COMMONWEALTH OF KENTUCKY

BEFORE THE KENTUCKY STATE BOARD ON ELECTRIC GENERATION AND TRANSMISSION SITING

IN THE MATTER OF:

THE ELECTRONIC APPLICATION OF SEBREE SOLAR II, LLC FOR A CERTIFICATE TO CONSTRUCT AN APPROXIMATELY 150 MEGAWATT MERCHANT SOLAR ELECTRIC GENERATING FACILITY IN HENDERSON COUNTY, KENTUCKY PURSUANT TO KRS 278.700, ET SEQ. AND 807 KAR 5:110	)	CASE NO. 2022-00131

SEBREE SOLAR II LLC'S NOTICE OF FINAL SITE PLAN

Comes now Sebree Solar II LLC, ("Sebree Solar II"), by and through counsel, and does hereby provide notice of its final site plan. In support of this notice, Sebree Solar II states as follows:

1. The Kentucky State Board on Electric Generation and Transmission Siting ("Siting Boar") issued an Order on October 12, 2023 that granted Sebree Solar II a Construction Certificate to construct an approximately 150 megawatt ("MW") merchant solar electric generating facility in Henderson County, Kentucky.

2. Appendix A to the October 12, 2023 Order included Mitigation Measures imposed on Sebree Solar II to ensure the merchant solar facility is constructed as ordered. In particular, Mitigation Measure 1 states as follows:

> 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, transmission line route, or other Project facilities and infrastructure

3. Attachment A to this Notice is a memorandum detailing changes from the preliminary site plan submitted with the Application. Attachment B is the final site development plan. As depicted in the attachments, the changes between the preliminary site layout plan and the revised plan do not create a materially different pattern or magnitude of impacts.

WHEREFORE, Sebree Solar II respectfully requests the Siting Board accept the final site development plan as compliance with the October 12, 2023 Order, Appendix A, Mitigation Measure 1.

This the 28th day of April, 2025.

Respectfully submitted,

L. Allyson Honaker
Meredith L. Cave
HONAKER LAW OFFICE, PLLC
1795 Alysheba Way, Suite 6202
Lexington, KY 40509
(859) 368-8803
allyson@hloky.com
meredith@hloky.com

Counsel for Sebree Solar II, LLC

CERTIFICATE OF SERVICE

This is to certify that the electronic filing was transmitted to the Commission on April 28, 2025 and that there are currently no parties that the Commission has excused from participation by electronic means in this proceeding. Pursuant to the Commission's July 22, 2021 Order in Case No. 2020-00085 no paper copies of this filing will be made.

Counsel for Sebree Solar II, LLC

ATTACHMENT A

April 28, 2025

Kentucky Electric Generation and Transmission Siting Board (KYSB)
Final Order Mitigation Measure #1
Submittal Final Site Plan
Sebree Solar II Project
KY PSC Case No. 2022-00131
Henderson County, Kentucky

Environmental Consulting & Technology, Inc., (ECT) was contracted by Sebree Solar II, LLC (Sebree Solar II) to assist in the preparation of the final site plans for the Sebree Solar II Project (Project). The Project is located in Henderson County, Kentucky, near Robards, KY. The Project scope is to construct a 150-megawatt alternating current ("MW AC") solar energy system (SES).

In accordance with the KYSB Final Order Mitigation Measure #1 for Case Number 2022-00131, Sebree Solar II 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 preliminary site plans were submitted to the KYSB in April 2023.

Sincerely,

Environmental Consulting & Technology, Inc.

Beth Wilburn
Associate Operations Manager

1.0 Overview of Kentucky Electric Generation and Transmission Siting Board Case

Sebree Solar II submitted an electronic application for a certificate to construct an approximately 150-MW merchant solar electric generating facility in Henderson County, Kentucky in August 2021 under Case Number 2022-00131.

2.0 Site Plan Comparison

Below is a table that highlights the material changes between the Sebree Solar II preliminary site plans dated April 2023 and the attached final site plans from March 2025.

Table 1. Preliminary Sebree II Site Plan and March 2025 Site Plan Comparison

	April 2023 Site Plans (Preliminary Site Plans)		March 2025 Site Plans (Final Site Plans)		KYSB Applicable Mitigation Conditions	Applicable County Mitigation Conditions
	Project Infrastructure	Closest Receptor (feet)	Project Infrastructure	Closest Receptor (feet)		
Number of central inverters	51	473	42	472	450-foot setback from receptors	100-foot setback from receptors
Number of PV panels	401,835	131	414,099	151	150-foot setback from receptors	100-foot setback from receptors
Linear feet of fence	200,118	103	177,077	107	None	100-foot setback from receptors
Linear feet of access roads	68,335	NA	57,487	NA	None	None
Access road entrances	29	NA	22	NA	NA	NA
Project Limits of Disturbance (LOD) acreage (fenced array areas and access roads outside fenced array areas)	825	NA	705	NA	NA	NA

As noted in **Table 1**, there are nine (9) less central inverters based on the final site plans. Based on review of the April 2023 site plans, the closest mapped receptor (residence, church, or school) to an inverter was 473 feet.

In accordance with the KYSB Final Order Mitigation Measure #18, Sebree Solar II did not place central inverters closer than 450 feet from a residence, church, or school. Based on review of the March 2025 site plans, the closest mapped receptor to an inverter is 472 feet. 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 12,264 less panels based on the final site plans. Based on review of the April 2023 site plans, the closest mapped receptor (residence, church, or school) to a PV panel was 131 feet. Note that the KYSB Final Order Mitigation Measure #18 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 March 2025 site plans, the closest mapped receptor to a PV panel is 151 feet. During review of the entire Project, the closest mapped non-participating parcel line is mapped approximately 55 feet from a PV panel and the closest mapped adjacent edge of road is mapped approximately 83 feet from a PV panel.

Due to the increased distance between the PV panel and closest receptor, Sebree Solar II 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 preliminary site plans.

As noted in **Table 1**, there are 23,041 less linear feet of fence based on the final site plans. Based on review of the April 2023 site plans, the closest mapped receptor (residence, church, or school) to a fenced array area (measured to the fence line) was 103 feet. The March 2025 site plans show the closest mapped receptor to a fenced array area is 107 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 10,848 less linear feet of access road based on the final site plans. Note that there are 22 access road entrances from public right-of-way (ROW) based on the final site plans, which is less than the 29 access road entrances shown on the preliminary site plans. The 22 entrances are mapped along the same roads as the preliminary site plans, which are comprised of both state routes and local arterial roads.

Sebree Solar II developed visual screening consistent with the preliminary site plans from April 2023 and 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 10, 11, 13, and 14 and applicable visual screening conditions as outlined in the Henderson County Solar Ordinance.

No substantive changes were made to the 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.

3.0 Conclusion

In summary, Sebree Solar II 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 fence are comparable to the preliminary site plan infrastructure and the PV panel locations are mapped further from Project infrastructure than in the preliminary 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 are comparable and less in quantity than the access road locations identified in the Traffic and Dust Study, prepared by Integrated Engineering/PRIME AE, for the preliminary site plans.

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

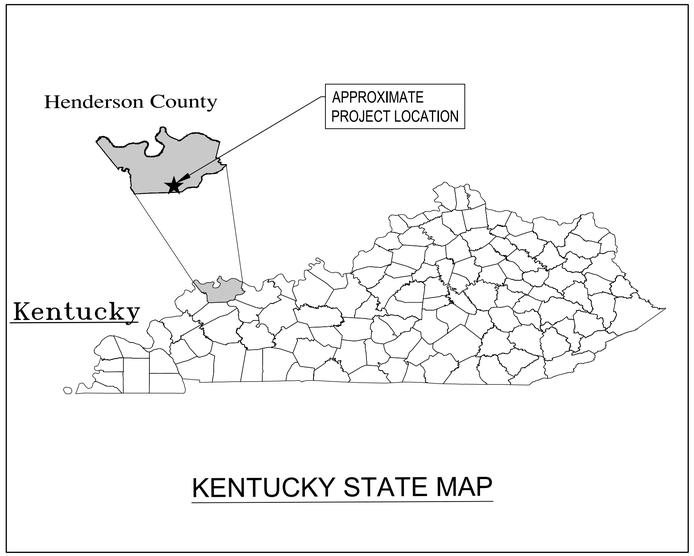
- KYSB Final Order Mitigation Measure 1 – Sebree Solar II is submitting this summary memo to document material changes in the final site plans as attached.
- KYSB Final Order Mitigation Measure 2 – Sebree Solar II is submitting this summary memo to document there have been no Project boundary changes since the April 2023 preliminary site plans.
- KYSB Final Order Mitigation Measure 11 – Sebree Solar II included visual screening in the final site plans as attached.
- KYSB Final Order Mitigation Measure 12 – Sebree Solar II included an approximately 2-acre designated pollinator-friendly area in the final site plan.
- KSYB Final Order Mitigation Measure 18 – Sebree Solar II 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 151 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 55 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 83 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 472 feet.

- Henderson County solar ordinance condition that states, “All equipment shall be located at least one hundred (100) feet from any residential structure.” Sebree Solar II has setback PV panels, inverters, and fence line of the array areas at least 100 feet from any receptor at 151 feet, 472 feet, and 107 feet, respectively.

ATTACHMENT B

FINAL SITE LAYOUT PLAN

SEBREE SOLAR II PROJECT



PROJECT LOCATION MAP

NOT TO SCALE

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 II, 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)	150
SYSTEM DC SIZE (MW)	223.60
MODULE COUNT	414,099
CENTRAL INVERTER COUNT	42
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	700 ACRES
ROAD LENGTH	57,487 FEET
LANDSCAPE LENGTH	21,155 FEET

PREPARED FOR

NEXTera ENERGY RESOURCES

SEBREE SOLAR II, 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

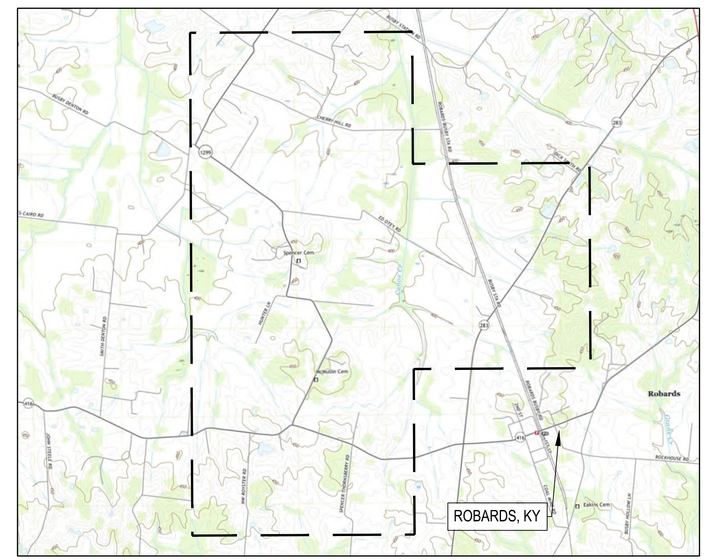
BY

ECT Environmental Consulting & Technology, Inc.

161 East Aurora Rd.,
Northfield, OH 44067
Tel: (216) 518-2807
Agent's E-mail: bwilburn@ectinc.com
Agent's Tel: (513) 313-0179
http://www.ectinc.com

ECT PROJECT NUMBER 22-0483

MARCH 2025
KENTUCKY STATE SITING BOARD
FINAL SITE LAYOUT PLAN



PROJECT VICINITY MAP

NOT TO SCALE

USGS TOPO MAPS: KY ROBARDS 20190402

INDEX OF DRAWINGS

C1.01 - C1.03	EXISTING CONDITIONS
C1.04 - C1.06	PROPOSED CONDITIONS
C2.01 - C2.19	SITE PLANS
C3.01 - C3.02	DETAILS

ECT
1408 N. Westshore Blvd., Ste. 113
Tampa, FL, 33607
Phone: (813) 289-9338
www.ectinc.com

SEBREE SOLAR II PROJECT

HENDERSON COUNTY, KENTUCKY

ECT PROJECT No.:	22-0483
DESIGNED BY:	NextEra Energy, Inc.
DRAWN BY:	MRA/KNG
CHECKED BY:	BW
APPROVED BY:	NextEra Energy, Inc.
STATUS: KYSB/H.C. PLANS	8-23-2022
REVISIONS:	04-14-2023
DESCRIPTION	XX-XX-XXXX

CALL BEFORE YOU DIG 811

TBD

04-14-2023
Date

EXISTING CONDITIONS

SCALE: 1" =600' @ 22 X 34
0 300 600 1200

C0.00

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LEGEND

- PARTICIPATING PARCELS (INFRASTRUCTURE)
- PARTICIPATING PARCELS (COLLECTION LINE ONLY)
- CEMETERY
- STATE ROADS
- LOCAL ROADS
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- GAS PIPELINE
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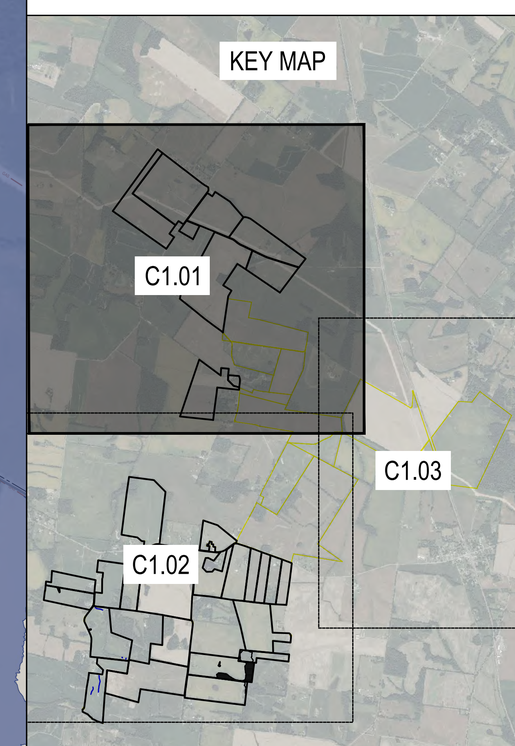
KEY MAP



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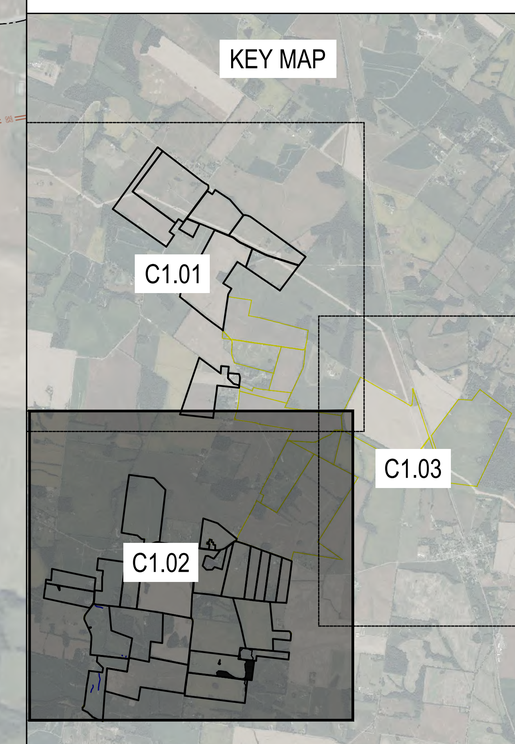

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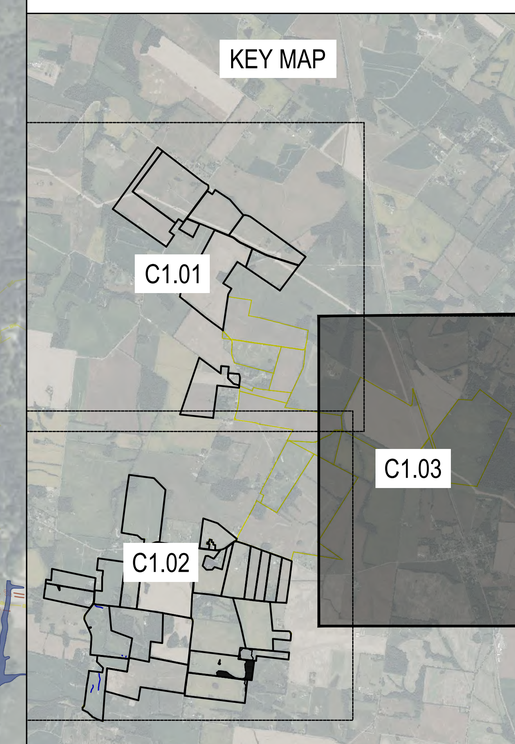

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- PERIMETER FENCE
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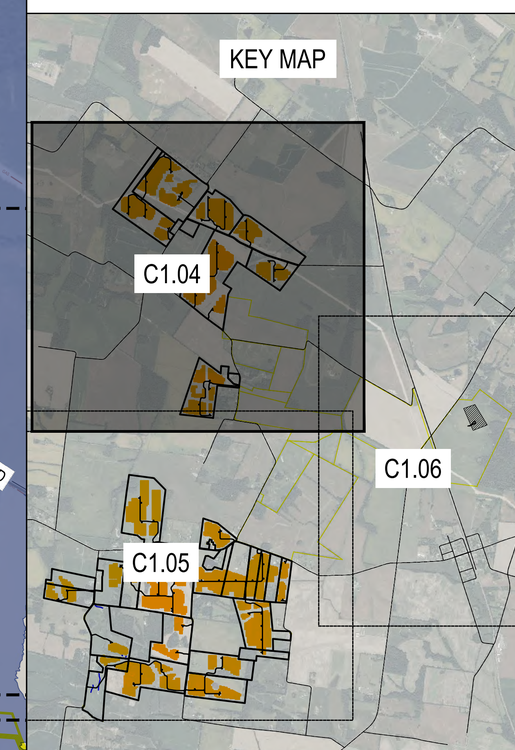
- COLLECTOR SUBSTATION

KEY MAP



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PROPOSED CONDITIONS

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SHEET C2.09

SEE SHEET C1.03

SHEET C2.10

SHEET C2.11

HUNTER LANE

SMITH DENTON ROAD

INVERTER, TYP.

COLLECTION LINES, TYP.

KY-1299

SHEET C2.13

SHEET C2.14

SHEET C2.15

SHEET C2.16

KY-416 W

PERIMETER FENCE, TYP.

KY-416 W

16' WIDE GRAVEL ACCESS ROAD, TYP.

SOLAR ARRAYS, TYP.

SHEET C2.17

SHEET C2.18

SHEET C2.19

SPENCER THORNSBERRY ROAD

THOMASON ROAD

WN ROYSTER ROAD

VISUAL BUFFER, TYP.

LEGEND

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KEY MAP

C1.04

C1.05

C1.06

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SHEET C2.07

SHEET C2.08

SHEET C2.11

SHEET C2.12

SHEET C2.16

ED OTEY ROAD

SEE SHEET C1.04

KY-283

11.5 ACRE PROJECT SUBSTATION
SEE SEBREE PHASE I PLANS

COLLECTION LINE, TYP.

BUSBY STATION ROAD

ROBARDS, KY

KY-416 W

ROCKHOUSE ROAD

SEE SHEET C1.05

LEGEND

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KEY MAP

C1.04

C1.05

C1.06

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C1.06

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N:\N1057-NEXTERA ENERGY RESOURCES LLC\22483-SEBREE II SOLAR KY\3_DATA\DWGS-MAPS\CAD\3_MARCH 2025 PLANS\SEBREE SOLAR II PLANS (KYSB & HCPC)\03-19-2025.DWG

MEAHL-CATES ROAD

OVERHEAD ELECTRIC LINE, TYP.

OCCUPIED STRUCTURE WITH 100', 150', AND 450' SETBACKS, TYP.

INVERTER, TYP.

1,010 LF VISUAL SCREEN

854 LF VISUAL SCREEN

SURFACE WATER WITH 25' SETBACK, TYP.

EXISTING STREAM WITH 25' SETBACK, TYP.

100-YR FLOODPLAIN LIMITS WITH 25' SETBACK, TYP.

PERIMETER FENCE, TYP.

708 LF VISUAL SCREEN

16' WIDE GRAVEL ACCESS ROAD, TYP.

PARTICIPATING PARCEL (WITH INFRASTRUCTURE), TYP.

705 LF VISUAL SCREEN

KY-1299

MATCHLINE: SEE SHEET C2.01

MATCHLINE: SEE SHEET C2.02

462 LF VISUAL SCREEN

WETLANDS WITH 25' SETBACK, TYP.

PIPELINE WITH 25' SETBACK, TYP.

SOLAR ARRAYS, TYP.

132 LF VISUAL SCREEN

383 LF VISUAL SCREEN

754 LF VISUAL SCREEN

UNOCCUPIED STRUCTURE WITH 25' SETBACK, TYP.

366 LF VISUAL SCREEN

869 LF VISUAL SCREEN

128 LF VISUAL SCREEN

MATCHLINE: SEE SHEET C2.01

MATCHLINE: SEE SHEET C2.03

LEGEND

- PARTICIPATING PARCELS (INFRASTRUCTURE)
- PARTICIPATING PARCELS (COLLECTION LINE ONLY)
- CEMETERY
- STATE ROADS
- LOCAL ROADS
- OVERHEAD ELECTRIC LINE
- GAS PIPELINE
- OCCUPIED STRUCTURE
- UNOCCUPIED STRUCTURE
- STREAM / DITCH
- WETLANDS
- SURFACE WATERS
- 100-YR FLOODPLAIN
- SOLAR ARRAYS
- PERIMETER FENCE
- GRAVEL ACCESS ROAD
- INVERTER
- COLLECTION LINE
- VISUAL SCREEN
- POLLINATOR AREA APPROX. 2 AC
- SETBACK LINE
- 100' OCCUPIED STRUCTURE SETBACK
- 150' OCCUPIED STRUCTURE SETBACK FROM PV PANEL
- 450' OCCUPIED STRUCTURE SETBACK FROM INVERTER
- COLLECTOR SUBSTATION

KEY MAP

C2.01 C2.02 C2.03 C2.04 C2.05 C2.06 C2.07 C2.09 C2.10 C2.11 C2.13 C2.14 C2.15 C2.16 C2.17 C2.18 C2.19

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3/25/2025 1:34 PM by Ian Bernstein

SEBREE SOLAR II PROJECT

HENDERSON COUNTY, KENTUCKY

ECT PROJECT No.:	22-0483
DESIGNED BY:	NextEra Energy, Inc.
DRAWN BY:	MRA/KNG
CHECKED BY:	BW
APPROVED BY:	NextEra Energy, Inc.
STATUS: KYSB/H.C. PLANS	8-23-2022
REVISIONS:	04-14-2023
DESCRIPTION	XX-XX-XXXX

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TBD

04-14-2023
Date

SITE PLANS

N

SCALE: 1" =200' @ 22 X 34

0 100 200 400

C2.01

N:\N1057-NEXTERA ENERGY RESOURCES LLC\22-0483-SEBREE II SOLAR KY\3_DATA\DWGS-MAPS\CAD\3_MARCH 2025 PLANS\SEBREE SOLAR II PLANS (KYSB & HCPC)\03-19-2025.DWG

NOT FOR CONSTRUCTION

LEGEND

- PARTICIPATING PARCELS (INFRASTRUCTURE)
- PARTICIPATING PARCELS (COLLECTION LINE ONLY)
- CEMETERY
- STATE ROADS
- LOCAL ROADS
- OVERHEAD ELECTRIC LINE
- GAS PIPELINE
- OCCUPIED STRUCTURE
- UNOCCUPIED STRUCTURE
- STREAM / DITCH
- WETLANDS
- SURFACE WATERS
- 100-YR FLOODPLAIN
- SOLAR ARRAYS
- PERIMETER FENCE
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- INVERTER
- COLLECTION LINE
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- 100' OCCUPIED STRUCTURE SETBACK
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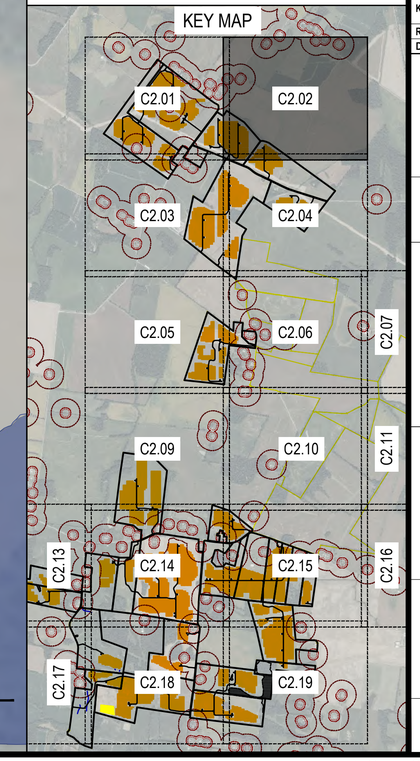
- 450' OCCUPIED STRUCTURE SETBACK FROM INVERTER
- COLLECTOR SUBSTATION

KEY MAP



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DESCRIPTION	XX-XX-XXXX

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04-14-2023
Date

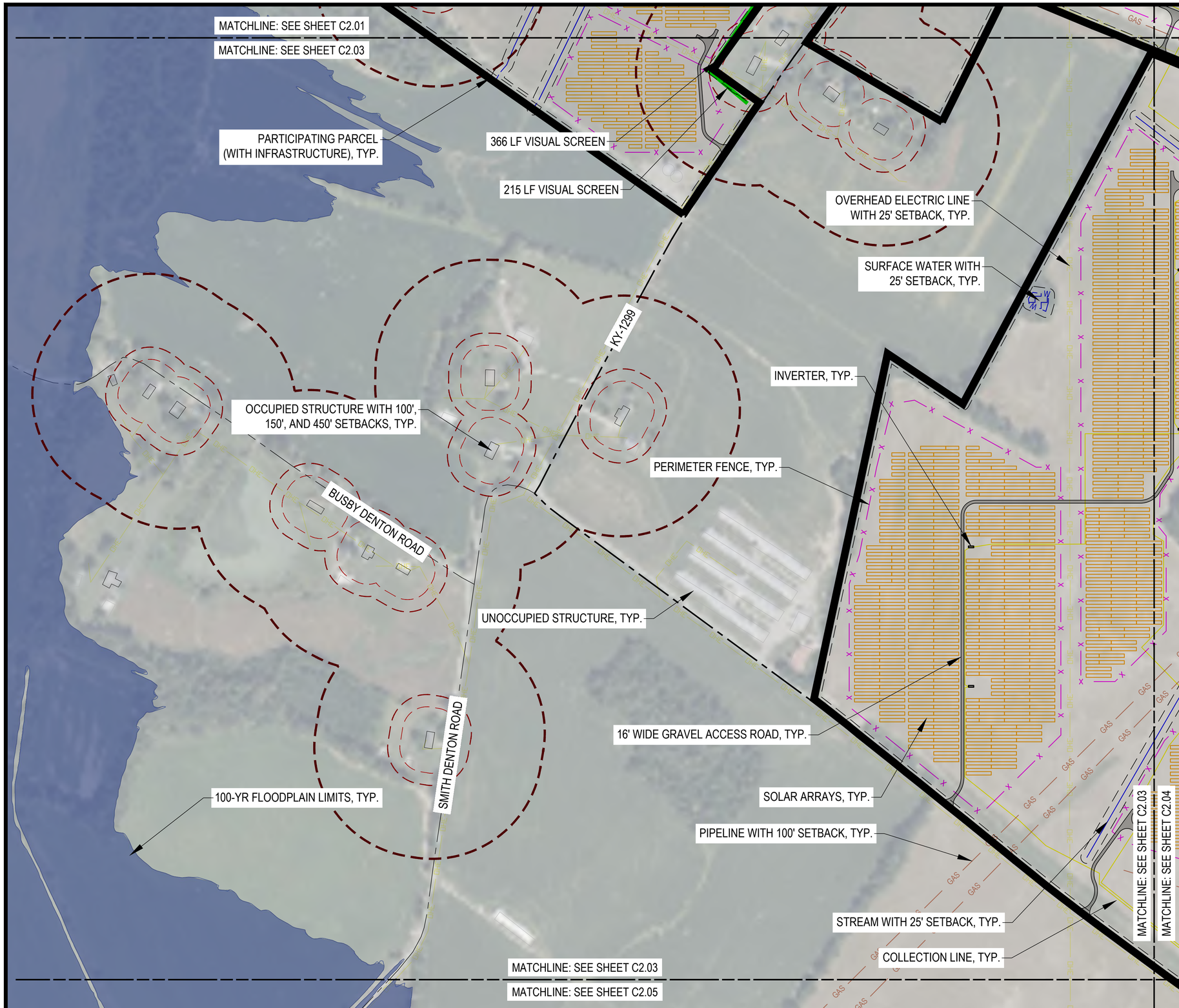
SITE PLANS

SCALE: 1" =200' @ 22 X 34
0 100 200 400

C2.02

N:\N1057-NEXTERA ENERGY RESOURCES LLC\220483-SEBREE II SOLAR KY3_DATA\DWGS-MAPS\CADD3_MARCH 2025 PLANS\SEBREE SOLAR II PLANS (KYSB & HCPC) 03-19-2025.DWG

NOT FOR CONSTRUCTION



LEGEND

- PARTICIPATING PARCELS (INFRASTRUCTURE)
- PARTICIPATING PARCELS (COLLECTION LINE ONLY)
- CEMETERY
- STATE ROADS
- LOCAL ROADS
- OVERHEAD ELECTRIC LINE
- GAS PIPELINE
- OCCUPIED STRUCTURE
- UNOCCUPIED STRUCTURE
- STREAM / DITCH
- WETLANDS
- SURFACE WATERS
- 100-YR FLOODPLAIN
- SOLAR ARRAYS
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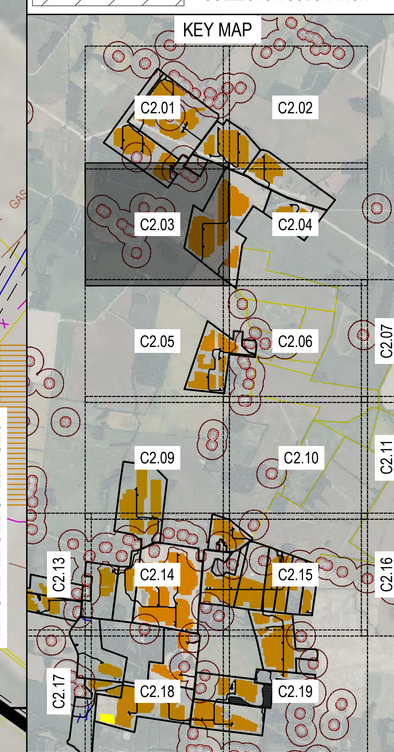
- 450' OCCUPIED STRUCTURE SETBACK FROM INVERTER
- COLLECTOR SUBSTATION

KEY MAP



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Date

SITE PLANS

N

SCALE: 1" =200' @ 22 X 34
0 100 200 400

C2.03

NOT FOR CONSTRUCTION

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MATCHLINE: SEE SHEET C2.02

MATCHLINE: SEE SHEET C2.04

UNOCCUPIED STRUCTURE WITH 25' SETBACK, TYP.

100-YR FLOODPLAIN LIMITS WITH 25' SETBACK, TYP.

SURFACE WATER WITH 25' SETBACK, TYP.

370 LF VISUAL SCREEN

620 LF VISUAL SCREEN

CHERRY HILL ROAD

OVERHEAD ELECTRIC LINE, TYP.

PIPELINE WITH 25' SETBACK, TYP.

SOLAR ARRAYS, TYP.

PERIMETER FENCE, TYP.

WETLANDS WITH 25' SETBACK, TYP.

INVERTER, TYP.

16' WIDE GRAVEL ACCESS ROAD, TYP.

EXISTING STREAM WITH 25' SETBACK, TYP.

PARTICIPATING PARCEL (WITH INFRASTRUCTURE), TYP.

PARTICIPATING PARCEL (COLLECTION LINE ONLY), TYP.

MATCHLINE: SEE SHEET C2.03

MATCHLINE: SEE SHEET C2.04

MATCHLINE: SEE SHEET C2.04

MATCHLINE: SEE SHEET C2.06

LEGEND

- PARTICIPATING PARCELS (INFRASTRUCTURE)
- PARTICIPATING PARCELS (COLLECTION LINE ONLY)
- CEMETERY
- STATE ROADS
- LOCAL ROADS
- OVERHEAD ELECTRIC LINE
- GAS PIPELINE
- OCCUPIED STRUCTURE
- UNOCCUPIED STRUCTURE
- STREAM / DITCH
- WETLANDS
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- COLLECTOR SUBSTATION

KEY MAP

C2.01 C2.02 C2.03 C2.04 C2.05 C2.06 C2.07 C2.09 C2.10 C2.11 C2.13 C2.14 C2.15 C2.16 C2.17 C2.18 C2.19

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SEBREE SOLAR II PROJECT

HENDERSON COUNTY, KENTUCKY

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REVISIONS:	04-14-2023
DESCRIPTION	XX-XX-XXXX

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Date

SITE PLANS

SCALE: 1" =200' @ 22 X 34

0 100 200 400

C2.04

N:\NT057-NEXTERA ENERGY RESOURCES LLC\220483-SEBREE II SOLAR KY3_DATA\DWGS-MAPS\CAD3_MARCH 2025 PLANS\SEBREE SOLAR II PLANS (KYSB & HCPC) 03-19-2025.DWG

NOT FOR CONSTRUCTION

MATCHLINE: SEE SHEET C2.03

MATCHLINE: SEE SHEET C2.05

SMITH DENTON ROAD

PIPELINE, TYP.

EXISTING STREAM WITH 25' SETBACK, TYP.

PARTICIPATING PARCEL (WITH INFRASTRUCTURE), TYP.

SOLAR ARRAYS, TYP.

380 LF VISUAL SCREEN

PERIMETER FENCE, TYP.

229 LF VISUAL SCREEN

OVERHEAD ELECTRIC LINE WITH 25' SETBACK, TYP.

16' WIDE GRAVEL ACCESS ROAD, TYP.

INVERTER, TYP.

100-YR FLOODPLAIN LIMITS, TYP.

MATCHLINE: SEE SHEET C2.05

MATCHLINE: SEE SHEET C2.06

MATCHLINE: SEE SHEET C2.05

MATCHLINE: SEE SHEET C2.09

LEGEND

- PARTICIPATING PARCELS (INFRASTRUCTURE)
- PARTICIPATING PARCELS (COLLECTION LINE ONLY)
- CEMETERY
- STATE ROADS
- LOCAL ROADS
- OVERHEAD ELECTRIC LINE
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KEY MAP

C2.01 C2.02 C2.03 C2.04 C2.05 C2.06 C2.07 C2.09 C2.10 C2.11 C2.13 C2.14 C2.15 C2.16 C2.17 C2.18 C2.19

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SITE PLANS

N

SCALE: 1" =200' @ 22 X 34

0 100 200 400

C2.05

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MATCHLINE: SEE SHEET C2.04

MATCHLINE: SEE SHEET C2.06

PIPELINE WITH 100' SETBACK, TYP.

OVERHEAD ELECTRIC LINE WITH 10' SETBACK, TYP.

ED OTEY ROAD

COLLECTION LINES, TYP.

PARTICIPATING PARCEL (COLLECTION LINE ONLY), TYP.

MATCHLINE: SEE SHEET C2.05

MATCHLINE: SEE SHEET C2.06

MATCHLINE: SEE SHEET C2.06

MATCHLINE: SEE SHEET C2.07

PARTICIPATING PARCEL (WITH INFRASTRUCTURE), TYP.

HORSE RACETRACK

100-YR FLOODPLAIN LIMITS, TYP.

229 LF VISUAL SCREEN

380 LF VISUAL SCREEN

KY-1299

OCCUPIED STRUCTURE WITH 100', 150', AND 450' SETBACKS, TYP.

MATCHLINE: SEE SHEET C2.06

MATCHLINE: SEE SHEET C2.10

LEGEND

- PARTICIPATING PARCELS (INFRASTRUCTURE)
- PARTICIPATING PARCELS (COLLECTION LINE ONLY)
- CEMETERY
- STATE ROADS
- LOCAL ROADS
- OVERHEAD ELECTRIC LINE
- GAS PIPELINE
- OCCUPIED STRUCTURE
- UNOCCUPIED STRUCTURE
- STREAM / DITCH
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- 450' OCCUPIED STRUCTURE SETBACK FROM INVERTER
- COLLECTOR SUBSTATION

KEY MAP

C2.01 C2.02 C2.03 C2.04 C2.05 C2.06 C2.07 C2.09 C2.10 C2.11 C2.13 C2.14 C2.15 C2.16 C2.17 C2.18 C2.19

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HENDERSON COUNTY, KENTUCKY

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SITE PLANS

N

SCALE: 1" =200' @ 22 X 34

0 100 200 400

C2.06

N:\N1057-NEXTERA ENERGY RESOURCES LLC\22-0483-SEBREE II SOLAR KY\3_DATA\DWGS-MAPS\CAD\3_MARCH 2025 PLANS\SEBREE SOLAR II PLANS (KYSB & HCPC) 03-19-2025.DWG

NOT FOR CONSTRUCTION

LEGEND

- PARTICIPATING PARCELS (INFRASTRUCTURE)
- PARTICIPATING PARCELS (COLLECTION LINE ONLY)
- CEMETERY
- STATE ROADS
- LOCAL ROADS
- OVERHEAD ELECTRIC LINE
- GAS PIPELINE
- OCCUPIED STRUCTURE
- UNOCCUPIED STRUCTURE
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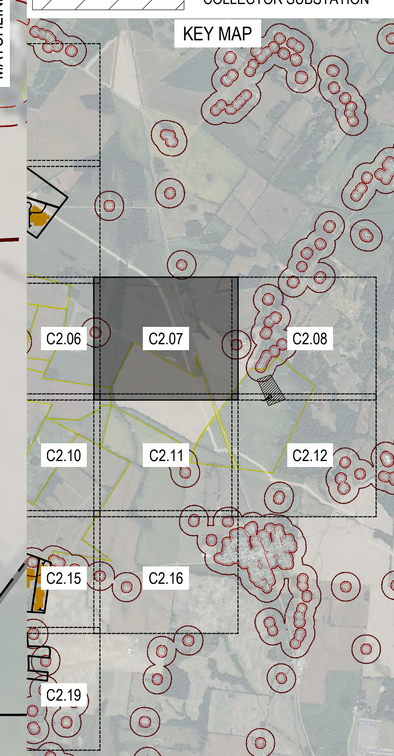
- COLLECTOR SUBSTATION

KEY MAP



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SITE PLANS

N

SCALE: 1" =200' @ 22 X 34
0 100 200 400

C2.07

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NOT FOR CONSTRUCTION

LEGEND

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- PARTICIPATING PARCELS (COLLECTION LINE ONLY)
- CEMETERY
- STATE ROADS
- LOCAL ROADS
- OVERHEAD ELECTRIC LINE
- GAS PIPELINE
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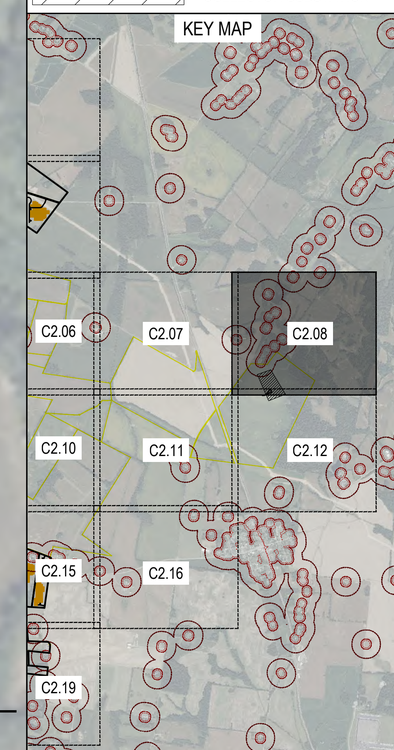
- COLLECTOR SUBSTATION

KEY MAP



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Date

SITE PLANS

N

SCALE: 1" =200' @ 22 X 34
0 100 200 400

C2.08

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N:\N1057-NEXTERA ENERGY RESOURCES LLC\22483-SEBREE II SOLAR KY\3_DATA\DWGS-MAPS\CAD\3_MARCH 2025 PLANS\SEBREE SOLAR II PLANS (KYSB & HCPC)\03-19-2025.DWG

MATCHLINE: SEE SHEET C2.05

MATCHLINE: SEE SHEET C2.09

OVERHEAD ELECTRIC LINE, TYP.

100-YR FLOODPLAIN LIMITS, TYP.

OCCUPIED STRUCTURE WITH 100', 150' AND 450' SETBACKS, TYP.

HUNTER LANE

UNOCCUPIED STRUCTURE, TYP.

PARTICIPATING PARCEL (WITH INFRASTRUCTURE), TYP.

WETLANDS WITH 25' SETBACK, TYP.

SOLAR ARRAYS, TYP.

STREAM WITH 25' SETBACK, TYP.

INVERTER, TYP.

PERIMETER FENCE, TYP.

16' WIDE GRAVEL ACCESS ROAD, TYP.

MATCHLINE: SEE SHEET C2.09

MATCHLINE: SEE SHEET C2.14

MATCHLINE: SEE SHEET C2.09

MATCHLINE: SEE SHEET C2.10

LEGEND

- PARTICIPATING PARCELS (INFRASTRUCTURE)
- PARTICIPATING PARCELS (COLLECTION LINE ONLY)
- CEMETERY
- STATE ROADS
- LOCAL ROADS
- OHE — OVERHEAD ELECTRIC LINE
- GAS — GAS PIPELINE
- OCCUPIED STRUCTURE
- UNOCCUPIED STRUCTURE
- STREAM / DITCH
- WETLANDS
- SURFACE WATERS
- 100-YR FLOODPLAIN
- SOLAR ARRAYS
- X — PERIMETER FENCE
- GRAVEL ACCESS ROAD
- INVERTER
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- 450' OCCUPIED STRUCTURE SETBACK FROM INVERTER
- COLLECTOR SUBSTATION

KEY MAP

C2.01 C2.02 C2.03 C2.04 C2.05 C2.06 C2.07 C2.09 C2.10 C2.11 C2.13 C2.14 C2.15 C2.16 C2.17 C2.18 C2.19

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SITE PLANS

N

SCALE: 1" =200' @ 22 X 34

0 100 200 400

C2.09

NOT FOR CONSTRUCTION

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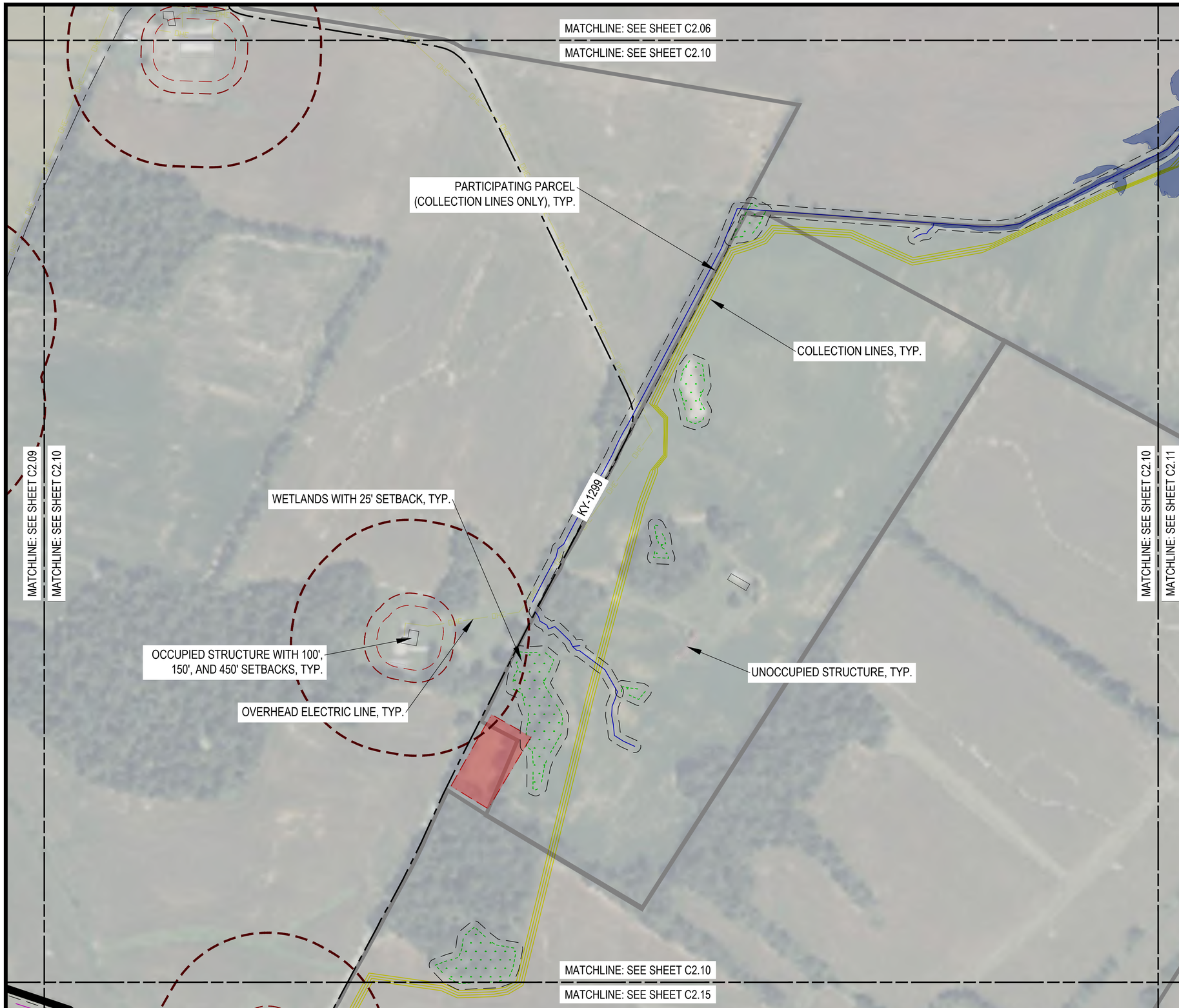

LEGEND

- PARTICIPATING PARCELS (INFRASTRUCTURE)
- PARTICIPATING PARCELS (COLLECTION LINE ONLY)
- CEMETERY
- STATE ROADS
- LOCAL ROADS
- OVERHEAD ELECTRIC LINE
- GAS PIPELINE
- OCCUPIED STRUCTURE
- UNOCCUPIED STRUCTURE
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- VISUAL SCREEN
- POLLINATOR AREA APPROX. 2 AC
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- 100' OCCUPIED STRUCTURE SETBACK
- 150' OCCUPIED STRUCTURE SETBACK FROM PV PANEL
- 450' OCCUPIED STRUCTURE SETBACK FROM INVERTER
- COLLECTOR SUBSTATION

KEY MAP

ECT
1408 N. Westshore Blvd., Ste. 113
Tampa, FL, 33607
Phone: (813) 289-9338
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SEBREE SOLAR II PROJECT

HENDERSON COUNTY, KENTUCKY

ECT PROJECT No.:	22-0483
DESIGNED BY:	NextEra Energy, Inc.
DRAWN BY:	MRA/KNG
CHECKED BY:	BW
APPROVED BY:	NextEra Energy, Inc.
STATUS: KYSB/H.C. PLANS	8-23-2022
REVISIONS:	04-14-2023
DESCRIPTION	XX-XX-XXXX

CALL BEFORE YOU DIG 811

TBD

04-14-2023
Date

SITE PLANS

N

SCALE: 1" =200' @ 22 X 34
0 100 200 400

C2.10

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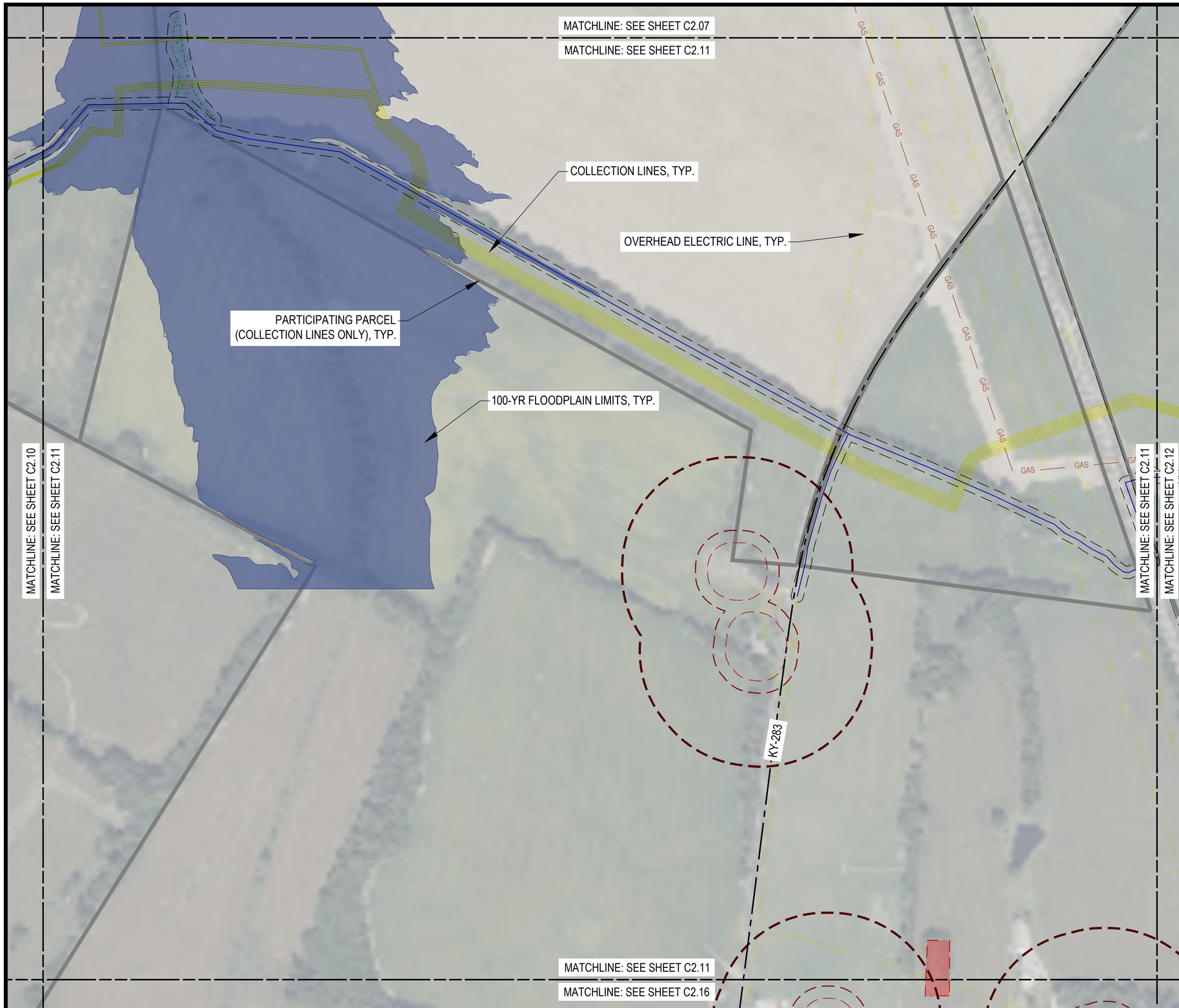
3/25/2025 1:36 PM by Ian Bernstein

N:\N1057-NEXTERA ENERGY RESOURCES LLC\22483-SEBREE II SOLAR KY\3_DATA\DWGS-MAPS\CAD\3_MARCH 2025 PLANS\SEBREE SOLAR II PLANS (KYSB & HCPC)\03-19-2025.DWG



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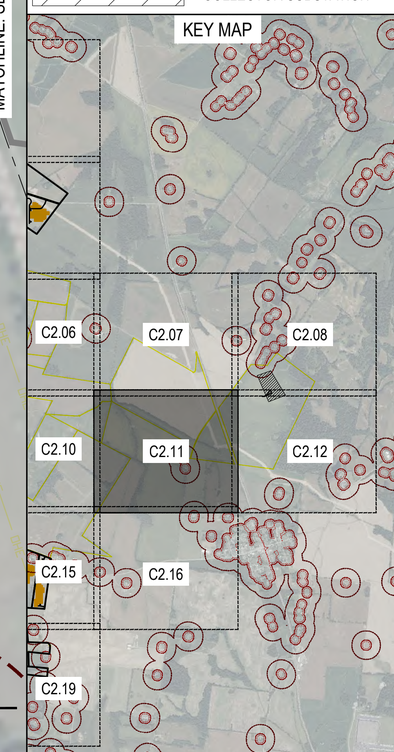

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C2.11

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3/25/2025 1:36 PM by Ian Bernstein

MATCHLINE: SEE SHEET C2.08

MATCHLINE: SEE SHEET C2.12

11.5 ACRE PROJECT SUBSTATION
SEE SEBREE PHASE I PLANS

WETLANDS, TYP.

OCCUPIED STRUCTURE WITH 100', 150', AND 450' SETBACKS, TYP.

MATCHLINE: SEE SHEET C2.11

MATCHLINE: SEE SHEET C2.12

PARTICIPATING PARCEL
(COLLECTION LINES ONLY), TYP.

KY-416

OVERHEAD ELECTRIC LINE, TYP.

PIPE LINE, TYP.

LEGEND

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KEY MAP

C2.06 C2.07 C2.08 C2.10 C2.11 C2.12 C2.15 C2.16 C2.19

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C2.12

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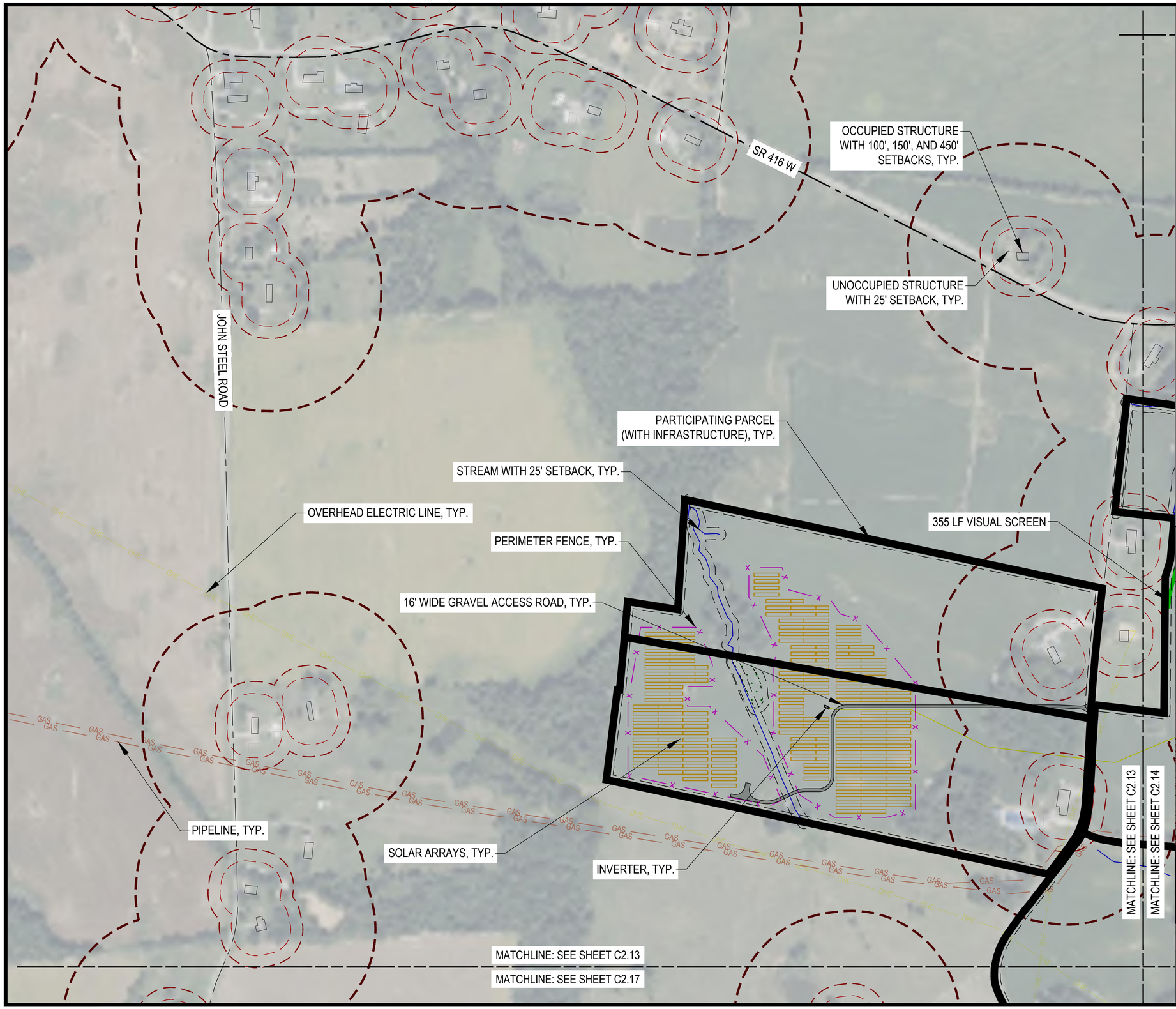

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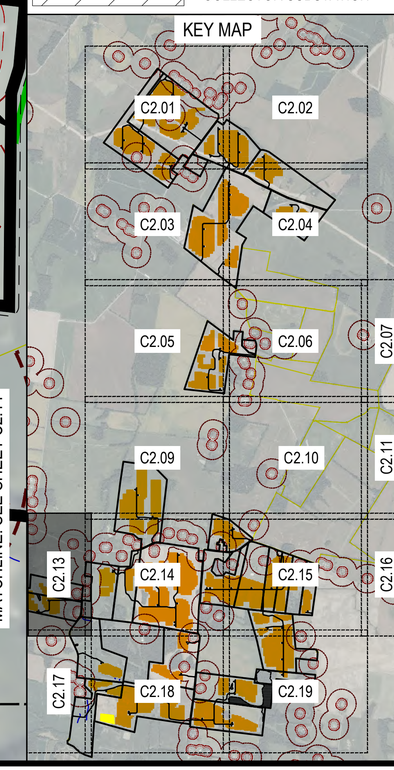

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C2.13

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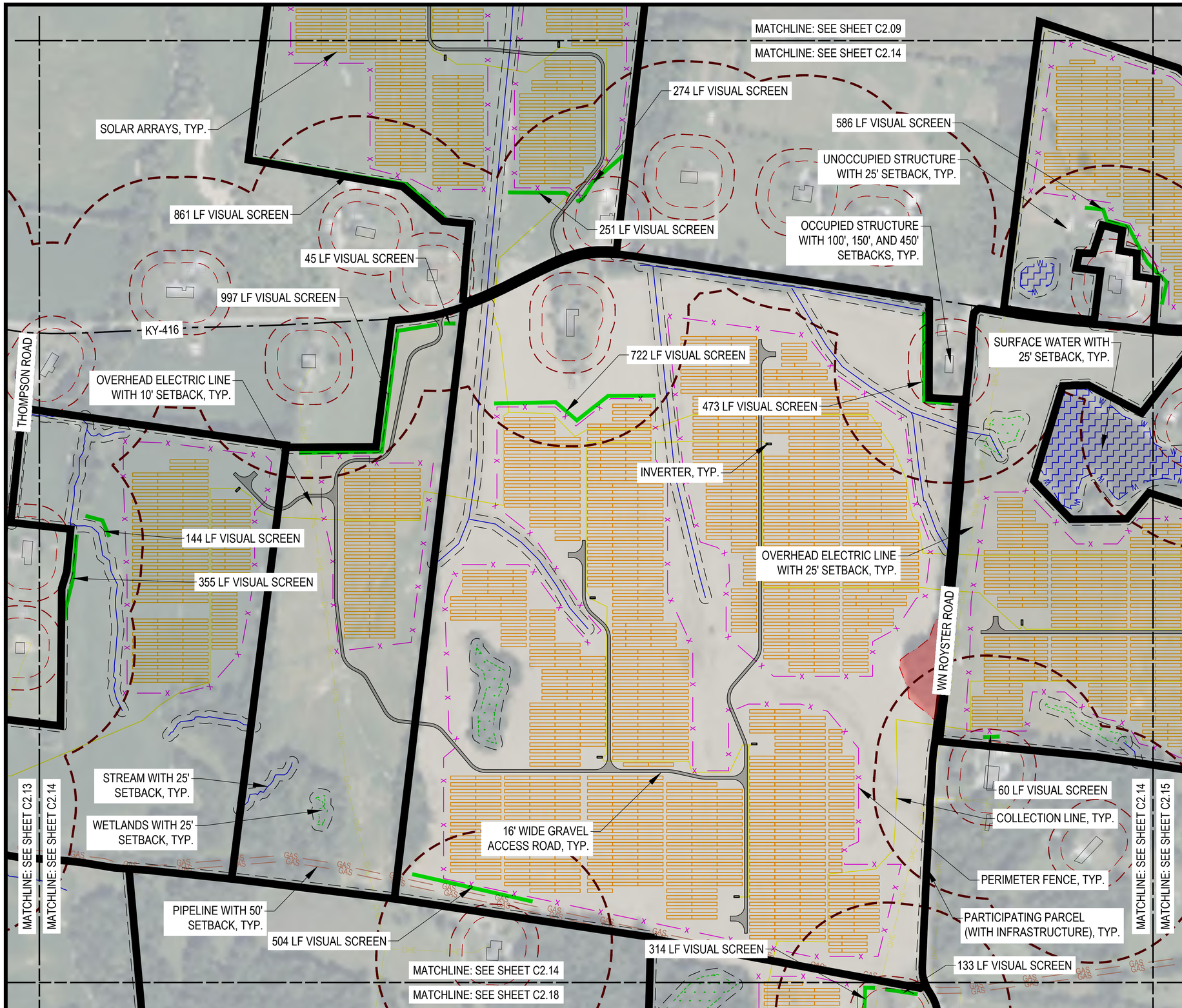

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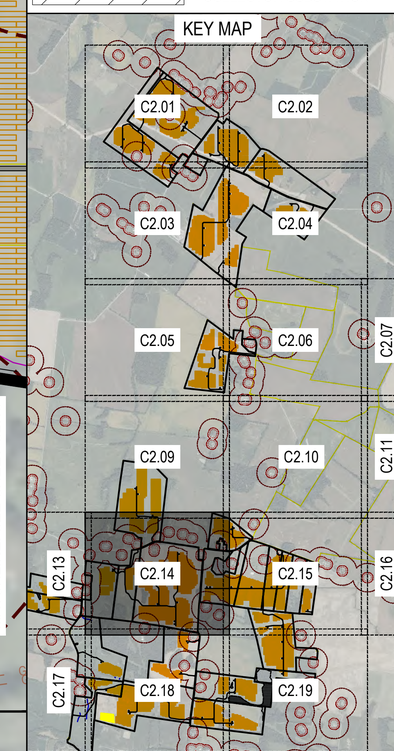

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C2.14

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NOT FOR CONSTRUCTION

MATCHLINE: SEE SHEET C2.10

MATCHLINE: SEE SHEET C2.15

KY-1299

COLLECTION LINES, TYP.

PERIMETER FENCE, TYP.

586 LF VISUAL SCREEN

KY-416

16' WIDE GRAVEL ACCESS ROAD, TYP.

797 LF VISUAL SCREEN

PARTICIPATING PARCEL (COLLECTION LINE ONLY), TYP.

WETLANDS, TYP.

OCCUPIED STRUCTURE WITH 100', 150', AND 450' SETBACKS, TYP.

SURFACE WATER WITH 25' SETBACK, TYP.

UNOCCUPIED STRUCTURE WITH 25' SETBACK, TYP.

INVERTER, TYP.

708 LF VISUAL SCREEN

760 LF VISUAL SCREEN

582 LF VISUAL SCREEN

418 LF VISUAL SCREEN

EXISTING STREAM WITH 25' SETBACK, TYP.

SOLAR ARRAYS, TYP.

PARTICIPATING PARCEL (WITH INFRASTRUCTURE), TYP.

PIPELINE WITH 50' SETBACK, TYP.

178 LF VISUAL SCREEN

989 LF VISUAL SCREEN

SPENCER THORNBERRY ROAD

MATCHLINE: SEE SHEET C2.14

MATCHLINE: SEE SHEET C2.15

MATCHLINE: SEE SHEET C2.15

MATCHLINE: SEE SHEET C2.16

MATCHLINE: SEE SHEET C2.15

MATCHLINE: SEE SHEET C2.19

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KEY MAP

C2.01 C2.02 C2.03 C2.04 C2.05 C2.06 C2.07 C2.09 C2.10 C2.11 C2.13 C2.14 C2.15 C2.16 C2.17 C2.18 C2.19

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SITE PLANS

N

SCALE: 1" =200' @ 22 X 34

0 100 200 400

C2.15

NOT FOR CONSTRUCTION

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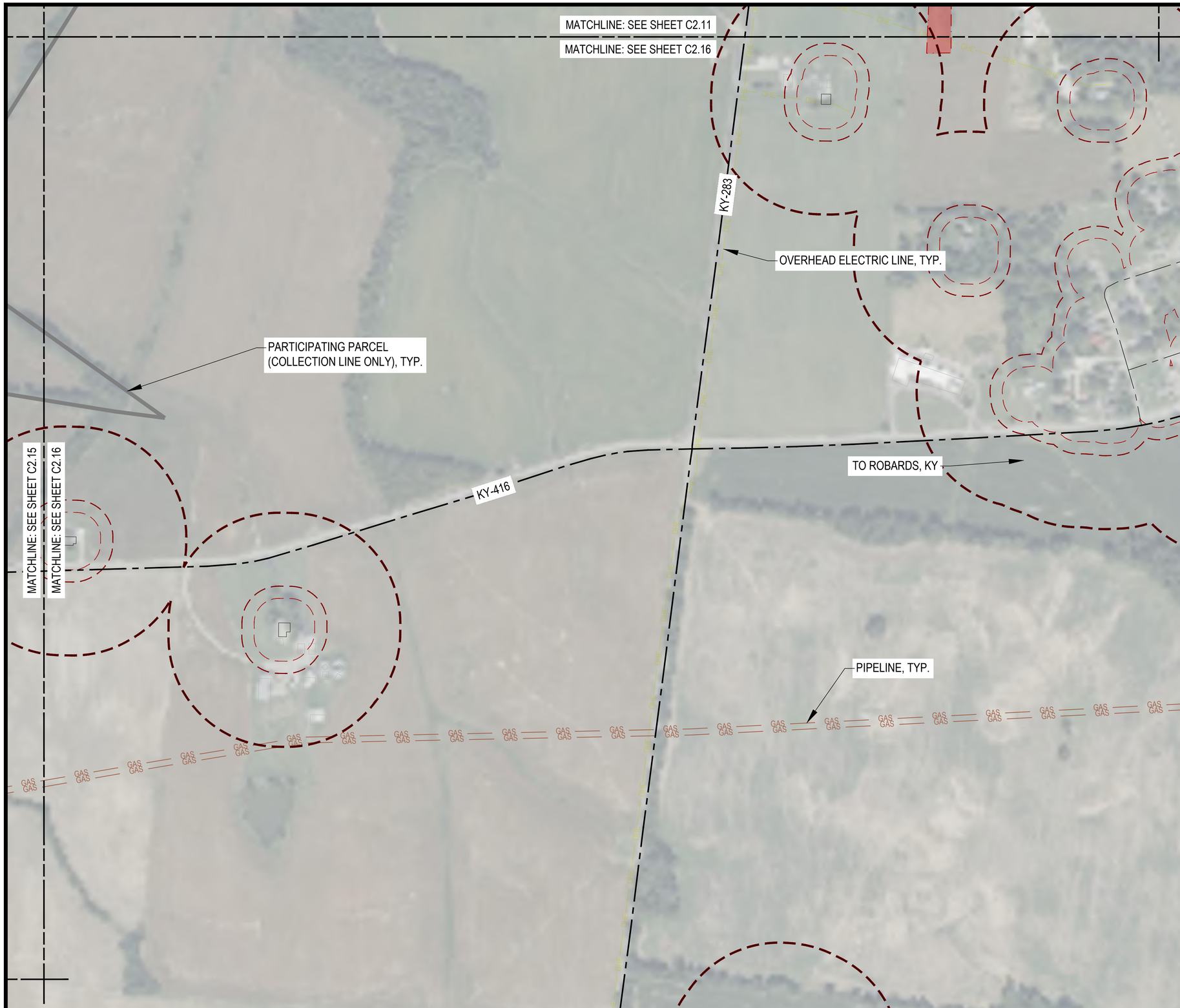

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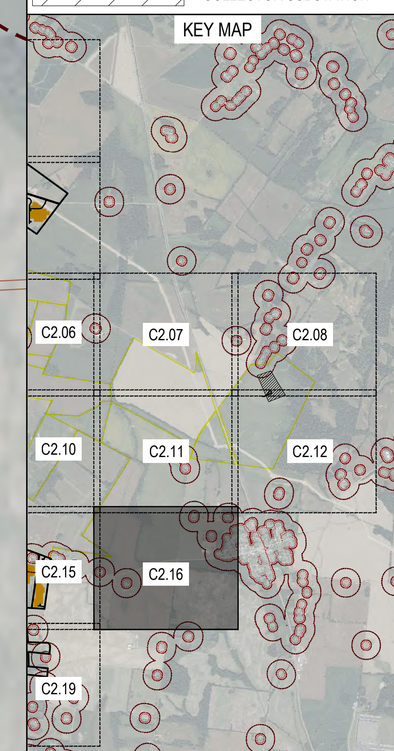

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C2.16

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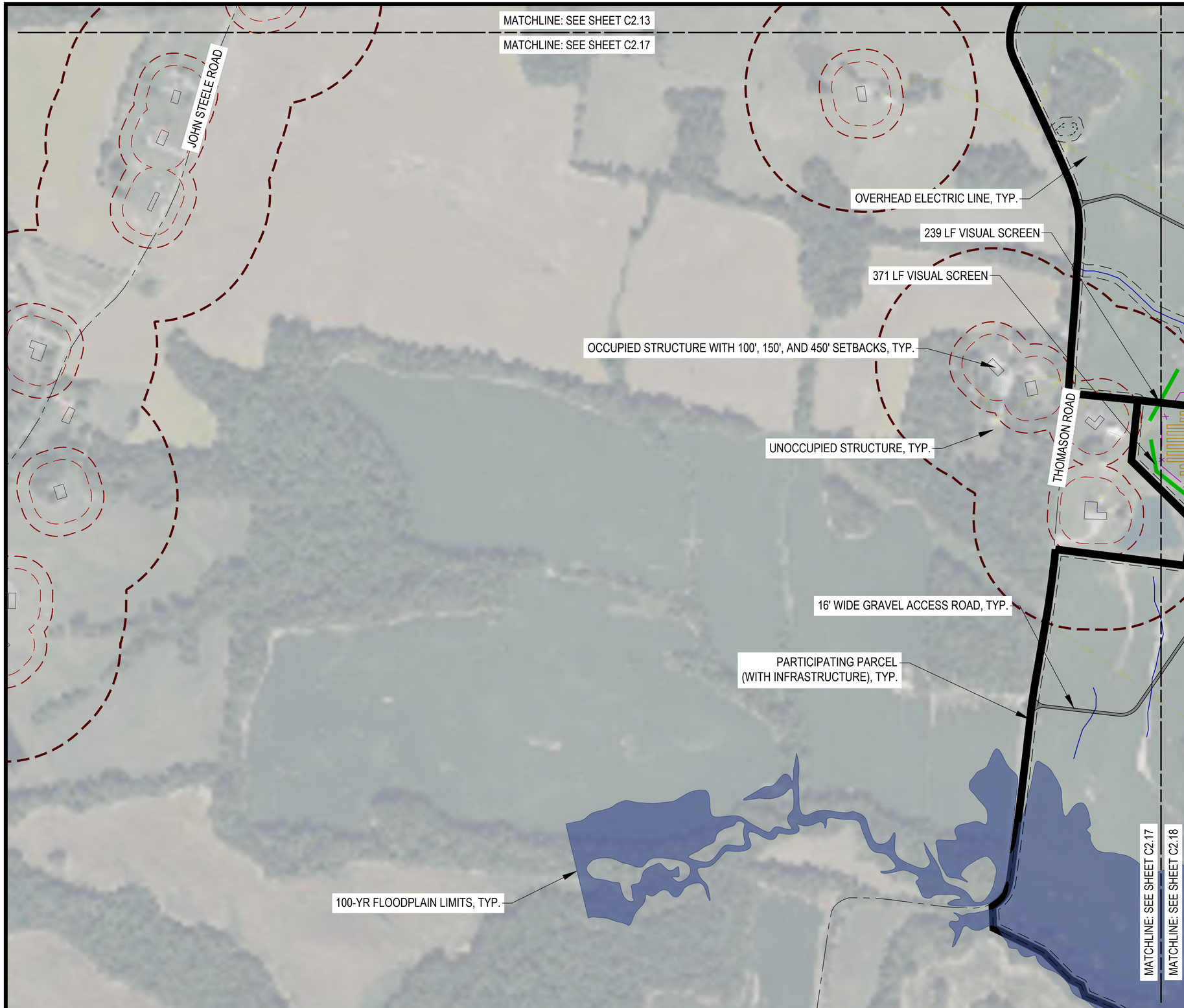

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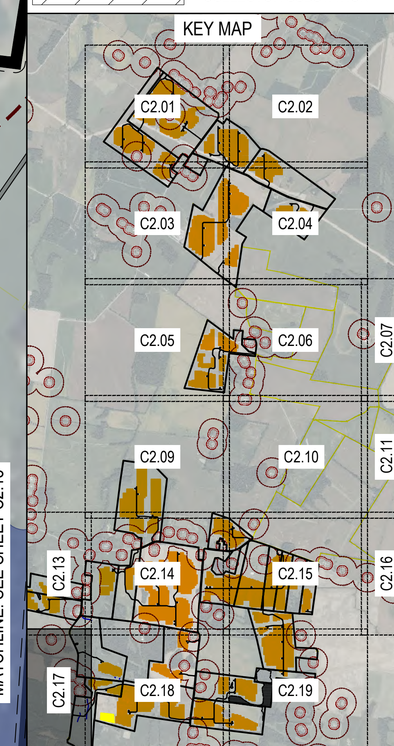

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MATCHLINE: SEE SHEET C2.14

MATCHLINE: SEE SHEET C2.18

PERIMETER FENCE, TYP.

PARTICIPATING PARCEL (WITH INFRASTRUCTURE), TYP.

WETLANDS, TYP.

133 LF VISUAL SCREEN

PIPELINE, TYP.

OVERHEAD ELECTRIC LINE, TYP.

COLLECTION LINES, TYP.

314 LF VISUAL SCREEN

173 LF VISUAL SCREEN

WN ROYSTER ROAD

304 LF VISUAL SCREEN

596 LF VISUAL SCREEN

MATCHLINE: SEE SHEET C2.18

MATCHLINE: SEE SHEET C2.19

INVERTER, TYP.

239 LF VISUAL SCREEN

371 LF VISUAL SCREEN

757 LF VISUAL SCREEN

177 LF VISUAL SCREEN

EXISTING STREAM, TYP.

294 LF VISUAL SCREEN

OCCUPIED STRUCTURE WITH 100', 150', AND 450' SETBACKS, TYP.

100-YR FLOODPLAIN LIMITS, TYP.

UNOCCUPIED STRUCTURE, TYP.

16' WIDE GRAVEL ACCESS ROAD, TYP.

SOLAR ARRAYS, TYP.

MATCHLINE: SEE SHEET C2.17

MATCHLINE: SEE SHEET C2.18

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MATCHLINE: SEE SHEET C2.15

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SOLAR ARRAYS, TYP.

989 LF VISUAL SCREEN

16' WIDE GRAVEL ACCESS ROAD, TYP.

INVERTER, TYP.

276 LF VISUAL SCREEN

222 LF VISUAL SCREEN

EXISTING STREAM, TYP.

MATCHLINE: SEE SHEET C2.18

MATCHLINE: SEE SHEET C2.19

PARTICIPATING PARCEL (WITH INFRASTRUCTURE), TYP.

130 LF VISUAL SCREEN

278 LF VISUAL SCREEN

SPENCER THORNBERRY ROAD

OVERHEAD ELECTRIC LINE, TYP.

WETLANDS, TYP.

OCCUPIED STRUCTURE WITH 100', 150', AND 450' SETBACKS, TYP.

100-YR FLOODPLAIN LIMITS, TYP.

UNOCCUPIED STRUCTURE, TYP.

PERIMETER FENCE, TYP.

LEGEND

- PARTICIPATING PARCELS (INFRASTRUCTURE)
- PARTICIPATING PARCELS (COLLECTION LINE ONLY)
- CEMETERY
- STATE ROADS
- LOCAL ROADS
- OVERHEAD ELECTRIC LINE
- GAS PIPELINE
- OCCUPIED STRUCTURE
- UNOCCUPIED STRUCTURE
- STREAM / DITCH
- WETLANDS
- SURFACE WATERS
- 100-YR FLOODPLAIN
- SOLAR ARRAYS
- PERIMETER FENCE
- GRAVEL ACCESS ROAD
- INVERTER
- COLLECTION LINE
- VISUAL SCREEN
- POLLINATOR AREA APPROX. 2 AC
- SETBACK LINE
- 100' OCCUPIED STRUCTURE SETBACK
- 150' OCCUPIED STRUCTURE SETBACK FROM PV PANEL
- 450' OCCUPIED STRUCTURE SETBACK FROM INVERTER
- COLLECTOR SUBSTATION

KEY MAP

C2.01 C2.02 C2.03 C2.04 C2.05 C2.06 C2.07 C2.09 C2.10 C2.11 C2.13 C2.14 C2.15 C2.16 C2.17 C2.18 C2.19

ECT

1408 N. Westshore Blvd., Ste. 113
Tampa, FL, 33607
Phone: (813) 289-9338
www.ectinc.com

3/25/2025 1:39 PM by Ian Bernstein

SEBREE SOLAR II PROJECT

HENDERSON COUNTY, KENTUCKY

ECT PROJECT No.:	22-0483
DESIGNED BY:	NextEra Energy, Inc.
DRAWN BY:	MRA/KNG
CHECKED BY:	BW
APPROVED BY:	NextEra Energy, Inc.
STATUS: KYSB/H.C. PLANS	8-23-2022
REVISIONS:	04-14-2023
DESCRIPTION	XX-XX-XXXX

CALL BEFORE YOU DIG 811

TBD

04-14-2023
Date

SITE PLANS

N

SCALE: 1" =200' @ 22 X 34

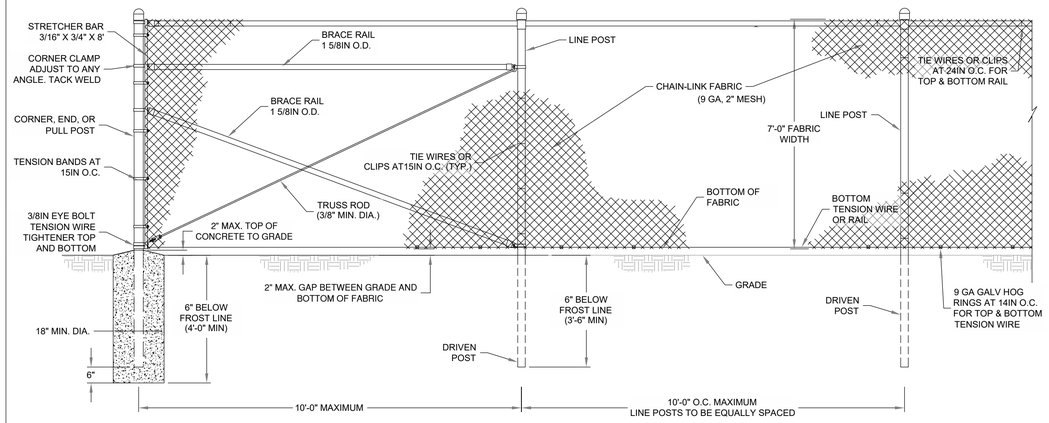
0 100 200 400

C2.19

N:\N1057-NEXTERA ENERGY RESOURCES LLC\22483-SEBREE II SOLAR KY\3_DATA\DWGS-MAPS\CAD\3_MARCH 2025 PLANS\SEBREE SOLAR II PLANS (KYSB & HCPC) (03-19-2025.DWG

NOT FOR CONSTRUCTION

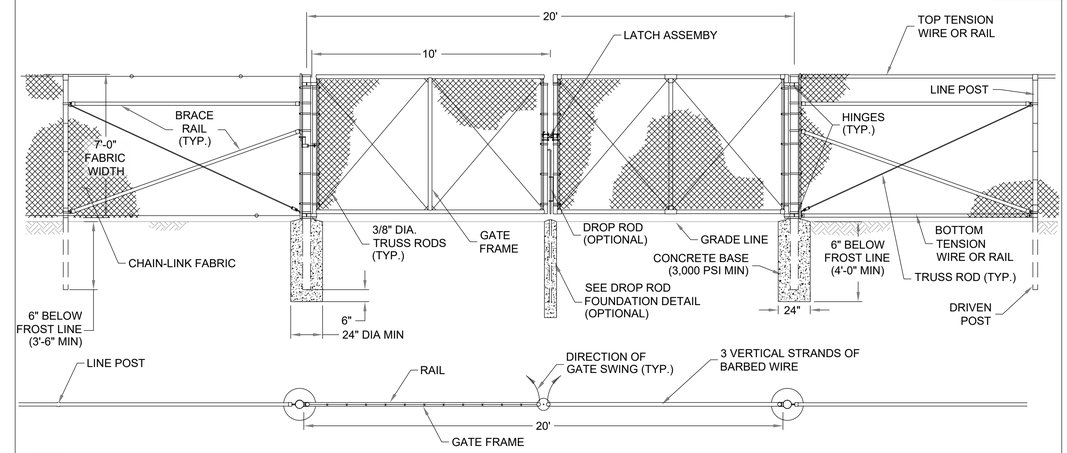
DETAIL #
FGD-601



NOTES:
1. CHAIN LINK FENCE SHALL BE INSTALLED PER MANUFACTURE RECOMMENDATIONS.
2. DETAILS SHOWN ARE TO CLARIFY REQUIREMENTS AND ARE NOT INTENDED TO LIMIT OTHER TYPES OF FENCE SECTIONS AND METHODS OF INSTALLATION THAT COMPLY WITH THE SPECIFICATIONS.
3. WIRE TIES, RAILS, POSTS, AND BRACES SHALL BE CONSTRUCTED ON THE SECURE SIDE OF THE FENCE ALIGNMENT. CHAIN-LINK FABRIC SHALL BE PLACED ON THE SIDE OPPOSITE THE SECURE AREA.

TYPICAL CHAIN LINK FENCE

DETAIL #
FGD-602



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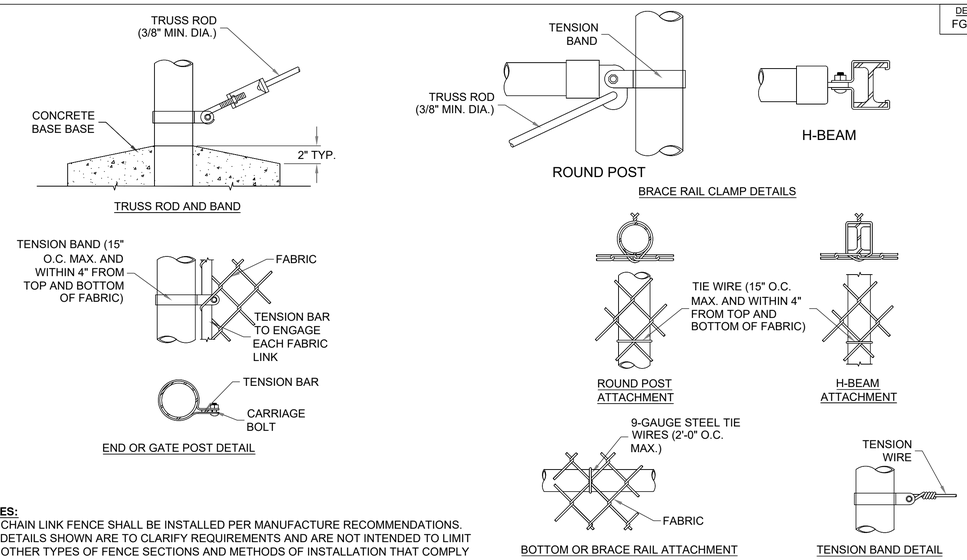
3. WIRE TIES, RAILS, POSTS, AND BRACES SHALL BE CONSTRUCTED ON THE SECURE SIDE OF THE FENCE ALIGNMENT. CHAIN-LINK FABRIC SHALL BE PLACED ON THE SIDE OPPOSITE THE SECURE AREA.
3. SWING GATES SHALL BE CONSTRUCTED WITH DROP RODS, PADLOCKS, LATCH ASSEMBLY, AND GATE KEEPERS EXCEPT AS NOTED.
4. ALL GATE FRAMES SHALL BE A MINIMUM 1-7/8" NOMINAL (ROUND) OR 2" NOMINAL (SQUARE). GATE FRAMES SHALL BE OF WELDED CONSTRUCTION OR SHALL BE ASSEMBLED USING HEAVY FITTINGS. AT THE CONTRACTOR'S OPTION A WELDED HORIZONTAL BRACE MAY BE USED IN LIEU OF TRUSS RODS TO BRACE ALL WELDED GATE FRAMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER RIGID CONSTRUCTION OF ALL GATES SUPPLIED.

TYPICAL CHAIN LINK FENCE TERMINATION AND DOUBLE SWING GATE

DETAIL #
FGD-612



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CHAIN LINK FENCE FASTENING DETAILS

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TBD

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Date

DETAILS

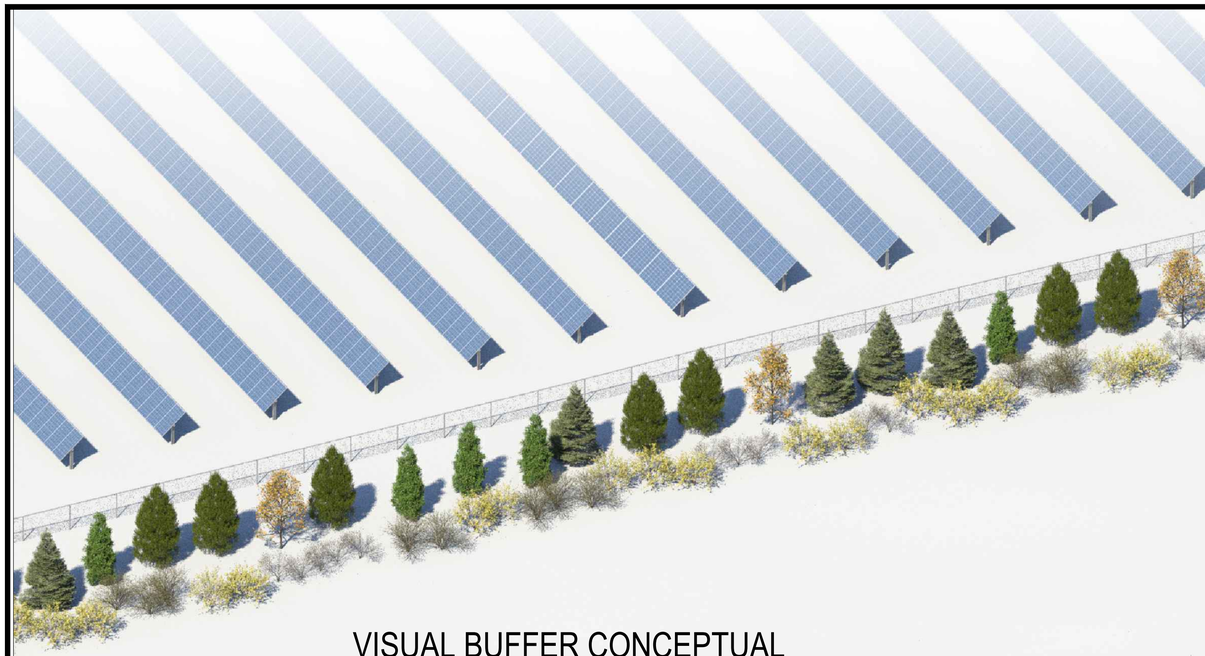
N

NTS

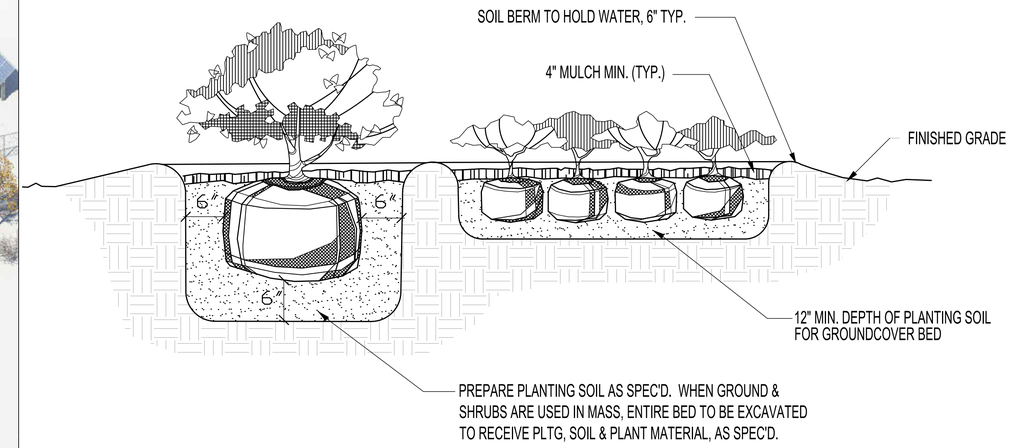
C3.01

N:\N1057-NEXTERA ENERGY RESOURCES LLC\220483-SEBREE II SOLAR KY\3_DATA-DWGS-MAPS\CAD\3_MARCH 2025 PLANS\SEBREE SOLAR II PLANS (KYSB & HCPC) 03-19-2025.DWG

NOT FOR CONSTRUCTION

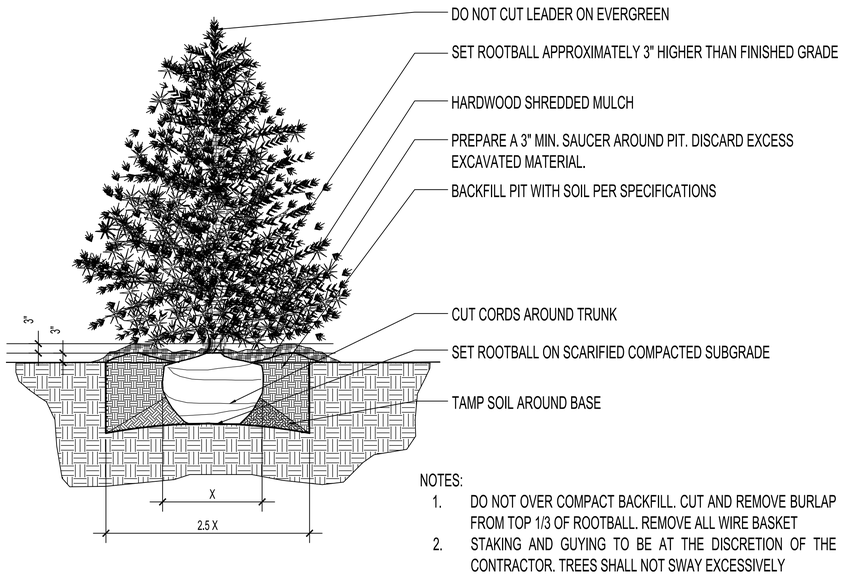


VISUAL BUFFER CONCEPTUAL ILLUSTRATION



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

SHRUB AND GROUNDCOVER DETAIL



NOTES:

1. DO NOT OVER COMPACT BACKFILL. CUT AND REMOVE BURLAP FROM TOP 1/3 OF ROOTBALL. REMOVE ALL WIRE BASKET
2. STAKING AND GUYING TO BE AT THE DISCRETION OF THE CONTRACTOR. TREES SHALL NOT SWAY EXCESSIVELY

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	*Pinus strobus*
	Virginia Pine	*Pinus virginiana*
	Red Cedar	*Juniperus virginiana*
	Common Juniper*	*Juniperus communis*
	Eastern Hemlock	*Tsunga canadensis*
Broadleaf Small Trees and Shrubs	Serviceberry	*Amelanchier spp.*
	Dogwood	*Cornus spp.*
	Winterberry	*Ilex spp.*
	Chokecherry	*Prunus virginiana*
	Ninebark	*Physocarpus opulifolius*
	Sumac	*Rhus spp.*
	Viburnum	*Viburnum spp.*
	Redbud	*Cercis canadensis*

* an upright growing habitat cultivar

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C3.02

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