

SHEET INDEX
 C-001 CONDITIONAL USE SITE PLAN
 L-101 LANDSCAPE PLAN

GENERAL NOTES:

1. INFORMATION SHOWN HEREON IS BASED UPON A FIELD SURVEY PERFORMED BY BECKER MORGAN GROUP, INC. IN MARCH OF 2024.
2. THE SITE IS NOT LOCATED WITHIN THE 100 YEAR FLOODPLAIN AS SHOWN ON FIRM 10005C0310L, DATED JUNE 20, 2018.
3. THERE ARE NO KNOWN WETLANDS ON SITE.
4. ALL ROADS, PARKING AND OTHER PAVED AREAS WILL BE PRIVATELY OWNED AND MAINTAINED AND ARE NOT INTENDED FOR DEDICATION.
5. DELAWARE REGULATIONS PROHIBIT THE BURIAL OF CONSTRUCTION DEMOLITION DEBRIS, INCLUDING TREES AND STUMPS ON CONSTRUCTION SITES. ANY SOLID WASTE FOUND DURING EXCAVATION MUST BE REMOVED AND PROPERLY DISCARDED.
6. THIS DRAWING DOES NOT INCLUDE NECESSARY COMPONENT FOR CONSTRUCTION SAFETY. ALL CONSTRUCTION MUST BE DONE IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970 AND ALL RULES AND REGULATIONS THERE TO APPURTENANT.
7. BEFORE THE CONTRACTOR CAN BEGIN CONSTRUCTION HE MUST OBTAIN THE PROPER PERMITS AND/OR APPROVALS FROM SUSSEX CONSERVATION DISTRICT (S.C.D.), DELAWARE DEPARTMENT OF TRANSPORTATION (DELDOT), AND APPROPRIATE STATE AND COUNTY AGENCIES.
8. ALL CONSTRUCTION METHODS AND MATERIALS SHALL BE ACCORDING TO THE STATE OF DELAWARE STANDARDS.
9. NO CEMETERY OR BURIAL GROUNDS WERE OBSERVED ON THIS SITE.
10. NO OBSERVED EVIDENCE OF EARTH MOVING WORK WITHIN RECENT MONTHS AT THE TIME OF THIS SURVEY.
11. NO OBSERVED EVIDENCE OF THIS SITE BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL AT THE TIME OF SURVEY.
12. NO ENCROACHMENTS WERE OBSERVED ON THIS SITE AT THE TIME OF SURVEY.
13. PARCEL HAS DIRECT ACCESS TO DE ROUTE 5, A PUBLIC RIGHT OF WAY.
14. UTILITIES SHOWN HEREON ARE BASED UPON THE FIELD VISUAL OBSERVATIONS. LOCATIONS ARE NOT MEANT TO BE EXACT AS THE LINES WERE NOT EXCAVATED.

ITEM	LEGEND	
	EXISTING	PROPOSED
SANITARY GRAVITY SEWER LINE (S) SIZE & FLOW DIRECTION	EX. 10" S	PRO. 10" S
SANITARY SEWER FORCE MAIN (F.M.) SIZE & FLOW DIRECTION	EX. 10" F.M.	PRO. 12" F.M.
SANITARY SEWER MANHOLE (S.S.M.H.)	EX. S.S.M.H.	PRO. S.S.M.H.
SANITARY SEWER CLEANOUT (S.C.O.)	EX. S.C.O.	PRO. S.C.O.
WATER MAIN & SIZE	EX. 10" W	PRO. 12" W
FIRE HYDRANT (F.H.)	EX. F.H.	PRO. F.H.
WATER VALVE (W.V.) OR METER (W.M.)	EX. W.V. / W.M.	PRO. W.V. / W.M.
STORM DRAIN MANHOLE (S.D.M.H.)	EX. S.D.M.H.	PRO. S.D.M.H.
STORM DRAIN LINE (CMP, RCP, HDPE)	EX. S.D.R.	PRO. S.D.R.
CATCH BASIN (C.B.)	EX. C.B.	PRO. C.B.
UTILITY POLE W/ OVERHEAD SERVICE (TELEPHONE (O.T.), ELECTRIC (O.E.), UNDERGROUND ELECTRIC (U.E.), UNDERGROUND TELEPHONE (U.T.))	EX. U.P.	PRO. U.P.
UNDERGROUND GAS MAIN (U.G.M.)	EX. U.G.M.	PRO. U.G.M.
CONCRETE CURB & GUTTER	EX. C&G	PRO. C&G
CONCRETE SIDEWALK, SLAB / PAVING IMPERVIOUS SURFACED ROAD, DRIVE OR PARKING LOT	EX. S/P	PRO. S/P
INDIVIDUAL TREE OR BUSH	EX. T/B	N/A
EVERGREEN	EX. E	N/A
DECIDUOUS	EX. D	N/A
WIRE FENCE	EX. W.F.	N/A
CHAINLINK FENCE	EX. C.F.	N/A
STOCKADE FENCE	EX. S.F.	N/A
STRUCTURE (CONCRETE, WOOD, METAL, ETC.)	EX. S	N/A
DRAINAGE DITCH OR SWALE	EX. D/S	N/A
WETLAND BOUNDARY LINE	EX. W.B.L.	N/A
CONTOUR	EX. C	N/A
ELEVATION SPOT SHOT	EX. E.S.S.	N/A
BENCH MARK	EX. B.M.	N/A
PROPERTY OR RIGHT-OF-WAY LINE	EX. P.R.O.W.	N/A
CENTERLINE	EX. C.L.	N/A
LIGHT POLE	EX. L.P.	N/A

SITE DATA

1. OWNER OF RECORD: CYNTHIA L. & ALLEN W. JOHNSON JR. TRUSTEES
18933 PALOMINO TRL
HARBESON, DE 19951
2. APPLICANT: MILTON DE SOLAR CSS LLC
111 SPEEN STREET, SUITE 410
FRAMINGHAM, MA 01701
(617) 315-6933
3. ENGINEER / SURVEYOR: BECKER MORGAN GROUP INC.
309 SOUTH GOVERNORS AVE
DOVER, DE 19904
(302) 734-7950
4. PROPERTY MAP NUMBER: 235-26-00-17-01
5. PROPERTY ADDRESS: 18933 PALOMINO TRL
HARBESON, DE 19951
6. ZONING CLASSIFICATION: EXISTING: AR-1 - AGRICULTURAL RESIDENTIAL
PROPOSED: AR-1 - AGRICULTURAL RESIDENTIAL
7. PLAT REFERENCE: PB: 5461, PG. 137
8. PRESENT USE: AGRICULTURAL
9. PROPOSED USE: COMMUNITY SOLAR ENERGY SYSTEM
10. TOTAL SITE AREA: 30.5494 ACRES±
11. TOTAL COND. USE AREA: 30.5494 ACRES ±
RESIDENTIAL SOLAR SETBACK: 200 FT. RADIUS
FRONT SOLAR SETBACK: 100 FT.
SIDE SOLAR SETBACK: 50 FT.
REAR SOLAR SETBACK: 50 FT.
12. LANDSCAPE REQUIREMENT: SEE SHEET L-001

OWNERS CERTIFICATION

WE, CYNTHIA & ALLEN JOHNSON, HEREBY CERTIFY THAT WE ARE THE OWNER OF THE PROPERTY DESCRIBED AND SHOWN ON THIS PLAN, THAT THE PLAN WAS MADE AT OUR DIRECTION, AND THAT WE ACKNOWLEDGE THE SAME TO BE OUR ACT AND DESIRE THE PLAN TO BE DEVELOPED AS SHOWN IN ACCORDANCE WITH ALL APPLICABLE LAWS AND REGULATIONS.

CYNTHIA & ALLEN JOHNSON DATE

ENGINEERS CERTIFICATION

I, JONATHAN S. FALKOWSKI, HEREBY CERTIFY THAT I AM A REGISTERED ENGINEER IN THE STATE OF DELAWARE, THAT THE INFORMATION SHOWN HEREON HAS BEEN PREPARED UNDER MY SUPERVISION AND TO MY BEST KNOWLEDGE AND BELIEF REPRESENTS THE GOOD ENGINEERING PRACTICES AS REQUIRED BY THE APPLICABLE LAWS OF THE STATE OF DELAWARE.

JONATHAN S. FALKOWSKI P.E. NO. 18828 DATE



ARCHITECTURE
ENGINEERING

Delaware

309 South Governors Avenue
Dover, DE 19904
302.734.7950

The Tower at STAR Campus
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410.546.9100

North Carolina

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Wilmington, NC 28403
910.341.7600

www.beckermorgan.com

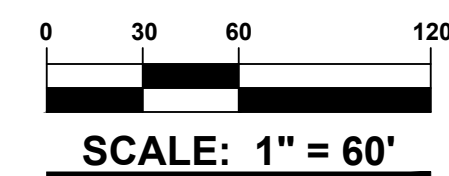
PROJECT TITLE

MILTON DE SOLAR CSS LLC

HARBESON RD.
HARBESON
SUSSEX COUNTY, DE

SHEET TITLE

CONDITIONAL USE SITE PLAN



ISSUE BLOCK

MARK	DATE	DESCRIPTION
LAYER STATE: C-001		

PROJECT NO.: 2024062.00

DATE: 09/10/24

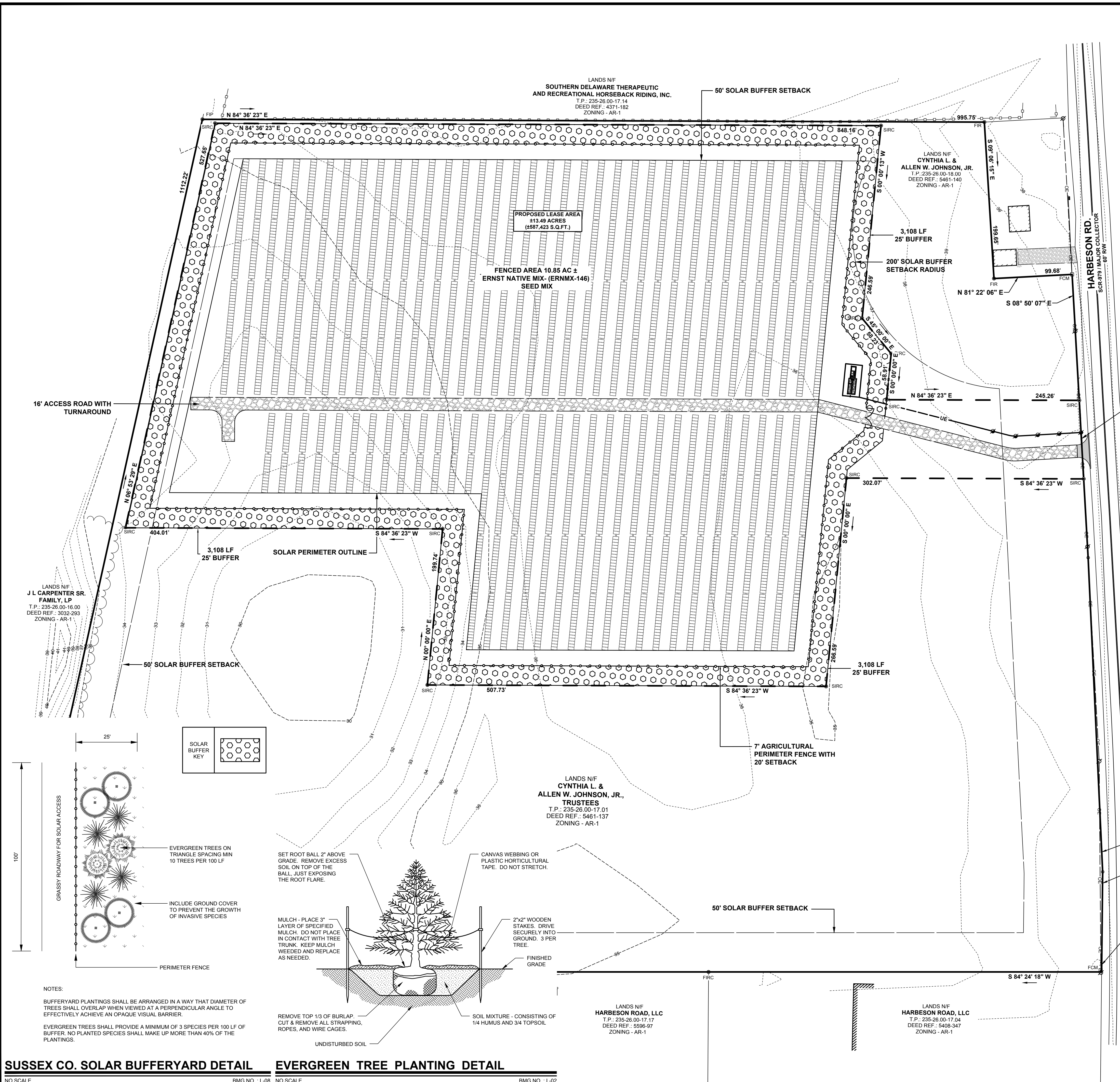
SCALE: 1" = 60'

DRAWN BY: G.P.S. / PROJ. MGR.: A.P.C.

SHEET

C-001

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- GENERAL LANDSCAPE NOTES :**
- QUALITY AND SIZE OF PLANTS, SPREAD OF ROOTS, AND SIZE OF BALLS SHALL BE IN ACCORDANCE WITH THE CURRENT STANDARDS OF THE AMERICAN ASSOCIATION OF NURSERYMEN "AMERICAN STANDARDS FOR NURSERY STOCK".
 - EVERGREEN TREES SHALL HAVE A FULL, WELL-BRANCHED, CONICAL FORM TYPICAL OF THE SPECIES.
 - ALL DECIDUOUS SHADE TREES SHALL BRANCH A MINIMUM OF 7'-0" ABOVE GROUND LEVEL. TREES SHALL BE PLANTED AND STAKED IN ACCORDANCE WITH THE DETAIL SHOWN.
 - PLANT MATERIALS DELIVERED TO THE SITE IN UNCOVERED TRUCKS WILL BE REJECTED.
 - UNACCEPTABLE PLANT MATERIALS: MATERIALS WHICH HAVE DAMAGED OR CROOKED LEADERS, DEFORMED GROWTH HABIT, ABRASIONS OF THE BARK, SUN SCALD, WINDBURN, DISFIGURING NOT COMPLETELY CALLOSED WILL BE REJECTED. IN ADDITION, TREES HAVING THEIR CENTRAL LEADERS HEADED BACK WILL ALSO BE REJECTED. PLANTS WITH LOOSE OR CRACKED ROOT BALL OR CONTAINERS WILL BE REJECTED.
 - ALL PLANTS SHALL BE PLANTED IN TOPSOIL THAT IS THOROUGHLY WATERED AND TAMPED AS BACKFILLING PROGRESSES. NOTHING BUT SUITABLE TOPSOIL, FREE OF DRY SOD, STIFF CLAY, LITTER, STONES IN EXCESS OF ONE (1) INCH DIAMETER, ETC. SHALL BE USED FOR PLANTING.
 - MULCH FOR PLANTING BEDS SHALL BE SHREDDED HARDWOOD BARK MULCH UNLESS OTHERWISE SPECIFIED ON THE PLANS AND SHALL HAVE NO LEAVES, YOUNG GREEN GROWTH, BRANCHES, TWIGS, GREATER IN DIAMETER OF 1/2", WEEDS, SHAVINGS OR FOREIGN MATERIAL SUCH AS STONES, ETC. SHALL BE MIXED WITH THE MULCH. ALL SHRUB MASSES SHALL BE PLANTED IN CONTINUOUS MULCHED BEDS WITH A LIGHTLY COMPACTED DEPTH OF THREE (3) INCHES. ALL CONTAINER PLANTS ARE TO HAVE ROOTS CUT ON FOUR SIDES AND/ OR SPREAD OUT IN NEW SOIL MIXTURE.
 - ALL AREAS NOT STABILIZED IN PAVING OR PLANT MATERIALS SHOULD BE SEEDED AND MULCHED. (SEE EROSION & SEDIMENT CONTROL PLAN AND NOTES).
 - LANDSCAPE BEDS NOT DEFINED BY CURBS, SIDEWALKS, WALLS OR OTHER STRUCTURES SHALL BE ENCLOSED BY ALUMINUM EDGING UNLESS OTHERWISE INDICATED.
 - AREAS DISTURBED BY LANDSCAPE OPERATIONS SHALL BE GRADED TO MATCH EXISTING TOPSOIL AND SEED OR SOD AS REQUIRED.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UTILITIES AND MAY MAKE MINOR ADJUSTMENTS IN SPACING AND/OR LOCATION OF PLANT MATERIALS. CONTRACTOR TO VERIFY "AS BUILT" LOCATION OF ALL UTILITIES.
 - NO PLANT, EXCEPT GROUNDCOVERS, SHALL BE WITHIN THREE (3) FEET FROM SIDEWALKS.
 - NO TREE SHALL BE PLANTED CLOSER THAN TEN (10) FEET FROM ANY STRUCTURE OR BUILDING.
 - NO TREE SHALL BE PLANTED WITHIN TEN (10) FEET OF UNDERGROUND UTILITIES OR FIRE HYDRANTS.
 - ONLY TREES THAT REACH A HEIGHT AND SIZE AT MATURITY OF SMALL TO MEDIUM SHALL BE PLANTED UNDER POWER LINES.
 - THE CONTRACTOR SHALL WATER ALL PLANTS THOROUGHLY TWICE DURING THE FIRST 24-HOUR PERIOD AFTER PLANTING, AND THEN WEEKLY OR MORE OFTEN, IF NECESSARY, DURING THE FIRST GROWING SEASON, UNLESS THE OWNER AGREES TO MAINTAIN AND WATER THEM.
 - TREES TO REMAIN ON-SITE SHALL BE PROTECTED WITH SNOW FENCE DURING CONSTRUCTION (SEE DETAIL). SNOW FENCING TO BE MAINTAINED DURING CONSTRUCTION BY CONTRACTOR.
 - THE PLANTING PLAN SHALL TAKE PRECEDENCE OVER THE PLANT SCHEDULE SHOULD ANY PLANT QUANTITY DISCREPANCIES OCCUR.
 - NO SUBSTITUTIONS SHALL BE MADE WITHOUT APPROVAL OF THE OWNER AND/ OR THE LANDSCAPE ARCHITECT.
 - ALL NEW TREES SHALL BE GUARANTEED TO SURVIVE FOR ONE FULL YEAR AFTER INSTALLATION (FULL COST). ALL STAKES AND GUYS SHALL BE REMOVED FROM TREES AND SITE AS EARLY AS THREE (3) MONTHS, BUT NO LONGER THAN ONE (1) YEAR AFTER PLANTING.

- SUSSEX COUNTY SOLAR - TREE DENSITY & BUFFER NOTES:**
- PERIMETER BUFFER PROVIDED : 3,108 LF OF OPAQUE EVERGREEN BUFFERING
 - EACH EVERGREEN TREE SHALL BE PLANTED AT A HEIGHT OF NO LESS THAN 6' NO SPECIES SHALL COMPRISE OF MORE THAN 40% OF THE TOTAL WITHIN 100LF OF THE FOLLOWING SPECIES OF EVERGREEN TREES ARE ACCEPTABLE:
 - THUJA OCCIDENTALIS 'SIGRA'
 - PINUS TAEDA
 - PINUS STROBUS
 - JUNIPERUS VIRGINIANA
 - CRYPTOMERIA JAPONICA
 - PSEUDOTSUGA MENZIESII - BUFFER TREES PROVIDED : 3,108 LF / 100 LF @ 25' WIDE = 31.08 BUFFER UNITS
31.08 BUFFER UNITS X 10 TREES = 311 TREES (MIN)
 - GROUND COVER PROVIDED: FENCE AREA BREAKDOWN
482,306.23 SF = 11.07 ACRES
BUFFER AREA BREAKDOWN
3,108 LF BUFFER X 25' DEPTH = 77,700 SF
77,700 SF TOTAL BUFFER AREA @ 25' DEPTH = 1.783 TOTAL ACRES
TOTAL GROUND COVER ACREAGE: 11.07 ACRES + 1.783 ACRES = 12.85 ACRES
ERNST - 146 (SEE ON PAGE) SEEDING RATE: 40 LBS PER ACRE WITH A COVER CROP OF ANNUAL RYEGRASS 12 LBS/ACRE

ERNST SEEDS
Ernst Conservation Seeds
8884 Mercer Pike
Meadville, PA 16335
(800) 873-3321 Fax (814) 336-5191
www.ernstseeds.com

Date: July 02, 2024

Fuzz & Buzz Mix - Standard - ERNMX-146

Botanical Name	Common Name	Price/Lb
26.80 % Lolium perenne, 'Tetra Sweet', Tetraploid	Perennial Ryegrass, 'Tetra Sweet', Tetraploid	3.60
21.00 % Dactylis glomerata, Patomas	Orchardgrass, Patomas	3.60
18.90 % Poa pratensis, 'Ginger'	Kentucky Bluegrass, 'Ginger' (pasture type)	4.20
12.40 % Bromus inermis, 'Fleet'	Meadow Brome, 'Fleet'	6.24
5.70 % Tritolium hybridum	Alfalfa Clover	4.50
5.00 % Festuca elatior x Lolium perenne, Duo	Festulolium, Duo	3.60
4.80 % Tritolium pratense, Medium, Variety Not Stated	Red Clover, Medium, Variety Not Stated	6.00
2.00 % Lotus corniculatus, 'Leo'	Bird's Foot Trefoil, 'Leo'	10.80
1.00 % Linum perenne	Perennial Blue Flax	48.00
0.90 % Coreopsis lanceolata	Lanceolal Coreopsis	28.80
0.60 % Cichorium intybus	Blue Chicory	19.20
0.50 % Chrysanthemum leucanthemum	Oxeye Daisy	40.80
0.40 % Solidago nemoralis, PA Ecotype	Gray Goldenrod, PA Ecotype	264.00
100.00 %	Mix Price/Lb Bulk:	\$6.34

Seeding Rate: Expect to apply about 40 lbs per acre with a cover crop of annual ryegrass 12 lbs/acre

Forage & Pasture Sites; Forage & Pasture Sites - Herbaceous Perennial; Solar Sites

The Fuzz & Buzz Mix-Standard was developed to address the unique nutritional needs of sheep, while providing a low-growing, easily maintained and sustainable vegetation solution for solar installations. The plant species were chosen with guidance from the American Solar Grazing Association (ASGA). The wildflowers in this mix support pollinators. Mix formulations are subject to change without notice depending on the availability of existing and new products. While the formula may change, the guiding philosophy and function of the mix will not.

DELAWARE LANDSCAPE ARCHITECTS CERTIFICATION

I, CHAD D. CARTER, RLA, ASLA, HEREBY CERTIFY THAT I AM A LANDSCAPE ARCHITECT IN THE STATE OF DELAWARE, THAT THE LANDSCAPING INFORMATION SHOWN HEREON HAS BEEN PREPARED UNDER MY SUPERVISION AND TO MY BEST KNOWLEDGE AND BELIEF, REPRESENTS GOOD LANDSCAPING PRACTICES.

CHAD D. CARTER, RLA, ASLA S1-499 DATE

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SUSSEX COUNTY, DE

SHEET TITLE

LANDSCAPE PLAN

SCALE: 1" = 60'

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MARK	DATE	DESCRIPTION
LAYER STATE	DATE	DESCRIPTION
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DATE:	09/10/2024	
SCALE:	1" = 60'	
DRAWN BY:	G.P.S. / PROJ. MGR.: A.P.C.	
SHEET		
L-001		
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