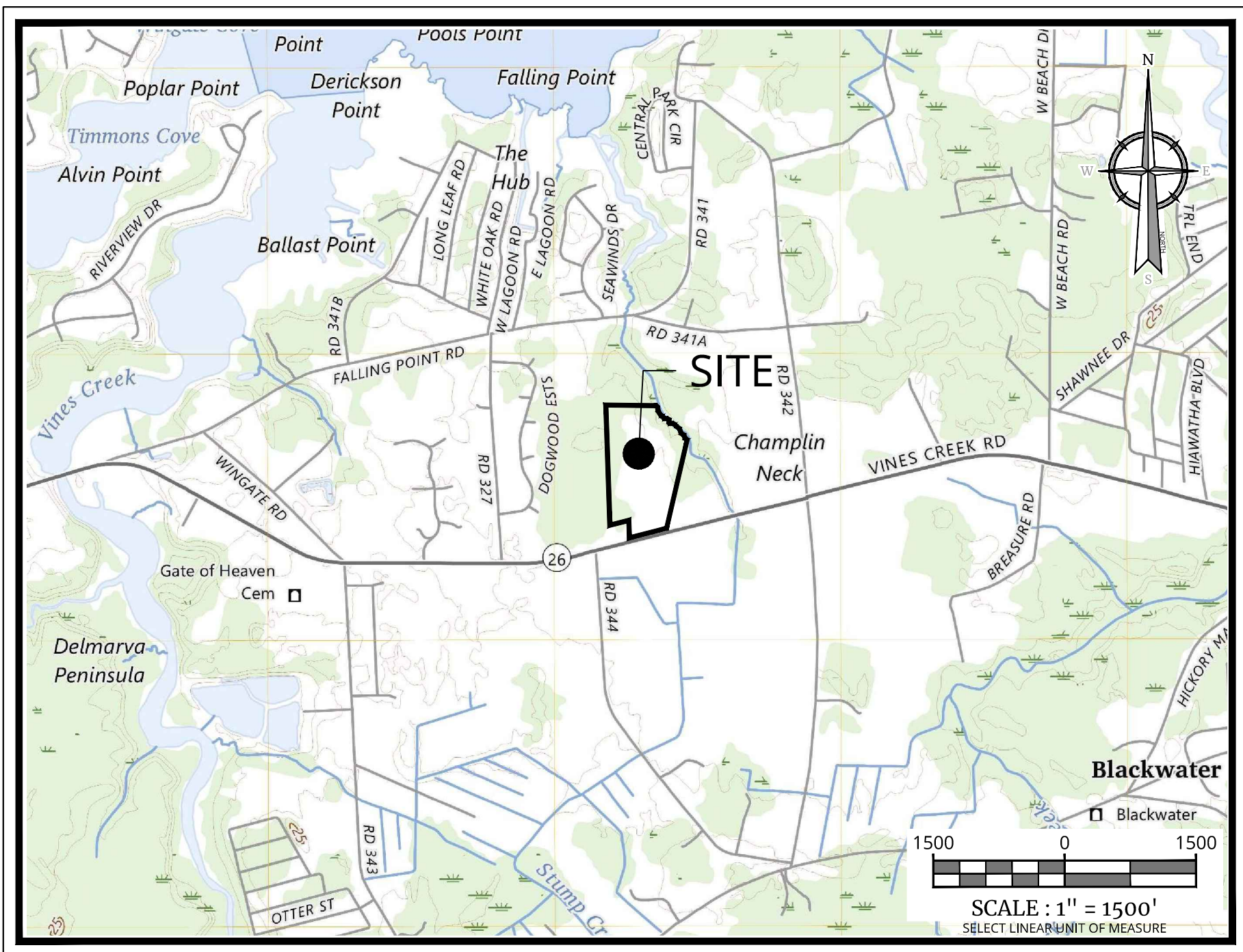


CONDITIONAL USE PERMIT PLANS
FOR
FOREFRONT POWER
VINES CREEK ROAD
7 VINES CREEK ROAD, DAGSBURG
SUSSEX COUNTY, DELAWARE 19939



LOCATION MAP

SOURCE



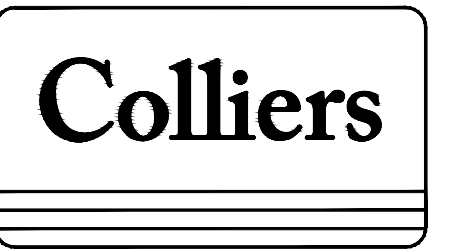
AERIAL MAP

SOURCE

SYSTEM DESCRIPTION	
RACKING SYSTEM	6000 TILT
MODULE TYPE	LONGI LES-220PH-550W (550W) MODULES
MODULE QTY.	5,095
INVERTERS	(12) SOLICTRIX XCH 100-160/160 (160kW)
SYSTEM SIZE (DC)	2,802.80 kW
SYSTEM SIZE (AC)	1992.00 kW
PGS LAYOUT	162'13.5" X 57'51"10"44.5"W
AKZMUTH (")	180°
TILT ANGLE (")	30°
ARRAY PITCH	20 FEET (50% GCR)
SNOWLOAD	20 PSF
WINDSPEED	131 MPH
SEISMIC DESIGN CAT.	B

APPLICANT: FOREFRONT POWER
NAME: KELSEY 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



Engineering & Design

www.colliersengineering.com

Copyright © 2025, Colliers Engineering & Design. All Rights Reserved. This drawing and all the information contained herein is authorized for use only by the party for whom the services were contracted or to whom it is certified. This drawing may not be copied, reused, disclosed, distributed or relied upon for any other purpose without the express written consent of Colliers Engineering & Design.

[illegible]

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
VISIT: WWW.CALL811.COM

FOREFRONT POWER

SKETCH PLANS

VINES CREEK ROAD

32507 VINES CREEK RD
DAGSBORO
SUSSEX COUNTY, DE

C Richard Roseberry

DELAWARE PROFESSIONAL ENGINEER
LICENSE NUMBER: 16732
COLLIERS ENGINEERING & DESIGN, INC.
D.E. C.O.A. #: 2840



Engineering
& Design

LEHIGH VALLEY

1110 American Parkway,
Building 10, Suite F-200B
Allentown, PA 18109
Phone: 610.868.4201
COLLIERS ENGINEERING & DESIGN, INC.

SCALE:	DRAWN BY:
AS SHOWN	BXP
DESIGNED BY:	REVIEWED BY:
BXP	CRR
DATE ISSUED:	PROJECT NUMBER:
09/26/25	25007630A

SHEET NAME:

COVER SHEET

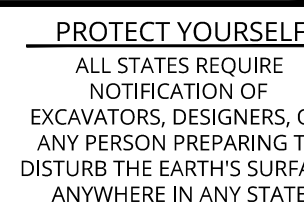
DRAWING NUMBER:

1 of 4

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.



Copyright © 2025, Colliers Engineering & Design All Rights Reserved. This drawing and all the information contained herein is authorized for use only by the party for whom the services were contracted or to whom it is certified. This drawing may not be copied, reused, disclosed, distributed or relied upon for any other purpose without the express written consent of Colliers Engineering & Design.

[illegible]

FOR STATE SPECIFIC DIRECT PHONE NUMBER:
VISIT: WWW.CALL811.COM

FOREFRONT POWER

SKETCH PLANS

VINES CREEK ROAD

32507 VINES CREEK RD
DAGSBORO
SUSSEX COUNTY, DE

C. Richard Roseberry
DELAWARE PROFESSIONAL ENGINEER
LICENSE NUMBER: 16732
COLLIERS ENGINEERING & DESIGN, INC.
D.E. C.O.A. #: 2840



LEHIGH VALLEY
1110 American Park
Building 10, Suite F-2
Allentown, PA 181
Phone: 610.868.4
COLLIERS ENGINEERING & DESIGN

SCALE:

DRAWN BY:

AS SHOWN

BXP

DESIGNED BY

REVIEWED BY:

BX

CRR

DATE ISSUED:

PROJECT NUMBER

09/26

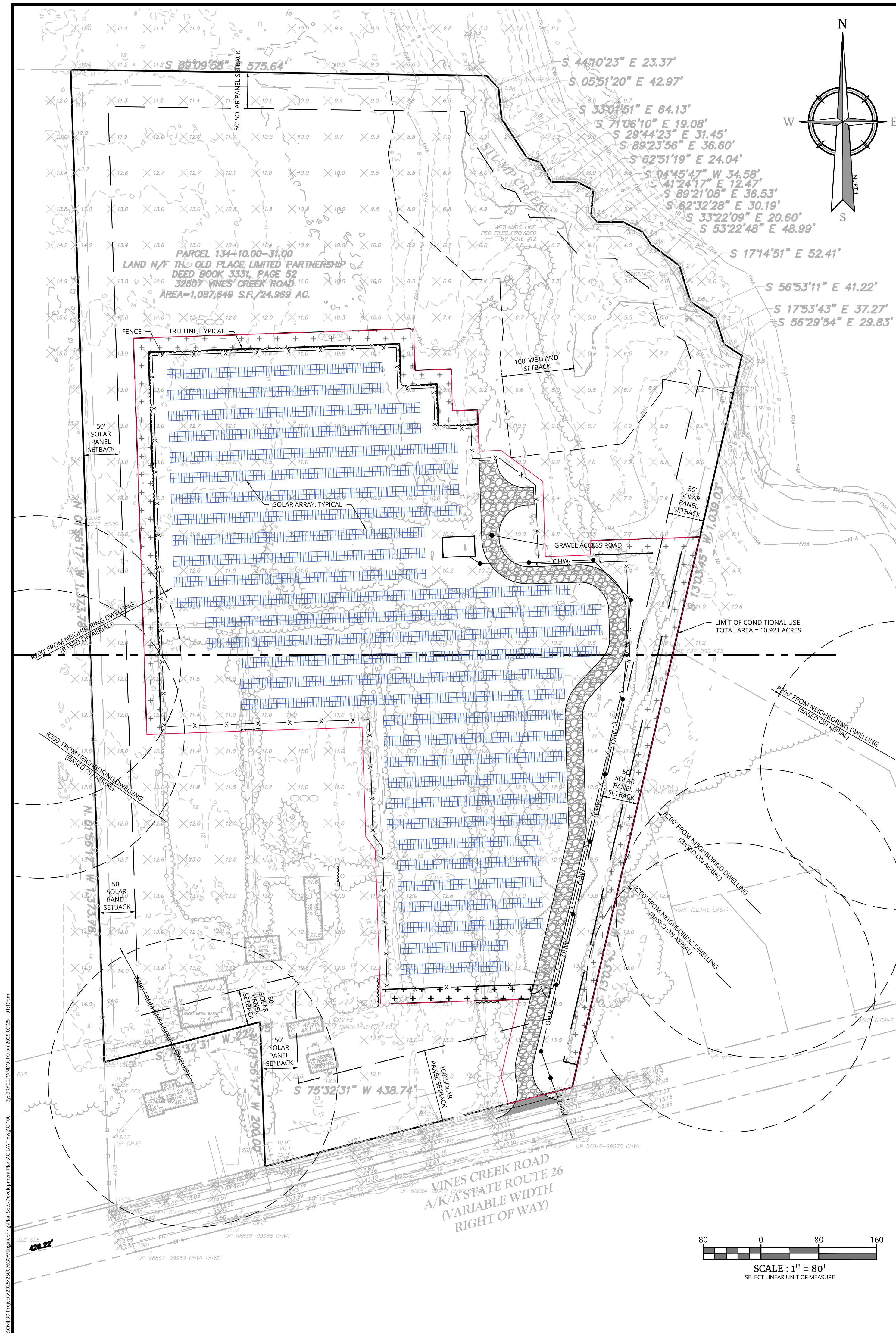
25007630

OVERALL DIMENSION PLAN

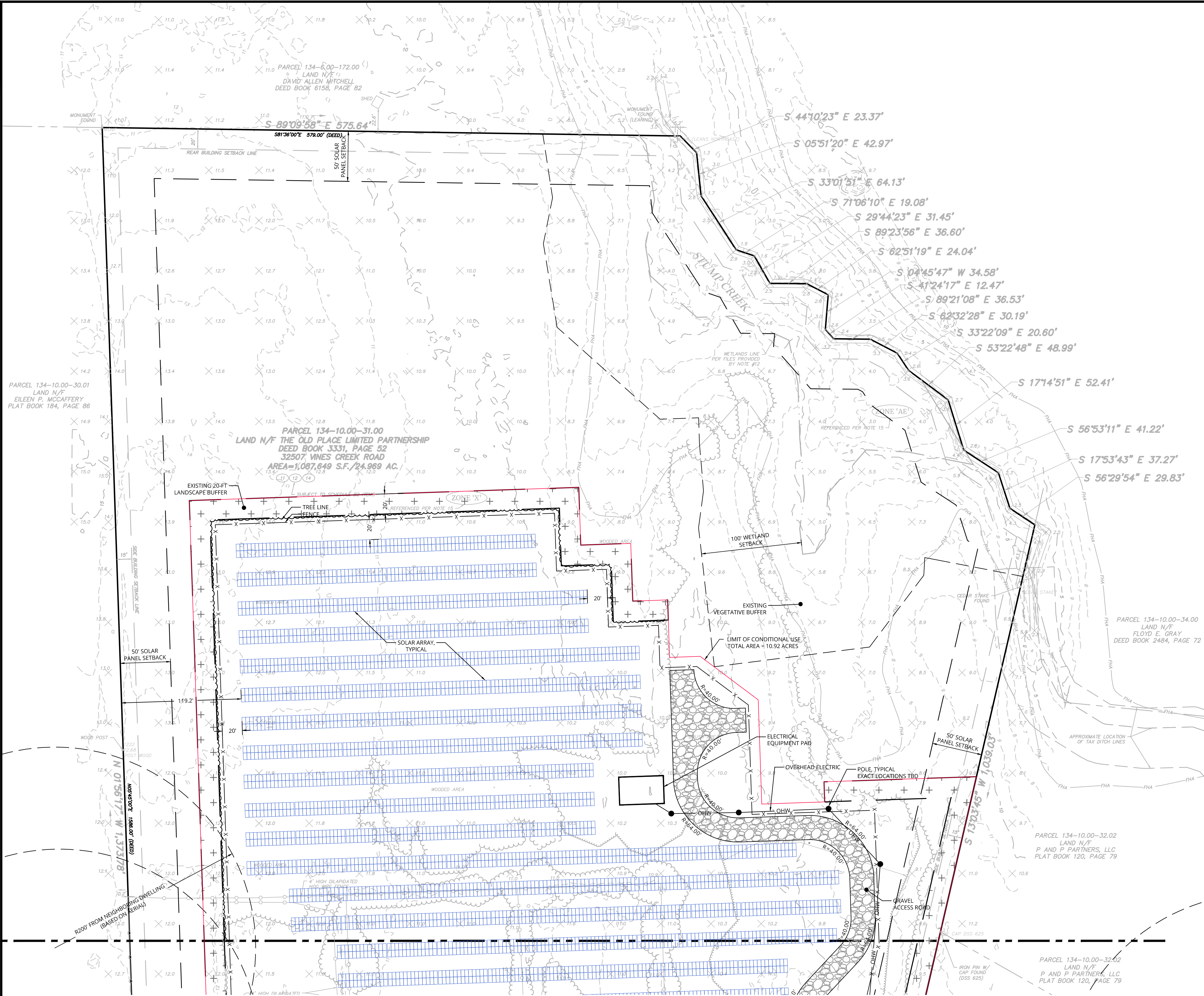
DRAWING NUMBER:

2 of 4

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION



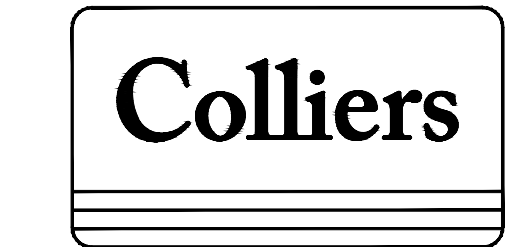
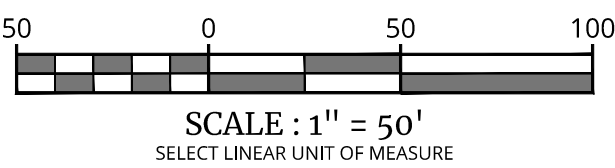
C:\Cad 3D Project\32507\325070304\Engineering\Plan Set\Development\Plan\CA\T\DWG\03.DWG By: BXP/09/26/25 on 2025-09-25 - 01:20am



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

SITE LAYOUT HATCH LEGEND	
HATCH	DESCRIPTION
	GRAVEL
	ASPHALT
	EXISTING LANDSCAPE BUFFER
	PROPOSED LANDSCAPE BUFFER

SITE LAYOUT LEGEND	
PROPERTY BOUNDARY LINE	
SETBACK LINE	
WETLAND	
FLOOD HAZARD AREA	
FENCE	
TREELINE	
SOLAR PANELS	



Engineering & Design

www.colliersengineering.com
Copyright © 2025, Colliers Engineering & Design, All Rights Reserved. This drawing and all the information contained herein is authorized for use only by the party for whom the services were contracted or to whom it is certified. This drawing may not be copied, reused, disclosed, distributed or relied upon for any other purpose without the express written consent of Colliers Engineering & Design.

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
VISIT: WWW.CALL811.COM

FOREFRONT POWER

SKETCH PLANS

VINES CREEK ROAD

32507 VINES CREEK RD
DAGSBORO
SUSSEX COUNTY, DE

C. Richard Roseberry
DELAWARE PROFESSIONAL ENGINEER
LICENSE NUMBER: 16732
COLLIERS ENGINEERING & DESIGN, INC.
D.E. C.O.A. #: 2840



Engineering & Design

LEHIGH VALLEY
1110 American Parkway,
Building 10, Suite F-200B
Allentown, PA 18109
Phone: 610.868.4201
COLLIERS ENGINEERING & DESIGN, INC.

SCALE:
AS SHOWN

DESIGNED BY:
BXP

DATE ISSUED:
09/26/25

SHEET NAME:

DRAWN BY:
BXP

REVIEWED BY:
CRR

PROJECT NUMBER:
25007630A

DIMENSION PLAN - 2

DRAWING NUMBER:

4 of 4

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.