COMMONWEALTH OF KENTUCKY BEFORE THE KENTUCKY STATE BOARD ON ELECTRIC GENERATION AND TRANSMISSION SITING

In the Matter of the Application of AEUG Madison)	
Solar, LLC, for a Construction Certificate to Construct)	Case No. 2020-00219
a Merchant Electric Generating Facility)	

NOTICE OF FILING

AEUG Madison Solar, LLC ("AEUG Madison"), by counsel, provides notice of its filing of the attached documents being produced in response to the Siting Board's Order dated May 20, 2022.

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Respectfully submitted,

/s/ M. Todd Osterloh
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ATTORNEYS FOR AEUG MADISON SOLAR, LLC

Westwood

DRAFT

main (952) 937-5150 fax (952) 937-5822

MEMORANDUM

Date: May 14, 2021

Re: AEUG Madison Solar Project – Draft Landscape Buffer Plan

File: 0027819.00

To: Acciona

From: Nicholas T. Meyer, Project Landscape Architect

This memo provides an overview on the proposed landscape buffer for AEUG Madison Solar, LLC project as currently depicted on the Landscape Buffer plan set dated May 12, 2021. Landscape plans were created to address conditions 8. A) and B) of the Conditional Use Permit issued by Madison County on December 7th, 2020. The plan set shows locations at which landscape screening is designed to effectively and practicably screen views from nearby receptors or from adjacent roadways. Receptors analyzed are the same as those identified in a project Noise and Traffic Study dated November 2020 that potentially have views of the project based upon their proximity. This memo will explain the site characteristics and design constraints that helped to influence the proposed design of visual buffering of direct views of the project.

Several factors helped to influence the decision of whether there were significant visual impacts to an identified receptor. The first factor was the immediate relationship in terms of linear distance from a receptor to the project. For our analysis we used the project fence line as the first vertical physical project component and an established critical distance of 1/8 mile, or roughly the length of two football fields away from that component. Receptors that fell within this distance were further evaluated for possible buffering. Another factor that was reviewed was presence of existing vegetation that could provide visual buffering, as in most cases existing vegetation is already at a size greater than what can be reasonably planted and thus already provides increased visual buffering.

A final element that factored into the design placement of landscape buffering was topography. Topography, or the difference in elevation from the receptor location and proposed project equipment, is significant at numerous locations across the project site. For instance, where a receptor may be at an elevation that is 30 feet above the nearest solar panel array, views of the equipment from the receptor would extend out beyond any proposed visual buffering. Based upon realistic plants sizes and heights at time of planting and expected plant growth potential, the buffers would not achieve a height over the lifespan of the project to significantly impede these views. Where similar pronounced elevation differences between receptors and project equipment are encountered, the effectiveness of landscape buffering would be negligible and, therefore, was not proposed. Receptors associated with landowners that are participating with the project have not been provided buffering.

The proposed landscape buffer is composed entirely of plant species that are native to or adapted to Kentucky and a large percentage of the proposed plant species can be found either in

the woodlands adjacent to the project site or planted on surrounding receptor properties. The use of native or adapted species plants is significant in that the species chosen are adapted to local environmental conditions, and therefore require far less water than non-native plant species for establishment and increase the long term health of the plants.

In addition to the plan set, we have created a set of cross sections that help to illustrate the various relationships of receptors and public roadways and the proposed solar array. As stated in the Conditional Use Permit, "screening shall not be required if the solar farm is not visible to a dwelling or roadway by virtue of existing topography...". The cross sections are provided to especially illustrate the vertical elevation change between receptors/vantage points and project structures at several locations across the site. These elevation differences particularly influence the effectiveness, or lack thereof, of designing landscape buffering to mitigate views of the solar array from certain receptors and vantage points.

Section A - Topography Inhibited Views

This section illustrates how topography blocks or prevents views of the project from E. Bill Eads Rd. Traveling east on this road there is substantial existing vegetation along the roadside that works to block views, but this section illustrates that even absent vegetation, present topography still prevents direct views and thus no screening is required at this area of the project. There is roughly a 60' increase in topography that will block all views as the array is then positioned down below this slope.

<u>Section B - Ineffective Buffering from Public Views: Significant Topographical</u> Difference

This section shows the view from the public church off Red House Rd. Because the church and Red House Rd. is positioned on comparatively higher-elevation ground and with the significant drop in topography where it overlooks the solar farm perimeter, this section illustrates that there is no effective manner of to providing landscape screening that will screen project visibility from this church location. Further, the nearest vertical feature of the proposed Project is approximately 900 feet away from the church.

Section C - Proposed Full Buffering Along R/W from Public Views

This section takes place along Red House Rd. and is the location where the project is at its closest point to the public roadway. This is a general location at which there is a high density of residential receptors and where views will look out from the public roadway. Generally, the roadway has the high ground in relationship to the project, with the ground sloping away into rolling hills on which the project is located. Buffer landscaping will be most effective if located adjacent to the right-of-way ("R/W") and overhead power ("OHP") easement as a means of limiting views from the closest point possible vantage points. This section drawing illustrates this point.

<u>Section D - Ineffective Buffering from Private Views: Significant Topographical Difference</u>

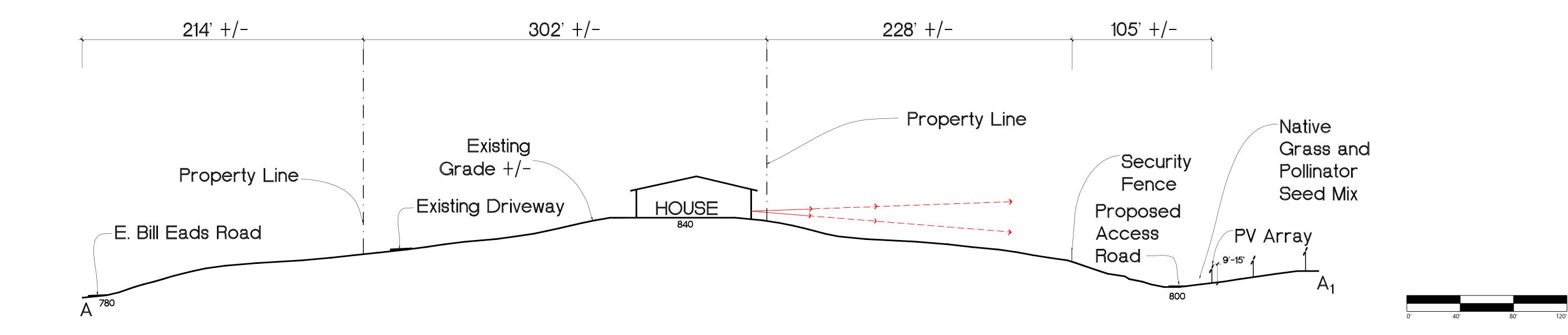
This section illustrates another location, off Three Forks Road N., where substantial grade change leaves the ability to successfully buffer the project unfeasible. The project is over 1/8 mile away from the residential receptor and roadway at this point; however, the high vantage point provides some lesser views of the project from these locations. The section illustrates a is roughly 80' drop in elevation between the receptor and the project perimeter, thus, providing that buffer along this portion of the project is not effective or practicable.

Section E - Proposed Supplemental Buffering Along R/W from Public Views

This section takes place along Red House Rd. and is the location where the project is within a critical distance to both residential receptors and to the public roadway. Generally, the roadway is at a higher elevation in comparison to the project features, with the ground sloping into rolling hills where the project is located. For the buffer to be most effective it has been located adjacent to the R/W and utility easement as a means of buffering views from the closest vantage points. As the section illustrates, locating the buffer here is where it will be most effective. The buffer will be placed in the gaps to supplement the existing vegetation along the roadway. The combination of existing vegetation and the proposed screening will be an effective means of limiting visual impacts of the project at this location.

AEUG Madison Solar continues to have dialog with neighboring landowners regarding vegetative screening alternatives and is motivated to find and implement reasonable solutions that are amenable to all parties. The final landscape buffering may be modified based on the outcome of those discussions and any changes to the Project's final design.









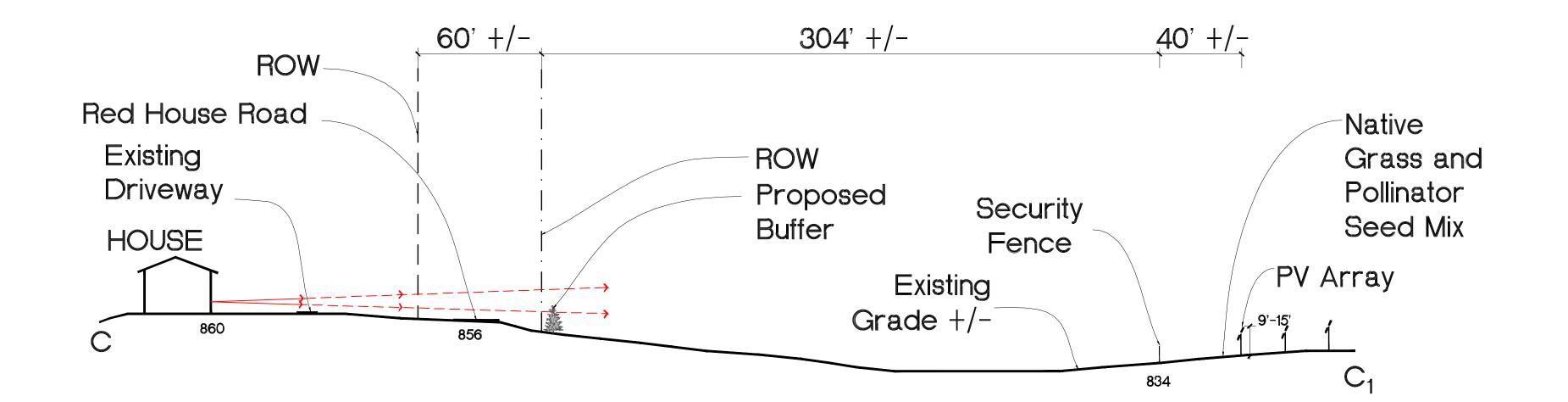
Section A-A₁



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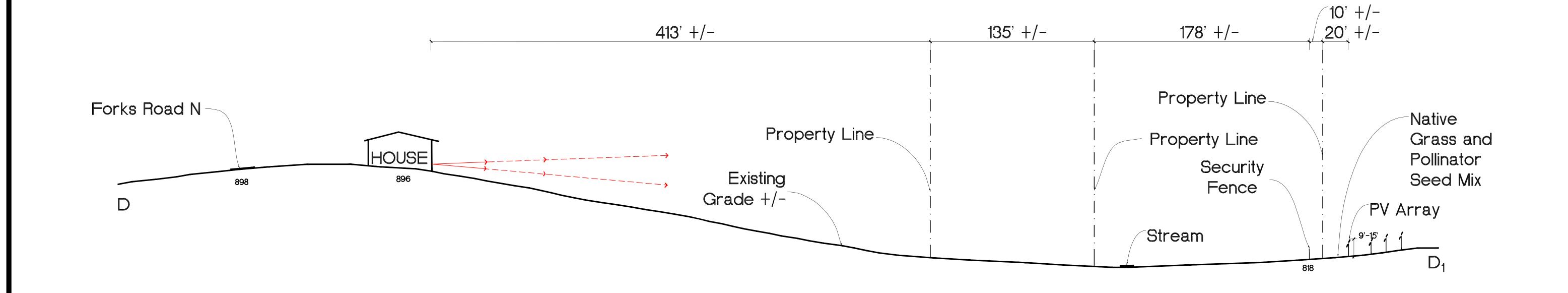


Exhibit

Section C-C₁

INEFFECTIVE BUFFERING FROM PRIVATE VIEWS: SIGNIFICANT TOPOGRAPHICAL DIFFERENCE







(952) 937-5822 Minnetonka, MN 55343

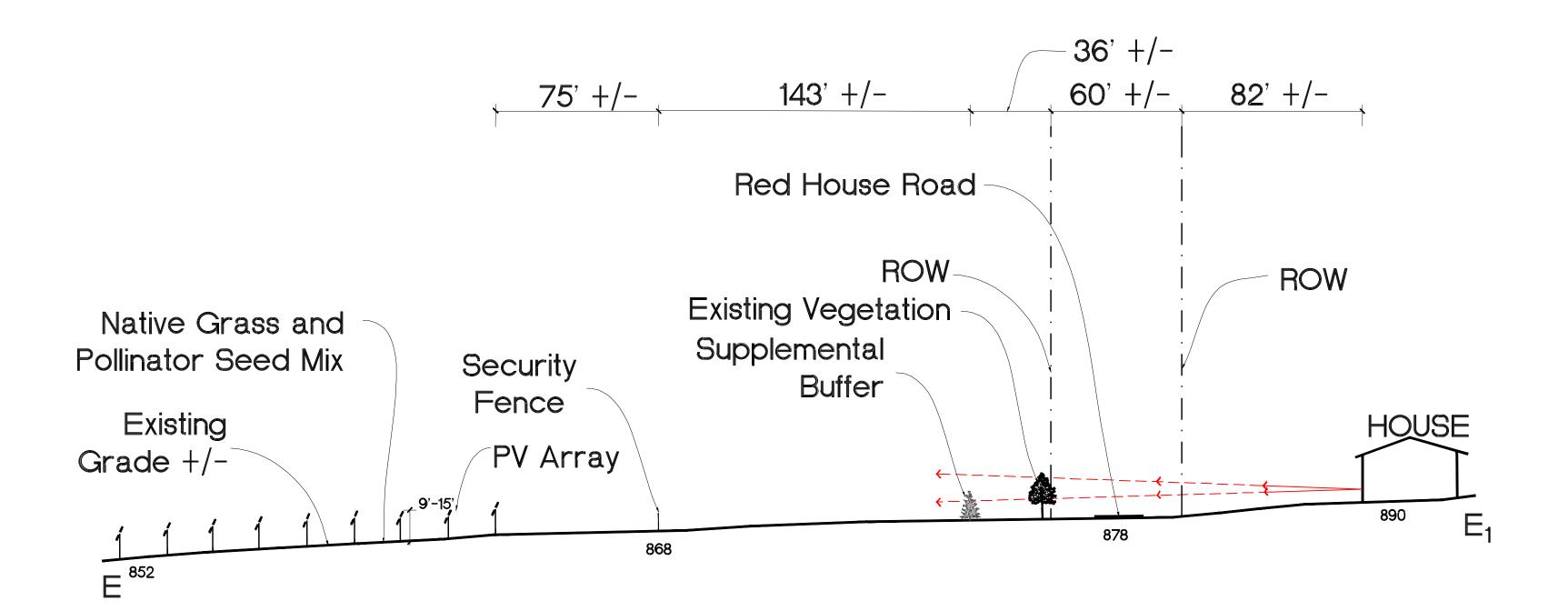
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Exhibit

Section E-E₁

SOLAR ORDINANCE - SCREENING REQUIREMENTS

LANDSCAPING: A LANDSCAPING SCREEN WILL BE PROVIDED BETWEEN THE REQUIRED FENCING AND THE PERIMETER OF THE SOLAR FARM

- a) THE SCREENING SHALL CONSIST OF A CONTINUOUS LINE OF NATIVE EVERGREEN FOLIAGE AND/OR NATIVE SHRUBS AND/OR NATIVE TREES AND/OR ANY EXISTING WOODED AREA AND/OR PLANTINGS OF TALL NATIVE GRASSES AND OTHER NATIVE FLOWERING PLANTS. SCREENING SHALL NOT BE REQUIRED IF SOLAR FARM IS NOT VISIBLE TO A DWELLING OR ROADWAY BY VIRTUE OF EXISTING TOPOGRAPHY AS DETERMINED BY THE MADISON COUNTY PLANNING AND DEVELOPMENT DIRECTOR.
- b) LANDSCAPING UNDER PANELS WILL BE OF NATIVE OR OTHER TYPES OF GRASSES. NO GRAVEL OR CONCRETE GROUND COVERING UNLESS NEEDED FOR ROADWAY OR TO BE SUPPORT PADS FOR ACCESSORY EQUIPMENT OR ALLOW PROPER DRAINAGE.

REQUIREMENT MET WITH PROPOSED LANDSCAPE BUFFER PLANTINGS

BUFFER & SCREENING PLANT SPECIES LIST

DECIDUOUS

SYMBOL

COMMON/BOTANICAL NAME	SIZE (AT INSTALLATION)	SPACING O.C.	MATURE SIZE
Short-Leaf Pine / Pinus echinata	6' H.T.	12' O.C.	H 50'-60' W 20'-35'
White Pine / Pinus strobus	6' H.T.	12' O.C.	H 50'-60' W 20'-35'
Virginia Pine / Pinus virginiana	6' H.T.	12' O.C.	H 30'-60' W 20'-30'
*Balsam Fir / Abies balsamea	6' H.T.	12' O.C.	H 40'-90' W 20'-40'
*White Spruce / Picea glauca	6' H.T.	12' O.C.	H 50'-60' W 20'-35'
*Norway Spruce / Picea abies	6' H.T.	12' O.C.	H 30'-60' W 20'-30'
Eastern Red Cedar / Juniperus virginiana	6' H.T.	8' O.C.	H 30'-60' W 8'-25'
Arborvitae / Chamaecyparis thyoides	6' H.T.	8' O.C.	H 30'-50' W 10'-20'
American Holly / Ilex opaca	6' H.T.	8' O.C.	H 15'-30' W 10'-20'
Douglas Fir / Pseudotsuga menziesii	6' H.T.	8' O.C.	H 40'-60' W 12'-20'
American Hazelnut / Corylus americana	#5 CONT.	8' O.C.	H 6'-10' W 4'-6'
Buttonbush / Cephalanthus occidentalis	#5 CONT.	8' O.C.	H 5'-12' W 4'-8'
Common Elderberry / Sambucus canadensis	#5 CONT.	8' O.C.	H 5'-12' W 5'-12'
Common Ninebark / Physocarpus opulifolius	#5 CONT.	8' O.C.	H 5'-8' W 4'-6'
Nannyberry Viburnum / Viburnum lentago	#5 CONT.	8' O.C.	H 12'-15' W 6'-12'
Gray Dogwood / Cornus racemosa	#5 CONT.	8' O.C.	H 10'-15' W 10'-15'
Spicebush / Lindera benzoin	#5 CONT.	8' O.C.	H 6'-12' W 6'-12'
Arrowwood Viburnum / Viburnum dentatum	#5 CONT.	8' O.C.	H 6'-10' W 6'-10'

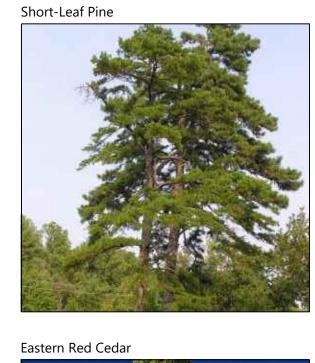
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- 2. B.B. SPECIFIES ROOT TYPE AS BALLED AND BURLAPPED.
- 3. H.T. SPECIFIES MINIMUM SPECIMEN HEIGHT UPON INSTALLATION.
- 4. #5 CONT. TO MEET MINIMUM SIZE REQUIREMENT OF 24"H OR 30"W FOR DECIDUOUS SHRUBS UPON INSTALLATION. IF PLANT SIZE UNAVAILABLE AT #5 CONT. UPSIZE CONTAINER UNTIL MINIMUM PLANT SIZE REQUIREMENT IS MET.
- 5. PLANT MATERIALS SHALL NOT INCLUDE MORE THAN 25% OF ANY SINGLE SPECIES.
- 6. (*) DENOTES NON-NATIVE SPECIES, BUT A SPECIES THAT DOES PERFORM WELL IN THIS AREA.

VEGETATIVE SCREENING SELECTION & INTENT

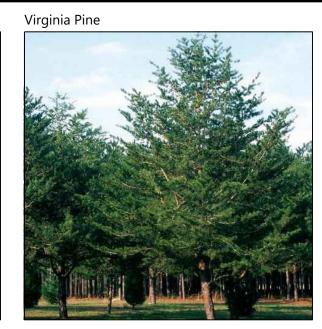
THE PROPOSED PLANS INCLUDE INSTALLING VEGETATIVE LANDSCAPE BUFFERS WHICH UTILIZE, TO THE EXTENT COMMERCIALLY PRACTICABLE, NATIVE TREES AND SHRUBS OR OTHER SPECIES THAT GROW WELL IN THIS CLIMATE AT STRATEGIC LOCATIONS ACROSS THE PROJECT SITE TO LIMIT DIRECT VIEWS OF THE ARRAY. ONE BENEFIT TO USING NATIVE PLANTS OR OTHER REGIONALLY APPROPRIATE SPECIES IS THAT THEY ARE ACCLIMATED TO THE PARTICULAR CLIMATE AND ENVIRONMENTAL CONDITIONS, THUS ALLOWING FOR A QUICKER ESTABLISHMENT AND INCREASED SURVIVAL RATES. THE PROPOSED VEGETATIVE LANDSCAPE BUFFERS ARE COMPOSED OF EVERGREEN TREES THAT CAN PROVIDE LUSH GREEN YEAR ROUND SCREENING AND DECIDUOUS SHRUBS THAT CAN HELP PROVIDE ADDITIONAL SCREENING AND BE VISUALLY APPEALING ACROSS MULTIPLE SEASONS. SOME OF THE CHARACTERISTICS THAT THESE NATIVE SHRUBS HAVE BEEN SELECTED FOR INCLUDE FOLIAGE AND STEM COLOR, FLOWERS AND FRUIT PRODUCTION. THE SHRUBS PROPOSED TO BE PLANTED IN SMALL MASSES SO THAT AT ANY ONE TIME IN THE YEAR ONE SPECIES MIGHT DISPLAY SOME OF THESE AESTHETIC CHARACTERISTICS. BEYOND THE AESTHETIC VALUE, THE PROPOSED PLANTS CAN PROVIDE ADDITIONAL WILDLIFE BENEFITS THAT INCLUDE A SOURCE FOR POLLINATORS, SHELTER, FORAGE AND WINTER HABITAT. AS THE PLANTS MATURE THEY WILL GROW CLOSER TOGETHER CREATING A TYPE OF NATURAL HEDGE.



BUFFER & SCREENING PLANT MATERIAL











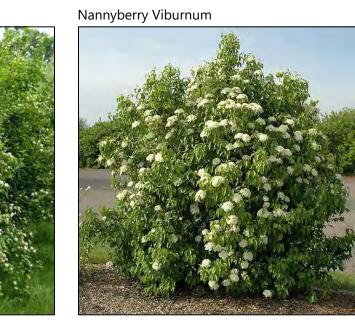






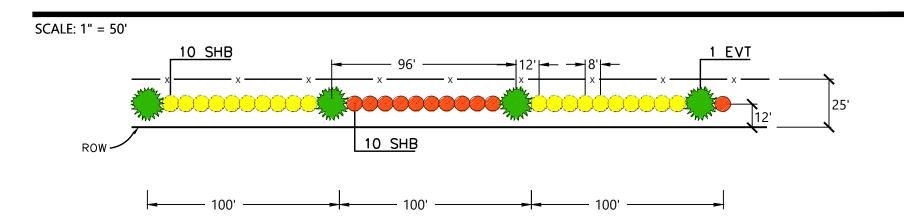




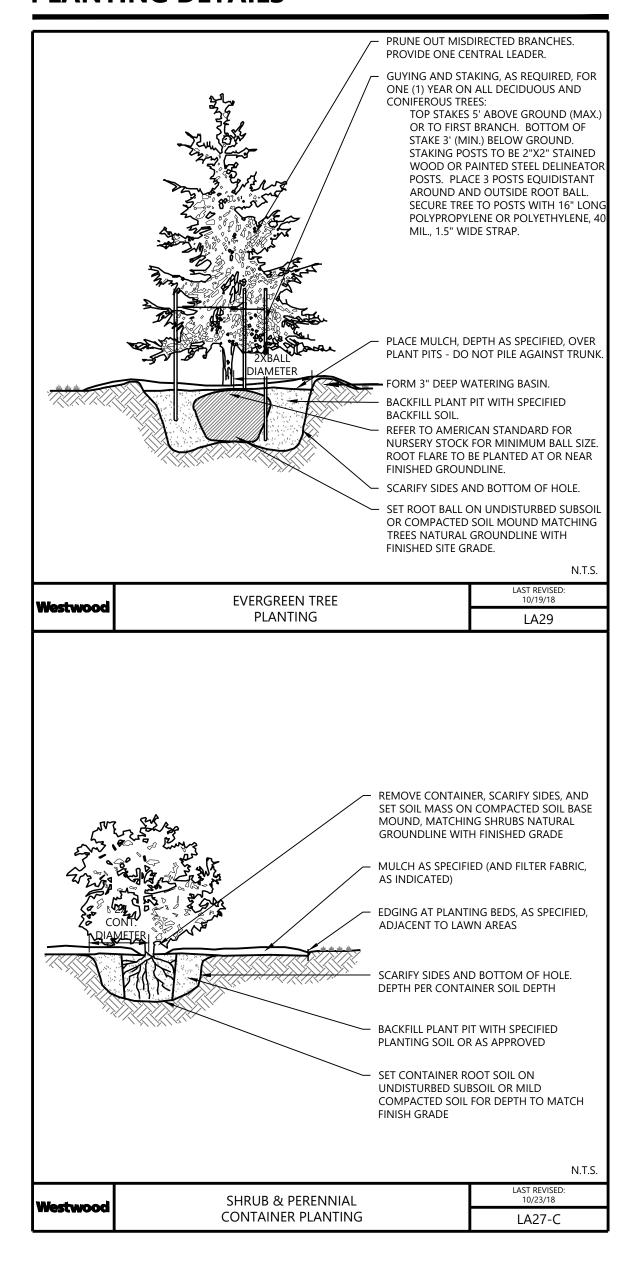




BUFFER: LANDSCAPE BUFFER DETAIL



PLANTING DETAILS



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#	DATE	COMMENT
Α	04-21-21	CLIENT COMMENTS
В	04-28-21	CLIENT COMMENTS
<u>C</u>	05-10-21	CROSS-SECTION INFORMATION
D	05-12-21	CLIENT COMMENTS

Madison Solar Project

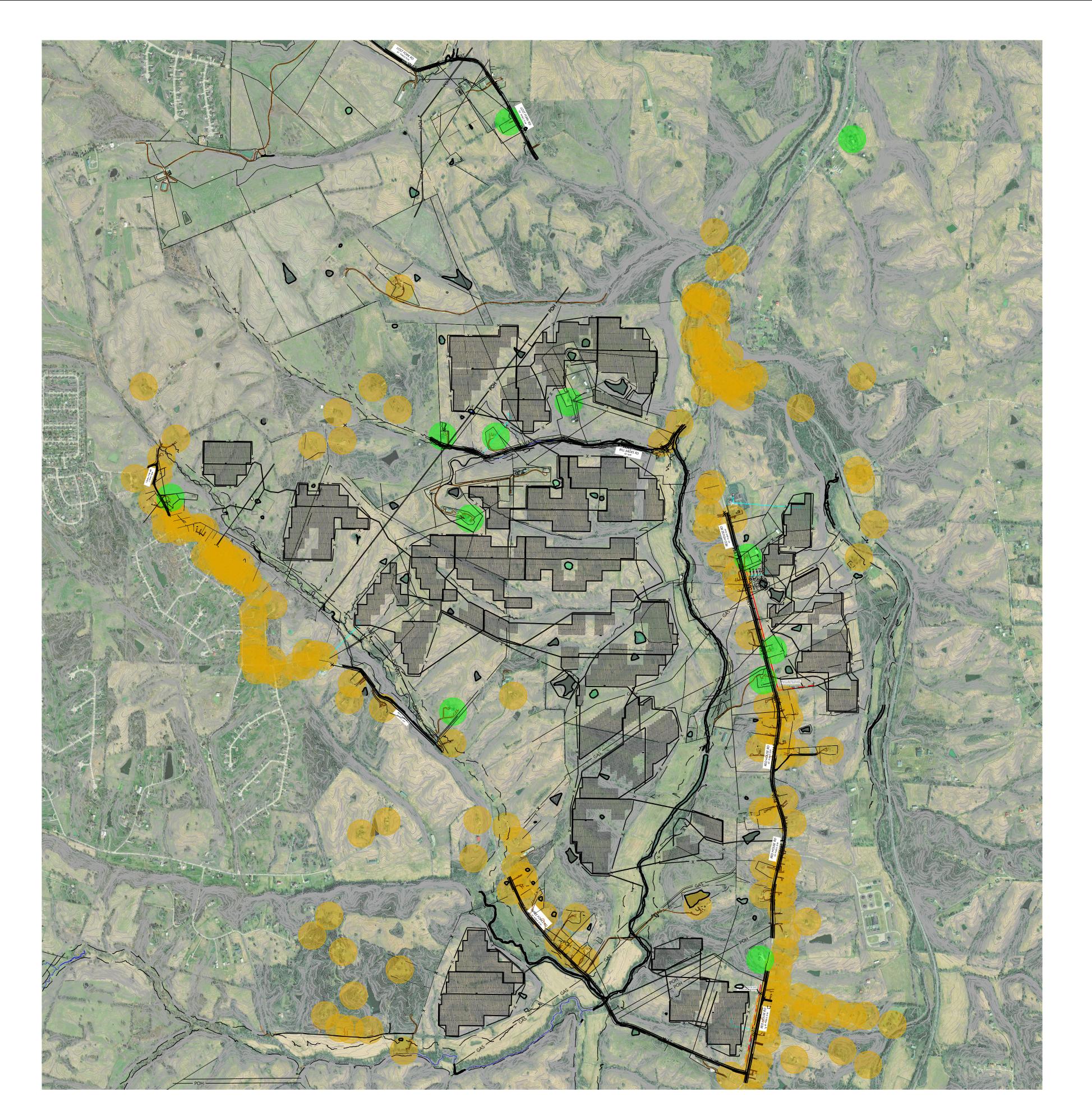
Madison County, Kentucky

Landscape Buffer Notes & Details

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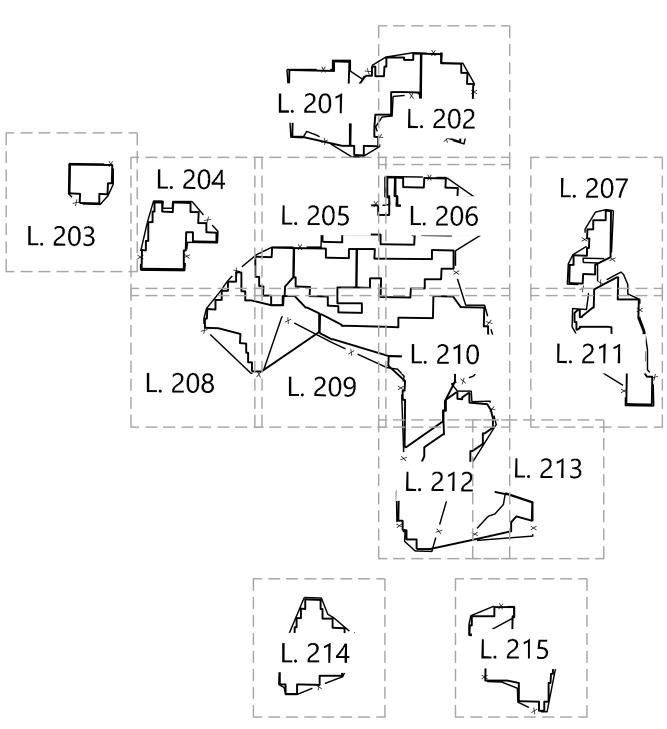
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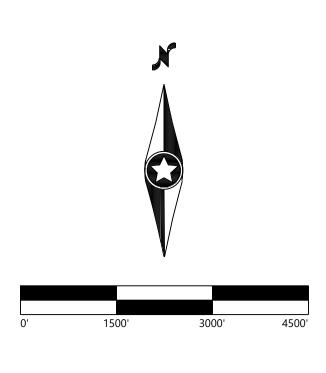
Phone (952) 937-5150 12701 Whitewater Drive, Sui Fax (952) 937-5822 Minnetonka, MN 55343 Toll Free (888) 937-5150 westwoodps.com Westwood Professional Services, Inc.

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Madison Solar Project

Madison County, Kentucky

Overall Buffer Landscape Plan

NOT FOR CONSTRUCTION

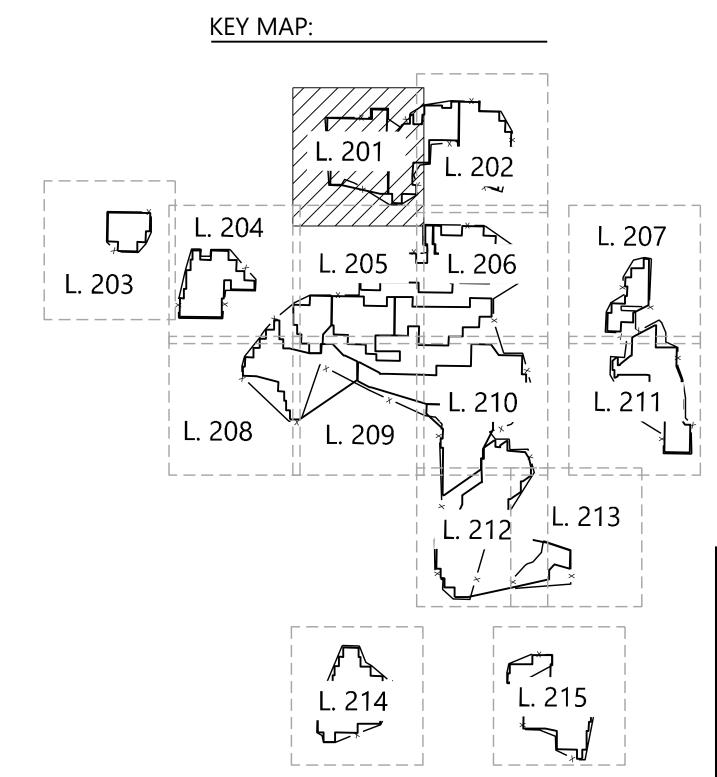
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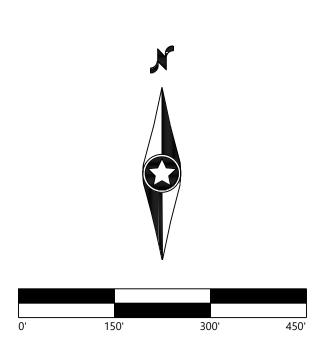
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Madison Solar Project

Madison County, Kentucky

Buffer Landscape Plan

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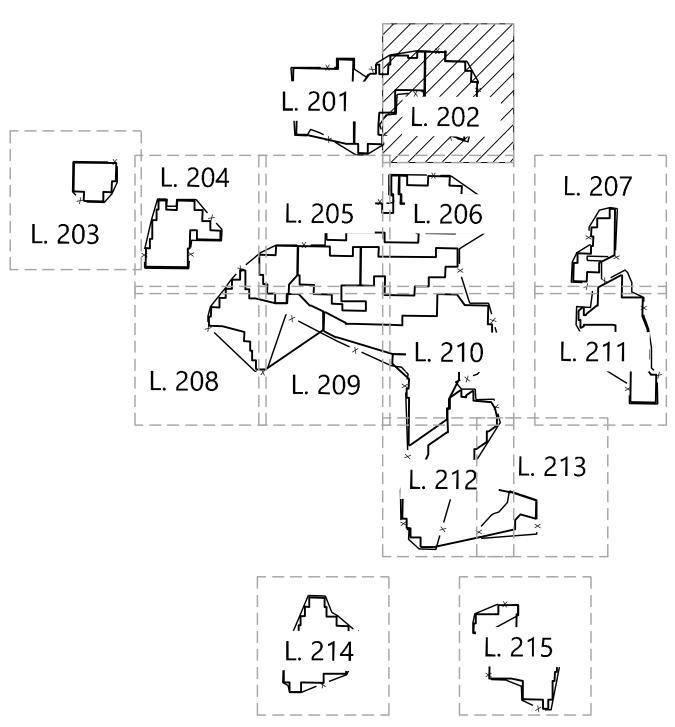
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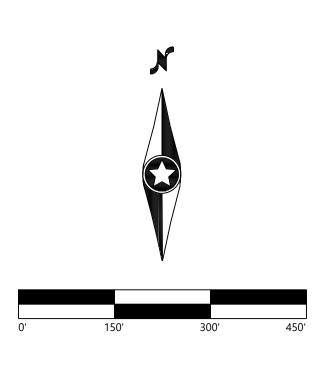
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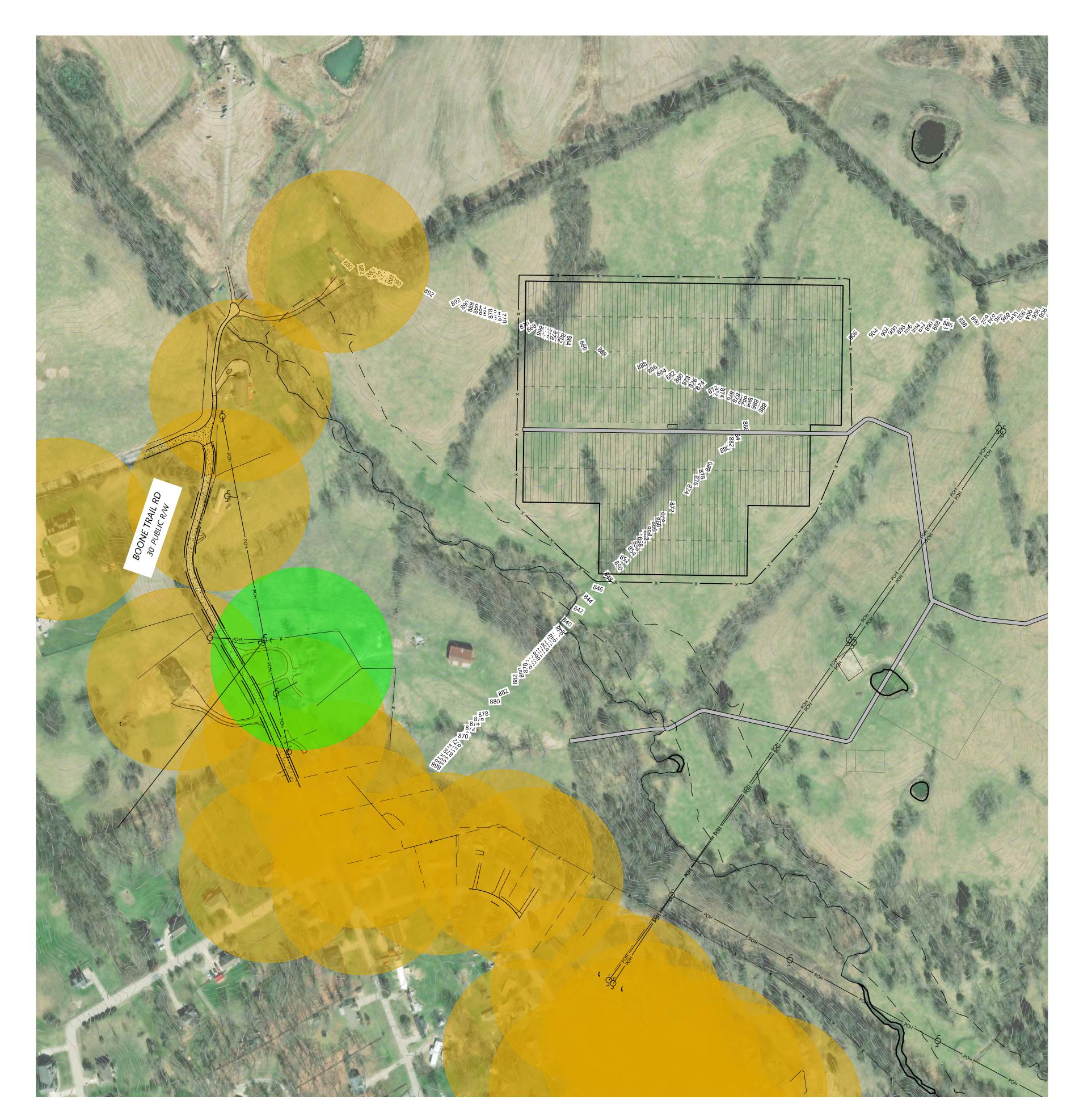
Madison County, Kentucky

Buffer Landscape Plan

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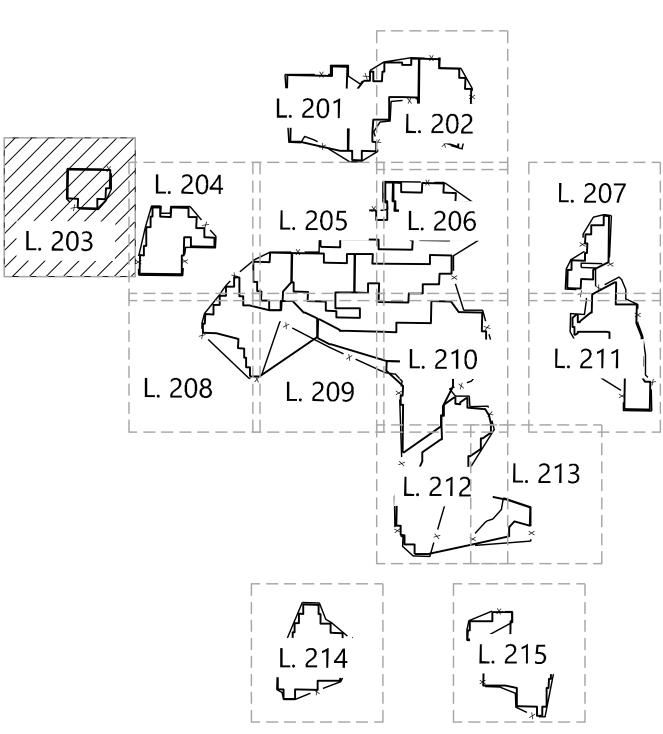
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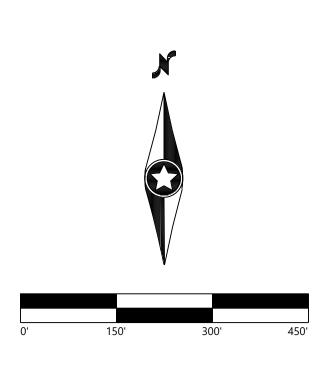
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Madison Solar Project

Madison County, Kentucky

Buffer Landscape Plan

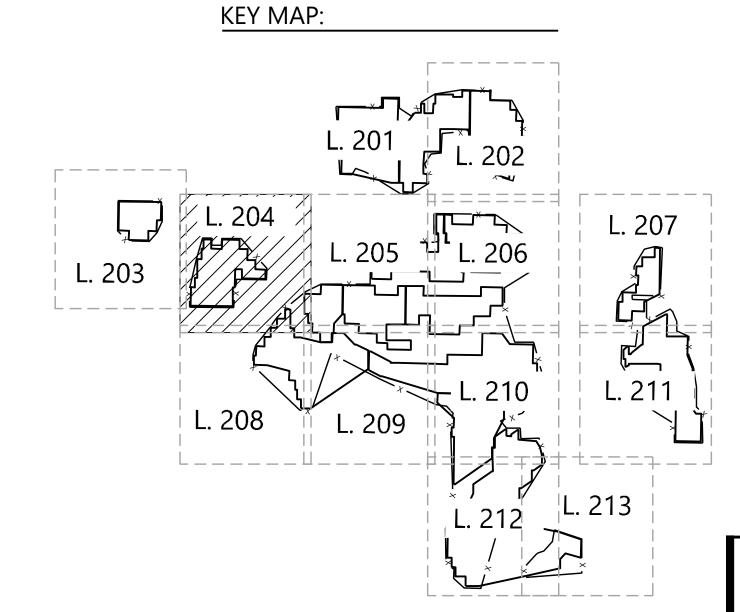
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L. 215

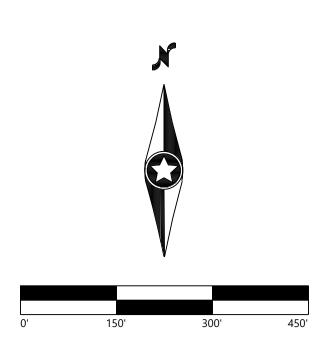


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BUSINESS AS UNUSUAL

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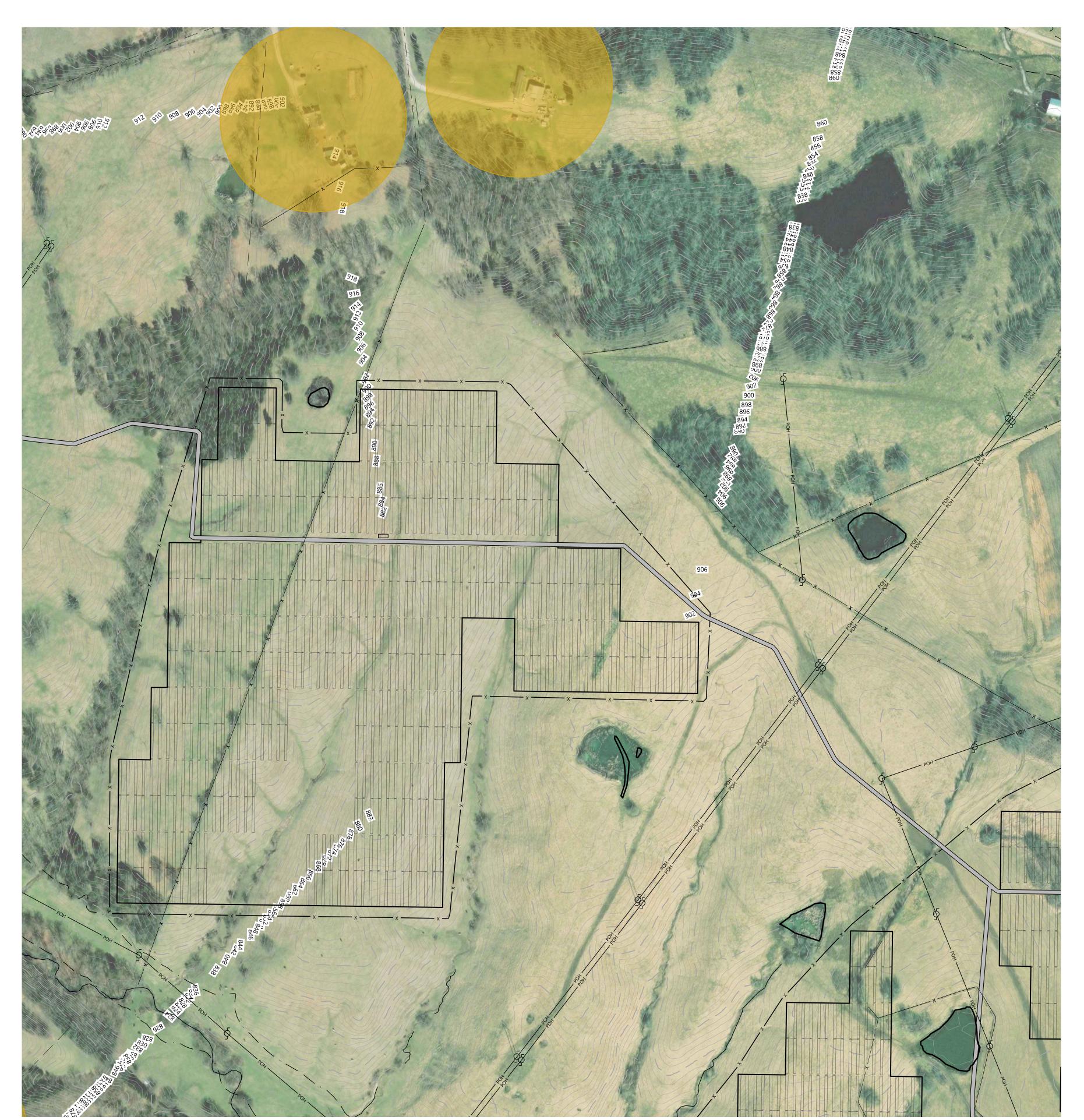
Madison Solar Project

Madison County, Kentucky

Buffer Landscape Plan

NOT FOR CONSTRUCTION

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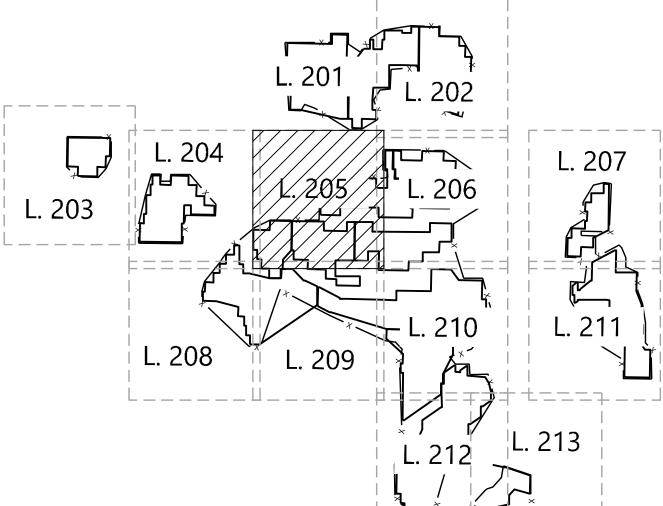






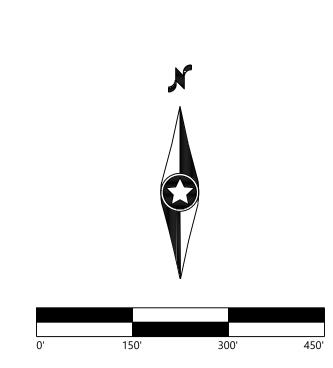
KEY MAP:

	PROJECT BOUNDARY
	SECTION LINES
	LOT LINES
	PARCEL LINES
	RIGHT-OF-WAY LINES
	EASEMENT LINES
	EX. PAVED ROAD
	EX. GRAVEL ROAD
	EX. FENCE
STO	EX. CULVERT
	EX. OVERHEAD POWER
——— PUG ———	EX. UNDERGROUND POWER
FO	EX. FIBER OPTIC LINE
——— GAS ———	EX. GAS PIPELINE
TUG	EX. TELEPHONE LINE
WAT	EX. WATER LINE
<u> </u>	EX. STREAM CHANNEL
	EX. WETLAND
	FEMA FLOOD ZONE
	FLOOD HAZARD AREA
	PROPOSED SOLAR ARRAY
	PROPOSED ACCESS ROAD
x	PROPOSED SECURITY FENCE
	PROPOSED ELECTRICAL EQUIPME
	PARTICIPATING RECEPTORS
	NON-PARTICIPATING RECEPTORS
	PROPOSED LAYDOWN YARD
	PROPOSED LANDSCAPE BUFFER



L. 214

L. 215



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DATE COMMENT

A 04-21-21 CLIENT COMMENTS

B 04-28-21 CLIENT COMMENTS

D 05-12-21 CLIENT COMMENTS

C 05-10-21 CROSS-SECTION INFORMATION

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Madison Solar Project

Madison County, Kentucky

Buffer Landscape Plan

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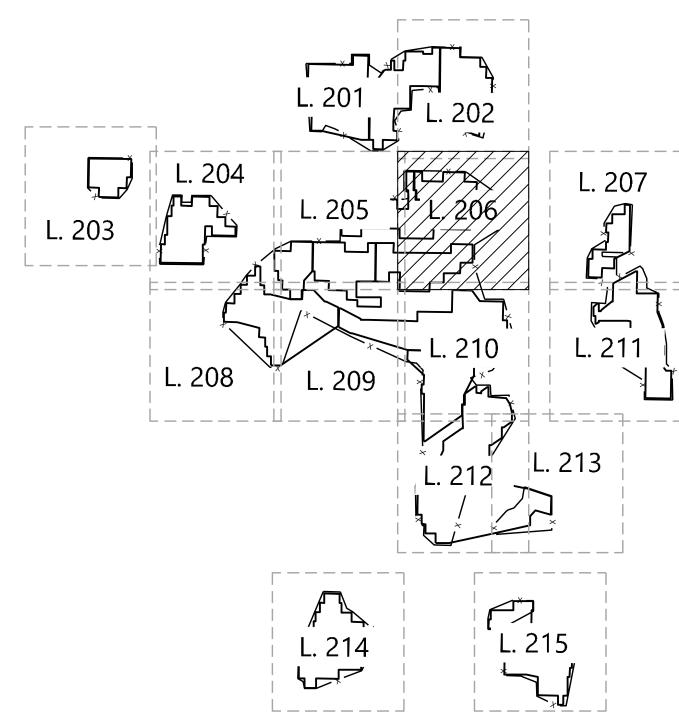
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	PROJECT BOUNDARY
	SECTION LINES
	LOT LINES
	PARCEL LINES
	RIGHT-OF-WAY LINES
	EASEMENT LINES
	EX. PAVED ROAD
	EX. GRAVEL ROAD
x	EX. FENCE
STO	EX. CULVERT
	EX. OVERHEAD POWER
PUG	EX. UNDERGROUND POWER
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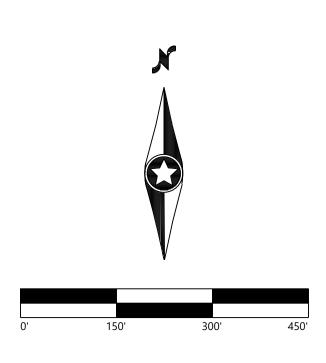
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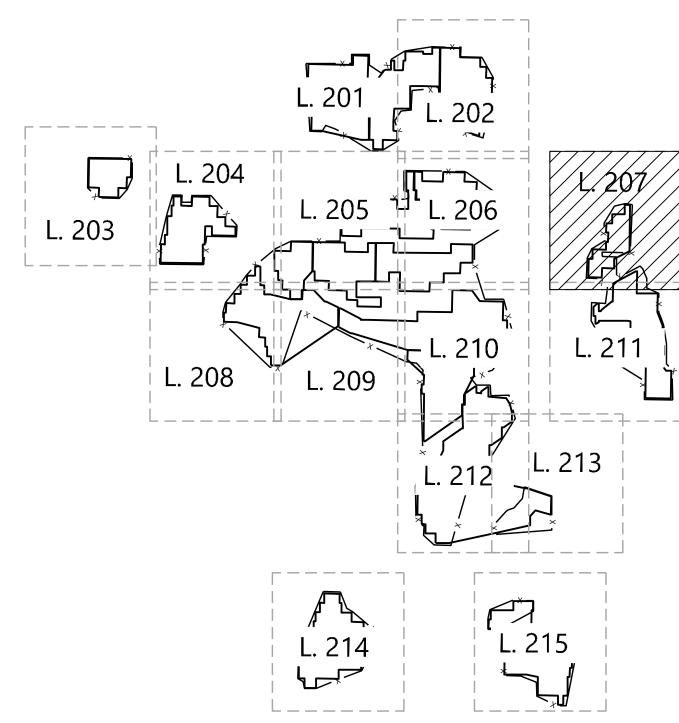
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	PROJECT BOUNDARY
	SECTION LINES
	LOT LINES
	PARCEL LINES
	RIGHT-OF-WAY LINES
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	EX. PAVED ROAD
	EX. GRAVEL ROAD
x	EX. FENCE
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	PROPOSED LANDSCAPE BUFFER

KEY MAP:



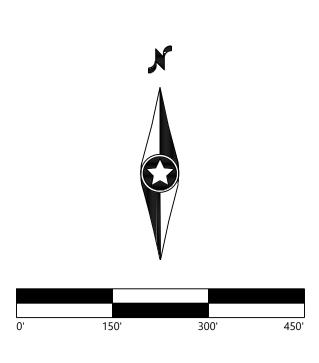


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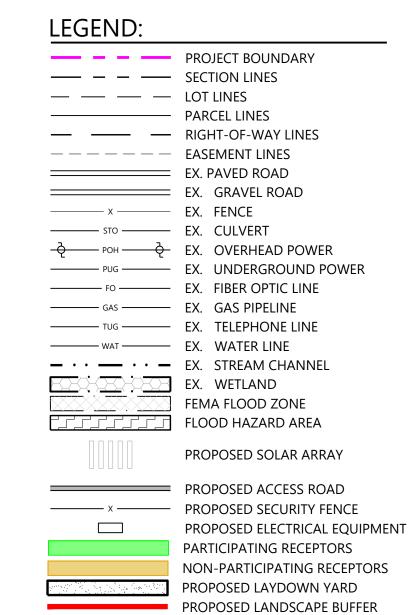
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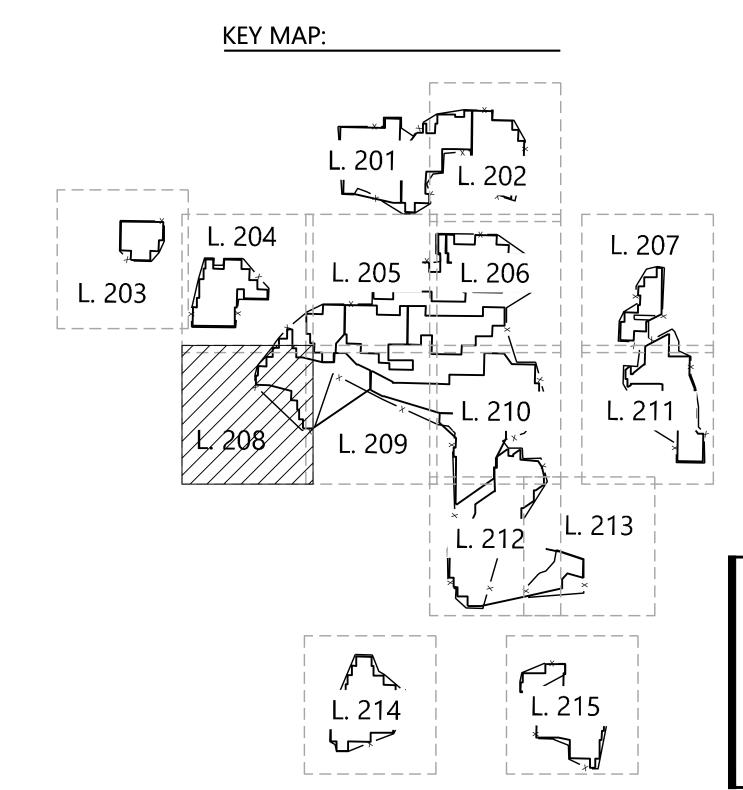
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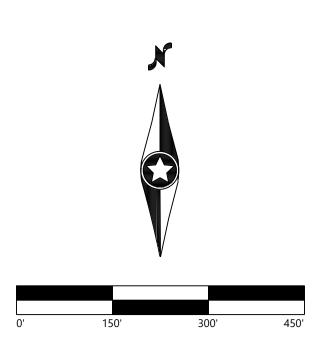
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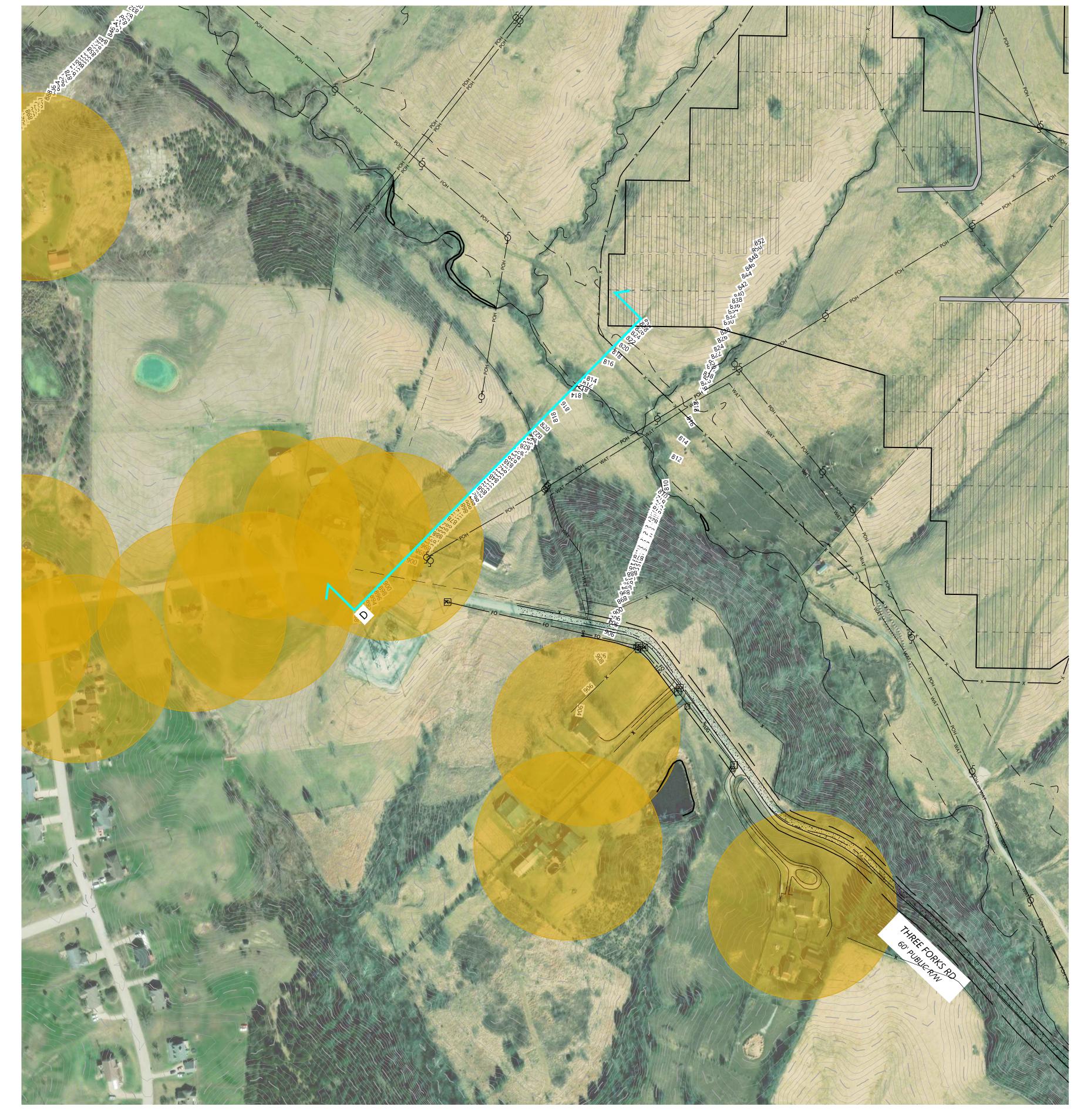
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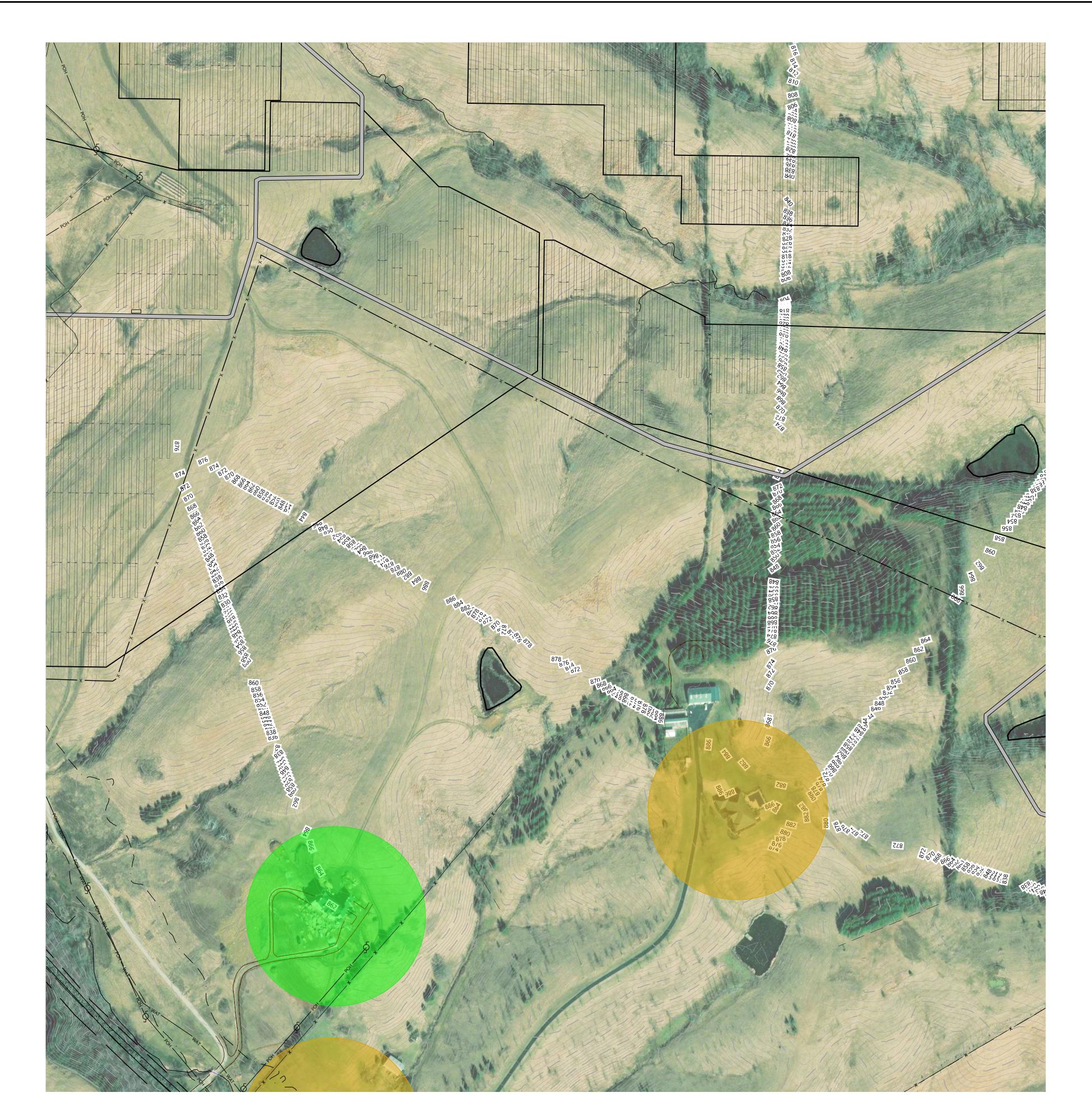
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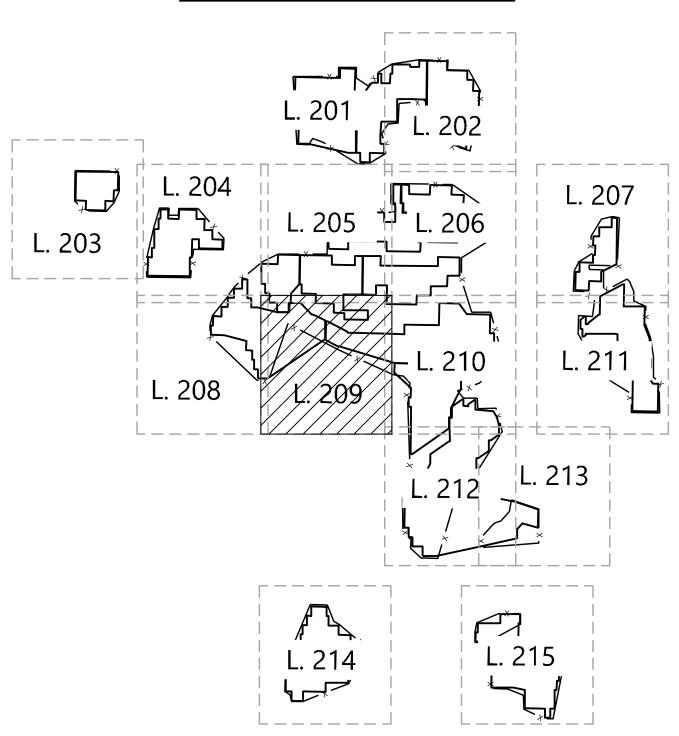






	PROJECT BOUNDARY
	SECTION LINES
	LOT LINES
	PARCEL LINES
	RIGHT-OF-WAY LINES
	EASEMENT LINES
	EX. PAVED ROAD
	EX. GRAVEL ROAD
x	EX. FENCE
STO	EX. CULVERT
рон —	EX. OVERHEAD POWER
PUG	EX. UNDERGROUND POWER
FO	EX. FIBER OPTIC LINE
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	EX. WETLAND
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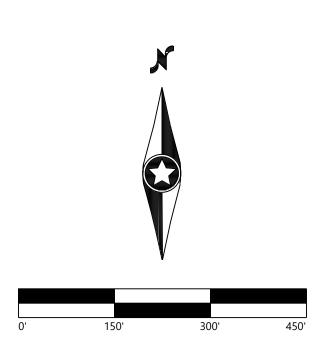
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Madison Solar Project

Madison County, Kentucky

Buffer Landscape Plan

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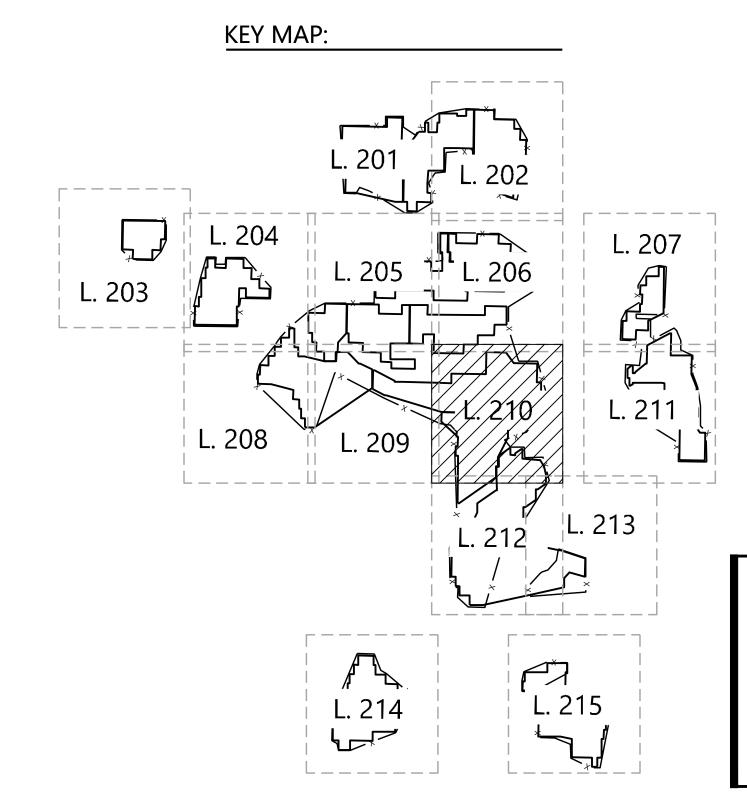






LEGEND: — PROJECT BOUNDARY — — — SECTION LINES —— PARCEL LINES ---- RIGHT-OF-WAY LINES ---- EASEMENT LINES EX. PAVED ROAD EX. GRAVEL ROAD ——— x ——— EX. FENCE ——— sto ——— EX. CULVERT → POH → → EX. OVERHEAD POWER PUG — EX. UNDERGROUND POWER FO EX. FIBER OPTIC LINE ——— GAS ———— EX. GAS PIPELINE TUG — EX. TELEPHONE LINE - WAT ---- EX. WATER LINE — · · — EX. STREAM CHANNEL EX. WETLAND FEMA FLOOD ZONE FLOOD HAZARD AREA PROPOSED SOLAR ARRAY PROPOSED ACCESS ROAD PROPOSED SECURITY FENCE PROPOSED ELECTRICAL EQUIPMENT PARTICIPATING RECEPTORS NON-PARTICIPATING RECEPTORS PROPOSED LAYDOWN YARD

PROPOSED LANDSCAPE BUFFER



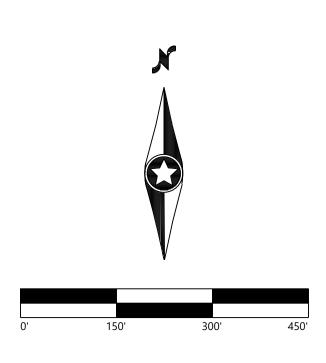


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Buffer Landscape Plan

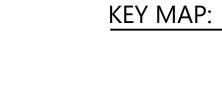
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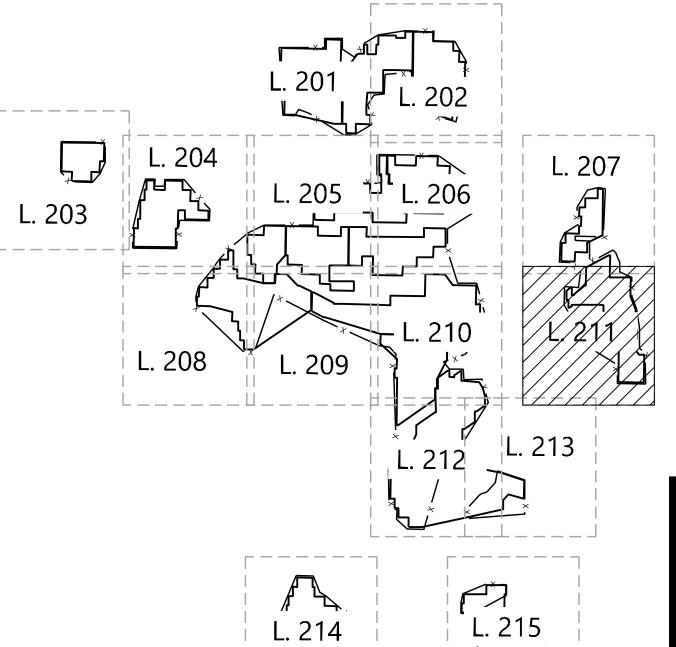
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	PROJECT BOUNDARY
	SECTION LINES
	LOT LINES
	PARCEL LINES
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	EASEMENT LINES
	EX. PAVED ROAD
	EX. GRAVEL ROAD
x	EX. FENCE
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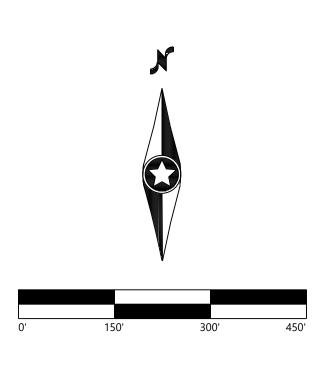


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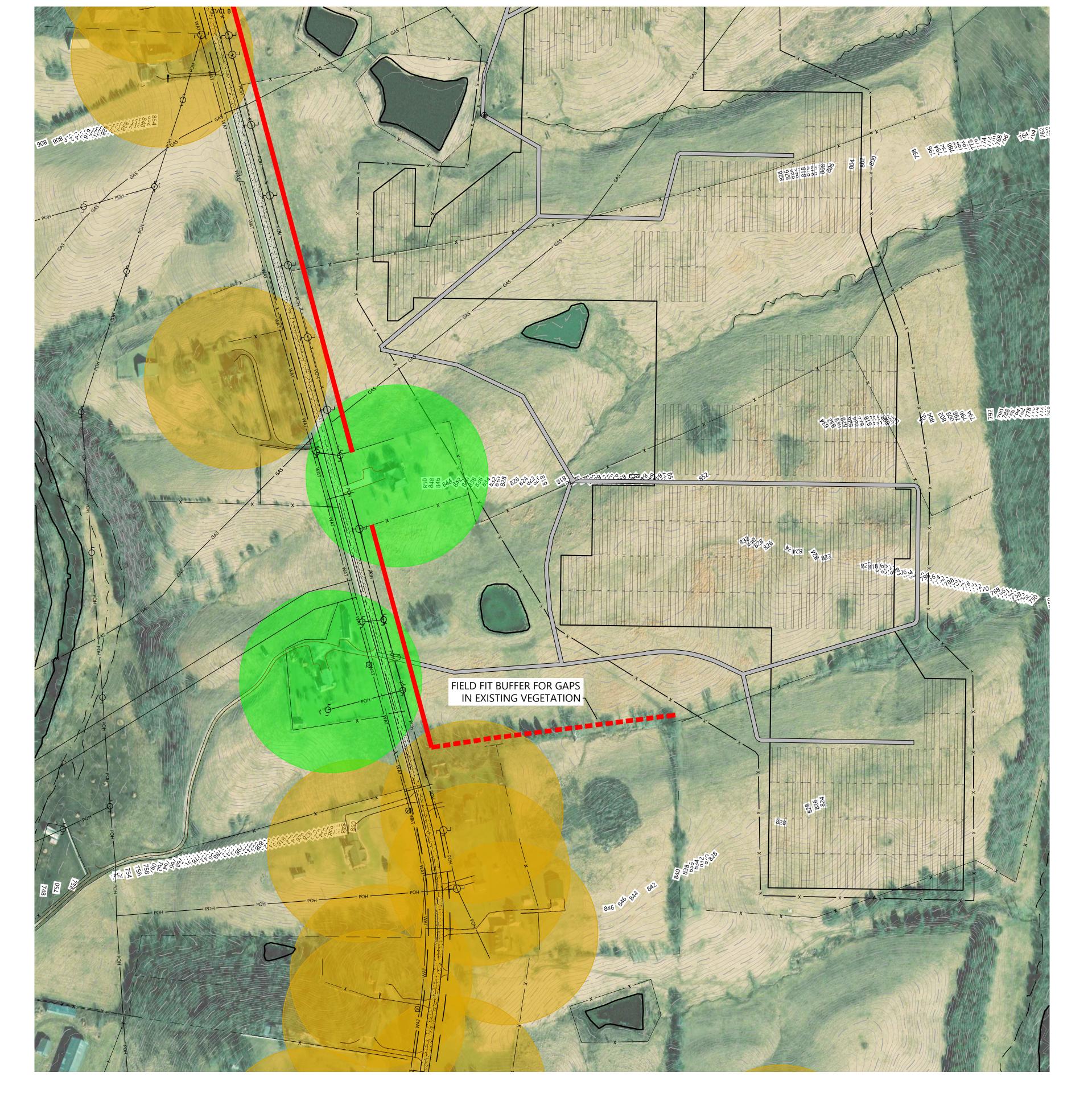
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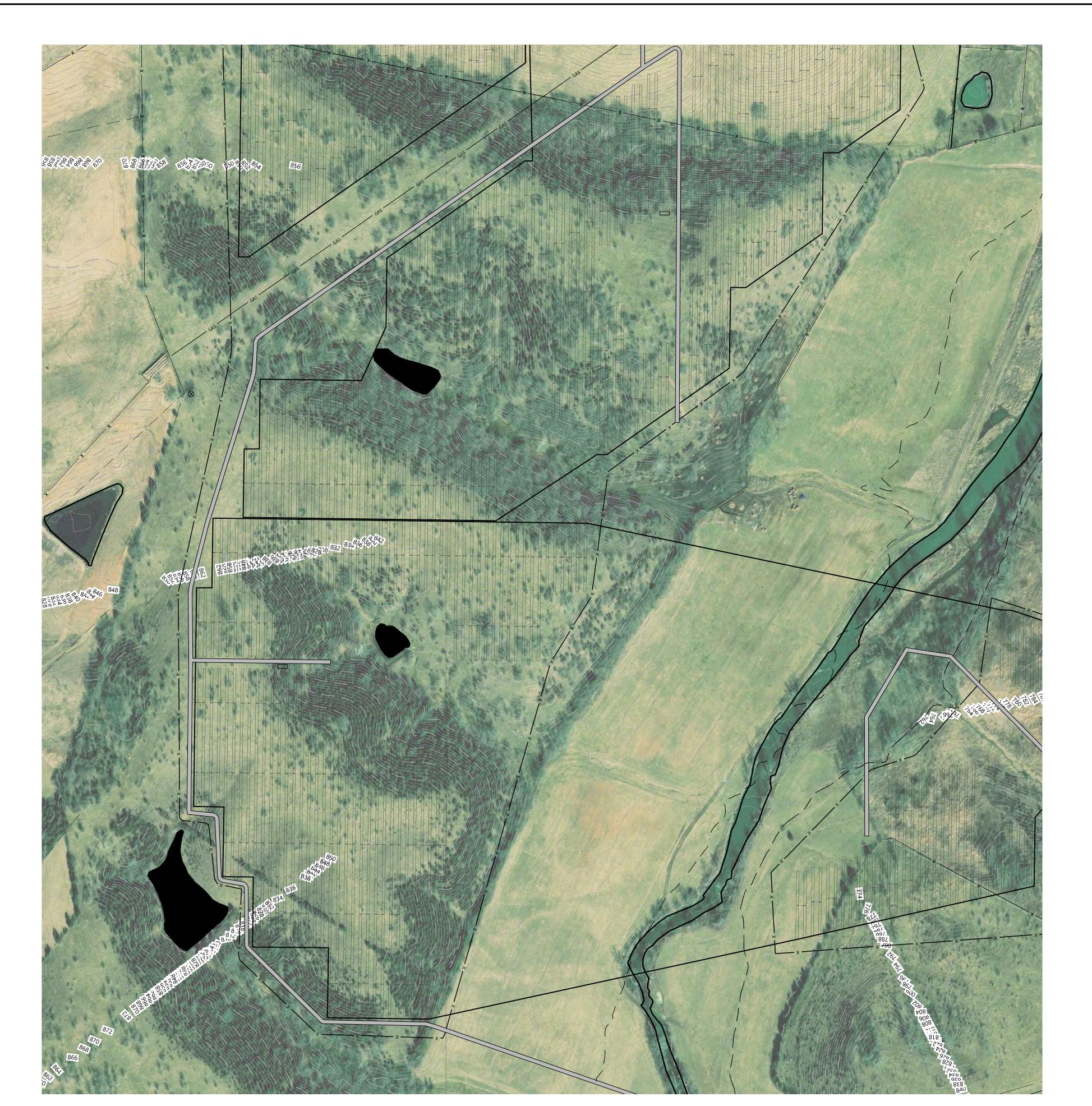
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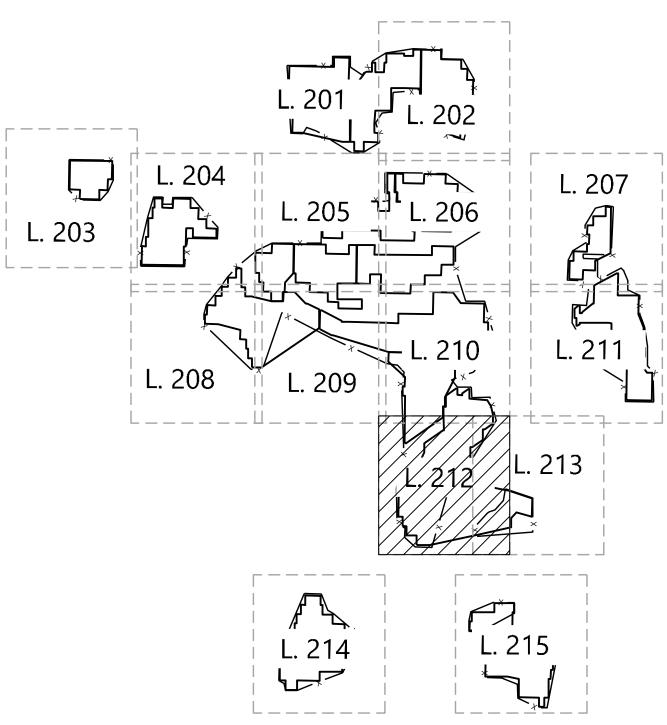






	PROJECT BOUNDARY
	SECTION LINES
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	PARCEL LINES
	RIGHT-OF-WAY LINES
	EASEMENT LINES
	EX. PAVED ROAD
	EX. GRAVEL ROAD
x	EX. FENCE
STO	EX. CULVERT
	EX. OVERHEAD POWER
PUG	EX. UNDERGROUND POWER
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TUG	EX. TELEPHONE LINE
WAT	EX. WATER LINE
-··-	EX. STREAM CHANNEL
 	EX. WETLAND
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KEY MAP:





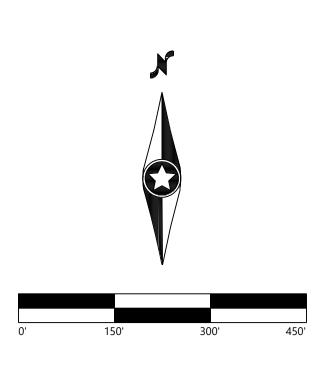
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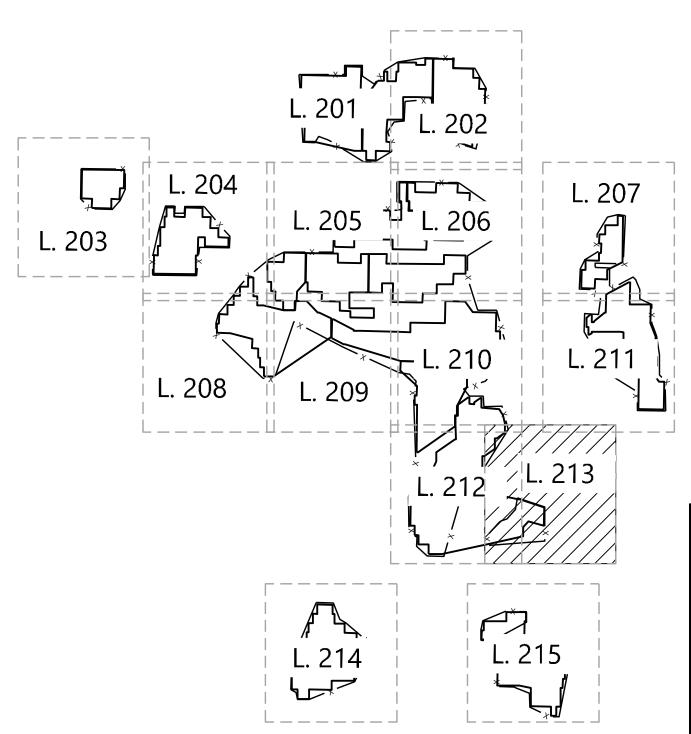
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	EX. WETLAND FEMA FLOOD ZONE
	FLOOD HAZARD AREA
	PROPOSED SOLAR ARRAY
X	PROPOSED ACCESS ROAD PROPOSED SECURITY FENCE PROPOSED ELECTRICAL EQUIPMENT PARTICIPATING RECEPTORS NON-PARTICIPATING RECEPTORS PROPOSED LAYDOWN YARD PROPOSED LANDSCAPE BUFFER

KEY MAP:





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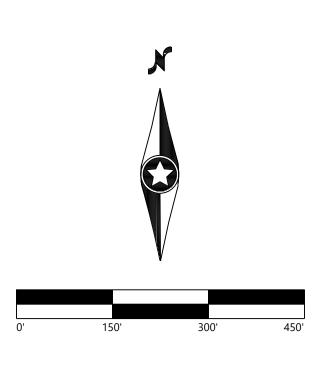
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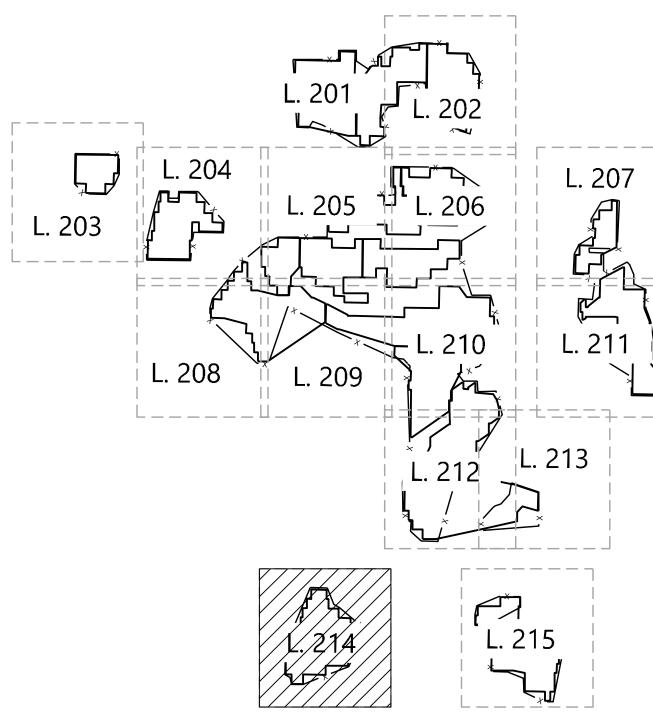
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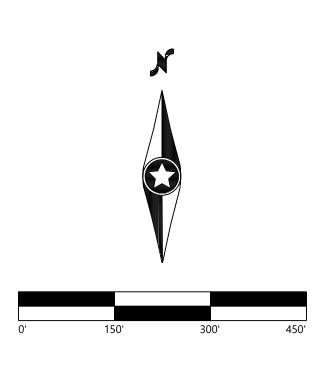
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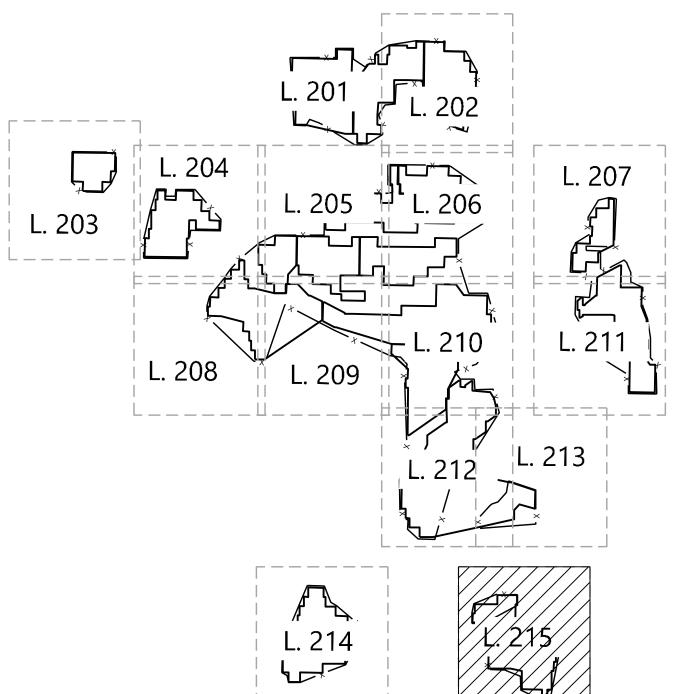
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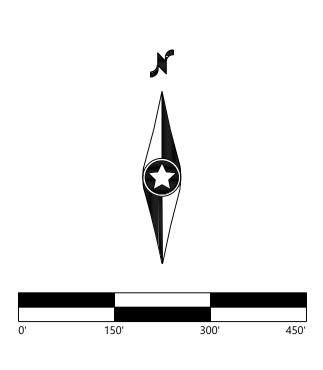
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