

- I. Cottontail shall use panels and equipment equal to or greater than proposed during the conditional use process for purposes of impact and glare.
- II. If Cottontail proposes panels and equipment not of equal or greater quality to the scope of panels and equipment proposed, additional studies will need to be submitted to the Township for approval.
  - i. Solar panel materials must be manufactured with “lightly textured glass with anti-reflective coating” or with greater anti-reflective properties as used in Cottontail’s Glare Hazard Analysis submitted as Exhibit H.
  - ii. Operational sound source equipment including, but not limited to, high voltage substation transformers, medium voltage transformers, and string inverters shall operate at or below the overall sound power levels published in table 3 of the sound modeling assessment provided in Cottontail’s Solar Sound Modeling which was identified as Exhibit L. In the event any selected operational sound source equipment has rated overall sound power levels exceeding that used in the sound modeling assessment, Cottontail shall provide the Township with a new sound modeling assessment study. If the new study shows any operational sound pressure levels exceeding the maximum 50 dBA sound level limit to an adjacent property line, Cottontail shall implement best sound mitigation practices, which may include but is not limited to, sound barriers, low noise fans, in order to reduce the operational noise as to be in compliance with the 50 dBA sound level limit at non-participating property lines.

- III. Cottontail shall demonstrate that the construction, development and use have:
  - i. Adequate erosion and sediment pollution control measures as reviewed and approved by the Columbia County Conservation District.
  - ii. Prior to issuance of any zoning permit or permits, Cottontail shall, at their own expense, submit an erosion and sediment pollution control plan to the Columbia County Conservation District for review and approval.
  - iii. Cottontail shall engage a registered landscape architect or similar professional consultant, experienced in the preparation of vegetative screening plans for solar projects, to develop a vegetative screening plan for the Project, and Cottontail shall fully implement said vegetative screening plan in strict accordance with same.
  - iv. Prior to the issuance of any zoning permit or permits, Cottontail shall, at its own expense, submit a Land Development Plan and a Stormwater Management Plan to the Township, the Township Engineer, and the Columbia County Planning Commission for review and approval.
- IV. Cottontail must submit a proposed noise management plan as part of the subdivision land development application that addresses noise both during construction and operations.
- V. Cottontail must post financial security in the amount approved by the Township Engineer prior to recording of the Land Development Plan.
- VI. Cottontail must submit a proposed emergency response plan as part of the Subdivision/Land Development Application.
- VII. Prior to the start of operations, Cottontail shall provide the Township, county emergency management coordinator, local emergency medical services, and local fire companies with its Emergency Response Plan and means of access to the site in the event of an emergency, and the MSDS sheets for all chemicals to be used at the Project site. The Emergency Response Plan must include emergency contact information and protocols. Cottontail shall make available to the Columbia County 911 Center, the Township and all abutting landowners to the Project site, the names and telephone numbers of any and all contacts that will be available during normal business hours regarding non-emergency matters.
- VIII. Cottontail must submit a proposed decommissioning agreement as part of the Subdivision/Land Development application. The decommissioning

agreement shall provide for decommissioning financial security to be posted prior to the start of commercial operation based on the net decommissioning costs calculated as the gross decommissioning costs less the salvage value of all solar equipment. The decommissioning agreement must include a decommissioning plan that includes a provision that on every fifth (5<sup>th</sup>) anniversary of the date of providing the decommissioning financial security, the PSES owner shall provide an updated decommissioning cost estimate, with adjustments for inflation and cost changes. If the decommissioning cost estimate amount increases, the PSES owner shall remit the increased financial security to the Township within thirty (30) days of the approval of the updated decommissioning security estimate by the Township.

- IX. Cottontail shall submit a proposed operation and maintenance plan as part of the Subdivision/Land Development application, addressing issues including winter and regular maintenance.
- X. Cottontail must submit a proposed vegetative maintenance management plan as part of the Subdivision/Land Development application providing for ongoing annual vegetative maintenance and screening maintenance. The agreement must include a financial security provision to guarantee the future compliance of vegetative maintenance and the Screen Planting Code, in an amount approved by the Scott Township Engineer or his/her designee.
- XI. Cottontail must submit a final screening and buffering plan as part of the Subdivision/Land Development application. The minimum height of any coniferous tree planted shall be at least six (6) feet with a minimum ten (10) feet distance from the property line to any planting, unless otherwise approved by the Board of Supervisors.
- XII. Cottontail must show the exact locations of proposed access and service roads on its land development plans.
- XIII. Cottontail must comply with all local, state and federal rules and regulations, including obtaining National Pollutant Discharge Elimination System and Erosion & Sediment Control approval.
- XIV. Cottontail must obtain land development approval as well as:
  - i. Cottontail shall fully reimburse the Township for any and all engineering fees associated with his or her work on the Solar Farm Project.

- ii. All permits Cottontail obtains from any entity, agency, etc., shall be provided to the Township within thirty (30) calendar days of receipt of same.
  - iii. Prior to the start of any and all construction activities, Cottontail shall obtain a Highway Occupancy Permit from PennDOT for access to and from any state roads and a Road Occupancy Permit from the Township for access to and from any Township roads.
- XV. Cottontail must comply with all requirements set forth in the regulations governing solar energy facilities.
- XVI. Cottontail shall include a note on its land development plan stating that in accordance with the provisions of the Scott Township Zoning Ordinance, the setback lines have been established from the external property lines for the area of development under adjoining Solar Energy Lease Agreements with Cottontail for the Principal Solar Energy System, and that such setbacks is without either side waiving their respective legal position in future unrelated matters, for this specific project setbacks for the internal individual property lots do not apply.
- XVII. Cottontail shall implement safeguards to ensure that any and all Township roads utilized by Cottontail shall remain free of dirt, dust, mud and debris, resulting from construction and/or site development and Cottontail shall ensure that such streets be promptly swept or cleaned of dirt, dust, mud and debris that occurs as a result of Cottontail's usage.
- XVIII. Cottontail shall pave the first fifty (50) feet of any access way along a Township road.
- XIX. There is to be no construction traffic, use of, driving on Sundale Drive, a residential street, for the purposes of this Project.
- i) Construction access roads will only occur at service roads as seen on Exhibit D, sheet 5 of 6, CU-300.
  - ii) Parking and loading or off-loading on Township roads is prohibited.
  - iii) Signage pertaining to construction and transportation routes and heavy truck traffic shall be erected and maintained prior to each phase of construction along all affected traffic routes, and same shall be in accordance with any and all applicable PennDOT Publications 212 & 213.
  - iv) From the hours of 6:30 a.m. to 8:00 a.m. and 2:00 p.m. to 5:00 p.m., Cottontail shall ensure that the vehicles used for construction shall not interfere with school bus use, and shall have flaggers on the Township roads used by school buses to ensure that buses continue to run on time and are not affected by construction.
  - v) Cottontail shall prepare and implement a proposed Traffic Control Plan as part of the Driveway Permit applications for any and all Township roads that will be used during construction and said Plan shall be submitted to the Township for review and approval.
- XX. The arrays for the Project shall be a minimum of one-hundred fifty (150) feet from the back of primary structures along Fowlersville Road and Sundale Drive.