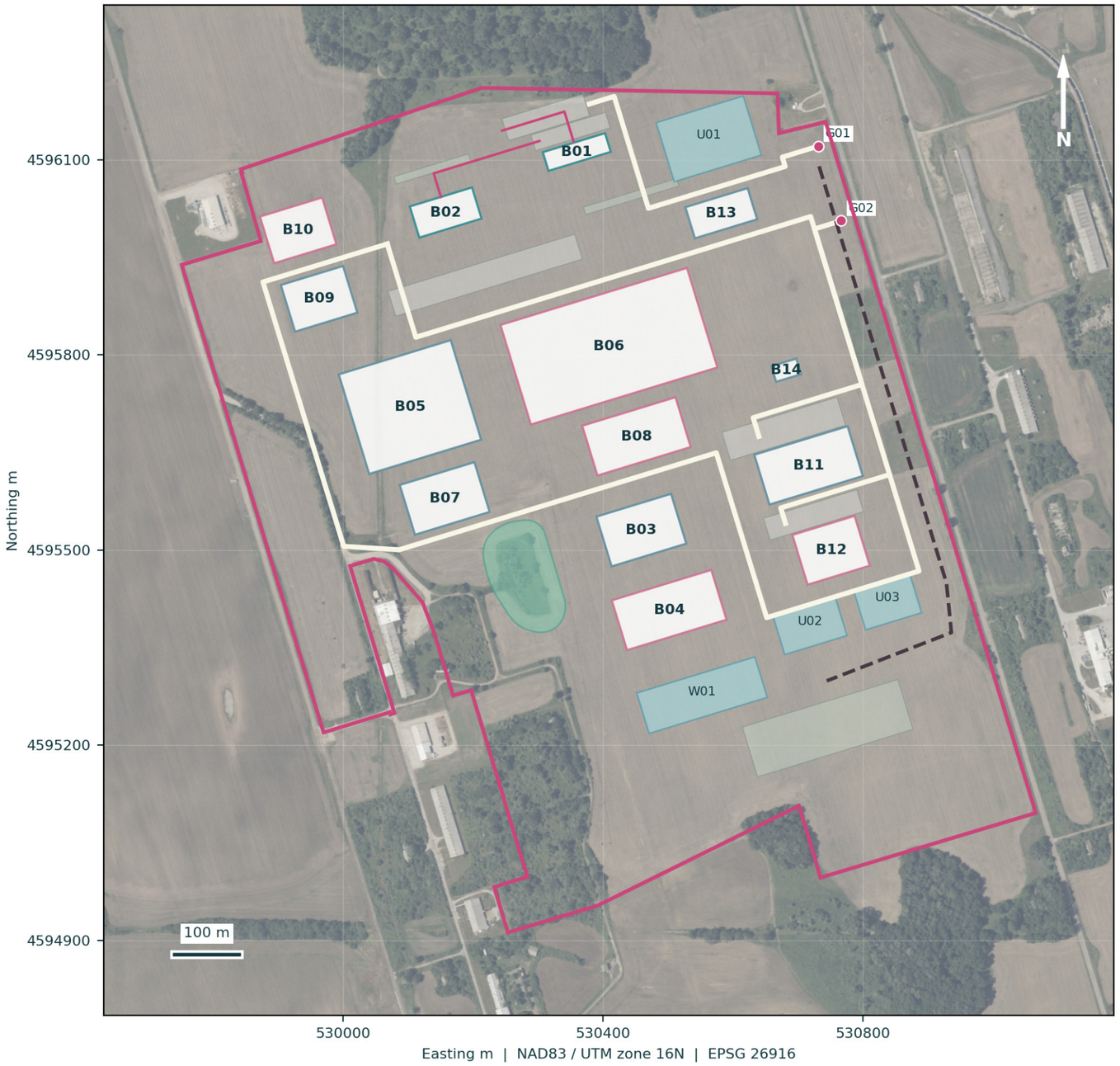
# Campus master plan




**KBY-A reference campus**
Parcel 46-15-03-300-009.000-066
S 5th Line Road, La Porte IN 46350
275.45 gross GIS acres
Centroid 41.51157874, -86.63550749

**Program**
14 buildings
169,800 m2 footprint
172,800 m2 gross floor area
50 MWh pilot; 2 then 6 GWh/year cells
6,000 then 18,000 t/year powder nameplate

**Design control**
Land allocation is distinct from footprint and GFA. No 100-acre expansion right is assumed. Site control, title, zoning, utility capacity and access remain conditional.

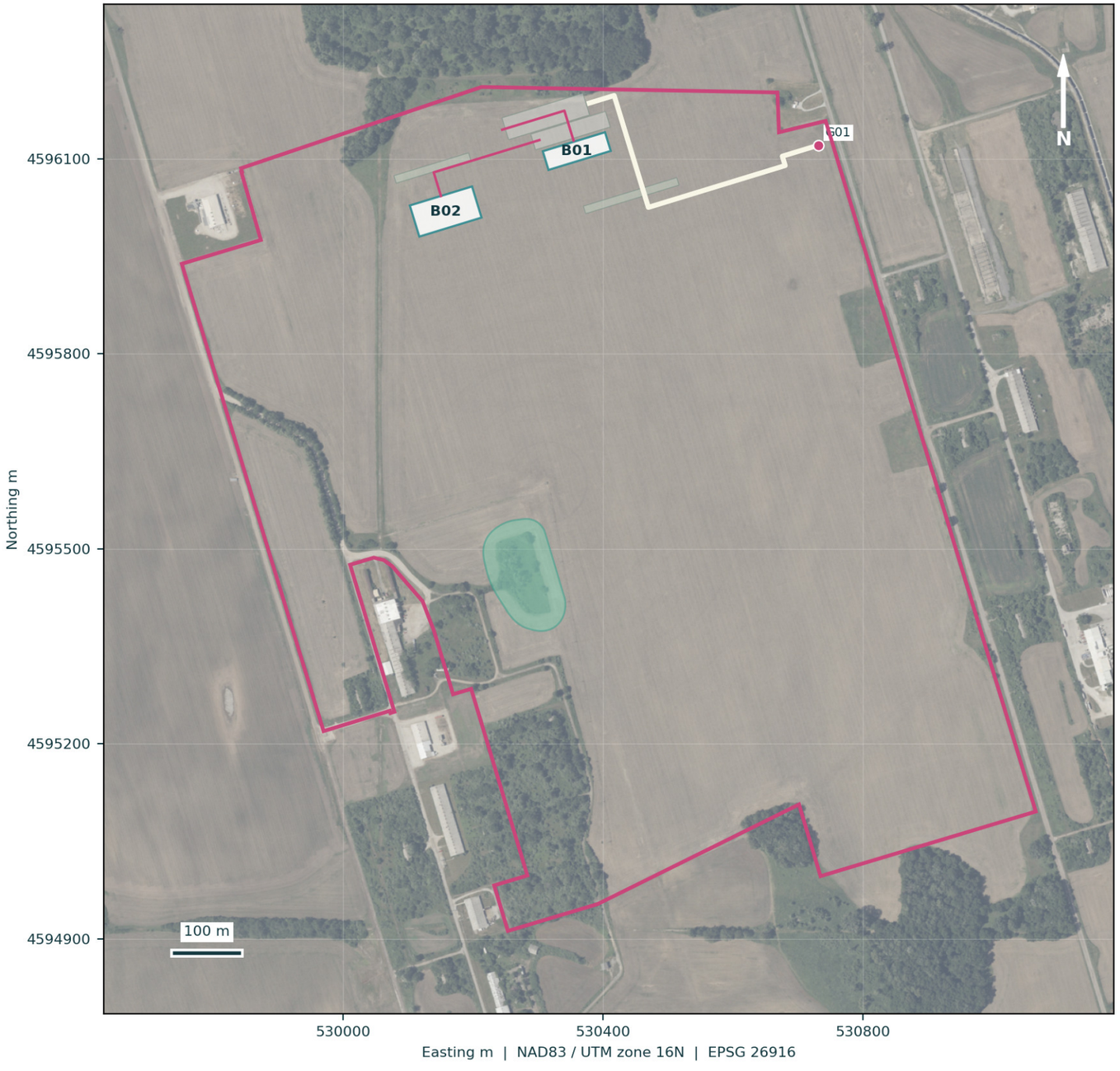
**Legend**
Pink boundary: retrieved parcel
White buildings: proposed footprint
Green envelope: wetland avoidance
Pale routes: proposed access
Blue: water and utilities

**KBY-01 | A3 | scale approximately 1:7,800 at printed size | North up**

NAIP 16 June 2022 at 0.6 m; USGS 3DEP 2017 LiDAR for contours | Source retrieval 17 September 2026

Georeferenced concept drawing with GeoTIFF and GIS companions. Not a survey, title plan, environmental clearance or construction authorization.

# Pilot and qualification phase




**Phase 0**
Diligence, pre-FEED and qualification design. No commercial manufacturing authorization.

**Phase 1**
B01 administration and GeoTrace laboratory: 3,000 m2 footprint; 6,000 m2 GFA. B02 pilot and qualification: 5,000 m2 footprint and GFA.

**Release conditions**
Site option and environmental acceptance; funded pilot scope; representative customer program; utility service; test and emergency plans.

**Phasing**
Phase 2 adds Commercial I production and common services. Phase 3 adds full-campus capacity. No production or sales is inferred from a modeled building.

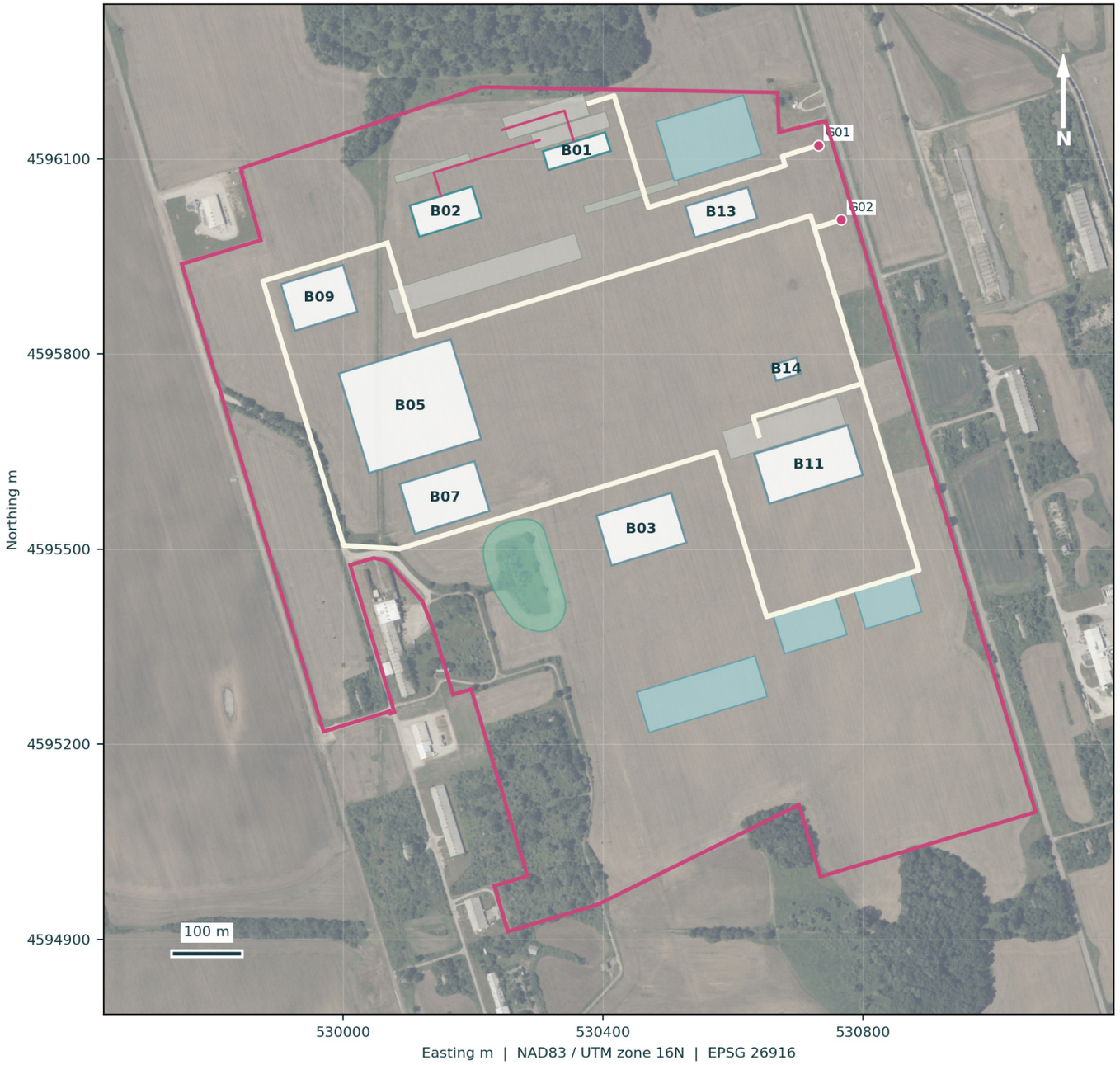
**KBY-02 | A3 | scale approximately 1:7,800 at printed size | North up**

NAIP 16 June 2022 at 0.6 m; USGS 3DEP 2017 LiDAR for contours | Source retrieval 17 September 2026

Georeferenced concept drawing with GeoTIFF and GIS companions. Not a survey, title plan, environmental clearance or construction authorization.

Milieu GeoTrace | Spatial authority EPSG 26916 | NAVD88 metres for acquired terrain | Revision KBY-R1-2026-09-17

# Commercial I phase layout




**Phase 2 operating scope**
2 GWh/year cell nameplate and 6,000 t/year LTO powder nameplate. Actual saleable output depends on demand, throughput and qualified yield.

**Buildings added**
B03 LTO synthesis I; B05 cell hall I; B07 formation and aging I; B09 module and pack I; B11 warehouse I; B13 central utilities; B14 scrap and quarantine.

**Common infrastructure**
Production and heavy-vehicle circulation, water systems and utility reservations support the phased campus. Only modeled phase 0 to 2 features are shown.

**Release evidence**
Binding creditworthy demand target: at least 1.2 GWh/year. Customer qualification, repeatable yield, funded completion, permitted site and 40 MW utility reservation must be resolved before construction release.

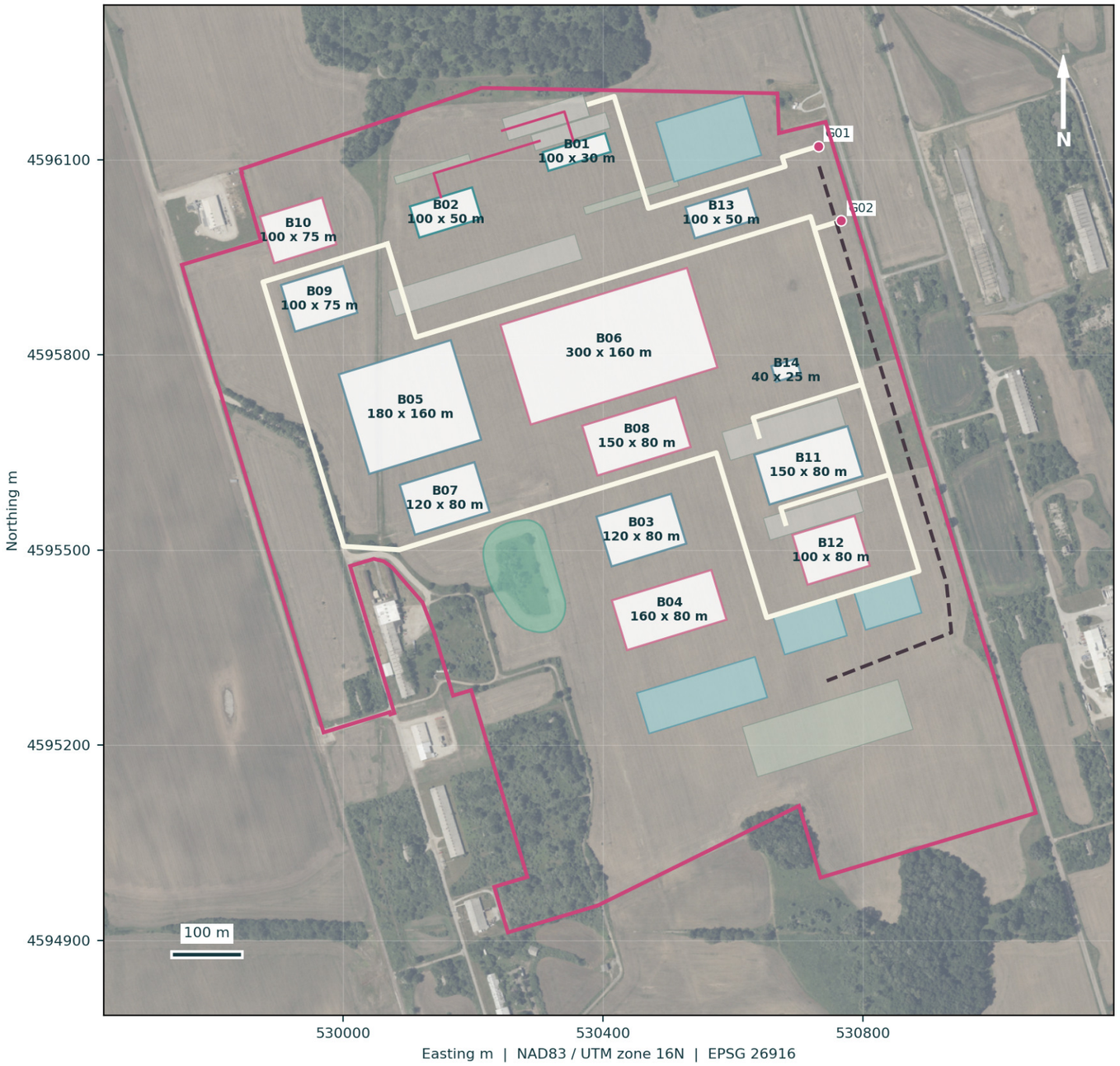
**Full-campus option**
Phase 3 adds five buildings, extending cells to 6 GWh/year and powder to 18,000 t/year nameplate. See the full-build master plan and controlled building schedule.

**KBY-03 | A3 | scale approximately 1:7,800 at printed size | North up**

NAIP 16 June 2022 at 0.6 m; USGS 3DEP 2017 LiDAR for contours | Source retrieval 17 September 2026

Georeferenced concept drawing with GeoTIFF and GIS companions. Not a survey, title plan, environmental clearance or construction authorization.

# Building dimensions and schedule




| ID | Facility | P | m2 | GFA | H m |
|---|---|---|---|---|---|
| B01 | Administration + GeoTrace laboratory | 1 | 3,000 | 6,000 | 8.5 |
| B02 | Pilot + qualification | 1 | 5,000 | 5,000 | 10 |
| B03 | LTO synthesis I | 2 | 9,600 | 9,600 | 18 |
| B04 | LTO synthesis II | 3 | 12,800 | 12,800 | 18 |
| B05 | Cell hall I + dry rooms | 2 | 28,800 | 28,800 | 14 |
| B06 | Cell hall II + dry rooms | 3 | 48,000 | 48,000 | 14 |
| B07 | Formation + aging I | 2 | 9,600 | 9,600 | 12 |
| B08 | Formation + aging II | 3 | 12,000 | 12,000 | 12 |
| B09 | Module + pack I | 2 | 7,500 | 7,500 | 11 |
| B10 | Module + pack II | 3 | 7,500 | 7,500 | 11 |
| B11 | Warehouse + dispatch I | 2 | 12,000 | 12,000 | 14 |
| B12 | Warehouse II | 3 | 8,000 | 8,000 | 14 |
| B13 | Central utilities | 2 | 5,000 | 5,000 | 10 |
| B14 | Scrap + quarantine | 2 | 1,000 | 1,000 | 7 |

**Dimensions** are written beside each building in metres. Model rotation is 197 degrees from local east; confirm orientation convention before CAD use.

**Levels** follow the recorded concept grade and floor elevation. They are not survey benchmarks. Buildings are bright white with tinted glazing and restrained pink details.

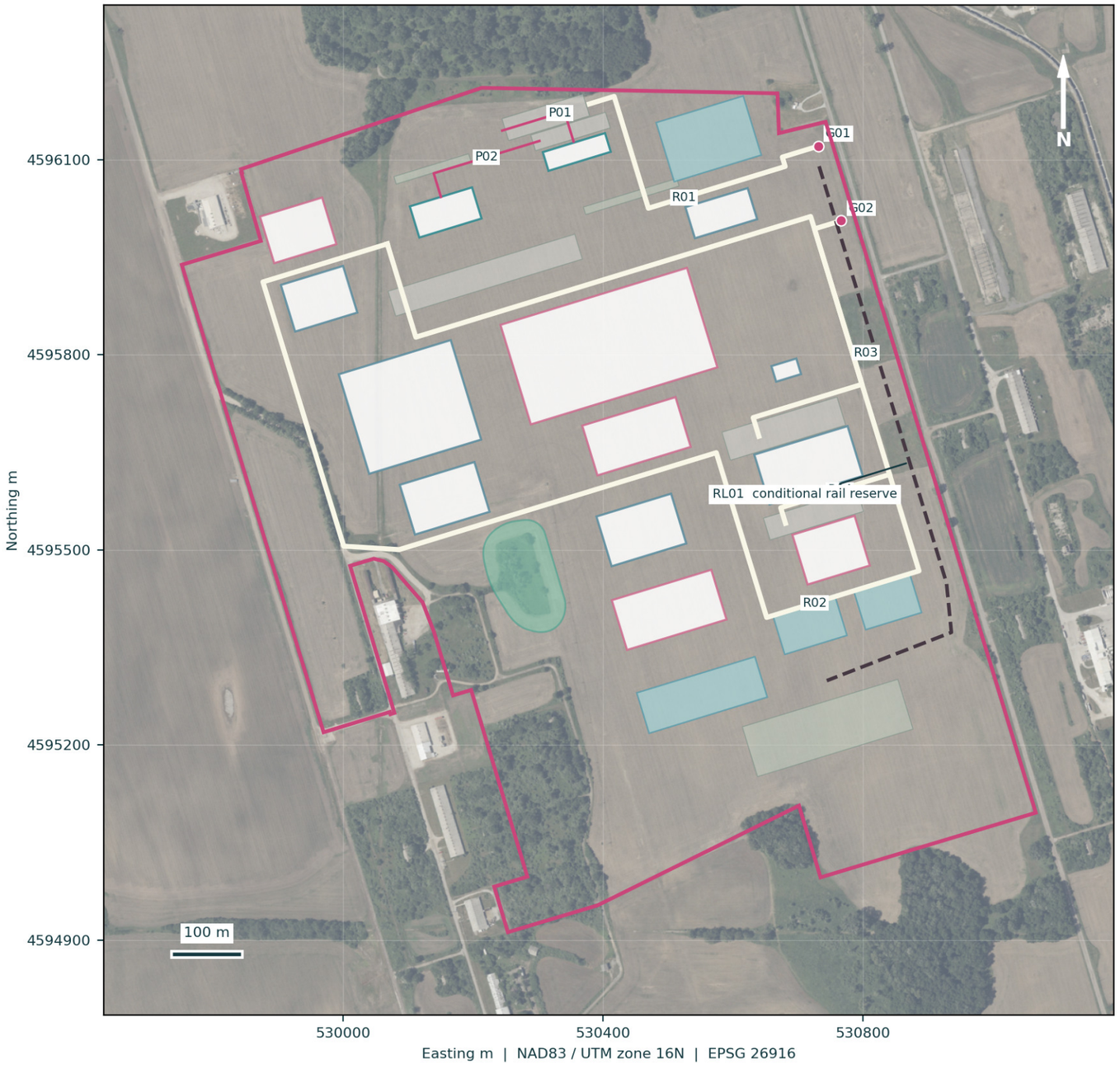
**KBY-04 | A3 | scale approximately 1:7,800 at printed size | North up**

NAIP 16 June 2022 at 0.6 m; USGS 3DEP 2017 LiDAR for contours | Source retrieval 17 September 2026

Georeferenced concept drawing with GeoTIFF and GIS companions. Not a survey, title plan, environmental clearance or construction authorization.

Milieu GeoTrace | Spatial authority EPSG 26916 | NAVD88 metres for acquired terrain | Revision KBY-R1-2026-09-17

# Circulation and rail reservation




**Roads and pedestrians**
R01 visitor approach: 8 m concept width.
R02 production loop: 10 m.
R03 heavy-vehicle route: 12 m.
R04 expansion connection: 10 m.
P01/P02 pedestrian paths: 3 m.

**Gates**
G01 visitor gate and G02 logistics gate are proposed design points on the S 5th Line Road side. The gate coordinate schedule accompanies the GIS.

**Rail**
RL01 is an internal alignment reservation, not a constructed or committed siding. Turnout, carrier service, off-site easement, gradients and road crossings require engineering.

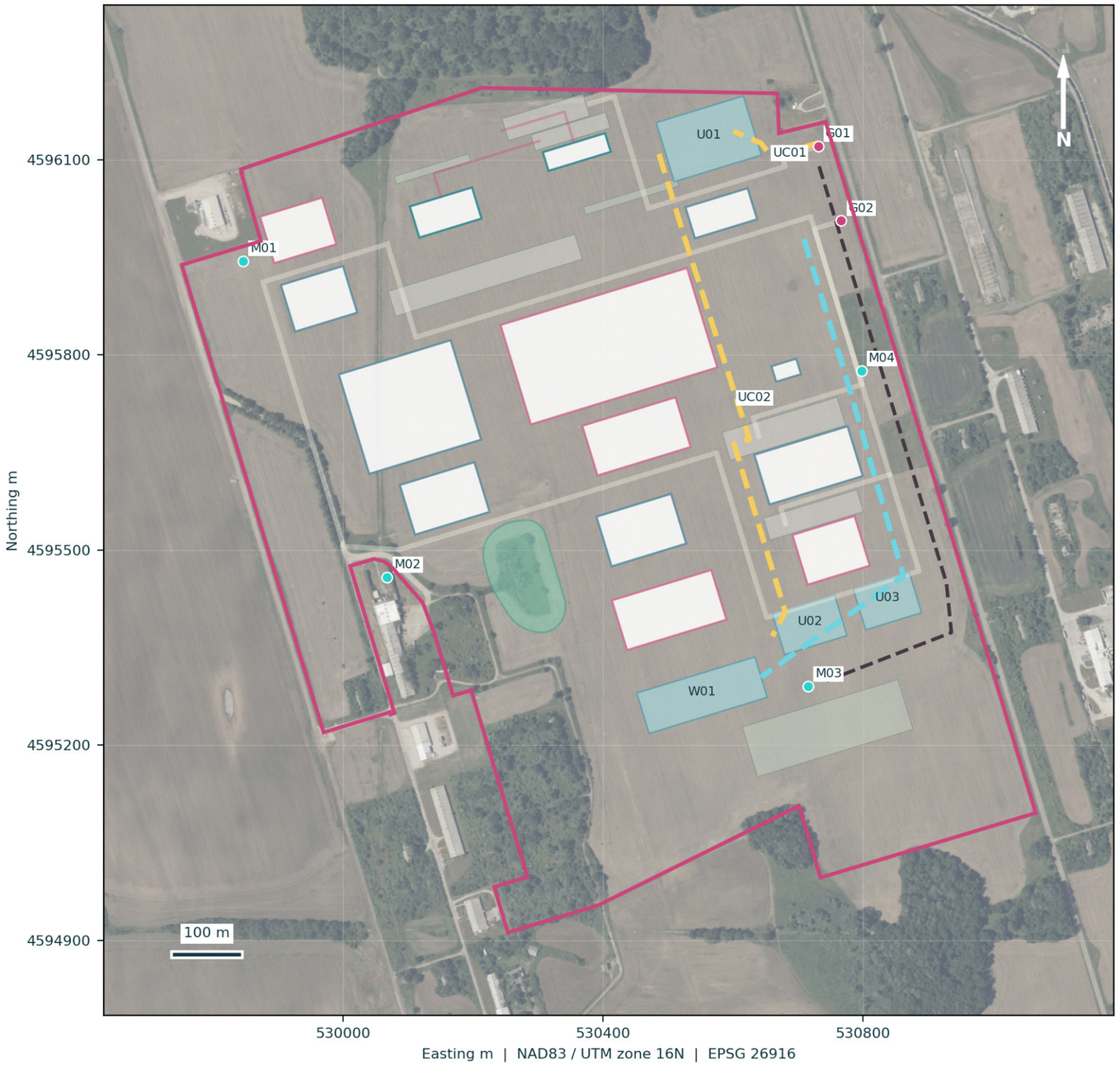
**Required verification**
Turning and swept-path analysis; traffic counts; emergency access; sightlines; hydrants; hazardous-material routing and public road approvals.

**KBY-05 | A3 | scale approximately 1:7,800 at printed size | North up**

NAIP 16 June 2022 at 0.6 m; USGS 3DEP 2017 LiDAR for contours | Source retrieval 17 September 2026

Georeferenced concept drawing with GeoTIFF and GIS companions. Not a survey, title plan, environmental clearance or construction authorization.

# Utilities and process service corridors




**U01 power**
138 kV is a study concept. Two 60 MVA units are a spatial reservation, not a firm redundant 120 MVA supply. Reference full load reservation is 90 MW; Commercial I is 40 MW.

**U02 water**
Process and fire-water space. Tank volumes, pump duty, fire demand and source capacity require design.

**U03 pretreatment**
Segregate process wastewater and verify receiving-system limits. No discharge right or approved effluent quality is established.

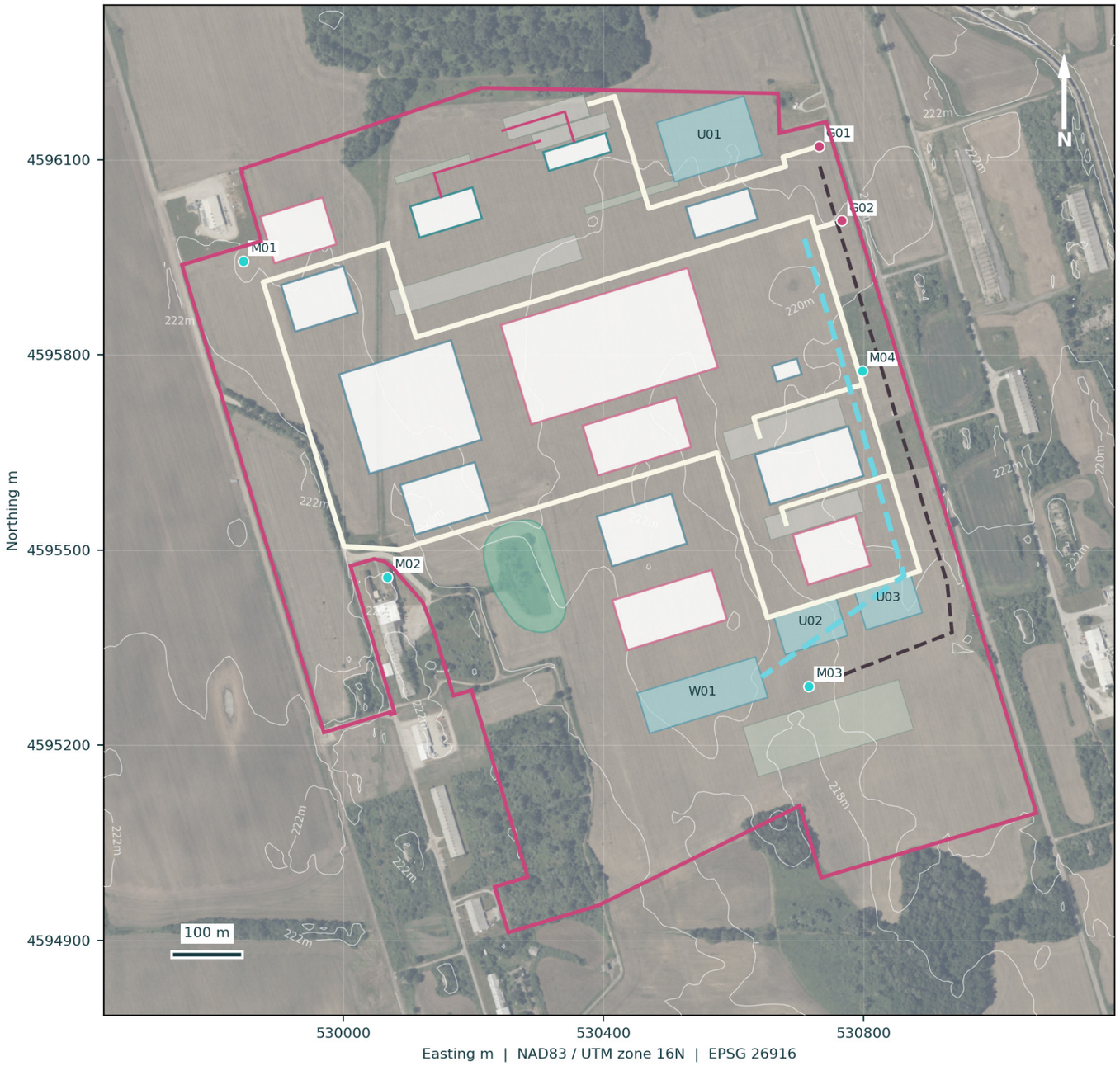
**UC01 and UC02**
Power and service corridors. Connection endpoints, off-site easements and carrier routes are unconfirmed. Shared infrastructure is counted once in costs.

**KBY-06 | A3 | scale approximately 1:7,800 at printed size | North up**

NAIP 16 June 2022 at 0.6 m; USGS 3DEP 2017 LiDAR for contours | Source retrieval 17 September 2026

Georeferenced concept drawing with GeoTIFF and GIS companions. Not a survey, title plan, environmental clearance or construction authorization.

# Terrain drainage and monitoring




**Terrain source**
USGS 3DEP 1 m DEM derived from 2017 LiDAR, published 2021. NAD83 / UTM16N horizontal; NAVD88 metres vertical. Display contours at 2 m interval.

**Wetland avoidance**
NWI mapped interior feature plus a 30 m concept envelope. Field delineation governs final limits and permits.

**Water design**
W01 detention and D01 collection corridor are reserved areas. No storage-volume, outlet or infiltration design is represented.

**Monitoring**
M01 to M04 are proposed baseline groundwater locations. They are not installed wells or evidence of groundwater quality. Confirm plume, flow direction and vapor pathways.

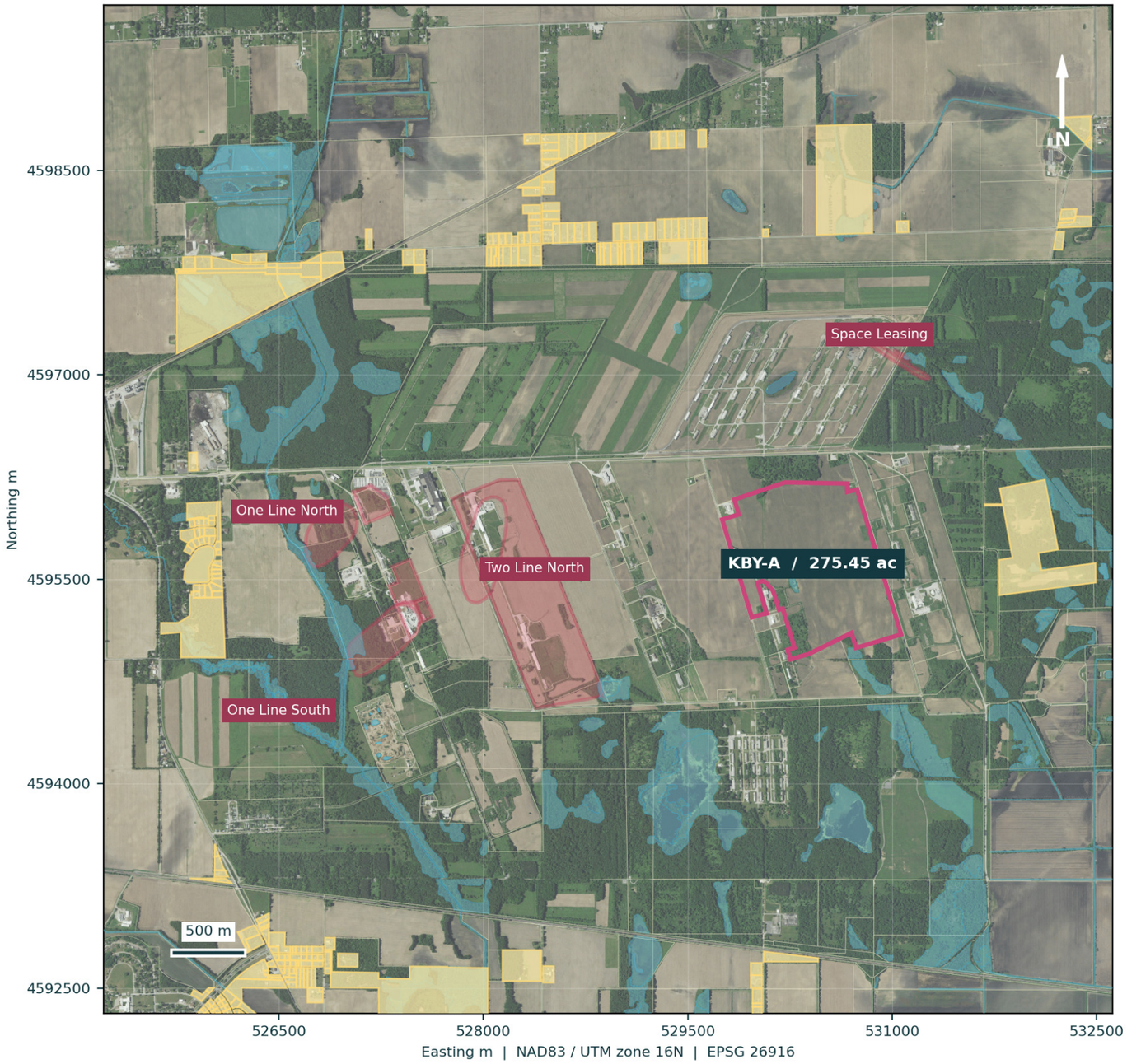
**KBY-07 | A3 | scale approximately 1:7,800 at printed size | North up**

NAIP 16 June 2022 at 0.6 m; USGS 3DEP 2017 LiDAR for contours | Source retrieval 17 September 2026

Georeferenced concept drawing with GeoTIFF and GIS companions. Not a survey, title plan, environmental clearance or construction authorization.

Milieu GeoTrace | Spatial authority EPSG 26916 | NAVD88 metres for acquired terrain | Revision KBY-R1-2026-09-17

# Environmental context and receptors




**Fisher-Calo context**
EPA mapped site area lies approximately 943 m from the selected parcel at the nearest mapped separation. Geometry does not establish the full contaminant or vapor extent.

**Current record**
EPA 22 August 2025 review: OU1 sitewide; four groundwater plumes; short-term protective. Continuing groundwater, vapor, controls and PFAS review actions remain.

**Legend**
Pink: selected campus
Red: published EPA site area
Red labels: approximate groundwater area labels, not current plume edges
Gold: residential tax-class proxy parcels
Cyan: NWI wetlands

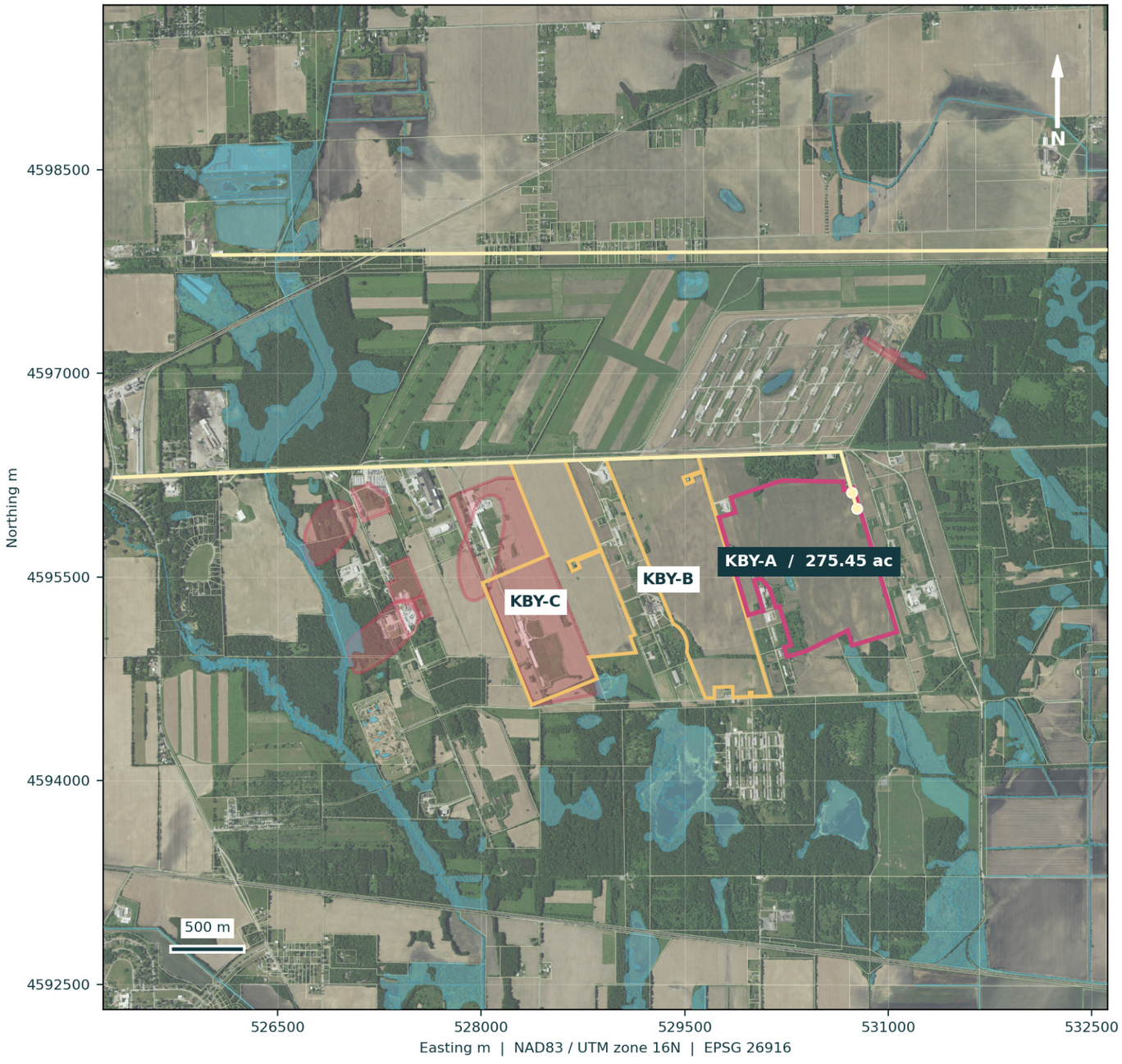
**Controls and receptors**
No authoritative parcel-specific IC geometry was obtained. County well ordinance 2015-06 applies countywide. Nearest residential-class parcel: 772 m, occupancy unverified. Improved residential example: 1,747 m. School point screens: Kingsford Heights Elementary 5.41 km; Kingsbury Elementary 7.05 km. Distances are to published points, not school grounds. Childcare inventory incomplete.

**KBY-08 | A3 | scale approximately 1:37,100 at printed size | North up**

USGS Imagery export: 4.11 m output pixels; imagery dates vary; EPA / NWI overlays | Source retrieval 17 September 2026

Georeferenced concept drawing with GeoTIFF and GIS companions. Not a survey, title plan, environmental clearance or construction authorization.

# Regional location and alternatives




**Location**
LaPorte County, northwest Indiana. Proposed access is from S 5th Line Road toward Hupp Road and the regional highway network.

**Alternatives**
A: 275.45 ac, parcel 46-15-03-300-009.000-066.
B: 251.90 ac, parcel 46-15-04-400-017.000-066.
C: 265.63 ac, parcels 46-15-04-300-002.000-066 and 004.000-066. C has 122.32 ac mapped EPA overlap.

**Logistics**
Traced G02 to US 35 / US 6 route via 5th Line and Hupp: 5.79 km, about 50 m positional precision. Nearest mapped northern rail corridor: 1.69 km from parcel. Service, road capacity and easements unverified.

**Supply chain geography**
Smackover carbonate and Camden-area titanium-concentrate screens are outside Indiana. Supply lines on the business-plan locator show geodesic distance, not a contracted freight route.

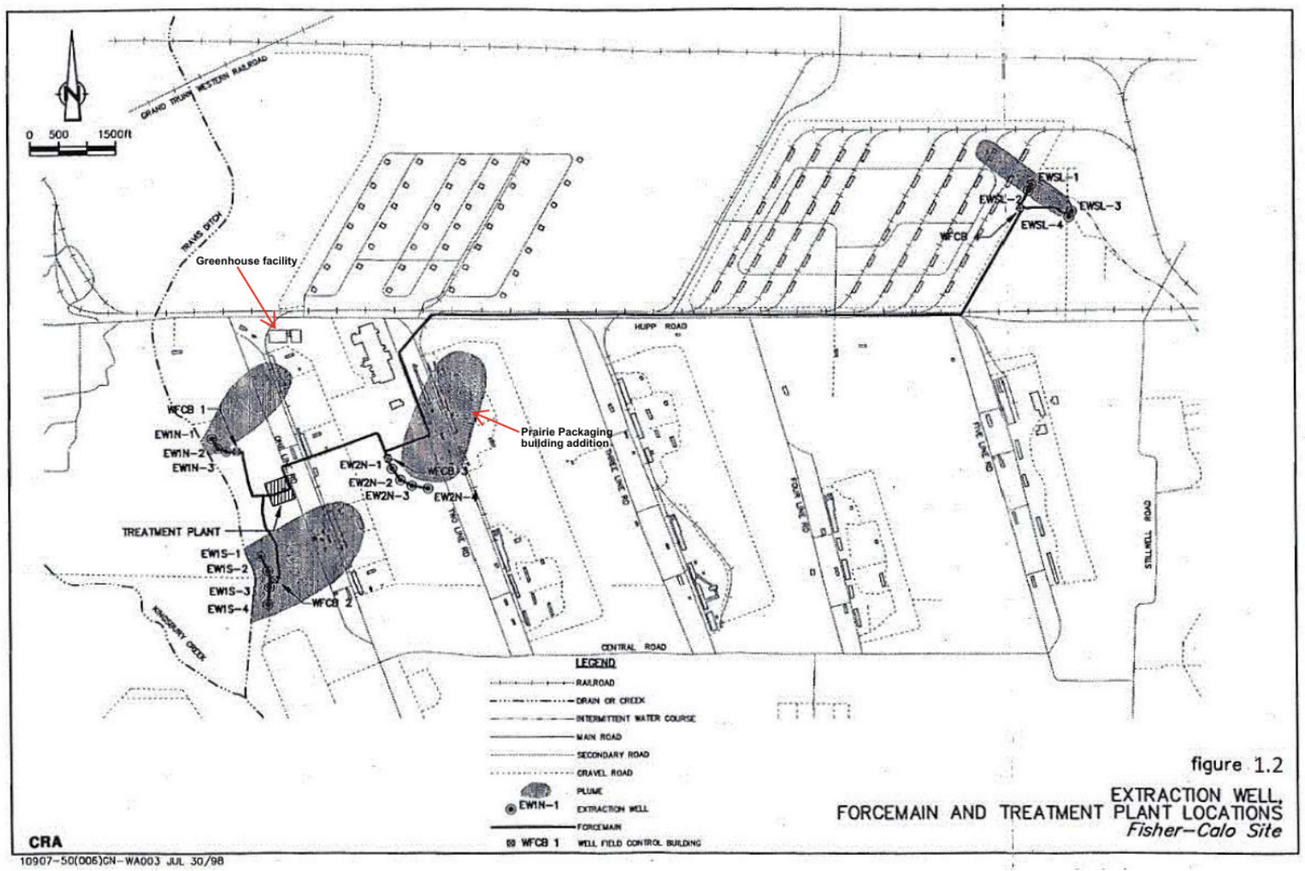
**KBY-09 | A3 | scale approximately 1:37,100 at printed size | North up**

USGS Imagery export: 4.11 m output pixels; imagery dates vary; EPA / NWI overlays | Source retrieval 17 September 2026

Georeferenced concept drawing with GeoTIFF and GIS companions. Not a survey, title plan, environmental clearance or construction authorization.

# Fisher-Calo remedy evidence

Original figure reproduced in the 2025 EPA review; historical geometry remains clearly identified.




**What the source shows**
Extraction wells, force mains, treatment facilities and the four named groundwater areas: One Line North, One Line South, Two Line North and Space Leasing.

**Date discipline**
Figure 1.2 uses a 30 July 1998 base with later annotations and is reproduced on PDF page 52 of the 22 August 2025 review. It is not a new 2025 contaminant outline.

**Current conclusion**
The 2025 review finds the site short-term protective, with continuing work on vapor, institutional controls and PFAS record review. Groundwater remedy evaluation and RAO clarification remain scheduled work.

**Institutional controls**
Ordinance 2015-06 regulates wells countywide. A precinct map is not a covenant map. Parcel-specific controls, title instruments and final ICIAP must be obtained and assessed for KBY-A.

**KBY-10 | A3 | Original documentary exhibit; not georeferenced in this sheet and not to scale**

Source: US EPA Region 5 Sixth Five-Year Review, Fisher-Calo, 22 August 2025, Appendix E Figure 1.2, PDF page 52. Original consultant attribution retained within figure.

https://semspub.epa.gov/work/05/704024.pdf

Use with KBY-08 and the acquired source records. Historical well and plume symbols do not establish current conditions or a legal boundary.