No: 25-001

Dauphin County Subdivision/Land Development Review Report

Municipality: Jackson Township | Surveyor: Burget & Associates | Engineer: NA

Plat Title: Preliminary Land Development Plan William Davis Hale

Zoning District: NA | Proposed Land Use: Solar

Plat Status:		**Plat Type:**		**Regulations:**	
	Preliminary		Subdivision		County
	Final	X	Land Development	X	Municipal
X	P/F		Combined		Zoning
	Minor			X	S&LD

# of Lots	# of New Lots	# of New D.U.s	Acreage Subdivided/Developed	Total Acreage
3		0	72.94	0

Date Received	Staff Review	Official County Review
11/22/2024	12/19/2024	12/19/2024

Reviewed by: GD | Checked by: | Parcel #: 29-009-039

Project Description: To obtain approval to install multiple solar panels structures on multiple adjoining lands.

- ***When applicable, streets, sewer, water, storm drainage, and other infrastructure elements to be verified as adequate by municipal staff/engineer. Any improvement guarantees shall be posted prior to final plat approval.***
- ***Registered PA Land Surveyor is required to certify all lot/tract boundary descriptions.***
- ***When applicable, zoning compliance to be verified by Municipal Zoning Officer.***
- ***Appropriate sewage module component should be processed prior to final plat approval.***
- ***Final plats must be recorded within 90 days of approval.***

Review comment with cited ordinance provisions are based on municipal regulations on file with the *County Planning Commission.*

1. It is recognized there is no planned development within the Jackson Township portion of the lots which extend into both Jackson Township and Halifax Township. Given that, it is recommended Jackson Township encourage Halifax Township consider the previously submitted Dauphin County Planning Commission comments and to consider any additional comments provided by the Jackson Township officials and emergency management officials. A copy of those comments are provided to Jackson Township (DC Application #24-060).
2. Article 5.01.o – Ordinance states sidewalks are required for residential and commercial areas. Even though there is no development in the Jackson portion of the property, the Township will need to be confirm that a sidewalk is not needed for this area.
3. Is there an access easement in place or needed for the existing portion of the property located in Jackson Township (which has no planned development or indicated to occur)?

Plan No. 25-001

Plat Specifications	**Yes**	**No**	**N/A**
1. Name of proposed subdivision/land development shown	X		
2. Owner/developer name, address & telephone number shown	X		
3. Municipality name shown	X		
4. Tax parcel number/Deed reference shown	X		
5. North point shown	X		
6. Map scale shown (written/graphic)	X		
7. Date of plan preparation shown	X		
8. Certification of surveyor/engineer shown	X		
9. Location map shown	X		
10. Total property map (bearings, distances, area, primary control point) shown	X		
11. Names of adjacent landowners/subdivision shown	X		
12. Lot numbers shown	X		
13. Lot dimensions shown	X		
14. Lot areas shown	X		
15. Permanent monuments and markers shown	X		
16. Building setbacks shown	X		
17. Existing natural features shown - Wetlands		X	
Floodplains			X
Woodlands, streams	X		
18. Contours at required interval shown	X		
19. Easements shown and identified		X	
20. Existing man-made features shown - Building (s)	X		
Storm drainage facilities		X	
Sewer mains			X
Water mains (Wells?)		X	
21. Proposed man-made features shown – Building (s) *(structures)*	X		
Storm drainage facilities	X		
Sewer disposal – public () on-lot ( )			X
Water supply – public () well ( )		X	
22. Existing streets shown - Name	X		
R/W width		X	
Paving width	X		
Dedicated R/W width *(see note)*		X	
23. Proposed streets shown - Name	X		
R/W width	X		
Paving width	X		
Profiles		X	
24. Curbs shown		X	
25. Sidewalks shown *(see note)*		X	
26. Existing and proposed coverage shown			X
27. Parking schedule provided shown			X
28. Traffic study completed			X
29. Recreation area shown/fee in-lieu-of provided			X
30. Erosion and sedimentation control plan shown	X		
31. Statement of ownership, signature and notarization shown	X		
32. Dedicatory statement shown	X		
33. Approval blocks shown	X		
34. PADOT Highway Occupancy Permit statement shown	X		
35. Consistency with Future Land Use plans - County plans	X		
Municipal plans	X		

PLAN GENERAL NOTES

1. THE PURPOSE OF THIS PLAN IS TO TO OBTAIN THE PRELIMINARY APPROVAL TO INSTALL MULTIPLE SOLAR PANEL STRUCTURES ON MULTIPLE – ADJOINING LANDS OF COMMON OWNERSHIP
2. THIS PLAN WAS CREATED WITHOUT THE BENEFIT OF A TITLE REPORT.
3. NO COVENANTS (OTHER THAN THOSE SHOWN ON THIS PLAN) ARE KNOWN NOR ARE PROPOSED BY THIS PLAN.
4. CONTOURS ON THIS PLAN ARE FROM LIDAR DATA. ALL CONTOURS ARE TIED TO THE NAVD–88 VERTICAL DATUM.
5. PROPERTY LINE INFORMATION ON THIS PLAN IS THE RESULT OF OF AN ACTUAL BOUNDARY SURVEY BY BURGET & ASSOCIATES, INC.
6. AS DETERMINED BY THE NATIONAL FLOOD INSURANCE MAP(S) THE SITE FALLS WITHIN ZONE "X" (AREAS OF MINIMAL FLOOD HAZARD).
7. MINIMAL EARTH MOVING ACTIVITIES ARE BEING PROPOSED BY THIS PLAN.
8. ANY FUTURE EARTH MOVING ACTIVITIES WITH MORE THAN 1 ACRE OF DISTURBANCE, WILL REQUIRE AN NPDES PERMIT FROM THE DAUPHIN COUNTY CONSERVATION DISTRICT PRIOR TO ANY CONSTRUCTION.
9. WARNING SIGNS SHALL BE PLACED AT THE BASE OF ANY PAD–MOUNTED TRANSFORMERS OR ELECTRICAL CONDUCTING APPARATUS ON THE SITE.
10. A DRIVEWAY PERMIT FOR ANY FUTURE ACCESS TO A TOWNSHIP OR STATE ROADWAY SHALL BE OBTAINED PRIOR TO ANY CONSTRUCTION OF PROPOSED DRIVEWAY.
11. ANY FUTURE DRIVEWAY SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE MOST CURRENT DRIVEWAY REQUIREMENTS OF THE TOWNSHIP.
12. PRIOR TO ANY CONSTRUCTION/INSTALLATION OF SOLAR ARRAY FACILITIES, THE EXISTING CROPPED AGRICULTURAL FIELD SHALL BE SEEDED WITH THE DESIGNATED SEED MIX TO ACHIEVE A UNIFORM 70% PERENNIAL VEGETATIVE COVER TO PREVENT EROSION CONCERNS DURING THE INSTALLATION OF THE SOLAR FACILITY. SEEDING IN ACCORDANCE WITH STANDARD SEEDING PRACTICES SHALL BE PERFORMED DURING PROPER GROWING SEASON/CONDITIONS TO PROVIDE A WELL ESTABLISHED GROWTH PRIOR TO CONSTRUCTION ACTIVITIES.
13. GROUND PLACED UTILITY EQUIPMENT INCLUDING POLES, UTILITY LINES, DISTRIBUTION PANELS/METERS AND EQUIPMENT SHALL BE INSTALLED AT THE TIME OF CONSTRUCTION AS PER LOCATION(S) DETERMINED BY THE PUBLIC UTILITY.
14. NO BUILDING PERMIT WILL BE ISSUED UNTIL A TOWNSHIP HIGHWAY OCCUPANCY PERMIT HAS BEEN ISSUED.
15. THE MUNICIPALITY SHALL BE GRANTED ACCESS TO THE UTILITY/STORMWATER MANAGEMENT EASEMENT/RIGHT–OF–WAY AREA(S) VIA THE NEAREST PUBLIC RIGHT–OF–WAY.
16. WETLAND AREAS DEPICTED ON THESE PLANS ARE A RESULT OF AN ACTUAL WETLAND DELINEATION PERFORMED BY AQUA–NICHE (NOV 2023). NO WETLAND AREAS WERE FOUND WITHIN THE AREA OF DISTURBANCE OR WITHIN THE PROPOSED LEASE AREA.
17. ALL PROPOSED UTILITY LINES (WHERE FEASABLE) SHALL BE INSTALLED UNDERGROUND IN ACCORDANCE WITH THE DESIGGN GUIDELINES AND REQUIREMENTS SET FORTH IN SECTION 611 OF THE TOWNSHIP SD/LD ORDINANCE.
18. FOR EMERGENCY PURPOSES, THE PSES OWNER AND/OR OPERATOR SHALL MAINTAIN A PHONE NUMBER AND ADDRESS OF A PERSON RESPONSIBLE FOR THE PUBLIC TO CONTACT WITH INQUIRES AND COMPLAINTS THROUGHOUT THE LIFE OF THE PROJECT AND PROVIDE THIS NUMBER, ADDRESS, AND NAME TO THE MUNICIPALITY. THE PSES OWNER AND/OR OPERATOR SHALL MAKE REASONABLE EFFORT TO RESPOND TO THE PUBLIC'S INQUIRIES AND COMPLAINTS NO LATER THAT 3 DAYS AFTER THE COMPLAINT IS FILED.
19. VISIBLE WARNING SIGNS SHALL BE PLACED AT THE BASE OF ALL PAD MOUNTED TRANSFORMERS & SUBSTATIONS ON THE FENCE SURROUNDING THE PSES INFORMING INDIVIDUALS OF POTENTIAL VOLTAGE HAZARDS.
20. IF GROUND MOUNTED PSES IS REMOVED, ANY EARTH DISTURBANCE AS A RESULT OF THE GROUND MOUNTED SOLAR ENERGY SYSTEM MUST BE GRADED AND RE–SEEDED.

SITE DATA

Existing Lot Information

Tax Parcel 29–009–013
Instrument 20210031300
Lot Width: 400'+
Gross Surveyed Area: 2,262,800 sq.ft. or 51.946 acres

Lot Coverage: <1% (Vacant)
Water & Septic: N/A (Vacant)
Proposed Use: Solar

Tax Parcel 29–009–039
Deed Book 93, Page 376
Lot Width: 400'+
Gross Surveyed Area: 620,387 sq.ft. or 14.242 acres

Lot Coverage: <4%
Water & Septic: On–Lot Well & Septic
Proposed Use: Solar

Tax Parcel 29–009–090
Instrument 20130023191
Lot Width: 400'+
Gross Surveyed Area: 294,134 sq.ft. or 6.752 acres

Lot Coverage: <1% (Vacant)
Water & Septic: N/A (Vacant)
Proposed Use: Solar

PLAN REVIEW AND APPROVAL CERTIFICATES

JACKSON TOWNSHIP

BY DAUPHIN COUNTY PLANNING COMMISSION

This plan reviewed by the Dauphin County Planning Commission this_____, day of _____, 20_____.

_____ Chairman

_____ Secretary

BY THE JACKSON TOWNSHIP BOARD OF SUPERVISORS

This plan approved by the Board of Supervisors of Jackson Township on this_____, day of _____, 20_____.

_____ Chairman

_____ Secretary

PA ONE CALL

PENNSYLVANIA ONE CALL SYS. 1-800-242-1776 STOP! CALL BEFORE YOU

PENNSYLVANIA LAW REQUIRES THREE WORKING DAYS NOTICE PRIOR TO EARTH MOVING ACTIVITIES

SHEET INDEX

Sheet 1 Cover Sheet
Sheet 2 Land Development Plan (NORTH)
Sheet 3 Land Development Plan (SOUTH)
Sheet 4 Land Development Plan (EAST)
Sheet 5 Stormwater Management/Grading Plan
Sheet 6 Stormwater Management/Grading Plan
Sheet 7 Stormwater Management/Grading Plan
Sheet 8 Site Details
Sheet 9 Stormwater Management Details
Sheet 10 Profile Plan

N/F
Jessica Reynolds
Tax Parcel 32–010–008
Instrument 20240006459

PLAN REVIEW AND APPROVAL CERTIFICATES

HALIFAX TOWNSHIP

BY DAUPHIN COUNTY PLANNING COMMISSION

This plan reviewed by the Dauphin County Planning Commission this_____, day of _____, 20_____.

_____ Chairman

_____ Secretary

BY THE HALIFAX TOWNSHIP ENGINEER

This plan reviewed by the Halifax Township Engineer this_____, day of _____, 20_____.

_____ Township Engineer

BY THE HALIFAX TOWNSHIP PLANNING COMMISSION

This plan recommended for approval by the Halifax Township Planning Commission this_____, day of _____, 20_____.

_____ Chairman

_____ Secretary

BY THE HALIFAX TOWNSHIP BOARD OF SUPERVISORS

This plan approved by the Halifax Township Board of Supervisors on this_____, day of _____, 20_____.

_____ Chairman

_____ Secretary

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

28,848 PROPOSED SOLAR PANELS

ANTICIPATED LIMIT OF DISTURBANCE CHART

AREA ID	AREA OF DISTURBANCE
"SOLAR ARRAY of 28,848 PANELS"	
POST INSTALL (ARRAY SUPPORTS)	3,608 SQ FT (3,608± POSTS)
5,750 LF OF 12" ELECTRIC TRENCH	14,375 SQ FT (2.5' WIDE DISTURBANCE)
TRANSFORMER PAD/UNDERGROUND	1,024 SQ FT (4@16'X16' PAD)
ACCESS AREA (DRIVE / SWM AREAS)	118,000 SQ FT
FENCE INSTALL (12,200 LF: 1 POST/20 LF)	610 SQ FT (610± POSTS)
BUFFER PLANTING (1 PLANT/25 SQ FT)	14,625 SQ FT (585 PLANTS@25 SF)
TOTAL LIMIT OF DISTURBANCE:	152,242 SQ FT OR 3.5 ACRES

LAND OWNERS / DEVELOPERS

Property Owner:
William D. Hale
PO Box 106
Halifax, PA 17032

Site Location:
Hale Lane
Halifax, PA 17032

Equitable Owner:
Solar Renewable Energy, LLC.
c/o Douglas R. Berry
Phone: 717–571–1151

RECORDER OF DEEDS CERTIFICATE

Recorded in the office of the Recorder of Deeds of the County of Dauphin, Commonwealth of Pennsylvania, in Plan Book Volume _____, Page(s) _____
Given under my hand and seal this day of _____, 20___.

(Seal)
Recorder of Deeds

N/F
David Novinger
Tax Parcel 29–009–016
Instrument 20140023409

N/F
Jessica Reynolds
Tax Parcel 32–010–008
Instrument 20240006459

Wetland Areas as per Delineation by Aqua–Niche

Ex. Drainfield

Septic

Ex. Well

Source of Title
William D. Hale
Part of Tax Parcel 29–009–013
Part of Instrument 20210031300
Surveyed Acreage = 830,441 sq.ft. or 19.064 acres

PHASE 1
LEASE AREA
(Refer to Sheet 2)
Lease Area =733,820 sq.ft. 16.85 acres

"JACKSON TOWNSHIP"

"HALIFAX TOWNSHIP"

APPROXIMATE MUNICIPAL BOUNDARY LINE

N/F
Sierra Bower
Tax Parcel 29–009–095
Instrument 20220010953

ARMSTRONG VALLEY ROAD (S.R. 225)

Source of Title
William D. Hale
Tax Parcel 29–009–039
Deed Book 93, Page 376
Surveyed Acreage = 620,387 sq.ft. or 14.242 acres

PHASE 4
LEASE AREA
(Refer to Sheet 2)
Lease Area = 403,834 sq.ft. or 9.27 acres

Source of Title
William D. Hale
Part of Tax Parcel 29–006–013
Part of Instrument 20210031300
Surveyed Acreage = 1,432,359 sq.ft. or 32.882 acres

PHASE 3
LEASE AREA
(Refer to Sheet 3)
Lease Area = 632,744 sq.ft. or 14.53 acres

N/F
Andrew Snyder
Tax Parcel 29–009–033
Instrument 20230003023

N/F
Jack Hale
Tax Parcel 29–009–034
Instrument 20090020543

N/F
William D. Hale
Tax Parcel 29–009–035
Instrument 20230014161

N/F
William D. Hale
Tax Parcel 29–009–036
Deed Book F–63, Page 665

N/F
Jessica Reynolds
Tax Parcel 32–010–008
Instrument 20240006459

N/F
Dawn Marie Mentzer
Tax Parcel 32–010–009
Instrument 20180035210

HALE LANE

N/F
Jessica Reynolds
Tax Parcel 32–010–008
Instrument 20240006459

Source of Title
William D. Hale
Tax Parcel 29–009–090
Instrument 20130023191
Surveyed Acreage = 294,134 sq.ft. or 6.752 acres

PHASE 2
LEASE AREA
(Refer to Sheet 2 & 3)
Lease Area = 254,237 sq.ft. 5.84 acres

N/F
Kent B. Piltz
Tax Parcel 29–009–072
Instrument No.– 20130011411

N/F
Timothy A. Baker
Tax Parcel 29–009–080
Instrument No.– 20070026113

N/F
Rodney L. Knorr Sr.
Tax Parcel 29–009–079
Instrument No.– 20060002472l

N/F
James A. Bell
Tax Parcel 29–009–078
Deed Book 3271, Page 633

N/F
Gregory A. Enders
Tax Parcel 29–009–078
Deed Book 3271, Page 633

N/F
David Kieffer
Tax Parcel 29–012–010
Instrument 20220014690

Farm View Road

N/F
Carl L. Hoffman
Tax Parcel 29–009–052
Instrument No.– 20240000594

N/F
Thomas B. Hale
Tax Parcel 29–009–053
Instrument No.– 20080031407

N/F
Heather L. Barnes
Tax Parcel 29–009–054
Instrument No.– 20240013634

N/F
Kelley Fennell Living Trust
Tax Parcel 29–009–055
Instrument No.– 20240008254

N/F
Helen D. Hoffman
Tax Parcel 29–009–056
Instrument No.– 20200009864

"EXISTING CONDITIONS PLAN"

DESIGN DATA

NO ZONING IS ADOPTED

Building Setbacks:
Front: (to Right–of–Way)
40 Ft (arterial)
35 Ft (collector)
30 Ft (minor)
Side: 20 Ft
Rear: 25 Ft

SOIL LEGEND

BhB2: Berks channery silt loam, 3–8% slopes, moderately eroded.
ClC2: Calvin–Klinesville shaly silt loams, 8–15% slopes, moderately eroded.
ClB2: Calvin–Leck Kill shaly silt loams, 3–8% slopes, moderately ero
ClC2: Calvin–Leck Kill shaly silt loams, 8–15% slopes, moderately eroded.
DcB2: Dekalb channery sandy loam, 3–8% slopes, moderately eroded.
DcC2: Dekalb channery sandy loam, 8–15% slopes, moderately eroded.
KaD2: Klinesville shaly silt loam, 15–25% slopes, moderately eroded.
KaE2: Klinesville shaly silt loam, 25–50% slopes. moderately eroded.

* Hydric Soils

STATEMENT OF OWNERSHIP, ACKNOWLEDGEMENT OF PLAN

State / Commonwealth of_____
County of_____

On this, the _____ day of _____ 20___, before me, the undersigned officer, personally appeared, who being duly sworn according to law deposes and says that they are the owner(s) of the property shown on this plan, that the land development plan thereof was made at their direction, and that they acknowledge the same to be their act and plan, that they desire the same to be recorded as such according to law, and that all streets and open spaces shown and not heretofore dedicated are hereby offered for dedication to the public use except those labeled "not for dedication: (and any other restrictions or reservations)"

We further certify that we is the owner(s) of the land proposed to be devolped, that the land to be developed as shown on this Final Plan is made with our free consent, and that we desire the same to be recorded.

_____
William D. Hale

_____ Date
Notary Public
Witness my hand and seal the above day and date written.

STORMWATER MANAGEMENT CERT.

- I hereby acknowledge that the stormwater BMP's are fixtures that cannot be altered or removed without prior approval the municipality.
- I understand that we as the property owners, shall be both the short and long term owners of the BMP and shall be the person responsible for the schedule of the maintenance responsibilities as outlined in the Operation & Maintaince (O&M) Program as described on this plan.
- Any damage done to the proposed vegetative cover within the solar array area during construction shall be repaired and reseeded.
- An Operation & Maintenance Agreement; being part of the Stormwater Management Plan, shall be created outlining the Maintenance Responsibilities of the Stormwater Management Facilities.
- The municipality shall be granted access to the utility/stormwater management easement/right–of–way area(s) via the nearest public right–of–way for inspection of the Stormwater Management Facilities.
- Record Drawings (As–Builts) shall be provided for all Storwater Management Facilities prior to occupancy and/or release of financial security.

_____
William D. Hale

LOCATION MAP

SITE
Hale Lane
Armstrong Valley Rd
Farm View Rd
Robin Circle
Kinsinger Rd
SCALE = 1"=1,000'

SUBDIVISIONS IN AREA

Plan Book C, Vol. 5, Page 15 – 10/10/1990 – Tobias
Plan Book H, Vol. 4, Page 73 – 01/16/1987 – Farm View Acres

STATEMENT OF ACCURACY

I hereby certify that the plan shown and described hereon is true and correct to the accuracy required by the Subdivision and Land Development Ordinace of the Township of Halifax.

Professional Surveyor _____
Joe Allen Burget, Jr., P.L.S.

_____, 20__.

STATEMENT OF ACCURACY

I hereby certify that the Stormwater Management Plan meets all design standards and criteria of the Halifax Township Subdivision and Land Development Ordinance.

Professional Engineer _____
Mark D. Jones, P.E.

_____, 20__.

_____
Mark D. Jones, P.E.

Hartech Engineering & Consulting, LLC
THE SCIENCE OF DESIGN
6025 Charlton Way
Mechanicsburg, PA 17050
(717) 919-0385
(717) 828-1018
mjones@hartechengineering.com

_____
Joe Allen Burget Jr., PLS.

REVISIONS	SOURCE OF TITLE	TAX MAP NUMBER
08–05–2024, as per owner revisions 11–11–2024 as per DCPC & Twp. Engineer Comments	Instru. 20130023191 Instru. 20210031300 Deed Book 93, Page 376	Tax Parcel 29–009–090 Tax Parcel 29–009–013 Tax Parcel 29–009–039

SHEET NUMBER

Sheet 1 OF 5

BURGET & ASSOCIATES, INC.
"Professional Land Surveyors"
- CADD Training and Support
- ALTA Surveys
- Topographical Surveys
- Property Surveys
- FEMA Elevation Certificates
- GPS Mapping and Control Surveys
- Major and Minor Subdivisions

Web Site: www.burgetassociatesinc.com
1797 N.B. Road
New Bloomfield Pennsylvania 17068
Phone: 717-582-7011
Fax: 717-582-3557

PRELIMINARY LAND DEVELOPMENT PLAN
OVER LANDS OF
WILLIAM DAVIS
HALE
(Hale Lane, Halifax, PA)

HALIFAX & JACKSON TOWNSHIP, DAUPHIN COUNTY, PA
JOB NUMBER: 24149
DRAWING NUMBER: 24149–002
Date: July 22nd, 2024

WETLAND AREA LINE TABLE		
LINE	BEARING	LENGTH
E-1	S41°02'00"E	25.95'
E-2	S77°48'30"E	80.44'
E-3	S43°40'36"E	42.53'
E-4	S48°05'06"E	99.07'
E-5	N56°21'32"E	15.41'
E-6	N33°38'28"W	210.18'
E-7	S62°16'08"W	107.49'

LEGEND

- Ex. Property Line
- Ex. Adjoiner Property Line
- Building Setback Line
- 10–15% Slope Boundary
- 475 Contour Line (Surveyed)
- Soil Boundary Line
- Stream/Drainageway Line
- Ex. Tree/Brush Line
- Pr. Fence Line
- Utility Pole w/ Overhead Lines
- (fnd) Ex. Property Marker
- Pr. Solar Panels
- Ex. Wetland Area As Per NWI Mapper
- BkB2 Soil Label
- Proposed Property Corner
- Existing Utility Pole

SPECIAL CONSTRUCTION SEQUENCING / NOTES

"IT IS VERY IMPORTANT TO MINIMIZE EARTH DISTURBANCES DURING ALL CONSTRUCTION ACTIVITIES"

ORDER OF CONSTRUCTION/ACTIVITIES:

"POST INSTALLATION FOR PANELS"

1. POSTS WILL BE DELIVERED TO SITE ON A FLATBED TRAILER.
2. TRAILER WILL BACK INTO THE PROPERTY AT ACCESS DRIVE LOCATION.
3. UTILIZE A WHEELED TRACTOR WITH A 20' LONG TRAILER TO MOVE THE POSTS TO THEIR FINAL DESTINATION.
4. TWO TRIPS FROM THE STAGING AREA TO THE FINAL POST DESTINATION IS EXPECTED.
5. UTILIZE A 4 WHEELED POST POUNDER TO POUND ALL POSTS INTO GROUND.
6. WHILE MOVING POSTS AROUND THE SITE, MOVE SURE TO NOT CREATE WHEEL RUTS. UTILIZE THE ENTIRE GRASS AREA.
7. IN AREAS WHEN INFILTRATION/TYES ARE PROPOSED (REFER TO PLAN FOR LOCATION) INSTALL SILT SOCK DOWNSLOPE OF EXCAVATION AREA(S) AS NEEDED. DURING EXCAVATION AS HOLE IS BEING DUG, PLACE ALL EXCAVATION DIRT INTO DUMP TRUCK FOR REMOVAL/ EXCAVATE AND INSTALL INFILTRATION TRENCH AS PER PLAN. CARE SHOULD BE TAKEN TO CONTROL ANY SILT-LADEN RUN-OFF FROM ENTERING THE PIT AREA. ONLY AREAS ABLE TO BE INSTALLED/STABILIZED WITHIN ONE WORKING DAY SHALL BE EXCAVATED AT ONE TIME. IF WET CONDITIONS ARE ENCOUNTERED, FILTER DEWATERING BAG(S) MAY BE UTILIZED FOR PUMPING OF PIT AREAS (REFER TO DETAIL).

"RACKING INSTALLATION FOR PANELS"

1. RACKING WILL BE DELIVERED TO SITE ON A FLATBED TRAILER.
2. TRAILER WILL BACK INTO THE PROPERTY AT THE STAGING AREA.
3. UTILIZE A WHEELED TRACTOR WITH A 20' LONG TRAILER TO MOVE THE RACKING TO THEIR FINAL DESTINATION.
4. ONE TRIP FROM EACH STAGING AREA TO THE FINAL RACKING DESTINATION IS EXPECTED.
5. A UTILITY VEHICLE "GATOR-LIKE" VEHICLE SHALL BE USED TO MOVE TOOLS AROUND THE SITE WHILE ASSEMBLING THE RACKING.
6. WHILE MOVING AROUND THE SITE, MAKE SURE TO NOT CREATE WHEEL RUTS. UTILIZE THE ENTIRE GRASS AREA.

"PANEL INSTALLATION ONTO RACKING".

"FINAL SITE STABILIZATION"

1. UPON COMPLETION OF ALL EXCAVATION AND CONSTRUCTION / INSTALLATION(S) ANY REMAINING AREAS SHALL BE SEEDED / MULCHED UTILIZING SEEDED SPECIFICATIONS AS PER PLAN.

PRE-CONSTRUCTION / PRE-INSTALLATION PREPARATION

PRIOR TO ANY CONSTRUCTION/INSTALLATION OF SOLAR ARRAY FACILITIES; THE EXISTING CROPPED AGRICULTURAL FIELD SHALL BE SEEDED WITH THE DESIGNATED SEED MIX TO ACHIEVE A UNIFORM 70% PERENNIAL VEGETATIVE COVER TO PREVENT EROSION CONCERNS DURING THE INSTALLATION OF THE SOLAR FACILITY. SEEDING IN ACCORDANCE WITH STANDARD SEEDING PRACTICES SHALL BE PERFORMED DURING SPRING OF 2024 TO PROVIDE A WELL ESTABLISHED GROWTH PRIOR TO CONSTRUCTION ACTIVITIES.

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)

1 inch = 60 ft.

REVISIONS
08-05-2024, as per owner revisions 11-11-2024 as per DCPC & Twp. Engineer Comments

"SITE LAYOUT PLAN (NORTH)"

SOURCE OF TITLE	TAX MAP NUMBER
Instru. 20130023191 Instru. 20210031300 Deed Book 93, Page 376	Tax Parcel 29-009-090 Tax Parcel 29-009-013 Tax Parcel 29-009-039

SHEET NUMBER

Sheet 2 of 5

BURGET & ASSOCIATES, INC.
"Professional Land Surveyors"

- CADD Training and Support
- ALTA Surveys
- Topographical Surveys
- Property Surveys
- FEMA Elevation Certificates
- GPS Mapping and Control Surveys
- Major and Minor Subdivisions

Web Site: www.burgetassociatesinc.com

1797 N.B. Road, New Bloomfield Pennsylvania 17068
Phone: 717-582-7011 Fax: 717-582-3557

PRELIMINARY LAND DEVELOPMENT PLAN

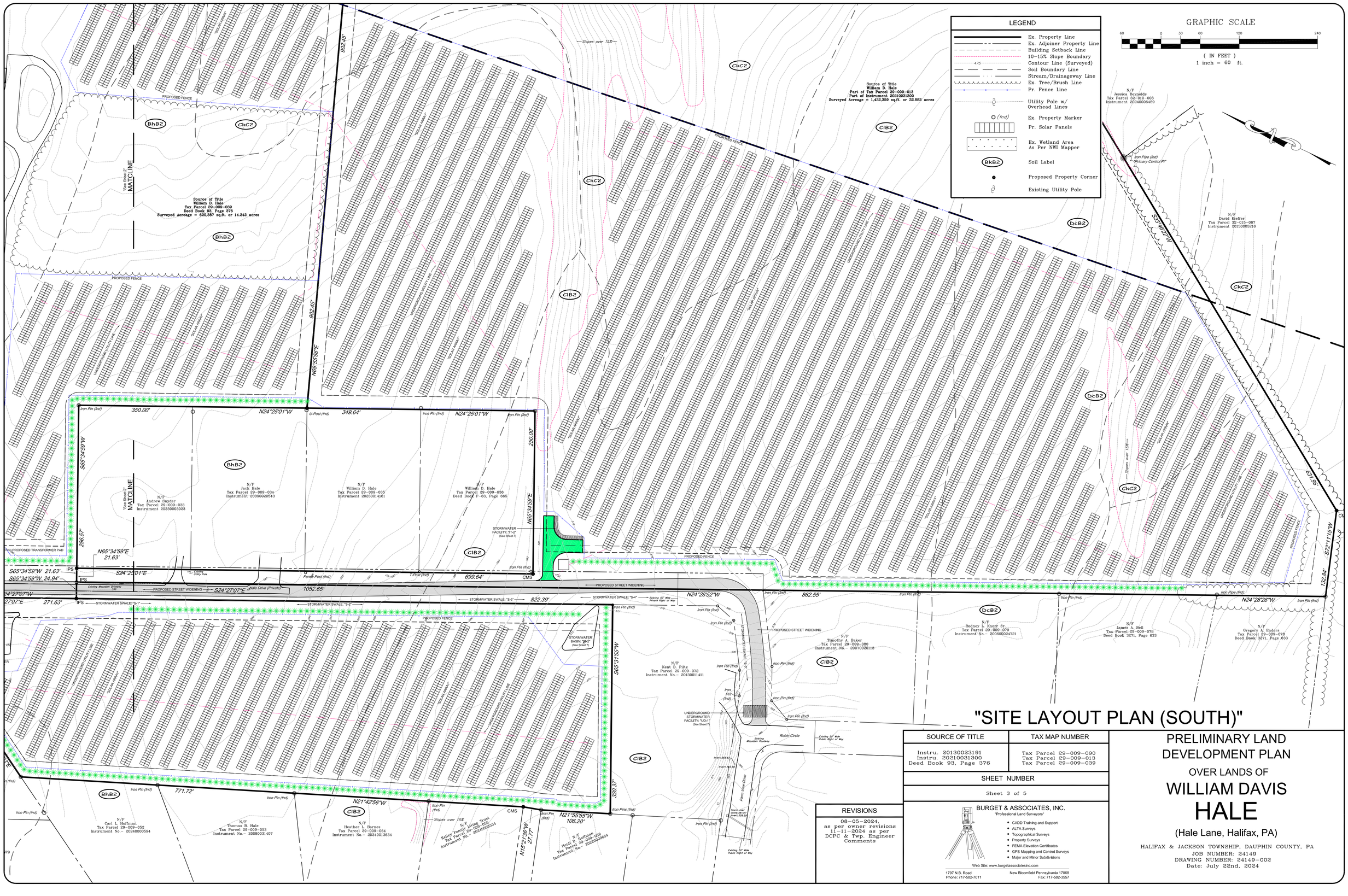
OVER LANDS OF

WILLIAM DAVIS HALE

(Hale Lane, Halifax, PA)

HALIFAX & JACKSON TOWNSHIP, DAUPHIN COUNTY, PA

JOB NUMBER: 24149
DRAWING NUMBER: 24149-002
Date: July 22nd, 2024



"SITE LAYOUT PLAN (SOUTH)"

SOURCE OF TITLE	TAX MAP NUMBER
Instru. 20130023191 Instru. 20210031300 Deed Book 93, Page 376	Tax Parcel 29-009-090 Tax Parcel 29-009-013 Tax Parcel 29-009-039

SHEET NUMBER

Sheet 3 of 5

REVISIONS

08-05-2024, as per owner revisions
11-11-2024 as per DCPC & Twp. Engineer Comments

BURGET & ASSOCIATES, INC.
"Professional Land Surveyors"
- CADD Training and Support
- ALTA Surveys
- Topographical Surveys
- Property Surveys
- FEMA Elevation Certificates
- GPS Mapping and Control Surveys
- Major and Minor Subdivisions

Web Site: www.burgetassociatesinc.com
1797 N.B. Road, New Bloomfield Pennsylvania 17068
Phone: 717-582-7011 Fax: 717-582-3557

PRELIMINARY LAND DEVELOPMENT PLAN
OVER LANDS OF
WILLIAM DAVIS HALE
(Hale Lane, Halifax, PA)

HALIFAX & JACKSON TOWNSHIP, DAUPHIN COUNTY, PA
JOB NUMBER: 24149
DRAWING NUMBER: 24149-002
Date: July 22nd, 2024

"SITE LAYOUT PLAN (EAST)"

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

LEGEND

- Ex. Property Line
- Ex. Adjoiner Property Line
- Building Setback Line
- 10-15% Slope Boundary
- 475 Contour Line (Surveyed)
- Soil Boundary Line
- Stream/Drainageway Line
- Ex. Tree/Brush Line
- Pr. Fence Line
- Utility Pole w/ Overhead Lines
- (fnd) Ex. Property Marker
- Pr. Solar Panels
- Ex. Wetland Area As Per NWI Mapper
- BkB2 Soil Label
- Proposed Property Corner
- Existing Utility Pole

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