

**Special Use Permit and Site Plan
Application for Large Solar
Energy System**

White Tail Solar Project

**Augusta Township
Washtenaw County, Michigan**



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Project No: 193707233

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1.0 PROJECT DESCRIPTION AND OVERVIEW

1.1 Introduction

On behalf of White Tail Solar, LLC (White Tail, or the Applicant), Stantec Consulting Services Inc. (Stantec) is submitting this Special Use Permit and Site Plan Application (Application) for a Large Solar Energy System (LSES) to construct and operate the White Tail Solar Project (Project) on fourteen privately-owned parcels within Augusta Township, Washtenaw County, Michigan. The Project is being developed by Ranger Power, LLC (Ranger Power) in the west-central portion of Augusta Township (Figure 1-1).

Solar power, a renewable energy source, has many attractive features including: utilizing the predictable, unlimited, and free energy from the sun; providing a clean energy source with no emissions; and producing power during the day when demand is high. In addition, a utility-scale solar development creates both temporary construction jobs and permanent maintenance and operations jobs. The White Tail Solar Project will be a significant, long-term addition to the Township tax base. Solar development preserves land for future generations of farming.

According to the Solar Energy International Association (SEIA) website, 1 megawatt (MW) of energy powers approximately 150 homes in Michigan. The Project proposes generating approximately 73 MW alternating current (AC) of power. At this level of generation, White Tail would power up to approximately 10,950 homes.

1.2 Applicant Information

Ranger Power is a solar energy development company headquartered in Brooklyn, New York. Led by an experienced team, the company is committed to working closely with landowners and local stakeholders to bring new investment and clean energy to their communities. Ranger Power develops utility-scale solar energy facilities across the U.S. and is presently developing numerous utility-scale solar projects throughout the Midwest.

White Tail Solar, LLC, a Delaware limited liability company, is the developer and holder of the project land rights. Contact information for the company is as follows:

Sergio Trevino
20 Jay St. #900
Brooklyn, NY 11201
Email: Sergio@rangerpower.com
Phone: (512) 827-1924

Drew Vielbig
20 Jay St. #900
Brooklyn, NY 11201
Email: DVielbig@rangerpower.com
Phone: (517) 819-4059

1.3 Project Location

The Project is located north of Milan in Augusta Township, Washtenaw County, Michigan (Figure 1-1). The Project encompasses a total area of approximately 664 acres (Table 1-1). Land use within and adjacent to the Project area is predominantly agricultural and

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rural residential with some tree lines and isolated woodlots. The area was selected based on land use and proximity to existing transmission infrastructure.

Table 1-1 White Tail Solar Project Location

County	Total Area (approximate acres)	Political Township	PLSS Township	Range	Section(s)
Washtenaw	664	Augusta	4S	7E	7, 18, 19

1.4 Project Summary

The Applicant has acquired the rights, or is in the process of acquiring rights, necessary to develop, construct, and operate an approximately 73 MW AC project on approximately 14 parcels of land owned by private landowners. Figure 1-2 shows the participating parcels and ownership. A list of participating parcels is provided in Appendix C.

The Project will consist of solar panel systems, organized into five photovoltaic (PV) areas. Associated facilities include gravel access roads to and within each PV area, and electrical cabling to collect and transmit the power to the Project's substation. The Project substation is proposed in the southwest portion of the project, along the west edge of PV Area I. The proposed locations of the solar arrays, substation, Operation and Maintenance (O&M) Building, access roads, electrical collection lines, and other ancillary facilities or structures, are shown in Appendix D – White Tail Solar Project Site Plan.

The Applicant has worked extensively with local landowners, government officials, and other stakeholders throughout the Project siting and development process. The site layout was developed to optimize the solar resource while minimizing impacts on natural resources and potentially sensitive areas. The topography of the site and existing natural resources features dictate solar array placement. Wetlands and floodplains located on participating parcels have been excluded from PV areas / development areas and a minimum 50-foot buffer will be maintained around all wetlands and floodplains (Figure 1-3 and Appendix D). The intent of the Project design is to place solar arrays and associated infrastructure primarily on undeveloped, open fields.

The Applicant anticipates that Project construction will begin in 2021, with a planned commercial operation date ("COD") in 2022. Construction dates and COD are dependent upon the receipt of permits, agency approvals, and other development activities.

1.5 Site Plan and Description Proposed Solar Energy System

The Project will consist of five PV Areas generating approximately 73 MW AC of power. Each PV Area will be accessible via all-weather gravel access roads connecting to public roads, using existing farm access roads as much as possible. The access roads will be approximately 20 feet wide and low profile to allow cross-travel by maintenance vehicles

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during the operations phase of the project. The PV areas will include solar arrays, including self-powered east-west tracking solar panel systems and inverters, access roads, low voltage to medium voltage transformers, underground communication and electric power collection cables, and other ancillary facilities or structures. Collectively, these are referred to as Solar Array and other components of the LSES. Appendix D displays the proposed Project solar power facility layout. A profile view of a typical array is provided in Appendix D, and Appendix E provides additional technical information regarding the solar array equipment.

Final locations of Solar Arrays and other LSES components may vary, depending on site-specific conditions and consultations with landowners, state and federal agencies, and the Township. Setback limits will be maintained at all times as set forth in the Ordinance. In recognition of ongoing solar generation technology improvements, the make and model of the solar panels and inverters will be finalized at the time of construction. The attached manufacturer specifications are representative of typical solar energy projects of this type and scale. Final design drawings and engineering calculations will be certified by a Professional Engineer licensed to practice in the State of Michigan.

1.6 Compliance with Township Ordinances

The Applicant has designed the Project to comply with Township Ordinances including the development standards for Large Solar Energy Systems (LSES) (Article 6, Large Scale Energy Systems, Section 6.25) pertaining to LSES facilities, the general standards for special land uses (Article 4, Special Land Uses), and with the Site Plan Review (Article 11) applicable to development in Augusta Township. All parcels will comply with the special land uses as outlined in the Township Ordinances for the AR Agricultural/Residential District zoning districts.

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2.0 SOLAR ENERGY SYSTEMS SUPPLEMENTARY REGULATIONS

The following sections address the requirements in the Township LSES Ordinance. The Ordinance section is listed first in *italics*, followed by a response. The completed application form for the Augusta Township Special Use Permit is provided as Appendix A.

2.1 Purpose and Intent

Article 6, Section 6.25.A – Purpose and Intent

The purpose and intent of this Section is to establish standards for the siting, installation, operation, repair, decommissioning and removal of LSES within the Agricultural Residential, Light Industrial and General Industrial Districts as a Special Land Use.

The Applicant has designed the Project to comply with Augusta Township Ordinance requirements and describes Project compliance with standards below.

2.2 Site Plan Drawing and Supporting Materials

Article 6, Section 6.25.B – Site Plan Drawing and Supporting Materials

All applications for a Large Solar Energy Systems use must be accompanied by detailed site plans, drawn to scale and dimensioned and certified by a registered engineer licensed in the State of Michigan, displaying the following information:

1. *All requirements for a site plan contained in Article 11 of the Augusta Charter Township Zoning Ordinance.*

All site plan requirements contained in Article 11 are included in this application and can be found in Appendices A, B, C, and D.

2. *All lot lines and dimensions, including a legal description of each lot or parcel comprising the Large Solar Energy System.*

Information regarding lot lines, dimensions, and legal descriptions of each parcel can be found in Appendices A, B, and C, and Figure 1-2.

3. *Names of owners of each lot or parcel within Augusta Charter Township that is proposed to be within the Large Solar Energy System.*

Landowner names and parcel information can be found in Appendices A and B, and Figure 1-2.

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4. *Vicinity map showing the location of all surrounding land uses.*

A vicinity map showing location of surrounding land uses can be found in Figure 1-2.

5. *Location and height of all proposed Solar Array(s), buildings, structures, electrical tie lines and transmission lines, security fencing, and all aboveground structures and utilities associated with a LSES.*

Appendix D contains the Large Solar Energy System component locations and heights.

6. *Horizontal and vertical (elevation) to scale drawings with dimensions that show the location of the proposed Solar Array(s), buildings, structures, electrical tie lines and transmission lines, security fencing and all above ground structures and utilities on the property.*

This information can be found in Appendix D.

7. *Location of all existing and proposed overhead and underground electrical transmission or distribution lines within the LSES and within one hundred (100) feet of all exterior property lines of the LSES.*

This information can be found in Appendix D.

8. *Proposed setbacks from the Solar Array(s) to all existing and proposed structures within the Large Solar Energy System.*

This information can be found in Appendix D.

9. *Land elevations for the Solar Array(s) location and the relationship to the land elevations of all existing and proposed structures within the Large Solar Energy System at a minimum of five (5) foot contours.*

This information can be found in Appendix D.

10. *Access driveways within and to the Large Solar Energy System, together with a detailed narrative regarding dimensions, composition, and maintenance of each proposed driveway. All access drives shall be subject to Washtenaw County Road Commission approval and shall be planned so as to minimize the use of lands for that purpose.*

Driveway information can be found in Appendix D. The Project has been designed so that access roads are minimized and will most efficiently serve the Project. The Applicant will coordinate with Washtenaw County Road Commission to secure appropriate approvals prior to construction.

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11. *Planned security measures to prevent unauthorized trespass and access during the construction, operation, removal, maintenance or repair of the Large Solar Energy System.*

White Tail has designed the Project to conform with applicable industry safety standards to minimize hazards to adjacent properties, roadways, and the general public. Access to the Project arrays and substation will be restricted by perimeter seven-foot fencing and locked gates. Electricity generated by the arrays will be transmitted to the Project substation and the power grid through a buried collection system.

12. *A written description of the maintenance program to be used for the Solar Array and other components of the Large Solar Energy System, including decommissioning and removal. The description shall include maintenance schedules, types of maintenance to be performed, and decommissioning and removal procedures and schedules if the Large Solar Energy System is decommissioned.*

Aside from snow plowing, conducted as needed, little to no additional road maintenance is anticipated for the all-weather gravel access roads within the project. Project equipment and components have been designed to be very low maintenance. If repairs to the Project are required, White Tail will utilize a Professional Engineer to certify the safe continued operation of the facility. White Tail will consult with the Township to determine the appropriate documentation is provided. Removal and decommissioning protocol and procedures are presented in Appendix G, Decommissioning Plan.

13. *Planned lightening protection measures.*

The solar arrays are self-grounded, and the facility will be developed according to all National Electrical Safety Code (NESC) and industry standards.

14. *Additional detail(s) and information as required by the Special Land Use requirements of the Augusta Charter Township Zoning Ordinance, or as required by the Planning Commission.*

This submittal includes the information required by this section and the site plan requirements in Article 11, as well as Article 4, Special Land Use. The Applicant will work with the Planning Commission to provide requested additional information.

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2.3 Application Escrow Account

Article 6, Section 6.25.C – Application Escrow Account

An escrow account shall be deposited with the Township by the Applicant when the Applicant applies for a Special Land Use Permit for a Large Solar Energy System. The monetary amount deposited by the Applicant in escrow with the Township shall be the amount estimated by the Township, to cover all reasonable costs and expenses associated with the Special Land Use Permit review and approval process, which costs shall include, but are not limited to, reasonable fees of the Township Attorney, Township Planner and Township Engineer, as well as costs for any reports or studies that are reasonably related to the zoning review process for the application. The Applicant shall have thirty (30) days to refuse or approve of the amount estimated by the Township. Such escrow amount shall be in addition to any filing or application fees established by resolution. At any point during the Special Land Use Permit review process, the Township may require that the Applicant place additional funds into escrow with the Township if the existing escrow amount deposited by the Applicant is deemed insufficient by the Township. If the escrow account needs replenishing and the Applicant refuses to do so within thirty (30) days, the Special Land Use Permit process shall cease unless and until the Applicant makes the required additional escrow deposit. Any applicable zoning escrow Resolutions or other Ordinances adopted by the Township must also be complied with by the Applicant. The Township shall provide a summary of all account activity to the Applicant within a timely manner upon request. Any funds remaining within the escrow after approval of the Special Land Use Permit shall be returned in a timely manner to the Applicant.

The Applicant has set up an escrow account, as required; funds remaining in this account will be used for this project review.

2.4 Compliance with the County Building Code and the National Electricity Safety Code

Article 6, Section 6.25.D – Compliance with the County Building Code and the National Electricity Safety Code

Construction of a Large Solar Energy System shall comply with the National Electric Safety Code and the County Building Code (as shown by approval by the County) as a condition of any Special Land Use Permit under this section. In the event of a conflict between the County Building Code and National Electric Safety Code (NESC), the NESC shall prevail.

The Project will comply with the NESC and applicable building codes. The Applicant understands and accepts this as a condition to a Special Use Permit.

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2.5 Certified Solar Array Components

Article 6, Section 6.25.E – Certified Solar Array Components

Components of a Solar Array shall be approved by the Institute of Electrical and Electronics Engineers ("IEEE"), Solar Rating and Certification Corporation ("SRCC"), Electronic Testing Laboratories ("ETL"), or other similar certification organization if the similar certification organization is approved by the Township, which approval shall not be unreasonably withheld.

The Applicant has designed the Project to comply with the Ordinance requirement for certified solar array components. In recognition of ongoing solar generation technology improvements, the make and model of the solar panels and inverters will be finalized at the time of construction. The attached manufacturer specifications in Appendix E are representative of typical solar energy projects of this type and scale. The solar equipment installed will comply with industry standards. Final design drawings and engineering calculations will be certified by a Professional Engineer licensed to practice in the State of Michigan.

2.6 Height

Article 6, Section 6.25.F – Height

Maximum height of a Solar Array, other collection device, components or buildings of the Large Solar Energy System, excluding substation and electrical transmission equipment, shall not exceed fifteen (15) feet (as measured from the natural grade at the base of improvements) at any time or location on the property. Substation and electrical transmission equipment shall not exceed one hundred (100) feet.

The inverters and self-powered tracking equipment proposed for the Project will not exceed 15 feet at maximum tilt. Proposed substation equipment will not exceed 100 feet in height. Detailed information regarding typical self-powered tracking equipment model solar arrays can be found in Appendix D and Appendix E.

2.7 Lot Size

Article 6, Section 6.25.G – Lot Size

A Large Solar Energy System shall be located on one or more parcels with an aggregate area of ten (10) acres or greater.

The participating parcels include approximately 664 acres as detailed in Table 1-1 and on Figure 1-2 and the Site Plan included in Appendix C.

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2.8 Setbacks

Article 6, Section 6.25.H – Setbacks

A minimum setback distance of fifty (50) feet from all exterior property lines of the Large Solar Energy System and existing public roads and railroad rights-of-way shall be required for all buildings and Solar Arrays, provided that a setback of seventy-five (75) feet shall be required adjacent to any residential structure.

The Applicant has designed the Project to comply with the LSES setback requirements for an LSES. All buildings and solar arrays will be located outside the specified setback. The required 50-foot setback distances are shown on the site plan detail drawings included in Appendix D. There are no residential structures within 75 feet of the facility equipment.

2.9 Lot Coverage

Article 6, Section 6.25.I – Lot Coverage

A Large Solar Energy System is exempt from maximum lot coverage limitations.

2.10 Screening/Security

Article 6, Section 6.25.J – Screening/Security

A Large Solar Energy System shall be completely enclosed by perimeter security fencing to restrict unauthorized access. Such fencing shall be at least six (6) feet in height with a one-foot extension arm consisting of a minimum of three strands of barbed-wire placed above the fencing and slanting outward as measured from the natural grade of the fencing perimeter. Electric fencing is not permitted. The perimeter of Large Solar Energy Systems shall also be screened and buffered by installed evergreen or native vegetative plantings whenever existing natural vegetation does not otherwise reasonably obscure the Large Solar Energy System from adjacent residential structures, subject to the following requirements:

- 1. The Large Solar Energy Systems shall be exempt from the landscape requirements of Article 5.7.*
- 2. The evergreen or native vegetative buffer shall be composed of native or evergreen trees that at planting shall be a minimum of four (4) feet in height and shrubs two (2) feet in height. The evergreen trees shall be spaced no more than fifteen (15) feet apart on center (from the central trunk of one plant to the central trunk of the next plant), native trees shall be placed no more than thirty (30) feet apart on center and shrubs shall be spaced no more than seven (7) feet apart on center. All unhealthy (sixty (60) percent dead or greater) and*

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dead material shall be replaced by the Applicant within one (1) year, or the next appropriate planting period, whichever occurs first.

- 3. All plant materials shall be installed between March 15 and November 15. If the Applicant requests a Final Certificate of Occupancy from the Township and the Applicant is unable to plant during the installation period, the Applicant will provide the Township with a letter of credit, surety or corporate guarantee for an amount equal to one and one-half (1.5) times the cost of any planting deficiencies that the Township shall hold until the next planting season. After all plantings have occurred, the Township shall return the financial guarantee.*

- 4. Failure to install or continuously maintain the required vegetative buffer shall constitute a violation of this Ordinance and any Special Use Permit may be subject to revocation.*

The Applicant will install a perimeter fence around the PV areas and substation facilities that is at least a 6-foot tall and is compliant with NESC. The substation fence will be a seven-foot chain link fence with one-foot extension arm consisting of a minimum of three strands of barbed-wire placed above the fencing and slanting outward as measured from the natural grade of the fencing perimeter, or something similar that complies with NESC and industry standards. For the remainder of the project area (i.e., non-substation), White Tail Solar, in accordance with Sections 4.5 and 6.25 R of the Zoning Ordinance, is requesting the Planning Commission modify the requirement in Section 6.25 J. that White Tail Solar install fencing with barb wire and instead be permitted to install seven-foot deer fencing as depicted in the application. It is believed that the deer fence is more compatible with the rural setting and provides sufficient security. The fence locations and a deer fence detail are included on the site plans in Appendix D.

The Applicant will comply with the Ordinance sections regarding Project screening and landscaping in areas where existing natural vegetation does not otherwise reasonably obscure the LSES from adjacent residential structures.

2.11 Signage

Article 6, Section 6.25.K – Signage

No advertising or non-project related graphics shall be on any part of the Solar Arrays or other components of the Large Solar Energy System. This exclusion does not apply to entrance gate signage or notifications containing points of contact or any and all other information that may be required by authorities having jurisdiction for electrical operations and the safety and welfare of the public.

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The Applicant will install signage identifying appropriate contact information and facility ownership at access points and on perimeter fencing. Signage shall be installed per applicable code requirements and will provide adequate safety and property protection information.

2.12 Noise

Article 6, Section 6.25.L – Noise

No component of any Large Solar Energy System shall emit noise exceeding sixty-five (65) dBA as measured at the exterior property boundary or the existing ROW line.

The ordinance requires a 50-foot setback of all solar arrays and buildings to the property line. The sound producing equipment includes transformers and inverters. The solar panels do not emit sound. A sound analysis (Appendix F) of the transformer and inverter manufacturer's data (Appendix E) indicates that the sound produced by this equipment at 50 feet is less than 65 dBA, thereby meeting this requirement. In addition, the inverter stations are typically placed along the PV Area internal access roads providing additional sound buffering. Substation transformers typically emit 65 dbA measured at six feet from the transformer and at 50 feet would be less than 65 dbA.

2.13 Lighting

Article 6, Section 6.25.M – Lighting

All lighting for parking lots, driveways, external illumination of buildings, or the illumination of signs shall be directed away from and be shielded from adjacent properties and shall be so arranged as to not adversely affect driver visibility on adjacent public roads in accordance with Section 9.13.

The Project does not include artificial lighting within the solar arrays and therefore there will be no adverse impact from lighting on adjacent parcels. Substation lighting, if needed, will be minimized and down-ward focused to avoid or reduce light pollution.

2.14 Distribution, Transmission and Interconnection

Article 6, Section 6.25.N – Distribution, Transmission and Interconnection

All collection lines and interconnections from the Solar Array(s) to any electrical substations shall be located and maintained underground inside the Large Solar Energy System, except in areas where technical or physical constraints make it preferable to install equipment above ground. This requirement excludes transmission equipment meant to connect the project substation to the local transmission system.

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The Applicant has designed the Project to comply with this section of the Ordinance and all collection lines and interconnections inside the LSES are planned to be underground where possible. The high voltage transmission interconnection will utilize overhead lines associated with the project substation.

2.15 Abandonment and Decommissioning

Article 6, Section 6.25.O – Abandonment and Decommissioning

Following the operational life of the project, the Applicant shall perform decommissioning and removal of the Large Solar Energy System and all its components. The Applicant shall prepare a Decommissioning Plan and submit it to the Planning Commission for review and approval prior to issuance of the Special Land User Permit. Under this plan, all structures, concrete, piping, facilities, and other project related materials above grade and any structures up to three (3) feet below-grade shall be removed offsite for disposal. Any Solar Array or combination of Photovoltaic Devices that is not operated for a continuous period of twelve (12) months shall be considered abandoned and shall be removed under the Decommissioning Plan. The ground must be restored to its original topography within three hundred sixty-five (365) days of abandonment or decommissioning.

A Decommissioning Plan including the above requirements is included in Appendix G.

2.16 General Standards

Article 6, Section 6.25.P – General Standards

The Planning Commission shall not approve any Large Solar Energy System Special Land Use Permit unless it finds that all of the general standards for Special Land Uses contained in Article 4 of this Ordinance are met.

The Applicant has designed the Project to comply with the Augusta Township general standards requirements for Special Land Uses. Compliance with the general standards is more specifically discussed in the application form.

2.17 Approval Time Limit and Extension

Article 6, Section 6.25.Q – Approval Time Limit and Extension

Special Use and Site Plan approvals or permits under this Section shall be valid for one year but, if requested by the Applicant prior to that expiration date, shall automatically be extended for an additional one-year period.

In the event that construction activities have not commenced within one year of approval, the Applicant will request a one-year extension from Augusta Township.

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2.18 Conditions and Modifications

Article 6, Section 6.25.R – Conditions and Modifications

Any conditions and modifications approved by the Planning Commission shall be recorded in the Planning Commissions' meeting minutes. The Planning Commission may, in addition to other reasonable conditions, require landscaping, walls, fences and other improvements that are reasonable in relation to and consistent with the nature of the applicable or adjacent zoning districts.

After approval, at least two (2) copies of the final approved Site Plan shall be signed and dated by the Chairman of the Planning Commission and authorized representative of the Applicant. One copy shall be kept on file by the Township Clerk, and one copy shall be returned to the Applicant's authorized representative.

The Applicant will work with the Township regarding conditions and modifications and will submit final plans for approval.

2.19 Inspection

Article 6, Section 6.25.S – Inspection

The Township shall have the right at any reasonable time, to provide same-day notice to the Applicant to inspect the premises on which any Large Solar Energy System is located. The Township may hire one or more consultants, with approval from the Applicant (which shall not be unreasonably withheld), to assist with inspections at the Applicant's or project owner's expense. Inspections must be coordinated with, and escorted by, the Applicant's operations staff at the Large Solar Energy Facility to ensure compliance with the Occupational Safety and Health Administration (OSHA), NESC and all other applicable safety guidelines.

The Applicant will comply with and coordinate Township and/or other agency inspections, as needed or required.

2.20 Maintenance and Repair

Article 6, Section 6.25.T – Maintenance and Repair

Each Large Solar Energy System must be kept and maintained in good repair and condition at all times. If the Township Zoning Administrator determines that a Large Solar Energy System fails to meet the requirements of this Ordinance and the Special Land Use Permit, or that it poses a safety hazard, the Zoning Administrator, or his or her designee, shall provide notice to the Applicant of the safety hazard. If, after a reasonable cure period (not to exceed 7 days), the safety hazards are not corrected, the Applicant is entitled to a hearing before the Township Board. If the Township Board determines that the safety hazard requires that the Large Solar Energy System must be shut down,

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Applicant shall immediately shut down the Large Solar Energy System and not operate, start or restart the Large Solar Energy System until the issues have been resolved. Applicant shall keep a maintenance log on the Solar Array(s), which shall be available for the Township's review within 48 hours of such request. Applicant shall keep all sites within the Large Solar Energy System neat, clean and free of refuse, waste or unsightly, hazardous or unsanitary conditions.

The Applicant will comply with the above requirements. Maintenance and repair activities will include periodic inspections and performance assessments of the electrical and mechanical systems on-site. Activities include coatings touchup of metal enclosures and infrastructure, replacement of damaged PV modules and vegetation management on an as-needed basis. If repairs to the Project LSES are required, the Applicant will utilize a Professional Engineer to certify the safe continued operation of the facility.

2.21 Roads

Article 6, Section 6.25.U – Roads

Any material damages to a public road located within the Township resulting from the construction, maintenance or operation of a Large Solar Energy System shall be repaired at the Applicant's expense. In addition, the Applicant shall submit to the appropriate County agency a description of the routes to be used by construction and delivery vehicles; any road improvements that will be necessary to accommodate construction vehicles, equipment or other deliveries. The Applicant shall abide by all County requirements regarding the use and/or repair of County roads.

The Applicant will comply with the above requirements. Figure 2-1 is the Project Transportation Plan which shows the routes that construction and maintenance vehicles will utilize to access the project. Off-project site improvements include site entry points. In the event that there is material damage to a public road, the Applicant will restore damaged roads to a stable condition as near as practicable to Project pre-construction condition.

2.22 Continuing Security

Article 6, Section 6.25.V – Continuing Security

If any Large Solar Energy System is approved for construction under this Section, Applicant shall post decommissioning security prior to the start of construction (in a mutually agreed upon form) for an amount necessary to accomplish the work specified in the decommissioning plan as agreed upon by the Township and Applicant. The amount shall be reasonably sufficient to restore the property to its previous condition prior to construction and operation of the Large Solar Energy System. Such financial security shall be kept in full force and effect during the entire time that the Large Solar Energy

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System exists or is in place, and such financial security shall be irrevocable and non-cancelable.

- 1. Continuing Obligations: Failure to keep any required financial security in full force and effect at all times while a Large Solar Energy System exists or is in place shall constitute a material and significant violation of the Special Land Use Permit and this Ordinance, and will subject the Large Solar Energy System Applicant, owner and operator to all remedies available to the Township, including any enforcement action, civil action, request for injunctive relief, and revocation of the Special Land Use Permit.*

A Decommissioning Plan including the above requirements is included in Appendix G. The Applicant will work with the Township and Engineer to establish a mutually agreed upon financial assurance mechanism approved by the township, as required, and will include a review / update schedule. The financial assurance mechanism as approved by the township and conditioned on the applicant and township board entering into a decommissioning agreement that includes an agreement on the form and amount of security. will be in place prior to construction.

2.23 Other Requirements

Article 6, Section 6.25.W – Other Requirements

Each Large Solar Energy System shall also comply with all applicable federal, state and county requirements, in addition to other applicable Township Ordinances.

The Applicant has designed the Project to comply with the Augusta Township and applicable federal, state and county requirements.

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FIGURES

White Tail Solar Project

Appendix A

Augusta Township Special Use Permit Application

Prepared by:



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