

STATE OF MISSOURI
DEPARTMENT OF NATURAL RESOURCES
MISSOURI CLEAN WATER COMMISSION



GENERAL PERMIT for SEWER EXTENSION CONSTRUCTION

The Missouri Department of Natural Resources hereby issues a permit to:

Construction Permit ID:	MOGC01047
Title of Project:	New Florence Owner, LLC
Owner:	New Florence Owner, LLC
Address:	3315 North Oak Trafficway Kansas City, MO 64116

The project will also include general site work appropriate to the scope and purpose of the project and will include all the necessary appurtenances to make a complete and usable collection system. The construction of this project will be in the vicinity of the county below and discharge to Receiving Permit ID below:

County:	Receiving Permit ID:
---------	----------------------

for the construction of (described construction project):

Project Green - Construction of gravity sewers to pump stations that will convey wastewater design average flow of 10,100 gallons per day to onsite treatment from six buildings on the property. Three duplex pump stations to pump industrial wastewater, and three duplex and one simplex pump station to pump domestic wastewater to proposed onsite treatment. All pump stations are to be provided with backup power by generators.

Project is in the vicinity of 50 Hudson Rd in New Florence, Montgomery County. The sanitary wastewater collection system will discharge to the proposed Project Green Domestic WWTP. The industrial wastewater collection system will enable recovery of water for reuse in the cooling systems with the reverse osmosis reject hauled offsite for disposal.

Construction of such proposed facilities shall be in accordance with the provisions of the Missouri Clean Water Law, Chapter 644, RSMo, and regulation promulgated thereunder, or this permit may be revoked by the Department of Natural Resources (Department). As the Department does not examine structural features of design or the efficiency of mechanical equipment, the issuance of this permit does not include approval of these features.

This permit applies only to the construction of water pollution control components; it does not apply to other environmentally regulated areas.

July 23, 2026

Issue Date

Heather S Peters, Director
Water Protection Program

May 31, 2028

Expiration Date

APPLICABILITY

1. This permit authorizes the construction of gravity sewer extensions, force mains, and lift stations. Non earthen flow equalization storage basins at lift stations and inline storage, which flows back into the lift station or collection system, are also included.
2. The Missouri Department of Natural Resources may require a site-specific sewer extension construction permit due to compliance and enforcement actions in accordance with 10 CSR 20-6.010(13)(C).
3. This permit does not apply to:
 - A. Earthen storage basins;
 - B. Exempt projects in accordance with 10 CSR 20-6.010(1)(B), 10 CSR 20-6.010(5)(B), and RSMo 644.051 unless requested by the applicant or required by enforcement.

PREREQUISITES:

1. The Sewer Extension Construction Permit application, appropriate fee, and documentation in accordance with 10 CSR 20-6.010(5)(G).
2. Submit the Sewer Extension Construction Permit application at least sixty (60) days in advance of the start of construction in accordance with 10 CSR 20-6.010(5)(F).
3. Submit an electronic copy of the construction permit application and documents to DNR.WPPEngineerSection@dnr.mo.gov in accordance with 10 CSR 20-6.010(5)(G)3.
4. The plans and specifications, each signed, sealed, and dated by a professional engineer registered in the State of Missouri in accordance with 10 CSR 20-8 and 10 CSR 20-6.010.
5. The Design Certification form, Engineering Report, or Summary of Design, signed, sealed, and dated by a professional engineer registered in the State of Missouri, certifying the design of the system is in accordance with 10 CSR 20-6 and 10 CSR 20-8.
6. A statement from the continuing authority, as defined in 10 CSR 20-6.010, accepting the wastewater for treatment and indicating the permitted treatment facility has the available capacity.
7. A statement from the continuing authority, as defined in 10 CSR 20-6.010, accepting responsibility for the operation and maintenance of these facilities.

PERMIT CONDITIONS:

1. This permit authorizes the activities and scope of work detailed in the plans and specifications submitted with the request.
2. The construction must be in accordance with the final plans and specifications received by the Department. Revisions that affect capacity, flow, or system layout must be approved by the Department prior to construction.

PERMIT CONDITIONS: (continued)

3. If construction will incorporate minor changes from previously submitted plans and specifications (i.e., changes that do not affect the capacity, flow, or system layout), submit an electronic copy of the as-built plans and specifications in accordance with 10 CSR 20-8.110(11).
4. State and Federal Law does not permit bypassing of raw wastewater; therefore, the applicant must take steps to ensure that raw wastewater does not discharge during construction. If a sanitary sewer overflow or bypass occurs, report the appropriate information to the Department's regional office per 10 CSR 20-7.015(9)(E) or through the Online Bypass/SSO Reporting service on the Missouri Gateway for Environmental Management (MoGEM) portal found at <https://dnr.mo.gov/data-e-services/missouri-gateway-environmental-management-mogem>

See <https://dnr.mo.gov/document-search/missouri-gateway-environmental-management-mogem-frequently-asked-questions-pub2988/pub2988> for more information.

5. Protection of drinking water supplies must meet the requirements of 10 CSR 20-8.120(5).
 - A. There shall be no physical connections between a public or private potable water supply system and a sewer or appurtenance that would permit the passage of any wastewater or polluted water into the potable supply.
 - B. Lay sewers at least 50 feet (50') in a horizontal direction from any existing or proposed public water supply well or other water supply sources or structures.
6. Position manholes so that the top access is at or above grade level.
7. In addition to the requirements for a construction permit, see 10 CSR 20-6.200 for land disturbance requirements to obtain a Missouri State Operating Permit to discharge stormwater. The permit requires Best Management Practices sufficient to control runoff and sedimentation to protect waters of the state. Applicants shall obtain land disturbance permits through the Department's ePermitting system, available online at <https://dnr.mo.gov/data-e-services/water/electronic-permitting-epermitting>

See <https://dnr.mo.gov/water/business-industry-other-entities/permits-certification-engineering-fees/stormwater/construction-land-disturbance> for more information.

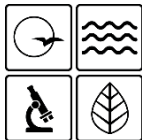
8. Entities applying for funding under 10 CSR 20-4, "Grants and Loans" will need to comply with those requirements in addition to the requirements of 10 CSR 20-8.

PERMIT CONDITIONS: (continued)

9. The Department may require a United States (U.S.) Army Corps of Engineers (COE) permit (404) and a Water Quality Certification (401) or a permit waiver for the activities described in this permit. If construction activity will disturb any land below the ordinary high water mark of Jurisdictional Waters of the U.S., then a 404/401 is required. Fulfillment of these requirements is necessary before the permit is considered valid. Since the COE makes determinations on what is jurisdictional, you must contact the COE to determine permitting requirements. You may call the Department's Operating Permits Section at 573-522-4502 for more information.

See <https://dnr.mo.gov/water/business-industry-other-entities/permits-certification-engineering-fees/section-401-water-quality> for more information.

10. If this project eliminates a wastewater treatment facility under the jurisdiction of the Department, then the applicant shall submit a full closure plan with a Facility Closure Request Form, [Form – MO 780-2512](#), to the Department's appropriate [regional office](#) for review and approval. In accordance with 10 CSR 20-6.010(12), the closure plan must meet the requirements outlined in Standard Conditions Part III of the Missouri State Operating Permit. Closure shall not commence until the Department approves the submitted closure plan.
11. If this project is part of a project to resolve an enforcement action or is receiving funding from the Department, submit a [statement of work complete](#) following the completion of construction.
12. Applicants may submit, prior to the expiration date of this permit, a written request that additional time is needed in accordance with 10 CSR 20-6.010(5)(H)3.



MISSOURI DEPARTMENT OF NATURAL RESOURCES
WATER PROTECTION PROGRAM
**APPLICATION FOR CONSTRUCTION PERMIT –
SEWER EXTENSION**

FOR DEPARTMENT USE ONLY	
APP NO.	CP NO.
FEE RECEIVED	CHECK NO.
DATE RECEIVED	

NOTE ► Please Read the accompanying instructions before completing this form

1.0 APPLICATION INFORMATION (Note – If any of the questions in this section are answered NO, this application may be considered incomplete and returned.)

- 1.1 Is this a Federal/State funded project? ☐ YES ☒ N/A Funding Agency: _____ Project #: _____
- 1.2 Has the Department of Natural Resources approved the proposed project's engineering report*? ☐ YES Date of Approval: _____ ☐ NO ☒ N/A
- 1.3 Is a copy of the appropriate plans* and specifications* included with this application? ☒ YES ☐ NO
If the project is using standard specifications, name of community: St. Louis Metropolitan Sewer District
- 1.4 Is a summary of design* included with this application? ☐ YES ☒ NO
- 1.5 Is the appropriate fee or JetPay confirmation included with this application? ☐ YES ☒ NO
See Section 7.0

* Must be affixed with a Missouri registered professional engineer's seal, signature and date.

2.0 PROJECT INFORMATION

2.1 NAME OF PROJECT

Project Green

ADDRESS

50 Hudson Rd.

CITY

Unincorporated

STATE

MO

ZIP CODE

63363

COUNTY

Montgomery

2.2 Legal Description: Sections 24 and 25, Township 48 North, Range 5 West and Section 30, Township 48 North, Range 4 West of the 5th Principal, Meridian

2.3 Project Components (check all that apply):

☒ Gravity sewers ☒ Pumping stations ☒ Force mains ☐ Alternative sewer system ☐ Other (Describe below.)

2.4 PROJECT DESCRIPTION

The project includes 4 data center buildings, a water pump building, and a guard building. Gravity sewer laterals from each building drain to 3 industrial (cooling water) and 4 sanitary pump stations, all private. From there, the force mains combine into one sanitary and one industrial. The private sanitary and industrial force mains are piped to the proposed treatment plant, to be submitted separately by Geosyntec.

2.5 DESIGN INFORMATION

A. Population or number of lots to be served by this extension: One property

B. Estimated flow to be contributed by this extension: Design Average Flow: 10100 gpd Design Peak Hourly Flow: 1533.6 gph

C. Industrial Wastes: Type: cooling Flow: 244,000 gpd

D. Receiving Sewer: Size: n/a inches Capacity: n/a gpm

Piped directly to new treatment plant

E. Does this project (check all that apply):

☐ Connect to an existing treatment plant ☐ Resolve enforcement issue ☐ Eliminate or consolidate an existing treatment plant

F. Estimated number of onsite systems being removed: 0

G. Estimated costs associated with piping: \$ Estimated costs associated with lift station(s): \$

3.0 PROJECT OWNER

NAME

New Florence Owner, LLC

TELEPHONE NUMBER WITH AREA CODE

816-888-7380

EMAIL ADDRESS

bsherar@northpointkc.com

ADDRESS

3315 N. Oak Trafficway

CITY

Kansas City

STATE

MO

ZIP CODE

64116

CHARTER NUMBER (SECRETARY OF STATE) or REGISTERED AGENT

FL001715812

4.0 CONTINUING AUTHORITY: A continuing authority is a company, business, entity, or person(s) that will be legally responsible for ensuring compliance with the permit requirements and provide continuous stable oversight of the permitted facility or activity. The Continuing authority should be a relatively permanent entity responsible for the ongoing operation, maintenance and modernization, when needed, of the permitted facility or activity. A continuing authority is not, however, an entity or individual that is contractually hired by the permittee to sample or operate and maintain the system for a defined time period, such as a certified operator or analytical laboratory. To access the regulatory requirement regarding continuing authority, 10 CSR 20-6.010(2), please visit [Clean Water Commission Chapter 6](#). A continuing authority's name must be listed exactly as it appears on the Missouri Secretary of State's (SoS's) webpage: [Missouri Secretary of State](#), unless the continuing authority is an individual(s), government entity, or otherwise not required to register with the SoS.

NAME New Florence Owner, LLC		TELEPHONE NUMBER WITH AREA CODE 816-888-7380	EMAIL ADDRESS bsherar@northpointkc.com
ADDRESS 3315 N. Oak Trafficway	CITY Kansas City	STATE MO	ZIP CODE 64116
CHARTER NUMBER (SECRETARY OF STATE) FL001715812			

4.1 Has appropriate continuing authority acceptance been provided as follows:

A letter from the continuing authority accepting responsibility for continued maintenance of the sewer (if the continuing authority is different than the original owner of the construction), or a properly executed "Continuing Authority and Receiving Wastewater Treatment Facility Acceptance" Form 780-2584. ☐ YES ☐ NO ☒ N/A

5.0 ENGINEER

ENGINEER NAME / COMPANY NAME George Stock/Stock & Associates		TELEPHONE NUMBER WITH AREA CODE 636-530-9100	EMAIL ADDRESS alison.gacuh@stockassoc.com
ADDRESS 257 Chesterfield Business Parkway	CITY Chesterfield	STATE MO	ZIP CODE 63005

6.0 RECEIVING WASTEWATER TREATMENT FACILITY

NAME New WWTP, being submitted by Geosystec		TELEPHONE NUMBER WITH AREA CODE	EMAIL ADDRESS
MISSOURI STATE OPERATING PERMIT #		COUNTY	REMAINING CAPACITY (GPD)

6.1 If different from the owner, has a letter been provided from the receiving treatment facility demonstrating that they agree to accept the expanded flow or has a properly executed Continuing Authority and Receiving Wastewater Treatment Facility Acceptance MO 780-2584 form been provided? ☐ YES ☐ NO ☒ N/A

6.2 A letter from the receiving wastewater treatment facility, if different than the continuing authority, is included with this application. ☐ YES ☐ NO ☐ N/A

6.3 If the receiving treatment plant or continuing authority is regulated by the Public Service Commission (PSC) for sewer activities, a Certificate of Convenience and Necessity has been received? ☐ Yes – Date: ☐ No ☐ N/A

OPTIONAL QUESTIONS REGARDING MILITARY SERVICE

Have you or an immediate family member ever served in the U.S. Armed Forces?	☐ Yes ☐ No
If yes, would you like information about military-related services in Missouri?	☐ Yes ☐ No

7.0 Application Fee

☐ Check Number	☐ JetPay Confirmation Number
---------------------------------------	---

8.0 PROJECT OWNER: I certify under penalty of law this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate and complete. I am aware there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

PROJECT OWNER SIGNATURE Brody Sherar Digitally signed by Brody Sherar DN: cn=Brody Sherar, o=NorthpointKC, email=bsherar@northpointkc.com, Date: 2026.06.19 08:34:01-0500		DATE 4/29/2026
PRINTED NAME Brody Sherar		
TITLE OR CORPORATE POSITION Development Manager	TELEPHONE NUMBER WITH AREA CODE 816-888-7380	EMAIL ADDRESS bsherar@northpointkc.com

Mail completed copy to:

MISSOURI DEPARTMENT OF NATURAL RESOURCES
WATER PROTECTION PROGRAM
PO BOX 176
JEFFERSON CITY, MO 65102-0176

Submit completed electronic copy to:

Missouri Department of Natural Resources
at **DNR.WPPEngineerSection@dnr.mo.gov**