

Exhibit 2

Sebree Solar, LLC Site Plan Application
Henderson City-County Planning Commission

September 24, 2021

Mr. Brian Bishop
Executive Director
Henderson County Planning commission
20 N Main Street
Henderson, KY 42420

Re: Sebree Solar Project Level 3 Solar Energy System Site Plan Application for Henderson County, Kentucky

Dear Mr. Bishop,

Sebree Solar, LLC ("Applicant") is pleased to submit the enclosed Site Plan Application for the construction of a proposed Level 3 Solar Energy System ("SES") in Henderson County, Kentucky. The Sebree Solar Project ("Project") is to be located on a site encompassing approximately 1,265 acres of land located in Henderson County and Webster County, Kentucky, approximately seven miles south of the City of Henderson, directly north and west of the Town of Robards, west of U.S. Highway 41 ("US-41"), north of State Road 416 ("HWY-416"), and east of US-41A. Approximately 59 additional acres of land will be utilized for the proposed transmission line with approximately 53 acres located in Henderson County and the remaining approximately 6 acres located in neighboring Webster County. The Project meets the definition of a Level 3 SES and is targeted to begin commercial operation in 2023.

As part of this submittal and in compliance with applicable sections of the Henderson County Zoning Ordinance, the Applicant is providing the following documents:

EXHIBIT A – Site Plan Application

EXHIBIT B – Application Narrative, Compliance Documentation, and Site Plan Checklist

- Appendix 1 – Project Location Map
- Appendix 2 – Preliminary Site Plan
- Appendix 3 – List of Proposed Project Parcels
- Appendix 4 – Decommissioning Plan

Sebree Solar, LLC respectfully requests Henderson County's review and approval of the enclosed Site Plan Application and the Preliminary Site Plan for the Project as proposed herein.

If you have any questions or require more information, please contact Lina Jensen at (832) 613-7247.

Sincerely,

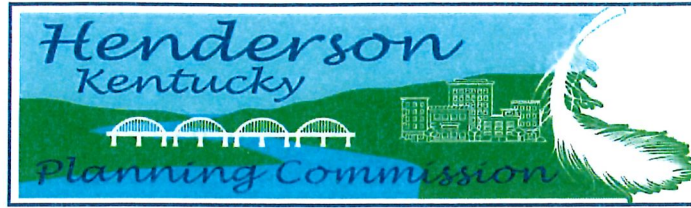
Sebree Solar, LLC

By: 

Name: Anthony Pedroni

Title: Vice President, Sebree Solar, LLC

EXHIBIT A
COMPLETED SITE PLAN APPLICATION



PLANNING COMMISSION SITE PLAN APPLICATION# _____

A fee of \$50.00 is required of which no part shall be refundable.

DATE 9/27/2021 RECEIPT# _____ **(FOR STAFF USE)**

The undersigned hereby submits, for the Henderson City-County Planning Commission, a site plan for a parcel of land herein described:

TITLE Sebree Solar Project

ADDRESS _____, OR
LOCATION Approximately seven miles south of the City of Henderson, directly north of the Town of Robards, west of US-41, north of HWY-416, and east of US-41A

DEVELOPER ANTHONY PEDRONI, VICE PRESIDENT OF SEBREE SOLAR, LLC

DEVELOPER'S
OWNER'S SIGNATURE *Anthony Pedroni*

MAILING ADDRESS 700 Universe Boulevard, Juno Beach, FL 33408

PHONE# 832-613-7247 DATE 9/24/2021

(FOR STAFF USE)

CLERK'S SIGNATURE _____ DATE _____

PUBLIC HEARING DATE _____

ACTION _____

COMMENTS CONCERNING THIS SITE PLAN:

EXHIBIT B
APPLICATION NARRATIVE, COMPLIANCE DOCUMENTATION, AND
SITE PLAN CHECKLIST



**> Henderson County
Level 3 Solar Energy System
Site Plan Application
for
Sebree Solar Project**

September 2021
ECT No. 200196

SEBREE SOLAR, LLC
Juno Beach, FL



3720 Wilder Road, Unit B
Bay City, Michigan 48706
www.ectinc.com

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- Appendix 2 – Preliminary Site Plan
- Appendix 3 – List of Proposed Project Parcels
- Appendix 4 – Decommissioning Plan

I. Project Introduction

Sebree Solar Project, LLC (“Applicant”), proposes to develop a Level 3 Solar Energy System (“Level 3 SES”), known as the Sebree Solar Project (“Project”), in Henderson County, Kentucky. A Level 3 SES is defined in Article XXX, Section 30.01.c Henderson County Solar Energy System Regulations (“Henderson Regulations”) as: “Any system that does not satisfy the parameters for a Level 1 or Level 2 SES.”

The Applicant is a wholly owned subsidiary of NextEra Energy Resources, LLC (“NEER”). NEER is a leading wholesale power generator that designs, builds, and operates power plants of a diverse set of resources for utilities, retail electricity providers, power cooperatives, municipal electric providers, and large industrial companies. NEER is nationally recognized as a leading clean energy provider with a diverse portfolio of wind, solar, natural gas, and nuclear energy facilities that generate more than 21,900 megawatts in the United States and Canada.

The Project is to be located on a site encompassing approximately 1,265 acres of land located in Henderson County and Webster County, Kentucky, approximately seven miles south of the City of Henderson, directly north and west of the Town of Robards, west of U.S. Highway 41 (“US-41”), north of State Road 416 (“HWY-416”), and east of US-41A. Approximately 59 additional acres of land will be utilized for the proposed transmission line with approximately 53 acres located in Henderson County and the remaining approximately 6 acres located in neighboring Webster County.

The Project area has historically been used for agricultural and forestry purposes and the Project parcels are predominantly bordered by agricultural farmland and scattered rural homesteads. *Appendix 1 – Project Location Map* shows the outermost “Project Boundary” and delineates the Project area for this Site Plan Application.

Pursuant to the Henderson Regulations, a Level 3 SES that complies with the requirements of Section 30.02 is allowed in Agricultural Zone, Light Industrial (M-1) and Heavy Industrial (M-2) zones. The Applicant is submitting this Application to document compliance with the provisions of Section 30.02 and the 2017 Site Plan Checklist from the County. The Project is being designed and built to meet all applicable Zoning Ordinance requirements as shown in this document. The Site layout has been developed to optimize the solar resource while minimizing impacts on natural resources and neighboring properties, see *Attachment 2 – Preliminary Site Plan* for all plan details.

The parcels included in this project are all zoned as AG – Agricultural District.

The Project is a 250-megawatt alternating current (“MW AC”) SES capable of providing clean, renewable electricity and includes an approximately 4.85-mile transmission line. The power generated by the Project will interconnect with the transmission system owned by the Big Rivers Electric Corporation at the 161 kilovolt (kV) Reid Substation, located east of Pennyriple Parkway (Interstate 69) in neighboring Webster County, Kentucky.

The Project components will include photovoltaic (“PV”) solar panels mounted on a fixed angle or tracker racking system. The final racking system decision will be made prior to submitting the application for a building permit. Additional infrastructure for the Project will include central electric inverters and transformer, underground electrical collection systems (distribution equipment), electrical collector

> Sebree Solar, Henderson County | SES Level 3 Site Plan Submittal

substation, point of interconnection switchyard (including power control equipment), an overhead transmission line approximately 4.85 miles in length, a solar meteorological station, and SCADA hardware. A control house for protective relay panels and site controllers will also be constructed. Permanent private gravel and/or earthen access roads with gated ingress/egress points and security fencing will be constructed to access and maintain the facilities. Temporary facilities associated with construction will include a construction laydown yard. Collectively, the components listed in this paragraph comprise the "Project Facilities". Project Facilities are concentrated primarily on open fields and avoid sensitive environmental features.

Sebree has undertaken an extensive public outreach effort. As detailed below, this effort includes numerous in-person meetings with landowners, local officials and community leaders, a virtual public meeting, office hours, establishing a Project website and Facebook page and individual outreach to adjacent landowners.

Sebree established a website for the Project in November 2020. The website included information concerning the description of the Project, an overview of solar power generation, frequently asked questions, contact information, and a means by which individuals could seek additional information about the Project. The Project's website is:

<https://www.nexteraenergyresources.com/sebree-solar.html>

In addition to the website, Sebree established a Facebook page to provide more frequent updates and developments on the Project and to address questions and comments from the public. The Project's Facebook page is:

<https://www.facebook.com/SebreeSolar>

Sebree conducted in-person office hours in Henderson, Kentucky at Hometown Roots Restaurant on March 24, 2021 from 12:00 PM – 7:00 PM. Office hours in Robards, Kentucky were held at Farmer & Frenchman Winery on March 23, 2021 from 10:00 AM to 5:00 PM. In addition, Sebree held a virtual public meeting on March 30, 2021. Prior to hosting each of these events, Sebree posted a copy of the Project map in the courthouses of Henderson County and Webster County.

In addition, an extra effort has been made to reach out to adjacent landowners. On August 3-4, 2021, Sebree representatives hand-delivered notes with contact information to adjacent landowners. A community "Meet & Greet" event was held to provide an avenue for interested persons to ask questions and learn more about the Project.

A list of the proposed project parcels is provided as *Appendix 3 – List of Proposed Project Parcels*. Proposed project Parcels are the only lands on which any Project Facilities will be built or installed as part of the Project.

The following narrative is in response to and outlined according to the following applicable Zoning Ordinance Article XXX: Henderson County Solar Energy System Regulations.

II. Zoning Ordinance Compliance

a. Article XXX: Henderson County Solar Energy System Regulations

The Project includes Project Facilities as shown in *Appendix 2 – Preliminary Site Plan*. The Project is compliant with the requirements as outlined in Article XXX and applicable provisions of the Zoning Ordinance. In addition, the Applicant reviewed the Henderson County Comprehensive Plan (Plan) and determined the Project to be in accordance with the Plan, specifically the energy goals. The County's energy goals include making the energy system reliable, affordable, efficient, and diverse, and reducing the effects of the energy system on the environment. The following pages set forth the criteria for the development of a Level 3 SES pursuant to the aforementioned sections of the Ordinance.

30.01 Design Standards

The components and subsystems required to convert solar energy into electric energy suitable for use. The area of the system includes all the land inside the perimeter of the system, which extends to any fencing. For the purposes of these zoning regulations, solar energy systems are divided into three (3) classes.

- a. Level 1 Solar Energy System. A roof mounted system on any code compliant structure or any ground mounted system on an area of up to fifty (50) percent of the footprint of the primary structure on the parcel but not more than one (1) acre and not more than twenty-five (25) feet tall or any building integrated system (i.e. shingle, hanging solar, canopy, etc.)***

Not applicable. The Project is not a Level 1 SES, as it is a utility-scale system and is ground-mounted.

- b. Level 2 Solar Energy System. Any ground mounted system not included in a Level 1 SES and meets the following area restrictions:***
- 1. In an agricultural zone the area of the SES shall not exceed one half (1/2) acre in size and shall require a building permit issued by the Henderson County Codes Department. In areas exceeding one half (1/2) acre, a Site Plan shall be required by the Henderson City-County Planning Commission.***
 - 2. In an industrial zone the SES shall not exceed ten (10) acres in size.***
 - 3. In an Industrial Zone, an SES of any size shall require a site plan approved by the Henderson City-County Planning Commission.***

Not Applicable. The Project is not a Level 2 SES, as it covers an area greater than 10 acres.

- c. Level 3 Solar Energy System. Any system that does not satisfy the parameters for a Level 1 or Level 2 SES.***

The Project does not satisfy the parameters for a Level 1 or Level 2 SES. Therefore, it is classified as a Level 3 SES. The Project's Site Plan is attached to this application for review by the Henderson City-County Planning Commission.

30.02. Requirements

Solar Energy Systems (SES) shall comply with the following criteria:

- a. The height of any ground mounted SES shall not exceed twenty-five (25) feet as measured from the highest natural grade below each solar panel (excludes utility poles, substations and antennas constructed for the project).**

The Applicant acknowledges this requirement and the Project plans for the solar panels to be a maximum of 25 feet as measured from the grade elevation underneath, see *Appendix 2 – Preliminary Site Plan*.

- b. Setback requirements for Level 1 and Level 2 SES shall be in compliance with the zoning classification for the parcel.**

Not Applicable. The Project is not a Level 1 or Level 2 SES.

- c. Setback requirements for Level 3 SES shall be as follows: (1) All equipment shall be at least twenty-five (25) feet from the perimeter property lines of the project area; (2) No interior property line setbacks shall be required if the project spans multiple contiguous properties; (3) All equipment shall be located at least one hundred (100) feet from any residential structure and; the maximum height of any individual component will be 25 feet measured from the local ground level of the component.**

The Project plans for all components of the Level 3 SES to be at least 25 feet from the property lines of the Project. Additionally, per this requirement all Project Facilities (excluding Project screening, fencing, and access roads) will be maintained at a distance of 100 feet from any residential structure or other occupied building as listed. Additionally, no individual component will have a height greater than 25 feet measured from the local ground level of the component, see *Appendix 2 – Preliminary Site Plan*.

- d. All Level 3 SES shall be screened with a seven (7) foot tall fence and, to the extent reasonably practicable, a visual buffer that provides reasonable screening to reduce the view of the SES from residential dwelling units on adjacent lots (including those lots located across a public right of way). A vegetation screening plan to reduce the view of the SES from residential dwelling units on adjacent lots will be submitted for approval of the Henderson City-County Planning Commission. The existing natural tree growth and natural land forms along the SES perimeter may create a sufficient buffer and shall be preserved when reasonably practicable. When no alternative vegetation screening plan is approved by the Henderson City-County Planning Commission, a double row of staggered evergreen trees will be planted 15' on center from adjacent non participating residential dwellings including the outdoor living space immediately near residential dwellings. Parcel boundaries with no proximity to residential dwellings shall not require screening. The proposed evergreen trees shall be placed on the exterior of security fencing. The use of barbed wire or sharp pointed fences shall be prohibited in or along any boundary adjoining residential properties.**

As shown on the Site Plan (*Appendix 2*), the Project Facilities are completely screened by a 7-foot-tall security fence, including 1 foot of barbed wire, which will be constructed in compliance with the National Electrical Safety Code. Barbed wire will be excluded from portions of the security fence in or along any boundary adjoining residential properties. The Project will utilize

the existing vegetation and topography to screen the Project Facilities where practicable. A landscaping plan designed to reduce the view of the Level 3 SES from adjacent residential units is also shown in *Appendix 2 – Preliminary Site Plan*.

- e. *There shall be no signs permitted except those displaying emergency information, owner contact information, warning or safety instructions or signs that are required by a federal, state or local agency. Such signs shall not exceed 5 square feet in area.***

The Project will only contain advisory and emergency information signs that will be installed on the premises, such as safety warnings, owner contact information, and any other signs required by federal, state, and local regulations, see *Appendix 2 – Preliminary Site Plan*.

- f. *Excessive lighting shall be prohibited except that required by federal or state regulations.***

The Project will utilize motion- or timer-activated lighting systems where required for safety and security, like inside the substation. The lights would only be activated during maintenance activities.

- g. *Decommissioning of Level 3 SES shall be as follows:***

- 1. *The developer shall post a Surety Bond, or other form of Security acceptable to the County, for the abandonment of the site and in the event the Commission must remove the facility. Abandonment shall be when the SES ceases to transfer energy on a continuous basis for twelve (12) months. The surety bond or other form or security, shall be one (1) percent of the total project cost re-calculated every 5 years during the project life.***

The Applicant will post a decommissioning surety bond or other form of financial security in a form acceptable to the County for the estimated decommissioning costs, including salvage values as provided within the final Decommissioning Plan. This financial security will be in place prior to the Commercial Operation Date.

- 2. *A decommissioning plan shall be submitted at the time of application by the developer responsible for decommissioning and must include the following: (1) Defined conditions upon which the decommissioning will be initiated. i.e. there has been no power production for 12 months, the land lease has ended, or succession of use of abandoned facility, etc.; (2) Removal of all non-utility owned equipment, conduit, structures, fencing, roads, and foundations to the depth of three (3) feet; (3) Restoration of the property to substantially similar physical condition that existed immediately prior to construction of the SES; (4) The time frame for completion of decommissioning activities; (5) the party currently responsible for decommissioning, and; (6) Plans for updating the decommissioning plan.***

The Applicant has prepared a decommissioning plan that addresses these six items and has attached it separately to this application as *Appendix 4 – Decommissioning Plan*. The decommissioning plan outlines what may trigger a decommissioning event, who would be responsible, and how the Project Facilities will be removed to a depth of not less than three (3) feet. It also describes how infrastructure may be reused, salvaged, or recycled and the restoration process for the Project Site. The plan includes estimated costs for the decommissioning and salvage values at this time. Finally, the Plan also outlines the process

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and timing for the review and renewal of the decommissioning plan and bond every 5 years.

b. Site Plan Checklist 2017

The Project that is under review as part of this SES application includes Project Facilities as shown in **Appendix 2 – Preliminary Site Plan**. The following (or the Attached) provides the site plan checklist.

- ___ 1. A Site Plan review submittal shall include ten (10) copies of the site plan and a complete plan Review application. All Site Plans submitted to the Henderson City-County Planning Commission for review and approval shall depict the following information:**
- X 2. Title of Site Plan (example Green Street Apts. Site Plan)**
- N/A 3. If apartment complex/ number of units/ number bedrooms**
- X 4. North Arrow.**
- X 5. Drawn to scale.**
- X 6. Date prepared**
- X 7. Name and address of property owner**
- X 8. Address of property.**
- X 9. Property lines (existing and proposed).**
- X 10. Street(s) on which the property has frontage and/or street(s) which provide access to the Property.**
- X 11. Size of the property (dimensions and square footage).**
- X 12. Accurate location and dimensions of proposed and existing building(s).**
- See below 13. Location and type of security lighting (if required).**
- See below 14. Surface water drainage patterns, erosion control, approved by appropriate authority.**
- See below 15. Required number of parking spaces and dimensions 10x18.**
- N/A 16. Dimensions and location of loading/unloading spaces (if required).**
- X 17. All existing and/or proposed entrances, exits and internal driveways which will be utilized by the development, show internal traffic flow. (Include curbing, sidewalk, drive and access aprons to be removed.)**
- X 18. Any existing or proposed easements (i.e. Utility, drainage) located on the property.**
- X 19. Location and description of all screening/buffering elements which will be utilized for the Development (if required).**
- N/A 20. Location of trash and garbage containment areas with proposed buffer.**
- N/A 21. Site triangle**
- X 22. 100 year flood plain elevation (if applicable).**
- X 23. Signature line**
- X 24. Required building Setbacks**
- N/A 25. Fire hydrant location or distance to nearest fire hydrant. (If required).**
- X 26. Vicinity Map**
- X 27. Any existing or proposed location and size of all utilities.**
- See below 28. N.O.I. - Notice of Intent if disturbing more than 1 acre.**
- See below 29. State Encroachment Permit if required.**
- ___ 30. Other features – Any additional information deemed necessary by the Planning Commission or Technical advisors.**

> Sebree Solar, Henderson County | SES Level 3 Site Plan Submittal

Item #13 Note:

During the construction phase, any lighting would be minimized, designed to prevent intrusion into neighboring properties, and utilized only during emergencies. If nighttime construction or maintenance is necessary, lighting would be temporary, minimal and localized at the immediate construction site. Lighting may also be used in the dusk hours to safely finish tasks and for workers to leave. Construction lighting would be removed from the Site upon completion of the construction.

During the operation phase, minimal lighting would be employed on the site. Motion-controlled lights would be installed at the onsite Project substation controls enclosure but are generally kept in the “off” position unless maintenance personnel are onsite or working at night during emergency repairs or maintenance. During operations, nighttime lights would only be utilized for emergency repairs and would be shielded and directed downwards to minimize light intrusion at adjacent facilities.

Item #14 Note:

Construction projects that disturb one acre or more are required to obtain a Kentucky Pollution Discharge Elimination System (KPDES) Construction General Permit and a Stormwater Construction General Permit (KYR10), which covers all construction discharges and is issued by the Kentucky Division of Water (KDOW). General Permit requirements typically include the development of a Stormwater Pollution prevention Plan (SWPPP), implementation of stabilization practices and Best Management Practices (BMPs), and minimization of disturbed areas. Various BMPs will be implemented during construction, including silt fencing around active construction areas to protect abutting properties and demarcate the extent of soil disturbing activities.

These plans and a copy of the General Permit through the KPDES can be provided to Henderson County as they are completed, which will likely occur during the first half of 2022.

Item #15 Note:

No structures are designed for occupancy on the site. Operations and maintenance support, including warehousing of critical spare parts, would be staged out of a regional office and/or a connex box onsite. A small parking and loading area that would accommodate operations and maintenance vehicles would be located adjacent to the Project substation and would have sufficient space for 3-4 vehicles to support operations. The parking area would facilitate loading/unloading of parts and equipment for maintenance operations scheduled to take place at the Project. No formal parking bollards would be employed to designate parking locations.

Item #28 Note:

Construction projects that disturb one acre or more are required to obtain a Kentucky Pollution Discharge Elimination System (KPDES) Construction General Permit and a Stormwater Construction General Permit (KYR10), which covers all construction discharges and is issued by the Kentucky Division of Water (KDOW).

All projects receiving KPDES coverage must develop and implement a Storm Water Pollution Prevention Plan (SWPPP) and submit a Notice of Intent (NOI) to KDOW. Approval from KDOW must be received before

> Sebree Solar, Henderson County | SES Level 3 Site Plan Submittal

any soil-disturbing activities can commence. At the end of construction, a Notice of Termination (NOT) must be submitted to KDOW. The KPDES permit also requires inspections of all runoff controls every 7 days or every 14 days and within 24 hours after any storm event of 0.5-inch or greater.

These plans and permits can be provided to Henderson County as they are completed, which will likely occur during the first half of 2022.

Item #29 Note:

Encroachments and Road Crossing agreements will be required for multiple roads, one railway, and multiple natural gas pipelines across the project site. These agreements will be required at the County level, State level, and with other operating companies in the Robards area. The project will be initiating these conversations in the next month with the appropriate departments of transportation. Discussions are ongoing with the gas pipeline operating companies as well to define encroachment agreements.

Item #18 Note:

The submitted Green River Solar permitting site plan shows solar arrays planned within easements of existing electrical distribution and transmission lines. As the project progresses further into a detailed design phase, any conflicts between existing electrical distribution and transmission lines and the solar array will be resolved directly with the operators. These conflicts will be resolved prior to submission of detailed engineering plans as part of the required building permit.

The final project design will also incorporate the requirement for operators to have access to operate and maintain these lines.

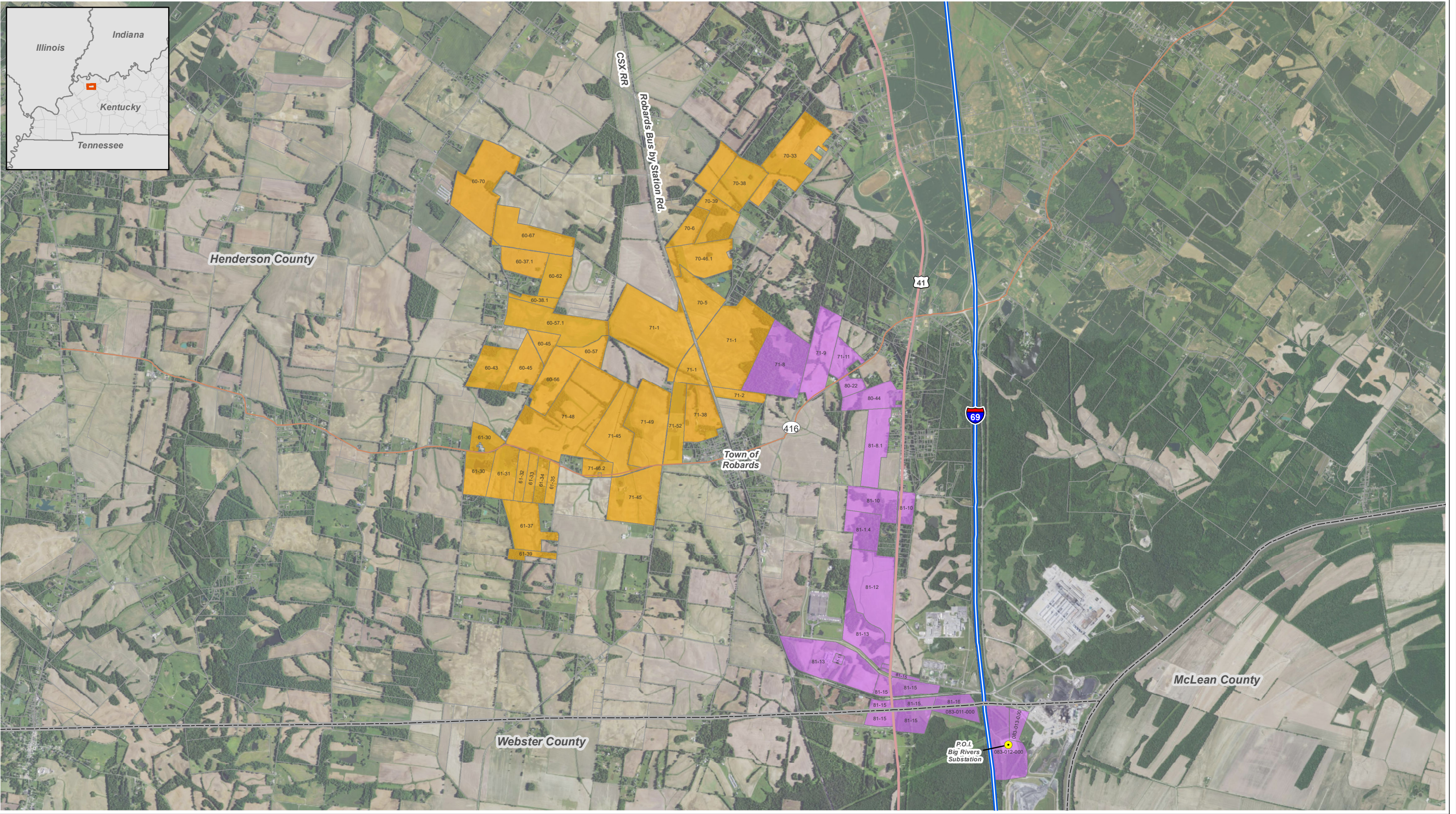
The following table is the Project’s understanding of setback requirements for these lines. The Project will comply with and incorporate these setbacks during the Project’s detailed design phase.

Voltage	ROW Easement	Required Setback	Operator
7.2 kV (single-phase)	20’	10’	Kenergy
12.5 kV (three-phase)	40’	20’	Kenergy
69 kV (three-phase)	50’	25’	Henderson Municipal Power and Light
161 kV (three-phase)	100’	50’	Henderson Municipal Power and Light
345 kV	100’	50’	Henderson Municipal Power and Light

> Sebree Solar, Henderson County | SES Level 3 Site Plan Submittal

Appendix 1

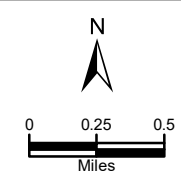
Project Location Map



Project Location
 Sebree Solar Project
 Henderson County, KY
 Date: 9/14/2021

- Legend**
- Point of Interconnect (P.O.I.)
 - County Boundary
 - Proposed Project Parcel
 - Transmission Line Parcel
 - County Parcel Boundary
 - Interstate
 - Highway
 - Major Road

Sources: NAIP 2020 Imagery; ECT 2021.



> Sebree Solar, Henderson County | SES Level 3 Site Plan Submittal

Appendix 2

Preliminary Site Plan

CONCEPTUAL SITE PLAN

SEBREE SOLAR PROJECT

PREPARED FOR



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

Contact: Lina Jensen, Project Director
 Sebree Solar, LLC
 (832) - 613 - 7247

CITY OF ROBARDS
HENDERSON COUNTY,
KENTUCKY, 40146

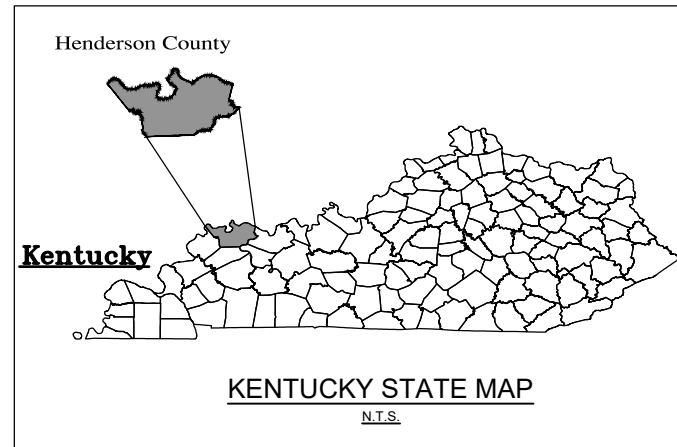
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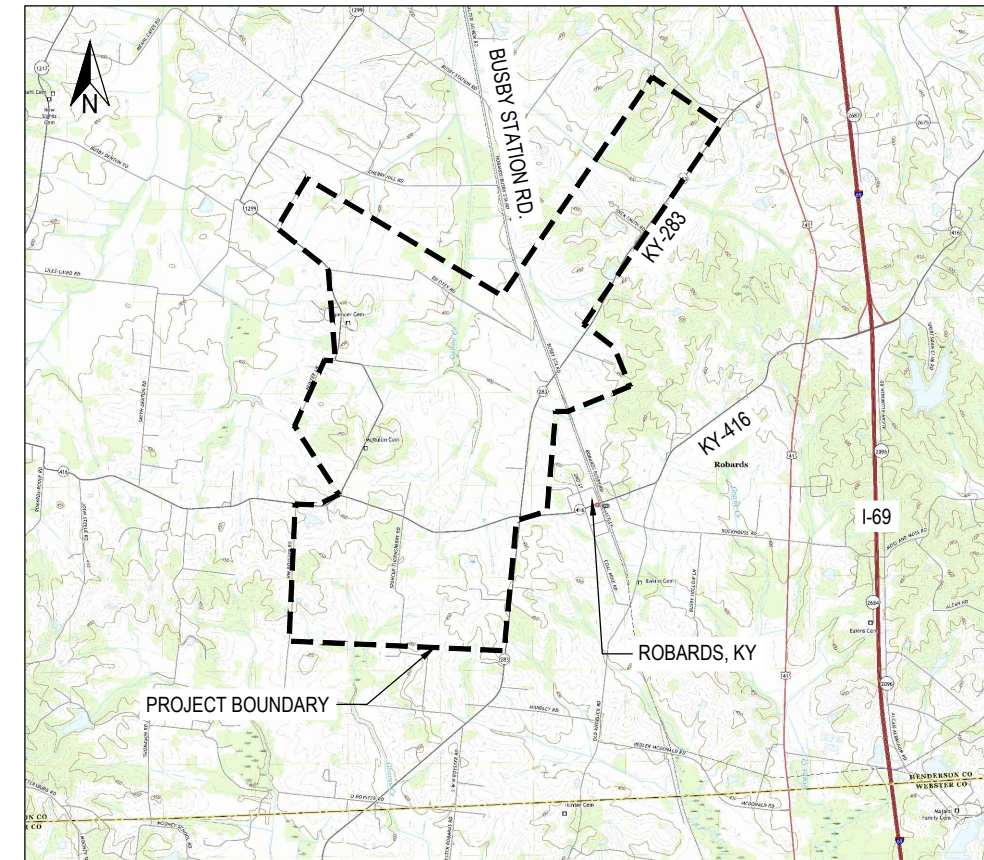
707 East Third Avenue
 New Smyrna Beach, Florida 32169
 Tel: (386) 427-0694 Fax: (386) 427-0889
 Agent's E-mail: cfagerstrom@ectinc.com
 Agent's Tel: (386) 852-0387
<http://www.ectinc.com>

ECT PROJECT NUMBER 20-0196

SEPTEMBER 2021
HENDERSON COUNTY SITE
PLAN APPLICATION



PROJECT SITE INFORMATION	
SITE ADDRESS	TBD
COUNTY PARCEL NUMBERS	SEE APPENDIX 3
GPS COORDINATES	37.689°N, -87.547°W (SUBSTATION)
SITE ELEVATION	450 FT A.M.S.L.
UTILITY NAME	TBD
UTILITY ADDRESS	TBD
UTILITY CONTACT INFORMATION	TBD
DEVELOPER NAME	SEBREE SOLAR, LLC
DEVELOPER ADDRESS	700 UNIVERSE BLVD., JUNO BEACH, FL
DEVELOPER CONTACT	LINA JENSEN
CIVIL ENGINEER OF RECRD (EOR) NAME	TBD
CIVIL EOR ADDRESS	TBD
CIVIL EOR CONTACT INFORMATION	TBD
APPLICABLE BUILDING PERMIT AUTHORITY	KY SITING BOARD, HENDERSON CO.
SYSTEM AC SIZE (MW AT POI)	250
SYSTEM DC SIZE (MW)	361.49
MODULE COUNT	850,564
INVERTER COUNT	78
SWITCHGEAR COUNT	TBD
TRANSFORMER COUNT	1
EQUIPMENT PAD COUNT	78
PROJECT ZONING	AGRICULTURAL
NON PARTICIPATING PARCEL BUFFER	25 FEET
OCCUPIED STRUCTURE BUFFER	100 FEET
ROAD R.O.W. BUFFER	40 FEET
SURFACE WATER BUFFER	25 FEET
WETLAND BUFFER	25 FEET
STREAM BUFFER	25 FEET
FENCED AREA	1,265 ACRES
ROAD LENGTH	64,800 FEET / 12.28 MILES
LANDSCAPE BUFFER	29,700 FEET



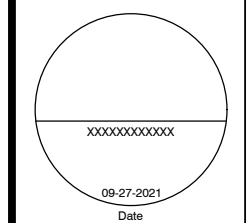
PROJECT LOCATION MAP
 N.T.S.

INDEX OF DRAWINGS

C1.00	COVER PAGE
C1.01	EXISTING CONDITIONS
C1.02	OVERALL LAYOUT PLAN
C1.03 -	SITE EXHIBITS
C1.14	
C2.01	CIVIL DETAILS
C2.02	LANDSCAPE ILLUSTRATION



ECT PROJECT No.:	20-0196
DESIGNED BY:	Sebree Solar, LLC
DRAWN BY:	MRA
CHECKED BY:	DMW/XG
APPROVED BY:	TBD
KY SITING BOARD	08-09-2021
HENDERSON COUNTY SUBMITTAL	09-07-2021



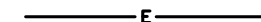


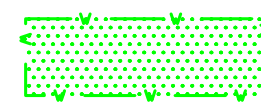




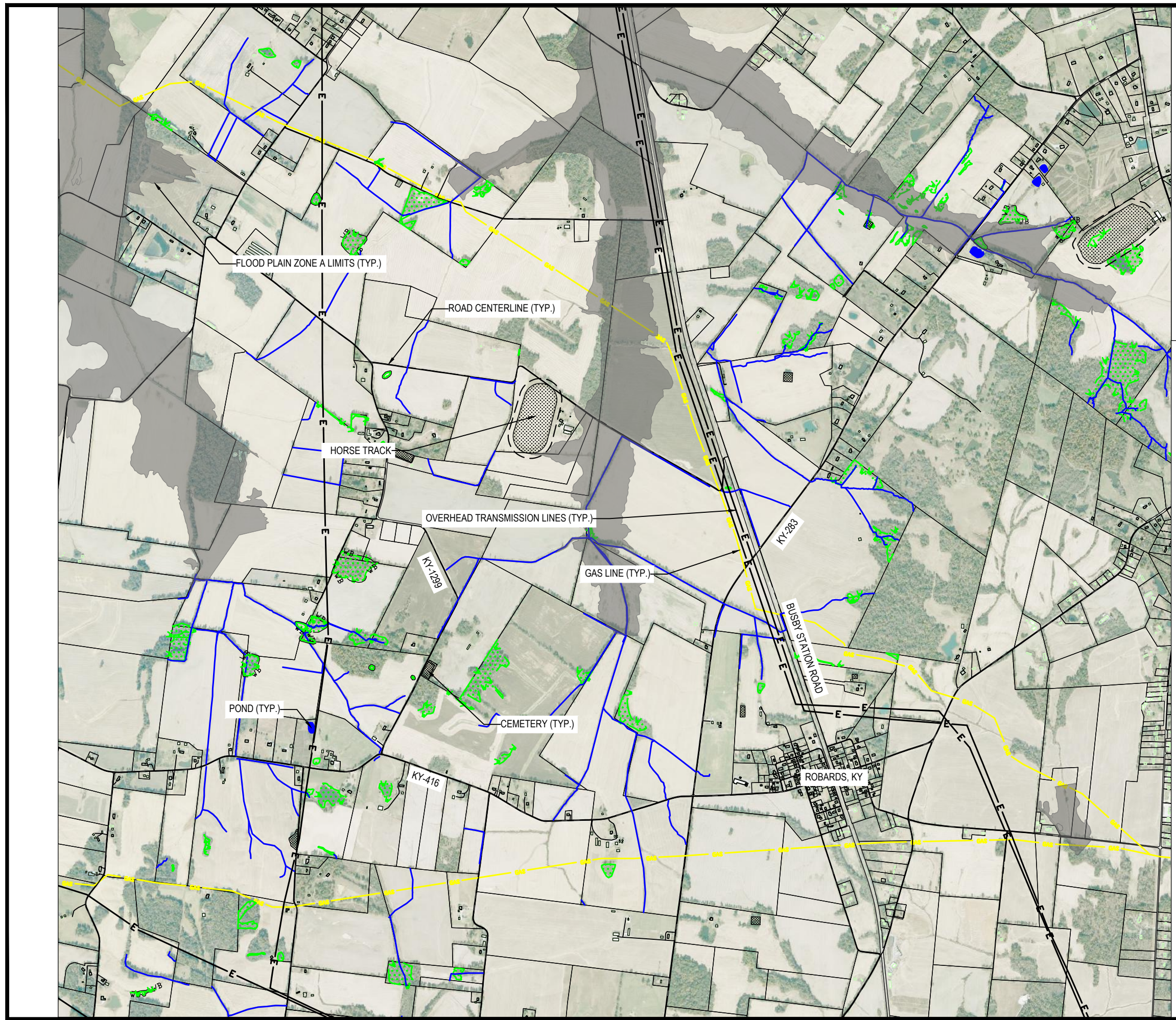
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CALL BEFORE YOU DIG
 811

C1.00

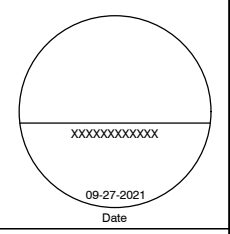
LEGEND

-  PARCEL LINE
-  ROAD CENTERLINE
-  OVERHEAD ELECTRIC
-  PIPELINE
-  HORSE TRACK
-  WETLANDS
-  STREAM
-  FLOODPLAIN ZONE A

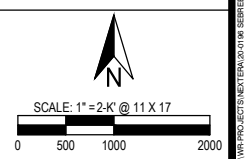


**SEBREE SOLAR
HENDERSON CO.
KENTUCKY**

ECT PROJECT No.:	20-0196
DESIGNED BY:	Sebree Solar, LLC
DRAWN BY:	MRA
CHECKED BY:	DMW/XG
APPROVED BY:	TBD
KY SITING BOARD	08-09-2021
HENDERSON COUNTY	09-07-2021
SUBMITTAL	




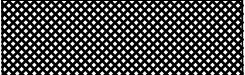









**EXISTING
CONDITIONS**



CALL BEFORE YOU DIG
811

C1.01

LEGEND

-  PARCEL LINE
-  EXCLUDED AREAS
-  ROAD CENTERLINE
-  OVERHEAD ELECTRIC
-  SEBREE SOLAR OVERHEAD LINE
-  PIPELINE
-  WETLANDS
-  STREAM
-  FLOODPLAIN ZONE A
-  SECURITY FENCE
-  SOLAR PANEL AREAS

NEXTERA ENERGY


**SEBREE SOLAR
HENDERSON CO.
KENTUCKY**

ECT PROJECT No.:	20-0196
DESIGNED BY:	Sebree Solar, LLC
DRAWN BY:	MRA
CHECKED BY:	DMW/XG
APPROVED BY:	TBD
KY SITING BOARD	08-09-2021
HENDERSON COUNTY	09-07-2021
SUBMITTAL	

XXXXXXXXXXXX

09-27-2021
Date

OVERALL SITE LAYOUT



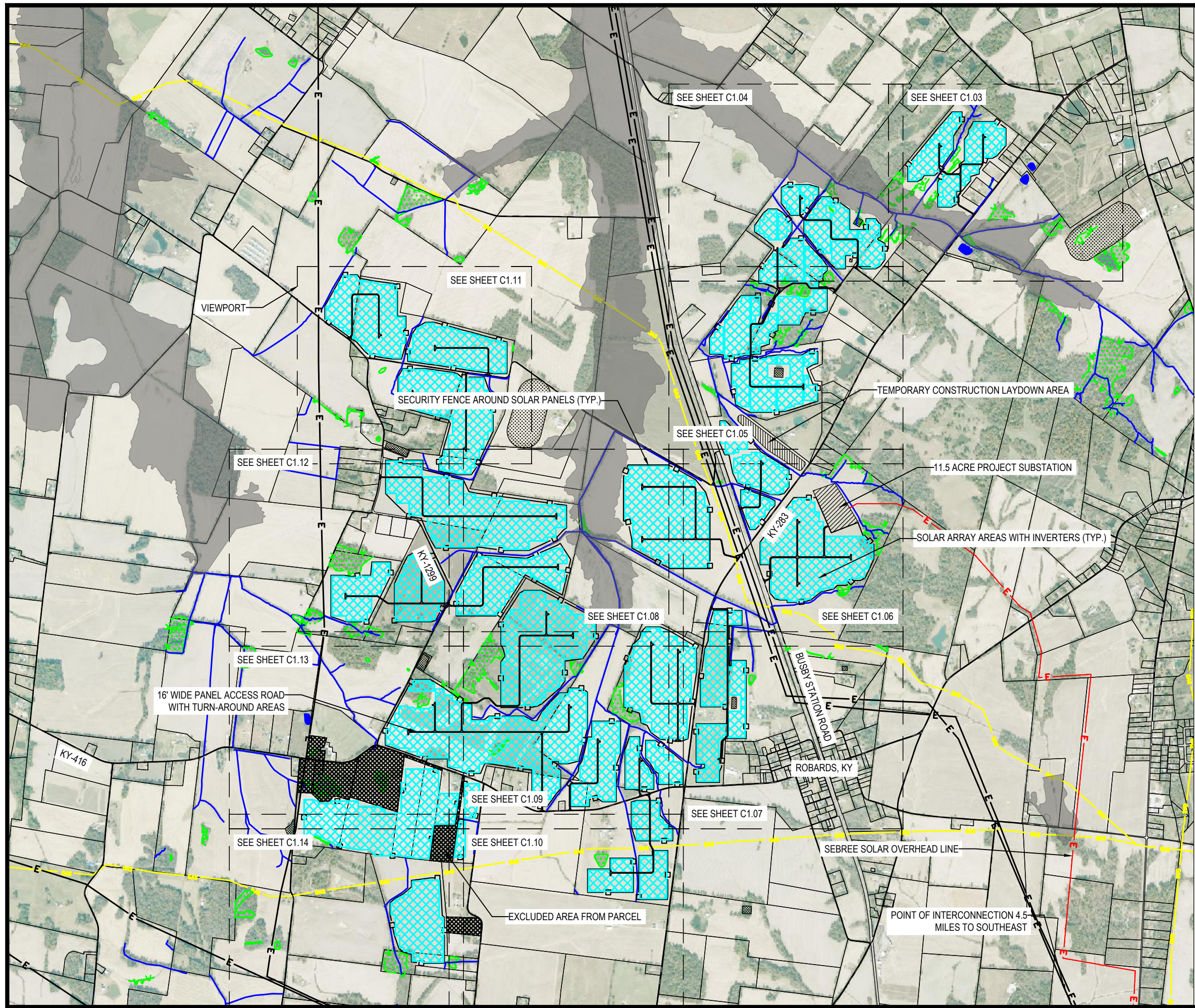
SCALE: 1" = 24' @ 11 X 17

0 500 1000 2000

CALL BEFORE YOU DIG
811

C1.02

NOT FOR CONSTRUCTION

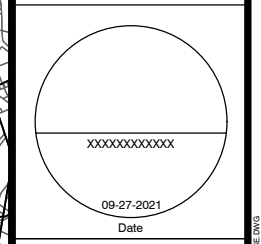
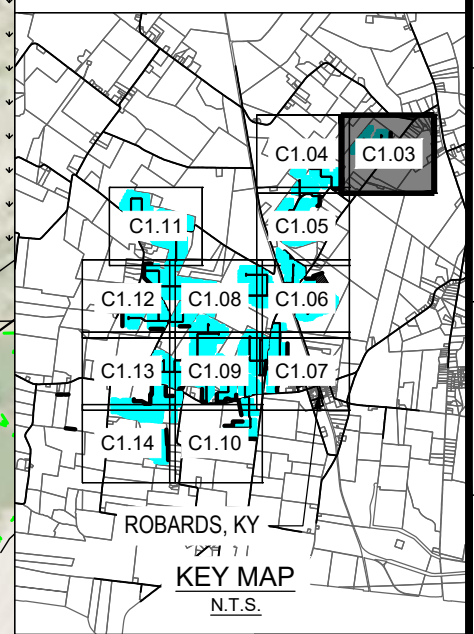
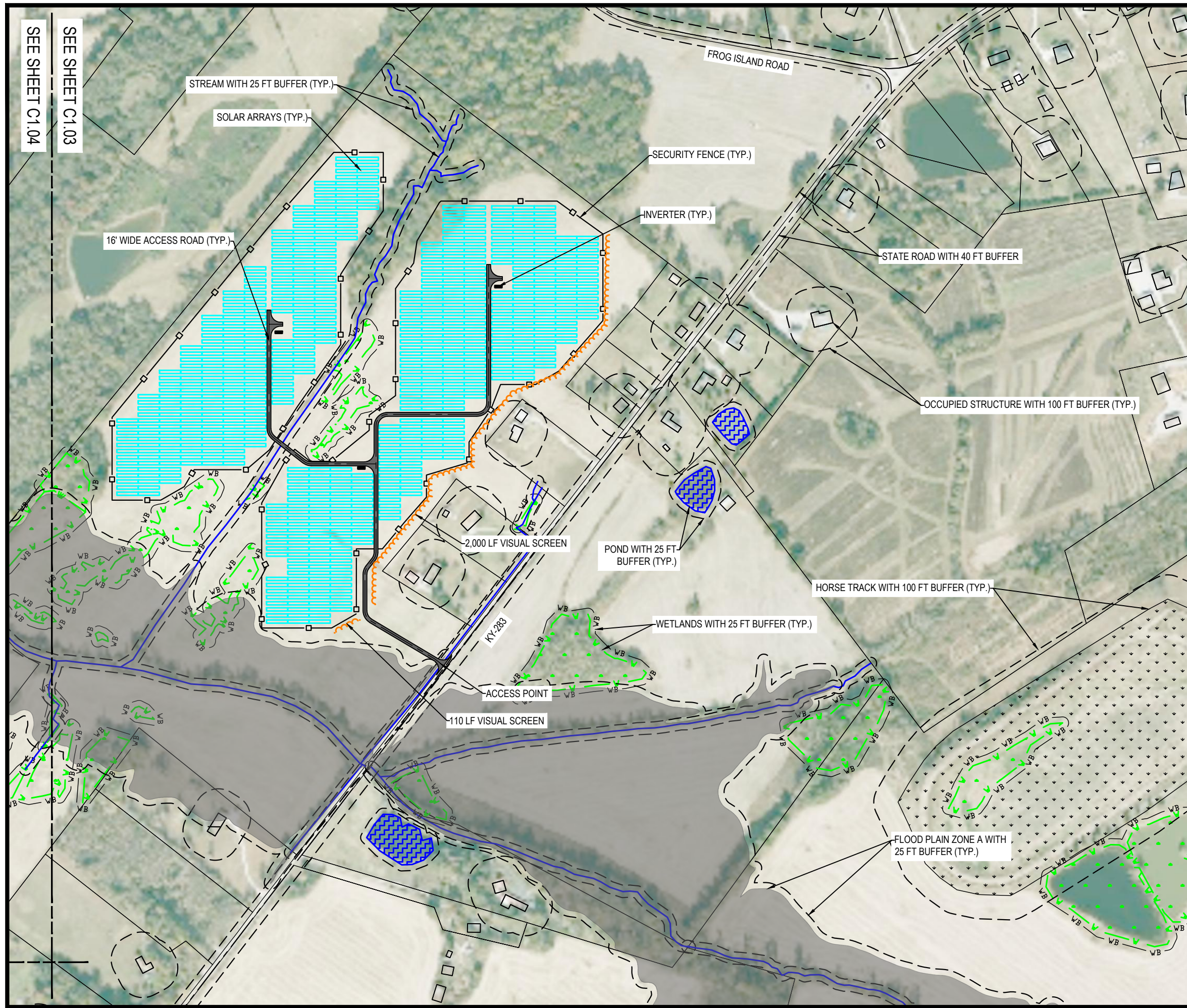


NEXTERA ENERGY
SEBREE SOLAR HENDERSON CO. KENTUCKY

ECT PROJECT No.:	20-0196
DESIGNED BY:	Sebree Solar, LLC
DRAWN BY:	MRA
CHECKED BY:	DMW/XG
APPROVED BY:	TBD
KY SITING BOARD SUBMITTAL	08-09-2021
HENDERSON COUNTY SUBMITTAL	09-07-2021

LEGEND

- PARCEL LINE
- SETBACK LINE
- EXCLUDED AREA FROM PARCEL
- ROAD CENTERLINE
- OVERHEAD ELECTRIC
- SEBREE SOLAR OVERHEAD LINE
- PIPELINE
- WETLANDS
- WETLAND BUFFER
- STREAM
- FLOODPLAIN ZONE A
- SURFACE WATER
- SECURITY FENCE
- SOLAR ARRAYS
- INVERTER
- ACCESS ROAD
- VISUAL SCREEN
- AVOIDANCE FEATURE WITH 30 FT BUFFER



SITE EXHIBIT

XXXXXXXXXXXXX
09-27-2021
Date

CALL BEFORE YOU DIG
811

C1.03

NOT FOR CONSTRUCTION

SEE SHEET C1.03
SEE SHEET C1.04

NEXTERA ENERGY
SEBREE SOLAR HENDERSON CO. KENTUCKY

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APPROVED BY:	TBD
KY SITING BOARD	08-09-2021
HENDERSON COUNTY SUBMITTAL	09-07-2021

XXXXXXXXXXXXX
09-27-2021
Date

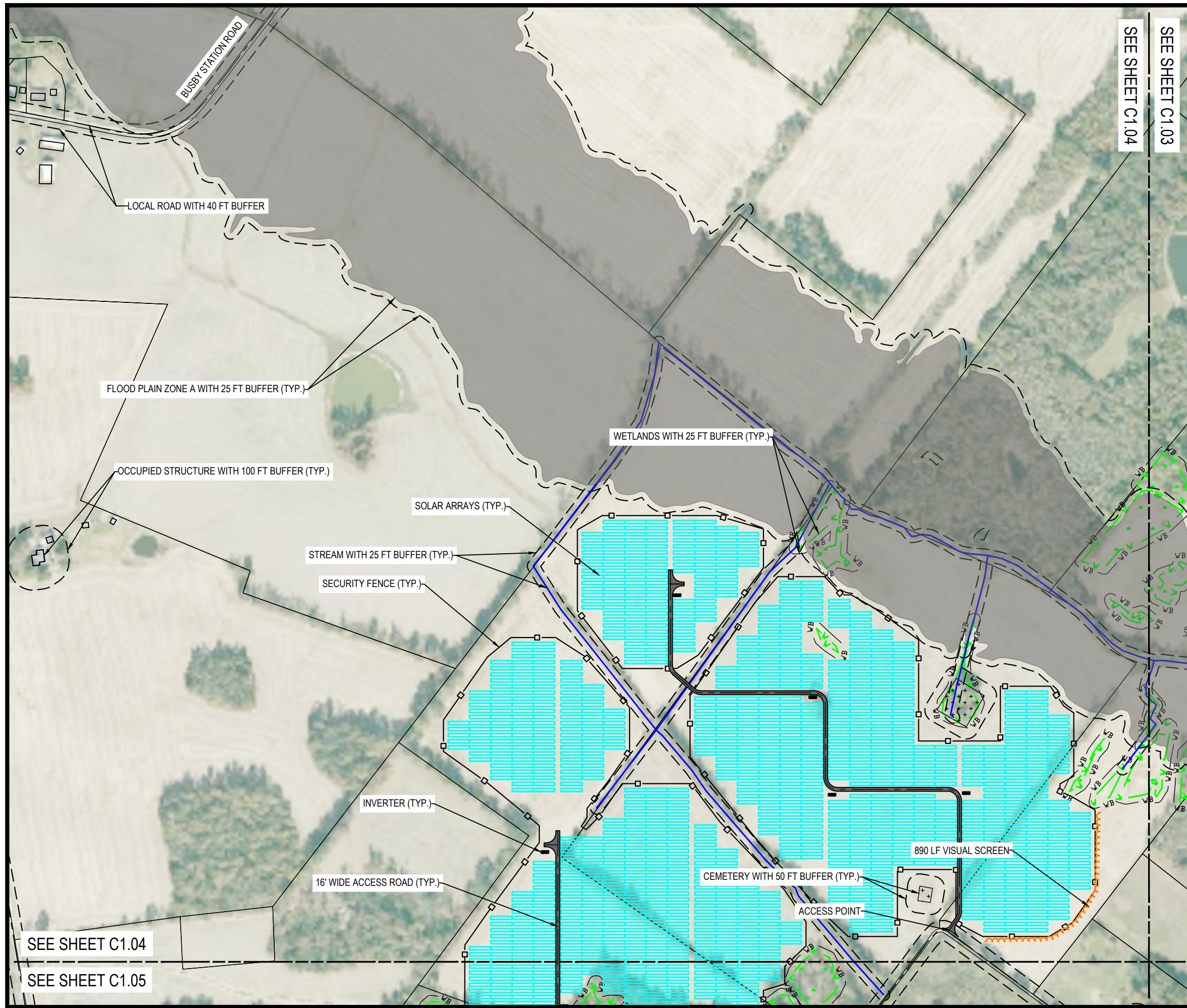
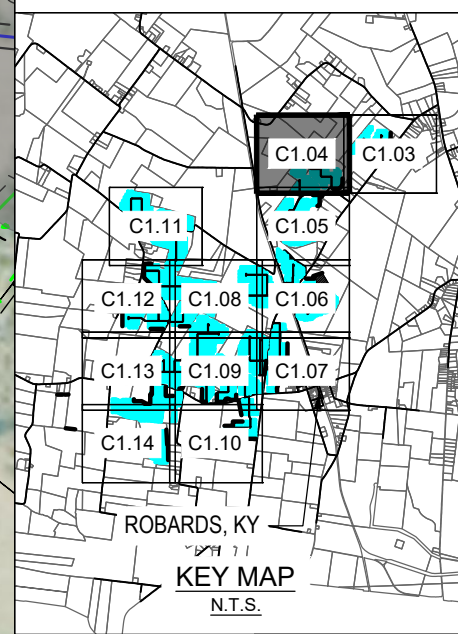
SITE EXHIBIT

SCALE: 1" = 400' @ 11 X 17
0 100 200 400

C1.04

LEGEND

- PARCEL LINE
- - - SETBACK LINE
- [Cross-hatched] EXCLUDED AREA FROM PARCEL
- - - ROAD CENTERLINE
- E — OVERHEAD ELECTRIC
- E — SEBREE SOLAR OVERHEAD LINE
- GAS — PIPELINE
- W — WETLANDS
- WB — WETLAND BUFFER
- STREAM
- [Grey shaded] FLOODPLAIN ZONE A
- [Blue wavy] SURFACE WATER
- [Square symbol] SECURITY FENCE
- [Blue horizontal lines] SOLAR ARRAYS
- INVERTER
- ACCESS ROAD
- [Orange wavy] VISUAL SCREEN
- [Circle with X] AVOIDANCE FEATURE WITH 30 FT BUFFER

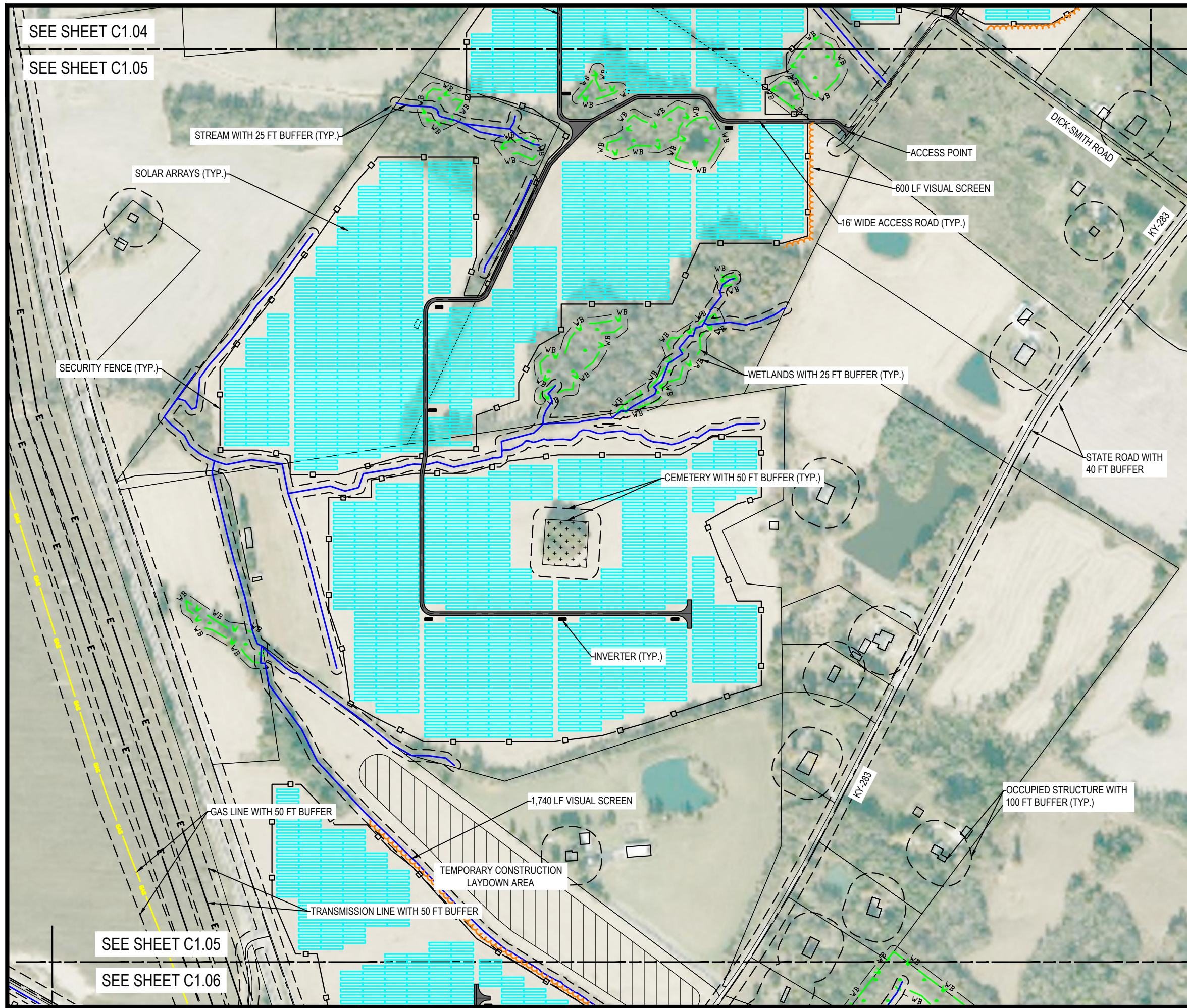


SEE SHEET C1.03
SEE SHEET C1.04

SEE SHEET C1.04

SEE SHEET C1.05

CALL BEFORE YOU DIG
811

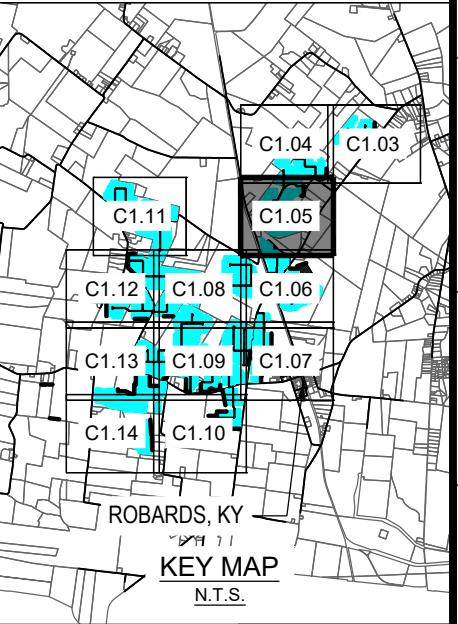


LEGEND

- PARCEL LINE
- SETBACK LINE
- EXCLUDED AREA FROM PARCEL
- ROAD CENTERLINE
- OVERHEAD ELECTRIC
- SEBREE SOLAR OVERHEAD LINE
- PIPELINE
- WETLANDS
- WETLAND BUFFER
- STREAM
- FLOODPLAIN ZONE A
- SURFACE WATER
- SECURITY FENCE
- SOLAR ARRAYS
- INVERTER
- ACCESS ROAD
- VISUAL SCREEN
- AVOIDANCE FEATURE WITH 30 FT BUFFER

NEXTERA ENERGY
SEBREE SOLAR HENDERSON CO. KENTUCKY

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DESIGNED BY:	Sebree Solar, LLC
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APPROVED BY:	TBD
KY SITING BOARD SUBMITTAL	08-09-2021
HENDERSON COUNTY SUBMITTAL	09-07-2021



XXXXXXXXXXXXX
 09-27-2021
 Date

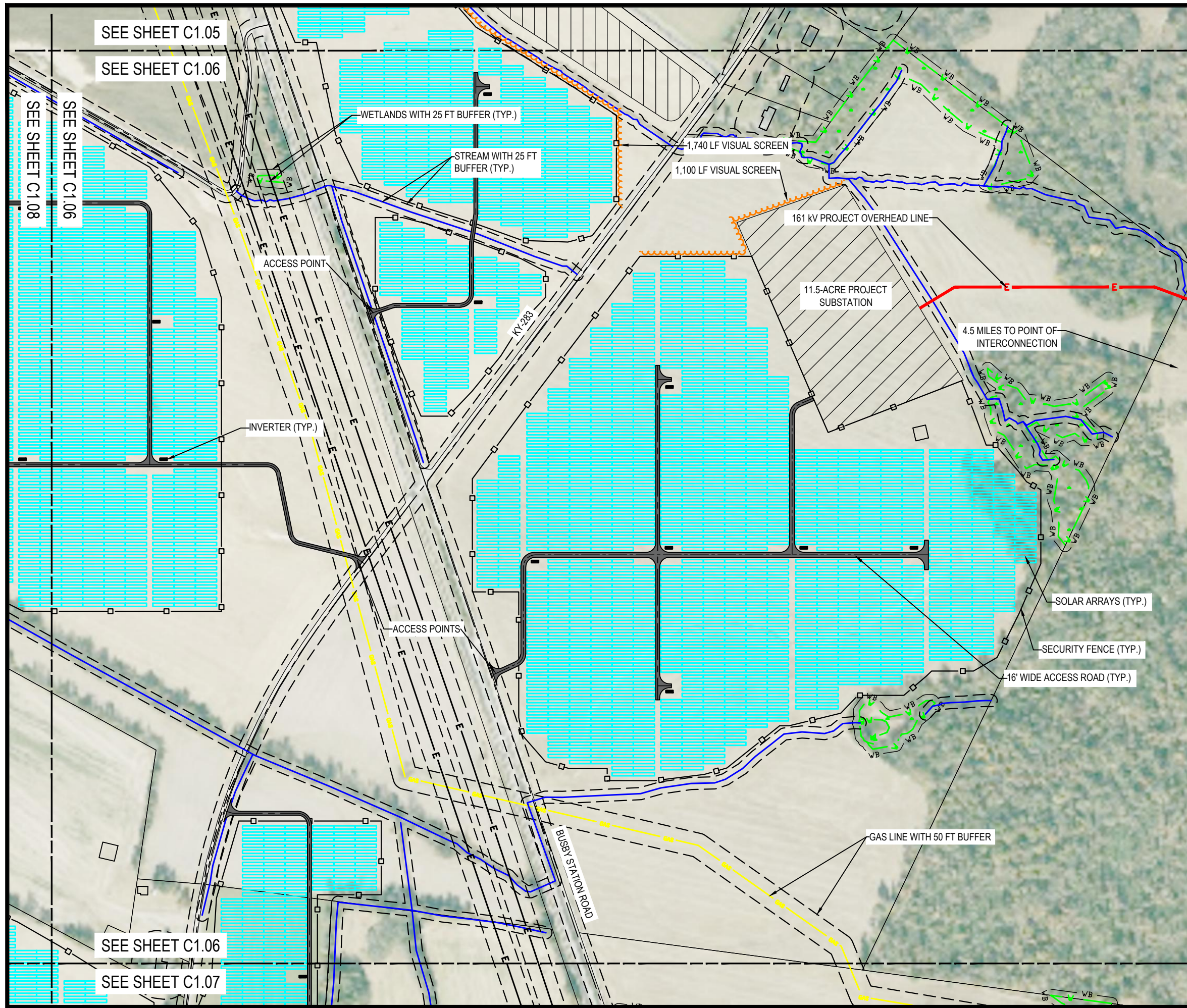
SITE EXHIBIT

SCALE: 1" = 400' @ 11 X 17
 0 100 200 400

C1.05

CALL BEFORE YOU DIG
 811

NOT FOR CONSTRUCTION

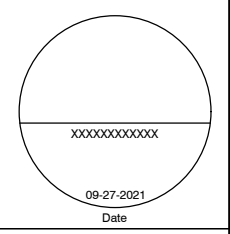
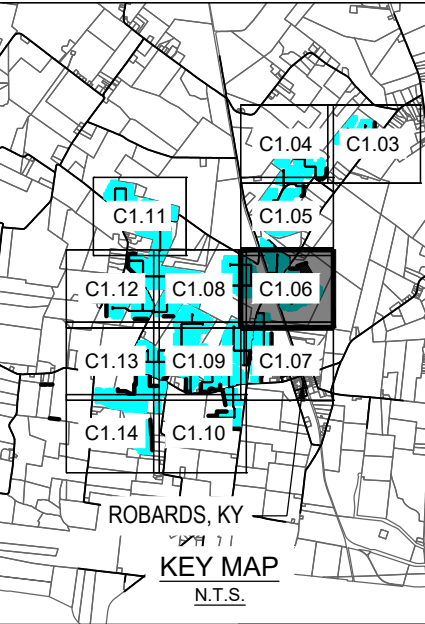


LEGEND

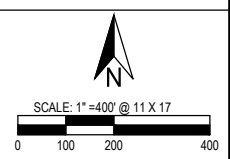
- PARCEL LINE
- SETBACK LINE
- EXCLUDED AREA FROM PARCEL
- ROAD CENTERLINE
- OVERHEAD ELECTRIC
- SEBREE SOLAR OVERHEAD LINE
- PIPELINE
- WETLANDS
- WETLAND BUFFER
- STREAM
- FLOODPLAIN ZONE A
- SURFACE WATER
- SECURITY FENCE
- SOLAR ARRAYS
- INVERTER
- ACCESS ROAD
- VISUAL SCREEN
- AVOIDANCE FEATURE WITH 30 FT BUFFER



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KY SITING BOARD	08-09-2021
HENDERSON COUNTY SUBMITTAL	09-07-2021

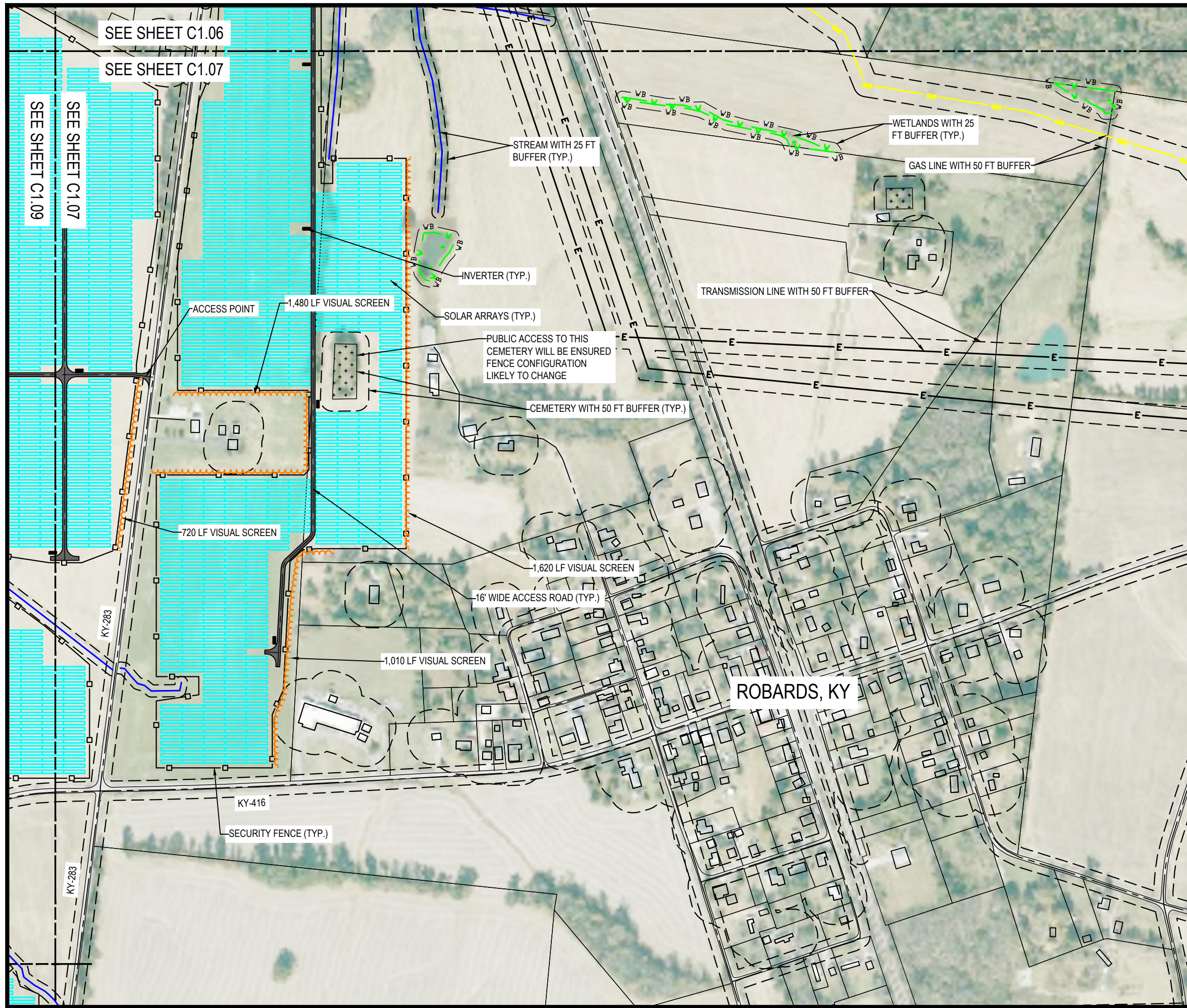


SITE EXHIBIT



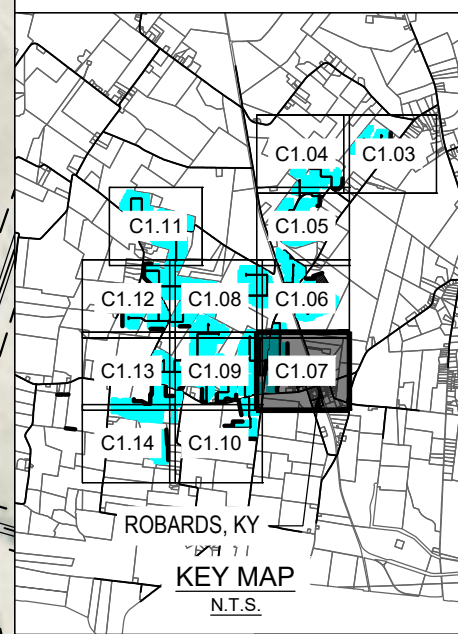
CALL BEFORE YOU DIG
811

C1.06



LEGEND

- PARCEL LINE
- SETBACK LINE
- EXCLUDED AREA FROM PARCEL
- ROAD CENTERLINE
- OVERHEAD ELECTRIC
- SEBREE SOLAR OVERHEAD LINE
- PIPELINE
- WETLANDS
- WETLAND BUFFER
- STREAM
- FLOODPLAIN ZONE A
- SURFACE WATER
- SECURITY FENCE
- SOLAR ARRAYS
- INVERTER
- ACCESS ROAD
- VISUAL SCREEN
- AVOIDANCE FEATURE WITH 30 FT BUFFER



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APPROVED BY:	TBD
KY SITING BOARD	08-09-2021
HENDERSON COUNTY	09-07-2021
SUBMITTAL	

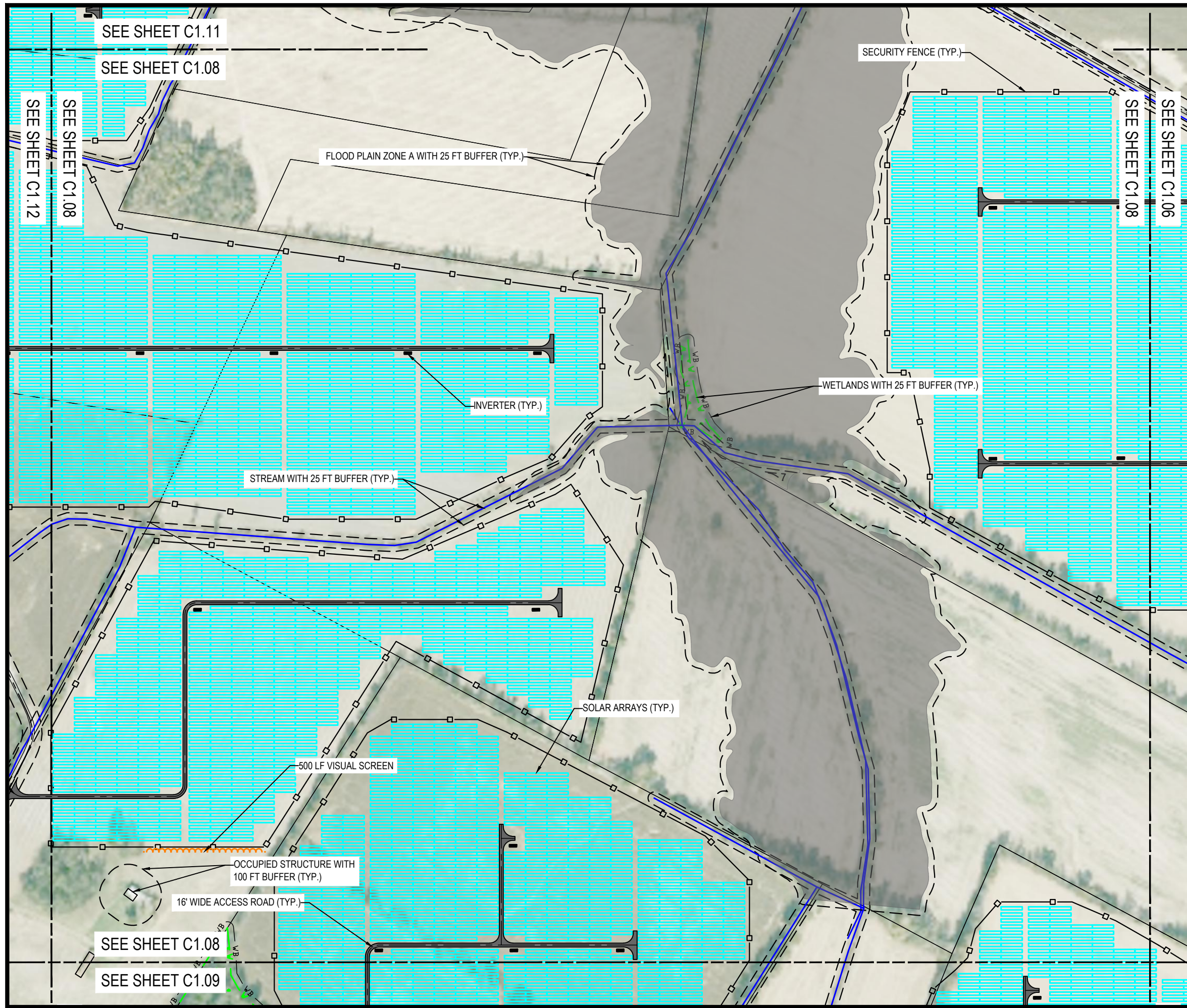
XXXXXXXXXXXXX
09-27-2021
Date

SITE EXHIBIT

SCALE: 1" = 400' @ 11 X 17
0 100 200 400

CALL BEFORE YOU DIG
811

C1.07



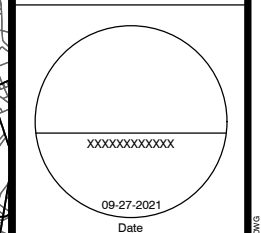
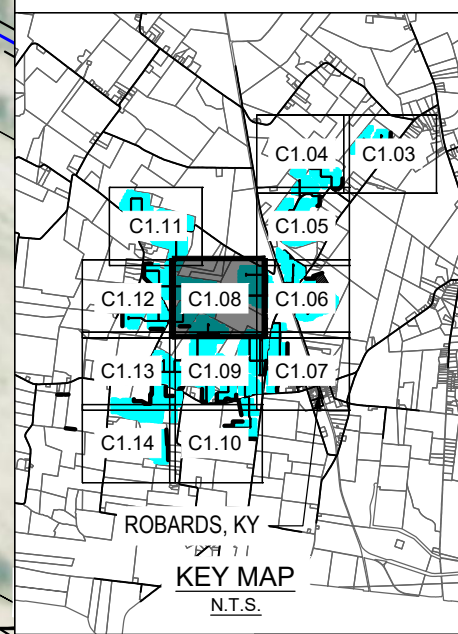
LEGEND

- PARCEL LINE
- SETBACK LINE
- EXCLUDED AREA FROM PARCEL
- ROAD CENTERLINE
- OVERHEAD ELECTRIC
- SEBREE SOLAR OVERHEAD LINE
- PIPELINE
- WETLANDS
- WETLAND BUFFER
- STREAM
- FLOODPLAIN ZONE A
- SURFACE WATER
- SECURITY FENCE
- SOLAR ARRAYS
- INVERTER
- ACCESS ROAD
- VISUAL SCREEN
- AVOIDANCE FEATURE WITH 30 FT BUFFER

NEXTERA ENERGY

**SEBREE SOLAR
HENDERSON CO.
KENTUCKY**

ECT PROJECT No.:	20-0196
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KY SITING BOARD	08-09-2021
HENDERSON COUNTY SUBMITTAL	09-07-2021

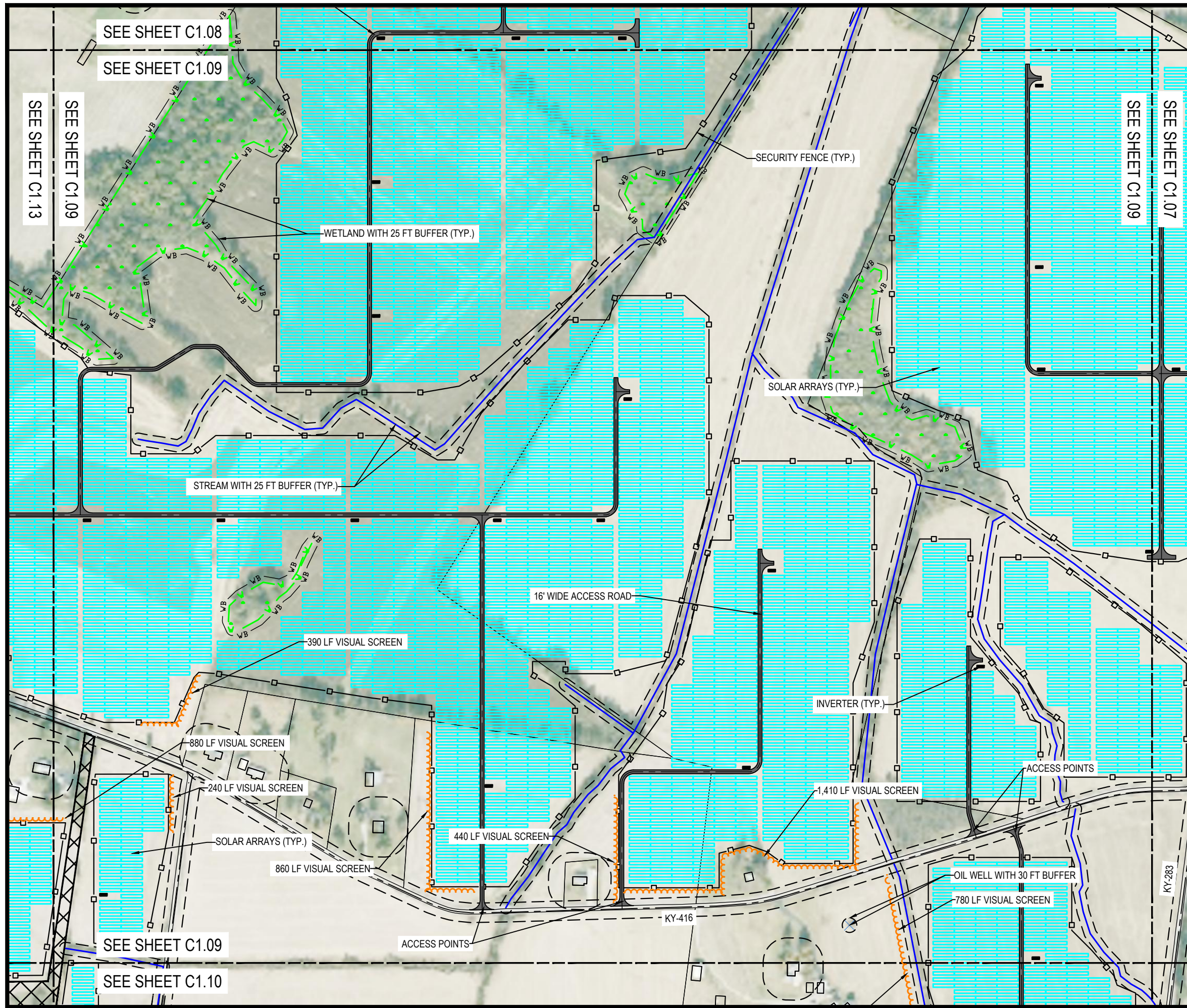


XXXXXXXXXXXXX
09-27-2021
Date

SITE EXHIBIT

CALL BEFORE YOU DIG
811

C1.08

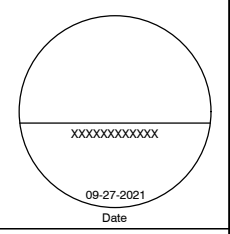
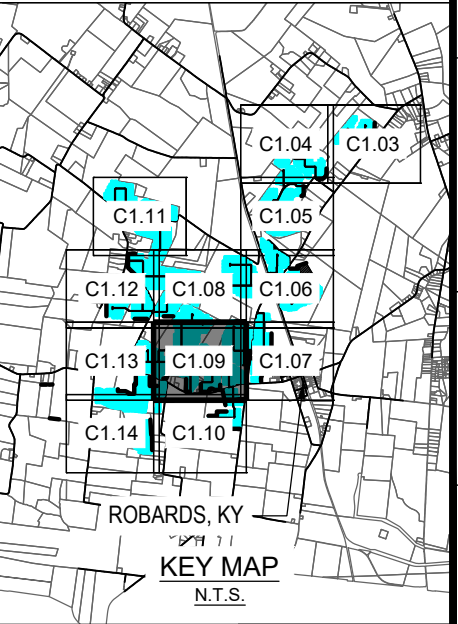


LEGEND

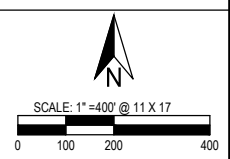
- PARCEL LINE
- SETBACK LINE
- EXCLUDED AREA FROM PARCEL
- ROAD CENTERLINE
- OVERHEAD ELECTRIC
- SEBREE SOLAR OVERHEAD LINE
- PIPELINE
- WETLANDS
- WETLAND BUFFER
- STREAM
- FLOODPLAIN ZONE A
- SURFACE WATER
- SECURITY FENCE
- SOLAR ARRAYS
- INVERTER
- ACCESS ROAD
- VISUAL SCREEN
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NEXTERA ENERGY
SEBREE SOLAR HENDERSON CO. KENTUCKY

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KY SITING BOARD SUBMITTAL	08-09-2021
HENDERSON COUNTY SUBMITTAL	09-07-2021

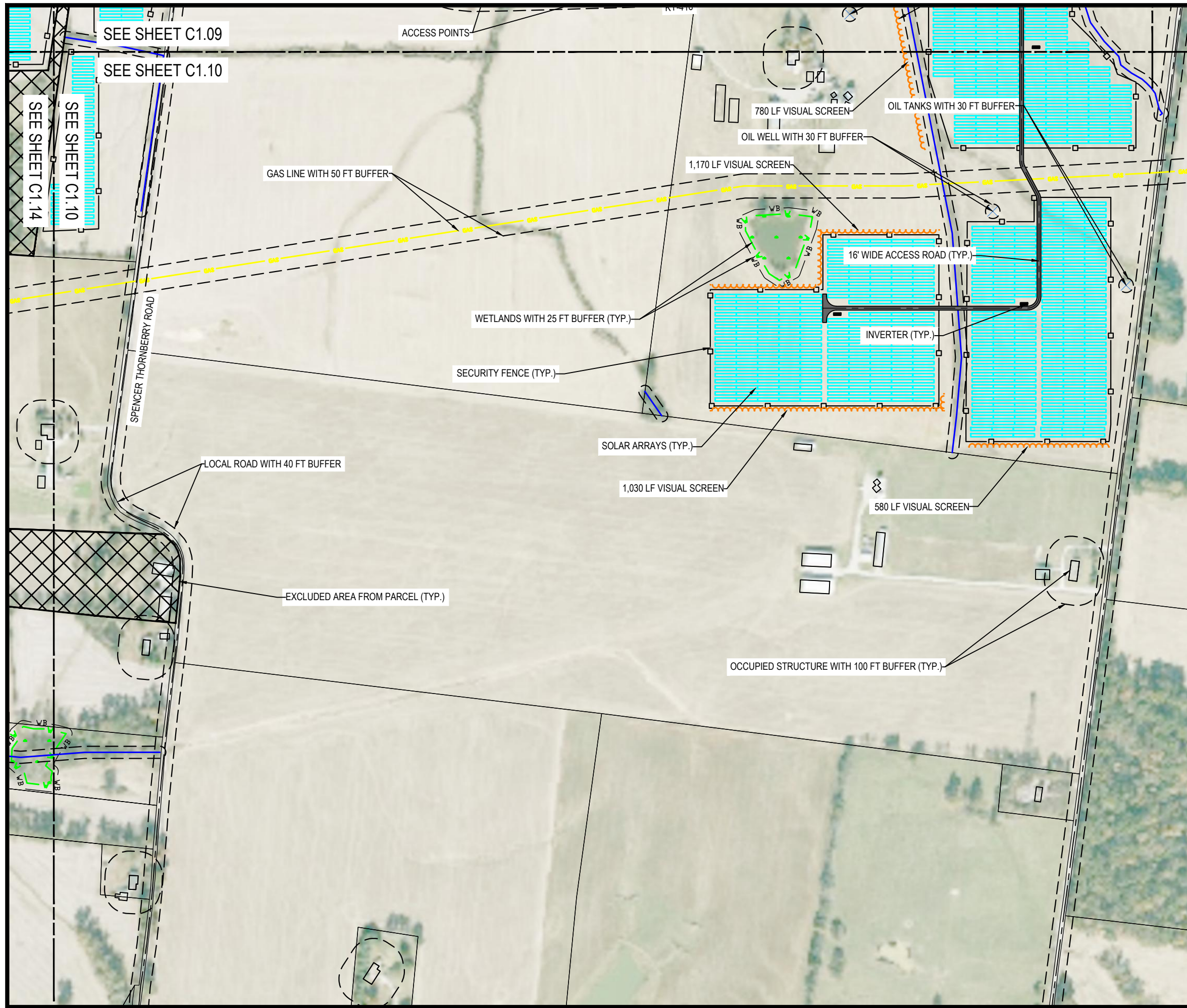


SITE EXHIBIT



CALL BEFORE YOU DIG
811

C1.09

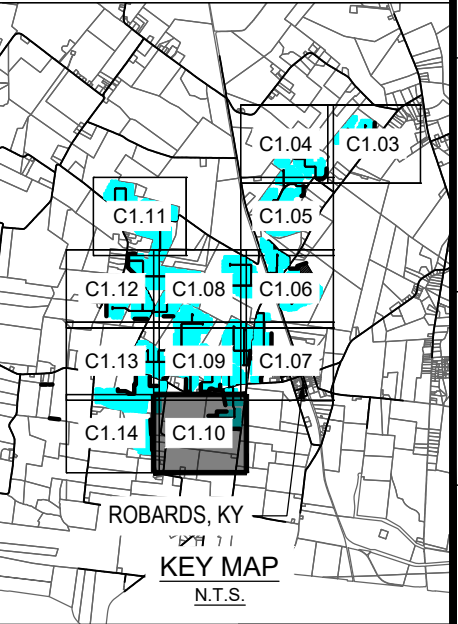


LEGEND

- PARCEL LINE
- - - SETBACK LINE
- [Cross-hatched box] EXCLUDED AREA FROM PARCEL
- ROAD CENTERLINE
- E — OVERHEAD ELECTRIC
- E — SEBREE SOLAR OVERHEAD LINE
- PIPELINE
- W — WETLANDS
- WB — WETLAND BUFFER
- STREAM
- [Grey box] FLOODPLAIN ZONE A
- [Blue wavy box] SURFACE WATER
- □ — SECURITY FENCE
- [Blue horizontal lines] SOLAR ARRAYS
- INVERTER
- ACCESS ROAD
- [Orange dashed line] VISUAL SCREEN
- [Circle with X] AVOIDANCE FEATURE WITH 30 FT BUFFER

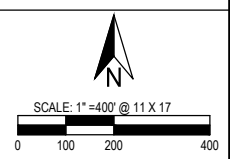


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KY SITING BOARD	08-09-2021
HENDERSON COUNTY	09-07-2021
SUBMITTAL	



XXXXXXXXXXXXX
09-27-2021
Date


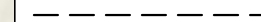

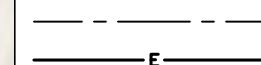







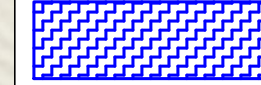
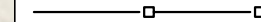




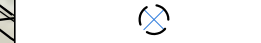
SITE EXHIBIT



CALL BEFORE YOU DIG
811

C1.10

LEGEND

-  PARCEL LINE
-  SETBACK LINE
-  EXCLUDED AREA FROM PARCEL
-  ROAD CENTERLINE
-  OVERHEAD ELECTRIC
-  SEBREE SOLAR OVERHEAD LINE
-  PIPELINE
-  WETLANDS
-  WETLAND BUFFER
-  STREAM
-  FLOODPLAIN ZONE A
-  SURFACE WATER
-  SECURITY FENCE
-  SOLAR ARRAYS
-  INVERTER
-  ACCESS ROAD
-  VISUAL SCREEN
-  AVOIDANCE FEATURE WITH 30 FT BUFFER

NEXTERA ENERGY

**SEBREE SOLAR
HENDERSON CO.
KENTUCKY**

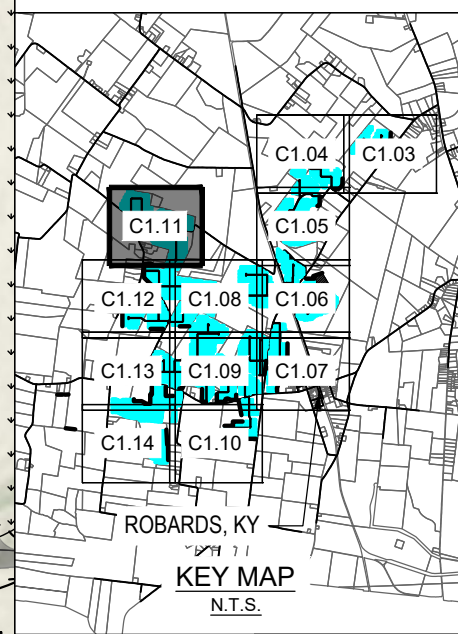
ECT PROJECT No.:	20-0196
DESIGNED BY:	Sebree Solar, LLC
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KY SITING BOARD	08-09-2021
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SUBMITTAL	

XXXXXXXXXXXXX

09-27-2021

Date

SITE EXHIBIT

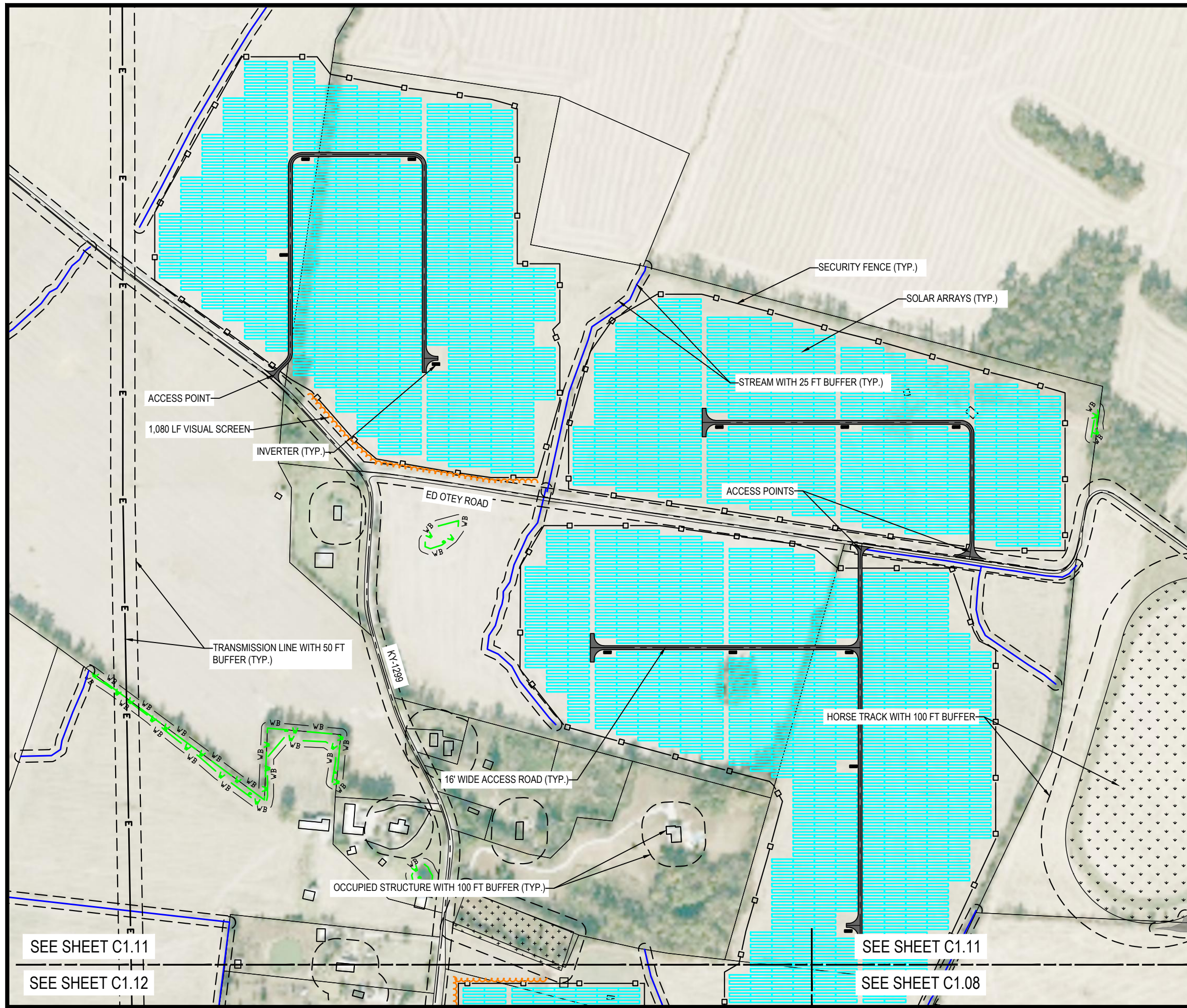


SCALE: 1"=400' @ 11 X 17

0 100 200 400

CALL BEFORE YOU DIG
811

C1.11

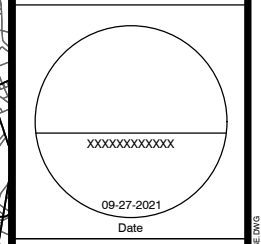
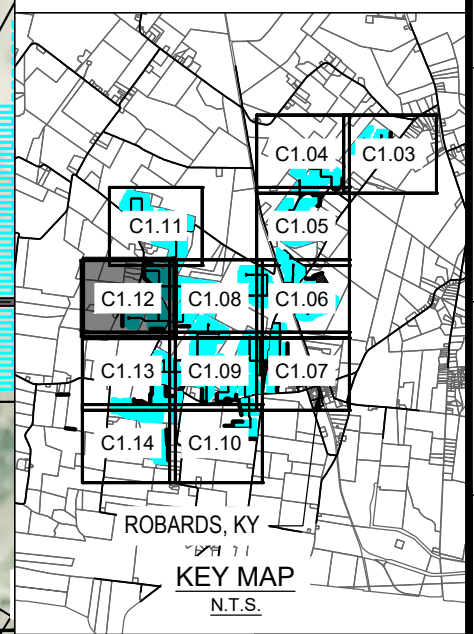
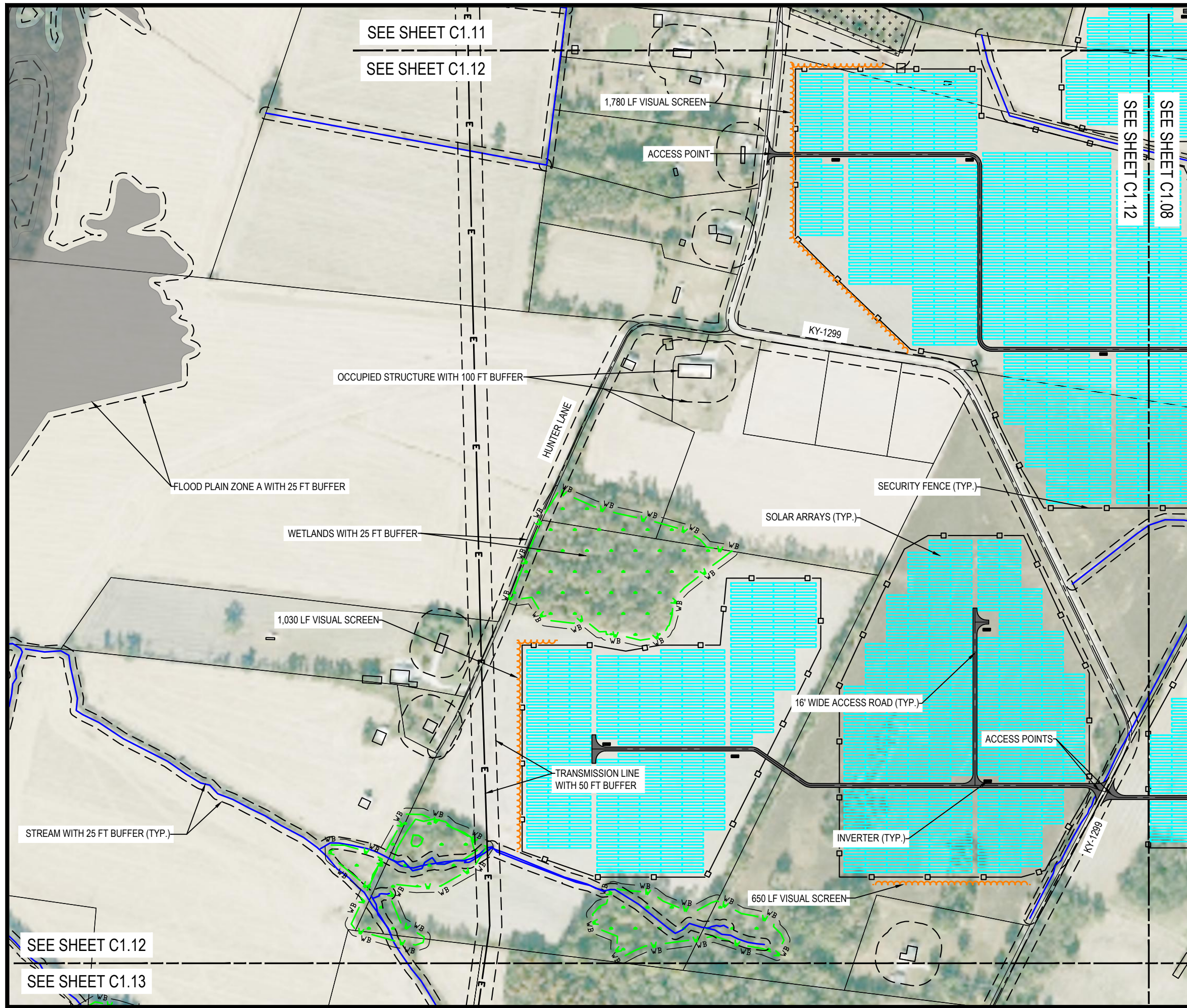


NEXTERA ENERGY
SEBREE SOLAR HENDERSON CO. KENTUCKY

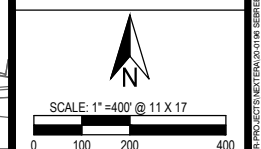
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APPROVED BY:	TBD
KY SITING BOARD	08-09-2021
HENDERSON COUNTY SUBMITTAL	09-07-2021

LEGEND

- PARCEL LINE
- SETBACK LINE
- EXCLUDED AREA FROM PARCEL
- ROAD CENTERLINE
- OVERHEAD ELECTRIC
- SEBREE SOLAR OVERHEAD LINE
- PIPELINE
- WETLANDS
- WETLAND BUFFER
- STREAM
- FLOODPLAIN ZONE A
- SURFACE WATER
- SECURITY FENCE
- SOLAR ARRAYS
- INVERTER
- ACCESS ROAD
- VISUAL SCREEN
- AVOIDANCE FEATURE WITH 30 FT BUFFER



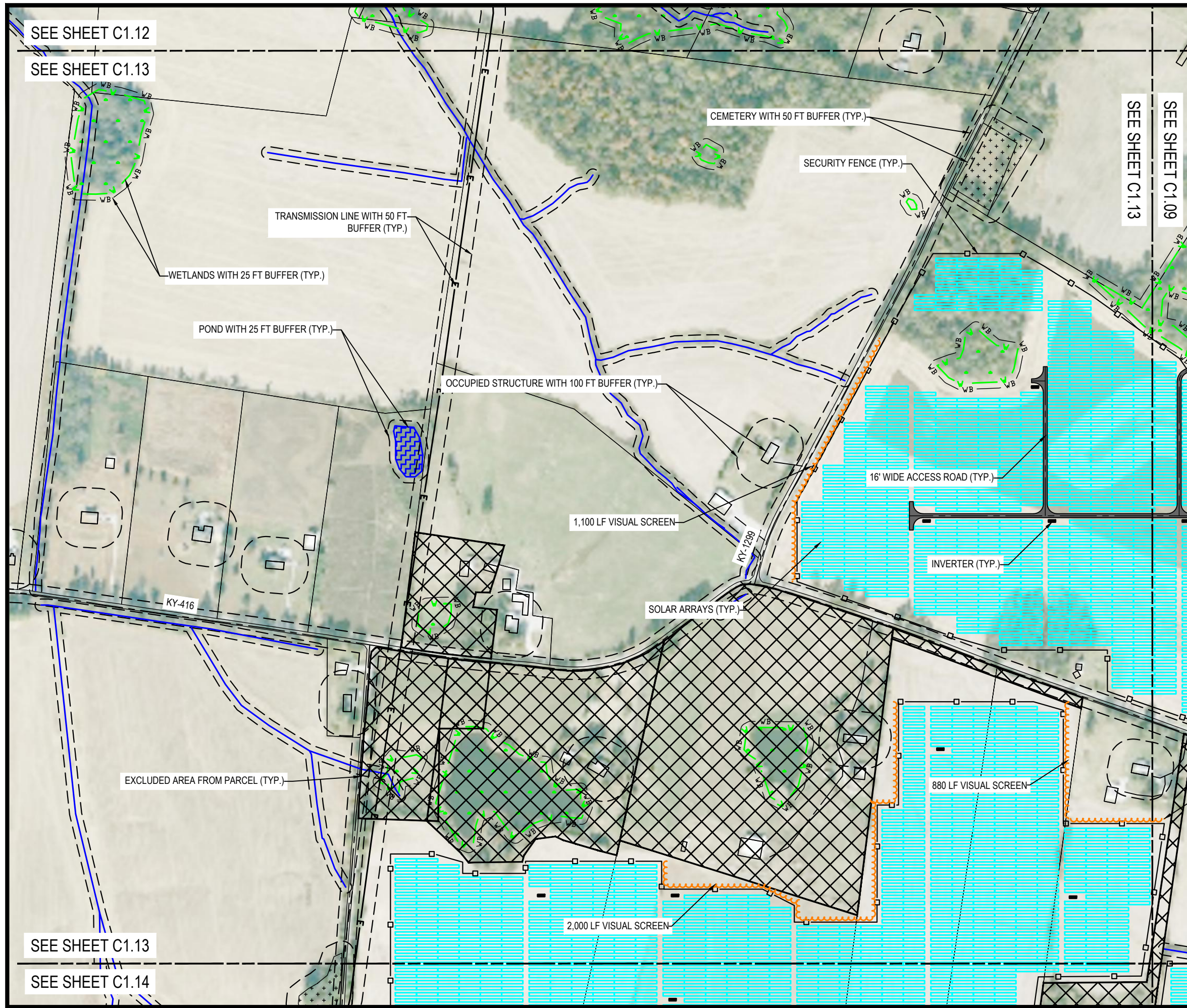
SITE EXHIBIT



C1.12

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NOT FOR CONSTRUCTION



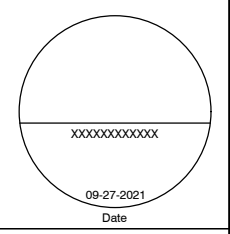
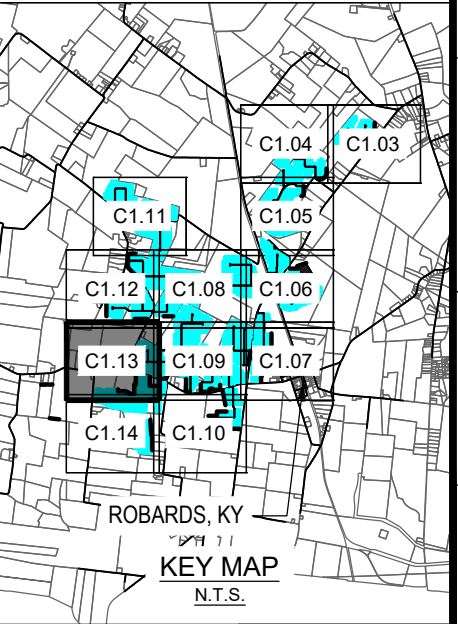
LEGEND

- PARCEL LINE
- SETBACK LINE
- EXCLUDED AREA FROM PARCEL
- ROAD CENTERLINE
- OVERHEAD ELECTRIC
- SEBREE SOLAR OVERHEAD LINE
- PIPELINE
- WETLANDS
- WETLAND BUFFER
- STREAM
- FLOODPLAIN ZONE A
- SURFACE WATER
- SECURITY FENCE
- SOLAR ARRAYS
- INVERTER
- ACCESS ROAD
- VISUAL SCREEN
- AVOIDANCE FEATURE WITH 30 FT BUFFER

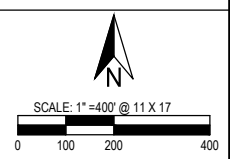


**SEBREE SOLAR
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SUBMITTAL	

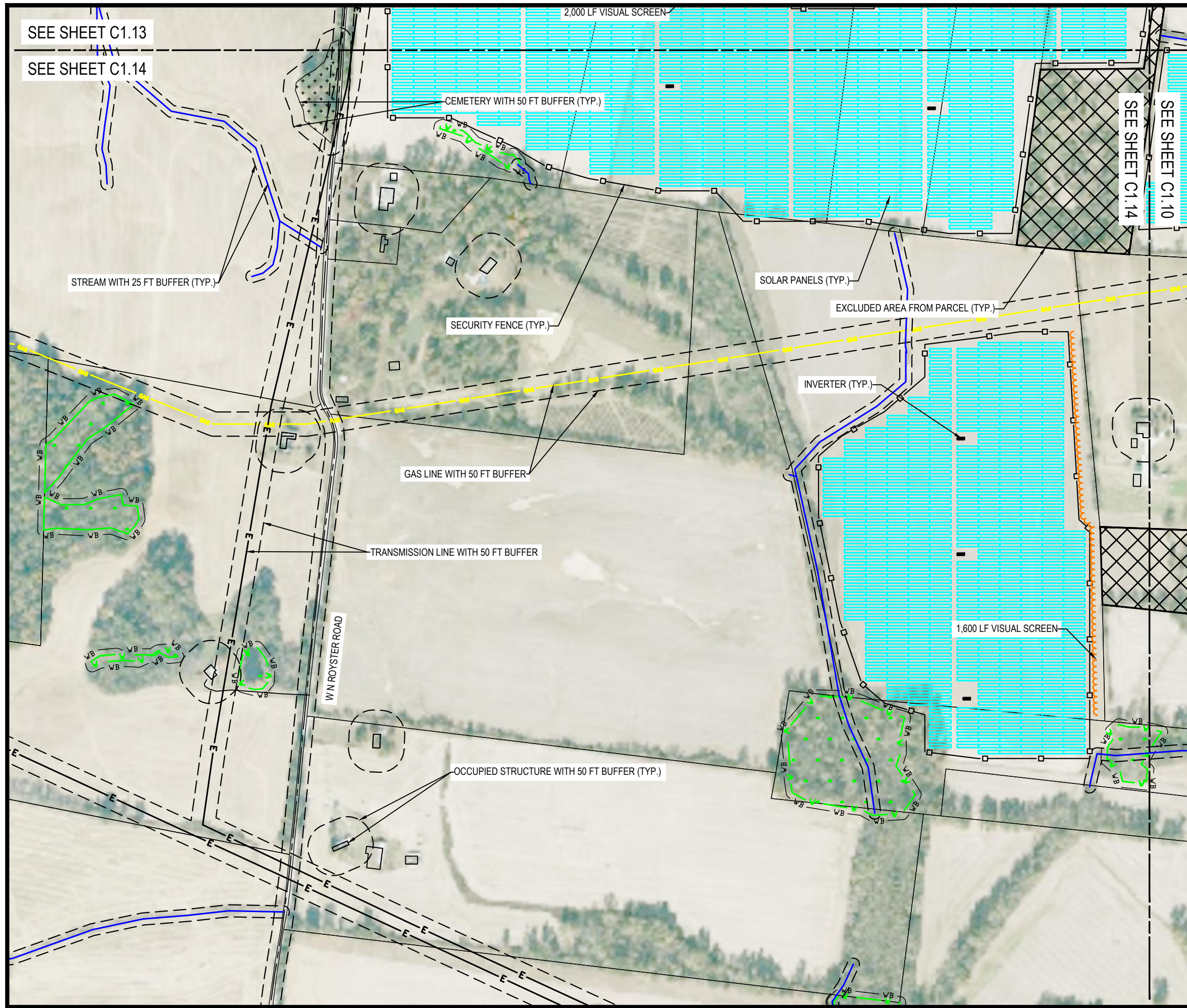


SITE EXHIBIT



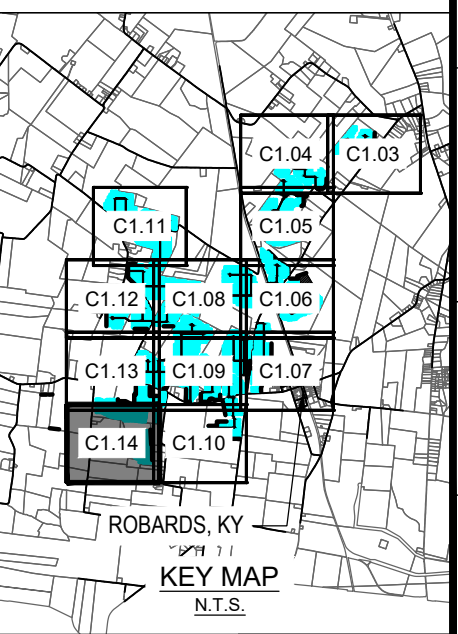
CALL BEFORE YOU DIG
811

C1.13

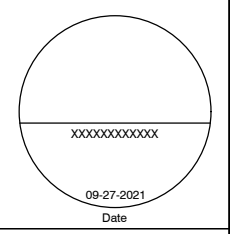


LEGEND

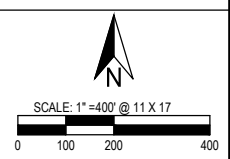
- PARCEL LINE
- SETBACK LINE
- EXCLUDED AREA FROM PARCEL
- ROAD CENTERLINE
- OVERHEAD ELECTRIC
- SEBREE SOLAR OVERHEAD LINE
- PIPELINE
- WETLANDS
- WETLAND BUFFER
- STREAM
- FLOODPLAIN ZONE A
- SURFACE WATER
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KY SITING BOARD	08-09-2021
HENDERSON COUNTY SUBMITTAL	09-07-2021



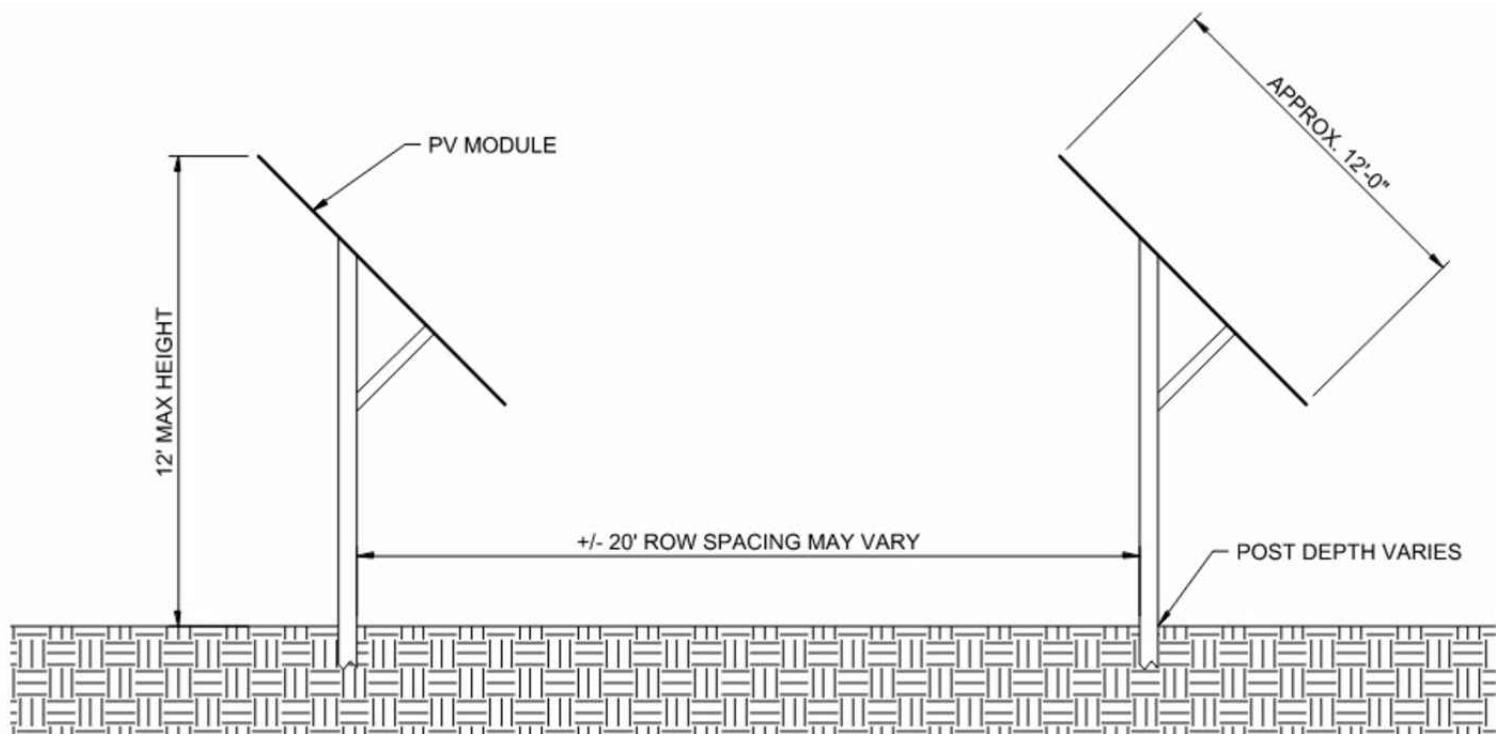
SITE EXHIBIT



CALL BEFORE YOU DIG
811

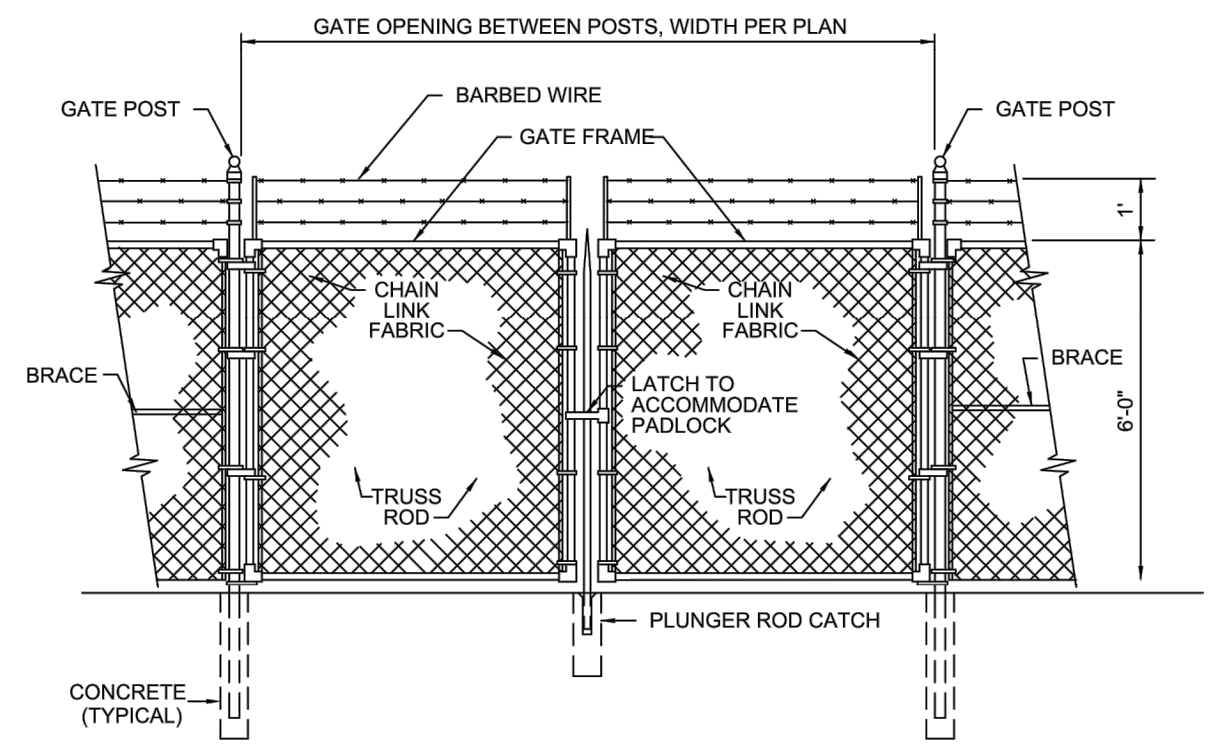
C1.14

NOT FOR CONSTRUCTION

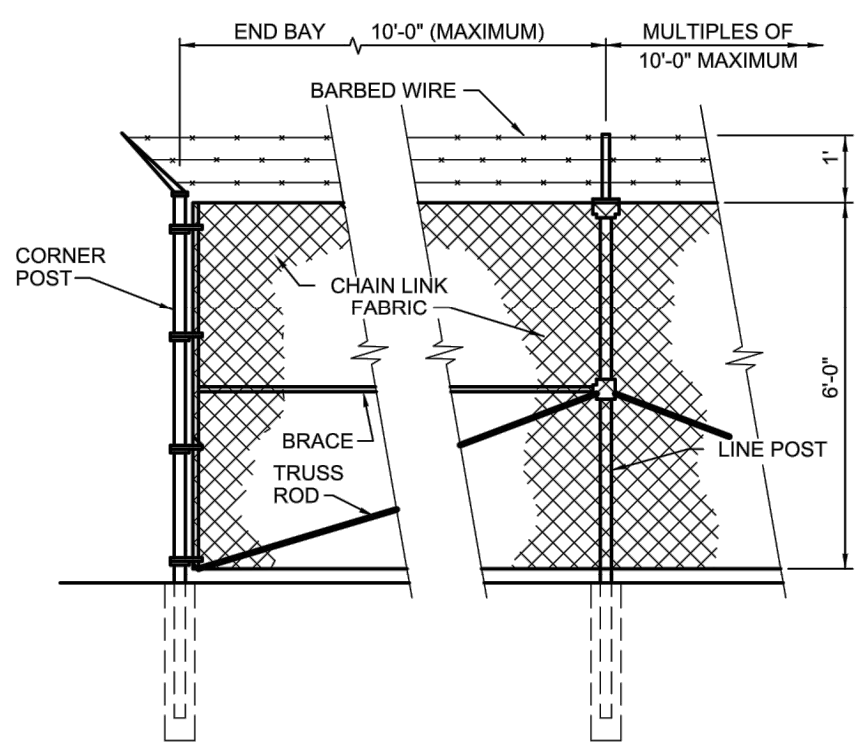


NOTE:

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**

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

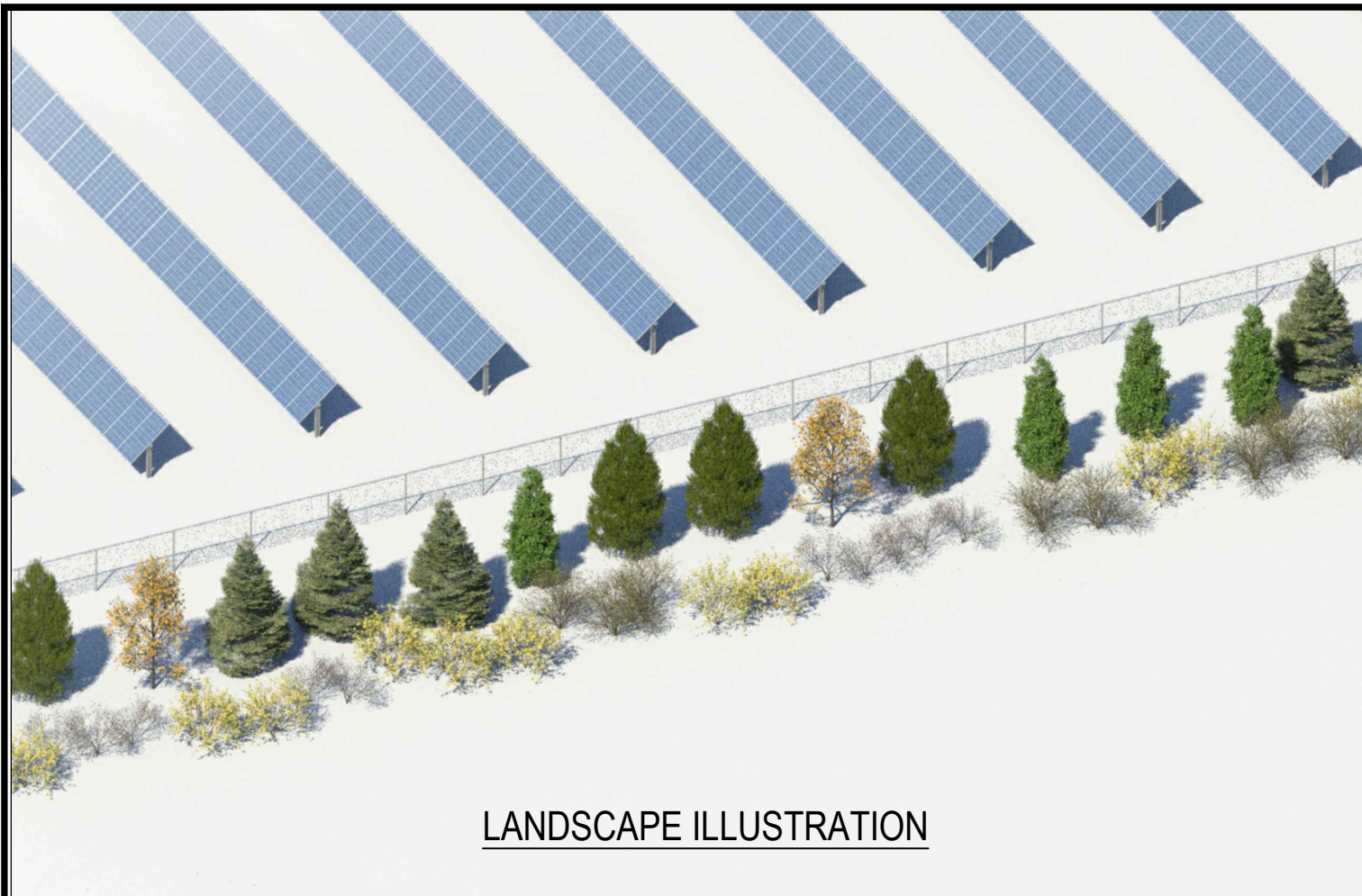
ECT PROJECT No.:	20-0196
DESIGNED BY:	Sebree Solar, LLC
DRAWN BY:	MRA
CHECKED BY:	DMW/XG
APPROVED BY:	TBD
KY SITING BOARD SUBMITTAL	08-09-2021
HENDERSON COUNTY SUBMITTAL	09-07-2021

XXXXXXXXXXXX
 09-27-2021
 Date

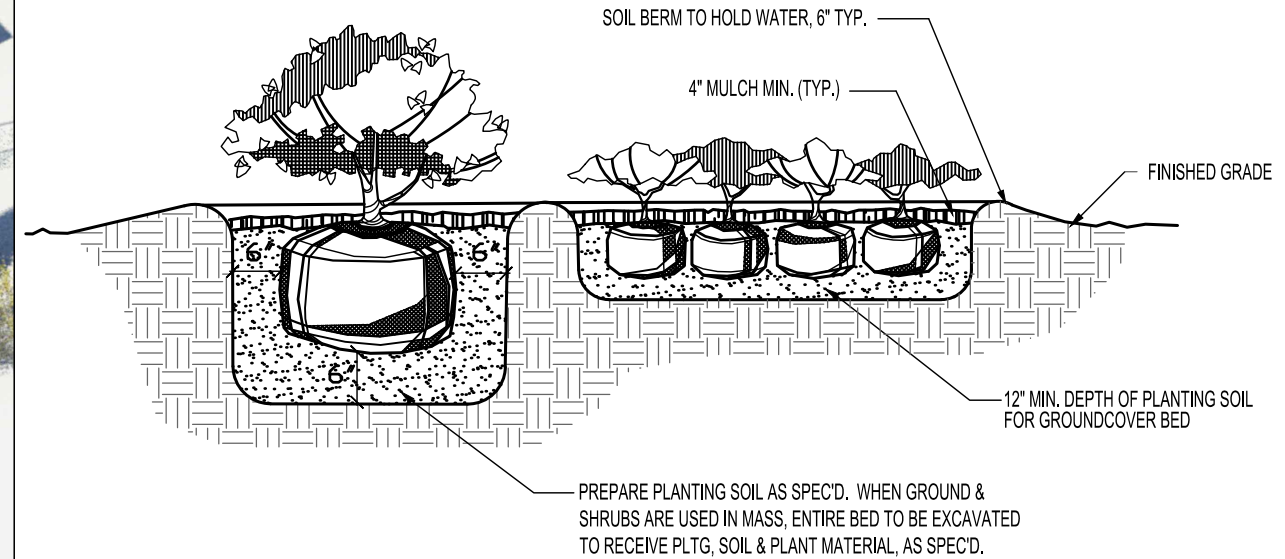
CIVIL DETAILS

CALL BEFORE YOU DIG
 811

C2.01

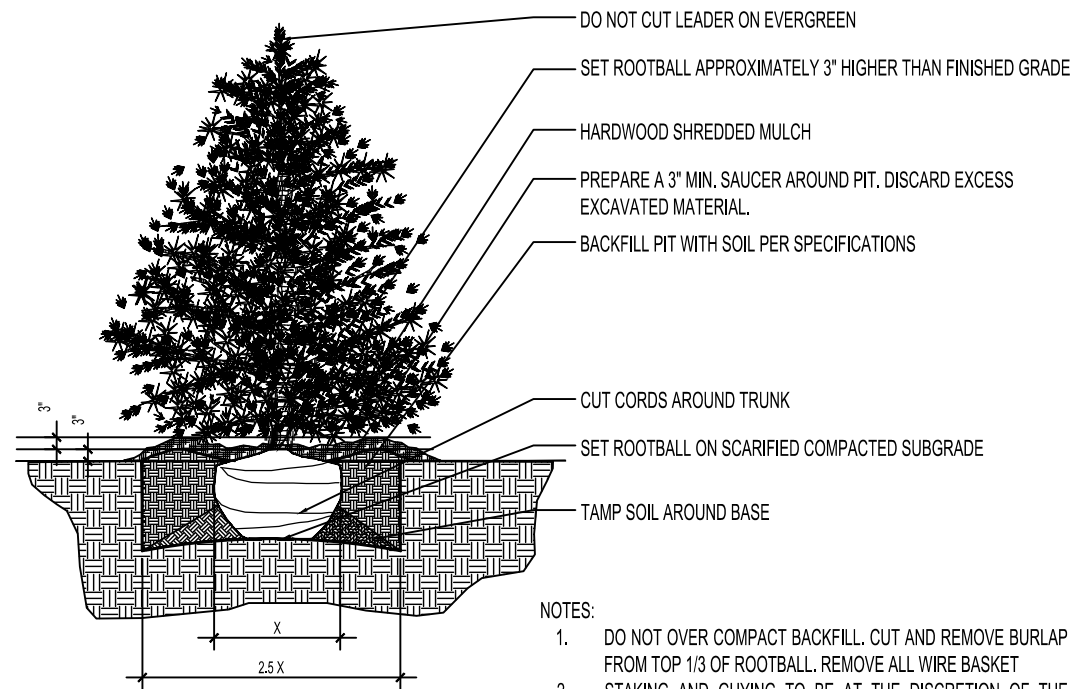


LANDSCAPE ILLUSTRATION



NOTE: CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS / BEDS PRIOR TO INSTALLATION

SHRUB AND GROUNDCOVER DETAIL



EVERGREEN PLANTING DETAIL

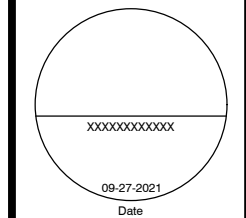
Table 1. Potential Evergreen and Deciduous Species Utilized by the Proposed Project

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



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DRAWN BY:	MRA
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APPROVED BY:	TBD
KY SITING BOARD	08-09-2021
HENDERSON COUNTY	09-07-2021
SUBMITTAL	



LANDSCAPE ILLUSTRATION

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811

C2.02

Appendix 3 List of Proposed Project Parcels

APN	Owner	Property Owner Address	City	State	Zip	Acreage
70-39	CROWDER MILTON E & GADDIS VIRGINIA S	8628 STATE ROUTE 416 W	ROBARDS	KY	42452	88.75
60-57.1	NUNN DENNIS E & JUDY	7155 STATE ROUTE 1299	ROBARDS	KY	42452	99.79
60-45	RILEY JAMES R & SARAH E	PO BOX 115	RUSSELLVILLE	KY	42276	66.13
60-38.1	NUNN DENNIS EARL	7155 STATE ROUTE 1299	ROBARDS	KY	42452	76.07
70-33	DOSSETT JOHN	225 S WATER ST	HENDERSON	KY	42420	116.86
60-67	CROWDER WILMA	352 HEARTHSTONE LN	HENDERSON	KY	42420	84
70-38	SPENCER STEPHEN H	213 CORRAL DR	GOLDSBORO	NC	27534	68.93
60-62	NUNN DENNIS E & JUDITH	7155 STATE ROUTE 1299	ROBARDS	KY	42452	40.8
70-6	DAWSON FAMILY FARMS LLC	6039 LAUREL TRL	HENDERSON	KY	42420	30
71-1	LEO KING FARM LLC	707 N MAIN ST	HENDERSON	KY	42420	362.26
70-46.1	DAWSON FAMILY FARMS LLC	6039 LAUREL TRL	HENDERSON	KY	42420	72.67
70-5	LEO KING FARM LLC	707 N MAIN ST	HENDERSON	KY	42420	64.88
71-45	CROWDER MILTON E & DIANE	8628 STATE ROUTE 416 W	ROBARDS	KY	42452	179.5
60-43	PERKINS CLAUDIA	15175 STATE ROUTE 136 E	HENDERSON	KY	42420	24.36
71-48	ANDERSON JAMES E	395 REDDING RD	LEXINGTON	KY	40517	230.3
71-52	BRANSON PHILLIP D & ROBIN R	6604 STATE ROUTE 283	ROBARDS	KY	42452	46.5
71-49	LEO KING FARM LLC	707 N MAIN ST	HENDERSON	KY	42420	108.13
71-38	BROCK DELNOE & FAY	PO BOX 3	ROBARDS	KY	42452	65.9
71-46.2	EBLEN JON B & MARIE A	9056 STATE ROUTE 416 W	ROBARDS	KY	42452	17.37
80-122	NUNN DENNIS	7155 STATE ROUTE 1299	ROBARDS	KY	42452	113.3
71-2	LEO KING FARM LLC	707 N MAIN ST	HENDERSON	KY	42420	19.94
60-37.1	GARDNER PAMELA	2400 COBBLESTONE DR	HENDERSON	KY	42420	43.29
60-43.1	DAVIS MARY	1014 COUNTRY CLUB DRIVE	HENDERSON	KY	42420	30.69
61-30	WHITMORE CAROLYN	9422 STATE ROUTE 416 W	ROBARDS	KY	42452	77.17
61-31	DANIEL CHRIS & LAVETA	9260 STATE ROUTE 416 W	ROBARDS	KY	42452	39.88
61-32	EBLEN JON BARTON	9056 STATE ROUTE 416 W	ROBARDS	KY	42452	19
61-33	EBLEN JON BART & MARIE	9056 STATE ROUTE 416 W	ROBARDS	KY	42452	17.09
61-34	EBLEN JON BARTON	9056 STATE ROUTE 416 W	ROBARDS	KY	42452	19
61-35	CROWDER WILMA	352 HEARTHSTONE LN	HENDERSON	KY	42420	15.8
61-37	WHITMORE DONALD R EST & CAROLYN	9422 STATE ROUTE 416 W	ROBARDS	KY	42452	63.4
61-39	WHITMORE DONALD R EST & CAROLYN	9422 STATE ROUTE 416 W	ROBARDS	KY	42452	13
60-70	GARDNER PAMELA	2400 COBBLESTONE DR	HENDERSON	KY	42420	127.4
60-57	SUGG MARY ANN	320 CHIMNEY HILL LN	HENDERSON	KY	42420	25.99
60-56	SUGG MARY ANN	320 CHIMNEY HILL LN	HENDERSON	KY	42420	65.5

> Sebree Solar, Henderson County | SES Level 3 Site Plan Submittal

Appendix 4

Decommissioning Plan

DECOMMISSIONING PLAN

Sebree Solar Project

Prepared for:

Sebree Solar, LLC
700 Universe Boulevard
Juno Beach, FL

Prepared by:



3720 Wilder Road, Unit B
Bay City, MI 48706

August 2021

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1.0 INTRODUCTION

Sebree Solar, LLC ("Sebree") contracted Environmental Consulting & Technology, Inc. ("ECT") to prepare a Decommissioning Plan ("Plan") for the Sebree Solar Project ("Project") in Henderson County, Kentucky. This Plan was prepared to document Sebree's intent to decommission the Project and to meet the requirements of subsection 30.02.D of the Henderson County Zoning Ordinance. The Henderson County Zoning Ordinance requires that a decommissioning plan be submitted that includes: (1) the defined conditions for when decommissioning will be initiated; (2) removal of all non-utility-owned equipment, conduit structures, fencing, roads, and foundations to a depth of three (3) feet; (3) restoration of the property to a substantially similar physical condition that existed immediately prior to construction; (4) the timeframe for completing decommissioning; (5) the party currently responsible for decommissioning, and (6) the plans for updating the decommissioning plan.

Within Henderson County, the Project is a proposed 250 megawatt alternating current (MWac) photovoltaic energy generating facility. The Project is proposed to be located on approximately 1,265 acres of undeveloped agricultural land that is located directly north and west of the City of Robards, west of U.S. Highway 41 (US-41), north of State Road 416 (HWY-416), and east of US-41A ("Site"). The Project Site is also located south of the City of Henderson. The Solar Energy System (SES) would connect to a proposed 4.85-mile 161 kilovolt (kV) transmission line that would then connect into the existing point of interconnection (POI) substation located at the Reid EHV substation.

The Project components consist of photovoltaic (PV) modules mounted on a fixed tilt racking system, central electric inverters and transformers, underground electrical collection systems, electrical collector substation, point of interconnection, switchyard, interconnection facilities, a solar meteorological station, supervisory control and data acquisition (SCADA) hardware, control house and associated facilities, transmission line and associated transmission facilities, private gravel access roads with gated ingress/egress points, and security fencing. Temporary facilities associated with construction will include a laydown yard that will serve as facilities for construction office trailers and delivery points for major equipment. Collectively, the facilities listed in this paragraph comprise the "Project Facilities." See Appendix I –Site Plan for further details of the proposed project.

The site restoration will remove all above ground equipment associated with the project, including the electrical substation. All below grade items will be removed to a depth of three (3) feet below grade and solar module support posts will be completely removed. Any electrical casing or conduit below the three-foot depth will remain in place in order to minimize disruption to the land. Gravel access roads will be removed unless the landowner requests that they remain in place.

As previously stated, the purpose of this Plan is to outline the procedures to decommission the facility and to restore the properties to be substantially similar to their pre-construction state to the extent practicable upon expiration of the operational life of the Project. Estimated costs are provided based on the array design

and associated facilities proposed to be installed for the Project. Sebree plans to reevaluate these decommissioning costs every five (5) years throughout the life of the Project and will adjust the financial assurance accordingly.

2.0 SOLAR FACILITY COMPONENTS

The primary components of the Project include the following solar components and associated infrastructure. These counts of equipment are preliminary and subject to change as detailed design is not yet complete.

- Photovoltaic modules: 850,564
- Fixed tilt racking system: 16,357
- Collector substation and associated equipment: 78 inverters, 1 transformer, 1 control house with associated data monitoring equipment, telecommunications equipment, electrical breakers, miscellaneous steel structures
- 3.47MW Central inverters: 78
- Underground collection system: 496,944 feet of cable, 49,694 feet of cable above 36 inches
- Combiner Boxes: 1,872
- Overhead transmission line: 4.85 miles
- Meteorological station: 1
- Data monitoring systems (i.e., SCADA): 1
- Private gravel access roads: 57,018 feet
- Security fencing: 145,191 feet of fencing

Sebree, or its successors and assignees, will be responsible for the decommissioning of the Project. Utility-scale solar facilities have a mechanical life expectancy of thirty (30) years.

3.0 DECOMMISSIONING TASKS AND SEQUENCE

Sebree acknowledges that all solar components including Project Facilities constructed above ground and any structures below-grade will be removed offsite for disposal except for: (i) access roads or driveways on private property if the property owner requests in writing to Sebree for such to remain, (ii) any infrastructure the subsequent landowner at the time of decommissioning may wish to retain as it may be beneficial to post-solar agricultural land use; infrastructure such as, but not limited to, fencing and stormwater basins (iii) switchyard, interconnection facilities and other similar utility facilities not owned by Sebree, and (iv) non-recoverable underground cables below a depth of three (3) feet.

Sebree estimates decommissioning will occur over a period of 1 year, unless, external circumstances prohibit site work, such as weather delays. All applicable local and state approvals and permits for the removal of the Project facilities will be obtained prior to the start of decommissioning.

The anticipated sequence of decommissioning and removal are described below. However, an overlap of activities is expected.

1. De-energize solar arrays and other facilities, if not already de-energized.

2. Dismantle panels, racking, and frames.
3. Remove inverters, transformers, and electrical cables and conduits (as recoverable).
4. Remove fencing and miscellaneous equipment.
5. Remove structural foundations.
6. Remove access and internal roads, if not retained by the property owner.
7. De-compact soils (if needed) and restore disturbed land to pre-construction conditions to the extent practicable.
8. Revegetate any exposed soil that was disturbed during decommissioning.

The restoration efforts will return the land to substantially its original condition to the extent practicable, leaving any desirable infrastructure as requested by the subsequent landowner. It is unlikely that a significant amount of earthwork will be required due to the limited disturbance associated with construction and operations of the Project. Nonetheless, restoration activities may include regrading to restore land contours to the extent practicable, seeding to revegetate disturbed areas, de-compacting of soils determined to be compacted and back-filling with native subsoil or topsoil as needed.

4.0 DECOMMISSIONING COST ESTIMATE SUMMARY

Decommissioning costs detailed in **Table 1** include labor and material expenses for removal of solar modules, steel posts, transformers and inverters, access roads, perimeter fencing, cabling below-grade, and other Project Facilities. The estimates provided include both the cost of decommissioning and removal (including site restoration) and the salvage value from the recovered materials. Solar components anticipated to have a resale or salvage value that can offset the cost of decommissioning include solar modules, steel piles, inverters, and transformers. The materials recovered include the insulated copper wire, bare copper, aluminum, and steel that constitute raw materials making up the Project facilities. Reselling these valuable materials is a common practice in demolition and decommissioning of facilities because of the high value of these components.

Materials that have no value at the time of decommissioning will be recycled when possible or hauled offsite to a licensed solid waste disposal facility. The costs of removal, transportation, and disposal are included in these estimates. Furthermore, with the growth and development of solar technologies, there are secondary market opportunities to reuse and/or repurpose solar modules. These opportunities are not accounted for in the current estimates.

Table 1. Estimated Decommissioning Costs and Salvage Values

Decommissioning Task Description	Decommissioning Cost	Salvage Value
De-energize the facility	\$86,160.00	--
Dismantle panels and PV frames	\$9,531,215.00	\$3,965,276.00
Remove inverters, electrical cables and conduits down to three ft (as recoverable)	\$123,980.00	\$241,300.00

Remove fencing and miscellaneous equipment / Grading	\$329,475.00	\$13,932.00
Remove structural foundations and access roads (if not retained by owner)	\$428,405.00	\$396,070.00*
Earthwork and stabilization (decompact, restore, revegetate as needed)	\$710,986.42	\$710,986.42*
Total Decommissioning Cost	\$11,210,221.42	
Total Estimated Material Recovery (Salvage) Value	\$4,220,508.00	
Total Optional Cost Reduction Value	\$1,107,056.42	
Total Estimated Decommissioning Costs	\$6,989,713.42	
Total Estimated Decommissioning Costs with Reductions Applied	\$5,882.657.00*	

*Value derived from optional owner retention of components or not requesting soil restoration; not material salvage.

5.0 RESTORATION

It is unlikely that a significant amount of earthwork would be required, as the construction, operations, and maintenance of the Project involves limited earth disturbance. Nevertheless, if necessary, Sebree or the assigned responsible party would regrade and contour the area to establish proper stormwater and sediment controls until the area is established. Other initiatives will be taken as needed to restore vegetative cover to its original or an improved condition—such as through soil decompaction and reseeding—as it was prior to development.

6.0 TIMELINE AND PARTIES RESPONSIBLE TO COMPLETE DECOMMISSIONING

In accordance with Section 30.30.D.2(1), decommissioning would begin no later than 12 months (365 days) after the Level 3 SES has ceased to generate electricity. Decommissioning would be completed no later than 12 months (365 days) after commencement of decommissioning. Sebree or a designated party as approved by the Henderson County Board of Commissioners will assume responsibility to conduct decommissioning activities within the posted timeframe.

7.0 DECOMMISSIONING PLAN UPDATES

In accordance with Section 30.30.D.2(6), Sebree will prepare a final Decommissioning Plan once the project design is finalized. This final Decommissioning Plan will be provided to Henderson County at least four (4) weeks prior to the commencement of construction along with a surety bond or other form of financial security. The value of the surety bond will be based on 1% of the total project cost. Sebree agrees to update this Decommissioning Plan every five years during the life of the Project.

