated as needed to both optimize the design and meet applicable regulations established by the City of Smithville. Once an updated site plan is created that reflects all the requirements of Section 400.375 Battery Energy Storage Facilities of the Code of Ordinances, the updated site plan will be promptly provided to the City.

The Applicant further acknowledges that design plans may continue to evolve during the development process. Modifications that remain within the established Project boundary and comply with all applicable regulations may be made without additional approval. The Applicant will maintain ongoing coordination with the City of Smithville and will notify the City of any site plan modifications. If proposed changes materially deviate from the approved application, such revisions will be submitted to the City for review and approval.

3.1 Project Boundary

The lease boundary includes one parcel located within the City of Smithville, Missouri, which is owned by the Applicant. Documentation of landownership is provided as Exhibit A.

3.2 Adjacent Parcels

A Certified Abstractor's List has been obtained from Stewart Title Company based in Smithville to identify all landowners with adjacent parcels within 185 feet of the Project Area (Exhibit B). Applicant understands the identified landowners will be notified by the City of Smithville through written notice regarding the Project CUP hearing date, time, and location.

3.3 Site Infrastructure Plans

As per proposed Section 400.375 (D)(2)(A), the Project will adhere to the following setback requirements:

- 100 feet from all property lines
- 250 feet from the nearest residential structures or preliminary or final platted subdivisions for residential uses

The Project will also install a security fence of at least eight feet in height.

Exhibit C provides plans showing the following:

- All existing lot lines, easements, and right-of-ways, as well as the acreage or the site
- The location of all proposed structures for the Project
- The location of all proposed driveways and access points for the Project
- Site grading and erosion control plans
- Construction details
- Boundaries adjacent to the Project

3.4 Visual Screening

The Applicant will provide visual screening through the addition of buffers around the site. An Engineer of Record (EOR) will also prepare a detailed vegetative landscaping plan appropriate for the site conditions.

3.5 Lighting

The Project will require only security lighting onsite after construction is complete. This security lighting will be shielded and directed downward to minimize light pollution and glare on adjacent properties.

3.6 Utility Systems

New equipment to enable connectivity of BESS to the electric utility point of interconnection is to be constructed. The Project will connect to the substation directly south of the Project via transmission line tap located on the Applicant's property. No additional utility infrastructure such as sewerage or septic systems, water supply systems, or telephone/cable systems will be required for this Project.

3.7 Stormwater Study

As part of the Site Plan, Applicant completed a stormwater study in compliance with the American Public Works Association (APWA) 5600 standard, which the City of Smithville identified as the standard to follow for submission. The City of Smithville recommended designs follow the National Oceanic and Atmospheric Administration (NOAA) 24-hour intensity-duration-frequency (IDF) distribution with NOAA Atlas 14 rainfall depths in lieu of the Soil Conservation Service (SCS) Type II distribution noted in the APWA standards.

The Project will require stormwater permitting, specifically, a National Pollutant Discharge Elimination System (NPDES) Land Disturbance Stormwater General Operating Permit and development of a Project-specific Stormwater Pollution Prevention Plan (SWPPP), with the Missouri Department of Natural Resources (MDNR). The SWPPP will describe structural and non-structural control measures as well as erosion and sediment control measures that will be implemented to reduce or eliminate any water quality impacts. A Notice of Intent will be filed with MDNR for Project construction activities prior to the start of site disturbance. Control measures will be left in place until site stabilization has been reached, and the Project is able to file a Notice of Termination under MDNR requirements.

Preliminary drawings and plans associated with stormwater and erosion control are provided in Exhibit C.

3.8 Topography and Floodplains

The current and proposed topography for the Project, including any grading which will happen during construction, is shown in the maps associated with the Stormwater Study described above in Section 3.7 and shown in Exhibit C.

According to the Flood Insurance Rate Map (FIRM) panel for the Project, no floodplains intersect the Project boundary. The FIRM snapshot for the Project is provided as Exhibit D.

3.9 Traffic

During operation of the Project, it is not anticipated that more than one vehicle entering and leaving the site per week will be required for Project operations. The Applicant anticipates that impacts to traffic flow by Project operation will be minimal. The anticipated traffic flow route is depicted in Exhibit C.

3.10 Photographs of Site

Exhibit E provides color photographs of all structures within 185 feet of the Project as required by Section 400.415(17).

4. SAFETY DOCUMENTATION

4.1 Emergency Response Plan

The Applicant is committed to developing an Emergency Response Plan (ERP) prior to facility operation as well as providing annual BESS fire protocol and procedures training for the local firefighters and first responders. In the summer of 2025, the Applicant met with local fire and

emergency management services to provide an overview of fire safety for BESS facilities. The ERP will provide information on:

- Emergency shutoff procedures
- Fire department access points and site layout
- Hazard identification and fire mitigation strategies
- Spill containment and cleanup protocols

In the unlikely event of a fire, the local fire service is asked to attend the scene and set a fire perimeter. The affected container will self-terminate, and no water is to be used on the affected or adjacent containers. The firefighters will then turn the site over to an employee of Applicant and will be released from the site. They are not to conduct any overhaul of the containers themselves.

4.2 Fire Protection and Control

Fire safety of the proposed facility is of utmost importance, and the Applicant takes a multilayered approach to safety. The Applicant has extensive experience with constructing and operating safe BESS facilities. Safety standards and guidelines will be applied to this Project as described herein to reduce fire risks to the greatest extent possible.

The Project is committed to installing BESS equipment that fully complies with the NEC, has been tested in accordance with UL 9540A standards, and is designed and installed such that all site layouts and components meet applicable NFPA codes and standards.

The Project will comply with the requirements of the NFPA 855 Standard for the Installation of Stationary Energy Storage Systems, NFPA 70 National Electric Code, and NFPA 72 National Fire Alarm and Signaling Code and all applicable local, state and federal regulations. The area within 20 feet on each side of the Project will be cleared of combustible vegetation and surfaced with gravel or other non-combustible material to mitigate the risk of fire spread between BESS containers and outside of the fenced area. The following standards will apply to the Project:

- All mechanical equipment will be enclosed by a fence with a self-locking gate to prevent unauthorized access unless housed in a dedicated-use building.
- Signage for the energy storage system shall comply with ANSI Z535 and shall include the following information: the type of technology associated with the energy storage system; any special hazards; and 24-hour emergency contact information.
- As required by the NEC, disconnect and other emergency management information will be clearly displayed on a light reflective surface. A clearly visible warning sign concerning voltage will be placed at the base of all pad-mounted transformers and substations.

- Warning signage spacing will be determined with the energy storage plan.

Fire detection systems will be installed in each container to monitor for smoke and gas detection. Containers will be equipped with emergency venting systems to release gases in a controlled manner to prevent explosion hazards. Batteries for the Project will be fully contained in a temperature regulated container that is placed on a foundation and surrounded by gravel. Automatic shut down and response will be triggered if the system detects abnormalities. The system is continuously monitored and in the event an abnormality is detected, notification to operations personnel occurs immediately. The system can be shut down remotely by Applicant in the event that operations personnel are not on site at the Project.

Individual BESS components will be tested and certified for safety and reliability using UL standards. Components used by the Applicant adhere to the following standards: UL 9540, the Standard for Energy Storage Systems and Equipment; UL 1973, the Standard for Batteries for Use in Stationary, Vehicle Auxiliary Power and Light Electric Rail (LER) Applications; and UL 1741, the Standard for Inverters, Converters, Controllers and Interconnection System Equipment for Use with Distributed Energy Resources.

A handful of BESS fires in the state of New York led to the formation of the New York Inter-Agency Fire Safety Working Group to independently examine energy storage facility fires and safety standards. They issued the report “New York State Inter-Agency Fire Safety Working Group Air, Soil, and Water Data Findings” in December 2023. Extensive air quality monitoring occurred during the three fires at the fence line of the facilities and further afield in the surrounding communities. The overall findings of review of the data determined (New York State, 2023):

Following a comprehensive review of analyses of air quality, soil, and/or water data collected in the days following each of the fires, OFPC and DEC, in collaboration with the State Department of Health, concluded that there were no reported injuries, no harmful levels of toxins detected, and no long-term off-site impacts involving any migration of contaminants associated with the fires.

In addition, in a recent study conducted for the American Clean Power association determined:

In none of the reviewed cases of environmental sampling related to the BESS fire events were contaminant concentrations found that would pose a public health concern or necessitate further remediation. This finding includes airborne contamination sampling conducted on-site, off-site, and within nearby communities, as well as relevant sampling of water from firefighting activities, automatic suppression system run-off, and groundwater testing in specific instances.

5. ROUTINE MAINTENANCE AND COMPLIANCE

Applicant will submit an annual maintenance and compliance report to the City of Smithville. The report will include a battery performance assessment, fire and emergency response training summary, and inspection logs for stormwater management infrastructure. Any information deemed proprietary or confidential will not be provided to the City as part of this compliance reporting.

6. DECOMMISSIONING AND SITE RESTORATION PLAN

Applicant will submit a comprehensive Decommissioning and Site Restoration Plan prior to facility operation. Upon determination that the Project has exhausted its economic life, the Applicant will comply with all decommissioning requirements, including removal of all above ground facilities, and all access roads not in existence prior to the CUP. Applicant will follow all applicable federal, state, and local regulations regarding waste disposal and recycling. The land will then be restored to a condition reasonably similar to that as it was prior to granting the permit, whether productive topsoil or seeded in native grasses.

The Decommissioning and Site Restoration Plan will provide the following information:

- Details as to why the Project may be decommissioned
- Plans for how all Project components (including energy storage systems, transformers, and other electric equipment) will be disconnected, collected, and disposed of appropriately
- Plans for removal and appropriate disposal of all concrete on site
- Plans for removal and appropriate disposal of perimeter fencing
- Plans for re-seeding, mulching, and fertilizing of the Project site to ensure restoration of property to conditions prior to Project development
- Approximate initiation and completion timeline for the decommissioning activities
- Cost estimate (to be updated every five (5) years)

The Applicant will provide sufficient financial security to assure adequate resources are available at the appropriate time to complete decommissioning following the Financial Security Requirements and Conditions for Financial Security provided in proposed Sections 400.375(G)(1) & (2).

7. CUP MINIMUM REQUIREMENTS

Section 400.570 of Article IV outlines the minimum requirements required for approval of a CUP in the City of Smithville. A CUP will not be granted unless the statements provided below are found to be supported by the facts presented in the CUP Application. Applicant has provided documentation below for each requirement and how the Project will fulfill these requirements.

- 1. The proposed conditional use complies with all applicable provisions of these regulations, including intensity of use regulations, yard regulations, and use limitations.**

The Project is currently within Zoning District A-1 (Agricultural District). The Project will follow the specific regulations for BESS as outlined in the proposed Section 400.375, described above in Section 3.

- 2. The proposed conditional use at the specified location will contribute to and promote the welfare or convenience of the public.**

The Project will store excess electricity generated across the interstate electric grid when production exceeds consumption and the cost of energy is low. This stored energy can then be used during times when demand and electricity prices are high, thereby ensuring a consistent and reliable power supply at a more affordable cost. Additionally, battery storage projects stabilize the grid by managing supply and demand fluctuations, and they can provide backup power during outages.

- 3. The proposed conditional use will not cause substantial injury to the value of other property in the neighborhood in which it is to be located.**

The Project will have a limited footprint within the 44-acre Project boundary and will be set back from all adjacent parcel boundaries. The Project is bordered on the west and south by existing roadways and by forested landcover to the north and east; these provide a buffer from other property infrastructure as well. This Project is not anticipated to cause substantial injury to the value of other property in the neighborhood.

- 4. The location and size of the conditional use, the nature and intensity of the operation involved in or conducted in connection with it and the location of the site with respect to streets giving access to it are such that the conditional use will not dominate the immediate neighborhood so as to prevent development and use of neighboring property in accordance with the applicable zoning district regulations.**

The Project infrastructure footprint will use 27 acres within the 44-acre Project boundary. The Project will be set back from roadways and the parcel boundary and will not encroach on

surrounding land use. The Project will, therefore, not dominate the immediate neighborhood and prevent development and use of neighboring property.

In determining whether the conditional use will dominate the immediate neighborhood, consideration shall be given to:

a. The location, nature, and height of buildings, structures, walls and fences on the site

The Site Design Plan provided in Exhibit C shows the location and nature of all structures and fences associated with the Project.

b. The nature and extent of landscaping and screening on site

Landscaping and screening will be utilized for the Project; appropriate landscaping and screening material will be determined in coordination with the City of Smithville, as described in Section 3.4.

5. Off-street parking and loading areas will be provided in accordance with the standards set forth in these regulations and such areas will be screened from adjoining residential uses and located so as to protect such residential uses from any injurious effect.

There will be no off-street parking or loading areas associated with this Project once construction is complete.

6. Adequate utility, drainage and other such necessary facilities have been or will be provided.

The Project will not require any additional facilities or infrastructure to support operation. The Project will connect to the substation directly south of the Project via transmission line tap located on the Applicant's property.

7. Adequate access roads or entrance and exit drives will be provided and shall be so designed to prevent traffic hazards and to minimize traffic congestion in public streets and alleys.

The Project will include an access road that will serve as an entrance and exit to the facility. There will be limited individuals who will need to access the Project once construction is complete, however, so this Project will not increase traffic hazard risk or traffic congestion on public roadways.

8. CITY PERMITS

Applicant will file the appropriate Building Permit and Construction Grading Permit for the Project prior to commencing construction.

EXHIBIT A

OWNERSHIP DOCUMENTATION

Recorded in Clay County, Missouri

Date and Time: 11/14/2022 at 08:11:34 AM

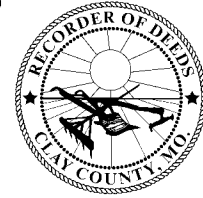
Instrument Number: 2022036225

Book: 9478 Page: 125

Instrument Type: WD

Page Count: 6

Recording Fee: \$39.00 S



Electronically Recorded

Katee Porter, Recorder

THIS SPACE FOR RECORDER'S USE ONLY

When recorded return to:

Orin Shakerdge
NextEra Energy Resources, LLC
700 Universe Blvd., LAW/JB
Juno Beach, FL 33408
Telephone: (561) 694-4678

Filed By
Chicago Title

KCC221885 NCP (2)

WARRANTY DEED

Date: November 10, 2022

Grantor: Jayne Borland Johnson, Trustee of the Margaret J. Borland Trust #2

Mailing Address of Grantor: 203 11th Avenue
North Kansas City, MO 64116

Grantee: Nashua Energy Storage, LLC,
a Delaware limited liability company

Mailing Address of Grantee: 700 Universe Blvd., PSX/JB,
Juno Beach, FL 33408
Attn: Property Sales & Tax

Legal Description of Property: See Exhibit A on Page 3

Deed Reference: None

WARRANTY DEED

For the consideration of Ten Dollar(s) (\$10.00) and other valuable consideration, Jayne Borland Johnson, Trustee of the Margaret J. Borland Trust #2 with an address of 203 11th Avenue, North Kansas City, MO 64116 ("**Grantor**") do hereby grant, bargain and sell to Nashua Energy Storage, LLC, a Delaware limited liability company with an address of 700 Universe Blvd., PSX/JB, Juno Beach, FL 33408, Attn: Property Sales & Tax ("**Grantee**") the real estate described on the attached **Exhibit A** and incorporated herein by reference in Clay County, Missouri.

Grantor hereby covenants with Grantee, and successors in interest, that Grantor holds the real estate by title in fee simple; that they have good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be stated on the attached **Exhibit B** incorporated herein by reference; and Grantor covenants to warrant and defend the title to the real estate against the lawful claims of all persons. Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the real estate.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: November 10, 2022

Grantor:

Margaret J. Borland Trust #2

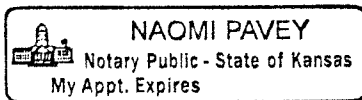
By: Jayne Borland Johnson, Trustee
Jayne Borland Johnson, Trustee

STATE OF KANSAS)
) ss:
COUNTY OF JOHNSON)

On this 9th day of November, in the year 2022, before me, Naomi Pavey, a Notary Public in and for said state, personally appeared Jayne Borland Johnson, Trustee of the Margaret J. Borland Trust #2, known to me to be the person who executed the foregoing instrument and acknowledged to me that she executed the same for the purposes therein stated.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

(notary seal)



Naomi Pavey
Naomi Pavey
NOTARY PUBLIC,
STATE OF KANSAS

My commission expires:

8-14-24

EXHIBIT A TO DEED

Legal Description of Property

Part of the Northwest Quarter (NW $\frac{1}{4}$), and that part of the North Half of the Southwest Quarter (N $\frac{1}{2}$ SW $\frac{1}{4}$), lying North of NW 132nd Street, in Section 11, Township 52, Range 33, lying North of and South of the Smithville, and Kansas City, City limit line, all in Clay County, Missouri described as follows:

Commencing at the Northwest Corner of said Northwest Quarter (NW $\frac{1}{4}$); thence S00°58'20"W along the West line of said Northwest Quarter (NW $\frac{1}{4}$), a distance of 1317.10 feet to the Northeast Corner of the Southwest Quarter of the said Northwest Quarter (SW $\frac{1}{4}$ NW $\frac{1}{4}$); thence S89°28'23"E along the North line of the South Half of said Northwest Quarter (S $\frac{1}{2}$ NW $\frac{1}{4}$), a distance of 290.98 feet to a point on the Easterly right-of-way line of Missouri State Route 169 Highway, the point of beginning; thence S89°28'23"E along the said North line, a distance of 1231.09 feet; thence S01°57'16"E, a distance of 1537.69 feet to a point on the Northerly right-of-way line of NW. 1 32nd Street; thence N88°48'54"W, a distance of 60.13 feet; thence N88°56'26"W, a distance of 239.16 feet this and the following 5 courses are along the said Northerly right-of-way line; thence N89°26'27"W, a distance of 342.61 feet; thence N88°47'07"W, a distance of 243.27 feet; thence N87°53'58"W, a distance of 276.58 feet; thence N00°42'07"E, a distance of 35.75 feet; thence N88°56'32"W, a distance of 107.89 feet to a point on the Easterly right-of-way line of Missouri State Route 169 Highway; thence N34°59'44"W, a distance of 22.48 feet this and the following 4 courses are along the said Easterly right-of-way line; thence N00°42'07"E, a distance of 91.87 feet; thence N04°31'00"E, a distance of 345.25 feet; thence N00°42'07"E, a distance of 49.21 feet; thence N07°20'33"W, a distance of 304.84 feet; thence N00°42'07"E, a distance of 680.12 feet to the point of beginning.

EXHIBIT B TO DEED

Permitted Exceptions

1. An easement granted to Great Lakes Pipeline Co. described by the instrument recorded May 13, 1940 as Document No. 70965 in Book 342 at Page 88.
2. Rights of way, and easements taken and condemned by the State of Missouri, ex rel, Kansas City Power & Light Company, evidenced, and described by the Report of Commissioners recorded April 25, 1947 in Book 398 at Page 524.
3. An easement granted to Kansas City Power & Light Company, described by the instrument recorded September 28, 1967 as Document No. C-15312 in Book 952 at Page 158,
4. Rights of way, and easements, taken, and condemned by the State of Missouri, at the relation of Kansas City Power & Light Company, evidenced and described by the Report of Commissioners recorded December 1, 1967 as Document No. C-17306 in Book 961 at Page 31.
5. An easement, condemned by Southwestern Bell Telephone Company, evidenced and described by the Report of Condemnation Commissioners recorded January 30, 1970 as Document No. C-41584 in Book 1032 at Page 828.
6. An electric line easement conveyance granted to Missouri Public Service Company described by recorded June 9, 1975 as Document No. D-12867 in Book 1184 at Page 581.
7. A water line easement to Public Water Supply District No. 9 of Clay County, Missouri described by the instrument recorded May 29, 1985 as Document No. F-6501 in Book 1611 at Page 991.
8. The condemnation, by the State of Missouri, ex. rel. Missouri Highway and Transportation Commission, for widening of Route 169 and for 132nd Street, the taking of abutters rights of direct access, and for permanent easement(s) for the purposes of constructing and maintaining drainage controls, in the Circuit Court of Clay County, Missouri, in Case No. CV198-7115CC, evidenced and described by the Report of Commissioners, recorded March 25, 1999 as Document No. P-40902 in Book 2978 at Page 19; and by the Amended Report of Commissioners, recorded March 31, 1999 as Document No. P-41869 in Book 2981 at Page 402.
9. Terms, and provisions of the The License Agreement, executed by The Woods Family Farm and the City of Smithville, Missouri, recorded June 19, 2001 as Document No. Q-54705 in Book 3354 at Page 479.

10. An underground facilities easement granted to City of Smithville, described by the instrument recorded March 9, 2007 as Document No. 2007009616 in Book 5647 at Page 59.
11. Easements granted to Kansas City, a Missouri municipal corporation, described by instrument recorded December 20, 2012 as Document No. 2012049392 in Book 6997 at Page 76.

EXHIBIT B
ADJACENT PROPERTIES DOCUMENTATION



1220 Washington St, Suite 102
Kansas City, MO
Phone: 816-988-9750 Fax: 816-988-9201

May 12, 2026

Upon examination of the public records, Stewart Title Company-Midwest Division certifies the following to be a listing of the property owners, and their mailing addresses, according to the records of the Clay County Recorder of Deeds and the Clay County Missouri Tax Collector, as of May 12, 2026, within a 185 foot radius, of the following described property:

Owner: NASHUA ENERGY STORAGE LLC
Mailing Address: ATTN: PROPERTY SALES & TAX
700 UNIVERSE BLVD PSX/JB
JUNO BEACH, FL 33408
Tax I.D. 09303000100200
SUBJECT PROPERTY

Owner: NASHUA ENERGY STORAGE LLC
Mailing Address: ATTN: PROPERTY SALES & TAX
700 UNIVERSE BLVD PSX/JB
JUNO BEACH, FL 33408
Tax I.D. 09303000100300
SUBJECT PROPERTY

Property Owners for the properties lying within 185 feet of the premises in question are as follows:

Owner: DAVID L LITTLETON TRUST
Mailing Address: PO BOX 634, SMITHVILLE, MO 64089-0634
Tax I.D. 09303000100100

Owner: ABIJAH C HOLDSWORTH
Co-Owner: TANYA L CLEMENS-HOLDSWORTH
Mailing Address: 308 4TH TER, SMITHVILLE, MO 64089-8724
Tax I.D. 09303000100201

Owner: ABIJAH C HOLDSWORTH
Co-Owner: TANYA L CLEMENS-HOLDSWORTH
Mailing Address: 308 4TH TER, SMITHVILLE, MO 64089-8724
Tax I.D. 09303000100301

Owner: GARY JOHNSON ETAL
Mailing Address: 350 NE 132ND ST., KANSAS CITY, MO 64165-1008
Tax I.D. 09303000100400

Owner: KANSAS CITY POWER & LIGHT CO
Mailing Address: PO BOX 418679, KANSAS CITY, MO 64141-9679
Tax I.D. 09303000100600

Owner: MISSOURI PUBLIC SERVICE CO C/O EVERGY
Mailing Address: PO BOX 418679, KANSAS CITY, MO 64141-9679
Tax I.D. 09303000100500

Disclaimer: Requesting party recognizes that the list of owners names & addresses is derived from public records (recordings & tax records), not all of which may be free from error and omissions. Requesting party should not rely upon this list as a warranty or representation, and Stewart Title specifically disclaims all warranties as to the accuracy of this list, including any implied warranties. This list was prepared solely for requesting party and Stewart Title shall have no liability to the requesting party, or any third party in connection with the information provided. NOTE: No service fee was charged.

Stewart Title Company, Midwest Division

A handwritten signature in cursive script, reading "Liza E. Harkins", enclosed within a rectangular border.

Liza E. Harkins
Commercial Title & Escrow Operations Manager

EXHIBIT C

SITE DESIGN PLANS

CUP SUBMITTAL

CIVIL CONSTRUCTION DRAWINGS

FOR

NASHUA ENERGY STORAGE, LLC

CLAY COUNTY MISSOURI 64155
300MW X 4HR (1200MWh)

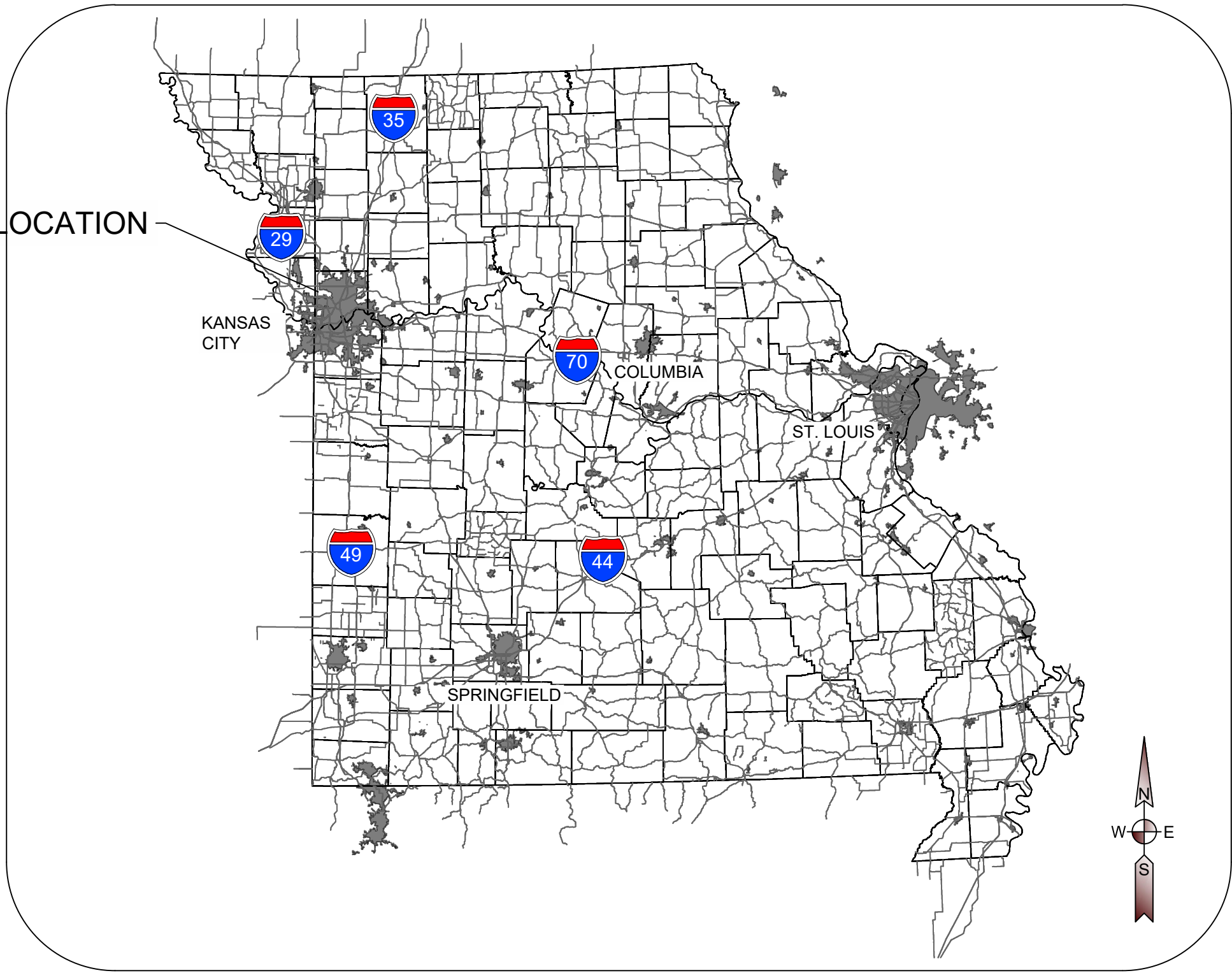
NASHUA BESS

CLAY COUNTY, MISSOURI

REV.	DATE	DESCRIPTION	BY
0A	05/14/2026	CUP SUBMITTAL	BMB

NASHUA ENERGY
STORAGE, LLC.

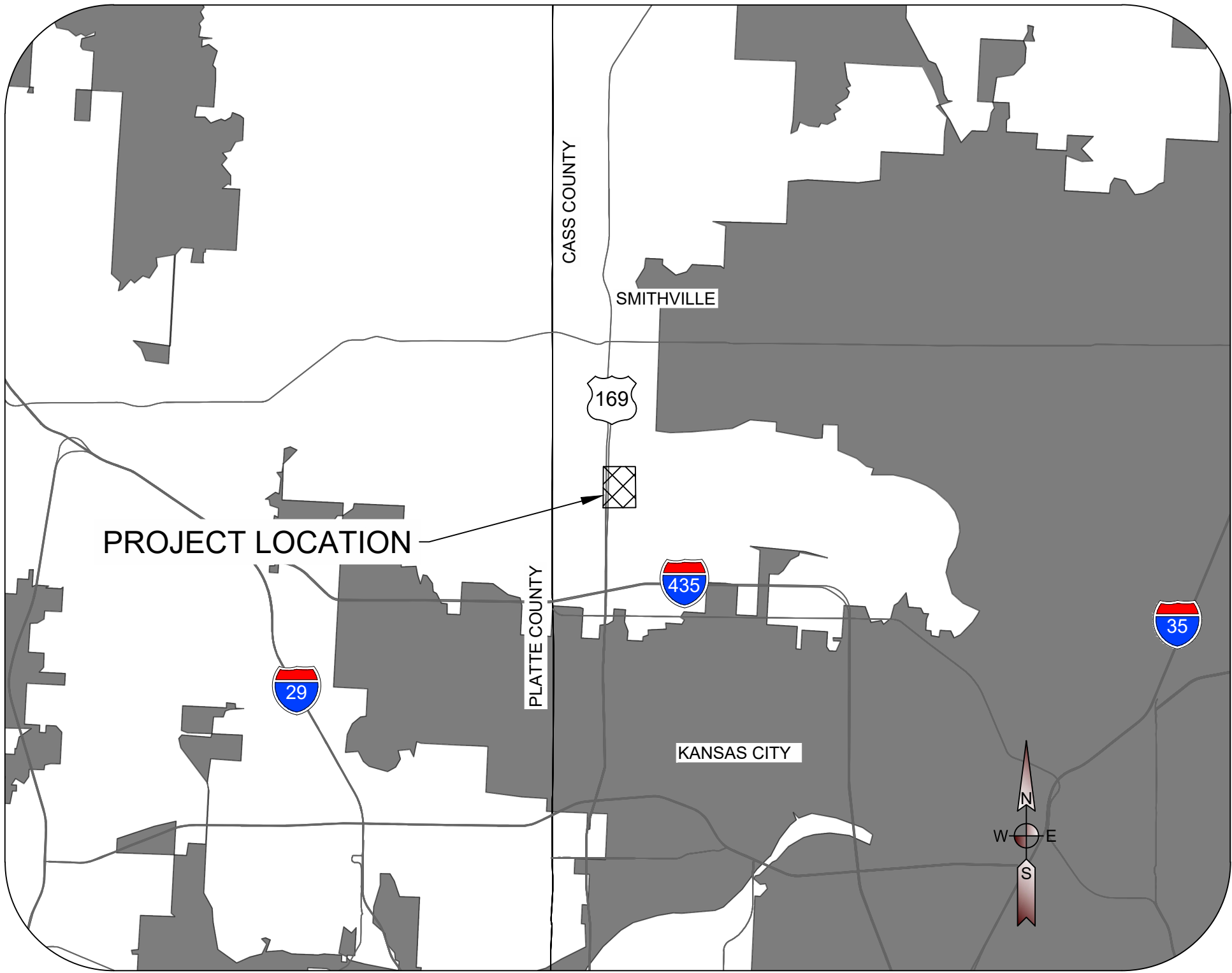
PROJECT LOCATION



STATE MAP

1:45 MILES

PROJECT LOCATION



VICINITY MAP

1:2 MILES
0 5280 10,560 21,120

26.00421 - NASHUA BESS PROJECT		
COVERSHEET	300 MW x 4 hr (Discharge) = 1200 MWh (POI)	
PLANNED INSTALLATION	300 MWH (5.112MW x 288PCS x 4hr)	
SITE ELEVATION		930ft
DESIGN SEISMIC LOADS	CORNER AXIAL	520 LB
	CORNER LATERAL	476 LB
	INTERIAL AXIAL	1048 LB
	INTERIAL LATERAL	956 LB
SEISMIC CATEGORY		B
DESIGN WIND LOADS	CORNER AXIAL	557 LB
	CORNER LATERAL	486 LB
	INTERIAL AXIAL	1047 LB
	INTERIAL LATERAL	914 LB
WIND SPEED		110 mph
DESIGN SNOW LOADS	CORNER AXIAL	235 LB
	CORNER LATERAL	N/A
	INTERIAL AXIAL	441 LB
	INTERIAL LATERAL	N/A
SNOW LOAD		20 psf
DESIGN LIFE		30 YEARS
DESIGN TEMPERATURE		106.52°F ≈ 41.4°C
DESIGN ELEVATION	932 ft AMSL	

HORIZONTAL DATUM:
HARN/MO MISSOURI STATE PLANES,
WEST ZONE, US FOOT
VERTICAL DATUM:
NAVD88

THIS DRAWING IS PRELIMINARY
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CONSTRUCTION
FOR REVIEW PURPOSES
ONLY.

PROJECT DATA INFORMATION

BASE FILE	FILE NAME	PROVIDER	DATE
GEOTECHNICAL	02265017 NASHUA BESS GEOREPORT	TERRACON	4/13/2026
TOPOGRAPHY	22-2258_NASHUA_ENERGY_STORAGE_MO_W_SURFACE	NEER	3/16/2026
ALTA	NEXTERA ENERGY NASHUA STORAGE ALTA FINAL - DWG UPDATE	NEER	4/29/2026
WETLANDS	ULTEIG CIVIL - DEPTH 100 INUNDATION MAP	ULTEIG	3/30/2026
PROJECT BOUNDARY	NEXTERA ENERGY NASHUA STORAGE ALTA 10-28-22	SNYDER	4/30/2026
ELECTRICAL PLANS	ULTEIG 30% BESS ELECTRICAL SUBMITTAL	ULTEIG	3/30/2026
STRUCTURAL	ULTEIG 30% STRUCTURAL SUBMITTAL	ULTEIG	3/30/2026
EQUIPMENT MANUAL	JF2 EOR PRE CONTRACT REF DOCS - 4_MANUALS	LG	8/11/2025

STRUCTURAL ENGINEER
ULTEIG ENGINEERS, INC
3350 38th AVE S
FARGO, NORTH DAKOTA 58104

GEOTECHNICAL ENGINEER
TERRACON CONSULTANTS, INC
1815 SOUTH EISENHOWER
WICHITA, KANSAS 67209

ELECTRICAL ENGINEER
ULTEIG ENGINEERS, INC.
3350 38TH AVE S
FARGO, NORTH DAKOTA 58104

SWP3 PREPARER
ULTEIG ENGINEERS, INC.
3350 38th AVE S
FARGO, NORTH DAKOTA 58104

CIVIL ENGINEER
ULTEIG ENGINEERS, INC
3350 38th AVE S
FARGO, NORTH DAKOTA 58104

SITE INFORMATION
EAST SIDE OF US-169
NORTH OF NW 132ND STREET
SMITHVILLE, MISSOURI 64155



3350 38TH AVE S
FARGO, ND 58104
PHONE: (701) 280-8500
ULTEIG.COM

PROJECT NUMBER: 26.00421
DESIGN BY: R. PETERSON
DRAWN BY: J. JOHNSON
APPROVED BY: B. BUCHOLZ

COVER SHEET

DRAWING NUMBER:
BNS-C-000

REVISION:
0A

\\US-COMM-ENG\PROJECTS\2026\BESS\CLAY CO. UT. DRAWINGS\AN\INDEX\INDEX.DWG, 24 JUN 2026

NASHUA BESS

CLAY COUNTY, MISSOURI

REV.	DATE	DESCRIPTION	BY
0A	05/14/2026	CUP SUBMITTAL	BMB

NASHUA ENERGY
STORAGE, LLC.

INDEX OF DRAWINGS			
DRAWING NO	SHEET TITLE	REVISION	DATE
COVER & INDEX			
BNS-C-000	COVER SHEET	0A	5/14/2026
BNS-C-001	INDEX OF DRAWINGS	0A	5/14/2026
GENERAL NOTES			
BNS-C-002	CONSTRUCTION NOTES 01	0A	5/14/2026
BNS-C-003	CONSTRUCTION NOTES 02	0A	5/14/2026
BNS-C-004	BASIS OF DESIGN	0A	5/14/2026
EXISTING CONDITIONS & DEMOLITION PLANS			
BNS-C-005	EXISTING CONDITIONS AND REMOVALS	0A	5/14/2026
BNS-C-006	PRE-CONSTRUCTION DRAINAGE MAP	0A	5/14/2026
BNS-C-007	POST-CONSTRUCTION INUNDATION MAP	0A	5/14/2026
SITE PLANS			
BNS-C-008	OVERALL SITE PLAN	0A	5/14/2026
BNS-C-009	SITE PLAN - NW CORNER	0A	5/14/2026
BNS-C-010	SITE PLAN - NORTH CENTER	0A	5/14/2026
BNS-C-011	SITE PLAN - NE CORNER	0A	5/14/2026
BNS-C-012	SITE PLAN - SE CORNER	0A	5/14/2026
BNS-C-013	SITE PLAN - SOUTH CENTER	0A	5/14/2026
BNS-C-014	SITE PLAN - SW CORNER	0A	5/14/2026
BNS-C-015	SITE PLAN - SUBSTATION WEST	0A	5/14/2026
BNS-C-016	SITE PLAN - SUBSTATION EAST	0A	5/14/2026
SITE GRADING PLANS			
BNS-C-017	OVERALL GRADING PLAN	0A	5/14/2026
BNS-C-018	GRADING PLAN - NW CORNER	0A	5/14/2026
BNS-C-019	GRADING PLAN - NORTH CENTER	0A	5/14/2026
BNS-C-020	GRADING PLAN - NE CORNER	0A	5/14/2026
BNS-C-021	GRADING PLAN - SE CORNER	0A	5/14/2026
BNS-C-022	GRADING PLAN - SOUTH CENTER	0A	5/14/2026
BNS-C-023	GRADING PLAN - SW CORNER	0A	5/14/2026
BNS-C-024	GRADING PLAN - SUBSTATION WEST	0A	5/14/2026
BNS-C-025	GRADING PLAN - SUBSTATION EAST	0A	5/14/2026
BNS-C-026	ACCESS ROAD PLAN AND PROFILE	0A	5/14/2026
BNS-C-027	SECTION PLANS	0A	5/14/2026
BNS-C-028	CUT-FILL HEAT MAP	0A	5/14/2026
EROSION & SEDIMENT CONTROL PLANS			
BNS-C-029	EROSON CONTROL PLAN	0A	5/14/2026
TRANSPORTATION PLAN			
BNS-C-030	TRANSPORTATION PLAN	0A	5/14/2026
BNS-C-031	AUTOTURN ANALYSIS 01	0A	5/14/2026
BNS-C-032	AUTOTURN ANALYSIS 02	0A	5/14/2026
CONSTRUCTION DETAILS			
BNS-C-033	CONSTRUCTION DETAILS 01	0A	5/14/2026
BNS-C-034	CONSTRUCTION DETAILS 02	0A	5/14/2026
BNS-C-035	CONSTRUCTION DETAILS 03	0A	5/14/2026
BNS-C-036	CONSTRUCTION DETAILS 04	0A	5/14/2026

HORIZONTAL DATUM:
HARN/MO MISSOURI STATE PLANES,
WEST ZONE, US FOOT
VERTICAL DATUM:
NAVD88

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3350 38TH AVE S
FARGO, ND 58104
PHONE: (701) 280-8500
ULTEIG.COM

PROJECT NUMBER: 26.00421
DESIGN BY: R. PETERSON
DRAWN BY: J. JOHNSON
APPROVED BY: B. BUCHOLZ

INDEX OF
DRAWINGS

\\jc01a1\res\project\2026\BESS\CLAY CO. CLAY COUNTY, MISSOURI\AN\PRODUCTION\BESS - 0A.dwg

TABLE 1: COMPACTION AND MOISTURE CONTENT REQUIREMENTS				
DESCRIPTION	PER THE MODIFIED PROCTOR DENSITY TEST (ASTM D1557) ¹		RECOMMENDED TEST FREQUENCY ¹	
	MINIMUM COMPACTION REQUIREMENT (%)	RANGE OF MOISTURE CONTENTS FOR COMPACTION (% OVER OPTIMUM)		
		MINIMUM	MAXIMUM	
FILL SOILS PLACED BELOW BESS AND OTHER STRUCTURES THAT ARE SUPPORTED ON PILES	95	0	3	ONE TEST PER 20,000 SQUARE FEET (SF) PER LIFT
FILL SOILES PLACCED BENEATH GRADE SUPPORTED STRUCTURE AREAS	95	0	3	ONE TEST PER 2,500 SQUARE FEET (SF), PER LIFT, OR ONE PER FOUNDATION, WHICHEVER IS MORE FREQUENT
BASE COURSE AGGREGATE FOR BESS PAD	95	-2	2	ONE TEST PER LIFT PER 10,000 SQUARE FEET (SF)
ACCESS ROAD - GRADING FILL	95	-2	2	ONE TEST PER 500 LINEAR FEET (LF) PER LIFT
ACCESS ROAD - AGGREGATE BASE FILL	PROOFROLL	MAXIMUM 1/2 INCH RUT		TWO PASSES (OUT AND BACK). PROOFROLL WITH A 25-TON FULLY LOADED TANDEM AXLE DUMP TRUCK OR EQUIVALENT WATER TRUCK
FILL FOR CEMENT TREATED ACCESS ROADS (NOMINAL APPROXIMATE 12' WIDE ROADWAY)	95	-2	3	ONE TEST PER 1,000 LINEAR FEET (LF) PER LIFT UNTIL THREE CONSECUTIVE TESTS PASS, THE ONE TEST PER 5,000 LF THEREAFTER. PROOFROOL WITH A 25-TON FULLY LOADED TANDEM AXLE DUMP TRUCK OR EQUIVALENT WATER TRUCK
CABLE TRENCH SUBGRADE AND BACKFILL IN NON-STRUCTURAL AREAS ¹	85	-2	2	ONE TEST PER 1,000 LINEAR FEET (LF) PER LIFT
CABLE TRENCH SUBGRADE AND BACKFILL UNDER LOAD BEARING AND ROADWAY AREAS ²	95	-2	2	ONE TEST PER LIFT AT EACH ROAD CROSSING

- NOTES:
- FREQUENCY OF TESTS MAY BE INCREASED OR DECREASED AT THE DISCRETION OF THE GEOTECHNICAL ENGINEER OF RECORD.
 - MOISTURE RANGES ARE FOR INFORMATIONAL PURPOSES ONLY FOR ALL CASES EXCEPT FOR CHEMICALLY STABILIZED SUBGRADES. AT MINIMUM, CONTRACTOR SHALL TARGET THE MINIM DENSITY SPECIFIED. IF THE TARGET DENSITY IS ACHIEVED OUTSIDE OF THE MOISTURE TOLERANCE SHOWN ABOVE, THE TEST IS DEEMED ACCEPTABLE FOR ALL CASES.
 - ANY SOFT OR UNSUITABLE MATERIALS ENCOUNTERED AT THE BOTTOM OF UTILITY-TRENCH EXCAVATIONS SHOULD BE REMOVED AND REPLACED WITH STRUCTURAL FILL OR BEDDING MATERIAL IN ACCORDANCE WITH PUBLIC WORKS SPECIFICATIONS FOR THE UTILITY BEING SUPPORTED.

TABLE 2: MODOT STANDARD SECTION 850 REGION 1 SEEDING REQUIREMENTS							
CONSTRUCTION SEED MIX REQUIREMENTS							
COOL SEASON GRASSES				WARM SEASON GRASSES			
LIME: 1500 LBS ENM/AC		FERTILIZER: 80N, 160P, 80K		LIME: 1000 LBS ENM/AC		FERTILIZER: 40N, 80P, 40K	
SEED MIXTURES		ADDITIONS		SEED MIXTURES		ADDITIONS	
COVER CROP	APPLICATION RATE	COVER CROP	APPLICATION RATE	COVER CROP	APPLICATION RATE	COVER CROP	APPLICATION RATE
ANNUAL RYEGRASS	5 LBS/AC	VIRGINIA RYE	5 LBS/AC	ANNUAL RYEGRASS	5 LBS/AC	VIRGINIA RYE	5 LBS/AC
TEFF GRASS	4 LBS/AC	CANADA RYE	5 LBS/AC	TEFF GRASS	4 LBS/AC	CANADA RYE	5 LBS/AC
GERMAN MILLET	2 LBS/AC	WHEAT GRAIN	10 LBS/AC	GERMAN MILLET	2 LBS/AC	WHEAT GRAIN	10 LBS/AC
OATS	10 LBS/AC			OATS	10 LBS/AC		
COOL SEASON		COOL SEASONS		WARM SEASON		WARM SEASON	
TALL FESCUE	70 LBS/AC	ORCHARDGRASS	20 LBS/AC	BUFFALO GRASS	15 PLS/AC	RED FESCUE	5 LBS/AC
KENTUCKY BLUEGRASS	20 LBS/AC	TIMOTHY	10 LBS/AC	BIG BLUESTEM	10 PLS/AC	PRAIRIE CORDGRASS	10 PLS/AC
PERENNIAL RYEGRASS	10 LBS/AC	RED FESCUE	20 LBS/AC	LITTLE BLUESTEM	5 PLS/AC	PRAIRIE DROPSEED	2 PLS/AC
BUFFALO GRASS	15 PLS/AC	SMOOTH BROME	10 LBS/AC	INDIAN GRASS	10 PLS/AC	RIVER OATS	10 PLS/AC
RED TOP	4 LBS/AC			SIDE OATS GRAMA	5 PLS/AC		
				SWITCH GRASS	3 PLS/AC		
LEGUME		LEGUME		RED TOP	2 PLS/AC		
WHITE CLOVER	8 LBS/AC	RED CLOVER	5 LBS/AC	PERENIAL RYEGRASS	10 PLS/AC		
		ALSIKE CLOVER	4 LBS/AC				
				LEGUME		LEGUME	
				WHITE CLOVER		RED CLOVER	5 LBS/AC
				WILDFLOWER/POLLINATOR		WILDFLOWER	
				LANCELEAF COREOPSIS		GOLDEN ALEXANDERS	0.25 LBS/AC
				BLACK EYED SUSAN		SKY BLUE ASTER	0.25 LBS/AC
				GRAY HEADED CONEFLOWER		PRAIRIE BLAZING STAR	0.25 LBS/AC
				PURPLE CONEFLOWER			
				NEW ENGLAND ASTER			
				COMMON MILKWEED			
				SWAMP MILKWEED			
				WHITE PRAIRIE CLOVER			
				PURPLE PRAIRIE CLOVER			
				PARTRIDGE PEA			
TOTAL SEED/ACRE	148				92		

- NOTES:
- APPROVED PLANTING DATES IS APPOINTED IN MISSOURI STANDARD SPECIFICS SECTION 805.3 "CONSTRUCTION REQUIREMENTS".
 - PLANTING OUTSIDE OF THESE DATES MAY REQUIRE SPECIAL RECOMMENDATION FROM ULTEIG.
 - CONTRACTOR SHALL SUBMIT A FINAL SEED MIX DESIGN TO THE ENGINEER FOR REVIEW PRIOR TO THE START OF CONSTRUCTION.
 - THIS SEED MIX IS PROVIDED BY MODOT HIGHWAYS AND TRANSPORTATION COMMISSION.

NASHUA BESS

CLAY COUNTY, MISSOURI

REV.	DATE	DESCRIPTION	BY
0A	05/14/2026	CUP SUBMITTAL	BMB

NASHUA ENERGY
STORAGE, LLC.

HORIZONTAL DATUM:
HARN/MO MISSOURI STATE PLANES,
WEST ZONE, US FOOT
VERTICAL DATUM:
NAVD88

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3350 38TH AVE S
FARGO, ND 58104
PHONE: (701) 280-8500
ULTEIG.COM

PROJECT NUMBER: 26.00421
DESIGN BY: R. PETERSON
DRAWN BY: J. JOHNSON
APPROVED BY: B. BUCHOLZ

CONSTRUCTION
NOTES 02

DRAWING NUMBER:
BNS-C-003

REVISION:
0A

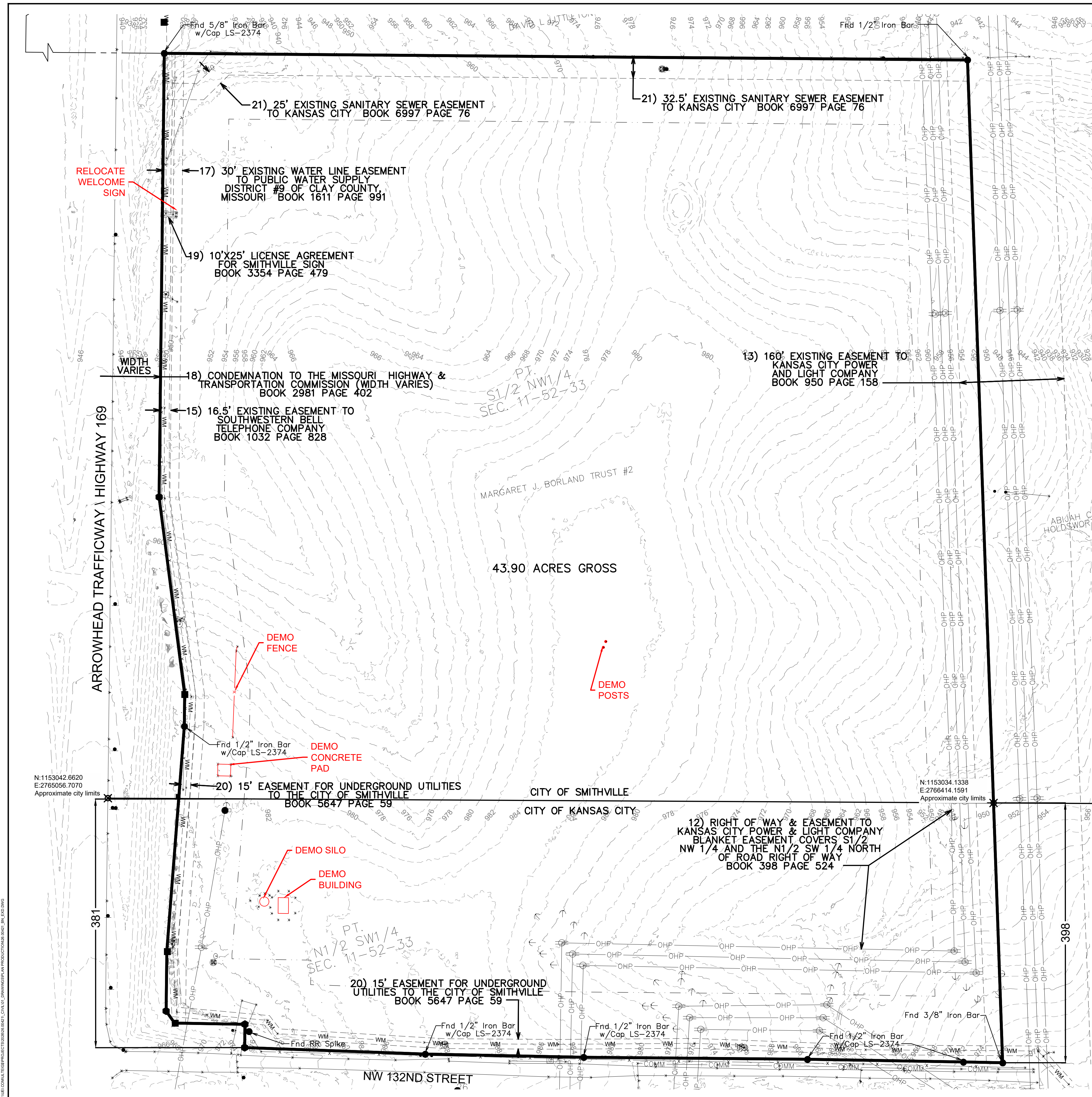
CLAY COUNTY, MISSOURI

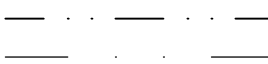
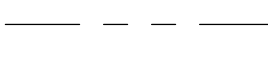
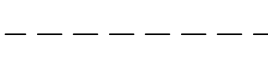
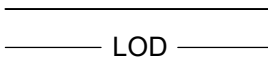
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DRAWING NUMBER:
BNS-C-004

REVISION:
0A



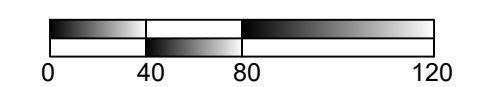
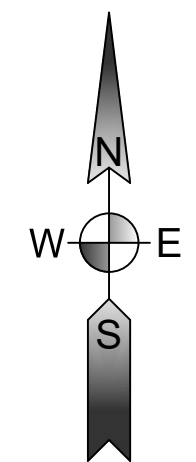
	PROJECT BOUNDARY BUILDABLE AREA
	NFPA 855 SETBACK - 100'
	SECTION LINE
	QUARTER SECTION LINE
	EXISTING TRACT (SEE ALTA FOR DETAILS)
	EXISTING EASEMENT
	EXISTING DIRT ROAD
	EXISTING OVERHEAD POWER
	EXISTING COMMUNICATION LINE
	EXISTING FENCE LINE
	EXISTING WATER MAIN
	EXISTING HYDRANT
	EXISTING WATER VALVE
	EXISTING POWER POLE
	EXISTING WETLAND
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	50' WETLAND BUFFER
	PROPOSED DISTURBANCE LIMITS
	
	
	
	
	
	
	
	
	
	
	
	
	
	
	
	
	
	
	
	
	
	
	
	
	
	
	
	
	
	
	
	
	
	
	
	
	
	
	

NASHUA BESS

CLAY COUNTY, MISSOURI

REV.	DATE	DESCRIPTION	BY
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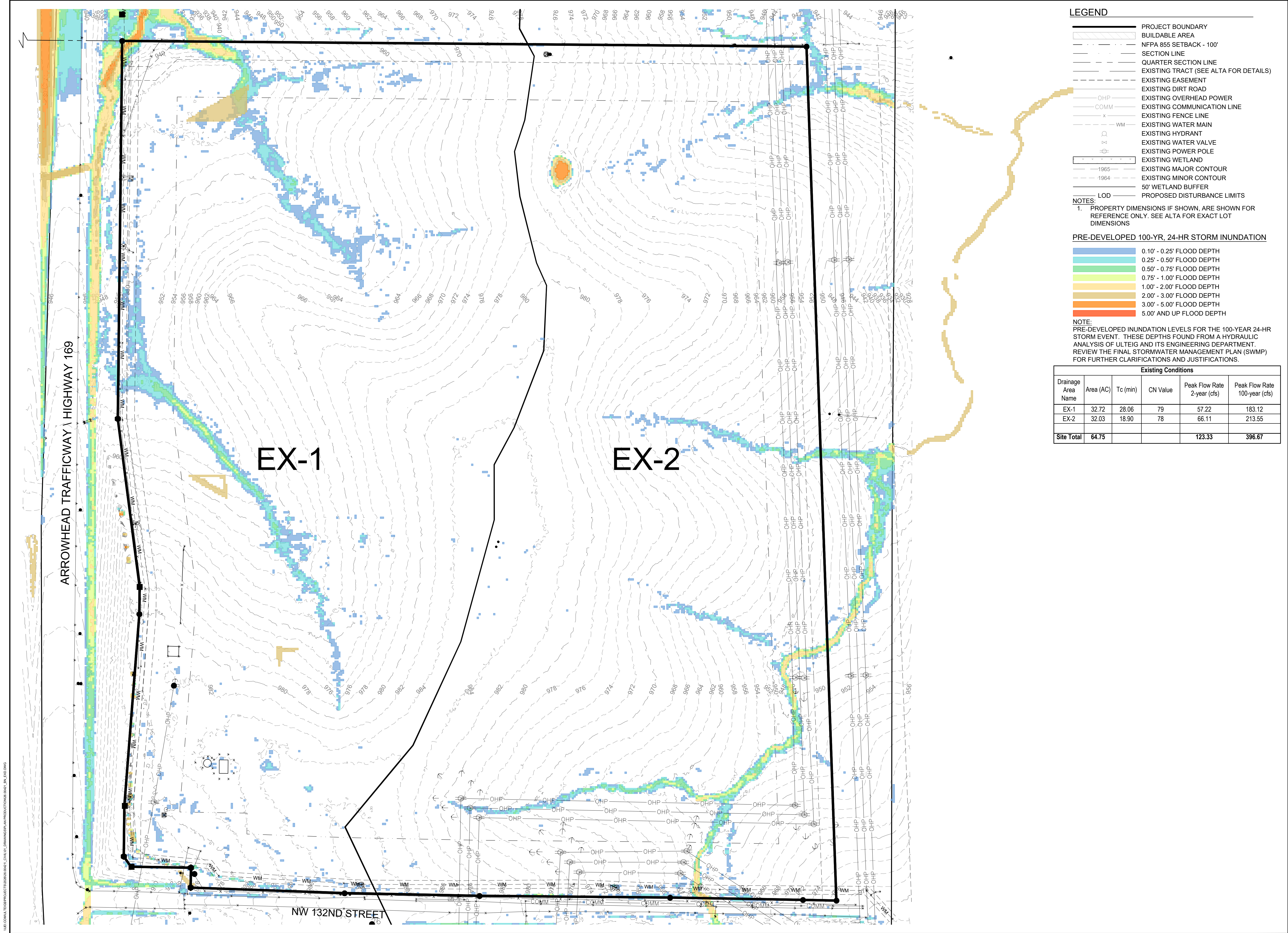
3350 38TH AVE S
FARGO, ND 58104
PHONE: (701) 280-8500
ULTEIG.COM

PROJECT NUMBER: 26.00421
DESIGN BY: R. PETERSON
DRAWN BY: J. JOHNSON
APPROVED BY: B. BUCHOLZ

EXISTING CONDITIONS AND REMOVALS

DRAWING NUMBER:
BNS-C-005

REVISION:
0A



LEGEND

- PROJECT BOUNDARY
- BUILDABLE AREA
- NFPA 885 SETBACK - 100'
- SECTION LINE
- QUARTER SECTION LINE
- EXISTING TRACT (SEE ALTA FOR DETAILS)
- EXISTING EASEMENT
- EXISTING DIRT ROAD
- EXISTING OVERHEAD POWER
- EXISTING COMMUNICATION LINE
- EXISTING FENCE LINE
- EXISTING WATER MAIN
- EXISTING HYDRANT
- EXISTING WATER VALVE
- EXISTING POWER POLE
- EXISTING WETLAND
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- 50' WETLAND BUFFER
- LOD
- PROPOSED DISTURBANCE LIMITS

NOTES:

- PROPERTY DIMENSIONS IF SHOWN, ARE SHOWN FOR REFERENCE ONLY. SEE ALTA FOR EXACT LOT DIMENSIONS

PRE-DEVELOPED 100-YR, 24-HR STORM INUNDATION

- 0.10' - 0.25' FLOOD DEPTH
- 0.25' - 0.50' FLOOD DEPTH
- 0.50' - 0.75' FLOOD DEPTH
- 0.75' - 1.00' FLOOD DEPTH
- 1.00' - 2.00' FLOOD DEPTH
- 2.00' - 3.00' FLOOD DEPTH
- 3.00' - 5.00' FLOOD DEPTH
- 5.00' AND UP FLOOD DEPTH

NOTE:

PRE-DEVELOPED INUNDATION LEVELS FOR THE 100-YEAR 24-HR STORM EVENT. THESE DEPTHS FOUND FROM A HYDRAULIC ANALYSIS OF ULTEIG AND ITS ENGINEERING DEPARTMENT. REVIEW THE FINAL STORMWATER MANAGEMENT PLAN (SWMP) FOR FURTHER CLARIFICATIONS AND JUSTIFICATIONS.

Existing Conditions

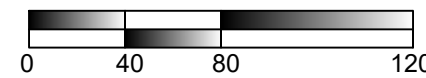
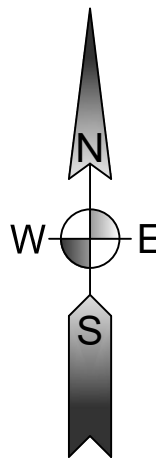
Drainage Area Name	Area (AC)	Tc (min)	CN Value	Peak Flow Rate 2-year (cfs)	Peak Flow Rate 100-year (cfs)
EX-1	32.72	28.06	79	57.22	183.12
EX-2	32.03	18.90	78	66.11	213.55
Site Total	64.75			123.33	396.67

NASHUA BESS

CLAY COUNTY, MISSOURI

REV.	DATE	DESCRIPTION	BY
0A	05/14/2026	CUP SUBMITTAL	BMB

NASHUA ENERGY STORAGE, LLC.



HORIZONTAL DATUM:
HARN/MO MISSOURI STATE PLANES,
WEST ZONE, US FOOT
VERTICAL DATUM:
NAVD88

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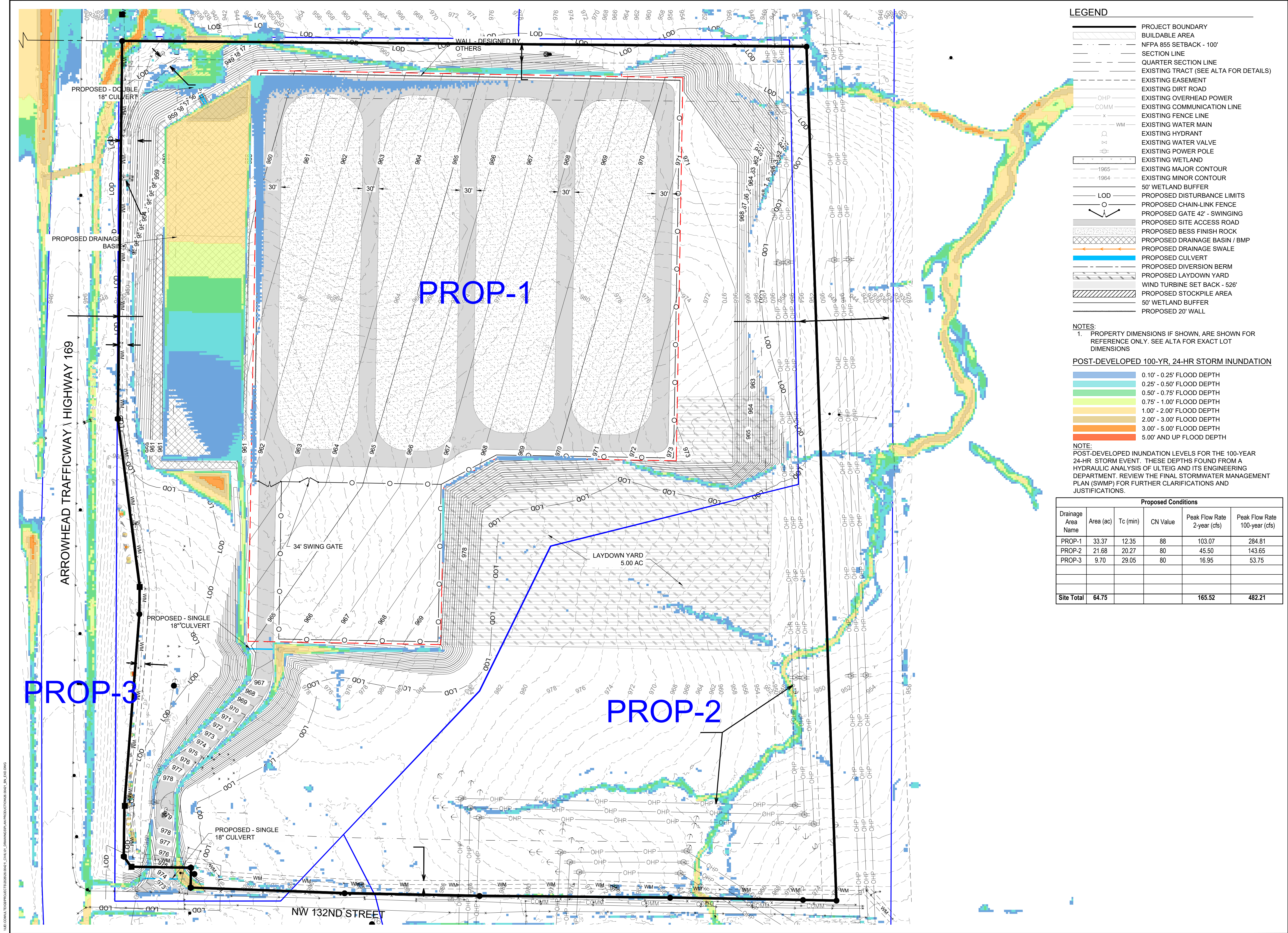
3350 38TH AVE S
FARGO, ND 58104
PHONE: (701) 280-8500
ULTEIG.COM

PROJECT NUMBER: 26.00421
DESIGN BY: R. PETERSON
DRAWN BY: J. JOHNSON
APPROVED BY: B. BUCHOLZ

PRE-CONSTRUCTION DRAINAGE MAP

DRAWING NUMBER:
BNS-C-006

REVISION:
0A

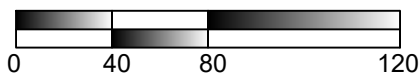
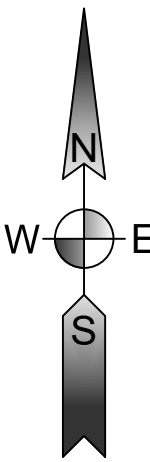


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CLAY COUNTY, MISSOURI

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NASHUA ENERGY STORAGE, LLC.



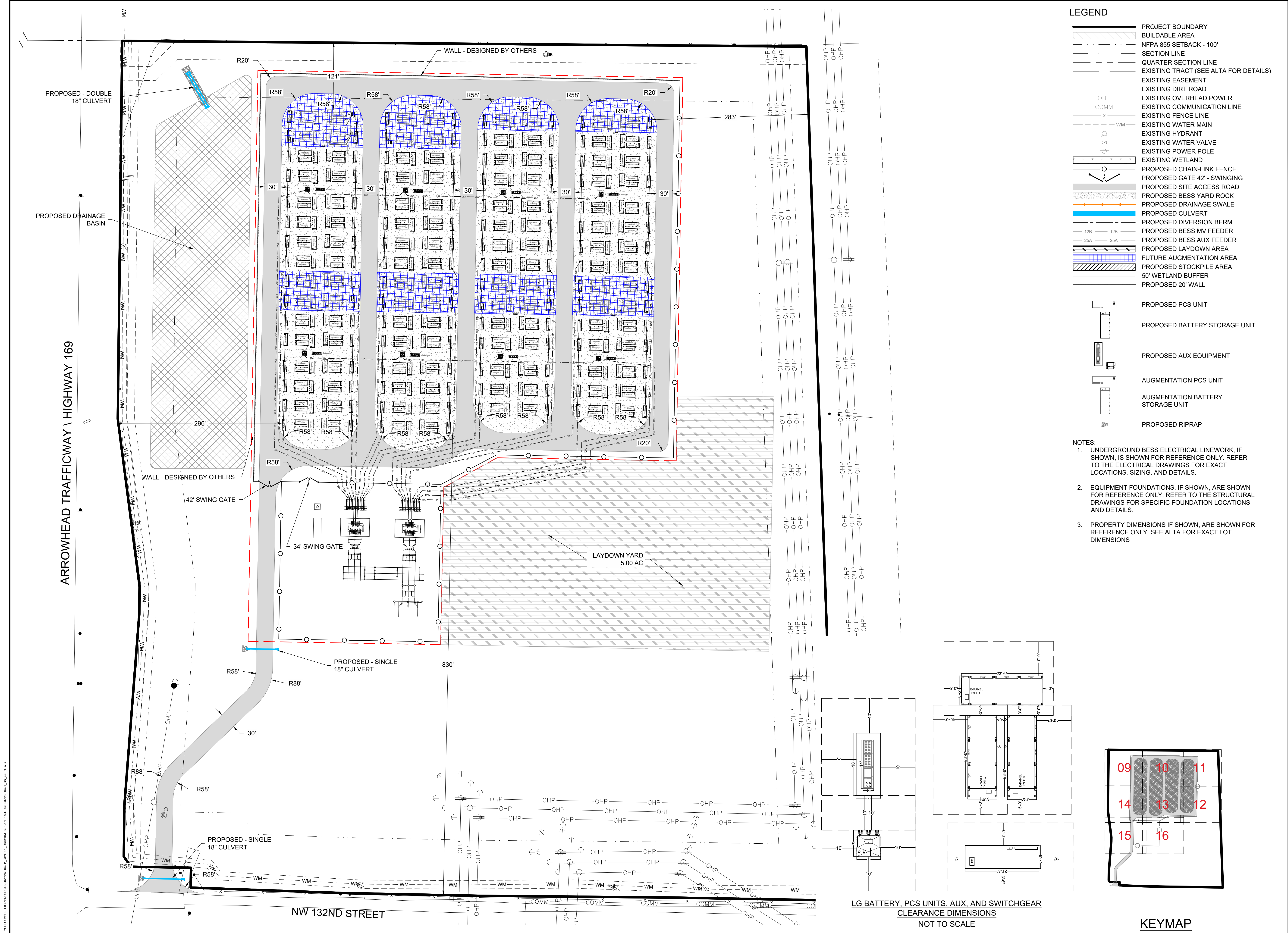
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POST-CONSTRUCTION
INUNDATION MAP



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CLAY COUNTY, MISSOURI

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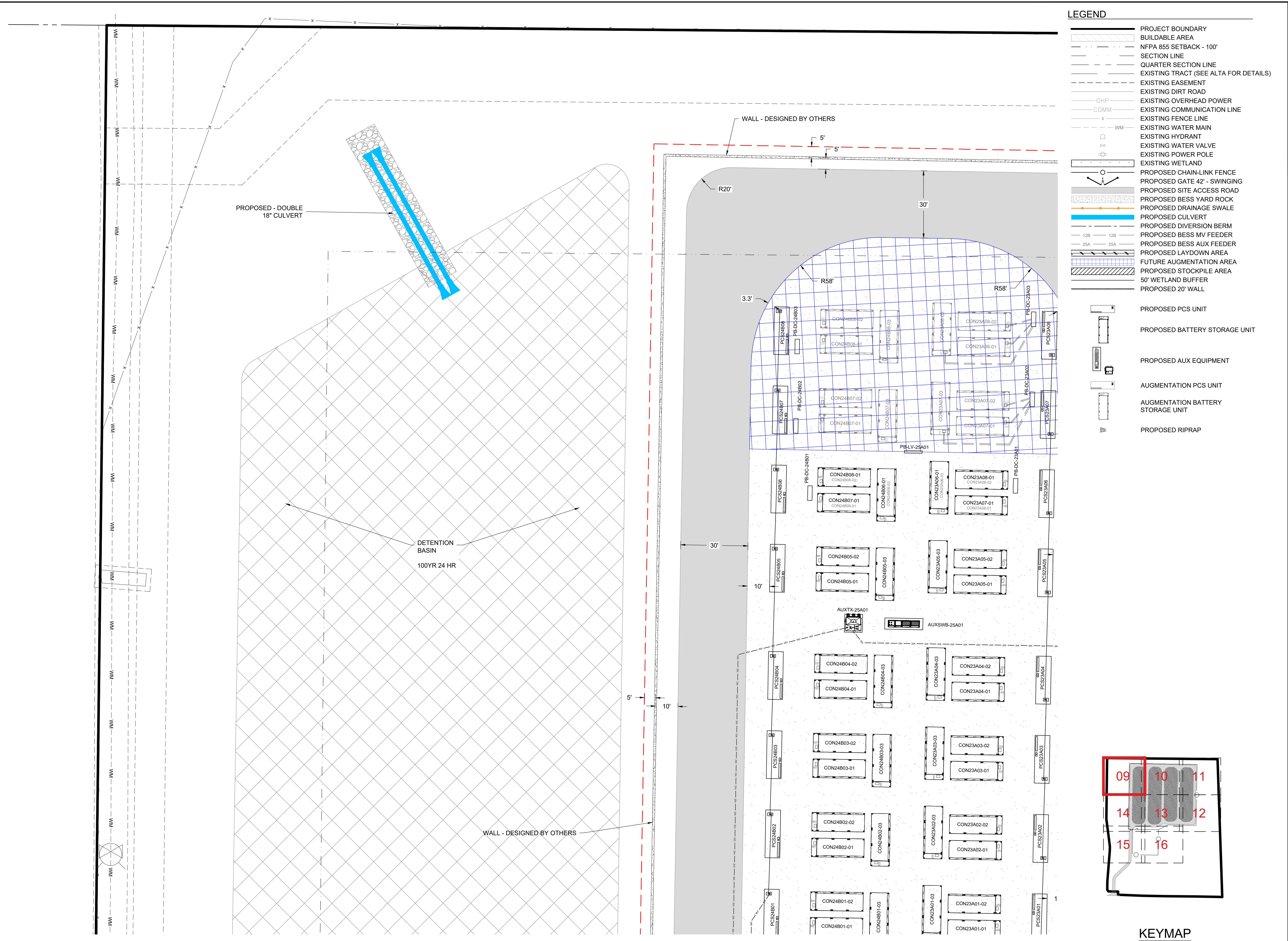
PROJECT NUMBER: 26.00421
DESIGN BY: R. PETERSON
DRAWN BY: J. JOHNSON
APPROVED BY: B. BUCHOLZ

OVERALL SITE PLAN

DRAWING NUMBER:
BNS-C-008

REVISION:
0A

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LEGEND

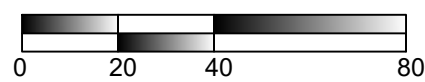
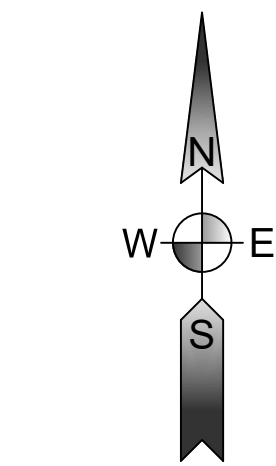
- PROJECT BOUNDARY
- BUILDABLE AREA
- NFPA 885 SETBACK - 100'
- SECTION LINE
- QUARTER SECTION LINE
- EXISTING TRACT (SEE ALTA FOR DETAILS)
- EXISTING EASEMENT
- EXISTING DIRT ROAD
- EXISTING OVERHEAD POWER
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- EXISTING FENCE LINE
- EXISTING WATER MAIN
- EXISTING HYDRANT
- EXISTING WATER VALVE
- EXISTING POWER POLE
- EXISTING WETLAND
- PROPOSED CHAIN-LINK FENCE
- PROPOSED GATE 42' - SWINGING
- PROPOSED SITE ACCESS ROAD
- PROPOSED BESS YARD ROCK
- PROPOSED DRAINAGE SWALE
- PROPOSED CULVERT
- PROPOSED DIVERSION BERM
- PROPOSED BESS MV FEEDER
- PROPOSED BESS AUX FEEDER
- PROPOSED LAYDOWN AREA
- FUTURE AUGMENTATION AREA
- PROPOSED STOCKPILE AREA
- 50' WETLAND BUFFER
- PROPOSED 20' WALL
- PROPOSED PCS UNIT
- PROPOSED BATTERY STORAGE UNIT
- PROPOSED AUX EQUIPMENT
- AUGMENTATION PCS UNIT
- AUGMENTATION BATTERY STORAGE UNIT
- PROPOSED RIPRAP

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CLAY COUNTY, MISSOURI

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NASHUA ENERGY
STORAGE, LLC.



HORIZONTAL DATUM:
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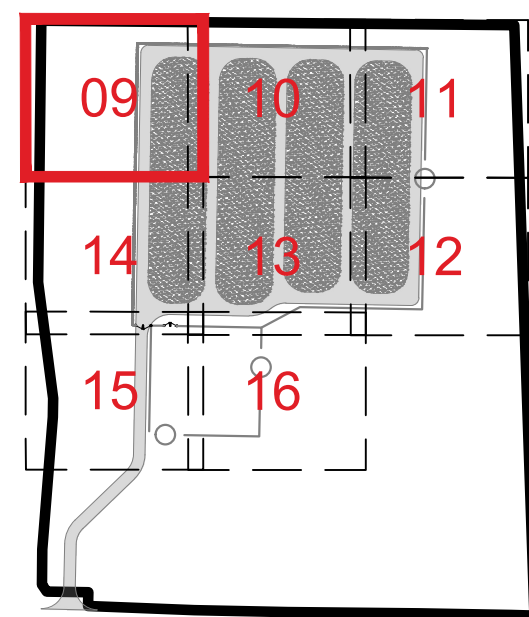
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DESIGN BY: R. PETERSON
DRAWN BY: J. JOHNSON
APPROVED BY: B. BUCHOLZ

SITE PLAN - NW
CORNER

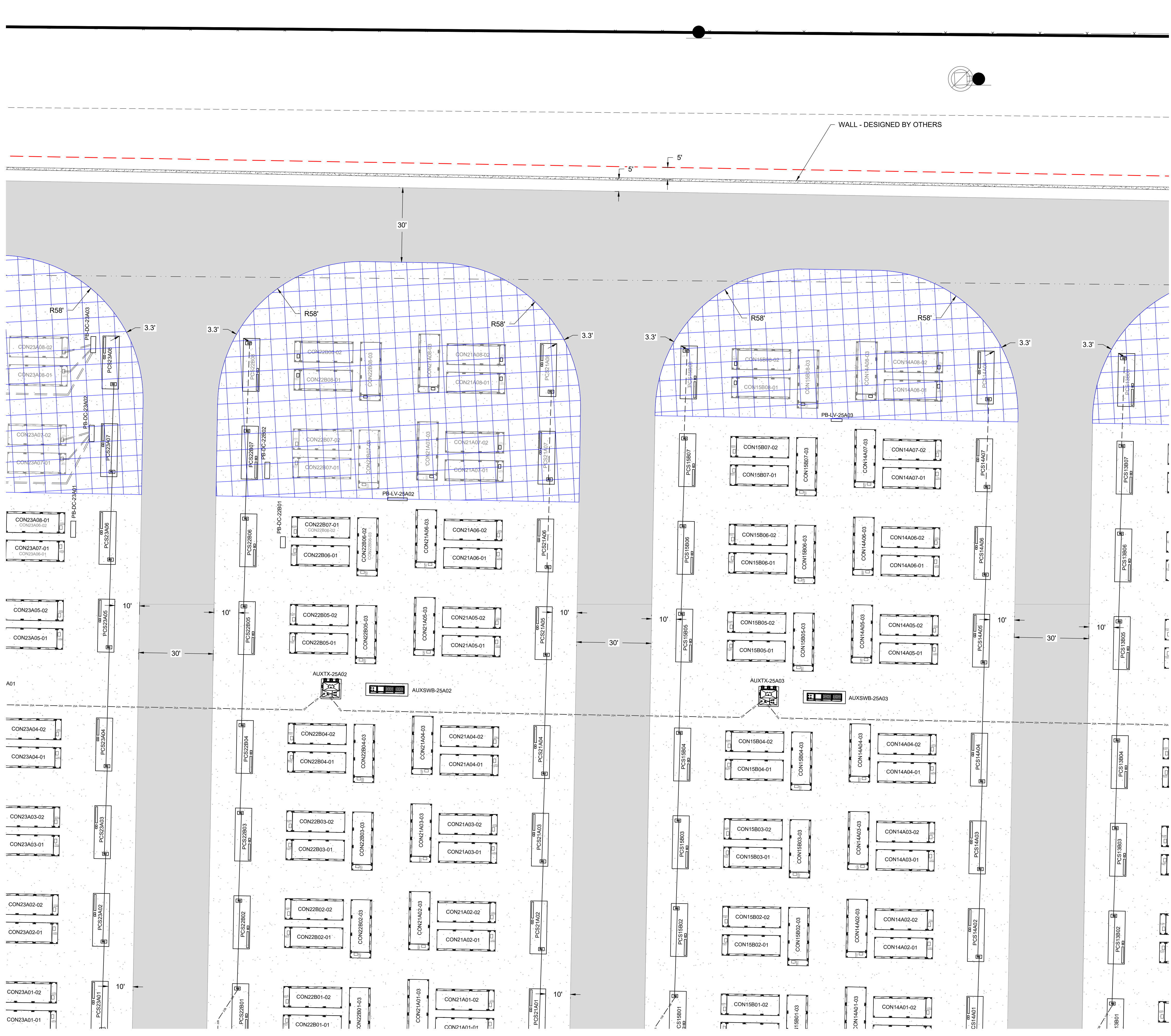


KEYMAP

DRAWING NUMBER:
BNS-C-009

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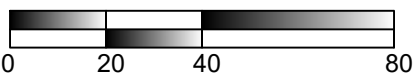
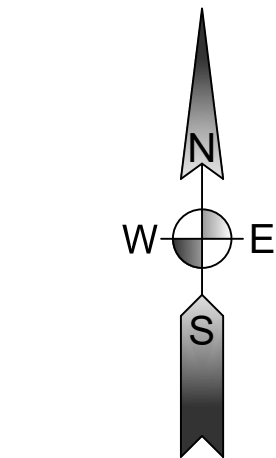
- LEGEND**
- PROJECT BOUNDARY
 - BUILDABLE AREA
 - NFPA 885 SETBACK - 100'
 - SECTION LINE
 - QUARTER SECTION LINE
 - EXISTING TRACT (SEE ALTA FOR DETAILS)
 - EXISTING EASEMENT
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 - PROPOSED CULVERT
 - PROPOSED DIVERSION BERM
 - PROPOSED BESS MV FEEDER
 - PROPOSED BESS AUX FEEDER
 - PROPOSED LAYDOWN AREA
 - FUTURE AUGMENTATION AREA
 - PROPOSED STOCKPILE AREA
 - 50' WETLAND BUFFER
 - PROPOSED 20' WALL
 - PROPOSED PCS UNIT
 - PROPOSED BATTERY STORAGE UNIT
 - PROPOSED AUX EQUIPMENT
 - AUGMENTATION PCS UNIT
 - AUGMENTATION BATTERY STORAGE UNIT
 - PROPOSED RIPRAP

NASHUA BESS

CLAY COUNTY, MISSOURI

REV.	DATE	DESCRIPTION	BY
0A	05/14/2026	CUP SUBMITTAL	BMB

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STORAGE, LLC.**



HORIZONTAL DATUM:
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VERTICAL DATUM:
NAVD88

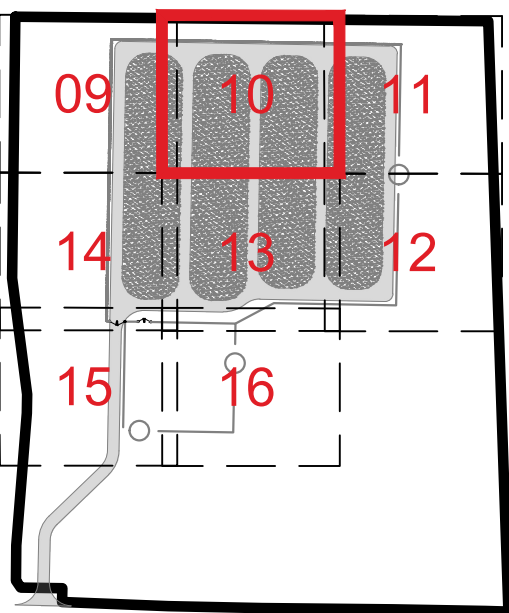
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FARGO, ND 58104
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PROJECT NUMBER: 26.00421
DESIGN BY: R. PETERSON
DRAWN BY: J. JOHNSON
APPROVED BY: B. BUCHOLZ

**SITE PLAN - NORTH
CENTER**



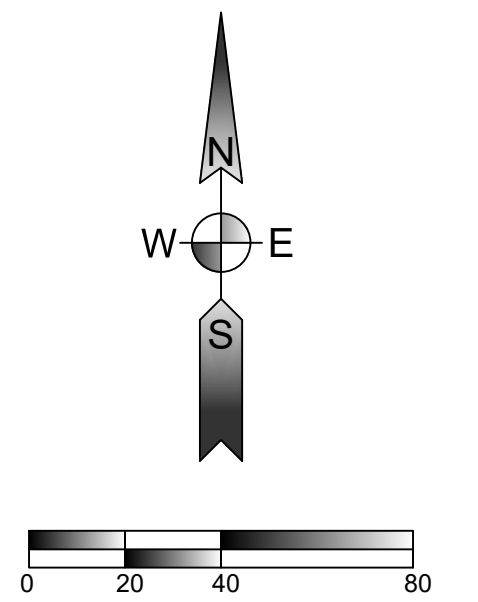
KEYMAP

DRAWING NUMBER:
BNS-C-010

REVISION:
0A

CLAY COUNTY, MISSOURI

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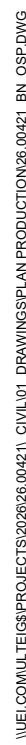


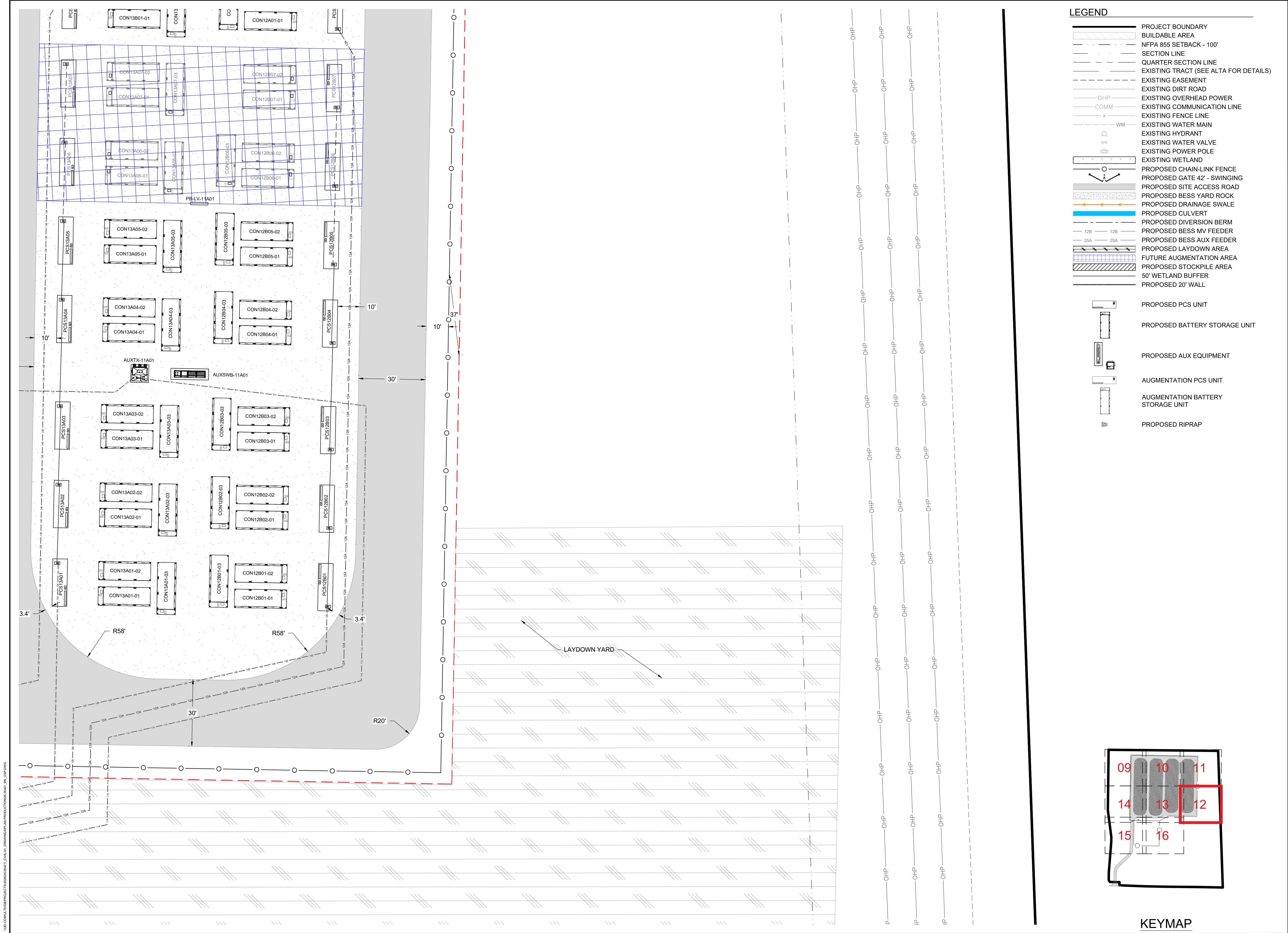
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SITE PLAN - NE
CORNER

DRAWING NUMBER: **BNS-C-011** REVISION: **0A**



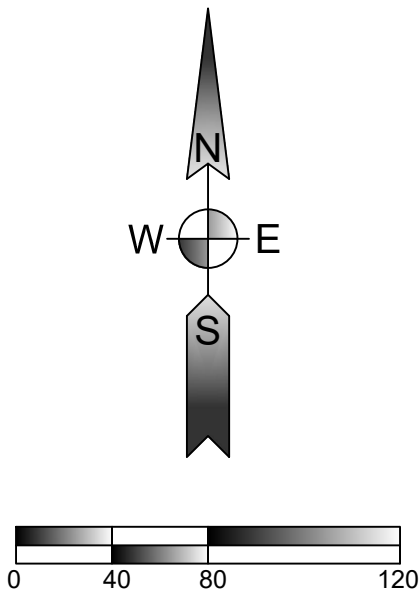


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CLAY COUNTY, MISSOURI

REV.	DATE	DESCRIPTION	BY
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HORIZONTAL DATUM:
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WEST ZONE, US FOOT
VERTICAL DATUM:
NAVD88

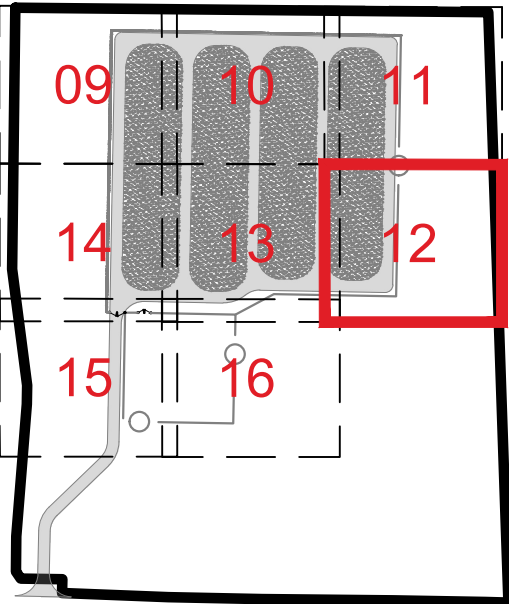
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PHONE: (701) 280-8500
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PROJECT NUMBER: 26.00421
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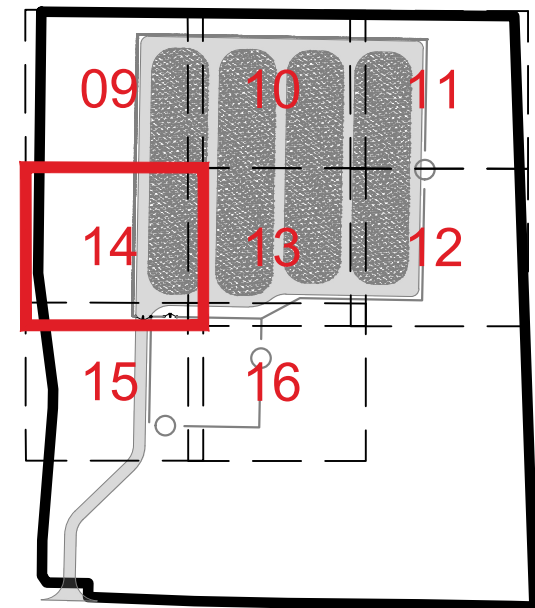
SITE PLAN - SE
CORNER



KEYMAP

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\\NF01\GIS\PROJECTS\2600421\DWG\2600421-SW-CORNER.dwg



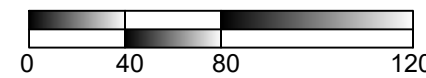
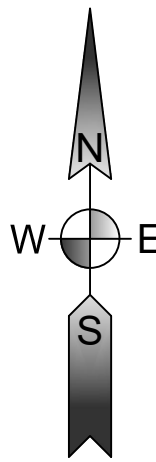
KEYMAP

NASHUA BESS

CLAY COUNTY, MISSOURI

REV.	DATE	DESCRIPTION	BY
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HORIZONTAL DATUM:
HARN/MO MISSOURI STATE PLANES,
WEST ZONE, US FOOT
VERTICAL DATUM:
NAVD88

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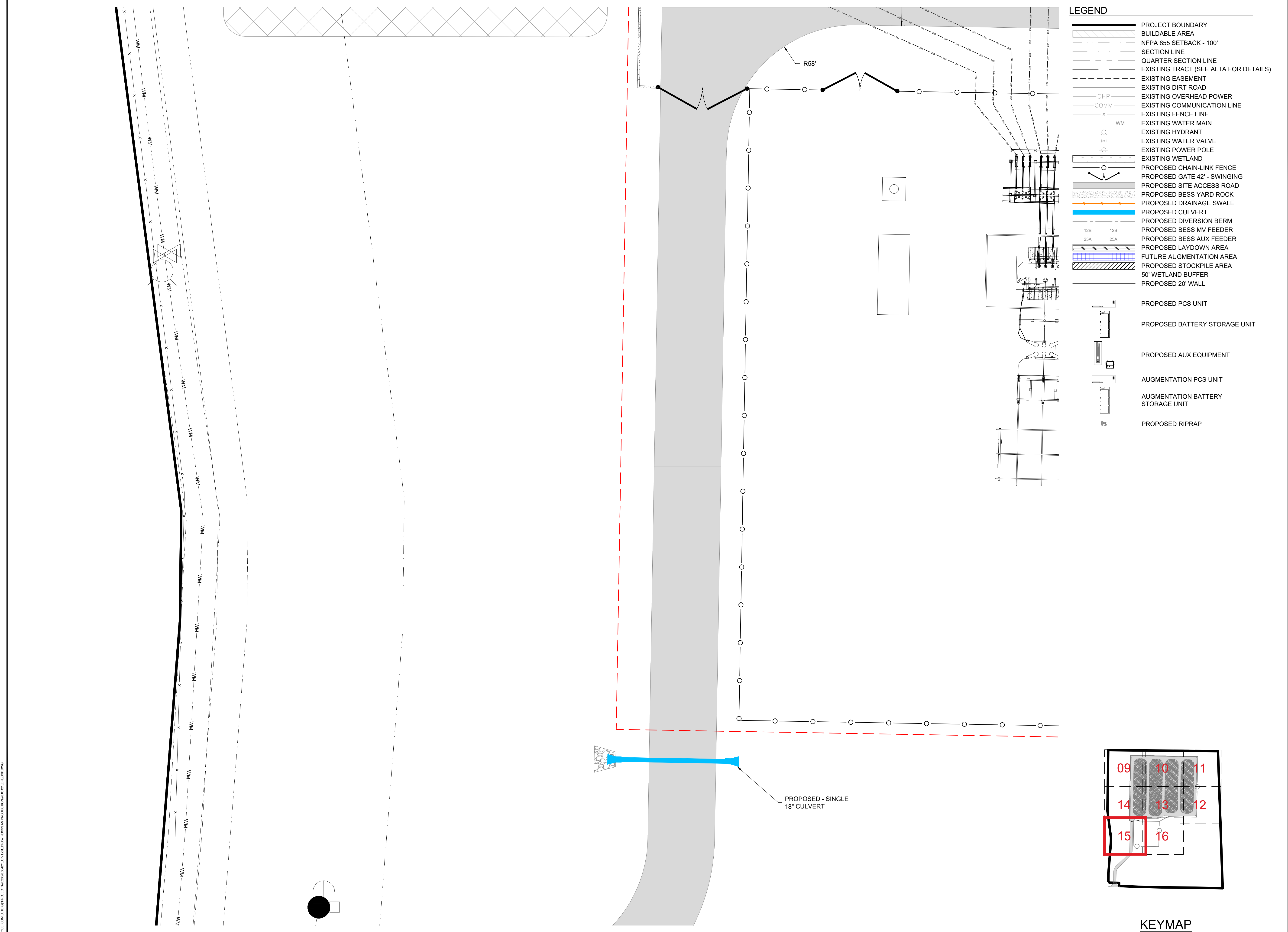
PROJECT NUMBER: 26.00421
DESIGN BY: R. PETERSON
DRAWN BY: J. JOHNSON
APPROVED BY: B. BUCHOLZ

SITE PLAN - SW CORNER

DRAWING NUMBER:
BNS-C-014

REVISION:
0A

THE DESIGNER'S RESPONSIBILITY IS TO PROVIDE A COMPLETE SET OF DRAWINGS FOR THE PROJECT. THE USER OF THESE DRAWINGS IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING THE ACCURACY OF THE INFORMATION PROVIDED.



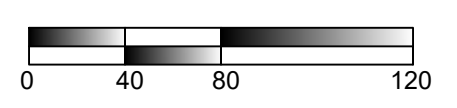
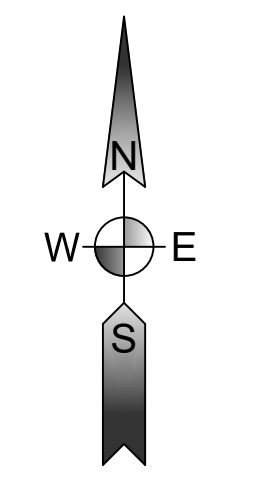
LEGEND			
[Symbol]	PROJECT BOUNDARY	[Symbol]	EXISTING WETLAND
[Symbol]	BUILDABLE AREA	[Symbol]	PROPOSED CHAIN-LINK FENCE
[Symbol]	NFPA 885 SETBACK - 100'	[Symbol]	PROPOSED GATE 42' - SWINGING
[Symbol]	SECTION LINE	[Symbol]	PROPOSED SITE ACCESS ROAD
[Symbol]	QUARTER SECTION LINE	[Symbol]	PROPOSED BESS YARD ROCK
[Symbol]	EXISTING TRACT (SEE ALTA FOR DETAILS)	[Symbol]	PROPOSED DRAINAGE SWALE
[Symbol]	EXISTING EASEMENT	[Symbol]	PROPOSED CULVERT
[Symbol]	EXISTING DIRT ROAD	[Symbol]	PROPOSED DIVERSION BERM
[Symbol]	EXISTING OVERHEAD POWER	[Symbol]	PROPOSED BESS MV FEEDER
[Symbol]	EXISTING COMMUNICATION LINE	[Symbol]	PROPOSED BESS AUX FEEDER
[Symbol]	EXISTING FENCE LINE	[Symbol]	PROPOSED LAYDOWN AREA
[Symbol]	EXISTING WATER MAIN	[Symbol]	FUTURE AUGMENTATION AREA
[Symbol]	EXISTING HYDRANT	[Symbol]	PROPOSED STOCKPILE AREA
[Symbol]	EXISTING WATER VALVE	[Symbol]	50' WETLAND BUFFER
[Symbol]	EXISTING POWER POLE	[Symbol]	PROPOSED 20' WALL
[Symbol]	PROPOSED PCS UNIT		
[Symbol]	PROPOSED BATTERY STORAGE UNIT		
[Symbol]	PROPOSED AUX EQUIPMENT		
[Symbol]	AUGMENTATION PCS UNIT		
[Symbol]	AUGMENTATION BATTERY STORAGE UNIT		
[Symbol]	PROPOSED RIPRAP		

NASHUA BESS

CLAY COUNTY, MISSOURI

REV.	DATE	DESCRIPTION	BY
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NASHUA ENERGY STORAGE, LLC.



HORIZONTAL DATUM:
HARN/MO MISSOURI STATE PLANES,
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VERTICAL DATUM:
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PHONE: (701) 280-8500
ULTEIG.COM

PROJECT NUMBER: 26.00421
DESIGN BY: R. PETERSON
DRAWN BY: J. JOHNSON
APPROVED BY: B. BUCHOLZ

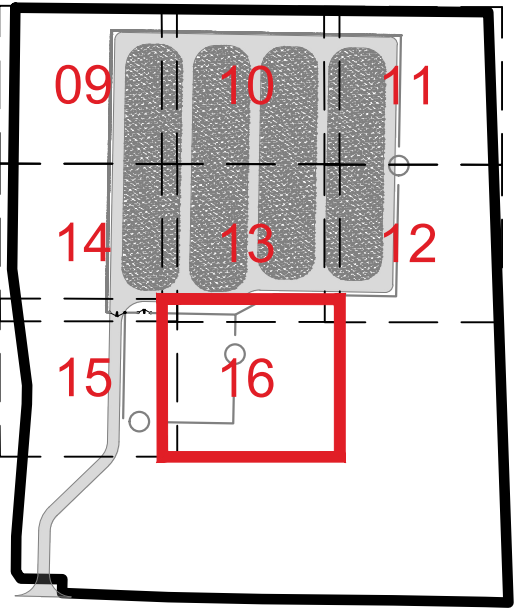
SITE PLAN - SUBSTATION WEST

CLAY COUNTY, MISSOURI

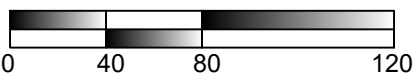
NASHUA ENERGY
STORAGE, LLC.

LEGEND

-
- The diagram shows the proposed equipment layout for the 1000 Series. It includes the following components and their positions:
- PROPOSED PCS UNIT:** Located at the top center of the rack.
 - PROPOSED BATTERY STORAGE UNIT:** Located below the PCS unit, spanning the width of the rack.
 - PROPOSED AUX EQUIPMENT:** Located below the battery storage unit, consisting of a vertical rack of modules on the left and a smaller unit on the right.
 - AUGMENTATION PCS UNIT:** Located at the bottom center of the rack.
 - AUGMENTATION BATTERY STORAGE UNIT:** Located below the augmentation PCS unit, spanning the width of the rack.
 - PROPOSED RIPRAP:** Located at the very bottom of the rack, below the augmentation battery storage unit.



KEYMAP



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PROJECT NUMBER: 26.00421
DESIGN BY: R. PETERSON
DRAWN BY: J. JOHNSON
APPROVED BY: B. BUCHOLZ

SITE PLAN - SUBSTATION EAST

DRAWING NUMBER:
BNS-C-016

REVISION:
0A

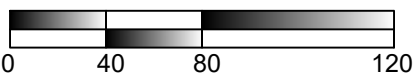
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CLAY COUNTY, MISSOURI

NASHUA ENERGY
STORAGE, LLC.

	PROJECT BOUNDARY
	BUILDABLE AREA
	NFPA 855 SETBACK - 100'
	SECTION LINE
	QUARTER SECTION LINE
	EXISTING TRAIL (SEE ALTA FOR DETAILS)
	EXISTING EASEMENT
	EXISTING DIRT ROAD
	EXISTING OVERHEAD POWER
	EXISTING COMMUNICATION LINE
	EXISTING FENCE LINE
	EXISTING WATER MAIN
	EXISTING HYDRANT
	EXISTING WATER VALVE
	EXISTING POWER POLE
	EXISTING WETLAND
	PROPOSED CHAIN-LINK FENCE
	PROPOSED GATE 42' - INWARD SWINGING
	PROPOSED SITE ACCESS ROAD
	PROPOSED BESS FINISH ROCK
	PROPOSED DRAINAGE SWALE
	PROPOSED CULVERT
	PROPOSED CULVERT FLARED END SECTION
	PROPOSED CENTERLINE - 4' DIVERSION BERM
	PROPOSED LAYDOWN AREA
	PROPOSED LIMITS OF DISTURBANCE
	PROPOSED RIPRAP
	PROPOSED 20' WALL
	SLOPE ARROW

- NOTES:**
1. UNDERGROUND BESS ELECTRICAL LINEWORK, IF SHOWN, IS SHOWN FOR REFERENCE ONLY. REFER TO THE ELECTRICAL DRAWINGS FOR EXACT LOCATIONS, SIZING, AND DETAILS.
 2. ELEVATION SHOWN:
 - 2.1. ALONG THE ACCESS ROADS ARE TOP OF GRAVEL FINISHED GRADE.
 - 2.2. IN BESS AREA IS TOP OF COMPACTED AGGREGATE. BESS FINISH ROCK IS PLACED ON TOP OF SURFACE, IS NOT INCLUDED IN CONTOURS.
 - 2.3. IN UNPAVED AREAS, ARE THE TOP OF FINISHED GROUND VEGETATED SURFACE.
 3. SPOT ELEVATION TAKE PRECEDENT OVER CONTOUR LINES.
 4. EQUIPMENT FOUNDATIONS, IF SHOWN, ARE SHOWN FOR REFERENCE ONLY. REFER TO THE STRUCTURAL DRAWINGS FOR SPECIFIC FOUNDATION LOCATIONS AND DETAILS.
 5. PROPERTY DIMENSIONS IF SHOWN, ARE SHOWN FOR REFERENCE ONLY. SEE ALTA FOR EXACT LOT DIMENSIONS.



HORIZONTAL DATUM:
HARN/MO MISSOURI STATE PLANES,
WEST ZONE, US FOOT
VERTICAL DATUM:
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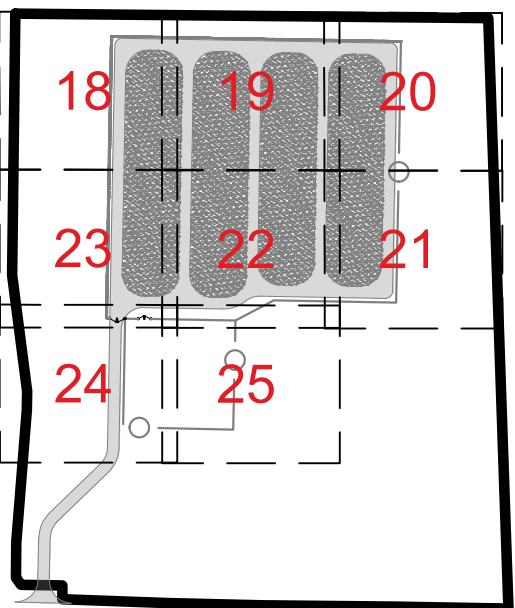
3350 38TH AVE S
FARGO, ND 58104
PHONE: (701) 280-8500
ULTEIG.COM

PROJECT NUMBER: 26.00421
DESIGN BY: R. PETERSON
DRAWN BY: J. JOHNSON
APPROVED BY: B. BUCHOLZ

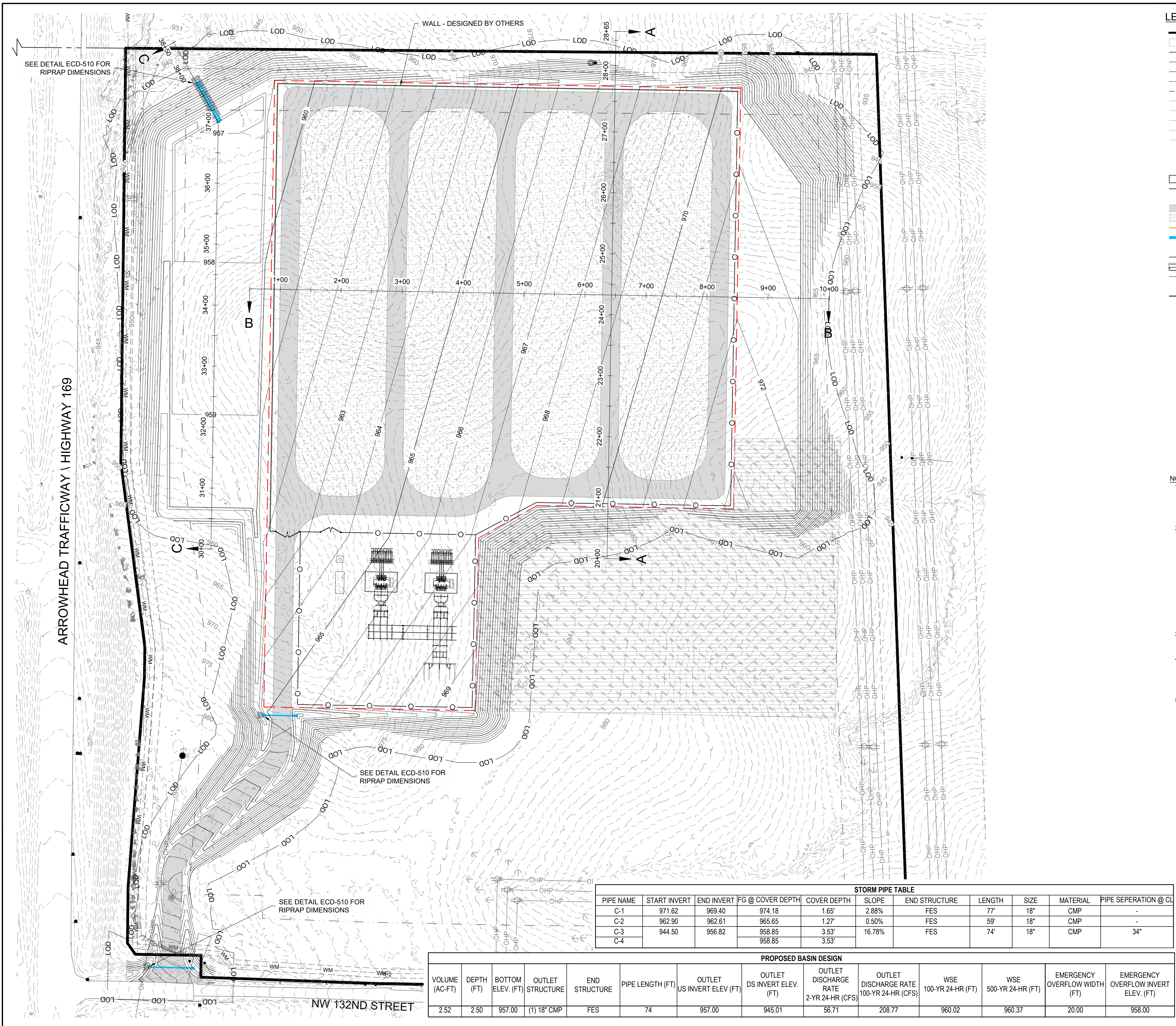
OVERALL GRADING PLAN

DRAWING NUMBER: BNS-C-017

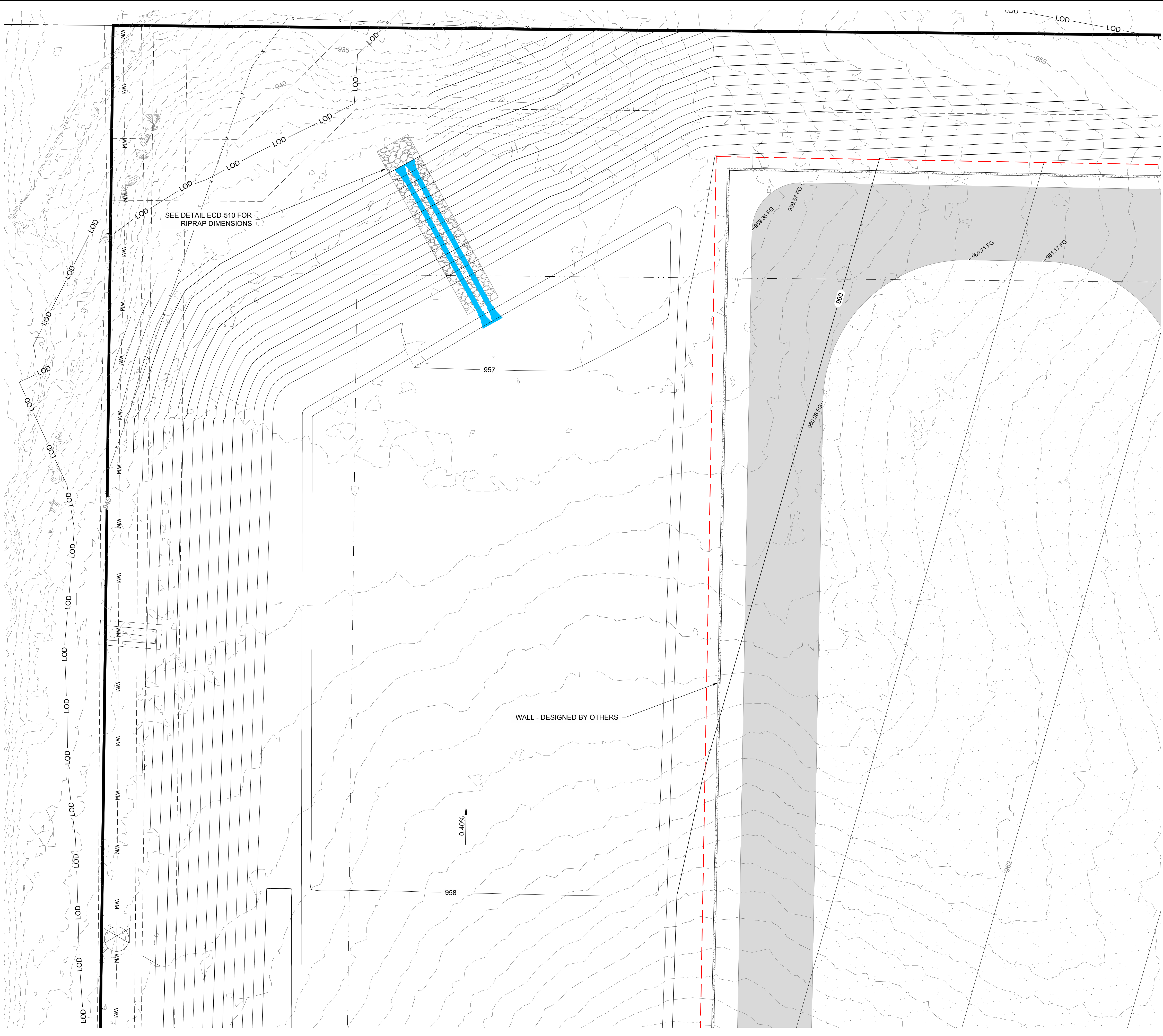
REVISION: 0A



KEYMAP



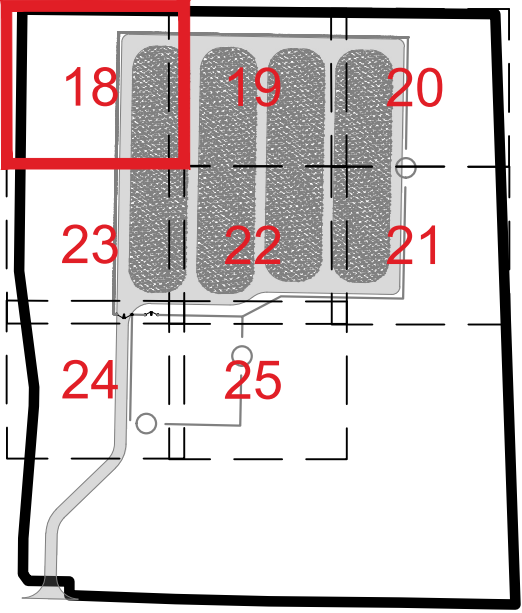
THE OWNER REPRESENTS AND WARRANTS THAT THIS SET OF DRAWINGS IS AN ACCURATE REPRESENTATION OF THE PROJECT AND THAT THE PROJECT WILL BE COMPLETED IN ACCORDANCE WITH THE SPECIFICATIONS AND CONDITIONS OF THE CONTRACT.



LEGEND

[Symbol]	PROJECT BOUNDARY
[Symbol]	BUILDABLE AREA
[Symbol]	NFPA 885 SETBACK - 100'
[Symbol]	SECTION LINE
[Symbol]	QUARTER SECTION LINE
[Symbol]	EXISTING TRACT (SEE ALTA FOR DETAILS)
[Symbol]	EXISTING EASEMENT
[Symbol]	EXISTING DIRT ROAD
[Symbol]	EXISTING OVERHEAD POWER
[Symbol]	EXISTING COMMUNICATION LINE
[Symbol]	EXISTING FENCE LINE
[Symbol]	EXISTING WATER MAIN
[Symbol]	EXISTING HYDRANT
[Symbol]	EXISTING WATER VALVE
[Symbol]	EXISTING POWER POLE
[Symbol]	EXISTING WETLAND
[Symbol]	PROPOSED CHAIN-LINK FENCE
[Symbol]	PROPOSED GATE 42' - INWARD SWINGING
[Symbol]	PROPOSED SITE ACCESS ROAD
[Symbol]	PROPOSED BESS FINISH ROCK
[Symbol]	PROPOSED DRAINAGE SWALE
[Symbol]	PROPOSED CULVERT
[Symbol]	PROPOSED CULVERT FLARED END SECTION
[Symbol]	PROPOSED CENTERLINE - 4' DIVERSION BERM
[Symbol]	PROPOSED LAYDOWN AREA
[Symbol]	PROPOSED LIMITS OF DISTURBANCE
[Symbol]	PROPOSED RIPRAP
[Symbol]	PROPOSED 20' WALL
[Symbol]	SLOPE ARROW

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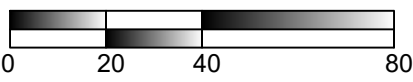
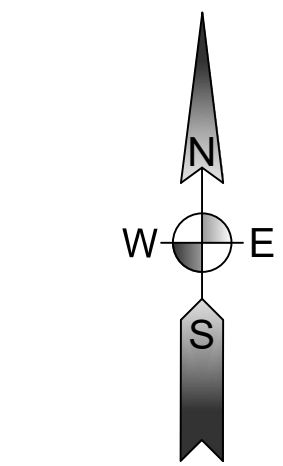
KEYMAP

NASHUA BESS

CLAY COUNTY, MISSOURI

REV.	DATE	DESCRIPTION	BY
0A	05/14/2026	CUP SUBMITTAL	BMB

NASHUA ENERGY STORAGE, LLC.



HORIZONTAL DATUM:
HARN/MO MISSOURI STATE PLANES,
WEST ZONE, US FOOT
VERTICAL DATUM:
NAVD88

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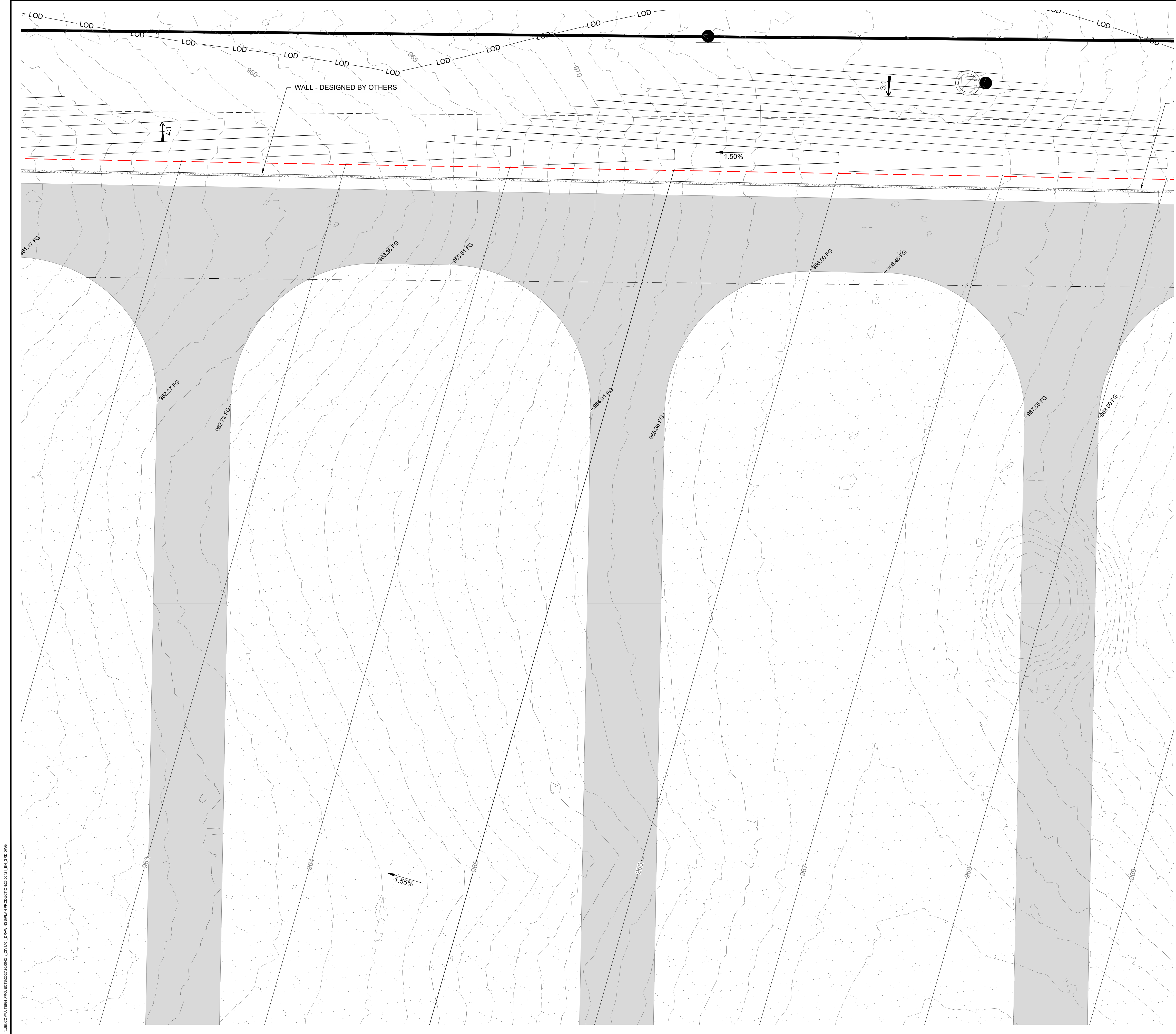
3350 38TH AVE S
FARGO, ND 58104
PHONE: (701) 280-8500
ULTEIG.COM

PROJECT NUMBER: 26.00421
DESIGN BY: R. PETERSON
DRAWN BY: J. JOHNSON
APPROVED BY: B. BUCHOLZ

**GRADING PLAN -
NW CORNER**

DRAWING NUMBER:
BNS-C-018

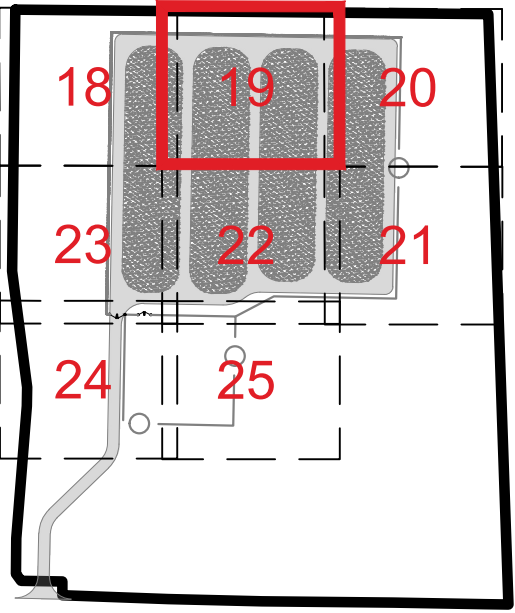
REVISION:
0A



LEGEND

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[Symbol]	BUILDABLE AREA
[Symbol]	NFPA 885 SETBACK - 100'
[Symbol]	SECTION LINE
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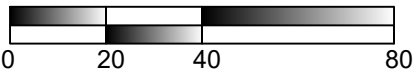
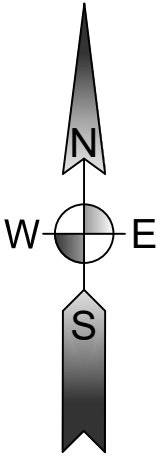
KEYMAP

NASHUA BESS

CLAY COUNTY, MISSOURI

REV.	DATE	DESCRIPTION	BY
0A	05/14/2026	CUP SUBMITTAL	BMB

NASHUA ENERGY STORAGE, LLC.



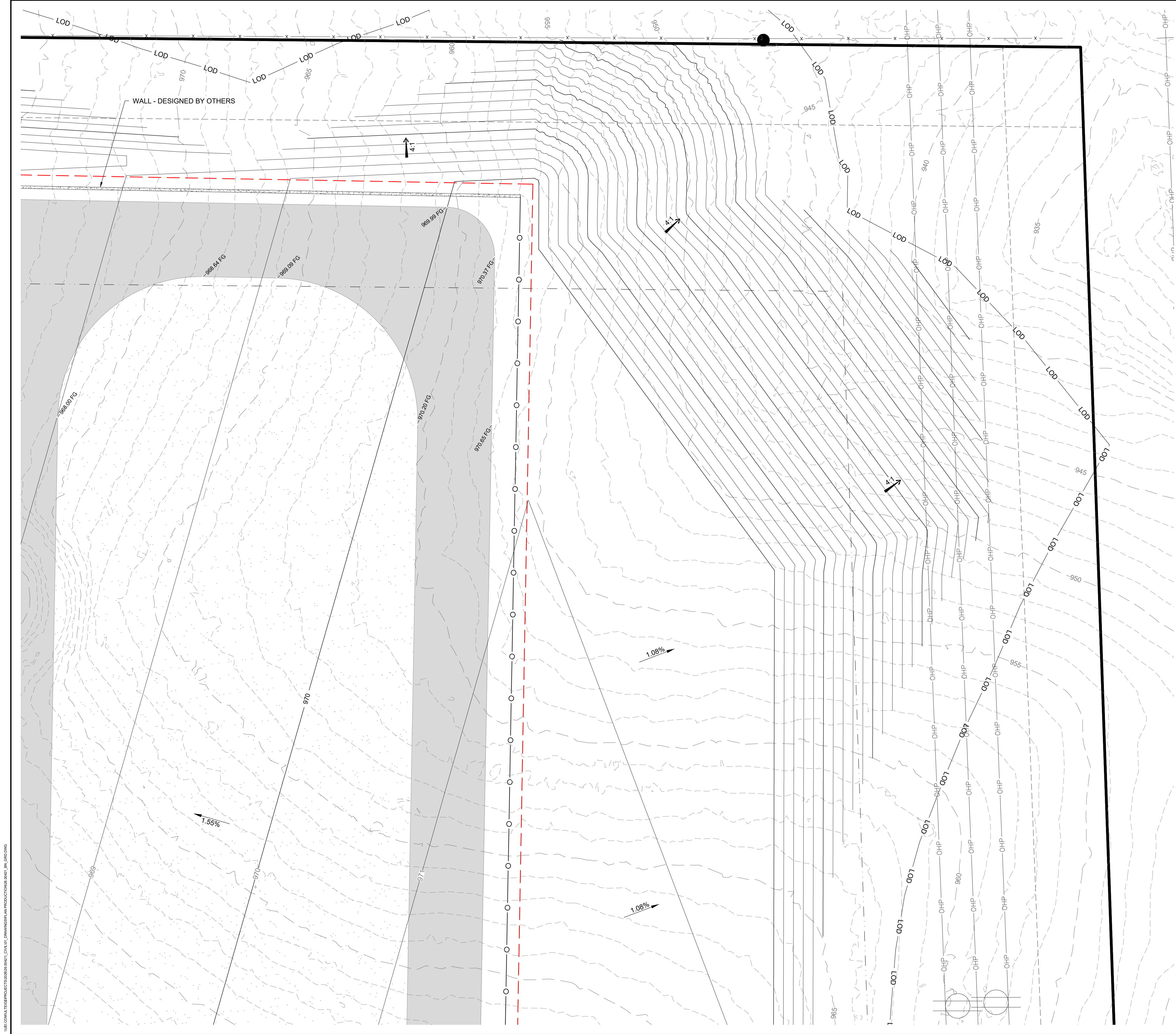
HORIZONTAL DATUM:
HARN/MO MISSOURI STATE PLANES,
WEST ZONE, US FOOT
VERTICAL DATUM:
NAVD88

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3350 38TH AVE S
FARGO, ND 58104
PHONE: (701) 280-8500
ULTEIG.COM

PROJECT NUMBER: 26.00421
DESIGN BY: R. PETERSON
DRAWN BY: J. JOHNSON
APPROVED BY: B. BUCHOLZ

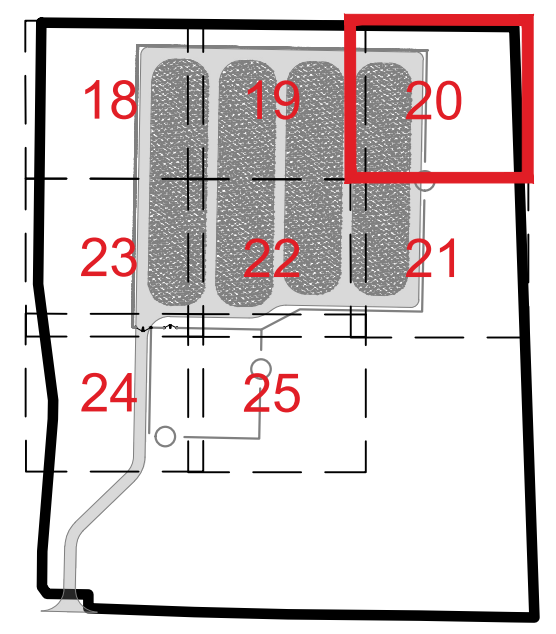
GRADING PLAN -
NORTH CENTER



LEGEND

[Symbol]	PROJECT BOUNDARY
[Symbol]	BUILDABLE AREA
[Symbol]	NFPA 885 SETBACK - 100'
[Symbol]	SECTION LINE
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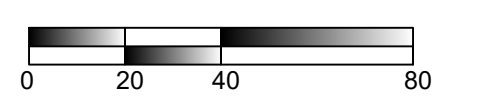
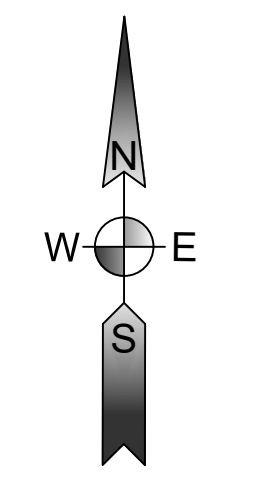
KEYMAP

NASHUA BESS

CLAY COUNTY, MISSOURI

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NASHUA ENERGY STORAGE, LLC.



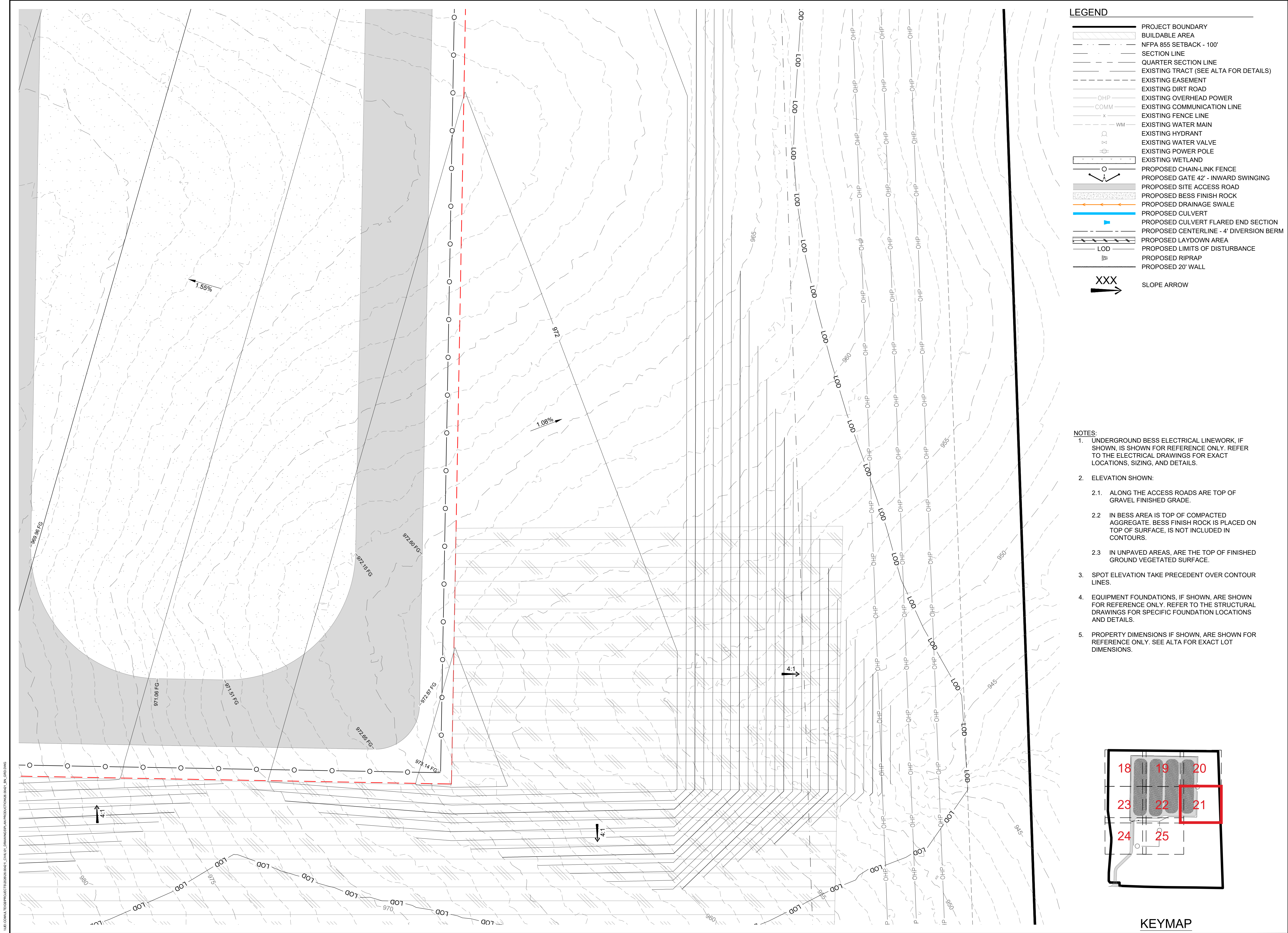
HORIZONTAL DATUM:
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3350 38TH AVE S
FARGO, ND 58104
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DESIGN BY: R. PETERSON
DRAWN BY: J. JOHNSON
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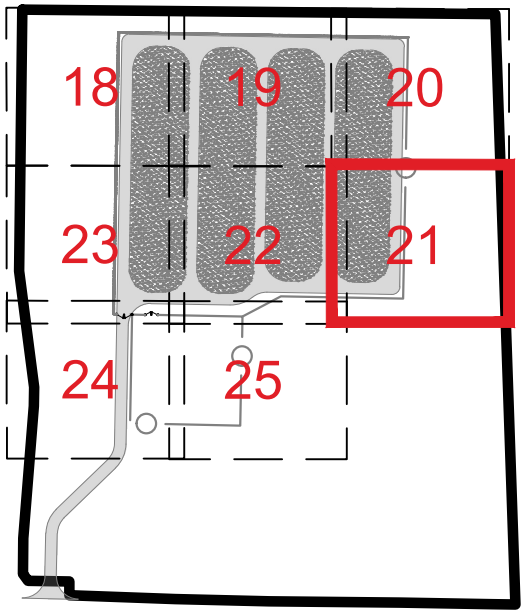
GRADING PLAN - NE CORNER



LEGEND

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NASHUA BESS

CLAY COUNTY, MISSOURI

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0A	05/14/2026	CUP SUBMITTAL	BMB

NASHUA ENERGY STORAGE, LLC.

HORIZONTAL DATUM:
HARN/MO MISSOURI STATE PLANES,
WEST ZONE, US FOOT
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NAVD88

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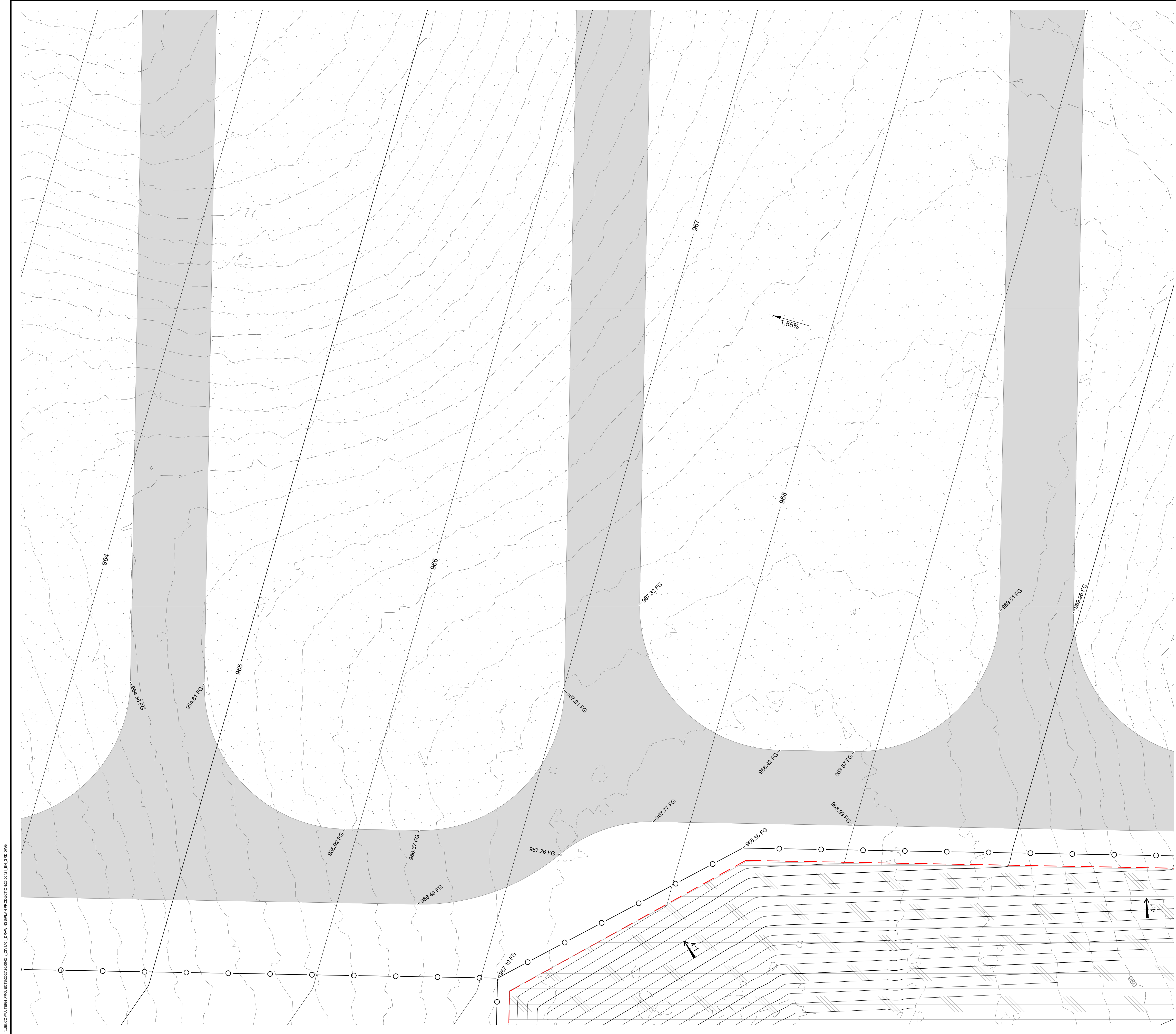
3350 38TH AVE S
FARGO, ND 58104
PHONE: (701) 280-8500
ULTEIG.COM

PROJECT NUMBER: 26.00421
DESIGN BY: R. PETERSON
DRAWN BY: J. JOHNSON
APPROVED BY: B. BUCHOLZ

**GRADING PLAN - SE
CORNER**

DRAWING NUMBER:
BNS-C-021

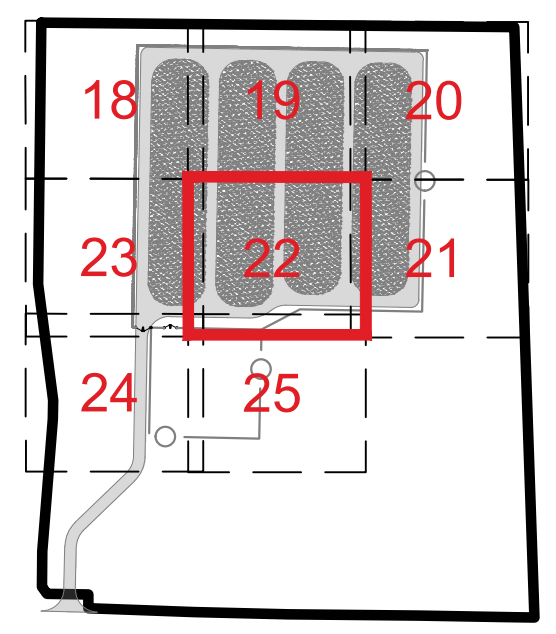
REVISION:
0A



LEGEND

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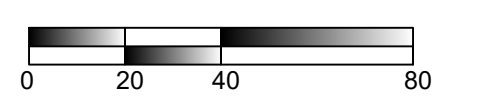
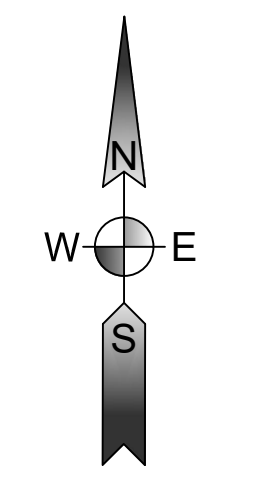
KEYMAP

NASHUA BESS

CLAY COUNTY, MISSOURI

REV.	DATE	DESCRIPTION	BY
0A	05/14/2026	CUP SUBMITTAL	BMB

NASHUA ENERGY STORAGE, LLC.



HORIZONTAL DATUM:
HARN/MO MISSOURI STATE PLANES,
WEST ZONE, US FOOT
VERTICAL DATUM:
NAVD88

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3350 38TH AVE S
FARGO, ND 58104
PHONE: (701) 280-8500
ULTEIG.COM

PROJECT NUMBER: 26.00421
DESIGN BY: R. PETERSON
DRAWN BY: J. JOHNSON
APPROVED BY: B. BUCHOLZ

**GRADING PLAN -
SOUTH CENTER**

UNIT COMMUNITIES PROJECTS/2026/26 00421 CIVIL 01 DRAWINGS/PLAN PRODUCTION/26 00421 IN GRD DWG

CLAY COUNTY, MISSOURI

NASHUA ENERGY
STORAGE, LLC.

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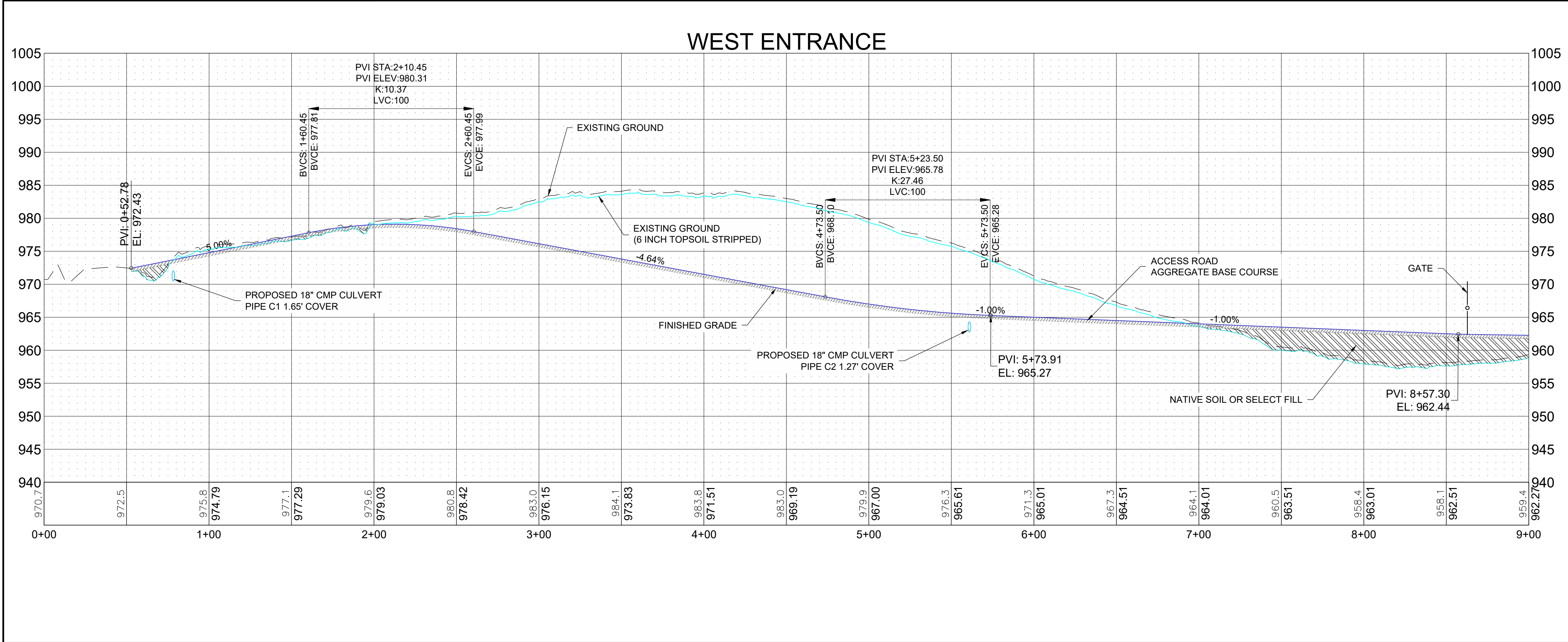
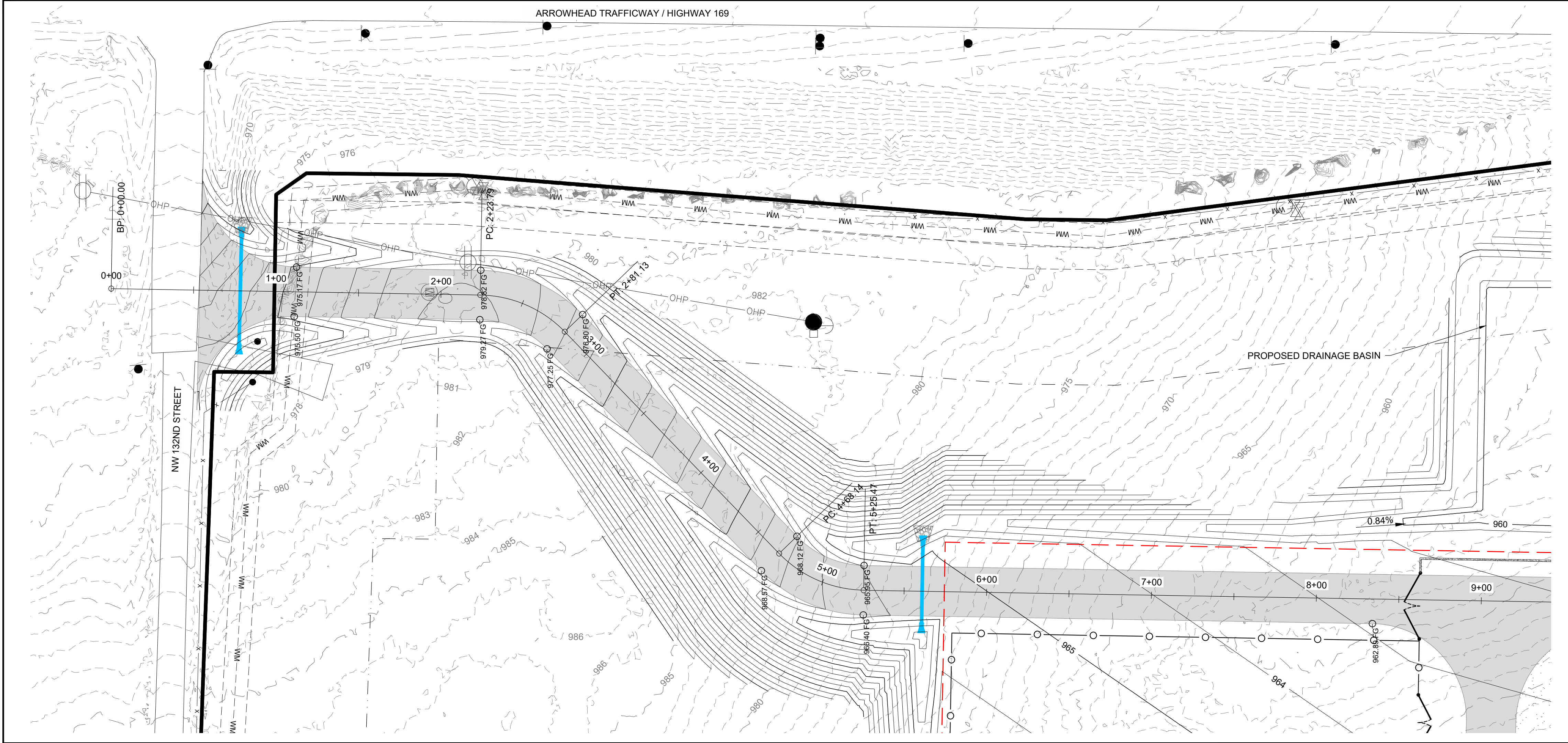
PROJECT NUMBER: 26.00421
DESIGN BY: R. PETERSON
DRAWN BY: J. JOHNSON
APPROVED BY: B. BUCHOLZ

GRADING PLAN - SUBSTATION EAST

DRAWING NUMBER:
BNS-C-025

REVISION:
0A

C:\JULIUS\COMULTITIGSPROJECTS\09-26-08\09-27-11\CIVIL\01 DRAWINGS\PLAN PRODUCTION\26_00-21 IN GRD DWG



LEGEND

- PROJECT BOUNDARY
- BUILDABLE AREA
- NFPA 885 SETBACK - 100'
- SECTION LINE
- QUARTER SECTION LINE
- EXISTING TRACT (SEE ALTA FOR DETAILS)
- EXISTING EASEMENT
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- PROPOSED CULVERT
- PROPOSED CULVERT FLARED END SECTION
- PROPOSED CENTERLINE - 4' DIVERSION BERM
- PROPOSED LAYDOWN AREA
- PROPOSED LIMITS OF DISTURBANCE
- PROPOSED BESS MV FEEDER
- PROPOSED RIPRAP
- PROPOSED 20' WALL
- SLOPE ARROW

NASHUA BESS

CLAY COUNTY, MISSOURI

REV.	DATE	DESCRIPTION	BY
0A	05/14/2026	CUP SUBMITTAL	BMB

NASHUA ENERGY STORAGE, LLC.

W
S
E
N

VERT: 0 5 10 20
HORZ: 0 20 40 80

HORIZONTAL DATUM:
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Ulteig

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ULTEIG.COM

PROJECT NUMBER: 26.00421
DESIGN BY: R. PETERSON
DRAWN BY: J. JOHNSON
APPROVED BY: B. BUCHOLZ

**ACCESS ROAD
PLAN AND PROFILE**

DRAWING NUMBER: BNS-C-026
REVISION: 0A

NASHUA BESS

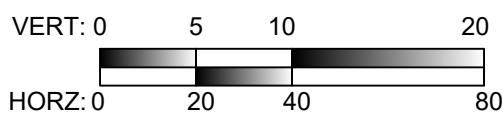
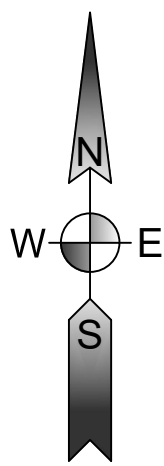
CLAY COUNTY, MISSOURI

REV.	DATE	DESCRIPTION	BY
0A	05/14/2026	CUP SUBMITTAL	BMB

NASHUA ENERGY
STORAGE, LLC.

LEGEND

- 6" FINISH ROCK
- 12" ACCESS ROAD AGGREGATE
- PREPARED NATIVE SOIL
- TOPSOIL
- PROPOSED FENCE
- PROPOSED FINISHED GRADE
- PROPOSED DETENTION POND
- PROPOSED LAYDOWN YARD
- PROPOSED 20' SCREEN WALL
- PROPOSED FINISHED GROUND
- 2' STRIPPED EXISTING GROUND
- EXISTING GROUND



HORIZONTAL DATUM:
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NAVD88

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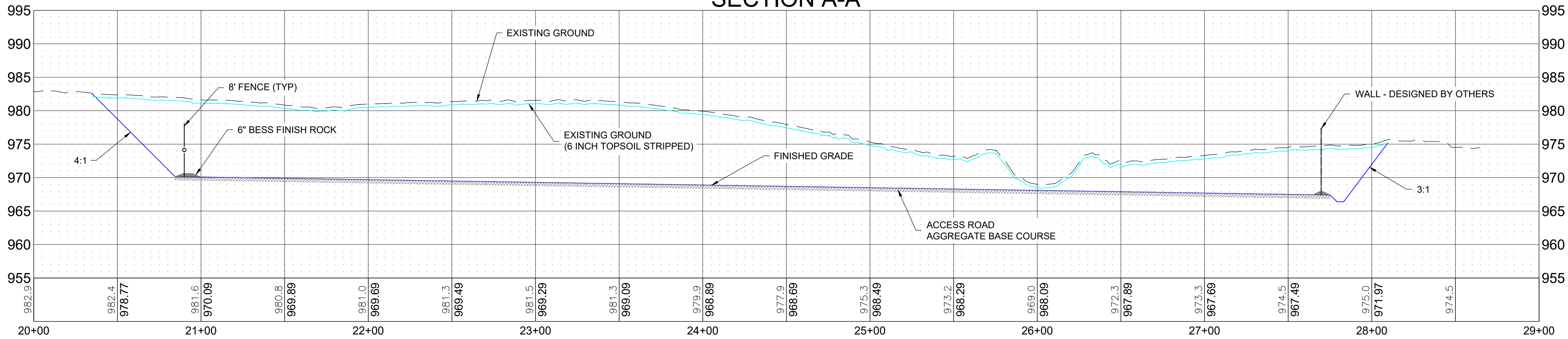
3350 38TH AVE S
FARGO, ND 58104
PHONE: (701) 280-8500
ULTEIG.COM

PROJECT NUMBER: 26.00421
DESIGN BY: R. PETERSON
DRAWN BY: J. JOHNSON
APPROVED BY: B. BUCHOLZ

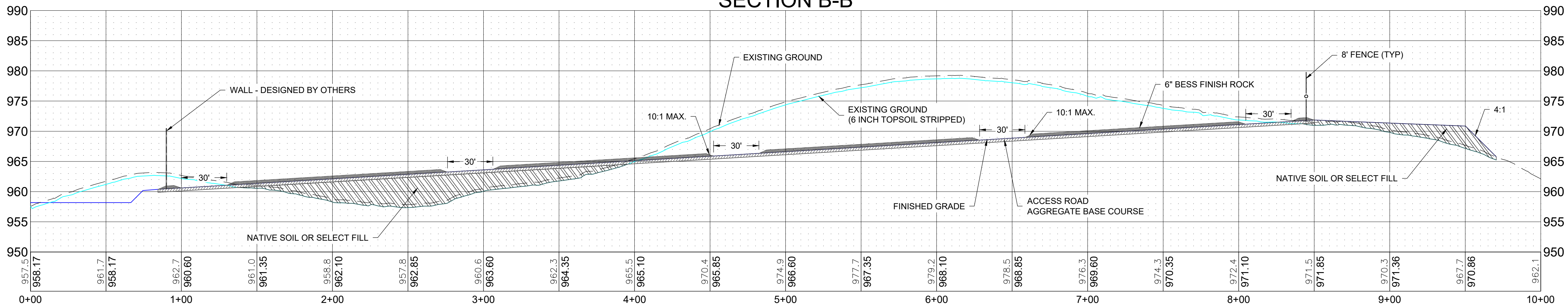
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DRAWING NUMBER: BNS-C-027
REVISION: 0A

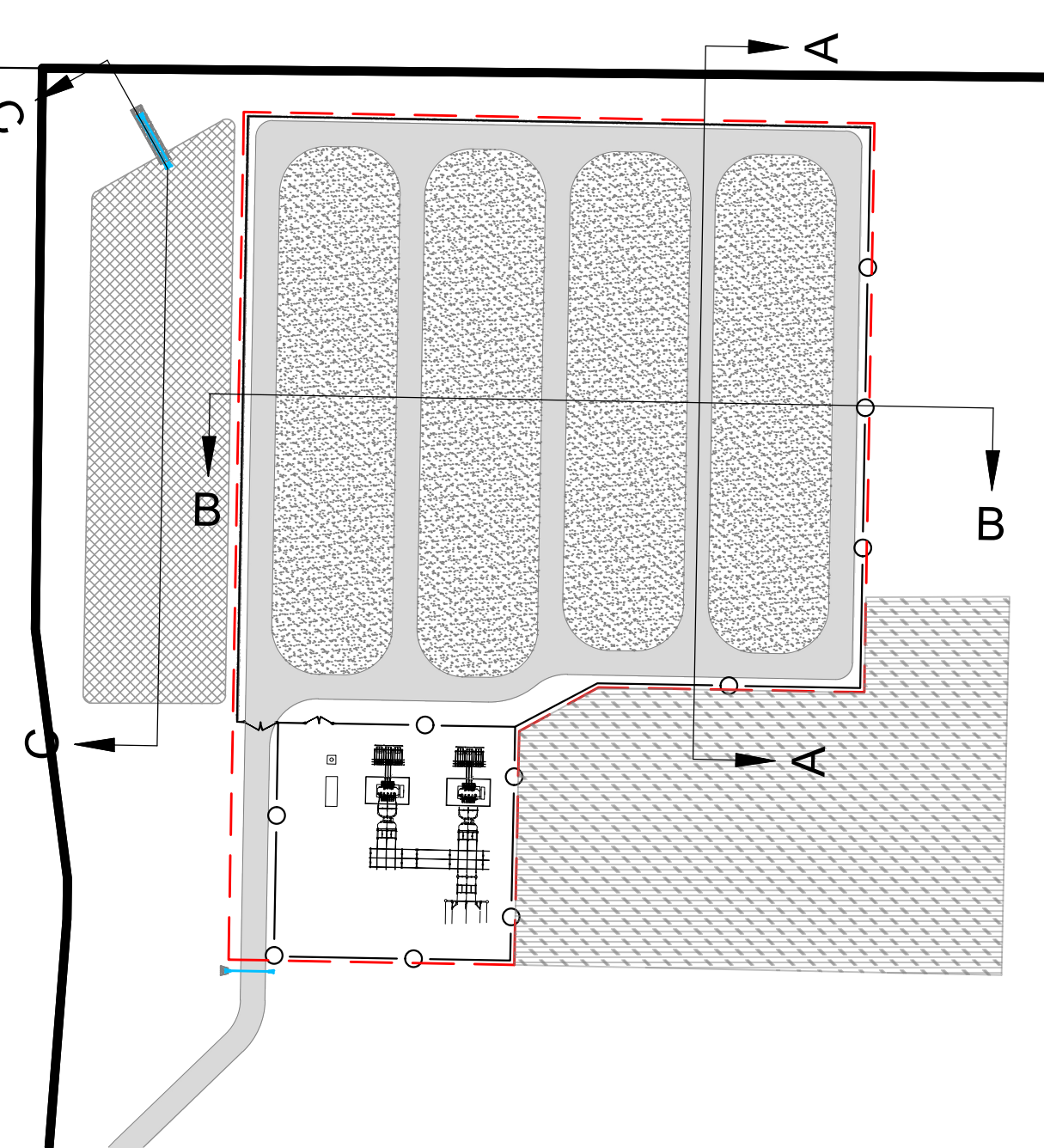
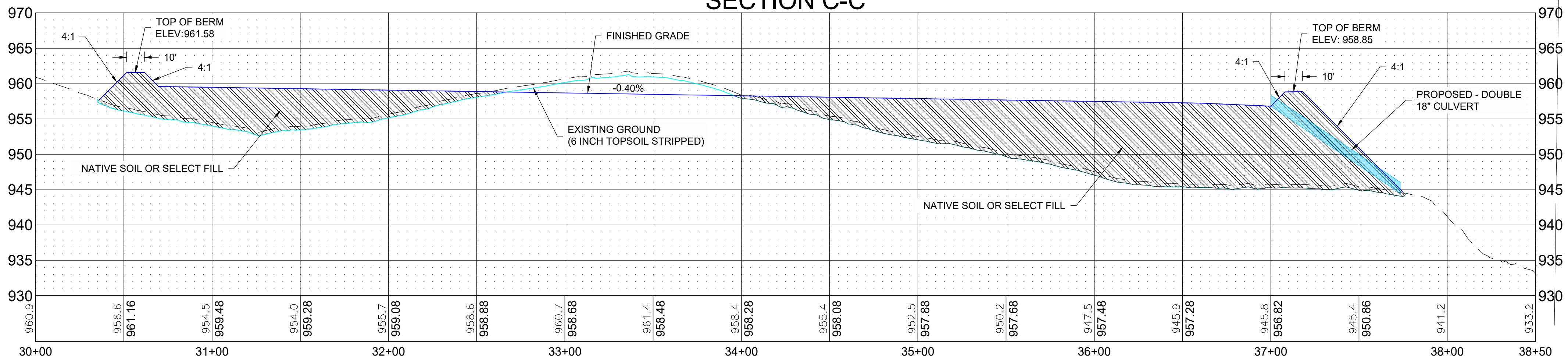
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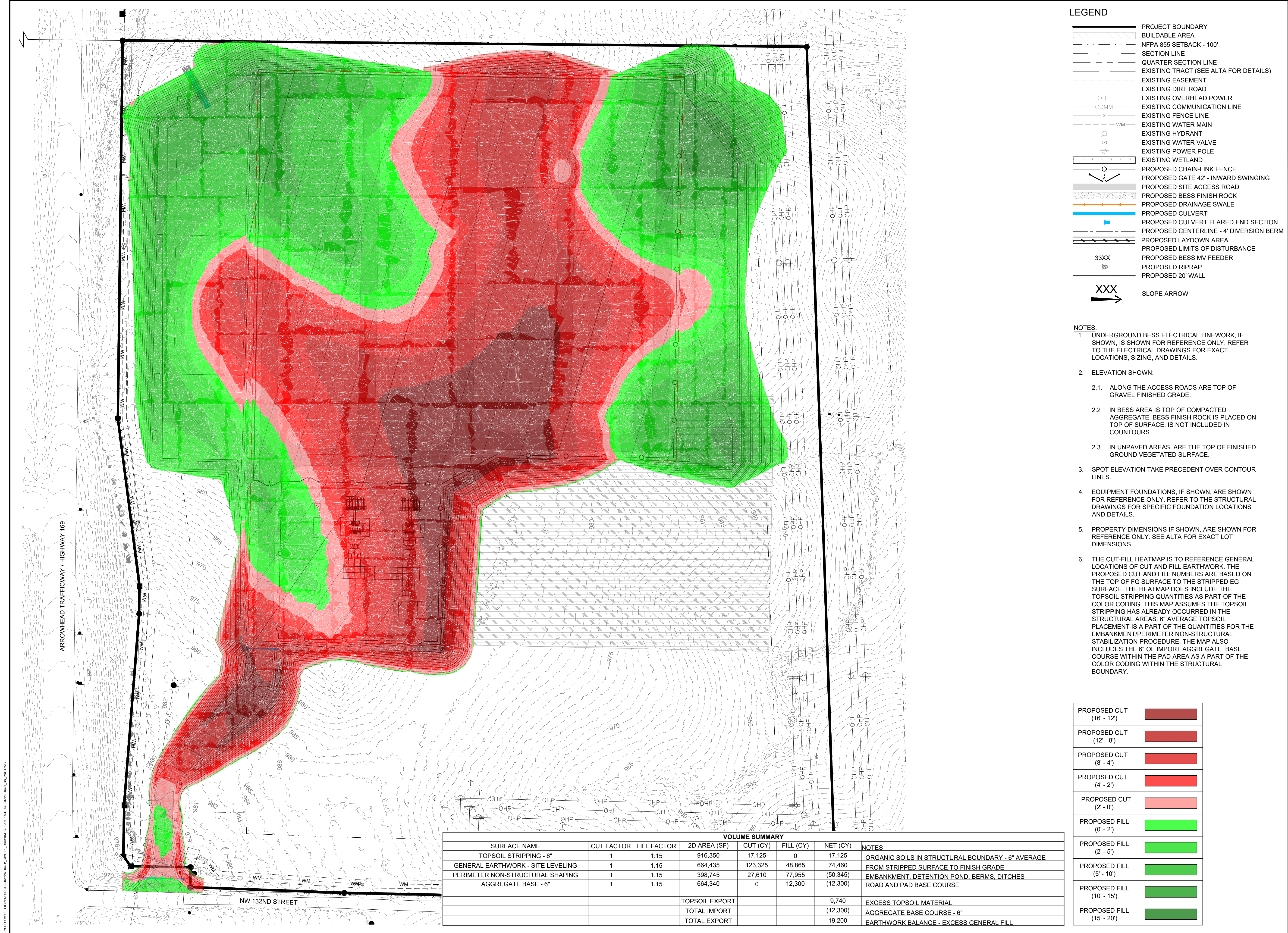


SECTION B-B



SECTION C-C





NASHUA BESS

CLAY COUNTY, MISSOURI

REV.	DATE	DESCRIPTION	BY
0A	05/14/2026	CUP SUBMITTAL	BMB

NASHUA ENERGY STORAGE, LLC.

0 40 80 120

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HORIZONTAL DATUM:
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WEST ZONE, US FOOT
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FARGO, ND 58104
PHONE: (701) 280-8500
ULTEIG.COM

PROJECT NUMBER: 26.00421
DESIGN BY: R. PETERSON
DRAWN BY: J. JOHNSON
APPROVED BY: B. BUCHOLZ

CUT-FILL HEAT MAP

DRAWING NUMBER:
BNS-C-028

REVISION:
0A



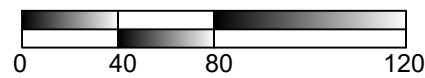
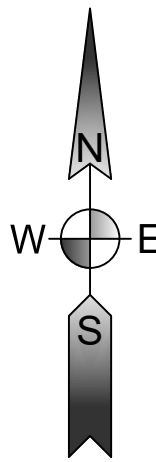
- LEGEND**
- PROJECT BOUNDARY
 - BUILDABLE AREA
 - NFPA 885 SETBACK - 100'
 - SECTION LINE
 - QUARTER SECTION LINE
 - EXISTING TRACT (SEE ALTA FOR DETAILS)
 - EXISTING EASEMENT
 - EXISTING DIRT ROAD
 - EXISTING OVERHEAD POWER
 - EXISTING COMMUNICATION LINE
 - EXISTING FENCE LINE
 - EXISTING WATER MAIN
 - EXISTING HYDRANT
 - EXISTING WATER VALVE
 - EXISTING POWER POLE
 - EXISTING WETLAND
 - PROPOSED CHAIN-LINK FENCE
 - PROPOSED GATE 42' - SWINGING
 - PROPOSED 20' WALL
 - PROPOSED SITE ACCESS ROAD
 - PROPOSED BESS FINISH ROCK
 - PROPOSED DRAINAGE SWALE
 - PROPOSED CULVERT
 - PROPOSED DIVERSION BERM
 - PROPOSED LAYDOWN YARD
 - FUTURE AUGMENTATION AREA
 - PROPOSED SILT FENCE
 - PROPOSED SEEDING
 - PROPOSED EROSION CONTROL BLANKET WITH SEEDING
 - PROPOSED LIMITS OF GRADING
 - PROPOSED LIMITS OF DISTURBANCE
 - EXISTING MAJOR CONTOUR
 - EXISTING MINOR CONTOUR
 - PROPOSED MAJOR CONTOUR
 - PROPOSED MINOR CONTOUR
 - DIRECTION OF FLOW
 - VEHICLE TRACKING PAD
 - CONCRETE WASHOUT
 - RIPRAP
 - FIBER ROLL TRIPLE STACK

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CLAY COUNTY, MISSOURI

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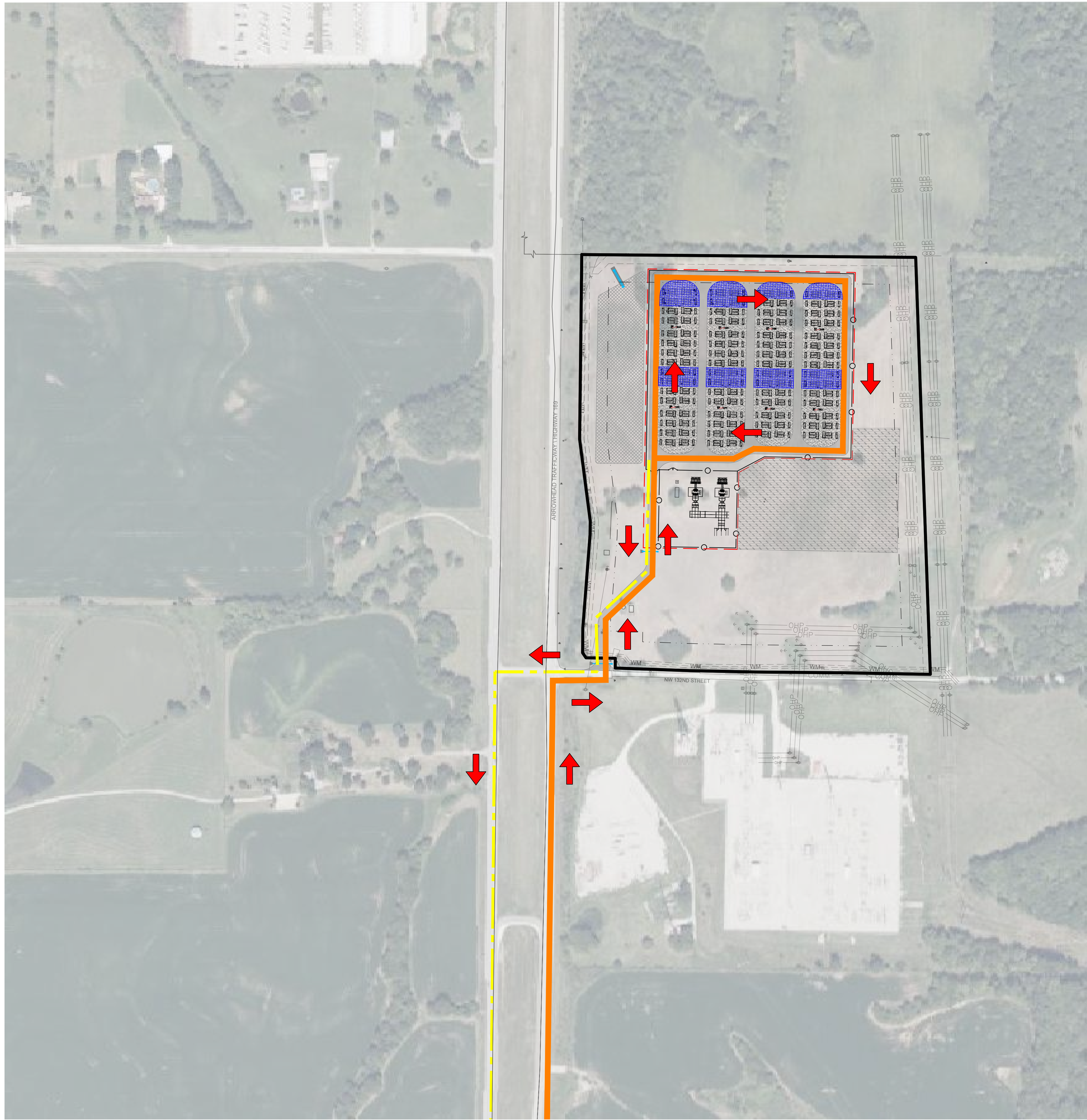
PROJECT NUMBER: 26.00421
DESIGN BY: R. PETERSON
DRAWN BY: J. JOHNSON
APPROVED BY: B. BUCHOLZ

EROSION CONTROL
PLAN

DRAWING NUMBER:
BNS-C-029

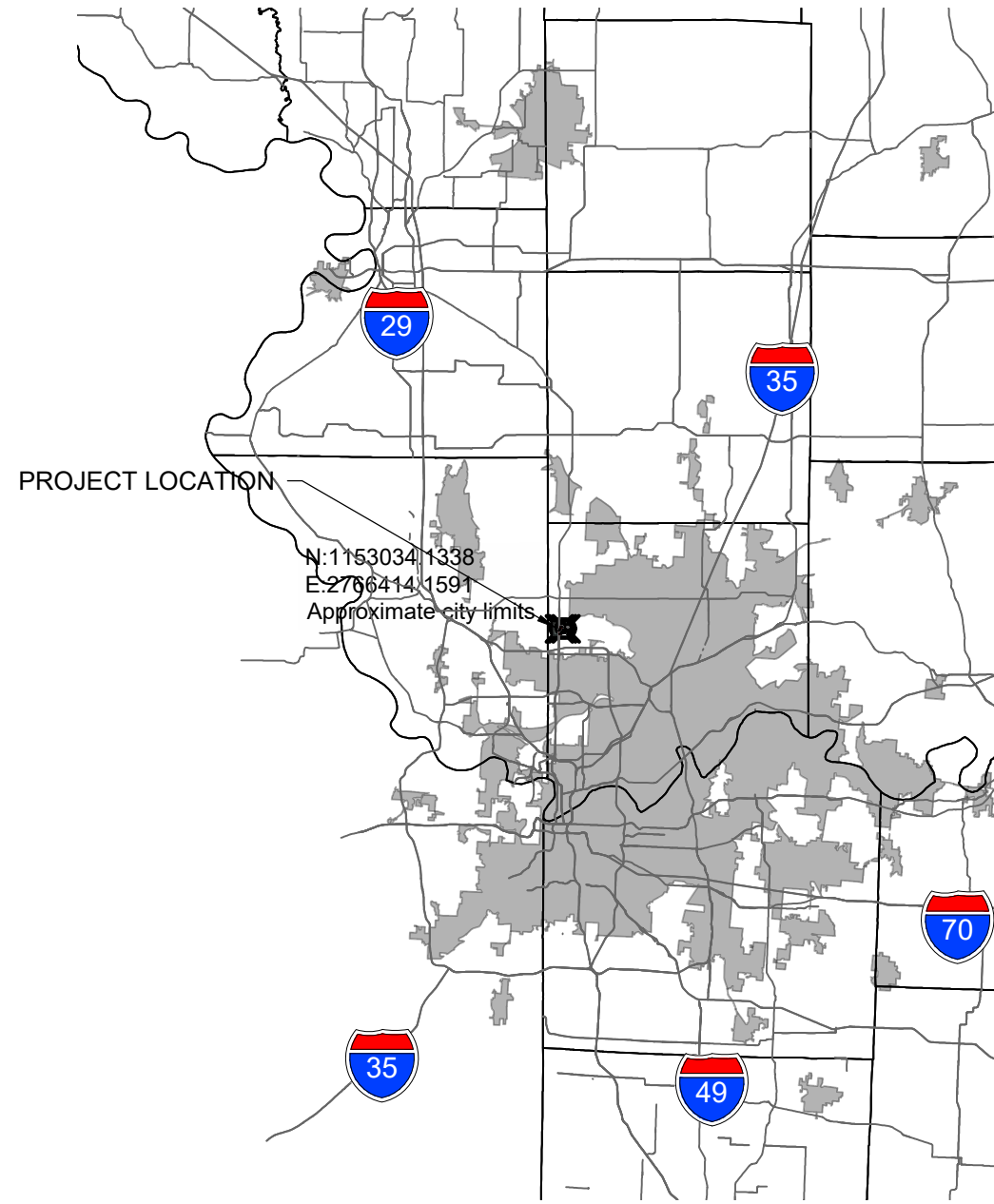
REVISION:
0A

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LEGEND

- PROJECT BOUNDARY
- BUILDABLE AREA
- NFPA 885 SETBACK - 100'
- SECTION LINE
- QUARTER SECTION LINE
- EXISTING TRACT (SEE ALTA FOR DETAILS)
- EXISTING EASEMENT
- EXISTING DIRT ROAD
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- COMM
- x
- WM
- EXISTING OVERHEAD POWER
- EXISTING COMMUNICATION LINE
- EXISTING FENCE LINE
- EXISTING WATER MAIN
- EXISTING HYDRANT
- EXISTING WATER VALVE
- EXISTING POWER POLE
- EXISTING WETLAND
- PROPOSED CHAIN-LINK FENCE
- PROPOSED GATE 34' - SWINGING
- PROPOSED SITE ACCESS ROAD
- PROPOSED BESS YARD ROCK
- PROPOSED DRAINAGE SWALE
- PROPOSED CULVERT
- PROPOSED DIVERSION BERM
- 12B
- 25A
- 12B
- 25A
- PROPOSED BESS MV FEEDER
- PROPOSED BESS AUX FEEDER
- PROPOSED LAYDOWN AREA
- FUTURE AUGMENTATION AREA
- PROPOSED STOCKPILE AREA
- 50' WETLAND BUFFER
- PROPOSED 20' WALL
- DEPARTURE ACCESS ROUTE
- ARRIVAL ACCESS ROUTE

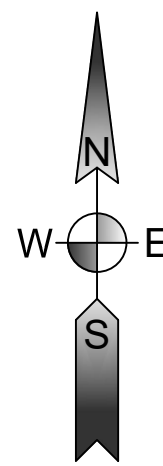


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CLAY COUNTY, MISSOURI

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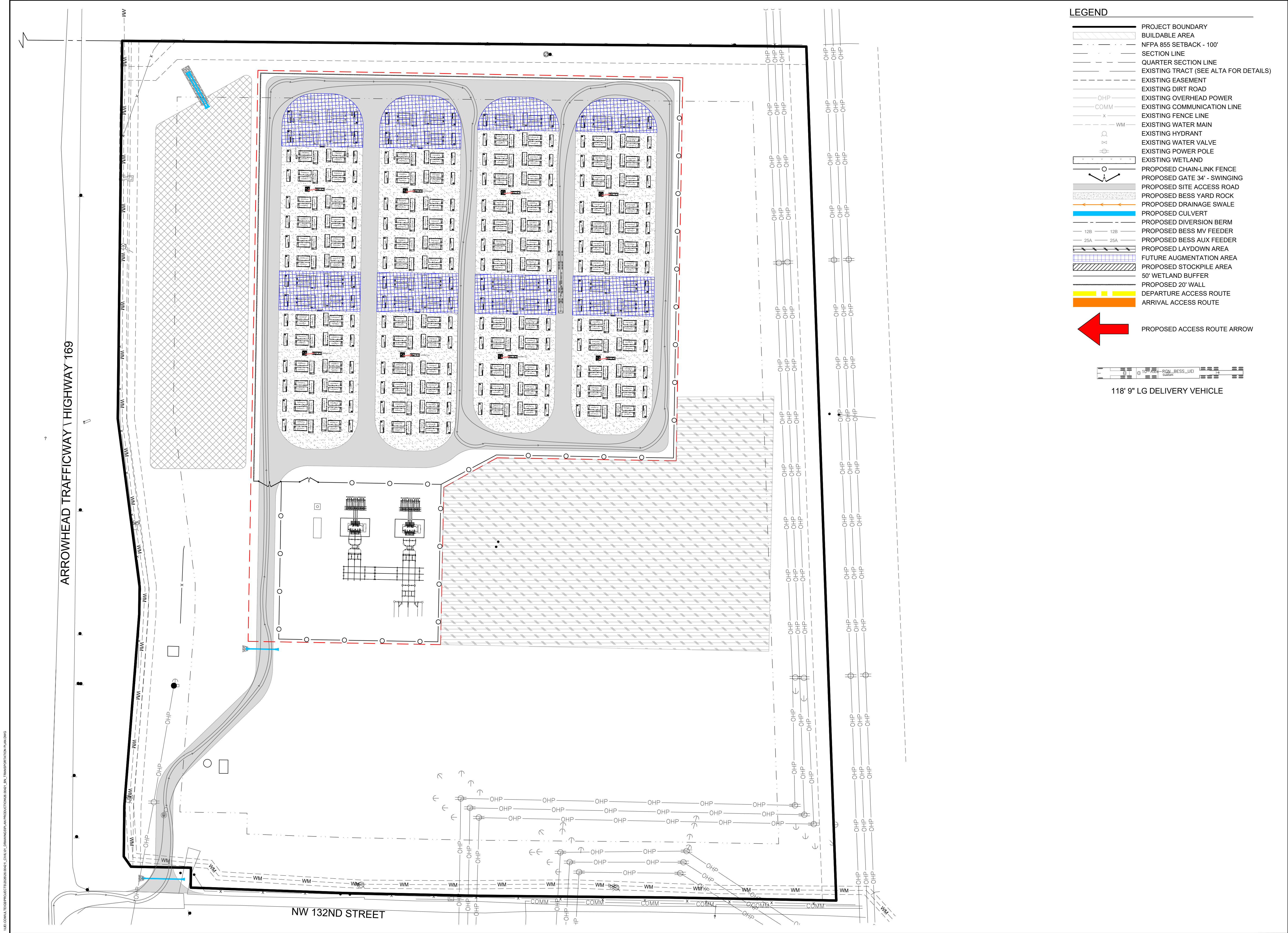
3350 38TH AVE S
FARGO, ND 58104
PHONE: (701) 280-8500
ULTEIG.COM

PROJECT NUMBER: 26.00421
DESIGN BY: R. PETERSON
DRAWN BY: J. JOHNSON
APPROVED BY: B. BUCHOLZ

TRANSPORTATION PLAN

DRAWING NUMBER:
BNS-C-030

REVISION:
0A



- LEGEND**
- PROJECT BOUNDARY
 - BUILDABLE AREA
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 - SECTION LINE
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 - PROPOSED DIVERSION BERM
 - PROPOSED BESS MV FEEDER
 - PROPOSED BESS AUX FEEDER
 - PROPOSED LAYDOWN AREA
 - FUTURE AUGMENTATION AREA
 - PROPOSED STOCKPILE AREA
 - 50' WETLAND BUFFER
 - PROPOSED 20' WALL
 - DEPARTURE ACCESS ROUTE
 - ARRIVAL ACCESS ROUTE
 - PROPOSED ACCESS ROUTE ARROW

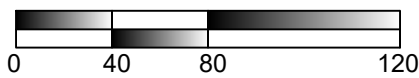
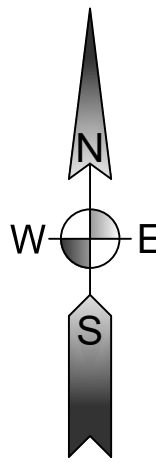
118' 9" LG DELIVERY VEHICLE

NASHUA BESS

CLAY COUNTY, MISSOURI

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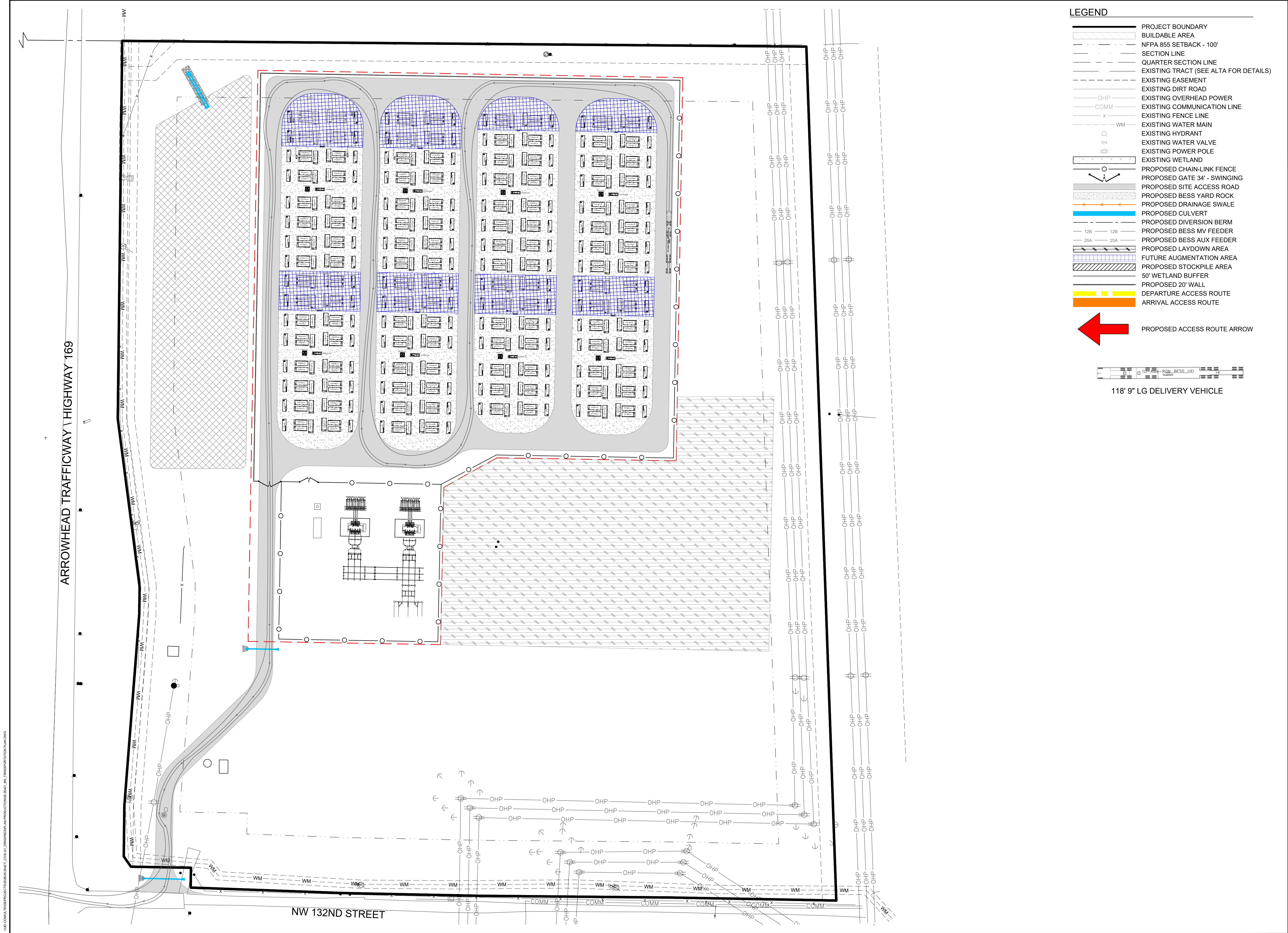
3350 38TH AVE S
FARGO, ND 58104
PHONE: (701) 280-8500
ULTEIG.COM

PROJECT NUMBER: 26.00421
DESIGN BY: R. PETERSON
DRAWN BY: J. JOHNSON
APPROVED BY: B. BUCHOLZ

AUTOTURN ANALYSIS 01

DRAWING NUMBER:
BNS-C-031

REVISION:
0A



- LEGEND**
- PROJECT BOUNDARY
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 - 50' WETLAND BUFFER
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 - DEPARTURE ACCESS ROUTE
 - ARRIVAL ACCESS ROUTE
 - PROPOSED ACCESS ROUTE ARROW



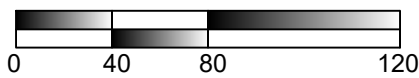
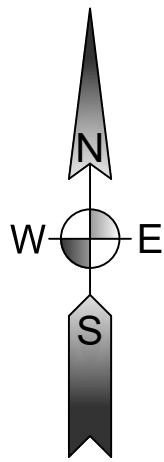
118' 9" LG DELIVERY VEHICLE

NASHUA BESS

CLAY COUNTY, MISSOURI

REV.	DATE	DESCRIPTION	BY
0A	05/14/2026	CUP SUBMITTAL	BMB

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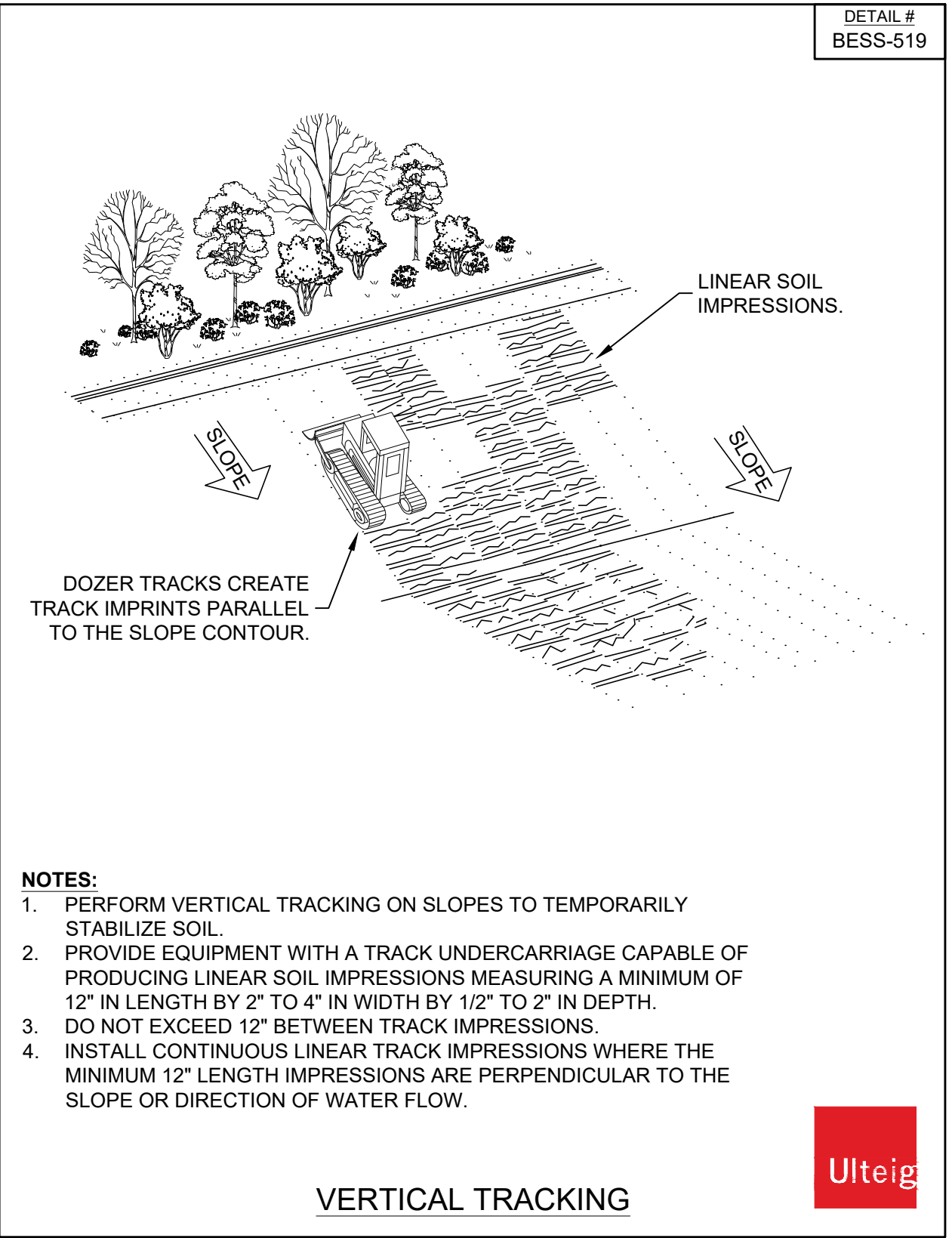
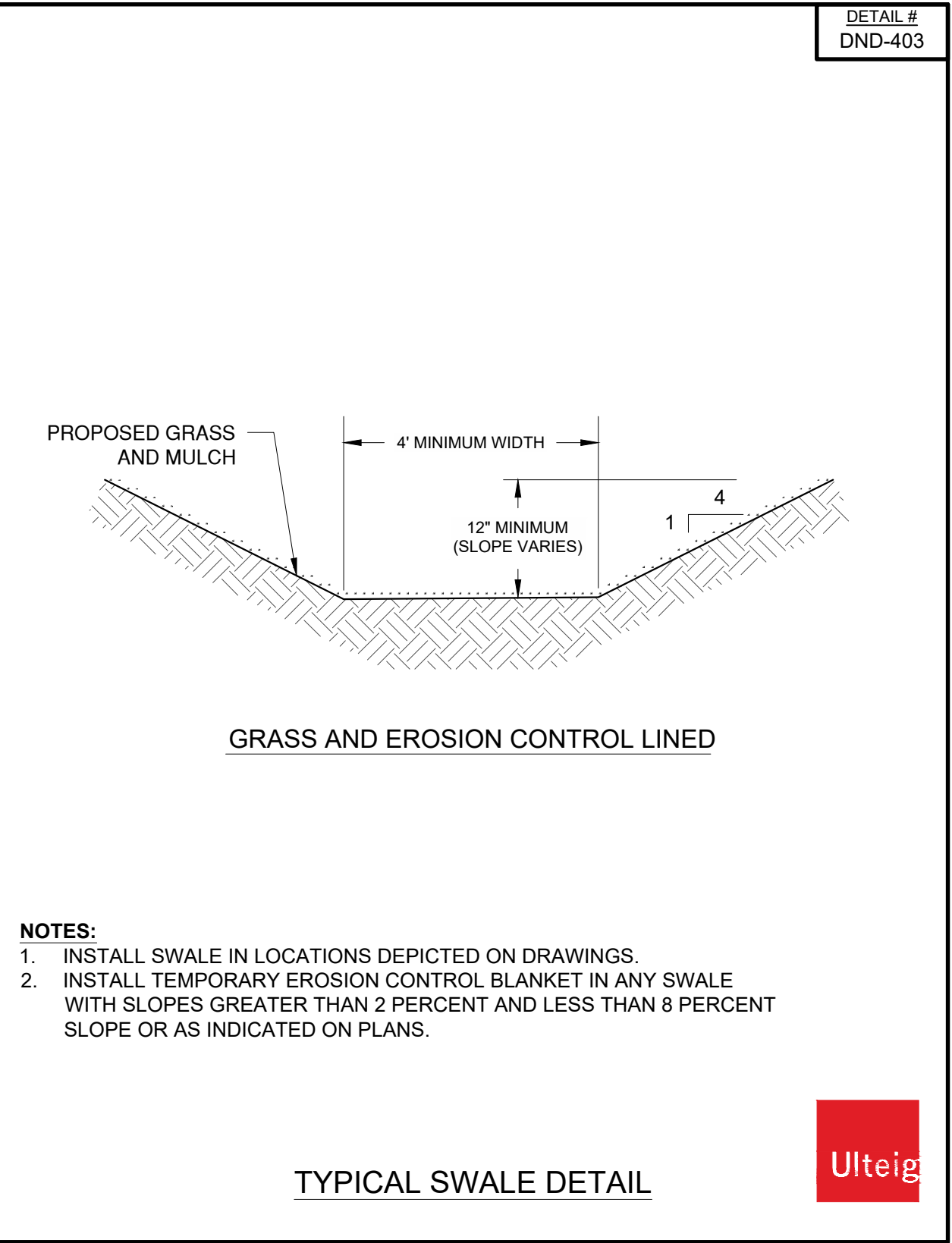
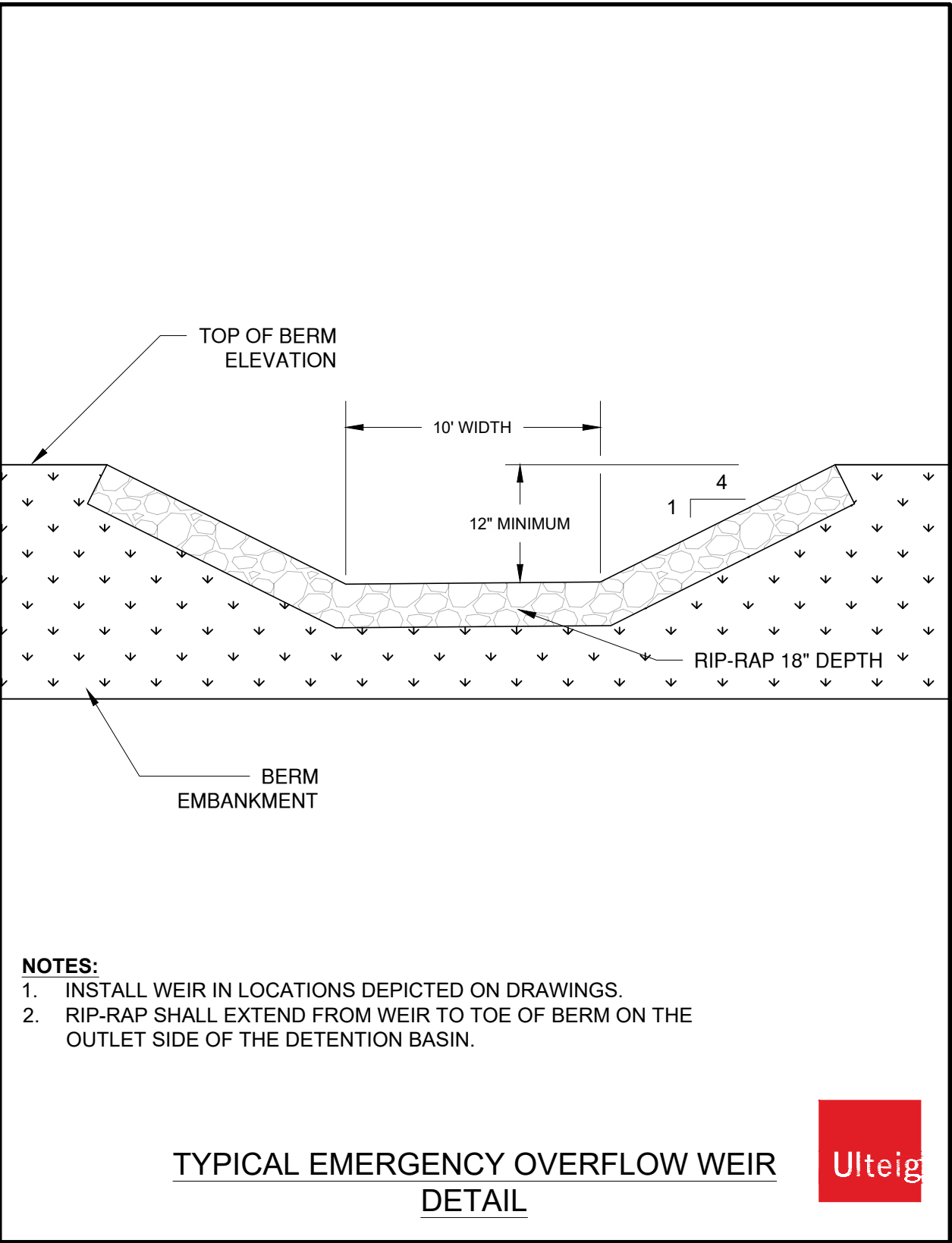
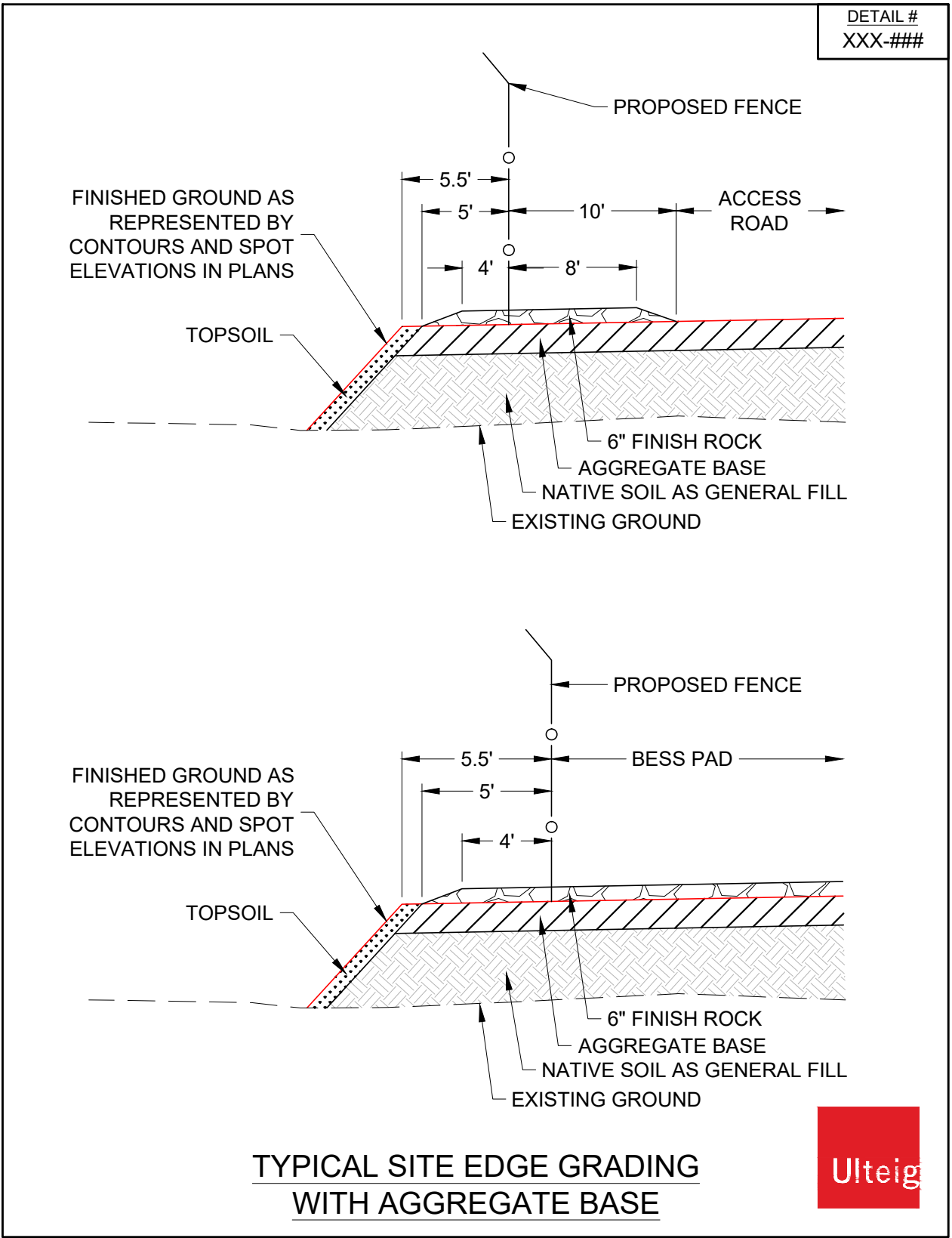
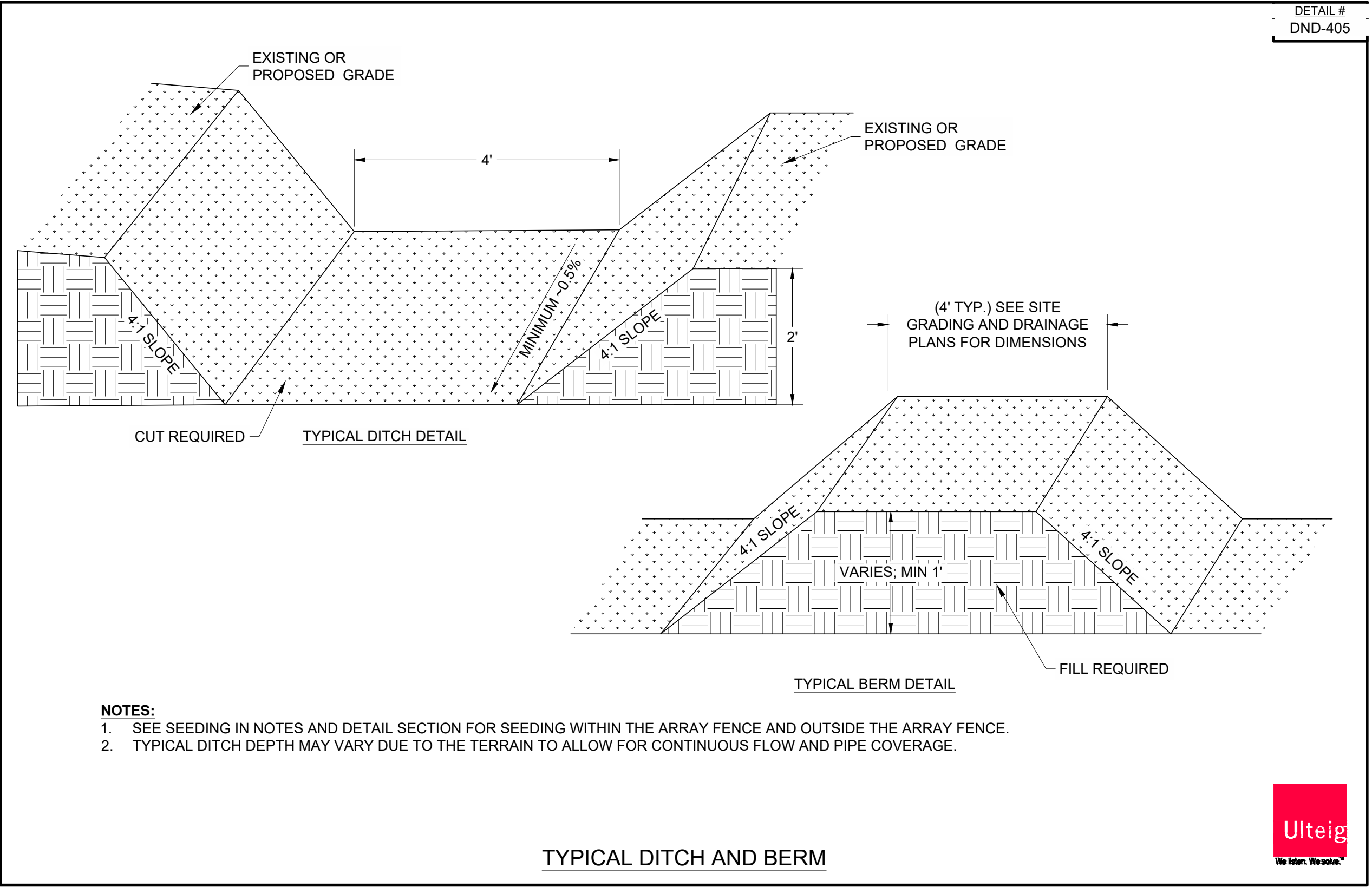
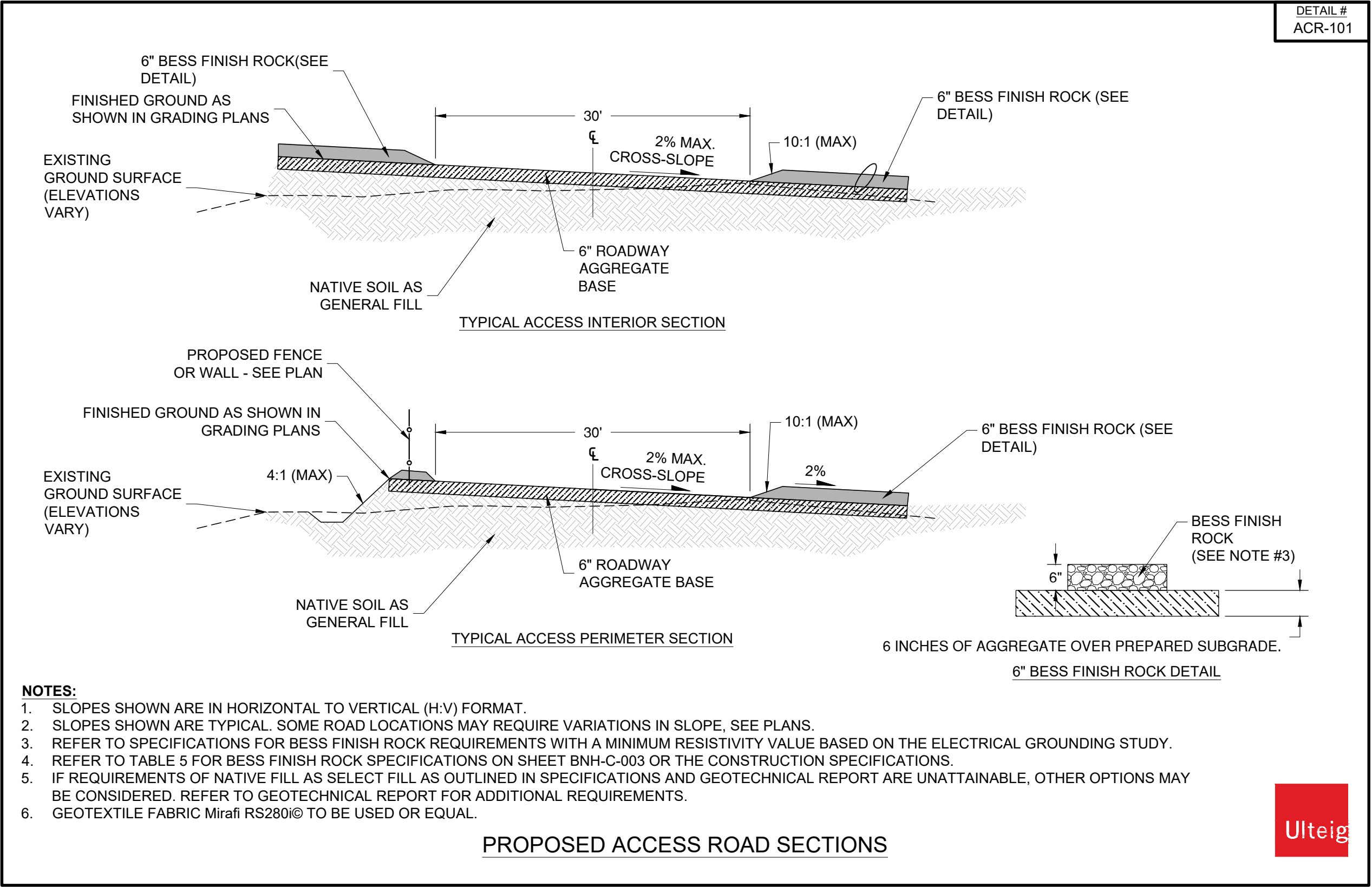
PROJECT NUMBER: 26.00421
DESIGN BY: R. PETERSON
DRAWN BY: J. JOHNSON
APPROVED BY: B. BUCHOLZ

AUTOTURN
ANALYSIS 02

DRAWING NUMBER:
BNS-C-032

REVISION:
0A

REV.	DATE	DESCRIPTION	BY
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VERTICAL DATUM:
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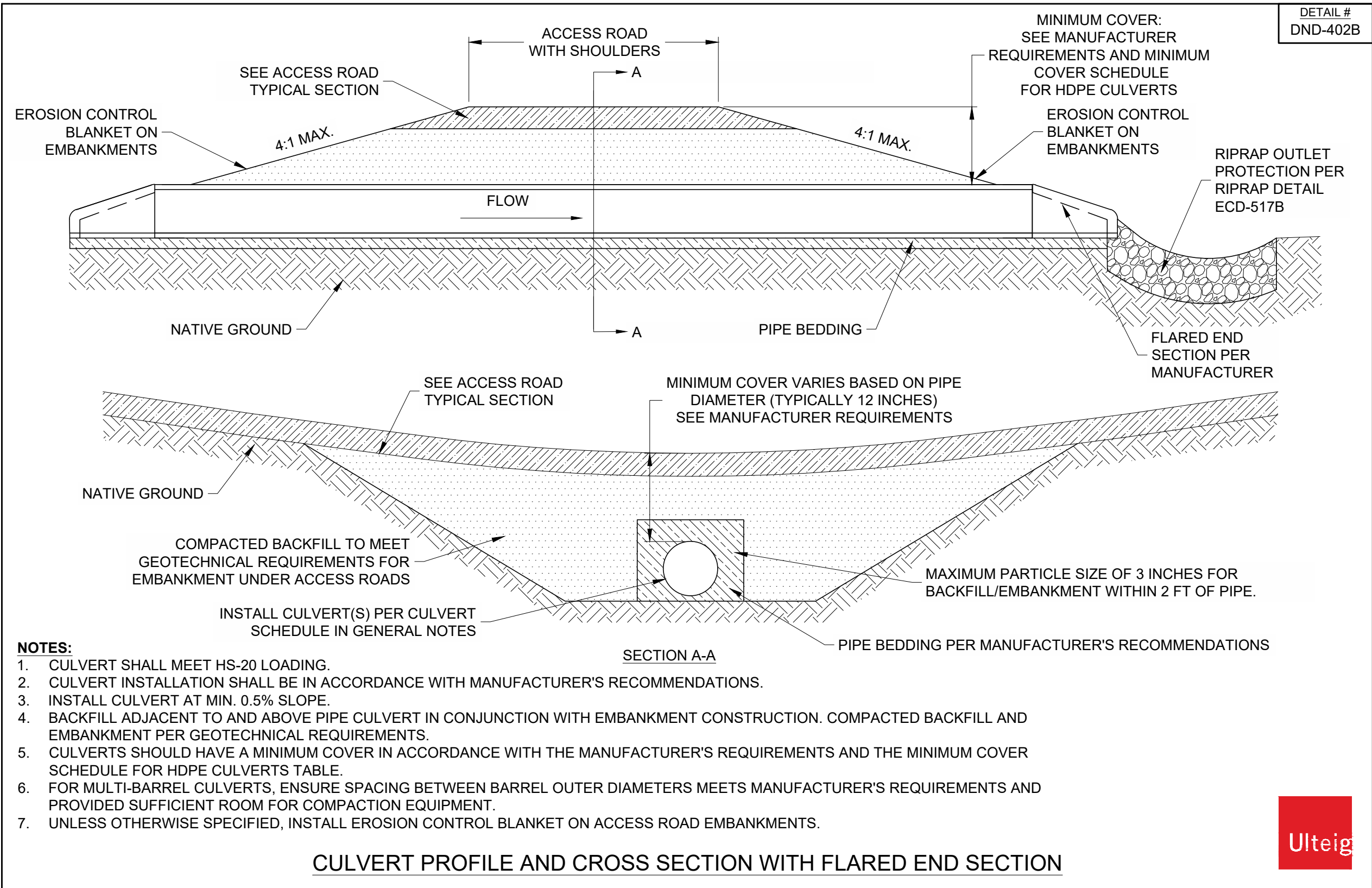
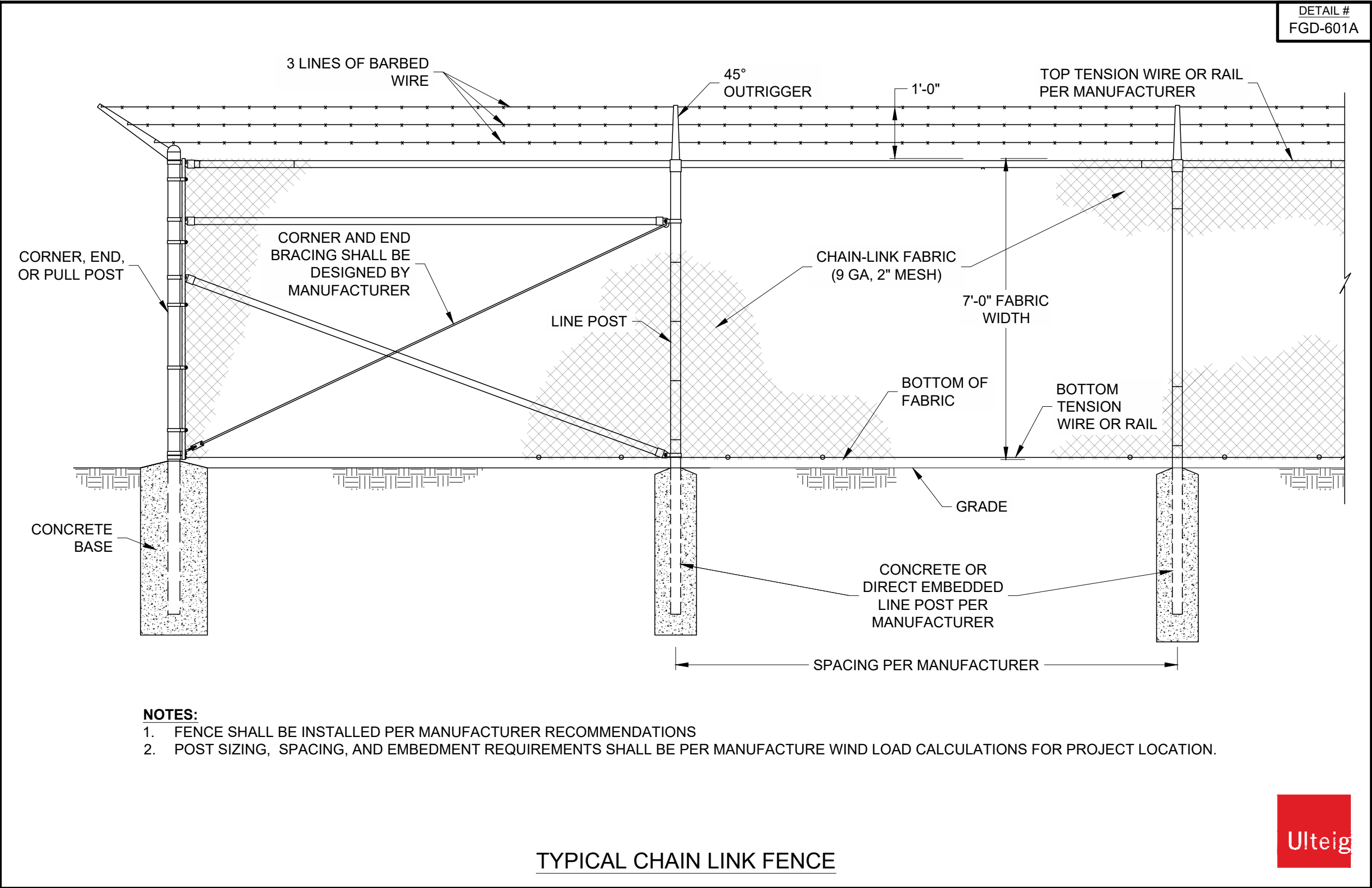
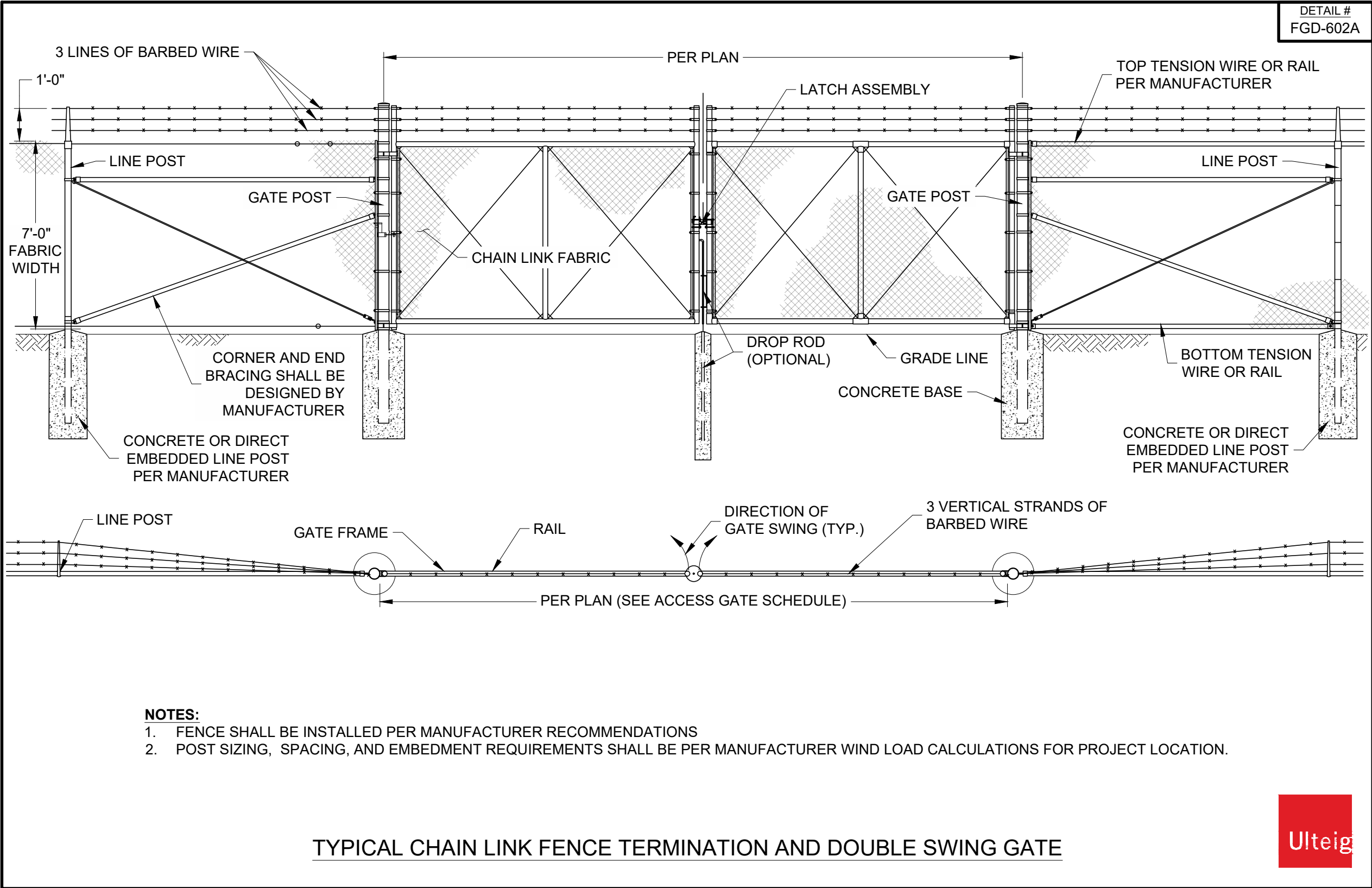
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PHONE: (701) 280-8500
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PROJECT NUMBER: 26.00421
DESIGN BY: R. PETERSON
DRAWN BY: J. JOHNSON
APPROVED BY: B. BUCHOLZ

CONSTRUCTION
DETAILS 01

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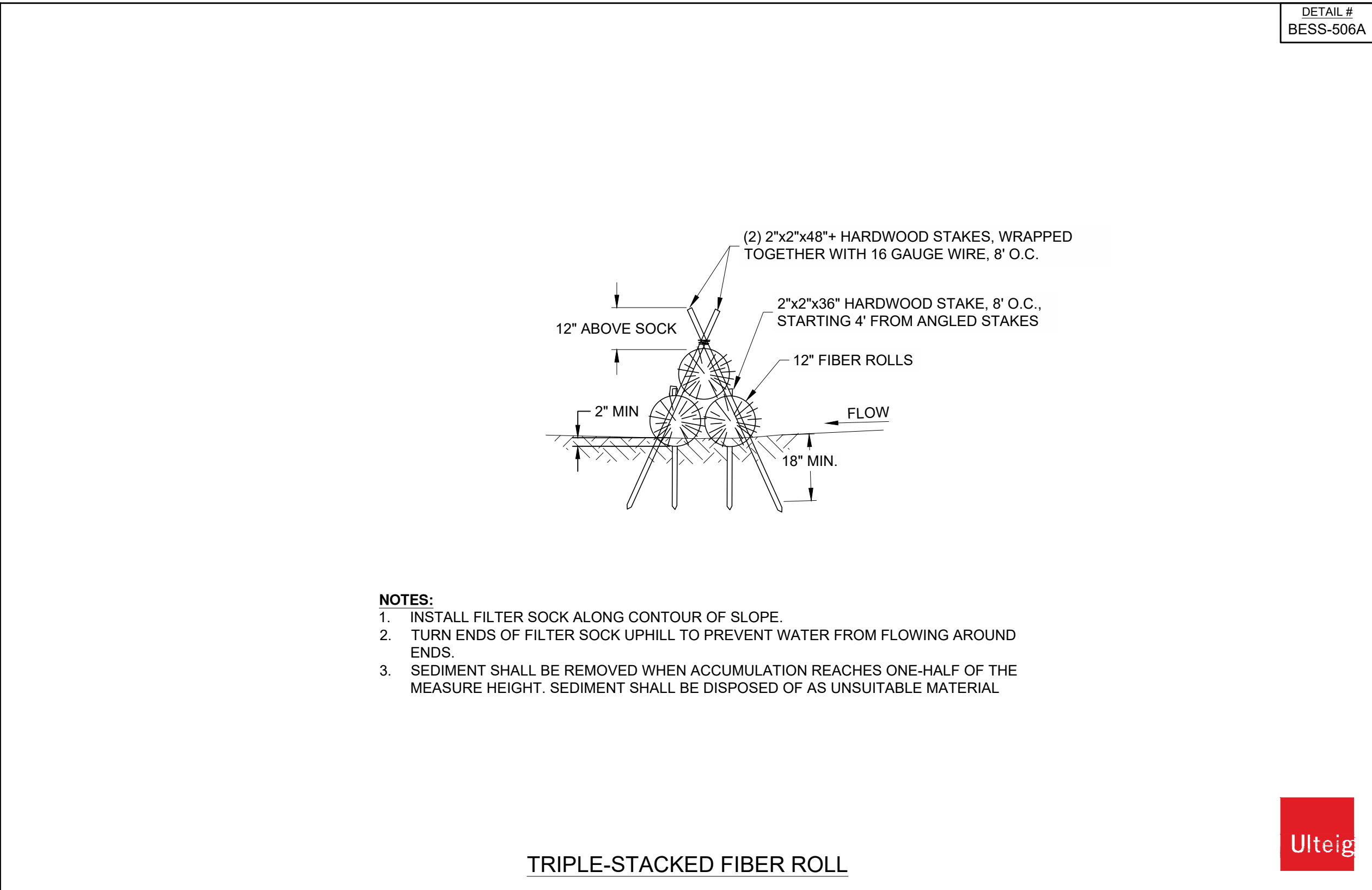
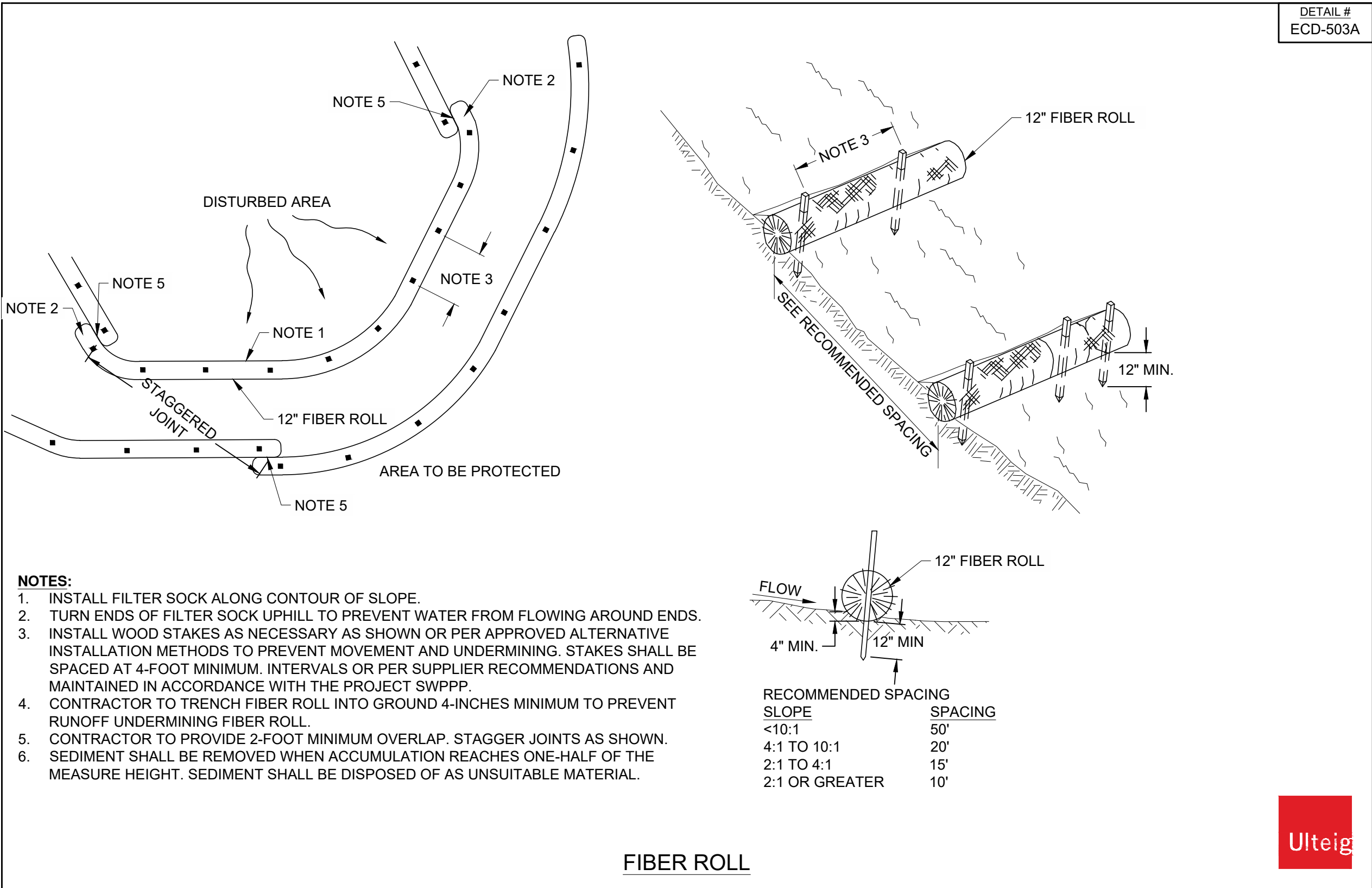
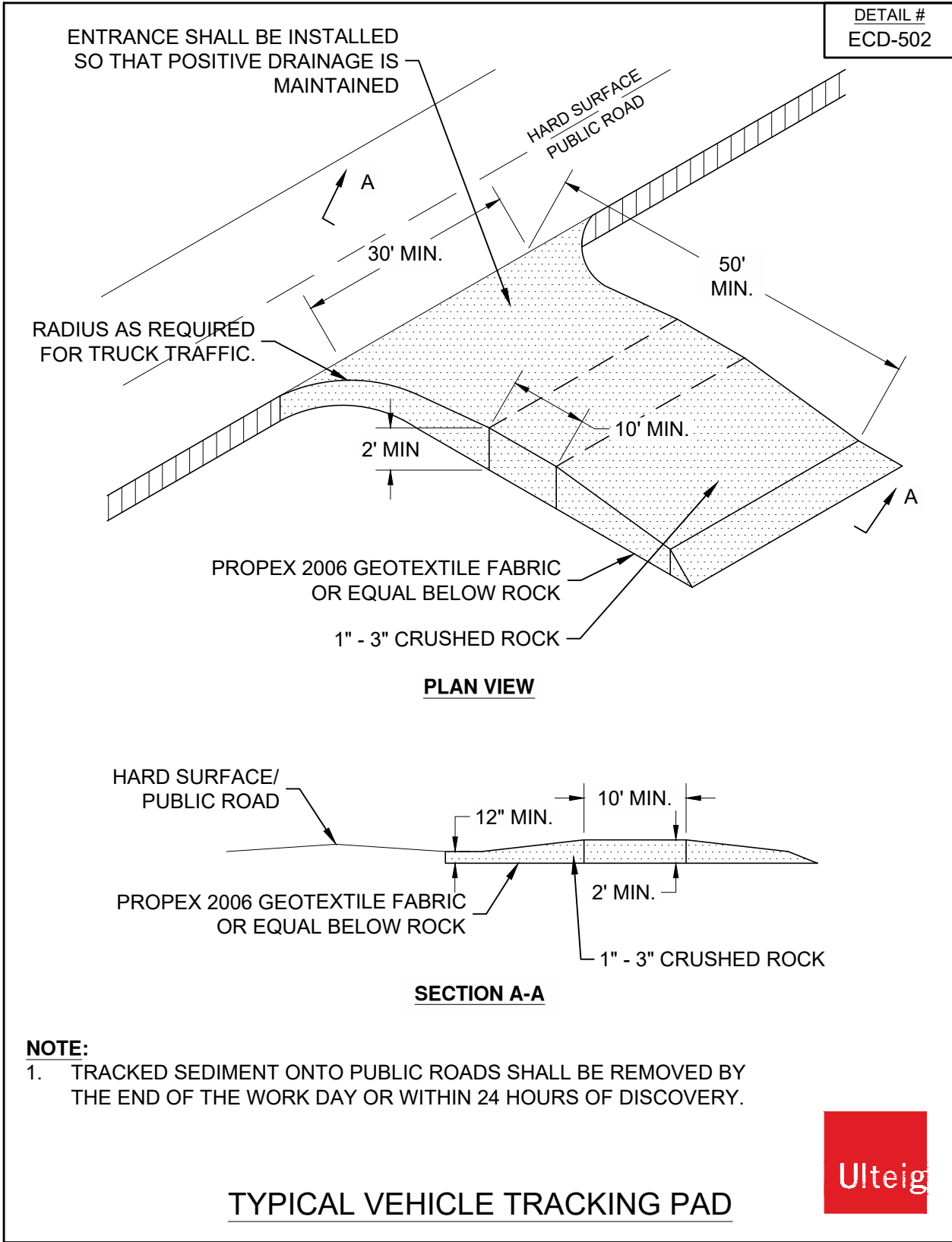
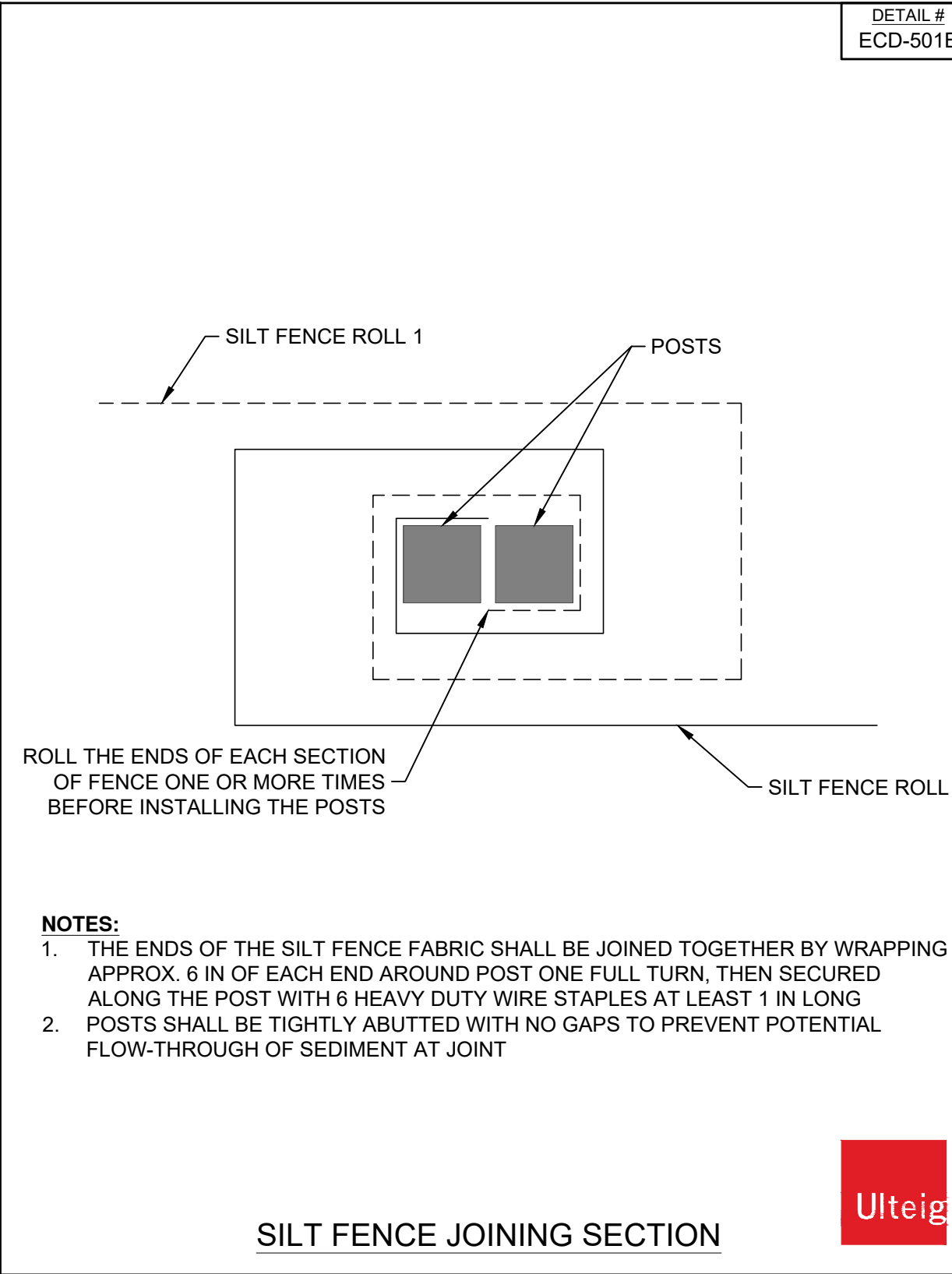
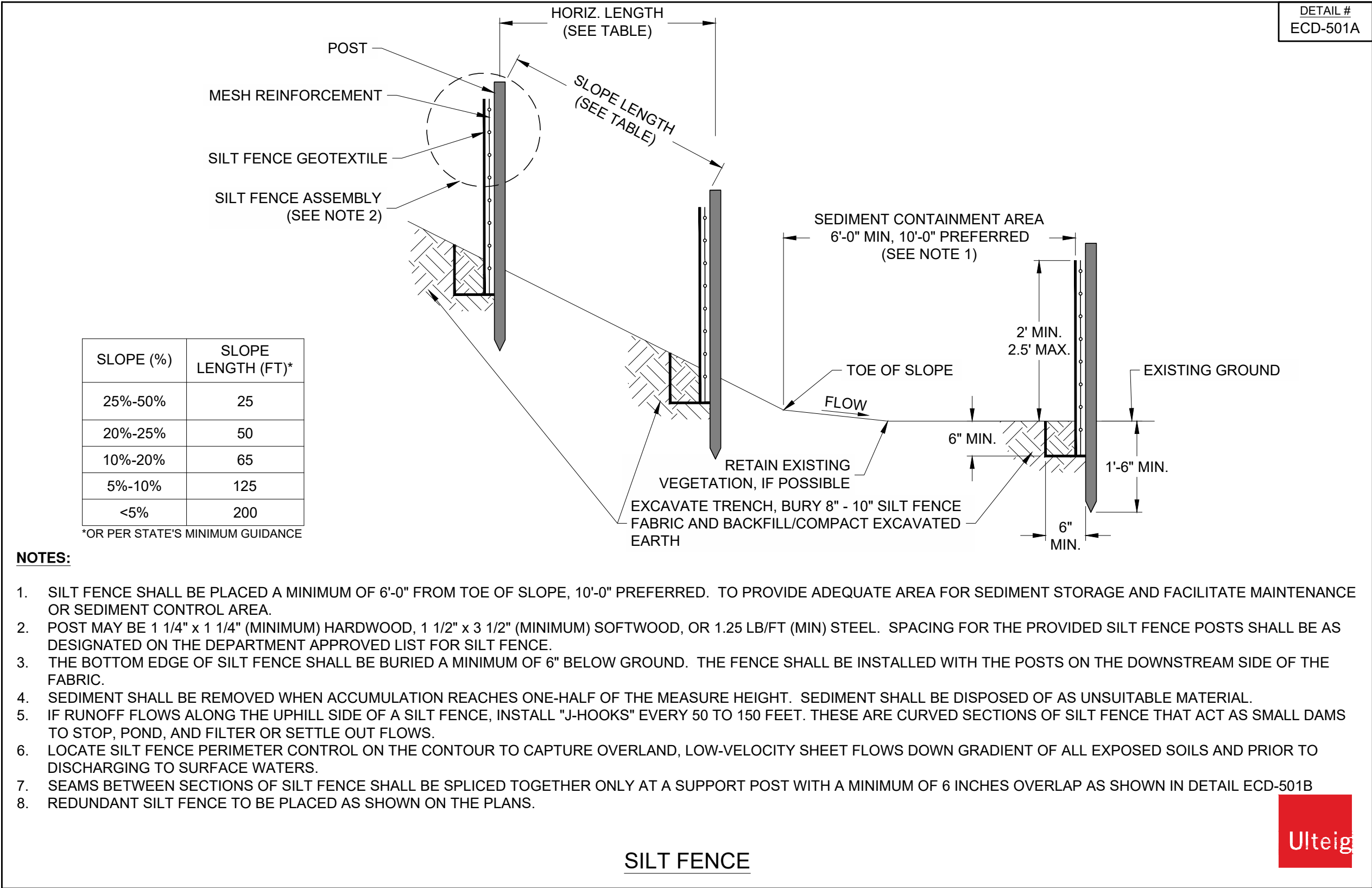
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FARGO, ND 58104
PHONE: (701) 280-8500
ULTEIG.COM

PROJECT NUMBER: 26.00421
DESIGN BY: R. PETERSON
DRAWN BY: J. JOHNSON
APPROVED BY: B. BUCHOLZ

CONSTRUCTION
DETAILS 02

THE ORIGINAL DESIGN PROJECT SUBMITTAL DATE: 05/14/2026, DRAWING NUMBER: BNS-C-035, PROJECT NUMBER: 26.00421, DESIGN BY: R. PETERSON, DRAWN BY: J. JOHNSON, APPROVED BY: B. BUCHOLZ



NASHUA BESS

CLAY COUNTY, MISSOURI

REV.	DATE	DESCRIPTION	BY
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REV.	DATE	DESCRIPTION	BY

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HORIZONTAL DATUM:
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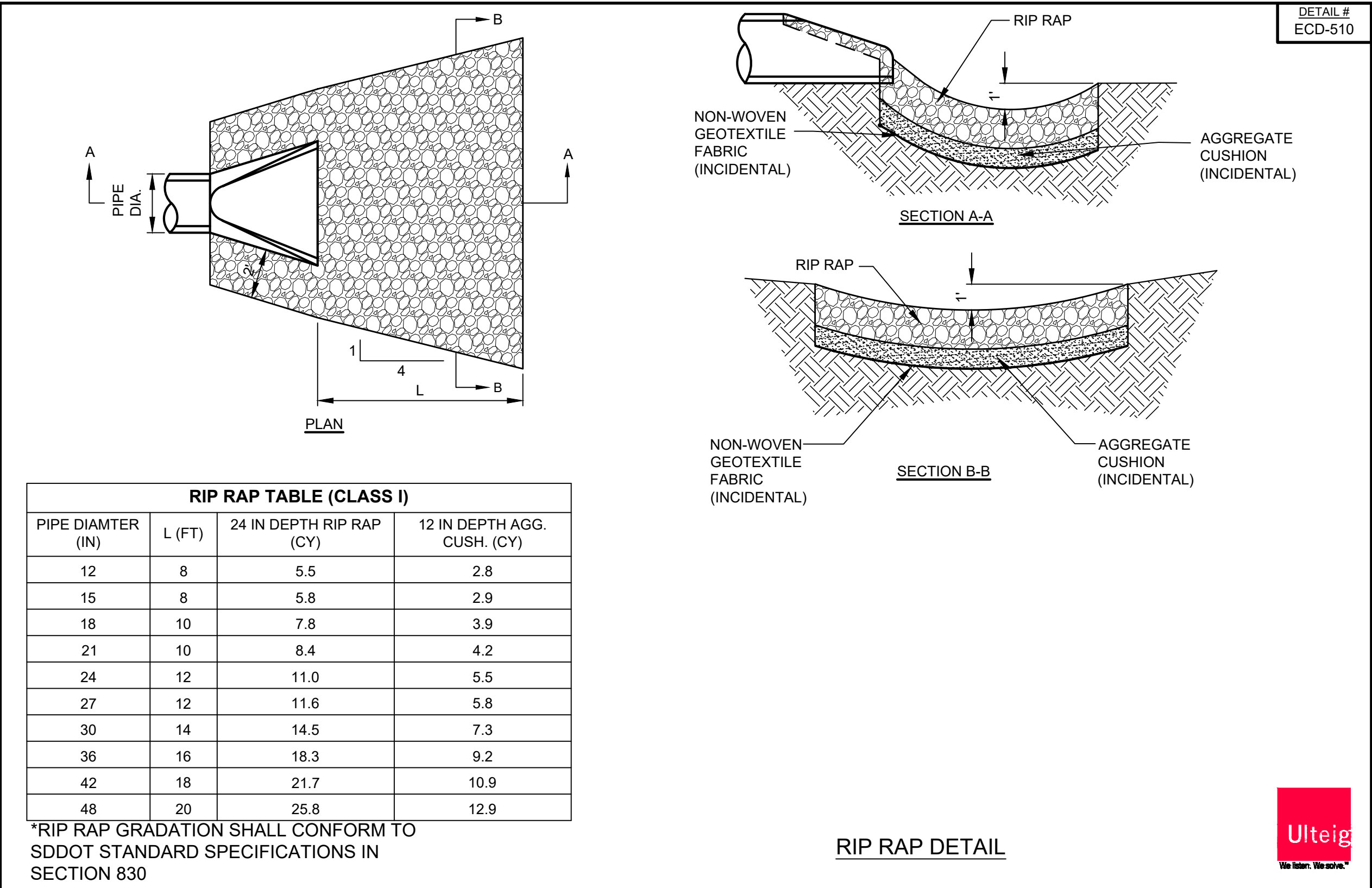
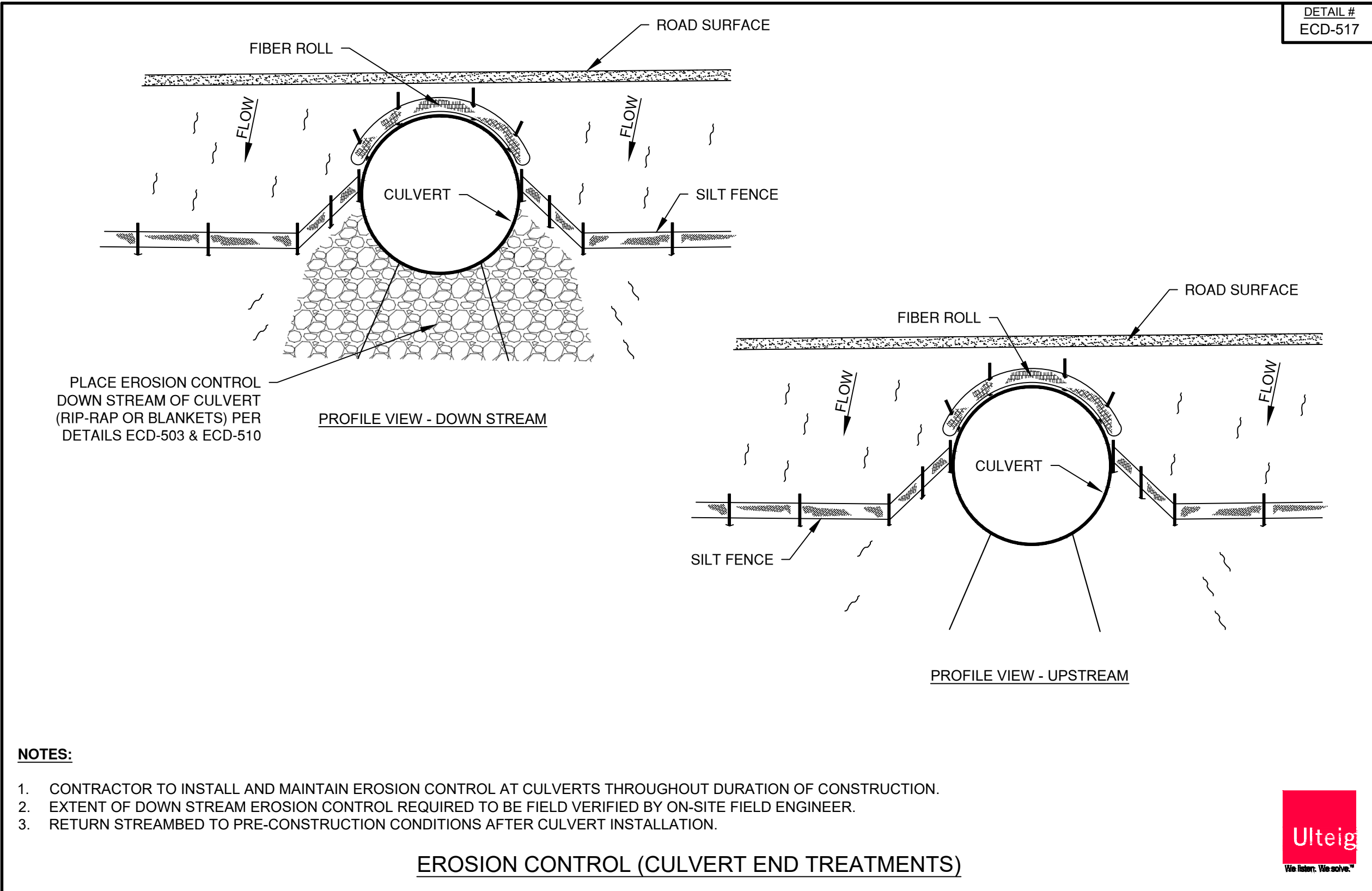
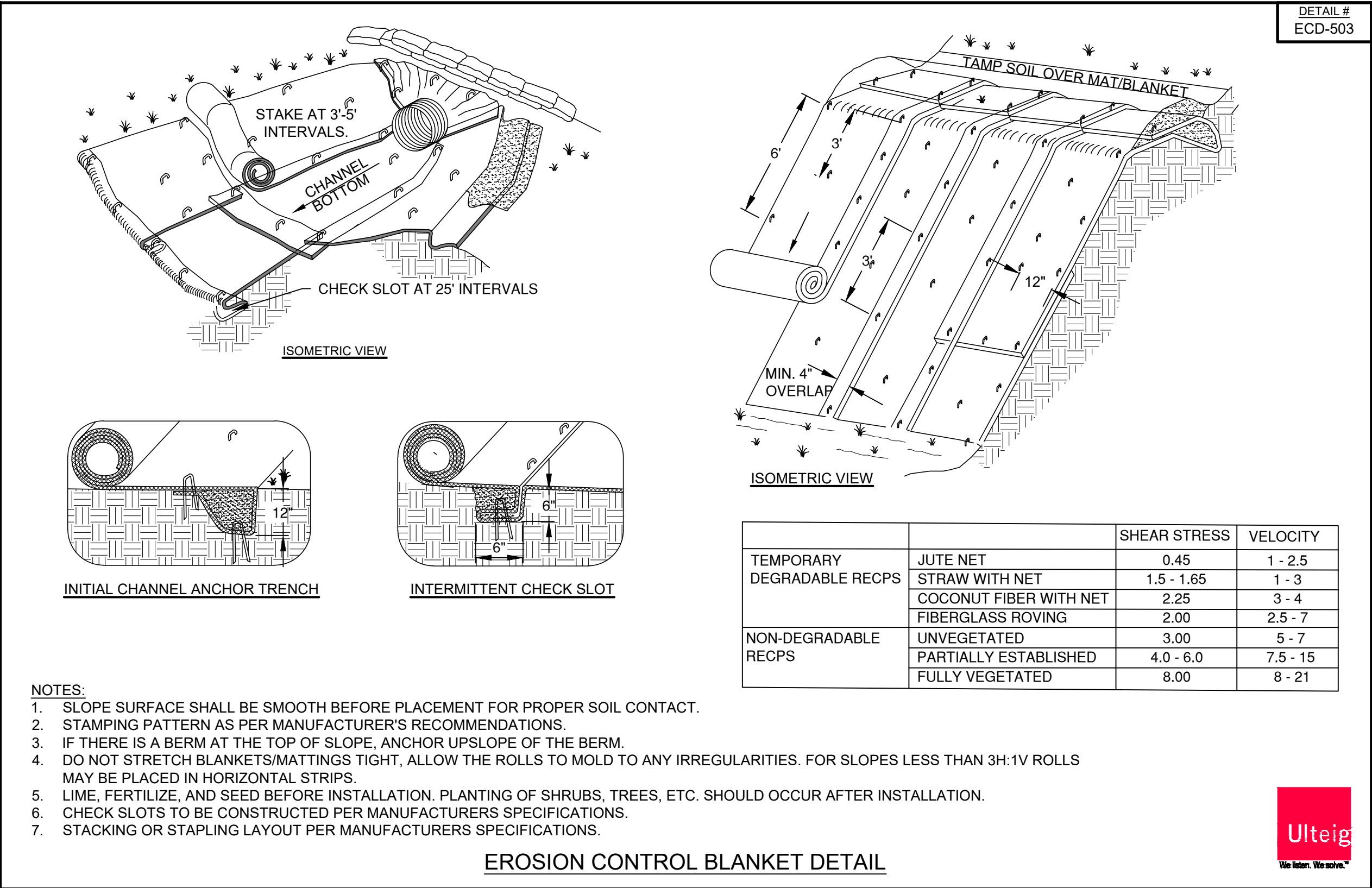
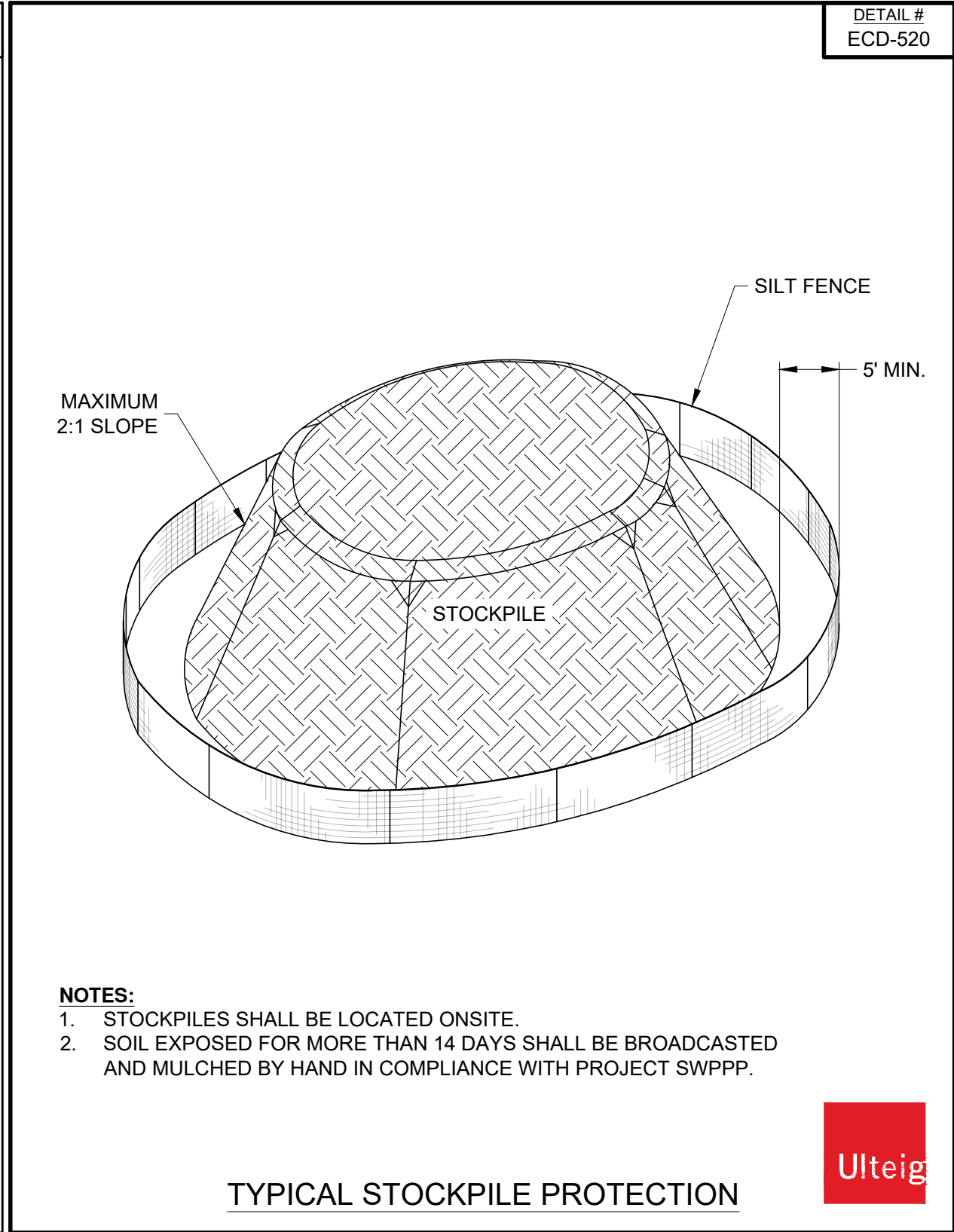
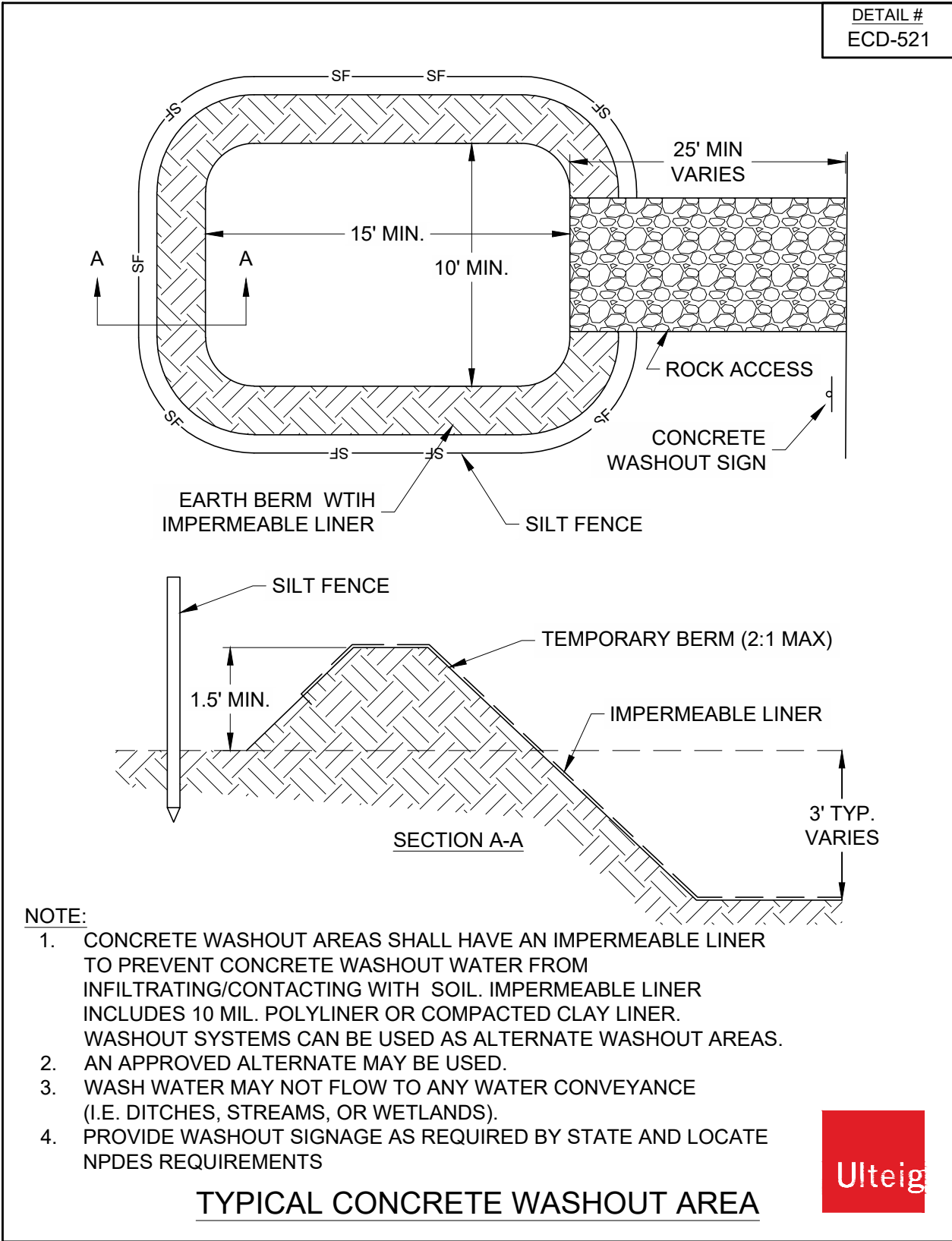
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PROJECT NUMBER: 26.00421
DESIGN BY: R. PETERSON
DRAWN BY: J. JOHNSON
APPROVED BY: B. BUCHOLZ

CONSTRUCTION
DETAILS 03

DRAWING NUMBER: BNS-C-035
REVISION: 0A

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PROJECT NUMBER: 26.00421
DESIGN BY: R. PETERSON
DRAWN BY: J. JOHNSON
APPROVED BY: B. BUCHOLZ

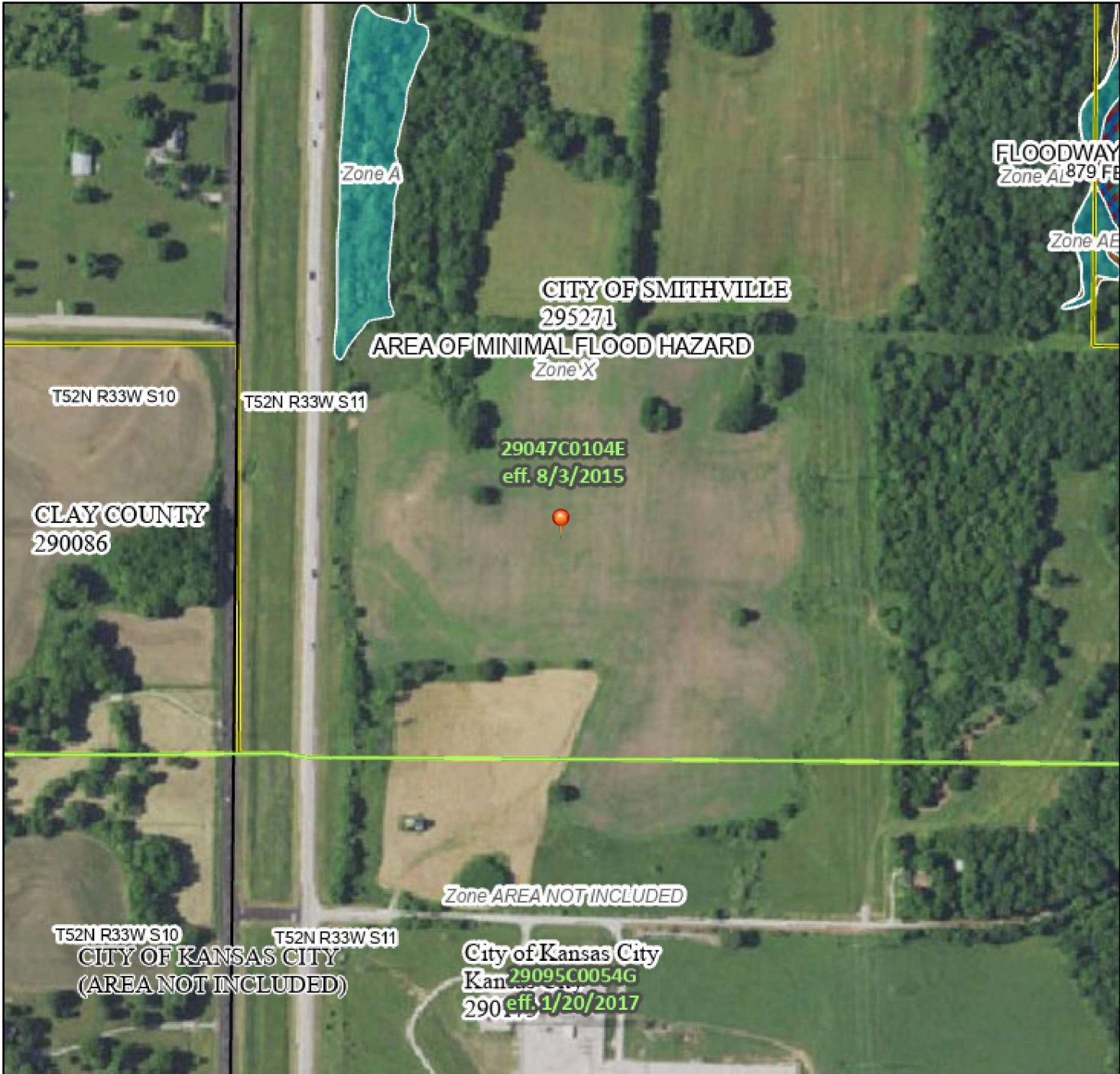
CONSTRUCTION
DETAILS 04

EXHIBIT D
FEMA FIRM

National Flood Hazard Layer FIRMMette



94°35'12"W 39°20'19"N



0 250 500 1,000 1,500 2,000 Feet

1:6,000

94°34'34"W 39°19'52"N

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
GENERAL STRUCTURES		Area of Undetermined Flood Hazard Zone D
		Channel, Culvert, or Storm Sewer
OTHER FEATURES		Levee, Dike, or Floodwall
		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5 Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 12/16/2025 at 9:15 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

EXHIBIT E
COLOR PHOTOGRAPHS OF THE SITE



Photo 1. View from northwest corner of the Project Area looking west.



2. Looking south along the western Project Area boundary.



3. View from central Project Area looking southwest.



4. View from southern Project Area boundary, looking at adjacent substation.



5. View south from southwestern-most corner of Project Area.



6. View south from southeastern corner of Project Area.



7. View along eastern boundary of Project Area looking south.



8. View along eastern boundary of Project Area looking north.



9. View from eastern Project Area boundary looking east.

NASHUA ENERGY STORAGE PROJECT

Conditional Use Permit Application Narrative

City of Smithville, Missouri

May 2026