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 OPERATIONS

Comes now Sebree Solar, II LLC, ("Sebree Solar II"), by and through counsel, and does hereby provide notice that commercial operations of Sebree Solar II began on August 7, 2026. Sebree Solar II is also providing its final site layout. Sebree Solar I will continue to comply with the Siting Board's October 12, 2023 Order and December 15, 2023 Order in this proceeding.

This 14th day of August, 2026.

Respectfully submitted,

Heather S. Temple

L. Allyson Honaker
Heather S. Temple
Meredith L. Cave
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1795 Alysheba Way, Suite 1203
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heather@hloky.com
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Counsel for Sebree Solar LLC

CERTIFICATE OF SERVICE

This is to certify that foregoing electronic filing was transmitted to the Commission on August 14, 2026, that there are currently no parties that the Commission has excused from participation by electronic means in this proceeding; and that pursuant to the Commission's July 22, 2021 Order in Case No. 2020-00085, no paper copies of the filing will be made.

Heather S. Temple

Counsel for Sebree Solar II, LLC

May 28, 2026

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

Beth Wilburn
Senior Project 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 April 2023 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 May 2026.

Table 1. Preliminary Sebree II Site Plan and May 2026 Site Plan Comparison

	April 2023 Site Plans (Preliminary Site Plans)		May 2026 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	474	450-foot setback from receptors	100-foot setback from receptors
Number of PV panels	401,835	131	406,971	150[1]	150-foot setback from receptors	100-foot setback from receptors
Linear feet of fence	200,118	103	154,738	106	None	100-foot setback from receptors
Linear feet of access roads	68,335	NA	53,920	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	690	NA	NA	NA

[1] Based on review of desktop mapping, there are several panels that appear to be mapped closer than 150 feet to occupied structures. It should be noted that the occupied structure data file is an approximate boundary of the occupied structure that was derived from publicly available data and shows estimated locations that may vary up to 15 to 20 feet from field-verified boundaries of occupied structures. Sebree Solar II field-verified that the panels in question are 150 feet or more from the nearest occupied structure based on survey measurements.

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 May 2026 site plans, the closest mapped receptor to an inverter is 474 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 5,136 more 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 May 2026 site plans, the closest mapped receptor to a PV panel is 150 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 45,380 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 May 2026 site plans show the closest mapped receptor to a fenced array area is 106 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 14,415 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 boundary is approximately 925 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.

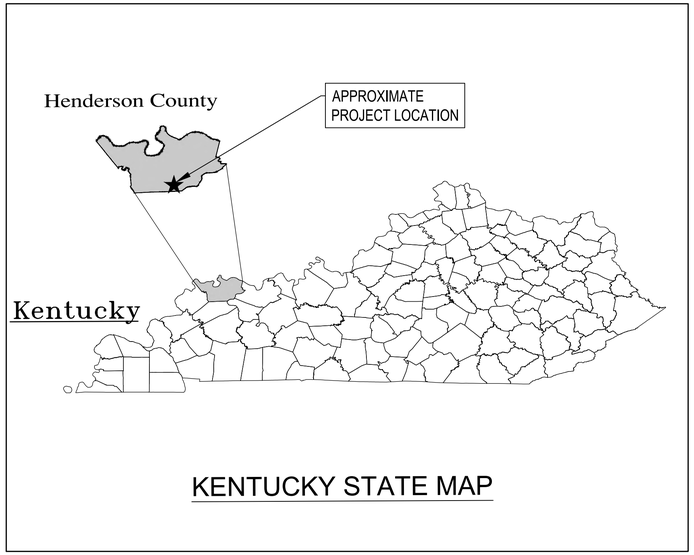
Sebree Solar II has complied with the following KYSB and Henderson County mitigations, as pertinent to the site plan development:

- 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 150 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 474 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 150 feet, 474 feet, and 106 feet, respectively.

FINAL SITE LAYOUT PLAN

SEBREE SOLAR II PROJECT



PROJECT LOCATION MAP

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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	LESTER MORALES
APPLICABLE BUILDING PERMIT AUTHORITY	KY SITING BOARD, HENDERSON CO.
SYSTEM AC SIZE (MW AT POI)	150
SYSTEM DC SIZE (MW)	223.93
MODULE COUNT	406,971
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	690 ACRES
ROAD LENGTH	53,920 FEET
LANDSCAPE LENGTH	19,232 FEET

PREPARED FOR

NEXTera ENERGY RESOURCES

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

Contact: LESTER MORALES
Sebree Solar, LLC
(561) - 339 - 0376

CITY OF ROBARDS
HENDERSON COUNTY,
KENTUCKY, 40146

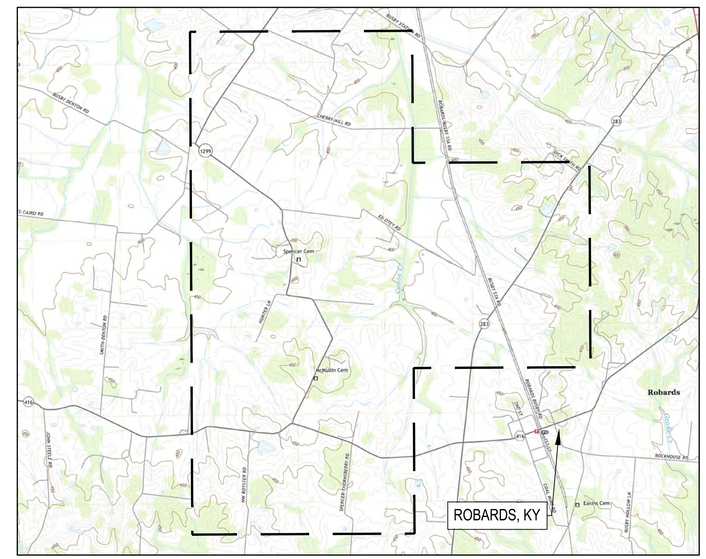
BY

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

MAY 2026
KYSB/HENDERSON COUNTY
FINAL SITE LAYOUT PLAN



PROJECT VICINITY MAP

NOT TO SCALE

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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

5/13/2026 12:59 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

EXISTING CONDITIONS

N

SCALE: 1" =600' @ 22 X 34

0 300 600 1200

C0.00

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

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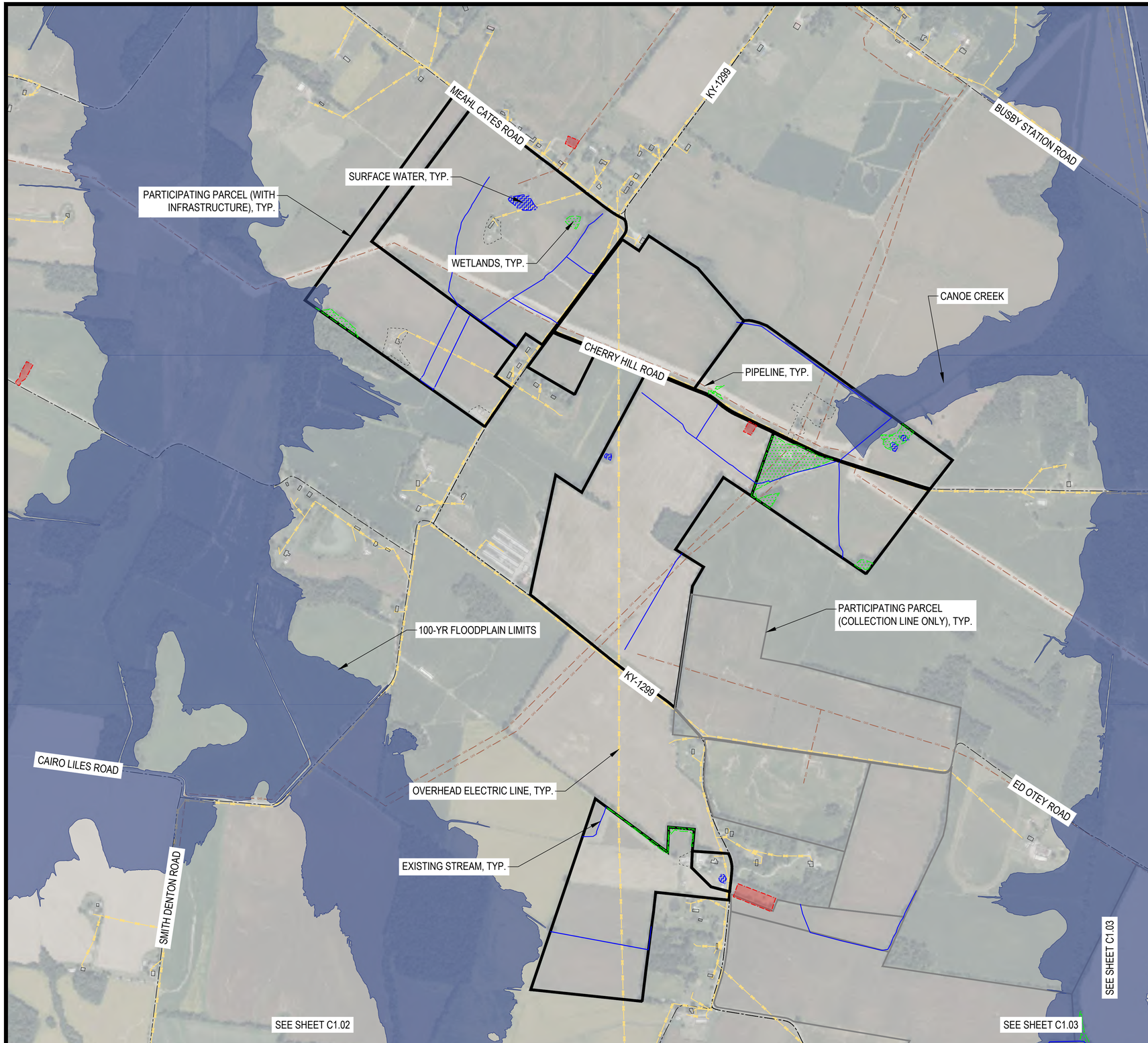

LEGEND

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- STREAM
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- SURFACE WATERS
- 100-YR FLOODPLAIN (FEMA)

KEY MAP

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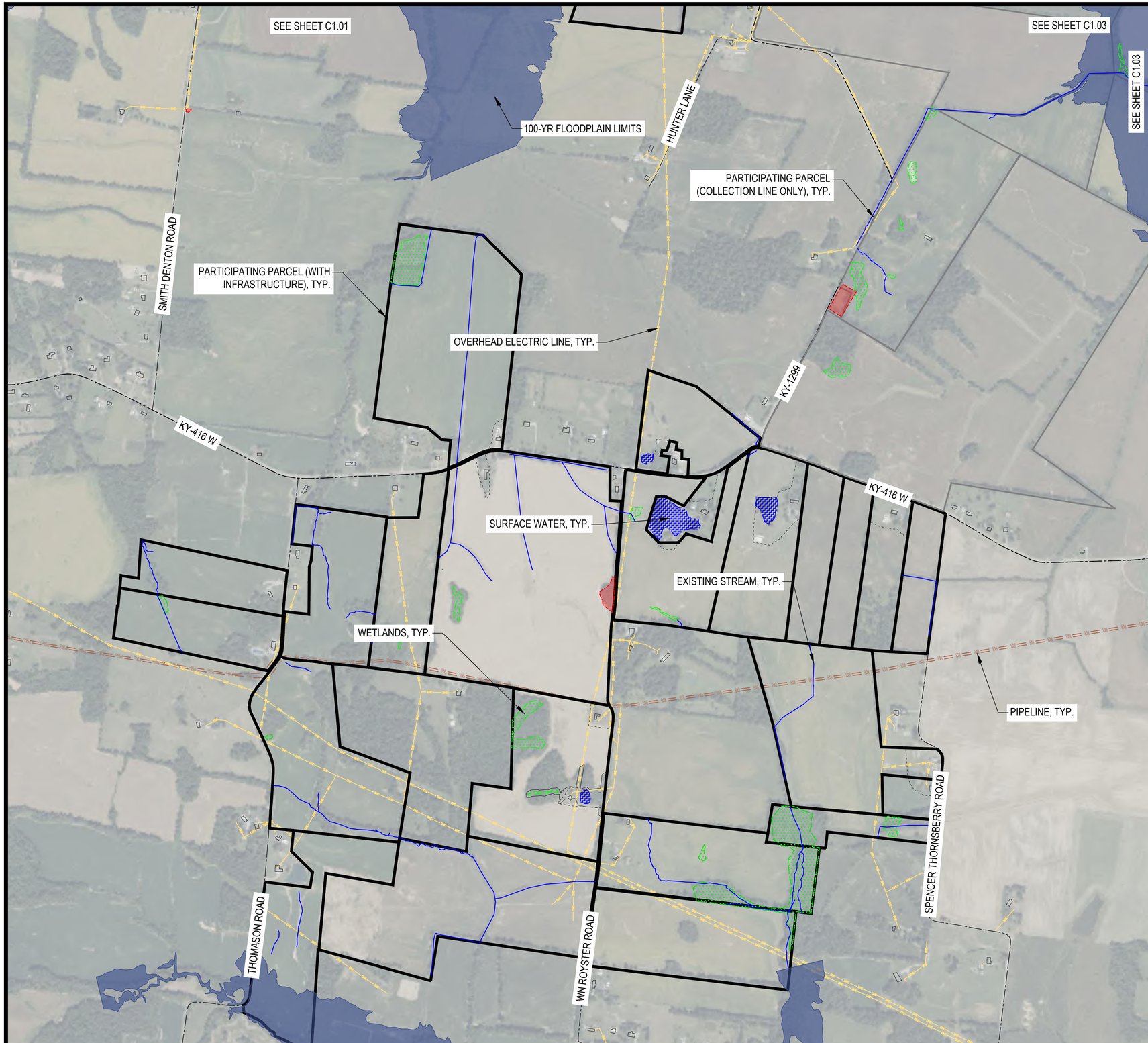

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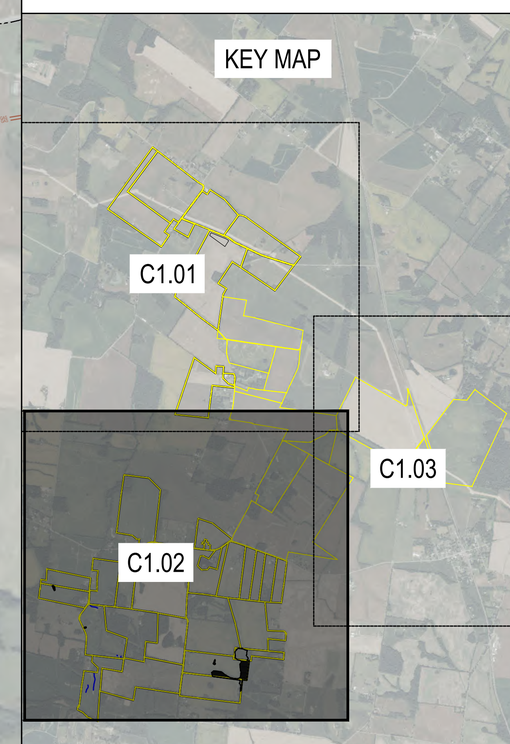

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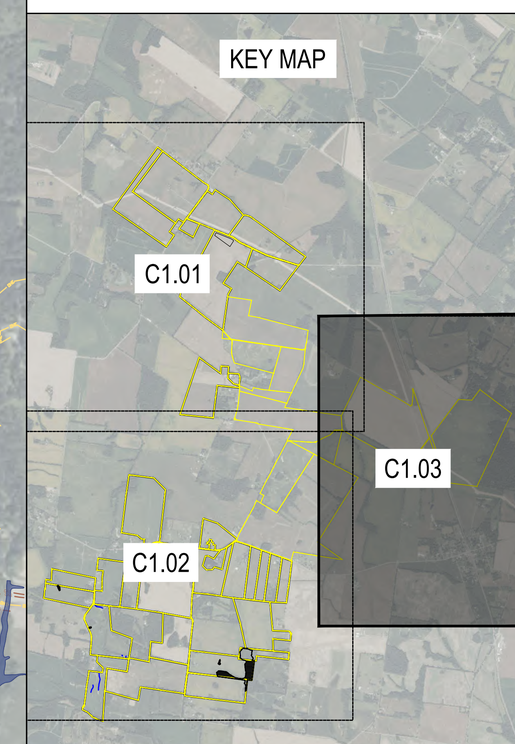

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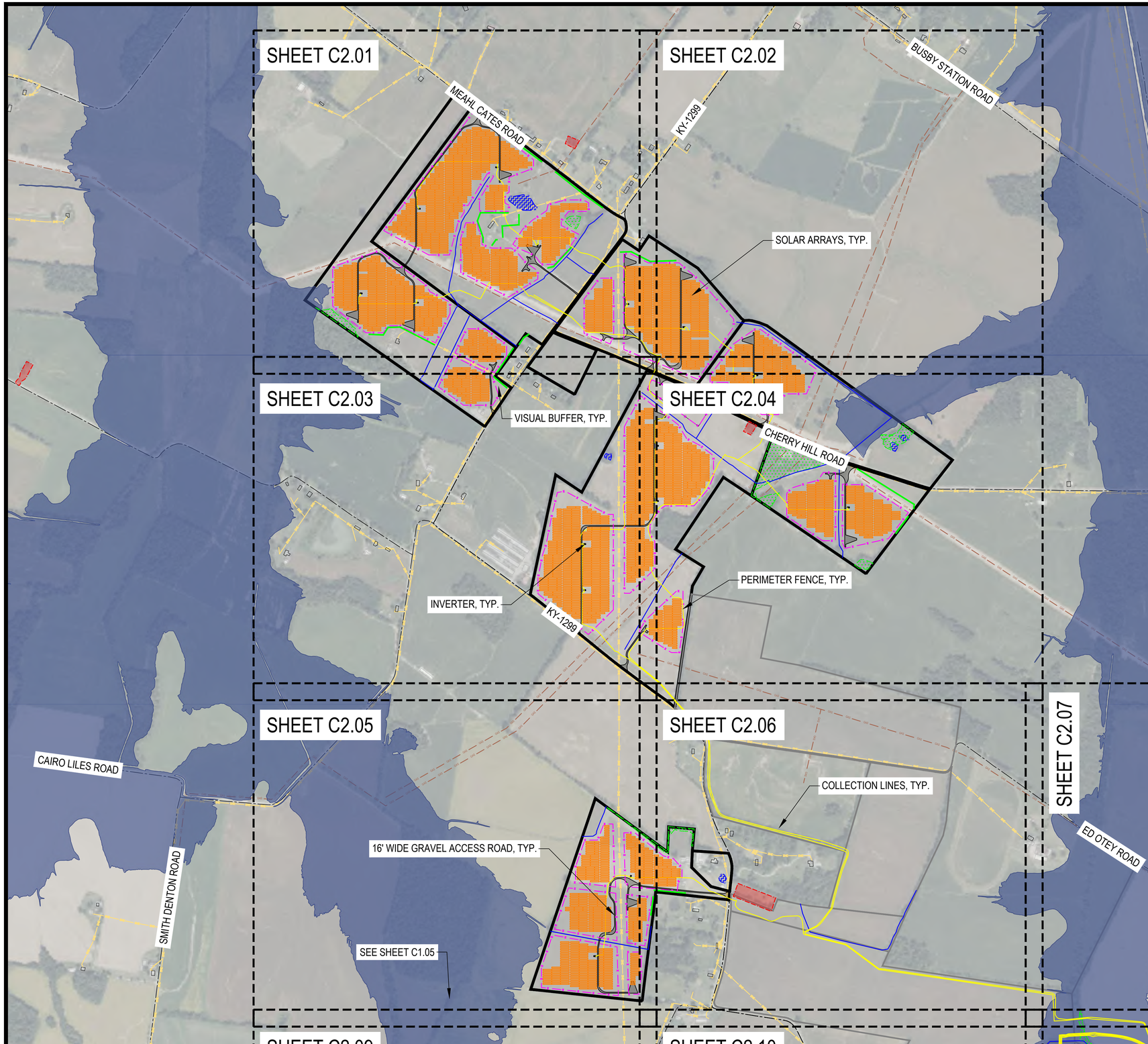

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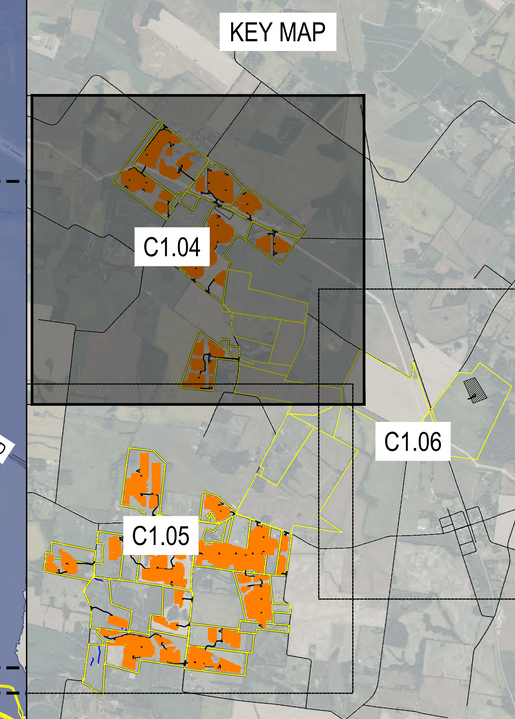
- VISUAL SCREEN
- COLLECTOR SUBSTATION
- TEMPORARY LAYDOWN YARD

KEY MAP



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PROPOSED CONDITIONS

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SCALE: 1" =600' @ 22 X 34

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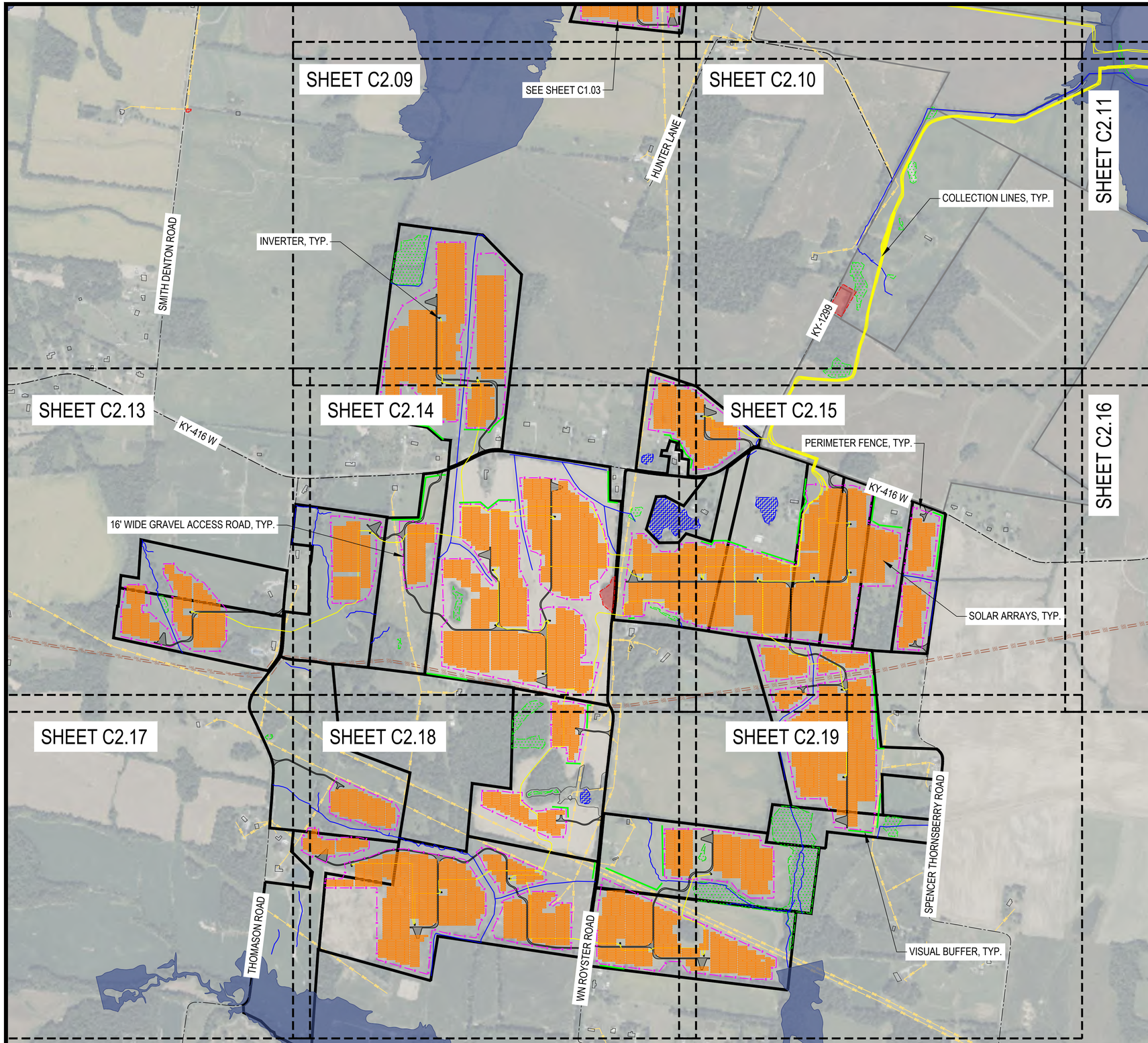

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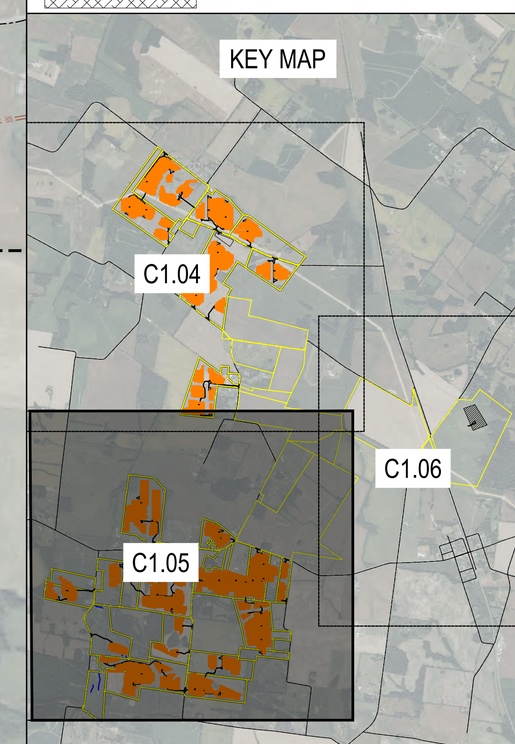

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SCALE: 1" =600' @ 22 X 34

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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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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

PROPOSED CONDITIONS

N

SCALE: 1" =600' @ 22 X 34

0 300 600 1200

C1.06

NOT FOR CONSTRUCTION

5/13/2026 1:01 PM by Ian Bernstein

\\EGNYTEDRIVE\PROJECTS\N157-NEXTERA ENERGY RESOURCES LLC\220483-SEBREE II SOLAR KY\3_DATA-DWGS-MAPS\CAD\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.

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.

102 LF VISUAL SCREEN

383 LF VISUAL SCREEN

691 LF VISUAL SCREEN

UNOCCUPIED STRUCTURE WITH 25' SETBACK, TYP.

366 LF VISUAL SCREEN

881 LF VISUAL SCREEN

175 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
- WETLANDS
- SURFACE WATERS
- 100-YR FLOODPLAIN (FEMA)
- 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
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SITE PLANS

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

C2.01

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LEGEND

- PARTICIPATING PARCELS (INFRASTRUCTURE)
- PARTICIPATING PARCELS (COLLECTION LINE ONLY)
- CEMETERY
- STATE ROADS
- LOCAL ROADS
- OVERHEAD ELECTRIC LINE
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- OCCUPIED STRUCTURE
- UNOCCUPIED STRUCTURE
- STREAM
- WETLANDS
- SURFACE WATERS
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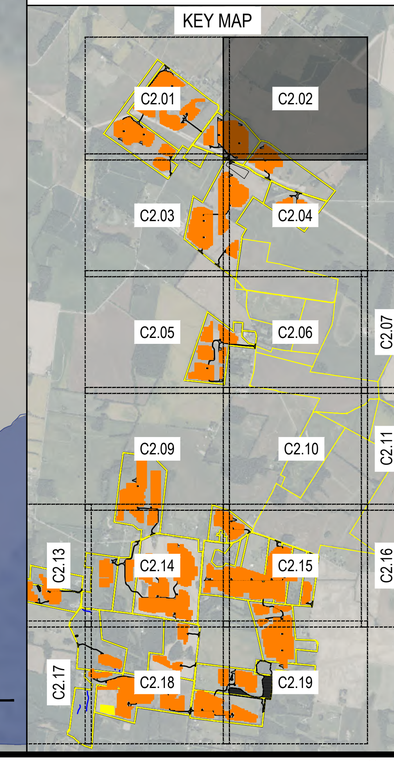
- COLLECTOR SUBSTATION

KEY MAP



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SITE PLANS

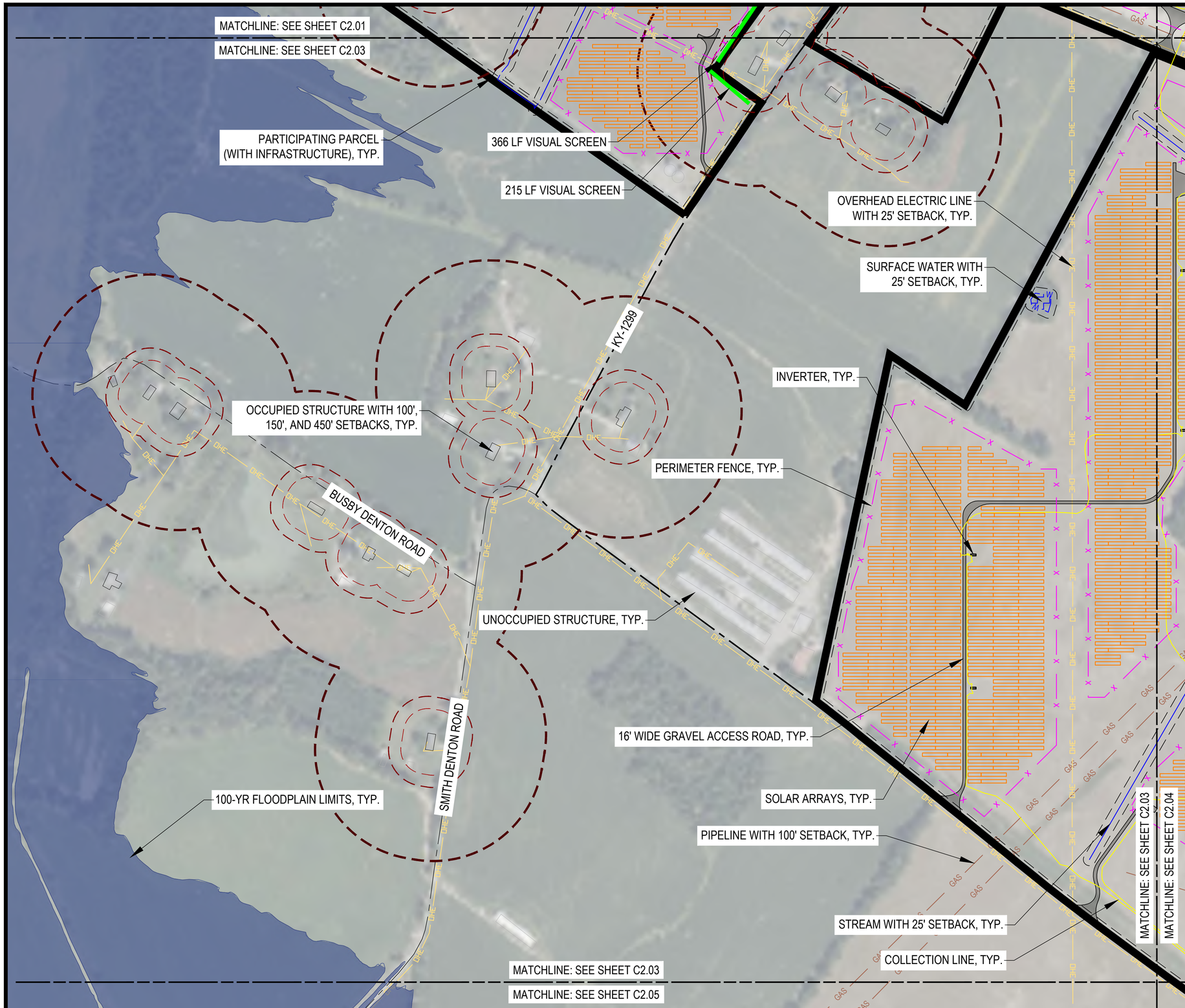
N

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

C2.02

\\EGNYTEDRIVE\PROJECTS\M1057-NEXTERA ENERGY RESOURCES LLC\22-0483-SEBREE II SOLAR KY\3_DATA\DWGS-MAPS\CAD\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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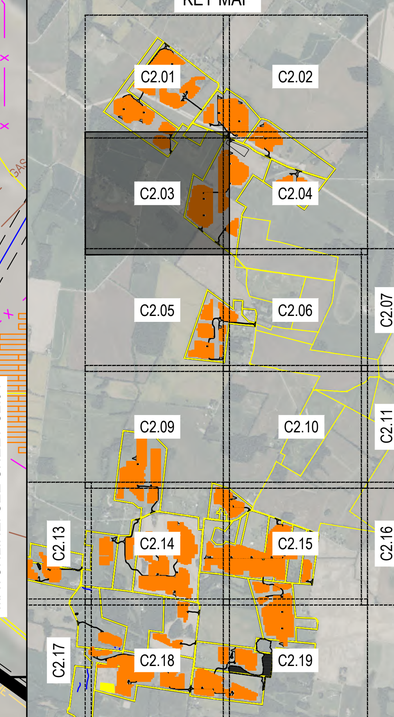
- 450' OCCUPIED STRUCTURE SETBACK FROM INVERTER
- COLLECTOR SUBSTATION

KEY MAP



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SITE PLANS

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

C2.03

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

NOT FOR CONSTRUCTION

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.

TEMPORARY LAYDOWN YARD

851 LF VISUAL SCREEN

CHERRY HILL ROAD

OVERHEAD ELECTRIC LINE, TYP.

PIPELINE WITH 25' SETBACK, TYP.

253 LF VISUAL SCREEN

SOLAR ARRAYS, TYP.

INVERTER, TYP.

16' WIDE GRAVEL ACCESS ROAD, TYP.

EXISTING STREAM WITH 25' SETBACK, TYP.

PARTICIPATING PARCEL (WITH INFRASTRUCTURE), TYP.

PERIMETER FENCE, TYP.

WETLANDS WITH 25' SETBACK, 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
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KEY MAP

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SITE PLANS

SCALE: 1" =200' @ 22 X 34

0 100 200 400

C2.04

NOT FOR CONSTRUCTION

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LEGEND

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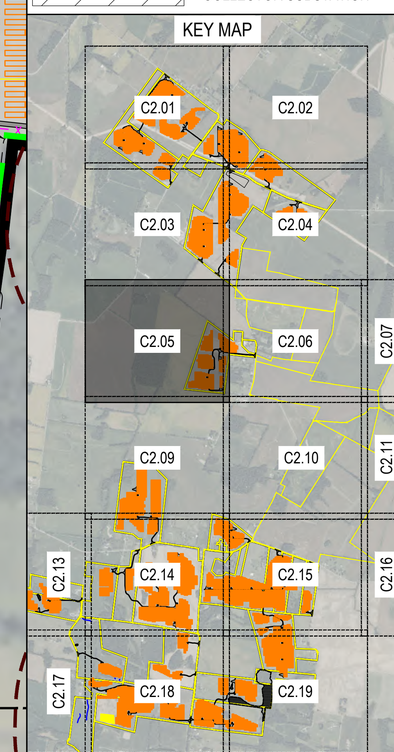

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0 100 200 400

C2.05

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NOT FOR CONSTRUCTION

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
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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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N

SCALE: 1" =200' @ 22 X 34

0 100 200 400

C2.06

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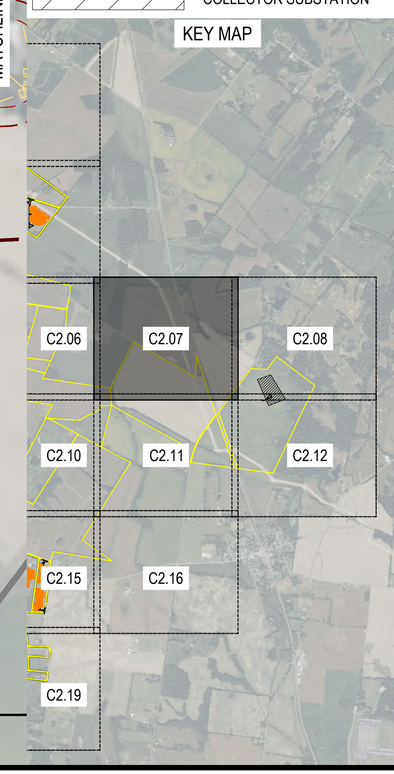
KEY MAP



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0 100 200 400

C2.07

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- PARTICIPATING PARCELS (COLLECTION LINE ONLY)
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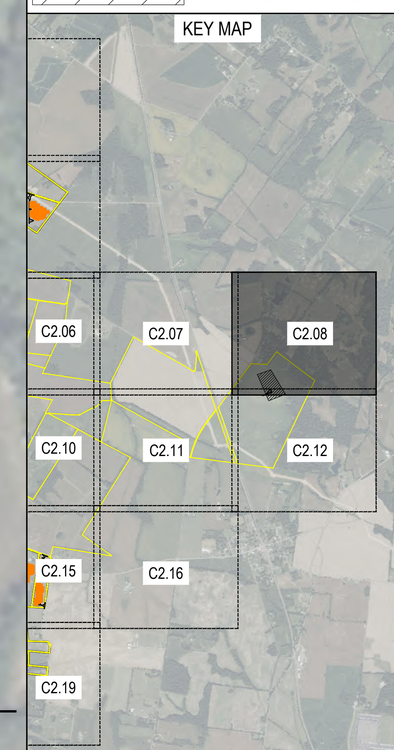
KEY MAP



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SITE PLANS

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

C2.08

NOT FOR CONSTRUCTION

5/13/2026 1:03 PM by Ian Bernstein

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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
- OVERHEAD ELECTRIC LINE
- GAS PIPELINE
- OCCUPIED STRUCTURE
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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

5/13/2026 1:04 PM by Ian Bernstein

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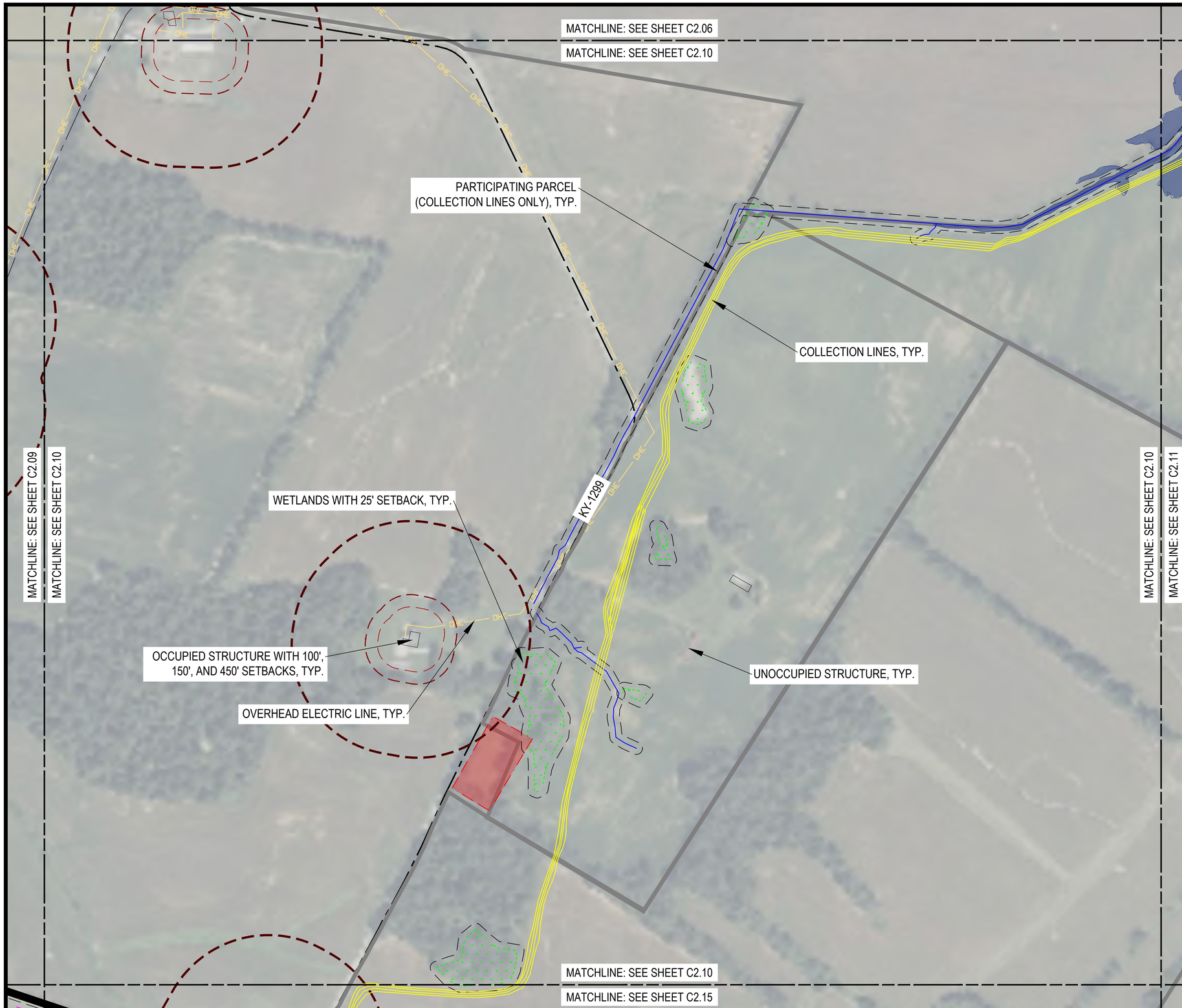

LEGEND

- PARTICIPATING PARCELS (INFRASTRUCTURE)
- PARTICIPATING PARCELS (COLLECTION LINE ONLY)
- CEMETERY
- STATE ROADS
- LOCAL ROADS
- OVERHEAD ELECTRIC LINE
- GAS PIPELINE
- OCCUPIED STRUCTURE
- UNOCCUPIED STRUCTURE
- STREAM
- WETLANDS
- SURFACE WATERS
- 100-YR FLOODPLAIN (FEMA)
- 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

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

SITE PLANS

N

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

C2.10

NOT FOR CONSTRUCTION

5/13/2026 1:04 PM by Ian Bernstein

\\EGNYTEDRIVE\PROJECTS\N105\^NEXTERA ENERGY RESOURCES LLC\22483-SEBREE II SOLAR KY\3_DATA\DWGS-MAPS\CAD\SEBREE SOLAR II PLANS (KYSB & HCPC) 03-19-2025.DWG

MATCHLINE: SEE SHEET C2.07

MATCHLINE: SEE SHEET C2.11

COLLECTION LINES, TYP.

OVERHEAD ELECTRIC LINE, TYP.

PARTICIPATING PARCEL (COLLECTION LINES ONLY), TYP.

100-YR FLOODPLAIN LIMITS, TYP.

MATCHLINE: SEE SHEET C2.10

MATCHLINE: SEE SHEET C2.11

MATCHLINE: SEE SHEET C2.11

MATCHLINE: SEE SHEET C2.12

KY-283

MATCHLINE: SEE SHEET C2.11

MATCHLINE: SEE SHEET C2.16

LEGEND

- PARTICIPATING PARCELS (INFRASTRUCTURE)
- PARTICIPATING PARCELS (COLLECTION LINE ONLY)
- CEMETERY
- STATE ROADS
- LOCAL ROADS
- OVERHEAD ELECTRIC LINE
- GAS PIPELINE
- OCCUPIED STRUCTURE
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- 150' OCCUPIED STRUCTURE SETBACK FROM PV PANEL
- 450' OCCUPIED STRUCTURE SETBACK FROM INVERTER
- COLLECTOR SUBSTATION

KEY MAP

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

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SEBREE SOLAR II PROJECT

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SITE PLANS

N

SCALE: 1" =200' @ 22 X 34

0 100 200 400

C2.11

NOT FOR CONSTRUCTION

5/13/2026 1:05 PM by Ian Bernstein

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

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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N

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

C2.12

NOT FOR CONSTRUCTION

5/13/2026 1:05 PM by Ian Bernstein

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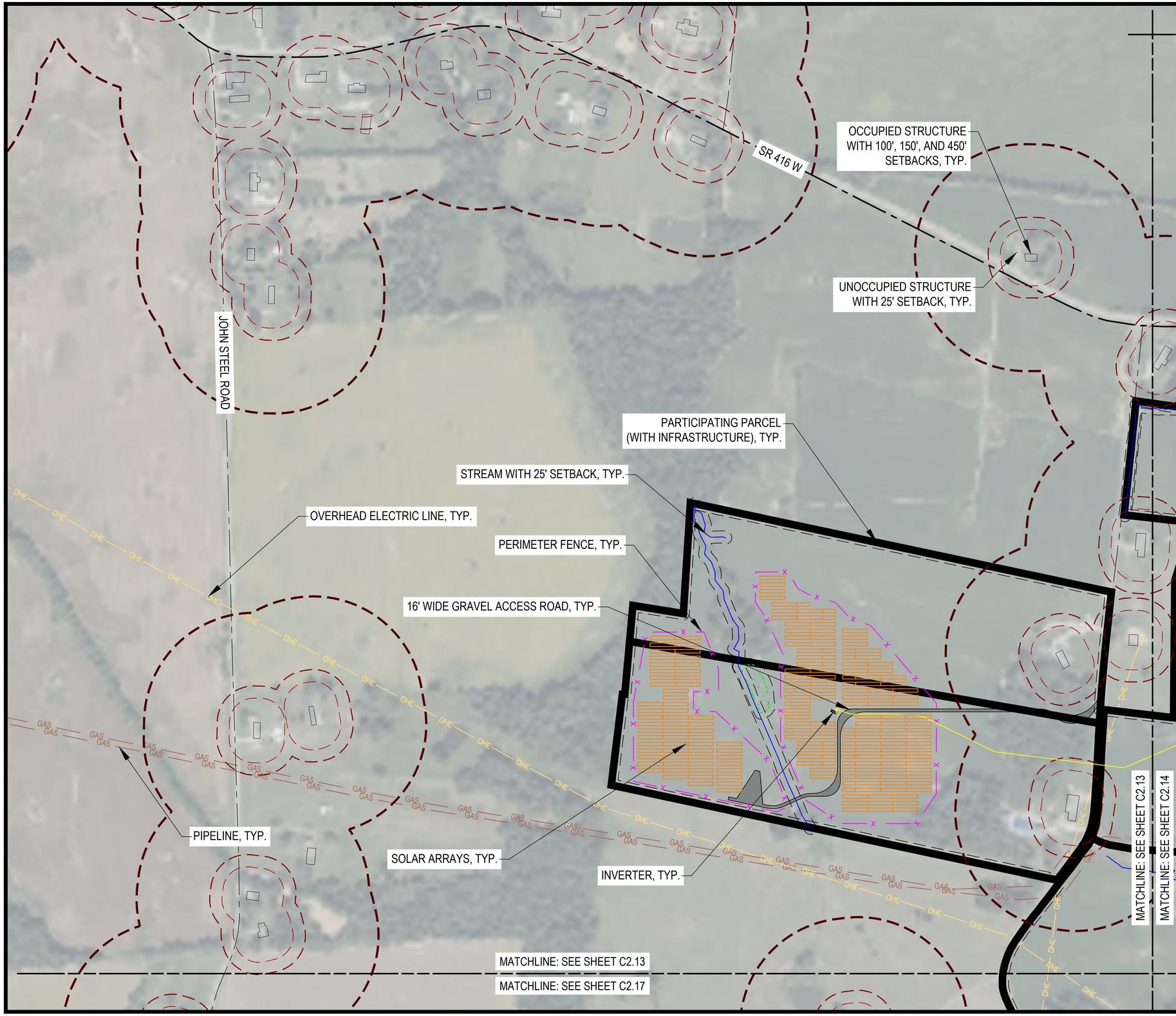

LEGEND

- PARTICIPATING PARCELS (INFRASTRUCTURE)
- PARTICIPATING PARCELS (COLLECTION LINE ONLY)
- CEMETERY
- STATE ROADS
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SITE PLANS

N

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

C2.13

NOT FOR CONSTRUCTION

5/13/2026 1:06 PM by Ian Bernstein

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MATCHLINE: SEE SHEET C2.09

MATCHLINE: SEE SHEET C2.14

274 LF VISUAL SCREEN

586 LF VISUAL SCREEN

SOLAR ARRAYS, TYP.

UNOCCUPIED STRUCTURE WITH 25' SETBACK, TYP.

861 LF VISUAL SCREEN

251 LF VISUAL SCREEN

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

45 LF VISUAL SCREEN

997 LF VISUAL SCREEN

KY-416

THOMPSON ROAD

722 LF VISUAL SCREEN

SURFACE WATER WITH 25' SETBACK, TYP.

OVERHEAD ELECTRIC LINE WITH 10' SETBACK, TYP.

473 LF VISUAL SCREEN

INVERTER, TYP.

OVERHEAD ELECTRIC LINE WITH 25' SETBACK, TYP.

WN ROYSTER ROAD

MATCHLINE: SEE SHEET C2.13

MATCHLINE: SEE SHEET C2.14

STREAM WITH 25' SETBACK, TYP.

WETLANDS WITH 25' SETBACK, TYP.

16' WIDE GRAVEL ACCESS ROAD, TYP.

67 LF VISUAL SCREEN

COLLECTION LINE, TYP.

PERIMETER FENCE, TYP.

PIPELINE WITH 50' SETBACK, TYP.

PARTICIPATING PARCEL (WITH INFRASTRUCTURE), TYP.

MATCHLINE: SEE SHEET C2.14

MATCHLINE: SEE SHEET C2.15

TREES PLANTED BY LANDOWNER FOR ADJACENT PIPELINE SCREENING - NO ADDITIONAL VISUAL SCREENING

314 LF VISUAL SCREEN

MATCHLINE: SEE SHEET C2.14

MATCHLINE: SEE SHEET C2.18

LEGEND

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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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5/13/2026 1:06 PM by Ian Bernstein

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HENDERSON COUNTY, KENTUCKY

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CALL BEFORE YOU DIG 811

TBD

04-14-2023
Date

SITE PLANS

N

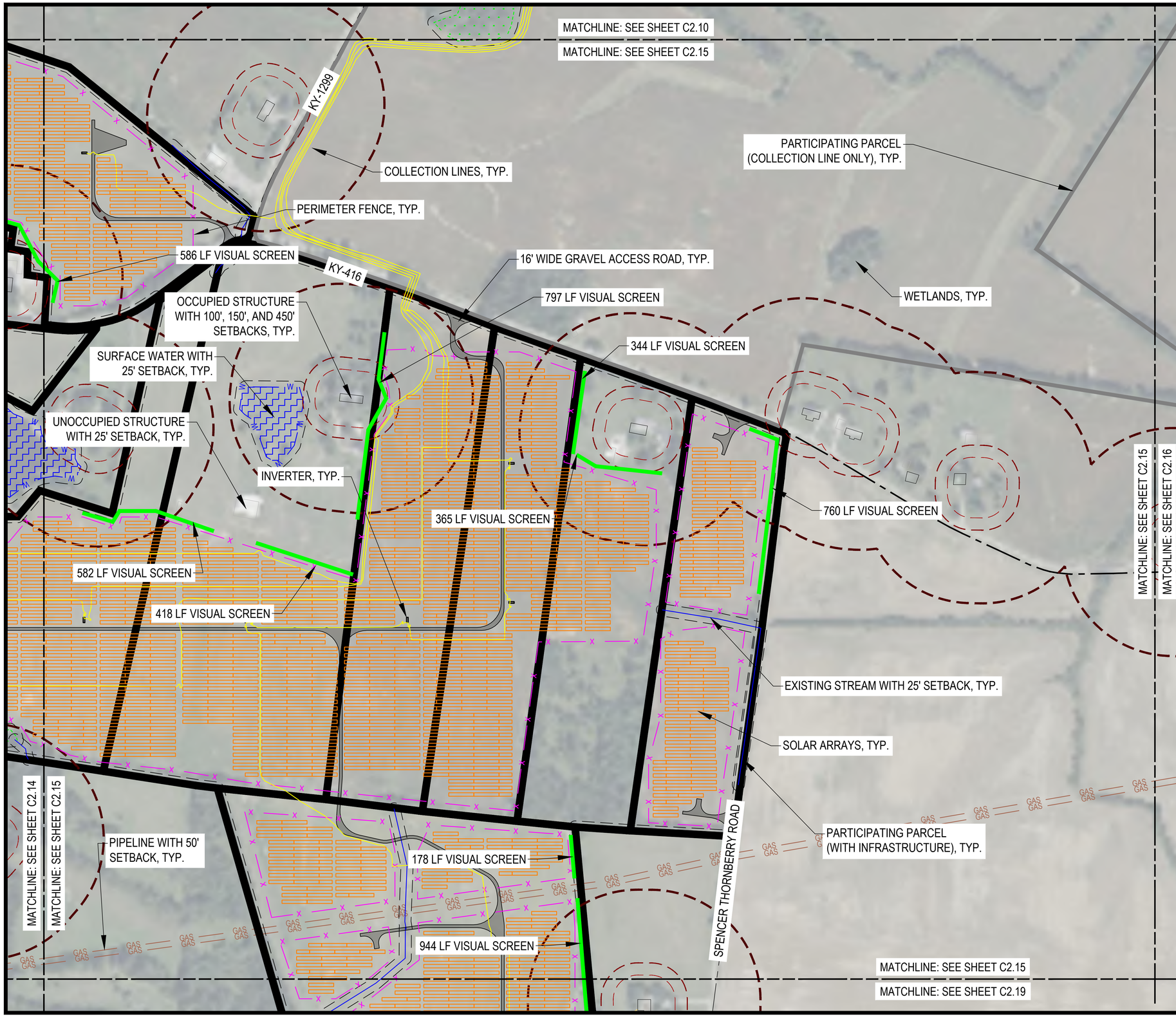
SCALE: 1" =200' @ 22 X 34

0 100 200 400

C2.14

\\EGNYTEDRIVE\PROJECTS\M1057-NEXTERA ENERGY RESOURCES LLC\220483-SEBREE II SOLAR\KY3_DATA\DWGS-MAPS\CAD\SEBREE SOLAR II PLANS (KYSB & HCPC) 03-19-2025.DWG

NOT FOR CONSTRUCTION



LEGEND

- PARTICIPATING PARCELS (INFRASTRUCTURE)
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KEY MAP

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5/13/2026 1:07 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
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STATUS: KYSB/H.C. PLANS	8-23-2022
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CALL BEFORE YOU DIG 811

TBD
04-14-2023
Date

SITE PLANS

N

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

C2.15

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

NOT FOR CONSTRUCTION

MATCHLINE: SEE SHEET C2.11

MATCHLINE: SEE SHEET C2.16

MATCHLINE: SEE SHEET C2.15

MATCHLINE: SEE SHEET C2.16

KY-283

KY-416

OVERHEAD ELECTRIC LINE, TYP.

PARTICIPATING PARCEL (COLLECTION LINE ONLY), TYP.

TO ROBARDS, KY

PIPELINE, TYP.

LEGEND

- PARTICIPATING PARCELS (INFRASTRUCTURE)
- PARTICIPATING PARCELS (COLLECTION LINE ONLY)
- CEMETERY
- STATE ROADS
- LOCAL ROADS
- OVERHEAD ELECTRIC LINE
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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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SCALE: 1" =200' @ 22 X 34

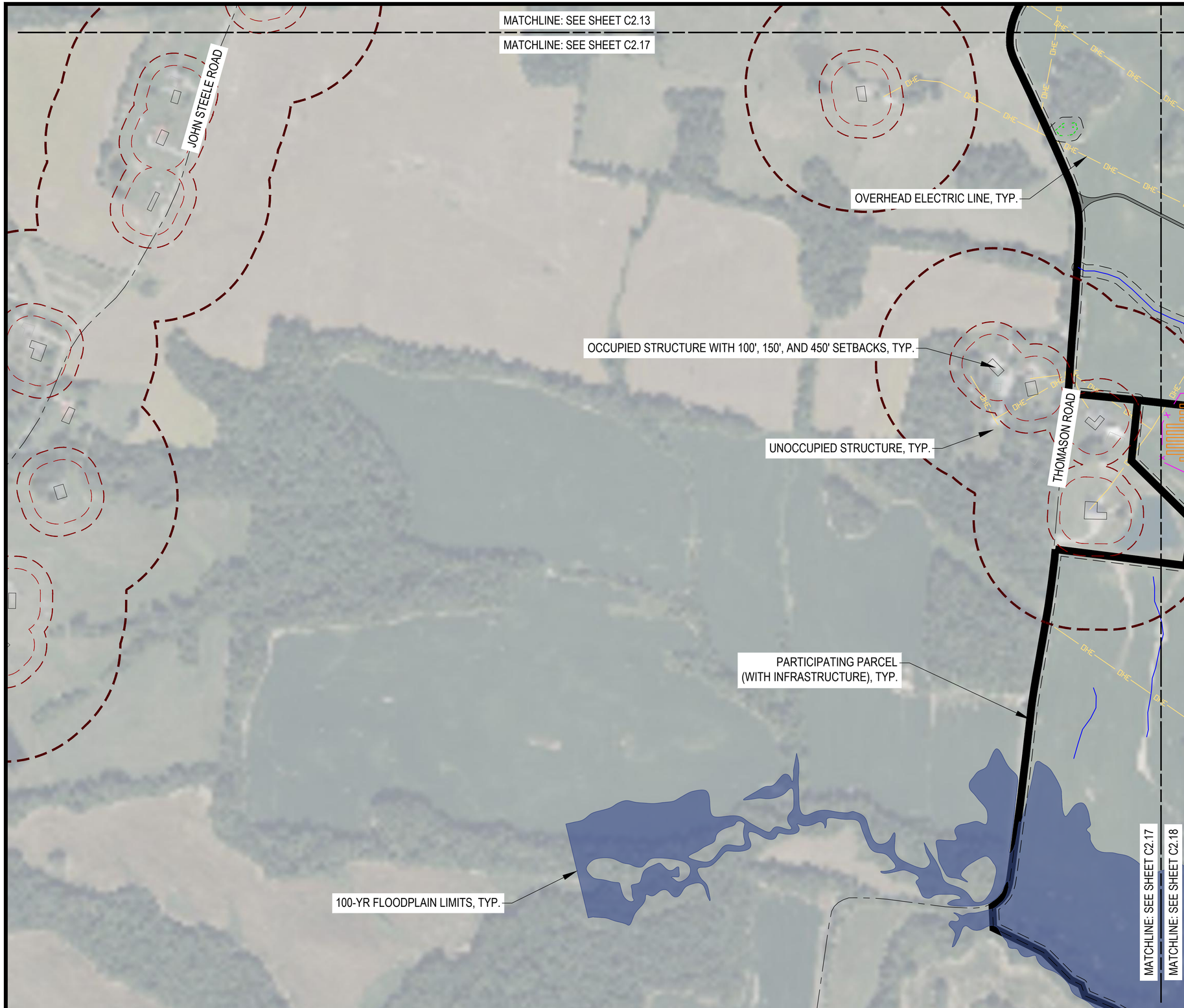
0 100 200 400

C2.16

NOT FOR CONSTRUCTION

5/13/2026 1:07 PM by Ian Bernstein

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



LEGEND

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- PARTICIPATING PARCELS (COLLECTION LINE ONLY)
- CEMETERY
- STATE ROADS
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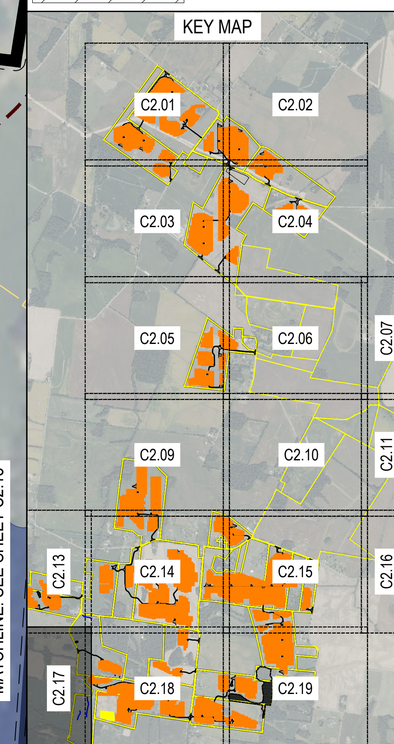
KEY MAP



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SITE PLANS

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

C2.17

NOT FOR CONSTRUCTION

5/13/2026 1:08 PM by Ian Bernstein

\\EGNYTEDRIVE\PROJECTS\N167-NEXTERA ENERGY RESOURCES LLC\22-0483-SEBREE II SOLAR KY3_DATA-DWGS-MAPS\CAD\SEBREE SOLAR II PLANS (KYSB & HCPC) 03-19-2025.DWG

MATCHLINE: SEE SHEET C2.14

MATCHLINE: SEE SHEET C2.18

PERIMETER FENCE, TYP.

PARTICIPATING PARCEL (WITH INFRASTRUCTURE), TYP.

WETLANDS, TYP.

PIPELINE, TYP.

OVERHEAD ELECTRIC LINE, TYP.

COLLECTION LINES, TYP.

314 LF VISUAL SCREEN

173 LF VISUAL SCREEN

WN ROYSTER ROAD

295 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

195 LF VISUAL SCREEN

EXISTING STREAM, TYP.

294 LF VISUAL SCREEN

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

UNOCCUPIED STRUCTURE, TYP.

16' WIDE GRAVEL ACCESS ROAD, TYP.

100-YR FLOODPLAIN LIMITS, TYP.

SOLAR ARRAYS, TYP.

MATCHLINE: SEE SHEET C2.17

MATCHLINE: SEE SHEET C2.18

LEGEND

- PARTICIPATING PARCELS (INFRASTRUCTURE)
- PARTICIPATING PARCELS (COLLECTION LINE ONLY)
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SITE PLANS

N

SCALE: 1" =200' @ 22 X 34

0 100 200 400

C2.18

NOT FOR CONSTRUCTION

5/13/2026 1:08 PM by Ian Bernstein

\\EGNYTEDRIVE\PROJECTS\N105\^NEXTERA ENERGY RESOURCES LLC\22483-SEBREE II SOLAR KY\3_DATA\DWGS-MAPS\CAD\SEBREE SOLAR II PLANS (KYSB & HCPC) 03-19-2025.DWG

MATCHLINE: SEE SHEET C2.15

MATCHLINE: SEE SHEET C2.19

SOLAR ARRAYS, TYP.

944 LF VISUAL SCREEN

16' WIDE GRAVEL ACCESS ROAD, TYP.

INVERTER, TYP.

EXISTING STREAM, TYP.

MATCHLINE: SEE SHEET C2.18

MATCHLINE: SEE SHEET C2.19

PARTICIPATING PARCEL (WITH INFRASTRUCTURE), TYP.

407 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

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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

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

SITE PLANS

N

SCALE: 1" =200' @ 22 X 34

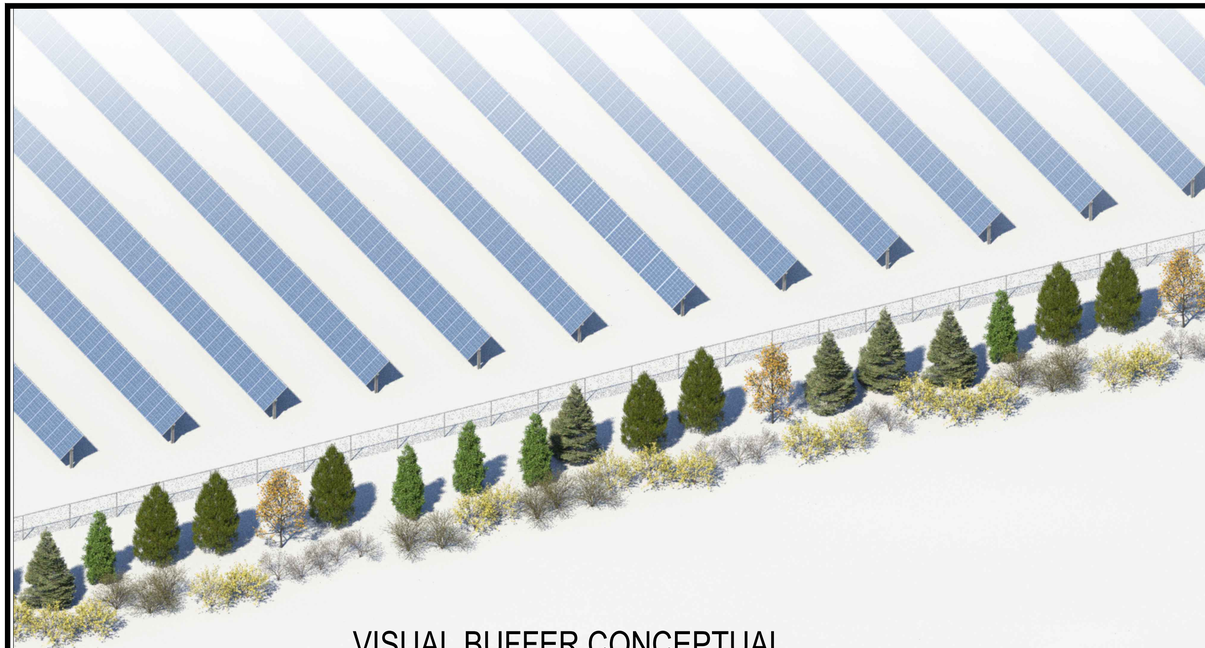
0 100 200 400

C2.19

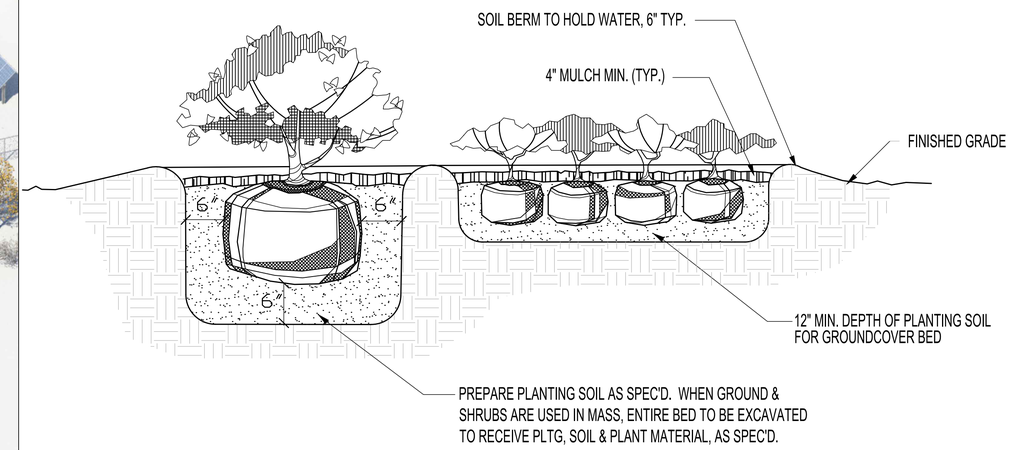
5/13/2026 1:09 PM by Ian Bernstein

\\EGNYTEDRIVE\PROJECTS\N1057-NEXTERA ENERGY RESOURCES LLC\22-0483-SEBREE II SOLAR KY3_DATA-DWGS-MAPS\CAD\SEBREE SOLAR II PLANS (KYSB & HCPC) 03-19-2025.DWG

NOT FOR CONSTRUCTION

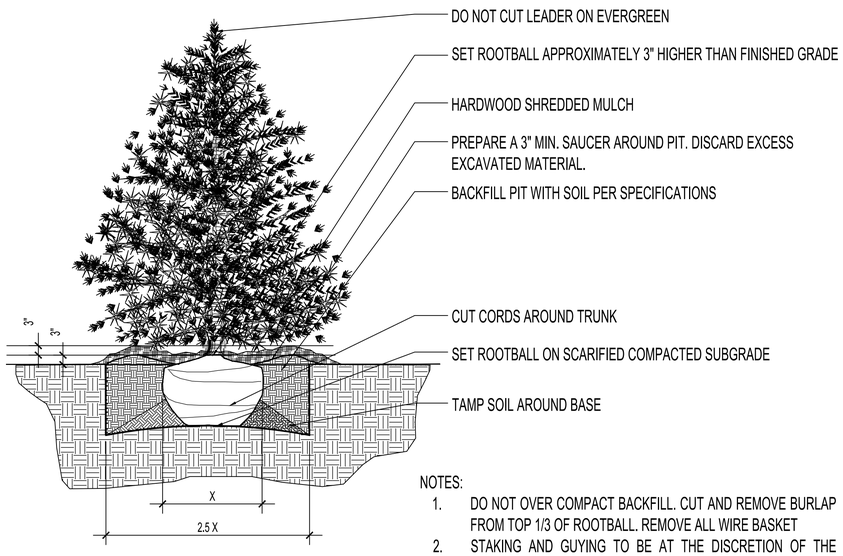


VISUAL BUFFER CONCEPTUAL ILLUSTRATION



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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C3.01

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