

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

IN THE MATTER OF:

THE ELECTRONIC APPLICATION OF	)	
SEBREE SOLAR, LLC FOR A CERTIFICATE	)	
TO CONSTRUCT AN APPROXIMATELY 250	)	
MEGAWATT MERCHANT SOLAR ELECTRIC	)	CASE NO. 2021-00072
GENERATING FACILITY AND AN	)	
APPROXIMATELY 4.85 MILE	)	
NONREGULATED ELECTRIC TRANSMISSION	)	
LINE IN HENDERSON COUNTY, KENTUCKY	)	
AND WEBSTER COUNTY, KENTUCKY	)	
PURSUANT TO KRS 278.700, ET SEQ. AND	)	
807 KAR 5:110, ET SEQ.	)	

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**SEBREE’S SOLAR LLC’S  
MOTION FOR APPROVAL OF ITS FINAL SITE PLAN**

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Comes now Sebree Solar LLC, (“Sebree”), by and through counsel, and does hereby respectfully move the Kentucky Siting Board on Electric Generation and Transmission Siting (“Siting Board”) for an order approving the final development plan that is being filed contemporaneously with this Motion. **A response is requested by February 28, 2024 to support the project timeline.** In support of this motion, Sebree states as follows:

The Siting Board issued its Final Order on February 9, 2022, requiring,

1. A final site layout plan shall be submitted to the Siting Board upon completion of the final site design. Deviations from the preliminary site layout should be clearly indicated on the revised graphic. Those changes could include, but are not limited to, location of solar panels, inverters, transformers, substation, operation and maintenance building or other Project facilities and infrastructure.

2. Any change in the Project boundaries from the information which formed this evaluation shall be submitted to the Siting Board for review.

3. The Siting Board will determine if any deviation in the boundaries or site layout plan is likely to create a materially different pattern or magnitude of impacts. If not, no further action is required, but if yes, the application will support the Siting Board's effort to revise its assessment of impact and mitigation requirements.

Attachment A is a memorandum highlighting the changes made from the preliminary site plan filed in the Application and Attachment B is the final site development plan. As depicted in the attachments, the changes between the preliminary site layout plan<sup>1</sup> and the revised plan do not create a materially different pattern or magnitude of impacts. Significantly, Sebree filed a change in the Project boundary that reduced the Project footprint on April 18, 2023 in order to keep the Siting Board advised of any changes. The elimination of the requirement of certain parcels resulted in the reduction of the overall footprint of the Project.

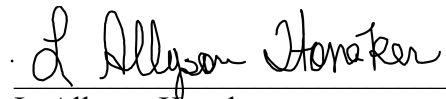
WHEREFORE, Sebree respectfully requests that the Siting Board enter an order confirming that Sebree's final site development plan is in compliance with the conditions imposed in the February 9, 2022 Order and that the changes to the site plan have not materially changed the Project and do not create a magnitude of impacts different from the impacts the Siting Board addressed in the original consideration of the case.

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<sup>1</sup> Application, Tab 12, Exhibit 3.

This 17<sup>th</sup> day of January, 2024.

Respectfully submitted,

A handwritten signature in black ink that reads "L. Allyson Honaker". The signature is written in a cursive style and is positioned above a horizontal line.

---

L. Allyson Honaker  
Brittany Hayes Koenig  
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Lexington, KY 40509  
(859) 368-8803  
allyson@hloky.com  
brittany@hloky.com

*Counsel for Sebree Solar LLC*

## **Exhibit A**

January 16, 2024

**Kentucky Electric Generation and Transmission Siting Board (KYSB)  
Final Order Mitigation Measure #1  
Submittal Final Site Plan  
Sebree Solar Project  
KY PSC Case No. 2021-00072  
Henderson and Webster Counties, Kentucky**

Environmental Consulting & Technology, Inc., (ECT) was contracted by Sebree Solar, LLC (Sebree Solar) to assist in the preparation of the final site plans for the Sebree Solar Project (Project). The Project is located in Henderson and Webster Counties, Kentucky, near Robards, KY. The Project scope is to construct a 250-megawatt alternating current ("MW AC") solar energy system (SES) and associated 4.92-mile transmission line to provide clean, renewable electricity.

In accordance with the KYSB Final Order Mitigation Measure #1 for Case Number 2021-00072, Sebree Solar is submitting a final site layout plan for the Project. As part of this submittal, ECT has prepared a short memo documenting the material changes to the Project infrastructure since the last updated site plans were submitted to the KYSB in January 2022 during a post-hearing data request that utilized October 2021 site layout data.

Sincerely,

**Environmental Consulting & Technology, Inc.**

*Beth Wilburn*

Beth Wilburn  
Senior Project Manager

## 1.0 Overview of Kentucky Electric Generation and Transmission Siting Board Case

Sebree Solar submitted an electronic application for a certificate to construct an approximately 250-MW merchant solar electric generating facility and an approximately 4.92-mile non-regulated electric transmission line in Henderson County, Kentucky and Webster County, Kentucky in August 2021 under Case Number 2021-00072.

## 2.0 Site Plan Comparison

Below is a table that highlights the material changes between the Sebree Solar permitted site plans dated January 2022 and the attached final site plans from January 2024.

**Table 1. Permitted Sebree Site Plan and January 2024 Site Plan Comparison**

	January 2022 Site Plans (Permitted Site Plans)		January 2024 Site Plans (Final Site Plans)		KYSB Applicable Mitigation Conditions	Applicable County Mitigation Conditions <sup>1</sup>
	Project Infrastructure	Closest Receptor (feet)	Project Infrastructure	Closest Receptor (feet)		
Number of central inverters	93	360	80	553	450-foot setback from receptors	100-foot setback from receptors
Number of PV panels	850,564	134	680,370	189	150-foot setback from receptors	100-foot setback from receptors
Linear feet of fence	145,191	111	167,362	148	None	100-foot setback from receptors
Linear feet of access roads	57,018	265	73,770	NA	None	None
Access road entrances	18	NA	18	NA	NA	NA
Project Limits of Disturbance (LOD) acreage (fenced array areas and access roads outside fenced array areas)	1,337	NA	1,076	NA	NA	NA

<sup>1</sup> Note that the transmission line associated with the Sebree Solar Project is the only part of the Project that is located in Webster County; the solar array facility is contained within Henderson County.

As noted in **Table 1**, there are 13 less central inverters based on the final site plans. Based on review of the January 2022 site plans, the closest mapped receptor (residence, church, or school) to an inverter was 360 feet.

In accordance with the KYSB Final Order Mitigation Measure #16, Sebree Solar did not place central inverters closer than 450 feet from a residence, church, or school. Based on review of the January 2024 site plans, the closest mapped receptor to an inverter is now 553 feet. The updated January 2024 site plans show the closest receptor to an inverter approximately 193 feet further away than in the January 2022 site plans. These metrics also conform to the Henderson County Solar Ordinance setback that dictates that all equipment (IE. solar panels, transformers, inverters, and substations) shall be located at least 100 feet from any residential structure.

As noted in **Table 1**, there are 170,194 less panels based on the final site plans. Based on review of the January 2022 site plans, the closest mapped receptor (residence, church, or school) to a PV panel was 134 feet. Note that the KYSB Final Order Mitigation Measure #16 dictates that no solar panels shall be placed closer than 150 feet from a residence, church, or school, 25 feet from a non-participating adjoining parcel, or 50 feet from adjacent roadways. The Henderson County Solar Ordinance dictates a setback of 100 feet from receptors for all equipment (IE. solar panels, transformers, inverters, and substations). The county solar ordinance also dictates a 25-foot setback from non-participating adjoining parcels.

Based on review of the January 2024 site plans, the closest mapped receptor to a PV panel is 189 feet. During review of the entire Project, the closest mapped non-participating parcel line is mapped approximately 43 feet from a PV panel and the closest mapped adjacent edge of road is mapped approximately 67 feet from a PV panel.

Due to the increased distance between the PV panel and closest receptor, Sebree Solar anticipates that the noise levels associated with both construction and operation activities at the closest receptor will be less than the original dBA levels calculated at the closest receptor for the permitted site plans.

As noted in **Table 1**, there are 22,171 more linear feet of fence based on the final site plans. This increase in linear feet of fencing was driven by the need to reduce the number of panels in some of the larger array areas and relocate these panels to several new smaller array areas, resulting in additional smaller fenced-in array areas. Based on review of the January 2022 site plans, the closest mapped receptor (residence, church, or school) to a fenced array area (measured to the fence line) was 111 feet. The January 2024 site plans show the closest mapped receptor to a fenced array area is 148 feet. This metric conforms to the Henderson County setback that dictates that all SES equipment shall be located at least 100 feet from any residential structure. The KYSB Final Order Mitigation measures do not dictate a setback for the fence component of a solar facility.

As noted in **Table 1**, there are 16,752 more linear feet of access road based on the final site plans. Similar to the increase in linear feet of fencing, the increase in linear feet of access roads was driven by the need to reduce the number of panels in some of the larger array areas and relocate these panels to several new smaller array, resulting in additional access roads needed to the new array areas. Note that there are 18 access road entrances from public right-of-way (ROW) based on the final site plans, which is the same number of access road entrances shown on the permitted site plans.



These entrances are mapped along the same roads as the permitted site plans, which are comprised of both state routes and local arterial roads.

Sebree Solar developed visual screening consistent with the updated January 2022 site plans provided as an attachment to the response to the Post-Hearing Request, Item 4, where applicable. Sebree Solar also proposed new vegetative buffers in areas of the Project with infrastructure changes to provide visual screening to residences with direct view of the solar facilities and equipment. Sebree Solar will follow the conditions applicable to visual screening as outlined in KYSB Final Order Mitigation Measures 7, 8, 9, and 10 and applicable visual screening conditions as outlined in the Henderson County Solar Ordinance.

No substantive changes were made to the Project panels, substation, transformers, or other project facilities or infrastructure in the final site plans. Note that in accordance with the Henderson Solar Ordinance, which dictates a setback of at least 100 feet from receptors for all equipment (IE. solar panels, transformers, inverters, and substations), the closest mapped receptor to the proposed substation parcel boundary is approximately 310 feet.

**Table 2** provides an update to the project parcels utilized in Sebree Solar.

### 3.0 Conclusion

In summary, Sebree Solar does not anticipate an increase in impacts from construction or operation of the Project, as the closest receptors to the final site plans inverter and PV panel locations are mapped further from Project infrastructure than in the permitted site plan. The closest receptor to the Project substation and transformers has not changed. The number and location of access road entrances in the final site plans is comparable to the access road locations identified in the Traffic and Dust Study, prepared by Integrated Engineering/PRIME AE, for the permitted site plans.

Sebree Solar has complied with the following KYSB and Henderson County mitigations, as pertinent to the site plan development:

- KYSB Final Order Mitigation Measure 1 – Sebree Solar is submitting this summary memo to document material changes in the final site plans as attached.
- KYSB Final Order Mitigation Measure 2 – Sebree Solar is submitting this summary memo to document reductions in the project boundary as attached. There have been some minor boundary changes since the Notice of Change in Project Boundary was submitted on 4/18/2023.
- KYSB Final Order Mitigation Measure 9 – Sebree Solar included visual screening in the final site plans as attached
- KYSB Final Order Mitigation Measure 11 – Sebree Solar included an approximately 2-acre designated pollinator-friendly area in the final site plan.
- KSYB Final Order Mitigation Measure 16 – Sebree Solar adhered to the following setbacks:
  - 150-foot setback for PV panels and string inverters from residences, churches, and schools (receptors) – the closest receptor to a PV panel in the final site plan is approximately 189 feet

- 25-foot setback for PV panels and string inverters from non-participating adjoining parcels – the closest PV panel to a non-participating parcel line in the final site plan is approximately 43 feet. String inverters are not used for this Project. This also complies with the Henderson County solar ordinance condition that states, “All equipment shall be at least twenty- five (25) feet from the perimeter property lines of the project area.”
- 50-foot setback for PV panels and string inverters from adjacent roadways – the closest PV panel to the edge of a roadway in the final site plan is approximately 67 feet. String inverters are not used for this Project.
- 450-foot setback for central inverters from receptors – the closest receptor to a central inverter in the final site plan is approximately 553 feet
- KYSB Final Order Mitigation Measure 32 – Sebree Solar did not need to acquire any additional land/new parcels for the final transmission line route.
- Henderson County solar ordinance condition that states, “All equipment shall be located at least one hundred (100) feet from any residential structure.” Sebree Solar has setback PV panels, inverters, and fence line of the array areas at least 100 feet from any non-participating receptor at 189 feet, 553 feet, and 148 feet, respectively.

**Table 2. Sebree List of Project Parcels**

APN	Owner	Property Address	City	State	Zip	Notes
71-48	ANDERSON JAMES E	395 REDDING RD	LEXINGTON	KY	40517	No change
71-52	BRANSON PHILLIP D & ROBIN R	6604 STATE ROUTE 283	ROBARDS	KY	42452	No change
71-38	BROCK DELNOE & FAY	PO BOX 3	ROBARDS	KY	42452	No change
71-45	CROWDER MILTON E & DIANE	8628 STATE ROUTE 416 W	ROBARDS	KY	42452	No change
70-39	CROWDER MILTON E & GADDIS VIRGINIA S	8628 STATE ROUTE 416 W	ROBARDS	KY	42452	No change
60-67	CROWDER WILMA	352 HEARTHSTONE LN	HENDERSON	KY	42420	No change
61-35	CROWDER WILMA	352 HEARTHSTONE LN	HENDERSON	KY	42420	Included in Sebree Solar II only
61-31	DANIEL CHRIS & LAVETA	9260 STATE ROUTE 416 W	ROBARDS	KY	42452	Included in Sebree Solar II only
60-43.1	DAVIS MARY	1014 COUNTRY CLUB DRIVE	HENDERSON	KY	42420	No change
70-6	DAWSON FAMILY FARMS LLC	6039 LAUREL TRL	HENDERSON	KY	42420	No change
70-46.1	DAWSON FAMILY FARMS LLC	6039 LAUREL TRL	HENDERSON	KY	42420	No change
70-33	DOSSETT JOHN	225 S WATER ST	HENDERSON	KY	42420	Excluded
71-46.2	EBLEN JON B & MARIE A	9056 STATE ROUTE 416 W	ROBARDS	KY	42452	No change
61-33	EBLEN JON BART & MARIE	9056 STATE ROUTE 416 W	ROBARDS	KY	42452	Included in Sebree Solar II only
61-32	EBLEN JON BARTON	9056 STATE ROUTE 416 W	ROBARDS	KY	42452	Included in Sebree Solar II only
61-34	EBLEN JON BARTON	9056 STATE ROUTE 416 W	ROBARDS	KY	42452	Included in Sebree Solar II only
60-37.1	SEBREE SOLAR, LLC	700 UNIVERSE BLVD	JUNO BEACH	FL	33408	Purchased from Pamela Gardner et al

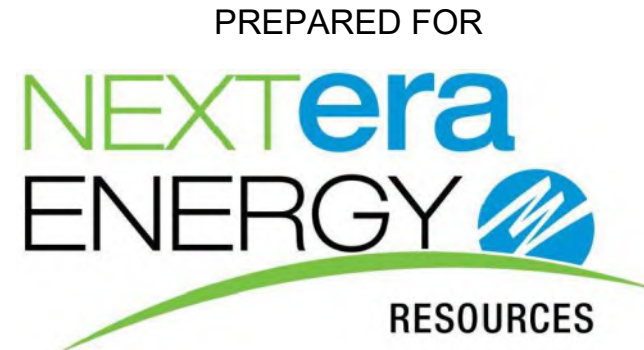
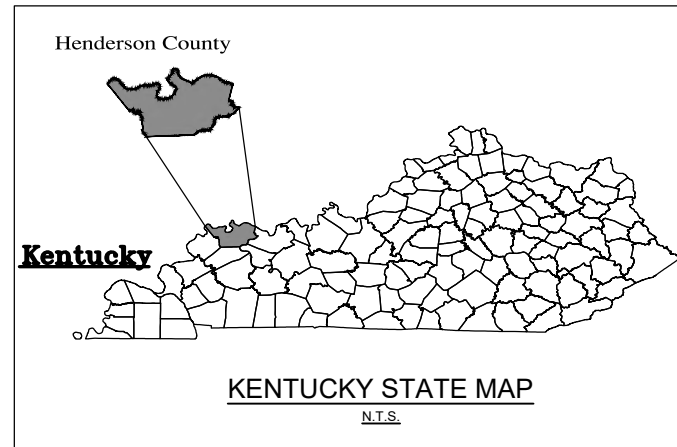
APN	Owner	Property Address	City	State	Zip	Notes
60-70	SEBREE SOLAR II, LLC	700 UNIVERSE BLVD	JUNO BEACH	FL	33408	Purchased from Pamela Gardner et al
71-1	LEO KING FARM LLC	707 N MAIN ST	HENDERSON	KY	42420	No change
70-5	LEO KING FARM LLC	707 N MAIN ST	HENDERSON	KY	42420	No change
71-49	LEO KING FARM LLC	707 N MAIN ST	HENDERSON	KY	42420	No change
71-2	LEO KING FARM LLC	707 N MAIN ST	HENDERSON	KY	42420	No change
80-122	NUNN DENNIS	7155 STATE ROUTE 1299	ROBARDS	KY	42452	Excluded
60-62	NUNN DENNIS E & JUDITH	7155 STATE ROUTE 1299	ROBARDS	KY	42452	No change
60-57.1	NUNN DENNIS E & JUDY	7155 STATE ROUTE 1299	ROBARDS	KY	42452	No change
60-38.1	NUNN DENNIS EARL	7155 STATE ROUTE 1299	ROBARDS	KY	42452	No change
60-43	PERKINS CLAUDIA	15175 STATE ROUTE 136 E	HENDERSON	KY	42420	No change
60-45	RILEY JAMES R & SARAH E	PO BOX 115	RUSSELLVILLE	KY	42276	No change
70-38	SPENCER STEPHEN H	213 CORRAL DR	GOLDSBORO	NC	27534	No change
60-57	SEBREE SOLAR, LLC	700 UNIVERSE BLVD	JUNO BEACH	KY	42420	Purchased from Mary Ann Sugg
60-56	SEBREE SOLAR, LLC	700 UNIVERSE BLVD	JUNO BEACH	KY	42420	Purchased from Mary Ann Sugg
61-30	WHITMORE CAROLYN	9422 STATE ROUTE 416 W	ROBARDS	KY	42452	Included in Sebree Solar II only
61-37	WHITMORE DONALD R EST & CAROLYN	9422 STATE ROUTE 416 W	ROBARDS	KY	42452	Included in Sebree Solar II only
61-39	WHITMORE DONALD R EST & CAROLYN	9422 STATE ROUTE 416 W	ROBARDS	KY	42452	Included in Sebree Solar II only

## **Exhibit B**

# FINAL SITE LAYOUT PLAN

# SEBREE SOLAR PROJECT

**ECT** Environmental Consulting & Technology, Inc.  
 1408 N. Westshore Blvd., Ste 115  
 Tampa, FL, 33607  
 Phone: (813) 289-9338  
 www.ectinc.com



**SEBREE SOLAR, LLC**  
**700 UNIVERSE BLVD**  
**JUNO BEACH, FL 33408**

Contact: Alex Grave de Peralta  
 Sebree Solar, LLC  
 (561) - 339 - 0376

**CITY OF ROBARDS**  
**HENDERSON COUNTY,**  
**KENTUCKY, 40146**

BY

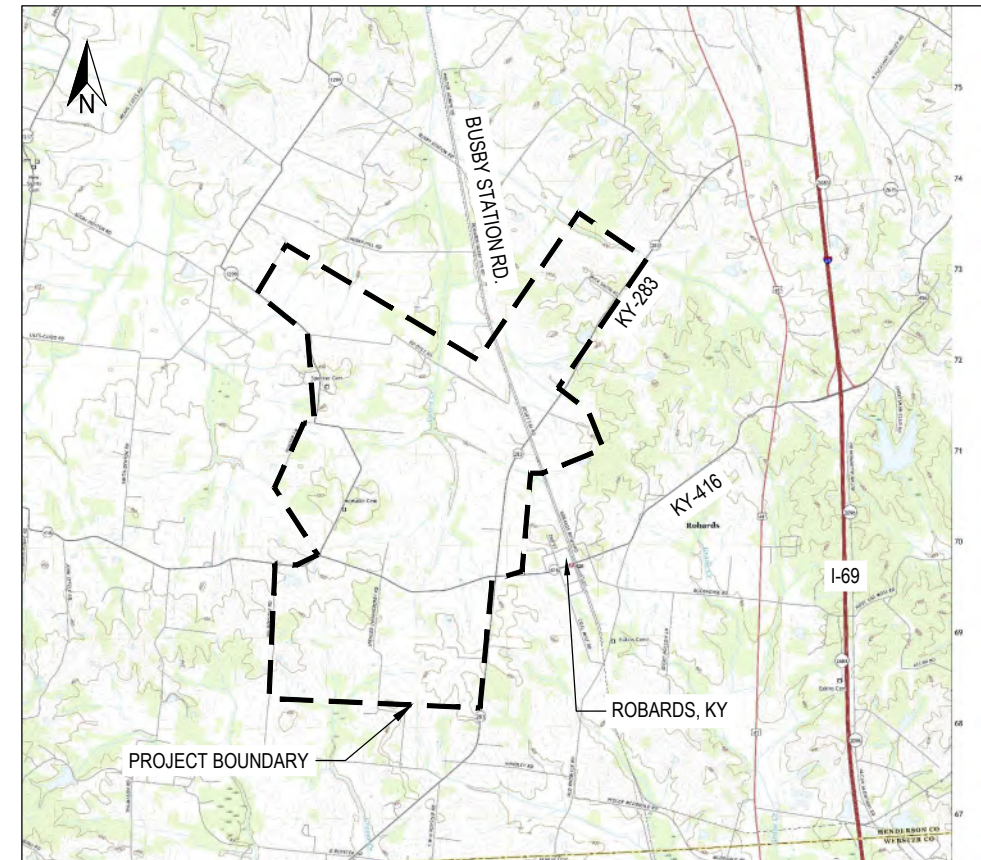


1408 N. Westshore Blvd., Ste 115  
 Tampa, Florida 33607  
 Tel: (813) 289-9338

Agent's E-mail: [bwilburn@ectinc.com](mailto:bwilburn@ectinc.com)  
 Agent's Tel: (513) 313-0179  
<http://www.ectinc.com>

ECT PROJECT NUMBER 20-0196

**JANUARY 2024**  
**KENTUCKY SITING BOARD**  
**FINAL SITE LAYOUT PLAN**



**PROJECT LOCATION MAP**  
N.T.S.

**INDEX OF DRAWINGS**

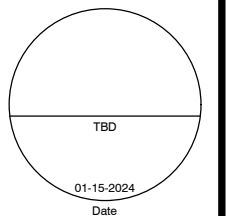
C1.00	COVER PAGE
C1.01	EXISTING CONDITIONS
C1.02	OVERALL LAYOUT PLAN
C1.03	TRANSMISSION LINE OVERVIEW
C2.01 -	SITE EXHIBITS
C2.10	
C3.01	CIVIL DETAILS
C3.02	LANDSCAPE ILLUSTRATION

PROJECT SITE INFORMATION	
COUNTY PARCEL NUMBERS	SEE SITE PLAN MEMO
GPS COORDINATES	37.689°N, -87.547°W (SUBSTATION)
SITE ELEVATION	450' A.M.S.L.
DEVELOPER NAME	SEBREE SOLAR, LLC
DEVELOPER ADDRESS	700 UNIVERSE BLVD., JUNO BEACH, FL
DEVELOPER CONTACT	ALEX GRAVE DE PERALTA
APPLICABLE BUILDING PERMIT AUTHORITY	KY SITING BOARD, HENDERSON CO.
SYSTEM AC SIZE (MW AT POI)	250
SYSTEM DC SIZE (MW)	361.49
MODULE COUNT	680,370
CENTRAL INVERTER COUNT	80
TRANSFORMER COUNT	2
PROJECT ZONING	AGRICULTURAL
NON PARTICIPATING PARCEL SETBACK	25 FEET
OCCUPIED STRUCTURE SETBACK (HENDERSON COUNTY)	100 FEET
INVERTER SETBACK FROM OCCUPIED STRUCTURE (KENTUCKY SITING BOARD)	450 FEET
PV PANEL SETBACK FROM OCCUPIED STRUCTURE (KENTUCKY SITING BOARD)	150 FEET
EDGE OF ROAD PAVEMENT SETBACK	50 FEET
SURFACE WATER SETBACK	25 FEET
WETLAND SETBACK	25 FEET
STREAM SETBACK	25 FEET
FENCED AREA	1,074 ACRES
ROAD LENGTH	73,770 FEET
LANDSCAPE LENGTH	20,091 FEET



**SEBREE SOLAR**  
**HENDERSON CO.**  
**KENTUCKY**

ECT PROJECT No.:	20-0196
DESIGNED BY:	Sebree Solar, LLC
DRAWN BY:	MRA
CHECKED BY:	BW
APPROVED BY:	BW
KY SITING BOARD	08-09-2021
HENDERSON COUNTY	09-07-2021
SUBMITTAL	
KY SITING BOARD	11-05-2021
RESUBMITTAL	
FINAL SITE PLAN	01-15-2024

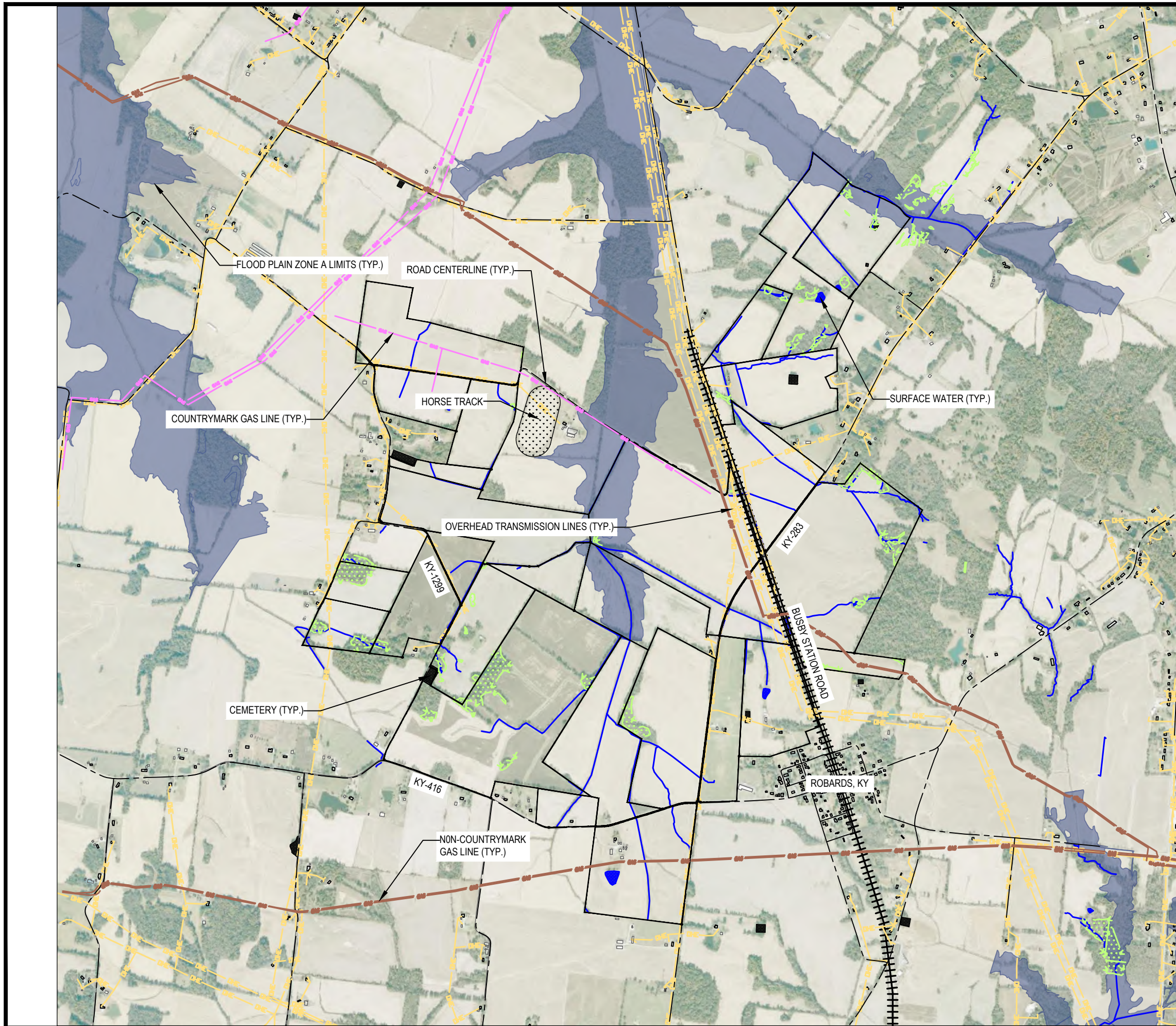


**COVER SHEET**

CALL BEFORE YOU DIG  
811

**C1.00**

NOT FOR CONSTRUCTION



**LEGEND**

- PARTICIPATING PARCEL LINE
- ROAD CENTERLINE
- OVERHEAD ELECTRIC
- NON-COUNTRYMARK PIPELINE
- COUNTRYMARK PIPELINE
- HORSE TRACK
- WETLANDS
- STREAM
- FLOODPLAIN ZONE A
- RAILROAD

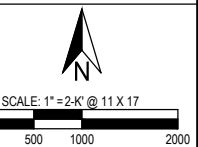
**NOTE:** COUNTRYMARK GAS PIPELINE LOCATIONS ARE APPROXIMATE. FINAL FIELD VERIFICATION OF COUNTRYMARK PIPELINE RIGHT-OF-WAY MAY IMPACT FENCE LINE AND ARRAY PLACEMENT WITHIN THE PARCEL, BUT WILL NOT CHANGE THE TOTAL NUMBER OF PANELS OR THE OUTSIDE FOOTPRINT OF THE PROJECT.

**SEBREE SOLAR  
HENDERSON CO.  
KENTUCKY**

ECT PROJECT No.:	20-0196
DESIGNED BY:	Sebree Solar, LLC
DRAWN BY:	MRA
CHECKED BY:	BW
APPROVED BY:	BW
KY SITING BOARD	08-09-2021
HENDERSON COUNTY SUBMITTAL	09-07-2021
KY SITING BOARD RESUBMITTAL	11-05-2021
FINAL SITE PLAN	01-15-2024

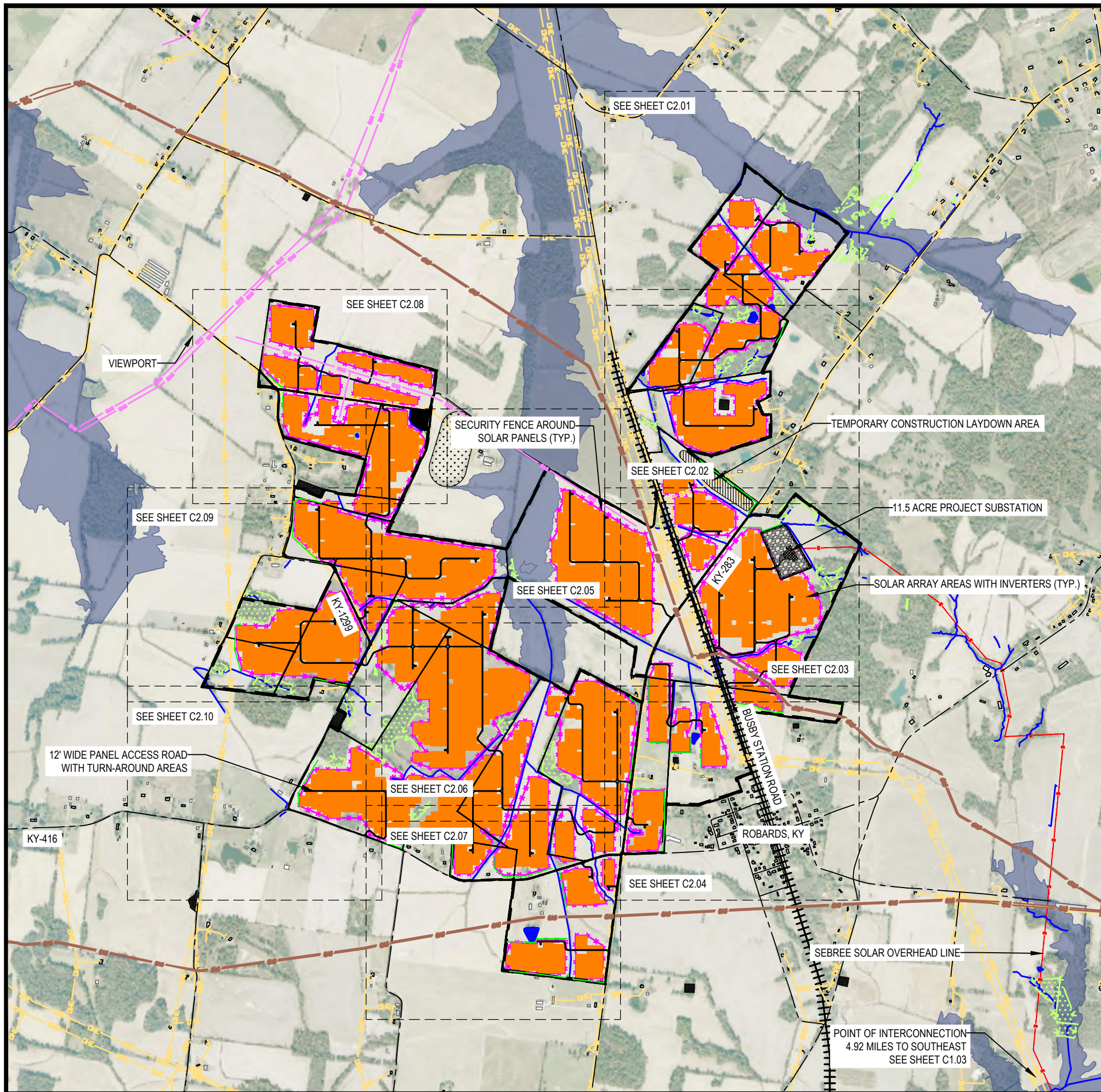
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Date

**EXISTING CONDITIONS**



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**C1.01**



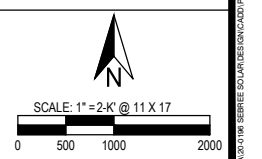
### LEGEND

- PARTICIPATING PARCEL LINE
- ROAD CENTERLINE
- OVERHEAD ELECTRIC
- NON-COUNTRYMARK PIPELINE
- COUNTRYMARK PIPELINE
- WETLANDS
- STREAM
- FLOODPLAIN ZONE A
- SECURITY FENCE
- SOLAR PANEL AREAS
- RAILROAD
- SUBSTATION
- SEBREE SOLAR OVERHEAD LINE

ECT PROJECT No.:	20-0196
DESIGNED BY:	Sebree Solar, LLC
DRAWN BY:	MRA
CHECKED BY:	BW
APPROVED BY:	BW
KY SITING BOARD HENDERSON COUNTY SUBMITTAL	08-09-2021
KY SITING BOARD RESUBMITTAL	09-07-2021
	11-05-2021
FINAL SITE PLAN	01-15-2024

TBD
01-15-2024
Date

### OVERALL SITE LAYOUT

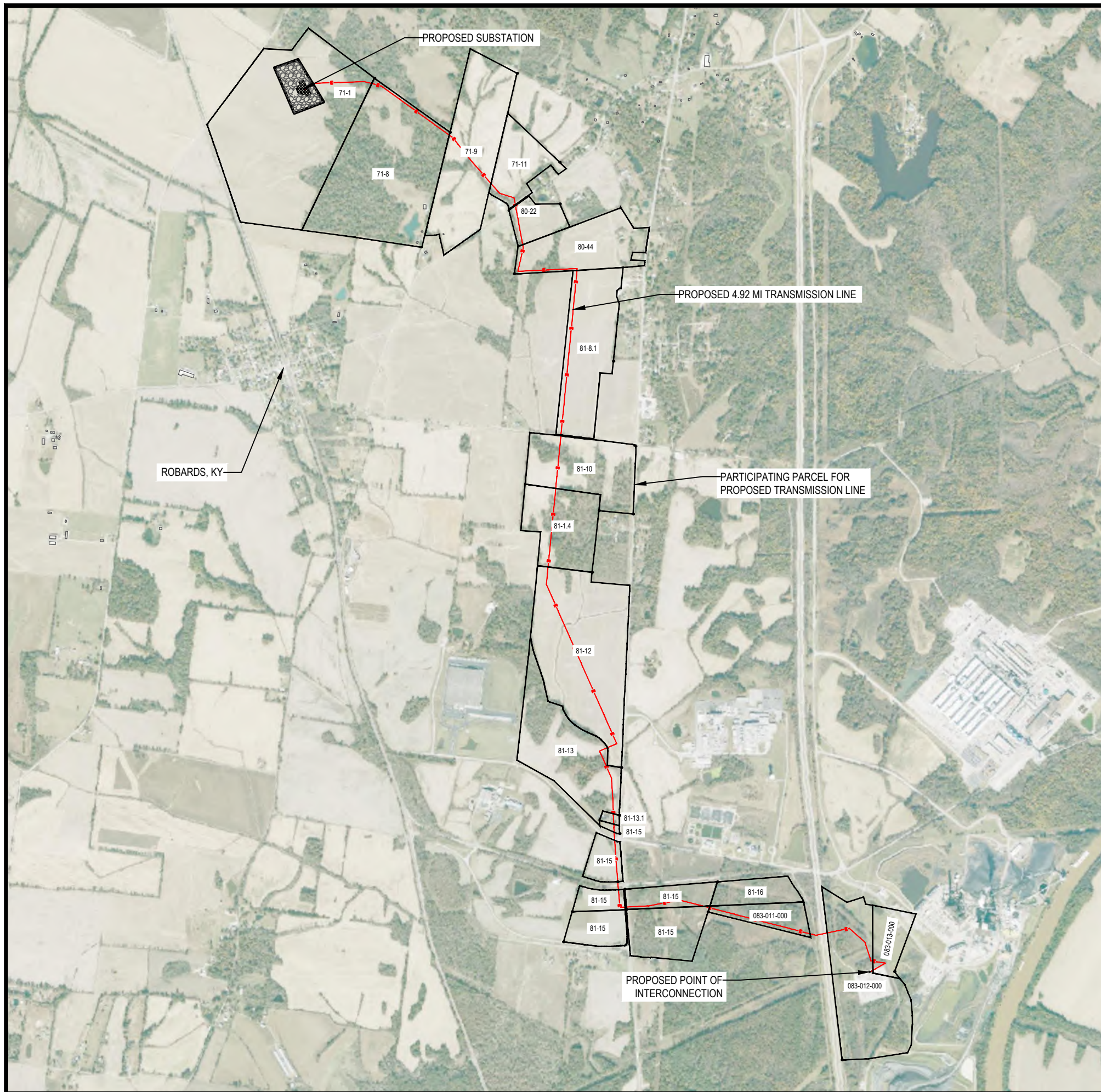


**C1.02**

**NOTE:** COUNTRYMARK GAS PIPELINE LOCATIONS ARE APPROXIMATE. FINAL FIELD VERIFICATION OF COUNTRYMARK PIPELINE RIGHT-OF-WAY MAY IMPACT FENCE LINE AND ARRAY PLACEMENT WITHIN THE PARCEL, BUT WILL NOT CHANGE THE TOTAL NUMBER OF PANELS OR THE OUTSIDE FOOTPRINT OF THE PROJECT.

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### LEGEND

-  PARTICIPATING PARCEL LINE
-  SUBSTATION
-  SEBREE SOLAR OVERHEAD LINE

**ECT** Environmental Consulting & Technology, Inc.  
 1408 N. Westshore Blvd., Ste 115  
 Tampa, FL, 33607  
 Phone: (813) 289-9338  
 www.ectinc.com

**NEXTERA ENERGY RESOURCES**  
**SEBREE SOLAR HENDERSON CO. KENTUCKY**

ECT PROJECT No.:	20-0196
DESIGNED BY:	Sebree Solar, LLC
DRAWN BY:	MRA
CHECKED BY:	BW
APPROVED BY:	BW
KY SITING BOARD HENDERSON COUNTY SUBMITTAL	08-09-2021
KY SITING BOARD RESUBMITTAL	09-07-2021
	11-05-2021
FINAL SITE PLAN	01-15-2024

TBD

01-15-2024  
Date

**TRANSMISSION LINE OVERVIEW**

N

SCALE: 1" = 200' @ 11 X 17

0 500 1000 2000

CALL BEFORE YOU DIG  
811

**C1.03**

NOT FOR CONSTRUCTION

1/15/2024 8:24 AM BY: MATTHEW ADAMS

ECT PROJECT No.:	20-0196
DESIGNED BY:	Sabree Solar, LLC
DRAWN BY:	MRA
CHECKED BY:	BW
APPROVED BY:	BW
KY SITING BOARD	08-09-2021
HENDERSON COUNTY	09-07-2021
SUBMITTAL	
KY SITING BOARD	11-05-2021
RESUBMITTAL	
FINAL SITE PLAN	01-15-2024

**SEBREE SOLAR**  
HENDERSON CO. KENTUCKY

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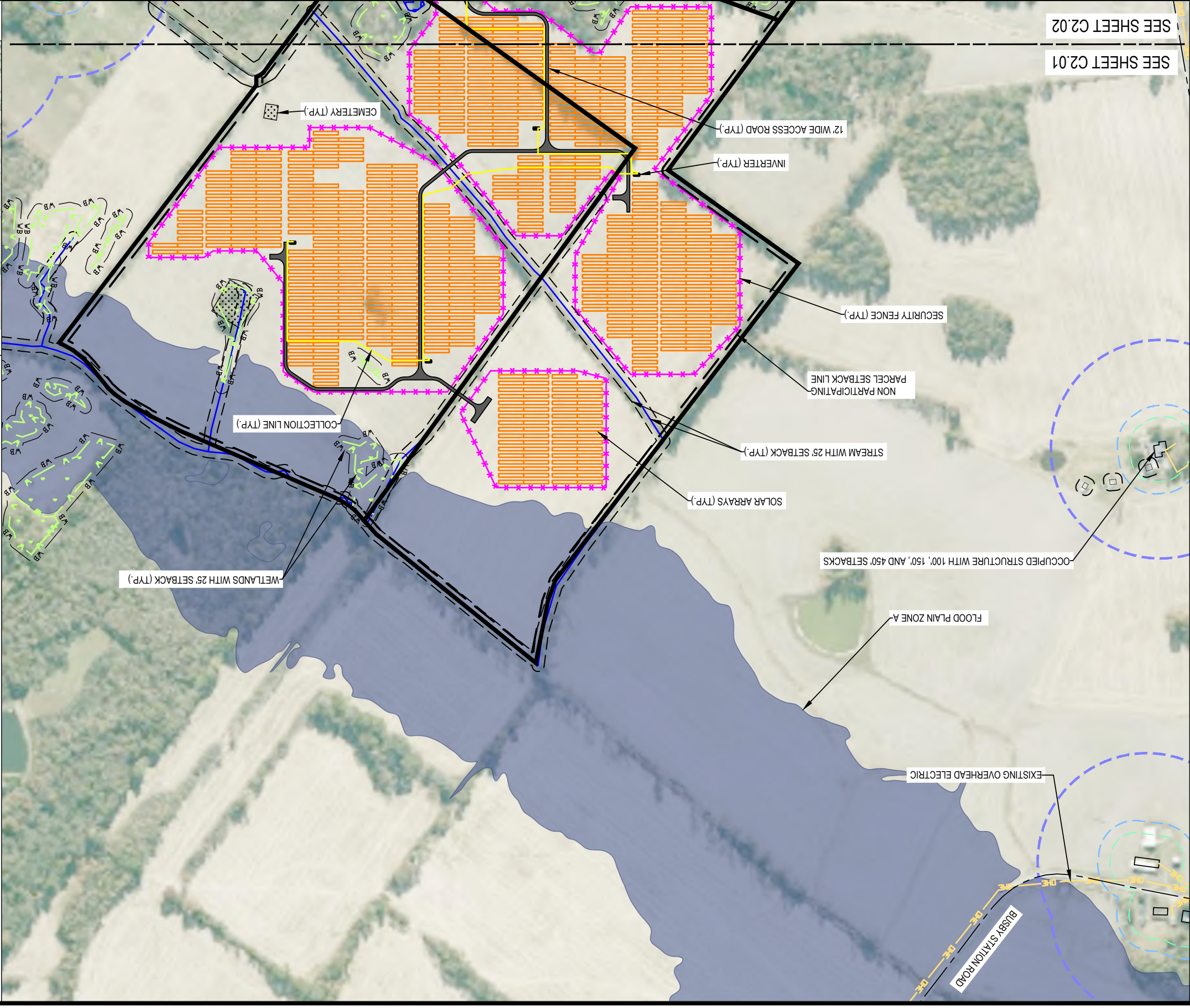
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N.T.S. KEY MAP

ROBARDS, KY

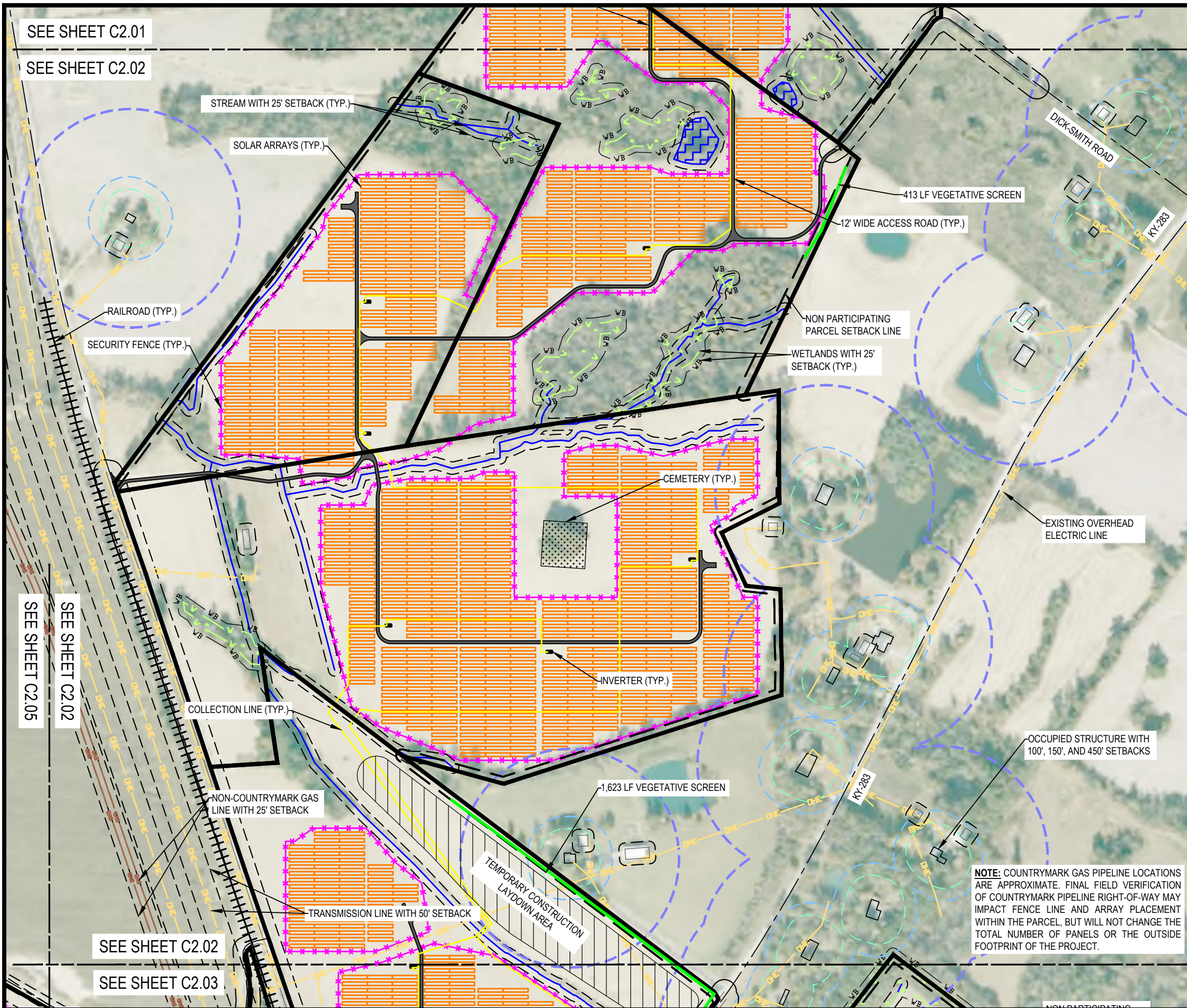
**LEGEND**

- PARCEL LINE
- PARCEL
- SETBACK LINE
- 25' SETBACK (STREAMS & WATERBODIES)
- 100' OCCUPIED STRUCTURE SETBACK
- 150' OCCUPIED STRUCTURE SETBACK FROM PV PANEL
- 450' OCCUPIED STRUCTURE SETBACK FROM INVERTER
- ROAD CENTERLINE
- OVERHEAD ELECTRIC
- SEBREE SOLAR OVERHEAD LINE
- NON-COUNTYMARK PIPELINE
- COUNTYMARK PIPELINE
- COLLECTION LINE
- WETLANDS
- WETLAND SETBACK
- STREAM
- FLOODPLAIN ZONE A
- SURFACE WATER
- SECURITY FENCE
- SOLAR ARRAYS
- INVERTER
- ACCESS ROAD
- VEGETATIVE SCREEN
- PROPOSED POLLINATOR AREA
- CEMETERY



SEE SHEET C2.02

SEE SHEET C2.01



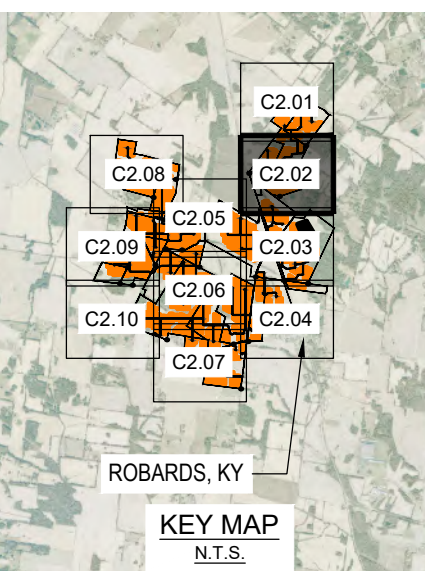
**LEGEND**

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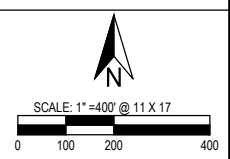
**NEXTERA ENERGY RESOURCES**  
**SEBREE SOLAR HENDERSON CO. KENTUCKY**

ECT PROJECT No.:	20-0196
DESIGNED BY:	Sebree Solar, LLC
DRAWN BY:	MRA
CHECKED BY:	BW
APPROVED BY:	BW
KY SITING BOARD HENDERSON COUNTY SUBMITTAL	08-09-2021
KY SITING BOARD RESUBMITTAL	09-07-2021
	11-05-2021
FINAL SITE PLAN	01-15-2024



TBD
01-15-2024
Date

**SITE EXHIBIT**

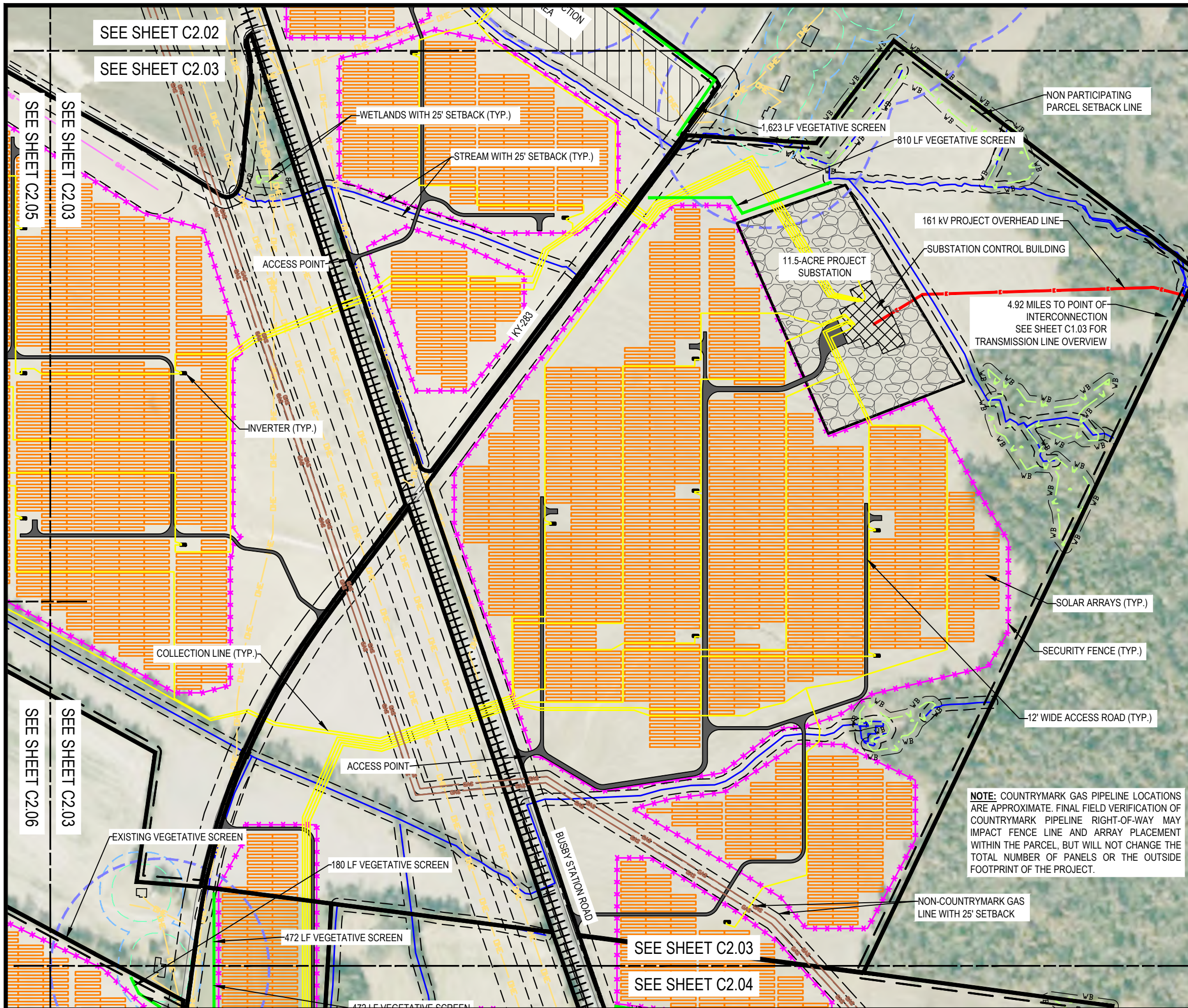


**C2.02**

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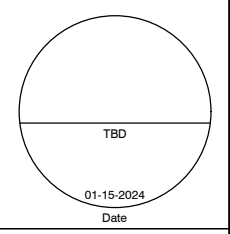
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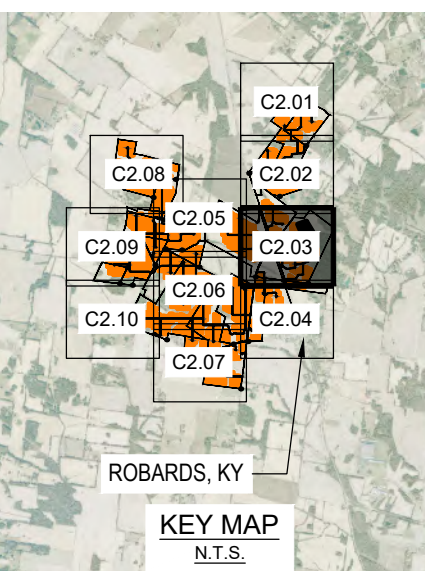
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FINAL SITE PLAN	01-15-2024



**SITE EXHIBIT**

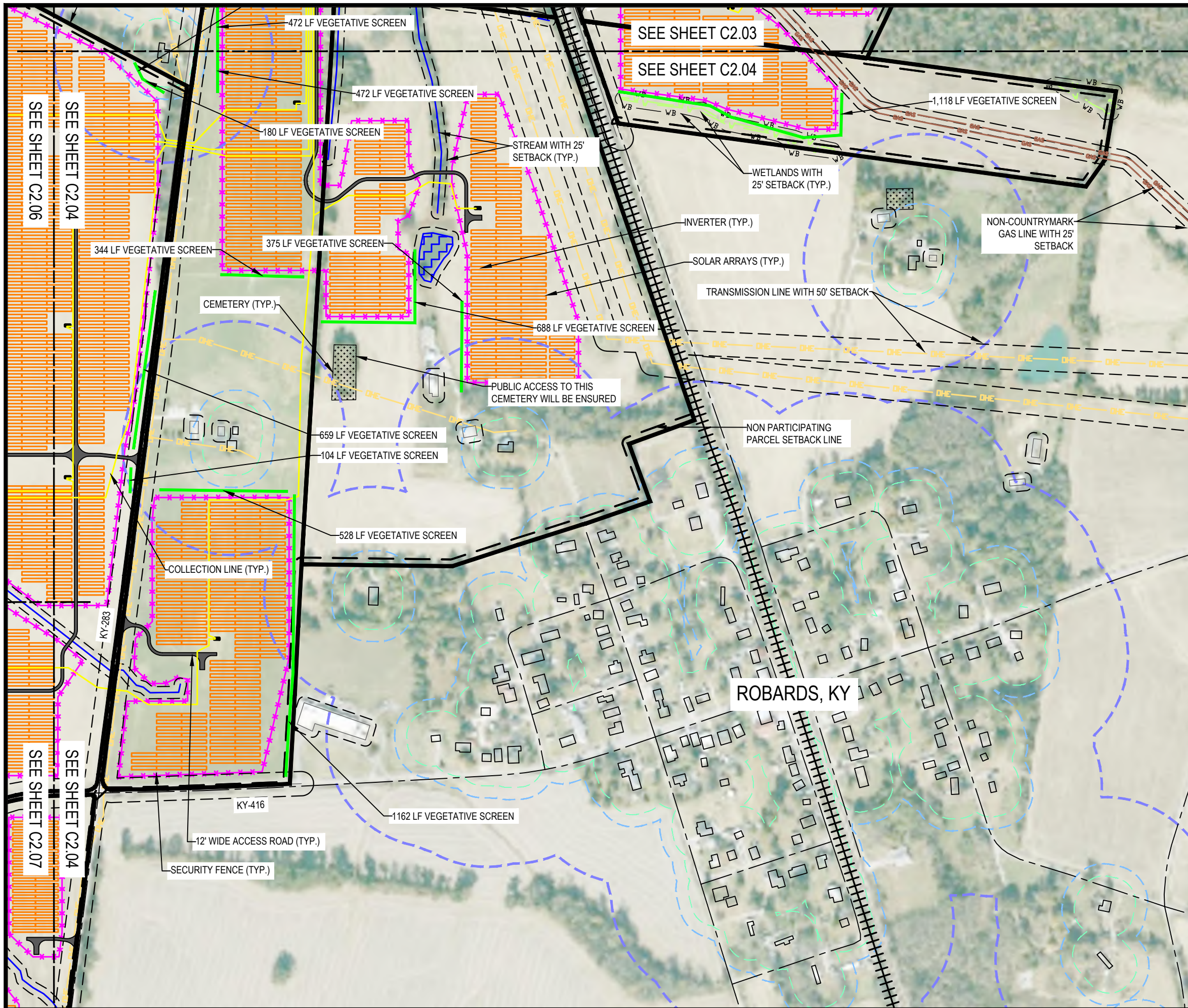


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**C2.03**

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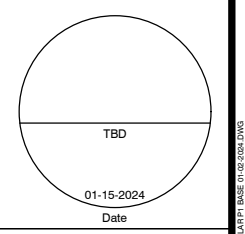
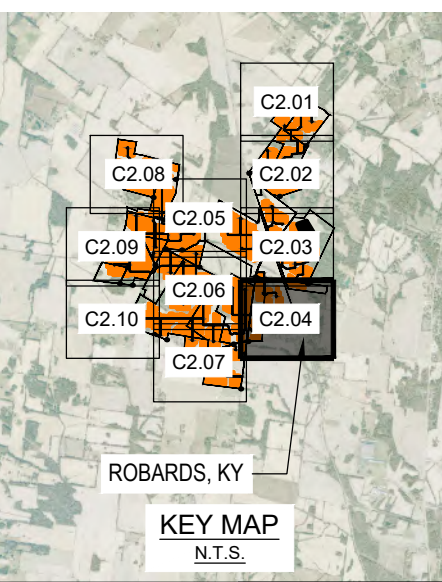
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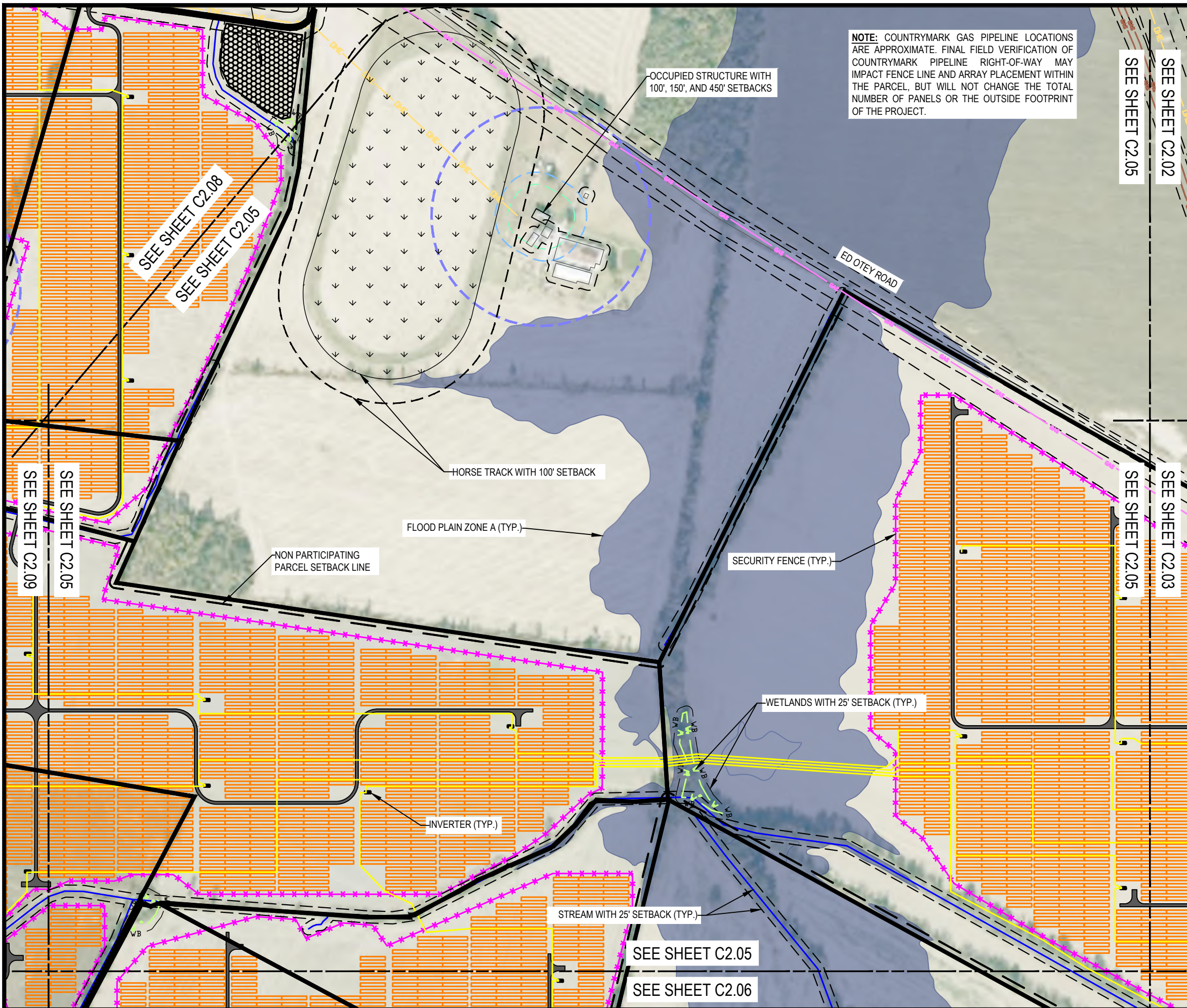


**SITE EXHIBIT**

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**C2.04**

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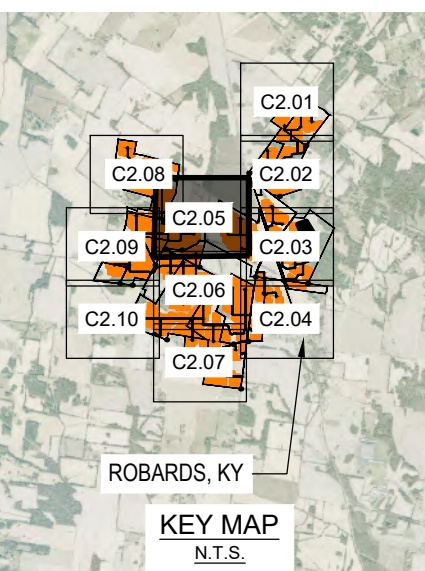
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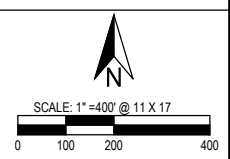
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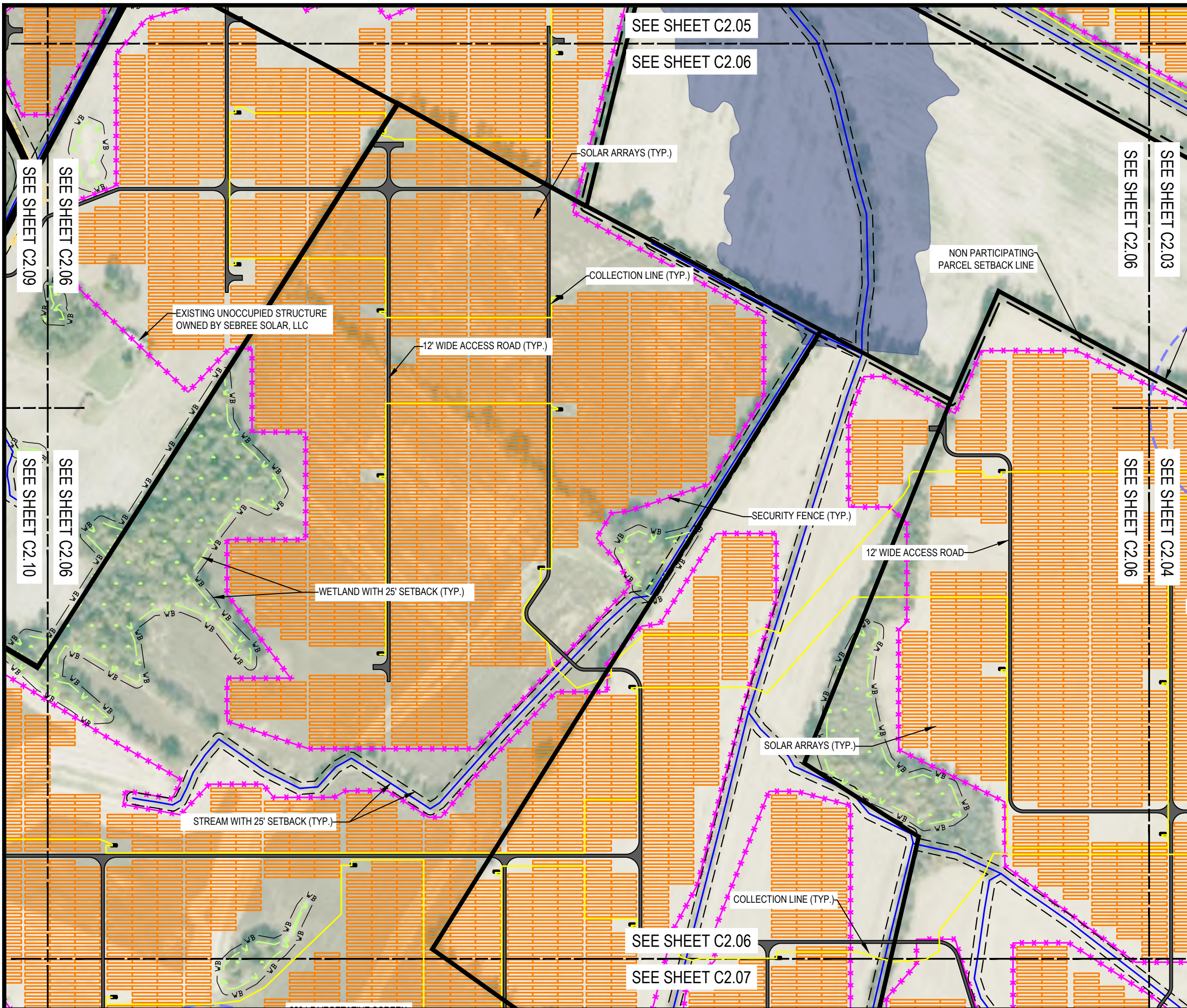
**SITE EXHIBIT**



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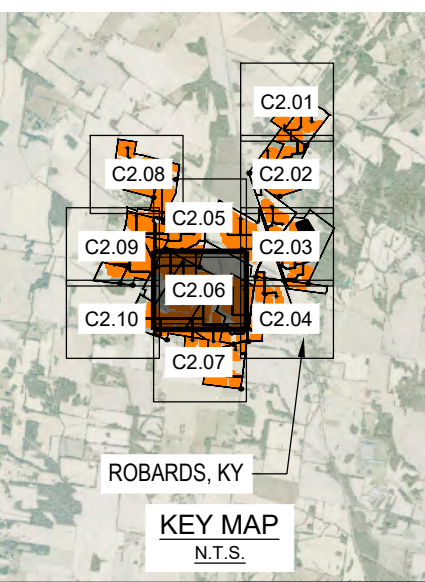
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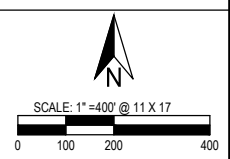
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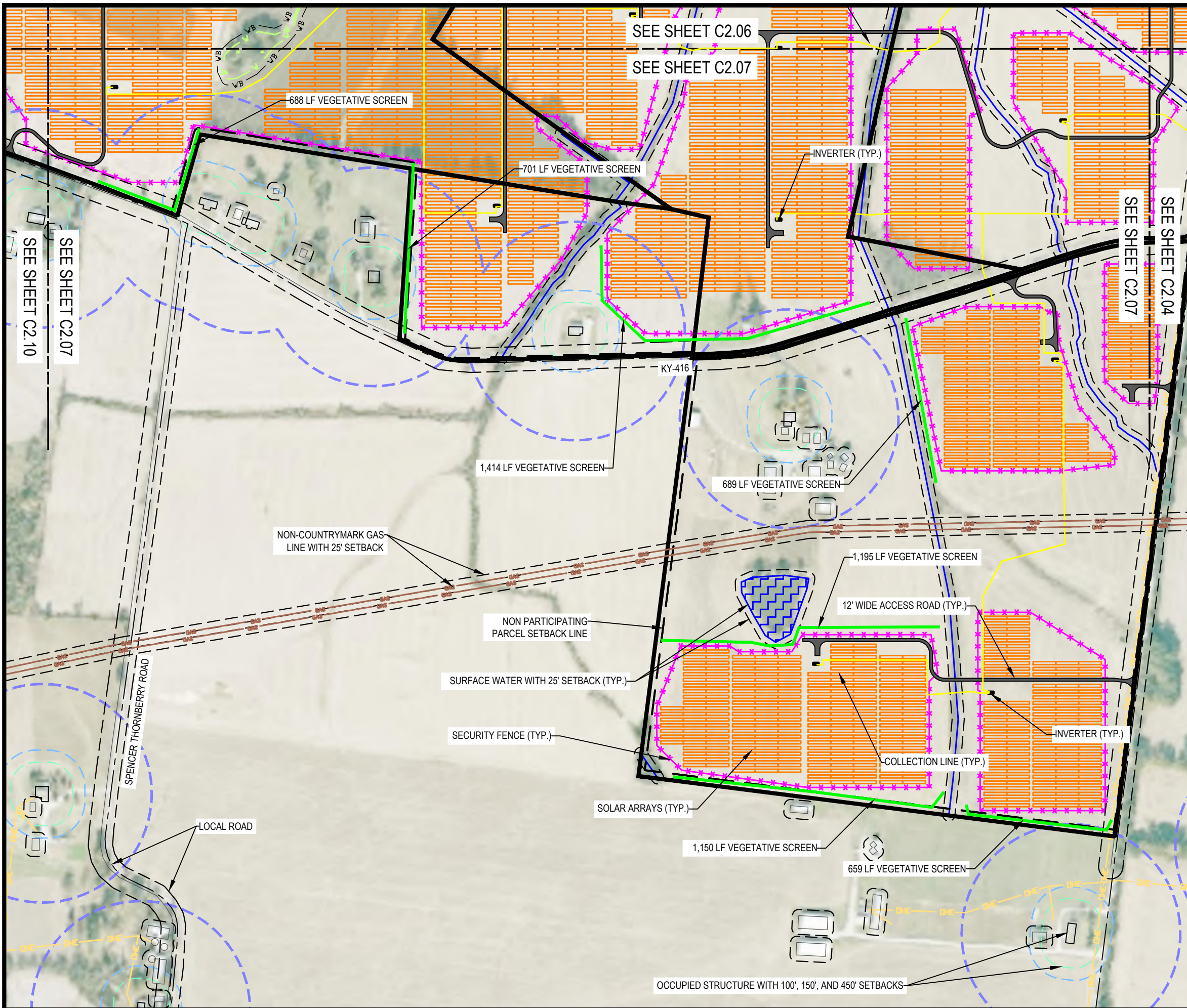
**SITE EXHIBIT**



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**C2.06**

NOT FOR CONSTRUCTION



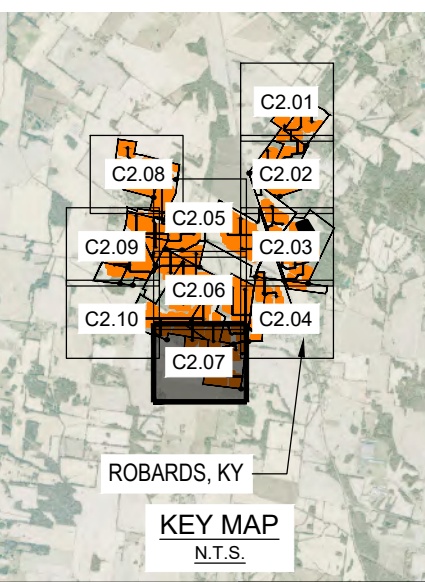
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TBD  
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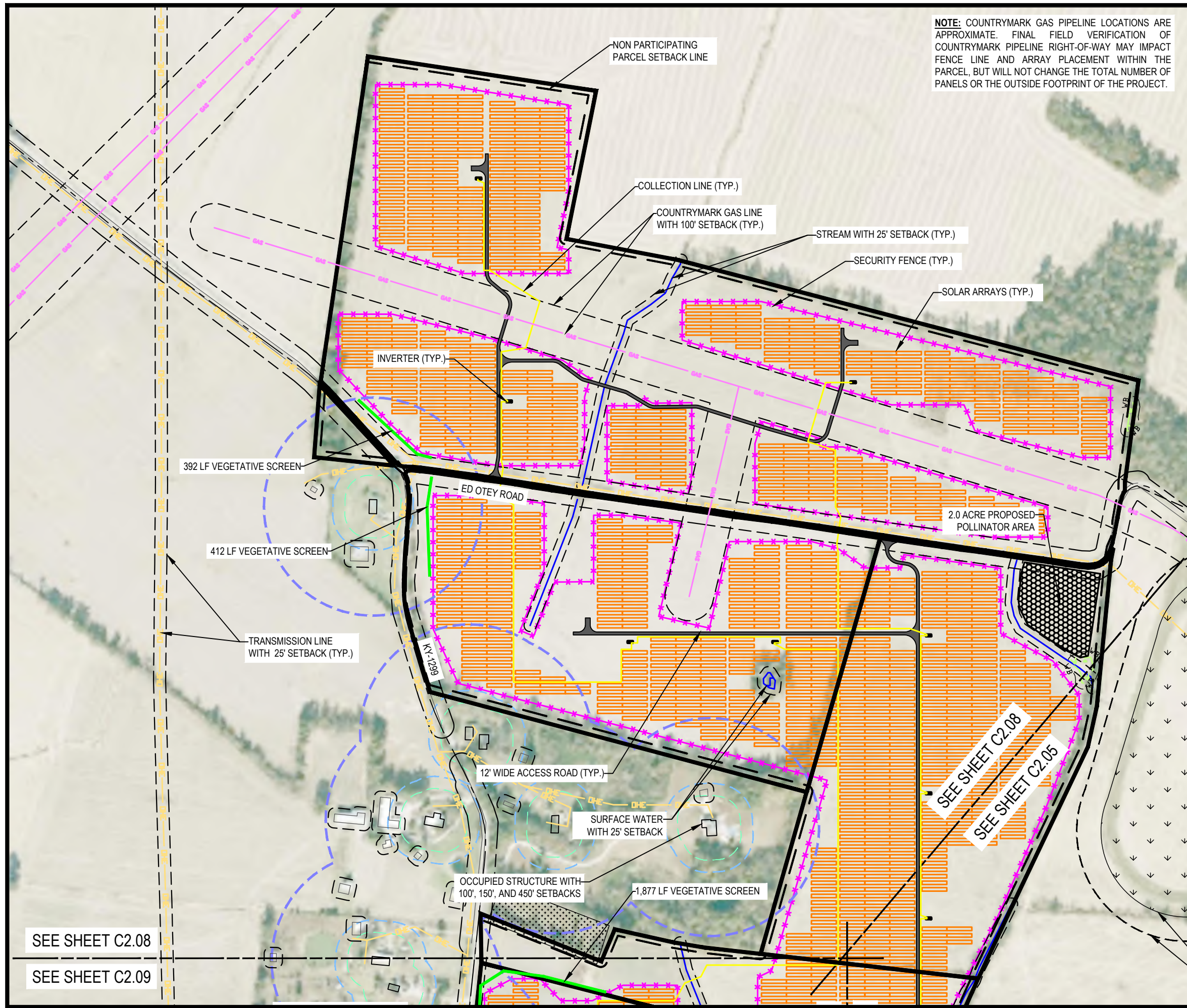
SCALE: 1" = 400' @ 11 X 17  
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**C2.07**

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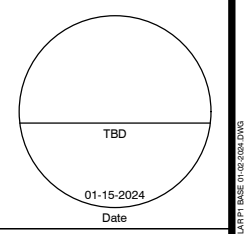
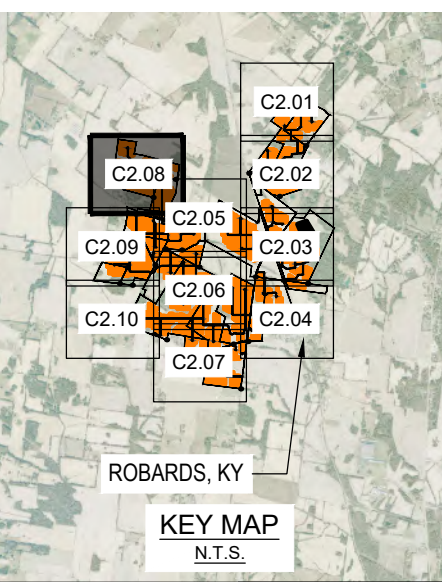
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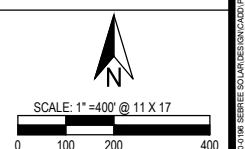
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**NEXTERA ENERGY RESOURCES**  
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ECT PROJECT No.:	20-0196
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KY SITING BOARD HENDERSON COUNTY SUBMITTAL	08-09-2021
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KY SITING BOARD RESUBMITTAL	11-05-2021
FINAL SITE PLAN	01-15-2024



**SITE EXHIBIT**



SEE SHEET C2.08

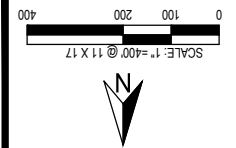
SEE SHEET C2.09

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811

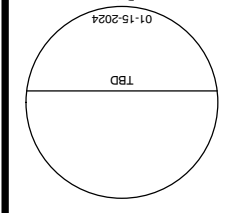
**C2.08**

NOT FOR CONSTRUCTION

C2.09



SITE EXHIBIT

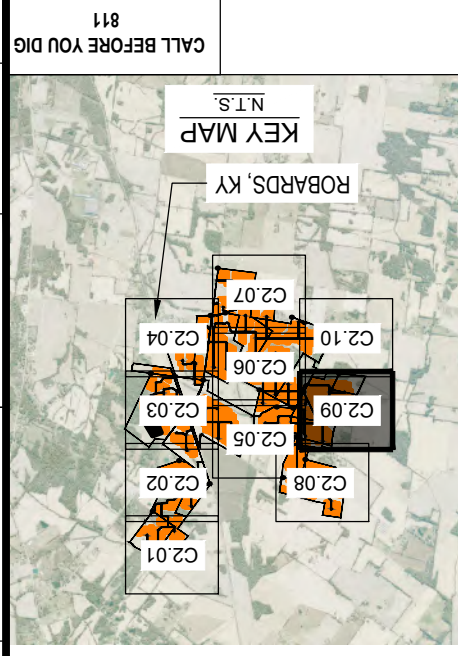


ECT PROJECT No.:	20-0196
DESIGNED BY:	Sabree Solar, LLC
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ECT SITING BOARD	08-09-2021
HENDERSON COUNTY	09-07-2021
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**SEBREE SOLAR**  
HENDERSON CO. KENTUCKY

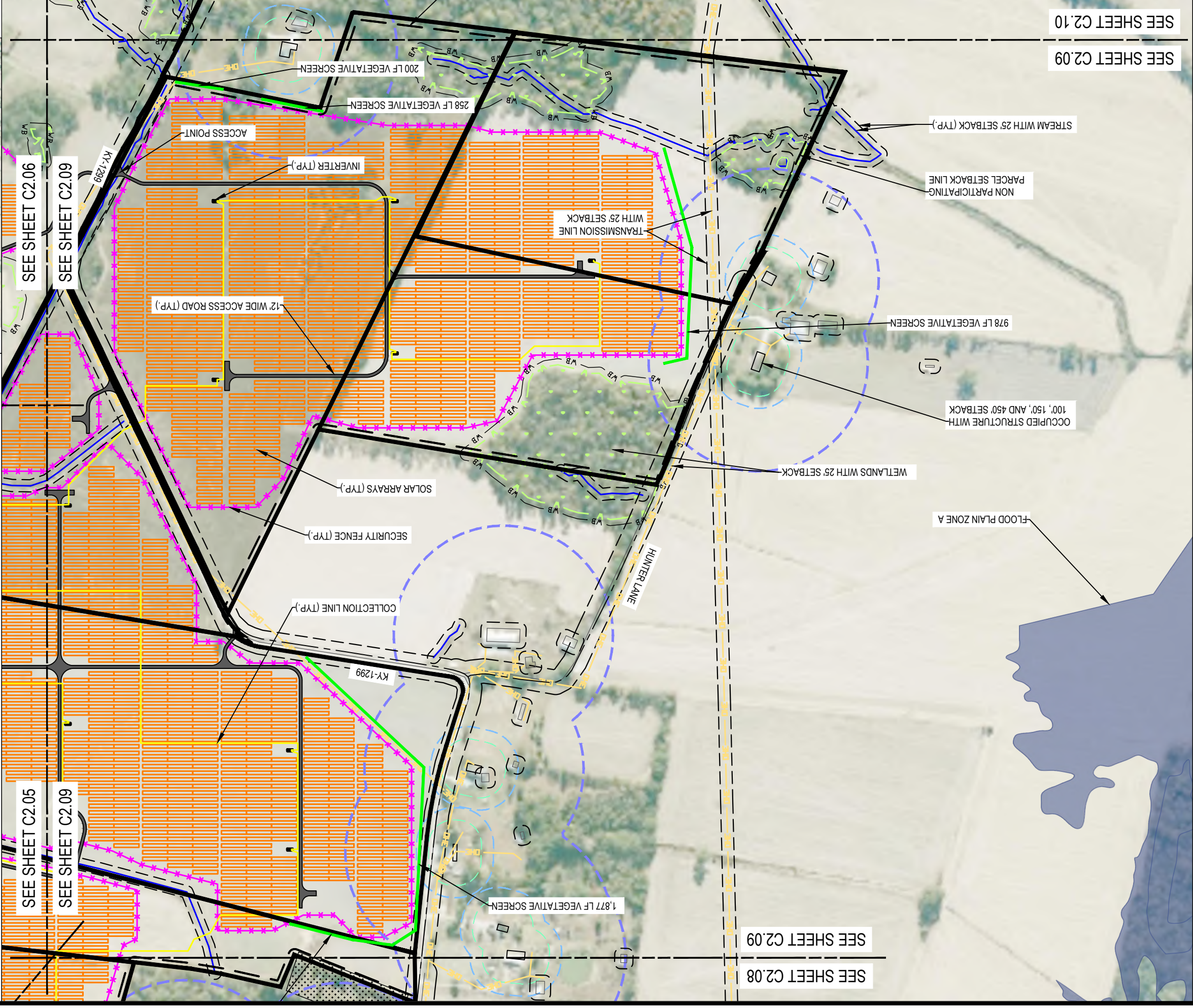
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**LEGEND**

PARCEL LINE	---
PARCEL	---
25' SETBACK (STREAMS & WATERBODIES)	- - - -
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NON-COUNTYMARK PIPELINE	---
COUNTYMARK PIPELINE	---
COLLECTION LINE	---
WETLANDS	---
WETLAND SETBACK	---
STREAM	---
FLOODPLAIN ZONE A	---
SURFACE WATER	---
DESIGNED BY: Sabree Solar, LLC	
DRAWN BY: MRA	
CHECKED BY: BW	
APPROVED BY: BW	
KY SITING BOARD	08-09-2021
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KY SITING BOARD	11-05-2021
RESUBMITTAL	01-15-2024
FINAL SITE PLAN	01-15-2024



SEE SHEET C2.05

SEE SHEET C2.09

SEE SHEET C2.06

SEE SHEET C2.09

SEE SHEET C2.09

SEE SHEET C2.08

SEE SHEET C2.10

SEE SHEET C2.09

SEE SHEET C2.09

SEE SHEET C2.10

### LEGEND

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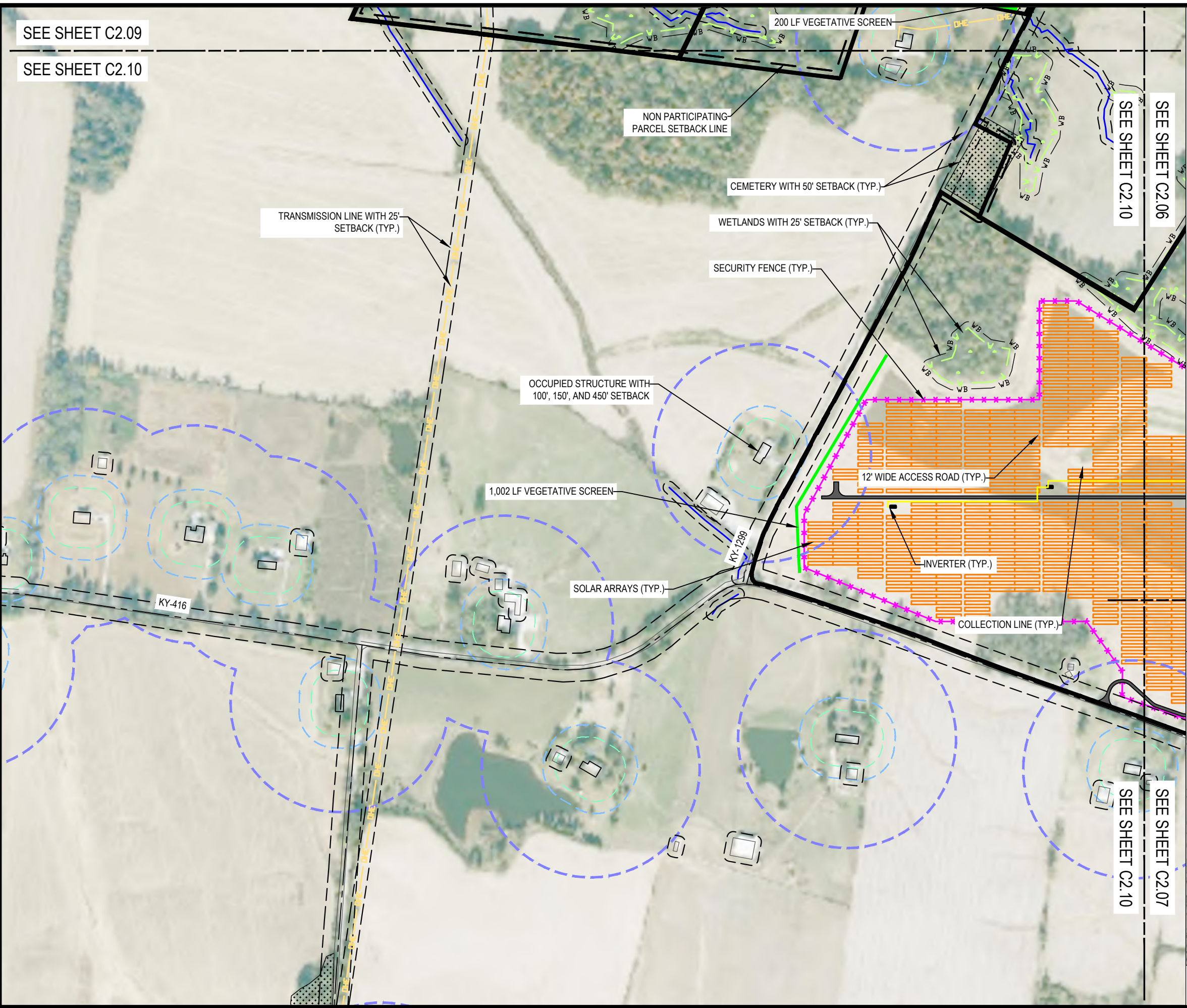
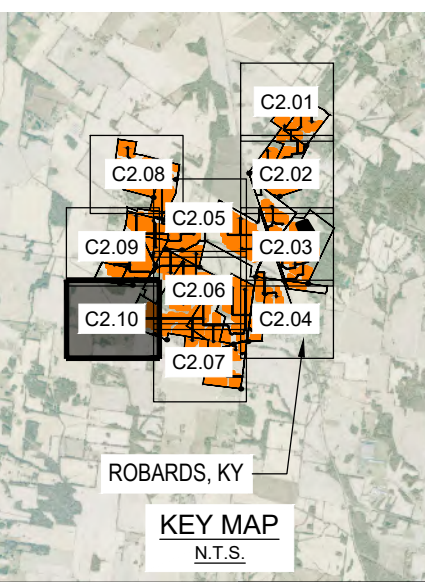
TBD  
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 Date

### SITE EXHIBIT

SCALE: 1" = 400' @ 11 X 17  
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# C2.10

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SEE SHEET C2.10

SEE SHEET C2.10

SEE SHEET C2.07

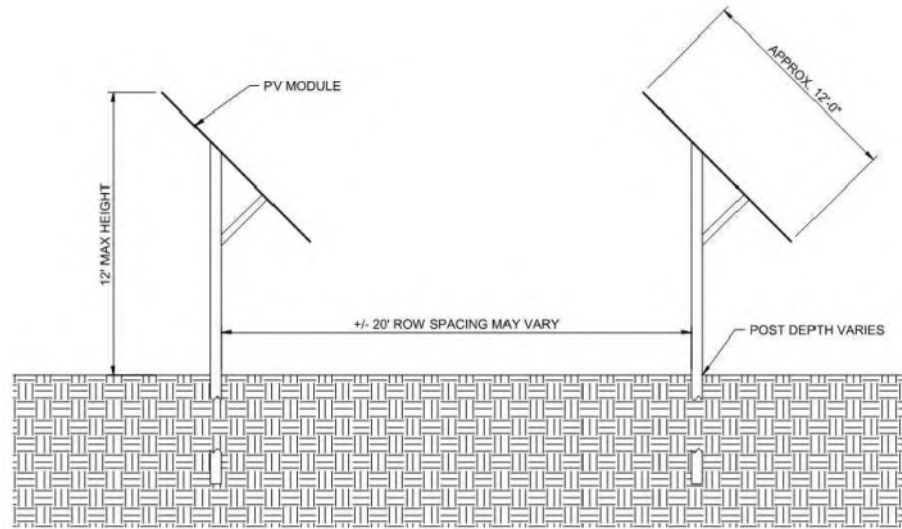
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**CIVIL DETAILS**

**C3.01**

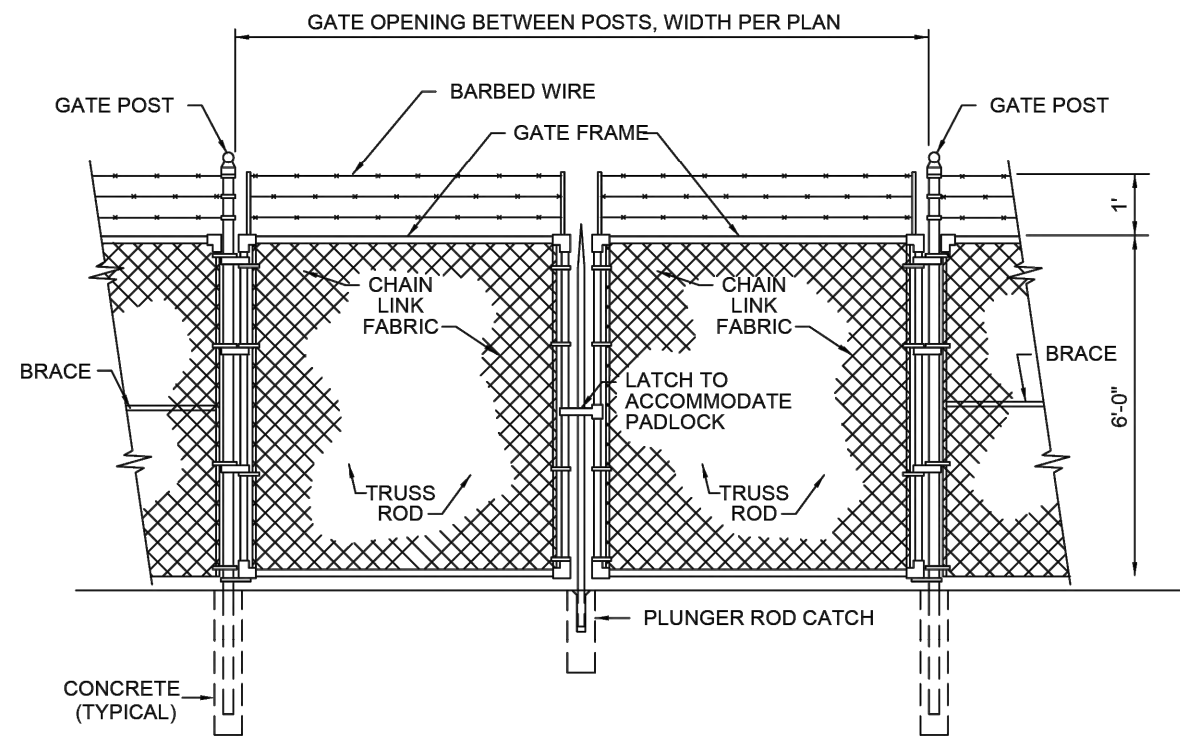


**FIXED PANEL RACK SECTION DETAIL**

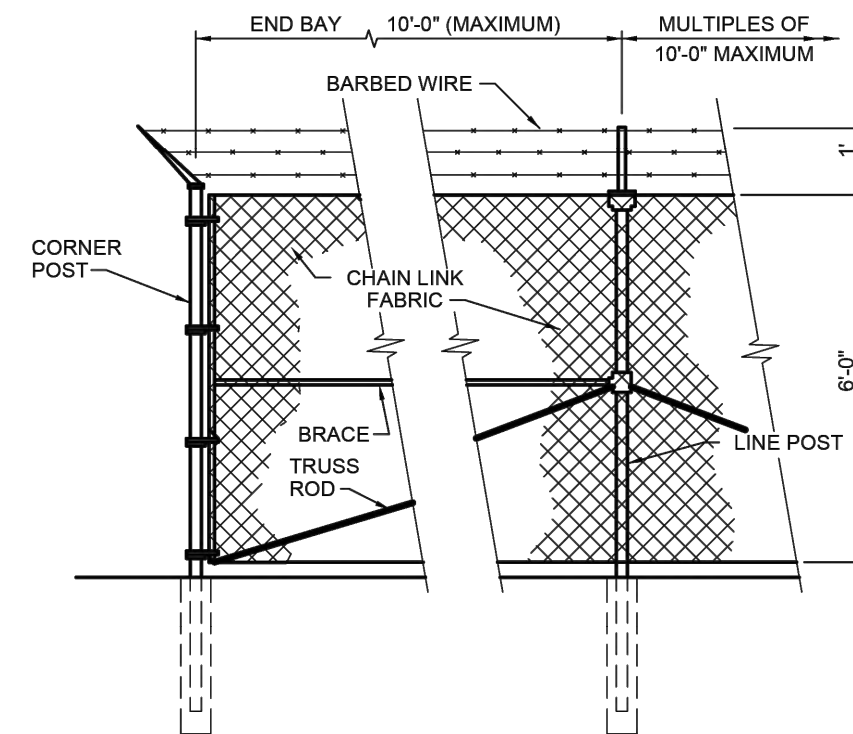
SCALE: NTS

**NOTE:**

1. DETAILS ON THIS DRAWING ARE CONCEPTUAL ONLY.
2. FOUNDATION AND EQUIPMENT CONFIGURATION SUBJECT TO CHANGE DURING DETAILED DESIGN.
3. PILE EMBEDMENT DEPTH VARIES ON GEOTECHNICAL STUDY RESULTS AND STRUCTURAL DESIGN.
4. ACTUAL OPTIMAL DIMENSIONS MAY DEPEND ON SPECIFIC CONDITIONS OF THE SITE.



**DOUBLE SWING GATE DETAIL  
NOT TO SCALE**

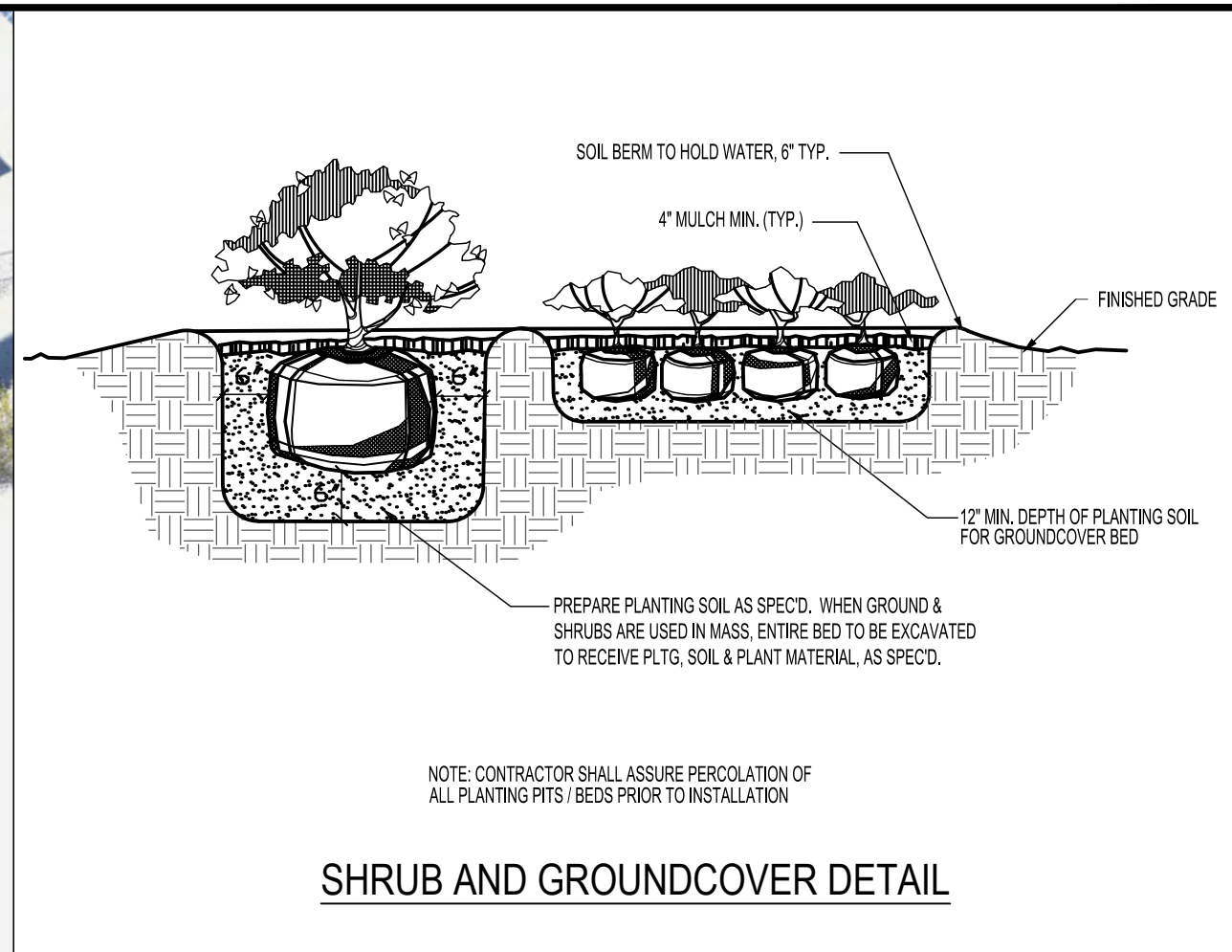


**SECURITY FENCE DETAIL  
NOT TO SCALE**

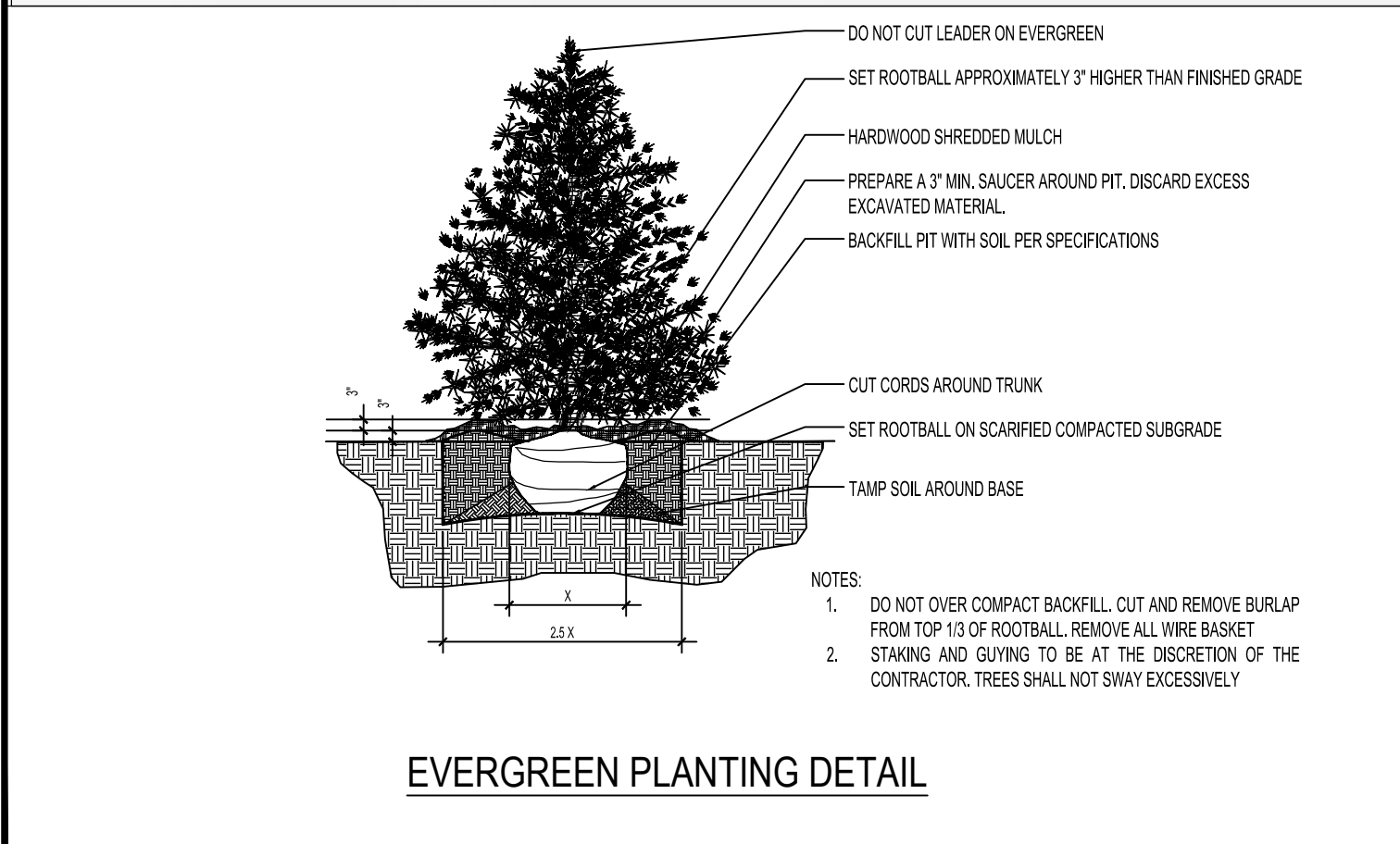
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SHRUB AND GROUNDCOVER DETAIL



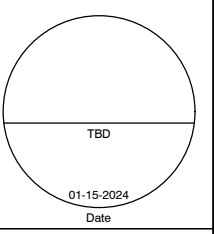
EVERGREEN PLANTING DETAIL

Table 1. Potential Evergreen and Deciduous Species Utilized by the Proposed Project

Type	Species	Scientific Name
Coniferous Trees and Shrubs	White Pine	<i>Pinus strobus</i>
	Virginia Pine	<i>Pinus virginiana</i>
	Red Cedar	<i>Juniperus virginiana</i>
	Common Juniper*	<i>Juniperus communis</i>
	Eastern Hemlock	<i>Tsuga canadensis</i>
Broadleaf Small Trees and Shrubs	Serviceberry	<i>Amelanchier spp.</i>
	Dogwood	<i>Cornus spp.</i>
	Winterberry	<i>Ilex spp.</i>
	Chokecherry	<i>Prunus virginiana</i>
	Ninebark	<i>Physocarpus opulifolius</i>
	Sumac	<i>Rhus spp.</i>
	Viburnum	<i>Viburnum spp.</i>
	Redbud	<i>Cercis canadensis</i>

\* an upright growing habitat cultivar

ECT PROJECT No.:	20-0196
DESIGNED BY:	Sebree Solar, LLC
DRAWN BY:	MRA
CHECKED BY:	BW
APPROVED BY:	BW
KY SITING BOARD HENDERSON COUNTY SUBMITTAL	08-09-2021 09-07-2021
KY SITING BOARD RESUBMITTAL	11-05-2021
FINAL SITE PLAN	01-15-2024



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