

**Blue Bird**

Cynthiana, Harrison County, Kentucky

**Owner/Developer:**

BayWa

**Project Site Description:**

Latitude: 38.299900°  
 Longitude: -84.383500°  
 Elevation: 796 ft min - 928 ft max  
 Total Site Area - Available: 1348.58 ± Acres  
 Total Buildable Area: 638.67 ± Acres  
 Total Fenced Acres: 630.15 ± Acres  
 Total Array Footprint: 414.82 ± Acres

Annual Cooling Design Temp: 91.5° F  
 Extreme Annual Min DB MeanTemp: 0.4° F (ASHRAE 2021)  
 Soil Thermal Resistivity Value (Rho): 190  
 Soil Max. Temperature: 26.3° C/ 79.3° F  
 Soil Min. Moisture Content: 2%

Wind Load: 105, Risk Category I  
 Snow Load: 15psf  
 Seismic Load: SS= 0.19g, S1= 0.09g

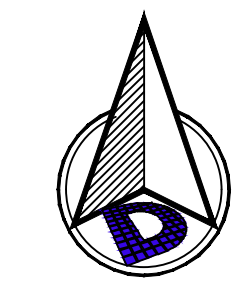
**Interconnection Data:**

Transmission Provider: PJM  
 Interconnection Voltage: 138kV  
 Offtaker: EKPC  
 Point of Interconnection: Existing Transmission Line, Gen-Tie Length to be Determined.

**Legend**

- Property Line
- AC Trench Line
- OH Overhead AC Line
- DB Directional Bore
- Perimeter Fence
- Existing Fence to be Removed
- Existing Overhead Line
- Existing Transmission Line Easement
- Existing Stream
- Existing Wetlands
- 100-YR FEMA Flood Plain
- Existing Cultural Sites
- Existing Cemetery Sites
- Potential Sinkhole Risk w/ 50FT Buffer
- PV Access Road
- Substation Access Road
- 20' Wide Access Road
- Proposed Switchyard Landscape Buffer
- Proposed Laydown
- Proposed Storm Water Management
- Proposed 50' Stream Buffer
- Non Leased Areas
- Array Number
- Proposed Landscape Buffer
- Landscape Buffer with Existing Vegetation
- Re-located Transmission line
- Existing Transmission Line To be Removed
- New Transmission Line Extension
- McDaniel Access Easement

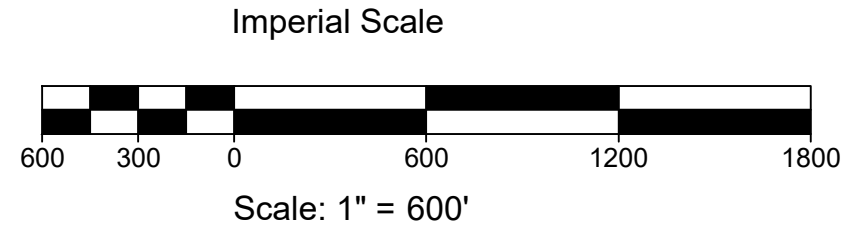
Circuit	Number of Arrays	MWdc	MWac	dc/ac Ratio
SS1	8	33.17	24.40	1.3596
SS2	7	31.56	22.70	1.3903
SS3	9	39.72	29.40	1.3511
SS4	8	33.19	24.50	1.3547
<b>Total Capacity</b>	<b>32</b>	<b>137.64</b>	<b>101.00</b>	<b>1.3628</b>



Item	Source	Date, Revision
Project Boundary	DWG file provided by client: "2010-20002456 AS-04 ALTA (06-29-21).dwg"	6/29/2021
CUP/SUP	Planning and Community Development report provided by Cynthiana-Harrison County-Berry Joint Planning Commission: "16 Bluebird Proposed CUP Conditions.pdf"	5/6/2021
Cultural	Client Provided Map: "2021_01_08_PHASE_I_ARCHAEOLOGICAL_INVESTIGATION_OF_THE_BLUEBIRD_SOLAR_FARM.pdf" by Jackson Group	11/15/2020
Constraints	Client Provided Constraint Map: "EKPC-Bluebird_ConstraintMap_rev21_220704.dwg"	7/4/2022
Landscaping Plan	Landscaping Plan provided by client: "20230815_Bluebird_Landscape Buffer.dwg" by Aztec Engineering	8/15/2023
Geotechnical Report	Report of Geotechnical Exploration provided by American Engineers, Inc.: "3.4.4.2.2_2020 10 08_AEL_Reed Arnold, McDowell and Agnes - Geotechnical Report.pdf"	10/7/2020
FEMA	Panel: 21097C0250C	1/5/2011
Topographic Survey	DWG provided by client: "3.4.3.5.1_20002456CXB_ACAD.dwg"	N/A
Hydrology	Hydrology Study by Westwood	3/22/2023
Wetlands	Client Provided Constraint Map: "EKPC-Bluebird_ConstraintMap_rev21_220704.dwg" Jurisdictional Determination Letter: "LRL-2019-00965 NWPR AID Form.pdf"	7/4/2022; 4/8/2021
POI Location	N/A	N/A
ASHRAE	http://ashrae-meteo.info/index.php	ASHRAE 2021
Wind Load Source	https://hazards.atccouncil.org/	(ASCE7-10)
Snow Load Source	https://hazards.atccouncil.org/	(ASCE7-10)
Seismic Load Source	https://hazards.atccouncil.org/	(ASCE7-10)

**Site Plan**

Scale: 1" = 600'



**AC Capacity at Point of Interconnection: 100MWac**

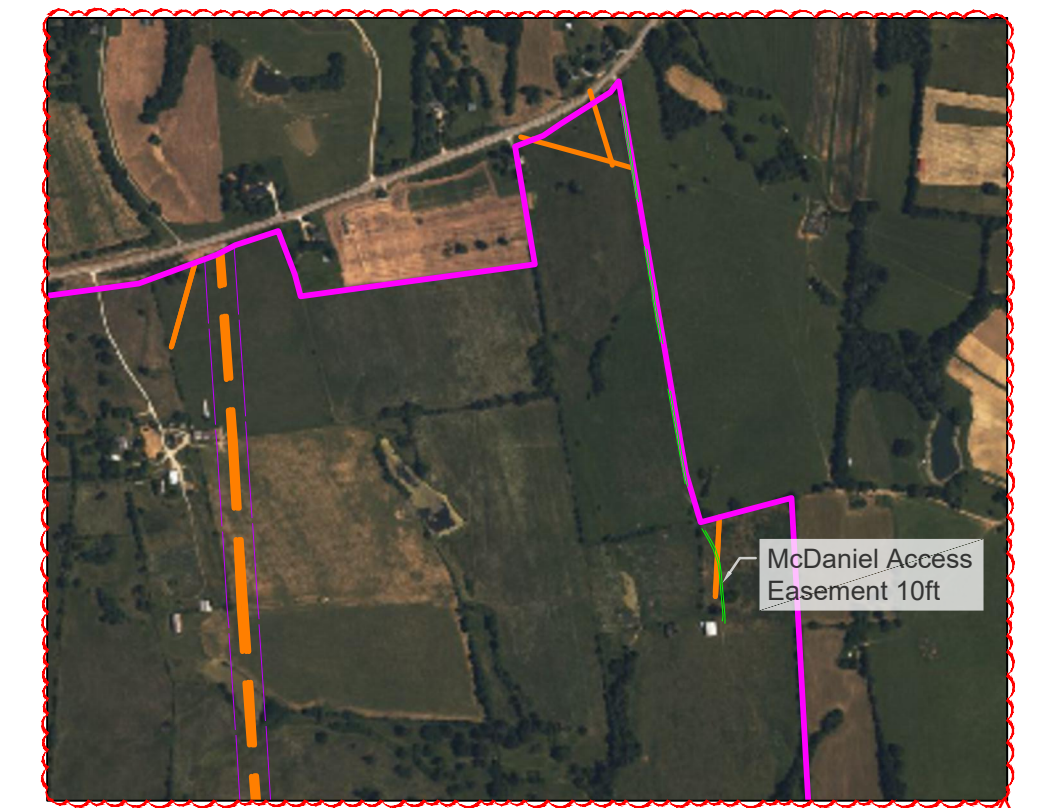
- Notes:**  
**CUP Requirements Notes:**  
 The proposed solar site must comply with all requirements outlined in the Harrison County CUP, including but not limited to the following:  
 1. The Applicant shall adhere to its Landscape Plan as submitted to the Planning Commission for the site plan review. However, along KY-353 the applicant shall at the minimum supplement existing landscape and plant either evergreens as listed in the Segment 5 planting plan or Segment 4 planting plan.  
 2. The Applicant shall maintain setbacks of a minimum of 100 feet to frontage boundary lines and 50 feet to side and rear boundary lines of any non-participating properties and roadways from the Applicant's solar energy system.  
 3. The Applicant's solar energy system, excluding utility poles, antennas, and substation equipment, shall not exceed 20 feet in height.

**Landscaping Notes:**  
 Reference the County Approved Landscaping plans, by Aztec Engineering, for all landscape details (layout, spacing, planting detail...etc).

- Solar Ordinance Notes:**  
 The proposed solar site must comply with all applicable requirements of the Harrison County Solar Ordinance, including but not limited to the following:  
 1. A chain link fence coated in green or black coating no less than 6 feet in height and no more than 8 feet in height shall be placed along the perimeter of the Array area.  
 2. If lighting is provided at the site, lighting shall be shielded and downcast such that the light does not spill onto adjacent parcel or the night sky. Motion sensor control is preferred.  
 3. SES Equipment shall be located no closer than 200' from any residential structure/ dwelling unit.

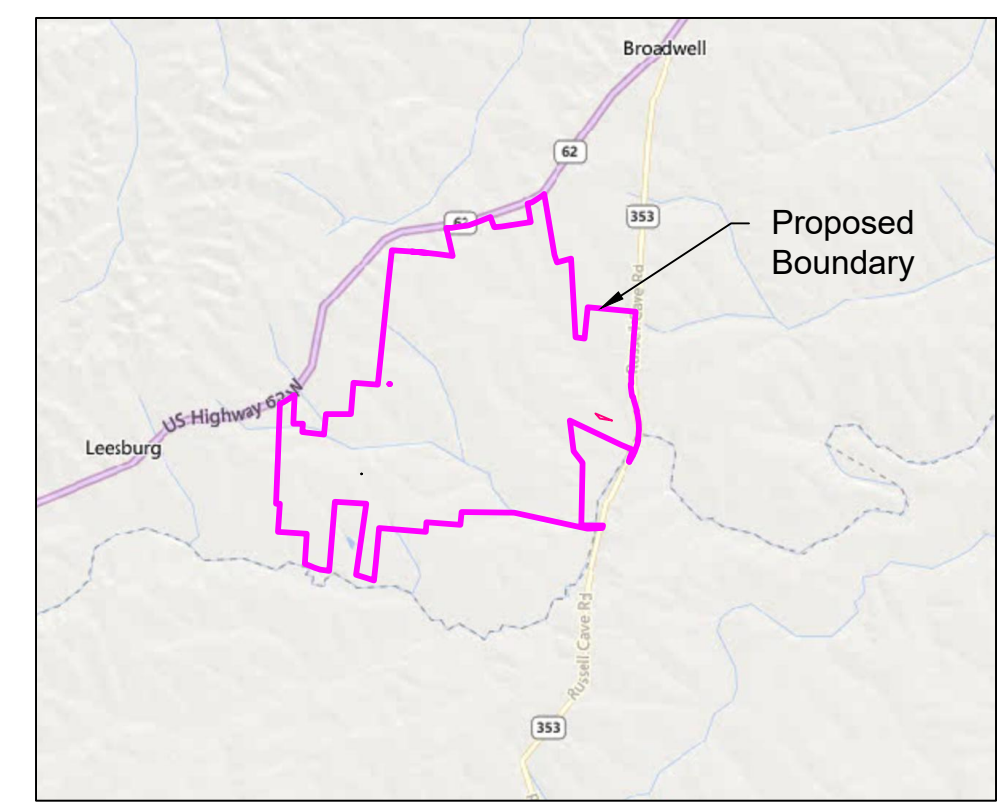
**Driveway Notes:**  
 Applicant is in the process of applying for County and State driveway permits. Prior to starting the construction of the entrances, applicant must obtain the State and County driveway permits (as applicable) and provide the permit #s to County Planning and Building Department. KYTC permit has been approved for the Russel Cave entrance. Harrison County Public Works has provided approval for the County entrances.

**Internal roads notes:**  
 The access roads with turnaround areas are designed to allow a fire truck access. Roads are 20' wide, with 30' minimum inside turn radius, and turnaround areas for fire trucks.



**Easement Overview**

Scale: 1" = 1,000'



**Key Map**

Scale: 1" = 6,000'



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 Cynthiana, Harrison County,  
 Kentucky

THIS PRINT IS NOT TO BE USED FOR CONSTRUCTION UNLESS NOTED AND SIGNED "OK FOR CONSTRUCTION" ABOVE LAST REVISION

REV	DATE	DESCRIPTION	BY	CHK	APP
13	04-19-24	Updated Layout Per Owner's Comments	MA	DY	MP
12	04-17-24	Updated PCSs & Road per Civil	MA	DY	MP
11	03-06-24	Updated PCS, Substation, Access Roads & Fence	MA	DY	MP
10	12-06-23	Updated Module BIN Class	MA	DY	MP
9	10-13-23	Updated per Module BIN Class	MA	DY	MP
8	10-05-23	Final Development Plan	MA	DY	MP
7	8-23-23	Updated layout per Owner's Comments	MA	DY	MP
6	8-15-23	Updated per Owner's Comments	MA	DY	MP

DEPCOM JOB NUMBER: 22-0004-00  
 PROJECT CODE: KY100  
 PROJECT DIRECTOR: TBD  
 PROJECT MANAGER: TBD  
 SHEET TITLE:  
**Site Plan**  
 CHECKED BY: DY  
 DRAWN BY: MA  
 SCALE: AS NOTED  
 DRAWING NUMBER:  
 SP-100-5-T

J:\Depcom Power Dev\CAD - PDE\Opportunities\BayWa\Blue Bird\Site Plans\WIP\Active Drawings\Blue Bird SP-100-5-T - 4/19/2024 5:07 PM

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