



Planning and Zoning Commission Meeting

July 14, 2026

7:00 p.m. – City Hall Council Chambers and Via Videoconference

Meetings are live streamed on the [City's YouTube](#) page.
The recordings are posted to social media and the City's website within 24 hours of the meeting.

- 1. Call to Order**
- 2. Approve the June 9, 2026, Planning Commission Minutes**
- 3. Staff Report**
- 4. Public Hearing - Street/Highway Vacation Request – NE 132nd Street across
Parcel 09-303-00-01-002.01**

The purpose of this hearing is to take public comment on the proposed request to vacate a right of way for an undeveloped highway 30' in width running north and south through the parcel.

- 5. Vacate Highway across Parcel 09303000100201 off NE 132nd Street**

Applicant seeks to vacate a road right of way originally deeded to Clay County for Highway purposes but never improved or used as such that bisects its property.

- 6. Public Hearing – Conditional Use Permit – Battery Energy Storage Facility at the northeast corner of 169 Highway and NE 132nd Street**

The purpose of this hearing is to take public comment on a proposed Battery Energy Storage Facility to be located on 32.1 acres north of the Kansas City limits, just north of 132nd Street on the east side of 169 Highway

- 7. Conditional Use Permit – Battery Energy Storage Facility at NE 132nd Street and 169 Highway**

Applicant seeks approval of a Conditional Use Permit for a Battery Energy Storage Facility on land Zoned A-1 in accordance with the new BESF rules adopted by the Board of Aldermen.



8. Public Hearing – Rezoning 13800 N. US 169 Hwy

The purpose of this hearing is to take public comment on the proposed rezoning of land from A-1 to B-3 for a future Conceptual Plan in the 169 South Employment Overlay District on both the existing B-3 land and the land to be rezoned.

9. Rezoning 13800 N. US 169 Hwy

The applicant seeks to rezone the portion of its 155-acre land that is A-1 to B-3 to match the entire project area and a Conceptual Plan on all 155 acres for a Community Scale Manufacturing facility on a portion of such land, with future restaurant/retail along 169 Highway.

10. Public Hearing – Preliminary Plat for Project Rocket Ship at 13800 US 169 Hwy

The purpose of this hearing is to take public comment on the proposed Preliminary Plat on 155 acres for a multi-use development with a large lot for Community Scale Manufacturing and accessory uses, as well as 2 lots for future retail/restaurant development.

11. Preliminary Plat for Project Rocket Ship – 3 lots

The applicant seeks to Preliminarily Plat 155 acres for a multi-use development with a large lot for Community Scale Manufacturing and accessory uses, as well as 2 lots for future retail/restaurant development.

12. Public Hearing – Conceptual Plan for Project Rocket Ship, Lot 1 at 13800 US 169 Hwy

Applicant seeks Conceptual Plan Approval for buildings to be constructed with the Community Scale Manufacturing designation within the 169 South Employment Overlay District to include a manufacturing building and a separate warehouse building.

13. Conceptual Plan Approval Project Rocket Ship at 13800 US 169 Hwy.

Applicant's conceptual plan request is for two buildings in the first phase of development of Lot 1 of the Project Rocket Ship Preliminary Plat to include a 689,920 ft² manufacturing facility and a 504,000 ft² warehouse to include a second phase to include an addition to the manufacturing building of 188,160 ft² and an additional warehouse.

14. Public Hearing – Fence Code Revision Request

At the request of a citizen, changes proposed to the fence code pertaining to corner lots is presented.

15. Fence Code Revision

Citizen requested a revision to the fence code pertaining to the front yard setback on a double frontage lot that is adjacent to the primary entrance of another parcel.

16. Adjourn



SMITHVILLE PLANNING COMMISSION

REGULAR SESSION

June 9, 2026

7:00 P.M.

City Hall Council Chambers and Via Videoconference

1. CALL TO ORDER

Chairman John Chevalier called the meeting to order at 7:01 p.m.

A quorum of the Commission was present: Alderman Melissa Wilson, John Chevalier (via Zoom), Terry Hall, Rob Scarborough, Billy Muessig and Deb Dotson. Mayor Damien Boley was absent.

Staff present: Jack Hendrix and Brandi Schuerger.

2. MINUTES

The May 12, 2026, Regular Session Meeting Minutes were moved for approval by ALDERMAN WILSON, Seconded by SCARBOROUGH.

Ayes 6, Noes 0. Motion carried.

SCARBOROUGH left the meeting at 7:03 pm.

3. STAFF REPORT

HENDRIX provided a Staff Report in the packet. He also noted:

On tonight's agenda the applicant for Project Rocketship located in the South Employment Overlay District area off the west side of 169 Highway by the water tower has requested that their agenda items be postponed due to MODOT issues.

The code includes multiple related terms, including "micro-manufacturing" and "community-scale manufacturing." One of these terms (micro-manufacturing) has a defined meaning, but the other did not have a clear definition, creating confusion because they could be interpreted as the

same. Because the intent was for the terms to mean different things, the city's attorney drafted a formal interpretation to distinguish between them. That interpretation has now been adopted as the working definition for community-scale manufacturing and is being applied in the code and related materials. This change does not require action at this time but was shared to clarify how the terms will be interpreted moving forward and to ensure decision-makers understand the distinction.

4. SITE PLAN REVIEW – 101 US 169 HWY – SMITHVILLE PLAZA

- **APPLICANT SEEKS APPROVAL OF A SITE PLAN FOR SMITHVILLE PLAZA, WHICH IS TWO BUILDINGS, ONE RETAIL/RESTAURANT BUILDING AND A SECOND BUILDING FOR A LAUNDROMAT TO REPLACE THE RECENT BUILDING DESTROYED BY FIRE.**

ALDERMAN WILSON motioned to approve the Site Plan Review for 101 US 169 Hwy – Smithville Plaza Retail. Seconded by HALL.

Discussion:

HENDRIX stated the packet includes a staff report along with multiple sheets detailing the proposed buildings, including the Smithville Plaza building and the laundromat. These materials show the exterior colors and building materials, all of which meet the required code standards. Additional large-format sheets include a site plan showing the placement of the new buildings relative to the existing structure, as well as the location of the former burned building. The combined square footage of the proposed new building and the laundromat is slightly smaller than the previous building, which had housed three restaurants. Only one restaurant is expected to return. A traffic analysis determined that, due to reduced square footage and fewer high traffic uses, overall traffic will decrease. This also reduces parking requirements, though the total number of spaces will remain the same with adjustments to layout. A landscape plan is also included, and all elements meet minimum code requirements. No off-site traffic improvements are needed, as existing infrastructure is adequate and no prior traffic issues were identified.

DOTSON motioned to place a condition on the approval of the site plan with removal of the October Glory Maple Tree in the landscape plan and replace with any Missouri native hardwood species. Seconded by ALDERMAN WILSON.

Discussion: None

THE VOTE: HALL-AYE, DOTSON-AYE, MUESSIG-AYE, CHEVALIER-AYE, ALDERMAN WILSON-AYE.

AYES-5, NOES-0. MOTION PASSED

CHEVALIER asked if there was any discussion. There was none. He called for the vote on the motion as amended.

THE VOTE: ALDERMAN WILSON-AYE, CHEVALIER-AYE, MUESSIG-AYE, DOTSON-AYE, HALL-AYE.

AYES-5, NOES-0. MOTION PASSED

5. PUBLIC HEARING – REZONING 18410 H & H LAKE RD COUNTY AG TO A-R

- **THE PURPOSE OF THIS HEARING IS TO TAKE PUBLIC COMMENT ON THE PROPOSED REZONING APPROXIMATELY 152 ACRES TO A-R ZONING DISTRICT FOR A NEW SUBDIVISION WITH 35 SINGLE FAMILY LARGE LOTS.**

Public hearing opened.

HENDRIX informed the commission that the Staff Report and the proposed Findings of Fact were provided in the packet. The applicant is here to answer any questions.

Tracey Richard 1201 NW 188th Street--- Expressed concerns about this proposed subdivision, noting it does not align with the character of the surrounding area, where most lots are significantly larger. Concerned about drainage issues, citing existing problems where runoff from nearby developed

farmland causes water to flow across the road during rain. She fears additional development will worsen flooding and direct water onto their property. She also state that she owns the fence line and adjoining tree line and want to ensure those trees are not removed.

Rachel Phelps 1301 NW 188th Street--- Expressed similar concerns about the proposed development, emphasizing that their property sits at a lower elevation and already experiences significant flooding during heavy rains. She described existing issues with water runoff, including a broken culvert that causes water to flow over the road and creates hazardous driving conditions. She worries about how current drainage and road conditions are being managed, noting that problems already exist without any new development. Her primary concern is that additional runoff from the proposed project could worsen flooding and overwhelm their property, making an already difficult situation significantly more problematic.

Public hearing closed.

6. REZONING 18410 H & H LAKE RD TO ACCOMMODATE HERITAGE FARMS SUBDIVISION

- **APPLICANT SEEKS APPROVAL FOR REZONING FOR A NEW SUBDIVISION INCLUDING 35 NEW BUILDING LOTS FOR SINGLE FAMILY DETACHED HOUSING UNITS AT THE SOUTHWEST CORNER OF 188TH STREET AND H & H LAKE RD.**

ALDERMAN WILSON motioned to approve the Rezoning 18410 H & H Lake Rd to Accommodate Heritage Farms Subdivision. Seconded by DOTSON.

Discussion:

Anthony Richard 1201 NW 188th Street--- Noted that when they did all the water improvements it resulted in an extreme amount of water being directed through multiple 6- or 7-inch drain tiles, all tied into a single location. All of that water is now flowing into her area. This is going to become an issue down the road. It's unclear why they redesigned the field to channel all of its water to one spot, and there's uncertainty about how to address it.

HENDRIX explained that if it's an agricultural zone property that's used as farmland. We have almost no authority over them. Missouri passed a constitutional amendment in 2014 "The right to farm" that restricts cities' ability to do most everything.

THE VOTE: DOTSON-AYE, HALL -AYE, MUESSIG-AYE, CHEVALIER-AYE, ALDERMAN WILSON-AYE.

AYES-5, NOES-0. MOTION PASSED

7. PUBLIC HEARING – PRELIMINARY PLAT – HERITAGE FARMS SUBDIVISION AT 18410 H & H LAKE RD.

- **THE PURPOSE OF THIS HEARING IS TO TAKE PUBLIC COMMENT ON A PROPOSED NEW SUBDIVISION ON 152 +/- ACRES SOUTHWEST OF 188TH AND H & H LAKE RD TO INCLUDE 35 SINGLE FAMILY DETACHED HOMES ON LOTS OF AN AVERAGE SIZE OF OVER 4 ACRES.**

Public hearing opened.

HENDRIX stated the staff report was in the packet along with the proposed development agreement, their engineer's letter, and the city's engineer who reviewed and recommended approval.

Lee Wawiorka 18673 County Line Rd — Acknowledges that development of the neighboring property is likely inevitable and unlikely to be rejected. Asked that developers be considerate of existing neighboring properties, preserve natural features, manage drainage concerns, and allow reasonable adjustments to property boundaries and fencing.

Public hearing closed.

8. PRELIMINARY PLAT APPROVAL – HERITAGE FARMS SUBDIVISION AT 18410 H & H LAKE RD

- **APPLICANT SEEKS APPROVAL OF A PRELIMINARY PLAT TO CREATE A SINGLE-FAMILY SUBDIVISION ON A-R ZONED LAND TO INCLUDE 35 DWELLING UNITS.**

MUESSIG motioned to approve the Preliminary Plat for Heritage Farms Subdivision. Seconded by ALDERMAN WILSON.

Discussion:

Marshall Neth 18503 N Main Street — Stated he was here as a representative of the owners of the property. Spoke about concerns related to property boundaries, fencing, trees, and drainage. He explained that the surveyed property line will determine ownership and responsibility, meaning any fencing on a person's property can be removed or modified as they choose. The prior concerns about fence removal mainly tied to livestock containment. He noted that contractors are unlikely to remove trees located directly along property lines because doing so would be difficult and not cost effective. Regarding drainage issues, the speaker indicates that decisions are based on surveyors and engineering reports.

HENDRIX stated that engineering analyses reviewed overall water flow impacts and concluded that grading associated with road construction and ditch improvements is expected to slow runoff rather than increase it. The regulations require no increase in the speed or direction of water flow, meaning drainage patterns cannot be altered to negatively affect neighboring properties. The analysis supporting this conclusion was reviewed and accepted by the city's engineering firm. He also clarified that once the property is rezoned and no longer used for livestock, it becomes subject to city stormwater and fencing regulations, and prior concerns tied to livestock containment, such as restrictions on removing fences, will no longer apply.

THE VOTE: MUESSIG -AYE, HALL-AYE, CHEVALIER-AYE, ALDERMAN WILSON-AYE, DOTSON-AYE.

AYES-5, NOES-0. MOTION PASSED

9. PUBLIC HEARING - REZONING AND CONCEPTUAL PLAN 13800 N. US 169 HWY

10. REZONING AND CONCEPTUAL PLAN 13800 N. US 169 HWY

11. PUBLIC HEARING - PRELIMINARY PLAT FOR PROJECT ROCKET SHIP AT 13800 US 169 HWY

12. PRELIMINARY PLAT FOR PROJECT ROCKET SHIP – 3 LOTS

Hendrix informed the Commission that the Applicant for Agenda Items 9, 10, 11, 12 has requested to postpone these items until the July 14, 2026, meeting. This could likely be bumped again if we don't receive what we need from MODOT.

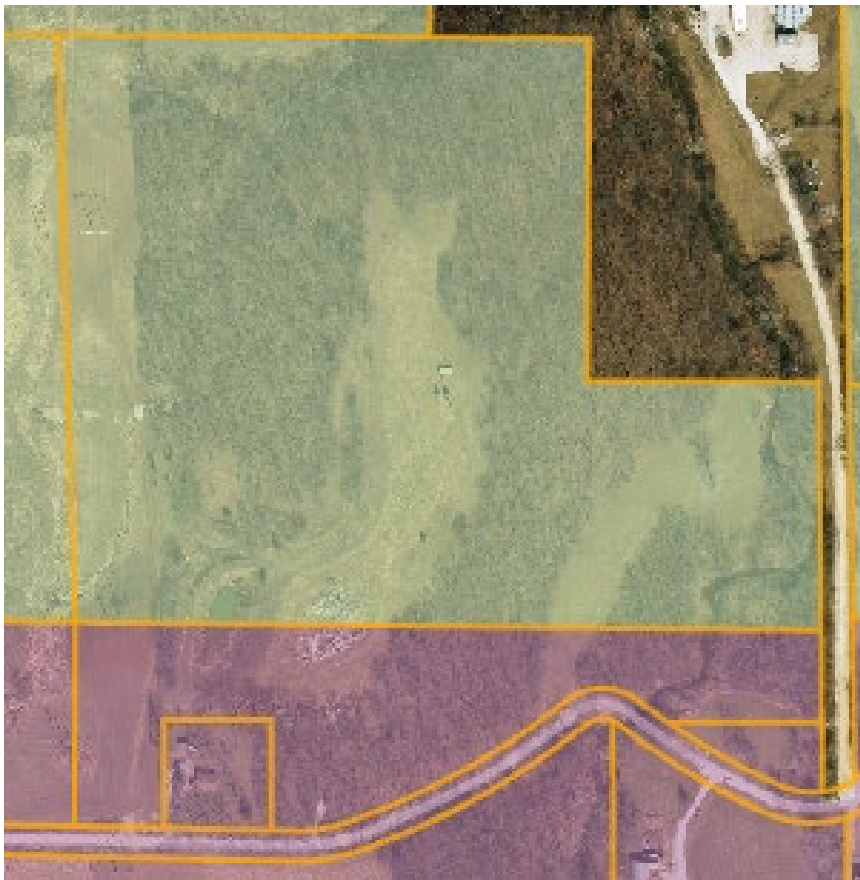
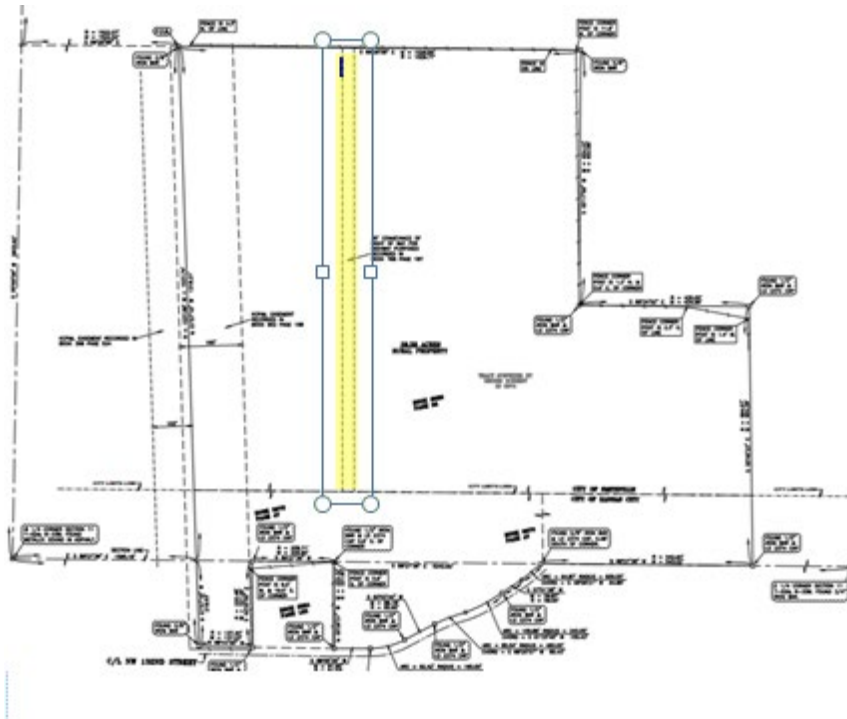
13. ADJOURN

HALL made a motion to adjourn. DOTSON seconded the motion.

VOICE VOTE: UNANIMOUS

CHAIRMAN CHEVALIER declared the session adjourned at 7:51 p.m.

132nd St. Property Easement Vacation





STAFF REPORT
July 6, 2026
Conditional Use Permit for Parcel Id # 05-904-00-02-011.00

Application for a Conditional Use Permit

Code Sections:

400.570	Conditional Use Permit
400.375	Battery Energy Storage Facilities

Property Information:

Address:	13213 N. 169 Hwy
Owner:	NextEra Energy
Current Zoning:	A-1
Proposed Use:	Battery Energy Storage Facility

Public Notice Dates:

1 st Publication in Newspaper:	June 24, 2026
Letters to Property Owners w/in 185':	June 29, 2026

GENERAL DESCRIPTION:

The applicant seeks to obtain a conditional use permit to operate a Battery Energy Storage Facility on its property located at 13213 N 169 Hwy. and zoned A-1

400.375 BESF

Permitted Locations And Parcel Size Requirements.

1. Large-Scale BESFs are prohibited within two hundred fifty (250) feet of existing residential dwellings, schools, hospitals, daycare centers, senior living facilities, or other sensitive land uses unless an approved mitigation plan demonstrates that potential impacts will be effectively minimized.

Complies.

2. Facilities must not be located within a designated floodplain or wetland unless specifically approved with appropriate flood-proofing measures in place.

N/A

3. Parcel Size. Large-Scale BESFs shall be located on parcels no smaller than five (5) acres nor larger than fifty (50) acres.

The parcel involved is 32.1 acres.

4. Setback And Buffer Requirements in Non-Industrial Districts.

A. Setback a minimum of one hundred (100) feet from all property lines and two hundred fifty (250) feet from the nearest residential structures (includes building permit applications under review at time of conditional use permit application) or preliminarily or final platted subdivisions for residential uses.

Complies.

B. A landscaped buffer of at least fifty (50) feet in depth located within the 100-foot setback shall be required to visually screen BESF from adjacent properties. The buffer must include a combination of evergreen and deciduous trees, as well as shrubs that provide year-round screening. The landscape plan must include:

- (1) A site map showing the location and species of all plantings.
- (2) A maintenance plan to ensure long-term viability of plantings.
- (3) Use of native, drought-resistant, and non-invasive plant species where feasible.
- (4) An implementation timeline ensuring the buffer is established before facility operations commence.

Application includes fully site obscuring fencing and existing vegetation will remain where possible.

5. Facilities in all districts must install security fencing of at least eight (8) feet in height, with appropriate warning signage and limited-access gates. Battery energy storage systems, including all mechanical equipment, shall be enclosed by a fence with a self-locking gate to prevent unauthorized access unless housed in a dedicated-use building.

In addition to this security fencing, site obscuring fencing is included.

6. Any outdoor lighting must be shielded and directed downward to minimize light pollution and glare on adjacent properties.

Complies

7. The applicant has engaged with the Fire District to ensure compliance with all Fire Safety And Hazard Mitigation requirements in 400.375

Complies

8. As required by the National Electric Code (NEC), disconnect and other emergency management information shall be clearly displayed on a light reflective surface. A clearly visible warning sign concerning voltage shall be placed at the base of all pad-mounted transformers and substations.

Included in plans, final inspection will verify.

9. The BESFs will be equipped with thermal management systems to prevent overheating and detect early signs of thermal runaway, emergency venting systems to release gases in a controlled manner to prevent explosion hazards.

Complies

10. The area within twenty (20) feet on each side of a battery energy storage system shall be cleared of combustible vegetation and surfaced with gravel or other non-combustible surfacing.

Complies

11. Stormwater Management Requirements. All facilities must submit a Stormwater Management Plan (SWMP) for approval as part of the application process. The SWMP must outline measures to prevent chemical contamination of groundwater and nearby water bodies through stormwater runoff control, filtration systems, and containment barriers. Facilities must implement best management practices (BMPs), such as oil/water separators, spill containment structures, and designated hazardous material storage areas.

Submitted and complies

12. The applicant must submit an estimate for decommissioning with the initial approval, and every five (5) years thereafter for review and approval by the City's engineers.

Applicant will update the decommissioning plan once final construction is completed to verify the conditions of construction can be completed.

13. Facility owners must submit a comprehensive decommissioning and site restoration plan for approval by the City.

Final plans will be required at final construction approval.

14. Applicant agrees to dedicate an easement for a city entrance sign, construct an access road to the site and complete the sign according to the plans provided.

Staff's Recommendation for Findings of Fact:

1. The proposed conditional use complies with all applicable provisions of these regulations, including intensity of use regulations, yard regulations and use limitations.
2. The proposed conditional use at the specified location will contribute to and promote the welfare or convenience of the public.
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.
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. In determining whether the conditional use will so dominate the immediate neighborhood, consideration shall be given to:
 - a. The location, nature and height of buildings, structures, walls and fences on the site; and
 - b. The nature and extent of landscaping and screening on the site.
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.
6. Adequate utility, drainage and other such necessary facilities have been or will be provided.
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.

STAFF RECOMMENDATION:

Staff recommends APPROVAL of the proposed Conditional Use Permit based upon the proposed findings of fact and with the condition that the wayfinding entrance sign is completed.

Respectfully Submitted,

Zoning Administrator

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 of 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.

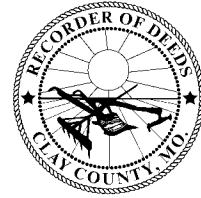
EXHIBIT A

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

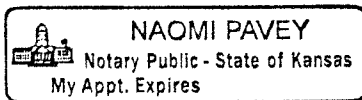
By: Jayne Borland Johnson, Trustee
Jayne Borland Johnson, Trustee

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)

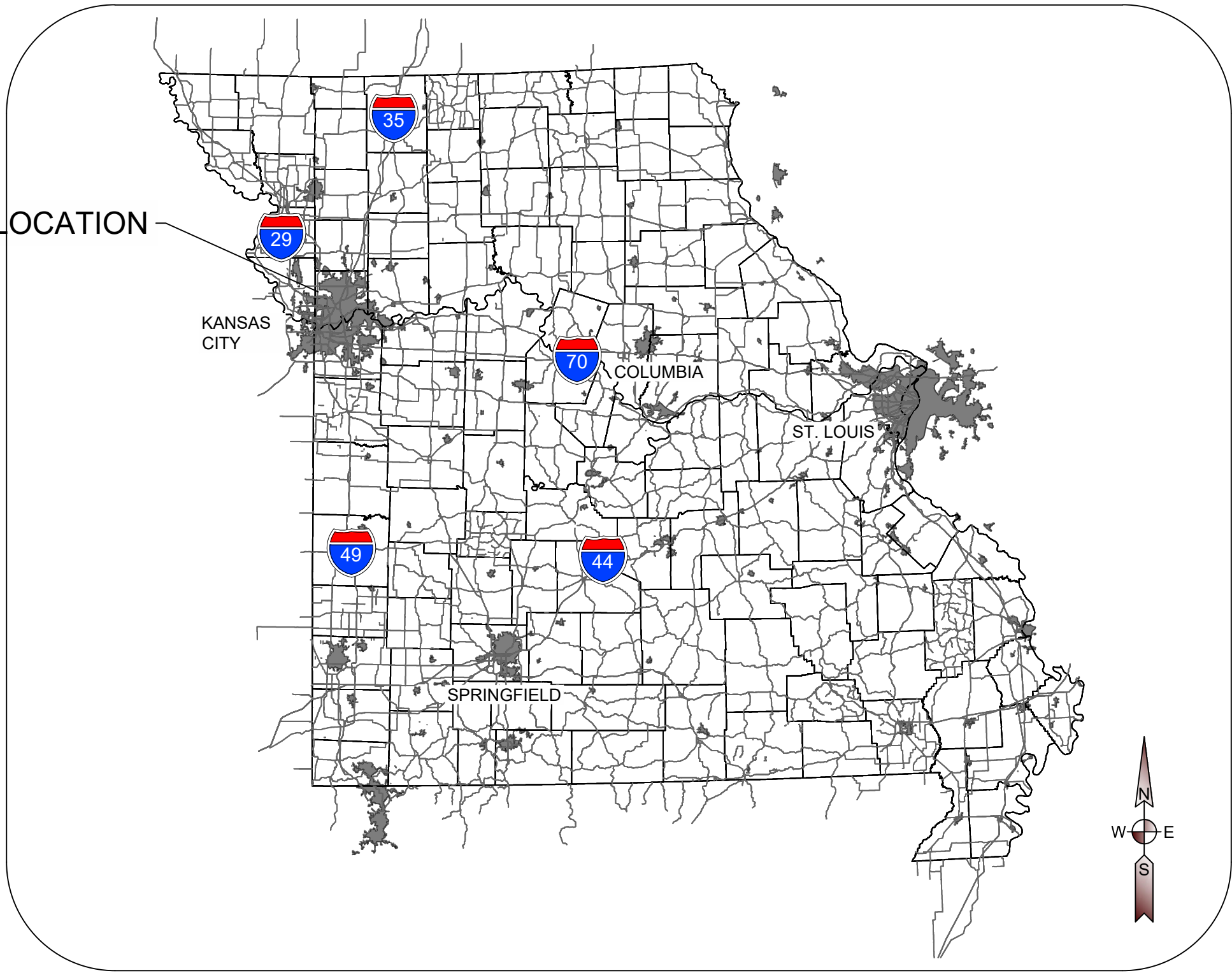
NASHUA BESS

CLAY COUNTY, MISSOURI

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

NASHUA ENERGY
STORAGE, LLC.

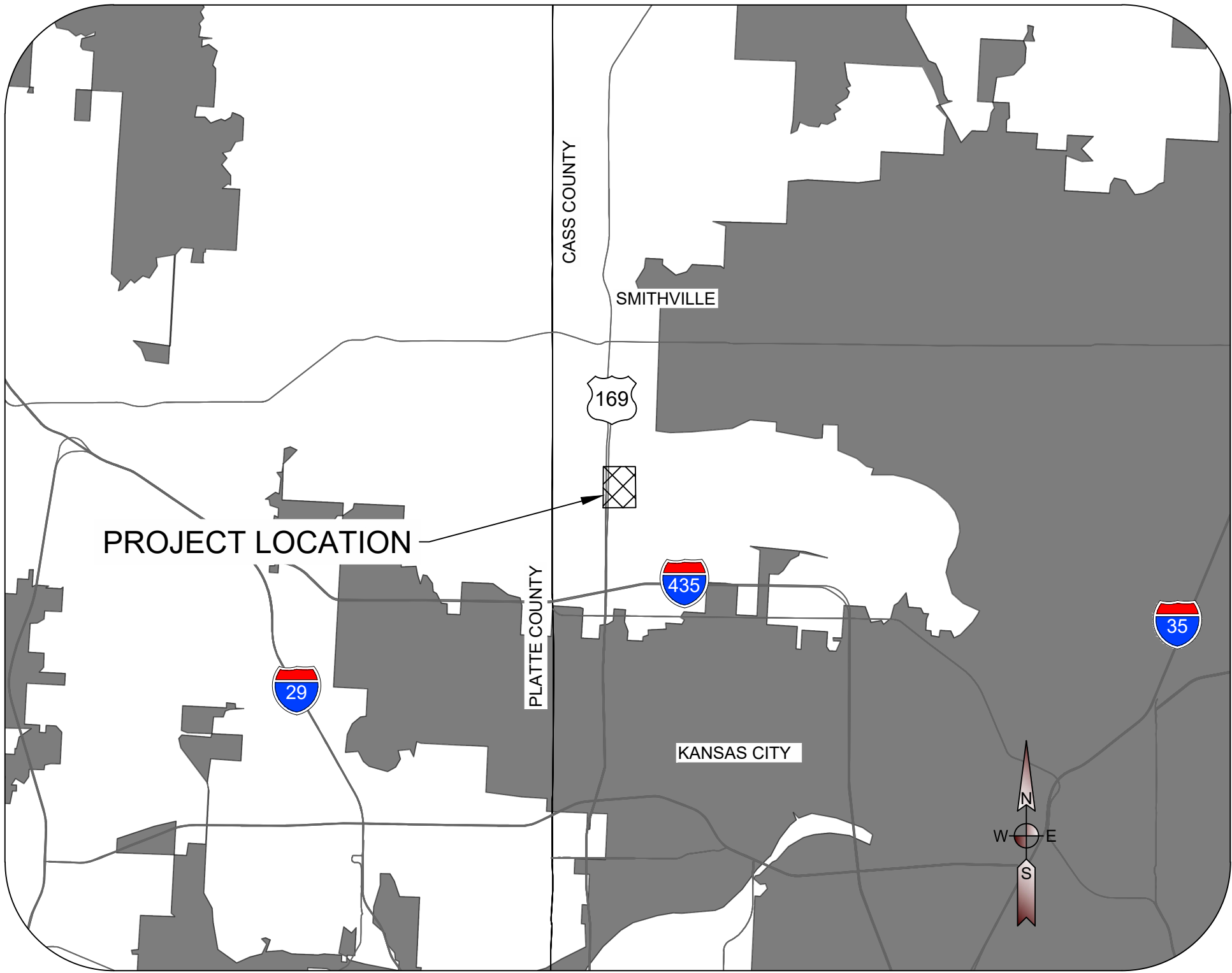
PROJECT LOCATION



STATE MAP

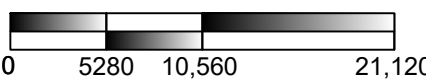
1:45 MILES

PROJECT LOCATION



VICINITY MAP

1:2 MILES



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
AND IS NOT TO BE USED FOR
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

\\FS-COMM1\ENR\PROJECTS\2026\BESS\CLAY CO. UT. 2026\BESS\AN\INDEX.DWG, SHEET: 0A, 5/14/2026

NASHUA BESS

CLAY COUNTY, MISSOURI

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

NASHUA ENERGY
STORAGE, LLC.

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BNS-C-001	INDEX OF DRAWINGS	0A	5/14/2026
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BNS-C-036	CONSTRUCTION DETAILS 04	0A	5/14/2026

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

THIS DRAWING IS PRELIMINARY
AND IS NOT TO BE USED FOR
CONSTRUCTION
FOR REVIEW PURPOSES
ONLY.



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DESIGN BY: R. PETERSON
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APPROVED BY: B. BUCHOLZ

INDEX OF
DRAWINGS

DRAWING NUMBER:
BNS-C-001

REVISION:
0A

THE PLANS UPLISTED, U.S. FOOT. THE PLANTS UPLISTED VERTICAL DATUM: NAVD 88.

GROUND SURFACE CONTOURS AND ELEVATIONS WERE PROVIDED TO ULTEIG BY NEXTERA ENERGY SOLUTIONS FILES ON MARCH 17, 2026.

ALL EXISTING AND PROPOSED FINISHED GRADES WITHIN THESE PLANS ARE BASED ON THE TOPOGRAPHIC SURVEY PROVIDED TO ULTEIG BY NEXTERA ENERGY SOLUTIONS. THE CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS SHOWN ON PLANS PRIOR TO COMMENCING EARTHWORK ACTIVITIES AND NOTIFY THE ENGINEER OF ANY SURFACE DISCREPANCIES OR SURFACE ALTERATIONS. ADDITIONAL SURVEY NEEDED TO ACCOUNT FOR DISCREPANCIES (CLEARING, GRUBBING, SURFACE VARIATIONS) THAT COULD ALTER THE DESIGN WILL NEED TO BE COMPLETED PRIOR TO GRADING ACTIVITIES.

THE GEOTECHNICAL REPORT FOR THE PROJECT WAS COMPLETED BY TERRACON, INC ON APRIL 13, 2026.

THE PROJECT PLAT SURVEY UTILIZED THROUGHOUT THE DESIGN WAS PROVIDED TO ULTEIG THROUGH NEXTERA ENERGY SOLUTIONS. THE MOST CURRENT PDF COPY OF THE PRELIMINARY PLAT IS DATED SEPTEMBER 20, 2022, AND THE MOST CURRENT DIGITAL FILES WERE ISSUED APRIL 29, 2026.

ELECTRONIC FILES OF THE CONSTRUCTION DRAWINGS ARE AVAILABLE UPON REQUEST BUT ARE TO BE USED AT THE RISK OF THE CONTRACTOR. FINAL PLANS SHOULD BE USED TO VERIFY ALL ELECTRONIC DATA USED FOR CONSTRUCTION. IF ANY DISCREPANCIES ARE NOTICED BETWEEN THE PLANS AND ELECTRONIC DESIGN FILES THE ENGINEER OF RECORD SHOULD BE NOTIFIED IMMEDIATELY.

WHERE SURVEY MONUMENTS ARE ENCOUNTERED, THE OWNER SHALL BE NOTIFIED BEFORE SUCH MONUMENTS ARE REMOVED. IF MONUMENT CANNOT BE AVOIDED, THE CONTRACTOR SHALL NOT REMOVE THE MONUMENT UNTIL THE OWNER, AUTHORIZED SURVEYOR OR AGENT HAS WITNESSED AND DOCUMENTED ITS LOCATION. THE CONTRACTOR IS RESPONSIBLE FOR REPLACING DAMAGED PROPERTY MARKERS AND MONUMENTS.

THE CONTRACTOR SHALL NOTIFY MISSOURI 811 AT LEAST 48 HOURS BEFORE EXCAVATION ACTIVITIES COMMENCE.

IF UTILITIES ARE DETERMINED TO EXIST THAT ARE NOT SHOWN ON THE PLANS THE ENGINEER SHALL BE CONTACTED IMMEDIATELY. THE CONTRACTOR SHALL PROTECT EXISTING UTILITIES AND RELOCATE AS REQUIRED IN COORDINATION WITH THE UTILITY OWNER AND LANDOWNER.

THE CONTRACTOR OR OWNER SHALL NOTIFY AND COORDINATE WITH ANY APPLICABLE UTILITY COMPANIES POTENTIALLY IMPACTED BY PROJECT CONSTRUCTION ACTIVITIES.

THE CONTRACTOR SHALL VERIFY CROSSING DESIGNS WITH ALL UTILITY COMPANIES PRIOR TO CONSTRUCTION AND COORDINATE CONSTRUCTION WITH THE UTILITY COMPANY.

THE CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS SHOWN ON THE PLANS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER IF THERE ARE ANY DISCREPANCIES.

ANY STRUCTURES REMOVED OR RELOCATED TO ALLOW FOR CONSTRUCTION (MAILBOXES, SIGNS, FENCES, LIGHTING, ETC.) SHALL BE REPLACED BY THE CONTRACTOR TO THE EXISTING CONDITION AT THE TIME OF REMOVAL, UNLESS OTHERWISE DIRECTED BY THE OWNER.

THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING DRAINAGE, EROSION CONTROL BMPs, AND MINIMIZING PONDING THROUGHOUT THE LIFE OF THE CONSTRUCTION PROJECT. CONSTRUCTION ACTIVITIES SHALL NOT BLOCK NATURAL OR MANMADE CREEKS OR DRAINAGE SWALES.

THE CONSTRUCTION OF THE ROADS AND EXCAVATING AREAS NEEDED TO BE GRADED MAY RESULT IN EXCESS MATERIAL. THE CONTRACTOR SHALL DISPOSE OF THIS EXCESS MATERIAL IN AN APPROVED MANNER.

ANY TEMPORARY DISTURBANCES OUTSIDE OF THE PLANT BUT WITHIN THE LIMITS OF DISTURBANCE SHALL EITHER BE RETURNED TO THEIR ORIGINAL CONDITIONS, RESTORED TO THE CONTRACTUAL OBLIGATIONS OF THE PROJECT, AND/OR VEGETATED AS PER PLAN.

FINAL GRADING SHALL MEET THE REQUIREMENTS OF THE BESS MANUFACTURER'S SPECIFICATIONS.

SITE RESTORATION AND SOIL DECOMPACTION SHALL MEET THE REQUIREMENTS OF THE PROJECT SWPPP.

UNLESS OTHERWISE NOTED, ROADS, TEMPORARY DISTURBANCE AREAS, ETC. SHALL BE CONSTRUCTED AT OR NEAR THE EXISTING GRADE.

ALL CONSTRUCTION ACTIVITY SHALL TAKE PLACE WITHIN THE DISTURBANCE LIMITS AS SHOWN IN THE PLANS.

THE CONTRACTOR SHALL REVIEW AND BE FAMILIAR WITH THE GEOTECHNICAL REPORT(S) PREPARED FOR THE PROJECT AND ADHERE TO THE RECOMMENDATIONS MADE FOR THE PROJECT. ALL GRADING SHALL CONFORM TO THE GEOTECHNICAL REPORT AND RECOMMENDATIONS.

ACTIVITIES SUCH AS ROAD CONSTRUCTION, CUT AND FILL, TRENCING, STAGING AREAS, AND ELECTRICAL EQUIPMENT AREA PREPARATION SHALL BE CONSIDERED AS GROUND DISTURBING ACTIVITIES. ADDITIONAL AREAS DISTURBED INCIDENTALLY BY EQUIPMENT MOVEMENT IN ADVERSE WEATHER SHALL BE CONSIDERED AS PART OF THE DISTURBANCE LIMITS AT TIME OF CONSTRUCTION AND SHALL BE STABILIZED IN ACCORDANCE WITH JURISDICTIONAL AND PROJECT PERMIT REQUIREMENTS, AND/OR AS OUTLINED IN THE DESIGN PLANS.

IF WORK MUST BE COMPLETED OUTSIDE LIMITS OF DISTURBANCE AS SHOWN ON PLANS, CONTACT ENGINEER AND INFORM OWNER, FOR THEIR AUTHORIZATION. LIMITS MUST BE DOCUMENTED, MAY REQUIRE AMENDMENT TO THE SWPPP AND CONSTRUCTION PERMIT AND MUST BE CAPTURED WITHIN RECORD DRAWINGS DEVELOPED AT THE END OF THE PROJECT.

DISPOSE OF ALL NON-ORGANIC MATERIALS LEGALLY OFF SITE AT A LICENSED WASTE MANAGEMENT FACILITY. BURNING OF WASTE MATERIAL IS NOT ALLOWED UNLESS CONTRACTOR ACQUIRES NECESSARY PERMITS AND AHJ APPROVALS PRIOR TO ACTIVITIES (REFERENCE SOIL MANAGEMENT).

1. AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) – STANDARDS AND SPECIFICATIONS
2. AMERICAN CONCRETE INSTITUTE (ACI) - STANDARDS AND RECOMMENDED PRACTICES
3. AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) — STANDARDS
4. AMERICAN SOCIETY OF TESTING AND MATERIALS (ASTM) - STANDARDS, SPECIFICATIONS, AND RECOMMENDED PRACTICES
5. AMERICAN WELDING SOCIETY (AWS)
6. NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) — NFPA 70, 855
7. NATIONAL ELECTRIC CODE (NEC)
8. UNDERWRITERS LABORATORIES, INC. (UL)
9. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) — 29 CFR 1910
10. NATIONAL ENGINEERING HANDBOOK — PART 630 (HYDROLOGY)
1. AMERICAN NURSERY AND LANDSCAPE ASSOCIATION/AMERICAN NATIONAL STANDARDS INSTITUTE (ANLA/ANSI)
2. AOAC INTERNATIONAL
3. UNITED STATES DEPARTMENT OF AGRICULTURE (USDA) - FEDERAL SEED ACT
4. REQUIREMENTS APPLICABLE TO THE PLANNED INSTALLATION
5. MISSOURI DOT SPECIFICATIONS — MISSOURI DOT SPECIFIC REQUIREMENTS
6. LYON COUNTY, MISSOURI — COUNTY SPECIFIC REQUIREMENTS
7. INSTALLATION MANUAL JF2 DC LINK 5.1

CONTRACTOR SHALL NO MAKE SIGNIFICANT ALTERATIONS TO DESIGN GRADES SHOWN IN THE PLANS WITHOUT PRIOR APPROVAL FROM ENGINEER AND OWNER. CONTRACTOR SHALL TAKE NECESSARY PRECAUTIONS REQUIRED TO PROTECT ADJACENT PROPERTIES FROM DISTURBANCE DURING GRADING OPERATIONS.

GRADING CONTRACTOR SHALL COORDINATE THE GRADING OPERATION WITH THE UTILITY COMPANIES WITH REGARDS TO CONFLICTS REQUIRING REMOVAL/RELOCATION/ADJUSTMENT OF EXISTING UTILITIES (POWER POLES/UNDERGROUND CABLES, VAULTS, AND BOXES) NECESSARY TO PERFORM THE SCOPE OF THE WORK.

PERMANENT FILL AND CUT SLOPES SHOULD NOT EXCEED 4H:1V. CONSULT GEOTECHNICAL REPORT FOR ADDITIONAL INFORMATION ON PERMANENT AND/OR TEMPORARY SLOPE REQUIREMENTS.

ALL NON-SUITABLE MATERIAL (MUCK, ROCK, PEAT, ETC.) SHALL BE REMOVED BELOW ANY NEW ACCESS ROADS, CUT/FILL GRADING AREAS, AND SITE FACILITIES. ALL REMOVED MATERIAL SHALL BE STOCKPILED IN AN APPROVED ON-SITE LOCATION (NO TRUCKING OF MATERIAL OFF-SITE) BY THE OWNER AND/OR CLIENT.

THE CONTRACTOR SHALL ENSURE THAT POSITIVE DRAINAGE IS MAINTAINED WHEN AND WHERE POSSIBLE THROUGHOUT CONSTRUCTION AND POST-CONSTRUCTION WHILE STILL MEETING BESS GRADING INSTALLATION TOLERANCES. LOCALIZED PONDING SHALL BE AVOIDED. THE ENGINEER SHALL BE PROMPTLY NOTIFIED IF INUNDATIONS GREATER THAN WHAT IS SHOWN IN THE SITE HYDROLOGY STUDY ARE EXPERIENCED.

CULVERTS

6.1. PROPOSED CULVERTS ARE SHOWN IN THE PLANS AND SIZING, MATERIAL TYPE, AND LOCATIONS HAVE BEEN INCLUDED IN THE PROJECT DRAINAGE CROSSING SCHEDULE FOR CULVERT LOCATIONS. CULVERTS PLANNED FOR PRIVATE AND INTERNAL ENTRANCES SHALL BE REINFORCED CONCRETE (RCP), CORRUGATED METAL PIPE (CMP), OR HIGH-DENSITY POLYETHYLENE (HDPE) PIPE AND SHALL MEET HS-20 LOADING.

6.2. IF CULVERT EXTENSIONS ARE REQUIRED FOR AN EXISTING STRUCTURE, THEY SHALL MATCH THE EXISTING PIPE SIZE AND MATERIAL. ANY TEMPORARY EXTENSIONS SHALL ALSO MEET HS-20 LOADING REQUIREMENTS.

6.3. REUSED CORRUGATED METAL PIPE (CMP), REINFORCED CONCRETE PIPE (RCP) OR CORRUGATED HIGH-DENSITY POLYETHYLENE (HDPE) MAY BE USED AS TEMPORARY CULVERTS, AS NECESSARY. ALL CULVERTS USED FOR TEMPORARY CROSSINGS SHALL MEET HS-20 LOADING.

6.4. ALL PERMANENT CULVERTS SHALL BE INSTALLED IN ACCORDANCE WITH AHJ REQUIREMENTS WITHIN AHJ RIGHT-OF-WAYS/DELINEATIONS. CONTRACTOR SHALL ENSURE DISTURBANCE IS LIMITED TO THE PERMITTED AREA.

6.5. EVENTS AND PERIODIC MAINTENANCE MIGHT BE REQUIRED DURING THE O&M PERIOD.

6.6. MINIMUM CULVERT SIZE SHALL BE 18".

1. REFERENCE GEOTECHNICAL REPORT FOR ALL ROAD DESIGN, MATERIALS, TESTING FREQUENCY, AND REQUIREMENTS. IN THE EVENT OF A DISCREPANCY BETWEEN THIS PLAN SET AND THE RECOMMENDATIONS AND REQUIREMENTS OF THE GEOTECHNICAL REPORT, THE GEOTECHNICAL ROAD DESIGN PARAMETERS AND CONSTRUCTION
2. REFERENCE GEOTECHNICAL REPORT FOR ALL ROAD DESIGN, MATERIALS, TESTING FREQUENCY, AND REQUIREMENTS. IN THE EVENT OF A DISCREPANCY BETWEEN THIS PLAN SET AND THE RECOMMENDATIONS AND REQUIREMENTS OF THE GEOTECHNICAL REPORT, THE GEOTECHNICAL REPORT SHALL GOVERN.
3. PERIODIC ROADWAY MAINTENANCE SUCH AS GRADING, BLADING AND PLACING ADDITIONAL AGGREGATE BASE MAY BE REQUIRED THROUGHOUT CONSTRUCTION. AVOID BLADING DEPRESSIONS AND POTHOLES FOR MAINTENANCE.
4. VERTICAL AND HORIZONTAL DESIGN PARAMETER PARAMETERS SHALL BE PER THE OWNER SPECIFICATIONS INCLUDED IN THE PROJECT BASIS OF DESIGN.
5. ACCESS ROADS SHALL MAINTAIN A 1% (MIN.) - 2% (MAX.) CROWN OR A 1% (MIN.) TO 2% (MAX.) CROSS SLOPE TO PROVIDE PROPER DRAINAGE FOR THE SITE. THE ROAD AGGREGATE THICKNESS SHALL BE PER THE TYPICAL SECTIONS PROVIDED IN THE CONSTRUCTION DETAILS.
6. MAXIMUM LONGITUDINAL GRADIENT SHALL NOT EXCEED 5% FOR GRAVEL ROADS. LIMITED SECTIONS OF ROAD GRADES MAY BE OVER 5% IF APPROVED BY THE OWNER.
7. SURFACE AGGREGATE SHALL BE TESTED AS PER THE SPECIFICATION.
8. SURFACE AGGREGATE SHALL BE FREE FROM LUMPS OF CLAY, ORGANIC MATTER, AND OTHER OBJECTIONABLE MATERIALS OR COATINGS.
9. SURFACE AGGREGATE MATERIAL SHALL BE CLEAN, SOUND, DURABLE PARTICLES AND FRAGMENTS OF STONE OR GRAVEL, CRUSHED STONE, OR CRUSHED GRAVEL MIXED OR BLENDED WITH SAND, SCREENINGS, OR OTHER SIMILAR MATERIALS PRODUCED FROM APPROVED SOURCES.
10. ROAD SECTION AND SPECIFICATIONS SHOWN ON THE PLANS WERE PREPARED BY ULTEIG BASED ON THE SOIL CONDITIONS REPORTED IN GEOTECHNICAL RECOMMENDATIONS FROM GEOTECHNICAL ENGINEER.
11. GRADATION SPECIFICATIONS — STATE DOT AGGREGATE SPECIFICATION
12. ANY TEMPORARY CONSTRUCTION ROADS SHALL BE REMOVED AND RESTORED TO PRE-CONSTRUCTION CONDITIONS PRIOR TO PROJECT COMPLETION.

TESTING SHALL BE PERFORMED BY A DESIGNATED INDEPENDENT TESTING AGENCY. ALL TESTING SHALL COMPLY WITH REQUIRED STANDARDS IN THE OWNER'S SPECIFICATIONS UNLESS OTHERWISE APPROVED BY THE OWNER AND ENGINEER.

CONTRACTOR SHALL SUBMIT TESTING AND INSPECTION REPORTS TO THE ENGINEER OF RECORD.

THE CONTRACTOR SHALL FOLLOW THE BEST MANAGEMENT PRACTICES (BMPS) AS OUTLINED IN THE SWPPP DOCUMENT AND IN ACCORDANCE WITH KANSAS DEPARTMENT OF TRANSPORTATION.

THE LAYDOWN YARD /STORAGE YARD SHALL CONSIST OF COMPACTED NATIVE MATERIAL WITH AN AGGREGATE BASE SURFACE, AS REQUIRED AND DETERMINED BY THE CONTRACTOR.

COMPACTED SUBGRADE SHALL BE MOISTURE CONDITIONED AND COMPACTED AS PER THE SPECIFICATION.

1. THE LOCATION AND DEPTH OF FINISH ROCK SHALL BE AS SPECIFIED IN THE NOTES OF THE GRADING AND GROUNDING PLANS.
2. "BESS FINISH ROCK", USED TO SURFACE THE BESS YARD AND AN AREA AS SHOWN ON THE PLANS, SHALL BE: SOUND, HARD (ABRASION RESISTANT), DURABLE, ANGULAR, OR SUB-ANGULAR CRUSHED ROCK.
3. THE "BESS FINISH ROCK" SHALL BE FREE OF WOOD, ROOTS, BARK, AND OTHER EXTRANEOUS MATERIALS.
4. THE "BESS FINISH ROCK" SHALL HAVE A DEPTH OF AT LEAST 6 INCHES UNLESS OTHERWISE SPECIFIED ON THE GRADING OR GROUNDING PLAN.
5. A MINIMUM OF 70% MATERIAL SHALL HAVE AT LEAST THREE FRACTURED FACE.
6. WHEN TESTED BY MEANS OF LABORATORY THE RESISTIVITY OF THE "BESS FINISH ROCK" SHALL BE TESTED AT AS RECEIVED, FULLY SATURATED AND SATURATED SURFACE DRY (SSD) CONDITIONS USING THE MODIFIED MILLER BOX TEST METHOD. THE MATERIAL BEING SAMPLED SHOULD NOT BE CRUSHED OR ALTERED IN SIZE.
7. THE "BESS FINISH ROCK" IS TO BE 3000 OHM-METERS OR GREATER AT SATURATED SURFACE DRY (SSD).
8. DENSE HARD SILICA BASED (SILICEOUS, DARK IN COLOR) AGGREGATE WITH LOW ABSORPTION AND HIGH SPECIFIC GRAVITY (≥ 2.70) ARE RECOMMENDED. DOLOMITES AND LIMESTONES (CARBONATES, LIGHT IN COLOR) WITH HIGH ABSORPTION ARE NOT RECOMMENDED.
9. GRANULAR SIZE OF 1 1/2" IS RECOMMENDED, ALTHOUGH 2" IS ACCEPTABLE IF IT HAS MULTIPLE FRACTURED SURFACES AND IS ADEQUATELY COMPACTED TO PREVENT RUTS OR OTHER DRIVABILITY CONCERNS.
10. THE "BESS FINISH ROCK" SHALL HAVE LITTLE TO NO FINES. WHEN TESTED BY MEANS OF LABORATORY SIEVES, THE FOLLOWING GRANULAR SIZE RANGES ARE RECOMMENDED:

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

DRAWING NUMBER: BNS-C-002

REVISION: 0A

\\jc01a1\res\project\2025\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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FOR REVIEW PURPOSES
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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

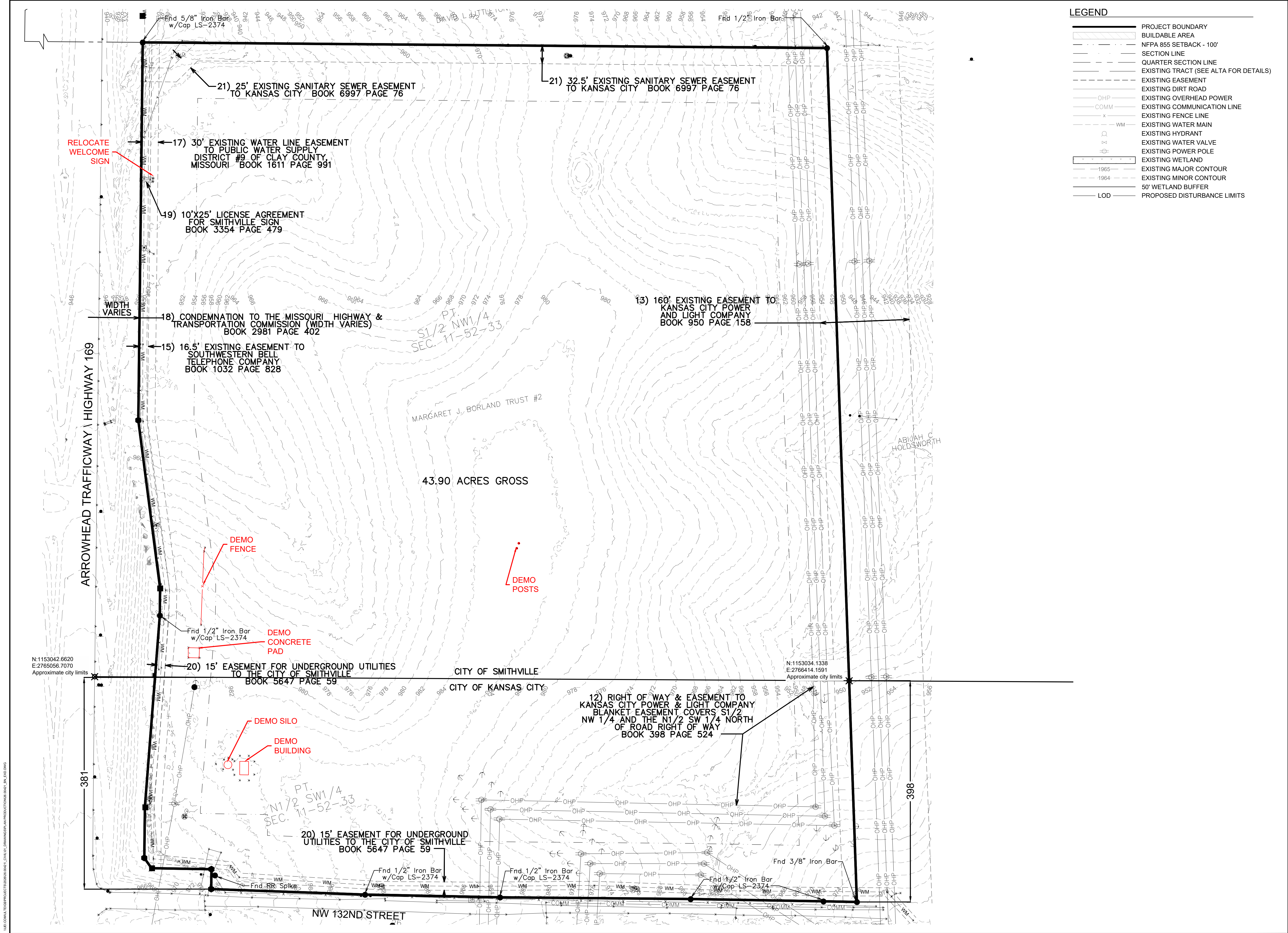
CLAY COUNTY, MISSOURI

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Ulteig

BASIS OF DESIGN

REVISION:
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LEGEND

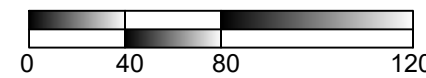
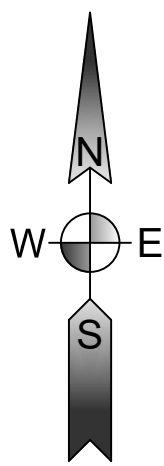
	PROJECT BOUNDARY
	BUILDABLE AREA
	NPPA 855 SETBACK - 100'
	SECTION LINE
	QUARTER SECTION LINE
	EXISTING EASEMENT
	EXISTING DIRT ROAD
	EXISTING OVERHEAD POWER
	EXISTING COMMUNICATION LINE
	EXISTING FENCE LINE
	EXISTING WATER MAIN
	EXISTING HYDRANT
	EXISTING WATER VALVE
	EXISTING POWER POLE
	EXISTING WETLAND
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	50' WETLAND BUFFER
	PROPOSED DISTURBANCE LIMITS

NASHUA BESS

CLAY COUNTY, MISSOURI

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

NASHUA ENERGY STORAGE, LLC.



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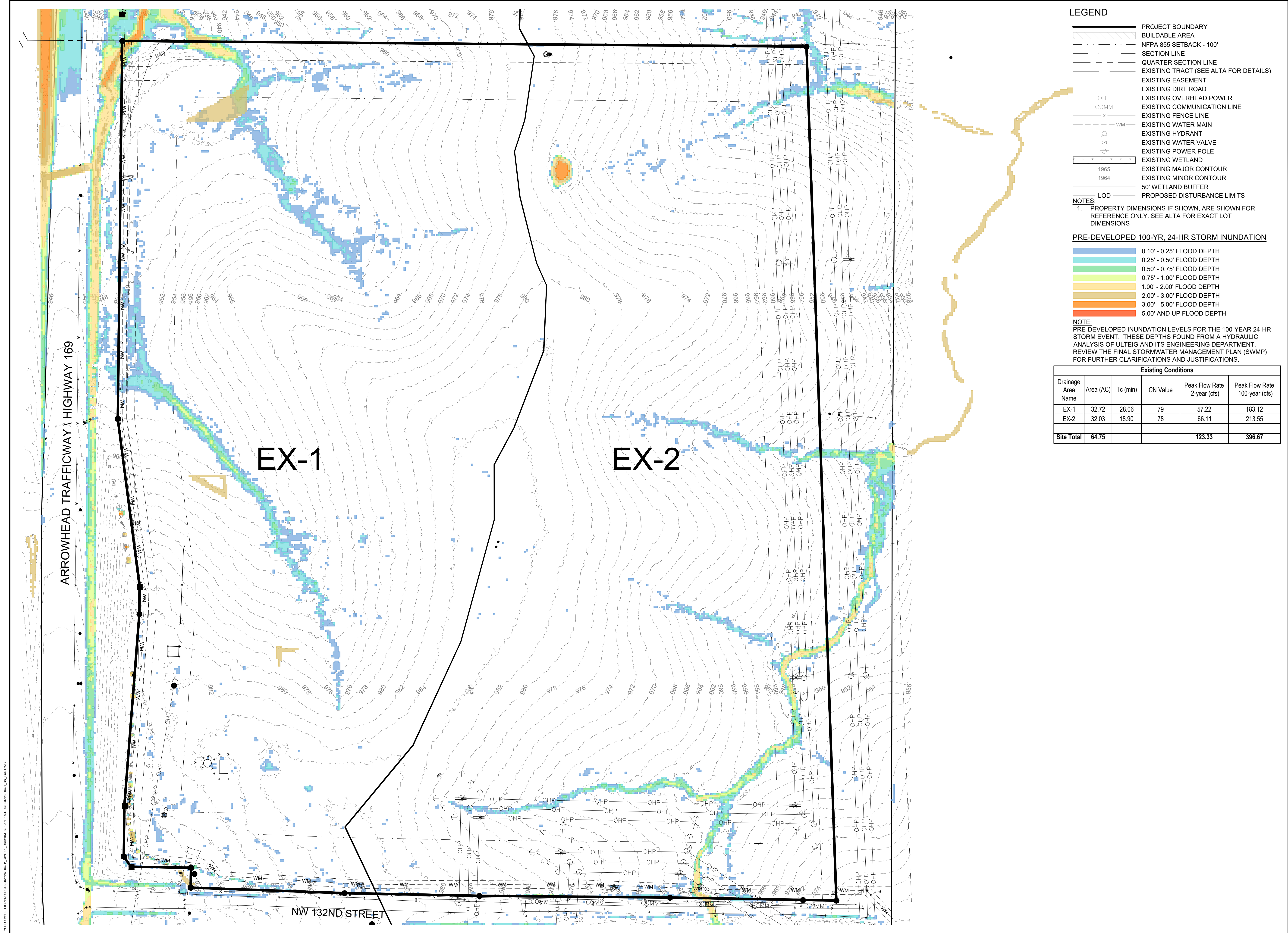
3350 38TH AVE S
FARGO, ND 58104
PHONE: (701) 280-8500
ULTEIG.COM

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

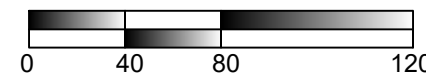
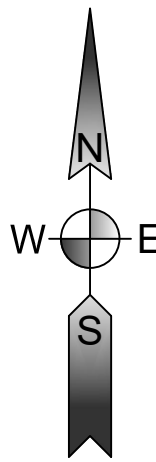
Drainage Area Name	Area (AC)	Tc (min)	CN Value	Peak Flow Rate 2-year (cfs)	Peak Flow Rate 100-year (cfs)
EX-1	32.72	28.06	79	57.22	183.12
EX-2	32.03	18.90	78	66.11	213.55
Site Total	64.75			123.33	396.67

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CLAY COUNTY, MISSOURI

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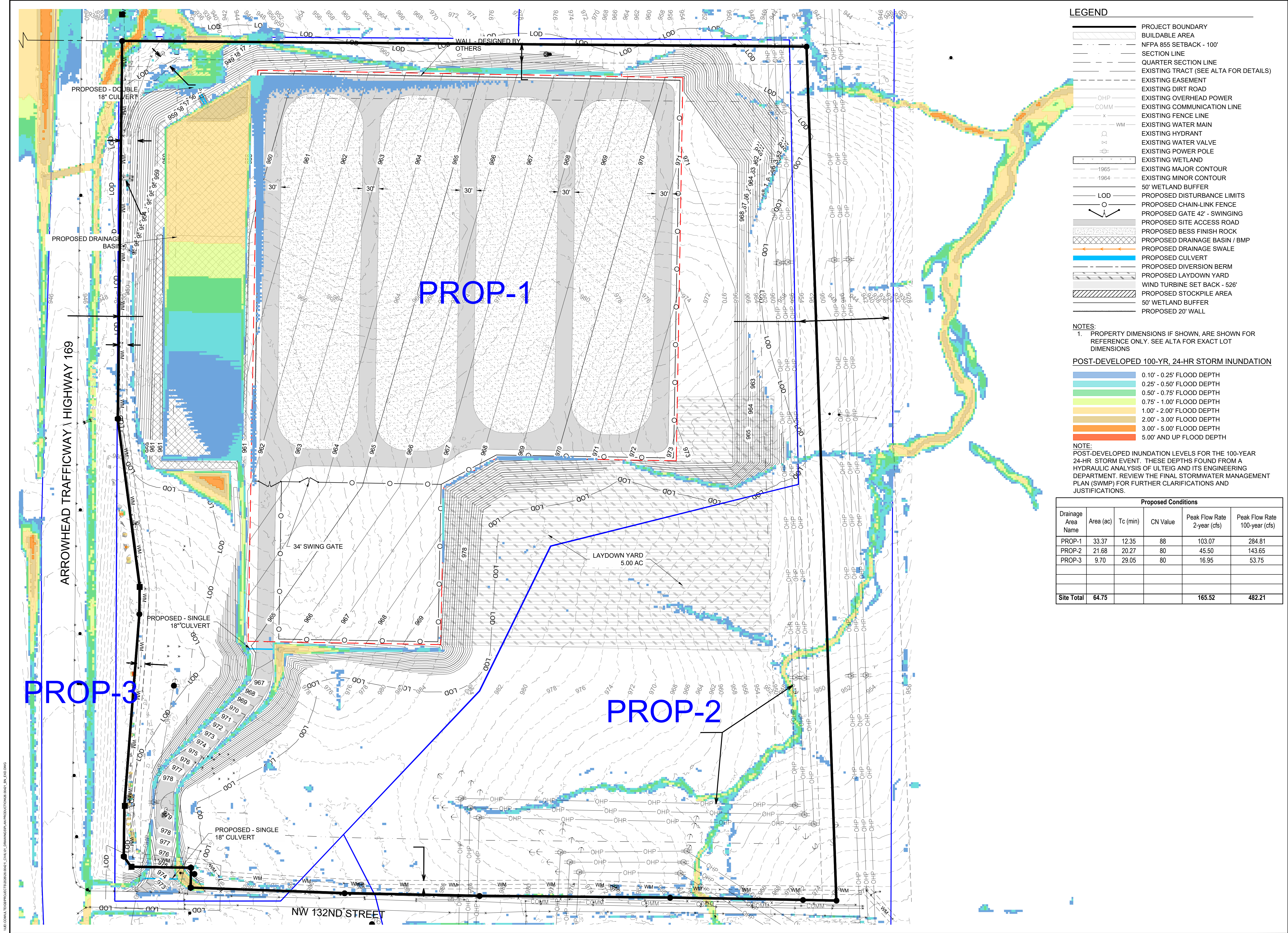
3350 38TH AVE S
FARGO, ND 58104
PHONE: (701) 280-8500
ULTEIG.COM

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

PRE-CONSTRUCTION DRAINAGE MAP

DRAWING NUMBER:
BNS-C-006

REVISION:
0A



LEGEND

- 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
- PROPOSED CHAIN-LINK FENCE
- PROPOSED GATE 42' - SWINGING
- PROPOSED SITE ACCESS ROAD
- PROPOSED BESS FINISH ROCK
- PROPOSED DRAINAGE BASIN / BMP
- PROPOSED DRAINAGE SWALE
- PROPOSED CULVERT
- PROPOSED DIVERSION BERM
- PROPOSED LAYDOWN YARD
- WIND TURBINE SET BACK - 526'
- PROPOSED STOCKPILE AREA
- 50' WETLAND BUFFER
- PROPOSED 20' WALL

NOTES:

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

POST-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:
POST-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.

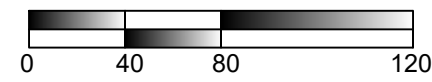
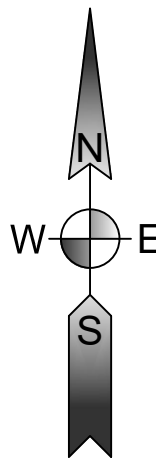
Proposed Conditions					
Drainage Area Name	Area (ac)	Tc (min)	CN Value	Peak Flow Rate 2-year (cfs)	Peak Flow Rate 100-year (cfs)
PROP-1	33.37	12.35	88	103.07	284.81
PROP-2	21.68	20.27	80	45.50	143.65
PROP-3	9.70	29.05	80	16.95	53.75
Site Total	64.75			165.52	482.21

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CLAY COUNTY, MISSOURI

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NASHUA ENERGY STORAGE, LLC.



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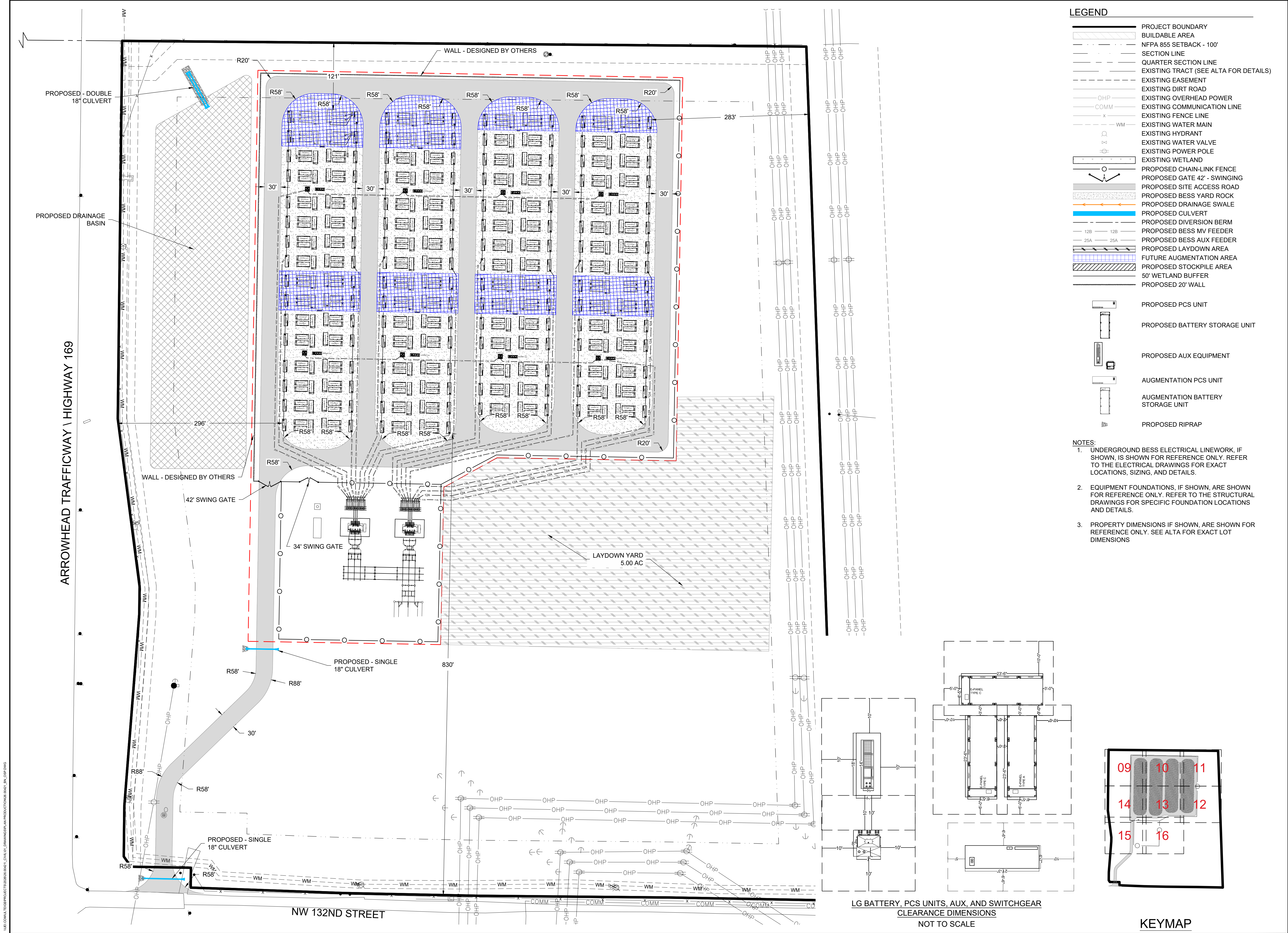
3350 38TH AVE S
FARGO, ND 58104
PHONE: (701) 280-8500
ULTEIG.COM

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

POST-CONSTRUCTION
INUNDATION MAP

DRAWING NUMBER:
BNS-C-007

REVISION:
0A

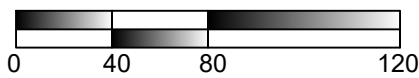
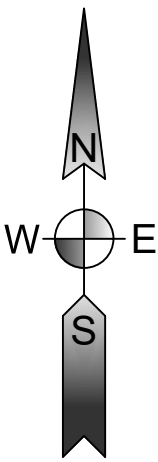


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CLAY COUNTY, MISSOURI

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

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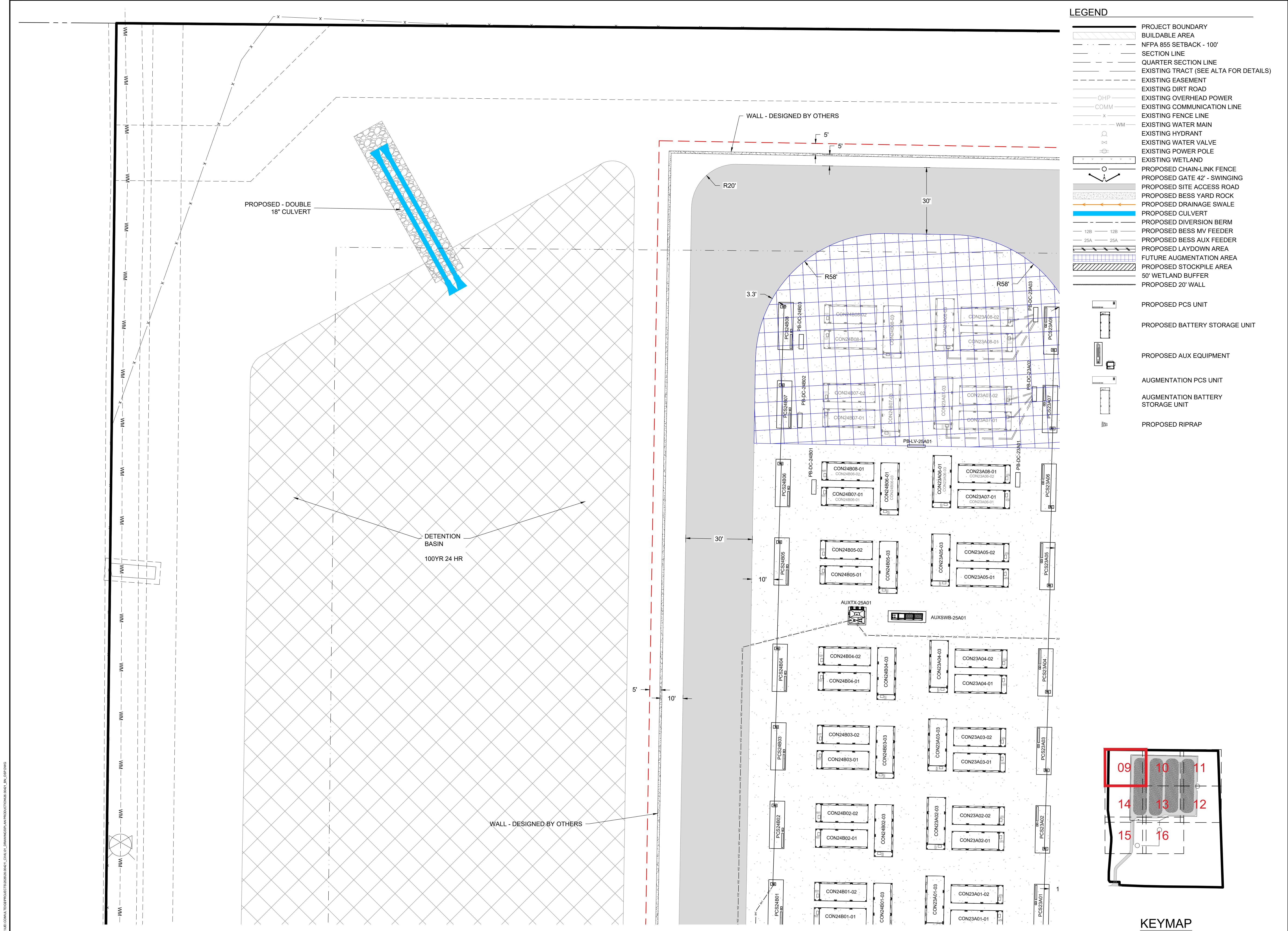
PROJECT NUMBER: 26.00421
DESIGN BY: R. PETERSON
DRAWN BY: J. JOHNSON
APPROVED BY: B. BUCHOLZ

OVERALL SITE PLAN

DRAWING NUMBER:
BNS-C-008

REVISION:
0A

\\BNS\COMMON\PROJECTS\BESS\BESS_CAD\UTL\DRAWINGS\PLAN\BESS\BESS_P01.dwg



LEGEND

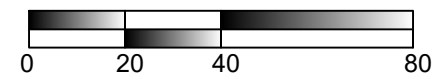
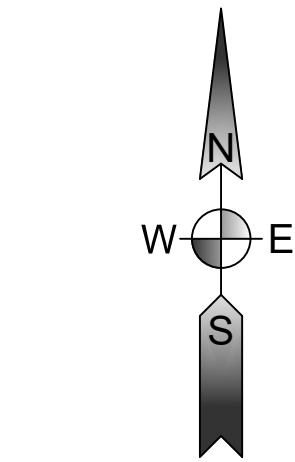
- PROJECT BOUNDARY
- BUILDABLE AREA
- NFPA 885 SETBACK - 100'
- SECTION LINE
- QUARTER SECTION LINE
- EXISTING TRACT (SEE ALTA FOR DETAILS)
- EXISTING EASEMENT
- EXISTING DIRT ROAD
- EXISTING OVERHEAD POWER
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- EXISTING WATER MAIN
- EXISTING HYDRANT
- 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

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

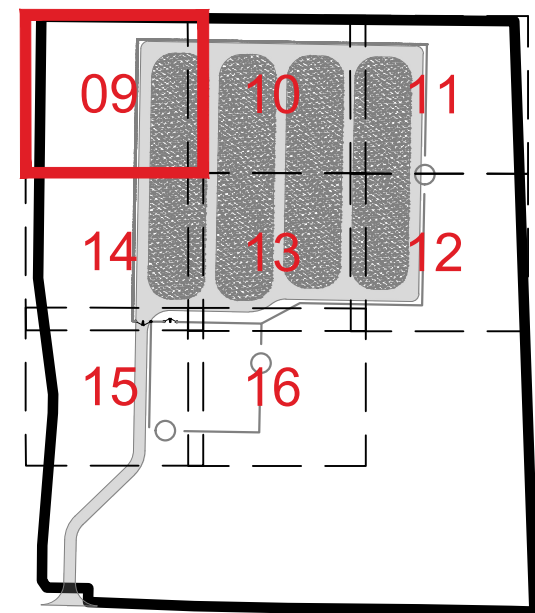
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FARGO, ND 58104
PHONE: (701) 280-8500
ULTEIG.COM

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

SITE PLAN - NW
CORNER

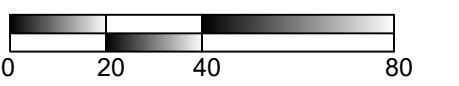


KEYMAP

DRAWING NUMBER:
BNS-C-009

REVISION:
0A

CLAY COUNTY, MISSOURI



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HARN/MO MISSOURI STATE PLANES,
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ULTEIG.COM

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

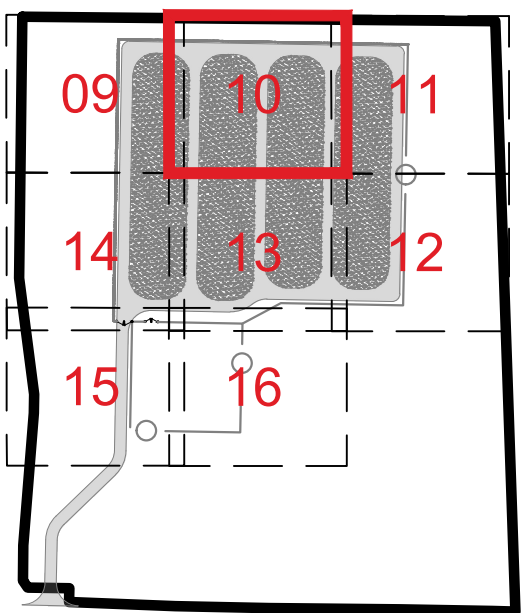
SITE PLAN - NORTH CENTER

DRAWING NUMBER: **BNS-C-010** REVISION: **0A**

LEGEND

- | | |
|---|---------------------------------------|
|  | 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 CHAIN LINK |
|  | 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 |

-
- Diagram illustrating the layout of equipment on the starboard side of the vessel. The equipment is arranged in a vertical column on the right side of the deck. From top to bottom, the items are:
- PROPOSED PCS UNIT
 - PROPOSED BATTERY STORAGE UNIT
 - PROPOSED AUX EQUIPMENT
 - AUGMENTATION PCS UNIT
 - AUGMENTATION BATTERY STORAGE UNIT
 - PROPOSED RIPRAP



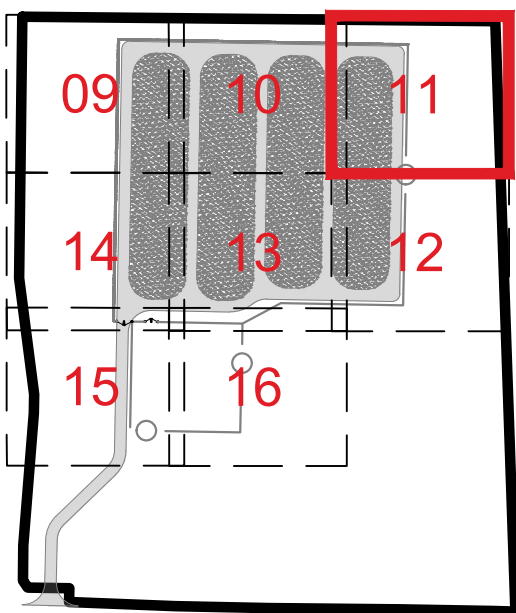
KEYMAP

\\NF01\DATA\PROJECTS\BESS\BESS_CAD\UTL\DRAWINGS\AN\BESS\BESS_NE_01.dwg



- LEGEND**
- PROJECT BOUNDARY
 - BUILDABLE AREA
 - NFPA 885 SETBACK - 100'
 - SECTION LINE
 - QUARTER SECTION LINE
 - EXISTING TRACT (SEE ALTA FOR DETAILS)
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 - EXISTING FENCE LINE
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 - 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



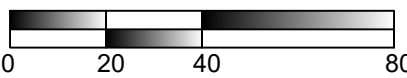
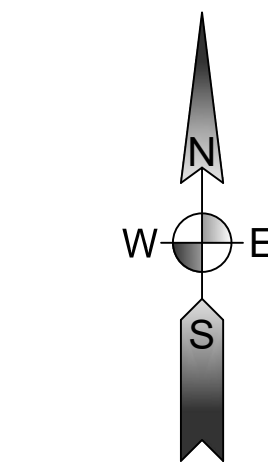
KEYMAP

NASHUA BESS

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NASHUA ENERGY STORAGE, LLC.



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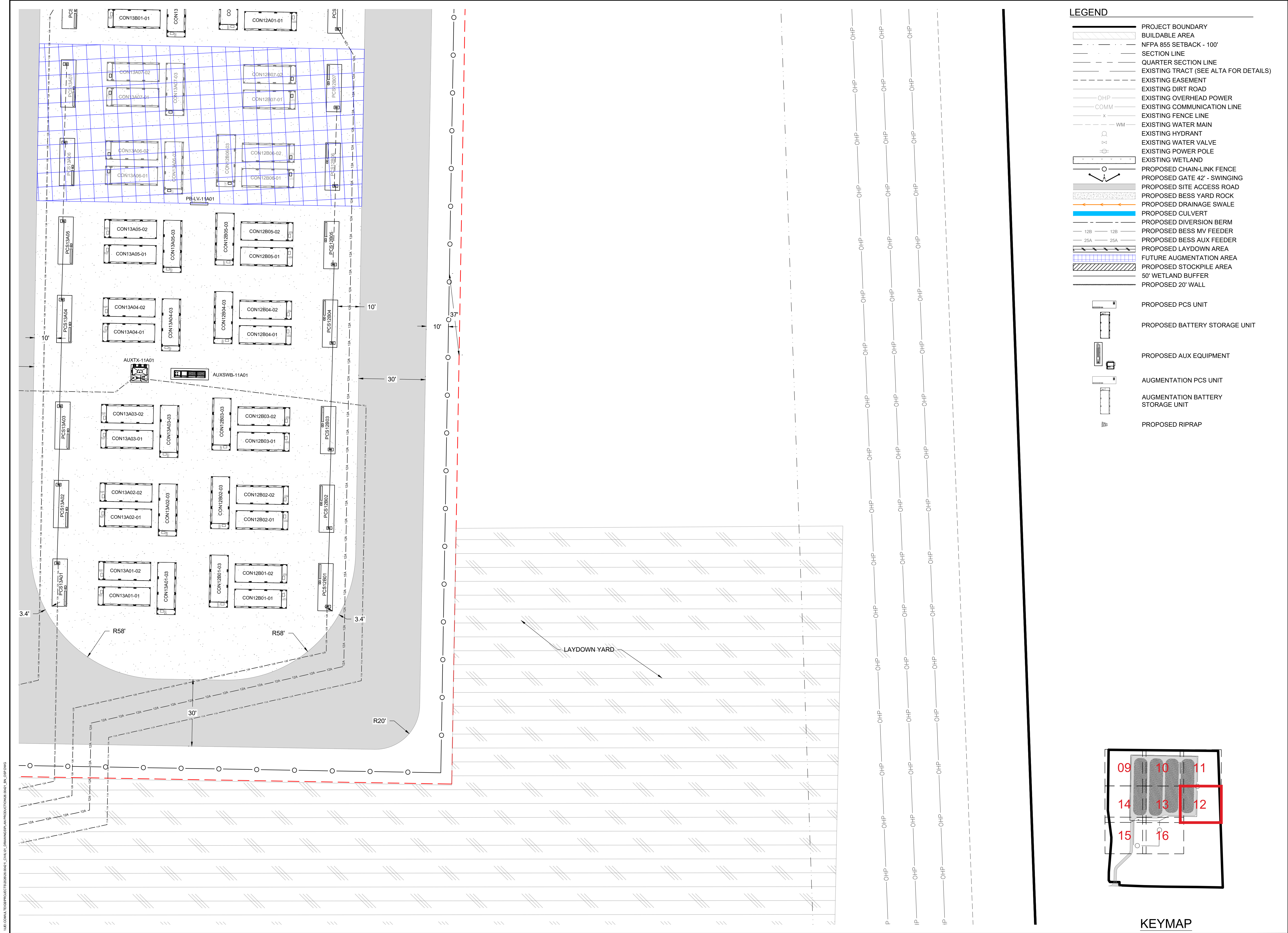
3350 38TH AVE S
FARGO, ND 58104
PHONE: (701) 280-8500
ULTEIG.COM

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

SITE PLAN - NE CORNER

DRAWING NUMBER:
BNS-C-011

REVISION:
0A

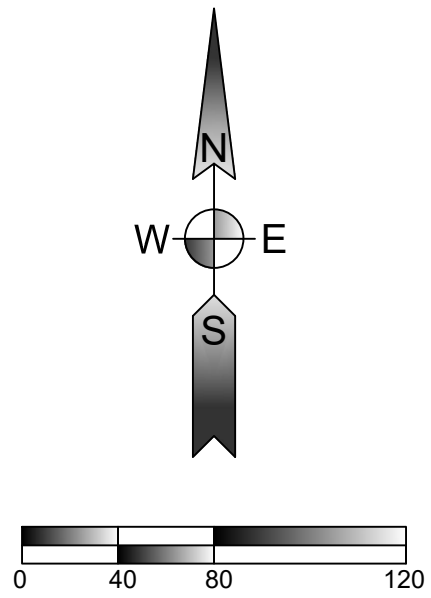


NASHUA BESS

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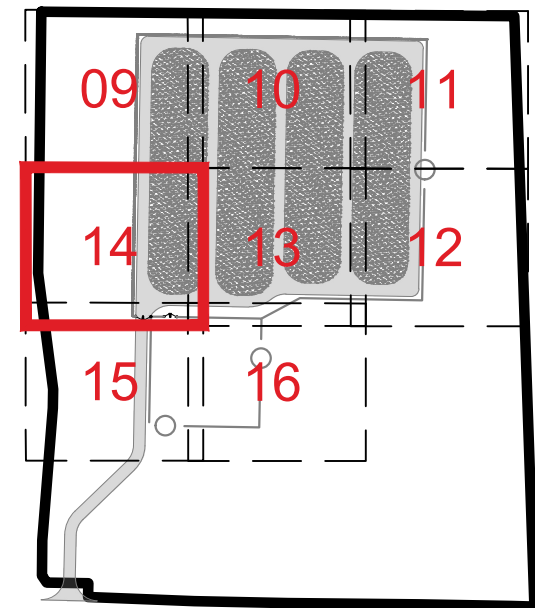


3350 38TH AVE S
FARGO, ND 58104
PHONE: (701) 280-8500
ULTEIG.COM

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

SITE PLAN - SE CORNER

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



NASHUA BESS

CLAY COUNTY, MISSOURI

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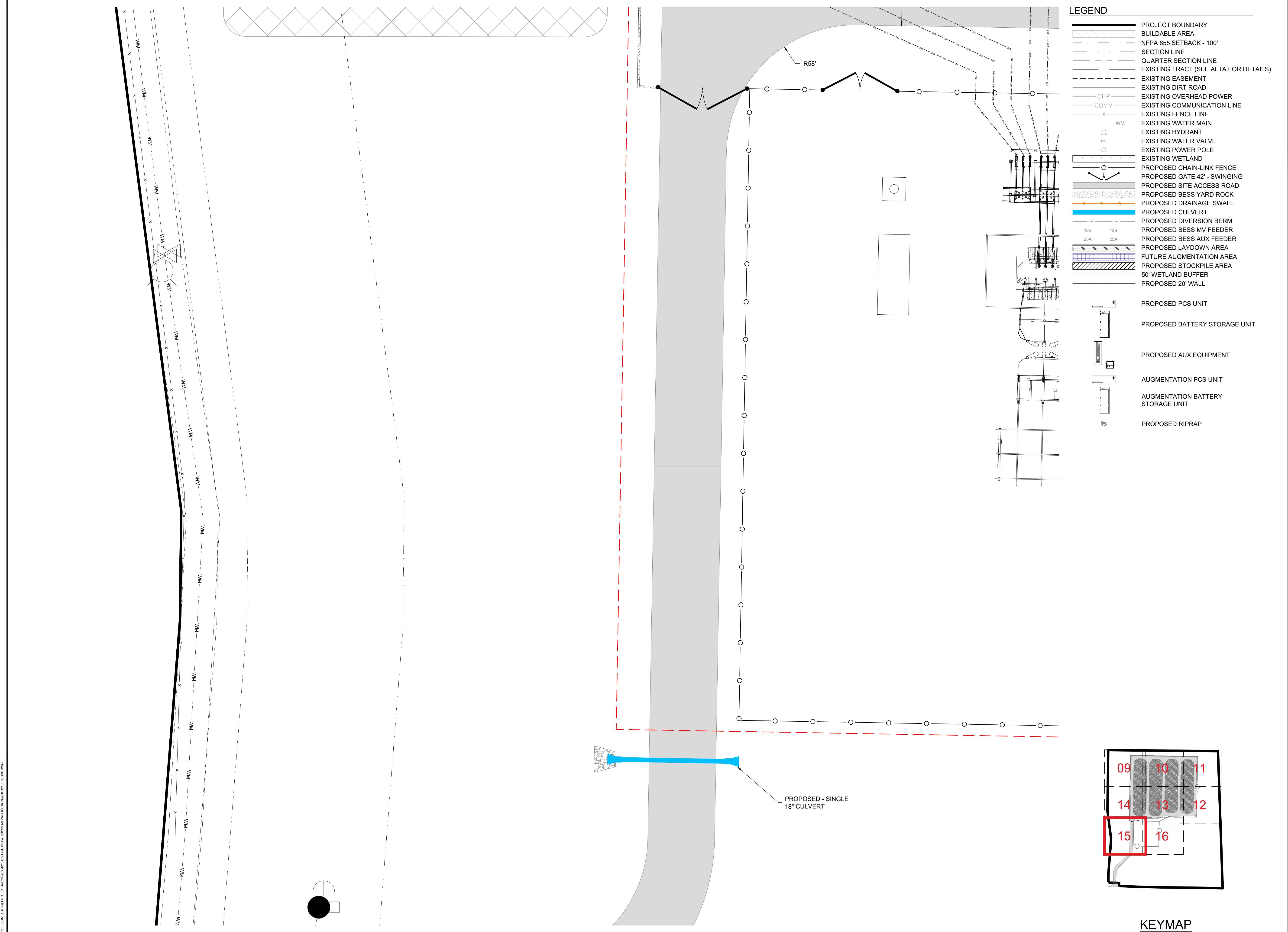
PROJECT NUMBER: 26.00421
DESIGN BY: R. PETERSON
DRAWN BY: J. JOHNSON
APPROVED BY: B. BUCHOLZ

SITE PLAN - SW CORNER

DRAWING NUMBER:
BNS-C-014

REVISION:
0A

THE CONSULTING ENGINEER'S RESPONSIBILITY IS TO PREPARE AND SUBMIT THIS DRAWING IN ACCORDANCE WITH THE PROFESSIONAL ENGINEERING ACT, CHAPTER 327, MISSOURI REVISIONS, 2010, AND THE PROFESSIONAL ENGINEERING ACT, CHAPTER 327, MISSOURI REVISIONS, 2010, AND THE PROFESSIONAL ENGINEERING ACT, CHAPTER 327, MISSOURI REVISIONS, 2010.



NASHUA BESS

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HORIZONTAL DATUM:
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NAVD88

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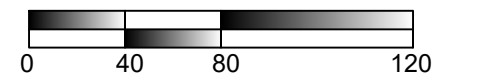
3350 38TH AVE S
FARGO, ND 58104
PHONE: (701) 280-8500
ULTEIG.COM

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

SITE PLAN - SUBSTATION WEST

CLAY COUNTY, MISSOURI

NASHUA ENERGY
STORAGE, LLC.

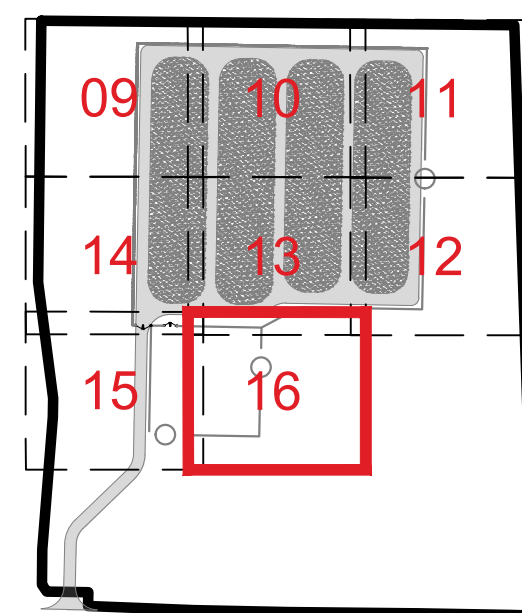


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ONLY.

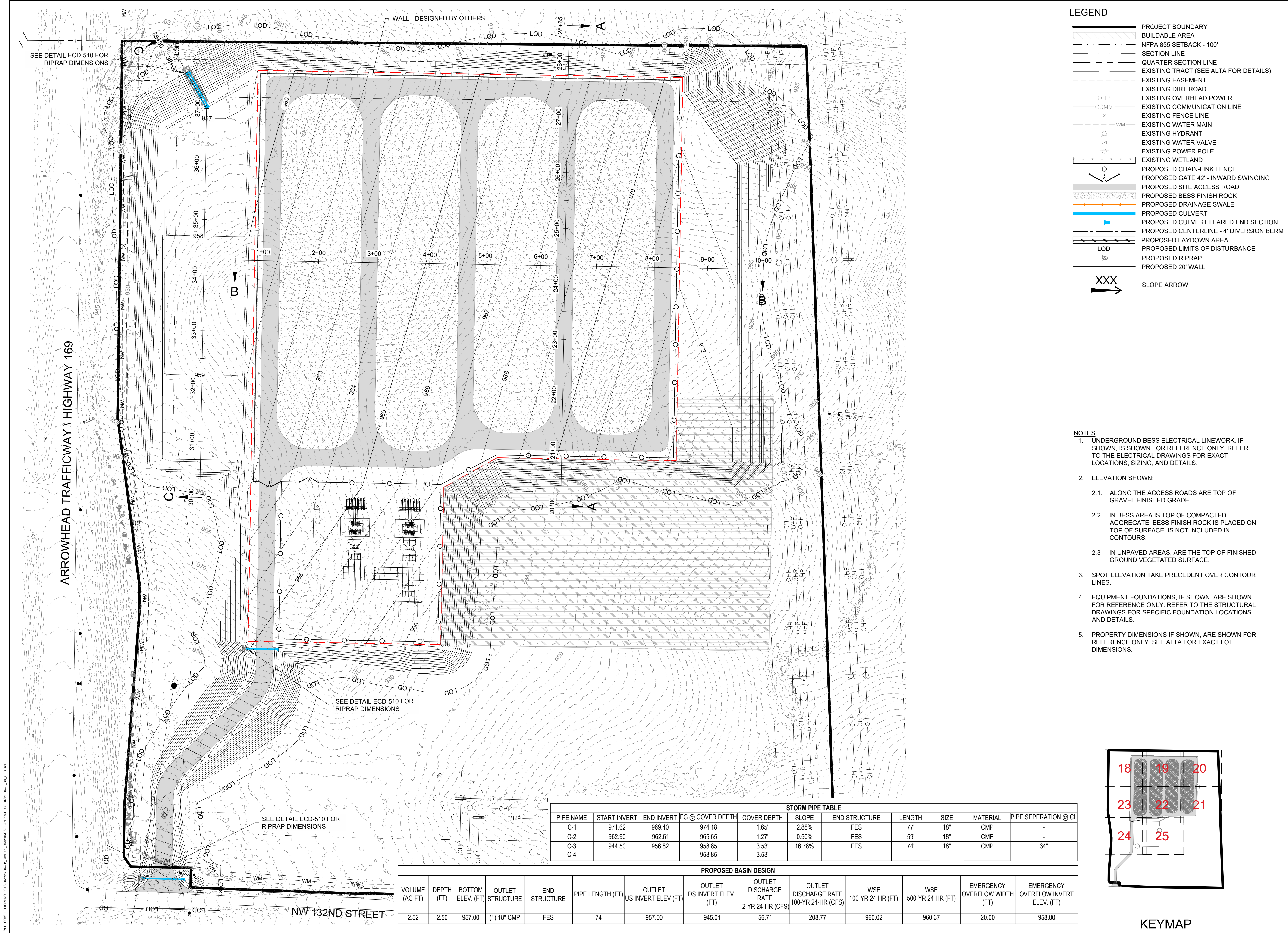


SITE PLAN - SUBSTATION EAST

DRAWING NUMBER: **BNS-C-016** REVISION: **0A**



KEYMAP

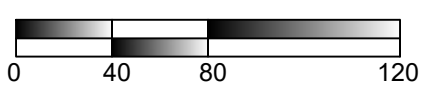
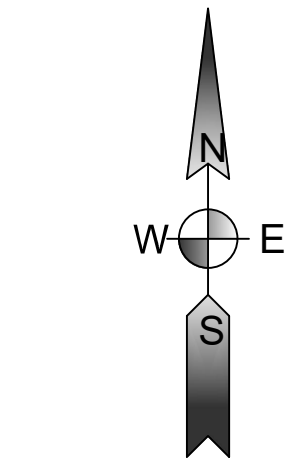


NASHUA BESS

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

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DRAWN BY: J. JOHNSON
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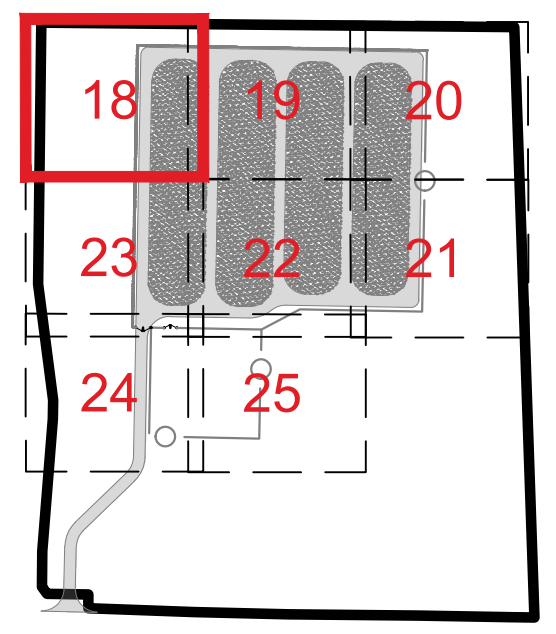
OVERALL GRADING PLAN



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

- NOTES:**
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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.

North Arrow

Scale

0 20 40 80

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

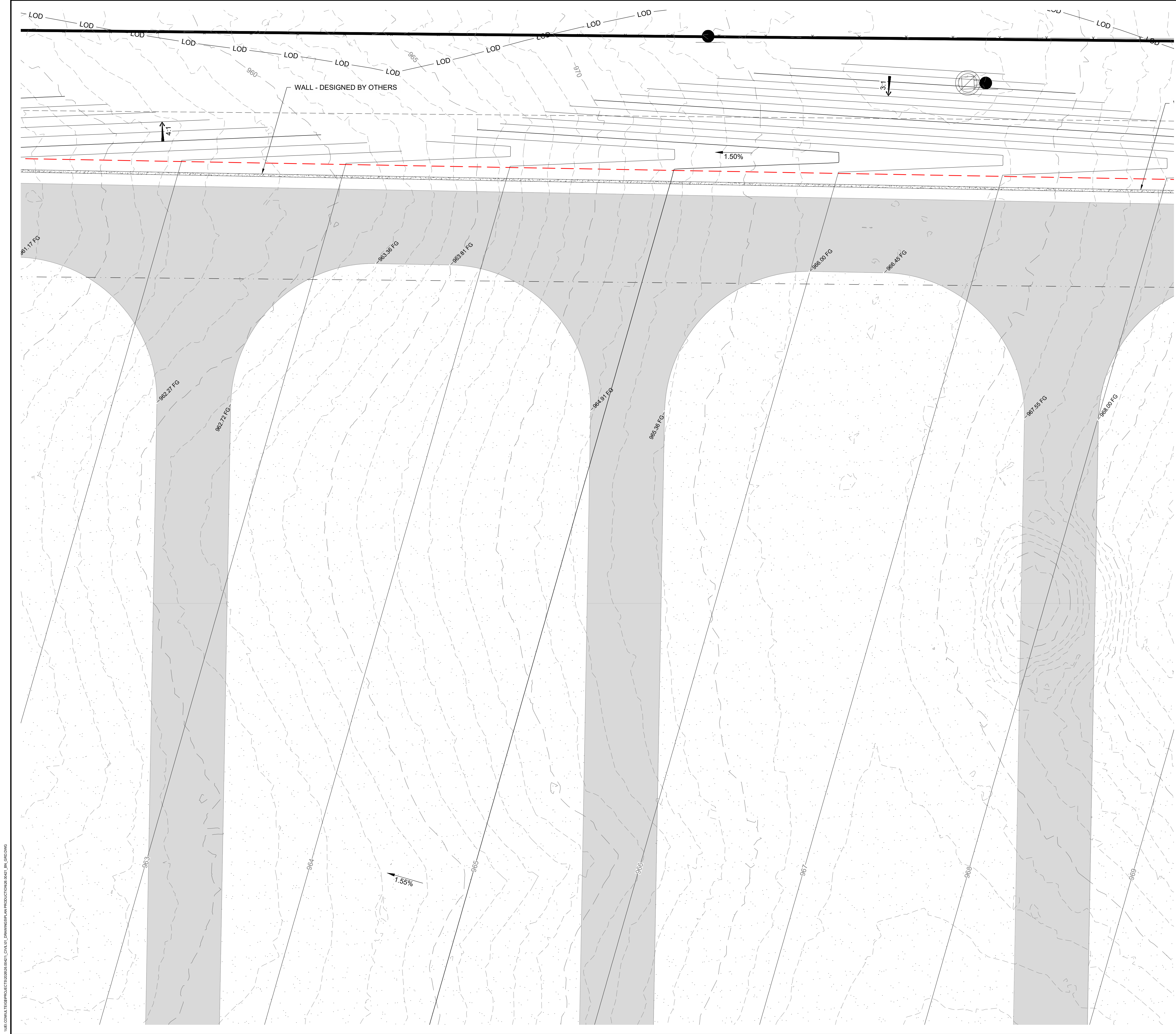
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3350 38TH AVE S
FARGO, ND 58104
PHONE: (701) 280-8500
ULTEIG.COM

PROJECT NUMBER: 26.00421
DESIGN BY: R. PETERSON
DRAWN BY: J. JOHNSON
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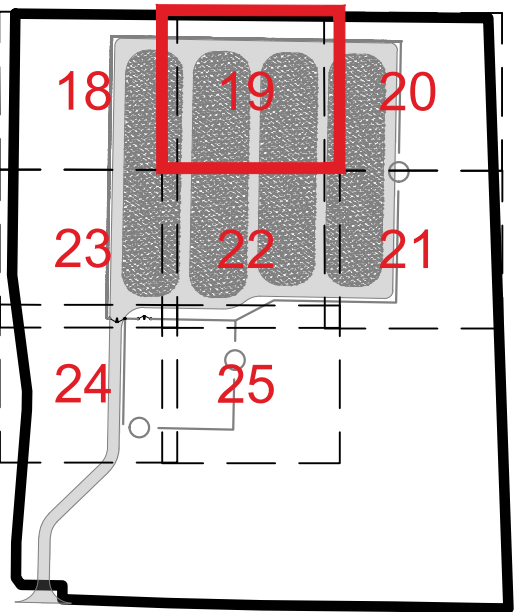
**GRADING PLAN -
NW CORNER**



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
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[Symbol]	EXISTING FENCE LINE
[Symbol]	EXISTING WATER MAIN
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[Symbol]	PROPOSED 20' WALL
[Symbol]	SLOPE ARROW

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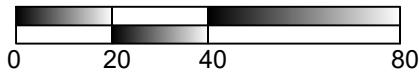
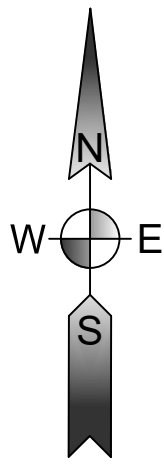
KEYMAP

NASHUA BESS

CLAY COUNTY, MISSOURI

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

NASHUA ENERGY
STORAGE, LLC.



HORIZONTAL DATUM:
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WEST ZONE, US FOOT
VERTICAL DATUM:
NAVD88

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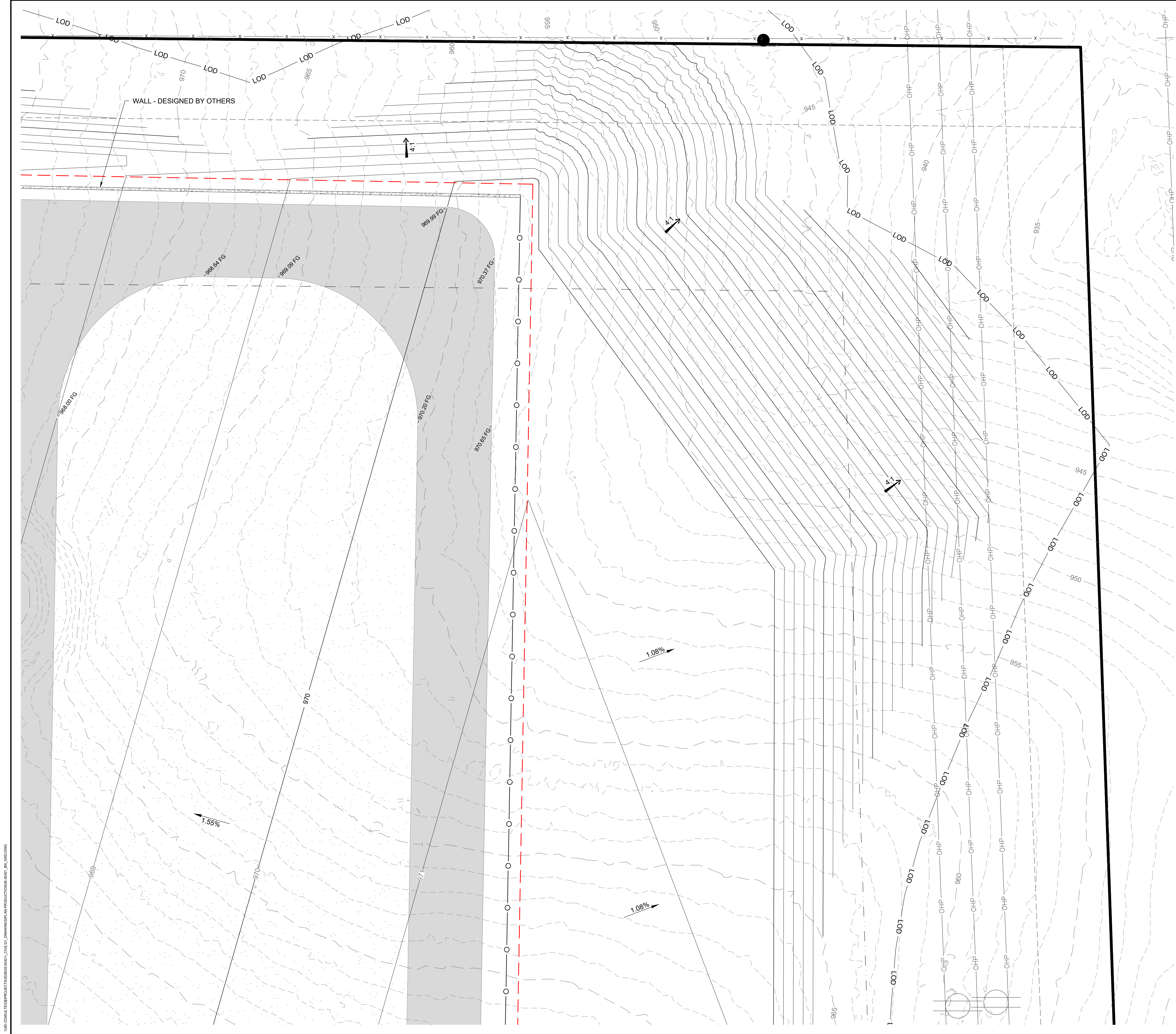
3350 38TH AVE S
FARGO, ND 58104
PHONE: (701) 280-8500
ULTEIG.COM

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

GRADING PLAN -
NORTH CENTER

DRAWING NUMBER:
BNS-C-019

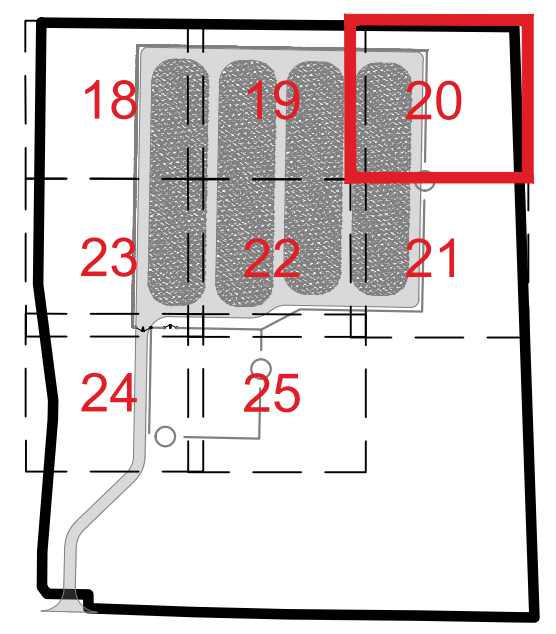
REVISION:
0A



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
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[Symbol]	PROPOSED 20' WALL
[Symbol]	SLOPE ARROW

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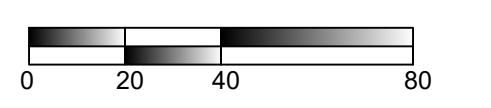
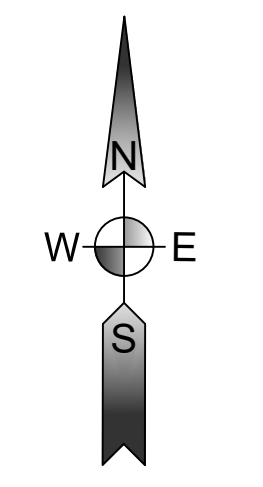
KEYMAP

NASHUA BESS

CLAY COUNTY, MISSOURI

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

NASHUA ENERGY STORAGE, LLC.



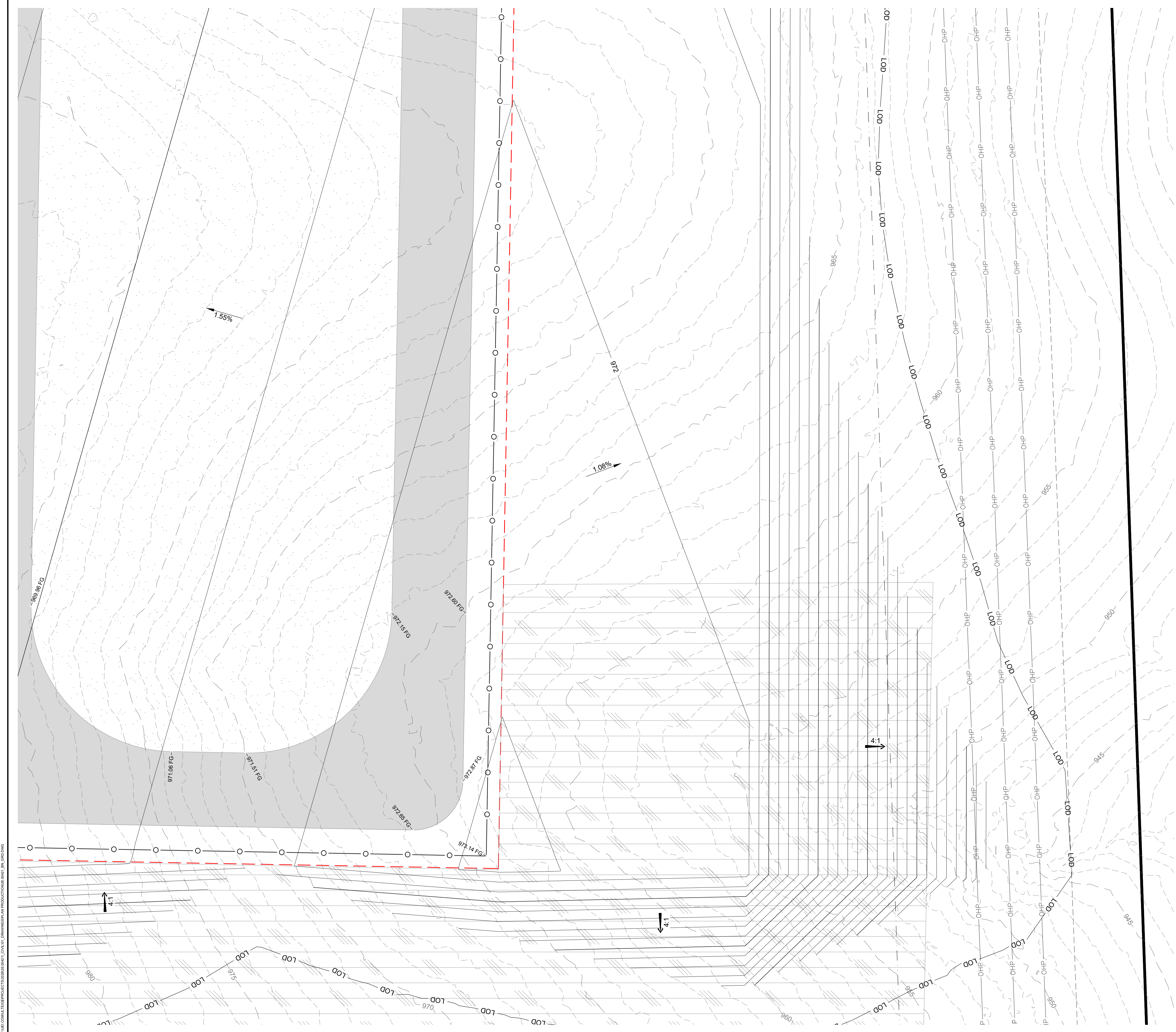
HORIZONTAL DATUM:
HARN/MO MISSOURI STATE PLANES,
WEST ZONE, US FOOT
VERTICAL DATUM:
NAVD88

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

PROJECT NUMBER: 26.00421
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DRAWN BY: J. JOHNSON
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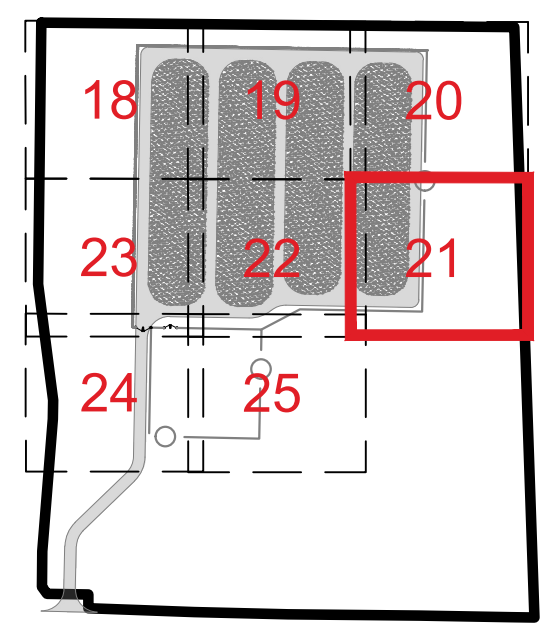
GRADING PLAN - NE
CORNER



LEGEND

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[Symbol]	BUILDABLE AREA
[Symbol]	NFPA 885 SETBACK - 100'
[Symbol]	SECTION LINE
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[Symbol]	PROPOSED RIPRAP
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[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.

North Arrow

Scale

0 40 80 120

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

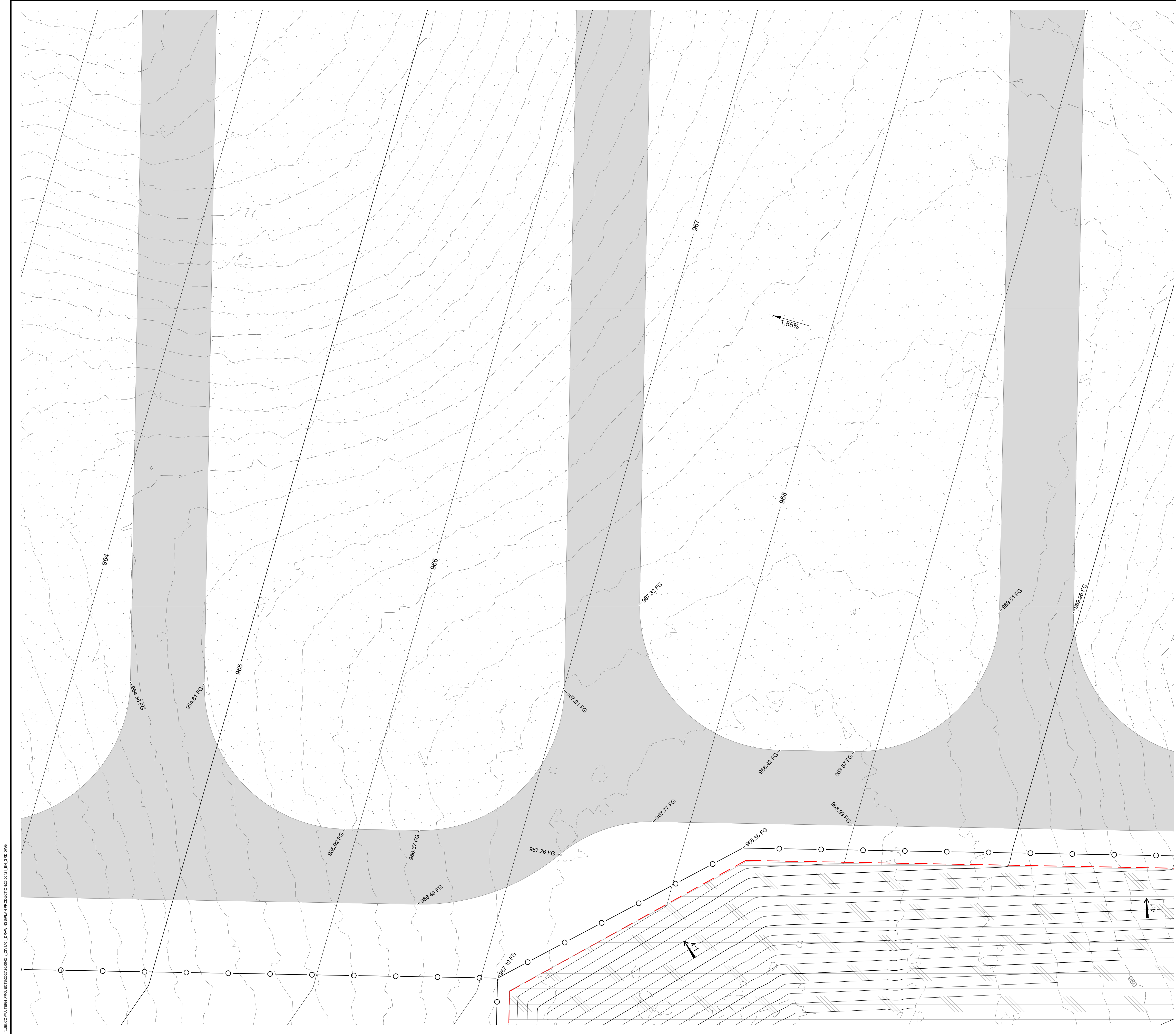
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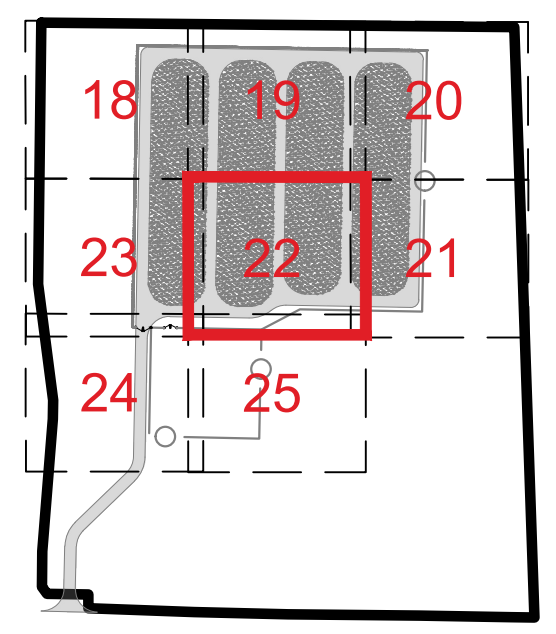
**GRADING PLAN - SE
CORNER**



LEGEND

[Symbol]	PROJECT BOUNDARY
[Symbol]	BUILDABLE AREA
[Symbol]	NFPA 885 SETBACK - 100'
[Symbol]	SECTION LINE
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[Symbol]	EXISTING TRACT (SEE ALTA FOR DETAILS)
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[Symbol]	PROPOSED 20' WALL
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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.

North Arrow

Scale Bar

0 20 40 80

HORIZONTAL DATUM:
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VERTICAL DATUM:
NAVD88

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3350 38TH AVE S
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ULTEIG.COM

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

**GRADING PLAN -
SOUTH CENTER**

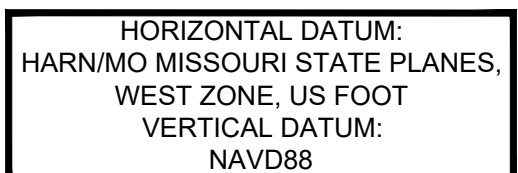
UNIT COMMUNITIES PROJECTS 2026 26 00421 CIVIL 01 DRAWINGS & AN PRODUCTION 26 00421 IN GRD DWG

CLAY COUNTY, MISSOURI

NASHUA ENERGY
STORAGE, LLC.

	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
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	PROPOSED CHAIN-LINK FENCE
	PROPOSED GATE 42" - INWARD SWINGING
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	PROPOSED BESS FINISH ROCK
	PROPOSED DRAINAGE SWALE
	PROPOSED CULVERT
	PROPOSED CULVERT FLARED END SECTION
	PROPOSED CENTERLINE - 4' DIVERSION BERM
	PROPOSED LAY/DOWN AREA
	PROPOSED LIMITS OF DISTURBANCE
	PROPOSED RIPRAP
	PROPOSED 20' WALL
	SLOPE ARROW

-



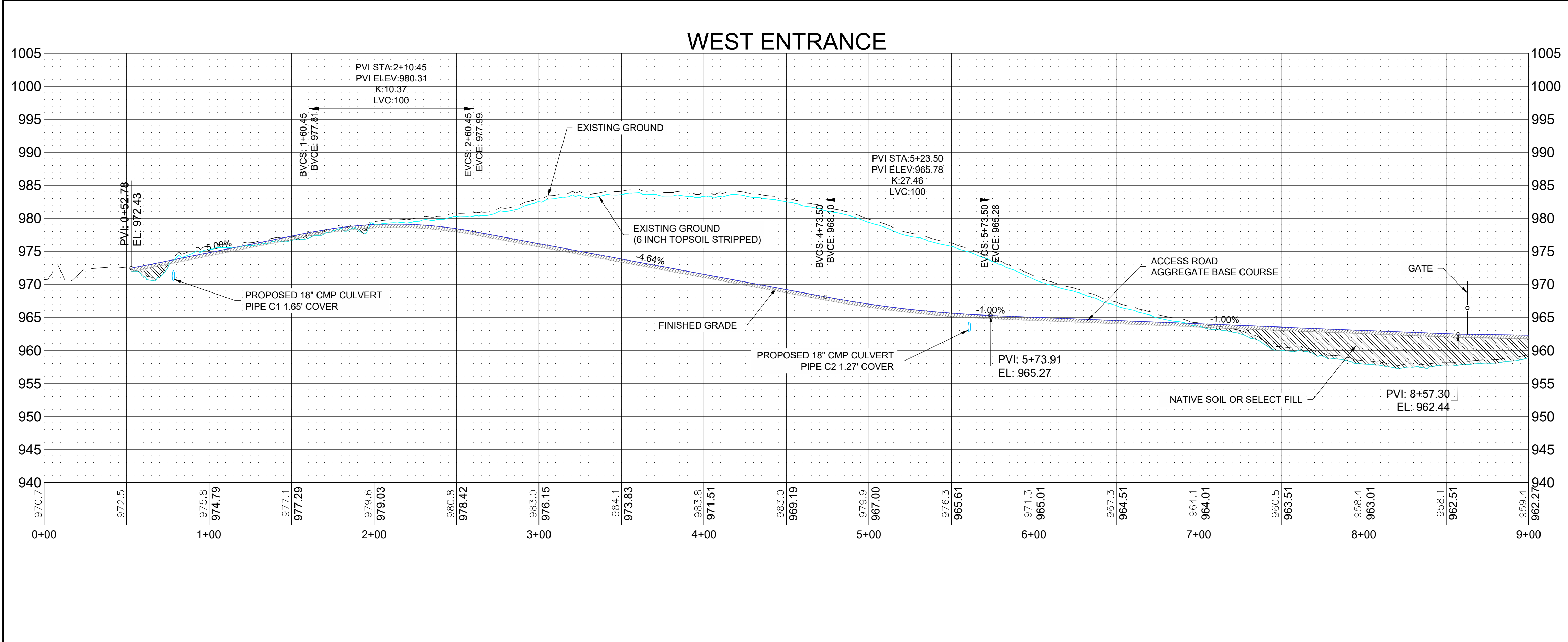
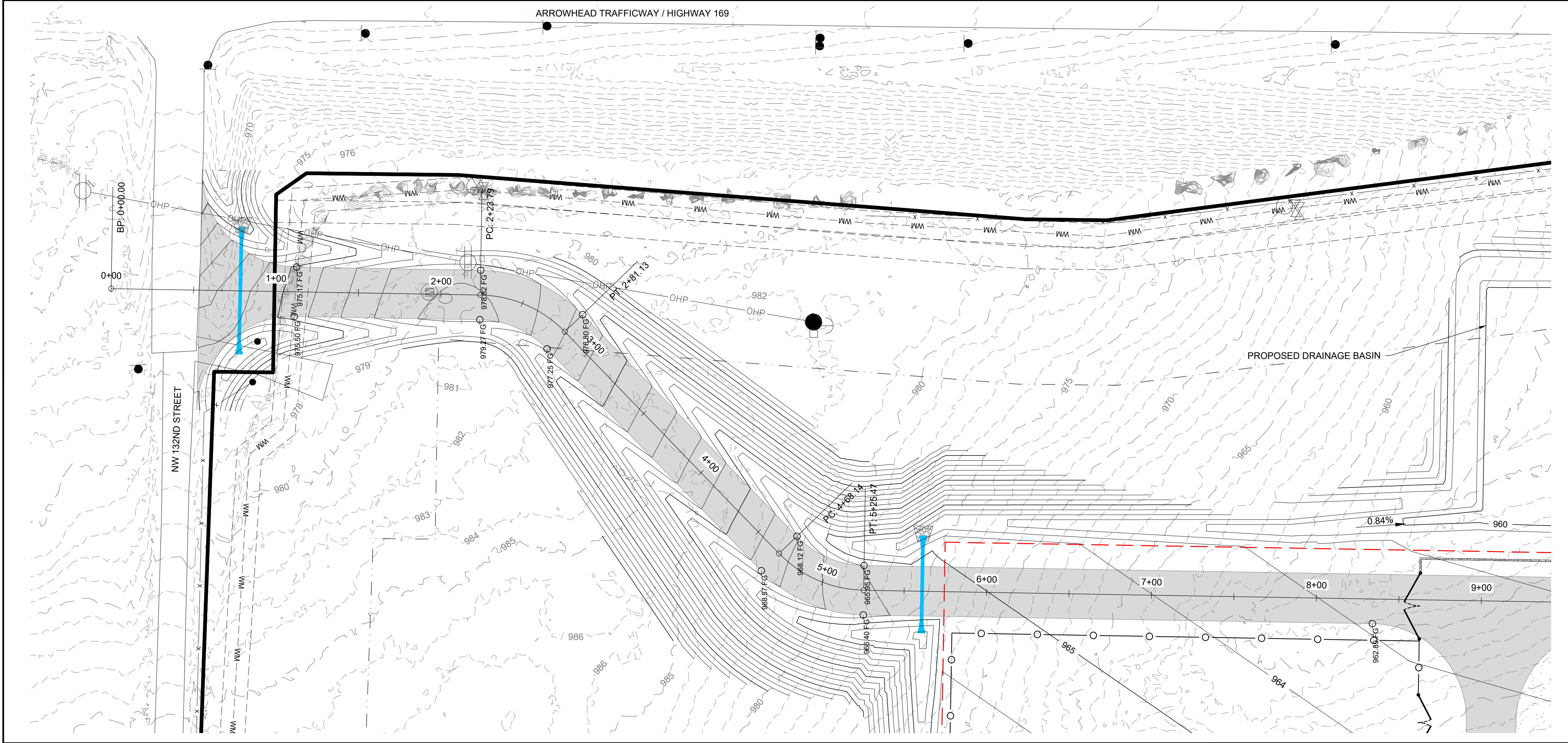
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FARGO, ND 58104
PHONE: (701) 280-8500
ULTEIG.COM



DRAWING NUMBER: **BNS-C-025** REVISION: **0A**

A diagram of a 5x3 grid of nodes, labeled 18 through 25. The nodes are arranged in a grid with a central shaded region. A red box highlights a 2x2 subgrid of nodes, specifically nodes 24, 25, 22, and 21.

QUEST CONSULTING PROJECTS 09/28/26 09/27 CIVIL V01 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
- 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 BESS MV FEEDER
- PROPOSED RIPRAP
- PROPOSED 20' WALL
- SLOPE ARROW

NASHUA BESS

CLAY COUNTY, MISSOURI

REV.	DATE	DESCRIPTION	BY
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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

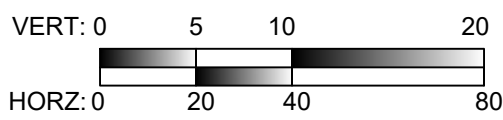
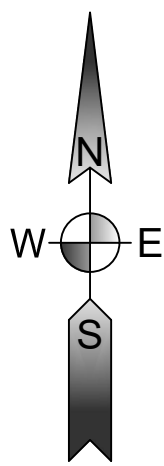
CLAY COUNTY, MISSOURI

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

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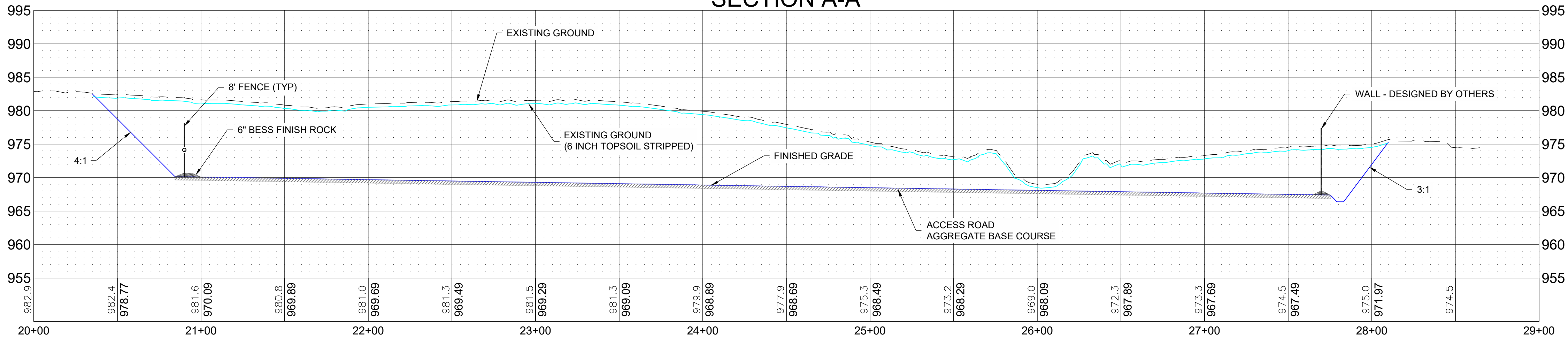
3350 38TH AVE S
FARGO, ND 58104
PHONE: (701) 280-8500
ULTEIG.COM

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

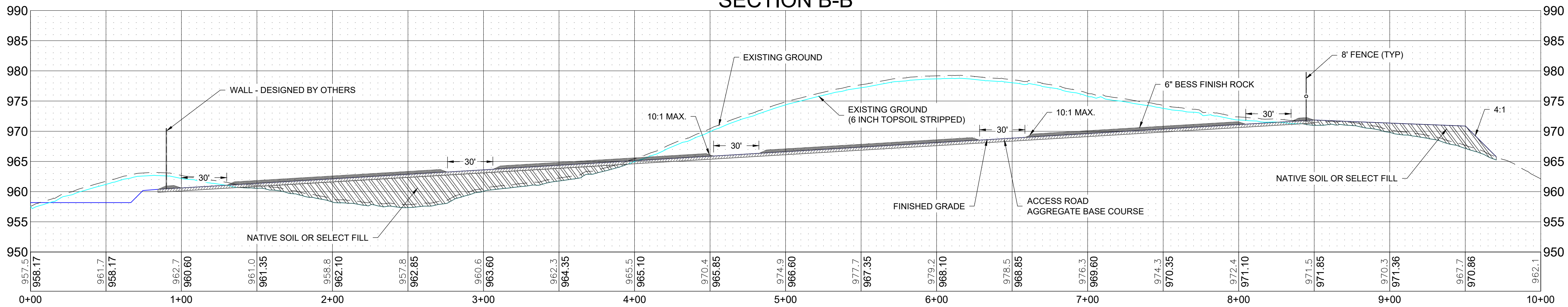
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DRAWING NUMBER: BNS-C-027
REVISION: 0A

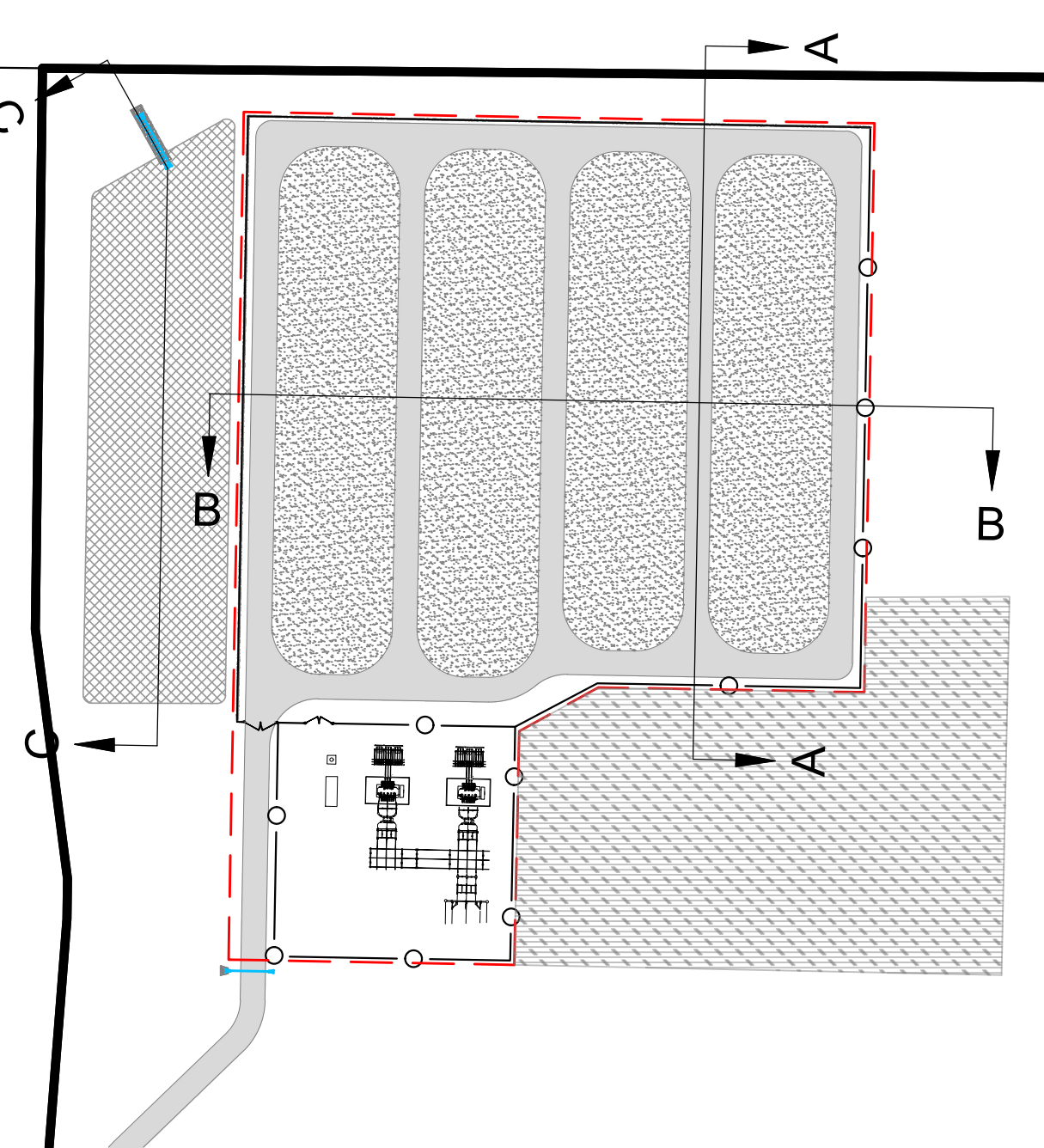
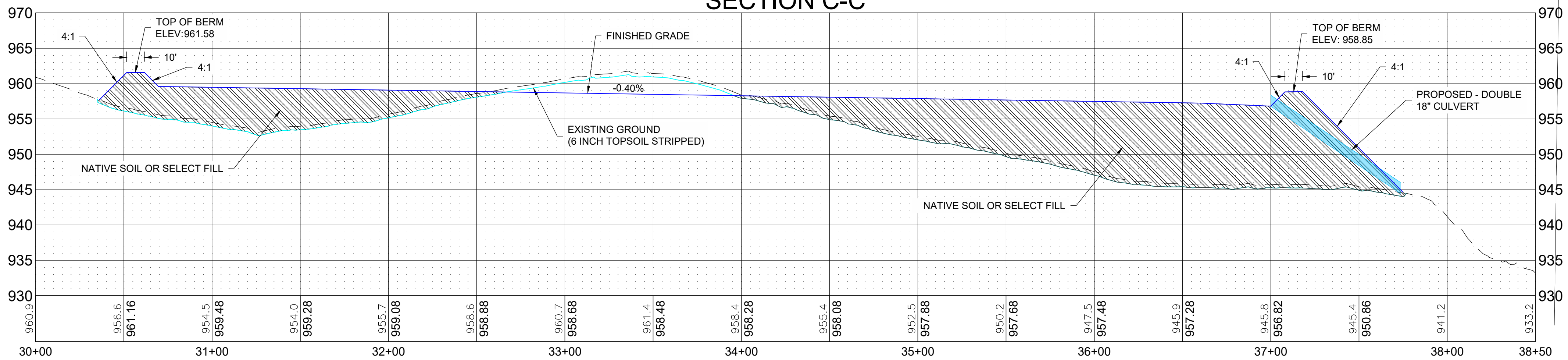
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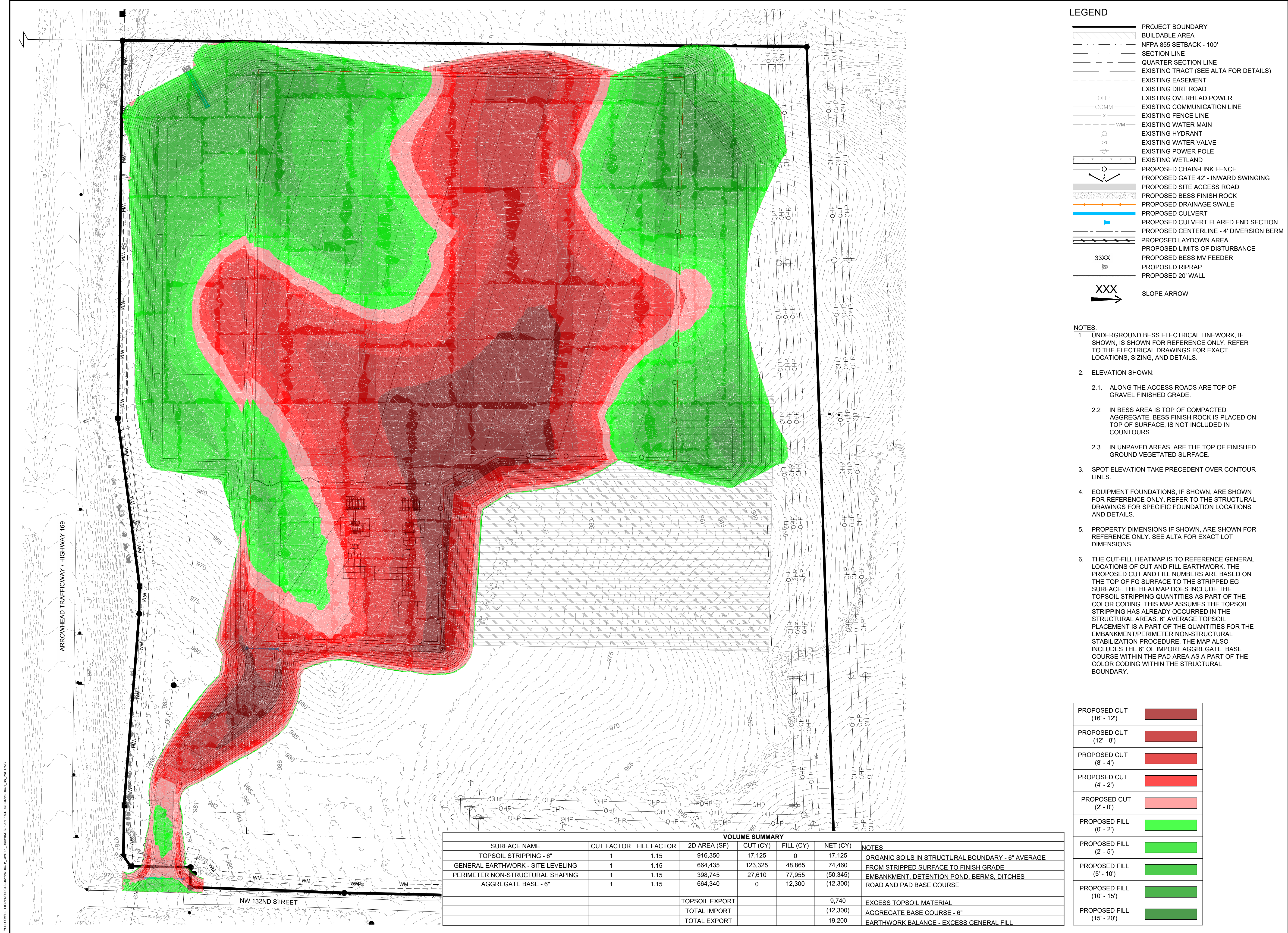


SECTION B-B



SECTION C-C





NASHUA BESS

CLAY COUNTY, MISSOURI

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

NASHUA ENERGY STORAGE, LLC.

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HORIZONTAL DATUM:
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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



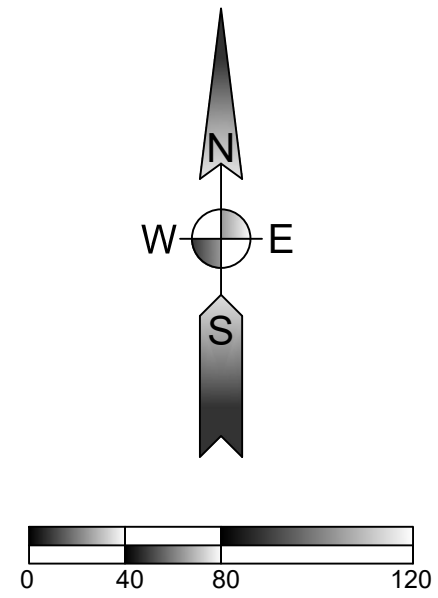
- LEGEND**
- PROJECT BOUNDARY
 - BUILDABLE AREA
 - NFPA 885 SETBACK - 100'
 - SECTION LINE
 - QUARTER SECTION LINE
 - EXISTING TRACT (SEE ALTA FOR DETAILS)
 - EXISTING EASEMENT
 - EXISTING DIRT ROAD
 - EXISTING OVERHEAD POWER
 - EXISTING COMMUNICATION LINE
 - EXISTING FENCE LINE
 - EXISTING WATER MAIN
 - 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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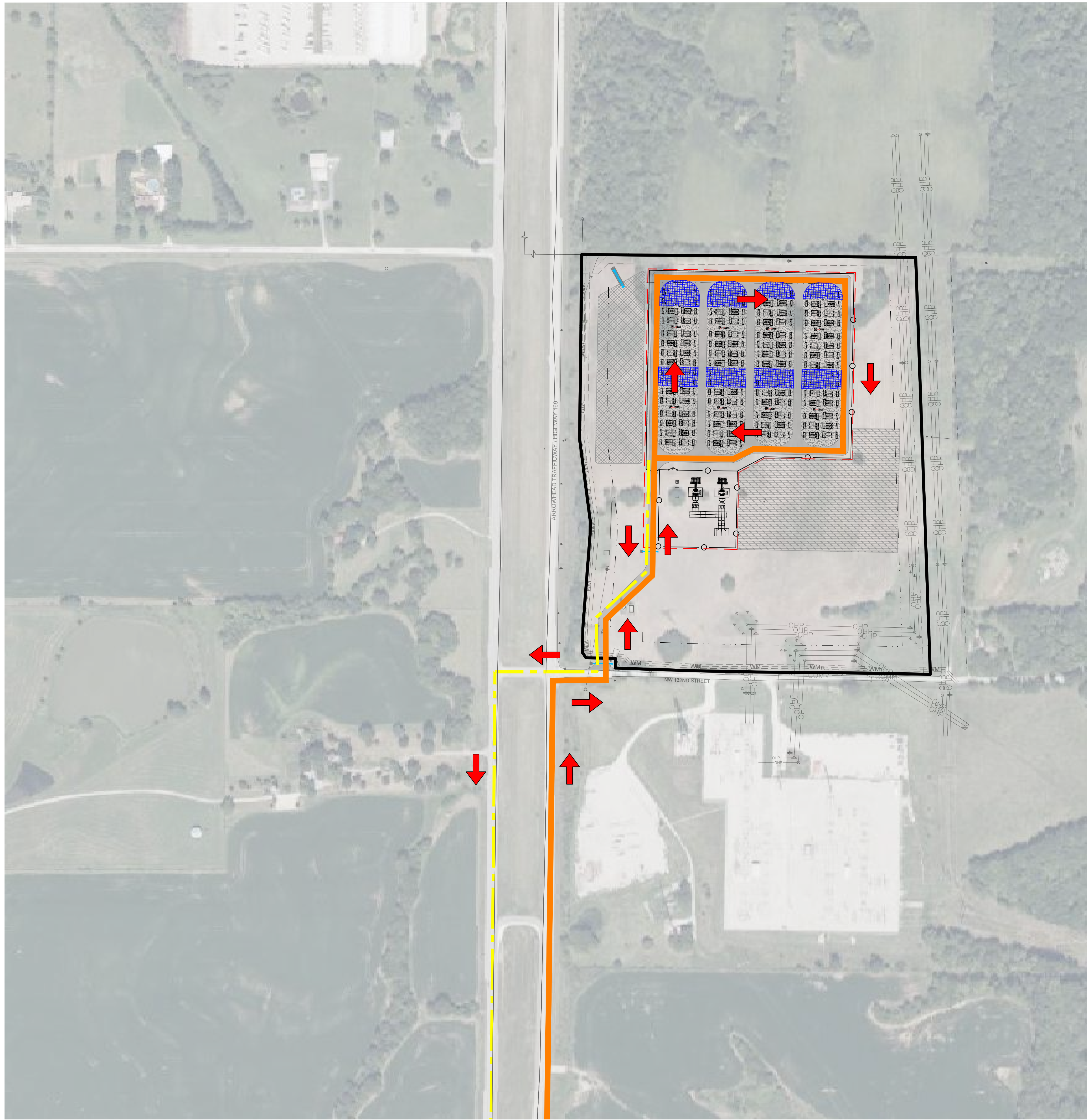
PROJECT NUMBER: 26.00421
DESIGN BY: R. PETERSON
DRAWN BY: J. JOHNSON
APPROVED BY: B. BUCHOLZ

EROSION CONTROL
PLAN

DRAWING NUMBER:
BNS-C-029

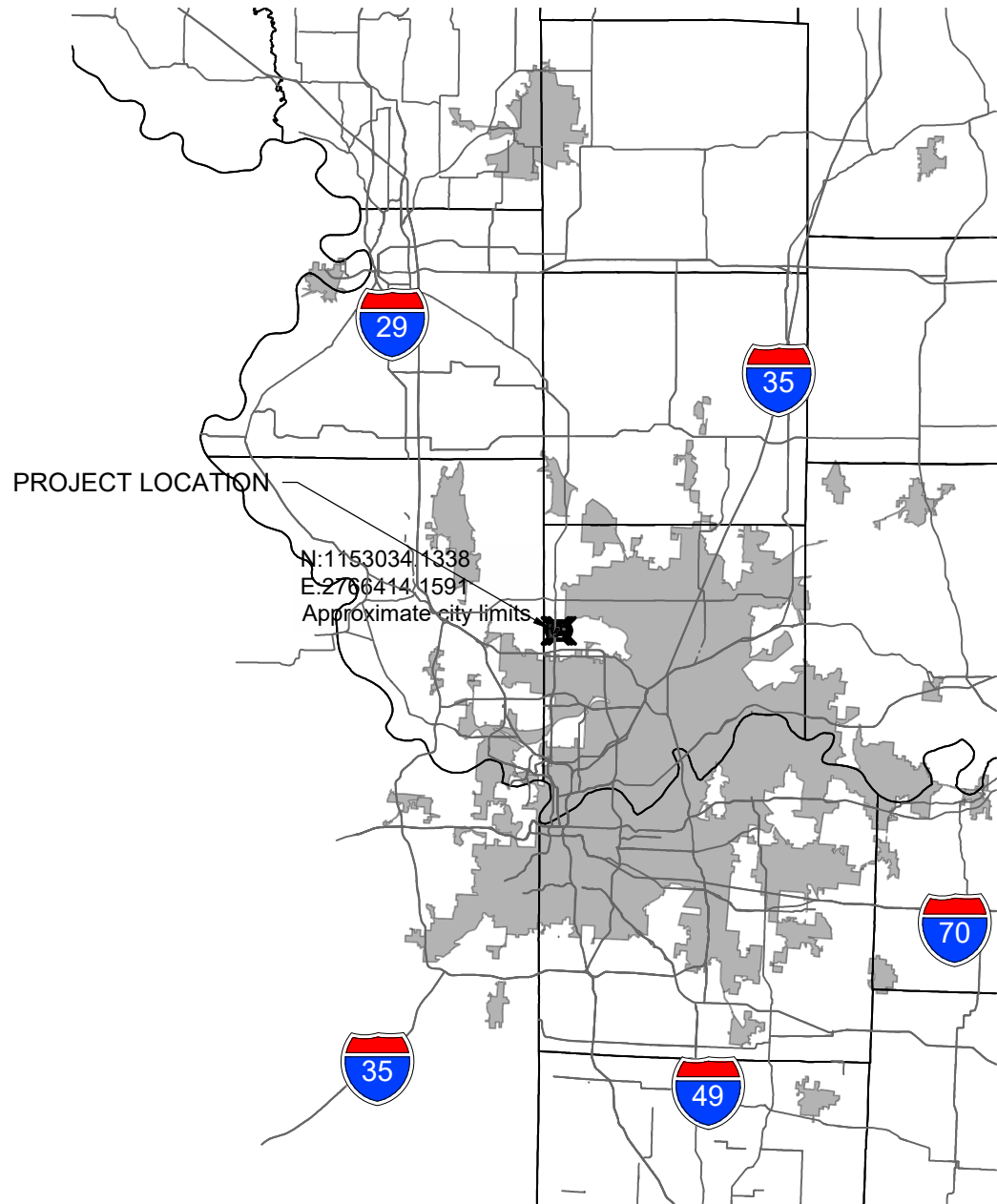
REVISION:
0A

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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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- 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
- 12B
- 25A
- 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

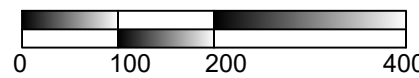
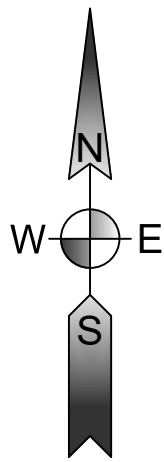


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CLAY COUNTY, MISSOURI

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

NASHUA ENERGY STORAGE, LLC.



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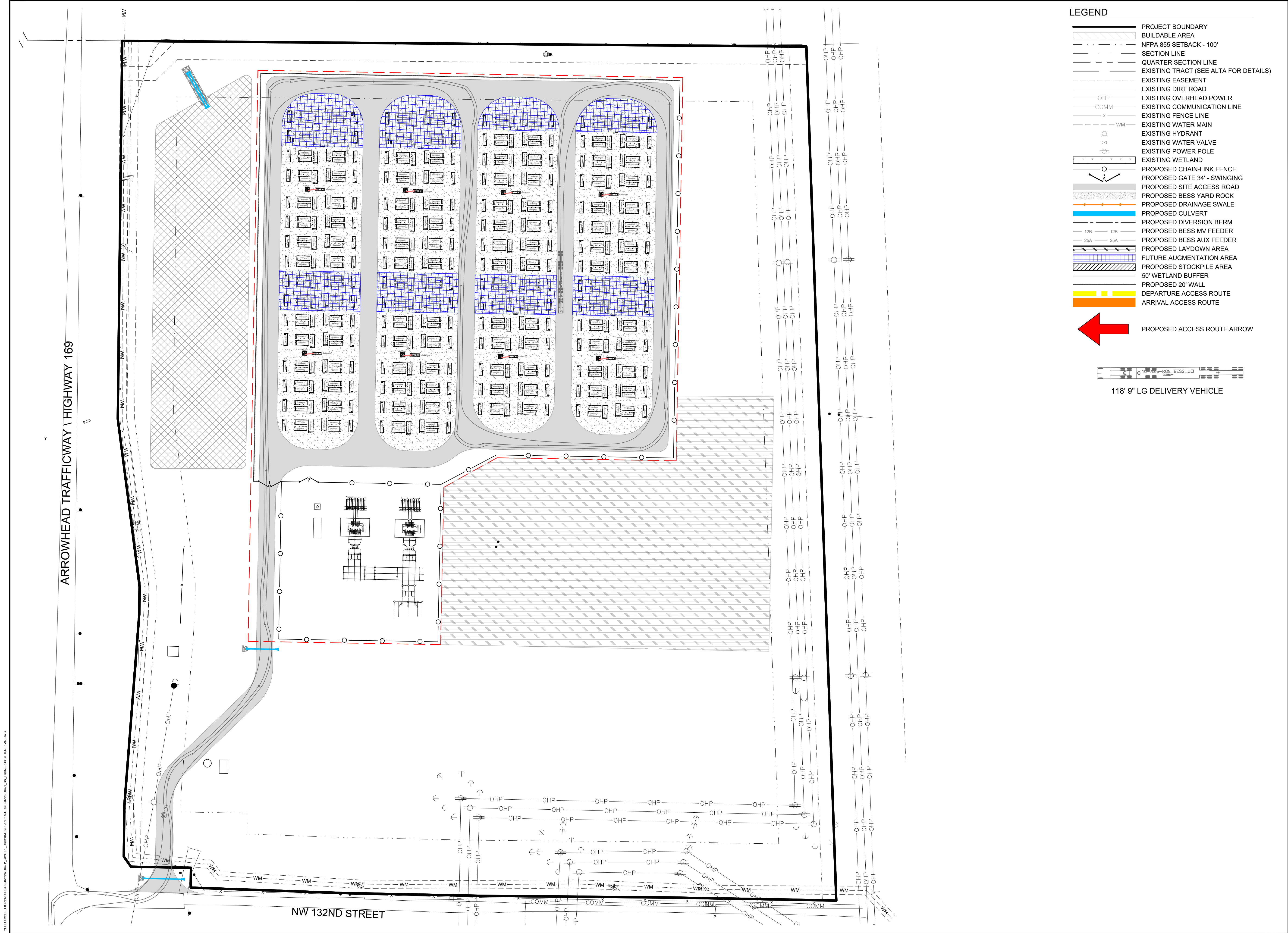
3350 38TH AVE S
FARGO, ND 58104
PHONE: (701) 280-8500
ULTEIG.COM

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
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 - PROPOSED DRAINAGE SWALE
 - PROPOSED CULVERT
 - PROPOSED DIVERSION BERM
 - PROPOSED BESS MV FEEDER
 - PROPOSED BESS AUX FEEDER
 - PROPOSED LAYDOWN AREA
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 - PROPOSED STOCKPILE AREA
 - 50' WETLAND BUFFER
 - PROPOSED 20' WALL
 - DEPARTURE ACCESS ROUTE
 - ARRIVAL ACCESS ROUTE
 - PROPOSED ACCESS ROUTE ARROW

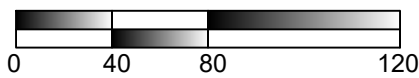
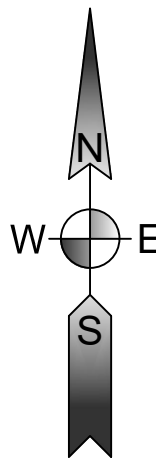
118' 9" LG DELIVERY VEHICLE

NASHUA BESS

CLAY COUNTY, MISSOURI

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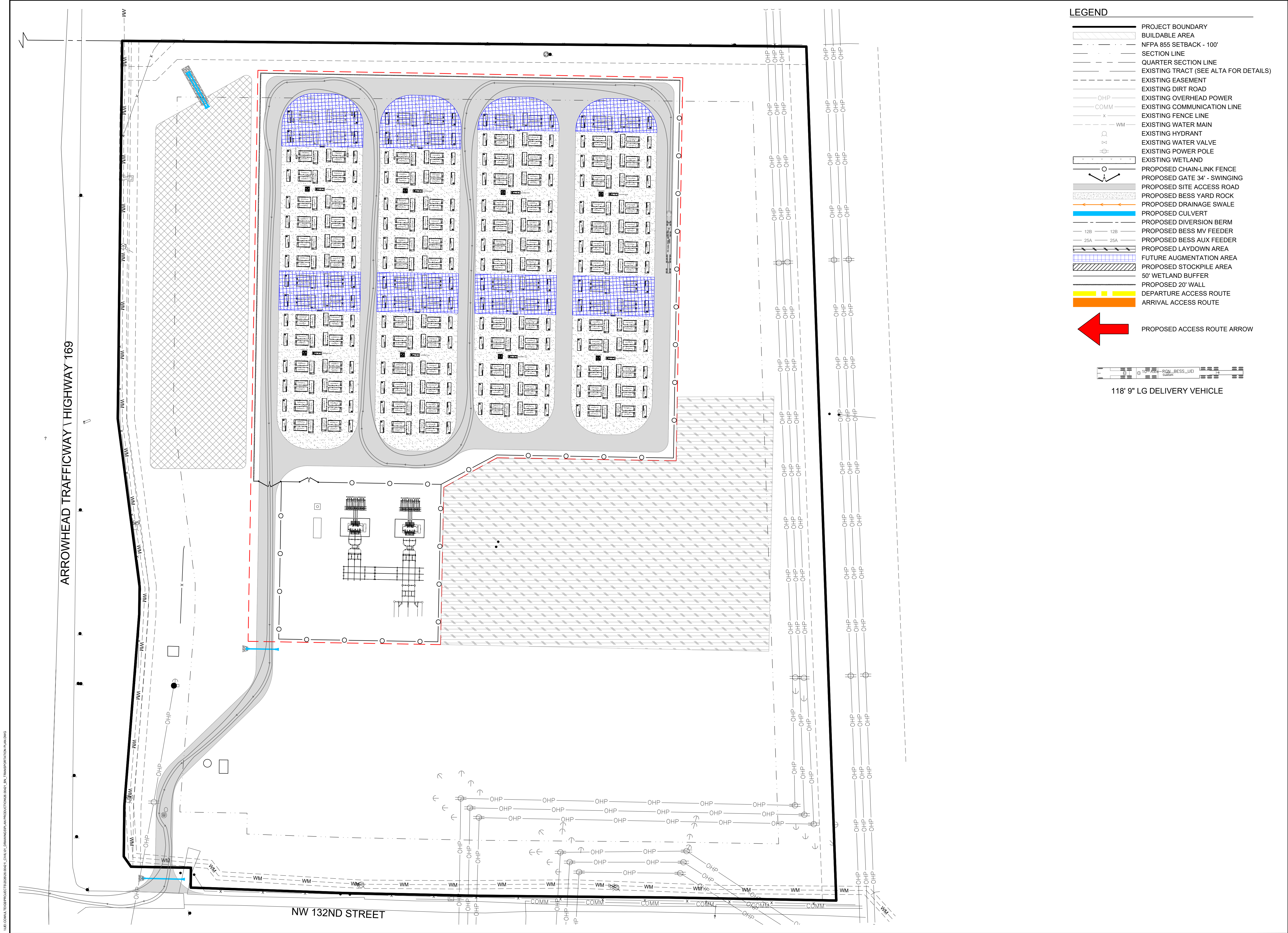
3350 38TH AVE S
FARGO, ND 58104
PHONE: (701) 280-8500
ULTEIG.COM

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

AUTOTURN ANALYSIS 01

DRAWING NUMBER:
BNS-C-031

REVISION:
0A



LEGEND

- PROJECT BOUNDARY
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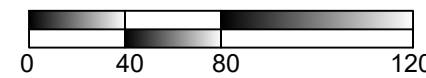
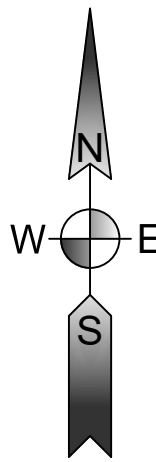
118' 9" LG DELIVERY VEHICLE

NASHUA BESS

CLAY COUNTY, MISSOURI

REV.	DATE	DESCRIPTION	BY
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NASHUA ENERGY
STORAGE, LLC.



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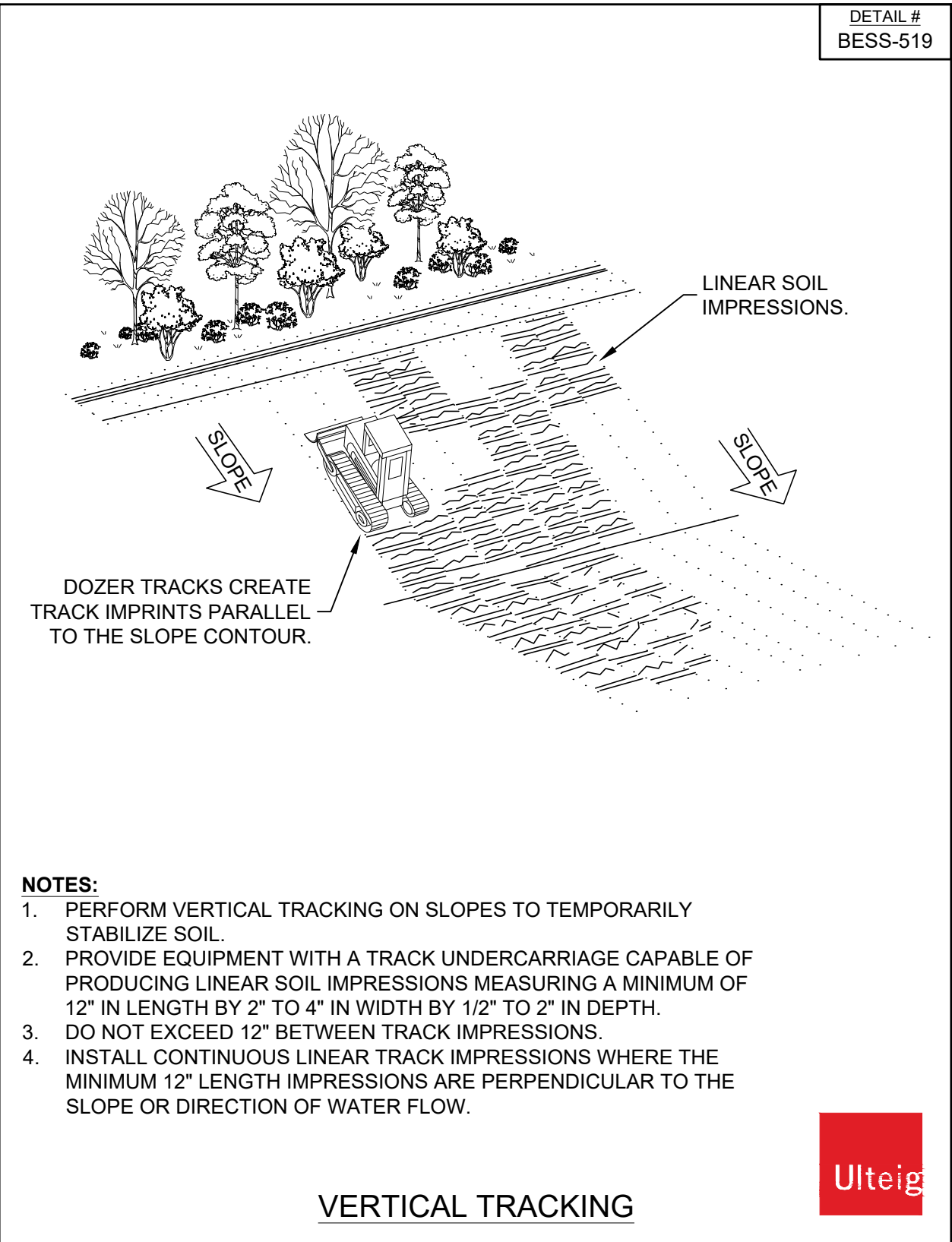
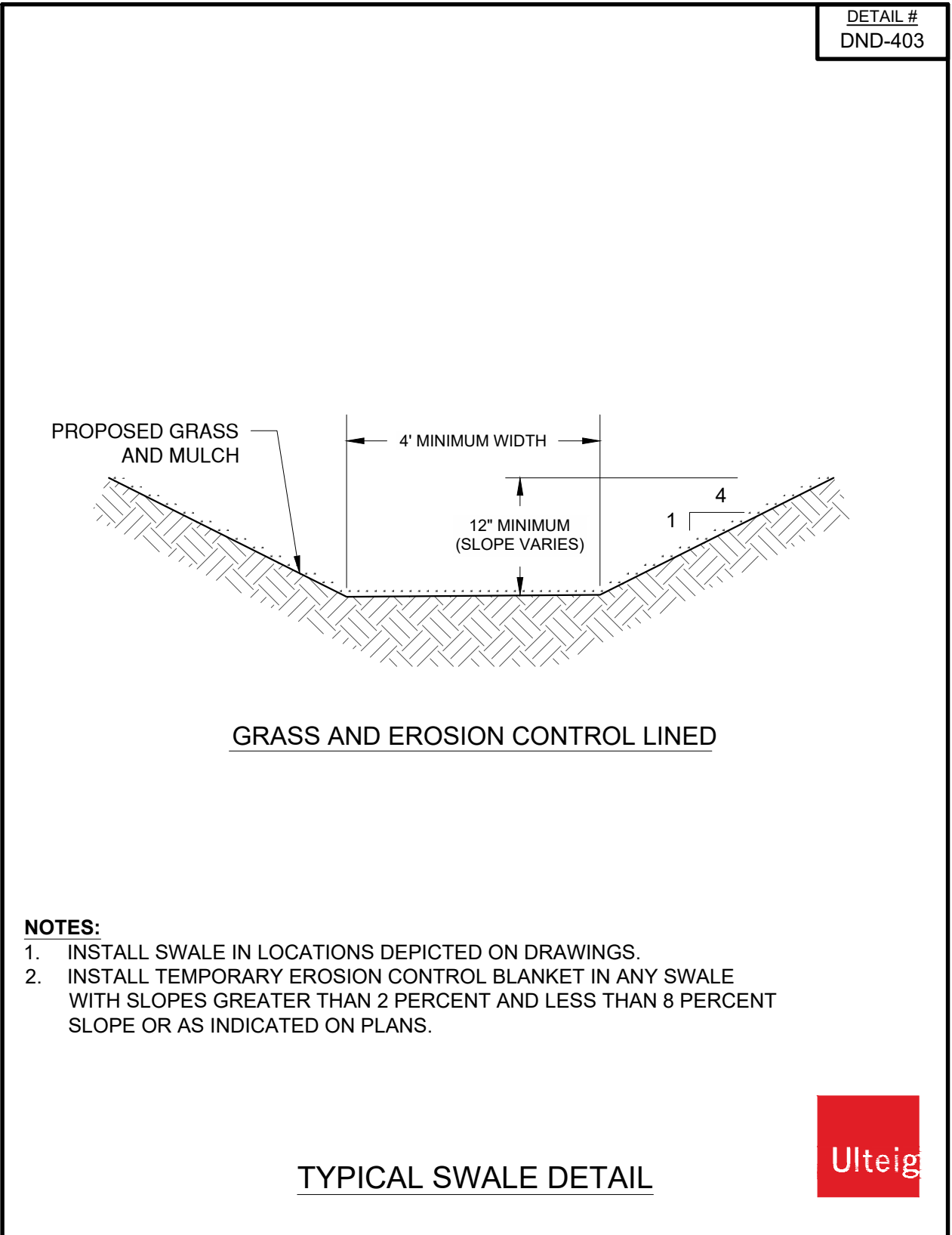
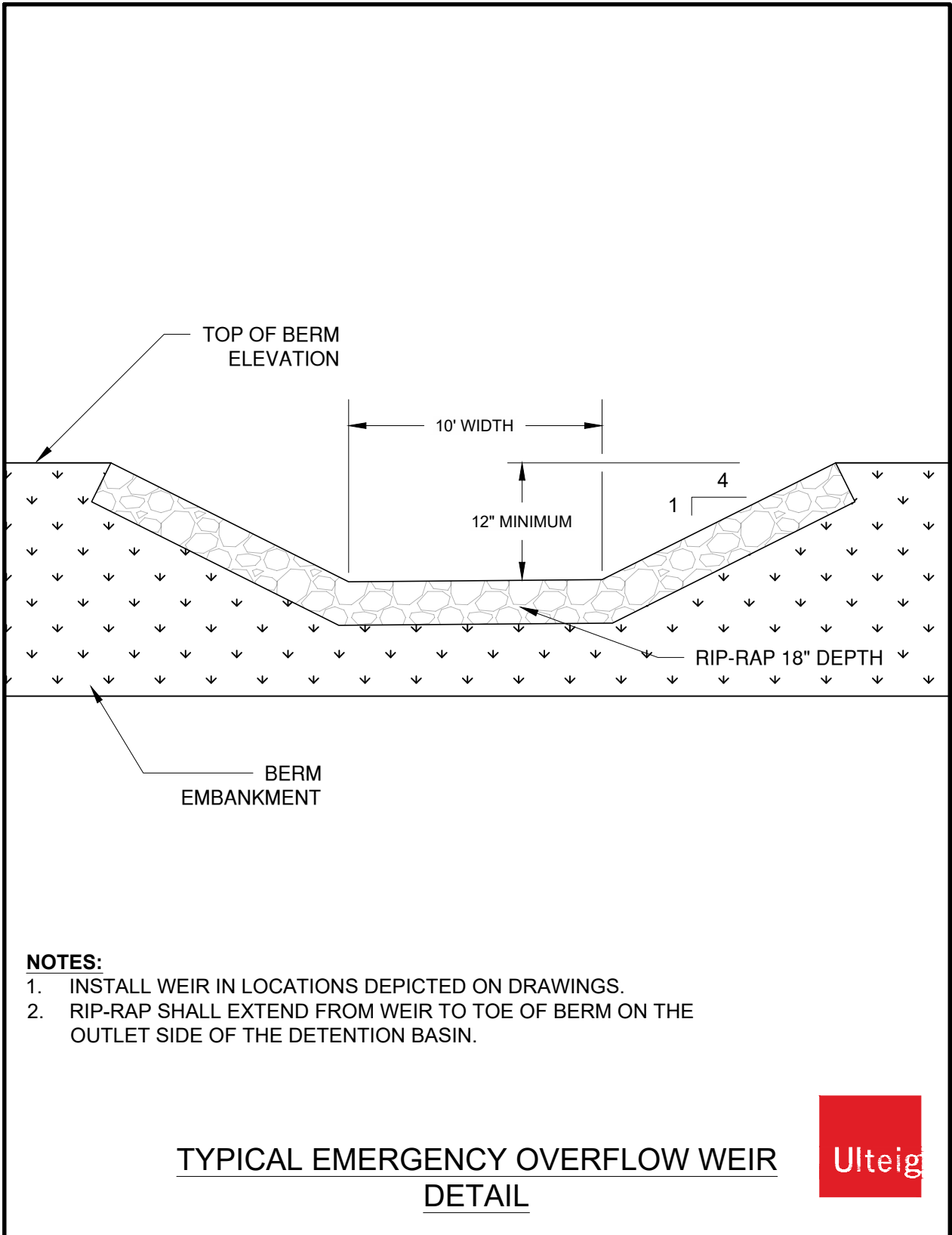
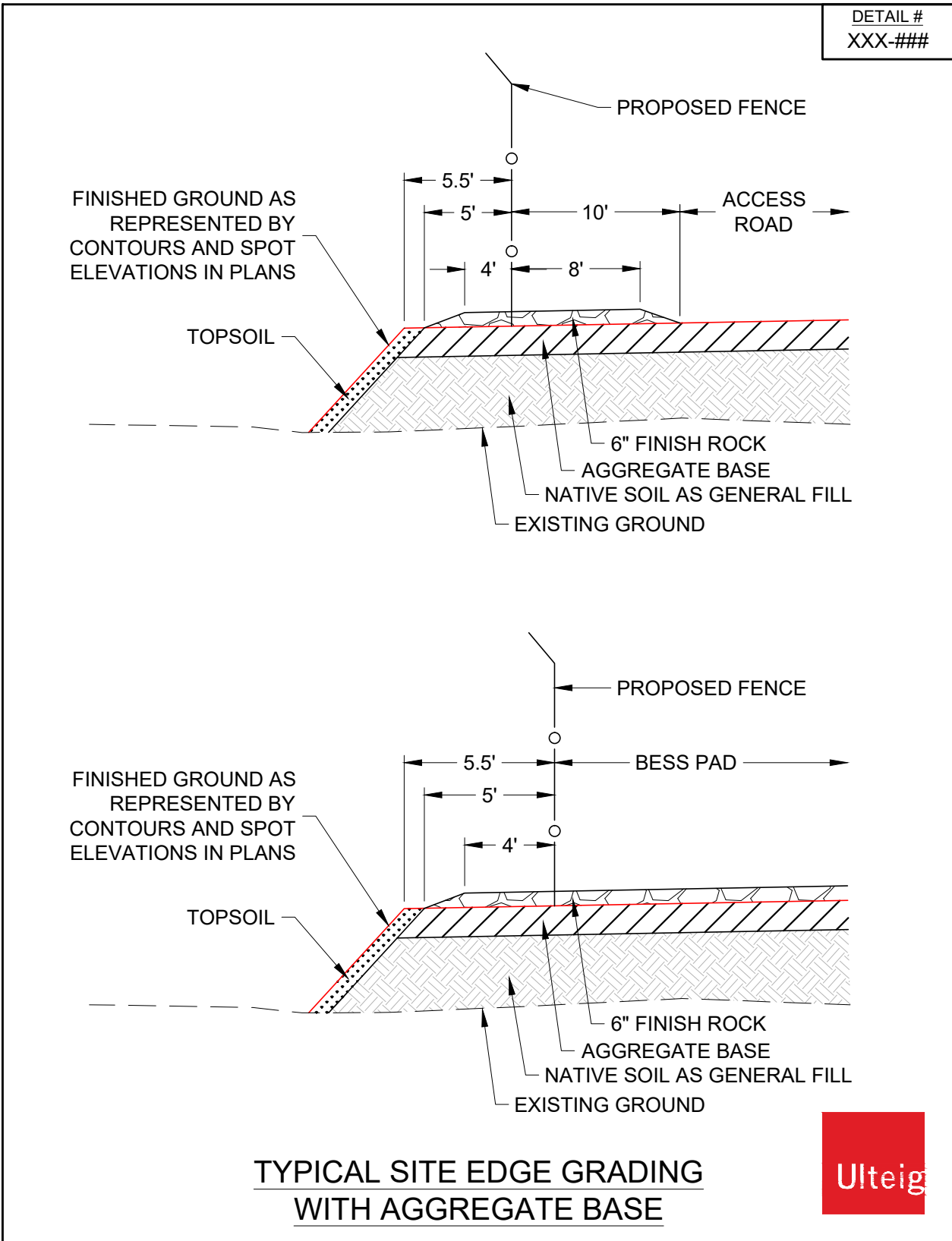
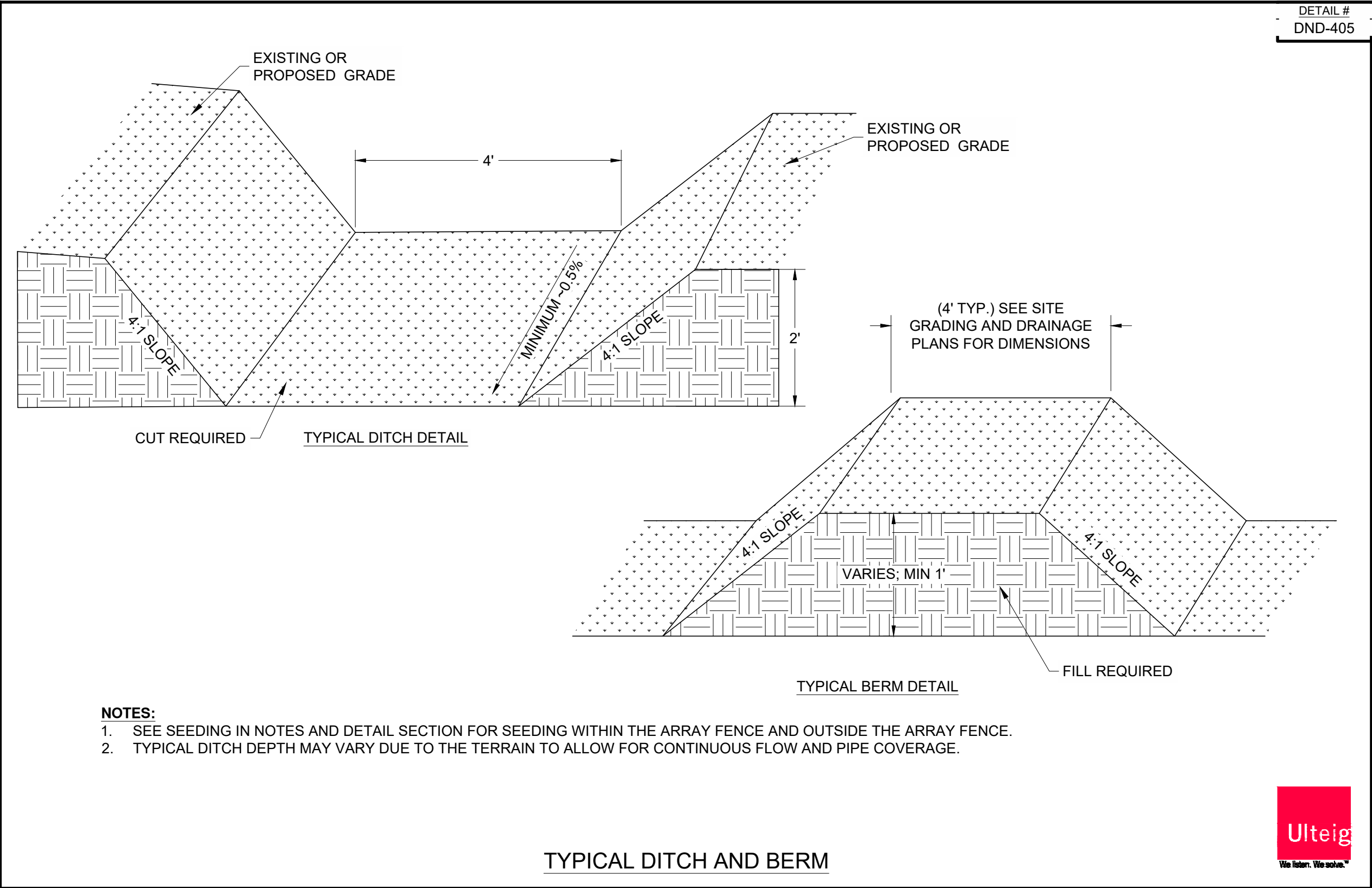
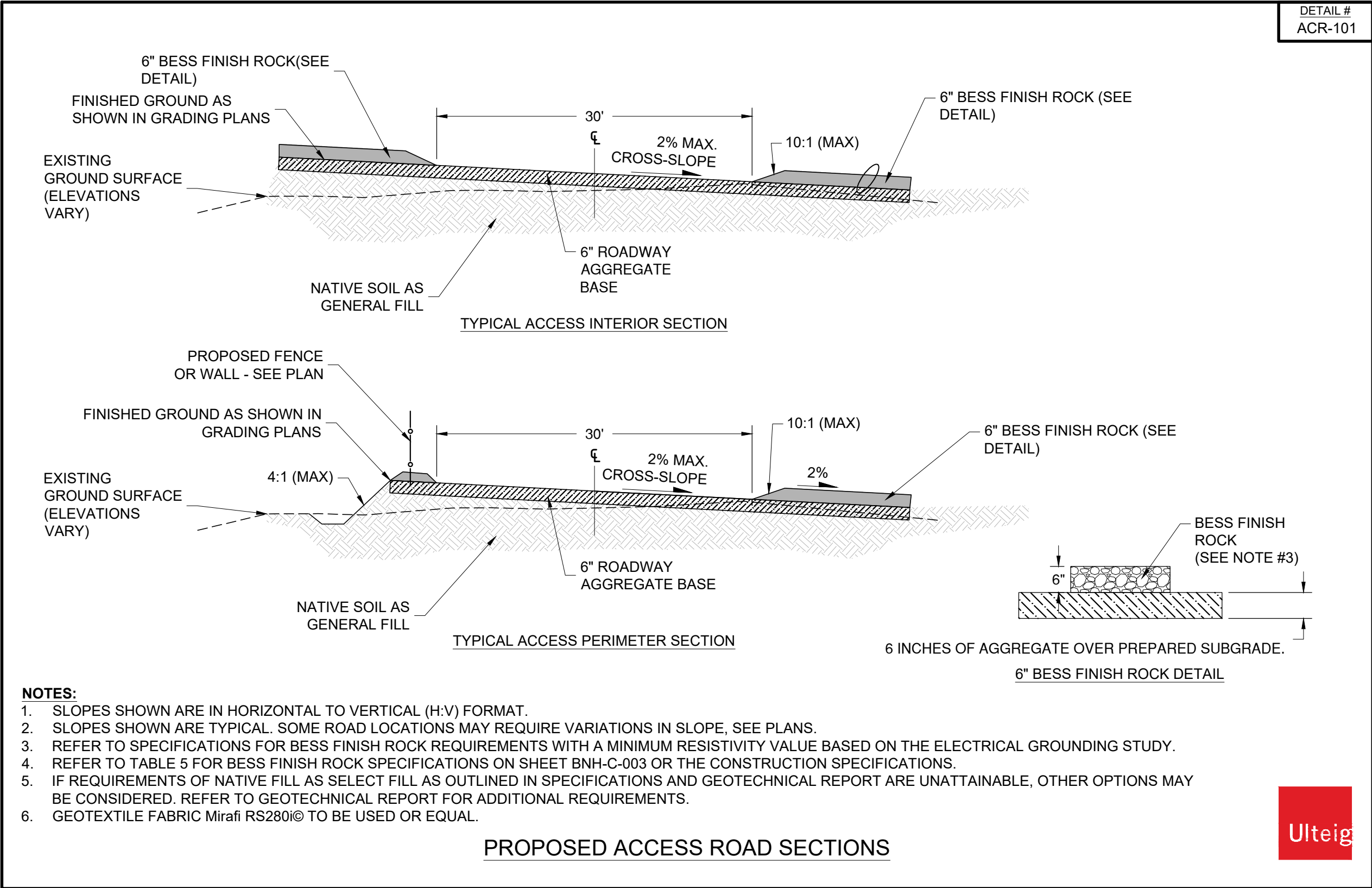
PROJECT NUMBER: 26.00421
DESIGN BY: R. PETERSON
DRAWN BY: J. JOHNSON
APPROVED BY: B. BUCHOLZ

AUTOTURN
ANALYSIS 02

DRAWING NUMBER:
BNS-C-032

REVISION:
0A

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



HORIZONTAL DATUM:
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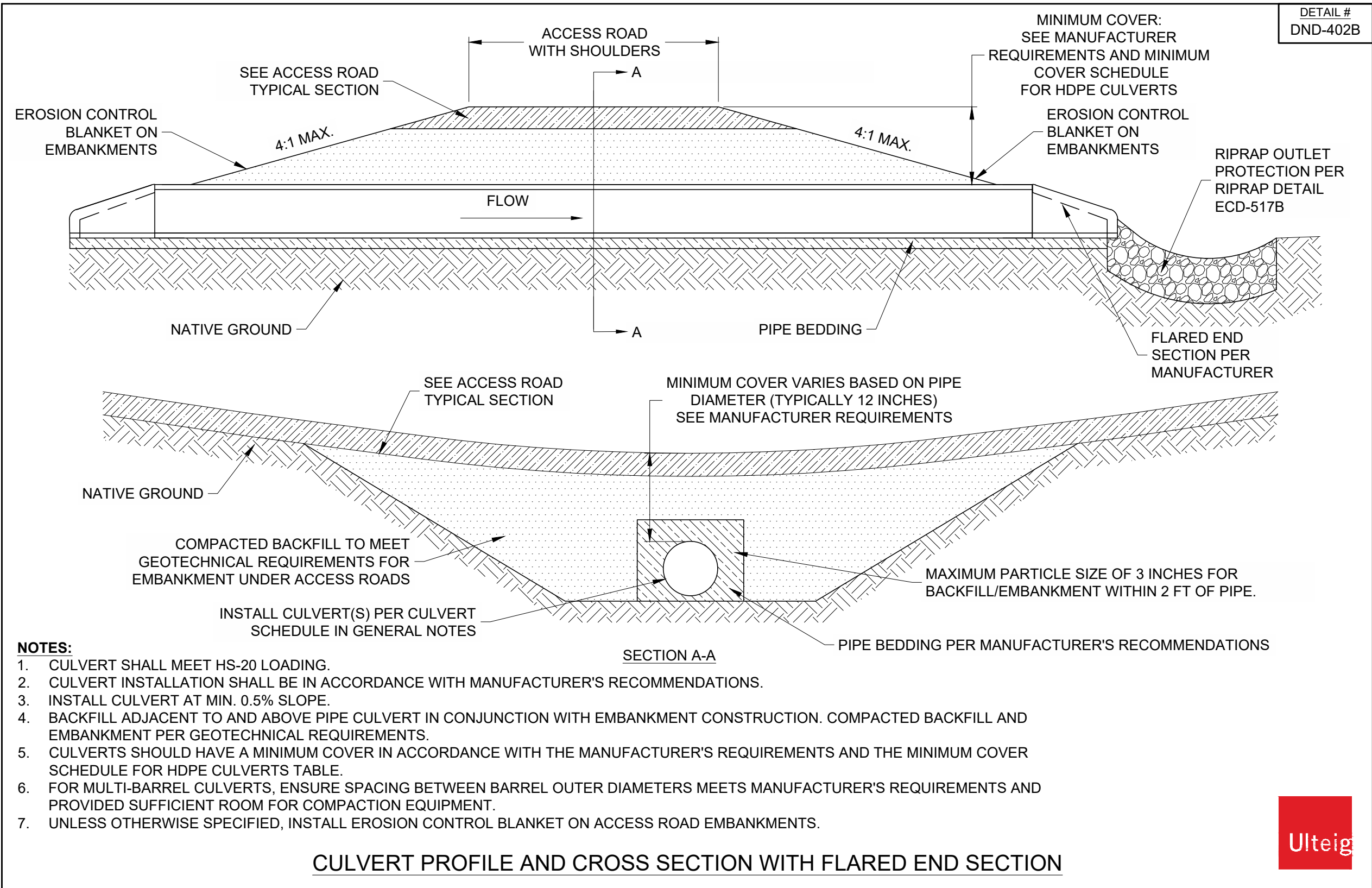
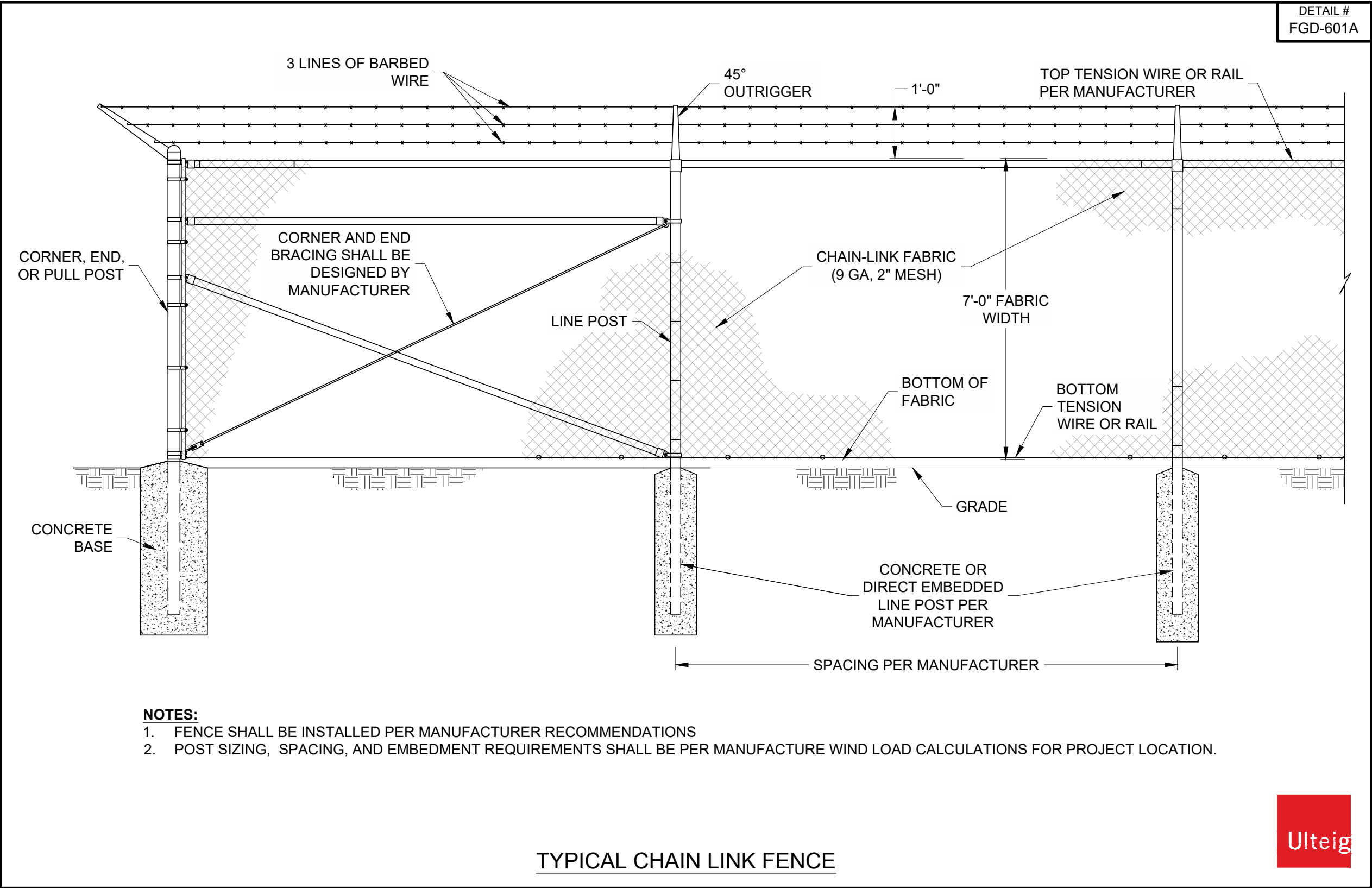
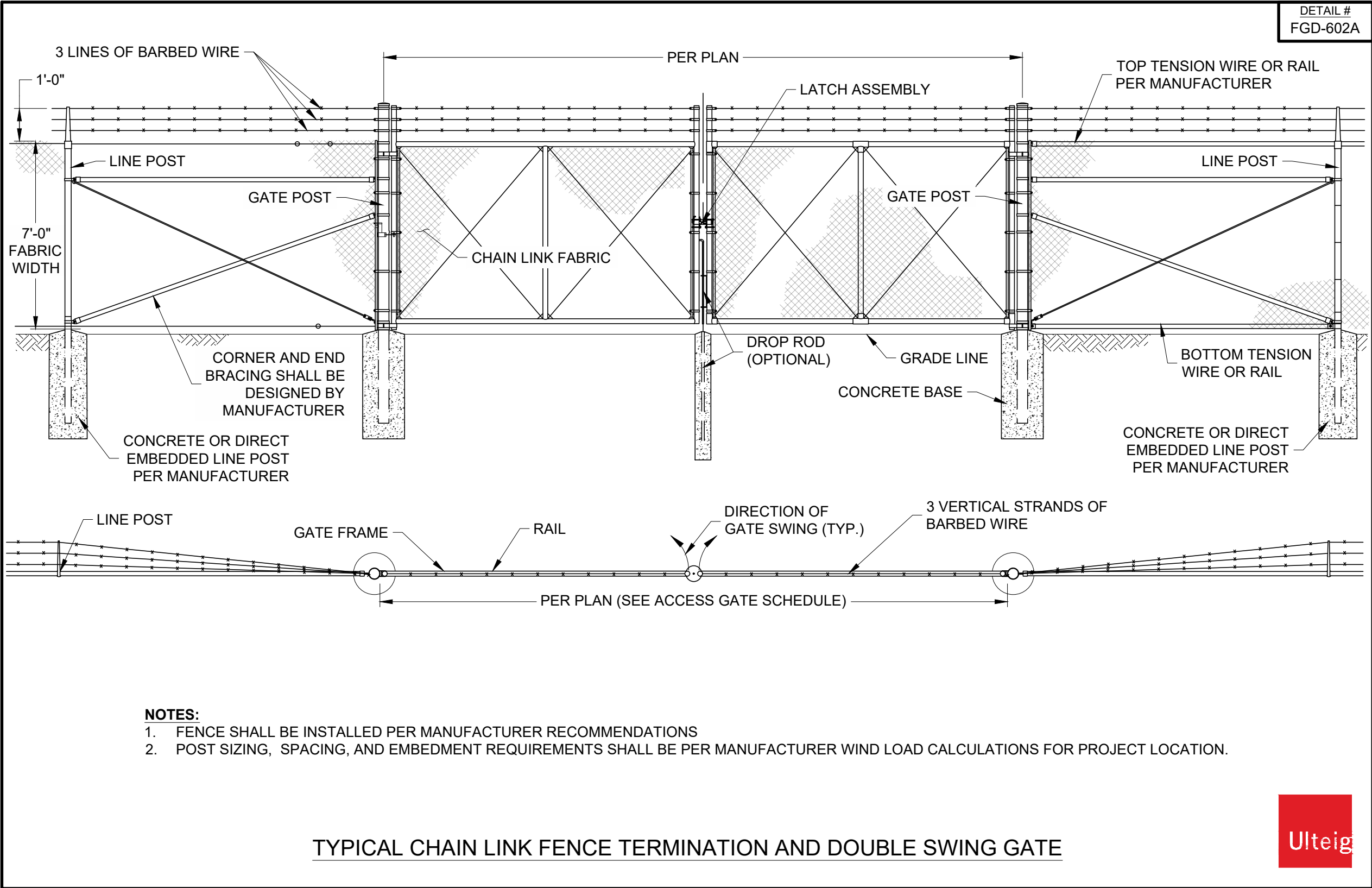
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FARGO, ND 58104
PHONE: (701) 280-8500
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PROJECT NUMBER: 26.00421
DESIGN BY: R. PETERSON
DRAWN BY: J. JOHNSON
APPROVED BY: B. BUCHOLZ

CONSTRUCTION
DETAILS 01

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



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PROJECT NUMBER: 26.00421
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CONSTRUCTION
DETAILS 02

NASHUA ENERGY
STORAGE, LLC.

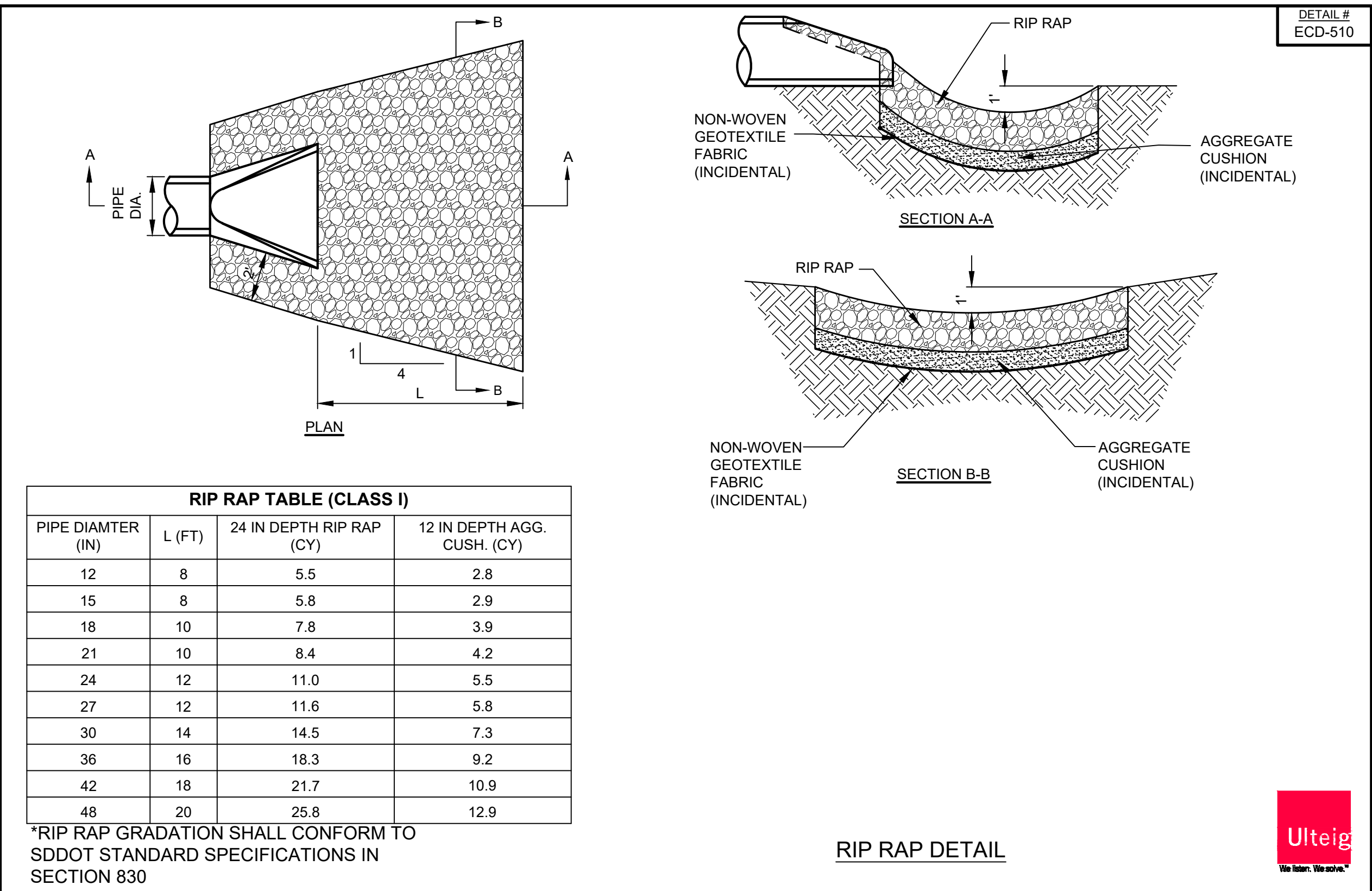
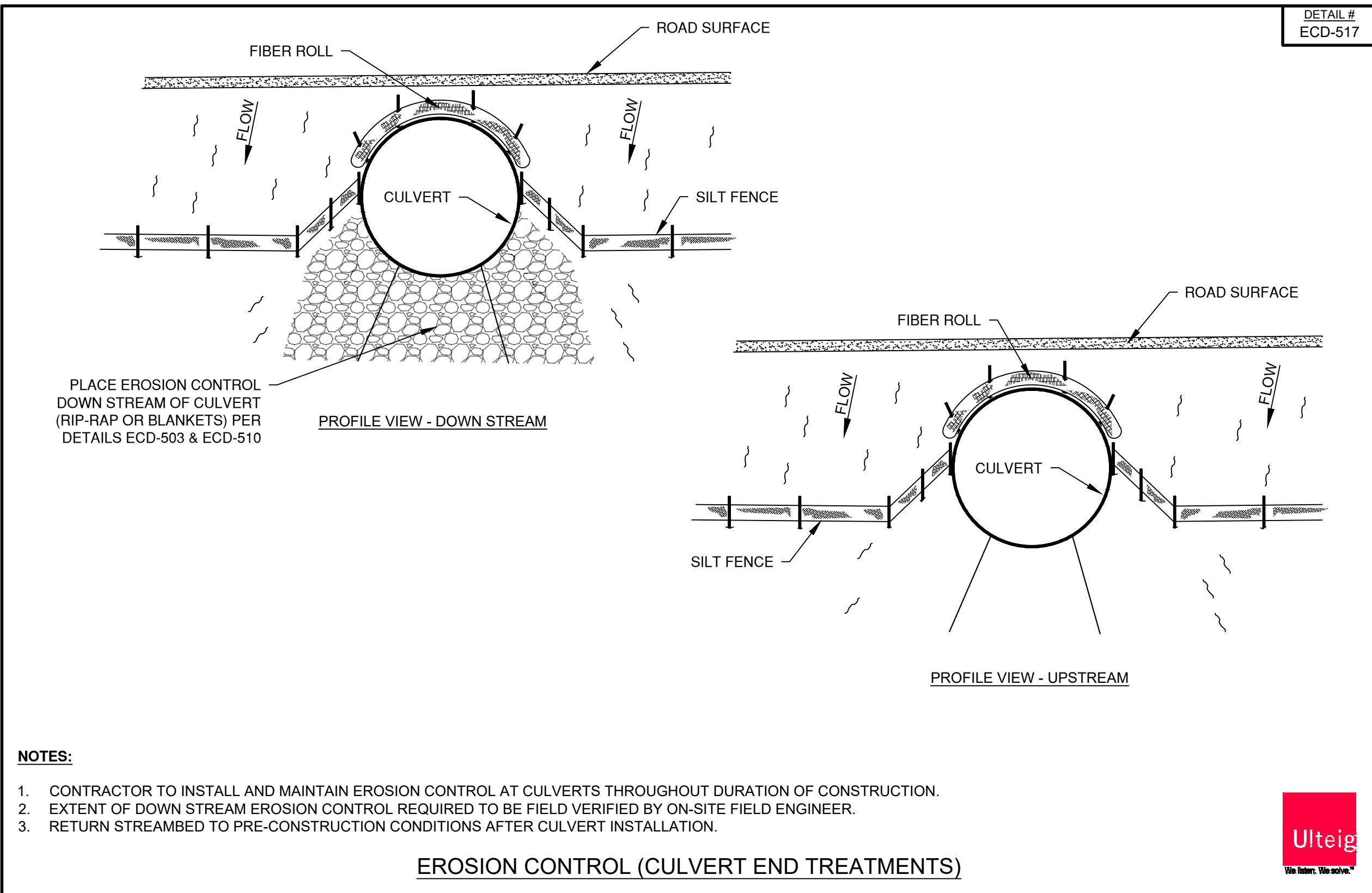
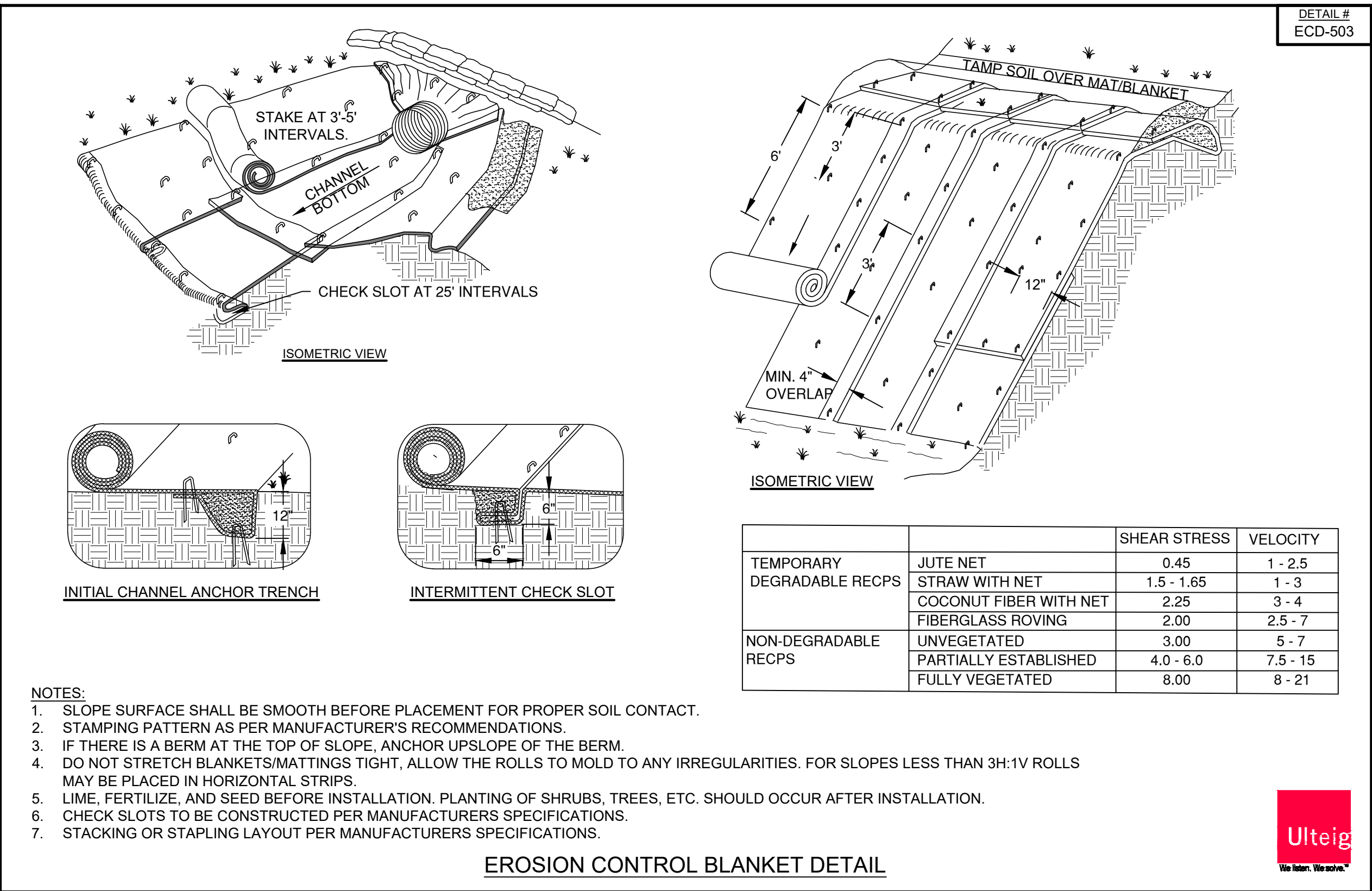
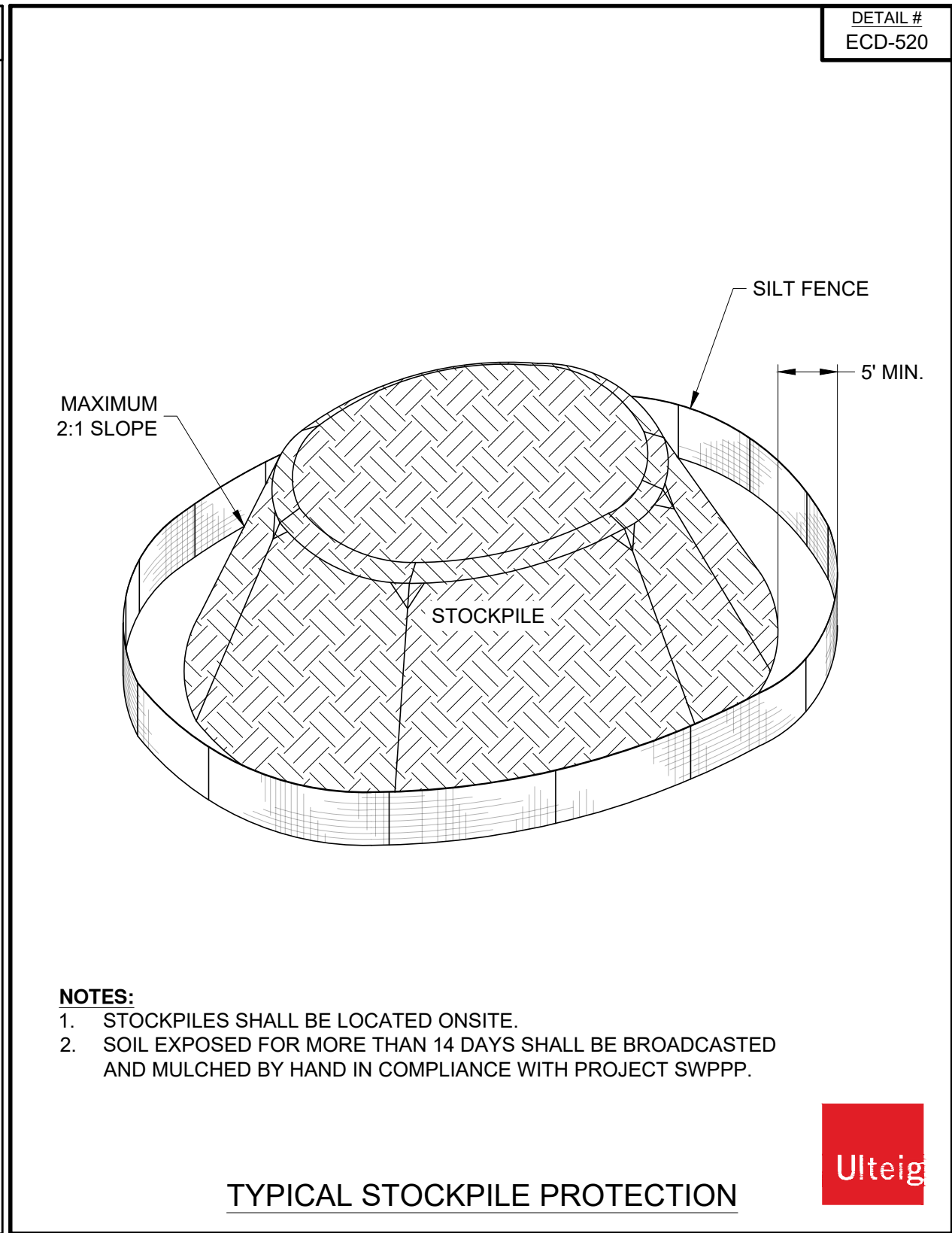
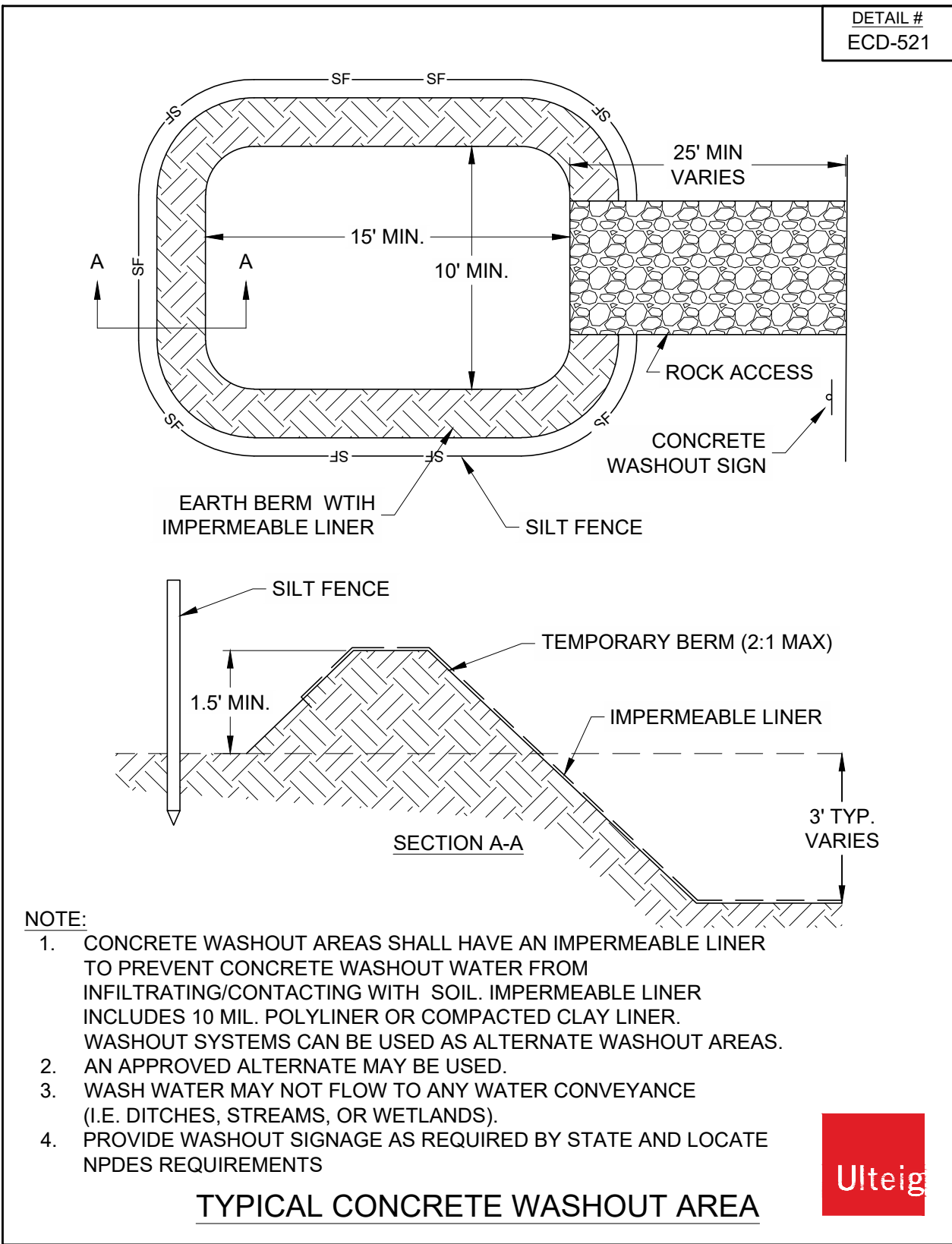
NASHUA ENERGY
STORAGE, LLC.



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CONSTRUCTION DETAILS 03

REV.	DATE	DESCRIPTION	BY
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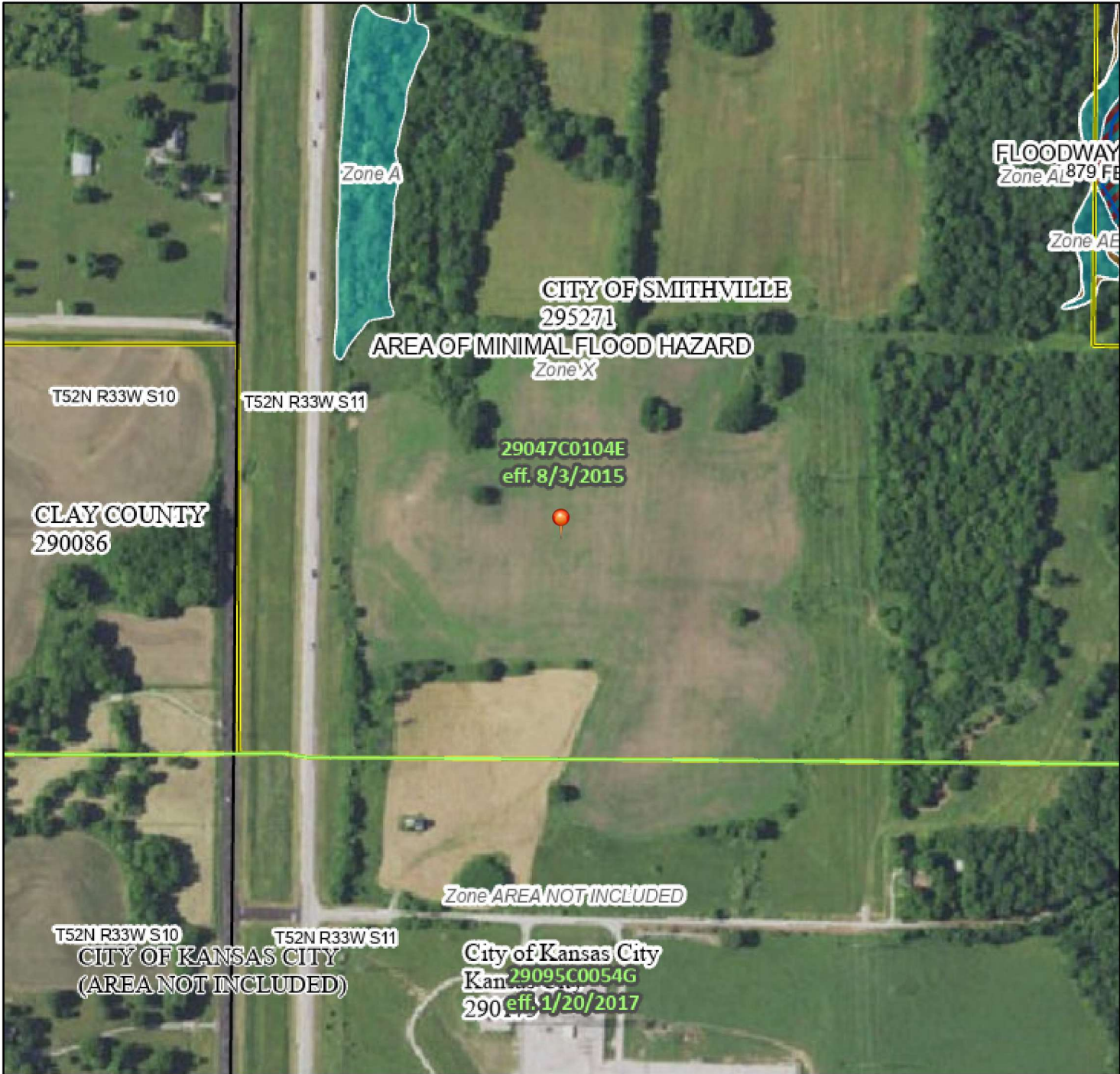
CONSTRUCTION
DETAILS 04

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
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5 Cross Sections with 1% Annual Chance Water Surface Elevation
		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



STAFF REPORT

July 10, 2026

Rezoning of Parcel Id # 09-202-00-01-043.00

Application for a Zoning District Classification Amendment

Code Sections:

400.560.C Zoning District Classification Amendments

Property Information:

Address: 13722 169 HWY
Owner: Central Power Systems and Services, LLC
Current Zoning: A-1 & B-3
Proposed Zoning: B-3 in accordance with the Conceptual Plan

Public Notice Dates:

1st Publication in Newspaper: May 20, 2026
Letters to Property Owners w/in 185': May 26, 2026

GENERAL DESCRIPTION:

The applicant submitted an application proposing to rezone approximately 155 acres from A-1 and B-3 to entirely B-3 on land within the new 169 South Employment Overlay District. The proposed zoning classification allows for community scale manufacturing on a portion of the land if a concurrent application of a Conceptual Plan is also approved.

EXISTING ZONING:

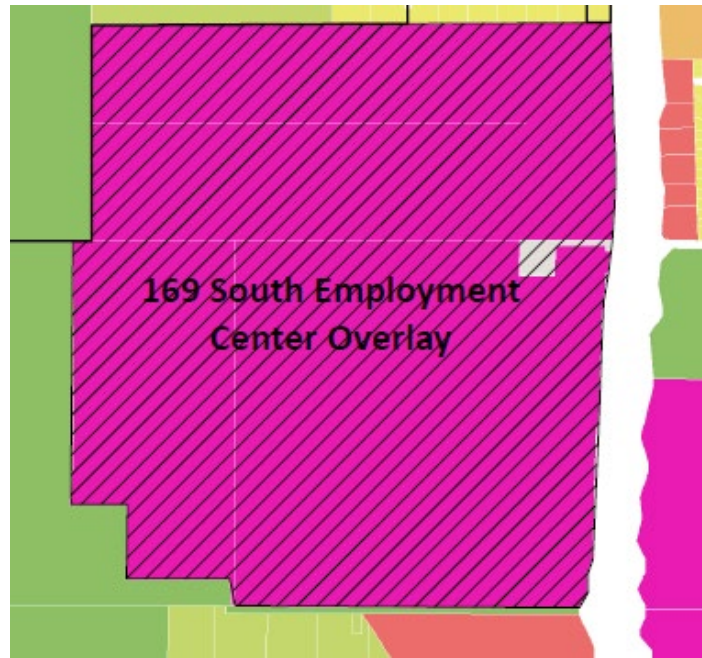
The existing zoning is A-1 and B-3.

CHARACTER OF THE NEIGHBORHOOD *400.560.C.1*

The surrounding area is also included within the 169 South Employment Overlay District which allows multiple types of uses subject to Commission and Board approval of a conceptual development plan.

CONSISTENCY WITH COMPREHENSIVE PLAN AND ORDINANCES *400.560.C.2*

The new Comprehensive Plan was approved on November 10th, 2020, and formally adopted as the policy of the City on November 17th, 2020. That plan delineates the land to be in an overlay district (created by the City on November 18, 2025) called the South 169 Employment Overlay District.



The proposed use of Community Scale Manufacturing is included within this district.

ADEQUACY OF PUBLIC UTILITIES OR OTHER PUBLIC SERVICES *400.560.C.3*

Streets and Sidewalks:

Street access to US 169 and is controlled by MoDOT. Developer is finalizing plans with location, design and timing of construction of improvements in accordance with its' TIS and MoDOT's approval.

Water, Sewer and Storm water

The city has water and sewer on or near the site and the development is responsible to extend those utilities to meet the development's needs. Any such impacts will be handled in the normal subdivision process, and any upgrades or improvements are the applicant's responsibility.

All other utilities

Future Development will be conditioned upon installation of all other needed utilities at the cost of the development.

SUITABILITY OF THE USES TO WHICH THE PROPERTY HAS BEEN RESTRICTED UNDER ITS EXISTING ZONING *400.560.C.4*

The current use is A-1, agricultural with undeveloped B-3 along the highway and with the new overlay district, the current zoning is not suitable for development to implement that overlay district plans.

TIME THE PROPERTY HAS REMAINED VACANT AS ZONED *400.560.C.5*

The property was zoned to its' existing district classification when annexed, and the agricultural nature is not being changed significantly.

COMPATIBILITY OF PROPOSED DISTRICT WITH NEARBY LAND *400.560.C.6*

The proposed district is essentially the same as the existing adjacent uses.

EXTENT WHICH THE AMENDMENT MAY DETRIMENTALLY AFFECT NEARBY PROPERTY *400.560.C.7*

No detrimental effects are known.

WHETHER THE PROPOSAL HAS A DISPROPORTIONATE GREAT LOSS TO ADJOINING PROPERTY OWNERS RELATIVE TO THE PUBLIC GAIN *400.560.C.8*

With no detrimental effects known, no great loss is expected.

STAFF RECOMMENDATION:

Staff recommends APPROVAL of the proposed district based upon the change meets the Comprehensive Plan recommendations.

Respectfully Submitted,

Zoning Administrator

FINDING OF FACTS AND CONCLUSIONS OF LAW

Applicants: Central Power Systems and Services LLC

Land Use Proposed: Community Scale Manufacturing

Zoning: B-3

Property Location: Approximately 13800 US 169 Hwy

Pursuant to the provisions of Section 400.560(C) of the Smithville Code, the Planning Commission does hereby make the following findings of fact based upon the testimony and evidence presented in a public hearing of the Planning and Zoning Commission of the City of Smithville, held on July 14, 2026, and presents these findings to the Board of Aldermen, with its' recommendations on the application.

Finding of Facts

1. *Character of the neighborhood.*
The surrounding area is generally undeveloped farmland to the north and west, A-1 single family to the east and commercial to the south. The specific parcel is included within the City's South 169 Employment Overlay Zoning District.
2. *Consistency with the City's Comprehensive Plan and ordinances.*
The new Comprehensive Plan was approved on November 10th, 2020, and formally adopted as the policy of the City on November 17th, 2020. That plan delineates the land to be in an overlay district (created by the City on November 18, 2025) called the 169 South Employment Overlay District. This zoning is specifically called for within that district.
3. *Adequacy of public utilities and other needed public services.*
The property is accessible to all utilities and other public services and the development is required to construct connections to those utilities and services.
4. *Suitability of the uses to which the property has been restricted under its existing zoning.*
The current use is vacant agricultural land that is basically a large field. The change to an overlay district in 2025 makes the rezoning and proposal specifically in accordance with the current uses.
5. *Length of time the property has remained vacant as zoned.*
The property was zoned to the existing district classification when annexed in 1988 and no development or change has occurred.
6. *Compatibility of the proposed district classification with nearby properties.*

The proposed district is specifically identified within the Overlay District designation from the City since 2025 and is generally compatible within the Future Land Use map of the current Comprehensive Plan.

7. *The extent to which the zoning amendment may detrimentally affect nearby property.*

No detrimental effects are anticipated to the adjacent property values.

8. *Whether the proposed amendment provides a disproportionately great loss to the individual landowners nearby relative to the public gain.*

No detrimental effects are anticipated to adjacent properties, so no great loss is expected.

9. That in rendering this Finding of Fact, testimony at the public hearing on July 14, 2026, has been taken into consideration as well as the documents provided.

Recommendation of the Planning Commission

Based on the foregoing findings of fact, we conclude that:

- A. This application and the Rezoning of this property from A-1 and B-3 to B-3, is governed by Section 400.550 of the zoning ordinance of Smithville, Missouri.
- B. The proposed zoning is compatible with the factors set out in Section 400.560(C) of the zoning ordinance.
- C. The Planning and Zoning Commission of the City of Smithville, Missouri recommends approval of rezoning the property to B-3.



STAFF REPORT

March 8, 2024

Platting of Parcel Id's # 09-202-00-01-043.00

Application for a Preliminary Plat Approval – Multiphase subdivision

Code Sections:

425.275.A.3

Multiphase Plat Approval

Property Information:

Address: 13722 169 HWY

Owner: Central Power Systems and Services, LLC

Current Zoning: A-1 & B-3

Proposed Zoning: B-3 in accordance with the Conceptual Plan

Public Notice Dates:

1st Publication in Newspaper: May 20, 2026

Letters to Property Owners w/in 185': May 26, 2026

GENERAL DESCRIPTION:

The applicant seeks to create three lots on 155+/- acres at approximately 13722 US 169 Hwy. The purpose of the three lots is to create the first development within the 169 South Employment Overlay District. The rear Lot 1 would be approximately 139 acres and would include Phase I development of a 689,920 ft² manufacturing building and one 504,000 ft² warehouse with additional buildings and expansions available, all served by stormwater detention and access roads within and through the first lot. The second phase would be 16+/- acres along 169 in two lots for future development as commercial/retail development and subject to a new conceptual plan.

GUIDELINES FOR REVIEW – PRELIMINARY PLATS *See 425.275.A.3*

Guidelines For Review. The Planning and Zoning Commission shall consider the following criteria in making a recommendation on the preliminary plat:

- a. The plat conforms to these regulations and the applicable provisions of Chapter 400, Zoning Regulations, and other land use regulations.

The plat conforms to the subdivision zoning regulations of the City.

b. The plat represents an overall development pattern that is consistent with the goals and policies of the Comprehensive Plan.

The plat is consistent with the Comprehensive Plan's future land use map, and specifically addresses multiple Action Steps as follows:

BE.3.2 Establish a Zoning Overlay in the 169 South Character Area on the west side of Hwy 169 for which commercial uses are allowed if they meet the key priority industry criteria or metrics.

ST.2.1 Encourage a high-quality, mixed-use corridor experience along Hwy 169 between the southern municipality boundary and Route 92.

c. The development shall be laid out in such a way as to result in:
(1) Good natural surface drainage to a storm sewer or a natural watercourse.

The subdivision is cut in half from north to south with a ridgeline with some drainage to the east and some to the west. The proposal is laid out to avoid interruption of those areas except when needed to detain any added runoff in accordance with city standards.

(2) A minimum amount of grading on both cut or fill and preservation of good trees and other desirable natural growth.

The area is generally an undeveloped farm field with slight rolling hills. The large flat area needed for Lot 1 involves leveling the high spots and equalizing the low spots in a way that allows the existing drainage to be maintained. A storm study was conducted and the development will be able to detain an excess water, subject to final design and approval in the final platting process.

(3) A good grade relationship with the abutting streets, preferably somewhat above the street.

Yes, to the extent possible, lots are generally above the adjacent street which will be used for access or above 169 Highway.

(4) Adequate lot width for the type or size of dwellings contemplated, including adequate side yards for light, air, access and privacy.

Yes, the lots widths meet the standards in the zoning code for the proposed districts, including all setbacks.

(5) Adequate lot depth for outdoor living space.

The lots meet the minimum sizes.

(6) Generally regular lot shapes, avoiding acute angles.

The lot shapes are appropriate for the zoning districts involved.

(7) Adequate building lots that avoid excessive grading, footings or foundation walls.

The amount of grading is not excessive when compared to the size of the proposed buildings planned. so footings and foundation walls will be within the normal range.

d. The plat contains lot and land subdivision layout that is consistent with good land planning and site engineering design principles.

The plat is laid out following standard design principles.

e. The location, spacing and design of proposed streets, curb cuts and intersections are consistent with good traffic engineering design principles.

The plat contains three lots, with a community scale manufacturing on the bulk, with future retail and commercial development on the remaining 16 acres. A traffic study makes several recommendations for state highway 169 improvements following weeks of discussions with MoDOT's engineers. MoDOT is in agreement with the methodology and proposals of the traffic study submitted, and will work with the applicant who must design traffic improvements to MoDOT's specifications, locations and timing. The city is in agreement with MoDOT's jurisdictional methodology and will assist MoDOT to require implementation of their approved designs. All onsite traffic flow is in accordance with good traffic engineering design principles.

f. The plat is served or will be served at the time of development with all necessary public utilities and facilities, including, but not limited to, water, sewer, gas, electric and telephone service, schools, parks, recreation and open space and libraries in the form of a development agreement.

The developer and city are finalizing a development agreement for both off-site sewer improvements and water line expansion

improvements as required by the code and will finalize that agreement prior to any final plat approval.

g. The plat shall comply with the stormwater regulations of the City and all applicable storm drainage and floodplain regulations to ensure the public health and safety of future residents of the subdivision and upstream and downstream properties and residents. The Commission shall expressly find that the amount of off-site stormwater runoff after development will be no greater than the amount of off-site stormwater runoff before development.

The proposed layout and detention areas will not increase the amount of off-site stormwater runoff and is in accordance with engineering standards. The final design of all stormwater systems will be subject to final plan review and approval in accordance with the Final Plat procedures and the standards in place at the time of proposed construction.

h. Each lot in the plat of a residential development has adequate and safe access to/from a local street.

N/A.

i. The plat is located in an area of the City that is appropriate for current development activity; it will not contribute to sprawl nor to the need for inefficient extensions and expansions of public facilities, utilities and services.

The location is located in accordance with the Comprehensive plan and will include natural extensions to the public facilities and utilities.

j. If located in an area proposed for annexation to the City, the area has been annexed prior to, or will be annexed simultaneously with plat approval.

n/a

k. The applicant agrees to dedicate land, right-of-way and easements, as may be determined to be needed, to effectuate the purposes of these regulations and the standards and requirements incorporated herein.

The development proposed a new major street dedication along its northern border for future Overlay District development as needed, and the development agreement will address all other dedication requirements prior to any final plat approval.

l. All applicable submission requirements have been satisfied in a timely manner.

m. The applicant agrees, in the form of a development agreement, to provide additional improvements, which may include any necessary upgrades to adjacent or nearby existing roads and other facilities to current standards and shall include dedication of adequate rights-of-way to meet the needs of the City's transportation plans.

Yes.

STAFF RECOMMENDATION:

Staff recommends APPROVAL of the proposed Preliminary Plat conditioned upon execution of the Development Agreement prior to ANY final plat may be approved or recorded.

Respectfully Submitted,

/s/ Jack Hendrix /s/
Director of Development

FOR PROJECT ROCKET SHIP

NW 136TH STREET & 169 HWY
SECTION 3, TOWNSHIP 52N, RANGE 33W
SMITHVILLE, CLAY COUNTY, MISSOURI

PROJECT TEAM & UTILITY CONTACT LIST	
<u>OWNER/DEVELOPER</u> CENTRAL POWER SYSTEMS & SERVICES 4400 STATE ROUTE 92 PLATTE CITY, MO 64079 CONTACT: PETE BORCHARDT PHONE: 816-415-6788 EMAIL: PETE.BORCHARDT@CPower.COM	<u>UTILITY SERVICE NUMBERS</u> NAME: SMITHVILLE PUBLIC WORKS PHONE: 816-532-3897 NAME: SPIRE PHONE: 816-513-2171 NAME: GOOGLE FIBER PHONE: 877-454-6959
	NAME: EVERGY PHONE: 816-471-5275 NAME: SPECTRUM PHONE: 816-358-5360
<u>ENGINEER</u> OLSSON 1301 BURLINGTON STREET NORTH KANSAS CITY, MO 64116 CONTACT: DAVID EICKMAN PHONE: 816-442-6046 EMAIL: DEICKMAN@OLSSON.COM	
<u>ARCHITECT</u> HOEFER WELKER 4622 PENNSYLVANIA AVENUE SUITE 1400 KANSAS CITY, MO 64112 CONTACT: STEVEN JANEWAY PHONE: 913-307-3700 EMAIL: STEVEN.JANEWAY@HOEFERWELKER.COM	
<u>LANDSCAPE ARCHITECT</u> OLSSON 1301 BURLINGTON STREET NORTH KANSAS CITY, MO 64116 CONTACT: JACOB HODSON PHONE: 816-442-6030 EMAIL: JHODSON@OLSSON.COM	

☒ NOT FOR CONSTRUCTION

☐ REVIEWED FOR CONSTRUCTION

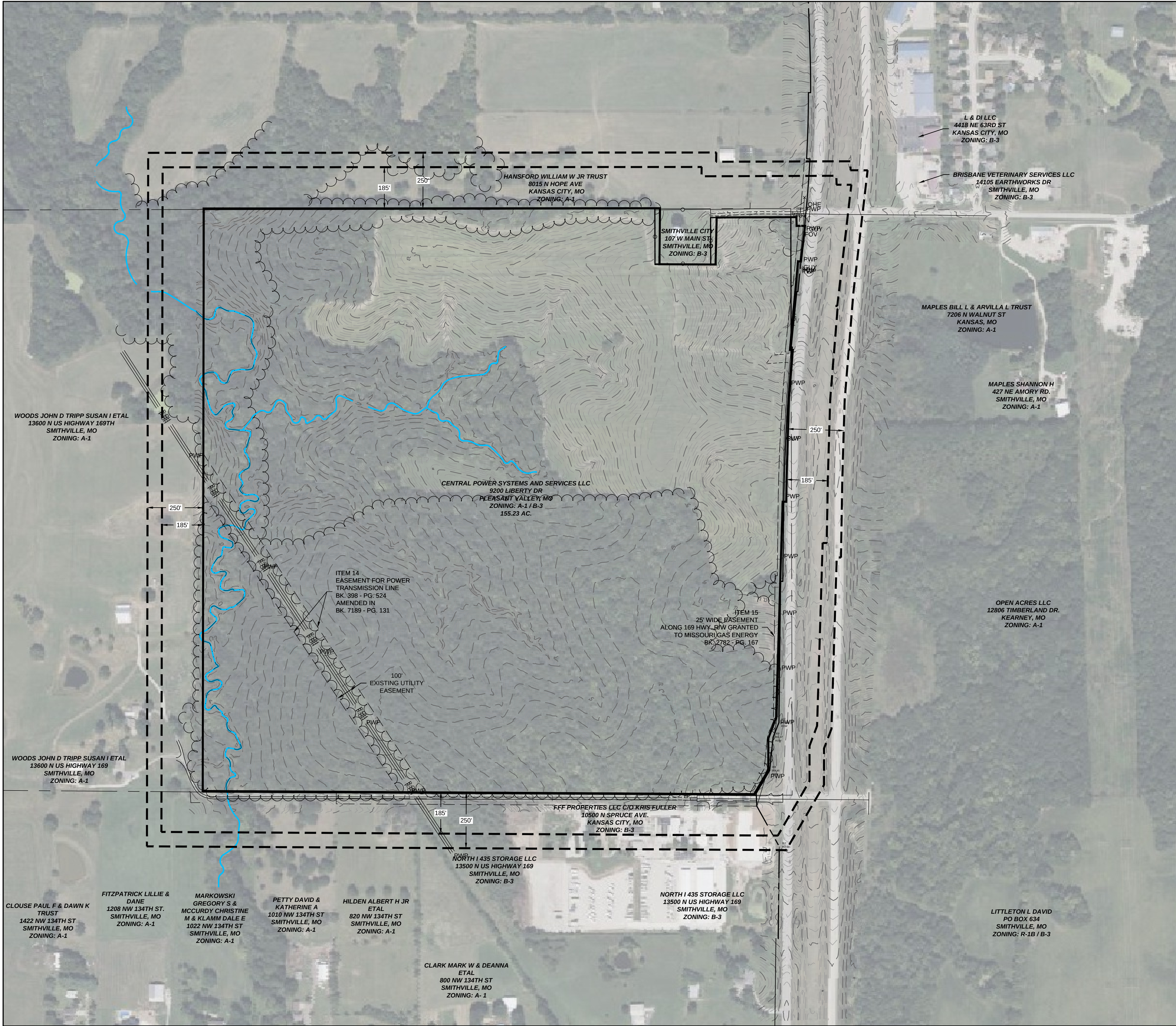


LOCATION MAP
SCALE 1" = 500'

Sheet List Table	
Sheet Number	Sheet Title
01	TITLE SHEET
02	EXISTING CONDITIONS
03	PRELIMINARY PLAT
04	SITE PLAN
05	GRADING PLAN
06	UTILITY PLAN
07	LANDSCAPE PLAN
08	BUILDING ELEVATIONS

		1301 Burlington Street North Kansas City, MO 64116	
olsson.com TEL 816.361.1177 FAX 816.361.1888 Olsson - Engineering Missouri COA #001592			
TITLE SHEET	REV. NO.	DATE	DESCRIPTION
PROJECT ROCKET SHIP DEVELOPMENT PLAN, REZONING, & PRELIMINARY PLAT			
SMITHVILLE, MISSOURI		2026	REVISIONS
drawn by: _____ DBR designed by: _____ DE project no.: _____ 026-0242 date: _____ 05-22-2026			
SHEET 01			

F:\2026\02001-02500\026-02142\40-design\AutoCAD\preliminary plans\Sheets\SDNC_EXC01_02602142.dwg
DATE: Jul 01, 2026 8:10am USER: dbuckley



LEGEND

- PROPERTY BOUNDARY
- EXISTING EASEMENT
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROJECT PROPERTY BOUNDARY
- PROJECT ADJACENT BOUNDARY
- STREAM CENTERLINE

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North Kansas City, MO 64116

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FAX 816.361.1888
Olsson - Engineering
Missouri COA #001592

DESCRIPTION

DATE

REV. NO.

REVISIONS

EXISTING CONDITIONS

PROJECT ROCKET SHIP
DEVELOPMENT PLAN, REZONING, & PRELIMINARY PLAT

SMITHVILLE, MISSOURI

2026

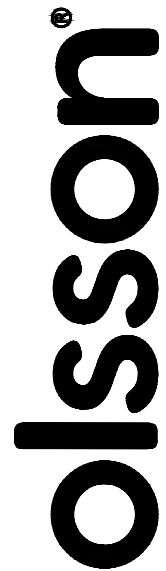
drawn by: DBB
designed by: DE
project no.: 026-02142
date: 05.22.2026

SHEET
02



LEGEND

—————	PROPERTY BOUNDARY
- - - - -	EXISTING EASEMENT
=====	PROPOSED RIGHT OF WAY



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FAX 816.361.1888
Olsson - Engineering
Missouri COA #001592

PRELIMINARY PLAT

PROJECT ROCKET SHIP DEVELOPMENT PLAN, REZONING, & PRELIMINARY PLAT

SMITHVILLE, MISSOURI

2026

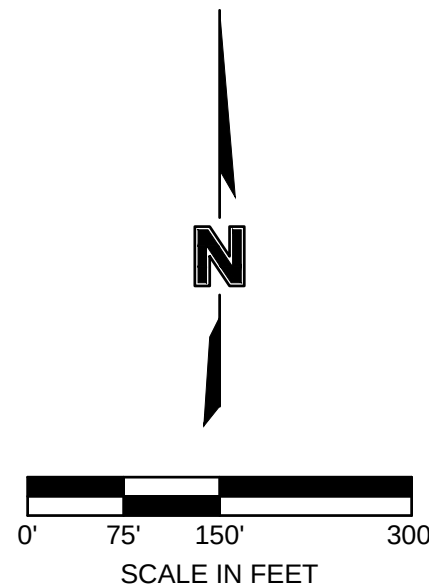
drawn by: _____ DRE
designed by: _____ DE
project no.: _____ 026-02147
date: _____ 05.22.2026

SHEET
03



TABLE 2: BUILDING DATA		
SITE DATA	EXISTING	PROPOSED
REAR SETBACK	0	35'
FRONT SETBACK	0	10'
SIDE SETBACK	0	10'
SIDE SETBACK (ABUTTING STREET)	0	35'
HEIGHT	N/A	35' +

[illegible]



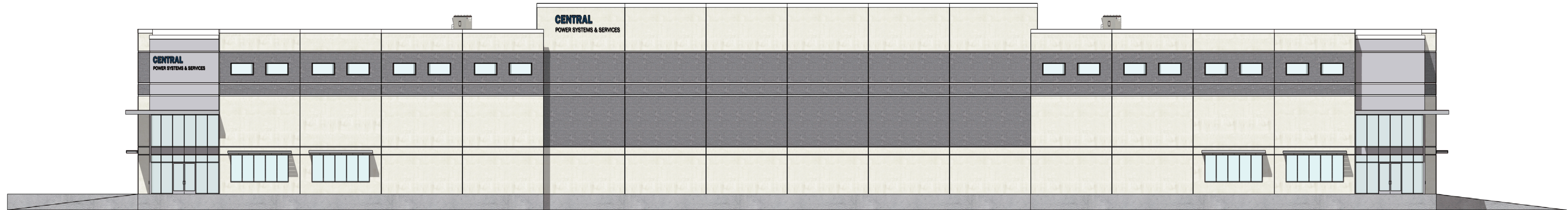
PARKING BUFFERING ZONES REQUIREMENT (400.435.C.2B)				
BLDG #	PARKING FRONTAGE LENGTH (LF)		1 SHADE/ ORNAMENTAL TREE / 60 LF.	1 SHRUB/ EVERGREEN BUSH / 50 LF.
		REQUIRED	15	16
1	905	PROVIDED	15	16+
		REQUIRED	9	11
2	554	PROVIDED	9	11+

[illegible]

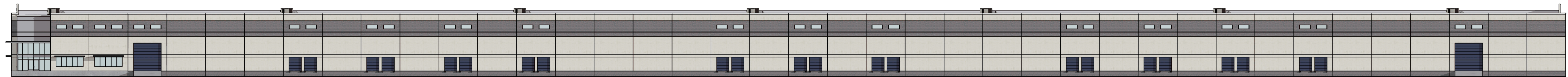
LANDSCAPE PLAN	
PROJECT ROCKET SHIP DEVELOPMENT PLAN, REZONING, & PRELIMINARY PLAT	
SMITHVILLE, MISSOURI	2026



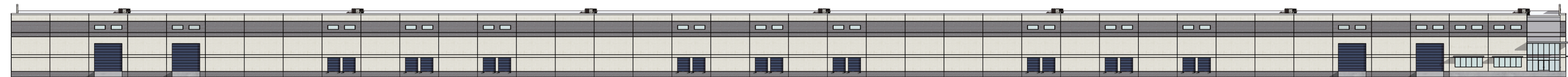
WEST ELEVATION



EAST ELEVATION



NORTH ELEVATION



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Missouri COA #001592

DESCRIPTION

DATE

REV.
NO.

REVISIONS

BUILDING ELEVATIONS

PROJECT ROCKET SHIP
DEVELOPMENT PLAN, REZONING, & PRELIMINARY PLAT

SMITHVILLE, MISSOURI

2026

drawn by: _____ DBB
designed by: _____ DE
project no.: 026-02142
date: 05.22.2026

SHEET
08



STAFF REPORT

July 9, 2026

Conceptual Plan Rezoning of Parcel Id # 09-202-00-01-043.00

Application for a Planned Development Overlay District Conceptual Plan -
City-Initiated District

Code Sections:

400.200.B Planned Development Overlay District Classification
Amendments

Property Information:

Address: 13722 169 HWY
Owner: Central Power Systems and Services, LLC
Current Zoning: A-1 & B-3
Proposed Zoning: B-3 in accordance with the Conceptual Plan

Public Notice Dates:

1st Publication in Newspaper: May 20, 2026
Letters to Property Owners w/in 185': May 26, 2026

GENERAL DESCRIPTION:

The applicant has submitted a rezoning request to change the A-1 portion of the land to B-3 and this application is for its' proposed Conceptual Plan within the 169 South Employment District. The plan is for a multi-phased project, with the first phase to include manufacturing use, with accessory warehousing uses. The parcel is a 155.23-acre parcel with frontage on 169 Highway between 136th St. on the south to the extended line from Amory Rd. on the north, just south of the city's South Water Tower. The Conceptual Plan is for the Phase I portion of the project only and does not implicate the two proposed commercial lots with frontage upon 169 Highway.

The proposed use of the land within this conceptual plan is Community Scale Manufacturing, which is defined as manufacturing, assembly, or processing for commercial purposes, with products intended to be packaged, shipped, and provided to end users outside the area. Generally, facilities or structures utilized in Community Scale Manufacturing are larger than those provided in the Cottage Industry and Retail use and usually consist of buildings ranging from 250,000 square feet to 1,000,000 square feet. The proposal has one manufacturing facility with a size of 689,920 square feet, with a

future addition to that building of an additional 188,160 square feet for a total of 878,080 square feet and one 504,000 square feet building with an additional matching building for future expansion. All proposed buildings are within the size range of Community Scale Manufacturing.

EXISTING ZONING:

The existing zoning is A-1 on the rear portion of the parcel, with B-3 along the entire frontage, from a line approximately 650' west of the northeast corner of the property, due south to 136th St. and approximately 550' west of southeast corner of the property. The parcel is included within the South 169 Employment Overlay District created by the City in November of 2025.

In reviewing conceptual development plans for a Planned Development Overlay District, the Commission shall consider the requirements in the site plan review provisions in Sections 400.390 to 400.440 when evaluating the following:

TOPOGRAPHY

To ensure the site is suitable for development, and buildings are located and arranged in appropriate areas.

The site was originally gentle rolling hills with its' peak in a line roughly north to south from the water tower location. From that peak, it gently sloped easterly to 169 and westerly to the creek at the rear of the property. To ensure the site is suitable for development of the Phase I buildings, significant grading has occurred to flatten the areas west of the top of the hill and buildings are to be located and arranged in appropriate areas. This flattening will include detention basins to the west to collect the water that would have generally traveled westerly to the creek.

PARKING

To ensure the proposed development contains an adequate amount of parking and is located in an appropriate area or adequately screened. Generally, the parking should conform to the required number of spaces appropriate to the development type as contained in Sections 400.450 to 400.480. The Commission may allow a deviation from these parking requirements should the applicant show an adequate amount of parking exists.

The applicant has shown parking that exceeds the current requirements for parking, and the parking lots are very well landscaped to address the visual impact of the parking that will be in front of the buildings, but behind the proposed future development area along 169 Highway.

SETBACKS

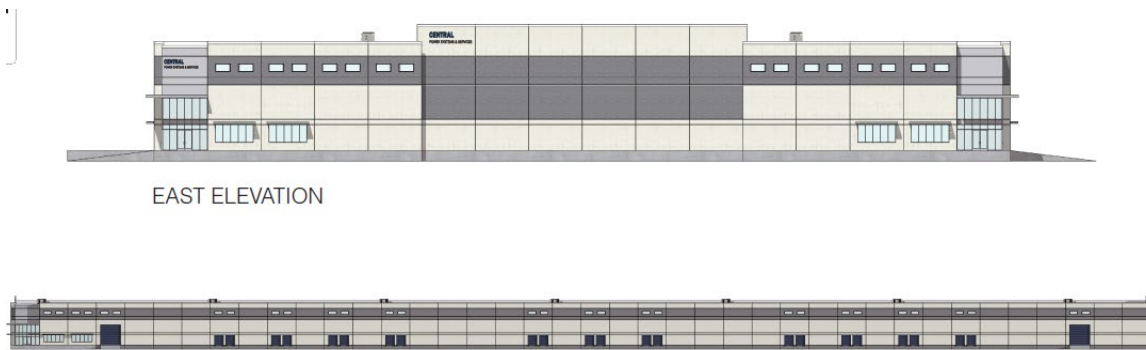
To ensure buildings provide for adequate light, air, and privacy protection by providing appropriate proportion between buildings, and adequate separation between buildings and adjoining properties.

The proposed layout has generous setbacks from all property lines as well as each building for vehicular access and fire equipment access if needed.

ARCHITECTURE

To ensure the architectural theme is compatible and consistent throughout the project and is reasonably compatible with surrounding developments.

The Conceptual Plan area is proposed to be a separate plan from the retail/commercial area and by its very nature – the size of the buildings – it has limited opportunities to make it thematically consistent with buildings of much smaller size. It can, and does, however, provide obvious base, middle and top portions of the walls, and will include numerous windows, especially along the frontage of the buildings. The proposed colors are generally muted natural colors. The north and south elevations of the buildings have additional access doors that provide some human scale opportunities if viewed from a distance.



SITE PLAN

To ensure the location and arrangement of buildings, signs and other structures are appropriate for the site, existing and proposed streets, drives and public ways are arranged appropriately and to ensure site drainage has been adequately addressed.

Given the nature of the use as community scale manufacturing, access will be limited to general business use only in the areas near the buildings, but private access roads throughout the area between the manufacturing area and the future commercial/retail development are appropriate for the site, and the separation of the manufacturing buildings from the retail area by landscaped parking areas will also assist with the needed site stormwater detention.

LANDSCAPING

To ensure the development provides adequate landscaping to provide a pleasant environment, to enhance the building's appearance; to ensure existing significant trees are adequately protected.

To the extent possible along the outer boundaries of the parcel, quality trees are maintained. To collocate the manufacturing areas with the future retail areas, the

parking lots are landscaped sufficiently to exceed the minimum requirements in the code and are of such a scale to blend the two uses.

In addition to the landscaping requirements, the proposed outdoor storage yard must be screened with the sight obscuring fence requirements related to all commercial related outdoor storage and will be completed with the construction.

OTHER MATTERS

Any other feature or issue associated with the State zoning and planning enabling legislation or the Comprehensive Plan for the City of Smithville for which the Commission feels is appropriate and relevant to the development of the site.

The City's Comprehensive Plan called for an Employment driven overlay on this and other nearby properties, which the city recently created. This proposal exceeds the employment expectations for the overall site, and the manufacturing does not dominate the overall remainder of the Overlay district.

STAFF RECOMMENDATION:

Staff recommends APPROVAL of the proposed conceptual plan based upon the compliance with the overlay district regulations and it meets the Comprehensive Plan recommendations.

Respectfully Submitted,

Zoning Administrator

Conceptual Development Plan Findings

- a. That the Commission has reviewed the conceptual development plan with consideration of the issues contained in Subsection 400.200 (B)(3) (site plan standards); and
- b. That the conceptual development plan is in conformance with the comprehensive land use plan and other appropriate sections of the Code of Ordinances; and
- c. That the conceptual development plan provides for an organized and unified system of land use intensities which are compatible with the surrounding areas; and
- d. That the proposed development adequately protects the health, safety and general welfare of future and existing residents and property owners in and around the development.

Date:	July 10, 2026
Prepared By:	Jack Hendrix, Development Director
Subject:	Fence Code Amendment

Included are the provisions of the code that are implicated with the requested change to the code highlighted in yellow. Staff will provide multiple options to consider after the initial discussion of direction from the commission is provided.

Section 400.350Fences.

A.Except as otherwise specifically provided in other codes and regulations, the following regulations shall apply to the construction of fences:

1. As used in this Chapter, the following terms shall have the meanings indicated:

FENCE, DECORATIVE OR ORNAMENTAL

A fence constructed of wood, metal, vinyl, vinyl coated chain link or a combination of such materials that is not more than four (4) feet in height and is at least fifty percent (50%) open; or is a stone or brick wall that does not exceed three (3) feet in height. Non-coated chain-link, or wire, wire mesh, snow fences or fences constructed in any part with such materials shall not be considered decorative or ornamental.

FRONT YARD FENCE

A decorative or ornamental fence located in a front yard that contains or abuts an adjacent lot that contains, the primary entrance to the building or a driveway access to the lot, or both.

2. All fences erected in the City of Smithville must have a permit, except those in the agricultural districts. Applications for a fence permit shall be accompanied by a general layout of the property indicating the location of the fence to be erected on the lot.

3. All fences shall conform to the requirements of the sight triangle as defined by these regulations. For purposes of these fence regulations, an alley shall also be subject to the sight triangle regulations at an intersection with a public street.

4. No fence shall be constructed which will constitute a traffic hazard nor shall be constructed within one (1) foot of any street right-of-way.

5. No fence shall be constructed in such a manner or be of such design as to be hazardous or dangerous. This would include barbed wire, electrically charged or otherwise detrimental to persons, except as stated herein. Barbed wire fences may be constructed in the agricultural districts; and barbed wire may be used in the industrial

districts and the "B-3" District, but only as a component of security or anti-climb fences with such component not less than eight (8) feet above the outside adjacent grade. The use of barbed wire arms is limited to those not larger than eighteen (18) inches, and upon attachment of the arm, the extended portion of the arm and wire shall not extend beyond any property lines.

6. No fence, except fences erected upon public or parochial school grounds or in public parks and in public playgrounds, shall be constructed of a height greater than eight (8) feet in the industrial districts, not including barbed wire arm attachments on security fences, which may extend an additional two (2) feet. In the business and residential districts, fences shall not exceed eight (8) feet in height, except for hedges and shrubs, which do not have a height restriction, except as noted otherwise in this Chapter. In the "B-3" District, any security or anti-climb fence that includes barbed wire tops may be constructed up to eight (8) feet tall and the barbed wire security component may extend an additional two (2) feet above the standard height.

7. All fences shall be constructed to face the neighboring property with its structural elements on the building side of the fence. A shadow-box style fence shall be considered compliant with this provision.

8. On lots with more than one (1) front yard (e.g., corner lots or double frontage lots) as defined in this Chapter shall construct a front yard fence as defined herein where required and rear and side and rear yards may have other fences that meet the standards of this Section.

9. These fence regulations are independent of any rules or regulations imposed by homeowners' associations or other agencies not affiliated with the City of Smithville.

10.

Any provision of Section 400.575(C) to the contrary notwithstanding, the repair or replacement of fifteen percent (15%) or more of any portion of an existing fence shall trigger the requirement that the entire fence be brought into compliance with this Section.