



Carlisle | Wortman
ASSOCIATES, INC.

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Date: May 9, 2024
Revised: July 8, 2024

Final Site Plan For Augusta Township, Michigan

Applicant:	Railsplitter Solar, LLC – Paul Harris
Project Name:	Railsplitter #2
Plan Date:	April 26, 2024
Location:	North of Arkona Road, east of Sanford Road, south of Talladay Road, west of Hitchingham Road (355 acres)
Zoning:	AR, Agricultural Residential / LI, Limited Industrial
Action Requested:	Final Site Plan Approval
Required Information:	As noted in review.

PROJECT AND SITE DESCRIPTION

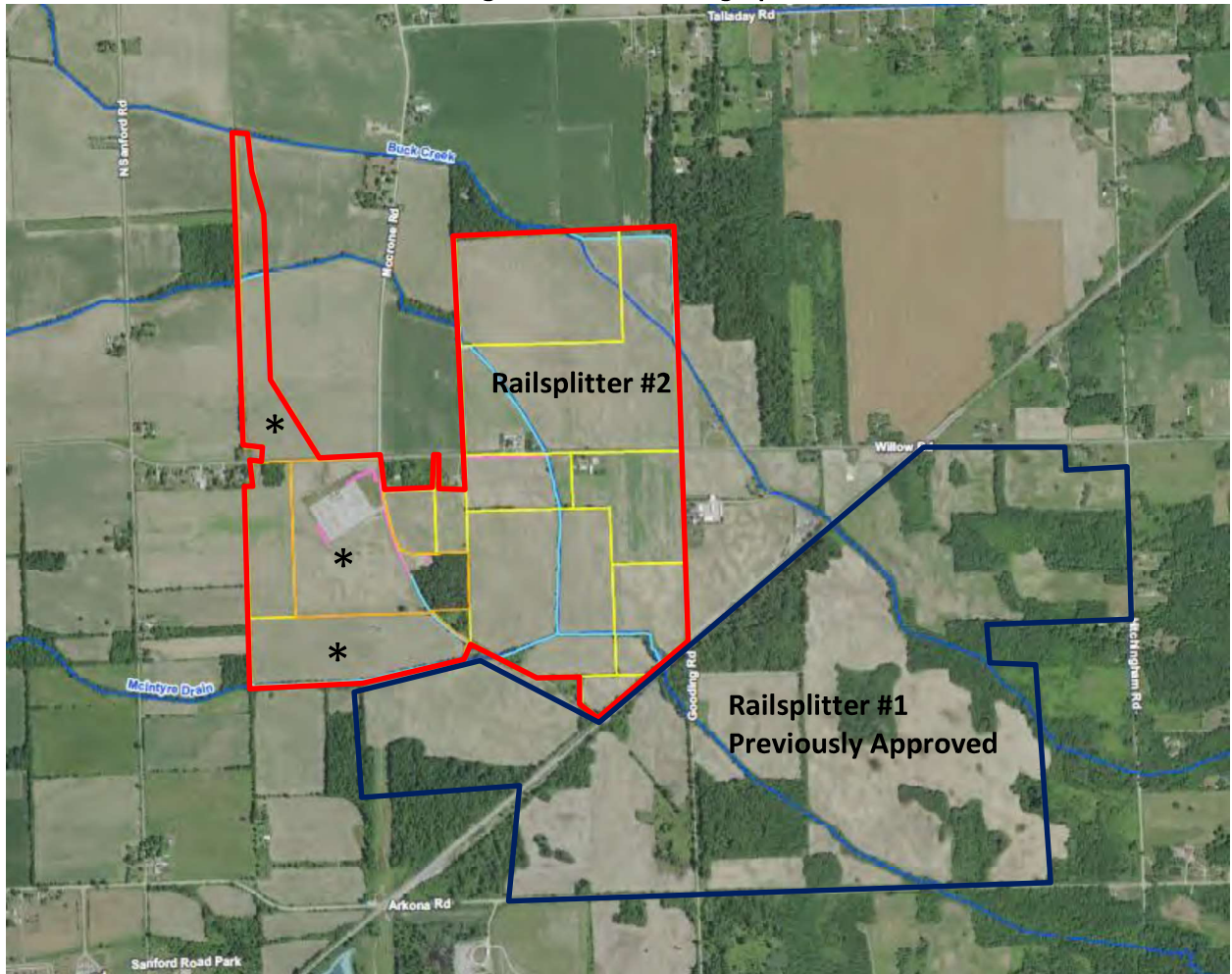
The applicant is proposing to construct a large solar electricity generation facility in the southwest portion of the Township adjacent to the previously approved Railsplitter #1 (formerly Sugar Creek Solar project) encompassing approximately 355 acres of land (10 properties and 3 properties for transmission collector lines only) that are zoned AR, Agricultural Residential and LI, Limited Industrial. The project is being developed by Ranger Power, LLC.

The proposed large solar energy system is described by the applicant as a 46.475-magawatt photovoltaic solar energy generating facility consisting of hundreds of solar panels organized in several photovoltaic (PV) areas. The solar panels are demonstrated to rotate independently toward the sun. The maximum height (at perpendicular setting) is shown at 15 feet from grade. 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 dictate solar array placement. Wetlands and floodplains located on participating parcels have been excluded from PV areas/development areas and a minimum 25-foot buffer will be maintained around all wetlands and floodplains with the exception of a minor wetland impact for the purpose of collection line boring beneath the wetland(s). The intent of the project design is to place solar arrays and associated infrastructure primarily on undeveloped, open fields.

The approval of this final site plan is based on a consent judgement between Augusta Township and Railsplitter Solar, LLC dated March 9, 2023.

Figure 1. Aerial Photograph



*These properties will be utilized for transmission connections only – no photovoltaic panels.

CONSENT JUDGEMENT

The consent judgement outlines required review and approval criteria for both the preliminary and final site plans for the Railsplitter #2 project. The preliminary site plan was approved by the Planning Commission by resolution on March 22, 2023 as required by Section 6.a. of the consent judgement.


The final site plan as presented in this revised submittal, is in compliance with the preliminary approved site plan as required by the consent judgement. However, a number of additional items are also required prior to Planning Commission approval of the final site plan, these include:

1. Washtenaw County approvals. Both Washtenaw County Road Commission and Washtenaw County Water Resources approvals are required prior to Planning Commission approval of the Railsplitter #2 final site plan (Section 6.b. of consent judgement). **WCRC approval was granted on March 8, 2022. WCWRC approval was granted on May 1, 2024.**
2. EGLE approval for directional boring under multiple streams within the project area (Section 6.b. of the consent judgement). **EGLE approval has been granted with a permit issued on June 6, 2024.**
3. Review of Mosquito Plan and Pesticide Plan (Section 6.g. of the consent judgement). **A Mosquito Plan is provided in Appendix O of the final site plan materials. The plan has been updated in this revised submittal to provide additional information related to mitigation steps if a significant number of mosquitos are found on the site following construction.**
4. Review of Vegetation and Weed Control Plan (Section 6.h. of the consent judgement). **See attached memo from CWA Landscape Architect, Chris Nordstrom, regarding the proposed Vegetation and Weed Control Plan. The recommendation noted in the report outlines the concern of having a qualified site manager that specializes in natural area maintenance for a period of at least three (3) years to ensure the long-term success of the project. The applicant has noted in their cover letter response the following additional information:**
 - ***Site monitoring will be completed by an individual with the following training:***
 - i. Trained in identifying common Noxious and Invasive (N & I) weed species.***
 - ii. Trained in identifying native forbs that will be planted to promote pollinator habitat***
 - iii. Familiar with growth habits and aggressiveness of common N & I weed species.***
5. Review of Tile Survey (Section 6.j. of the consent judgement). **The Drain Tile Survey and Mitigation Plan is provided in Appendix Q of the final site plan materials. The plan outlines the process by which drain tiles will be protected and/or decommissioned during the construction of the project to ensure proper drainage and avoid negative impacts on non-participating property owners.**

Items to be Addressed: None.

RECOMMENDATIONS

Based on the information presented, we find the Railsplitter #2 final site plan meets the requirements outlined by the consent judgement agreed upon by Augusta Township and the applicant dated March 9, 2023.



CARLISLE/WORTMAN ASSOC., INC.
Laura K. Kreps, AICP
Principal