

JAMIE WHITEHOUSE, AICP
DIRECTOR OF PLANNING & ZONING
(302) 855-7878 T
(302) 854-5079 F
jamie.whitehouse@sussexcountyde.gov



Sussex County

DELAWARE
sussexcountyde.gov

PLEASE NOTE

This paperless packet is published on the County's website for convenience purposes, and only includes information received up to the close of business on the day before a public hearing. Documents received after this, or documents submitted during the public hearing are not uploaded to the Paperless Packet. The legal record is the paper record maintained in the Offices of the Planning & Zoning Department.



COUNTY ADMINISTRATIVE OFFICES
2 THE CIRCLE | PO BOX 417
GEORGETOWN, DELAWARE

PLANNING & ZONING COMMISSION

ROBERT C. WHEATLEY, CHAIRMAN
KIM HOEY STEVENSON, VICE-CHAIRMAN
R. KELLER HOPKINS
J. BRUCE MEARS
HOLLY J. WINGATE



Sussex County

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302-855-7878 T
302-854-5079 F
JAMIE WHITEHOUSE, MRTPI, AICP
DIRECTOR OF PLANNING & ZONING

PLANNING AND ZONING AND COUNTY COUNCIL INFORMATION SHEET
Planning Commission Public Hearing Date: February 10th, 2022

Application: CU 2288 Broom Solar Partners, LLC

Applicant: EDF Renewables Distributed Solution, Inc.
251 Little Falls Drive
Wilmington, DE 19808

Owner: Wilgus Family Revocable Trust
34108 Wilgus Cemetery Road
Frankford, DE 19945

Site Location: Lying on the north side of Frankford School Road (S.C.R. 92)
approximately 0.55 miles west of Pyle Center Road (S.C.R. 382)

Current Zoning: Agricultural Residential (AR-1) Zoning District

Proposed Zoning: Agricultural Residential (AR-1) Zoning District

Comprehensive Land
Use Plan Reference: Coastal Area

Councilmanic
District: Mr. Rieley

School District: Indian River School District

Fire District: Roxanna Fire Department

Sewer: N/A

Water: N/A

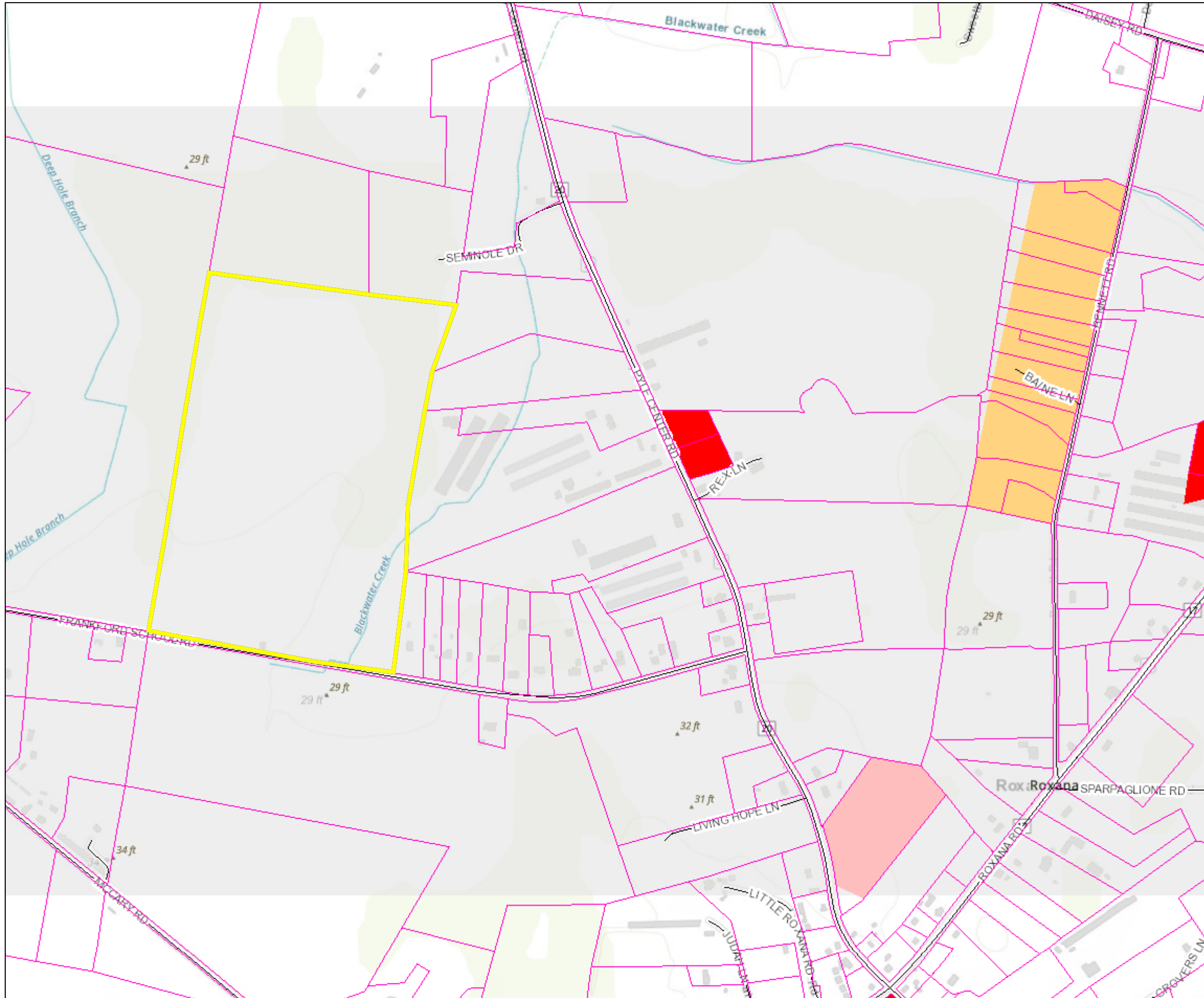
Site Area: 72.00 acres +/-

Tax Map ID.: 533-5.00-47.00





Sussex County



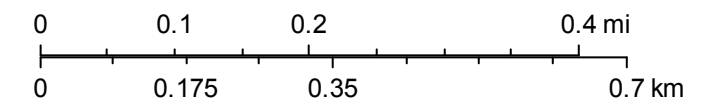
PIN:	533-5.00-47.00
Owner Name	WILGUS ROBERT E JR TTEE
Book	4459
Mailing Address	34108 WILGUS CEMETERY
City	FRANKFORD
State	DE
Description	N SIDE RD ROXANA TO
Description 2	FRANKFORD 72 ACRES
Description 3	FX
Land Code	

- polygonLayer**

 - Override 1
- polygonLayer**

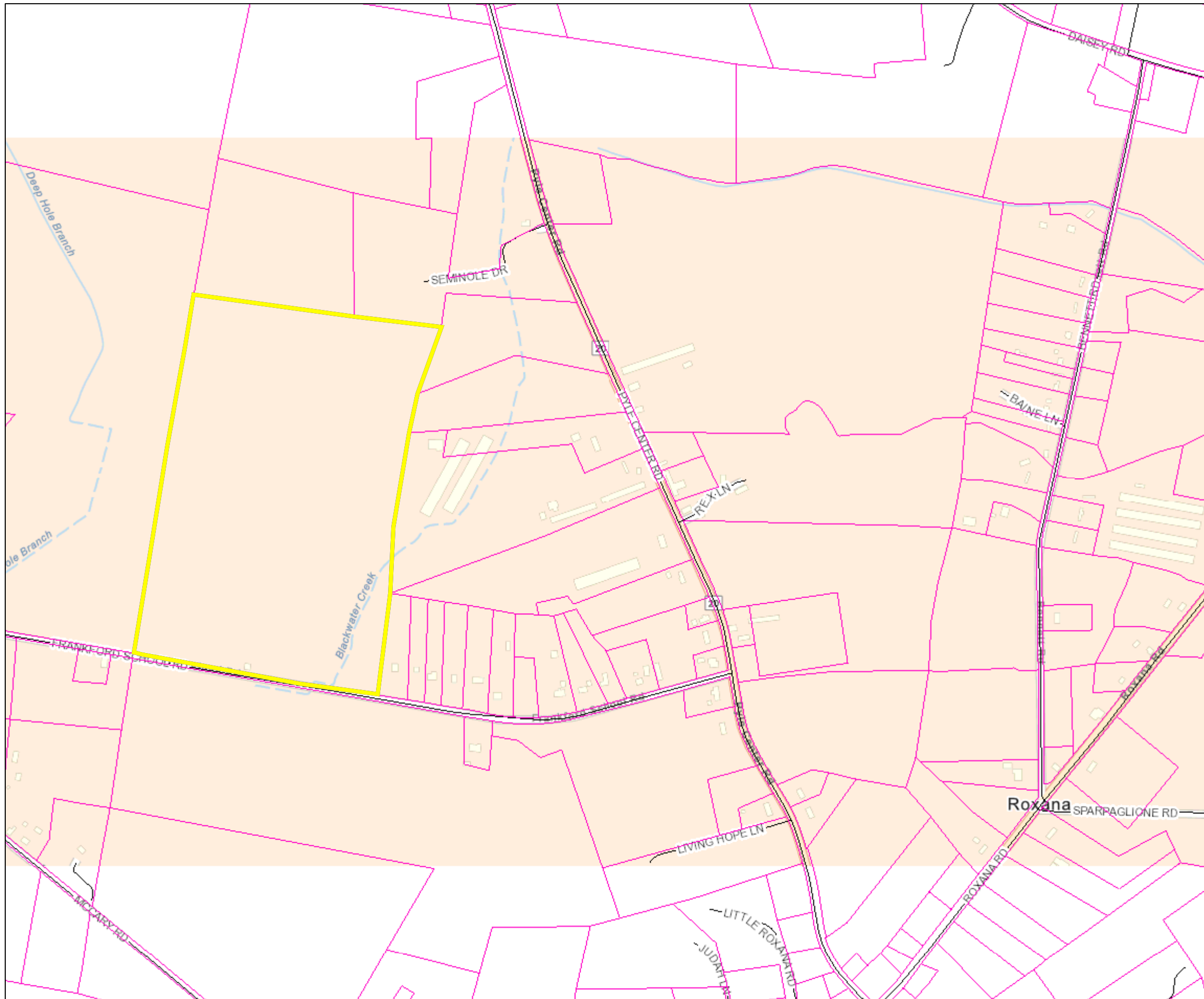
 - Override 1
- Tax Parcels
- Streets

1:9,028





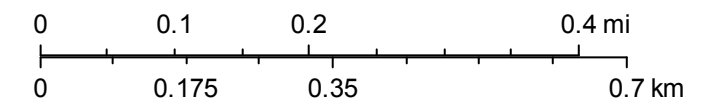
Sussex County



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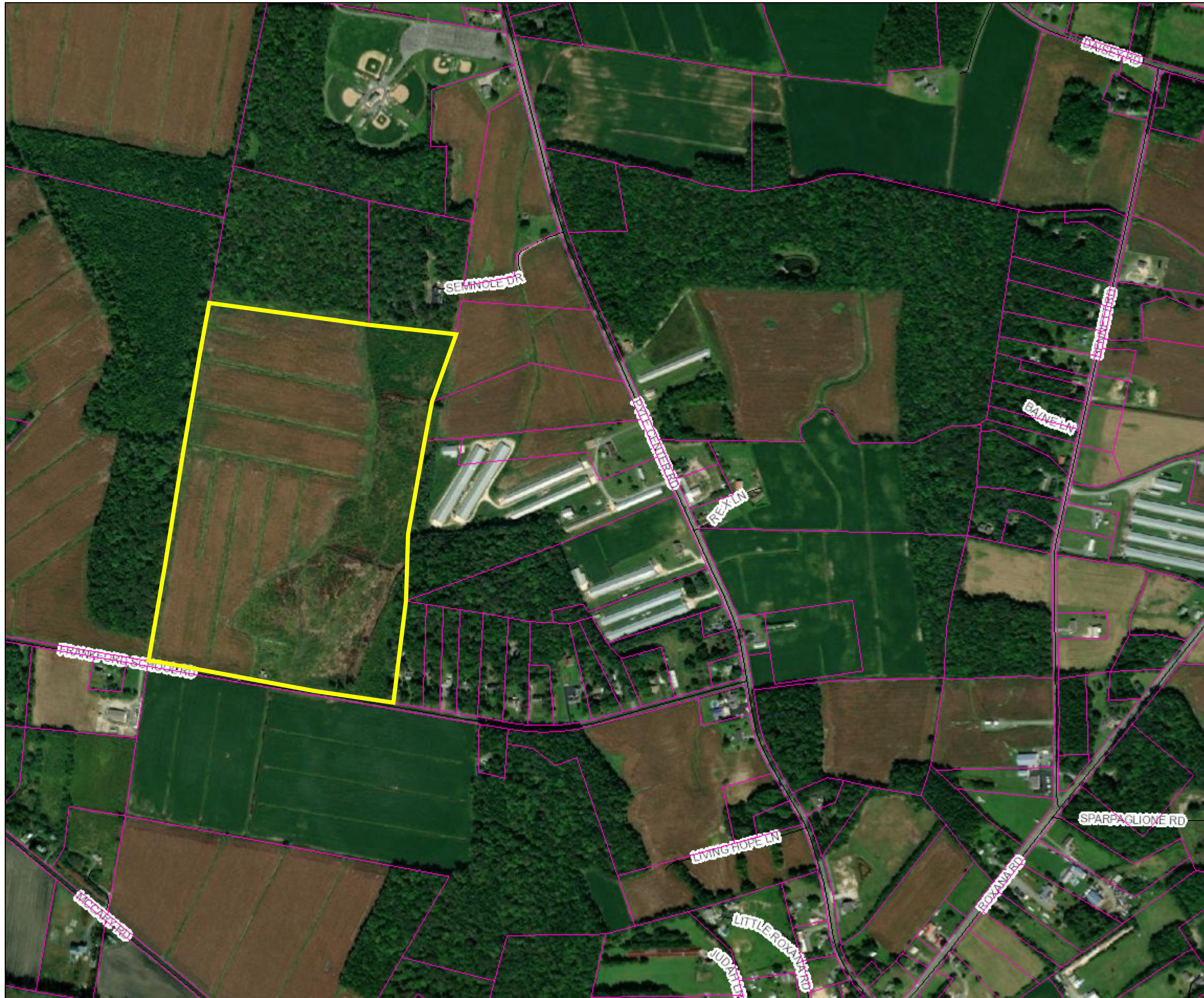
- Override 1
- Override 1
- Tax Parcels
- Streets
- County Boundaries
- Flood Zones 2018**
 - 0.2 PCT ANNUAL CHANCE FLOOD HAZARD
 - A
 - AE
 - AO
 - OPEN WATER
 - VE

1:9,028





Sussex County



PIN:	533-5.00-47.00
Owner Name	WILGUS ROBERT E JR TTEE
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Description 3	FX
Land Code	

polygonLayer

Override 1

polygonLayer

Override 1

⋯ Tax Parcels

— Streets

⋯ County Boundaries

Flood Zones 2018

⋯ 0.2 PCT ANNUAL CHANCE FLOOD HAZARD

⋯ A

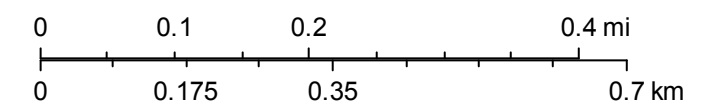
⋯ AE

⋯ AO

⋯ OPEN WATER

⋯ VE

1:9,028



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Sussex County

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Memorandum

To: Sussex County Planning Commission Members
From: Elliott Young, Planner I
CC: Vince Robertson, Assistant County Attorney, and applicant
Date: February 3rd, 2021
RE: Staff Analysis for CU 2288 Broom Solar Partners

This memo is to provide background and analysis for the Planning Commission to consider as a part of application CU 2288 Broom Solar Partners to be reviewed during the February 10th, 2022, Planning Commission Meeting. This analysis should be included in the record of this application and is subject to comments and information that may be presented during the public hearing.

The request is for a Conditional Use for Tax Parcel 533-5.00-47.00 to allow for a Conditional Use of land in an Agricultural Residential (AR-1) Zoning District for a solar farm. The parcel is located on the north side of Frankford School Road. (S.C.R. 92) in Roxana, Delaware. The size of the property is approximately 72.00 acres +/-.

The 2018 Sussex County Comprehensive Plan Update (Comprehensive Plan) provides a framework for how land is to be developed. As part of the Comprehensive Plan a Future Land Use Map is included to help determine how land should be zoned to ensure responsible development. The Future Land Use map in the plan indicates that the property has the land use designation of Coastal Area.

The surrounding parcels to the north, east, and west are all designated on the Future Land Use Map as "Coastal Area". The Coastal Area land use designation recognizes that a range of housing types should be permitted in Coastal Area, including single-family homes, townhouses, and multifamily units. Retail and office uses are appropriate but larger shopping centers and office parks should be confined to selected locations with access along arterial roads. Appropriate mixed-use development should also be allowed. It also recognizes a careful mixture of homes with light commercial, office and institutional uses can be appropriate to provide convenient services and to allow people to work close to home.

The property is zoned AR-1 (Agricultural Residential Zoning District). The adjoining and surrounding properties located to the north, east, and west are all zoned AR-1 (Agricultural Residential Zoning District).

Since 2000, there have been two (2) Conditional Use approvals within a .25-mile radius of the application site. The Conditional Use applications were CU 1468 approved by County Council on 12/10/2002 and CU 2256 approved by County Council on 8/31/2021.

Based on the analysis of the land use, surrounding zoning and uses, the Conditional Use to allow for a solar farm, could be considered as being consistent with the land use, area zoning and surrounding uses.



34548

BK: 4459 PG: 108

34459

BK: 4459 PG: 12

Tax Map and Parcel #: 5-33-5.00-47.00

PREPARED BY:
Tomasetti Law, LLC
1100 Coastal Highway, Unit 3
Fenwick Island, DE 19944
File No. 515-265/KR

Consideration: .00

County	83.25
State	83.25
Town	Total 166.50

Received: Teresa C Oct 19, 2015

RETURN TO:
ROBERT E. WILGUS, JR., TRUSTEE
ELAINE S. WILGUS, TRUSTEE
34108 Wilgus Cemetery Road
Frankford, DE 19945

RECEIVED
Oct 19, 2015
ASSESSMENT DIVISION
OF SUSSEX COUNTY

NO TITLE SEARCH OR SURVEY REQUESTED OR PERFORMED

THIS DEED, made this 9th day of October, 2015,

- BETWEEN -

ROBERT E. WILGUS, JR., AN UNDIVIDED ONE-HALF INTEREST, of 34108 Wilgus Cemetery Road, Frankford, DE 19945, and **HARRY F. WILGUS, II, TRUSTEE UNDER REVOCABLE TRUST AGREEMENT OF HARRY F. WILGUS, II DATED 8/9/94** and **CONNIE L. WILGUS, TRUSTEE UNDER REVOCABLE TRUST AGREEMENT OF CONNIE L. WILGUS DATED 8/9/94, AS TO AN UNDIVIDED ONE-HALF INTEREST**, of 35866 Wild Gander Lane, parties of the first part,

- AND -

ROBERT E. WILGUS, JR., TRUSTEE UNDER REVOCABLE TRUST AGREEMENT OF ROBERT E. WILGUS, JR. DATED 7/15/94, AS TO AN UNDIVIDED ONE-HALF INTEREST and **ELAINE S. WILGUS, TRUSTEE UNDER REVOCABLE TRUST AGREEMENT OF ELAINE S. WILGUS DATED 7/15/94, AS TO AN UNDIVIDED ONE-HALF INTEREST**, of 34108 Wilgus Cemetery Road, Frankford, DE 19945, parties of the second part.

WITNESSETH: That the said parties of the first part, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00), lawful money of the United States of America, the receipt whereof is hereby acknowledged; hereby grant and convey unto the parties of the second part,

MS
KS

FD W PF

BK: 4459 PG: 109

BK: 4459 PG: 15

and their heirs and assigns, in fee simple, the following described lands, situate, lying and being in Sussex County, State of Delaware, as **TENANTS IN COMMON**:

ALL that certain piece and parcel of land lying and being situated in Baltimore Hundred, Sussex County and State of Delaware being bounded and described as follows, to wit: Lying on the North side of the county road leading from Roxana to Frankford, and being more fully described by two deeds previously given, the first deed being deed given by William T. Brasure and Sophia, his wife, to Ezekiel W. Derrickson on January 7, 1885, which reads:

BEGINNING at a corner of lands of Elijah Lynch; thence running with said line to a corner of lands of Mrs. McCabe; thence with said line to a corner of lands of Elijah Lynch near the winding blades, adjoining lands of Elijah Lynch, Stephen Lynch, and the lands of John L. Bennett, said to contain sixty-two (62) acres of land, be the same more or less;

This deed also covering another piece of land being described by a deed given by N.S. Lynch and wife to E.W. Derrickson on January 1, 1887, which reads as follows: Lying on the North side of the new County Road leading from Roxana to Frankford, and being a piece of the same land which Clement Evans in his life laid off from the tract of land now occupied and owned by Elizabeth W. Derrickson, and the West corner of this land beginning at the place called Winding Blades, and said to contain ten (10) Acres when laid off or surveyed, be the same more or less, both pieces taken together and conveyed by this deed said to contain **Seventy-two (72) acres**, be the same more or less.

BEING the same lands conveyed unto Robert E. Wilgus, Jr. and Harry F. Wilgus, brothers, by Deed of Evelyn E. Turner Coffin dated the 24th day of May 1965, and of record in the office of the Recorder of Deeds, in and for Sussex County, at Georgetown, in **Deed Book 588, Page 613**. Harry F. Wilgus subsequently conveyed his one half interest in said property to Harry F. Wilgus, II, Trustee under Revocable Trust Agreement of Harry F. Wilgus dated 8/9/1994 as to an undivided one-half interest, and Connie L. Wilgus, Trustee under revocable Trust Agreement of Connie L. Wilgus dated 8-9-94 as to an undivided one-half interest by Deed dated August 9, 1994 and of record in the office of the Recorder of Deeds in and for Sussex County, at Georgetown in **Deed Book 1999 Page 7**.

SUBJECT to any and all restrictions, reservations, conditions, easements and agreements of record in the Office of the Recorder of Deeds in and for Sussex County, Delaware.

RECEIVED
Oct 19, 2015
ASSESSMENT DIVISION
OF SUSSEX COUNTY

Consideration:		5,550.00

County		27.25
State		23.25
Tax	Total	50.50
Received: Teresa C		Oct 19, 2015

BK: 4459 PG: 110

BK: 4459 PG: 110

IN WITNESS WHEREOF, the parties of the first part have hereunto set their hands and seals the day and year first above written.

Signed, Sealed and Delivered in the presence of:

Recorder of Deeds
Scott Dailey
Oct 19, 2015 03:22P
Sussex County
Doc. Surcharge Paid

[Handwritten signature]

Robert E. Wilgus Jr. (SEAL)
ROBERT E. WILGUS, JR.

HARRY F. WILGUS, II, REVOCABLE TRUST AGREEMENT DATED 8/9/94

AS TO ALL
[Handwritten mark]

Harry F. Wilgus, II (SEAL)
Harry F. Wilgus, II, Trustee

CONNIE L. WILGUS, REVOCABLE TRUST AGREEMENT DATED 8/9/94

Connie L. Wilgus (SEAL)
CONNIE L. WILGUS, TRUSTEE

STATE OF DELAWARE, COUNTY OF SUSSEX: to-wit

BE IT REMEMBERED, that on October 9, 2015, personally came before me, the subscriber, ROBERT E. WILGUS, JR., HARRY F. WILGUS, II, TRUSTEE UNDER REVOCABLE TRUST AGREEMENT OF HARRY F. WILGUS, II DATED 8/9/94 and CONNIE L. WILGUS, TRUSTEE UNDER REVOCABLE TRUST AGREEMENT OF CONNIE L. WILGUS DATED 8/9/94, parties of the first part to this Indenture, known to me personally to be such, and acknowledged this Indenture to be their act and deed.

GIVEN under my Hand and Seal of Office the day and year aforesaid.

Raymond E. Tomasetti
Notary Public



My Commission Expires: none-life time

Recorder of Deeds
Scott Dailey
Oct 19, 2015 11:43A
Sussex County
Doc. Surcharge Paid

SUSSEX COUNTY ENGINEERING DEPARTMENT
UTILITY PLANNING & DESIGN REVIEW DIVISION
C/U & C/Z COMMENTS

RECEIVED

TO: **Jamie Whitehouse**

REVIEWER: **Chris Calio**

DATE: **1/14/2022**

APPLICATION: **CU 2288 Broom Solar Partners, LLC**

APPLICANT: **EDF Renewables Distributed Solution, Inc**

FILE NO: **ROX-1.01**

TAX MAP &
PARCEL(S): **533-5.00-47.00**

LOCATION: **Lying on the north side of Frankford School Road (SCR 92),
approximately 0.55 miles west of Pyle Center Road (SCR 382)**

NO. OF UNITS: **Solar Farm**

GROSS
ACREAGE: **72.00**

JAN 19 2022

SUSSEX COUNTY
PLANNING & ZONING

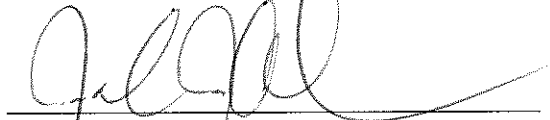
SYSTEM DESIGN ASSUMPTION, MAXIMUM NO. OF UNITS/ACRE: 2

SEWER:

- (1). Is the project in a County operated and maintained sanitary sewer and/or water district?
Yes No
 - a. If yes, see question (2).
 - b. If no, see question (7).
- (2). Which County Tier Area is project in? **Tier 4**
- (3). Is wastewater capacity available for the project? **N/A** If not, what capacity is available? **N/A**.
- (4). Is a Construction Agreement required? **No** If yes, contact Utility Engineering at (302) 855-7717.
- (5). Are there any System Connection Charge (SCC) credits for the project? **N/A** If yes, how many? **N/A**. Is it likely that additional SCCs will be required? **N/A** If yes, the current System Connection Charge Rate is **Unified \$6,600.00** per EDU. Please contact **N/A** at **302-855-7719** for additional information on charges.

- (6). Is the project capable of being annexed into a Sussex County sanitary sewer district? **N/A**
- Attached is a copy of the Policy for Extending District Boundaries in a Sussex County Water and/or Sanitary Sewer District.
- (7). Is project adjacent to the Unified Sewer District? **N/A**
- (8). Comments: **The proposed Conditional Use is not in an area where the Sussex County Engineering Department has a schedule to provide sanitary sewer service.**
- (9). Is a Sewer System Concept Evaluation required? **Not at this time**
- (10). Is a Use of Existing Infrastructure Agreement Required? **Not at this time**
- (11). **All residential roads must meet or exceed Sussex County minimum design standards.**

UTILITY PLANNING & DESIGN REVIEW APPROVAL:



John J. Ashman
Sr. Manager of Utility Planning & Design Review

Xc: Hans M. Medlarz, P.E.
Lisa Walls
No Permit Tech Assigned



STATE OF DELAWARE
DEPARTMENT OF TRANSPORTATION
800 BAY ROAD
P.O. BOX 778
DOVER, DELAWARE 19903

JENNIFER COHAN
SECRETARY

September 9, 2020

Mr. Jamie Whitehouse, Director
Sussex County Planning & Zoning
P.O. Box 417
Georgetown, DE 19947

Dear Mr. Whitehouse:

The Department has completed its review of a Service Level Evaluation Request for the **Broom Solar Partners, LLC** conditional use application, which we received on August 11, 2020. This application is for a 72.00-acre parcel (Tax Parcel: 533-5.00-47.00). The subject land is located on the north side of Frankford School Road (Sussex Road 92), approximately 2,150 feet west of the intersection of Pyle Center Road (Sussex Road 382) and Frankford School Road. The subject land is currently zoned as AR-1 (Agricultural Residential) and the applicant is seeking a conditional use approval to develop a 3MW AC solar photovoltaic project.

Per the 2019 Delaware Vehicle Volume Summary, the annual average daily traffic volume along the segment of Frankford School Road where the subject land is located, which is from Shockley Town Road (Sussex Road 375) to Pyle Center Road, is 414 vehicles per day.

Based on our review, we estimate that the above land use will generate fewer than 50 vehicle trips in any hour and fewer than 500 vehicle trips per day. These numbers of trips are DeIDOT's minimum warrants for determining that a Traffic Impact Study (TIS) should be required for a particular development. Because the proposed land use would not meet these warrants, we consider the development's traffic impact to be negligible in the context of our agreement with the County regarding land development coordination and we do not recommend that the applicant be required to perform a TIS for the subject application. DeIDOT's description of this application as negligible with regard to warranting a TIS does not mean that it is negligible in other respects. We recommend that the applicant not be required to perform a TIS for the subject application.

If the County approves this application, the applicant should be reminded that DeIDOT requires compliance with State regulations regarding plan approvals and entrance permits, whether or not a TIS is required.



Mr. Jamie Whitehouse
Page 2 of 2
September 9, 2020

If the County approves this application, the applicant should be reminded that DelDOT requires compliance with State regulations regarding plan approvals and entrance permits, whether or not a TIS is required.

Please contact Mr. Claudy Joinville, at (302) 760-2124, if you have questions concerning this correspondence.

Sincerely,

Troy Brestel for

T. William Brockenbrough, Jr.
County Coordinator
Development Coordination

TWB:cjm

cc: Constance C. Holland, Coordinator, Cabinet Committee on State Planning Issues
Broom Solar Partners, LLC, Applicant
Todd Sammons, Assistant Director, Development Coordination
Gemez Norwood, South District Public Works Manager, Maintenance & Operations
Susanne K. Laws, Sussex County Review Coordinator, Development Coordination
Derek Sapp, Subdivision Manager, Development Coordination
Kevin Hickman, Subdivision Manager, Development Coordination
Brian Yates, Subdivision Manager, Development Coordination
John Andrescavage, Subdivision Manager, Development Coordination
James Argo, South District Project Reviewer, Maintenance & Operations
Troy Brestel, Project Engineer, Development Coordination
Claudy Joinville, Project Engineer, Development Coordination



1099 Wall St. West
Suite 250B
Lyndhurst, NJ 07071

T 201.933.5541
TRCcompanies.com

May 28, 2021

Nick Torrance, Planner
Sussex County Planning & Zoning Department
2 The Circle
PO Box 417
Georgetown, DE 19947

Dear Mr. Torrance,

On behalf of Broom Solar Partners, LLC (Broom), TRC Environmental Corp. (TRC) is pleased to present the enclosed application for a Conditional Use Permit for the installation of a solar generating facility. Broom proposes to construct and operate a 3.0 MWac photovoltaic generating facility on an approximately 72-acre property on Frankford School Road in Frankford, Sussex County, DE.

The application package includes the following materials:

- Signed Application form
- Site plans
- Mailing List Application
- DelDOT Level
- Project Narrative providing supplemental information
- Deed (included as Appendix B to Project Narrative)
- \$500 application fee (To be sent under separate cover)

If you have any questions regarding the application, please feel free to contact me at ckayser@trccompanies.com or (610) 952-2828.

Sincerely,

A handwritten signature in blue ink that reads "Chad Kayser".

Chad Kayser, Senior Project Manager
TRC

Enc. CUP Application Package

File #: U2286
202108325

Planning & Zoning Commission Application Sussex County, Delaware

Sussex County Planning & Zoning Department
2 The Circle (P.O. Box 417) Georgetown, DE 19947
302-855-7878 ph. 302-854-5079 fax

Type of Application: (please check applicable)

Conditional Use
Zoning Map Amendment

Site Address of Conditional Use/Zoning Map Amendment

adjacent to 32419 Frankford School Road, Delaware 19945

Type of Conditional Use Requested:

Installation of approximately ~~3.9~~ ^{3.0} MW AC solar photovoltaic electric generation facility

Tax Map #: 533-5.00-47.00 **Size of Parcel(s):** 72.00ac

Current Zoning: AR-1 **Proposed Zoning:** AR-1 **Size of Building:** _____

Land Use Classification: Agricultural Residential

Water Provider: None **Sewer Provider:** None

Applicant Information

Applicant Name: Broom Solar Partners, LLC (EDF Renewables Distributed Solutions, Inc.)

Applicant Address: c/o Jeff Machiran 251 Little Falls Drive

City: Wilmington State: DE Zip Code: 19808

Phone #: (443) 220-5001 E-mail: jeff.machiran@edf-re.com

Owner Information

Owner Name: Wilgus Family Revocable Trust, Robert E. Wilgus, Jr., and Elaine S. Wilgus,

Owner Address: 34108 Wilgus Cemetery Road

City: Frankford State: DE Zip Code: 19945

Phone #: (302) 436-5937 E-mail: _____

Agent/Attorney/Engineer Information

Agent/Attorney/Engineer Name: Chad Kayser, Senior Project Manager, TRC Companies

Agent/Attorney/Engineer Address: 1615 S. Coventry Lane

City: West Chester State: PA Zip Code: 19382

Phone #: (610) 952-2828 E-mail: ckayser@trccompanies.com



Check List for Sussex County Planning & Zoning Applications

The following shall be submitted with the application

Completed Application

Provide eight (8) copies of the Site Plan or Survey of the property

- o Survey shall show the location of existing or proposed building(s), building setbacks, parking area, proposed entrance location, etc.
- o Provide a PDF of Plans (may be e-mailed to a staff member)
- o Deed or Legal description

Provide Fee \$500.00

Optional - Additional information for the Commission/Council to consider (ex. architectural elevations, photos, exhibit books, etc.) If provided submit 8 copies and they shall be submitted a minimum of ten (10) days prior to the Planning Commission meeting.

Please be aware that Public Notice will be sent to property owners within 200 feet of the subject site and County staff will come out to the subject site, take photos and place a sign on the site stating the date and time of the Public Hearings for the application.

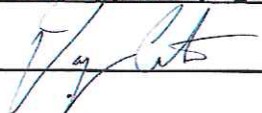
DelDOT Service Level Evaluation Request Response

PLUS Response Letter (if required)

The undersigned hereby certifies that the forms, exhibits, and statements contained in any papers or plans submitted as a part of this application are true and correct.

I also certify that I or an agent on my behalf shall attend all public hearing before the Planning and Zoning Commission and the Sussex County Council and any other hearing necessary for this application and that I will answer any questions to the best of my ability to respond to the present and future needs, the health, safety, morals, convenience, order, prosperity, and general welfare of the inhabitants of Sussex County, Delaware.

Signature of Applicant/Agent/Attorney



Date: 05-27-2021

Signature of Owner

Robert E. Wilgus Jr. Trustee
Elaine S. Wilgus, Trustee

Date: 05-26-2021

For office use only:

Date Submitted: NT

Fee: \$500.00 Check #: 1217459

Staff accepting application: _____

Application & Case #: CW 2286 202108325

Location of property: _____

Subdivision: _____

Date of PC Hearing: _____ Recommendation of PC Commission: _____

Date of CC Hearing: _____ Decision of CC: _____

Mailing List Application Form

For Applications Requiring a Public Hearing in Sussex County

Please fill out this form and return it with your application. As a part of your application, a Public Hearing is required. The property owners within 200' of the site of the application will be notified. Staff will notify the property owners.

Application Information:

Site Address: adjacent to 32419 Frankford School Road, Delaware 19945

Parcel #: 533-5.00-47.00

Site Address: _____

Parcel #: _____

Applicant Name: Broom Solar Partners, LLC

Owner Name: Wilgus Family Revocable Trust, Robert E. Wilgus

Type of Application:

- Conditional Use:
- Change of Zone:
- Subdivision:
- Board of Adjustment:

Date Submitted: 5/28/21

For office use only:

Date of Public Hearing: _____

File #: _____

Date list created: _____ List created by: _____

Date letters mailed: _____ Letters sent by: _____

Sussex County

DELAWARE
PLANNING & ZONING DEPARTMENT

sussexcountypde.gov

302-855-7878 T

302-854-5079 F

JAMIE WHITEHOUSE, AICP, MRTPI
DIRECTOR



SETBACK INFORMATION REQUEST

Date of Request 5/25/2021 Zoning District AR-1

Customer Name Chad Kayser

Customer Contact CKayser@trccompanies.com

Tax Parcel ID 533-5.00-47.00 Lot/Unit Number _____

Parcel Address Franford School Road

Front Yard Setback 40'

Side Yard Setback 15'

Rear Yard Setback 20'

Corner Front Yard Setback N/A

Maximum Height 42'

The Customer was provided general zoning setbacks, as a specific parcel was not identified. Therefore, the setbacks provided may not be for a specific parcel. The setbacks could be different based on the specific nature of the property.

Additional Notes:

Tax Ditch on Property

Name of Staff Member Nick Torrance

Checked By _____

PLANNING & ZONING
Jamie Whitehouse, AICP, MRTPI
Director

(302) 855-7878 T
(302) 854-5079 F



Sussex County
DELAWARE
sussexcountyde.gov

Sussex County Zoning Verification

This form is to provide the current zoning for the following parcel of land located within Sussex County. This form does not grant approval for any current or future use of the property.

Tax Parcel Number: 533-5.00-47.00

Location: adjacent to 32419 Frankford School Road, Delaware 19945

Current Zoning: AR-1

Owner: (from assessment records):

Wilgus Family Revocable Trust, Robert E. Wilgus, Jr., and

Owner Mailing Address (from assessment records):

34108 Wilgus Cemetery Road

Frankford DE 19945

The zoning for this property has been confirmed from the Official Sussex County Zoning Map by:

Nick Torrance

Sussex County Planning & Zoning Staff Member

5/25/2021

Date





STATE OF DELAWARE
DEPARTMENT OF TRANSPORTATION
800 BAY ROAD
P.O. Box 778
DOVER, DELAWARE 19903

JENNIFER COHAN
SECRETARY

September 9, 2020

Mr. Jamie Whitehouse, Director
Sussex County Planning & Zoning
P.O. Box 417
Georgetown, DE 19947

Dear Mr. Whitehouse:

The Department has completed its review of a Service Level Evaluation Request for the **Broom Solar Partners, LLC** conditional use application, which we received on August 11, 2020. This application is for a 72.00-acre parcel (Tax Parcel: 533-5.00-47.00). The subject land is located on the north side of Frankford School Road (Sussex Road 92), approximately 2,150 feet west of the intersection of Pyle Center Road (Sussex Road 382) and Frankford School Road. The subject land is currently zoned as AR-1 (Agricultural Residential) and the applicant is seeking a conditional use approval to develop a 3MW AC solar photovoltaic project.

Per the 2019 Delaware Vehicle Volume Summary, the annual average daily traffic volume along the segment of Frankford School Road where the subject land is located, which is from Shockley Town Road (Sussex Road 375) to Pyle Center Road, is 414 vehicles per day.

Based on our review, we estimate that the above land use will generate fewer than 50 vehicle trips in any hour and fewer than 500 vehicle trips per day. These numbers of trips are DelDOT's minimum warrants for determining that a Traffic Impact Study (TIS) should be required for a particular development. Because the proposed land use would not meet these warrants, we consider the development's traffic impact to be negligible in the context of our agreement with the County regarding land development coordination and we do not recommend that the applicant be required to perform a TIS for the subject application. DelDOT's description of this application as negligible with regard to warranting a TIS does not mean that it is negligible in other respects. We recommend that the applicant not be required to perform a TIS for the subject application.

If the County approves this application, the applicant should be reminded that DelDOT requires compliance with State regulations regarding plan approvals and entrance permits, whether or not a TIS is required.



Mr. Jamie Whitehouse
Page 2 of 2
September 9, 2020

If the County approves this application, the applicant should be reminded that DelDOT requires compliance with State regulations regarding plan approvals and entrance permits, whether or not a TIS is required.

Please contact Mr. Claudy Joinville, at (302) 760-2124, if you have questions concerning this correspondence.

Sincerely,

Troy Bustel for

T. William Brockenbrough, Jr.
County Coordinator
Development Coordination

TWB:cjm

cc: Constance C. Holland, Coordinator, Cabinet Committee on State Planning Issues
Broom Solar Partners, LLC, Applicant
Todd Sammons, Assistant Director, Development Coordination
Gemez Norwood, South District Public Works Manager, Maintenance & Operations
Susanne K. Laws, Sussex County Review Coordinator, Development Coordination
Derek Sapp, Subdivision Manager, Development Coordination
Kevin Hickman, Subdivision Manager, Development Coordination
Brian Yates, Subdivision Manager, Development Coordination
John Andrescavage, Subdivision Manager, Development Coordination
James Argo, South District Project Reviewer, Maintenance & Operations
Troy Brestel, Project Engineer, Development Coordination
Claudy Joinville, Project Engineer, Development Coordination



Conditional Use Plan Supplemental Information

May 2021

Broom Solar Partners

Adjacent 32419 Frankford School Road
Frankford, DE 19945

Prepared For:

Broom Solar Partners, LLC
EDF Renewables Distributed Solutions
6940 Columbia Gateway Drive, Suite
400 Columbia, MD 21046

Prepared By:

TRC Environmental Corp.
1615 S. Coventry Lane
West Chester, PA 19382



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- Figure 3 – Mapped Wetlands and Flood Plains
- Figure 4 – Delineated Wetlands and Watercourses
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Appendix B Property Deed

Appendix C Environmental Review Documents

- USFWS IPaC Resource List
- DE Division of Fish and Wildlife Environmental Review Response Letter
- DE SHPO CHRIS Mapping



1.0 Introduction

Broom Solar Partners, LLC (Broom), a subsidiary of EDF Renewables Distributed Solutions, Inc., propose to construct and operate an approximately 3.0 Megawatt alternating current (MWac) solar generating facility (the Project) on a property adjacent to 32419 Frankford School Road (Tax/Parcel ID: 533-5.00-47.00) in Frankford, Sussex County, Delaware (Project site).

This document presents additional information for the Sussex County Planning & Zoning Commission to consider as it deliberates issuing a Conditional Use Permit for the Project under Section 115-22 of Zoning Ordinance for Sussex County (zoning ordinance).

Section 2.0 describes the proposed solar generating facility and Section 3.0 describes the existing site conditions.

1.1 About the Applicant

EDF Renewables is a leading developer and constructor of solar, battery energy storage, and electric vehicle charging solutions in North America. Our company has over 30 years of experience in the development of distributed solar projects for utility companies, electric cooperatives, and large energy users throughout the US. EDF Renewables has developed or constructed over 950 MW of distributed generation projects ranging in size from a 0.6 MW rooftop project constructed at ESPN's headquarters in Connecticut to a 29 MW Delta Solar Project developed and constructed for the Lansing Board of Water & Light in Michigan.

Broom Solar is being developed in partnership with Delaware Electric Cooperative (DEC) and Old Dominion Electric Cooperative (ODEC). It is one of a dozen distributed solar energy projects under development across ODEC's service territory in Delaware, Maryland, and Virginia designed to provide clean, renewable energy utilized locally by member-owned electric cooperatives. The Broom Solar facility has been specifically sized to supplement the energy consumption of homes and businesses in Sussex County that are serviced by the DEC distribution network. Siting power generation in communities where electricity is consumed, reduces the need for costly transmission system upgrades throughout the region.

1.2 Benefits of Solar Power Generation

Solar generating facilities such as the Project provide the following benefits to the community:

- Generates clean, renewable electricity without using water, creating emissions or producing waste products;
- Places little to no demand on County infrastructure and services including roads, water, sewer, fire, emergency medical services or schools;
- Diversifies the region's electricity generation mix, which reduces the reliance on natural gas and other fuels that are subject to high price volatility;
- Reduces the need for long-term transmission system upgrades by siting power generation in communities where electricity is consumed;
- Creates jobs during construction of the project with indirect economic benefits in the form of local contracting opportunities, equipment sales and rentals, material purchases, and spending on hotels, restaurants and other local goods and services;

- Low visual profile and quiet operations preserve the rural, open-space character of the area; and
- Land may be returned to previous agricultural use at end of the project's life.

2.0 Project Description

Broom proposes to construct an approximately 3.0 MWac solar generating facility at the Project site as described in Section 3.0. The following sections provide a brief overview of the major components and potential impacts of the Project.

2.1 Solar Array

The primary component of the solar generating facility is the array of solar panels. Approximately 9,324 photovoltaic panels attached to tracking mounts will be arranged in lines as shown in the site plans accompanying the CUP application.

To the extent practicable, electrical connections within the array will be underground.

2.2 Access Road

A gravel access road, approximately 1,907 feet in length will allow access to the site. The access road connects to Frankford School Road as shown in the site plans. It should be noted that DeIDot completed a Service Level Evaluation and issued a response stating that a Traffic Impact Study (TIS) would not be required.

2.3 Equipment Skids and Interconnection line

The electrical equipment necessary to transform the DC produced by the solar panels into AC and to step up the voltage for interconnection to the local grid will be installed on skids at the end of the access drive.

The interconnection line from the electrical equipment to the interconnection point runs roughly parallel underground along the access road. Once the medium voltage line reaches the access road entrance it will then be connected via over-head electric to the approximate point of interconnection on the north side of Frankford School Road depicted on the site plans.

2.4 Fence Line

A perimeter fence line, approximately 4,136 feet long will surround the Project site to limit unauthorized access. The Project will use fixed knot agricultural fencing. A single gate will allow access to the Project site. The gate will be locked by a KnoxBox, or similar system, so that emergency responders will have access to the Project site. Approximately 24.7 acres will be enclosed by the perimeter fence.

2.5 Wetland Impacts

The Project has been designed so that no project components will be installed within a wetland.

2.6 Tree Clearing

The project scope calls for no tree clearing to occur onsite. This will help support visual buffering outside of the fence line.

2.7 Traffic

During operations, the Project will be monitored remotely so there will be no daily vehicle trips to the Project site by staff. The operator anticipates no more than 1-2 vehicle trips monthly for regular maintenance activities.

2.8 Zoning

The Project has been designed to comply with all zoning setbacks for the AR-1 zoning district.

2.9 Decommissioning

The expected life of the Project is approximately 25 to 35 years. In general, within 12 months of the end of the Project's operational life, the applicant will remove all solar panels, cabling, electrical equipment, fencing, and any other associated equipment, facilities and structures to a depth of at least 36 inches. The majority of the equipment will be composed of recyclable materials including steel, aluminum, copper, and glass. These materials will be recycled to the extent possible to minimize waste streams. Select roads, driveways, fences and other property improvements including landscaping may remain for future use by the landowner. The lease agreement with the landowner ensures the removal of the power generating equipment at the end of the Project life. If an entity purchases the Project or the parcel, an agreement will be signed with county officials that ensures proper decommissioning and removal of the equipment.

3.0 Site Description

3.1 General Description

The Project site comprises a single, 72.0-acre parcel adjacent to Frankford School Road (Tax/Parcel ID 533-5.00-47.00) in Frankford, Sussex County, Delaware (**see Appendix A, Figure 1**). The parcel is currently owned by Wilgus Family Revocable Trust, Robert E. Wilgus, Jr. Trustee (**see Appendix B**) and consists primarily of open land in active agricultural use and forested land.

The Project site is in the Agricultural Residential (AR-1) zoning district. Surrounding land uses include agricultural and low-density residential areas.



Photo 1: Central Portion of Project Site Facing NE



Photo 2: Southern Portion of Project site Facing SW

3.2 Aquatic Resources

3.2.1 Hydrology

The Project is located within Delaware's defined Mid Atlantic Coastal watershed (DNR 8-digit scale watershed 02040303), the Indian River Bay Watershed (DNR 10-digit scale watershed 0204030302), and the Whites Creek sub-watershed (DNR 12-digit watershed 020403030206) and Vines-Pepper Creek sub-watershed (DNR 12-digit watershed 020403030203).

The Project Site is located within the USGS-defined Chincoteague sub-basin (Hydrologic Unit Code [HUC] 02040303). More specifically, the Project Site is located in the White Creek-Indian River Bay sub-watershed (HUC 020403030205) and the Vines Creek-Indian River sub-watershed (HUC: 020403030204) of the Indian River Bay watershed (HUC 0204030302).

3.2.2 Mapped Wetlands

USFWS NWI maps illustrate wetland habitats and vegetation communities using interpretation of aerial photography. The data on these maps provide general boundaries of potential wetlands and require ground surveys to accurately define the boundaries of wetlands present, if any, and determine their proper classification.

Review of the NWI mapping during the preliminary desktop analysis indicated four (4) NWI wetlands and two (2) riverine habitats located within the Project Site. Both riverine habitats are identified as Riverine, Lower Perennial, Unconsolidated Bottom, Permanently Flooded, Excavated (R2UBHx). These riverine habitats coincide with the NHD canals/ditches. Two (2) wetlands are located along the eastern boundary of the Project Site, one (1) is located in the southern portion of the Project Site, and one (1) very small portion of the fourth wetland identified is located in the northwestern corner of the Project Site. All of these wetlands are classified as Palustrine Forested Broad-leaved Deciduous Wetlands (PFO1) with various water regimes and specific modifiers (see Appendix A, Figure 3).

3.2.3 Delineated Wetlands and Watercourses

Wetland scientists from TRC completed a wetland and watercourse delineation of the Project site on April 28, 2021. Zero (0) wetlands, one (1) perennial stream, and fourteen (14) agricultural

ditches were delineated during the field survey. The locations of the delineated wetlands and watercourses are depicted on **Figure 4 in Appendix A**.

These site features are further described below.

Watercourse S-WH-1

Watercourse S-WH-1 is a perennial stream with low flow that is approximately 9 feet wide with bank heights approximately 5-feet high. Top of bank width is approximately 11 feet wide. S-WH-1 water flow ranges from 6 inches to 12 inches deep and flows north. The substrate is sand, silt/clay, and organic with wetland vegetation such as reed canary grass (*Phalaris arundinacea*), pokeweed (*Phytolacca americana*), and barnyard grass (*Echinochloa crus-galli*). Watercourse S-WH-1 has very steep (>20°) bank slopes with high bank erosion potential. S-WH-1 is most likely USACE and DNREC jurisdictional. Water quality for S-WH-1 is slightly turbid. The adjacent community type is disturbed agriculture. Watercourse S-WH-1 corresponds to NWI-mapped riverine habitat, R2UBHx. S-WH-1 (Blackwater Creek) originates south of the Study Area (SA) from a culvert under Frankford School Road. Blackwater creek flows north through the eastern region of the SA, where it continues off-site and eventually flows into the Indian River Bay.

Agricultural Ditches #1-14

Agricultural ditches #1 through #14 are all manmade ditches designed to drain water into and away from the surrounding agricultural farming plots. Agricultural ditch #1 surrounds the boundary of the majority of the SA to the north, south, west and half of the eastern boundary, where it connects to S-WH-1, at the southern region of the Project Site adjacent to Frankford School Road. Agricultural ditch #1 is approximately 4,080-feet in length. Agricultural ditch #1 has standing water and is approximately 8 to 10-feet wide and is approximately 4-feet deep. Vegetation includes reed canary grass, *Phragmites australis*, and cattails. An agricultural ditch off-site flows into ag ditch #1. Agricultural ditch #2 is located in the center of the SA and runs west to east bisecting agricultural ditches #3-6. Agricultural ditch #2 is approximately 1,392-feet in length. Agricultural ditch #2 is approximately 6-feet wide and 5-feet deep, with same vegetation as agricultural ditch #1. Agricultural ditch #3 is located in the southwestern portion of the SA and runs south to north where it bisects agricultural ditch #2. Agricultural ditch #3 is approximately 701-feet in length, is approximately 8-feet wide and 3-feet deep with stumps and debris. Agricultural ditch #4 is located adjacent to agricultural ditch #3 and agricultural ditch #5 in the south-central area of the SA, where it bisects Agricultural ditch #2 to the north. Agricultural ditch #4 is approximately 1,218-feet in length. Agricultural ditch #5 is located adjacent to agricultural ditch #4 and #6 and bisects Agricultural ditch #2. Agricultural ditch #5 is approximately 1,203-feet in length and is approximately 20-feet wide at its southern end. Agricultural ditch #5 bisects agricultural ditch #2, to the north. Agricultural ditch #6 is located adjacent to agricultural ditch #5 and bisects Agricultural ditch #2. Agricultural ditch #6 is approximately 1,192-feet in length and approximately 7-feet wide and 3-feet deep. Vegetation includes reed canary grass. Agricultural ditch #7 is located in the far eastern region of the SA and is a newly excavated ditch. Agricultural ditch #7 is approximately 325-feet in length, 3-feet wide and 3-feet deep and currently does not connect to agricultural ditch #8 at the time of the delineation. Agricultural ditch #8 is located in the north central region of the SA, running east to west where it connects to Agricultural ditch #1 on the western SA boundary. Agricultural ditch #8 is approximately 1,024-feet in length, 6-feet wide and 4-feet deep. Agricultural ditch #8 lies to the north of and parallels agricultural ditch #2. Agricultural ditch #9 is located in the northern region of the SA, where it connects to agricultural ditch #1 on the western boundary and runs in a west to east direction. Agricultural ditch #9 is approximately 965-feet in length and is approximately 6-feet wide and 4-feet deep. Agricultural ditch #10 is

located on the far eastern region of the SA, adjacent to agricultural ditch #9. Agricultural ditch #10 is approximately 397-feet in length and has standing water with frogs observed. Agricultural ditch #11 is located in the far eastern region of the SA, adjacent to Agricultural ditch #10 and runs north to south. It is a newly excavated agricultural ditch that was observed being excavated, during the delineation. Agricultural ditch #11 is approximately 256-feet in length. Agricultural ditch #12 is located in the northern region of the SA and runs east to west through active soybean crops. Agricultural ditch #12 is approximately 405-feet in length and is approximately 3-feet wide and 1.5-feet deep. It connects to agricultural ditch #1 on the western boundary of the SA. Agricultural ditch #13 is located in the central region of the SA, along the eastern most boundary and runs east to west where it connects with Blackwater Creek (S-WH-1). Agricultural ditch #13 is approximately 436-feet in length. Agricultural ditch #14 is located in the southeast region of the SA, where it connects to both agricultural ditch #13 to the north, ending north of Frankford School Road. Agricultural ditch #14 is approximately 494-feet in length, flows north to south and was actively being excavated during the delineation.



Photo 3: Example of Ag Ditch. Ag Ditch #5 Facing North

Table 1: Delineated Waterbodies

Watercourse ID	Watercourse Classification	Linear feet within Project Site	Watershed (8-HUC)	Top of Bank Width (ft.)	Potential Jurisdictional Statutes	Latitude	Longitude	Sussex County Buffer
S-WH-1 (Blackwater Creek)	Perennial	983	02040303	11	USACE/DNREC	38.50389	-75.180583	50-ft.
Ag Ditch #1	-	3,996	02040303	-	USACE/DNREC	38.506429	-75.184999	0-ft.
Ag Ditch #2	-	1,392	02040303	-	USACE/DNREC	38.505374	-75.182807	0-ft.
Ag Ditch #3	-	701	02040303	-	USACE/DNREC	38.504706	-75.184709	0-ft.
Ag Ditch #4	-	1,218	02040303	-	USACE/DNREC	38.503915	-75.18434	0-ft.
Ag Ditch #5	-	1,203	02040303	-	USACE/DNREC	38.503842	-75.183702	0-ft.
Ag Ditch #6	-	1,192	02040303	-	USACE/DNREC	38.503742	-75.183063	0-ft.
Ag Ditch #7	-	325	02040303	-	USACE/DNREC	38.505736	-75.180795	0-ft.
Ag Ditch #8	-	1,024	02040303	-	USACE/DNREC	38.506144	-75.183245	0-ft.
Ag Ditch #9	-	965	02040303	-	USACE/DNREC	38.506871	-75.183204	0-ft.
Ag Ditch #10	-	391	02040303	-	USACE/DNREC	38.506519	-75.180671	0-ft.
Ag Ditch #11	-	629	02040303	-	USACE/DNREC	38.506164	-75.180013	0-ft.
Ag Ditch #12	-	405	02040303	-	USACE/DNREC	38.507568	-75.18406	0-ft.
Ag Ditch #13	-	436	02040303	-	USACE/DNREC	38.503943	-75.181638	0-ft.
Ag Ditch #14	-	498	02040303	-	USACE/DNREC	38.503347	-75.182078	0-ft.
Ag Ditch #3	-	2,733	02080109	10	USACE/DNREC	38.793932°	-75.602641°	0-ft.
Total Linear Feet within Project Site		15,358						

3.3 Hydric Soils

Based on a review of the USDA NRCS Web Soil Survey, 100 percent of the soils have at least one hydric soil component (**Appendix A, Figure 5**).

Table 2: Hydric Soils

Map Symbol	Map Unit Name	Percent in Project Area
HmA	Hammonton loam sand, 0 to 2 percent slopes	6.0
HuA	Hurlock loamy sand, 0 to 2 percent slopes	50.6
MuA	Mullica-Berryland complex, 0 to 2 percent slopes	43.4

3.3.1 Floodplains

Based on a review of FEMA's National Flood Hazard Layer (NFHL) the entirety of the Study Area is located in Flood Insurance Rate Map (FIRM) Community Panel 10005C0495K (effective 03/16/2015) and is outside of the 100/500-year floodplain. The Project Site is located within an Area of Minimal Flood Hazard, Zone X (**Appendix A, Figure 3**).

3.4 Endangered Resources

3.4.1 Federally Listed Threatened and Endangered Species

The USFWS did not list any threatened and endangered species within the Study Area.

3.4.2 State-Listed Threatened and Endangered Species

TRC sent a request for consultation with regard to threatened and endangered species within the Study Area on March 25, 2020 via email to the DE Division of Fish and Wildlife and received a response to the request on April 20, 2020 (**Appendix C**). The DE Division of Fish and Wildlife indicated that there are currently no records of state-rare or federally listed plants, animals or natural communities within the Study Area. Therefore, the Study Area does not lie within a State Natural Heritage Site or a Delaware National Estuarine Research Reserve. Additionally, the DE Division of Fish and Wildlife has indicated that there are presently no concerns regarding fisheries within the Study Area. It should be noted that the DE Division of Fish and Wildlife is assuming no waterways will be impacted based on the limited description of the Project undertaken provided during consultation. Therefore, additional consultation may be required should impacts to waterways be deemed necessary for Project construction or operation. If the proposed Project is delayed for more than one year past the date of the review response letter, the DE Division of Fish and Wildlife should be contacted again to receive current and updated information for the Study Area.

3.4.3 Migratory Birds and Eagles

According to the USFWS IPaC website, the bald eagle (*Haliaeetus leucocephalus*) was identified to potentially occur in the Study Area, as well as seven (7) bird species of conservation concern (Appendix C).

Potential habitat for eagles was examined during field investigations as well as agency consultation in order to maintain compliance with the Migratory Bird Treaty Act and Bald and Golden Eagle Protection Act. The Study Area contains primarily herbaceous and agricultural habitat and is therefore not likely to support the species. Additionally, bald eagles typically breed and winter in forested areas adjacent to large bodies of open water (Cornell University, 2020). While the Study Area is located adjacent to deciduous forest, it is not located in the vicinity of a large body of open water, with Indian River Bay located over 4-miles north of the Study Area. The USFWS identified breeding time frame for bald eagles is October 15 to August 31.

Based on the review of aerial imagery of the Study Area as well as field reconnaissance, the Study Area contains primarily herbaceous and agricultural habitat. Suitable habitat for the black-billed cuckoo, clapper rail, Kentucky warbler, prairie warbler, red-headed woodpecker, and wood thrush are not abundant within the Study Area but are prevalent in the habitats surrounding the Study Area.

Table 2 provide further detail regarding each species identified by the USFWS IPaC website, including the USFWS identified breeding time frame, preferred habitat, and the bird's potential range within the Study Area as identified by The Cornell Lab of Ornithology All About Birds Bird Guide.

Table 3: Potential Bird Species within the Study Area

Bird Species	Breeding Time Frame	Preferred Habitat	Potential Range within Study Area
Bald Eagle (<i>Haliaeetus leucocephalus</i>)	Breed October 15 to August 31	Forested areas adjacent to large bodies of water	Nonbreeding; Year-round
Black-billed Cuckoo (<i>Coccyzus erythrophthalmus</i>)	Breeds May 15 to October 10	Forested areas with primarily deciduous trees and shrubs.	Migration
Clapper Rail (<i>Rallus crepitans</i>)	Breeds April 10 to October 31	Salt marshes with extensive vegetation.	Year-round
Kentucky Warbler (<i>Oporornis formosus</i>)	Breeds April 20 to August 20	Forested areas with primarily deciduous trees.	Breeding
Prairie Warbler (<i>Dendroica discolor</i>)	Breeds May 1 to July 31	Scrub shrub fields and forests.	Breeding
Prothonotary Warbler (<i>Protonotaria citrea</i>)	Breeds April 1 to July 31	Swampy woodlands.	Breeding
Red-headed Woodpecker (<i>Melanerpes erythrocephalus</i>)	Breeds May 10 to September 10	Open woodlands with deciduous trees.	Breeding and wintering
Wood Thrush (<i>Hylocichla mustelina</i>)	Breeds May 10 to August 31	Forested areas with primarily deciduous trees.	Breeding

Based on the review of aerial imagery of the Study Area as well as field reconnaissance, the Study Area contains primarily herbaceous and agricultural habitat. Shrubby habitat appears to abut the western boundary of the Study Area and the Indian River Bay is approximately 4-miles north of the Study Area. Therefore, suitable habitat for the bald eagle, black-billed cuckoo, Kentucky warbler, prairie warbler, red-headed woodpecker, and wood thrush occurs within the Study Areas.

3.5 Sensitive Habitat Assessment

No sensitive habitat was identified within the designated Study Area based on the desktop analysis. The USFWS IPaC has not identified any wildlife refuge land or fish hatcheries within the Study Area and there are no natural lands within the Study Area based on the Delaware Environmental Navigator. Additionally, there were no local ordinances identified with regards to tree clearing in Sussex County, DE.

3.6 Airports

A review of online resources shows no airports within the immediate vicinity of the Study Area. Two small privately owned airports, including the West Private Airport located approximately one-mile to the northeast and the Warrington Field Airport located 2.6-miles to the southeast of the Study Area boundary. This small airport was identified on Google Earth Transportation Layers and publicly available data on AirNav.com. A review on online aerial imagery does not show any hard-paved surfaces, large buildings or other structures normally associated with a developed airfield. The airfield in question is in an open agricultural field and due to size and location will not require a glint/glare analysis.

3.7 Farmland Classification

Areas of prime farmland, farmland of statewide importance, and not prime farmland were also identified based on the USDA NCRS web soil survey. Within the Study Area, approximately 43.4 percent of soils are classified as prime farmland if drained, 6.0 percent of soils are classified as prime farmland, and 50.6 percent of soils are classified as farmland of statewide importance (**Appendix A, Figure 3**). Based on the Delaware Department of Agriculture interactive mapper, there are not Agricultural Preservation Districts or Agricultural Conservations Easements identified within the Study Area.

Table 4: Farmland Classification within the Study Area

Map Symbol	Map Unit Name	Farmland Classification	Percent in Study Area
HmA	Hammonton loam sand, 0 to 2 percent slopes	All areas are prime farmland	6.0
HuA	Hurlock loamy sand, 0 to 2 percent slopes	Farmland of statewide importance	50.6
MuA	Mullica-Berryland complex, 0 to 2 percent slopes	Prime farmland if drained	43.4

3.8 Cultural Resources

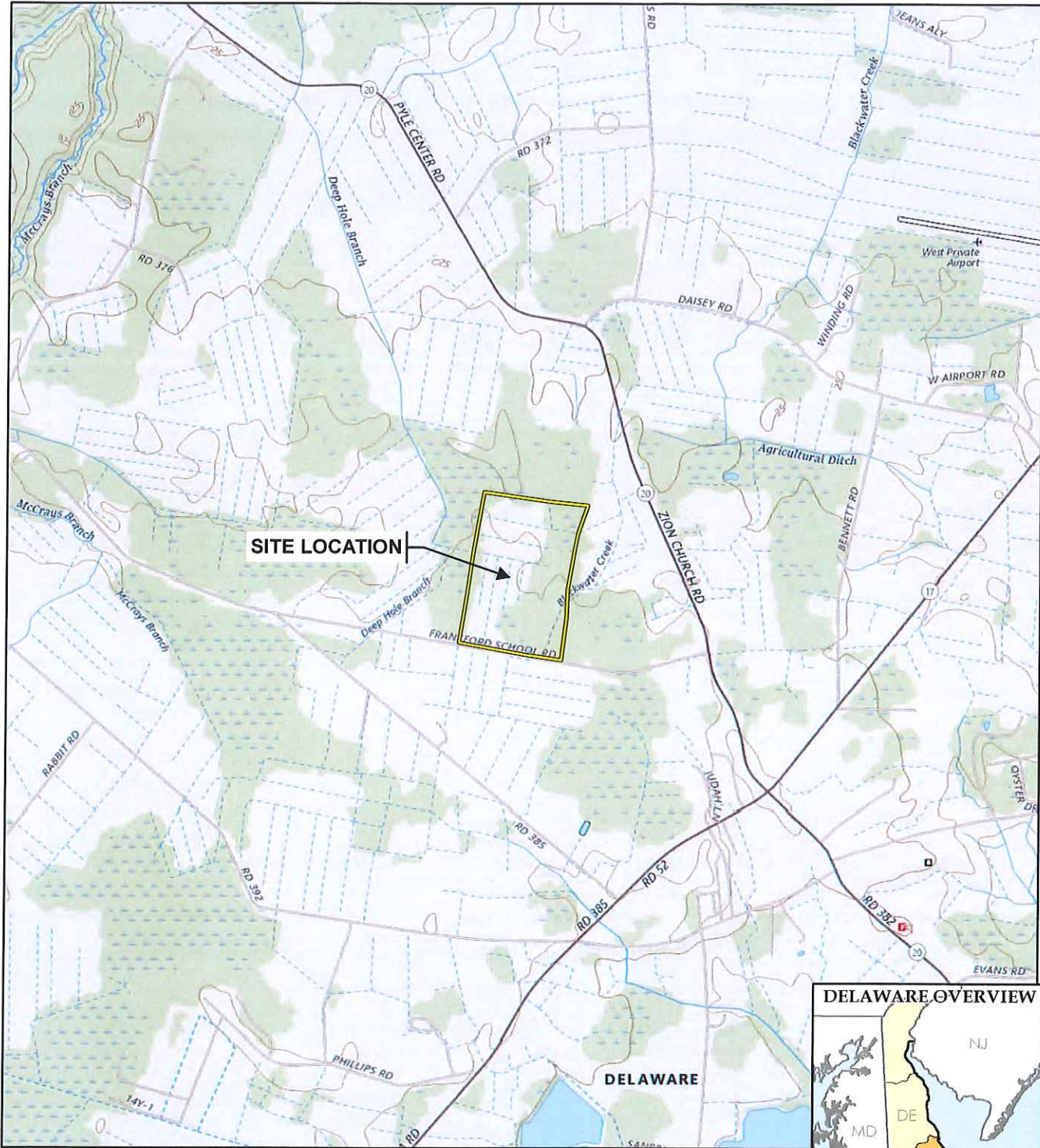
3.8.1 Archeological, Historical, and Cultural

Research utilizing the DE SHPO web-based CHRIS helped identify cultural resources within a one-mile radius of the Study Area. No archaeological sites have been previously recorded within the Study Area or within a one-mile radius of the Study Area. No archaeological surveys have been conducted within a one-mile radius of the Study Area (**Appendix C**).

One previously identified architectural resource is located within the Study Area. The resource is located along Frankford School Road at the southern border of the Study Area and is depicted on historic maps dating to at least 1918 (**Appendix C**). According to a field visit that structure is no longer onsite. At least 30 architectural resources are located within a one-mile radius of the Study Area, primarily clustered around the Town of Roxana (**Appendix C**).

Appendix A: Figures

- Figure 1 – Site Location Map - USGS
- Figure 2 – Site Location Map – Aerial Imagery
- Figure 3 – Mapped Wetlands and Flood Plains
- Figure 4 – Delineated Wetlands and Watercourses
- Figure 5 – Soils Map



BASE MAP FROM USGS 7.5 MINUTE TOPOGRAPHIC QUADRANGLE SERIES.



610 Willowbrook Ln
Suite 618
West Chester, PA 19382
Phone: 610.834.0490

TRC - GIS

PROJECT:
**EDF RENEWABLES DISTRIBUTED SOLUTIONS
BROOM SOLAR PARTNERS, LLC
32455 FRANKFORD SCHOOL ROAD, FRANKFORD, DE 19945**

TITLE:
SITE LOCATION MAP

DRAWN BY:	D. SWEENEY
CHECKED BY:	A. HESSLER
APPROVED BY:	C. KAYSER
DATE:	MARCH 2020
PROJ. NO.:	376627.1000
FILE:	Broom_Fig_1_Loc_8x11P.mxd

FIGURE 1

Plot Date: 3/24/2020, 13:43:06 PM by DSWEENEY - LAYOUT: ANSIB(11"x17")
 Path: S:\1-PROJECTS\EDF_Renewables\Broom\Broom_Fig_2_Site_Plan_8x11P.mxd
 Coordinate System: NAD 1983 2011 StatePlane Delaware FIPS 0700 FT US (Foot US)
 Map Rotation: 0

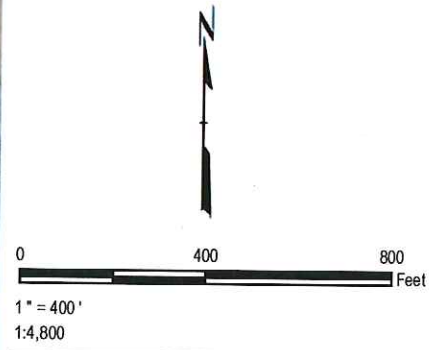


LEGEND

 STUDY AREA

NOTES

1. BASE MAP IMAGERY FROM ESRI WORLD IMAGERY SERVICE MARCH 2017



PROJECT: EDF RENEWABLES DISTRIBUTED SOLUTIONS
 BROOM SOLAR PARTNERS, LLC
 32455 FRANKFORD SCHOOL ROAD, FRANKFORD, DE 19945

TITLE: **AERIAL SITE LOCATION MAP**

DRAWN BY: D.SWEENEY	PROJ. NO.: 376627.1000
CHECKED BY: K. TREINEN	
APPROVED BY: C. KAYSER	FIGURE 2
DATE: MARCH 2020	

 610 Willowbrook Ln
 Suite 618
 West Chester, PA 19382
 Phone: 610.834.0490
 FILE NO.: Broom_Fig_2_Site_Plan_8x11P.mxd

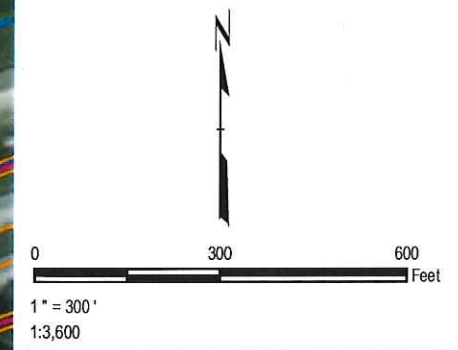


LEGEND

- STUDY AREA
- NHD STREAM/RIVERS
- NHD CANAL/DITCH
- NWI WETLANDS
- 100-YEAR FLOOD ZONE
- DELAWARE TAX DITCH SEGMENTS
- DELAWARE TAX DITCH MAXIMUM ROW

NOTES

1. BASE MAP IMAGERY FROM ESRI WORLD IMAGERY SERVICE SEPTEMBER 2019
2. NATIONAL WETLANDS INVENTORY (NWI) FROM USFWS
3. NATIONAL HYDROGRAPHY DATASET (NHD) FROM USDA. GOV.



PROJECT:		EDF RENEWABLES DISTRIBUTED SOLUTIONS BROOM (OMAR) SOLAR PROJECT 32455 FRANKFORD SCHOOL ROAD, FRANKFORD, DE 19945	
TITLE:		WETLANDS, WATERWAYS, & FLOODPLAINS MAP	
DRAWN BY:	D.SWEENEY	PROJ. NO.:	376627.1000
CHECKED BY:	S. GREENBERG	FIGURE 3	
APPROVED BY:	C. KAYSER		
DATE:	MAY 2021		
		610 Willowbrook Ln Suite 618 West Chester, PA 19382 Phone: 610.834.0490	
FILE NO.:	Broom_Fig_3_Mapped_H2O_8x11P.mxd		

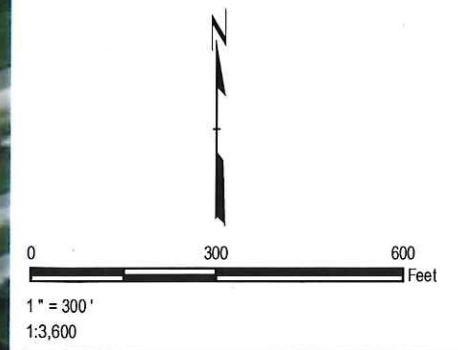


LEGEND

- STUDY AREA
- CULVERT
- ~ PERENNIAL STREAM
- ~ AGRICULTURAL DITCH
- 50FT STREAM BUFFER

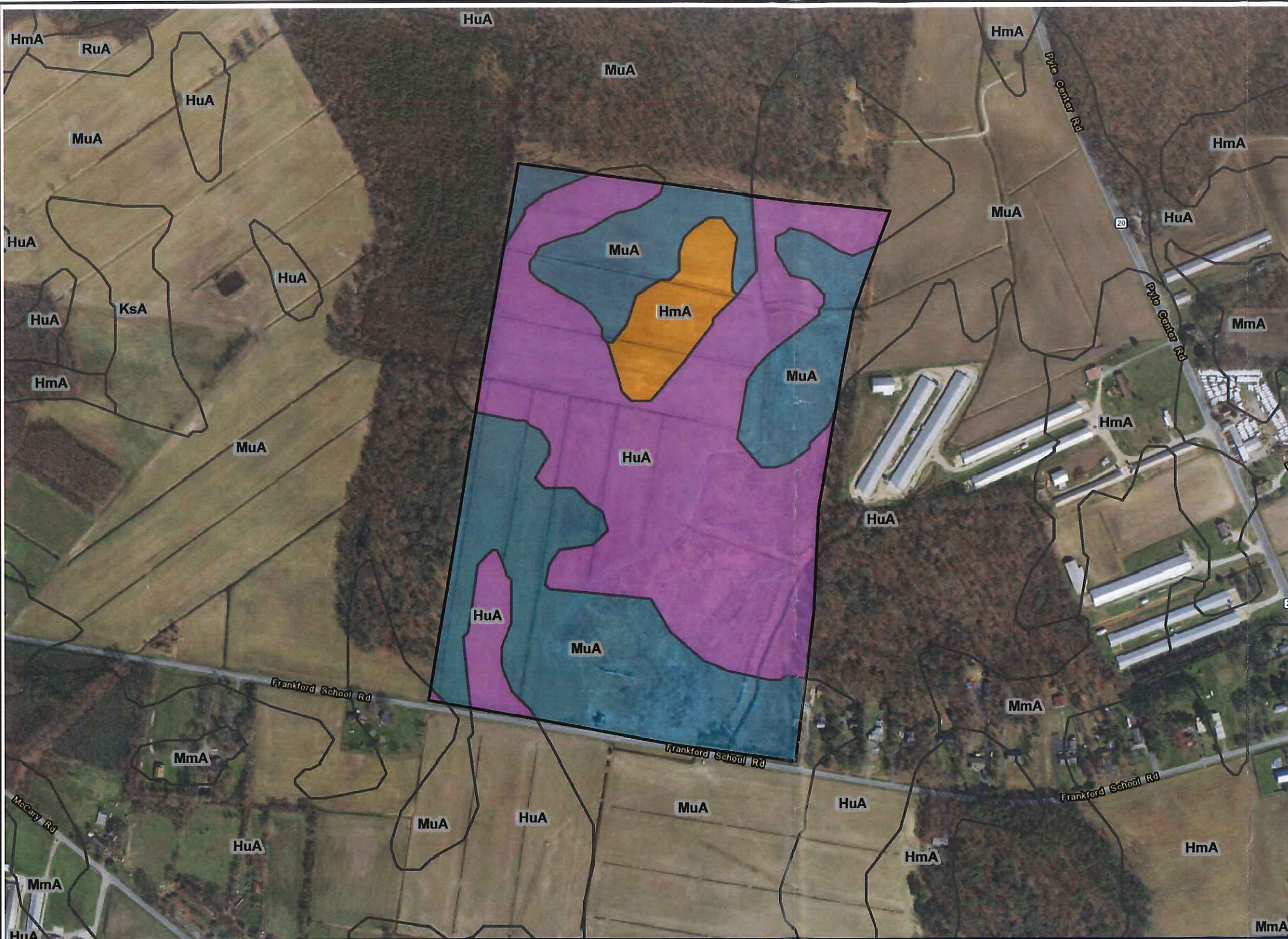
NOTES

1. BASE MAP IMAGERY FROM ESRI WORLD IMAGERY SERVICE SEPTEMBER 2019
2. RESOURCE DELINEATIONS CONDUCTED APRIL 2021



PROJECT	
EDF RENEWABLES DISTRIBUTED SOLUTIONS BROOM (OMAR) SOLAR PROJECT 32455 FRANKFORD SCHOOL ROAD, FRANKFORD, DE 19945	
TITLE	
DELINEATED WETLANDS AND STREAMS	
DRAWN BY: D.SWEENEY	PROJ. NO.: 376627.1000
CHECKED BY: W. HILLEGAS	FIGURE 4
APPROVED BY: C. KAYSER	
DATE: MAY 2021	
610 Willowbrook Ln Suite 618 West Chester, PA 19382 Phone: 610.834.0490	
FILE NO.: Broom_Fig_4 Delineation_8x11P.mxd	

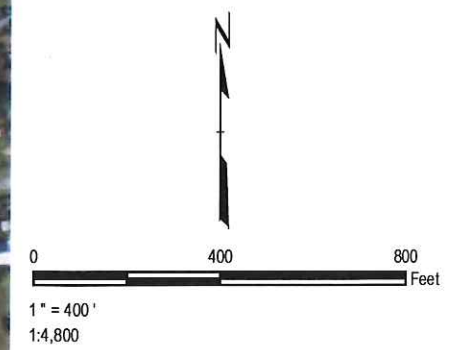
TRC - GIS
 Coordinate System: NAD 1983 2011 StatePlane Delaware FIPS 0700 FT US (Foot US)
 Map Rotation: 0
 Plot Date: 3/24/2020, 13:44:26 PM by DSWEENEY - LAYOUT: ANSIB(11'X17')
 Path: S:\1-PROJECTS\EDF_Renewables\Broom\Broom_Fig_3_Soils_8x11P.mxd



LEGEND

- STUDY
- HMA - HAMMONTON LOAMY SAND, 0 TO 2 PERCENT SLOPES
- HUA - HURLOCK LOAMY SAND, 0 TO 2 PERCENT SLOPES
- MUA - MULLICA-BERRYLAND COMPLEX, 0 TO 2 PERCENT SLOPES

- NOTES**
1. BASE MAP IMAGERY FROM ESRI WORLD IMAGERY SERVICE MARCH 2017
 2. SOILS DATA ACQUIRED FROM USDA/NRCS SSURGO SOILS DATABASE.



Map Unit Symbol	Map Unit Name	Drainage Class	Hydric Rating %	% Of Study Area	Farmland Classification
HmA	Hammonton loamy sand, 0 to 2 percent slopes	Moderately well drained	5	6.03	All areas are prime farmland
HuA	Hurlock loamy sand, 0 to 2 percent slopes	Poorly drained	80	50.44	Farmland of statewide importance
MuA	Mullica-Berryland complex, 0 to 2 percent slopes	Very poorly drained	85	43.29	Prime farmland if drained

PROJECT: EDF RENEWABLES DISTRIBUTED SOLUTIONS
 BROOM SOLAR PARTNERS, LLC
 32455 FRANKFORD SCHOOL ROAD, FRANKFORD, DE 19945

TITLE: NRCS SOILS MAP

DRAWN BY: D.SWEENEY PROJ. NO.: 376627.1000
 CHECKED BY: A. HESSLER
 APPROVED BY: C. KAYSER
 DATE: MARCH 2020

FIGURE 5

TRC 610 Willowbrook Ln
 Suite 618
 West Chester, PA 19382
 Phone: 610.834.0490

FILE NO.: Broom_Fig_3_Soils_8x11P.mxd

Appendix B: Property Deed

34548

BK: 4459 PG: 108

34459

BK: 4459 PG: 12

Tax Map and Parcel #: 5-33-5.00-47.00

PREPARED BY:
Tomasetti Law, LLC
1100 Coastal Highway, Unit 3
Fenwick Island, DE 19944
File No. 515-265/KR

Consideration: .00

County	83.25
State	83.25
Town	Total 166.50
Received: Teresa C Oct 19, 2015	

RETURN TO:
ROBERT E. WILGUS, JR., TRUSTEE
ELAINE S. WILGUS, TRUSTEE
34108 Wilgus Cemetery Road
Frankford, DE 19945

RECEIVED
Oct 19, 2015
ASSESSMENT DIVISION
OF SUSSEX COUNTY

NO TITLE SEARCH OR SURVEY REQUESTED OR PERFORMED

THIS DEED, made this 9th day of October, 2015,

- BETWEEN -

ROBERT E. WILGUS, JR., AN UNDIVIDED ONE-HALF INTEREST, of 34108 Wilgus Cemetery Road, Frankford, DE 19945, and **HARRY F. WILGUS, II, TRUSTEE UNDER REVOCABLE TRUST AGREEMENT OF HARRY F. WILGUS, II DATED 8/9/94** and **CONNIE L. WILGUS, TRUSTEE UNDER REVOCABLE TRUST AGREEMENT OF CONNIE L. WILGUS DATED 8/9/94, AS TO AN UNDIVIDED ONE-HALF INTEREST**, of 35866 Wild Gander Lane, parties of the first part,

- AND -

ROBERT E. WILGUS, JR., TRUSTEE UNDER REVOCABLE TRUST AGREEMENT OF ROBERT E. WILGUS, JR. DATED 7/15/94, AS TO AN UNDIVIDED ONE-HALF INTEREST and **ELAINE S. WILGUS, TRUSTEE UNDER REVOCABLE TRUST AGREEMENT OF ELAINE S. WILGUS DATED 7/15/94, AS TO AN UNDIVIDED ONE-HALF INTEREST**, of 34108 Wilgus Cemetery Road, Frankford, DE 19945, parties of the second part.

WITNESSETH: That the said parties of the first part, for and in consideration of the sum of **Ten and 00/100 Dollars (\$10.00)**, lawful money of the United States of America, the receipt whereof is hereby acknowledged, hereby grant and convey unto the parties of the second part,

MS
KR

FD
w PF

BK: 4459 PG: 109

BK: ~~4459~~ PG: ~~13~~

and their heirs and assigns, in fee simple, the following described lands, situate, lying and being in Sussex County, State of Delaware, as **TENANTS IN COMMON**:

ALL that certain piece and parcel of land lying and being situated in Baltimore Hundred, Sussex County and State of Delaware being bounded and described as follows, to wit: Lying on the North side of the county road leading from Roxana to Frankford, and being more fully described by two deeds previously given, the first deed being deed given by William T. Brasure and Sophia, his wife, to Ezekiel W. Derrickson on January 7, 1885, which reads:

BEGINNING at a corner of lands of Elijah Lynch; thence running with said line to a corner of lands of Mrs. McCabe; thence with said line to a corner of lands of Elijah Lynch near the winding blades, adjoining lands of Elijah Lynch, Stephen Lynch, and the lands of John L. Bennett, said to contain sixty-two (62) acres of land, be the same more or less;

This deed also covering another piece of land being described by a deed given by N.S. Lynch and wife to E.W. Derrickson on January 1, 1887, which reads as follows: **Lying** on the North side of the new County Road leading from Roxana to Frankford, and being a piece of the same land which Clement Evans in his life laid off from the tract of land now occupied and owned by Elizabeth W. Derrickson, and the West corner of this land beginning at the place called Winding Blades, and said to contain ten (10) Acres when laid off or surveyed, be the same more or less, both pieces taken together and conveyed by this deed said to contain **Seventy-two (72) acres**, be the same more or less.

BEING the same lands conveyed unto Robert E. Wilgus, Jr. and Harry F. Wilgus, brothers, by Deed of Evelyn E. Tuner Coffin dated the 24th day of May 1965, and of record in the office of the Recorder of Deeds, in and for Sussex County, at Georgetown, in **Deed Book 588, Page 613**. Harry F. Wilgus subsequently conveyed his one half interest in said property to Harry F. Wilgus, II, Trustee under Revocable Trust Agreement of Harry F. Wilgus dated 8/9/1994 as to an undivided one-half interest, and Connie L. Wilgus, Trustee under revocable Trust Agreement of Connie L. Wilgus dated 8-9-94 as to an undivided one-half interest by Deed dated August 9, 1994 and of record in the office of the Recorder of Deeds in and for Sussex County, at Georgetown in **Deed Book 1999 Page 7**.

SUBJECT to any and all restrictions, reservations, conditions, easements and agreements of record in the Office of the Recorder of Deeds in and for Sussex County, Delaware.

RECEIVED
Oct 19, 2015
ASSESSMENT DIVISION
OF SUSSEX COUNTY

Consideration:	5,550.00

County	22.25
State	23.25
Town	166.50
Received: Teresa C	Oct 19, 2015

BK: 4459 PG: 110

BK: ~~4459~~ PG: ~~110~~

IN WITNESS WHEREOF, the parties of the first part have hereunto set their hands and seals the day and year first above written.

Signed, Sealed and Delivered in the presence of:

Recorder of Deeds
Scott Dailey
Oct 19, 2015 03:22P
Sussex County
Doc. Surcharge Paid

[Handwritten signature]

Robert E. Wilgus Jr (SEAL)
ROBERT E. WILGUS, JR.

HARRY F. WILGUS, II, REVOCABLE TRUST AGREEMENT DATED 8/9/94

AS TO ALL
[Handwritten signature]

Harry F. Wilgus, II (SEAL)
Harry F. Wilgus, II, Trustee

CONNIE L. WILGUS, REVOCABLE TRUST AGREEMENT DATED 8/9/94

Connie L. Wilgus (SEAL)
CONNIE L. WILGUS, TRUSTEE *Trustee*

STATE OF DELAWARE, COUNTY OF SUSSEX: to-wit

BE IT REMEMBERED, that on October 9, 2015, personally came before me, the subscriber, ROBERT E. WILGUS, JR., HARRY F. WILGUS, II, TRUSTEE UNDER REVOCABLE TRUST AGREEMENT OF HARRY F. WILGUS, II DATED 8/9/94 and CONNIE L. WILGUS, TRUSTEE UNDER REVOCABLE TRUST AGREEMENT OF CONNIE L. WILGUS DATED 8/9/94, parties of the first part to this Indenture, known to me personally to be such, and acknowledged this Indenture to be their act and deed.

GIVEN under my Hand and Seal of Office the day and year aforesaid.

Raymond E. Tomasetti, Jr
Notary Public



My Commission Expires: none-life time

Recorder of Deeds
Scott Dailey
Oct 19, 2015 11:43A
Sussex County
Doc. Surcharge Paid

[Handwritten initials]

Appendix C: Environmental Review Documents

USFWS IPaC Resource List

DE Division of Fish and Wildlife Environmental Review Response Letter

DE SHPO CHRIS Mapping

IPaC Information for Planning and Consultation U.S. Fish & Wildlife Service

IPaC resource list

This report is an automatically generated list of species and other resources such as critical habitat (collectively referred to as *trust resources*) under the U.S. Fish and Wildlife Service's (USFWS) jurisdiction that are known or expected to be on or near the project area referenced below. The list may also include trust resources that occur outside of the project area, but that could potentially be directly or indirectly affected by activities in the project area. However, determining the likelihood and extent of effects a project may have on trust resources typically requires gathering additional site-specific (e.g., vegetation/species surveys) and project-specific (e.g., magnitude and timing of proposed activities) information.

Below is a summary of the project information you provided and contact information for the USFWS office(s) with jurisdiction in the defined project area. Please read the introduction to each section that follows (Endangered Species, Migratory Birds, USFWS Facilities, and NWI Wetlands) for additional information applicable to the trust resources addressed in that section.

Location

Sussex County, Delaware



Local office

Chesapeake Bay Ecological Services Field Office

☎ (410) 573-4599

📅 (410) 266-9127

177 Admiral Cochrane Drive
Annapolis, MD 21401-7307

<http://www.fws.gov/chesapeakebay/>

<http://www.fws.gov/chesapeakebay/endsppweb/ProjectReview/Index.html>

NOT FOR CONSULTATION

Endangered species

This resource list is for informational purposes only and does not constitute an analysis of project level impacts.

The primary information used to generate this list is the known or expected range of each species. Additional areas of influence (AOI) for species are also considered. An AOI includes areas outside of the species range if the species could be indirectly affected by activities in that area (e.g., placing a dam upstream of a fish population, even if that fish does not occur at the dam site, may indirectly impact the species by reducing or eliminating water flow downstream). Because species can move, and site conditions can change, the species on this list are not guaranteed to be found on or near the project area. To fully determine any potential effects to species, additional site-specific and project-specific information is often required.

Section 7 of the Endangered Species Act **requires** Federal agencies to "request of the Secretary information whether any species which is listed or proposed to be listed may be present in the area of such proposed action" for any project that is conducted, permitted, funded, or licensed by any Federal agency. A letter from the local office and a species list which fulfills this requirement can **only** be obtained by requesting an official species list from either the Regulatory Review section in IPaC (see directions below) or from the local field office directly.

For project evaluations that require USFWS concurrence/review, please return to the IPaC website and request an official species list by doing the following:

1. Draw the project location and click CONTINUE.
2. Click DEFINE PROJECT.
3. Log in (if directed to do so).
4. Provide a name and description for your project.
5. Click REQUEST SPECIES LIST.

Listed species

¹ and their critical habitats are managed by the [Ecological Services Program](#) of the U.S. Fish and Wildlife Service (USFWS) and the fisheries division of the National Oceanic and Atmospheric Administration (NOAA Fisheries²).

Species and critical habitats under the sole responsibility of NOAA Fisheries are **not** shown on this list. Please contact [NOAA Fisheries](#) for [species under their jurisdiction](#).

1. Species listed under the [Endangered Species Act](#) are threatened or endangered; IPaC also shows species that are candidates, or proposed, for listing. See the [listing status page](#) for more information.
2. [NOAA Fisheries](#), also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

THERE ARE NO ENDANGERED SPECIES EXPECTED TO OCCUR AT THIS LOCATION.

Migratory birds

Certain birds are protected under the Migratory Bird Treaty Act

¹ and the Bald and Golden Eagle Protection Act².

Any person or organization who plans or conducts activities that may result in impacts to migratory birds, eagles, and their habitats should follow appropriate regulations and consider implementing appropriate conservation measures, as described [below](#).

1. The [Migratory Birds Treaty Act](#) of 1918.
2. The [Bald and Golden Eagle Protection Act](#) of 1940.

Additional information can be found using the following links:

- Birds of Conservation Concern <http://www.fws.gov/birds/management/managed-species/birds-of-conservation-concern.php>
- Measures for avoiding and minimizing impacts to birds <http://www.fws.gov/birds/management/project-assessment-tools-and-guidance/conservation-measures.php>
- Nationwide conservation measures for birds <http://www.fws.gov/migratorybirds/pdf/management/nationwidestandardconservationmeasures.pdf>

The birds listed below are birds of particular concern either because they occur on the [USFWS Birds of Conservation Concern](#) (BCC) list or warrant special attention in your project location. To learn more about the levels of concern for birds on your list and how this list is generated, see the FAQ [below](#). This is not a list of every bird you may find in this location, nor a guarantee that every bird on this list will be found in your project area. To see exact locations of where birders and the general public have sighted birds in and around your project area, visit the [E-bird data mapping tool](#) (Tip: enter your location, desired date range and a species on your list). For projects that occur off the Atlantic Coast, additional maps and models detailing the relative occurrence and abundance of bird species on your list are available. Links to additional information about Atlantic Coast birds, and other important information about your migratory bird list, including how to properly interpret and use your migratory bird report, can be found [below](#).

For guidance on when to schedule activities or implement avoidance and minimization measures to reduce impacts to migratory birds on your list, click on the PROBABILITY OF PRESENCE SUMMARY at the top of your list to see when these birds are most likely to be present and breeding in your project area.

NAME

BREEDING SEASON (IF A BREEDING SEASON IS INDICATED FOR A BIRD ON YOUR LIST, THE BIRD MAY BREED IN YOUR PROJECT AREA SOMETIME WITHIN THE TIMEFRAME SPECIFIED, WHICH IS A VERY LIBERAL ESTIMATE OF THE DATES INSIDE WHICH THE BIRD BREEDS ACROSS ITS ENTIRE RANGE. "BREEDS ELSEWHERE")

INDICATES THAT THE BIRD DOES
NOT LIKELY BREED IN YOUR
PROJECT AREA.)

<p>Bald Eagle <i>Haliaeetus leucocephalus</i> This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities. https://ecos.fws.gov/ecp/species/1626</p>	Breeds Oct 15 to Aug 31
<p>Black-billed Cuckoo <i>Coccyzus erythrophthalmus</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9399</p>	Breeds May 15 to Oct 10
<p>Clapper Rail <i>Rallus crepitans</i> This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA</p>	Breeds Apr 10 to Oct 31
<p>Kentucky Warbler <i>Oporornis formosus</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.</p>	Breeds Apr 20 to Aug 20
<p>Prairie Warbler <i>Dendroica discolor</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.</p>	Breeds May 1 to Jul 31
<p>Prothonotary Warbler <i>Protonotaria citrea</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.</p>	Breeds Apr 1 to Jul 31
<p>Red-headed Woodpecker <i>Melanerpes erythrocephalus</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.</p>	Breeds May 10 to Sep 10
<p>Wood Thrush <i>Hylocichla mustelina</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.</p>	Breeds May 10 to Aug 31

Probability of Presence Summary

The graphs below provide our best understanding of when birds of concern are most likely to be present in your project area. This information can be used to tailor and schedule your project activities to avoid or minimize impacts to birds. Please make sure you read and understand the FAQ "Proper Interpretation and Use of Your Migratory Bird Report" before using or attempting to interpret this report.

Probability of Presence (■)

Each green bar represents the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during a particular week of the year. (A year is represented as 12 4-week months.) A taller bar indicates a higher probability of species presence. The survey effort (see below) can be used to establish a level of confidence in the presence score. One can have higher confidence in the presence score if the corresponding survey effort is also high.

How is the probability of presence score calculated? The calculation is done in three steps:

1. The probability of presence for each week is calculated as the number of survey events in the week where the species was detected divided by the total number of survey events for that week. For example, if in week 12 there were 20 survey events and the Spotted Towhee was found in 5 of them, the probability of presence of the Spotted Towhee in week 12 is 0.25.
2. To properly present the pattern of presence across the year, the relative probability of presence is calculated. This is the probability of presence divided by the maximum probability of presence across all weeks. For example, imagine the probability of presence in week 20 for the Spotted Towhee is 0.05, and that the probability of presence at week 12 (0.25) is the maximum of any week of the year. The relative probability of presence on week 12 is $0.25/0.25 = 1$; at week 20 it is $0.05/0.25 = 0.2$.
3. The relative probability of presence calculated in the previous step undergoes a statistical conversion so that all possible values fall between 0 and 10, inclusive. This is the probability of presence score.

To see a bar's probability of presence score, simply hover your mouse cursor over the bar.

Breeding Season (■)

Yellow bars denote a very liberal estimate of the time-frame inside which the bird breeds across its entire range. If there are no yellow bars shown for a bird, it does not breed in your project area.

Survey Effort (|)

Vertical black lines superimposed on probability of presence bars indicate the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps. The number of surveys is expressed as a range, for example, 33 to 64 surveys.

To see a bar's survey effort range, simply hover your mouse cursor over the bar.

No Data (—)

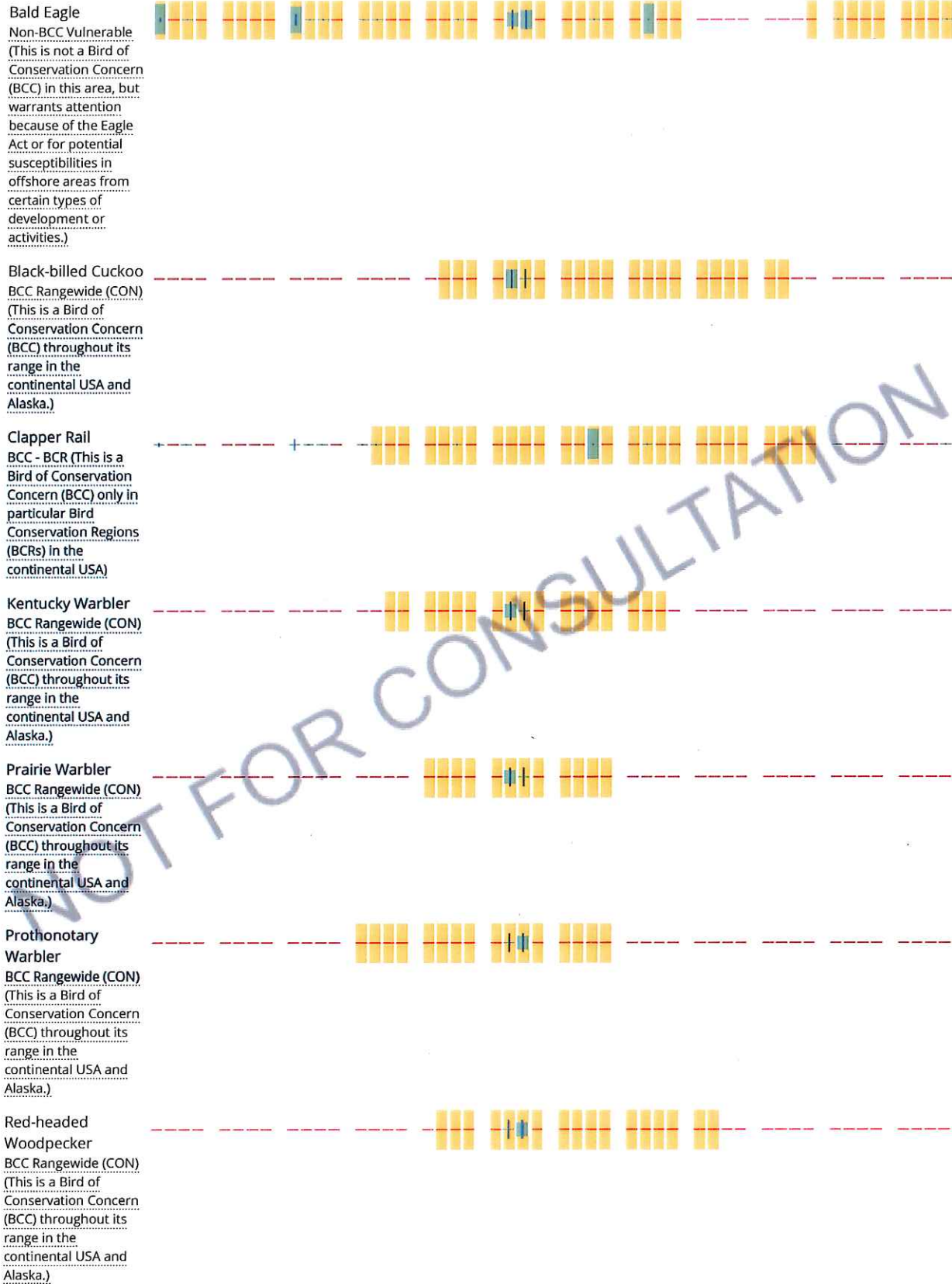
A week is marked as having no data if there were no survey events for that week.

Survey Timeframe

Surveys from only the last 10 years are used in order to ensure delivery of currently relevant information. The exception to this is areas off the Atlantic coast, where bird returns are based on all years of available data, since data in these areas is currently much more sparse.

■ probability of presence
 ■ breeding season
 | survey effort
 — no data

SPECIES JAN FEB MAR APR MAY JUN JUL AUG SEP OCT NOV DEC



Wood Thrush
 BCC Rangewide (CON)
 (This is a Bird of
 Conservation Concern
 (BCC) throughout its
 range in the
 continental USA and
 Alaska.)



Tell me more about conservation measures I can implement to avoid or minimize impacts to migratory birds.

[Nationwide Conservation Measures](#) describes measures that can help avoid and minimize impacts to all birds at any location year round. Implementation of these measures is particularly important when birds are most likely to occur in the project area. When birds may be breeding in the area, identifying the locations of any active nests and avoiding their destruction is a very helpful impact minimization measure. To see when birds are most likely to occur and be breeding in your project area, view the Probability of Presence Summary. [Additional measures](#) and/or [permits](#) may be advisable depending on the type of activity you are conducting and the type of infrastructure or bird species present on your project site.

What does IPaC use to generate the migratory birds potentially occurring in my specified location?

The Migratory Bird Resource List is comprised of USFWS [Birds of Conservation Concern \(BCC\)](#) and other species that may warrant special attention in your project location.

The migratory bird list generated for your project is derived from data provided by the [Avian Knowledge Network \(AKN\)](#). The AKN data is based on a growing collection of [survey, banding, and citizen science datasets](#) and is queried and filtered to return a list of those birds reported as occurring in the 10km grid cell(s) which your project intersects, and that have been identified as warranting special attention because they are a BCC species in that area, an eagle ([Eagle Act](#) requirements may apply), or a species that has a particular vulnerability to offshore activities or development.

Again, the Migratory Bird Resource list includes only a subset of birds that may occur in your project area. It is not representative of all birds that may occur in your project area. To get a list of all birds potentially present in your project area, please visit the [AKN Phenology Tool](#).

What does IPaC use to generate the probability of presence graphs for the migratory birds potentially occurring in my specified location?

The probability of presence graphs associated with your migratory bird list are based on data provided by the [Avian Knowledge Network \(AKN\)](#). This data is derived from a growing collection of [survey, banding, and citizen science datasets](#).

Probability of presence data is continuously being updated as new and better information becomes available. To learn more about how the probability of presence graphs are produced and how to interpret them, go the Probability of Presence Summary and then click on the "Tell me about these graphs" link.

How do I know if a bird is breeding, wintering, migrating or present year-round in my project area?

To see what part of a particular bird's range your project area falls within (i.e. breeding, wintering, migrating or year-round), you may refer to the following resources: [The Cornell Lab of Ornithology All About Birds Bird Guide](#), or (if you are unsuccessful in locating the bird of interest there), the [Cornell Lab of Ornithology Neotropical Birds guide](#). If a bird on your migratory bird species list has a breeding season associated with it, if that bird does occur in your project area, there may be nests present at some point within the timeframe specified. If "Breeds elsewhere" is indicated, then the bird likely does not breed in your project area.

What are the levels of concern for migratory birds?

Migratory birds delivered through IPaC fall into the following distinct categories of concern:

1. "BCC Rangewide" birds are [Birds of Conservation Concern](#) (BCC) that are of concern throughout their range anywhere within the USA (including Hawaii, the Pacific Islands, Puerto Rico, and the Virgin Islands);
2. "BCC - BCR" birds are BCCs that are of concern only in particular Bird Conservation Regions (BCRs) in the continental USA; and
3. "Non-BCC - Vulnerable" birds are not BCC species in your project area, but appear on your list either because of the [Eagle Act](#) requirements (for eagles) or (for non-eagles) potential susceptibilities in offshore areas from certain types of development or activities (e.g. offshore energy development or longline fishing).

Although it is important to try to avoid and minimize impacts to all birds, efforts should be made, in particular, to avoid and minimize impacts to the birds on this list, especially eagles and BCC species of rangewide concern. For more information on conservation measures you can implement to help avoid and minimize migratory bird impacts and requirements for eagles, please see the FAQs for these topics.

Details about birds that are potentially affected by offshore projects

For additional details about the relative occurrence and abundance of both individual bird species and groups of bird species within your project area off the Atlantic Coast, please visit the [Northeast Ocean Data Portal](#). The Portal also offers data and information about other taxa besides birds that may be helpful to you in your project review.

Alternately, you may download the bird model results files underlying the portal maps through the [NOAA NCCOS Integrative Statistical Modeling and Predictive Mapping of Marine Bird Distributions and Abundance on the Atlantic Outer Continental Shelf](#) project webpage.

Bird tracking data can also provide additional details about occurrence and habitat use throughout the year, including migration. Models relying on survey data may not include this information. For additional information on marine bird tracking data, see the [Diving Bird Study](#) and the [nanotag studies](#) or contact [Caleb Spiegel](#) or [Pam Loring](#).

What if I have eagles on my list?

If your project has the potential to disturb or kill eagles, you may need to [obtain a permit](#) to avoid violating the Eagle Act should such impacts occur.

Proper Interpretation and Use of Your Migratory Bird Report

The migratory bird list generated is not a list of all birds in your project area, only a subset of birds of priority concern. To learn more about how your list is generated, and see options for identifying what other birds may be in your project area, please see the FAQ "What does IPaC use to generate the migratory birds potentially occurring in my specified location". Please be aware this report provides the "probability of presence" of birds within the 10 km grid cell(s) that overlap your project; not your exact project footprint. On the graphs provided, please also look carefully at the survey effort (indicated by the black vertical bar) and for the existence of the "no data" indicator (a red horizontal bar). A high survey effort is the key component. If the survey effort is high, then the probability of presence score can be viewed as more dependable. In contrast, a low survey effort bar or no data bar means a lack of data and, therefore, a lack of certainty about presence of the species. This list is not perfect; it is simply a starting point for identifying what birds of concern have the potential to be in your project area, when they might be there, and if they might be breeding (which means nests might be present). The list helps you know what to look for to confirm presence, and helps guide you in knowing when to implement conservation measures to avoid or minimize potential impacts from your project activities, should presence be confirmed. To learn more about conservation measures, visit the FAQ "Tell me about conservation measures I can implement to avoid or minimize impacts to migratory birds" at the bottom of your migratory bird trust resources page.

Facilities

National Wildlife Refuge lands

Any activity proposed on lands managed by the [National Wildlife Refuge](#) system must undergo a 'Compatibility Determination' conducted by the Refuge. Please contact the individual Refuges to discuss any questions or concerns.

THERE ARE NO REFUGE LANDS AT THIS LOCATION.

Fish hatcheries

THERE ARE NO FISH HATCHERIES AT THIS LOCATION.

Wetlands in the National Wetlands Inventory

Impacts to [NWI wetlands](#) and other aquatic habitats may be subject to regulation under Section 404 of the Clean Water Act, or other State/Federal statutes.

For more information please contact the Regulatory Program of the local [U.S. Army Corps of Engineers District](#).

Please note that the NWI data being shown may be out of date. We are currently working to update our NWI data set. We recommend you verify these results with a site visit to determine the actual extent of wetlands on site.

This location overlaps the following wetlands:

FRESHWATER FORESTED/SHRUB WETLAND

[Palustrine](#)

RIVERINE

[Riverine](#)

A full description for each wetland code can be found at the [National Wetlands Inventory website](#)

Data limitations

The Service's objective of mapping wetlands and deepwater habitats is to produce reconnaissance level information on the location, type and size of these resources. The maps are prepared from the analysis of high altitude imagery. Wetlands are identified based on vegetation, visible hydrology and geography. A margin of error is inherent in the use of imagery; thus, detailed on-the-ground inspection of any particular site may result in revision of the wetland boundaries or classification established through image analysis.

The accuracy of image interpretation depends on the quality of the imagery, the experience of the image analysts, the amount and quality of the collateral data and the amount of ground truth verification work conducted. Metadata should be consulted to determine the date of the source imagery used and any mapping problems.

Wetlands or other mapped features may have changed since the date of the imagery or field work. There may be occasional differences in polygon boundaries or classifications between the information depicted on the map and the actual conditions on site.

Data exclusions

Certain wetland habitats are excluded from the National mapping program because of the limitations of aerial imagery as the primary data source used to detect wetlands. These habitats include seagrasses or submerged aquatic vegetation that are found in the intertidal and subtidal zones of estuaries and nearshore coastal waters. Some deepwater reef communities (coral or tubercid worm reefs) have also been excluded from the inventory. These habitats, because of their depth, go undetected by aerial imagery.

Data precautions

Federal, state, and local regulatory agencies with jurisdiction over wetlands may define and describe wetlands in a different manner than that used in this inventory. There is no attempt, in either the design or products of this inventory, to define the limits of proprietary jurisdiction of any Federal, state, or local government or to establish the geographical scope of the regulatory programs of government agencies. Persons intending to engage in activities involving modifications within or adjacent to wetland areas should seek the advice of appropriate federal, state, or local agencies concerning specified agency regulatory programs and proprietary jurisdictions that may affect such activities.



STATE OF DELAWARE
**DEPARTMENT OF NATURAL RESOURCES AND
ENVIRONMENTAL CONTROL**

RICHARDSON & ROBBINS BUILDING
89 KINGS HIGHWAY
DOVER, DELAWARE 19901

OFFICE OF THE
SECRETARY

PHONE
(302) 739-9000

20 April 2020

Alyssa Hessler
TRC Companies, Inc.
1090 Union Road, Suite 280
West Seneca, NY 14224

Re: TRC 2020 Broom Solar Project; Tax Parcel # 533-5.00-47.00

Dear Ms. Hessler,

Thank you for contacting the Species Conservation and Research Program (SCRCP) about information on rare, threatened and endangered species, unique natural communities, and other significant natural resources as they relate to the above referenced project.

State Natural Heritage Site

A review of our database indicates that there are currently no records of state-rare or federally listed plants, animals or natural communities at this project site. As a result, at present, this project does not lie within a State Natural Heritage Site, nor does it lie within a Delaware National Estuarine Research Reserve which are two criteria used to identify "Designated Critical Resource Waters" in the Army Corps of Engineers (ACOE) Nationwide Permit General Condition No. 22. A copy of this letter shall be included in any permit application or pre-construction notification submitted to the Army Corps of Engineers for activities on this property.

We are continually updating our records on Delaware's rare, threatened and endangered species, unique natural communities and other significant natural resources. If the start of the project is delayed more than a year past the date of this letter, please contact us again for the latest information.

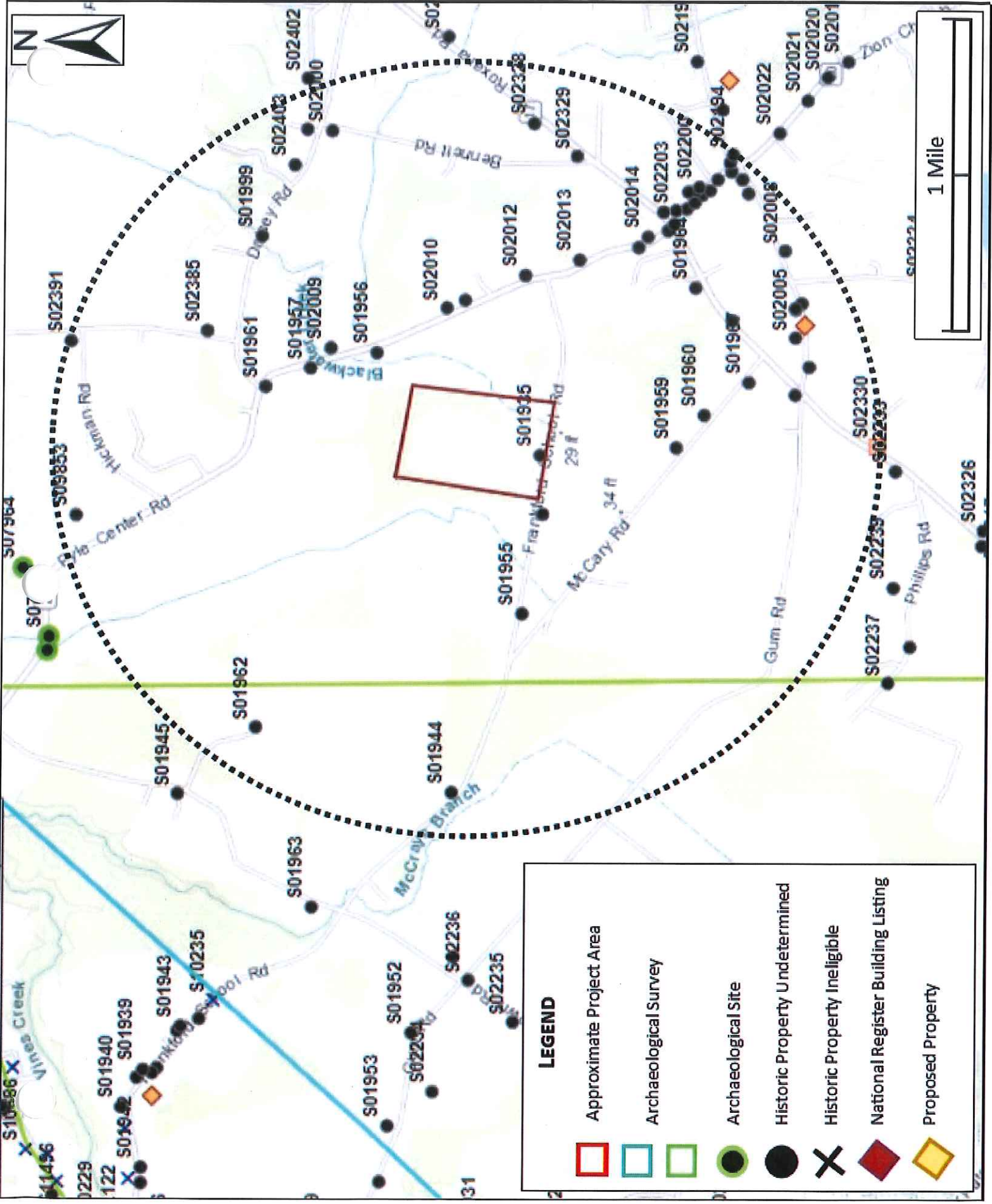
Please feel free to contact me with any questions or if you require additional information.

Sincerely,

A handwritten signature in black ink, appearing to read "Brian Galvez". The signature is fluid and cursive, with a large, sweeping underline that loops back under the name.

Brian Galvez
Environmental Review Coordinator
Phone: (302) 735-8665
6180 Hay Point Landing Road
Smyrna, DE 19977

(See invoice on next page)

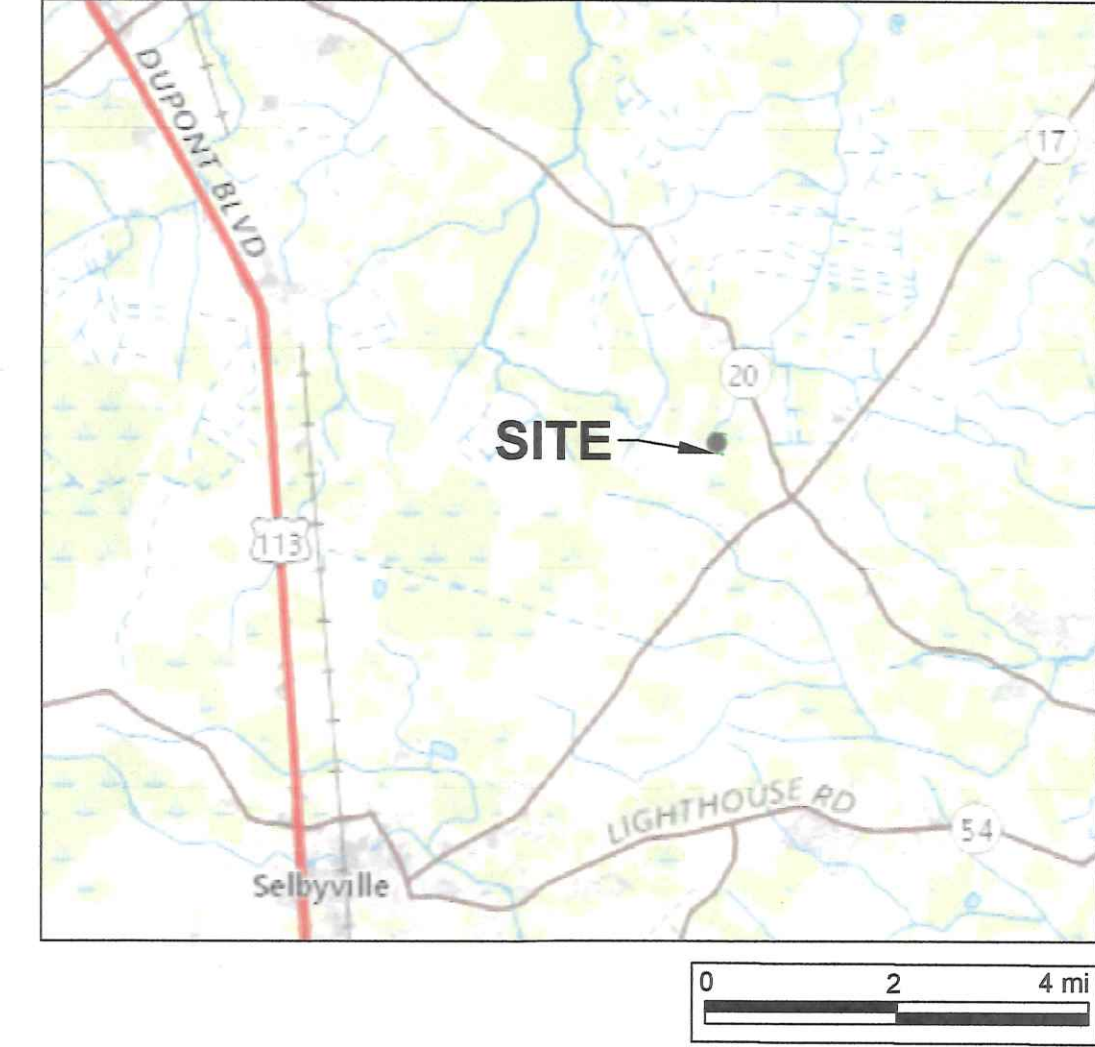


LEGEND

- Approximate Project Area
- Archaeological Survey
- Archaeological Site
- Historic Property Undetermined
- Historic Property Ineligible
- National Register Building Listing
- Proposed Property



SITE LOCATION



LEGEND

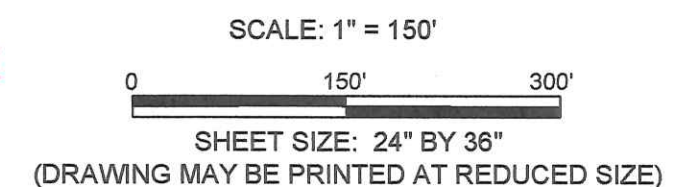
SYMBOL	DESCRIPTION
	EXISTING PROPERTY LINE
	APPROXIMATE EXISTING ABUTTER PROPERTY LINE
	TAX DITCH RIGHT-OF-WAY LIMIT
	YARD SETBACK LINE
	EXISTING MAJOR CONTOUR (FEET)
	EXISTING MINOR CONTOUR (FEET)

NOTES

- THE PROJECT HORIZONTAL COORDINATES SYSTEM IS BASED ON NAD83 DELAWARE STATE PLANE (US SURVEY FEET). ELEVATIONS ARE BASED ON NAVD83 (US SURVEY FEET).
- ADJOINING PROPERTY OWNER INFORMATION SHOWN ARE FROM SUSSEX COUNTY GIS PORTAL ([HTTPS://MAPS.SUSSEXCOUNTYDELA.GOV/PZAPPLICATIONSMAP.HTML](https://maps.sussexcountydela.gov/pzapplicationsmap.html))
- SITE IS NOT LOCATED IN A 100-YEAR OR 500-YEAR FLOOD PLAIN (REFERENCE FLOOD INSURANCE RATE MAP).
- EXISTING UTILITIES ARE APPROXIMATE AND SHOULD BE VERIFIED BY CONTRACTOR. DIG SAFELY DELAWARE (811) SHALL BE NOTIFIED A MINIMUM OF 72-HOURS PRIOR TO COMMENCING ANY EXCAVATION.
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- THE VICINITY MAP IMAGE IS FROM THE UNITED STATES GEOLOGICAL SURVEY 7.5 MINUTE FRANKFORD AND SELBYVILLE TOPOGRAPHIC QUADRANGLES
- THE 1-FOOT TOPOGRAPHY AND PROPERTY BOUNDARY SHOWN ON THESE DRAWINGS WERE PROVIDED TO TRC BY GREENMAN-PEDERSEN, INC. ON JANUARY 19, 2022.

NUMBER	PROPERTY OWNER	TAX ID #
1	DAVIDSON GORDON C TTEE	533-5.00-46.00
2	PYLE EDWARD W CENTER	533-5.00-58.00
3	LYNCH ADAM	533-5.00-57.00
4	LYNCH MARY GRACE	533-5.00-56.02
5	LYNCH MICHAEL W	533-5.00-56.01
6	OWENS FRANCES	533-5.00-55.01
7	ENNIS N MICHAEL LISA E EVANS	533-5.00-55.00
8	ESHAM MICHAEL	533-5.00-48.00
9	KEISER CARVEL	533-5.00-49.03
10	PARKER FAMILY LIMITED PARTNERSHIP	533-5.00-85.00
11	MEIKLEJOHN JERRY TTEE REV TR	533-5.00-86.00
12	BUNDICK SIDNEY R	533-5.00-86.02

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1430 Broadway
10th Floor
New York, NY 10018
Phone: 212.221.7822



TRC Project No: 376627.0000.0000

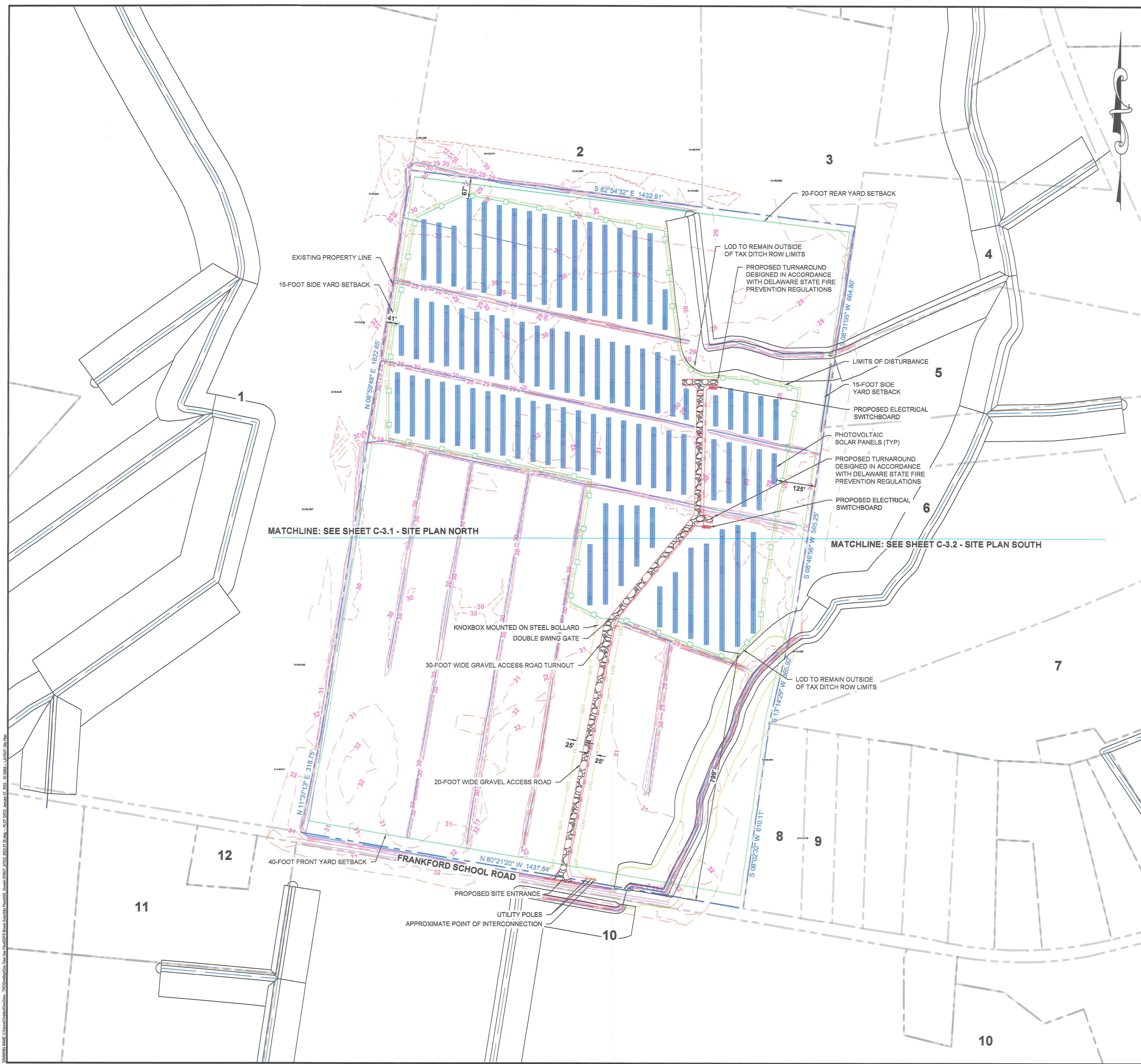


No.	Date:
1	01/27/2022

Drawn by:
EK, CV
Design by:
CG
Checked by:
SM

EDF RENEWABLES DISTRIBUTED SOLUTIONS
BROOM SOLAR PROJECT
ADJACENT TO 32419 FRANKFORD SCHOOL ROAD
FRANKFORD, DELAWARE 19945

Contract No:
376627
Scale:
AS NOTED
Date:
MAY 2021
Sheet:
EXISTING CONDITIONS
Drawing No:
C-2.0



PROJECT SUMMARY		
ARRAY TYPE	SAT	
ARRAY ORIENTATION (°)	180	
	PV MODULE 1	PV MODULE 2
PV MODULE MANUFACTURER	CANADIAN SOLAR	
PV MODULE MODEL	CS3W-445-MB-AG	CS3W-400-PB-AG
PV MODULE WATTAGE (W)	445	400
PV MODULE QUANTITY	6966	2322
PV MODULES PER STRING	27	
PV MODULES PER TRACKER / TABLE	54 / 72	
TRACKER / TABLE QUANTITY	168 / 12	
TRACKER PITCH / TABLE ROW SPACING (FT)	48.27	
	INVERTER 1	INVERTER 2
INVERTER MANUFACTURER	CHINT POWER SYSTEMS	
INVERTER MODEL	SCH125KTL-DOJUS-600	
INVERTER RATING (KWAC)	125	
INVERTER QUANTITY	24	
TOTAL PV MODULE CAPACITY (KWDC)	4028.67	
TOTAL INVERTER CAPACITY (KWAC)	3,000	
AREA WITHIN FENCE (ACRES)	25.97	
LENGTH OF FENCE (FT)	4,866.7	
LENGTH OF ACCESS DRIVE (FT)	1,714	

LEGEND	
SYMBOL	DESCRIPTION
	EXISTING PROPERTY LINE
	APPROXIMATE EXISTING SUBTERRANEAN PROPERTY LINE
	PROPOSED PROJECT FENCE
	PROPOSED GRAVEL ACCESS DRIVEWAY
	PROPOSED MEDIUM VOLTAGE CIRCUIT
	PROPOSED OVERHEAD LINE
	PROPOSED OVERHEAD POLES
	EXISTING MAJOR CONTOUR (FEET)
	EXISTING MINOR CONTOUR (FEET)
	TAX DITCH RIGHT-OF-WAY LIMIT
	LIMITS OF DISTURBANCE

- NOTES**
- AREAS OUTSIDE PROPOSED FENCE TO REMAIN AS OPEN SPACE
 - ADJOINING PROPERTY OWNER INFORMATION SHOWN ARE FROM SUSSEX COUNTY GIS PORTAL ([HTTPS://MAPS.SUSSEXCOUNTYNODE.GOV/PZAPPLICATIONSMAP.HTML](https://maps.sussexcountynode.gov/PZAPPLICATIONSMAP.HTML))
 - SITE IS NOT LOCATED IN A 100-YEAR OR 500-YEAR FLOOD PLAIN
 - EXISTING UTILITIES ARE APPROXIMATE AND SHOULD BE VERIFIED BY CONTRACTOR. DIG SAFELY DELAWARE (811) SHALL BE NOTIFIED A MINIMUM OF 72-HOURS PRIOR TO COMMENCING ANY EXCAVATION.
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 - NO SOURCE OF WATER IS AVAILABLE AT THE SITE OR IMMEDIATE AREA TO SUPPORT FIRE FIGHTING.
 - NO BUILDINGS ARE EXISTING OR PROPOSED.
 - THE 1-FOOT TOPOGRAPHY AND PROPERTY BOUNDARY SHOWN ON THESE DRAWINGS WERE PROVIDED TO TRC BY GREENMAN-PEDERSEN, INC. ON JANUARY 19, 2022.

ZONING CONFORMANCE TABLE		
Zoning Code Description	Zoning Code Requirement	Proposed Project
Zoning Designation	Agricultural Residential -1	Agricultural Residential - 1
Minimum Lot Area	10,000 square feet	3,043.621 square feet
Minimum Lot Width	150 feet	1,353 feet
Minimum Lot Depth	100 feet	2127 feet
Maximum Building Height	42 feet	Not Applicable (Equipment height not more than 12 feet)
Front Yard Depth	40 feet	799 feet
Side Yard Depth	10 feet	41 feet
Rear Yard Depth	10 feet	67 feet

ISSUED FOR CONDITIONAL USE
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SCALE: 1" = 150'
 SHEET SIZE: 24" BY 36"
 (DRAWING MAY BE PRINTED AT REDUCED SIZE)

1430 Broadway
 10th Floor
 New York, NY 10018
 Phone: 212.251.7822

TRC

edf renewables

SEVEN DAY WEEKLY LICENSE
 No. 8200
 PROFESSIONAL ENGINEER

Revisions:
 No. Date
 1 01/27/2022

Drawn by:
 EK, CV

Design by:
 CG

Checked by:
 SM

**EDF RENEWABLES DISTRIBUTED SOLUTIONS
 BROOM SOLAR PROJECT
 ADJACENT TO 32419 FRANKFORD SCHOOL ROAD
 FRANKFORD, DELAWARE 19945**

Contract No:
 376627

Scale:
 AS NOTED

Date:
 MAY 2021

Sheet:
 SITE PLAN

Drawing No:
 C-3.0

TRC Project No: 376627.0000.0000



PROJECT SUMMARY		
ARRAY TYPE	SAT	
ARRAY ORIENTATION (°)	180	
	PV MODULE 1	PV MODULE 2
PV MODULE MANUFACTURER	CANADIAN SOLAR	
PV MODULE MODEL	CS3W-445-MB-AG	CS3W-400-PB-AG
PV MODULE WATTAGE (W)	445	400
PV MODULE QUANTITY	6966	2322
PV MODULES PER STRING	27	
PV MODULES PER TRACKER / TABLE	54 / 72	
TRACKER / TABLE QUANTITY	168 / 12	
TRACKER PITCH / TABLE ROW SPACING (FT)	48.27	
	INVERTER 1	INVERTER 2
INVERTER MANUFACTURER	CHINT POWER SYSTEMS	
INVERTER MODEL	SCH125KTL-DOUS-600	
INVERTER RATING (KWAC)	125	
INVERTER QUANTITY	24	
TOTAL PV MODULE CAPACITY (KWDC)	4028.67	
TOTAL INVERTER CAPACITY (KWAC)	3,000	
AREA WITHIN FENCE (ACRES)	25.97	
LENGTH OF FENCE (FT)	4,866.7	
LENGTH OF ACCESS DRIVE (FT)	1,714	

LEGEND	
SYMBOL	DESCRIPTION
---	EXISTING PROPERTY LINE
- - - -	APPROXIMATE EXISTING ABUTTER PROPERTY LINE
---	PROPOSED PROJECT FENCE
---	PROPOSED GRAVEL ACCESS DRIVEWAY
MV	PROPOSED MEDIUM VOLTAGE CIRCUIT
OE	PROPOSED OVERHEAD LINE
⊙	PROPOSED OVERHEAD POLES
- - - - 65	EXISTING MAJOR CONTOUR (FEET)
- - - - 54	EXISTING MINOR CONTOUR (FEET)
---	TAX DITCH RIGHT-OF-WAY LIMIT
---	LIMITS OF DISTURBANCE

ZONING CONFORMANCE TABLE		
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- NOTES**
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1430 Broadway
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New York, NY 10018
Phone: 212.221.7822

TRC

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STEPHEN D. WEEB
LICENSE
No. 8200
PROFESSIONAL ENGINEER

Revisions:
No. Date:
1 01/27/2022

Drawn by:
EK, CV

Design by:
CG

Checked by:
SM

**EDF RENEWABLES DISTRIBUTED SOLUTIONS
BROOM SOLAR PROJECT
ADJACENT TO 32419 FRANKFORD SCHOOL ROAD
FRANKFORD, DELAWARE 19945**

Contract No:
376627

Scale:
AS NOTED

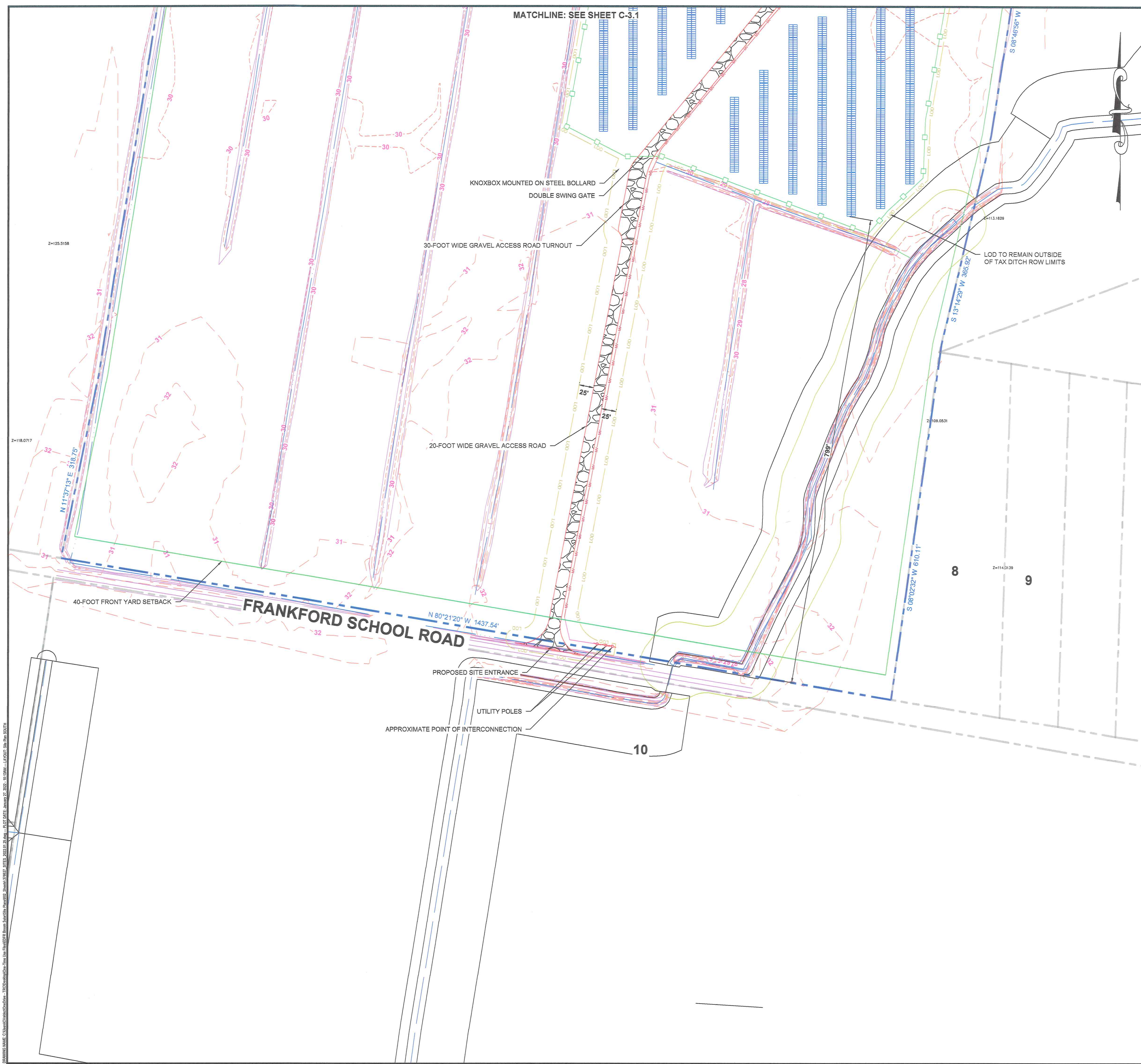
Date:
MAY 2021

Sheet:
SITE PLAN NORTH

Drawing No:
C-3.1

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SCALE: 1" = 80'
SHEET SIZE: 24" BY 36"
(DRAWING MAY BE PRINTED AT REDUCED SIZE)



MATCHLINE: SEE SHEET C-3.1

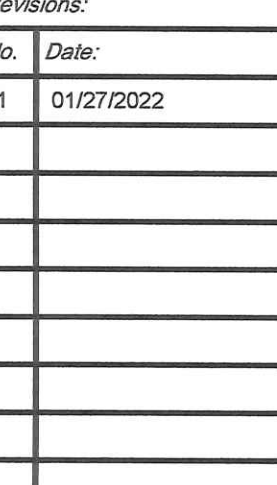
PROJECT SUMMARY		
ARRAY TYPE	SAT	
ARRAY ORIENTATION (°)	180	
PV MODULE MANUFACTURER	CANADIAN SOLAR	
PV MODULE MODEL	CS3W-445-MB-AG	CS3W-400-PB-AG
PV MODULE WATTAGE (W)	445	400
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TRACKER / TABLE QUANTITY	168 / 12	
TRACKER PITCH / TABLE ROW SPACING (FT)	48.27	
	INVERTER 1	INVERTER 2
INVERTER MANUFACTURER	CHINT POWER SYSTEMS	
INVERTER MODEL	SCH125KTL-DOJUS-600	
INVERTER RATING (KWAC)	125	
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TOTAL PV MODULE CAPACITY (KWDC)	4028.67	
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LEGEND	
SYMBOL	DESCRIPTION
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	APPROXIMATE EXISTING ADJUTER PROPERTY LINE
	PROPOSED PROJECT FENCE
	PROPOSED GRAVEL ACCESS DRIVEWAY
	PROPOSED MEDIUM VOLTAGE CIRCUIT
	PROPOSED OVERHEAD LINE
	PROPOSED OVERHEAD POLES
	EXISTING MAJOR CONTOUR (FEET)
	EXISTING MINOR CONTOUR (FEET)
	TAX DITCH RIGHT-OF-WAY LIMIT
	LIMITS OF DISTURBANCE

ZONING CONFORMANCE TABLE		
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1430 Broadway
10th Floor
New York, NY 10018
Phone: 212.251.7822



Revisions:

No.	Date:
1	01/27/2022

Drawn by: EK, CV
Design by: CG
Checked by: SM

EDF RENEWABLES DISTRIBUTED SOLUTIONS
BROOM SOLAR PROJECT
ADJACENT TO 32419 FRANKFORD SCHOOL ROAD
FRANKFORD, DELAWARE 19945

Contract No:
376627
Scale:
AS NOTED
Date:
MAY 2021
Sheet:
SITE PLAN SOUTH
Drawing No:
C-3.2

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SCALE: 1" = 80'
0 80' 160'
SHEET SIZE: 24" BY 36"
(DRAWING MAY BE PRINTED AT REDUCED SIZE)