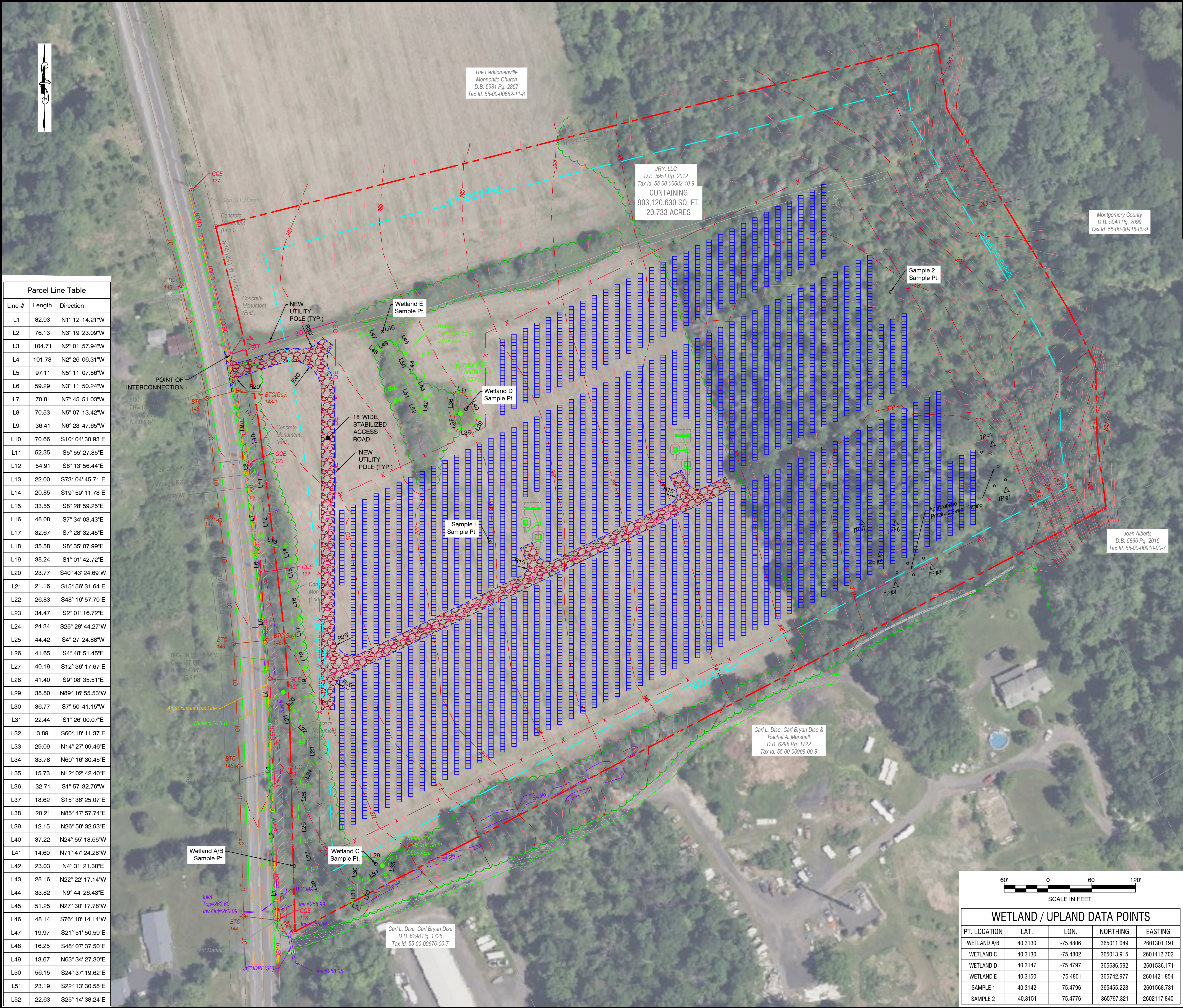




Parcel Line Table		
Line #	Length	Direction
L1	82.93	N1° 12' 14.21"W
L2	76.13	N3° 19' 23.09"W
L3	104.71	N2° 01' 57.94"W
L4	101.78	N2° 26' 06.31"W
L5	97.11	N5° 11' 07.56"W
L6	59.29	N3° 11' 50.24"W
L7	70.81	N7° 45' 51.03"W
L8	70.53	N5° 07' 13.42"W
L9	36.41	N6° 23' 47.65"W
L10	70.66	S10° 04' 30.93"E
L11	52.35	S8° 55' 27.85"E
L12	54.91	S8° 13' 56.44"E
L13	22.00	S73° 04' 45.71"E
L14	20.85	S19° 59' 11.78"E
L15	33.55	S8° 28' 59.25"E
L16	48.08	S7° 34' 03.43"E
L17	32.67	S7° 28' 32.45"E
L18	35.58	S8° 35' 07.99"E
L19	38.24	S1° 01' 42.72"E
L20	23.77	S40° 43' 24.69"W
L21	21.16	S15° 58' 31.64"E
L22	26.83	S48° 16' 57.70"E
L23	34.47	S2° 01' 16.72"E
L24	24.34	S25° 28' 44.27"W
L25	44.42	S4° 27' 24.88"W
L26	41.65	S4° 48' 51.45"E
L27	40.89	S12° 36' 17.67"E
L28	41.40	S9° 08' 35.51"E
L29	38.80	N89° 16' 55.53"W
L30	36.77	S7° 50' 41.15"W
L31	22.44	S1° 26' 00.07"E
L32	3.89	S60° 18' 11.37"E
L33	29.09	N14° 27' 09.46"E
L34	33.78	N60° 16' 30.45"E
L35	15.73	N12° 02' 42.40"E
L36	32.71	S1° 57' 32.76"W
L37	18.62	S15° 36' 25.07"E
L38	20.21	N85° 47' 57.74"E
L39	12.15	N26° 58' 32.93"E
L40	37.22	N24° 55' 18.65"W
L41	14.60	N71° 47' 24.28"W
L42	23.03	N4° 31' 21.30"E
L43	28.16	N22° 22' 17.14"W
L44	33.82	N9° 44' 26.43"E
L45	51.25	N27° 30' 17.78"W
L46	48.14	S76° 10' 14.14"W
L47	19.97	S21° 51' 50.59"E
L48	16.25	S48° 07' 37.50"E
L49	13.67	N63° 34' 27.30"E
L50	56.15	S24° 37' 19.62"E
L51	23.19	S22° 13' 30.58"E
L52	22.63	S25° 14' 38.24"E

LOCATION MAP

PERKIOMENVILLE, PA QUAD
1" = 2000'

1. PARCEL INFORMATION:
OWNER: JRY LLC
751 LUMBER ST, PO BOX 247
GREEN LANE, PA 18054
D.B. 5951, PG. 2012
PARCEL ID: 55-00-00682-10-9
LOT AREA: 20.73 ACRES (PER COUNTY GIS)

2. DEVELOPER / APPLICANT:
UPPER FREDERICK CSG 1 LLC
c/o: DIMENSION ENERGY
3050 PEACHTREE RD. NW, SUITE 350
ATLANTA, GA 30305
PHONE: 877-277-8506
CONTACT: SAM YOUNES

3. ZONING:
I - INDUSTRIAL
EXISTING USE: AGRICULTURAL
PROPOSED USE: COMMERCIAL SOLAR ENERGY SYSTEM

PROJECT DEVELOPMENT MANAGER: HAYLEY EFFLER
PHONE: 914-584-5098
EMAIL: heffler@dimension-energy.com

ZONING DIMENSIONAL STANDARDS (BASED ON CLASS I USES)

MINIMUM LOT WIDTH: 200 FT (ACTUAL = ~975 FT)

MINIMUM BUILDING SETBACKS:
FROM THE ULTIMATE RIGHT-OF-WAY: 75 FT
FROM ABUTTING PROPERTIES THAT HAVE RESIDENTIAL OR INSTITUTIONAL USES
OR ZONING: 100 FT
FROM ALL OTHER ABUTTING PROPERTIES: 50 FT

MINIMUM VEGETATIVE AREA: 40% OF GROSS LOT AREA

MAXIMUM BUILDING COVERAGE: 25%, NOT TO EXCEED 15,000 SF FOR A USE

SOLAR ARRAY:
FENCED AREA = 478,891 SF (10.99 AC)
SOLAR PANELS = 145,873 SF (6,210 PANELS)
EQUIPMENT PADS = 1,682 SF
ACCESS ROAD = 24,312 SF

TOTAL PROPOSED LOT COVERAGE = 171,847 SF (3.95 AC) = 19.03%

4. PANEL HEIGHT (§ 285-77.2.E):
ALL PANELS WILL BE LESS THAN THE 20' MAXIMUM ALLOWABLE HEIGHT.

5. SCREENING (§ 285-165):
THE APPLICANT WELCOMES A COLLABORATIVE APPROACH WITH THE TOWNSHIP PLANNING COMMISSION AND OTHER OFFICIALS TO DETERMINE THE LOCATION, SPECIES, AND DENSITY OF SCREENING THAT WOULD BE REQUIRED AND APPROPRIATE FOR THIS PROJECT.

6. FLOOD PLAIN:
FEMA FIRM MAP 42091C0103G INDICATES THAT THERE ARE SPECIAL FLOOD HAZARD AREAS ON THIS PARCEL. ALL PROPOSED IMPROVEMENTS ARE OUTSIDE THE FLOODWAY AREAS.

7. WETLANDS:
THERE ARE EXISTING POTENTIALLY JURISDICTIONAL WETLANDS ON THE PROJECT SITE. AN ONSITE WETLAND DELINEATION HAS BEEN PERFORMED BY AMBROOK CONSULTING, LLC., AND THESE AREAS ARE SHOWN ON THIS PLAN. ANY IMPACTS WILL REQUIRE THE NECESSARY PA DEP AND/OR USACE PERMITTING.

LEGEND

FEATURE	EXISTING	PROPOSED
PROPERTY LINE	---	---
50' SETBACK LINE	---	---
EXISTING CONTOURS	---	---
OVERHEAD ELECTRIC	---	---
UNDERGROUND ELECTRIC	---	---
SECURITY FENCE	---	---
STABILIZED ACCESS ROAD	---	---
TRANSFORMER AND PAD	---	---
SOLAR ARRAY	---	---

WETLAND / UPLAND DATA POINTS

PT. LOCATION	LAT.	LONG.	NORTHING	EASTING
WETLAND A/B	40.3130	-75.4806	365011.049	2601301.191
WETLAND C	40.3130	-75.4802	365013.915	2601412.702
WETLAND D	40.3147	-75.4797	365036.592	2601536.171
WETLAND E	40.3150	-75.4801	365742.977	2601421.854
SAMPLE 1	40.3142	-75.4796	365455.223	2601568.731
SAMPLE 2	40.3151	-75.4776	365797.321	2602117.840

SKETCH PLAN / WETLAND MAP
FOR
UPPER FREDERICK CSG 1 LLC SOLAR PROJ.
UPPER FREDERICK TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

MPE PROJECT NO: 10P3-24-18.10
DRAWING NO: SK-1
SHEET NO: 1 of 1