

CONDITIONAL USE PERMIT PLANS
FOR
FOREFRONT POWER
VINES CREEK ROAD

32507 VINES CREEK ROAD, DAGSBORO
SUSSEX COUNTY, DELAWARE 19939

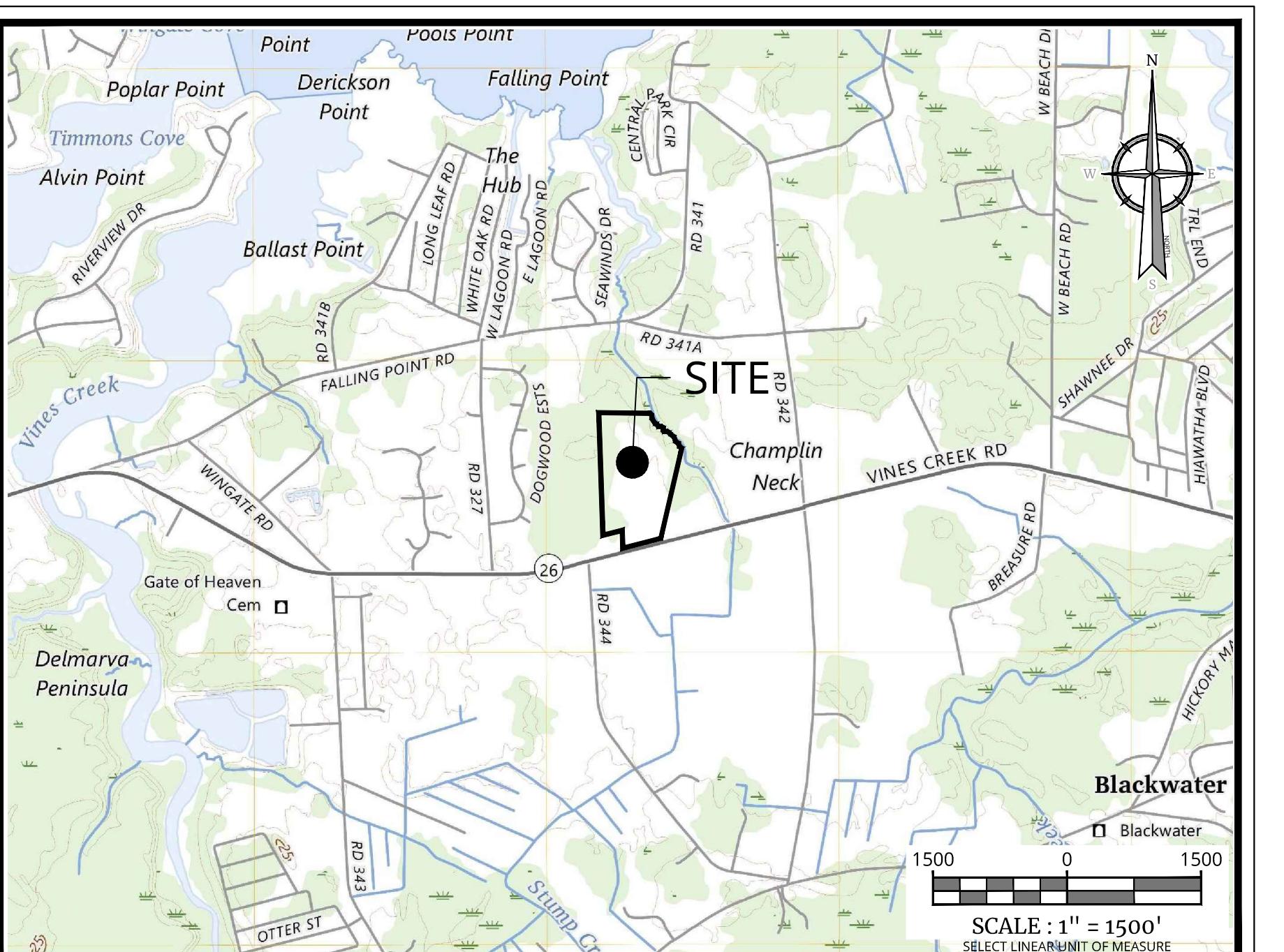
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REV DATE DESCRIPTION



LOCATION MAP

SOURCE:



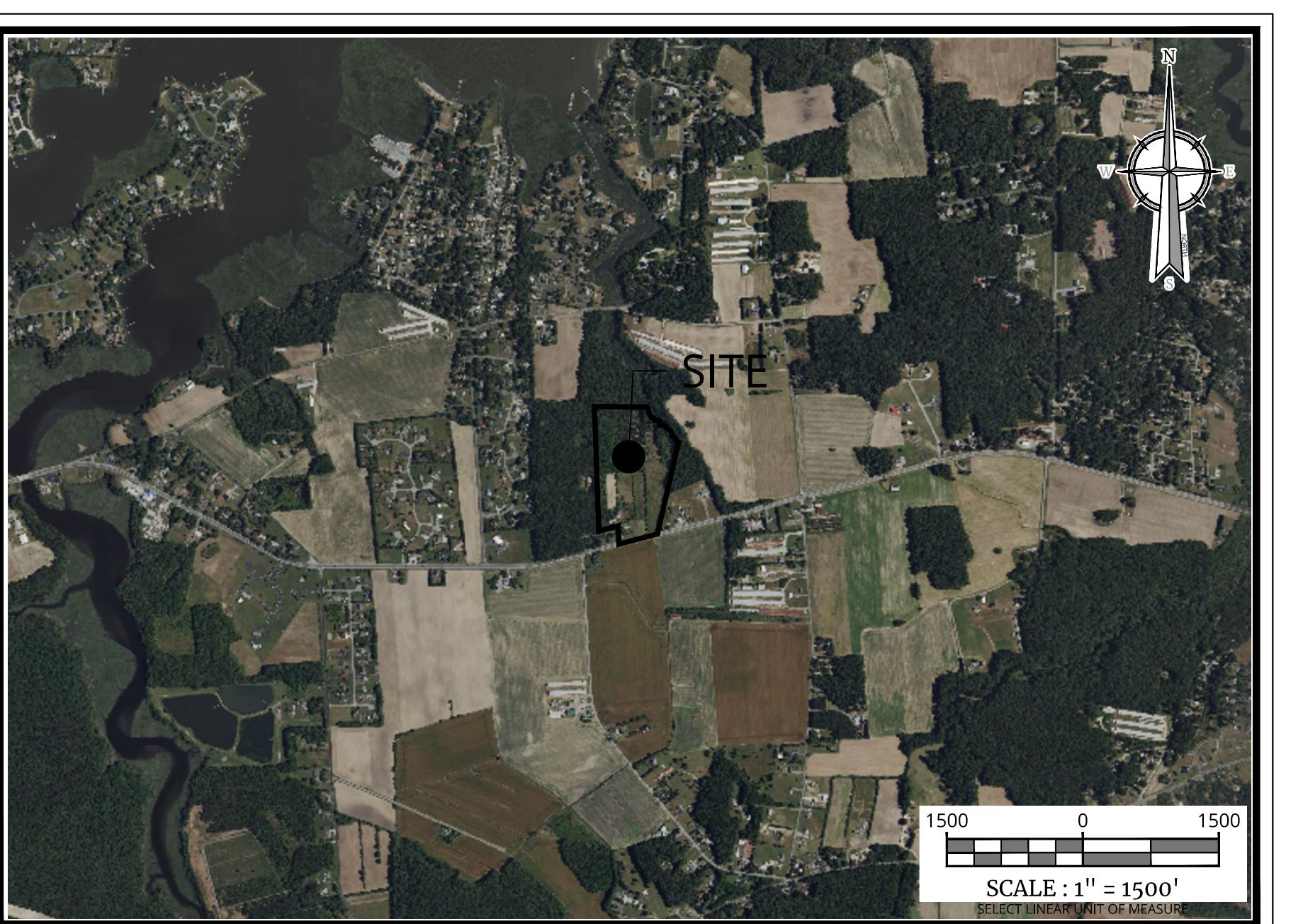
FOREFRONT POWER

SKETCH PLANS

VINES CREEK ROAD

32507 VINES CREEK RD
DAGSBORO
SUSSEX COUNTY, DE

SYSTEM DESCRIPTION	
RACKING SYSTEM	FIXED TILT
MODULE TYPE	LONG LR5-2HPH-550W (550W) MODULES
MODULE QTY.	5,096
INVERTERS	(12) SOLECTRICA XGI 1500-166/166 (166kW)
SYSTEM SIZE (DC)	2,802.80 kW
SYSTEM SIZE (AC)	1,992.00 kW
LONGITUDE (W)	75°16'57.75" W 104°44.5' W
LATITUDE (N)	39°00'00" N
AZIMUTH (°)	180°
TLT ANGLE (°)	30°
ARRAY PITCH	29 FEET (50% GCR)
SNOWLOAD	20 PSF
WINDSPEED	131 MPH
SEISMIC DESIGN CAT.	B



AERIAL MAP

SOURCE:

By BRUCE RANDOLPH - 2005-02-01

APPLICANT: FOREFRONT POWER
NAME: KELLEY CRANE
ADDRESS: 100 MONTGOMERY STREET, SUITE 725
SAN FRANCISCO, CA 94104
PHONE: 301-801-5227

INDEX OF SHEET	
DESCRIPTION	SHT. No.
COVER SHEET	1
OVERALL DIMENSION PLAN	2
DIMENSION PLAN - 1	3
DIMENSION PLAN - 2	4
TOTAL SHEETS	4

C. Richard Roseberry
DELAWARE PROFESSIONAL ENGINEER
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COLLIERS ENGINEERING & DESIGN, INC.
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LEHIGH VALLEY
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SCALE: DRAWN BY:
AS SHOWN BXP

DESIGNED BY: REVIEWED BY:
BXP CRR

DATE ISSUED: PROJECT NUMBER:
09/26/25 25007630A

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

SHEET NAME:

COVER SHEET

DRAWING NUMBER:

1 of 4

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REV | DATE | DESCRIPTION



PROTECT YOURSELF
ALL STATES REQUIRE
NOTIFICATION OF
EXCAVATORS, DESIGNERS, OR
ANY PERSON PREPARING TO
DISTURB THE EARTH'S SURFACE
ANYWHERE IN ANY STATE

FOR STATE SPECIFIC DIRECT PHONE NUMBERS

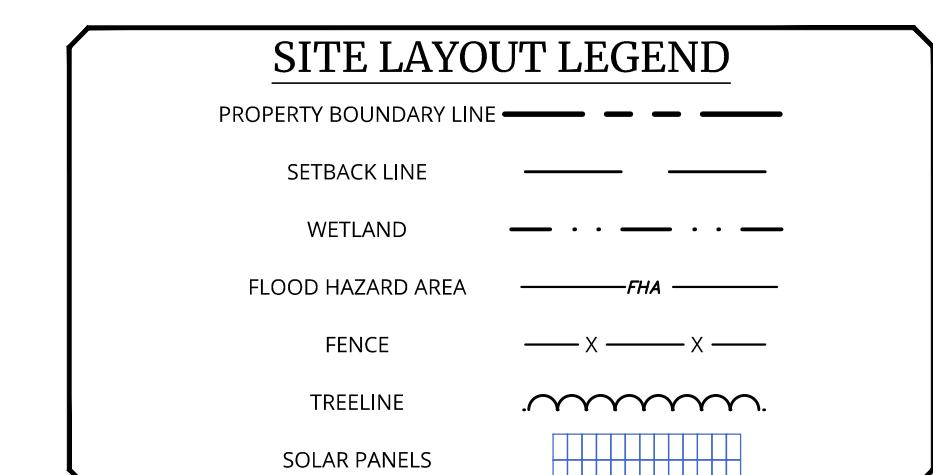
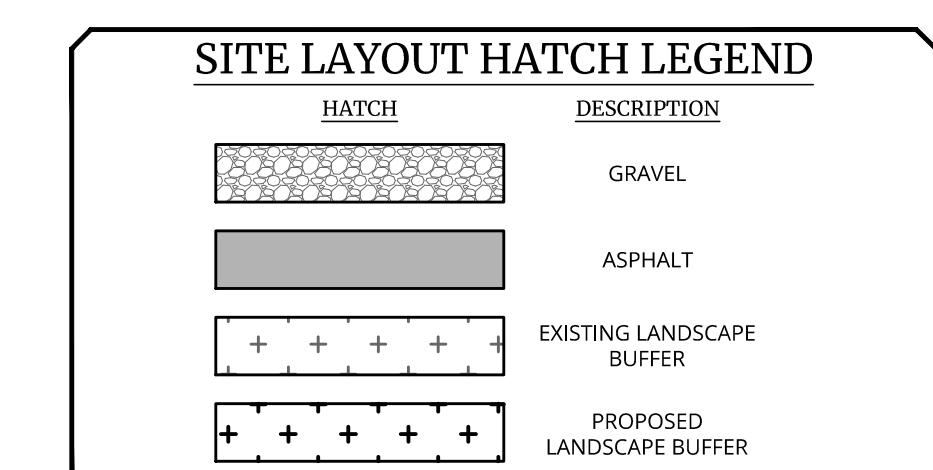
FOREFRONT POWER

SKETCH PLANS

VINES CREEK ROAD

32507 VINES CREEK RD
DAGSBORO
SUSSEX COUNTY, DE

ZONING SUMMARY TABLE				
PARCEL NUMBER: 134-10.00-31.00				
ZONING DISTRICT: AGRICULTURAL RESIDENTIAL DISTRICT (AR-1)				
BYLAW SECTION	UNITS	REQUIRED	PROVIDED	NOTES
MINIMUM LOT AREA	SQUARE FEET	32,670	1,087,649	MINIMUM LOT SIZE FOR LOTS USING ON-SITE SYSTEM
LOT WIDTH	FEET	100	>100	NONE
LOT DEPTH	FEET	100	>100	NONE
STREET SETBACK (SOLAR)	FEET	100	178.10	FROM THE MODULES
PROPERTY LINE SETBACK (SOLAR)	FEET	50	88.97	FROM THE MODULES
SETBACK FROM NEIGHBORING DWELLINGS	FEET	200	>200	FROM THE MODULES
MAXIMUM SOLAR PANEL / BUILDING HEIGHT	FEET	42	<42	TOP OF SOLAR MODULE RACK
FRONT BUILDING SETBACK	FEET	40	108.60	NONE
SIDE BUILDING SETBACK	FEET	15	4.70	EXISTING NONCONFORMING SHED. EXISTING BARN IS ALSO NONCONFORMING WITH A 13.1-FT SIDE YARD.
REAR BUILDING SETBACK	FEET	20	>20	NONE



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AS SHOWN
DRAWN BY:
BX P

SIGNED BY:
BX P

REVIEWED BY:
CRR

ISSUED:
09/26/25

PROJECT NUMBER:
25007630A

OVERALL DIMENSION PLAN

DRAWING NUMBER:

2 of 4

