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February 2, 2024

VIA UPS

Venango Township
Attn: Zoning Officer
9141 Townhall Road
Wattsburg, PA 16442

Re: Wilson Solar LLC – New Conditional Use Application

Dear Zoning Officer:

On behalf of Wilson Solar LLC (“Wilson Solar”) enclosed please find a new conditional use application for Wilson Solar’s proposed solar energy system in Venango Township (“Township”), which is being filed pursuant to Section 309 of the Venango Township Zoning Ordinance and Township Ordinance No. 2023-01 (Solar Energy System Ordinance). This application differs from Wilson Solar’s prior conditional use application because the new project does not involve the placement of any solar facilities on property zoned in the Township’s R-1 District.

As previously directed by the Township for its prior application, Wilson Solar is submitting a Zoning Permit Application to serve as the conditional use application because the Township does not have a form conditional use application. In addition, Wilson Solar has enclosed a separate Conditional Use Application, which it has prepared. Also enclosed herewith are: (1) two copies of the proposed site plan; (2) a Project Narrative/Written Description; (3) a list of adjacent property owners; and (4) a check in the amount of Five Hundred Dollars (\$500.00) for the application/filing fee.

Please contact me should you have any questions or concerns.

Very truly yours,



Shawn N. Gallagher

SNG/
Enclosures

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SUITE 200

PITTSBURGH, PA 15219-4413

10997

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\$500.00

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VENANGO TOWNSHIP
9141 TOWNHALL ROAD
WATTSBURG, PA 16442

TO THE
ORDER OF

VOID AFTER 180 DAYS

[Handwritten Signature]

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DOCUMENT CONTAINS A VOID PANTOGRAPH

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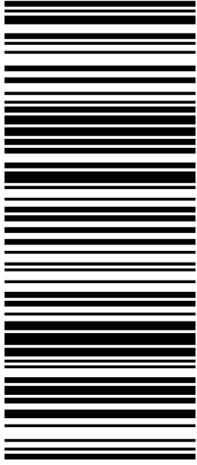

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<p>1 LBS PAK 1 OF 1</p> <p>KOLAS, KRISTILL (412) 562-5286 BUCHANAN INGERSOLL & ROONEY PC 501 GRANT STREET PITTSBURGH PA 15219</p> <p>SHIP TO: ATTN: ZONING OFFICER VENANGO TOWNSHIP 9141 TOWNHALL ROAD WATTSBURG PA 16442-9509</p>	<p>PA 164 9-10</p> 	<p>UPS NEXT DAY AIR 1</p> <p>TRACKING #: 1Z 264 105 01 9432 4804</p> 	<p>BILLING: P/P</p> <p>Timekeeper Name: Shawn Gallagher C/M #: 0107966-000001 <small>CS 23.9.00. WNTNV50 5.0A 01/2021*</small></p> 
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ZONING PERMIT APPLICATION
VENANGO TOWNSHIP, ERIE COUNTY, PA

9141 Townhall Road, Wattsburg, PA 16442

(814) 739-2688

Date: February 2, 2024 Permit #: _____

Index #: 44- See attached. Lot Size: See attached.

Project Location: See attached.

Project Description: Solar Energy System Project Size: See attached.

Owner: See attached. Phone: 203-521-2969 E-mail: urquhart@birchcreekdev.com

Contractor: TBD Phone: TBD E-mail: TBD

Zoning District: A-1 R-1 R-2 V-1 C-1 I-1 REC Fairgrounds

Floodplain: YES NO Panel # 42049C0

Project Type: New Structure Addition Demolition Other: _____

Use: Permitted Accessory Special Exception Conditional Non-Conforming

Estimated Construction Cost: Total Investment of \$130,000,000 to \$150,000,000

***See Site Plan**

(602): * minimum setbacks front: _____ side: _____ side: _____ rear/front: _____

* proposed setbacks front: _____ side: _____ side: _____ rear/front: _____

* max. height: _____ * max. building coverage (%): _____

* proposed height: _____ * proposed building coverage (%): _____

Driveway (810): Township S.R. – H.O.P. # _____

Septic: YES NO Permit # _____

* SWM Plan: YES NO Impervious Area: _____
***If Required**

Applicant's Signature:  Date: 2/1/2024

APPROVED REFUSED reason: _____

Permit Fee: \$ _____ check # _____ cash

Zoning Officer's Signature: _____ Date: 2/2/2024

Comments: At the prior direction of the Township, this application for a zoning permit is being submitted for a conditional use. A Separate zoning permit application will be submitted upon approval of the conditional use.

SUPERVISORS - CONDITIONAL USE APPLICATION
VENANGO TOWNSHIP, ERIE COUNTY, PA

9141 Townhall Road, Wattsburg, PA 16442

(814) 739-2688

Owner: Multiple, See attached

Project Location: See attached


Request Type: Variance

(308.06) Special Exception (308.07)

Other: Conditional use

Description of Appeal: This is an application for a conditional use pursuant to Section 309 of the Zoning Ordinance, conditional uses, and the Township's Solar Ordinance 2023-01, establishing a solar energy system.

Hearing Request Fee: \$ 500.00 check # 10997 cash

Applicant's Signature  Date: 2/2/2024

Hearing Date: _____

Decision of Board of Supervisors: APPROVED (Granted) DENIED

Findings/Comments: _____

Chairperson: _____ Date Issued: _____

Member: _____ Member: _____

Member: _____ Member: _____

WILSON SOLAR LLC

CONDITIONAL USE APPLICATION

PROJECT NARRATIVE/WRITTEN DESCRIPTION

February 2, 2024

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Introduction

Wilson Solar LLC (“Wilson Solar”) submits this conditional use application (“Application”) pursuant to the Venango Township Zoning Ordinance (the “Zoning Ordinance”) Section 309, Conditional Uses, which provides that the Board of Commissioners shall hear and decide requests for conditional uses in accordance with the standards and criteria of the Zoning Ordinance including general requirements of the Zoning Ordinance and applicable standards listed in Section 1001 and 1002, and pursuant to Venango Township’s Ordinance 2023-01 Establishing Solar Energy System (the “Solar Ordinance”).

The Venango Township Board of Supervisors previously denied Wilson Solar’s prior conditional use application for a similar project in Venango Township. However, this Application differs from the prior application because the new project has been reconfigured to eliminate the portions of the project that were previously located in the Venango Township’s R-1 District. Accordingly, no rezoning is being requested in connection with the Application.

1. Project Narrative and Applicant Overview

Wilson Solar is proposing the development and construction of an 80-megawatt (MW) alternating current (ac) solar photovoltaic (PV) project in Venango Township, Erie County, Pennsylvania (“Township”) called the Wilson Solar Project (the “Project”). This Project aims to generate electricity from renewable resources and foster voluntary green power for Pennsylvania Electric Company (“PEC”) customers. It will generate jobs and increased tax revenue to the Township, with a low-impact on the land or surrounding landowners. Wilson Solar is a wholly-owned subsidiary of Birch Creek Development, LLC, which has extensive experience developing utility-scale solar facilities across the United States.

The Project will occupy approximately 1099 acres of land west of Wattsburg Road. The land utilized (the “Project Site”) will consist of fourteen parcels, each owned by one of five total landowners. Wilson Solar has obtained long-term leases, purchase agreements, easements, or options for the same, with each of the landowners who own a portion of the Project Site. The parcels comprising the Project Site are zoned Agricultural (A-1) and Industrial (I-1). The majority of the Project Site is agriculture with some undeveloped wooded areas.

The Project is carefully designed to reduce any negative aesthetic impact. The Portion of the Project Site that will encompass solar panels is up to approximately 336.11 acres, leaving plenty of land to screen and buffer around the Project Site. The Project Site will have a standard setback of 50 feet, which meets or exceeds the requirements in the Zoning Ordinance and Solar Ordinance. Additionally, within the setbacks there will be a vegetative buffer of evergreen plantings of six feet in height when planted to decrease any potential visual impacts of the Project where the Project Site is adjacent to public roadways or residential properties. Inside the vegetative buffer, the Project Site will be fenced with chain link security fencing and will be marked with appropriate signage. There will be no permanent lighting involved in the Project and the panels will employ a non-obtrusive color.

The Project Site will be accessed via Wattsburg Road, Jones Road, Hill Road, and Fritz Road with an internal gravel road network for access throughout the Project Site. The point of

interconnection will be located to the west of Wattsburg Road on a parcel within the Project Site. In order to fully connect the facility, Wilson Solar, in partnership with PEC, will be constructing a substation to appropriately convert the energy produced from the facility into the existing PEC grid. This proposed substation will be located on Parcel No. 44010023000900. All newly constructed on-site transmission or power lines will be underground.

The Project will include arrays of industry-standard solar panels mounted on steel I-beam and aluminum racking systems. These racking systems are driven directly into the ground without the need for concrete supports. The full system will be a maximum of 15 feet from the ground and installed in conformance with applicable Pennsylvania Uniform Construction Code requirements. The Project is proposing to use Canadian Solar CS3Y-485MB-AG photovoltaic modules and Sungrow SG3600UD_MV inverters. Proposed parameters of key equipment is set forth in the table below:

Item	Quantity
Module Quantity	300,200
Module Power (W)	485
Inverter Rating (kVA)	3,600
Inverter Quantity	25
Transformer (kVA)	3,600
Transformer Quantity	25
Utility Voltage (V)	115,000

The exact timeline for the Project is not known, as it depends on PEC. However, construction of the Project is expected to begin within two years and last between nine and twelve months. Upon completion of construction, PEC will test and connect to the facility. Thereafter, the Project can commence operations.

2. Site Details and Plan

The majority of the Project Site is zoned Agricultural (A-1). The Project area has approximately 923 acres zoned as Agricultural (A-1) and 106 acres zoned as Industrial (I-1). The ground-mounted systems will not exceed fifteen (15) feet in height when oriented at maximum tilt. There will be no permanent lighting involved in the Project. The Project will not display advertising or signage other than safety, warning, and voltage information located in appropriate locations at the base of all transformers and substations. Panels will employ a non-obtrusive color and have an industry-recognized anti-reflective coating. All electrical equipment will be fenced and secured appropriately to prevent entry by non-authorized persons. On-site transmission and power lines between solar panels will be placed underground to the maximum extent practicable.

Wilson Solar will be responsible for repair and maintenance of roads used to transport equipment and parts for construction, operation, or maintenance of the Project. Wilson Solar will repair any damage that may be caused to roads during the construction period. Engineers will inspect roads and bridges prior to bringing heavy loads to the Project Site. The Project

Site Plan is being submitted along with this Project Narrative, showing the details of the Project Site.

3. Right to use Property

Wilson Solar has procured control of the Project Site through leases, purchase agreements, easements, or options for the same, with the owners of the fourteen properties. All current landowners have authorized Wilson Solar LLC to apply for this Application on their behalf and Affidavits of Authorization are being submitted contemporaneously herewith. The parcels included in this Project, the landowners of each parcel, and the parcel details are:

Landowner:	Erie County Tax	<u>Acres</u>	<u>Zoning</u>
	Assessment No:		
Mountain Air Motorsports Park, LP (a PA limited partnership) By: Viper Management, LLC (a Pennsylvania LLC), its general partner By: Walter R. Bender, Jr., Member PO Box 9098 Erie, PA 16505-9098	44010023000900	270 acres (vacant)	A-1 and R-1 ¹
	44010024000200	23 acres (vacant)	A-1
	44010024000400	12 acres	A-1
	44010024000401	38 acres (warehouse)	A-1
	44010024000600	2 acres (vacant)	A-1
	44010024000701	3 acres (vacant)	A-1
Estate of Robert D. Klopfenstein By: Ginger Skinner, Executrix 8637 Fritz Hill Road Wattsburg, PA 16442	44016022002000	124 acres (outbuildings)	A-1

¹ As shown on the Project Site Plan, the portion of Parcel 44010023000900 zoned R-1 will not be utilized as part of the Project.

Rodger & Charlotte Niemyer 8939 Jones Road Wattsburg, PA 16442	44016022002300	50 acres (vacant)	A-1
	44016022002301	60 acres	A-1
	44017022000400	71 acres (outbuildings)	A-1
	44017022001400	225 acres (vacant)	A-1
	44016024000701	106 acres (outbuildings)	1-1
Russell Niemyer PO Box 154 Wattsburg, PA 16442	44017022001200	46 acres	A-1
Marvin Troyer 2059 Clymer Sherman Road Clymer, NY 14724	44016022001600	69 acres (vacant)	A-1

4. Decommissioning

Wilson Solar will provide a detailed decommissioning plan that provides procedures and requirements for the removal of all parts of the solar facility upon cessation of operations. The plan will be sealed by a professional engineer and the plan will calculate the total and net decommissioning cost for the Project.

5. Liability Insurance

Wilson Solar will obtain adequate insurance for the Project Site with a minimum general liability policy of \$2,000,000 per occurrence and in the aggregate. Wilson Solar also carries general liability insurance of \$2,000,000.00 per occurrence and in the aggregate.

6. Landscaping and Screening Plan

The setbacks incorporated into the Project meet or exceed the requirements of the Ordinance. In addition, the Project will include a vegetative buffer within the setbacks where the Project joins public roadways or residential properties, to reduce viewshed impact and otherwise improve the aesthetics of the Project. The landscaping plan and landscape planting details are included on the Project Site plan.

7. Natural and Cultural Resources

Prior to beginning the Project, Wilson Solar will evaluate the natural and cultural resources to ensure that the Project would not have an adverse impact on such resources. Wilson Solar will perform a wetlands delineation for the entire Project Site to ensure that the Project Site contains no wetland areas that would be adversely impacted by the Project. Additionally, Wilson Solar will perform an endangered species review of the Project Site to ensure that the Project will not adversely affect federally protected or state-listed threatened

or endangered species, critical habitat, or other wildlife resources included in the assessment.

8. Traffic Impact

The construction of the Project will create up to 400 paid positions during the peak 4-month period of construction. Approximately fifteen trucks per day are also anticipated to deliver materials to the Project Site during the peak period of construction. There will be gravel surfaced maintenance roads should there be a need for public safety vehicles to access the Project Site. All internal maintenance drives will be designed to accommodate a vehicular load of 75,000 lbs.

During construction, temporary traffic control measure will be put into place to ensure the safety and wellbeing of Township residents. Wilson Solar will coordinate with the Township and/or PennDOT on the traffic management plan as necessary.

Following the construction of the Project, vehicular traffic to and from the Project Site will be nominal. Maintenance crews of one-five local people will tend to the Project Site on an approximately monthly basis or as needed.

9. Stormwater Management and Erosion/Sediment Control

The Project will be designed to satisfy the requirements of Venango Township and Pennsylvania Department of Environmental Protection storm water management (SWM) and erosion and sediment control (ESC) regulations. ESC measures will be implemented to protect downstream properties and waterways from increased flow or water volumes after construction is completed.

During construction and operations, the Project will implement adequate SWM and ESC measures to filter sediment and manage runoff. These measures will be permitted through PADEP and County level agencies and permit compliance will be maintained throughout the life of the Project.

10. Glint/Glare

Glint and glare concerns are minimal for the Project due to solar panels absorbing sunlight, rather than reflecting, in addition to the proposed landscape buffer that will lie between the solar panels and roadways and residences. Additionally, an anti-reflective coating is employed on the panels planned for usage on the Project.

The Project has utilized the publicly available FAA Notice Criteria Tool to determine if notice to the FAA is required given the Project's location, height, and proximity to airports. It was determined that the Project does not exceed notice criteria and therefore does not require formal filing with the FAA.

11. Noise

At all times during construction and operation, the Project will comply with noise regulations of the Township. Aggregate audible sound from this proposed solar energy system is anticipated to be at or below 45 dB(A). During operation, there will be no audible noise outside of the Project Site due to the setbacks and natural buffer surrounding the Project Site.

12. Impact to Properties

All parcels included within the Project Site will have a Phase I Environmental Site Assessment (ESA) conducted as well as a delineated wetlands throughout the Project Site to ensure that the Project Site is a suitable site for the Project and appropriately safeguards any wetland areas.

The Project is temporary and will have a lifespan of approximately 35 years. At the end of its life, all equipment and infrastructure will be decommissioned and the land will be returned to its previous state, where the landowner can choose the next use of the land. The Project is not hooked up to water or sewer, does not require intensive maintenance, and does not involve the use of chemicals that could impact the soil. For these reasons, the Project is a great way to preserve the land and does not restrict its future uses.

13. Emergency Response Plan

Prior to the issuance of a zoning permit, and if required or requested by the Township, Wilson Solar will prepare and coordinate the implementation of an emergency response plan for the system acceptable to Township.

14. Section 309 Criteria and Discussion

Wilson Solar requests the Township Zoning Hearing Board grant its application for a Conditional Use Permit pursuant to Section 309 of the Zoning Ordinance, as the Project meets the criteria that applies under Section 309, Section 1001, and any applicable provisions of Section 1002, which are each discussed in turn:

Section 309 Conditional Uses:

309.01 Filing/or Conditional Use:

(A) As provided in this Application, the Project complies with all applicable provisions of the Ordinance, including the general standards listed in Section 1001 and any applicable specific requirements and standards identified in Section 1002 of the Zoning Ordinance.

(B) (1) The Site Plan shows the plans for the Project. The ground-mounted systems will not exceed fifteen (15) feet in height when oriented at maximum tilt.

(2) The name and addresses of adjoining property owners including properties directly across a public right-of-way are attached hereto.

(3) The Site Plan is a scaled drawing of the Project with sufficient detail and accuracy to demonstrate compliance with all applicable provisions of the Zoning Ordinance, as well as the Solar Ordinance.

(4) This Narrative is a written description of the Project in sufficient detail to demonstrate compliance with all applicable provision of the Zoning Ordinance, as well as the Solar Ordinance.

Section 1001 General Criteria/or Special Exceptions and Conditional Uses:

(A) *The proposed use would be consistent with the Venango Township Comprehensive Plan;*

As will be demonstrated at hearing, the Project will comply with any comprehensive plan of the Township.

(B) *The proposed use would be consistent with the purpose and intent of the Ordinance and the zoning district within which it will be located;*

The Project will further many of the objectives set forth in the Community Development Objectives of the Zoning Ordinance. The Project will preserve natural cultural resources in the Township in that the Project does not negatively impact the land and, after the life of the Project, all parts of the solar facility will be removed pursuant to a decommissioning plan and the land can thereafter be used for other purposes. Trees, bushes and other vegetation are also planted on the Project Site. The Project is low maintenance, non-disruptive to neighboring properties, and does not use chemicals that could impact the soil. Wilson Solar conducts environmental assessments and evaluates the natural and cultural resources prior to beginning the Project to ensure that the Project Site is safe and that the Project will not adversely affect endangered species, critical habitats or other wildlife. Fencing on the Project Site is designed to be friendly to wildlife.

The Project enhances economic development in that it will bring additional tax revenue to the Township. Additionally, the Project will create jobs during the construction phase. Following construction, the Project will have a small maintenance crew of one-five individuals to do monthly maintenance on the Project Site. Wilson Solar is committed to using local people for maintenance, planting, ground work, and so on.

The Project enhances community utilities by converting the energy produced from the facility into the existing PEC grid, generating electricity for PEC customers, which could result in lower electricity costs.

(C) *The proposed use would not be detrimental to the public health, safety or general welfare;*

As described above, the Project has low impact on the land itself and the surrounding property

owners. The Project has little maintenance, uses no chemicals, does not generate significant traffic, glare or noise.

(D) The proposed use would not detract from the use and enjoyment of adjoining or nearby properties;

The Project has low impact on the land itself and the surrounding properties. Large setbacks and vegetative buffers will minimize any perceived negative aesthetic or noise impact on adjoining properties. As mentioned, mostly what neighbors will see are evergreen trees and similar vegetation along the Project Site. After the initial construction period, traffic in and out of the Project Site will be nominal. Maintenance needs for the Project Site are low, with a small local maintenance crew that will tend to the Project Site on an approximate monthly basis. Low growing vegetation will be planted under the panels that will not require mowing. The panels are high enough off the ground to not require snow removal.

(E) The proposed use would not substantially change the character of the neighborhood in which it would be located;

In addition to the information provided, above, the Project Site is largely farmland, with some industrial. Most of the surrounding area is rural farmland. Because of the low-impact nature of the Project and the careful design to reduce any negative aesthetic impact, the Project will bring benefits to the Township (jobs, increased taxes, lower energy costs) without substantial change to the areas around it. The Project is temporary, with a lifespan of approximately 35 years, and the land can thereafter safely be returned to another use. At the end of its life, all equipment and infrastructure will be removed and the land returned to its previous state. In this way, the Project is a great way to preserve the land and does not restrict its future uses.

(F) The proposed use shall be adequately served by public facilities and services;

The Project requires no sewer or water hookup. Electric services will be in conjunction with an agreement with PEC. Outside of the initial construction, traffic to and from the Project will be minimal. Prior to the issuance of a zoning permit, and if required or requested by the Township, Wilson Solar will prepare and coordinate the implementation of an emergency response plan for the system acceptable to Township.

(G) The proposed use shall be acceptable in terms of its impact on traffic volumes and/or traffic circulation, and there shall be adequate arrangements to mitigate traffic congestion, traffic circulation problems, conflicts and hazards;

Outside of the initial construction, traffic to and from the Project will be minimal so there are no material traffic concerns associated with the Project. During construction, temporary traffic control measure will be put into place to ensure the safety and wellbeing of Township residents. Wilson Solar will coordinate with the Township and/or PennDOT on the traffic management plan as necessary.

- (H) The proposed use shall not require a significant extension of a street, sewer facilities or water facilities;

The Project does not require any such extension.

- (I) The proposed use shall comply with the criteria listed in Section 1002 of the Ordinance, as applicable; and

Section 1002 does not contain any provisions regarding solar projects.

- (J) The proposed use must comply with all applicable regulations contained in the Ordinance and all other applicable Township ordinances and regulations.

The Project will comply with regulations in the Zoning Ordinance or other ordinances and regulations of the Township.

Section 1002 Specific Criteria Applicable to Identified Uses:

The permitted use being requested is not one of the identified uses in Section 1002 of the Zoning Ordinance. However, the Project complies with the terms of the Solar Ordinance, as discussed below.

15. Solar Ordinance Criteria and Discussion

Wilson Solar requests the Township Zoning Hearing Board grant its application for a Conditional Use Permit, as the Project meets the applicable criteria under the Solar Ordinance, which are each discussed in turn:

Section (C)Principal Solar Energy Systems (PSES).

1. Regulations applicable to all Principal Solar Energy Systems:

(a) The parcels comprising the Project Site are zoned Agricultural (A-1) and Industrial (I-1), where solar energy systems are permitted by conditional use approval. The majority of the Project Site is agriculture with some undeveloped wooded areas.

(b) The Site Plan shows the Project Site and location of the solar panels and appurtenant structures. The Project will include approximately 1,998 strings of panels as shown on the Site Plan. The manufacturer is VSUN and specific information related to the panels is listed in Section 1, above, and on sheet C-151 of the Site Plan. The Project will include approximately 22 inverters and a substation, as shown on the Site Plan. A description of the solar panels and ancillary facilities is included in Section 1, above, and on sheet C-151 of the Site Plan.

(c) Affidavits of Authority from each landowner are being submitted contemporaneously herewith, documenting permission to apply for any necessary permits for construction and operation of the Project.

(d) The Project will meet the terms and conditions of the Venango Township Ordinances and Performance Standards.

(e) Routine maintenance or replacements of the system do not require a permit.

(f) The Project layout, design and installation will conform to applicable industry regulations, and with all other applicable fire and life safety requirements.

(g) All on-site utility transmission lines less than 34.5 kV and plumbing shall be placed underground to the greatest extent feasible.

(h) The public utility company to which the system will be connected, PEC, will be informed of Wilson Solar's intent to install the system. Wilson Solar requests that the Conditional Use be granted with the condition that Wilson Solar submits written confirmation of same.

(i) Not applicable.

(j) No display of advertising shall be used except for reasonable identification of the manufacturer of the system.

(k) Solar panels shall be situated to eliminate concentrated glare onto nearby structures or roadways. Additionally, as set forth previously, glint and glare concerns are minimal for the Project due to solar panels absorbing sunlight, rather than reflecting, in addition to the proposed landscape buffer that will lie between the solar panels and roadways and residences. An anti-reflective coating is employed on the panels planned for usage on the Project.

(l) Access to the Project Site shall not require reliance on or interference with adjacent properties. All access is achieved from public roads or through the Project Site.

(m) Wilson Solar shall maintain a phone number throughout the life of the project for the Venango Township Zoning Administrator to contact with inquiries and verified complaints. Wilson Solar will agree to make reasonable efforts to respond to inquiries and complaints. A contact name, with knowledge of the system, will be provided to Venango Township with updates due to employee advancement or turnover.

2. Ground Mounted Principal Solar Energy Systems:

(a) The Project Site meets lot size requirements in its applicable zoning districts.

(b) The Project Site complies with all setback requirements, including a 50' setback adjacent to residential properties, which meets or exceeds the requirements in the Ordinance. Additionally, within the setbacks there will be a vegetative buffer of evergreen plantings of six feet in height when planted to decrease any potential visual impacts of the Project where the Project Site is adjacent to public roadways or residential properties.

(c) The ground mounted panels will not exceed the 25 feet in height limit stated in the Solar Ordinance. The panels in the Project will not exceed 15 feet in height, maximum tilt.

(d) The Project will be within impervious coverage limitations, as there are few impervious materials or surfaces within the Site Plan.

(e) The Project will meet screening and vegetative requirements. The Site Plan includes vegetative buffers of 30', consisting of two staggered rows of evergreen trees. Trees shall be 15' feet apart and the two staggered rows shall be 10' apart, as shown in the Site Plan. A vegetative buffer shall be located between solar panels and residential properties and between solar panels and public rights-of-way. A perimeter fence shall be placed between the shrubs and solar panels. The Project will not use widespread use of herbicides to control ground cover growth; Wilson Solar does not use chemicals that will harm the soil. Solar panels will not be placed within any legal easement or right-of-way location or be placed within any stormwater conveyance system, or in any other manner that would alter or impede storm water runoff from collecting in the constructed stormwater conveyance system.

3. Security:

(a) The solar panels in the Project will be completely enclosed by an eight-foot chain-link fence and locking gate and appropriate signage, as set forth in the Site Plan.

(b) The Project will display safety, warning, and voltage information in appropriate locations at the base of all transformers and substations and on fencing.

(c) Access drives to solar inverter stations shall be provided for maintenance and emergency management vehicles. There will be gravel surfaced maintenance roads should there be a need for public safety vehicles to access the Project Site. All internal maintenance drives will be designed to accommodate a vehicular load of 75,000 lbs. Access roads are shown in the Site Plan and will be 12' in width.

(d) Land within the Site Plan will be restored upon removal of the system.

6. Local Emergency Services:

(a) The Site Plan and project summary will be provided to local emergency services.

(b) Wilson Solar will cooperate with emergency services to develop and coordinate implementation of an emergency response plan.

7. Township Roads:

(a) Wilson Solar intends to travel to the Project Site with heavy equipment via Jones, Curtis, Hill, and Fritz Hill Roads, with an internal gravel road network for access throughout the Project Site. Wilson Solar estimates a total of about 4.45 miles on Township Roads will be used for access to the Project Site with heavy equipment. In order to travel to the Project Site with heavy equipment via Jones Road, Wilson Solar proposes to pave Jones Road from Phillippsville Road to Wattsburg Road, a distance of approximately 2.25 miles, or pay the cost of the Township paving that portion of Jones Road, prior to the start of construction of the Project. Another Township Road, Phillippsville Road, may also be traveled on at times. Wilson Solar estimates approximately 7.4 miles on Township Roads may be traveled on from time to time. The point of interconnection will be located to the west of Wattsburg Road on a parcel within the Project Site.

(b) Wilson Solar will comply with directions of the Township Roadmaster with respect to any roads that cannot be used for heavy equipment.

(c) Wilson Solar will enter into such road maintenance agreements and/or post such bond or other security for the repair and replacement of Township roads damaged by the heavy equipment traveling to or from the Project Site as may be determined by the Township Roadmaster.

8. Decommissioning:

(a) An Affidavit of Authority is attached for each lease agreement verifying a decommissioning clause, sufficient funds or security therefor, and a successors and assigns clause is included in each lease that affects the Project. Copies of redacted leases can be provided, if necessary.

(b) Wilson Solar will notify the Township, in writing, immediately upon cessation or abandonment of the operation of the Project and will be responsible for the removal of all solar equipment.

(c) Wilson Solar will grade and reseed the properties within the Site Plan to restore any disturbed surface areas (excluding access roads if landowner so agrees in writing).

(d) Wilson Solar shall provide evidence of financial assurance for decommissioning in the form of a performance bond, surety bond, letter of credit, corporate guaranty, or other form of financial assurance as may be acceptable to Venango Township.

(D) Administration and Enforcement:

1. Applications:

(a) The Site Plan shows the location of the system and the property lines within the Project Site.

(b) In the event natural forces cause the system not to be in conformity with the Solar Ordinance, Wilson Solar will take such remedial action as is necessary to bring the system back into compliance within 90 days.

(c) Wilson Solar will properly maintain the system and keep it free from hazards.

(d) Wilson Solar is requesting Conditional Use approval prior to obtaining land development plan approval. It will obtain any necessary storm water plan approval, E&S and NPDES permits prior to receiving final approval of the land development plan. Wilson Solar understands that an approved land development plan will be required prior to issuance of a Zoning Permit.

(e) Not applicable.

2. Fees and Costs:

(a) Wilson Solar will pay all permit application fees related to the Project.

(b) To the extent permitted under the Municipalities Planning Code, 53 P.S. §§ 101011 *et seq.*, Wilson Solar will reimburse the Township for actual fees or costs incurred arising out of or related to the Application, including but not limited to engineering and legal fees, following receipt of an invoice for such actual fees or costs.

List of Adjoining Property Owners/ Owners Across a Public Right of Way

Leonard and Linda and Vogel 12315 Hill Road, Wattsburg, PA 16442

Charles and Jane and Finn, 12468 Hill Road, Wattsburg, PA 16442

Michele Camdenn, 12354 Hill Road, Wattsburg, PA 16442
Mailing address 4202 Winchester Road, Erie, PA 16506

Joshua Twaroski, 8684 Fritzhill Road, Wattsburg, PA 16442

Ryan and Megan Stadler, 8828 Fritzhill Road, Wattsburg, PA 16442 (Barn)
Mailing Address - 1331 Timber Ridge Drive, Erie, PA 16509

AHB&B Farms LLC, 0 Fritz Hill Road, Wattsburg, PA 16442 (Barn)
Mailing Address- 13509 Doolittle Road, Wattsburg, PA 16442

Dean Bertges, 8527 Jones Road, Wattsburg, PA 16442

Bruce and Rosemary Whitehair, 8591 Jones Road, Wattsburg, PA 16442

Heather Sherman, 0 TR 80 Twp Route, Wattsburg, PA 16442 (Vacant land)
Mailing Address- 8712 Jones Road, Wattsburg, PA 16442

Steven and Judy Allard- 8763 Jones Road, Wattsburg, PA 16442

Hammermill Paper Co., 0 Jones Road, Wattsburg, PA 16442 (Commercial buildings)
Mailing Address- P.O. Box 2118, Memphis TN, 38101

Patrick and Maurice Foley, 9060 Jones Road, Wattsburg, PA 16442 (Commercial buildings)
Mailing Address- 3106 Athens Street, Erie, PA 16510

Arthur and Deborah Roberts- 12064 Hill Road, Wattsburg, PA 16442

William and Dayna Yockey- 12040 Hill Road, Wattsburg, PA 16442

Martin and Melissa Roberts- 12020 Hill Road, Wattsburg, PA 16442

Roger and Ellen Roberts- 11970 Hill Road, Wattsburg, PA 16442

James Kosko- 11928 Hill Road, Wattsburg, PA 16442

Daniel Evans- 11778 Hill Road, Wattsburg, PA 16442
Mailing Address - 11716 Hill Road, Wattsburg, PA 16442

Edward and Susan Snippet- 12190 Hill Road, Wattsburg, PA 16442

Miles and Bonnie Morton- 11483 Phillipsville Road, Wattsburg, PA 16442

Theodore and Carol Thompson- 0 Phillipsville Road, Wattsburg, PA 16442 (Vacant land)
Mailing Address- 3641 Dogleg Trl, Erie, PA 16510

James and Cynthia Thompson- 0 Colt Station Road, Wattsburg, PA 16442 (Vacant land)
Mailing Address- 11440 Phillipsville Colt Station Road, Wattsburg, PA 16442

Norman and Michelle Kosko- 11307 Phillipsville Road, Wattsburg, PA 16442 (Vacant land)
Mailing Address- 12851 Route 89, Wattsburg, PA 16442

Marybeth Zeman, 8325 Jones Road, Wattsburg, PA 16442 Mailing Address - 7548 Route 215,
Girard, PA 16417

Steven and Ann Gomiak- 11263 Phillipsville Colt Station Road, Wattsburg, PA 16442

Steven and Ann Gomiak- 0 Phillipsville Road, Wattsburg, PA 16442 (Vacant land)
Mailing Address-11263 Phillipsville Colt Station Road, Wattsburg, PA 16442

Richard and Annette Haibach- 0 Phillipsville Road, Wattsburg, PA 16442 (Vacant land)
Mailing Address- 11500 Route 8, Wattsburg, PA 16442

Karl and Virginia Kruszewski, 11740 Route 8, Wattsburg, PA 16442
Mailing address - 11750 Route 8, Wattsburg, PA 16442

Roger and Laurie Johnson- 11774 Route 8, Wattsburg, PA 16442

Thomas Krasowski- 0 Route 8, Wattsburg, PA 16442 (Vacant land)
Mailing Address- 2434 Norcross Road, Erie, PA 16510

Trevor McKinney- 12000 Route 8, Wattsburg, PA 16442

Dale and Lesha States- 12125 Route 8, Wattsburg, PA 16442

Bruce and Rosemary Whitehair- 0 Jones Road, Wattsburg, PA 16442 (Barn)
Mailing Address- 8591 Jones Road, Wattsburg, PA 16442

Michael and Donna Cronquist- 0 Twp Route, Wattsburg, PA 16442 (Vacant land)
Mailing Address-12581 Hill Road, Wattsburg, PA 16442

Michael and Donna Cronquist- 12581 Hill Road, Wattsburg, PA 16442

Lucas Shreve- 8637 Fritzhill Road, Wattsburg, PA 16447
Mailing Address - 36378 Mt. Pleasant Road, Union City, PA 16438

Lowbucs Inc, 12560 Route 8, Wattsburg, PA 16447 (Commercial buildings)
Mailing Address- 511 Montgomery Ave, New Castle, PA 16102

Thomas and Dawn Bobrowicz - 12344 Hill Road, Wattsburg, PA 16442

Western Pennsylvania Conservancy - 0 Route 8, Wattsburg, PA (Vacant land, six parcels)
Mailing Address - 800 Waterfront Drive, Pittsburgh, PA 15222

International Paper Company - 0 Route 8 and 12800 Wattsburg Road, Wattsburg, PA (Vacant land)
Mailing Address - PO Box 2118, Memphis, TN 38101

AFFIDAVIT OF AUTHORITY

Ohio
COMMONWEALTH OF ~~PENNSYLVANIA~~)

Summit
COUNTY OF ~~ERIE~~) ss:

Ginger L. Skinner, Executrix of the Estate of Robert D. Klopfenstein, being duly sworn according to law does depose and state:

1. Robert D. Klopfenstein ("Optionor") entered into an Option Agreement for Easement (the "Option") with Pine Gate Real Estate, LLC and its assigns ("Optionee"), for an easement for vehicular and pedestrian access, ingress and egress, and utility installation and maintenance rights over, under and across Optionor's property in Venango Township, Erie County, further identified by Erie County Tax Index Number 44-016-022.0-020.00, (the "Property").
2. The Option is still in full force and effect and has not been terminated or modified or amended.
3. Optionor hereby expressly authorizes Optionee to file such applications on its behalf with Venango Township as may be, in Optionee's discretion, necessary to complete a solar energy project utilizing the easement on the Property, including, but not limited to, an application for conditional use pursuant to Venango Township's Solar Ordinance.



ESTATE OF ROBERT D. KLOPFENSTEIN

By: *Ginger L. Skinner* *gls*
Ginger L. Skinner, Executrix

Sworn to before me on the
8 day of *July*, 2023.

Linda Grabbe
Notary Public

CONDITIONAL USE PLAN

FOR *WILSON SOLAR* BIRCH CREEK DEVELOPMENT JONES ROAD WATTSBURG, PA 16442

Plotted By: Frankfield, Eric - Sheet Set: Wilson Solar - Conditional Use Plan - Layout: C-000 - February 02, 2024 11:54:28am - K:\PHI_PRA\112456003 - Wilson Solar - Venango Twp., Erie Co., PA\CAD\Exhibits\Conditional Use Plan\2024-01-30 - Conditional Use Plan_Sheet C-000 COVER SHEET
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Sheet List Table	
Sheet Number	Sheet Title
C-000	COVER SHEET
C-001	INDEX MAP
C-050 - C-064	EXISTING CONDITIONS AND DEMOLITION PLAN
C-100 - C-114	SITE PLAN
C-150 - C-151	SITE NOTES AND DETAILS
L-100	LANDSCAPE PLAN
L-150	LANDSCAPE NOTES AND DETAILS

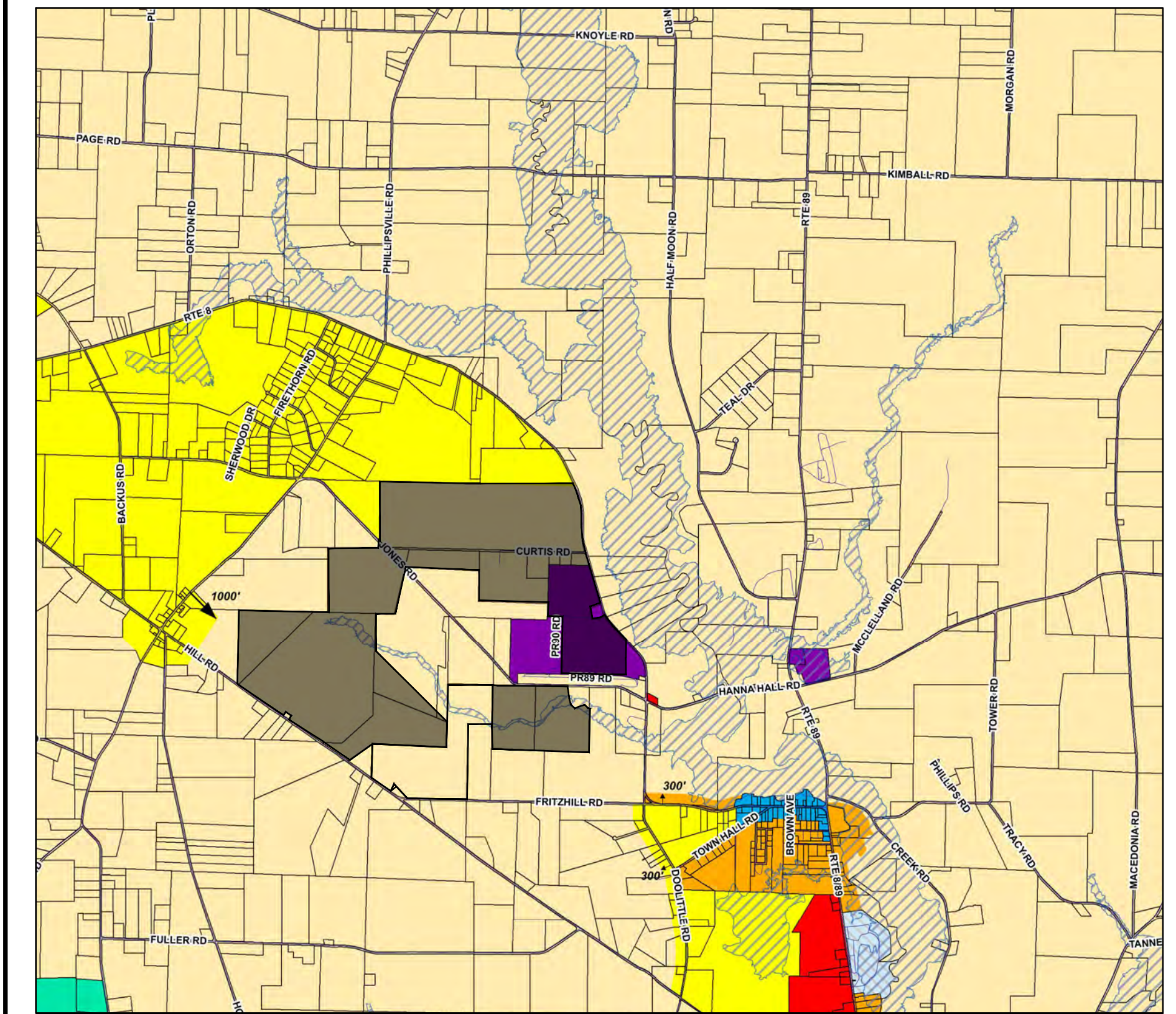
APPLICANT | ENGINEER OF RECORD

1. APPLICANT: BIRCH CREEK DEVELOPMENT 2650 LOCUST STREET, SUITE 100 ST. LOUIS, MO 63103 213-471-8690 CONTACT: ANDREW URQUHART	2. ENGINEER OF RECORD: KIMLEY-HORN AND ASSOCIATES, INC. 50 SOUTH 16TH STREET, SUITE 3300 PHILADELPHIA, PA 19102 267-687-0150 CONTACT: PAUL HUGHES, P.E.
---	---

Properties to be Purchased / Leased			
Map Number	Parcel Number	Property Address	Property Owner
1	44010023001000	JONES RD	D&J
2	44010023000900	ROUTE 8	MAMP
3	44010024000200	JONES RD	MAMP
4	44010024000400	8733 CURTIS RD	MAMP
5	44010024000401	8733 CURTIS RD	MAMP
6	44010024000600	CURTIS RD	MAMP
7	44010024000701	CURTIS RD	MAMP
8	44016022002000	TWP 643 RTE	SKINNER (EASEMENT)
9	44016022002300	JONES RD	RODGER NEIMEYER
10	44016022002301	8939 JONES RD	RODGER NEIMEYER
11	44017022001400	HILL RD	RODGER NEIMEYER
12	44016024000701	12560 ROUTE 8	RODGER NEIMEYER
13	44017022000400	JONES ROAD	RODGER NEIMEYER
14	44017022001200	11801 HILL RD	RUSSELL NEIMEYER
15	44016022001600	HILL RD	MARVIN TROYER



LOCATION MAP
(GOOGLE MAPS)
SCALE: 1"=2,200'



ZONING MAP
(VENANGO TOWNSHIP)
SCALE: 1"=3,250'

PROJECT DESCRIPTION NARRATIVE
 PROJECT CONSISTS OF INSTALLATION OF TWELVE (12) CONNECTED SOLAR ARRAY FIELDS ON ADJACENT PARCELS WITHIN ERIE COUNTY, PA. EACH SOLAR ARRAY FIELD IS SERVICED BY A CRUSHED AGGREGATE ACCESS ROAD WITH DESIGNATED OPERATION/MAINTENANCE AREAS ON A CRUSHED AGGREGATE PAD.

PLAN REFERENCES

- PRELIMINARY EXISTING GIS DATA INFORMATION PROVIDED BY PINE GATE RENEWABLES, DATE OF PREPARATION: 11/10/2022

No.	REVISIONS	DATE	BY
1	CONDITIONAL USE PLAN AMENDMENT	09/12/2023	EJF
2	CONDITIONAL USE PLAN RESUBMISSION	1/31/2024	EJF

Kimley-Horn
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 PHILADELPHIA, PA 19102
 PHONE: 267-687-0150
 WWW.KIMLEY-HORN.COM

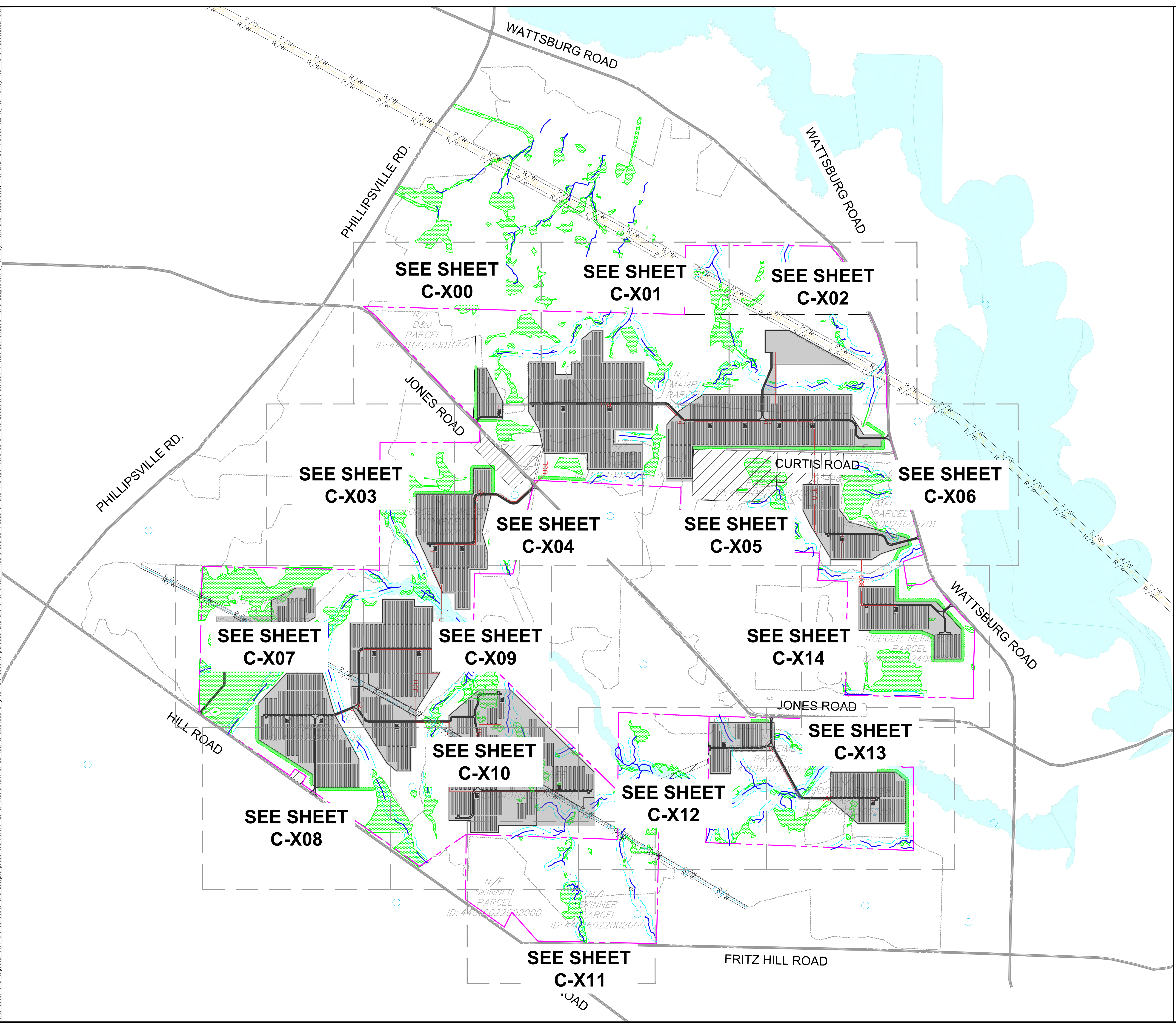
KHA PROJECT	112456003
DATE	1/31/2024
SCALE AS SHOWN	EJF
DESIGNED BY	EJF
DRAWN BY	EJF
CHECKED BY	TGK

COVER SHEET

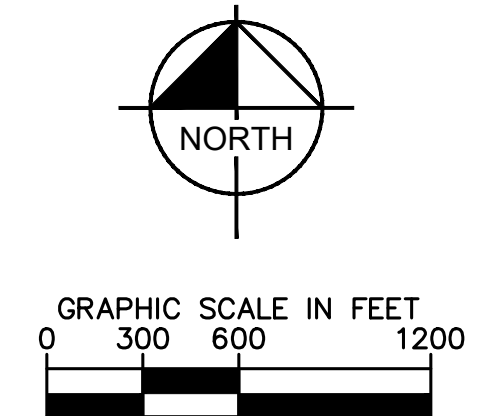
WILSON SOLAR
 PREPARED FOR
BIRCH CREEK
DEVELOPMENT
 VENANGO TOWNSHIP, ERIE COUNTY PA

SHEET NUMBER
C-000

Plotted By: Frankfield, Eric - Sheet Set: Wilson Solar - Conditional Use Plan - Layout: C-001 - February 02, 2024 - 11:54:48am - K:\PHI_FR\112456003 - Venango Twp., Erie Co., PA\CAD Exhibits\Conditional Use Plan\2024-01-30 - Conditional Use Plan 3 - Township Resubmission\Plan Sheets\C-001 INDEX MAP.
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LEGEND	
	PROPERTY LINE
	PROPOSED UNDERGROUND ELECTRIC LINE
	EXISTING WETLANDS
	PROJECT SITE AREA
	PROPOSED VEGETATION BUFFER
	NO BUILD ZONE



No.	REVISIONS	DATE	BY
1	CONDITIONAL USE PLAN AMENDMENT	09/12/2023	EJF
2	CONDITIONAL USE PLAN RESUBMISSION	1/31/2024	EJF

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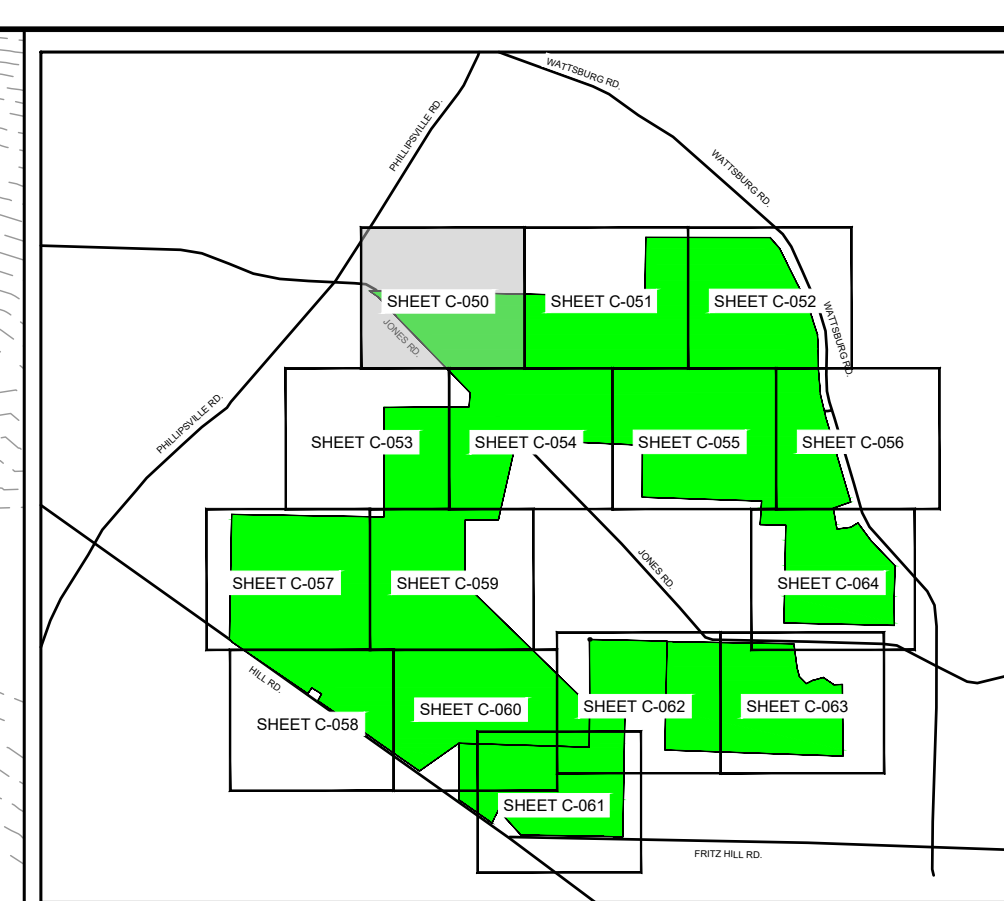
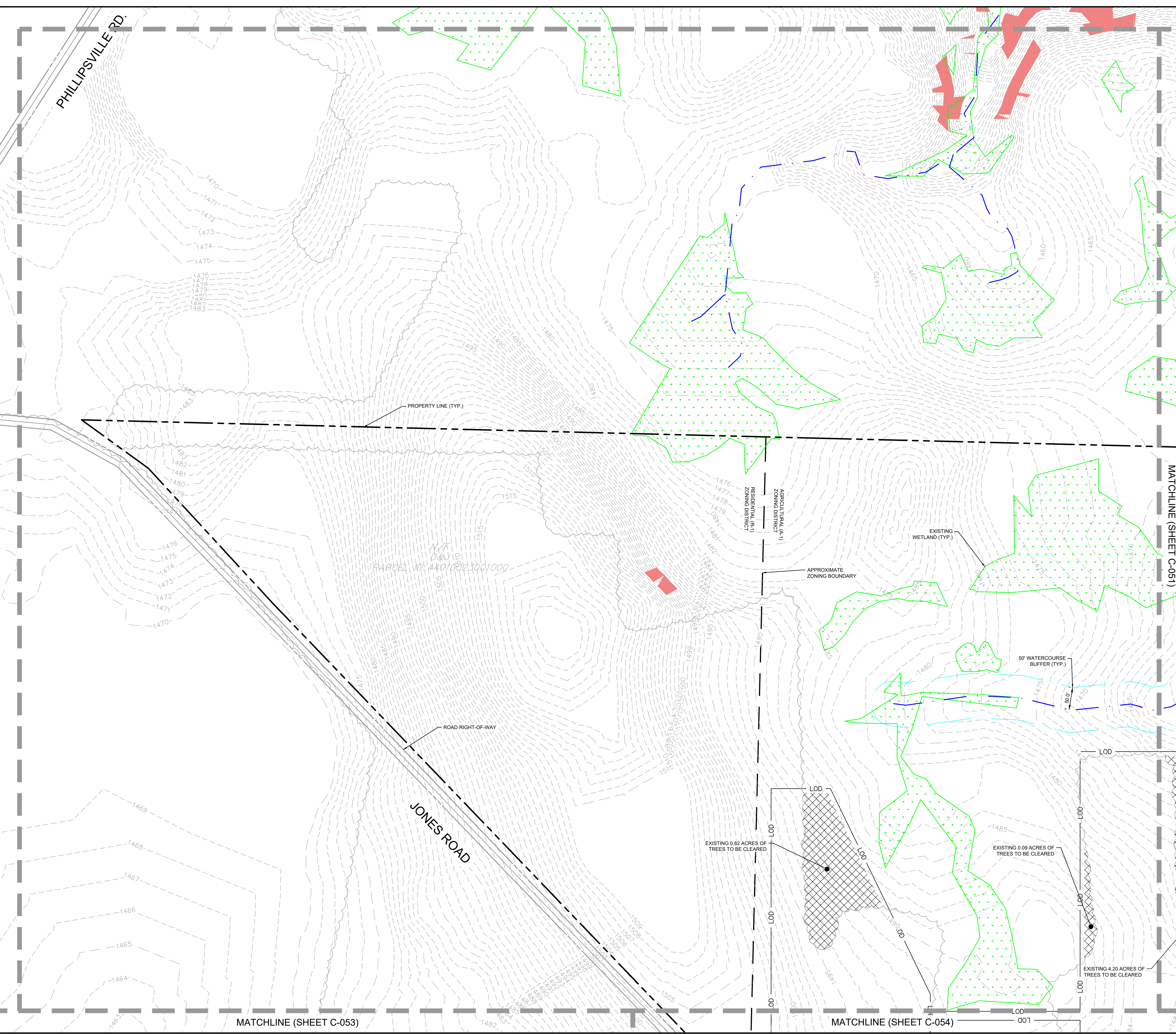
KHA PROJECT	112456003
DATE	1/31/2024
SCALE AS SHOWN	AS SHOWN
DESIGNED BY	ABH
DRAWN BY	EJF
CHECKED BY	TGK

INDEX MAP

WILSON SOLAR
 PREPARED FOR
BIRCH CREEK
DEVELOPMENT
 VENANGO TOWNSHIP, ERIE COUNTY PA

SHEET NUMBER
C-001

Plotted By: Frankentfield, Eric - Sheet Set: Wilson Solar - Conditional Use Plan - Layout: C-050 - February 02, 2024 11:55:10am K:\PHI_FR\112456003 - Venango Twp., Erie Co., PA CAD Exhibits - Conditional Use Plan 2024-01-30 - Conditional Use Plan 3 - Township Re-submission Plan Sheets C-050 EXISTING
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EXISTING CONDITIONS AND DEMOLITION LEGEND	
	PROPERTY LINE
	LOD
	EXISTING WATERCOURSE
	50' WATERCOURSE BUFFER
	EXISTING MINOR CONTOUR
	EXISTING MAJOR CONTOUR
	GAS
	GAS
	EXISTING UNDERGROUND GAS LINE
	ROAD CENTERLINE
	EDGE OF RIGHT-OF-WAY
	R/W
	R/W
	EXISTING EASEMENT RIGHT-OF-WAY
	EXISTING TREELINE
	OHE
	EXISTING OVERHEAD ELECTRIC WIRES
	EXISTING TREES AND VEGETATION TO BE REMOVED
	EXISTING WETLANDS
	EXISTING 100 YEAR FLOOD ZONE
	STEEP SLOPE AREA - 25% OR GREATER
	NO BUILD ZONE

- DEMOLITION NOTES**
- THE CONTRACTOR IS TO COORDINATE THE REMOVAL/ABANDONMENT OF ALL UTILITIES WITH THE RESPECTIVE UTILITY COMPANIES.
 - ALL DEBRIS FROM THE DEMOLISHED STRUCTURES THAT IS NOT REUSED AS FILL IS TO BE DISPOSED OF ACCORDING TO ALL APPLICABLE STANDARDS. DEMOLISHED MATERIALS REUSED AS FILL MATERIAL SHALL BE PER THE DIRECTION OF THE SOILS ENGINEER.
 - CONTRACTOR TO HIRE CONSULTANT TO INSPECT ALL EXISTING UTILITIES THAT ARE TO REMAIN. FINDINGS ARE TO BE SUBMITTED TO THE DESIGN ENGINEER PRIOR TO CONSTRUCTION OR ORDERING SO THAT A DETERMINATION CAN BE MADE AS TO THE CONDITION OF THE EXISTING LINES. ANY UTILITIES THAT ARE IN MARGINAL CONDITION WILL NEED TO BE REPLACED.
 - ALL TEST PITS LOCATING THE EXISTING UTILITIES ARE TO BE COMPLETED PRIOR TO CONSTRUCTION OR ORDERING.
 - CONTRACTOR TO HAVE ALL UTILITIES FIELD MARKED AND THEN LOCATED BY THE SURVEYOR. ALL LOCATIONS ARE TO BE REPORTED TO THE DESIGN ENGINEER PRIOR TO CONSTRUCTION OR ORDERING.
 - ALL DEMOLITION IS TO BE PERFORMED IN STRICT CONFORMANCE WITH ALL APPLICABLE VENANGO TOWNSHIP, ERIE COUNTY, & PENNSYLVANIA AND/OR OTHER GOVERNING BODIES STANDARDS.
 - DURING DEMOLITION, ANY HAZARDOUS MATERIAL, SUCH AS ASBESTOS, SHALL BE REMOVED AND REMEDIATED IN ACCORDANCE WITH THE PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION (PA) STANDARDS AND ALL OTHER APPLICABLE STANDARDS.
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 - CONTRACTOR AND DEVELOPER TO COORDINATE ALL IMPACTS TO ADJACENT PROPERTIES DURING DEMOLITION AND CONSTRUCTION ACTIVITIES.
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 - THE CONTRACTOR SHALL IMMEDIATELY REPORT TO THE OWNER ANY UNFORESEEN OR ADVERSE CONDITIONS DISCOVERED DURING DEMOLITION OPERATIONS.
 - CONTRACTOR SHALL PROTECT EXISTING PLANT MATERIAL NOT DESIGNATED FOR REMOVAL OR RELOCATION FROM DAMAGE DURING CONSTRUCTION.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY ITEMS DAMAGED DURING THE CONSTRUCTION.

SITE STATISTICS

- THE SITE AREA IS 1099 ACRES.
- THE PROPOSED TREE CLEARING IS 124.06 ACRES.
- THE PROPOSED LEVEL OF DISTURBANCE IS 371.74 ACRES.

NORTH

GRAPHIC SCALE IN FEET
0 50 100 200

No.	REVISIONS	DATE	BY
1	CONDITIONAL USE PLAN AMENDMENT	09/12/2023	EJF
2	CONDITIONAL USE PLAN RESUBMISSION	1/31/2024	EJF

Kimley & Horn

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50 SOUTH 16TH ST, TWO LIBERTY PLACE, SUITE 3300
PHILADELPHIA, PA 19102
PHONE: 267-687-0150
WWW.KIMLEY-HORN.COM

KHA PROJECT	DATE	SCALE	AS SHOWN	DESIGNED BY	DRAWN BY	CHECKED BY
112456003	1/31/2024	AS SHOWN	EJF	EJF	TGK	TGK

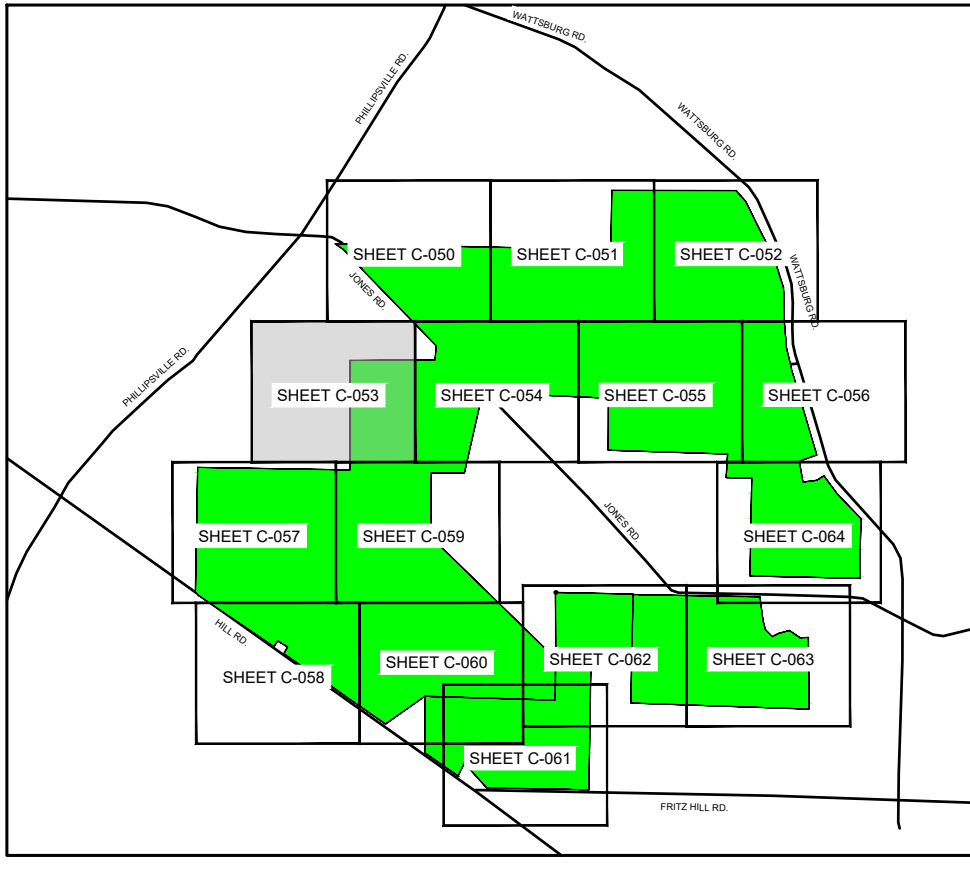
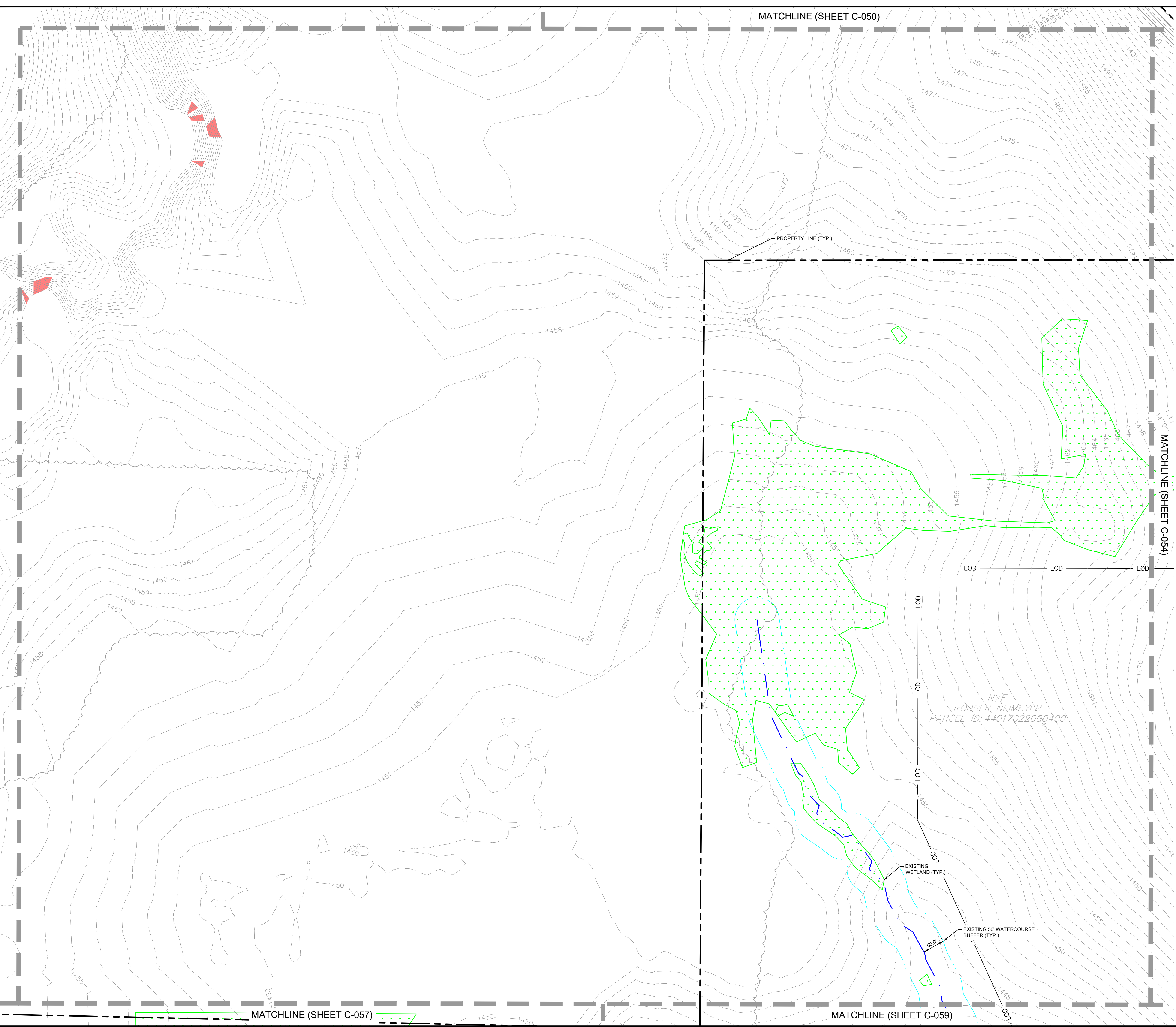
**EXISTING
CONDITIONS AND
DEMOLITION PLAN 1**

**WILSON SOLAR
PREPARED FOR
BIRCH CREEK
DEVELOPMENT**

VENANGO TOWNSHIP, ERIE COUNTY PA

SHEET NUMBER
C-050

Plotted By: Frankentfield, Eric - Sheet Set: Wilson Solar - Conditional Use Plan - 1/24/2024 - 11:55:22am - K:\PHI_PRA\112456003 - Wilson Solar - Venango Twp., Erie Co., PA - CAD Exhibits - Conditional Use Plan - 2024 - 01 - 30 - Conditional Use Plan - 3 - Township Resubmission Plan - Sheets C-050 - EXISTING



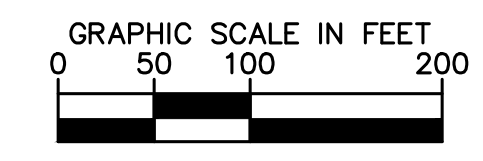
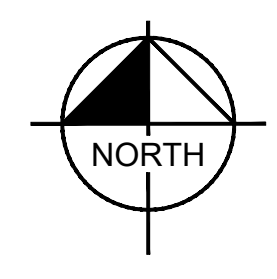
KEY MAP
SCALE: 1" = 3000'

EXISTING CONDITIONS AND DEMOLITION LEGEND	
	PROPERTY LINE
	PROPOSED LIMIT OF DISTURBANCE
	EXISTING WATERCOURSE
	50' WATERCOURSE BUFFER
	EXISTING MINOR CONTOUR
	EXISTING MAJOR CONTOUR
	EXISTING UNDERGROUND GAS LINE
	ROAD CENTERLINE
	EDGE OF RIGHT-OF-WAY
	EXISTING EASEMENT RIGHT-OF-WAY
	EXISTING TREELINE
	EXISTING OVERHEAD ELECTRIC WIRES
	EXISTING TREES AND VEGETATION TO BE REMOVED
	EXISTING WETLANDS
	EXISTING 100 YEAR FLOOD ZONE
	STEEP SLOPE AREA - 25% OR GREATER
	NO BUILD ZONE

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No.	REVISIONS	DATE	BY
1	CONDITIONAL USE PLAN AMENDMENT	09/12/2023	EJF
2	CONDITIONAL USE PLAN RESUBMISSION	1/31/2024	EJF

Kimley **Horn**
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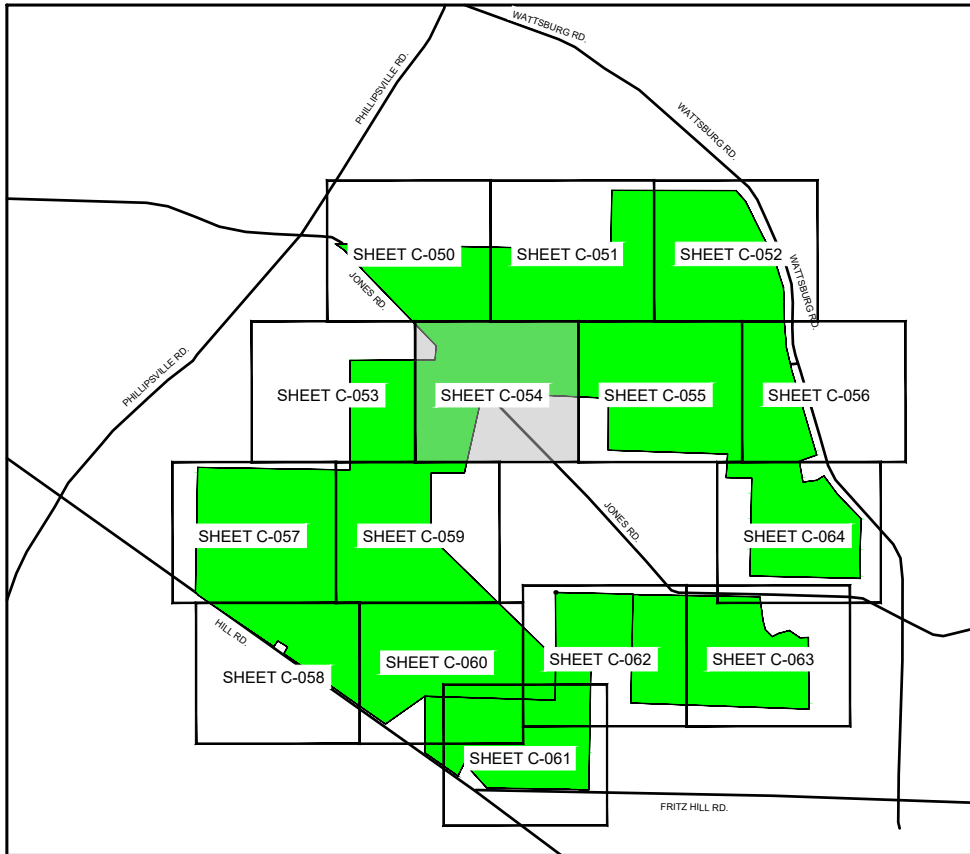
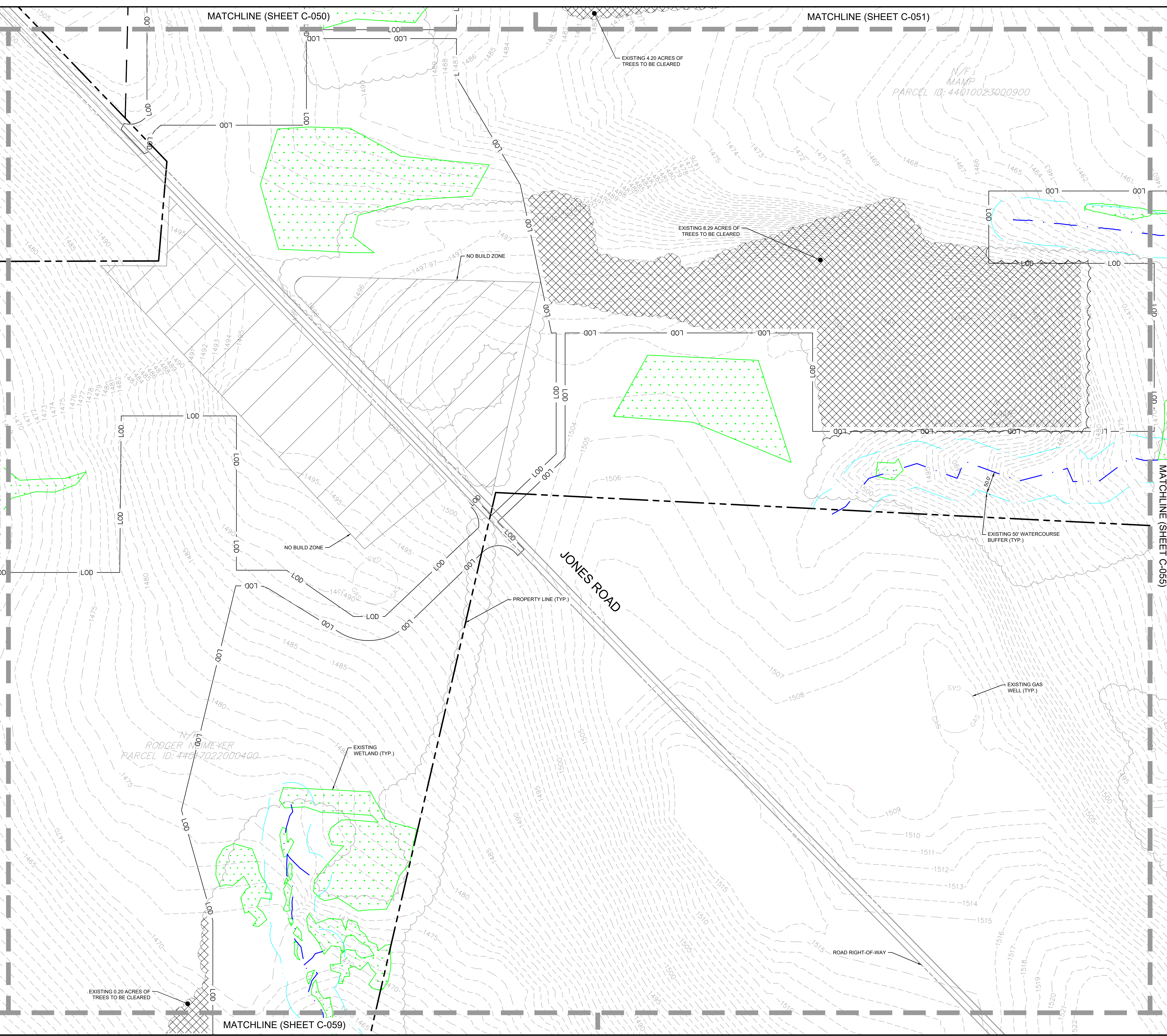
KHA PROJECT	DATE	SCALE	AS SHOWN	DESIGNED BY	EJF	DRAWN BY	EJF	CHECKED BY	TGK
112456003	1/31/2024								

EXISTING CONDITIONS AND DEMOLITION PLAN 4

WILSON SOLAR
 PREPARED FOR
BIRCH CREEK DEVELOPMENT
 VENANGO TOWNSHIP, ERIE COUNTY PA

SHEET NUMBER
C-053

Plotted By: Frankentfield, Eric - Sheet Set: Wilson Solar - Conditional Use Plan - 1/24/2024 - 11:55:27am - K:\PHI_PRA\112456003 - Wilson Solar - Venango Twp., Erie Co., PA\CAD\Exhibits\Conditional Use Plan\2024-01-30 - Conditional Use Plan - Sheets C-050 - EXISTING
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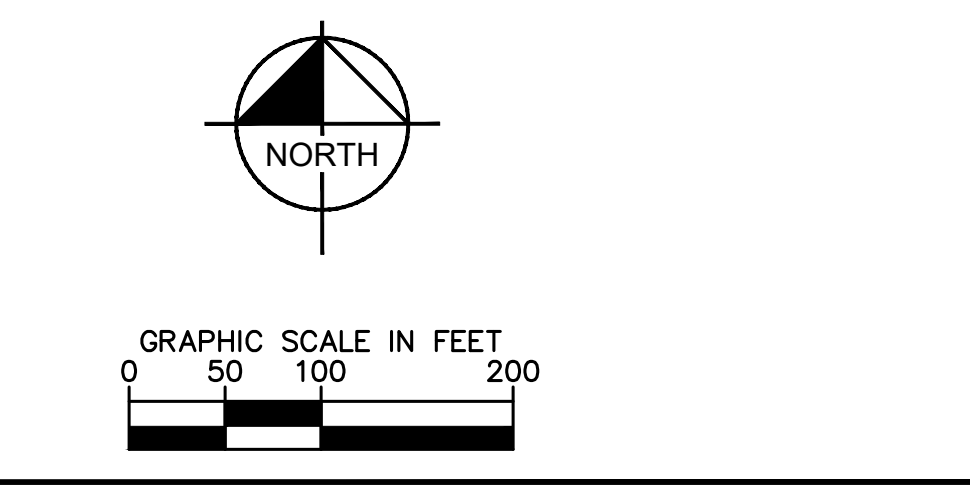


EXISTING CONDITIONS AND DEMOLITION LEGEND	
	PROPERTY LINE
	PROPOSED LIMIT OF DISTURBANCE
	EXISTING WATERCOURSE
	50' WATERCOURSE BUFFER
	EXISTING MINOR CONTOUR
	EXISTING MAJOR CONTOUR
	EXISTING UNDERGROUND GAS LINE
	ROAD CENTERLINE
	EDGE OF RIGHT-OF-WAY
	EXISTING EASEMENT RIGHT-OF-WAY
	EXISTING TREELINE
	EXISTING OVERHEAD ELECTRIC WIRES
	EXISTING TREES AND VEGETATION TO BE REMOVED
	EXISTING WETLANDS
	EXISTING 100 YEAR FLOOD ZONE
	STEEP SLOPE AREA - 25% OR GREATER
	NO BUILD ZONE

- DEMOLITION NOTES**
- THE CONTRACTOR IS TO COORDINATE THE REMOVAL / ABANDONMENT OF ALL UTILITIES WITH THE RESPECTIVE UTILITY COMPANIES.
 - ALL DEBRIS FROM THE DEMOLISHED STRUCTURES THAT IS NOT REUSED AS FILL IS TO BE DISPOSED OF ACCORDING TO ALL APPLICABLE STANDARDS. DEMOLISHED MATERIALS REUSED AS FILL MATERIAL SHALL BE PER THE DIRECTION OF THE SOILS ENGINEER.
 - CONTRACTOR TO HIRE CONSULTANT TO INSPECT ALL EXISTING UTILITIES THAT ARE TO REMAIN. FINDINGS ARE TO BE SUBMITTED TO THE DESIGN ENGINEER PRIOR TO CONSTRUCTION OR ORDERING.
 - ALL DEMOLITION IS TO BE PERFORMED IN STRICT CONFORMANCE WITH ALL APPLICABLE VENANGO TOWNSHIP, ERIE COUNTY, & PENNSYLVANIA AND/OR OTHER GOVERNING BODIES STANDARDS.
 - DURING DEMOLITION, ANY HAZARDOUS MATERIAL, SUCH AS ASBESTOS, SHALL BE REMOVED AND REMEDIATED IN ACCORDANCE WITH THE PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION (PA DEP) STANDARDS AND ALL OTHER APPLICABLE STANDARDS.
 - THE REMOVAL AND/OR ABANDONMENT OF ANY SUBSURFACE STRUCTURES, INCLUDING STORAGE TANKS, MANHOLES AND PIPES, SHALL BE DONE IN ACCORDANCE WITH ALL APPLICABLE STANDARDS AND SOIL ENGINEER.
 - HAULING ROUTES AND DISPOSAL SITES FOR THE DISPOSAL OF THE DEMOLISHED MATERIAL SHALL BE PROVIDED TO VENANGO TOWNSHIP PRIOR TO DEMOLITION.
 - ANY DISCREPANCY BETWEEN THIS PLAN AND SITE CONDITIONS SHOULD BE BROUGHT TO THE ATTENTION OF THE CIVIL ENGINEER AND GENERAL CONTRACTOR.
 - CONTRACTOR SHALL CONTROL DUST LEAVING THE SITE DURING DEMOLITION AND CONSTRUCTION.
 - CONTRACTOR AND DEVELOPER TO COORDINATE ALL IMPACTS TO ADJACENT PROPERTIES DURING DEMOLITION AND CONSTRUCTION ACTIVITIES.
 - ANY STREET SIGN DAMAGED OR TEMPORARILY REMOVED DURING CONSTRUCTION ARE TO BE REPLACED IN KIND OR PER LOCAL MUNICIPALITY AND PENNDOT.
 - THE CONTRACTOR SHALL IMMEDIATELY REPORT TO THE OWNER ANY UNFORESEEN OR ADVERSE CONDITIONS DISCOVERED DURING DEMOLITION OPERATIONS.
 - CONTRACTOR SHALL PROTECT EXISTING PLANT MATERIAL NOT DESIGNATED FOR REMOVAL OR RELOCATION FROM DAMAGE DURING CONSTRUCTION.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY ITEMS DAMAGED DURING THE CONSTRUCTION.

SITE STATISTICS

- THE SITE AREA IS 1099 ACRES.
- THE PROPOSED TREE CLEARING IS 124.06 ACRES.
- THE PROPOSED LEVEL OF DISTURBANCE IS 371.74 ACRES.



No.	REVISIONS	DATE	BY
1	CONDITIONAL USE PLAN AMENDMENT	09/12/2023	EJF
2	CONDITIONAL USE PLAN RESUBMISSION	1/31/2024	EJF

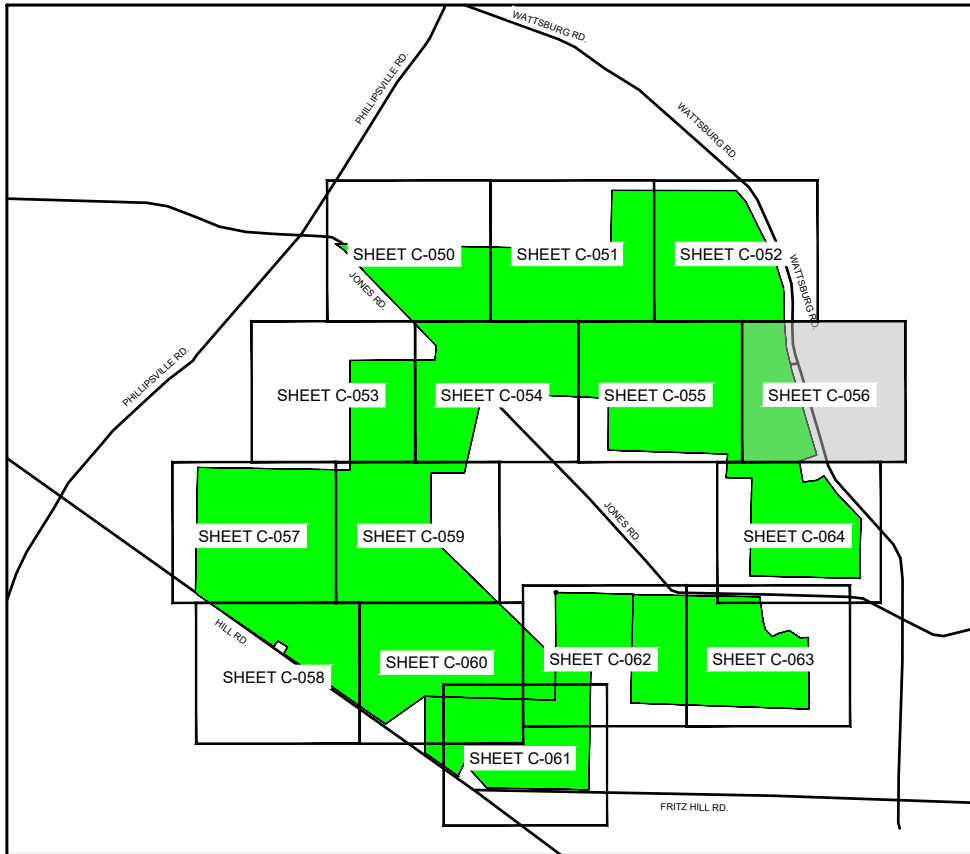
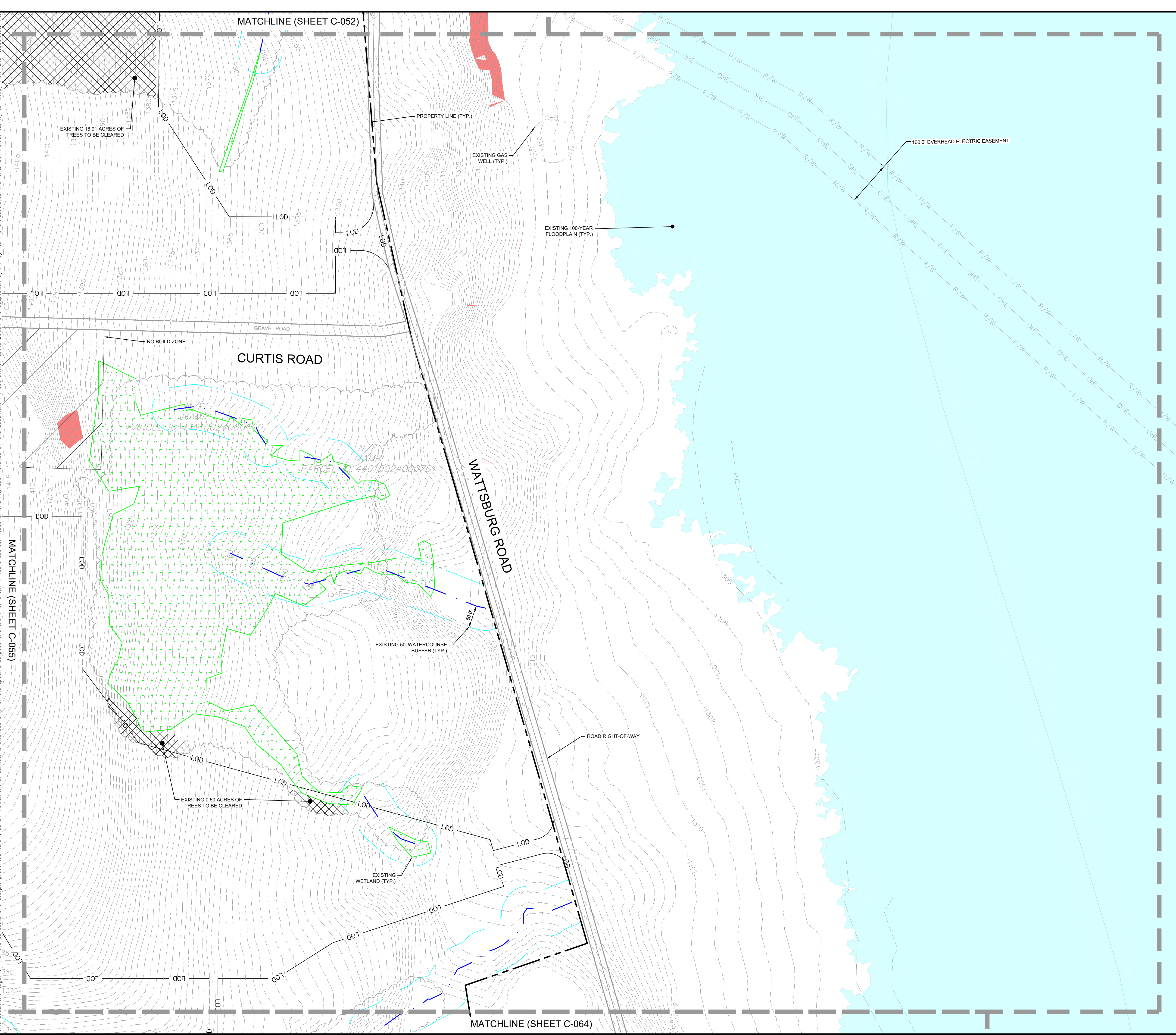
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 PHILADELPHIA, PA 19102
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KHA PROJECT	DATE	SCALE	DESIGNED BY	DRAWN BY	CHECKED BY
112456003	1/31/2024	AS SHOWN	EJF	EJF	TGK

EXISTING CONDITIONS AND DEMOLITION PLAN 5

WILSON SOLAR
 PREPARED FOR
BIRCH CREEK DEVELOPMENT
 VENANGO TOWNSHIP, ERIE COUNTY PA
 SHEET NUMBER
C-054

Plotted By: Frankentfield, Eric - Sheet Set: Wilson Solar - Conditional Use Plan - 1/24/2024 - 11:58:39am - K:\PHU_PRA\112456003 - Wilson Solar - Venango Twp., Erie Co., PA\CAD\Exhibits\Conditional Use Plan\2024-01-30 - Conditional Use Plan - 3 - Township Resubmission Plan Sheets\C-050 - EXISTING



EXISTING CONDITIONS AND DEMOLITION LEGEND

	PROPERTY LINE
	PROPOSED LIMIT OF DISTURBANCE
	EXISTING WATERCOURSE
	50' WATERCOURSE BUFFER
	EXISTING MINOR CONTOUR
	EXISTING MAJOR CONTOUR
	GAS
	EXISTING UNDERGROUND GAS LINE
	ROAD CENTERLINE
	EDGE OF RIGHT-OF-WAY
	EXISTING EASEMENT
	RIGHT-OF-WAY
	EXISTING TREELINE
	EXISTING OVERHEAD ELECTRIC WIRES
	EXISTING TREES AND VEGETATION TO BE REMOVED
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	NO BUILD ZONE

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SITE STATISTICS

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GRAPHIC SCALE IN FEET
0 50 100 200

NORTH

CONDITIONAL USE PLAN AMENDMENT 09/12/2023 EJJ
CONDITIONAL USE PLAN RESUBMISSION 1/31/2024 EJJ

KEY MAP
SCALE: 1" = 3000'

1	CONDITIONAL USE PLAN AMENDMENT	09/12/2023	EJJ
2	CONDITIONAL USE PLAN RESUBMISSION	1/31/2024	EJJ

Kimley **Horn**

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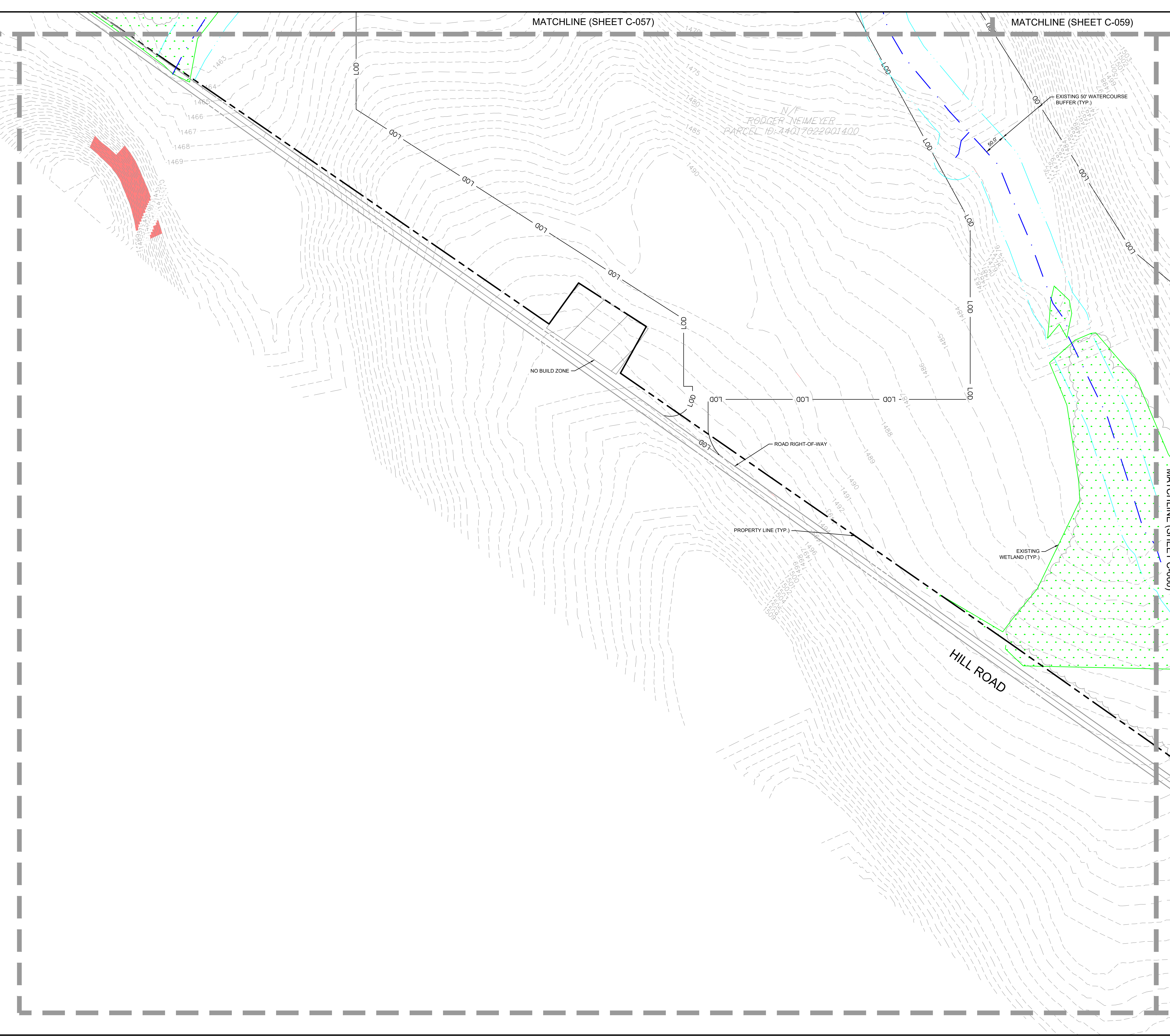
KHA PROJECT	112456003
DATE	1/31/2024
SCALE	AS SHOWN
DESIGNED BY	EJJ
DRAWN BY	EJJ
CHECKED BY	TGK

EXISTING CONDITIONS AND DEMOLITION PLAN 7

WILSON SOLAR
 PREPARED FOR
BIRCH CREEK DEVELOPMENT
 VENANGO TOWNSHIP, ERIE COUNTY PA

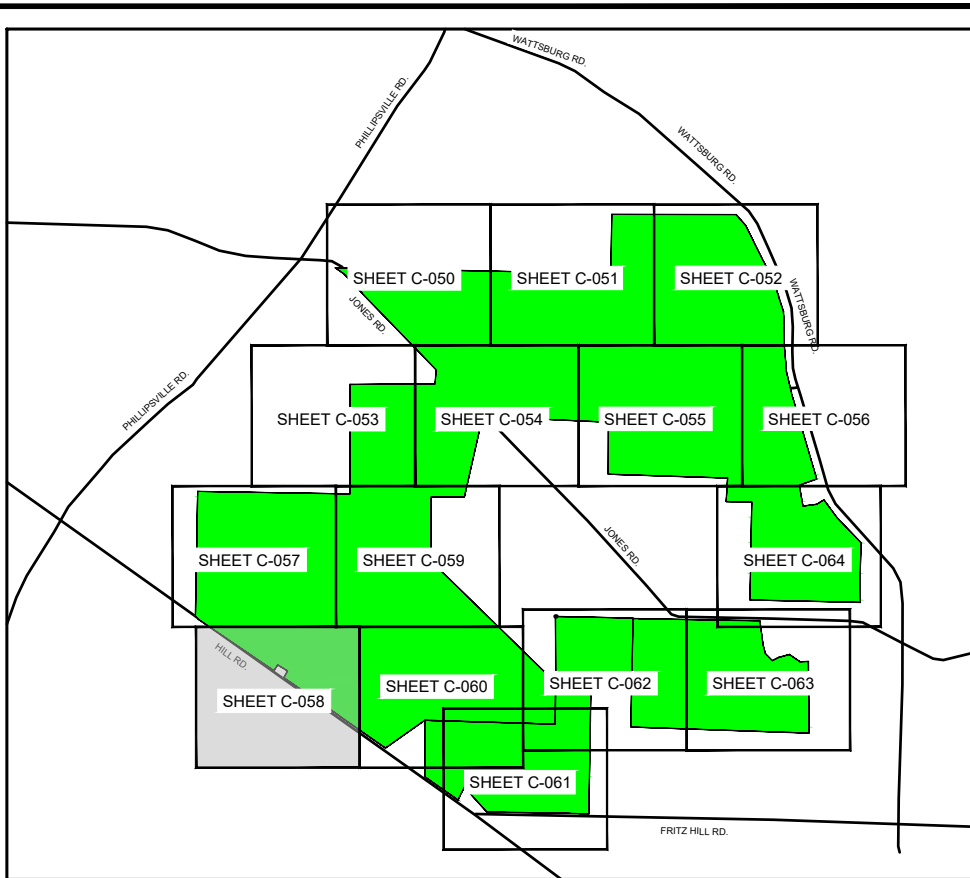
SHEET NUMBER
C-056

Plotted By: Frankfield, Eric - Sheet Set: Wilson Solar - Conditional Use Plan - LD\04\12456003 - February 02, 2024 11:55:47am - K:\YH\PR\112456003 - Venango Twp., Erie Co., PA\CAD\Exhibits\Conditional Use Plan\2024-01-30 - Conditional Use Plan 3 - Township Resubmission Plan Sheets\C-050 EXISTING
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MATCHLINE (SHEET C-057)

MATCHLINE (SHEET C-059)



KEY MAP
SCALE: 1" = 300'

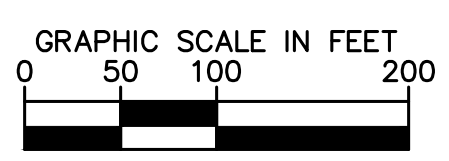
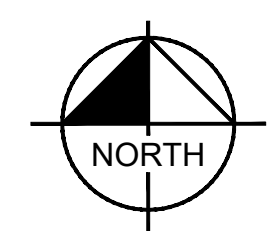
EXISTING CONDITIONS AND DEMOLITION LEGEND	
	PROPERTY LINE
	PROPOSED LIMIT OF DISTURBANCE
	EXISTING WATERCOURSE
	50' WATERCOURSE BUFFER
	EXISTING MINOR CONTOUR
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No.	REVISIONS	DATE	BY
1	CONDITIONAL USE PLAN AMENDMENT	09/12/2023	EJF
2	CONDITIONAL USE PLAN RESUBMISSION	1/31/2024	EJF

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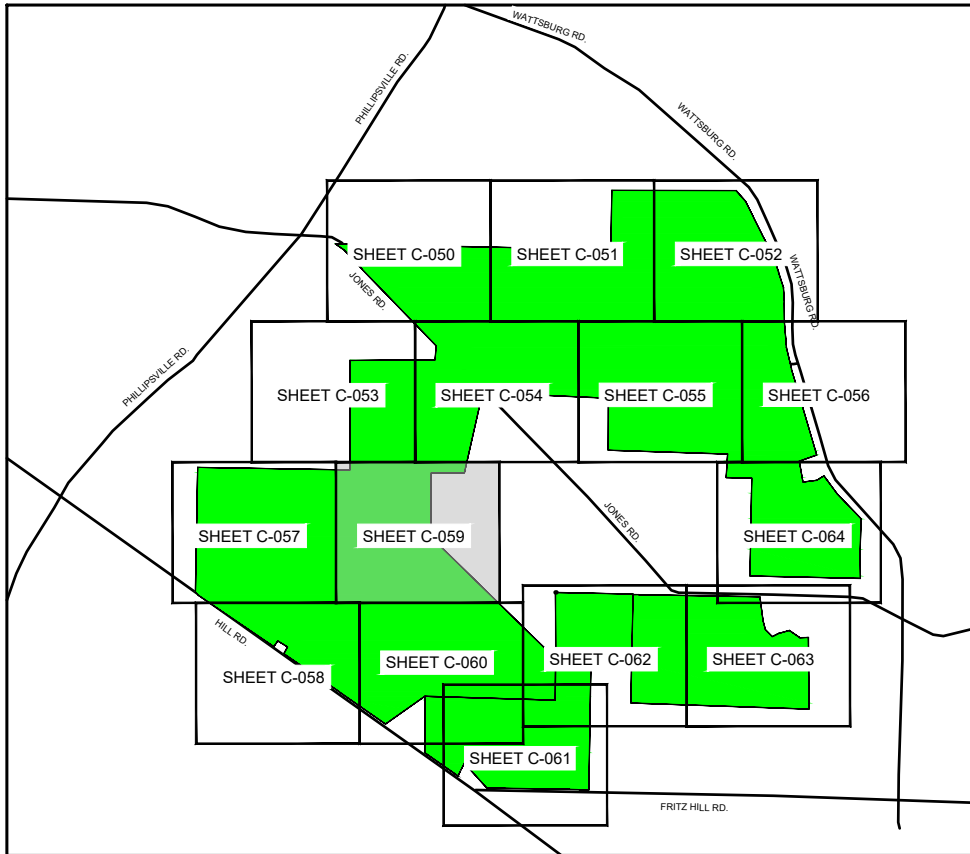
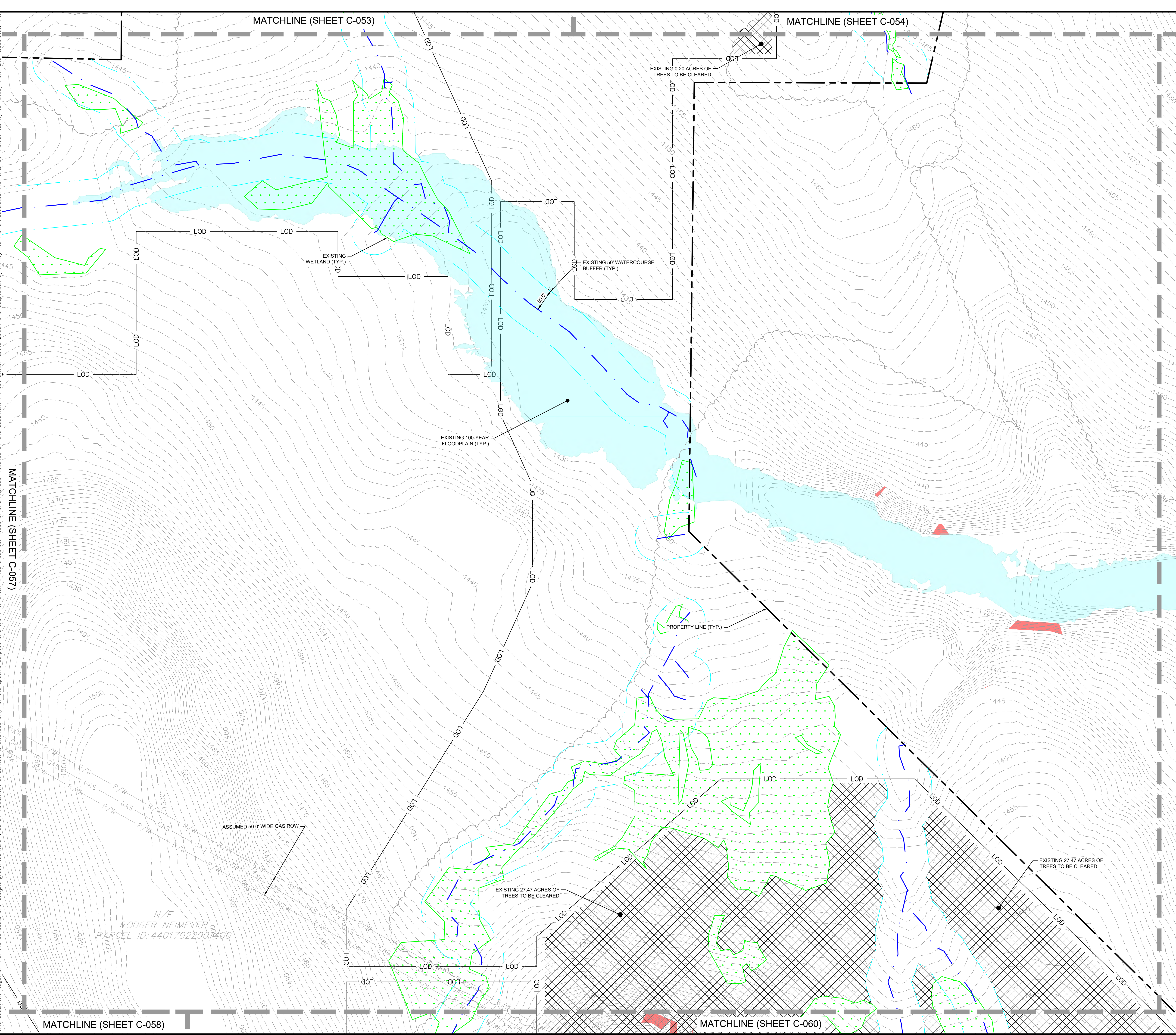
KHA PROJECT	DATE	SCALE	AS SHOWN	DESIGNED BY	EJF	DRAWN BY	EJF	CHECKED BY	TGK
112456003	1/31/2024								

EXISTING CONDITIONS AND DEMOLITION PLAN 9

WILSON SOLAR
 PREPARED FOR
BIRCH CREEK DEVELOPMENT
 VENANGO TOWNSHIP, ERIE COUNTY PA

SHEET NUMBER
C-058

Plotted By: Frankentfeld, Eric - Sheet Set: Wilson Solar - Conditional Use Plan - 1/24/2024 - 11:55:54am - K:\PHI_PRA\112456003 - Wilson Solar - Venango Twp., Erie Co., PA\CAD\Exhibits_Conditional Use Plan_2024-01-30 - Conditional Use Plan - 3 - Township Resubmission Plan Sheets C-050 - EXISTING CONDITIONS AND DEMOLITION PLAN - 1/31/2024 - E.J.F.



KEY MAP
SCALE: 1" = 300'

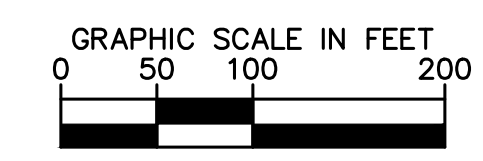
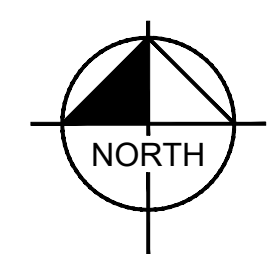
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DEMOLITION NOTES

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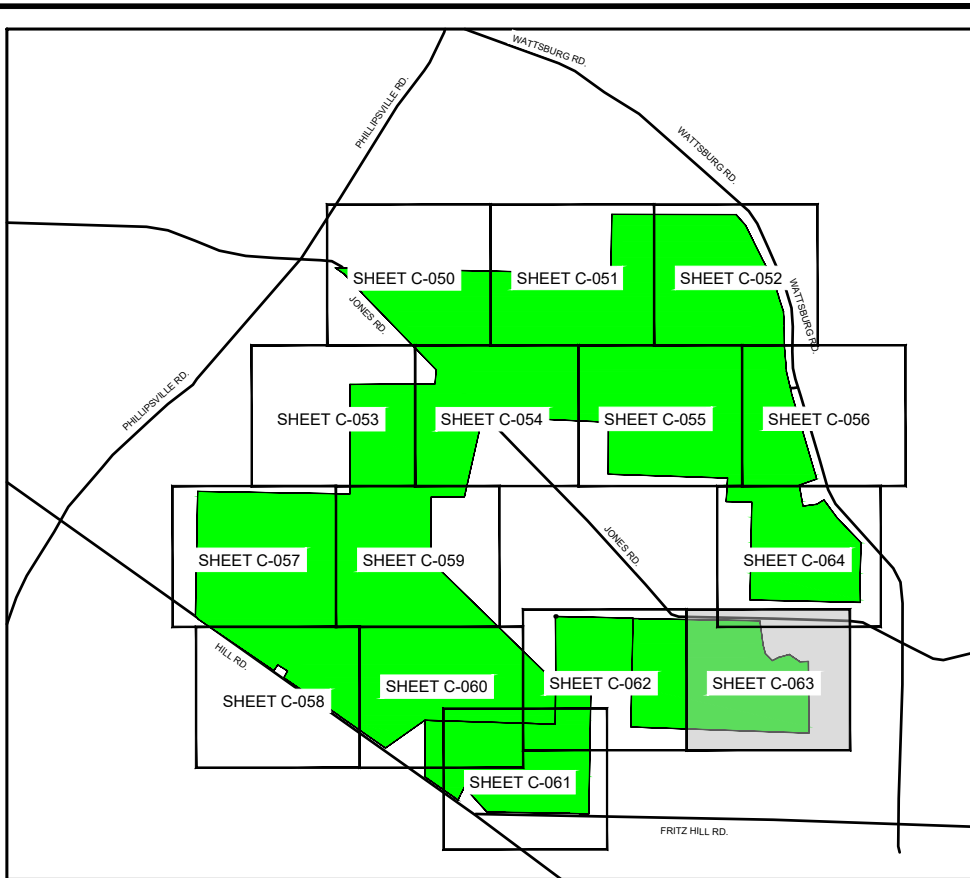
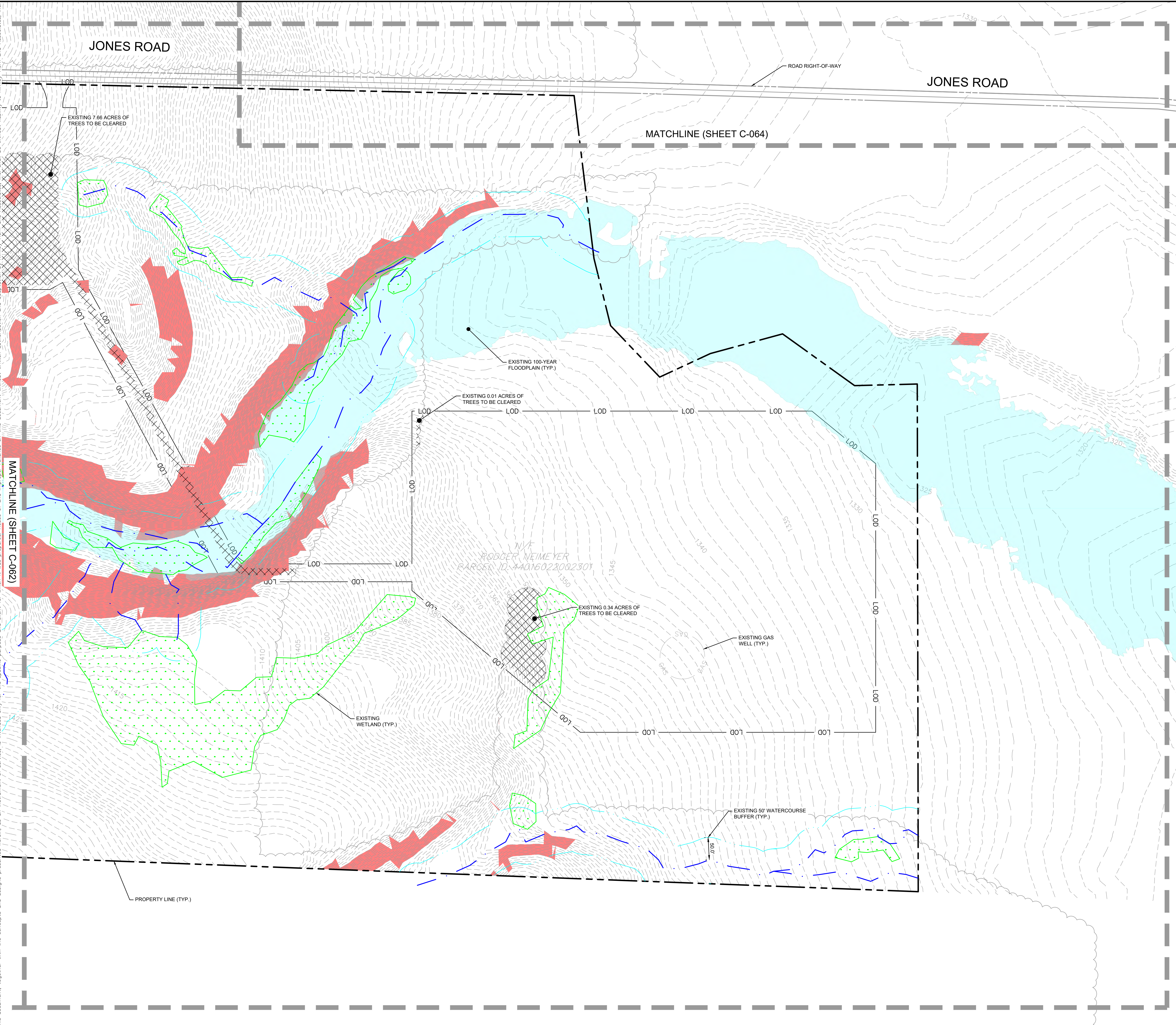
KHA PROJECT	DATE	SCALE	AS SHOWN	DESIGNED BY	DRAWN BY	CHECKED BY
112456003	1/31/2024	AS SHOWN	EJF	EJF	TGK	TGK

EXISTING CONDITIONS AND DEMOLITION PLAN 10

WILSON SOLAR
PREPARED FOR
BIRCH CREEK DEVELOPMENT
VENANGO TOWNSHIP, ERIE COUNTY PA

SHEET NUMBER
C-059

Plotted By: Frankfield, Eric - Sheet Set: Wilson Solar - Conditional Use Plan - 1/24/2024 - 11:56:20am - K:\PHU_PRA\112456003 - Wilson Solar - Venango Twp., Erie Co., PA\CAD\Exhibits\Conditional Use Plan\2024-01-30 - Conditional Use Plan Sheets\C-063 EXISTING
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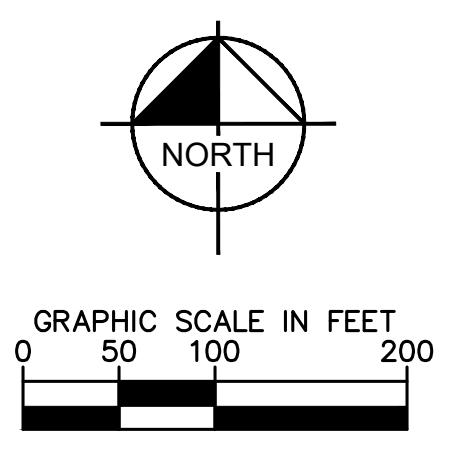


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 - DURING DEMOLITION, ANY HAZARDOUS MATERIAL, SUCH AS ASBESTOS, SHALL BE REMOVED AND REMEDIATED IN ACCORDANCE WITH THE PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION (PADEP) STANDARDS AND ALL OTHER APPLICABLE STANDARDS.
 - HAULING ROUTES AND DISPOSAL SITES FOR THE DISPOSAL OF THE DEMOLISHED MATERIAL SHALL BE PROVIDED TO VENANGO TOWNSHIP PRIOR TO DEMOLITION.
 - ANY DISCREPANCY BETWEEN THIS PLAN AND SITE CONDITIONS SHOULD BE BROUGHT TO THE ATTENTION OF THE CIVIL ENGINEER AND GENERAL CONTRACTOR.
 - CONTRACTOR SHALL CONTROL DUST LEAVING THE SITE DURING DEMOLITION AND CONSTRUCTION.
 - CONTRACTOR AND DEVELOPER TO COORDINATE ALL IMPACTS TO ADJACENT PROPERTIES DURING DEMOLITION AND CONSTRUCTION ACTIVITIES.
 - ANY STREET SIGN DAMAGED OR TEMPORARILY REMOVED DURING CONSTRUCTION ARE TO BE REPLACED IN KIND OR PER LOCAL MUNICIPALITY AND PENNDOT.
 - THE CONTRACTOR SHALL IMMEDIATELY REPORT TO THE OWNER ANY UNFORESEEN OR ADVERSE CONDITIONS DISCOVERED DURING DEMOLITION OPERATIONS.
 - CONTRACTOR SHALL PROTECT EXISTING PLANT MATERIAL NOT DESIGNATED FOR REMOVAL OR RELOCATION FROM DAMAGE DURING CONSTRUCTION.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY ITEMS DAMAGED DURING THE CONSTRUCTION.

- SITE STATISTICS**
- THE SITE AREA IS 1099 ACRES.
 - THE PROPOSED TREE CLEARING IS 124.06 ACRES.
 - THE PROPOSED LEVEL OF DISTURBANCE IS 371.74 ACRES.



1	CONDITIONAL USE PLAN AMENDMENT	09/12/2023	EJF
2	CONDITIONAL USE PLAN RESUBMISSION	1/31/2024	EJF
No.	REVISIONS	DATE	BY

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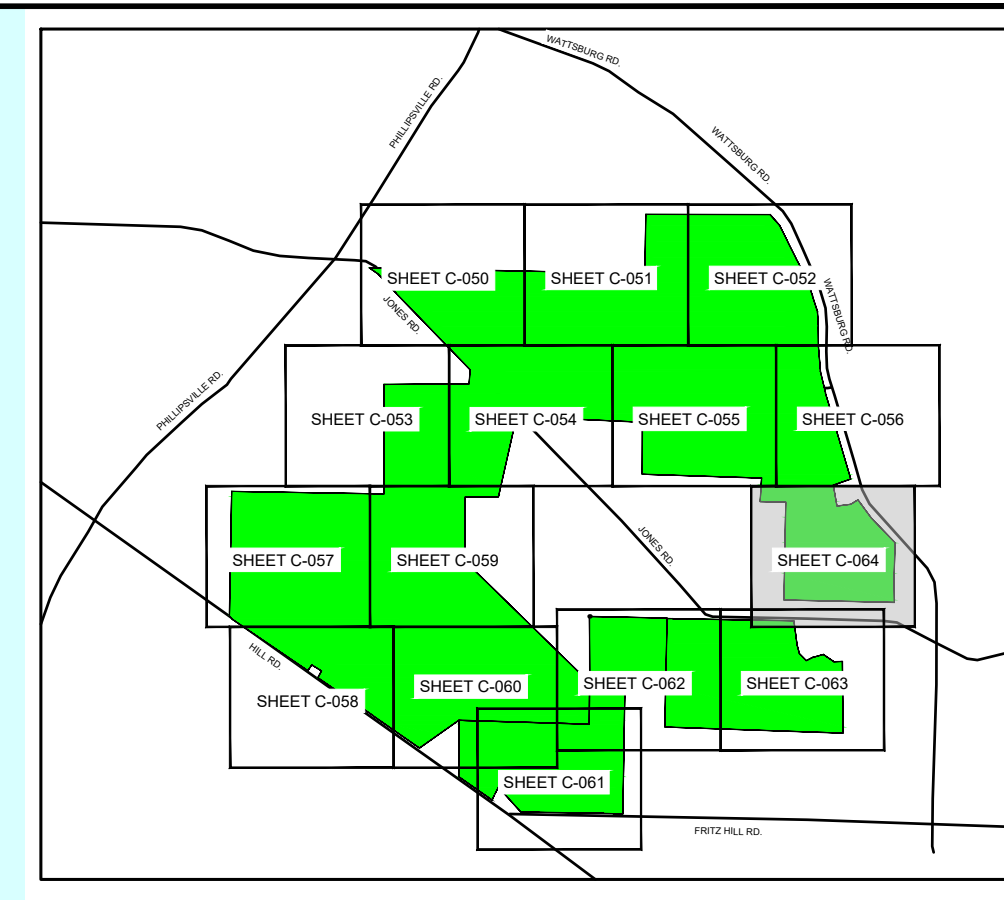
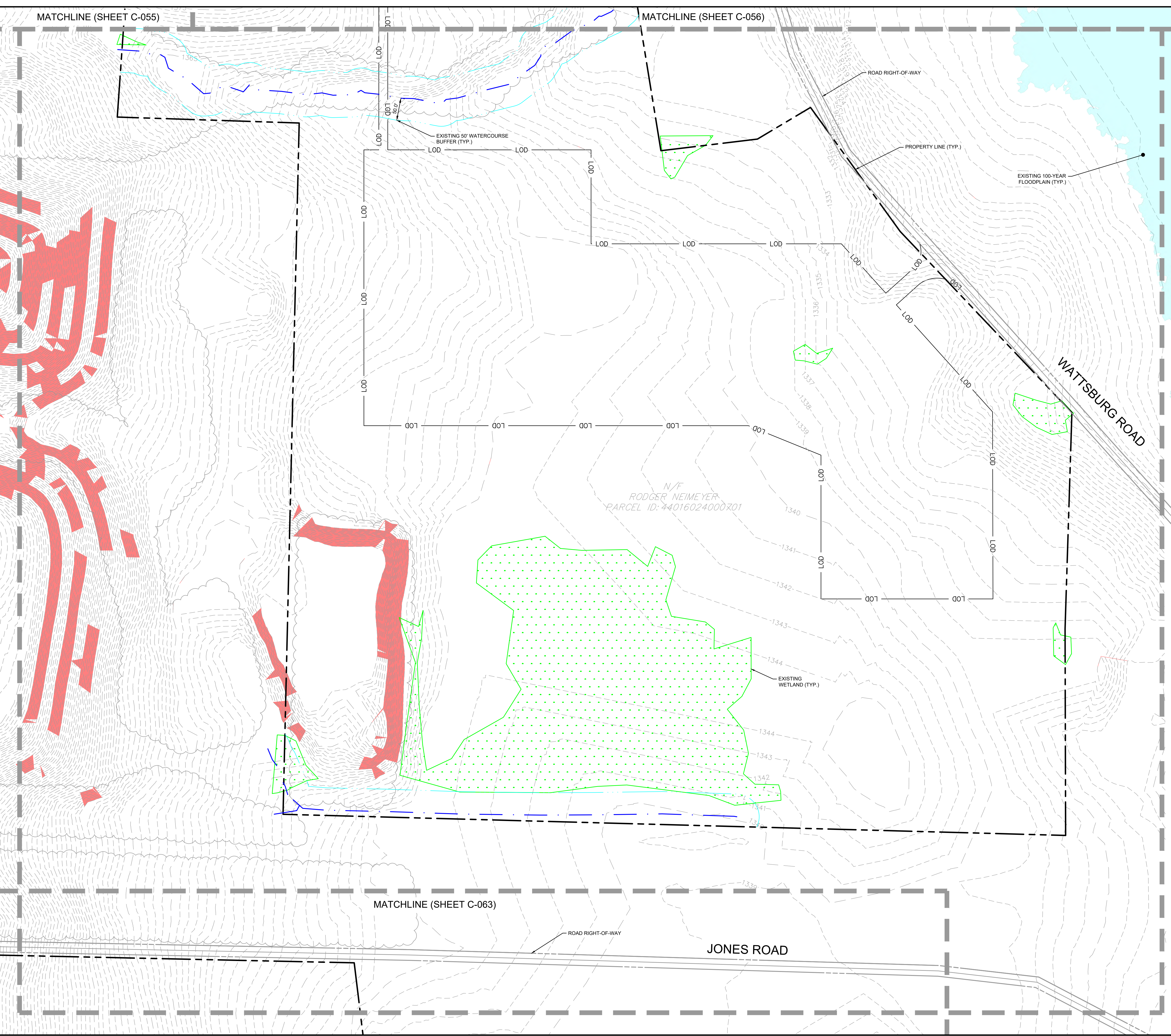
KHA PROJECT	112456003
DATE	1/31/2024
SCALE AS SHOWN	EJF
DESIGNED BY	EJF
DRAWN BY	EJF
CHECKED BY	TGK

EXISTING CONDITIONS AND DEMOLITION PLAN 14

WILSON SOLAR
 PREPARED FOR
BIRCH CREEK DEVELOPMENT
 VENANGO TOWNSHIP, ERIE COUNTY PA

SHEET NUMBER
C-063

Plotted By: Frankentfield, Eric - Sheet: Sol: Wilson Solar - Conditional Use Plan - LY001C-064 - February 02, 2024 11:56:26am - K:\PHI_PRA\112456003 - Wilson Solar - Venango Twp., Erie Co., PA\CAD\Exhibits\Conditional Use Plan\2024-01-30 - Conditional Use Plan - Sheets\C-064 - EXISTING
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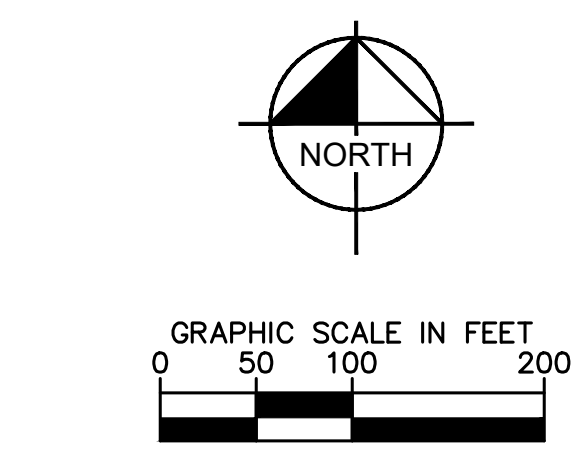


EXISTING CONDITIONS AND DEMOLITION LEGEND	
	PROPERTY LINE
	PROPOSED LIMIT OF DISTURBANCE
	EXISTING WATERCOURSE
	50' WATERCOURSE BUFFER
	EXISTING MINOR CONTOUR
	EXISTING MAJOR CONTOUR
	EXISTING UNDERGROUND GAS LINE
	ROAD CENTERLINE
	EDGE OF RIGHT-OF-WAY
	EXISTING EASEMENT RIGHT-OF-WAY
	EXISTING TREELINE
	EXISTING OVERHEAD ELECTRIC WIRES
	EXISTING TREES AND VEGETATION TO BE REMOVED
	EXISTING WETLANDS
	EXISTING 100 YEAR FLOOD ZONE
	STEEP SLOPE AREA - 25% OR GREATER
	NO BUILD ZONE

- DEMOLITION NOTES**
1. THE CONTRACTOR IS TO COORDINATE THE REMOVAL/ABANDONMENT OF ALL UTILITIES WITH THE RESPECTIVE UTILITY COMPANIES.
 2. ALL DEBRIS FROM THE DEMOLISHED STRUCTURES THAT IS NOT REUSED AS FILL IS TO BE DISPOSED OF ACCORDING TO ALL APPLICABLE STANDARDS. DEMOLISHED MATERIALS REUSED AS FILL MATERIAL SHALL BE PER THE DIRECTION OF THE SOILS ENGINEER.
 3. CONTRACTOR TO HIRE CONSULTANT TO INSPECT ALL EXISTING UTILITIES THAT ARE TO REMAIN. FINDINGS ARE TO BE SUBMITTED TO THE DESIGN ENGINEER PRIOR TO CONSTRUCTION OR ORDERING SO THAT A DETERMINATION CAN BE MADE AS TO THE CONDITION OF THE EXISTING LINES. ANY UTILITIES THAT ARE IN MARGINAL CONDITION WILL NEED TO BE REPLACED.
 4. ALL TEST PITS LOCATING THE EXISTING UTILITIES ARE TO BE COMPLETED PRIOR TO CONSTRUCTION OR ORDERING.
 5. CONTRACTOR TO HAVE ALL UTILITIES FIELD MARKED AND THEN LOCATED BY THE SURVEYOR. ALL LOCATIONS ARE TO BE REPORTED TO THE DESIGN ENGINEER PRIOR TO CONSTRUCTION OR ORDERING.
 6. ALL DEMOLITION IS TO BE PERFORMED IN STRICT CONFORMANCE WITH ALL APPLICABLE VENANGO TOWNSHIP, ERIE COUNTY, & PENNSYLVANIA AND/OR OTHER GOVERNING BODIES STANDARDS.
 7. DURING DEMOLITION, ANY HAZARDOUS MATERIAL, SUCH AS ASBESTOS, SHALL BE REMOVED AND REMEDIATED IN ACCORDANCE WITH THE PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION (PA) REGULATIONS AND ALL OTHER APPLICABLE STANDARDS.
 8. THE REMOVAL AND/OR ABANDONMENT OF ANY SUBSURFACE STRUCTURES, INCLUDING STORAGE TANKS, MANHOLES AND PIPES, SHALL BE DONE IN ACCORDANCE WITH ALL APPLICABLE STANDARDS AND SOIL ENGINEER.
 9. HAULING ROUTES AND DISPOSAL SITES FOR THE DISPOSAL OF THE DEMOLISHED MATERIAL SHALL BE PROVIDED TO VENANGO TOWNSHIP PRIOR TO DEMOLITION.
 10. ANY DISCREPANCY BETWEEN THIS PLAN AND SITE CONDITIONS SHOULD BE BROUGHT TO THE ATTENTION OF THE CIVIL ENGINEER AND GENERAL CONTRACTOR.
 11. CONTRACTOR SHALL CONTROL DUST LEAVING THE SITE DURING DEMOLITION AND CONSTRUCTION.
 12. CONTRACTOR AND DEVELOPER TO COORDINATE ALL IMPACTS TO ADJACENT PROPERTIES DURING DEMOLITION AND CONSTRUCTION ACTIVITIES.
 13. ANY STREET SIGN DAMAGED OR TEMPORARILY REMOVED DURING CONSTRUCTION ARE TO BE REPLACED IN KIND OR PER LOCAL MUNICIPALITY AND PENNDOT.
 14. THE CONTRACTOR SHALL IMMEDIATELY REPORT TO THE OWNER ANY UNFORESEEN OR ADVERSE CONDITIONS DISCOVERED DURING DEMOLITION OPERATIONS.
 15. CONTRACTOR SHALL PROTECT EXISTING PLANT MATERIAL NOT DESIGNATED FOR REMOVAL OR RELOCATION FROM DAMAGE DURING CONSTRUCTION.
 16. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY ITEMS DAMAGED DURING THE CONSTRUCTION.

SITE STATISTICS

1. THE SITE AREA IS 1099 ACRES.
2. THE PROPOSED TREE CLEARING IS 124.06 ACRES.
3. THE PROPOSED LEVEL OF DISTURBANCE IS 371.74 ACRES.



No.	REVISIONS	DATE	BY
1	CONDITIONAL USE PLAN AMENDMENT	09/12/2023	EJF
2	CONDITIONAL USE PLAN RESUBMISSION	1/31/2024	EJF

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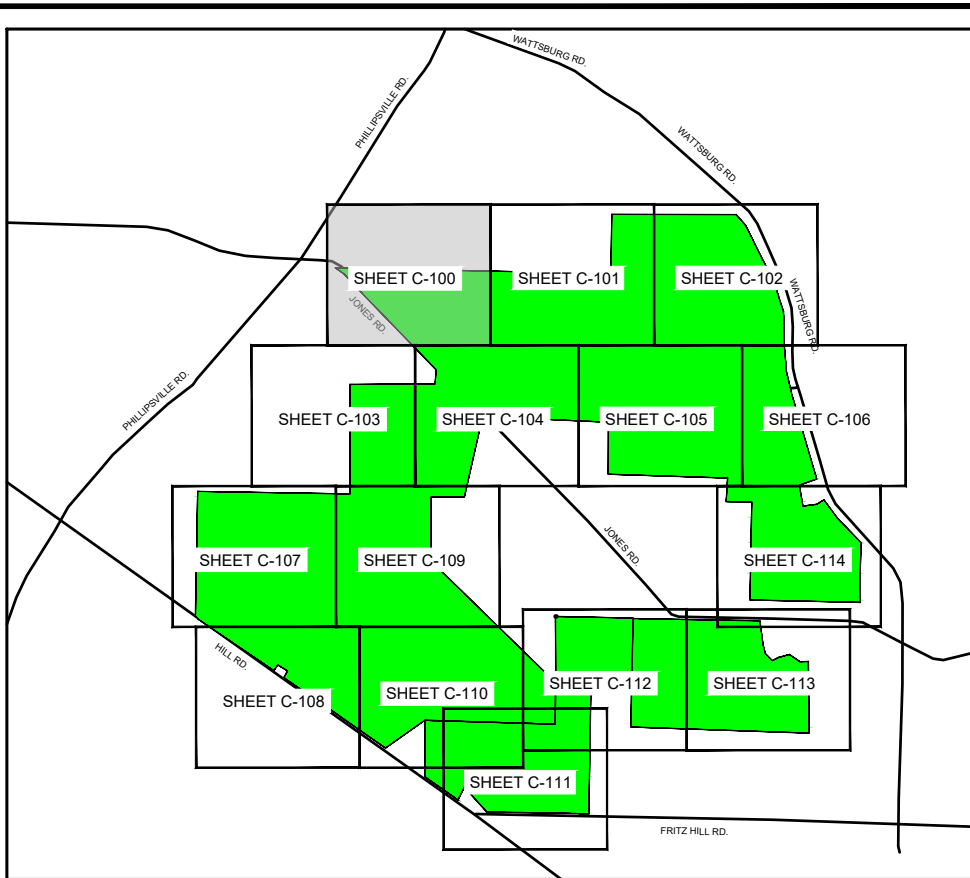
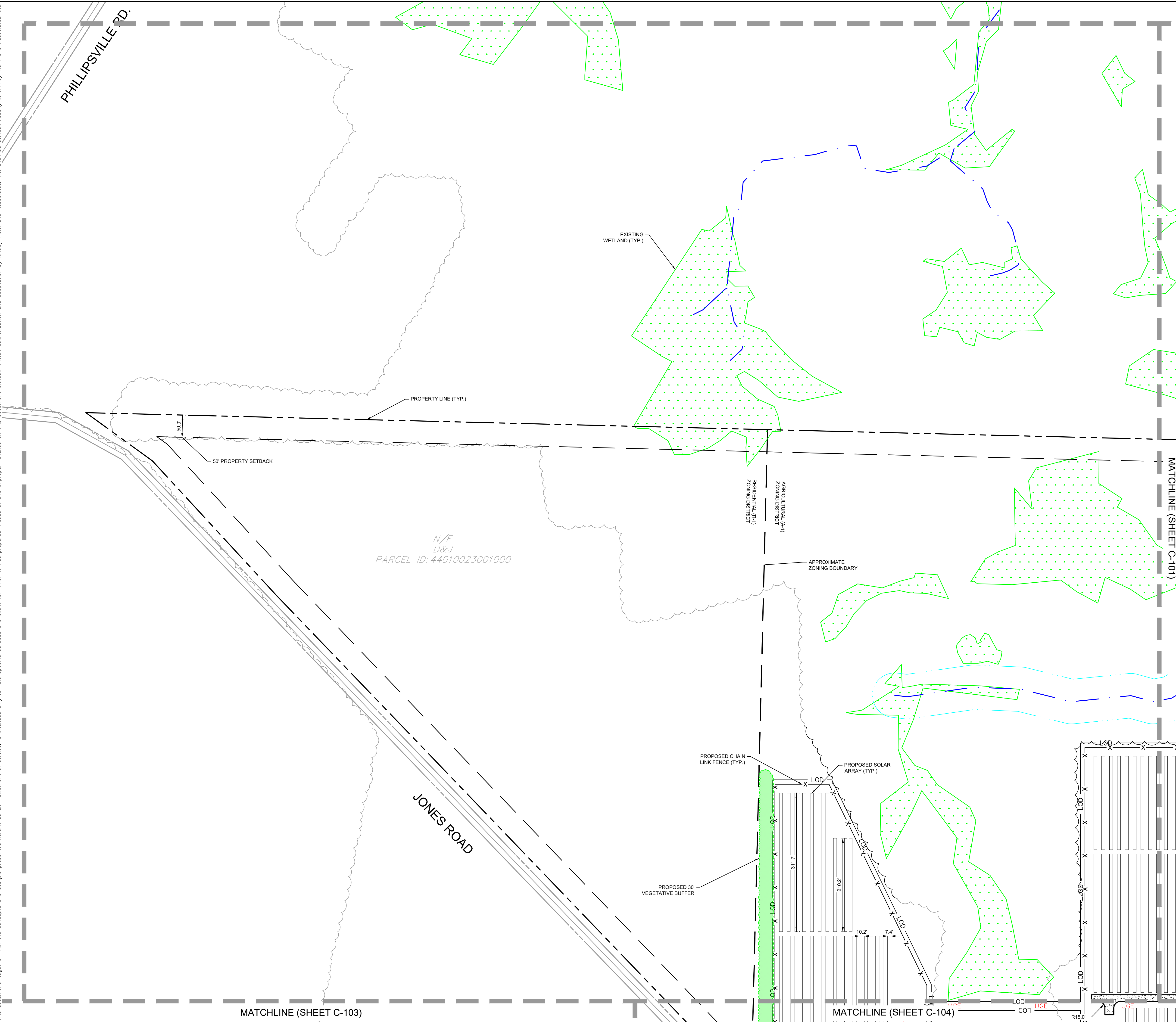
KHA PROJECT	112456003
DATE	1/31/2024
SCALE	AS SHOWN
DESIGNED BY	EJF
DRAWN BY	EJF
CHECKED BY	TGK

EXISTING CONDITIONS AND DEMOLITION PLAN 15

WILSON SOLAR
 PREPARED FOR
BIRCH CREEK DEVELOPMENT
 VENANGO TOWNSHIP, ERIE COUNTY PA

SHEET NUMBER
C-064

Plotted By: Frankfield, Eric - Sheet Set: Wilson Solar - Conditional Use Plan - Layout: C-100 - February 02, 2024 11:56:43am - K:\PHI\FR\112456003 - Venango Twp., Erie Co., PA CAD Exhibits - Conditional Use Plan 2024-01-30 - Conditional Use Plan 3 - Township Re-submission Plan Sheets C-100 SITE PLAN AN...
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SITE PLAN LEGEND

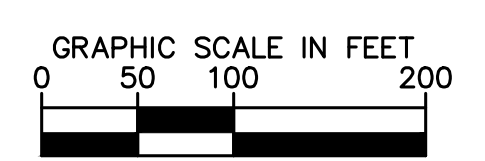
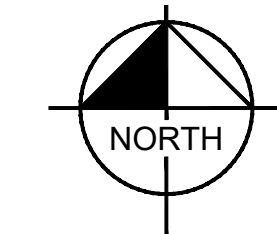
	EXISTING PROPERTY LINE
	PROPOSED LIMIT OF DISTURBANCE
	EXISTING PROPERTY SETBACKS
	PROPOSED CHAIN LINK FENCE
	PROPOSED TREELINE
	PROPOSED SOLAR PANEL
	PROPOSED UNDERGROUND ELECTRIC WIRE
	EXISTING WATERCOURSE
	50' WATERCOURSE BUFFER
	PROPOSED VEGETATION BUFFER
	EXISTING WETLANDS
	EXISTING 100 YEAR FLOOD ZONE

SITE NOTES:
 1. ALL RADII TO BE 60 FEET UNLESS OTHERWISE NOTED.
 2. THE PROPOSED LIMIT OF DISTURBANCE IS 371.74 ACRES.

ZONING DISTRICT REQUIREMENTS

VENANGO TOWNSHIP DIMENSIONAL STANDARDS			
REQUIREMENTS	AGRICULTURAL DISTRICT (A-1)	INDUSTRIAL DISTRICT (I-1)	PROPOSED
USE REGULATIONS	PRINCIPAL SOLAR ENERGY SYSTEM (PSES)	PRINCIPAL SOLAR ENERGY SYSTEM (PSES)	PRINCIPAL SOLAR ENERGY SYSTEM (PSES)
BUILDING SETBACKS			
MINIMUM FRONT YARD (S)	50.00 FT	50.00 FT	50.00 FT (C)
MINIMUM SIDE YARD (S)	50.00 FT	50.00 FT	50.00 FT (C)
MINIMUM REAR YARD (S)	50.00 FT	50.00 FT	50.00 FT (C)
INTENSITY RATIOS			
MAXIMUM BUILDING COVERAGE	10%	50%	<10% (C)
MAXIMUM IMPERVIOUS COVERAGE	N/A	80%	<80% (C)
MISCELLANEOUS			
MAXIMUM SUPPORT STRUCTURE HEIGHT (S)	25.00 FT	25.00 FT	<25.00 FT (C)
MINIMUM LOT AREA	2 ACRES	1 ACRES	>2 ACRES (C)
MINIMUM LOT FRONTAGE	200 FT	150 FT	>200 FT (C)

LEGEND:
 (C) = COMPLIES (S) = SOLAR ORDINANCE REQUIREMENT
 (NC) = NON-COMPLIANT



1	CONDITIONAL USE PLAN AMENDMENT	09/12/2023	EJF
2	CONDITIONAL USE PLAN RESUBMISSION	1/31/2024	EJF

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KHA PROJECT	112456003
DATE	1/31/2024
SCALE AS SHOWN	
DESIGNED BY	ABH
DRAWN BY	EJF
CHECKED BY	TGK

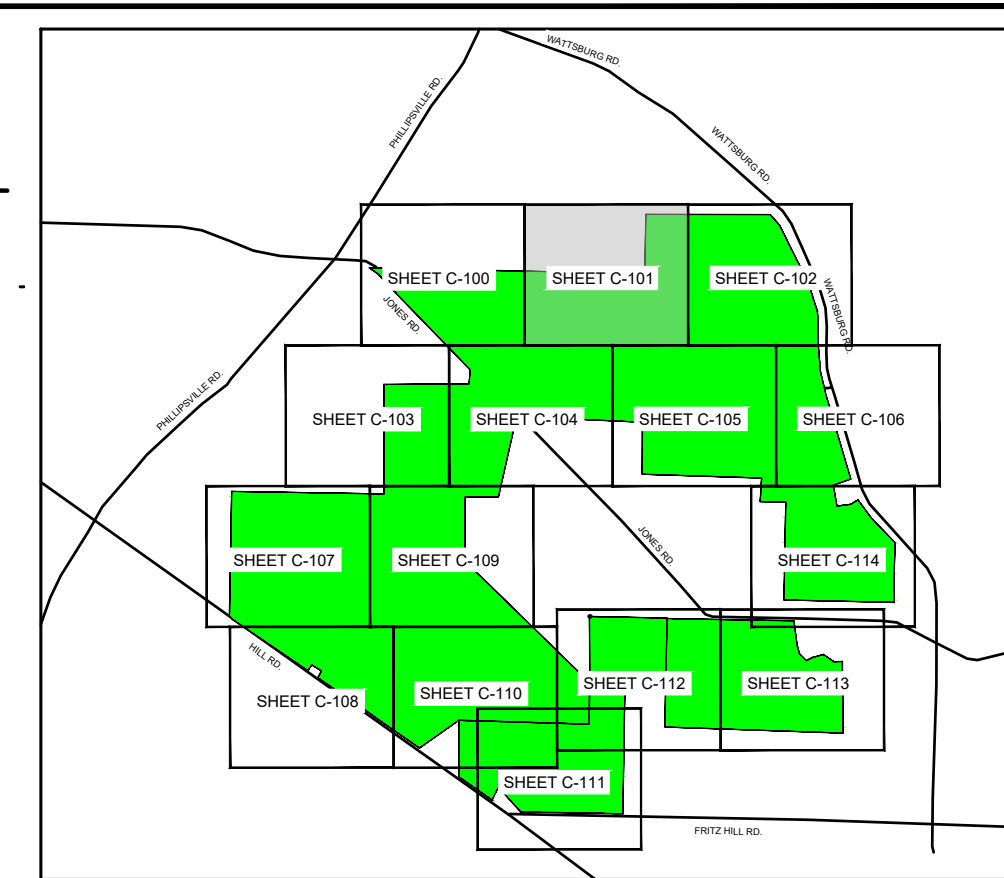
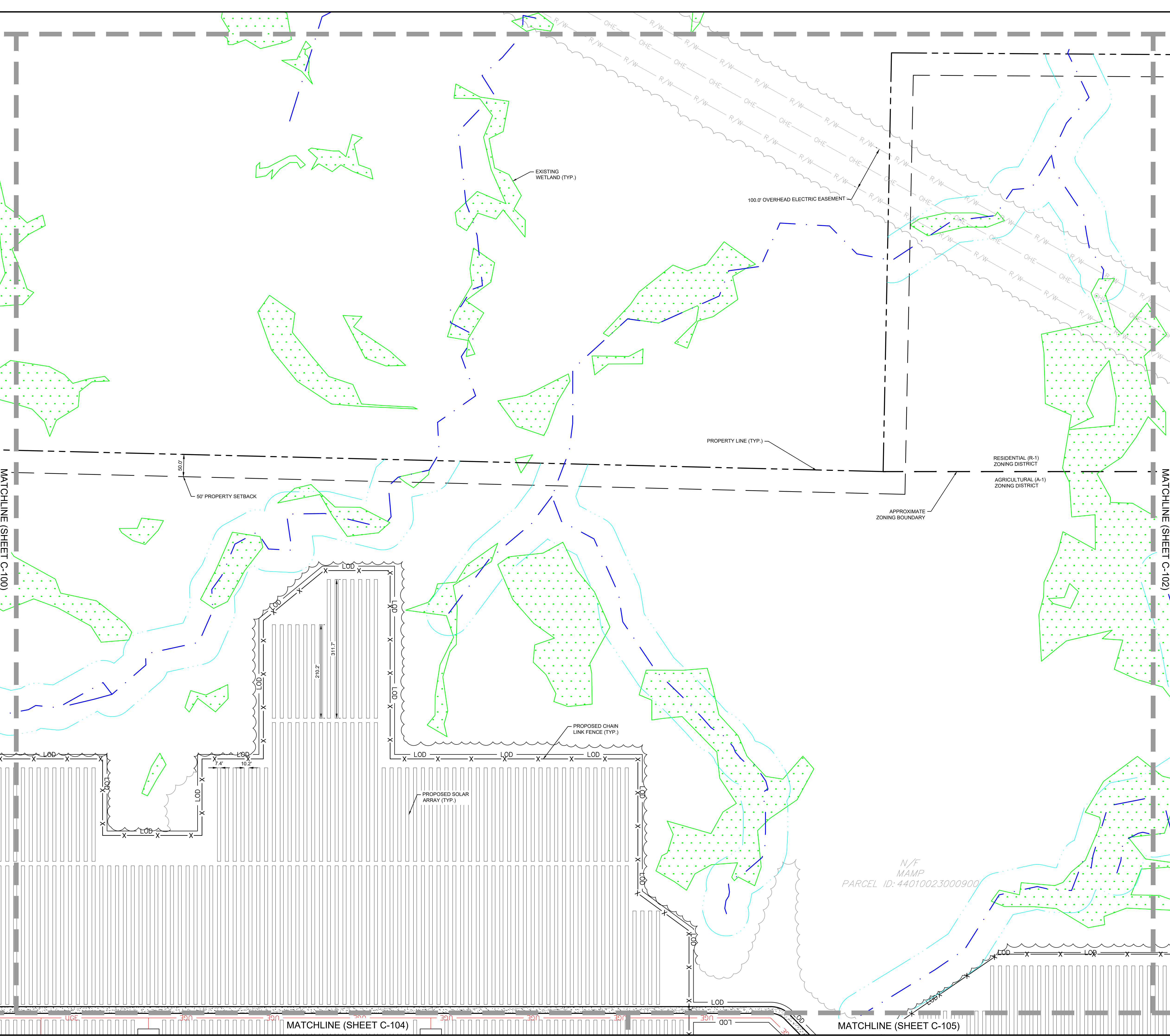
SITE PLAN 1

WILSON SOLAR
 PREPARED FOR
BIRCH CREEK
DEVELOPMENT

VENANGO TOWNSHIP, ERIE COUNTY PA

SHEET NUMBER
C-100

Plotted By: Frankfield, Eric - Sheet Set: Wilson Solar - Conditional Use Plan - Layout: C-101 - February 02, 2024 - 11:56:46am - K:\PHI_PRA\112456003 - Venango - Exp. - Erie Co., PA\CAD\Exhibits\Conditional Use Plan\2024-01-30 - Conditional Use Plan 3 - Township Re-submission\Plan Sheets\C-100 SITE PLAN



SITE PLAN LEGEND

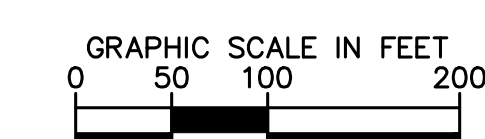
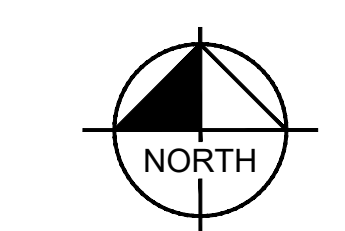
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	LOD - PROPOSED LIMIT OF DISTURBANCE
	EXISTING PROPERTY SETBACKS
	PROPOSED CHAIN LINK FENCE
	PROPOSED TREELINE
	PROPOSED SOLAR PANEL
	UG - PROPOSED UNDERGROUND ELECTRIC WIRE
	EXISTING WATERCOURSE
	50' WATERCOURSE BUFFER
	PROPOSED VEGETATION BUFFER
	EXISTING WETLANDS
	EXISTING 100 YEAR FLOOD ZONE

SITE NOTES:
 1. ALL RADII TO BE 60 FEET UNLESS OTHERWISE NOTED.
 2. THE PROPOSED LIMIT OF DISTURBANCE IS 371.74 ACRES.

ZONING DISTRICT REQUIREMENTS

VENANGO TOWNSHIP DIMENSIONAL STANDARDS			
REQUIREMENTS	AGRICULTURAL DISTRICT (A-1)	INDUSTRIAL DISTRICT (I-1)	PROPOSED
USE REGULATIONS	PRINCIPAL SOLAR ENERGY SYSTEM (PSES)	PRINCIPAL SOLAR ENERGY SYSTEM (PSES)	PRINCIPAL SOLAR ENERGY SYSTEM (PSES)
BUILDING SETBACKS			
MINIMUM FRONT YARD (S)	50.00 FT	50.00 FT	50.00 FT (C)
MINIMUM SIDE YARD (S)	50.00 FT	50.00 FT	50.00 FT (C)
MINIMUM REAR YARD (S)	50.00 FT	50.00 FT	50.00 FT (C)
INTENSITY RATIOS			
MAXIMUM BUILDING COVERAGE	10%	50%	<10% (C)
MAXIMUM IMPERVIOUS COVERAGE	N/A	80%	<80% (C)
MISCELLANEOUS			
MAXIMUM SUPPORT STRUCTURE HEIGHT (S)	25.00 FT	25.00 FT	<25.00 FT (C)
MINIMUM LOT AREA	2 ACRES	1 ACRES	>2 ACRES (C)
MINIMUM LOT FRONTAGE	200 FT	150 FT	>200 FT (C)

LEGEND:
 (C) = COMPLIES (S) = SOLAR ORDINANCE REQUIREMENT
 (NC) = NON-COMPLIANT



1	CONDITIONAL USE PLAN AMENDMENT	09/12/2023	EJF
2	CONDITIONAL USE PLAN RESUBMISSION	1/31/2024	EJF
No.	REVISIONS	DATE	BY

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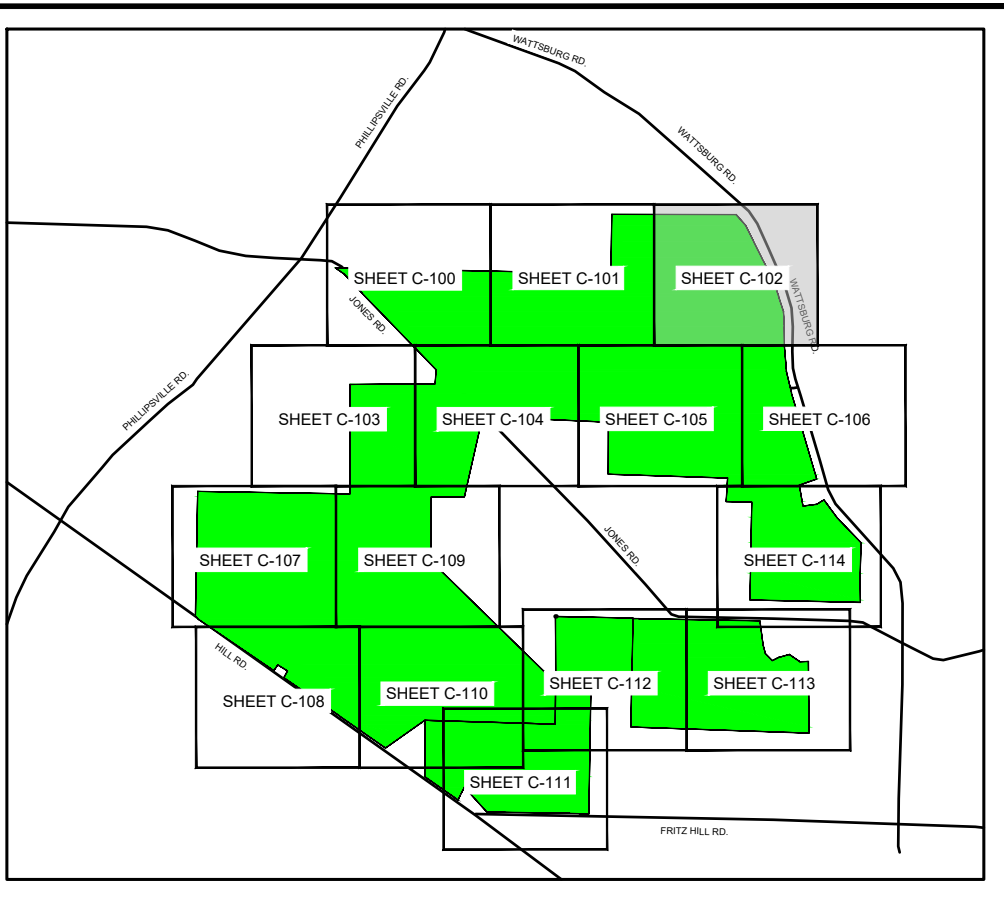
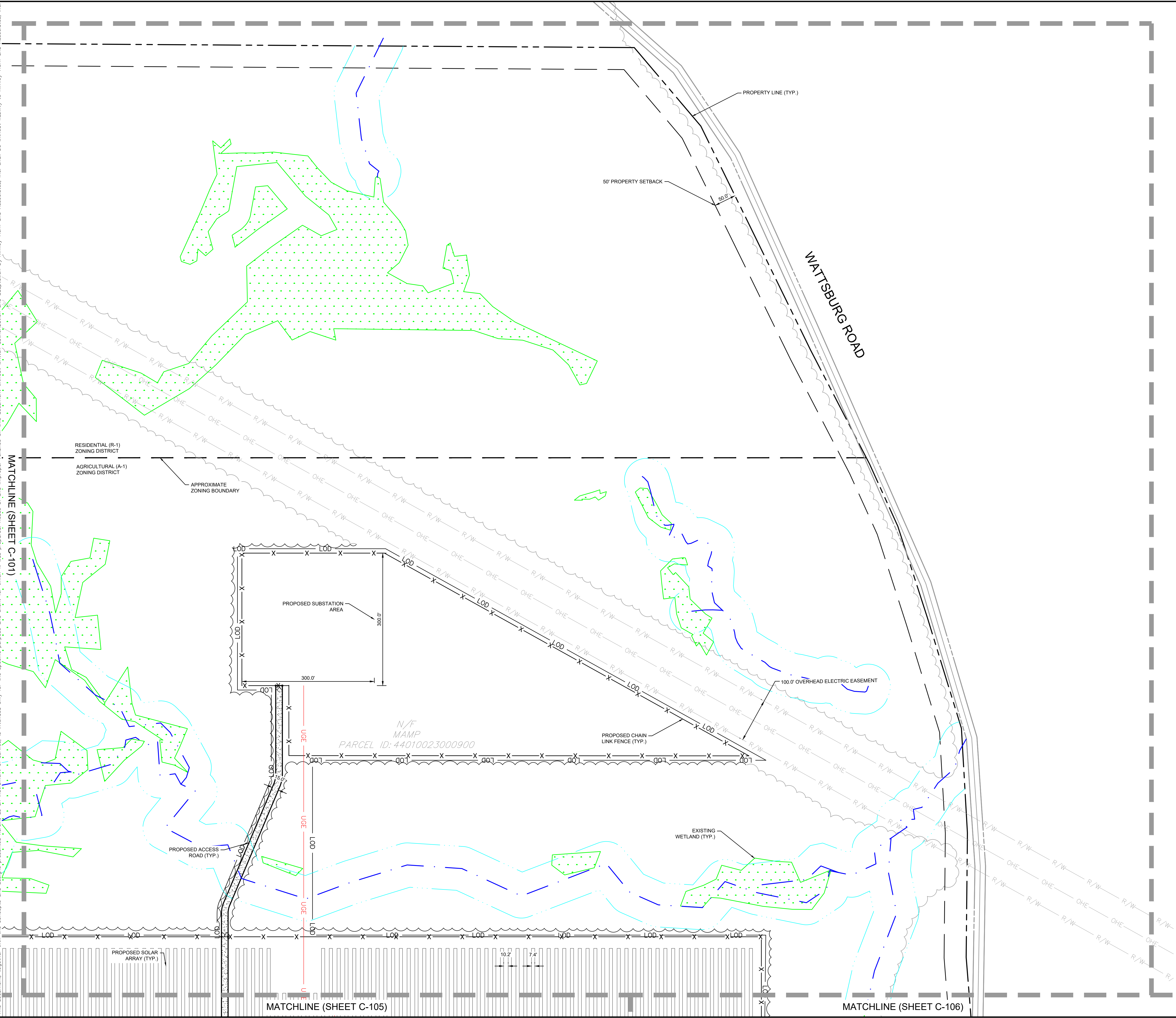
KHA PROJECT	112456003
DATE	1/31/2024
SCALE AS SHOWN	
DESIGNED BY	EJF
DRAWN BY	EJF
CHECKED BY	TGK

SITE PLAN 2

WILSON SOLAR
 PREPARED FOR
BIRCH CREEK
DEVELOPMENT
 VENANGO TOWNSHIP, ERIE COUNTY PA

SHEET NUMBER
C-101

Plotted By: Frankfield, Eric. Sheet Set: Wilson Solar - Conditional Use Plan. Layout: C-102. February 02, 2024. 11:56:48am. K:\PHI\FR\112456003 - Venango - Wilson Solar - Venango - PA - CAD Exhibits - Conditional Use Plan\2024-01-30 - Conditional Use Plan 3 - Township Resubmission Plan Sheets\C-100 SITE PLAN\ANON\



SITE PLAN LEGEND

	EXISTING PROPERTY LINE
	LOD
	PROPOSED LIMIT OF DISTURBANCE
	EXISTING PROPERTY SETBACKS
	PROPOSED CHAIN LINK FENCE
	PROPOSED TREELINE
	PROPOSED SOLAR PANEL
	UGE
	PROPOSED UNDERGROUND ELECTRIC WIRE
	EXISTING WATERCOURSE
	50' WATERCOURSE BUFFER
	PROPOSED VEGETATION BUFFER
	EXISTING WETLANDS
	EXISTING 100 YEAR FLOOD ZONE

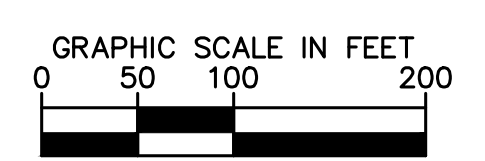
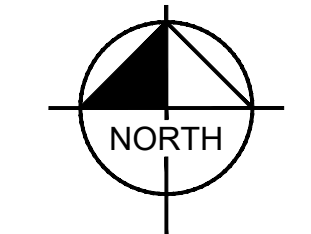
SITE NOTES:

- ALL RADII TO BE 60 FEET UNLESS OTHERWISE NOTED.
- THE PROPOSED LIMIT OF DISTURBANCE IS 371.74 ACRES.

ZONING DISTRICT REQUIREMENTS

VENANGO TOWNSHIP DIMENSIONAL STANDARDS			
REQUIREMENTS	AGRICULTURAL DISTRICT (A-1)	INDUSTRIAL DISTRICT (I-1)	PROPOSED
USE REGULATIONS	PRINCIPAL SOLAR ENERGY SYSTEM (PSES)	PRINCIPAL SOLAR ENERGY SYSTEM (PSES)	PRINCIPAL SOLAR ENERGY SYSTEM (PSES)
BUILDING SETBACKS			
MINIMUM FRONT YARD (S)	50.00 FT	50.00 FT	50.00 FT (C)
MINIMUM SIDE YARD (S)	50.00 FT	50.00 FT	50.00 FT (C)
MINIMUM REAR YARD (S)	50.00 FT	50.00 FT	50.00 FT (C)
INTENSITY RATIOS			
MAXIMUM BUILDING COVERAGE	10%	50%	<10% (C)
MAXIMUM IMPERVIOUS COVERAGE	N/A	80%	<80% (C)
MISCELLANEOUS			
MAXIMUM SUPPORT STRUCTURE HEIGHT (S)	25.00 FT	25.00 FT	<25.00 FT (C)
MINIMUM LOT AREA	2 ACRES	1 ACRES	>2 ACRES (C)
MINIMUM LOT FRONTAGE	200 FT	150 FT	>200 FT (C)

LEGEND:
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1	CONDITIONAL USE PLAN AMENDMENT	09/12/2023	EJF
2	CONDITIONAL USE PLAN RESUBMISSION	1/31/2024	EJF

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KHA PROJECT	112456003
DATE	1/31/2024
SCALE AS SHOWN	
DESIGNED BY	EJF
DRAWN BY	EJF
CHECKED BY	TGK

SITE PLAN 3

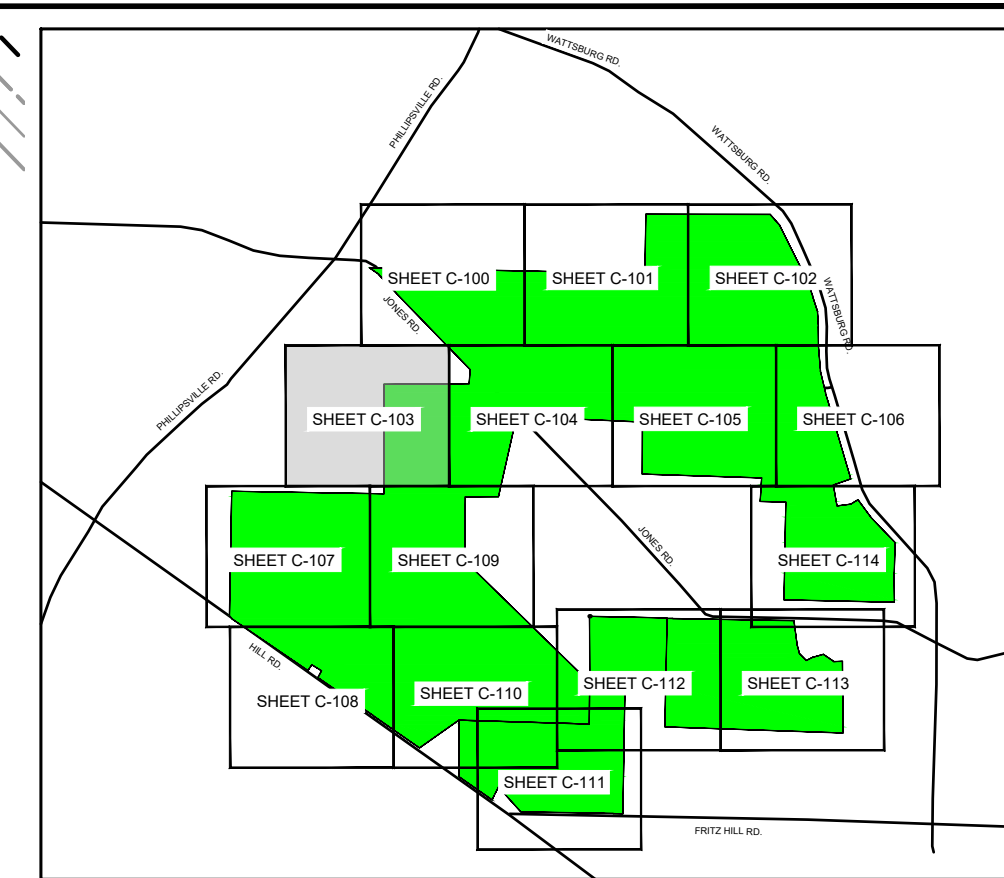
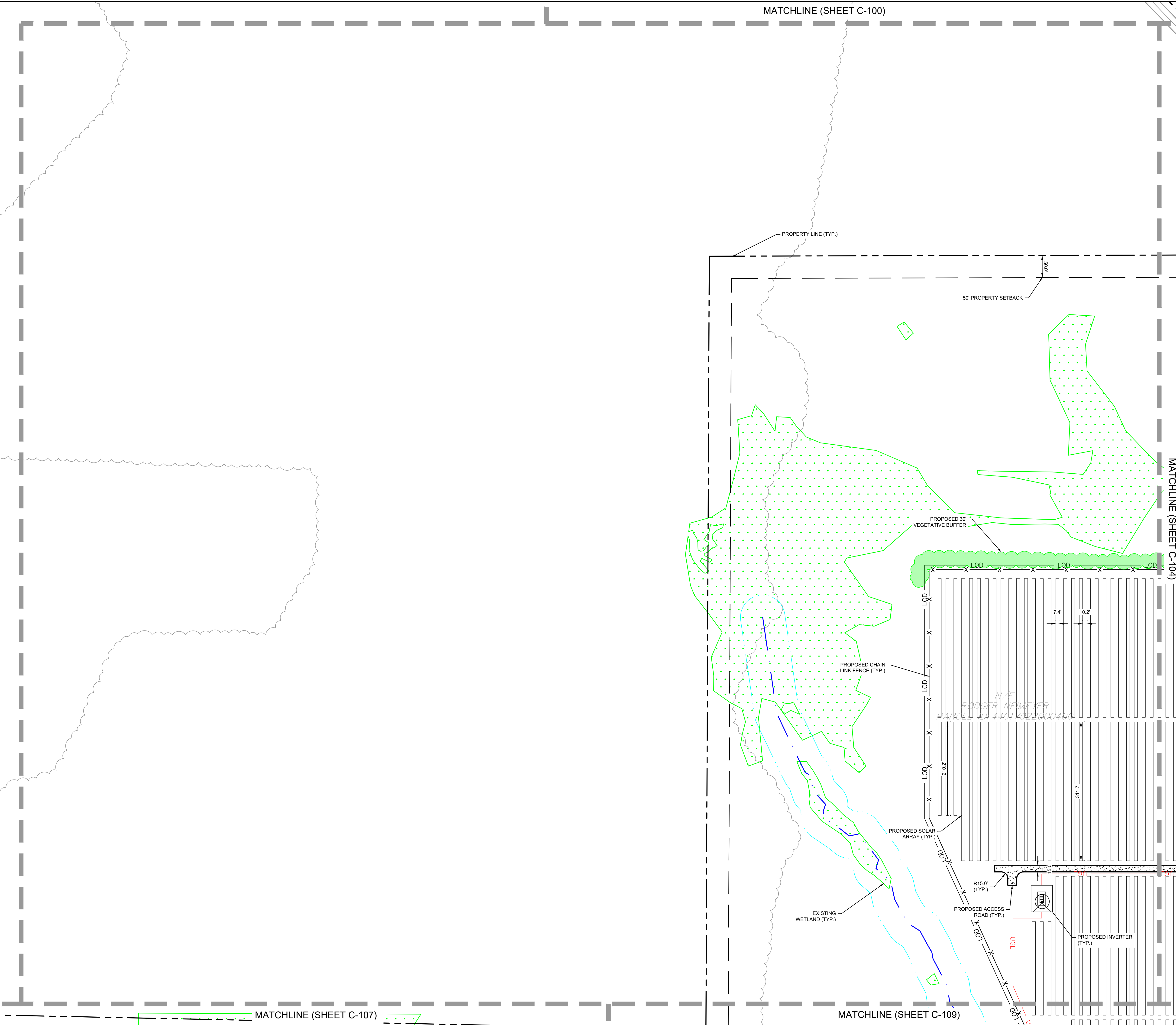
WILSON SOLAR
PREPARED FOR
BIRCH CREEK
DEVELOPMENT

VENANGO TOWNSHIP, ERIE COUNTY PA

SHEET NUMBER
C-102

Plotted By: Frankfield, Eric - Sheet Set: Wilson Solar - Conditional Use Plan - Layout: C-103 - February 02, 2024 11:56:52am - K:\PHI\FR\112456003 - Venango Twp., Erie Co., PA\CAD\Exhibits\Conditional Use Plan\2024-01-30 - Conditional Use Plan 3 - Township Re-submission\Plan Sheets\C-100 SITE PLAN\ANON.dwg
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MATCHLINE (SHEET C-100)



SITE PLAN LEGEND

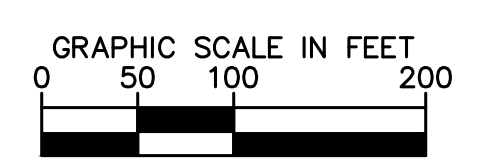
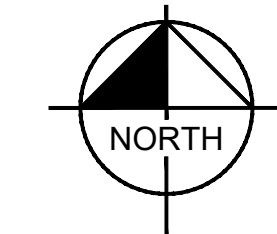
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	PROPOSED LIMIT OF DISTURBANCE
	EXISTING PROPERTY SETBACKS
	PROPOSED CHAIN LINK FENCE
	PROPOSED TREELINE
	PROPOSED SOLAR PANEL
	PROPOSED UNDERGROUND ELECTRIC WIRE
	EXISTING WATERCOURSE
	50' WATERCOURSE BUFFER
	PROPOSED VEGETATION BUFFER
	EXISTING WETLANDS
	EXISTING 100 YEAR FLOOD ZONE

SITE NOTES:
 1. ALL RADII TO BE 60 FEET UNLESS OTHERWISE NOTED.
 2. THE PROPOSED LIMIT OF DISTURBANCE IS 371.74 ACRES.

ZONING DISTRICT REQUIREMENTS

VENANGO TOWNSHIP DIMENSIONAL STANDARDS			
REQUIREMENTS	AGRICULTURAL DISTRICT (A-1)	INDUSTRIAL DISTRICT (I-1)	PROPOSED
USE REGULATIONS	PRINCIPAL SOLAR ENERGY SYSTEM (PSES)	PRINCIPAL SOLAR ENERGY SYSTEM (PSES)	PRINCIPAL SOLAR ENERGY SYSTEM (PSES)
BUILDING SETBACKS			
MINIMUM FRONT YARD (S)	50.00 FT	50.00 FT	50.00 FT (C)
MINIMUM SIDE YARD (S)	50.00 FT	50.00 FT	50.00 FT (C)
MINIMUM REAR YARD (S)	50.00 FT	50.00 FT	50.00 FT (C)
INTENSITY RATIOS			
MAXIMUM BUILDING COVERAGE	10%	50%	<10% (C)
MAXIMUM IMPERVIOUS COVERAGE	N/A	80%	<80% (C)
MISCELLANEOUS			
MAXIMUM SUPPORT STRUCTURE HEIGHT (S)	25.00 FT	25.00 FT	<25.00 FT (C)
MINIMUM LOT AREA	2 ACRES	1 ACRES	>2 ACRES (C)
MINIMUM LOT FRONTAGE	200 FT	150 FT	>200 FT (C)

LEGEND:
 (C) = COMPLIES (S) = SOLAR ORDINANCE REQUIREMENT
 (NC) = NON-COMPLIANT



1	CONDITIONAL USE PLAN AMENDMENT	09/12/2023	EJF
2	CONDITIONAL USE PLAN RESUBMISSION	1/31/2024	EJF

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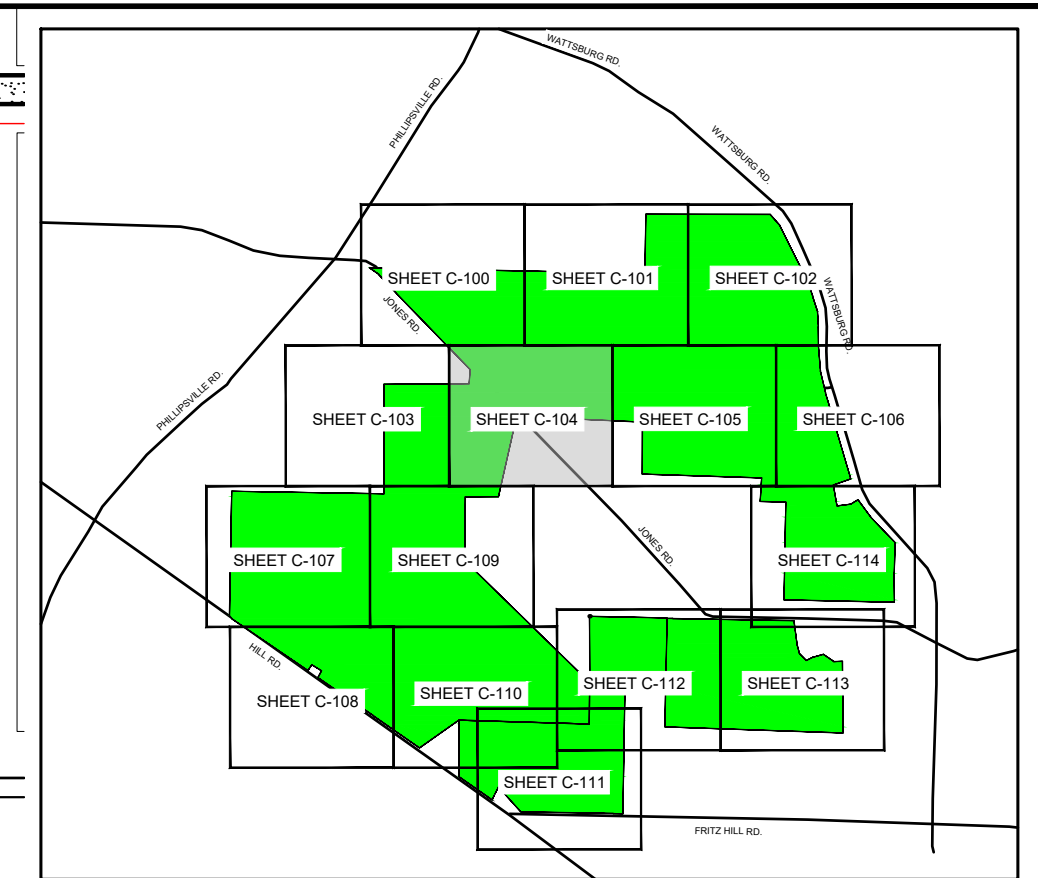
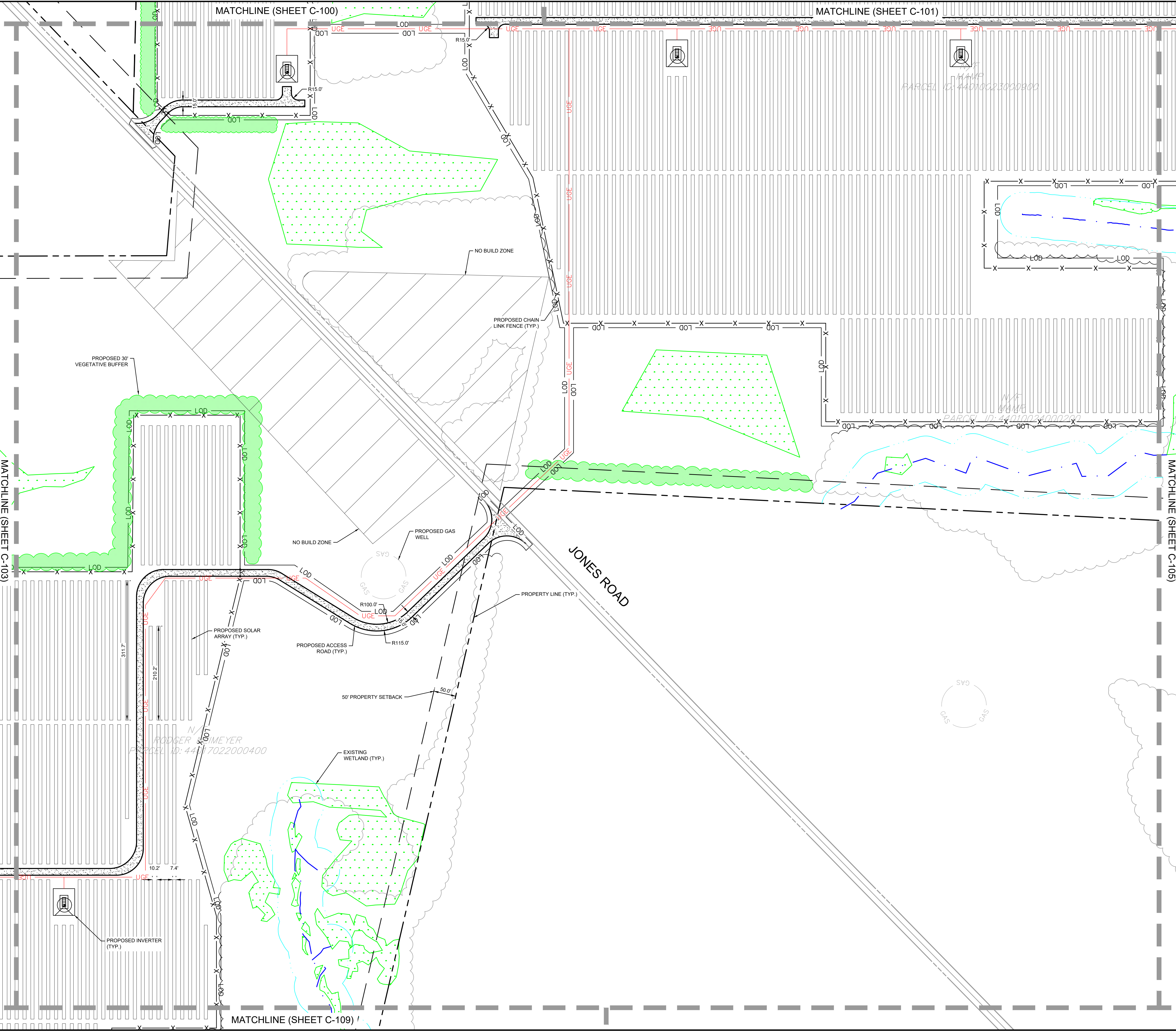
KHA PROJECT	112456003
DATE	1/31/2024
SCALE AS SHOWN	EJF
DESIGNED BY	EJF
DRAWN BY	EJF
CHECKED BY	TGK

SITE PLAN 4

WILSON SOLAR
 PREPARED FOR
BIRCH CREEK DEVELOPMENT
 VENANGO TOWNSHIP, ERIE COUNTY PA

SHEET NUMBER
C-103

Plotted By: Frankfield, Eric - Sheet Set: Wilson Solar - Conditional Use Plan - Layout: C-104 - February 02, 2024 11:56:53am - K:\PHI\FR\112456003 - Venango Twp., Erie Co., PA CAD Exhibits - Conditional Use Plan 2024-01-30 - Township Re-submission Plan Sheets C-100 - SITE PLAN (AN) - This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and approval by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



SITE PLAN LEGEND

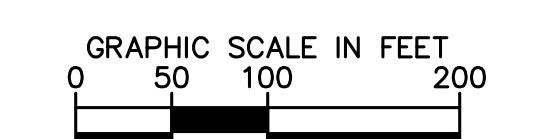
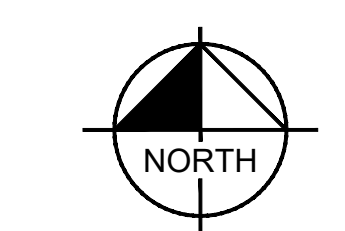
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	PROPOSED LIMIT OF DISTURBANCE
	EXISTING PROPERTY SETBACKS
	PROPOSED CHAIN LINK FENCE
	PROPOSED TREELINE
	PROPOSED SOLAR PANEL
	PROPOSED UNDERGROUND ELECTRIC WIRE
	EXISTING WATERCOURSE
	50' WATERCOURSE BUFFER
	PROPOSED VEGETATION BUFFER
	EXISTING WETLANDS
	EXISTING 100 YEAR FLOOD ZONE

SITE NOTES:
 1. ALL RADII TO BE 60 FEET UNLESS OTHERWISE NOTED.
 2. THE PROPOSED LIMIT OF DISTURBANCE IS 371.74 ACRES.

ZONING DISTRICT REQUIREMENTS

VENANGO TOWNSHIP DIMENSIONAL STANDARDS			
REQUIREMENTS	AGRICULTURAL DISTRICT (A-1)	INDUSTRIAL DISTRICT (I-1)	PROPOSED
USE REGULATIONS	PRINCIPAL SOLAR ENERGY SYSTEM (PSES)	PRINCIPAL SOLAR ENERGY SYSTEM (PSES)	PRINCIPAL SOLAR ENERGY SYSTEM (PSES)
BUILDING SETBACKS			
MINIMUM FRONT YARD (S)	50.00 FT	50.00 FT	50.00 FT (C)
MINIMUM SIDE YARD (S)	50.00 FT	50.00 FT	50.00 FT (C)
MINIMUM REAR YARD (S)	50.00 FT	50.00 FT	50.00 FT (C)
INTENSITY RATIOS			
MAXIMUM BUILDING COVERAGE	10%	50%	<10% (C)
MAXIMUM IMPERVIOUS COVERAGE	N/A	80%	<80% (C)
MISCELLANEOUS			
MAXIMUM SUPPORT STRUCTURE HEIGHT (S)	25.00 FT	25.00 FT	<25.00 FT (C)
MINIMUM LOT AREA	2 ACRES	1 ACRES	>2 ACRES (C)
MINIMUM LOT FRONTAGE	200 FT	150 FT	>200 FT (C)

LEGEND:
 (C) = COMPLIES (S) = SOLAR ORDINANCE REQUIREMENT
 (NC) = NON-COMPLIANT



1	CONDITIONAL USE PLAN AMENDMENT	09/12/2023	EJF
2	CONDITIONAL USE PLAN RESUBMISSION	1/31/2024	EJF

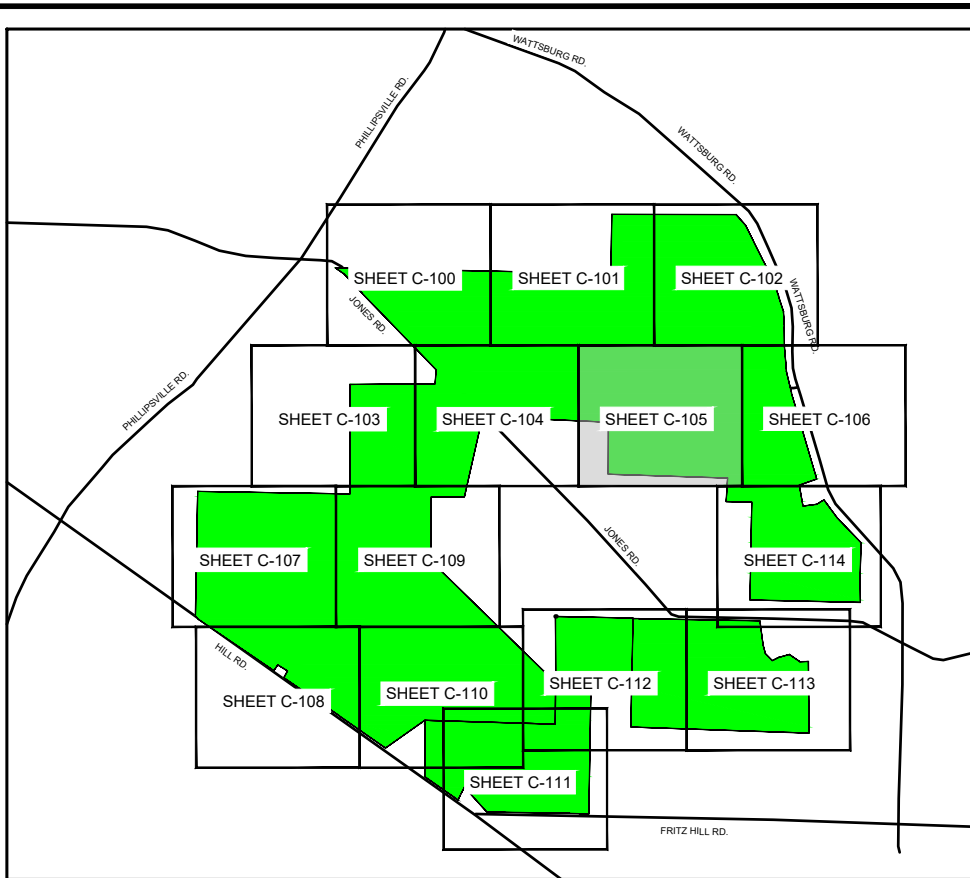
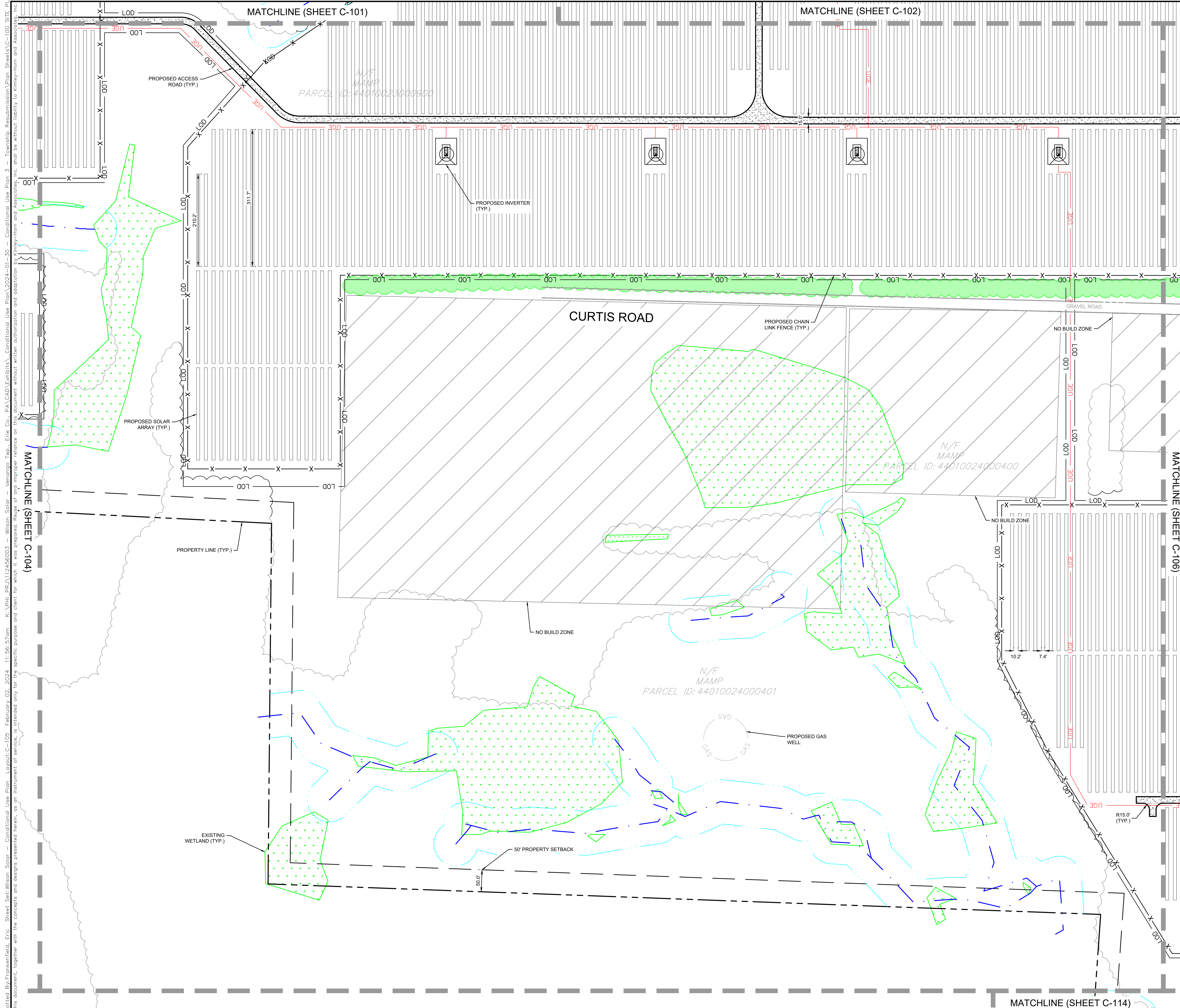
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 PHILADELPHIA, PA 19102
 PHONE: 267-687-0150
 WWW.KIMLEY-HORN.COM

KHA PROJECT	112456003
DATE	1/31/2024
SCALE AS SHOWN	EJF
DESIGNED BY	EJF
DRAWN BY	EJF
CHECKED BY	TGK

SITE PLAN 5

WILSON SOLAR
 PREPARED FOR
BIRCH CREEK
DEVELOPMENT
 VENANGO TOWNSHIP, ERIE COUNTY PA

SHEET NUMBER
C-104



SITE PLAN LEGEND

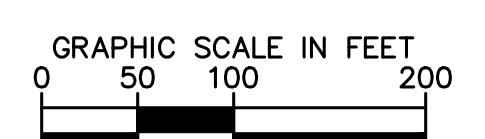
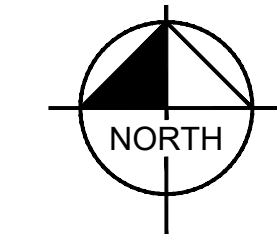
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- PROPOSED LIMIT OF DISTURBANCE
- EXISTING PROPERTY SETBACKS
- PROPOSED CHAIN LINK FENCE
- PROPOSED TREELINE
- PROPOSED SOLAR PANEL
- PROPOSED UNDERGROUND ELECTRIC WIRE
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- 50' WATERCOURSE BUFFER
- PROPOSED VEGETATION BUFFER
- EXISTING WETLANDS
- EXISTING 100 YEAR FLOOD ZONE

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ZONING DISTRICT REQUIREMENTS

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2	CONDITIONAL USE PLAN RESUBMISSION	1/31/2024	EJF

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KHA PROJECT	112456003
DATE	1/31/2024
SCALE AS SHOWN	EJF
DESIGNED BY	EJF
DRAWN BY	EJF
CHECKED BY	TGK

SITE PLAN 6

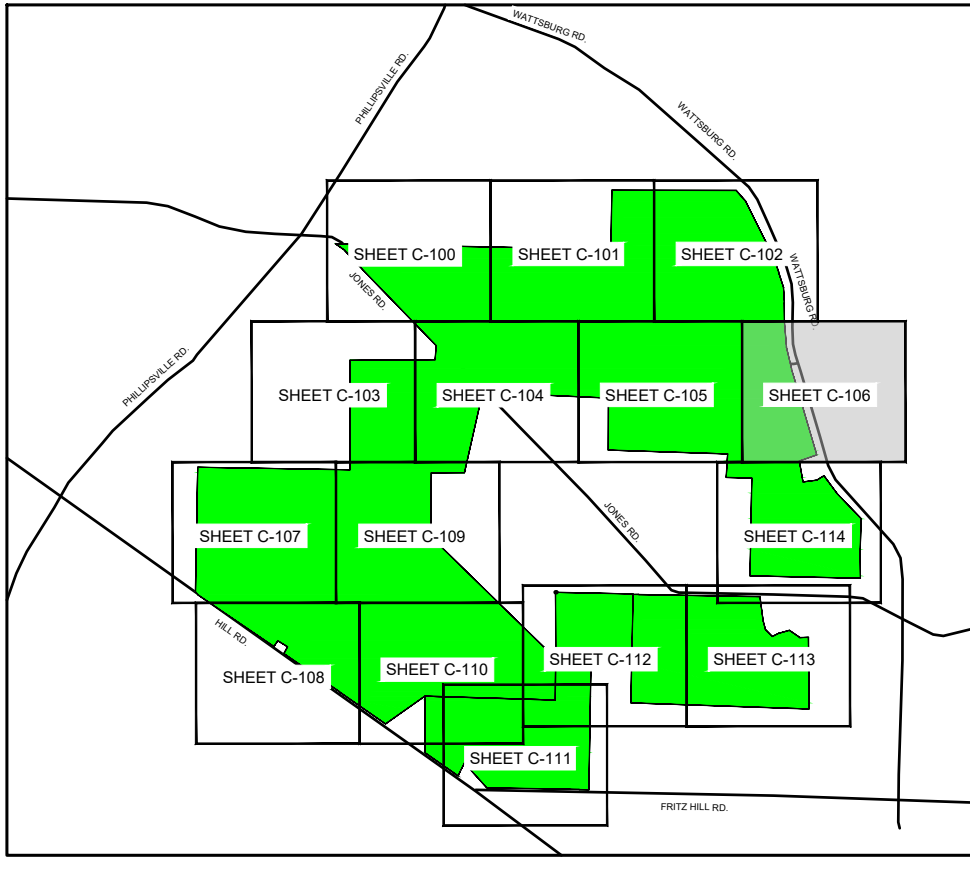
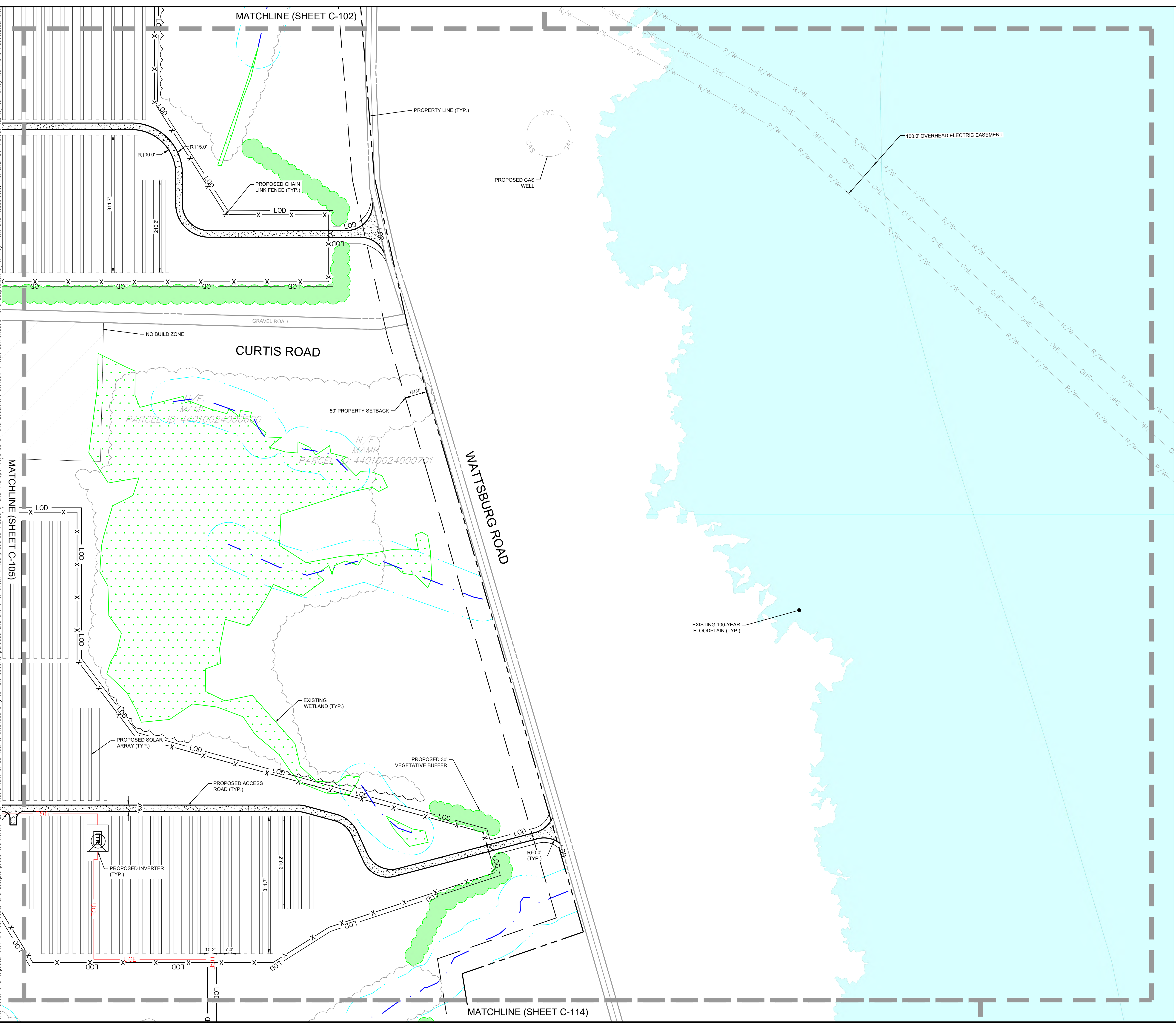
WILSON SOLAR
 PREPARED FOR
BIRCH CREEK
DEVELOPMENT

VENANGO TOWNSHIP, ERIE COUNTY PA

SHEET NUMBER
C-105

Plotted By: Frankfield, Eric - Sheet Set: Wilson Solar - Conditional Use Plan - Layout: C-105 - February 02, 2024 11:56:57am - K:\PHI\PRJ\112456003 - Venango Solar - Venango Twp., Erie Co., PA - CAD Exhibits - Conditional Use Plan 2024-01-30 - Township Resubmission Plan Sheets - C-100 SITE PLAN - AN...
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SITE PLAN LEGEND

	EXISTING PROPERTY LINE
	PROPOSED LIMIT OF DISTURBANCE
	EXISTING PROPERTY SETBACKS
	PROPOSED CHAIN LINK FENCE
	PROPOSED TREELINE
	PROPOSED SOLAR PANEL
	PROPOSED UNDERGROUND ELECTRIC WIRE
	EXISTING WATERCOURSE
	50' WATERCOURSE BUFFER
	PROPOSED VEGETATION BUFFER
	EXISTING WETLANDS
	EXISTING 100 YEAR FLOOD ZONE

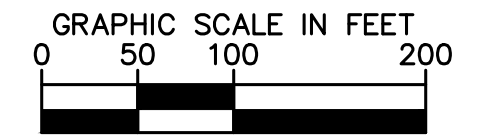
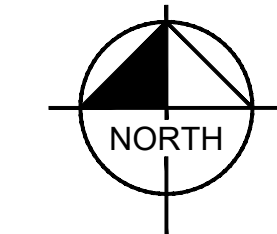
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ZONING DISTRICT REQUIREMENTS

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BUILDING SETBACKS			
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MINIMUM SIDE YARD (S)	50.00 FT	50.00 FT	50.00 FT (C)
MINIMUM REAR YARD (S)	50.00 FT	50.00 FT	50.00 FT (C)
INTENSITY RATIOS			
MAXIMUM BUILDING COVERAGE	10%	50%	<10% (C)
MAXIMUM IMPERVIOUS COVERAGE	N/A	80%	<80% (C)
MISCELLANEOUS			
MAXIMUM SUPPORT STRUCTURE HEIGHT (S)	25.00 FT	25.00 FT	<25.00 FT (C)
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LEGEND:
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2	CONDITIONAL USE PLAN RESUBMISSION	1/31/2024	EJF

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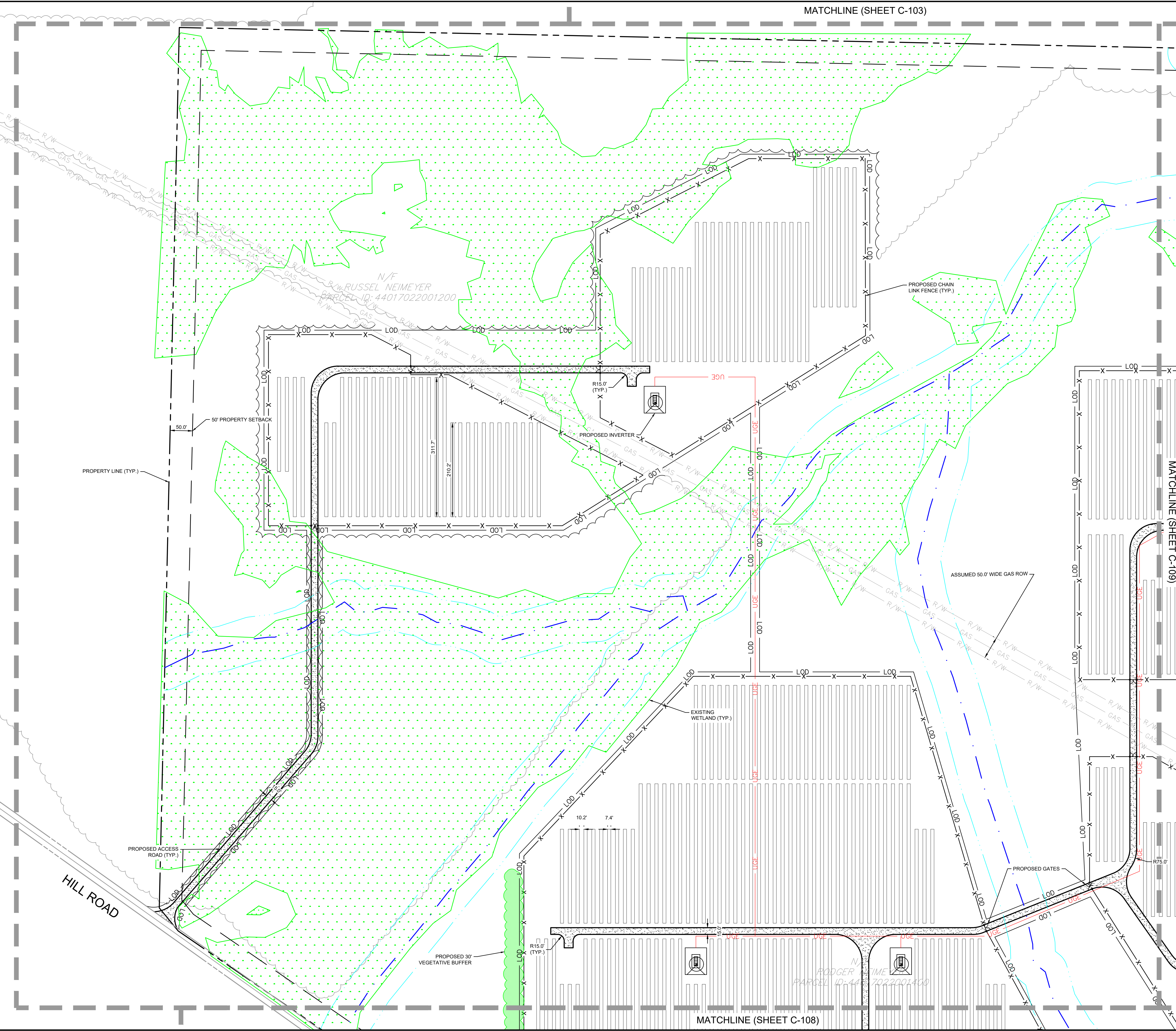
KHA PROJECT	112456003
DATE	1/31/2024
SCALE AS SHOWN	EJF
DESIGNED BY	EJF
DRAWN BY	EJF
CHECKED BY	TGK

SITE PLAN 7

WILSON SOLAR
 PREPARED FOR
BIRCH CREEK DEVELOPMENT
 VENANGO TOWNSHIP, ERIE COUNTY PA

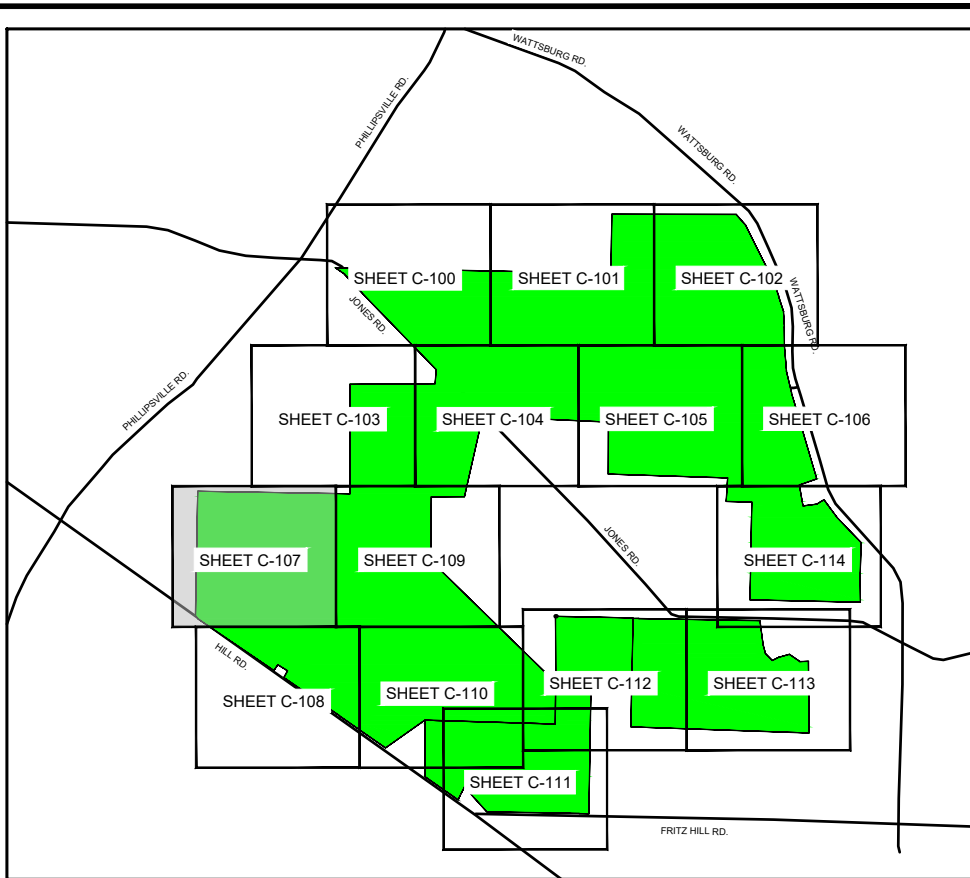
SHEET NUMBER
C-106

Plotted By: Frankfield, Eric - Sheet Set: Wilson Solar - Conditional Use Plan - Layout: C-107 - February 02, 2024 11:57:09am - K:\VPHI\FR\112456003 - Venango Twp., Erie Co., PA - CAD Exhibits - Conditional Use Plan 2024-01-30 - Conditional Use Plan 3 - Township Re-submission Plan Sheets C-100 - SITE PLAN - AN - AN - This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



MATCHLINE (SHEET C-103)

MATCHLINE (SHEET C-108)



KEY MAP
SCALE: 1" = 3000'

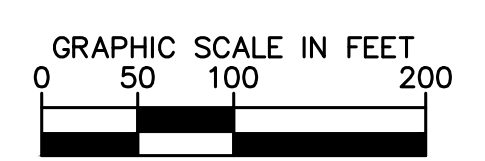
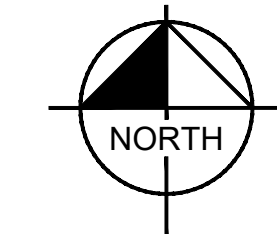
SITE PLAN LEGEND	
	EXISTING PROPERTY LINE
	PROPOSED LIMIT OF DISTURBANCE
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No.	REVISIONS	DATE	BY
1	CONDITIONAL USE PLAN AMENDMENT	09/12/2023	EJF
2	CONDITIONAL USE PLAN RESUBMISSION	1/31/2024	EJF

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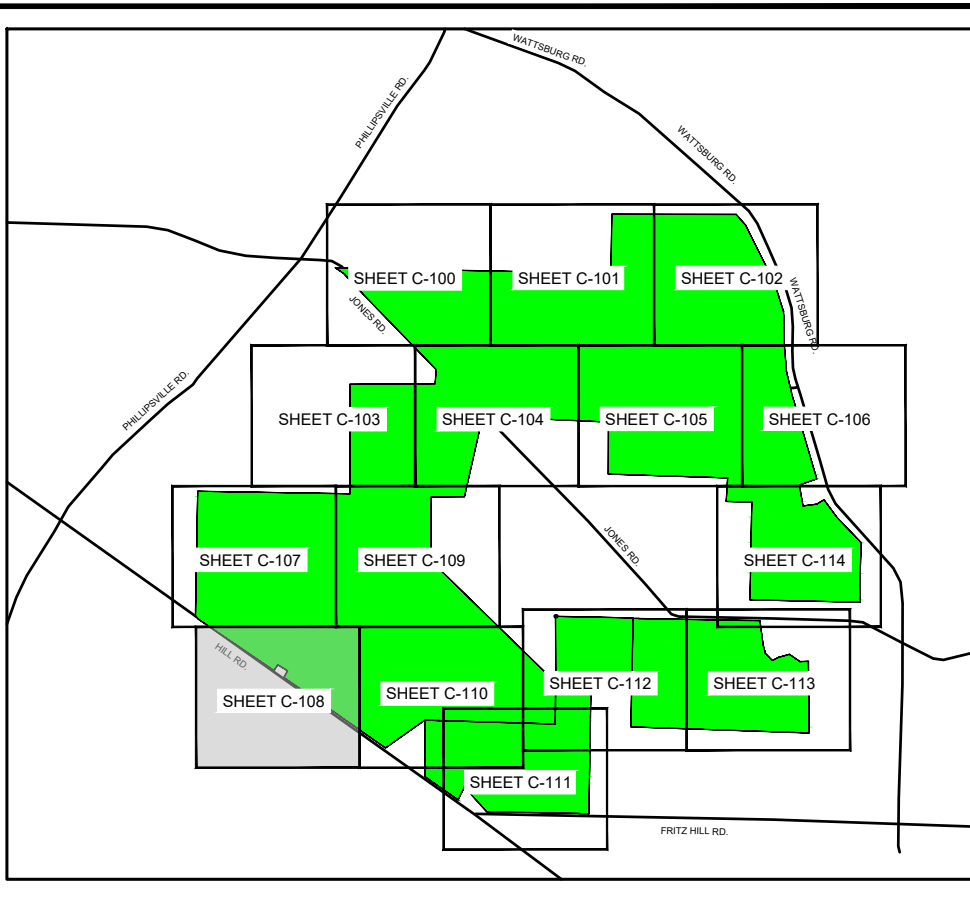
KHA PROJECT	112456003
DATE	1/31/2024
SCALE AS SHOWN	
DESIGNED BY	EJF
DRAWN BY	EJF
CHECKED BY	TGK

WILSON SOLAR
PREPARED FOR
BIRCH CREEK
DEVELOPMENT

VENANGO TOWNSHIP, ERIE COUNTY PA
SHEET NUMBER
C-107

SITE PLAN 8

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SITE PLAN LEGEND

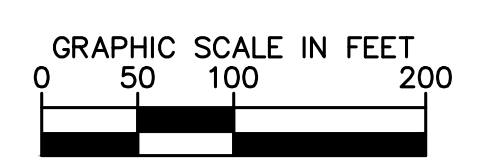
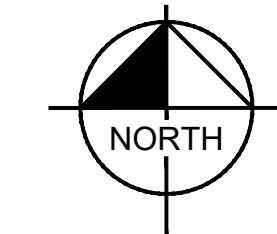
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	PROPOSED CHAIN LINK FENCE
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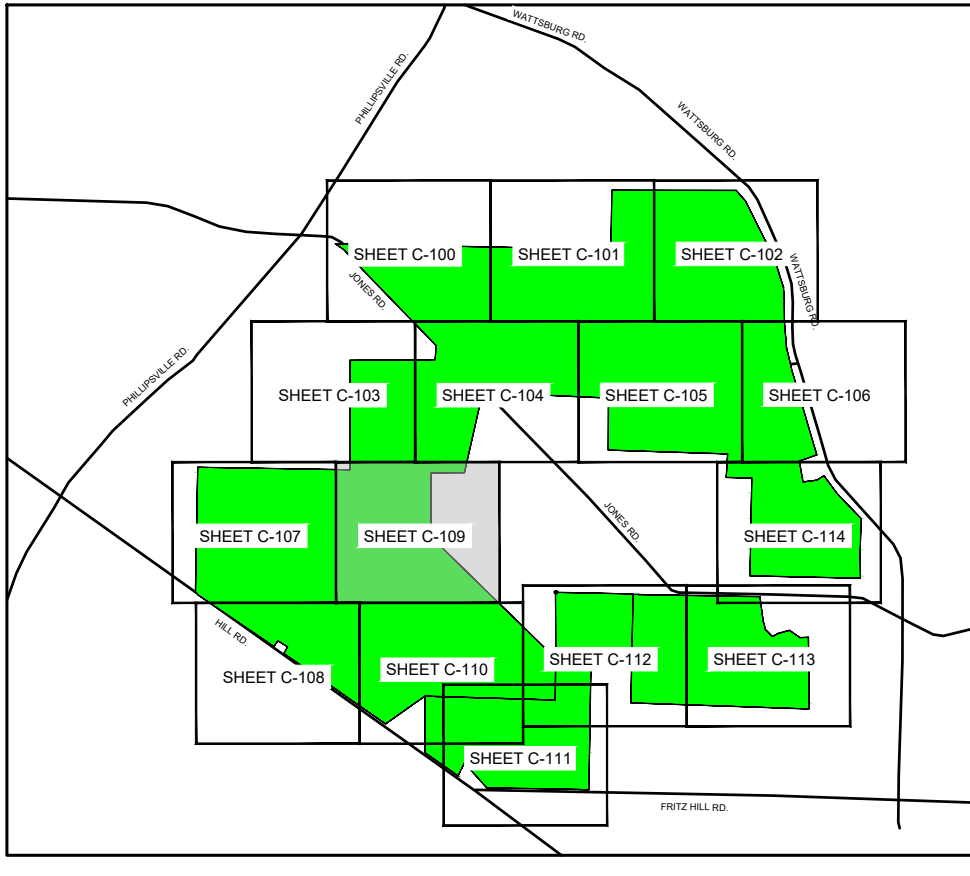
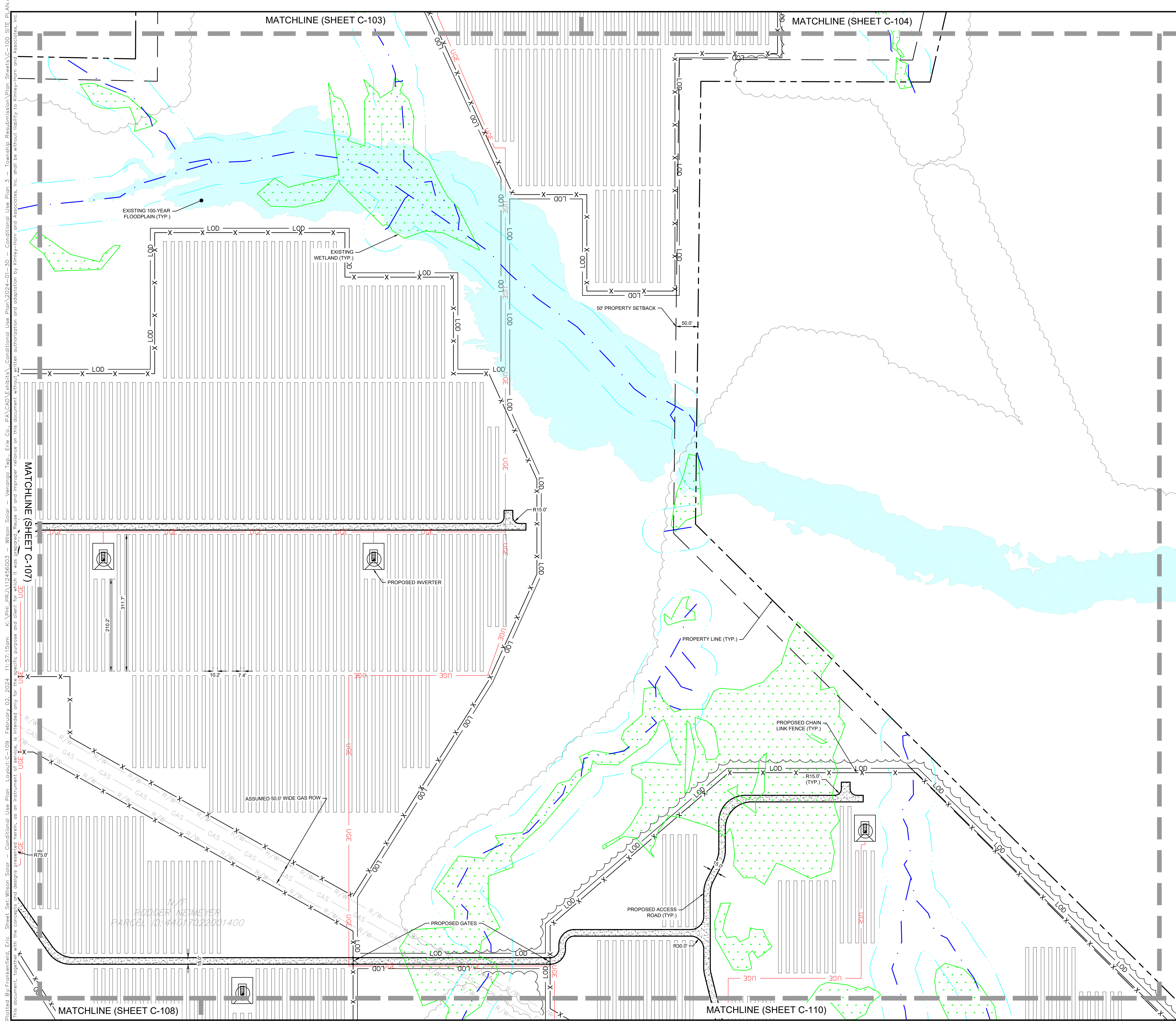
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KHA PROJECT	112456003
DATE	1/31/2024
SCALE AS SHOWN	EJF
DESIGNED BY	EJF
DRAWN BY	EJF
CHECKED BY	TGK

SITE PLAN 9

WILSON SOLAR
 PREPARED FOR
BIRCH CREEK
DEVELOPMENT
 VENANGO TOWNSHIP, ERIE COUNTY PA

SHEET NUMBER
C-108



SITE PLAN LEGEND

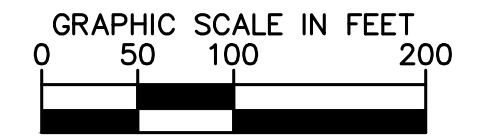
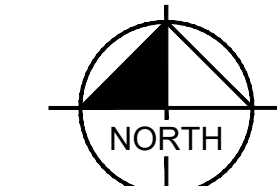
- EXISTING PROPERTY LINE
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- EXISTING PROPERTY SETBACKS
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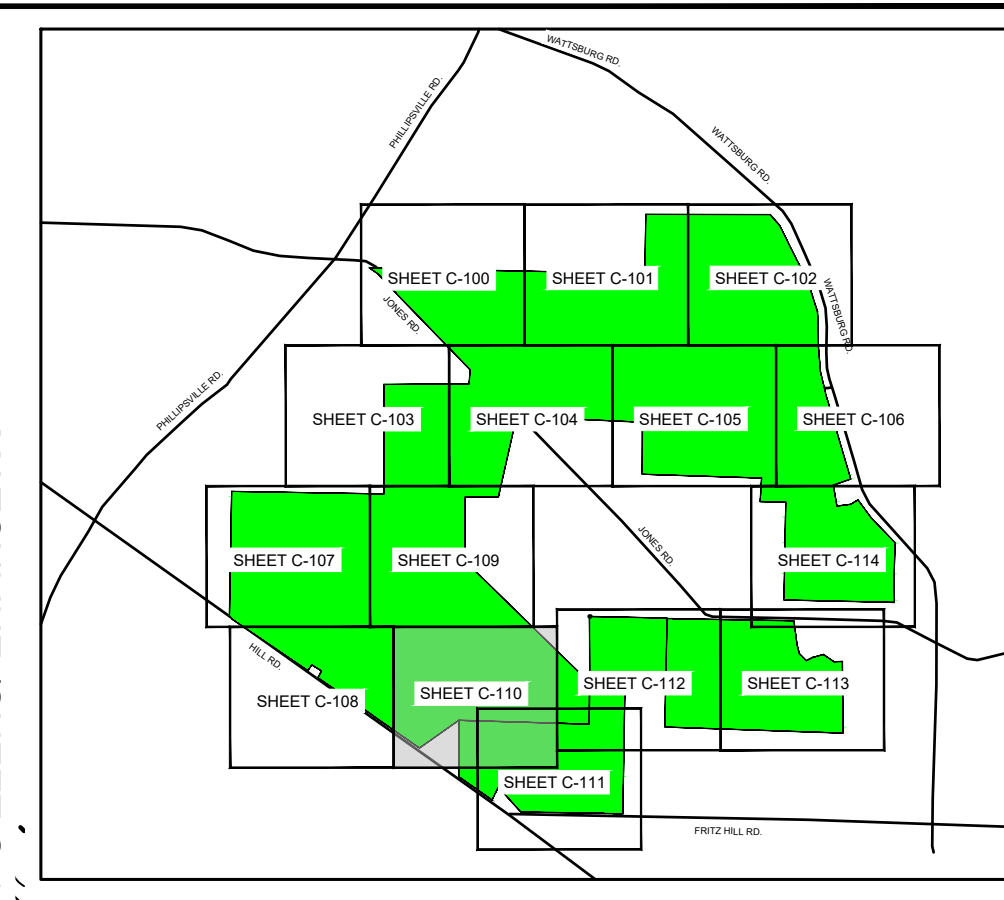
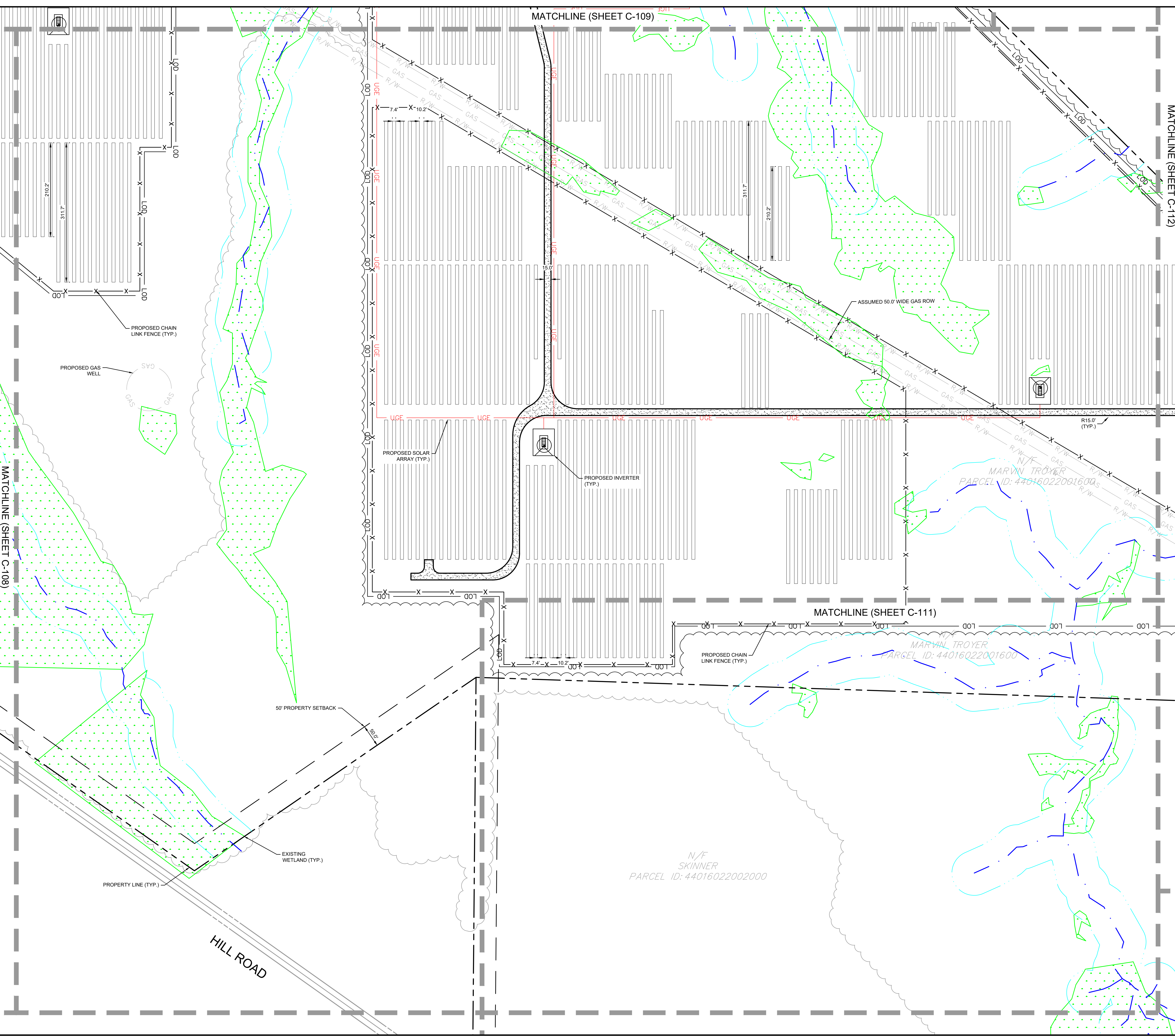
SITE PLAN 10

WILSON SOLAR
 PREPARED FOR
BIRCH CREEK DEVELOPMENT
 VENANGO TOWNSHIP, ERIE COUNTY PA

SHEET NUMBER
C-109

Plotted By: Frankentfield, Eric. Sheet Set: Wilson Solar - Conditional Use Plan. Layout: C-109. February 02, 2024. 11:57:19am. K:\PHI_PRA\112456003 - Wilson Solar - Venango Twp. Erie Co., PA\CAD\Exhibits_Conditional Use Plan\2024-01-30 - Conditional Use Plan 3 - Township Resubmission\Plan Sheets\C-100 SITE PLAN.dwg
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Plotted By: Frankfield, Eric - Sheet Set: Wilson Solar - Conditional Use Plan - Layout: C-110 - February 02, 2024 - 11:57:20am - K:\PHI\PRJ\112456003 - Wilson Solar - Venango Twp., Erie Co., PA\CAD\Exhibits\Conditional Use Plan\2024-01-30 - Conditional Use Plan Sheets - C-100 SITE PLAN



SITE PLAN LEGEND

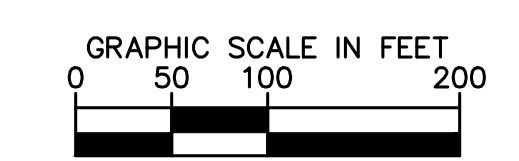
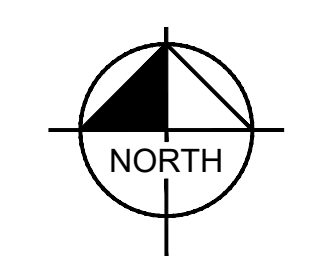
	EXISTING PROPERTY LINE
	LOD - PROPOSED LIMIT OF DISTURBANCE
	EXISTING PROPERTY SETBACKS
	PROPOSED CHAIN LINK FENCE
	PROPOSED TREELINE
	PROPOSED SOLAR PANEL
	PROPOSED UNDERGROUND ELECTRIC WIRE
	EXISTING WATERCOURSE
	50' WATERCOURSE BUFFER
	PROPOSED VEGETATION BUFFER
	EXISTING WETLANDS
	EXISTING 100 YEAR FLOOD ZONE

SITE NOTES:
 1. ALL RADII TO BE 60 FEET UNLESS OTHERWISE NOTED.
 2. THE PROPOSED LIMIT OF DISTURBANCE IS 371.74 ACRES.

ZONING DISTRICT REQUIREMENTS

VENANGO TOWNSHIP DIMENSIONAL STANDARDS			
REQUIREMENTS	AGRICULTURAL DISTRICT (A-1)	INDUSTRIAL DISTRICT (I-1)	PROPOSED
USE REGULATIONS	PRINCIPAL SOLAR ENERGY SYSTEM (PSES)	PRINCIPAL SOLAR ENERGY SYSTEM (PSES)	PRINCIPAL SOLAR ENERGY SYSTEM (PSES)
BUILDING SETBACKS			
MINIMUM FRONT YARD (S)	50.00 FT	50.00 FT	50.00 FT (C)
MINIMUM SIDE YARD (S)	50.00 FT	50.00 FT	50.00 FT (C)
MINIMUM REAR YARD (S)	50.00 FT	50.00 FT	50.00 FT (C)
INTENSITY RATIOS			
MAXIMUM BUILDING COVERAGE	10%	50%	<10% (C)
MAXIMUM IMPERVIOUS COVERAGE	N/A	80%	<80% (C)
MISCELLANEOUS			
MAXIMUM SUPPORT STRUCTURE HEIGHT (S)	25.00 FT	25.00 FT	<25.00 FT (C)
MINIMUM LOT AREA	2 ACRES	1 ACRES	>2 ACRES (C)
MINIMUM LOT FRONTAGE	200 FT	150 FT	>200 FT (C)

LEGEND:
 (C) = COMPLIES (S) = SOLAR ORDINANCE REQUIREMENT
 (NC) = NON-COMPLIANT



1	CONDITIONAL USE PLAN AMENDMENT	09/12/2023	EJF
2	CONDITIONAL USE PLAN RESUBMISSION	1/31/2024	EJF

Kimley

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 PHILADELPHIA, PA 19102
 PHONE: 267-687-0150
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KHA PROJECT	112456003
DATE	1/31/2024
SCALE AS SHOWN	EJF
DESIGNED BY	EJF
DRAWN BY	EJF
CHECKED BY	TGK

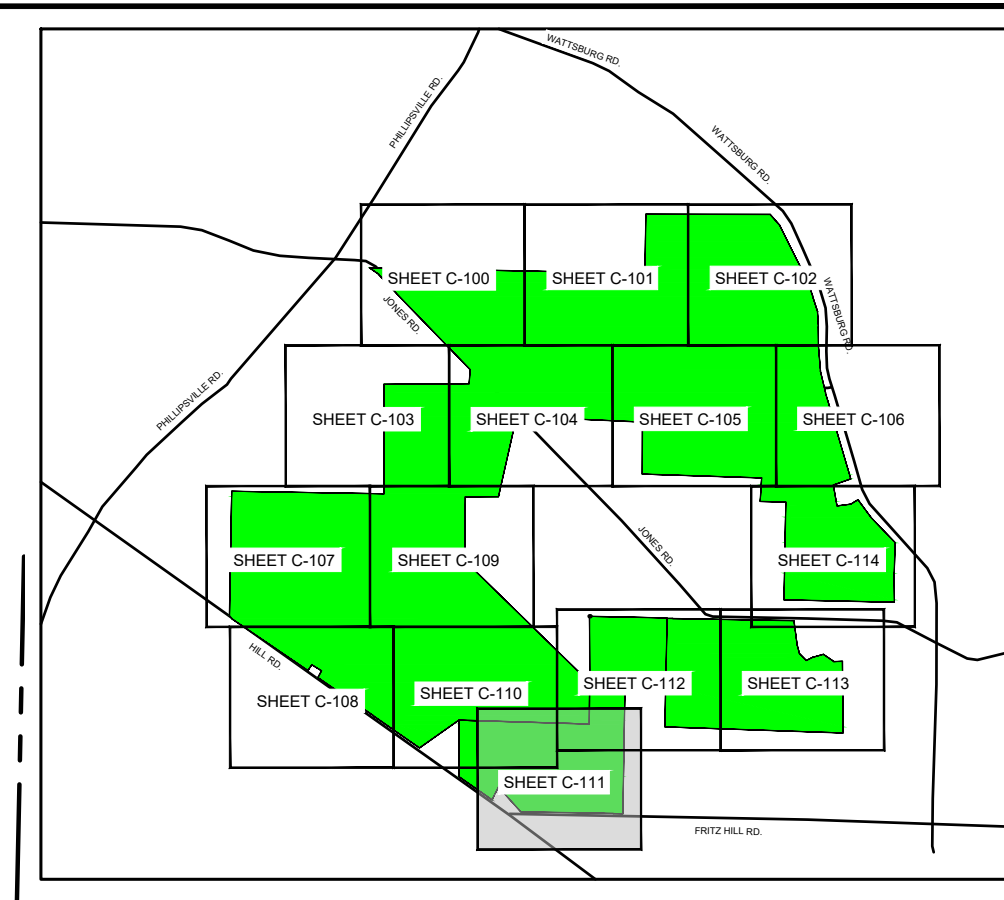
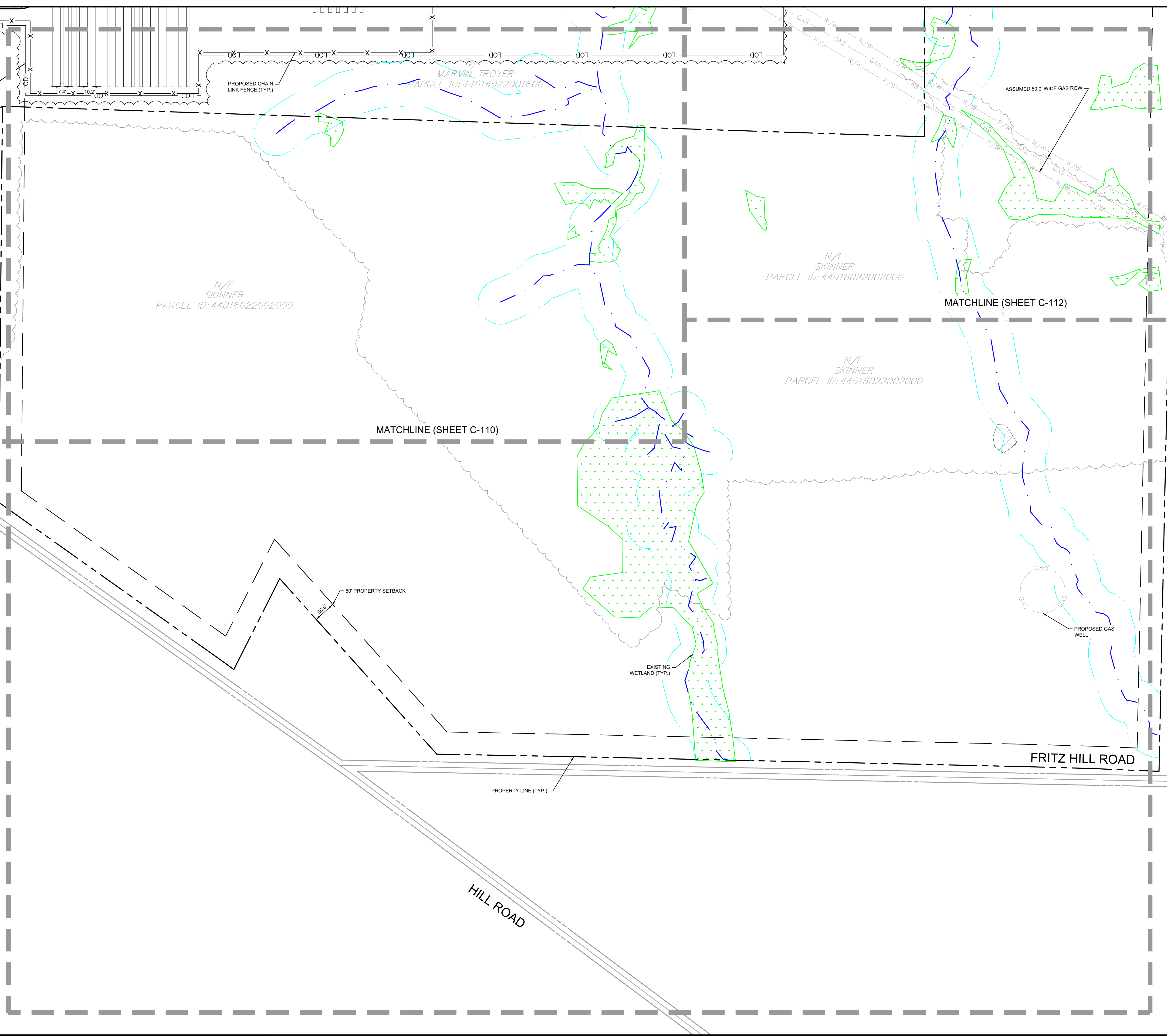
SITE PLAN 11

WILSON SOLAR
 PREPARED FOR
BIRCH CREEK
 DEVELOPMENT

VENANGO TOWNSHIP, ERIE COUNTY PA

SHEET NUMBER
C-110

Plotted By: Frankfield, Eric - Sheet Set: Wilson Solar - Conditional Use Plan - Layout: C-111 - February 02, 2024 - 11:57:22am - K:\PHI_Plan\112456003 - Venango Solar - Venango Twp., Erie Co., PA\CAD\Exhibits - Conditional Use Plan 2024-01-30 - Conditional Use Plan 3 - Township Resubmission Plan Sheets C-100 SITE PLAN 12.dwg
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SITE PLAN LEGEND

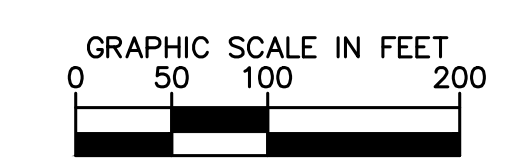
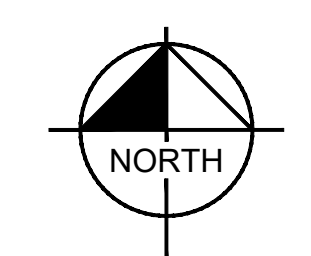
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	PROPOSED LIMIT OF DISTURBANCE
	EXISTING PROPERTY SETBACKS
	PROPOSED CHAIN LINK FENCE
	PROPOSED TREELINE
	PROPOSED SOLAR PANEL
	PROPOSED UNDERGROUND ELECTRIC WIRE
	EXISTING WATERCOURSE
	50' WATERCOURSE BUFFER
	PROPOSED VEGETATION BUFFER
	EXISTING WETLANDS
	EXISTING 100 YEAR FLOOD ZONE

SITE NOTES:
 1. ALL RADII TO BE 60 FEET UNLESS OTHERWISE NOTED.
 2. THE PROPOSED LIMIT OF DISTURBANCE IS 371.74 ACRES.

ZONING DISTRICT REQUIREMENTS

VENANGO TOWNSHIP DIMENSIONAL STANDARDS			
REQUIREMENTS	AGRICULTURAL DISTRICT (A-1)	INDUSTRIAL DISTRICT (I-1)	PROPOSED
USE REGULATIONS	PRINCIPAL SOLAR ENERGY SYSTEM (PSES)	PRINCIPAL SOLAR ENERGY SYSTEM (PSES)	PRINCIPAL SOLAR ENERGY SYSTEM (PSES)
BUILDING SETBACKS			
MINIMUM FRONT YARD (S)	50.00 FT	50.00 FT	50.00 FT (C)
MINIMUM SIDE YARD (S)	50.00 FT	50.00 FT	50.00 FT (C)
MINIMUM REAR YARD (S)	50.00 FT	50.00 FT	50.00 FT (C)
INTENSITY RATIOS			
MAXIMUM BUILDING COVERAGE	10%	50%	<10% (C)
MAXIMUM IMPERVIOUS COVERAGE	N/A	80%	<80% (C)
MISCELLANEOUS			
MAXIMUM SUPPORT STRUCTURE HEIGHT (S)	25.00 FT	25.00 FT	<25.00 FT (C)
MINIMUM LOT AREA	2 ACRES	1 ACRES	>2 ACRES (C)
MINIMUM LOT FRONTAGE	200 FT	150 FT	>200 FT (C)

LEGEND:
 (C) = COMPLIES (S) = SOLAR ORDINANCE REQUIREMENT
 (NC) = NON-COMPLIANT



1	CONDITIONAL USE PLAN AMENDMENT	09/12/2023	EJF
2	CONDITIONAL USE PLAN RESUBMISSION	1/31/2024	EJF

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 PHILADELPHIA, PA 19102
 PHONE: 267-687-0150
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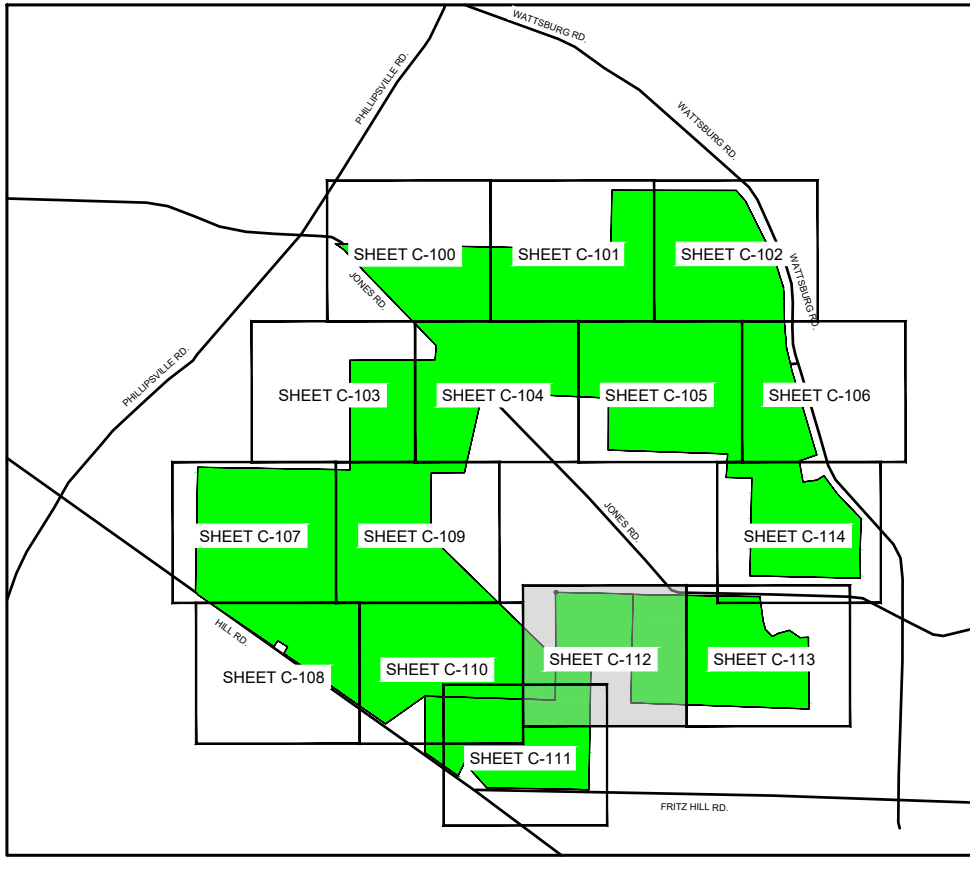
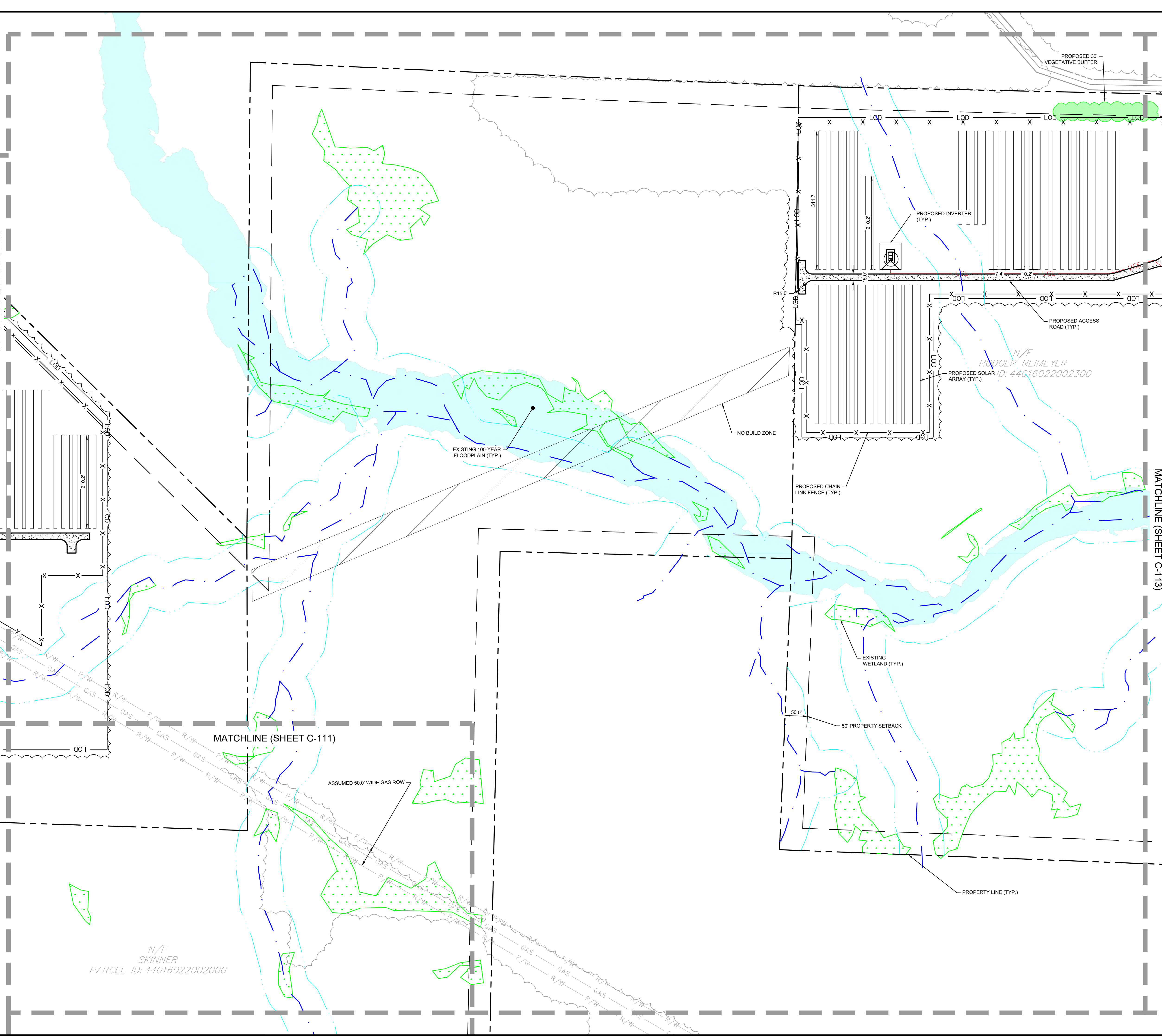
KHA PROJECT	112456003
DATE	1/31/2024
SCALE AS SHOWN	EJF
DESIGNED BY	EJF
DRAWN BY	EJF
CHECKED BY	TGK

SITE PLAN 12

WILSON SOLAR
 PREPARED FOR
BIRCH CREEK DEVELOPMENT
 VENANGO TOWNSHIP, ERIE COUNTY PA

SHEET NUMBER
C-111

Plotted By: Frankentfield, Eric - Sheet Set: Wilson Solar - Conditional Use Plan - Layout: C-112 - February 02, 2024 - 11:57:27am - K:\PHI_PRA\112456003 - Venango Twp., Erie Co., PA\CAD\Exhibits - Conditional Use Plan 2024-01-30 - Conditional Use Plan 3 - Township Resubmission Plan Sheets C-100 SITE PLAN



SITE PLAN LEGEND

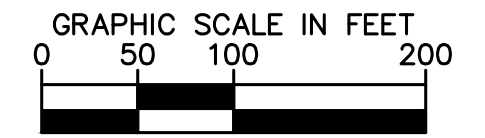
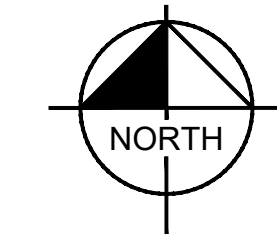
- EXISTING PROPERTY LINE
- LOD PROPOSED LIMIT OF DISTURBANCE
- EXISTING PROPERTY SETBACKS
- PROPOSED CHAIN LINK FENCE
- PROPOSED TREELINE
- PROPOSED SOLAR PANEL
- UGUE PROPOSED UNDERGROUND ELECTRIC WIRE
- EXISTING WATERCOURSE
- 50' WATERCOURSE BUFFER
- PROPOSED VEGETATION BUFFER
- EXISTING WETLANDS
- EXISTING 100 YEAR FLOOD ZONE

SITE NOTES:
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ZONING DISTRICT REQUIREMENTS

VENANGO TOWNSHIP DIMENSIONAL STANDARDS			
REQUIREMENTS	AGRICULTURAL DISTRICT (A-1)	INDUSTRIAL DISTRICT (I-1)	PROPOSED
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INTENSITY RATIOS			
MAXIMUM BUILDING COVERAGE	10%	50%	<10% (C)
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No.	REVISIONS	DATE	BY
1	CONDITIONAL USE PLAN AMENDMENT	09/12/2023	EJF
2	CONDITIONAL USE PLAN RESUBMISSION	1/31/2024	EJF

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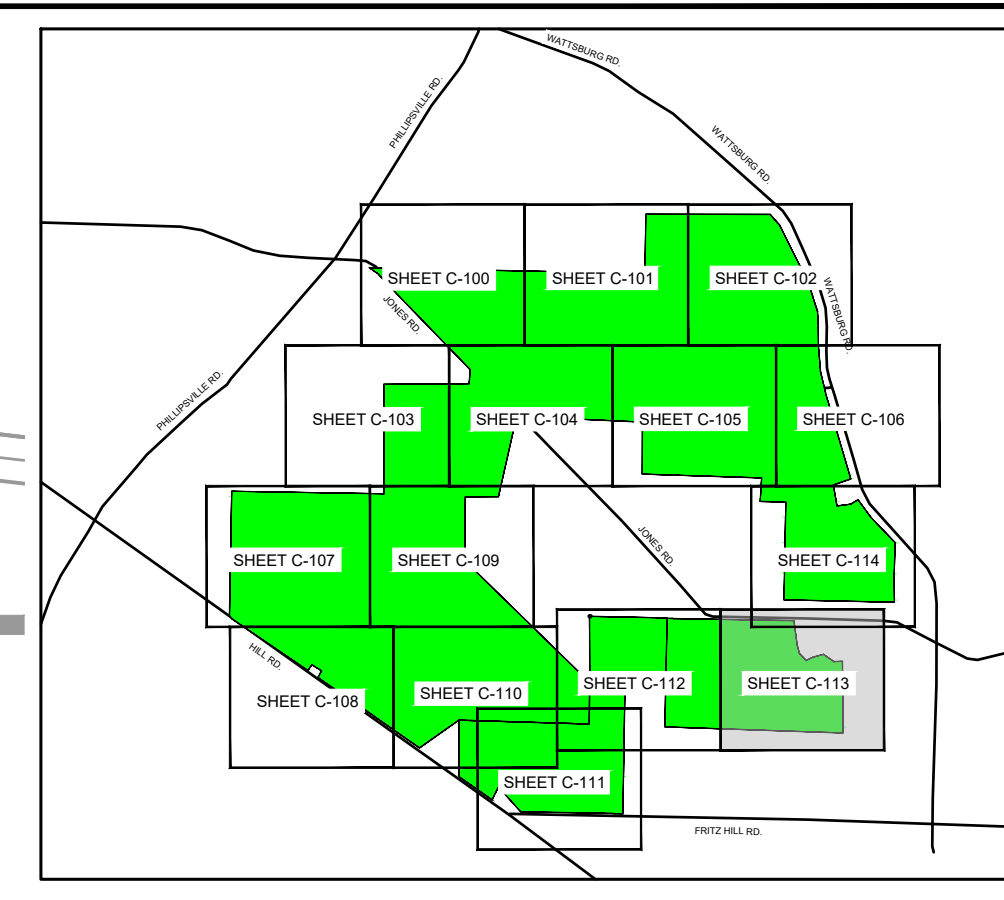
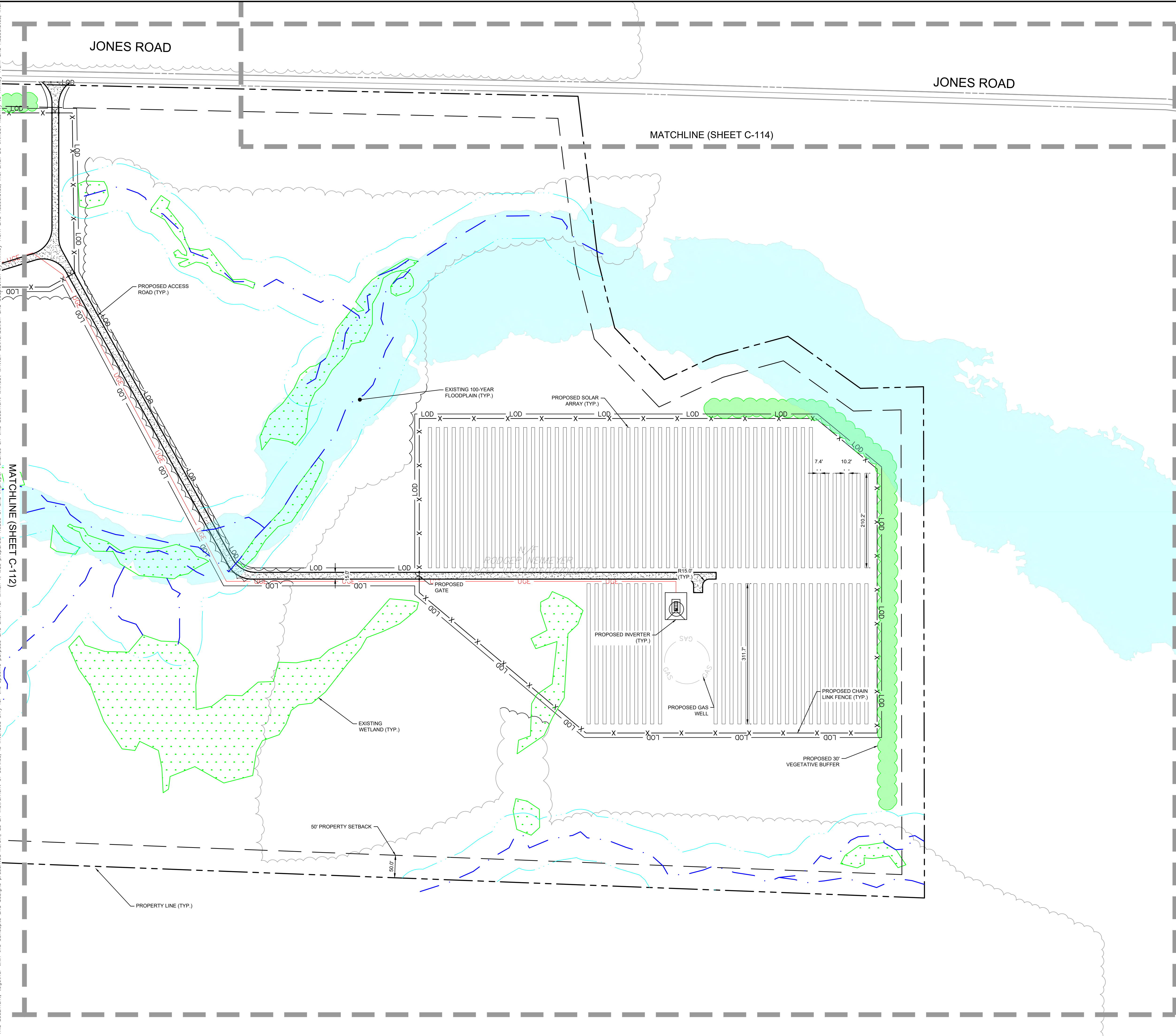
KHA PROJECT
 112456003
 DATE
 1/31/2024
 SCALE AS SHOWN
 DESIGNED BY EJF
 DRAWN BY EJF
 CHECKED BY TCK

SITE PLAN 13

WILSON SOLAR
 PREPARED FOR
BIRCH CREEK
DEVELOPMENT
 VENANGO TOWNSHIP, ERIE COUNTY PA

SHEET NUMBER
C-112

Plotted By: Frankfield, Eric - Sheet Set: Wilson Solar - Conditional Use Plan - Layout: C-113 - February 02, 2024 - 11:57:32am - K:\PHI\PRJ\112456003 - Venango Twp., Erie Co., PA\CAD\Exhibits\Conditional Use Plan\2024-01-30 - Conditional Use Plan - Sheets C-100, SITE PLAN.AIA
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SITE PLAN LEGEND

	EXISTING PROPERTY LINE
	PROPOSED LIMIT OF DISTURBANCE
	EXISTING PROPERTY SETBACKS
	PROPOSED CHAIN LINK FENCE
	PROPOSED TREELINE
	PROPOSED SOLAR PANEL
	PROPOSED UNDERGROUND ELECTRIC WIRE
	EXISTING WATERCOURSE
	50' WATERCOURSE BUFFER
	PROPOSED VEGETATION BUFFER
	EXISTING WETLANDS
	EXISTING 100 YEAR FLOOD ZONE

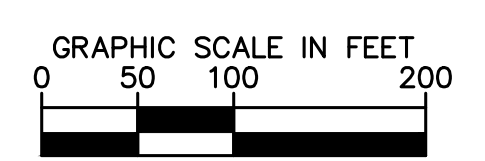
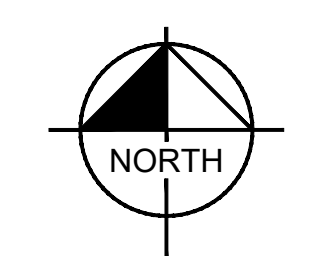
SITE NOTES:

- ALL RADII TO BE 60 FEET UNLESS OTHERWISE NOTED.
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ZONING DISTRICT REQUIREMENTS

VENANGO TOWNSHIP DIMENSIONAL STANDARDS			
REQUIREMENTS	AGRICULTURAL DISTRICT (A-1)	INDUSTRIAL DISTRICT (I-1)	PROPOSED
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1	CONDITIONAL USE PLAN AMENDMENT	09/12/2023	EJF
2	CONDITIONAL USE PLAN RESUBMISSION	1/31/2024	EJF

Kimley-Horn

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 PHILADELPHIA, PA 19102
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 WWW.KIMLEY-HORN.COM

KHA PROJECT	112456003
DATE	1/31/2024
SCALE AS SHOWN	EJF
DESIGNED BY	EJF
DRAWN BY	EJF
CHECKED BY	TGK

SITE PLAN 14

WILSON SOLAR
 PREPARED FOR
BIRCH CREEK DEVELOPMENT
 VENANGO TOWNSHIP, ERIE COUNTY PA

SHEET NUMBER
C-113

Plotted By: Frankfield, Eric - Sheet Set: Wilson Solar - Conditional Use Plan - Layout: C-114 - February 02, 2024 - 11:57:39am - K:\PHI_PRA\112456003 - Venango Twp., Erie Co., PA\CAD\Exhibits\Conditional Use Plan\2024-01-30 - Conditional Use Plan 3 - Township Resubmission Plan Sheets C-100 Site Plan A.D.K.
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MATCHLINE (SHEET C-105)

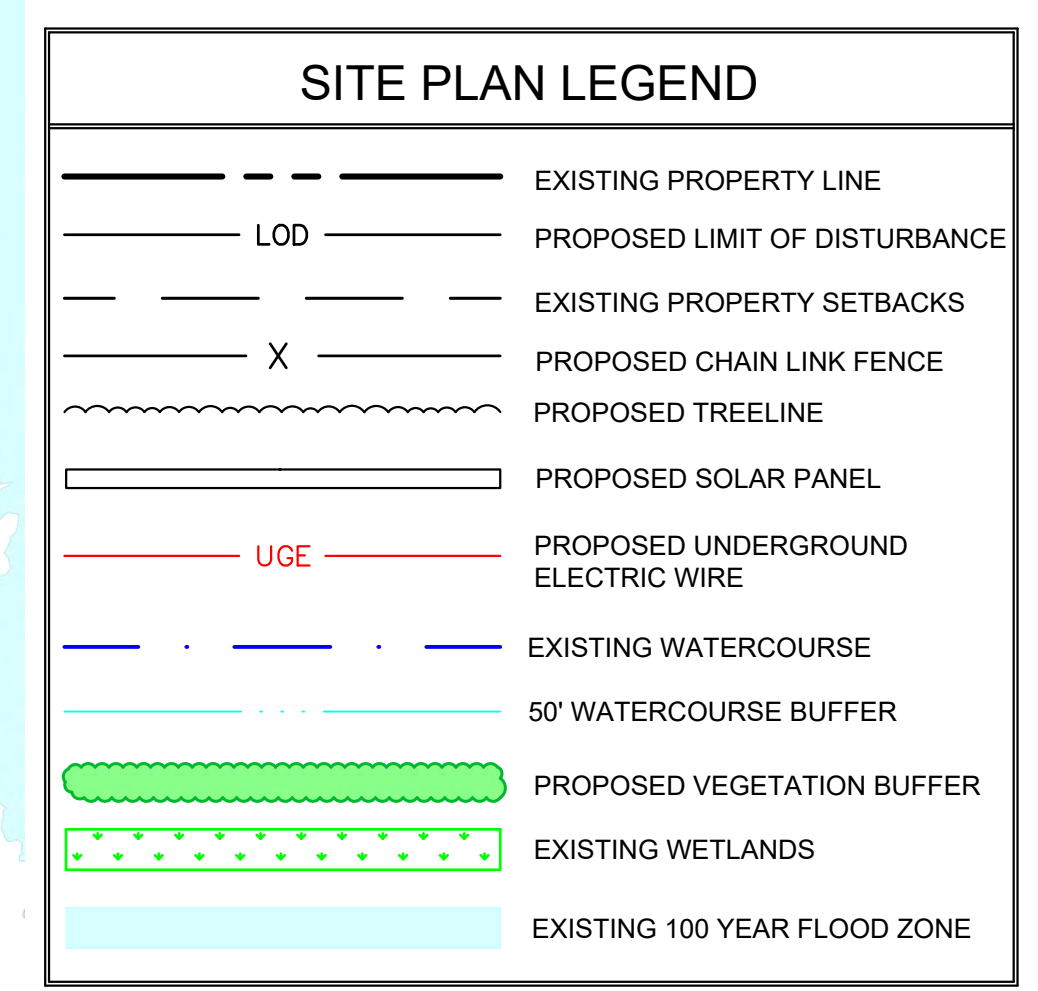
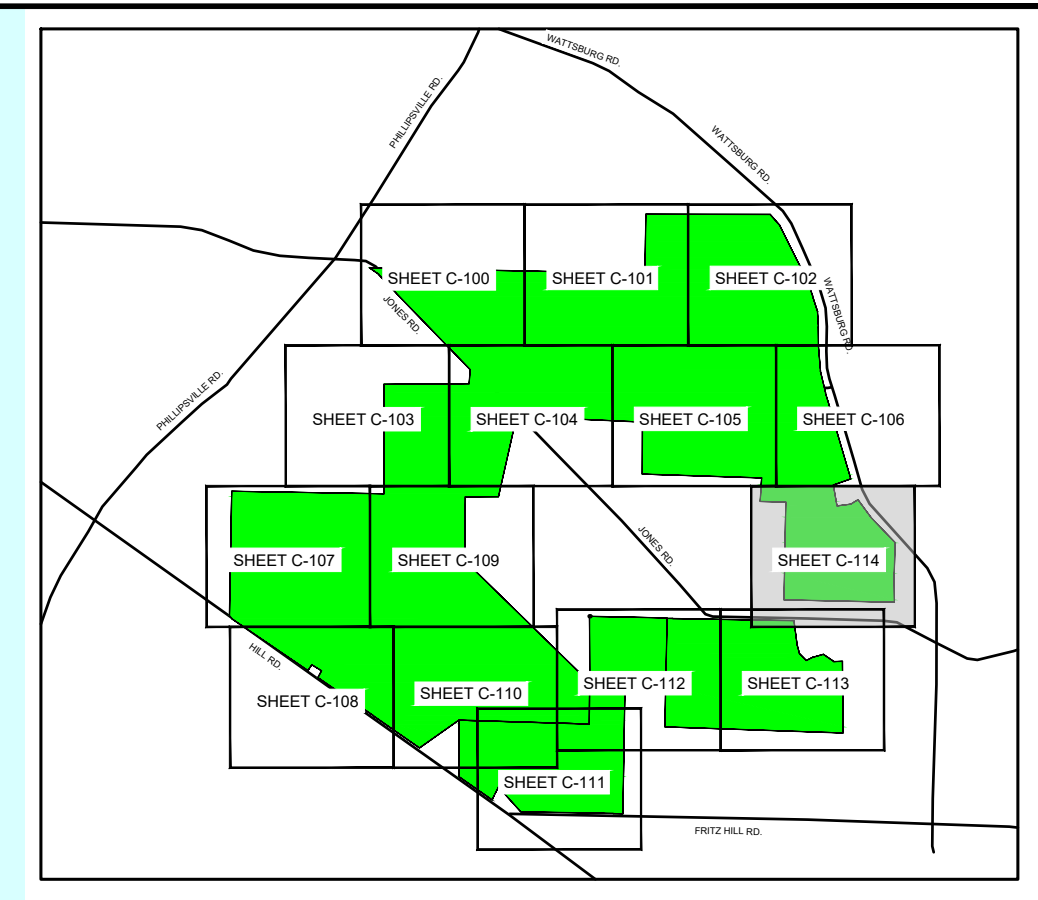
MATCHLINE (SHEET C-106)

MATCHLINE (SHEET C-113)

JONES ROAD

WATTSBURG ROAD

N/F
RODGER NEIMEYER
PARCEL ID: 44016024000701

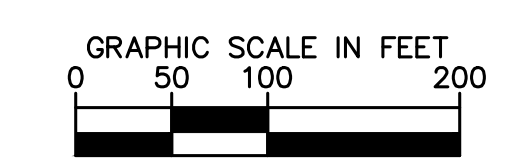
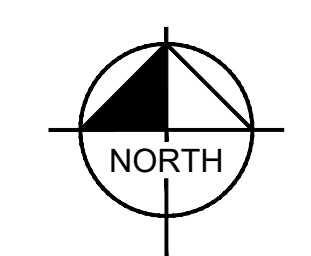


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2	CONDITIONAL USE PLAN RESUBMISSION	1/31/2024 EJJ

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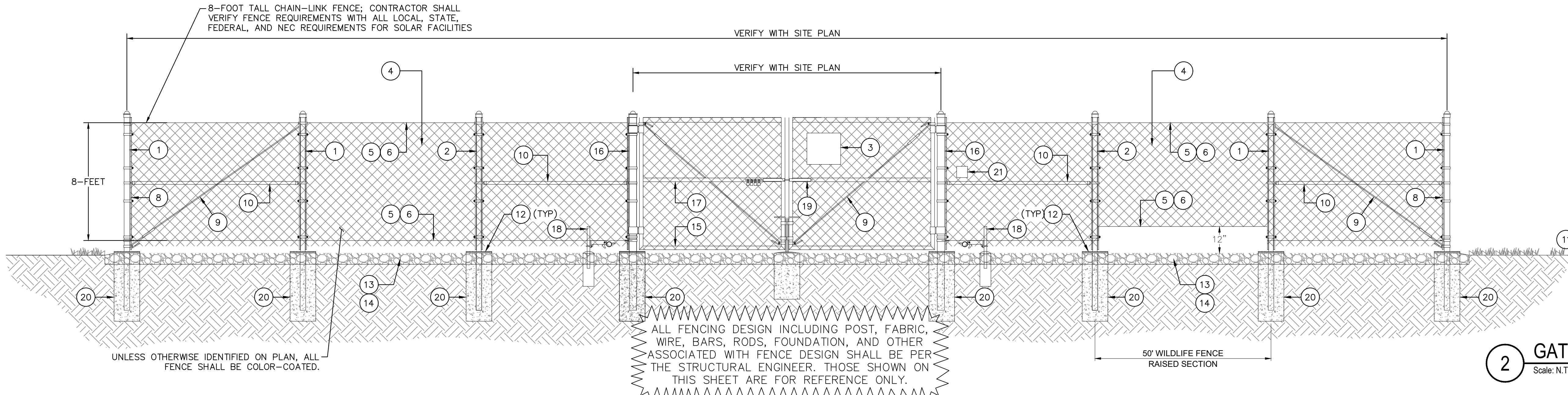
KHA PROJECT	DATE	SCALE	DESIGNED BY	DRAWN BY	CHECKED BY
112456003	1/31/2024	AS SHOWN	EJJ	EJJ	TGK

WILSON SOLAR
 PREPARED FOR
BIRCH CREEK
 DEVELOPMENT

VENANGO TOWNSHIP, ERIE COUNTY PA

SHEET NUMBER
C-114

Plotted By: Frankfield, Eric - Sheet Set: Wilson Solar - Conditional Use Plan - Layout: C-150 - February 02, 2024 11:57:47am K:\PHI_FR\112456003 - Venango - Venango Twp., Erie Co., PA\CAD\Exhibits\Conditional Use Plan\2024-01-30 - Conditional Use Plan 3 - Township Resubmission\Plan Sheets\C-150 SITE DETAIL
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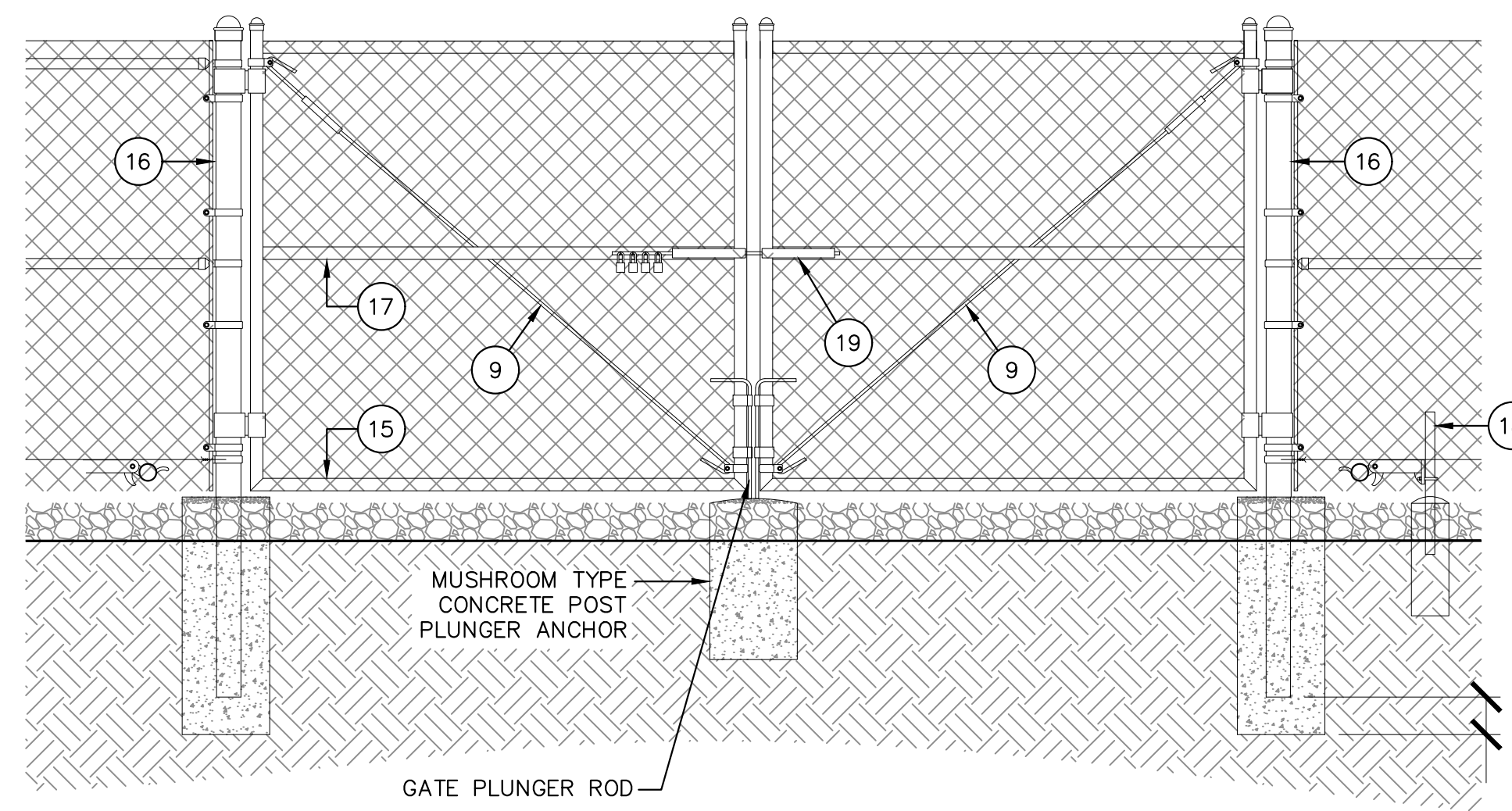


1 TYPICAL FENCING DETAIL
Scale: N.T.S.

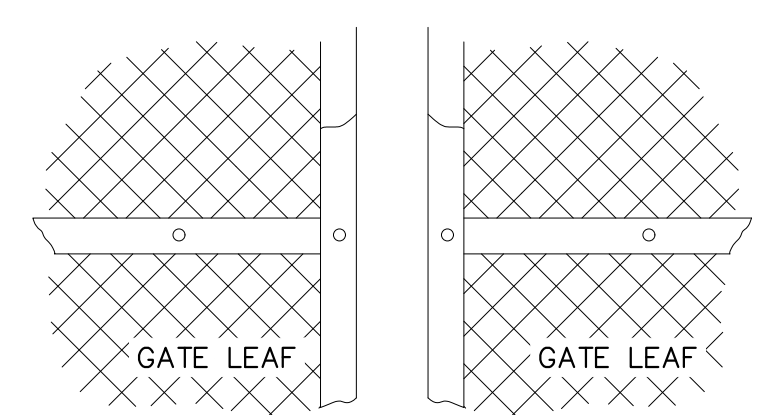


NOTES:
1. ALL SIGNAGE SHALL BE POWER OWNER, DEVELOPER, UTILITY COMPANY, AND JURISDICTIONAL REQUIREMENTS. CONTRACTOR SHALL COORDINATE WITH APPROPRIATE PARTIES FOR SITE SIGNAGE.

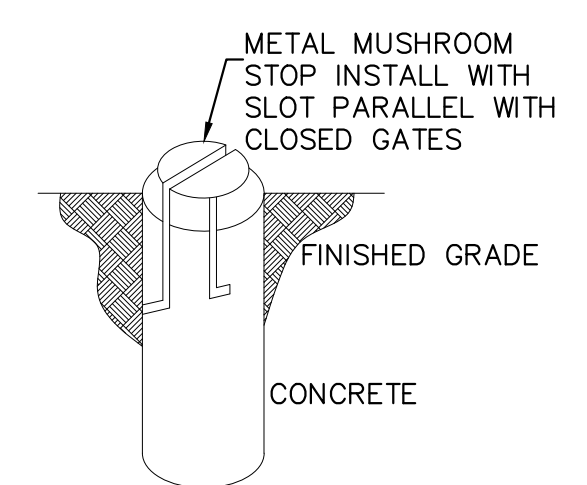
2 GATE SIGNAGE DETAIL
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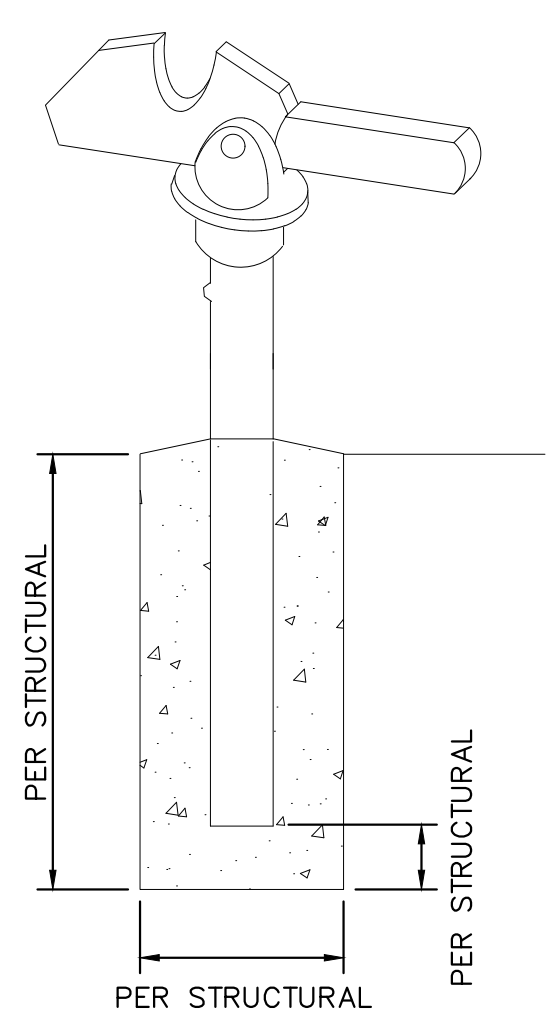
3 DOUBLE SWING GATE DETAIL
Scale: N.T.S.



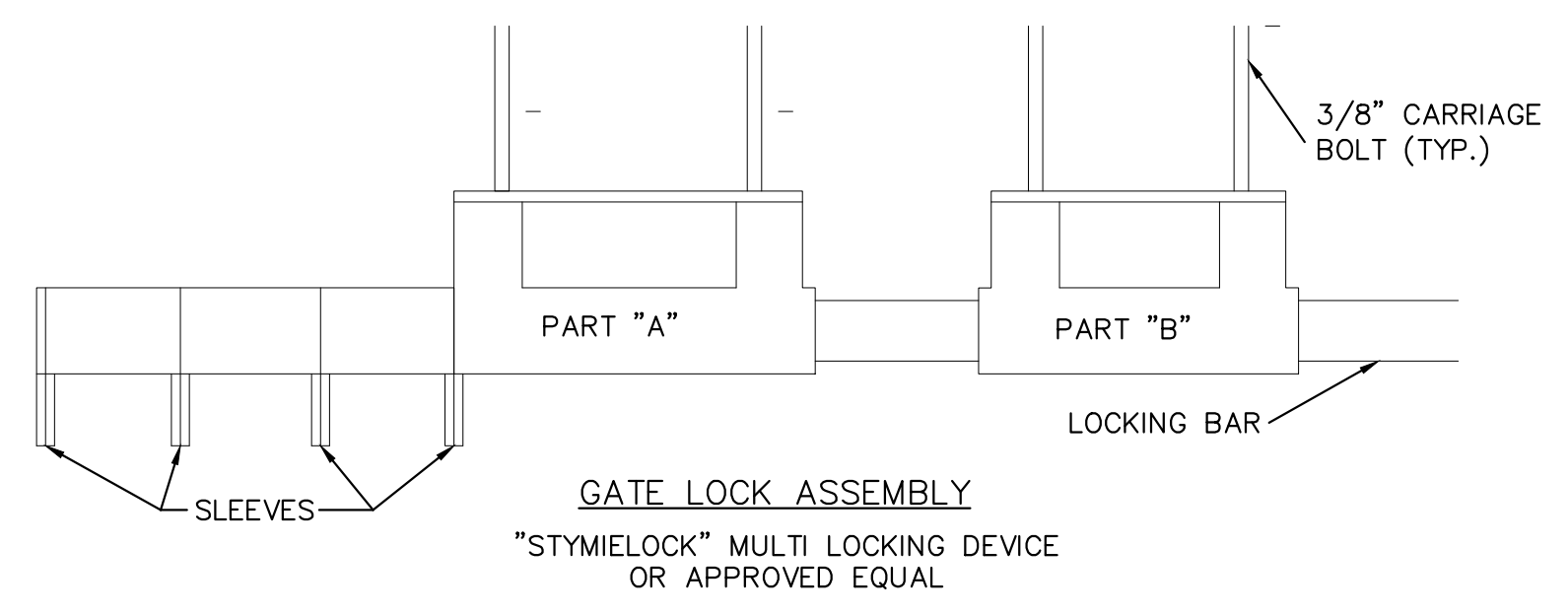
4 GATE FACE DETAIL
Scale: N.T.S.



5 MUSHROOM STOP DETAIL
Scale: N.T.S.



6 GATE HOLDER FOUNDATION DETAIL
Scale: N.T.S.



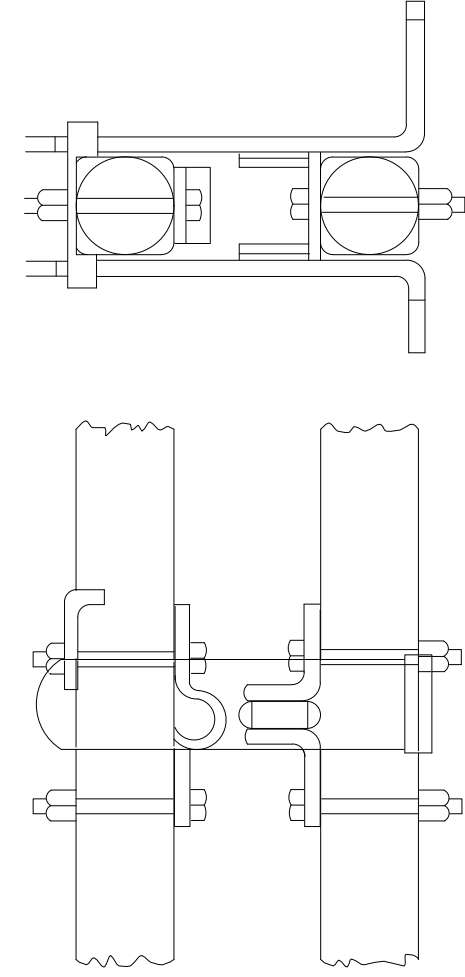
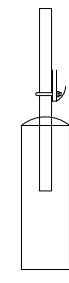
STYMILOCK INSTALLATION

1. DRILL 3/8" HOLES IN THE GATE LEAF USING THE GATE DIMENSIONS PROVIDED.
2. SLIDE THE CARRIAGE BOLTS IN THE SLOTS ON THE BACK OF PART "B" AND PUSH THE BOLTS THROUGH THE HOLES DRILLED IN THE GATE FIGURE. PUT THE NUT AND THE LOCKNUT ON AND TIGHTEN AND CUT THE EXCESS BOLT OFF. DO THE SAME WITH PART "A".
3. ADD THE NUMBER OF SLEEVES NEEDED FOR THE NUMBER OF LOCKS AND SLIDE THE LOCKING BAR INTO PLACE THROUGH BOTH PART "A" AND PART "B". NOW INSTALL THE LOCKS.
4. IF THE GATE HAS NO CENTER BAR IN THE GATE LEAF YOU MAY NEED TO MOUNT THE STYMILOCK VERTICALLY USING THE SAME DIMENSIONS GIVEN ON THE GATE FACE.
5. VERTICAL APPLICATION MAY ALSO BE USED ON SLIDING GATES WITH MULTIPLE LOCKS.

7 GATELOCK ASSEMBLY DETAIL
Scale: N.T.S.

KHA PROJECT 112456003		DATE 1/31/2024		SCALE AS SHOWN EJF		DRAWN BY EJF		CHECKED BY TKK	
WILSON SOLAR PREPARED FOR BIRCH CREEK DEVELOPMENT		VENANGO TOWNSHIP, ERIE COUNTY		SHEET NUMBER C-150		VENANGO TOWNSHIP, ERIE COUNTY		VENANGO TOWNSHIP, ERIE COUNTY	
KIMLEY-HORN AND ASSOCIATES, INC. 50 SOUTH 16TH ST, TWO LIBERTY PLACE, SUITE 3300 PHILADELPHIA, PA 19102 PHONE: 267-687-0150 WWW.KIMLEY-HORN.COM		REVISIONS		DATE		BY			
CONDITIONAL USE PLAN AMENDMENT		09/12/2023		EJF					
CONDITIONAL USE PLAN RESUBMISSION		1/31/2024		EJF					

Plotted By: Frankfield, Eric - Sheet Set: Wilson Solar - Conditional Use Plan - Layout: C-151 - February 02, 2024 - 11:57:49am - K:\PHI_PRA\112456003 - Wilson Solar - Venango Twp., Erie Co., PA\CAD\Exhibits\Conditional Use Plan\2024-01-30 - Conditional Use Plan 3 - Township Re-submission\Plan Sheets\C-150 SITE DETAIL



8 LATCH ASSEMBLY DETAIL
Scale: N.T.S.

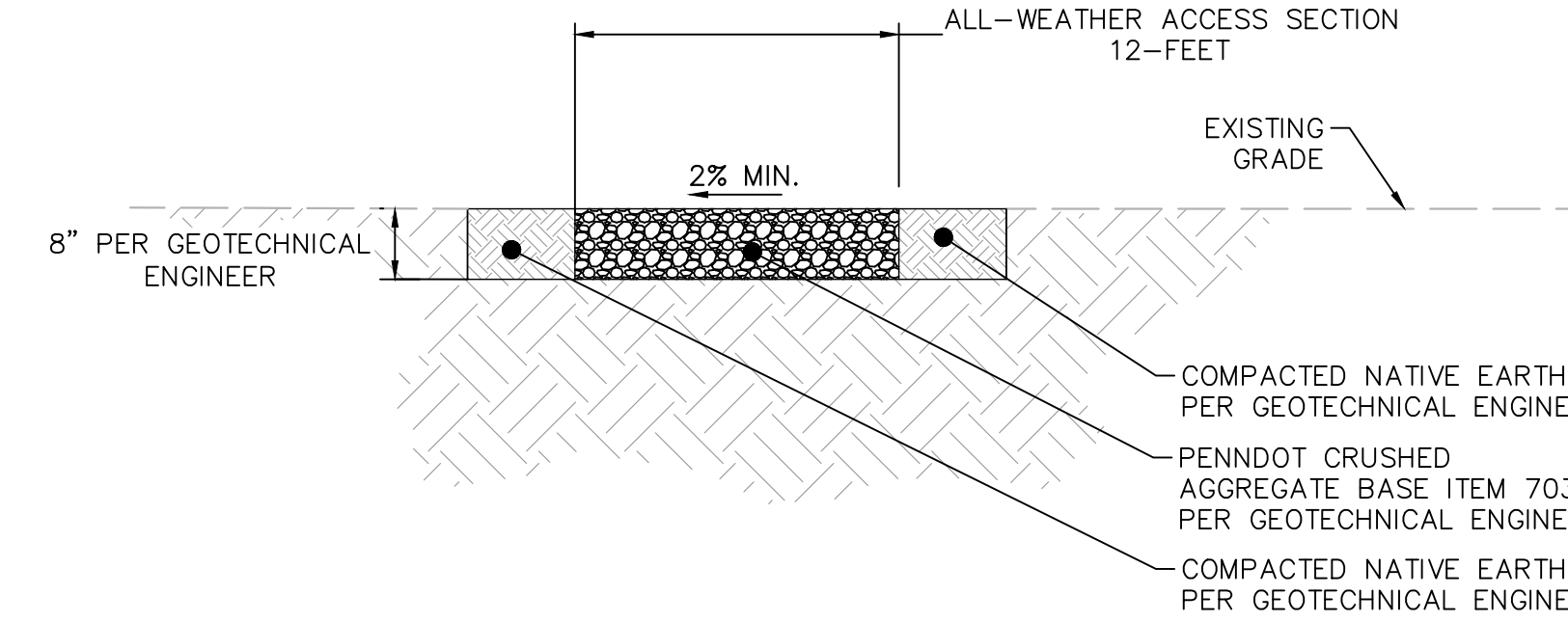
GENERAL NOTES

- ALL FENCING DESIGN INCLUDING POST, FABRIC, WIRE, BARS, RODS, FOUNDATION, AND OTHER ASSOCIATED WITH FENCE DESIGN SHALL BE PER THE STRUCTURAL ENGINEER. THOSE SHOWN ON THIS SHEET ARE FOR REFERENCE ONLY.
- UNLESS OTHERWISE IDENTIFIED ON PLAN, ALL FENCE SHALL BE COLOR-COATED.
- STATE AND LOCAL STANDARDS AND SPECIFICATIONS PERTAINING TO A SPECIFIC SITE TAKE PRECEDENCE OVER THIS DRAWING.
- ALL OPEN POSTS SHALL HAVE END-CAPS.
- ALL SIGNS MUST BE MOUNTED ON INSIDE OF FENCE FABRIC.
- MUSHROOM ANCHOR & PLUNGER REQUIRED FOR GATE.
- GENERAL CONTRACTOR RESPONSIBLE FOR GATE LOCK.
- THE KNOX BOX SHALL BE LOCATED AT OR NEAR THE RECOGNIZED PUBLIC ENTRANCE TO THE PROPERTY.
- IN NO CASE SHALL THE KNOX BOX BE LOCATED AT A HEIGHT OF LESS THAN FOUR (4) FEET FROM THE GROUND OR MORE THAN SIX (6) FEET FROM THE GROUND; ALL OTHER LOCATIONS FOR THE KNOX BOX SHALL BE APPROVED BY THE FIRE MARSHALL.
- PROVIDE ACCESS KEYS TO THE FIRE MARSHALL TO BE SECURED INTO THE KNOX BOX. A SEPARATE KEY SHALL BE PROVIDED TO THE POLICE CHIEF, AND A SEPARATE SUB-MASTERED KEY SHALL BE PROVIDED TO THE CHIEF OF POLICE, AND A SEPARATE KEY TO THE DIRECTOR OF THE EMERGENCY MEDICAL SERVICES.
- REFER TO ELECTRICAL PLANS FOR GROUNDING DETAILS.

REFERENCE NOTES

- | | | |
|---|--|---|
| 1 CORNER, END OR PULL POST: | 8 FULL HEIGHT STRETCHER BAR | 16 GATE POST |
| 2 LINE POST
LINE POSTS SHALL BE EQUALLY SPACED | 9 DIAGONAL ROD WITH GALVANIZED STEEL TURNBUCKLE OR DIAGONAL THREADED ROD | 17 GATE FRAME BRACE RAIL |
| 3 SITE IDENTIFICATION SIGN PER DETAIL 2 THIS PAGE | 10 BRACE POST | 18 DUCKBILL GATE HOLDER. VERIFY LOCATION IN FIELD PRIOR TO INSTALLATION |
| 4 FABRIC | 11 2" MAXIMUM CLEARANCE FROM FINISH GRADE | 19 STYMIE LOCK MULTI-TENANT LOCKING DEVICE, SEE DETAIL 7 ON THIS SHEET |
| 5 TIE WIRE | 12 FENCE POST FOUNDATION TO BE 1" FINISH ABOVE FINISHED GRADE | 20 CONCRETE FOUNDATION |
| 6 TENSION WIRE | 13 COMPACTED BASE OR SUBGRADE MATERIAL | 21 KNOX BOX |
| 7 BARBED WIRE | 14 FINISH GRADE SHALL BE UNIFORM AND LEVEL | |
| | 15 WELDED GATE FRAME | |

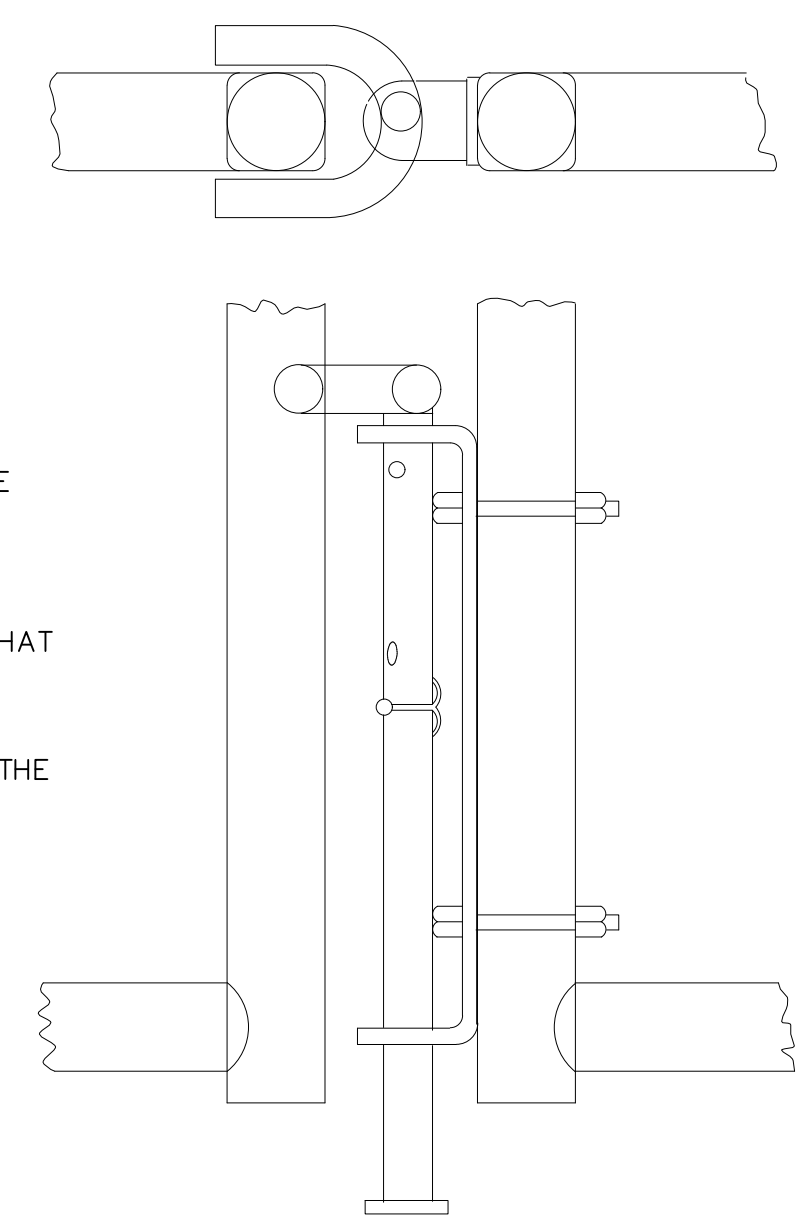
9 NOTES
Scale: N.T.S.



- NOTES:**
- IMPROVEMENTS SHALL FOLLOW GEOTECHNICAL ENGINEER'S RECOMMENDATIONS. REFER TO THE PROJECT GEOTECHNICAL REPORT AND RECOMMENDATIONS PER THE GEOTECHNICAL ENGINEER.
 - A MINIMUM SLOPE OF 2% SHEET FLOW SHOULD BE ESTABLISHED TO PROMOTE POSITIVE DRAINAGE OFF THE ROADWAY SURFACE WHERE FEASIBLE. ROAD GRADING SHOULD NOT RESULT IN DEPRESSIONS ALONG ROAD SURFACE THAT MAY COLLECT WATER AND ADVERSELY IMPACT ROAD LONGEVITY.
 - SOME INSTABILITY AND EROSION SHOULD BE ANTICIPATED WHEN UNPAVED ROADWAYS ARE EXPOSED TO SURFACE WATER AND RUNOFF. PERIODIC MAINTENANCE OF UNPAVED ROADWAYS SHOULD BE ANTICIPATED.
 - THE ADDITION OF AGGREGATE BASE PER GEOTECHNICAL RECOMMENDATIONS MAY BE NEEDED IN AREAS THAT EXPERIENCE EROSION OR PROLONGED EXPOSURE TO MOISTURE, SUCH AS PONDING. CONTRACTOR SHALL REVIEW FIELD CONDITIONS THROUGHOUT CONSTRUCTION TO DETERMINE IF ADDITION OF AGGREGATE IS WARRANTED. SAME PROCEDURE SHALL BE FORMED BY OWNER DURING FACILITY OPERATION TO ENSURE FUNCTIONALITY OF ROADWAY. PERIODIC APPLICATION OF WATER FOR DUST CONTROL WILL HELP MAINTAIN THE AGGREGATE BASE MATERIAL ONCE INSTALLED.

10 ROAD SECTION - ACCESS ROAD
Scale: N.T.S.

11 DROP ROD ASSEMBLY DETAIL
Scale: N.T.S.



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Electrical Characteristics at Standard Test Conditions(STC)

Module Type	VSUN550-144MH	VSUN545-144MH	VSUN540-144MH	VSUN535-144MH
Maximum Power - Pmax (W)	550	545	540	535
Open Circuit Voltage - Voc (V)	49.92	49.81	49.65	49.5
Short Circuit Current - Isc (A)	13.29	13.92	13.85	13.78
Maximum Power Voltage - Vmpp (V)	42	41.8	41.65	41.5
Maximum Power Current - Imp (A)	13.1	13.04	12.97	12.9
Module Efficiency	21.52%	21.32%	21.13%	20.93%

Standard Test Conditions (STC): irradiance 1,000 W/m²; AM 1.5; module temperature 25°C; Pmax Sorting: 0-5W. Measuring Tolerance: ±3%.
Remark: Electrical data do not refer to a single module and they are not part of the offer. They only serve for comparison among different module types.

Electrical Characteristics at Normal Operating Cell Temperature(NOCT)

Module Type	VSUN550-144MH	VSUN545-144MH	VSUN540-144MH	VSUN535-144MH
Maximum Power - Pmax (W)	412.4	408.3	404.6	400.9
Open Circuit Voltage - Voc (V)	46.8	46.7	46.5	46.4
Short Circuit Current - Isc (A)	11.3	11.24	11.19	11.13
Maximum Power Voltage - Vmpp (V)	38.6	38.5	38.3	38.2
Maximum Power Current - Imp (A)	10.67	10.61	10.55	10.49

Normal Operating Cell Temperature (NOCT): irradiance 800W/m²; wind speed 1 m/s; ambient temperature 20°C. Measuring Tolerance: ±3%.

Temperature Characteristics

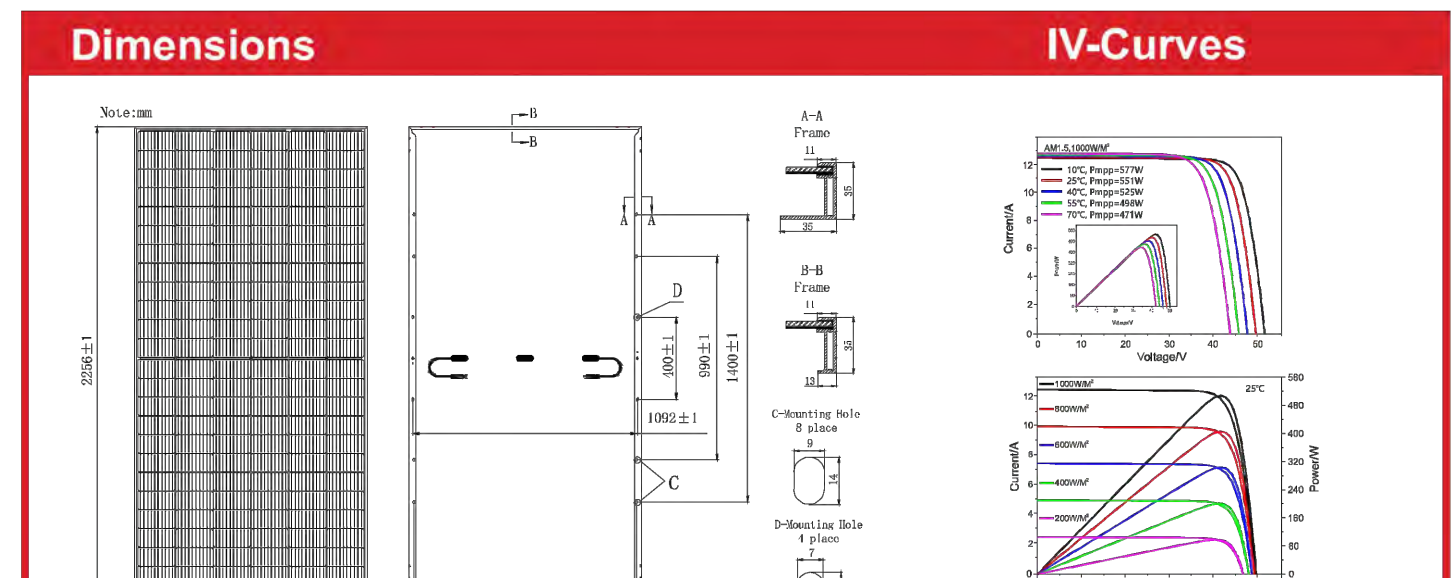
NOCT	45°C (±2°C)	Maximum System Voltage [V]	1500
Voltage Temperature Coefficient	-0.27%/°C	Series Fuse Rating [A]	30
Current Temperature Coefficient	+0.046%/°C		
Power Temperature Coefficient	-0.32%/°C		

Material Characteristics

Dimensions	2256×1133×35mm (L×W×H)
Weight	28.6kg
Frame	Silver anodized aluminum profile
Front Glass	White toughened safety glass, 3.2 mm
Cell Encapsulation	EVA (Ethylene-Vinyl-Acetate)
Back Sheet	Composite film
Cells	12×12 pieces monocrystalline solar cells series strings
Junction Box	IP68, 3 diodes
Cables/Connector	Potrait: 500 mm (cable length can be customized), 1×4 mm ² , compatible with MC4

Packaging

Dimensions(L×W×H)	2290×1125×1253mm	Temperature Range	-40 °C to + 85 °C
Container#20	155	Withstanding Hall	Maximum diameter of 25 mm with impact speed of 23 m/s-1
Container#40	310	Maximum Surface Load	5,400 Pa
Container#40 HC	620	Application class	class A



NOTE - FOR REFERENCE ONLY

VSUN
Innovative & Smart

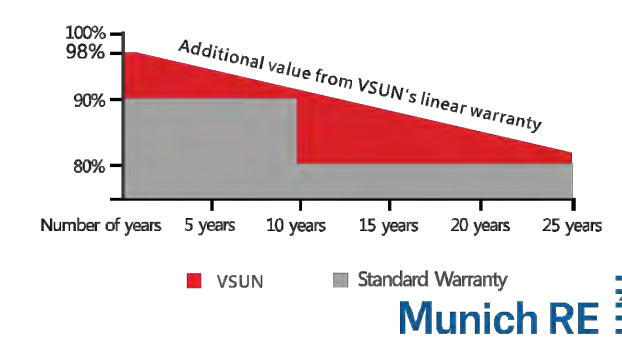
VSUN550-144MH

550W
Highest power output

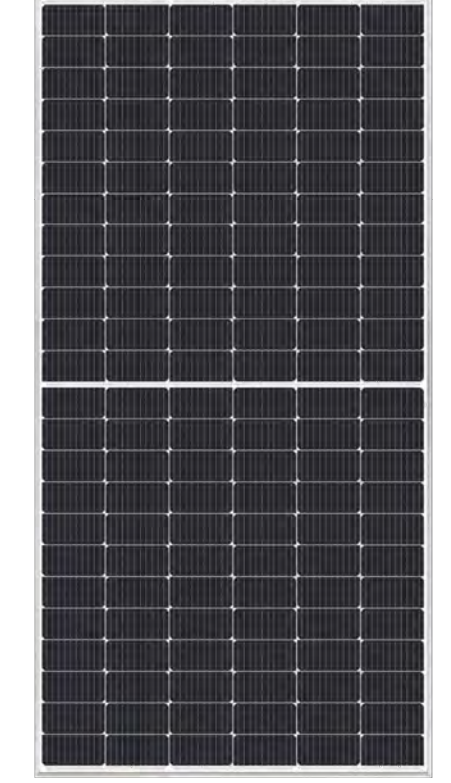
21.52%
Module efficiency

12years
Material & Workmanship warranty

25years
Linear power output warranty



VSUN550-144MH VSUN545-144MH
VSUN540-144MH VSUN535-144MH



- PERC PERC cell technology
- Higher output power
- Lower risk of micro-crack
- Positive tolerance offer
- Lower risk of hot spot
- Better shading tolerance
- Certified for salt/ammonia corrosion resistance
- Load certificates: wind to 2400Pa and snow to 5400Pa
- Lower LCOE

VSUN, a BNEF Tier-1 PV module manufacturer invested by Fuji Solar, has been committed to providing greener, cleaner and more intelligent renewable energy solutions. VSUN is dedicated to bringing reliable, customized and high-efficient products into various markets and customers worldwide.

NOTE - FOR REFERENCE ONLY

KHA PROJECT 112456003		DATE 1/31/2024	DESIGNED BY EJF	DRAWN BY EJF	CHECKED BY TKG
SCALE AS SHOWN					
VENANGO TOWNSHIP, ERIE COUNTY		P.A.			
WILSON SOLAR PREPARED FOR BIRCH CREEK DEVELOPMENT		SHEET NUMBER C-151			
Kimley-Horn		© 2024 KIMLEY-HORN AND ASSOCIATES, INC. 50 SOUTH 16TH ST, TWO LIBERTY PLACE, SUITE 3300 PHILADELPHIA, PA 19102 PHONE: 267-687-0150 WWW.KIMLEY-HORN.COM			
1	2	CONDITIONAL USE PLAN AMENDMENT		09/12/2023 EJF	
		CONDITIONAL USE PLAN RESUBMISSION		1/31/2024 EJF	
		REVISIONS		DATE	BY

