JUNIP3R, LLC
2203 W. Swift Fox Wy • Lehi, Utah 84048 • 801.450.8965 • spencer@3ngen.com

November 12, 2026

VIA HAND DELIVERY / EMAIL

Brett Hamilton, County Planner
Iron County Planning, Building & Zoning
82 N 100 E, Suite 102
Cedar City, Utah 84720

Re:	**Application for Strategic Development Zone (SDZ) Overlay, Development Envelope, and Development Agreement — Project Juniper; Approximately 4,340 Acres, Unincorporated Iron County (A-20)**
Applicant:	Junip3r, LLC, a Utah limited liability company
Owners of Record:	Platt Livestock, LLC; Flying H Cattle LLC
APNs:	Platt Livestock, LLC: E-0577-0578-0000; E-0592-0001-0000; E-0598-0000-0000 Flying H Cattle LLC: E-0559-0001-0000; E-0559-0002-0000; E-0559-0003-0000; E-0568-0000-0000; E-0569-0000-0000; E-0570-0000-0000; E-0575-0000-0000; E-0576-0000-0000; E-0587-0000-0000

Dear Mr. Hamilton:

I. Introduction and Request

On behalf of Junip3r, LLC ("Junip3r" or the "Applicant"), as master developer of Project Juniper and with the written consent of the owners of record, Platt Livestock, LLC and Flying H Cattle LLC (together, the "Owners"), we submit this letter and the enclosed application materials under Chapter 17.37 of the Iron County Zoning Ordinance, as established by Ordinance 2026-23 adopted by the Iron County Commission on October 26, 2026. Junip3r respectfully requests that the County:

(1) apply the Strategic Development Zone ("SDZ") Overlay to approximately 4,340 acres of unincorporated land described in **Exhibit A** (the "Property");

(2) approve the proposed Development Envelope described in Section IV of this letter and in **Exhibit D**; and

(3) approve, concurrently with the SDZ Overlay and Development Envelope as Section 17.37.050 contemplates, a Master Development Agreement, the draft of which is enclosed as **Exhibit M**.

Because the SDZ Overlay is applied in combination with the underlying zoning district, and the approved SDZ Overlay and Development Envelope establish the authorized land uses and development intensity for the development, no change to the Property's underlying A-20 designation is requested. The entire Property is zoned A-20, which qualifies the Property for SDZ Overlay.

Project Juniper meets the SDZ applicability thresholds of Section 17.37.025 on several independent grounds, each evaluated together with the other components of the common, coordinated development: (a) an Energy Generation Facility of 50 megawatts or more of nameplate capacity, with an initial phase of approximately 300 MW of natural-gas reciprocating-engine generation; and (b) Data Centers of 50 MW or more of anticipated IT load. Project Juniper will also have a material industrial component,

including significant rail-served development sites, an intermodal freight and logistics facility, manufacturing and heavy industrial enterprise development.

Junip3r participated in the required pre-application meeting with County staff on November 5, 2026. We appreciate staff's guidance at that meeting and have organized this letter to track the SDZ eligibility criteria and the submittal requirements. An enclosure index cross-referencing each requirement to the corresponding exhibit appears at the end of this letter.

II. Applicant, Property Owners, and Development Structure

Applicant and master developer. Junip3r, LLC is the project company and master developer for Project Juniper. Spencer Viernes is its Manager and is the Applicant's representative for this application. Development services are provided to Junip3r by its affiliate 3ngen, LLC.

Owners. The Property is owned of record by Platt Livestock, LLC (approximately 831 acres) and Flying H Cattle LLC (approximately 3,510 acres). Each Owner has executed an Affidavit of Owner Interest consenting to this application by Junip3r (**Exhibit A**).

Operating structure. Junip3r will master-plan the Property, deliver backbone infrastructure in phases, and sell or lease development parcels to end users and sub-developers, all subject to the approved SDZ Overlay, Development Envelope, and Development Agreement. Junip3r intends to deliver campus power, water, wastewater, and related infrastructure in coordination with the Utah Inland Port Authority through a public infrastructure district (see Section XI).

III. The Property and Its Setting

The Property comprises approximately 4,340 acres in all or portions of Sections 25, 26, 27, 33, and 34, Township 33 South, Range 13 West, and Sections 3, 5, 8, 10, and 17, Township 34 South, Range 13 West, Salt Lake Base and Meridian, located approximately 15 miles northwest of Cedar City. The Property is used for livestock grazing and contains minimal improvements. Legal descriptions are included in **Exhibit A**, and a vicinity and ownership map is enclosed as **Exhibit B**.

The Property is unusually well positioned for a development of this kind:

- **Rail.** The Union Pacific Cedar City line passes through the Platt Livestock parcels, allowing direct rail service, transload, and intermodal operations.
- **Highway access.** The Property connects to Interstate 15 via Lund Highway and 4800 North to Highway 91.
- **Electrical transmission.** Existing 500 kV and 345 kV transmission corridors traverse the Property, owned by Intermountain Power Agency and Pacificorp Transmission, respectively, and recorded Intermountain Power rights-of-way cross Flying H Cattle Section 33.
- **Natural gas.** Recorded Kern River Gas Transmission Company rights-of-way cross Flying H Cattle Sections 33 and 34.
- **Telecommunications.** Long-haul fiber routes of Zayo, Integra, and Lumen serve the corridor, with SC Broadband as the local metro provider.

IV. Development Concept and Proposed Development Envelope

Project Juniper is a master-planned industrial and energy campus to be developed in phases over time. It is designed to combine on-site power generation and energy storage with data center, advanced manufacturing, waste processing, logistics and rail-served, and other industrial uses, all served by centrally planned infrastructure. Junip3r proposes a Development Envelope for the entire Property, with Phase One defined in greater detail.

A. Phase One (approximately 2,500 acres)

Phase One covers approximately 2,500 acres, shown highlighted on the Site Plan enclosed as **Exhibit C**. Phase One is expected to include the initial power generation and substation area, energy storage, data center and industrial development parcels, a rail yard and transload area, water storage and treatment facilities, internal roads and utility corridors, and construction staging and laydown areas. The preliminary site plan and project information are provided for Phase One in Exhibit C.

B. Future Phases (approximately 1,840 acres)

The remainder of the Property is shown at a conceptual level, identifying general development areas, intended uses, access, and infrastructure corridors. Junip3r requests that development in future phases go through the project-specific review provided in Sections 17.37.025(B) and 17.37.040(C), without a new SDZ Overlay, so long as that development stays within the approved Development Envelope and Development Agreement. Junip3r requests that the Zoning Administrator, under Section 17.37.040(D), defer the design and phase-specific studies for future-phase areas to that project-specific review.

C. Power Generation Program

The campus power program is currently planned as follows: an initial approximately 300 MW of natural-gas reciprocating-engine generation targeted for commercial operation in Q4 2027/Q1 2028; additional power capacity will be designed and developed to scale with customer demand. Battery energy storage is integrated throughout the program, and solar and geothermal resources may be added in future phases.

D. Proposed Development Envelope Parameters

Parameter	Proposed Envelope
SDZ Overlay area	Approximately 4,340 acres (Exhibit A)
Phase One area	Approximately 2,500 acres (Exhibit C)
Initial generating capacity	300MW nameplate (natural gas reciprocating engines)
Initial data center IT load	300MW
Projected building heights	40 feet on data center structures; up to 110 feet for a headquarters/office building (per draft Development Agreement, Exhibit D)
Operational water demand	Not to exceed 50 acre-feet per year for Phase One, subject to the Water Resource Plan (Section VII)
Access	Lund Highway
Separation and setbacks	At least ½ mile from protected residential uses (Section 17.37.030(B)); 60-foot minimum setbacks for major equipment (Section 17.37.060(B)(1)), or greater as shown on Exhibit C

Parameter	Proposed Envelope
Phasing	Phase One followed by future phases as market demand and infrastructure delivery allow (Section XIV)

V. Requested Authorized Uses

An SDZ Overlay and its Development Envelope establish the uses authorized within the SDZ, and a use expressly authorized by them needs no separate conditional use permit or other discretionary land-use approval (Section 17.37.060). Junip3r therefore requests that the following uses be authorized throughout the Property, as set out in the proposed Table of Uses in Exhibit B to the draft Development Agreement:

(1) **Data centers**, together with associated electrical, cooling (closed-loop or dry cooling only), backup power, security, and utility infrastructure;

(2) **Energy generation facilities**, including natural-gas reciprocating-engine and combined-cycle generation, solar and geothermal facilities, substations, transmission and interconnection facilities, and fuel-supply infrastructure. Under Section 17.37.060(C)(2), Junip3r specifically requests authorization for generation and storage facilities to serve users throughout the SDZ through a common infrastructure provider and to deliver energy to the electrical grid, including as a "Power Plant, Commercial Utility" as defined in Chapter 17.20;

(3) **Battery energy storage systems**;

(4) **Waste processing**, including solid-waste processing and separation, recycling, and material recovery;

(5) **All uses permitted or conditionally permitted in the Industrial (I) and Light Industrial (LI) districts** under the Table of Uses (Section 17.16.030), including Heavy Industrial Activity as defined in Chapter 17.20; and

(6) **Accessory and supporting uses**, including offices and a headquarters building, warehousing and logistics, rail transload, water and wastewater treatment, telecommunications facilities, security facilities, construction staging and laydown, and on-site processing of natural materials for project use.

Junip3r reserves the opportunity to request additional uses in the future and proposes that the Development Agreement include a defined amendment procedure for that purpose.

VI. Eligibility Criteria (Section 17.37.030)

A. Underlying Zoning. The entire Property is zoned A-20, an eligible district. None of the Property is zoned R4K, R-1/2, R-1, R-5, RA-20, C, or I-A.

B. Residential Separation. The proposed SDZ Overlay boundary maintains at least one-half mile of separation from protected uses, measured as Section 17.37.030(B) provides, as shown on **Exhibit B**.

C. Infrastructure Proximity and Feasibility. As described in Section III and **Exhibit E**, the Property lies along existing rail, high-voltage transmission, interstate natural-gas transmission, and long-haul fiber infrastructure. Junip3r will fund and deliver the extensions and on-site systems needed to serve

the development, including the water transmission line extension identified by the Water Conservancy District (Section VII).

D. Project Area. The proposed SDZ Overlay boundary encompasses an area sufficient to accommodate the proposed Development Envelope and its associated on-site infrastructure, including phased generation, buffers, and setbacks.

E. Environmental Constraints. Phase 1 ESA's are underway on the entirety of the Property. The technical studies listed in Section VIII will identify washes, flood hazards, wildlife habitat, cultural resources, and other constraints, which the site plan is designed to avoid or mitigate.

F. Water Resources. See Section VII.

G. Agriculture. The Property is used for range grazing rather than irrigated cropland. Phasing will keep undeveloped areas in grazing use until they are needed, and Junip3r will implement a Livestock–Traffic Management Plan and appropriate livestock-exclusion fencing where project activity meets open range.

H. Development Envelope. See Section IV and **Exhibit D**.

I. Clean Energy Preference. Junip3r is not requesting development flexibility under Section 17.37.030(I) at this time and reserves the right to do so as clean-energy resources are added to the campus.

VII. Water Resources

Supply. Water for Project Juniper will be supplied by the Cedar Valley Water Conservancy District (the "District"). Junip3r, as master developer, is acquiring private water rights that it will contribute to the District to serve the project. The District has issued a preliminary Water Service Availability Letter dated September 23, 2026 (**Exhibit F**), finding that water service may be made available to the project. That finding is subject to the District's conditions, including completion of Junip3r's water acquisition and engineering and capacity review. Junip3r recognizes that the letter is a preliminary availability determination and not a commitment to serve. Before building-permit issuance, Junip3r will obtain the District's Conditional Commitment-to-Serve and demonstrate legally available and enforceable water supplies.

Low-water design. Project Juniper is designed to minimize consumptive water use in a water-constrained basin. The reciprocating engines will use closed-loop radiator cooling, and data centers will use closed-loop or dry cooling systems. Cumulative operational water demand is estimated at less than 200 acre-feet per year at a buildout of more than 1 GW.

Water Resource Plan. Because projected demand at full buildout exceeds 50,000 gallons per day, Junip3r will submit a Water Resource Plan to be submitted by December 10, 2026, demonstrating that the project's water use will not adversely affect the Cedar Valley aquifer. The plan will be consistent with the Cedar Valley Groundwater Management Plan and will address offsetting depletion through the contribution of historically used water rights within the groundwater management area, phased demand, metering, and annual reporting to the County as the Development Agreement provides. Construction water use will be addressed in the dust-control plan required by Section 17.37.060(E)(3).

VIII. Technical Studies

Junip3r will provide the technical studies required by the SDZ Overlay, prepared by qualified professionals. Junip3r requests that the Zoning Administrator confirm the required studies, the scope of each study and, accept Phase One-level studies with future-phase analysis deferred to project-specific review, and waive any study that is clearly inapplicable.

IX. Cultural and Tribal Resources

Junip3r will provide the Tribal Historic Preservation Officer of the Paiute Indian Tribe of Utah with available project plans, location information, and cultural-resource information concurrent with the SDZ application and the date of this letter. Junip3r will provide the County with any written comments or recommendations received, or documentation that the review period elapsed without a response.

X. Public Outreach

Junip3r has engaged the public since the project's early stages and will continue to do so throughout the County's review:

- **August 24, 2026:** Project Juniper was presented in a public meeting of the Iron County Commission.
- **October 12, 2026:** Publication of ProjectJuniperUtah.com, a publicly available website available to the public with a presentation on what Project Juniper is and an opportunity to submit questions about the development.
- **November 5, 2026:** Pre-application meeting with County staff.
- **November 6, 2026:** Site visit with county staff and community stakeholders.
- **December 1, 2026:** Junip3r will hold a public open house at (location and time to be determined) noticed to the public.

XI. Development Agreement and Infrastructure Delivery

A draft Master Development Agreement is submitted concurrently with this application as **Exhibit M**. Its proposed Table of Uses implements the uses requested in Section V. Junip3r is preparing conforming revisions so that the agreement implements the SDZ framework, including phasing and a commencement deadline, water-use metering, transportation improvements, mitigation, decommissioning and financial assurance, compliance monitoring and enforcement, and transfer of control. Junip3r looks forward to working through those provisions with staff and the County Attorney's Office. Junip3r also welcomes discussion of community benefits, which may include infrastructure improvements, water-resource investments, emergency services, and workforce development.

XII. Fees and Cost Recovery

The applicable SDZ application fee of $75,000 is being delivered concurrent with this letter. Junip3r acknowledges its obligation to reimburse the County for reasonable specialized consultant review costs.

XIII. Anticipated Schedule

Milestone	Target
Pre-application meeting	November 5, 2026 (completed)
SDZ application filed	November 12, 2026
Public open house	December 1, 2026
THPO 30-day review period	November 12 – December 12, 2026
Planning Commission public hearing	December 10, 2026
County Commission decision	December 14, 2026
Phase One construction commencement	January 2027 (within the Development Agreement's commencement deadline)
Initial ~300 MW generation in service	Q4 2027

XIV. Conclusion

Project Juniper is the kind of large-scale, infrastructure-intensive development the SDZ Overlay was created to evaluate. It is located along existing rail, transmission, gas, and fiber infrastructure; designed for low water consumption; phased so that infrastructure and mitigation come ahead of the development they serve; and offered with a Development Agreement that gives the County enforceable, project-specific commitments. Junip3r respectfully requests that staff determine this application complete, coordinate any additional information needed, and schedule the application for Planning Commission review. We welcome reasonable conditions and stand ready to provide anything further that staff, the Planning Commission, or the County Commission may require.

Thank you for your continued guidance on Project Juniper.

Respectfully submitted,

JUNIP3R, LLC,
a Utah limited liability company

By: J. Spencer Viernes
J. Spencer Viernes, Manager
spencer@3ngen.com

cc: Iron County Zoning Administrator
Sam Woodall, Deputy Iron County Attorney
Platt Livestock, LLC
Flying H Cattle LLC

Enclosure Index

Exhibit	Document	Status
—	Completed Iron County Land Use Application	Enclosed
A	Legal descriptions; Affidavits of Owner Interest (Platt Livestock, LLC; Flying H Cattle LLC)	Enclosed
B	Vicinity, ownership, and zoning map; residential separation analysis; adjoining owner list	Enclosed
C	Site Plan with Phase One (~2,500 acres) highlighted; Phase One preliminary site plan	Enclosed
D	Development Concept and Proposed Development Envelope; construction, operations, and phasing	Enclosed
E	Infrastructure information (power, gas, water, wastewater, telecom, transportation)	Enclosed
F	Cedar Valley Water Conservancy District Water Service Availability Letter (Sept. 23, 2026)	Enclosed
G	Draft Master Development Agreement with proposed Table of Uses	Enclosed (draft)
—	Application fee	Delivered Concurrent

LEGAL DESCRIPTION OF SUBJECT PROPERTY

Parcel 1:
The East Half of Section 5, Township 34 South, Range 13 West, Salt Lake Base and Meridian.
EXCEPTING THEREFROM that portion lying within the Railroad Parcel.
EXCEPTING THEREFROM any and all water and/or water rights.

The Northwest Quarter of Section 5, Township 34 South, Range 13 West, Salt Lake Base and Meridian
EXCEPTING THEREFROM that portion lying West of the Railroad Parcel.
EXCEPTING THEREFROM any and all water and/or water rights.

Parcel 2:
The East Half of Section 8, Township 34 South, Range 13 West, Salt Lake Base and Meridian
EXCEPTING THEREFROM that portion lying within the Railroad Parcel.
EXCEPTING THEREFROM any and all water and/or water rights.

Parcel 3:
The Northeast Quarter of Section 17, Township 34 South, Range 13 West, Salt Lake Base and Meridian
EXCEPTING THEREFROM any and all water and/or water rights.

LEGAL DESCRIPTION OF SUBJECT PROPERTY

Parcel 1: ALL W 480 ACRES (W1/2 & W1/2E1/2), SEC 25,T33S,R13W, SLM; E1/2E1/2 SEC 26,T33S,R13W, SLM.

Parcel 2: W 480 ACRES (BE W1/2 & W1/2E1/2) SEC 26& E1/2E1/2 SEC 27,T33S,R13W, SLM; TOG W/WUC#71-1742; TOG W/ WELL LOC AT PT S 500 FT & E 1320 FT FR NW COR SEC 26,T33S,R13W, SLM. SUBJ TO R/W EASE DESC REC BK 1234/1345.

Parcel 3: N1/2 SEC 34,T33S,R13W, SLM.

Parcel 4: S1/2 SEC 34,T33S,R13W, SLM.

Parcel 5: E1/2 SEC 33,T33S,R13W, SLM; SUBJ TO R/W KERN RIVER GAS TRANSMISSION CO BK 412/84; SUBJ TO AMEND R/W DESC REC BK 797/167; SUBJ TO R/W EASE DESC REC BK 1234/875 & BK 1235/1618.

Parcel 6: W1/2 SEC 33,T33S,R13W, SLM; SUBJ TO R/W TO TEL CO; SUBJ TO R/W DEEDED TO INTERMOUNTAIN PWR REC BK 315/1000; SUBJ TO R/W KERN RIVER GAS TRANSMISSION CO REC BK 412/84; SUBJ TO R/W EASE DESC REC BK 1168/666; SUBJ TO R/W EASE DESC REC BK 1234/875 & BK 1235/1618.

Parcel 7: W1/2 SEC 3,T34S,R13W, SLM.

Parcel 8: LOTS 1 & 2, S1/2 OF NE1/4 & SE1/4 SEC 3,T34S,R13W, SLM. EXCL E-575-1.

Parcel 9: W1/2 SEC 10,T34S,R13W, SLM.

CEDAR VALLEY
WATER CONSERVANCY

Cedar Valley Water Conservancy
710 Westview Drive
Cedar City, Utah 84720
(435) 865 - 9901

9/23/2026

3ngen LLC
Junip3r, LLC
2203 W. Swift Fox Wy
Lehi, Utah 84048

RE: Water Service Availability Letter – Project Juniper, Iron County, Utah ("Project")

To Whom It May Concern:

This letter is provided in response to your request regarding the availability of water service for Project Juniper development located in Iron County, Utah. Based solely on the preliminary information and assumptions identified in this letter, the District finds that it may be technically feasible to make the stated service available at the proposed point of connection. This finding is subject to complete engineering, capacity, legal, financial, regulatory, and authority review.

The Cedar Valley Water Conservancy ("District") has reviewed the general service request and has determined that water service may be made available to the Project. This letter should not be considered a will-serve letter, commitment-to-serve, capacity reservation, service agreement, or promise that the District will issue a final commitment. Rather, this letter is intended to provide you with information related to the capabilities of the District, including water availability, and general conditions to which water availability would be subject.

It is the District's understanding that Project Juniper will require the extension of a water transmission line more than ten (10) miles from the District's existing water system to the Project site. Based on this preliminary understanding, the foregoing project summary is required. In addition, developer has provided the information in the attached Exhibit A to assist in the District's preliminary evaluation of the Project and to identify the minimum requirements that must be satisfied as part of the District's consideration in issuing a will-serve letter. Further to the foregoing, Exhibit A also includes a list of preliminary conditions

that must be addressed before the District will make any commitment regarding water availability and service to the Project.

The District may issue other service commitments before completing the Project review. Available capacity, policies, law, rates, charges, and standards may change before a final commitment or will-serve letter is issued.

You are advised that records submitted to or created by the District are governed by the Utah Government Records Access and Management Act and other applicable law. The applicant may identify and substantiate a claimed protected classification, but the District will determine classification and disclosure as required by law, and reserves the right to disclose any information it deems accessible by the public.

This preliminary letter expires at 5:00 p.m. Mountain Time six (6) months from the effective date of execution unless the District withdraws it earlier because of material changes, inaccurate information, loss of service authority, or changed legal or system conditions. Expiration does not create a right to extension.

Only a separately issued and authorized "Conditional Commitment-to-Serve / Will-Serve Letter" for the specifically approved Project can constitute the District's service commitment.

As part of the District's commitment to responsible water resource management and public transparency, water use associated with the Project may be reported and publicly disclosed through District reporting programs, public meetings, planning documents, annual water reports, or other public communications. Such reporting assists the District in maintaining transparency with the communities it serves regarding water allocation, usage, conservation, and long-term water planning.

Water service and availability remains contingent upon fulfillment of all District requirements, successful water acquisition by Juniper, plan approvals, and the successful completion of the conditions outlined herein. Subject to these conditions, the District anticipates that water service can be provided to Project Juniper.

We appreciate the opportunity to work with you on this project. Please contact our office should you have any questions regarding the requirements outlined in this letter.

Sincerely,

Paul Monroe
General Manager, CVWC

Exhibit A

PRELIMINARY CONDITIONS

1. Service authority. The Project must be within an area the District may lawfully serve. If the Project is also located within municipal boundaries, municipal consent required by Utah Code § 17B-2a-1004 must be obtained or confirmed before a formal will-serve letter is issued.

2. Complete and accurate application. The applicant shall provide all information reasonably required by the District. The District may rely on the applicant's plans, demand calculations, use description, ownership information, and other written representations. Any inaccuracy or material change may require a new review.

3. Capacity and hydraulic review. The District Engineer and Attorney must determine whether the District has available legal and physical supply access and easements, source capacity, treatment capacity if applicable, storage, transmission and distribution capacity, acceptable pressure, and any expressly required or requested fire-flow capacity.

4. Plans and approvals. Sufficient engineered plans as required by the District's engineer to provide necessary specifications and hydraulic modeling to show service feasibility to satisfy District and State minimum quality and flow standards. All plan water system improvements, including transmission and distribution facilities required to serve the development, shall be designed by a licensed professional engineer and submitted to the District and District Engineer for review and approval. The developer shall be solely responsible for the design, construction, and installation of all infrastructure necessary to provide service to the Project. All facilities shall be constructed in accordance with District standards and specifications. All infrastructure must be fully approved by District, including plans, minimum construction standards required by District, affirmative completion of all inspections and testing, full payment of all fees and transfer of sufficient water necessary to service the project.

5. Project facilities. The applicant will be responsible for facilities reasonably necessary to serve and mitigate the Project's own impacts, subject to a separate line-extension or construction agreement. The District is not obligated by this preliminary water availability letter to acquire property, construct additional facilities, advance funds, or guarantee a route, cost, or schedule.

6. Water interests and charges. Any water contribution requirement and all impact fees, connection fees and costs, review, inspection, meter, construction, and service charges will be determined under then-current Utah law and lawfully adopted District

methodologies, enactments, and schedules. No quantity or amount is fixed by this preliminary letter and District reserves the right to require sufficient quantities of water necessary to independently serve the project.

7. Easements and permits. The applicant must obtain all required rights-of-way, easements, access rights, governmental permits, environmental clearances, and third-party approvals in a form acceptable to the District. Notwithstanding, the District reserves the right to assist in facilitating easements or rights-of-ways.

PRELIMINARY PROJECT SUMMARY

Owner: Junip3r, LLC

Applicant / Developer: 3ngen LLC

Project: Project Juniper

Map and Legal Description: See below image

Proposed Development: Master-planned Industrial Park comprised of, among others, multiple industrial applications, including solid waste processing & separation, advanced manufacturing – advanced materials manufacturing, energy storage systems manufacturing, etc., data center, industrial agricultural – indoor grow operations

Service Type: Water Supply & Services Agreement, which may include water treatment services on-site with a vendor approved by District and selected by Developer

Estimated Maximum Demand (Peak Flow/Fire Flow): TBD; Estimated to be no more than 1000 Gallons per minute for less than 10 minute increments

Meter Size: TBD

Water Right Information: TBD



LEGEND

GRAPHIC SCALE IN FEET
0 500 1000 2000

NORTH

SHEET NUMBER

SITE CONSTRAINTS MAP
PREPARED FOR
THESEUS

KHA PROJECT
170XXXXXX
DATE
11/04/2026
SCALE AS SHOWN
DESIGNED BY N/A
DRAWN BY EMJ
CHECKED BY JSS

PRELIMINARY NOT FOR CONSTRUCTION

Kimley»Horn
© 2026 KIMLEY-HORN AND ASSOCIATES, INC
500 EAST 96TH STREET, SUITE 300
INDIANAPOLIS, IN 46240
PHONE: 317-218-9560
WWW.KIMLEY-HORN.COM

No.	REVISIONS	DATE	BY