

JORDAN CREEK WIND FARM LLC  
PROPOSED CONDITIONS  
RELATIVE TO SPECIAL EXCEPTION GRANT

1. *Number of turbines:* not more than 149 turbines will be constructed in Warren County by Jordan Creek Wind Farm LLC or its parent companies.
2. *Eminent domain:* Jordan Creek Wind Farm LLC and its parent companies will not seek or utilize eminent domain for the project. In addition, no apparent right-of-way will be requested in excess of the County's legal right-of-way as shown on the County's map of "County Hiway R/W Widths." (Attached is a map that shows the County's legal right-of-way as shown on the County's map of "County Hiway R/W Widths.")
3. *Electric lines in County road ROWs:* any electric collection or transmission lines placed longitudinally in a County road right-of-way shall be underground.
4. *Setback:* minimum distance of 1,550 feet from the center of a wind turbine to the nearest corner of the residential dwelling of a non-participating landowner.
5. *Noise:* limit noise level produced by the wind farm at night-time (defined as 10pm to 7am) to
  - a. 45 dB(A)  $L_{eq}$  (1 hour) at residential dwellings of non-participating landowners
  - b. 49 dB(A)  $L_{eq}$  (1 hour) at residential dwellings of participating landowners
6. *Shadow flicker:* limit modeled shadow flicker to no more than 30 hours per year at residential dwellings of non-participating landowners using realistic modeling assumptions.
7. *Reciprocal setback:* waive the setback for residential dwellings under footnote 1 to Section 1.5.1 of the WECS Siting Regulations, which prohibits construction of a residential dwelling within 1,250 feet of a commercial WECS.
8. *TV/cell phone/911 reception/wireless internet service:* ameliorate any reported interference with TV, cell phone, 911 emergency reception or wireless internet service caused by the wind farm at residential dwellings.
9. *Drainage tile damage:* repair or replace drainage tiles damaged by applicant during construction or operation of the wind farm.
10. *Crop damage:* coordinate with landowners to ensure that tenant farmers are reimbursed if their crops are damaged by applicant during construction or operation of the wind farm, using the formula provided in applicant's land agreements.
11. *Good neighbor agreement:* agree to enter into an agreement with each willing non-participating owner of a house that is located less than one half mile from a wind turbine, which provides that such owner will receive \$1,500 per year after commercial operation of the wind farm for as long as it operates.
12. *Emergency services:* prior to beginning operation of the WECS, meet with affected Warren County EMS responders to give them final turbine locations and a briefing on the types of injuries that might be possible. In addition, Jordan Creek Wind Farm shall provide specialized training with local EMS if Warren County EMS responders request it.

13. *Turbine height:* height of any wind turbine measured to tip of blade at 12 o'clock position shall be between 420 and 500 feet.
14. *Aerial application:* upon request, pay non-participating landowners whose land is located within 1,000 feet of any wind turbine an amount equal to \$0.50 per acre of such land for each aerial application to such land by such landowner, for as long as the wind farm is in operation.