Monroe Power Project

Informational Packet

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Revised May 14, 2022

Monroe Power Q&A From Board Members/Public

Question: Can the Monroe project be moved to another location/substation or onto adjacent property or state-owned property?

Answer: No. The Monroe Power site was selected in large part due to transmission capacity at the Stillwell substation. Transmission capacity (aka "room" on the grid) is a significant constraint on siting any transmission-level facility, including a BESS like Monroe. In 2019, after identifying likely transmission capacity at the Stillwell substation, and at great expense, Monroe Power entered the multi-year study process governed by the interstate Midcontinent Independent System Operator, or MISO, a Federally regulated entity that ensures grid reliability across a number of states including Indiana. Monroe has no right to move its interconnection position to another site without losing its place in the MISO queue, which would effectively kill the project. It is unlikely that a new project at another site would benefit from the transmission capacity currently "reserved" by Monroe based on its current MISO queue position, secured in 2019. If development of Monroe Power were to fail, the transmission capacity currently available to it would be utilized by other proposed projects in the regional MISO interconnection queue (most likely by queued projects outside of LaPorte County).

Question: Would the Emergency Management Plan include a contact sheet in case of emergencies?

Answer: Yes. The first page of the Emergency Management Plan, or EMP, would include emergency contacts as well as key information regarding the location's address and layout. The body of the EMP itself would also go into detail on all aspects of the facility including roles and responsibilities of various contacts and entities, equipment specs and photos, detailed facility layout, and specific procedures in the event of emergencies.

Question: Would local EMS need any special equipment in the event of an emergency?

Answer: No. Firefighters would wear their normal Personal Protective Equipment and observe minimum approach distances for downwind heat and smoke plumes similar to any Class A fire. No special chemicals other than water would be utilitized.

Question: What systems are included in the Monroe design for fire suppression?

Answer: Integrated fire suppression systems are largely used in building-based BESS applications where large numbers of batteries exist under a single roof or structure. In container-based systems, fixed fire suppression systems can actually be in conflict with the need for ventilation. Most container-based systems (ex. Tesla Megapack) are thus now designed without such systems because they are firewalled and spaced apart from other containers, allowing any

BESS fire to be limited to a single container with relatively few batteries within that individual container. In such an approach, water would be primarily placed via a hose stream on adjacent containers as a precaution to avoid heat transfer from one container to the next.

Question: What lessons from the Surprise, AZ BESS fire in 2019 have been integrated into Monroe's design?

Answer: Lessons learned from the Surprise, AZ fire have impacted many aspects of BESS system design, equipment design, and operations. National standards including NFPA 855 have also been updated based on some of those lessons learned. One key lesson in system design and planning is better emergency planning and EMS training. For example, the firefighters in Surprise, AZ had no knowledge that there was a BESS in their jurisdiction, let alone specific training. The strategy of putting water on adjacent containers described above is actually one lesson learned from the Surprise, AZ fire. Virtually every BESS manufacturer has updated designs based on such events. For example, BESS manufacturers have largely moved away from inhabitable containers in favor of containers that are accessed from the outside, and all now utilitize redundant sensors so that a failed sensor does not result in a larger problem.

Question: Has Monroe selected the final battery manufacturer?

Answer: Not yet. Given global supply chains and the long lead time between receiving the discretionary local approval and starting construction, it is not possible to predetermine the exact BESS equipment, and ultimately the long-term owner (ex. NIPSCO) would likely make such design & procurement decisions.

Question: Where would any broken/malfunctioning batteries be stored on site before being removed, and what is at risk of being spilled from Li-ion batteries?

Answer: Any broken or defective batteries would be placed into a sealed temporary storage bin onsite until they are periodically removed from the site for recycling or disposal. The temporary storage bin location has not been specified on the current site plan but would be on the final site plan once specific equipment and final design has been finalized and prepared for the land disturbance permit. The temporary storage bin would be sealed and would not be a large feature of the facility. There are no liquids that can be spilled from Li-ion batteries.

Question: Will Monroe Power post a decommissioning bond?

Answer: As proposed, Monroe Power will be required to post a bond to cover the cost of decommissioning, unless the project is owned by a public utility company like NIPSCO, in which case the decommissioning bond requirement would be waived.

The decommissioning bond would be in the name of the county and would fully fund decommissioning and restoration of the site. Given the lack of substantial foundations or other intensive construction, decommissioning would be a straightforward process of removing equipment and slab/block foundations, removing ground cover and any internal roads that the landowner would not want preserved, and reseeding/replanting as desired.

Question: How long does a BESS facility last?

Answer: Like all substations, BESS facilities can be maintained indefinitely. Like substations, each component has its own useful life after which the components may be replaced as part of normal plant operations. For example, the individual batteries themselves can last 10 or more years before being replaced, but may be replaced sooner to optimize operations.

Question: Will Monroe Power be monitored 24/7?

Answer: Yes. BESS facilities like Monroe Power are continuously monitored and rigorously maintained to ensure safe and efficient operation.

Question: Does Monroe Power have anything to do with a proposed solar project?

Answer: No. Monroe Power is a standalone BESS facility and has no relationship or coordination with any proposed solar facility in the County.

Question. How could a BESS avoid the need for a new high-voltage transmission line?

Answer: The grid is sized to meet peak demand, which typically occurs only a few hours a year. When growth in demand exceeds the grid's capacity, costly investments must be made to upgrade the grid. BESS help avoid or defer these investments by meeting peak demand with stored energy.

Question. What happens when a battery fails or malfunctions?
Answer: A failed or malfunctioning battery will be removed from the BESS and kept in temporary storage on-site until it is transported off-site to be reused, recycled or disposed of as required. For instance, batteries may be temporarily placed in a spill-proof container located at the BESS until they are transported off-site for recycling.

Question. How are used batteries disposed of?
Answer: Batteries that no longer meet BESS requirements will be reused, recycled or disposed of in accordance with applicable requirements (not on site). The number of businesses that mechanically separate and re-process the materials in lithium-ion batteries is on the rise.

Question. What is driving the Monroe project if it is not already included in NIPSCO's forecasted plan?
Answer: Monroe Power was developed in anticipation of demand for such projects from utilities like NIPSCO as they seek to increase grid reliability, modernize their generation fleets, and integrate more renewable energy into their systems. As anticipated, NIPSCO issued an RFP in 2021 seeking projects just like Monroe Power to add to their changing portfolio.

Question. Besides proximity to the existing substation, what is the attraction to the current property?
Answer: Capacity on the grid at the Stillwell substation was a rare and gating variable to siting the Monroe project, especially as grid capacity across the state becomes a rare resource. The parcel

is also fully disturbed and free of critical habitat, wetlands, and other environmentally sensitive criteria. And while not a requirement, its remote location far from any homes makes it ideal for minimizing viewshed impacts associated with any development.

Question. How would a BESS increase the reliability of the grid?

Answer: BESS can supply power to the grid almost instantly. This makes them extremely valuable when power plants shut down unexpectedly and conventional back-up sources are much slower to provide substitute power.

Question. How many jobs does a BESS create?

Answer: Construction of a BESS will create scores of construction jobs, including many for skilled trades such as electrical work. Operations require only a few workers, but they are high-quality positions. Importantly, BESS make meaningful contributions to the local tax base.

Question. What sort of sound is admitted from a BESS?

The loudest aspect of the facility will be the HVAC units, which would be the same or similar to small commercial HVAC units, but more of them vs. a commercial building application. The existing adjacent substation will be louder than the proposed facility. Given the setbacks, screening, and isolated nature of the Monroe site, we don't anticipate that the facility would be audible from any public road or residence over the ambient noise level.

B(1)

CONDITIONS TO ISSUE AN IMPROVEMENT LOCATION PERMIT
FOR THE MONROE POWER PROJECT

Emergency Management Plan

Prior to receiving an improvement location permit (the "Permit") from the La Porte County Building Department for the Battery Energy Storage System ("BESS") Facility referred to as the "Monroe Power Project" (the "Facility") in the Application for Special Exception Use for a utility substation filed by Open Road Renewables, LLC and Monroe Power, LLC on April 4, 2022 (collectively the "Applicant"), Applicant shall present an Emergency Management Plan (the "EMP") to the La Porte County Building Department that includes the following elements, the sufficiency of which must be approved by the Building Commissioner as a condition of receiving the Permit for the Facility. A copy of the approved EMP shall be given to the local fire department(s) and local fire code official(s) with jurisdiction over the Facility. A permanent copy shall also be placed in an approved location to be accessible to the Facility's personnel, fire code officials, and emergency responders. The EMP shall include, at a minimum, the following information:

1. A two-page (front and back) Summary Page that includes:

    A. Front:
        I.
        II. The EMP's original issuance date and any subsequent revision date(s), if any
        III. Emergency contact information for the Facility's key contact(s) and the company responsible for the Facility, including an appointed Subject Matter Expert ("SME")
        IV. BESS type, manufacturer, chemistry, and system size (MW/MWh)
        V. Summary of onsite suppression systems, if any
        VI. The Facility's site address

    B. Back:
        I. Simplified diagram of the site layout (not a detailed site-plan), including labeled container locations, standoff distances, E-stops, smoke/purge overrides, Fire Department Connection ("FDC") Locations, hydrant or water-tank locations, if required, explosion vents, key exposures, and/or other elements relevant to the EMP.

2. A high-level description of the purpose of the EMP and the details of the project, including:

    A. Detailed description of the BESS, including system type, manufacture, system size, and a description of the criticality of the BESS pertaining to the effects and/or consequences of a full or partial shutdown.

    B. Detailed site description, including location of the BESS, address, lot features, FEMA flood zones, surrounding facilities, aerial satellite image of the site and surrounding exposures within 100 ft. of the footprint of installation, including all enclosures and secondary

equipment, BESS shut off locations, including picture or diagram, FDC locations, including picture or diagram, and signage, including picture.

C. Scope of the EMP, including the purpose, timeframe, and activation scenarios.

3. BESS system information, including a thorough description of the BESS and its components, including pictures of components where possible. BESS system information to include:

   A. Battery cell type

   B. Battery module/rack

   C. Racks/Enclosure

   D. Chemistry

   E. Battery Management System (BMS) manufacturer, product name, fault and alarm list, and a description of whether/how the BMS will operate in the event of a BESS shut-down

   F. HVAC system manufacturer, model, capacity, and how ventilation is designed to function under normal or abnormal conditions

   G. Inverters – manufacturer, model, certification

   H. DC Disconnects (e-stop) location and quantity

   I. System grounding location(s)

4. Failure and hazards information, including a list of possible hazards with a description of each, as well as causative factors as they pertain to the BESS during an emergency, as identified in the battery SDS.

5. Fire protections and safety information, including a description of all fire protections and safety systems that apply to the BESS, including fire suppression system information, fire detection system(s) (smoke detection, gas detection, flame detection, or other), deflagration/explosion control, and manual smoke/gas purge.

6. Original Equipment Manufacturer ("OEM") recommendations for onsite fire safety equipment and facilities

7. Emergency contact list with roles, responsibilities, and contact information for the BESS owner, assigned SME, and other applicable contacts.

8. Procedures for safe shutdown, de-energizing, or isolation of equipment and systems under emergency conditions to reduce the risk of fire, electric shock, and personal injuries, and for safe start-up following cessation of emergency conditions. To the extent that any such information is unavailable until closer to system commissioning, the SME may outline the procedure for addressing those elements at a later date when appropriate.

9. Procedures to be followed in response to notifications from the BESS, when provided, that could signify potentially dangerous conditions (ex. shutting down equipment, summoning service and repair personnel, notifying fire department personnel, etc.)

10. Emergency procedures to be followed in case of fire, explosion, release of liquids or vapors, damage to critical moving parts, or other potentially dangerous conditions. Procedures can include sounding the alarm, notifying the fire department, evacuating personnel, de-energizing equipment, and controlling and extinguishing the fire.

11. Response considerations similar to a safety data sheet ("SDS") that will address response safety concerns and extinguishment when an SDS is not required.

12. Procedures and schedules for training local first responders on the contents of the plan and appropriate response procedures.

B(2)

CONDITIONS TO ISSUE AN IMPROVEMENT LOCATION PERMIT
FOR THE MONROE POWER PROJECT

Decommissioning Plan

Prior to receiving an improvement location permit (the "Permit") from the La Porte County Building Department (the "Building Department") for the Battery Energy Storage System ("BESS") Facility referred to as the "Monroe Power Project" (the "Facility") in the Application for Special Exception Use for a utility substation filed by Open Road Renewables, LLC and Monroe Power, LLC on April 4, 2022 (collectively the "Applicant"), Applicant shall present a Decommissioning Plan (the "Decommissioning Plan") which shall address the removal of the Facility from the subject property at the end of its useful life, including permanent foundations up to three (3) feet below ground surface, the filling, compacting and regrading of all areas disturbed by the Facility and the removal of all debris associated with the Facility. The sufficiency of the plan must be approved by the Building Commissioner as a condition of receiving the Permit for the Facility. The Decommissioning Plan shall include the following:

1. An estimate of the useful life of the Facility.

2. An estimated cost of decommissioning in current dollars, methodology for determining such estimate and the manner in which the Facility will be decommissioned. This plan will be updated every five (5) years at Applicant's expense and provided to the Building Department.

    A. Terms specifying that if the Facility is inactive (completely or substantially discontinuing the receipt and delivery of electricity to an electrical grid) for a continuous twenty-four (24) month period, it shall be considered permanently deactivated. Applicant shall provide notice to the Building Department staff immediately upon the Facility becoming permanently deactivated. Applicant shall remove the Facility within twelve (12) months after the Facility is permanently deactivated or within twelve (12) months after receipt of written notice from the Building Commissioner that decommissioning must commence due to being permanently deactivated, subject to any rights to appeal this determination under local ordinance or state law. If the Facility is not removed in accordance with the provisions above, the Building Department may cause the removal of the Facility with costs being borne by Applicant.

    B. Financial security for decommissioning, whereby Applicant will provide surety securing the cost of decommissioning in the form of certified funds, cash escrow, bond, letter of credit or parent guarantee or other means as provided under Indiana law in a form acceptable to the County Zoning Attorney. In the event the Facility is owned by a public utility, no financial security for decommissioning will be required.

    C. Provision for written agreement with the Building Commissioner that certain infrastructure, equipment and site features may be exempt from decommissioning if such features may be beneficial to the future use of the property.

B(3)

CONDITIONS TO ISSUE AN IMPROVEMENT LOCATION PERMIT
FOR THE MONROE POWER PROJECT

Yearly EMS Training

As a condition to receiving an improvement location permit (the "Permit") from the La Porte County Building Department (the "Building Department") for the Battery Energy Storage System ("BESS") Facility referred to as the "Monroe Power Project" (the "Facility") in the Application for Special Exception Use for a utility substation filed by Open Road Renewables, LLC and Monroe Power, LLC on April 4, 2022 (collectively the "Applicant"), Applicant shall commit to the following, which commitment shall be an ongoing obligation over the life of the Facility: Applicant or any successor and assigns, upon request, but no more than once per year, shall provide materials, education and/or training on safely responding to on-site emergencies at the Facility, in coordination with the County's Emergency Medical Services and any departments serving the Facility.

B(4)

CONDITIONS TO ISSUE AN IMPROVEMENT LOCATION PERMIT
FOR THE MONROE POWER PROJECT

Water Tank Installation

As a condition to receiving an improvement location permit (the "Permit") from the La Porte County Building Department (the "Building Department") for the Battery Energy Storage System ("BESS") Facility referred to as the "Monroe Power Project" (the "Facility") in the Application for Special Exception Use for a utility substation filed by Open Road Renewables, LLC and Monroe Power, LLC on April 4, 2022 (collectively the "Applicant"), Applicant shall commit to the following: Applicant or any successor and assigns shall install, fill, and maintain one or more water tanks totaling 25,000 gallons for use by local fire fighters in the event of a BESS fire, the location and design of which must be determined in coordination with the County's Emergency Planning Coordinator and any departments serving the Facility. If more than one water tank is utilized, the tanks must be connected by a minimum of a 4-inch pipe such that only a single drafting point is needed. The fire department connection must consist of a 5-inch steel pipe with a 5-inch Storks fitting for drafting, unless otherwise agreed in writing between Applicant and the Building Department. Applicant will drill a well to fill the tank or tanks and to automatically maintain water levels.

B(5)

CONDITIONS TO ISSUE AN IMPROVEMENT LOCATION PERMIT
FOR THE MONROE POWER PROJECT

Knox Box

As a condition to receiving an improvement location permit (the "Permit") from the La Porte County Building Department (the "Building Department") for the Battery Energy Storage System ("BESS") Facility referred to as the "Monroe Power Project" (the "Facility") in the Application for Special Exception Use for a utility substation filed by Open Road Renewables, LLC and Monroe Power, LLC on April 4, 2022 (collectively the "Applicant"), Applicant shall commit to the following: Applicant or any successor and assigns shall install a Knox Box by the main entranceway to the BESS for use by EMS/fire personnel in the event of an emergency. The Knox Box is to be keyed to La Porte County Hazmat Knox Box code unless otherwise agreed between Applicant, the Building Department, and local fire departments and will contain the Emergency Management Plan as well as keys to access the Facility.

C

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PROJECT INFO:
MONROE POWER FACILITY

SYSTEM OWNER:
OPEN ROAD RENEWABLES
1105 NAVASOTA ST.
AUSTIN, TX 78702

SITE ENGINEER:
STANTEC CONSULTING SERVICES INC.
209 COMMERCE PKWY
COTTAGE GROVE, WISCONSIN 53527
TEL: (608) 839-1998

MONROE POWER FACILITY
LINCOLN TOWNSHIP
LAPORTE COUNTY, INDIANA



AERIAL MAP
NO SCALE

N

Stantec
12075 N. Corporate Parkway, Suite 200
Mequon, WI 53092
www.stantec.com

PRELIMINARY FOR PERMITS

TITLE SHEET

MONROE POWER FACILITY
OPEN ROAD BATTERY ENERGY STORAGE SYSTEMS
LINCOLN TOWNSHIP, LAPORTE COUNTY, INDIANA

DATE OF ISSUANCE
March 29, 2022

NO	REVISION	DATE

SURVEY	ALTA
DRAWN	MSC
DESIGNED	MSC
CHECKED	MAC
APPROVED	MAC
PROJ. NO.	193805553

SHEET NUMBER
G0.01

Plot Date: 03/29/2022 - 11:27am
Drawing name: V:\1938\business_development\2022\Open Road BESS\Monroe\CAD\Dwg\SHEETS\G000.dwg
Xrefs: XSNO, IB-34x22-Mequon

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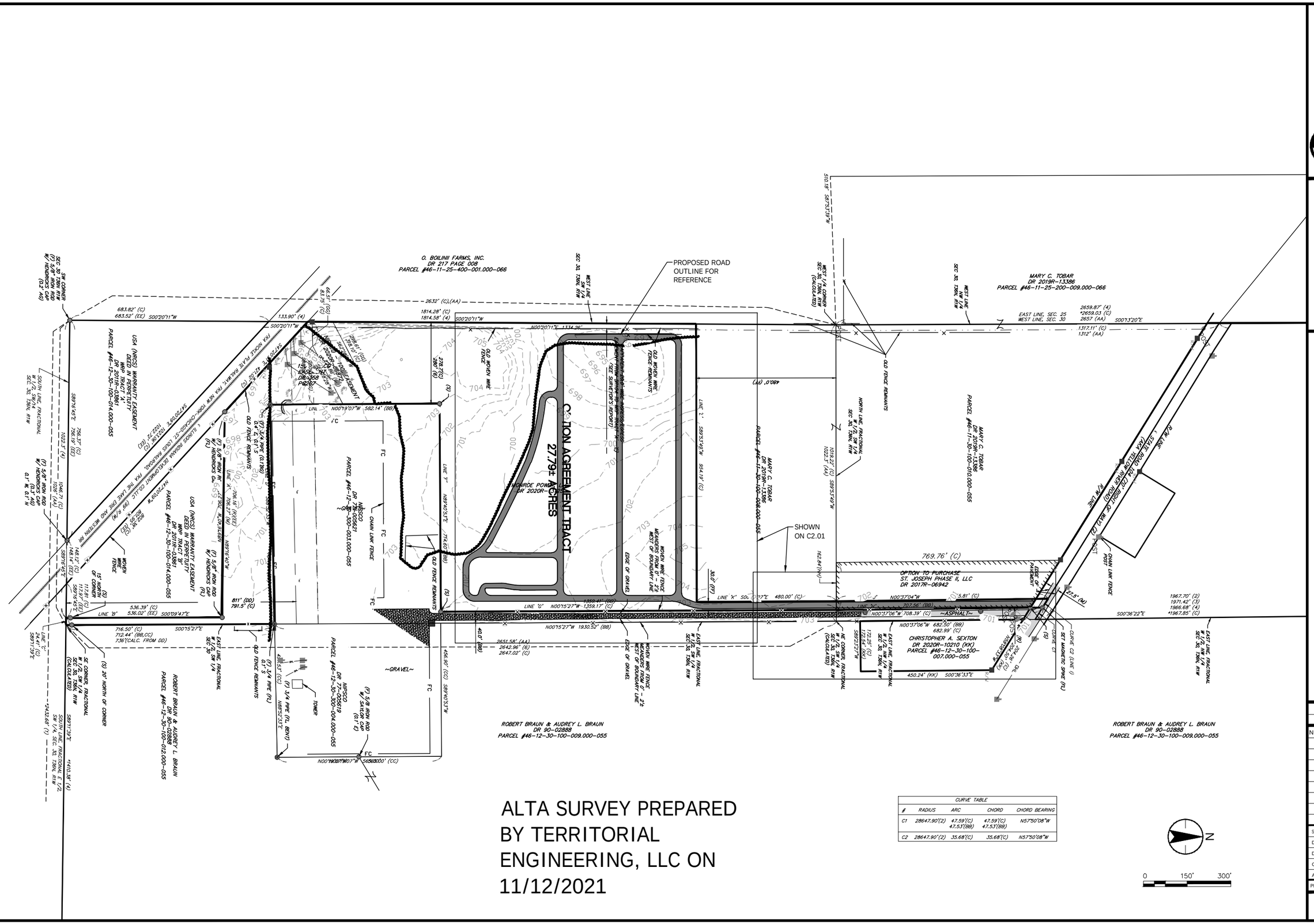
O. BOLINII FARMS, INC.
DR 217 PAGE 008
PARCEL #46-11-25-400-001.000-066
PROPOSED ROAD OUTLINE FOR REFERENCE
MARY C. TOBAR
DR 2019R-13386
PARCEL #46-11-25-200-009.000-066
OLD FENCE REMAINS
OLD WOVEN WIRE FENCE REMAINS
MONROE POWER DR 2020R-
27.79± ACRES
CONDITION AGREEMENT TRACT
SHOWN ON C2.01
OPTION TO PURCHASE
ST. JOSEPH PHASE II, LLC
DR 2017R-06942
CHRISTOPHER A. SEXTON
DR 2020R-10210 (KK)
PARCEL #46-12-30-100-007.000-055
ROBERT BRAUN & AUDREY L. BRAUN
DR 90-02888
PARCEL #46-12-30-100-009.000-055
USA (NRCS) WARRANTY EASEMENT DEED IN PERPETUITY
WRP TRACT 'A'
DR 2017R-10858
PARCEL #46-12-30-100-014.000-055
NIPSCO
DR 77-005618
PARCEL #46-12-30-300-004.000-055
NIPSCO
DR 77-005621
PARCEL #46-12-30-300-003.000-055
~GRAVEL~
~ASPHALT~
CHAIN LINK FENCE
WOVEN WIRE FENCE
EDGE OF GRAVEL
EDGE OF ASPHALT
SET MAGNETIC SPIKE (RL)
TOWER
(S) 5/8" IRON ROD W/ HENDRICKS CAP (0.2' W, 0.1' N)
(S) 5/8" IRON ROD W/ HENDRICKS CAP (0.1' W, 0.1' N)
(S) 5/8" IRON ROD W/ HENDRICKS CAP (RL)
(S) 5/8" IRON ROD W/ SNYDER CAP (0.1' E)
(S) 3/4" PIPE (0.1' BEHIND)
(S) 1" PIPE (RL)
(S) 1/4" PIPE (RL)
SW CORNER SEC. 30, T30N, R1W
W 1/4 CORNER SEC. 30, T30N, R1W (CALCULATED)
SE CORNER FRACTIONAL W 1/2, SW 1/4 SEC. 30, T30N, R1W (CALCULATED)
NE CORNER FRACTIONAL W 1/2, SW 1/4 SEC. 30, T30N, R1W (CALCULATED)
SOUTH LINE, FRACTIONAL W 1/2, SW 1/4 SEC. 30, T30N, R1W
EAST LINE, FRACTIONAL W 1/2, SW 1/4 SEC. 30, T30N, R1W
NORTH LINE FRACTIONAL W 1/2, SW 1/4 SEC. 30, T30N, R1W
EAST LINE, FRACTIONAL W 1/2, NW 1/4 SEC. 30, T30N, R1W
WEST LINE SW 1/4 SEC. 30, T30N, R1W
WEST LINE NW 1/4 SEC. 30, T30N, R1W
EAST LINE, SEC. 25 WEST LINE, SEC. 30
(C) MARK YELLOW RIVER ROAD
R/W LINE
CURVE C2 (LINE I)
LINE 'A'
LINE 'B'
LINE 'C'
LINE 'D'
LINE 'E'
LINE 'F'
LINE 'G'
LINE 'H'
LINE 'I'
LINE 'J'
LINE 'K'
683.82' (C)
683.52' (EE) S00°20'11"W
133.90' (4) S00°20'11"W
26.32' (C),(AA)
1814.28' (C)
1814.58' (4) S00°20'11"W
N00°20'11"E 1334.26'
2659.87' (4)
*2659.03' (C)
2657 (AA) S00°3'20"E
1317.11' (C)
1312' (AA)
S89°39'49"W 1012.27' (C)
1012.3' (AA)
769.76' (C)
S89°16'45"E 796.37' (C)
796.19' (EE)
1022.1' (4)
1022.27' (C)
1022.26' (E)
1022.72' (EE)
S89°16'45"E 148.14' (C)
148.14' (EE)
S89°16'45"E 536.39' (C)
536.02' (EE) S00°19'47"E
716.50' (C)
712.44' (BB,CC)
736'(CALC. FROM DD)
S00°15'27"E
N00°15'27"W 1930.52' (BB)
2651.58' (AA)
2642.96' (6)
2647.02' (C)
N00°37'06"W 682.50' (BB)
682.99' (C)
N00°37'04"W 5.81' (C)
707.56' (BB)
N00°37'06"W 708.39' (C)
S00°36'33"E 450.24' (KK)
S00°36'22"E 1967.70' (2)
1971.42' (3)
1966.68' (4)
*1967.85' (C)
S89°21'27"W 1122.55' (C)
1122.4' (KK)
S89°21'27"W 1410.38' (4)
1410.3' (AA)
N89°40'53"E 774.03' (BB)
S89°40'53"W 954.19' (C)
N89°40'53"E 706.16' (C)(6)(EE)
706.27' (4)
N89°16'45"W 1359.41' (CC)
N89°16'45"W 1359.17' (C)
N89°16'45"W 1359.27' (CC)
N89°16'45"W 1359.00' (CC)
N89°32'33"E 456.96' (CC)
S89°40'53"W 480.00' (C)
480.0' (FF)
410.0' (BB)
30.0' (EE)
163.84' (MM)
228.7' (C) 228' (6)
811' (DD) 791.5' (C)
65.51' (C) 63.72' (EE)
15' NORTH OF CHAIN 117.97' (C) 117.81' (EE)
10' NORTH OF CHAIN 117.97' (C) 117.81' (EE)
20' NORTH OF CORNER
(S) 20' NORTH OF CORNER
SE CORNER FRACTIONAL W 1/2, SW 1/4 SEC. 30, T30N, R1W (CALCULATED)
EAST LINE, FRACTIONAL W 1/2, SW 1/4 SEC. 30, T30N, R1W
NE CORNER FRACTIONAL W 1/2, SW 1/4 SEC. 30, T30N, R1W (CALCULATED)
EAST LINE FRACTIONAL W 1/2, SW 1/4 SEC. 30, T30N, R1W
EAST LINE, FRACTIONAL W 1/2, NW 1/4 SEC. 30, T30N, R1W
SW 1/4 SEC. 30, T30N, R1W
SE 1/4 SEC. 30, T30N, R1W
ROBERT BRAUN & AUDREY L. BRAUN
DR 90-02888
PARCEL #46-12-30-100-012.000-055
OLD FENCE REMAINS
15' NORTH OF CHAIN
20' NORTH OF CORNER
(S) 20' NORTH OF CORNER
(S) 1/4" PIPE (RL)
(S) 3/4" PIPE (0.1' BEHIND)
(S) 5/8" IRON ROD W/ SNYDER CAP (0.1' E)
(S) 5/8" IRON ROD W/ HENDRICKS CAP (RL)
(S) 5/8" IRON ROD W/ HENDRICKS CAP (0.2' W, 0.1' N)
(S) 5/8" IRON ROD W/ HENDRICKS CAP (0.1' W, 0.1' N)
(S) 1" PIPE (RL)
(S) 3/4" PIPE (0.1' BEHIND)
(S) 1/4" PIPE (RL)
SET MAGNETIC SPIKE (RL)
CHAIN LINK FENCE POST
(S) 27.5' (M)
(S) 30.0' (EE)
(S) 410.0' (BB)
(S) 456.96' (CC)
(S) 480.0' (FF)
(S) 811' (DD)
(S) 228.7' (C) 228' (6)
(S) 65.51' (C) 63.72' (EE)
(S) 706.16' (C)(6)(EE) 706.27' (4)
(S) 774.03' (BB)
(S) 1359.41' (CC)
(S) 1359.27' (CC)
(S) 1359.00' (CC)
(S) 1410.38' (4) 1410.3' (AA)
(S) 1122.55' (C) 1122.4' (KK)
(S) 954.19' (C)
(S) 450.24' (KK)
(S) 682.50' (BB) 682.99' (C)
(S) 708.39' (C)
(S) 707.56' (BB)
(S) 1930.52' (BB)
(S) 2651.58' (AA) 2642.96' (6) 2647.02' (C)
(S) 1334.26'
(S) 2659.87' (4) *2659.03' (C) 2657 (AA)
(S) 1317.11' (C) 1312' (AA)
(S) 1967.70' (2) 1971.42' (3) 1966.68' (4) *1967.85' (C)
(S) 1359.17' (C)
(S) 1359.41' (CC)
(S) 1359.27' (CC)
(S) 1359.00' (CC)
(S) 1334.26'
(S) 1930.52' (BB)
(S) 1022.27' (C) 1022.3' (AA)
(S) 1022.72' (EE) 1022.26' (E) 1022.27' (C)
(S) 796.37' (C) 796.19' (EE)
(S) 1012.27' (C) 1012.3' (AA)
(S) 1022.1' (4)
(S) 1104.7' (4)
(S) 1104.76' (C) 1104.7' (AA)
(S) 1410.38' (4)
(S) 1122.55' (C) 1122.4' (KK)
(S) 1122.72' (EE) 1122.27' (E) 1122.26' (C)
(S) 1122.27' (C) 1122.4' (KK)
(S) 1122.26' (C) 1122.27' (E) 1122.72' (EE)
(S) 1122.4' (KK) 1122.27' (C)
(S) 1122.4' (KK) 1122.55' (C)
(S) 1122.27' (C) 1122.55' (C)
(S) 1122.4' (KK) 1122.72' (EE)
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(S) 1122.4' (KK) 1122.27' (C) 1122.55' (C) 1122.72' (EE) 1122.26' (C

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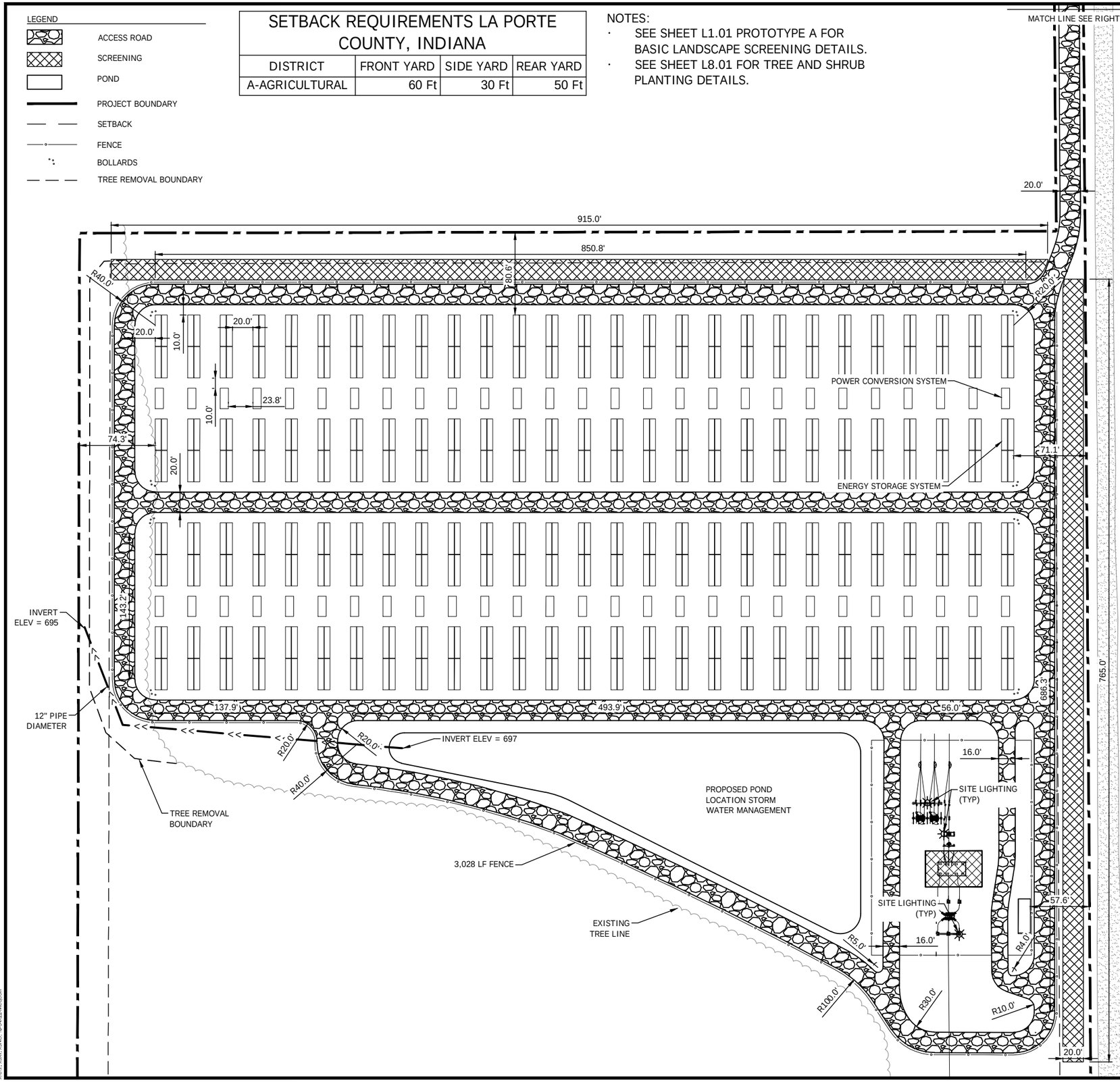
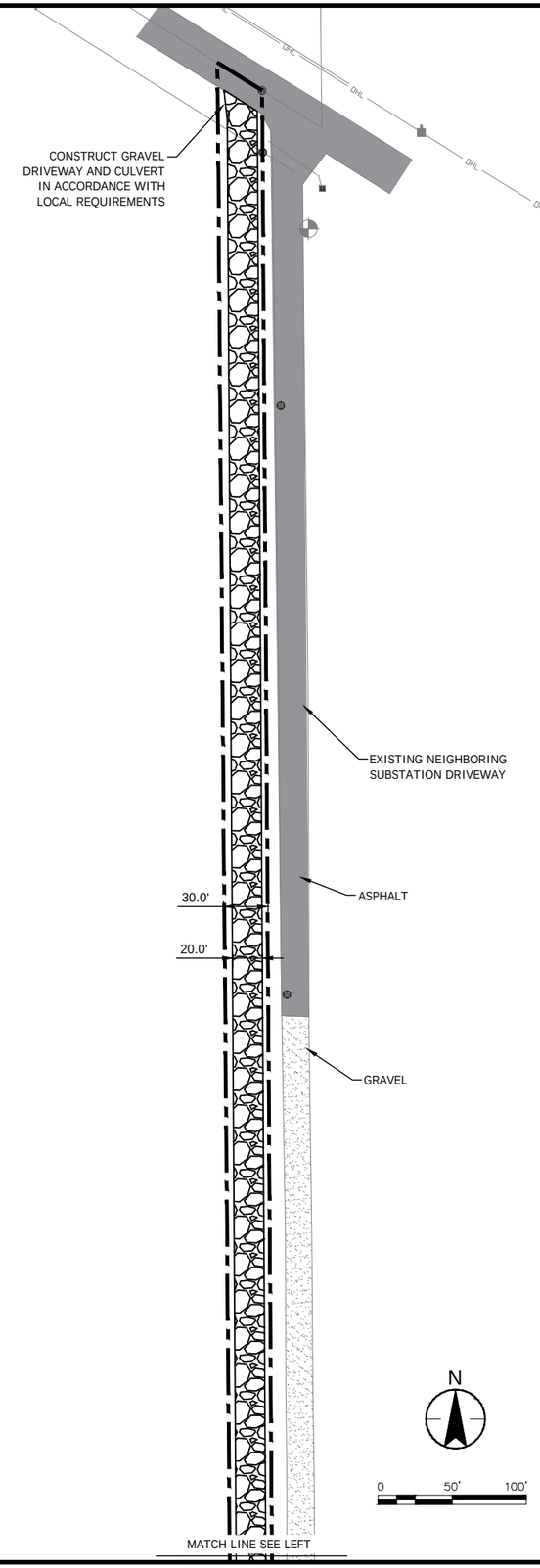
LEGEND

- ACCESS ROAD
- SCREENING
- POND
- PROJECT BOUNDARY
- SETBACK
- FENCE
- BOLLARDS
- TREE REMOVAL BOUNDARY

SETBACK REQUIREMENTS LA PORTE COUNTY, INDIANA			
DISTRICT	FRONT YARD	SIDE YARD	REAR YARD
A-AGRICULTURAL	60 Ft	30 Ft	50 Ft

NOTES:
- SEE SHEET L1.01 PROTOTYPE A FOR BASIC LANDSCAPE SCREENING DETAILS.
- SEE SHEET L8.01 FOR TREE AND SHRUB PLANTING DETAILS.





N

0 50' 100'

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PRELIMINARY FOR PERMITS

SITE PLAN

MONROE POWER FACILITY
OPEN ROAD BATTERY ENERGY STORAGE SYSTEMS
LINCOLN TOWNSHIP, LAPORTE COUNTY, INDIANA

DATE OF ISSUANCE
March 29, 2022

NO	REVISION	DATE

SURVEY	ALTA
DRAWN	MSC
DESIGNED	MSC
CHECKED	MAC
APPROVED	MAC
PROJ. NO.	193805553

SHEET NUMBER
C2.01

Plot Date: 03/29/2022 - 11:31am
Drawing Path: C:\Users\matthew.schaefer\Documents_delete\marvin\2022\Open Road BESS Monroe\C4D\Dwg\SHEETS\C202.dwg
Xrefs: S:\SW_STACK_193805553\Drawings\Civil\Xrefs\C-Base.dwg

Plot Date: 03/29/2022 - 11:35am
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Xrefs: XSXT, TB-34x22-Mequon, XSNO, XSXZ

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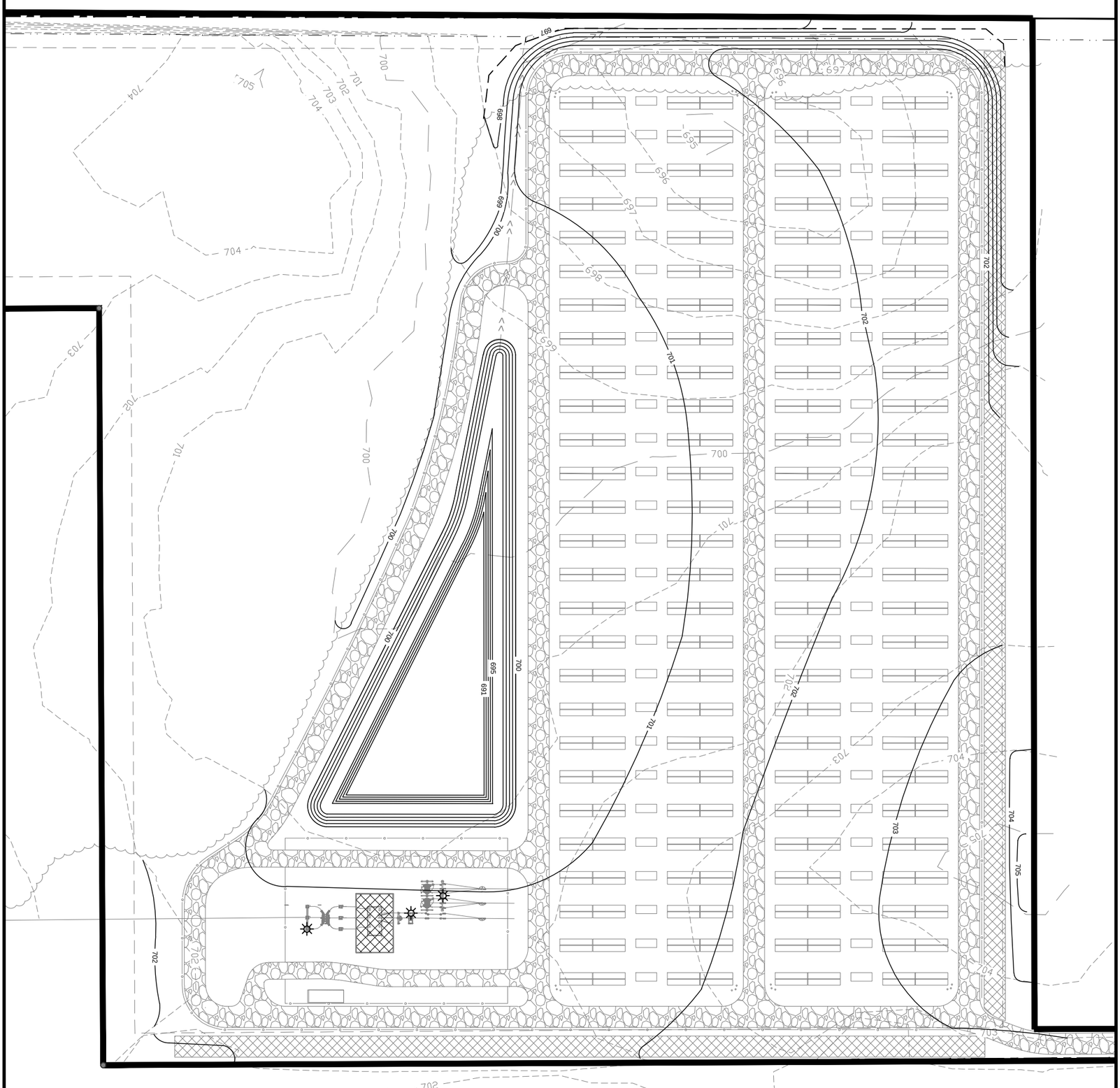

C3.01
SHEET NUMBER

PROJ. NO. 193805593
APPROVED MAC
CHECKED MAC
DESIGNED MSC
DRAWN MSC
SURVEY ALTA

NO REVISION DATE

DATE OF ISSUANCE March 29, 2022

GRADING PLAN

MONROE POWER FACILITY
OPEN ROAD BATTERY ENERGY STORAGE SYSTEMS
LINCOLN TOWNSHIP, LAPORTE COUNTY, INDIANA

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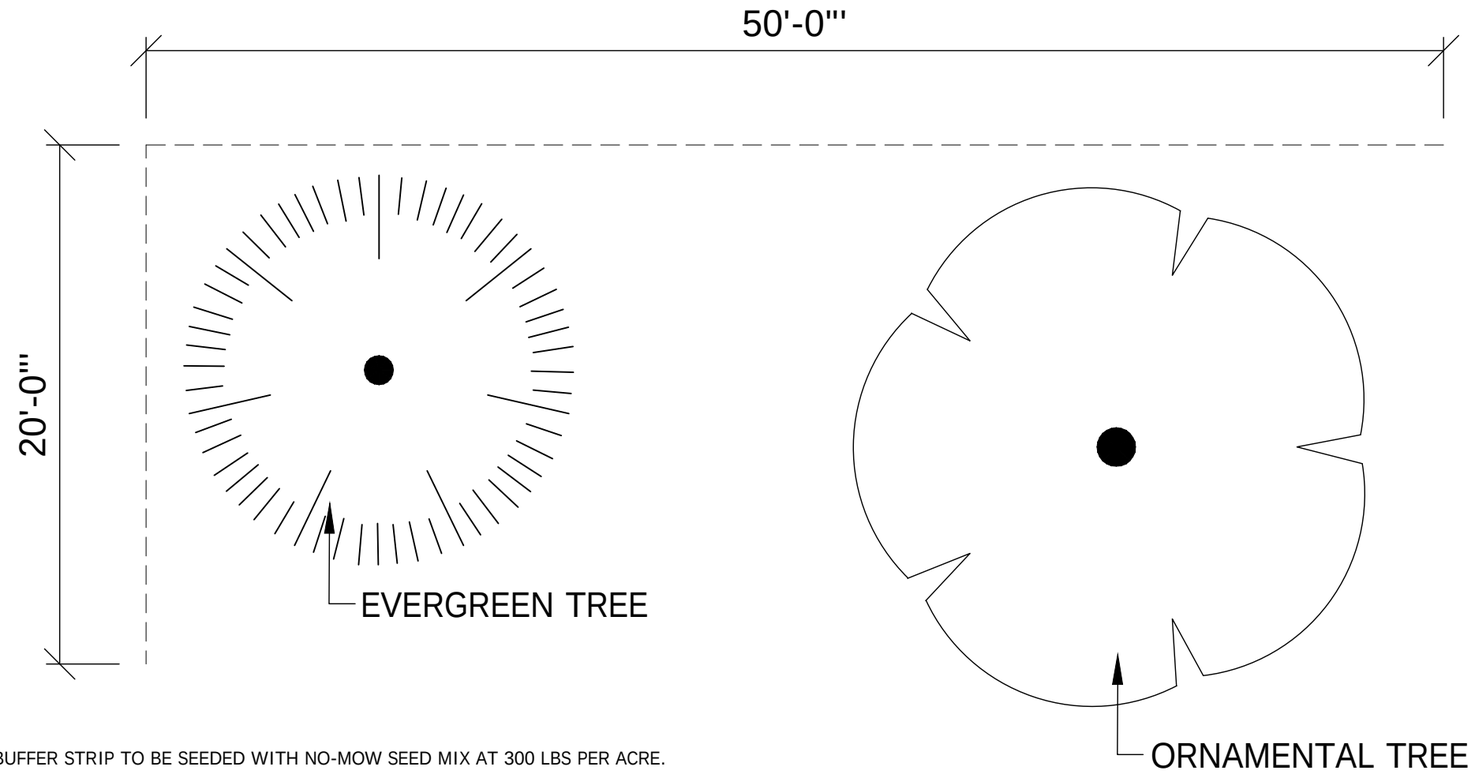
PROTOTYPE A: BASIC



NOTE: BUFFER STRIP TO BE SEEDED WITH NO-MOW SEED MIX AT 300 LBS PER ACRE.

	Scientific Name	Common Name	Height	Width	Zones	Native?
Shade Trees	Liriodendron tulipifera	Tulip tree	60-90'	30-40'	4 to 9	Native
	Gymnocladus dioica	Kentucky coffee tree	60-80'	40-55'	3 to 8	Native
Evergreen Trees	Pinus strobus	White pine	50 -80'	20-40'	3 to 8	Native
	Taxodium distichum	Baldcypress	50-100'	3-6'	4 to 9	Native
	Juniperus virginiana	Eastern red cedar	36-72 '	20'	2 to 9	Native
Columnar Evergreen Trees	Thuja occidentalis 'Smaragd	Emerald green arborvitae	10-15'	3-4''	3 to 8	Native
Ornamenta Trees	Amelanchier laevis	Allegheny serviceberry	15-40'	15-40'	4 to 8	Native
	Cercis canadensis	Eastern redbud	9-12'	10-15'	4 to 8	Native
	Cornus drummondii	Roughleaf dogwood	15-25'	10-15'	5 to 8	Native
	Hamamelis virginiana	Commonwitch-hazel	15-25'	15-20'	3 to 8	Native
	Cornus florida	Flowering dogwood	20-40'	20-40'	5 to 9	Native
Large Shrubs	Cornus racemosa	Graydogwood	10-15'	10-15'	3 to 8	Native
	Cephalanthus occidentalis	Buttonbush	6-15'	6-15'	4 to 9	Native
Medium Shrubs	Viburnum dentatum	Arrowwood viburnum	8'	4-6'	2 to 8	Native
	Taxus x media 'Tauntonii'	Taunton's yew	3-4'	5-6'	4 to 8	Native
	Ilex verticillata	Winterberry holly	5-8'	5-8'	3 to 9	Native

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LANDSCAPE SCREENING EXHIBIT
MONROE POWER FACILITY
OPEN ROAD BATTERY ENERGY STORAGE SYSTEMS
LINCOLN TOWNSHIP, LAPORTE COUNTY, INDIANA

DATE OF ISSUANCE
March 29, 2022

NO	REVISION	DATE

SURVEY	ALTA
DRAWN	MSC
DESIGNED	MSC
CHECKED	MAC
APPROVED	MAC
PROJ. NO.	193805553

SHEET NUMBER
L1.01

Plot Date: 03/29/2022 - 11:36am
Drawing Name: K:\1193\active\193805553\landscape_development\2020 Open Road #65\Monroe\C-Cad\Dwg\SHEETS\L1.01.dwg
Xrefs: S-Sod24-Hydro, S-Sod24-Hydro, S-Sod24-Hydro, S-Planting, Connection-2-Screening, Tree Planting

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NOTES:
1. DO NOT HEAVILY PRUNE THE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS AND BROKEN OR DEAD BRANCHES, SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED; HOWEVER DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN. NEVER PRUNE PRIMARY LEADER AT TOP OF TREE - IF THIS IS DONE IT WILL BE REJECTED BY THE LANDSCAPE ARCHITECT.

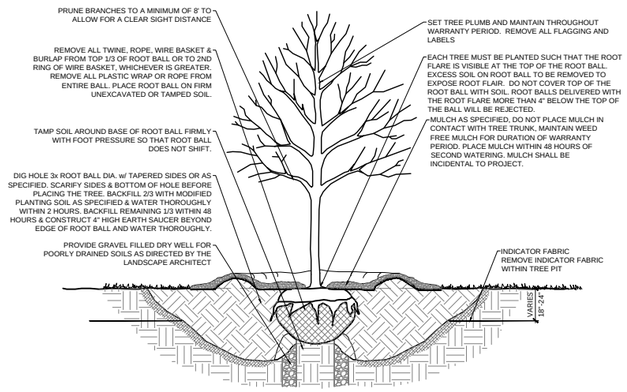
2. STAKE TREES ONLY AS SPECIFIED AT THE DIRECTION OF LANDSCAPE ARCHITECT WRAP TREE TRUNKS AS SPECIFIED. MARK THE NORTH SIDE OF THE TREE IN THE NURSERY, AND ROTATE TREE TO FACE NORTH IN THE FIELD.

3. SET TOP OF ROOT FLAIR FLUSH AT GRADE OR 1-2 IN. HIGHER IN SLOWLY DRAINING SOILS.

4. CONTRACTOR IS RESPONSIBLE FOR TESTING PERCOLATION RATES PRIOR TO PLANTING. NOTIFY LANDSCAPE ARCHITECT OF ANY POTENTIAL DRAINAGE ISSUES PRIOR TO FINAL PLANTING. INSTALL APPROVED DRAINAGE MATERIALS AS DIRECTED.

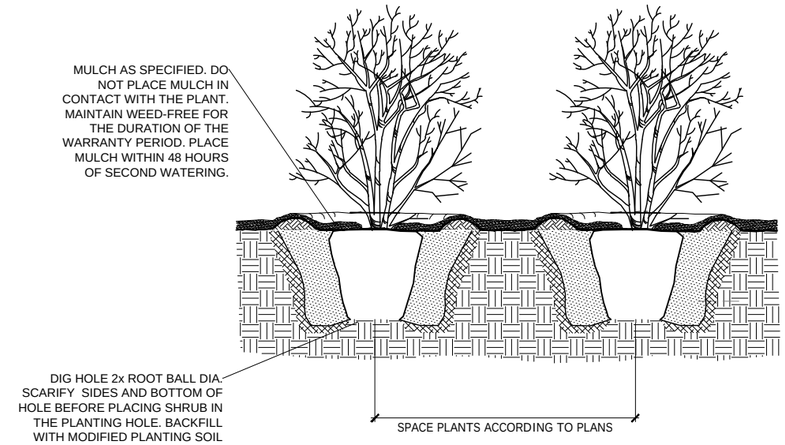
5. IF PLANT IS SHIPPED WITH A CONTAINER AROUND THE ROOTBALL, SLICE SIDES OF CONTAINER AND REMOVE COMPLETELY. USE FINGERS OR SMALL HAND TOOLS TO PULL ROOTS OUT OF THE OUTER LAYER OF POTTING SOIL, THEN CUT OR PULL APART ANY CIRCLING ROOTS.

6. TO IMPROVE TRANSPLANTING SUCCESS THE FOLLOWING VARIETIES SHOULD BE SPRING PLANTED ONLY: PINE, OAK, MAPLE, HONEYLOCUST AND CRABAPPLE.

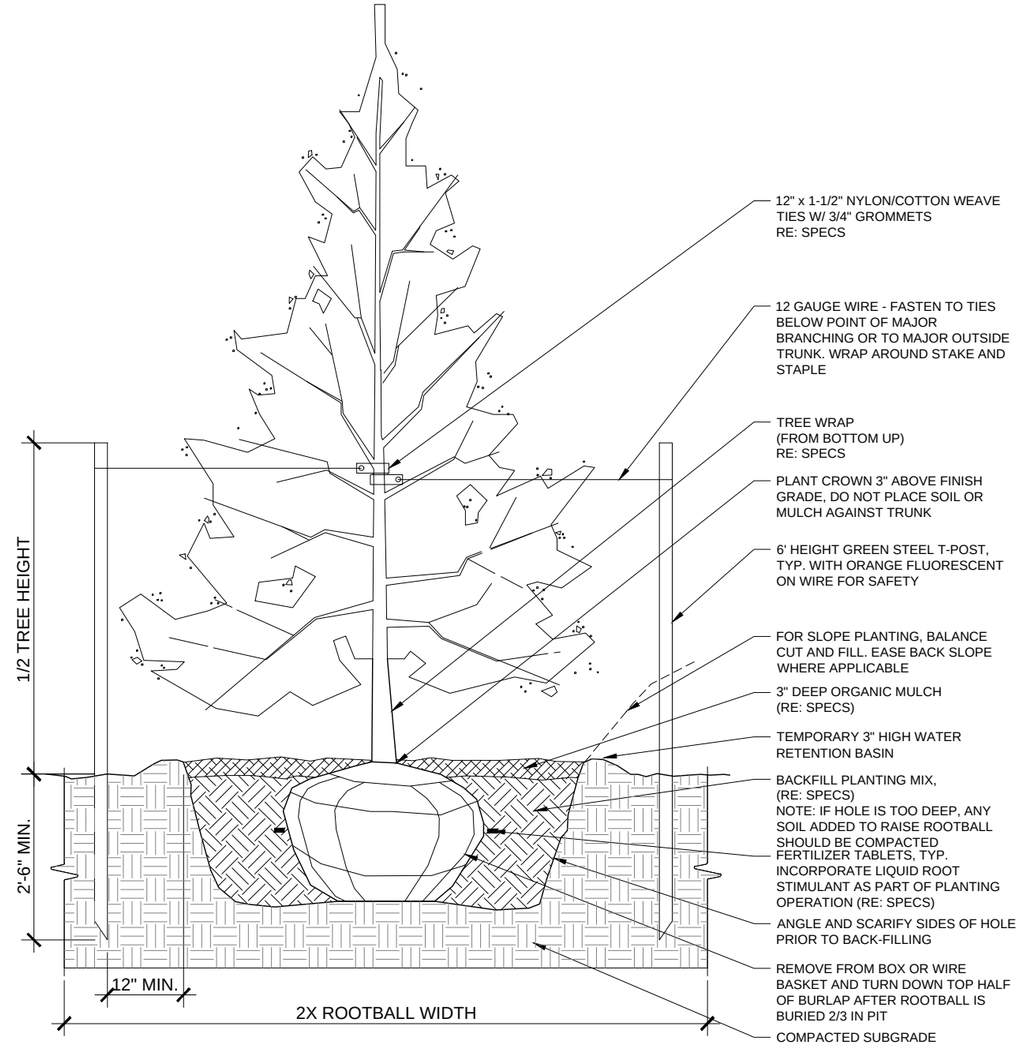


1 TREE PLANTING
NTS

NOTES:
- IF PLANT IS SHIPPED WITH A CONTAINER AROUND THE ROOTBALL, SLICE SIDES OF CONTAINER AND REMOVE COMPLETELY. USE FINGERS OR SMALL HAND TOOLS TO PULL ROOTS OUT OF THE OUTER LAYER OF POTTING SOIL, THEN CUT OR PULL APART ANY CIRCLING ROOTS. REMOVE ALL ROPE, TWINE AND BURLAP FROM TOP HALF OF ROOT BALL FROM B&B SHRUBS.
- SET TOP OF ROOT BALL FLUSH TO GRADE OR 1-2 IN. HIGHER IN SLOWLY DRAINING SOILS. ADD MYCORRHIZAL TRANSPLANT INOCULANT AT PLANTING TIME PER MANUFACTURER'S DIRECTIONS.
- DURING THE SPRING PLANTING SEASON, ANY EVERGREEN SHRUB DELIVERED WITH NEW GROWTH IN ADVANCE STAGE OF CANDLING OUT WILL BE REJECTED.
- DO NOT HEAVILY PRUNE AT PLANTING. PRUNE ONLY BROKEN OR DEAD BRANCHES, RETAINING NATURAL FORM.



2 TYPICAL SHRUB PLANTING
NTS



3 EVERGREEN TREE
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LANDSCAPE DETAILS
MONROE POWER FACILITY
OPEN ROAD BATTERY ENERGY STORAGE SYSTEMS
LINCOLN TOWNSHIP, LAPORTE COUNTY, INDIANA

DATE OF ISSUANCE
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DRAWN	MSC
DESIGNED	MSC
CHECKED	MAC
APPROVED	MAC
PROJ. NO.	193805553

SHEET NUMBER
L8.01

Plot Date: 03/29/2022 - 11:32am
Drawing Name: N:\1938\Landscape\Drawings\2022\Open Road BESS\Monroe\CAD\Dwg\SHEETS\L1.02.dwg
Xrefs: S:\Acad\Layers\Stnd\Planting_Construction\Acad-Planting_Tree Planting