No: 26-024

DAUPHIN COUNTY SUBDIVISION/LAND DEVELOPMENT REVIEW REPORT

Municipality: Halifax Township | Surveyor: Verdantas | Engineer: Verdantas

Plat Title: Matamoras Solar Project

Zoning District: N/A (Existing Land Use: Agricultural) | Proposed Land Use: Solar/Agricultural

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

# of Lots: 1 | # of New Lots: 0 | # of DUs: 0 | Acs Subdiv /Devel: 14.75 | Total Acres: 113.34

Date Received: 2/13/2026 | Staff Review: 2/19/2026 | Official County Review: 2/19/2026

Reviewed by: TS | Checked by: _____ | Tax Map Parcel #: 29-020-058

Project Description: Development of a solar farm and associated improvements.

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

Waivers Requested:

S-LD § 513.2.a – Screening

Solar § 3.B.8 – Fence Height (This waiver is being requested per requirements within an old version of the Halifax Township Solar Ordinance. The new ordinance (25-17-2025) enacted December 8, 2025 only requires a 6 ft fence height.)

SALDO Comments

1. The plan shall be drawn at a scale not less that 1"=50'. (S-LD § 405.1.a per 407.1.a)
2. The primary control point, or description and "ties" to such control points, are required to be displayed. (S-LD § 407.1.a.i)
3. The phone number of the owner and applicant is required. (S-LD § 405.1.a.v per 407.1.a)
4. A statement by the owner dedicating streets, rights-of-way and any sites for public uses which are to be dedicated. (S-LD § 407.1.a.iii)
5. A Township HOP Statement should be added to the plan stating that "No building permit will be issued until a Township Highway Occupancy Permit has been issued." (S-LD § 407.1.a.ix(2)) A valid driveway permit from the Township is required prior to the installation of the access road. (S-LD § 502.8.d)
6. All signatures, seals, and notarizations must be acquired upon final plan approval. (S-LD § 407.1.a.xi)
7. The pavement width of all existing streets on or adjacent to the tract are required. (S-LD § 405.1.a.x per 407.1.a)
8. All watercourses are required to be displayed on the plan (S-LD § 405.1.a.xii per 407.1.a) There appears to be streams that run through the southeast corner of the property and on the portion of the property across Konick Road.
9. Wetlands are required to be delineated on the plan. (S-LD § 405.1.a.xvii per 407.1.a) There appears to be wetlands that run through the southeast corner of the property and on the portion of the property across Konick Road.
10. Floodplain areas should be delineated on the plan. (S-LD § 407.1.a.xii(9))

11. Any existing and proposed easements are required to be displayed on the plan for reference (S-LD § 405.1.a.ix per 407.1.a) – This includes any existing utilities (underground or overhead) and drainage easements along any watercourses.
12. Drainage easements shall be at least 30' in width. (S-LD § 503.3)
13. Screening is required in accordance with *Section 513.2* of the Halifax Township SALDO. The plan shows the applicant's intent to request a modification of this requirement.
14. The final Erosion and Sedimentation Control Plan is required to be in accordance with *Section 507* of the Halifax Township Subdivision Ordinance.
15. The final Stormwater Management Plan is required to be in accordance with *Section 508* of the Halifax Township Subdivision Ordinance
16. Curbs on the site may be required in accordance with *Section 606* of the Halifax Township SALDO. The reviewer notes no curbs are present along this portion of Matamoras Road.
17. Sidewalks on the site may be required in accordance with *Section 607* of the Halifax Township SALDO. The reviewer notes no sidewalks are present along this portion of Matamoras Road.

Solar Comments

1. All on-site utility transmission lines and associated infrastructure shall be installed underground to the greatest extent feasible. (Solar § 3.A.3)
2. A Contingency Plan of Emergency Procedures shall be developed. (Solar § 3.A.12)
3. Ground mounted PSES shall not exceed 10 feet in height. (Solar § 3.B.3) What is the proposed height of the panels?
4. Ensure there are documented decommissioning plans/procedures in place in accordance with *Section 4* of the Halifax Township Solar Ordinance.

General Comments

1. If DA-Matamoras LLC is not the owner of the tract and intends to lease a portion of the tract for the solar facility, the lease area must be shown with metes and bounds on the plan. Under Section 107 of the Pennsylvania Municipalities Planning Code, the creation of a leasehold area for development purposes may constitute a "subdivision." If applicable, the lease area must comply with all subdivision requirements of the Halifax Township SALDO and be recorded in accordance with MPC Article V.
2. The plan should be forwarded to local emergency service providers, including the fire company, for review and comment.
3. The location of the proposed interconnection to existing utility lines along Matamoras Road should be shown on the plan. Although the application indicates no public utility services are proposed, clarification is recommended as to whether the facility will interconnect with the electrical grid. If so, supporting documentation from the applicable electric utility should be provided.
4. Will there be any battery storage located on-site? If battery energy storage systems (BESS) are proposed, their location, and any applicable setbacks, screening, and safety measures should be shown on the plan.
5. Ensure the applicant has received or applied for the required approvals and permits from all applicable local, county, state, and federal agencies.

Plan No. 26-024

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/Instrument #	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/landscape architect 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, etc.		X	
18. Contours at required interval shown	X		
19. Easements shown and identified *Drainage*		X	
20. Existing man-made features shown - Building (s)	X		
Storm drainage facilities	X		
Sewer mains	X		
Water mains	X		
21. Proposed man-made features shown – Building (s)			X
Storm drainage facilities			X
Sewer disposal – public(X) on-lot ()			X
Water supply – public (X) well ()			X
22. Existing streets shown - Name	X		
R/W width	X		
Paving width		X	
Dedicated R/W width	X		
23. Proposed streets shown - Name			X
R/W width			X
Paving width			X
Profiles			X
24. Curbs shown –		X	
25. Sidewalks shown –		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		

SITE DATA:

PROPERTY INFORMATION:
225 MATAMORAS ROAD
HALIFAX, PA 17032

OWNER:
RANDY A & CANDY E PAUL, SANDRA K BOWMAN
227A PARMER DRIVE
HALIFAX, PA 17032

APPLICANT:
DA-MATAMORAS, LLC
225 W HUBBARD ST #200
CHICAGO, IL 60654

SOURCE OF TITLE:
RANDY A & CANDY E PAUL, SANDRA K BOWMAN
DEED: 0092900432,
TAX MAP PARCEL 29-020-058-000-000, 113.34 ACRES +/-

PROJECT DESCRIPTION / INTENTION OF PLAN:

THE PROPOSED PROJECT INCLUDES DEVELOPMENT OF A 14.75 AC SOLAR FARM AND INVERTER PAD SURROUNDED BY A SECURITY FENCE AND LANDSCAPED PRIVACY SCREENING, ALONG WITH OTHER ASSOCIATED IMPROVEMENTS.

CONSTRUCTION SCHEDULE:

BEGIN CONSTRUCTION: WINTER 2026
COMPLETE CONSTRUCTION: FALL 2027

SALDO DATA:

NON-RESIDENTIAL: NO ON-LOT WATER OR SEWER

	REQUIRED	PROVIDED
MIN LOT SIZE	15,000 SF	113.34 ACRE
MIN LOT WIDTH	100 FT	~500 FT
MAX BUILDING HEIGHT -	35 FT	N/A
MAX IMPERVIOUS SURFACE -	70%	~0.29%
MIN BLDG FRONT SETBACK -	30 FT	N/A
MIN BLDG REAR SETBACK -	25 FT	N/A
MIN BLDG SIDE SETBACK -	20 FT	N/A

PLAN PREPARED BY:
VERDANTAS
NICHOLAS R. ARGOT, PE
613 BALTIMORE DRIVE
SUITE 300
WILKES-BARRE, PA 18702
PHONE: 570-221-7512
FAX: 570-821-1990

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THIS PLAN TO BE CORRECT AS SHOWN.

CHAD KEATING, PLS
VERDANTAS
613 BALTIMORE DRIVE, SUITE 300
WILKES-BARRE, PA 18702-7903

SIGNATURE: _____

DATE: _____

STORMWATER MANAGEMENT AND ENGINEER'S CERTIFICATION

THIS LAND DEVELOPMENT PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION. ALL ENGINEERING REQUIREMENTS OF THE HALIFAX TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE HAVE BEEN FULLY COMPLIED WITH UNLESS OTHERWISE NOTED.

I HEREBY CERTIFY THAT THE STORMWATER MANAGEMENT PLAN MEETS ALL DESIGN STANDARDS AND CRITERIA OF THE HALIFAX TOWNSHIP STORMWATER MANAGEMENT ORDINANCE

NICHOLAS R. ARGOT, PE 081045
VERDANTAS
613 BALTIMORE DRIVE, SUITE 300
WILKES-BARRE, PA 18702-7903

SIGNATURE: _____

DATE: _____

CERTIFICATION OF OWNERSHIP AND ACKNOWLEDGMENT OF PLAN AND SWM FACILITIES

THE UNDERSIGNED, BEING DULY SWORN ACCORDING TO LAW, DEPOSE AND SAY THAT WE ARE SOLE OWNERS OF THESE PROPERTIES, IN PEACEFUL POSSESSION OF THEM, THAT THERE ARE NO SUITS PENDING AFFECTING THEM, AND THE LAND DEVELOPMENT SHOWN ON THIS PLAN IS MADE WITH FREE CONSENT AND DESIRE TO RECORD THE SAME.
I ACKNOWLEDGE THAT THE STORMWATER BMPs ARE FIXTURES THAT CANNOT BE ALTERED OR REMOVED WITHOUT PRIOR APPROVAL BY THE MUNICIPALITY.

SIGNATURE _____ DATE _____
OWNER

NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF DAUPHIN

ON THIS THE _____ DAY OF _____, BEFORE ME THE UNDERSIGNED, PERSONALLY APPEARED

OWNER(S) _____

OWNER(S) _____

WHO BEING DULY SWORN ACCORDING TO LAW, DEPOSE AND SAY THAT THEY ARE THE OWNERS OF THE PROPERTY SHOWN ON THIS PLAN AND THAT THEY ACKNOWLEGE THE SAME TO BE THEIR ACT AND DEED AND DESIRE THE SAME TO BE RECORDED AS SUCH ACCORDING TO LAW.

WITNESS MY HAND AND NOTARIAL SEAL THE DAY AND DATE ABOVE WRITTEN.

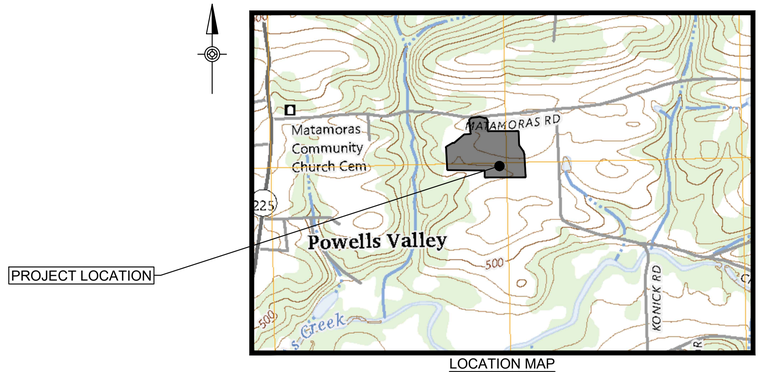
_____ _____
MY COMMISSION EXPIRES NOTARY PUBLIC

PRELIMINARY / FINAL LAND DEVELOPMENT PLANS

MATAMORAS SOLAR PROJECT

HALIFAX TOWNSHIP, DAUPHIN COUNTY, PENNSYLVANIA

DA-MATAMORAS, LLC



LOCATION MAP
USGS QUADRANGLE: HALIFAX

0' 1000' 2000' 3000'

GENERAL NOTES

1. ALL DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF.
2. HORIZONTAL DATUM: PENNSYLVANIA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD83
   VERTICAL DATUM: NAVD88
3. ANY EXISTING HAZARDOUS WASTE ENCOUNTERED IN THE PREPARATION OF THE PROJECT SITE MUST BE REMOVED BY A LICENSED HAZARDOUS MATERIAL CONTRACTOR AND DISPOSED OF AT AN APPROVED FACILITY.
4. THE LOCATIONS OF THE EXISTING UTILITIES SHOWN ON THESE PLANS HAVE BEEN DEVELOPED FROM EXISTING UTILITY RECORDS, MARKINGS PLACED AS A RESULT OF PA ONE CALL AND/OR ABOVE-GROUND EXAMINATIONS OF THE SITE. COMPLETENESS, ACCURACY, LOCATION, AND DEPTH OF UNDERGROUND UTILITIES OR STRUCTURES CANNOT BE GUARANTEED. THE CONTRACTOR, AT LEAST THREE (3) DAYS PRIOR TO PERFORMING ANY EXCAVATIONS, SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATIONS AND DEPTHS OF ALL UNDERGROUND FACILITIES LOCATED WITHIN THE VICINITY OF THE PROJECT SITE.
5. PRIOR TO ANY EXCAVATIONS, A "PA ONE CALL" MUST BE MADE FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS.
6. NO EARTH MOVING ACTIVITIES MAY TAKE PLACE ON THIS SITE UNTIL AN APPROVED EROSION AND SEDIMENT CONTROL PLAN IS ON FILE WITH THE COUNTY CONSERVATION DISTRICT.
7. A SMALL PORTION OF THE SUBJECT PROPERTY IS WITHIN THE FEMA FLOODPLAIN AS DEPICTED ON FIRM MAP NO. 42043C0216D, COMMUNITY NO. 421592 PANEL 105 EFFECTIVE DATE 08/02/2012. HOWEVER, THE PROJECT AREA IS NOT WITHIN THE FEMA FLOODPLAIN.
8. IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO PERIODICALLY INSPECT, CLEAN, AND MAINTAIN ALL STORMWATER MANAGEMENT FACILITIES.
9. THE PROJECT LIES WITHIN POWELL CREEK WATERSHED.
10. PROPOSED WORK IS THE RESPONSIBILITY OF THE PROPERTY OWNER FOR CONSTRUCTION AND MAINTENANCE.
11. THESE PLANS ARE FOR LAND DEVELOPMENT PURPOSES AND NOT INTENDED TO BE USED FOR CONSTRUCTION.
12. THE FINAL LAND DEVELOPMENT PLANS SHALL BE RECORDED.
13. THE OPERATION AND MAINTENANCE (O&M) AGREEMENT SHALL BE RECORDED AS PART OF THE STORMWATER MANAGEMENT (SWM) PLAN .
14. THE RECORD DRAWINGS SHALL BE PROVIDED FOR ALL STORMWATER MANAGEMENT FACILITIES PRIOR TO OCCUPANCY AND THE RELEASE OF FINANCIAL SECURITY.

SHEET LIST TABLE

DRAWING NUMBER	DRAWING TITLE
CC001	COVER SHEET
CC101	EXISTING CONDITIONS OVERALL PLAN
CC102	EXISTING CONDITIONS PLAN - ENLARGED VIEW
CC201	SITE LAYOUT PLAN
CC202	SITE LAYOUT PLAN - ENLARGED VIEW
CC301	GRADING, UTILITY, AND DRAINAGE PLAN
CC302	GRADING, UTILITY, AND DRAINAGE PLAN - ENLARGED VIEW
CC401	OVERALL E&S PLAN
CC402	E&S PLAN - ENLARGED VIEW
CC501	OVERALL PCSM & SWM PLAN
CC502	PCSM & SWM PLAN - ENLARGED VIEW
CC701	PROFILES AND CROSS SECTIONS
CC901	EROSION AND SEDIMENT CONTROL NOTES
CC902	EROSION AND SEDIMENT CONTROL NOTES AND DETAILS
CC903	EROSION AND SEDIMENT CONTROL DETAILS
CC904	PCSM NOTES AND DETAILS
CC905	SITE DETAILS
PRE	PRE CONSTRUCTION DRAINAGE AREA MAP
POST	POST CONSTRUCTION DRAINAGE AREA MAP
CONV	CONVEYANCE DRAINAGE AREA MAP

verdantas
613 BALTIMORE DRIVE, SUITE 300
WILKES-BARRE, PA 18702
TEL. 570-821-1999

DESIGN:
PA. ONE CALL SERIAL NUMBER: 20251141289

CALL BEFORE YOU DIG!
PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE - STOP CALL
Pennsylvania One Call System, Inc.
1-800-242-1776

COMMUNICATION SERVICE
COMCAST CABLE COMMUNICATIONS INC
C/O USIC LOCATING SERVICES INC
13085 HAMILTON CROSSING BLVD STE200
CARMEL, IN 46032
USIC OFFICE PERSONNEL, 800-811-7981

SEWER / WATER SERVICE
HALIFAX AREA WATER AND SEWER AUTHORITY
255 RETTINGER ROAD
HALIFAX, PA 17032
DEREK GROSSER, 717-896-8149
GROSSERD@YAHOO.COM

ELECTRIC SERVICE
PPL ELECTRIC UTILITIES CORP
437 BLUE CHRUCH ROAD
PAXINOS, PA 17860
DOUG HAUPT 570-490-5684
DLHAUPT@PPLWEB.COM

DAUPHIN COUNTY PLANNING COMMISSION

THIS PLAN REVIEWED BY THE DAUPHIN COUNTY PLANNING COMMISSION THIS _____ DAY OF _____ 20____.

CHAIRMAN _____

SECRETARY _____

HALIFAX TOWNSHIP ENGINEER

THIS PLAN REVIEWED BY THE HALIFAX TOWNSHIP ENGINEER THIS _____ DAY OF _____ 20____.

TOWNSHIP ENGINEER _____

HALIFAX TOWNSHIP PLANNING COMMISSION

THIS PLAN RECOMMENDED FOR APPROVAL BY THE HALIFAX TOWNSHIP PLANNING COMMISSION THIS _____ DAY OF _____ 20____.

CHAIRMAN _____

SECRETARY _____

HALIFAX TOWNSHIP BOARD OF SUPERVISORS

THIS PLAN APPROVED BY THE BOARD OF SUPERVISORS OF HALIFAX TOWNSHIP THIS _____ DAY OF _____ 20____.

CHAIRMAN _____

SECRETARY _____

RECORDER OF DEEDS

THIS PLAN RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR DAUPHIN COUNTY THIS _____ DAY OF _____ 20____.

INSTRUMENT NUMBER: _____

verdantas
613 BALTIMORE DRIVE, SUITE 300
WILKES-BARRE, PA 18702
570-821-1999

NICHOLAS ARGOT, PE
COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
NICHOLAS RAY ARGOT
ENGINEER PE081045
P.E. 078660
STATE: PA

DESIGNED BY	DRAWN BY	CHECKED BY	PROJECT NO.
SXF	SXF	NRA	34071

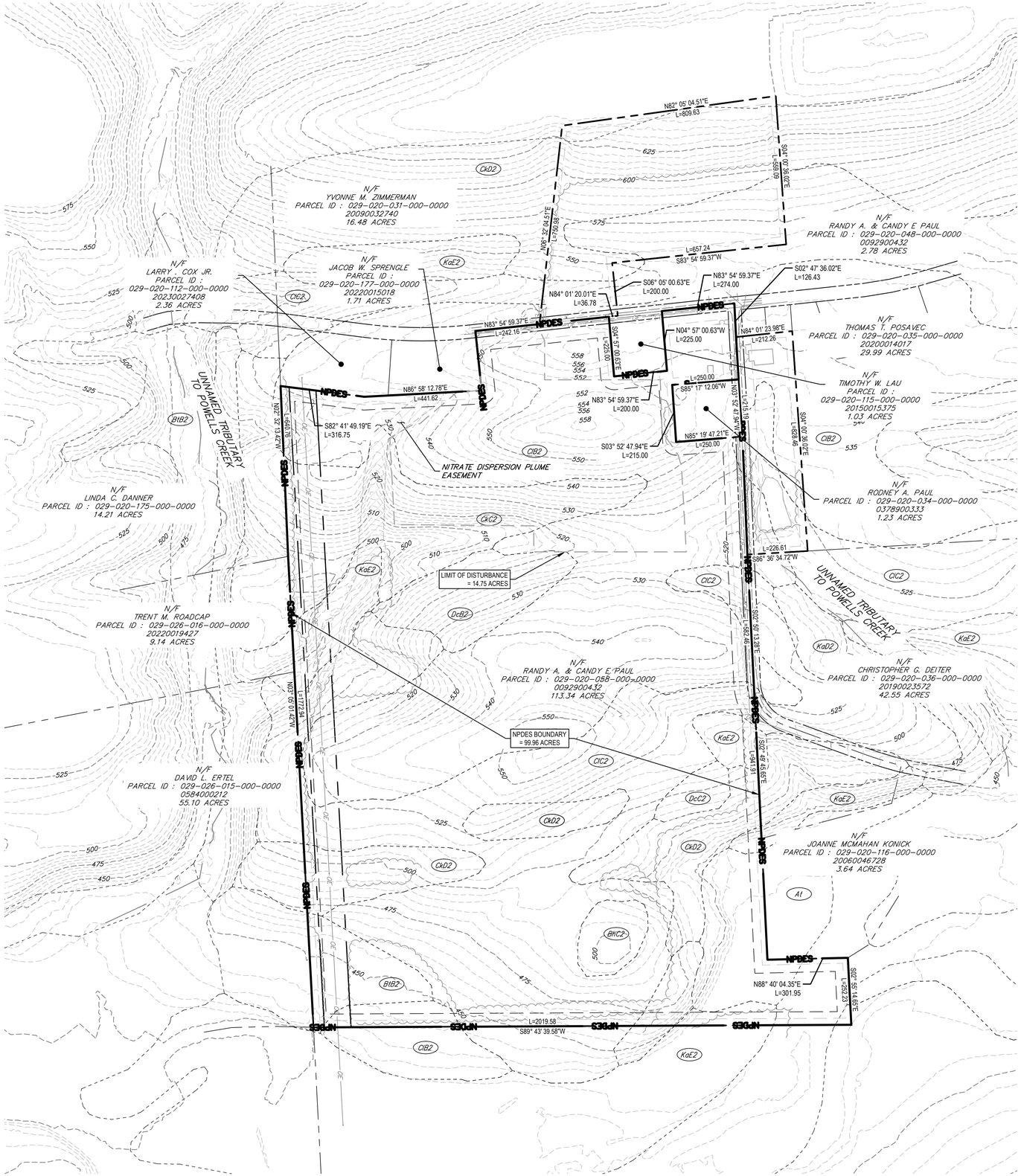
No.	REVISION	CH'KD BY	DATE

HALIFAX TOWNSHIP~DAUPHIN COUNTY~PENNSYLVANIA
DA-MATAMORAS LLC
MATAMORAS SOLAR PROJECT

COVER SHEET

DATE 2/13/2026
SCALE AS SHOWN
SHEET **CC001**

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LEGEND AND SYMBOLS

EXISTING	ITEM
	PROPERTY LINE
	SETBACK LINE
	ROADWAY ℄
	APPROXIMATE RIGHT OF WAY EDGE OF ROAD
1260	MAJOR CONTOUR
	MINOR CONTOUR
	STORM PIPE
	STREAM
	WETLAND
LsB	SOILS LINE/LABEL
	FLOODWAY
	150' RIPARIAN BUFFER
	UTILITY POLE
OE	OVERHEAD ELEC
FM	FORCEMAIN
C	COMMUNICATIONS LINE
	STORM INLET
	STORM MANHOLE
	WINGWALL
	LIMIT OF DISTURBANCE
NPDES	NPDES BOUNDARY

UTILITY NOTES:

1. THE LOCATIONS OF THE EXISTING UTILITIES SHOWN ON THESE PLANS HAVE BEEN DEVELOPED FROM ABOVE-GROUND EXAMINATIONS OF THE SITE AND CURRENT SITE BASE PLANS.
2. COMPLETENESS, ACCURACY, LOCATION, AND DEPTH OF UNDERGROUND UTILITIES OR STRUCTURES CANNOT BE GUARANTEED. THE CONTRACTOR, AT LEAST THREE (3) DAYS PRIOR TO PERFORMING ANY EXCAVATIONS, SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATIONS AND DEPTHS OF ALL UNDERGROUND FACILITIES LOCATED WITHIN THE VICINITY OF THE PROJECT.
3. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AS REQUIRED BY THE OWNER TO PERFORM THE WORK INDICATED WITHIN THIS PLAN SET.
4. THESE DRAWINGS HAVE BEEN PREPARED BASED ON THE BEST AVAILABLE INFORMATION. THE ENGINEER CANNOT VERIFY THE ACCURACY BETWEEN VISIBLE AND MARKED POINTS OF UNDERGROUND UTILITIES AND SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS WHICH MAY BE INCORPORATED HEREIN AS A RESULT. CONTRACTOR TO CONFIRM UTILITY LOCATIONS, AS NECESSARY, TO PERFORM PROJECT WORK AND/OR PREVENT DAMAGE OR INTERRUPTION.
5. UNKNOWN UTILITIES MAY EXIST WITHIN THE PROJECT AREA. EXCAVATION SHALL PROCEED WITH CAUTION.

SOIL DATA:

SOIL TYPES, WITHIN PROJECT AREA, ARE TAKEN FROM NRCS WEB SOIL SURVEY

- CkC2 CALVIN-KLINESVILLE SHALY SILT LOAMS, 8 TO 15 PERCENT SLOPES
- ClB2 CALVIN-LECK KILL SHALY SILT LOAMS, 3 TO 8 PERCENT SLOPES
- DcB2 DEKALB CHANNERY SANDY LOAM, 3 TO 8 PERCENT SLOPES

200 0 200 400
DRAWING SCALE 1" = 200'

verdantas
613 BALTIMORE DRIVE, SUITE 300
WILKES-BARRE, PA 18702
570-821-1999

NICHOLAS ARGOT, PE
COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL NICHOLAS RAY ARGOT ENGINEER PE081045
P.E. 078660
STATE: PA

DESIGNED BY	DRAWN BY	CHECKED BY	PROJECT NO.
SXF	SXF	NRA	34071

CH'KD BY DATE

REVISION

No.

HALIFAX TOWNSHIP~DAUPHIN COUNTY~PENNSYLVANIA

DA-MATAMORAS LLC MATAMORAS SOLAR PROJECT

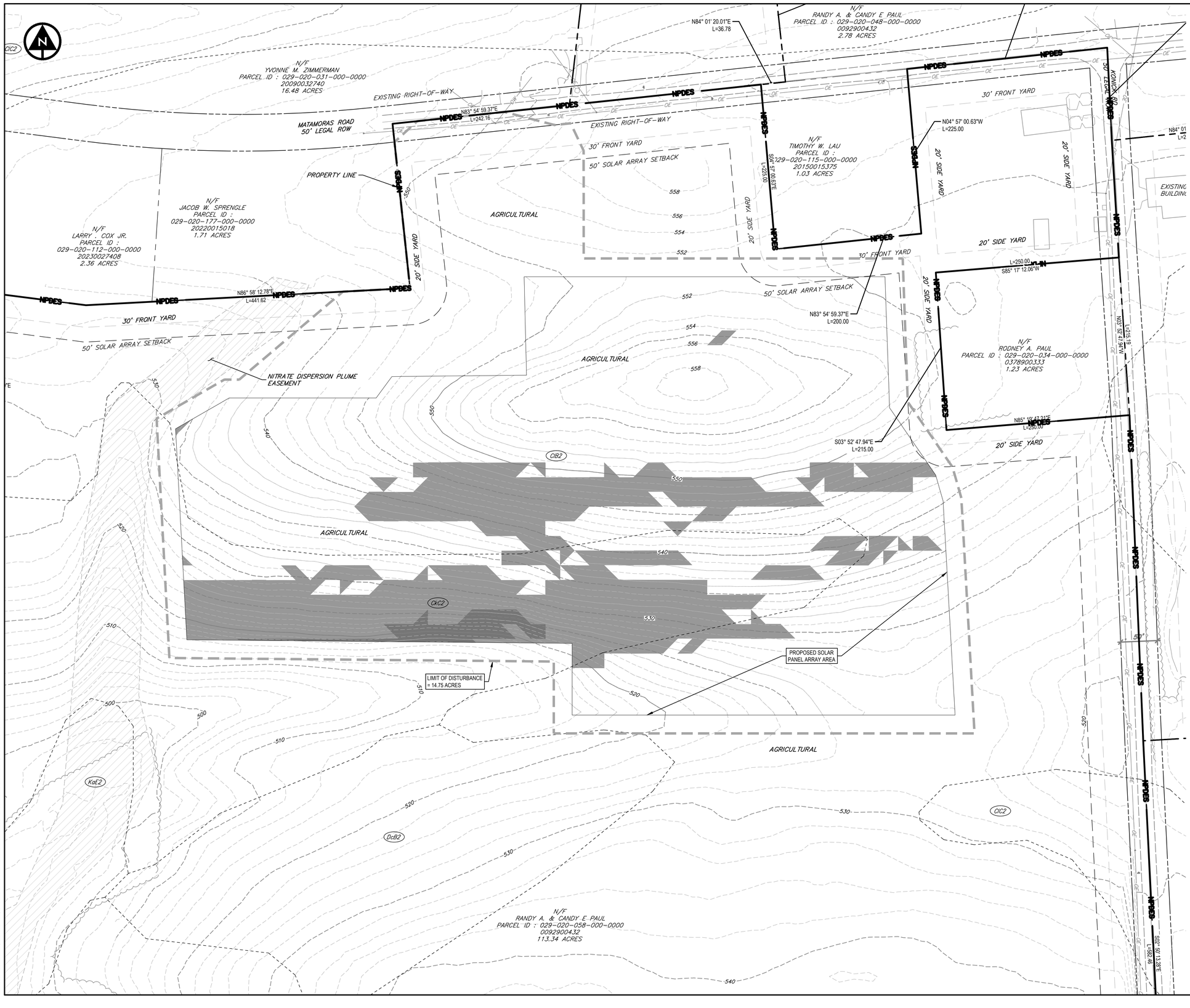
EXISTING CONDITIONS OVERALL PLAN

DATE 2/13/2026

SCALE 1" = 200'

SHEET CC101

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LEGEND AND SYMBOLS

EXISTING	ITEM
	PROPERTY LINE
	SETBACK LINE
	ROADWAY ℄
	APPROXIMATE RIGHT OF WAY
	EDGE OF ROAD
1260	MAJOR CONTOUR
	MINOR CONTOUR
	STORM PIPE
	STREAM
	WETLAND
LsB	SOILS LINE/LABEL
	FLOODWAY
	150' RIPARIAN BUFFER
	UTILITY POLE
OE	OVERHEAD ELEC
FM	FORCEMAIN
C	COMMUNICATIONS LINE
	STORM INLET
	STORM MANHOLE
	WINGWALL
	LIMIT OF DISTURBANCE
NPDES	NPDES BOUNDARY

SLOPES TABLE			
MINIMUM SLOPE	MAXIMUM SLOPE	COLOR	AREA (AC)
0.01%	10.00%		8.15
10.00%	20.00%		2.67
20.00%	25.00%		0.15

EXISTING SLOPES NOTES:

AVERAGE EXISTING SLOPES WITHIN SOLAR ARRAY AREA = 7.92%

UTILITY NOTES:

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- DcB2 DEKALB CHANNERY SANDY LOAM, 3 TO 8 PERCENT SLOPES

60 0 60 120
DRAWING SCALE 1" = 60'

verdantas
613 BALTIMORE DRIVE, SUITE 300
WILKES-BARRE, PA 18702
570-821-1999

NICHOLAS ARGOT, PE
COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
NICHOLAS RAY ARGOT
ENGINEER
PE081045
STATE: PA
P.E. 078660

DESIGNED BY	DRAWN BY	CHECKED BY	PROJECT NO.
SXF	SXF	NRA	34071

CHK'D BY DATE

REVISION

No.

HALIFAX TOWNSHIP–DAUPHIN COUNTY–PENNSYLVANIA

DA-MATAMORAS LLC
MATAMORAS SOLAR PROJECT

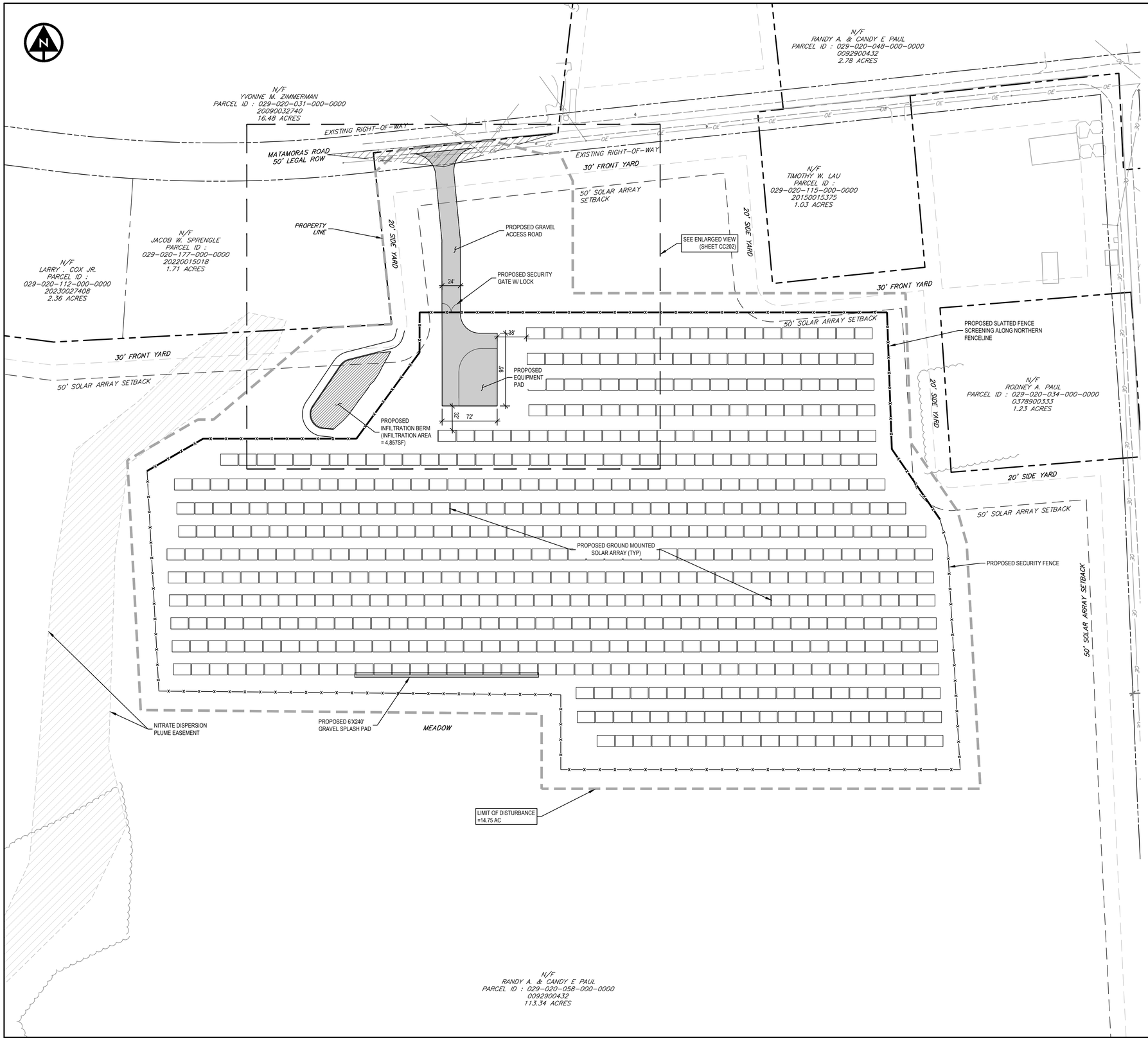
EXISTING CONDITIONS PLAN - ENLARGED VIEW

DATE 2/13/2026

SCALE 1" = 60'

SHEET CC102

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LEGEND AND SYMBOLS

EXISTING	ITEM	PROPOSED
	PROPERTY LINE	
	SETBACK LINE	
	ROADWAY ℄	
	APPROXIMATE RIGHT OF WAY	
	EDGE OF ROAD	
	GRAVEL ACCESS / PAD	
	WETLAND	
	LIMIT OF DISTURBANCE	
	FENCE WITH SCREENING SLATS	
	FENCE	
	GATE	
	SOLAR PANEL	

LAYOUT NOTES:

1. **REFER TO DA-MATAMORAS LLC POWER DRAWINGS FOR ADDITIONAL DIMENSIONS OF SITE WORK.**
2. **PANEL LAYOUT, EQUIPMENT PAD(S), AND ANY FOUNDATIONS SHALL BE LAID OUT AND INSTALLED PER DA-MATAMORAS LLC POWER DRAWINGS. PANEL LOCATIONS AND DIMENSIONING SHOWN FOR PERMITTING PURPOSES ONLY.**

60 0 60 120
DRAWING SCALE 1:60

verdantas
613 BALTIMORE DRIVE, SUITE 300
WILKES-BARRE, PA 18702
570-821-1999

NICHOLAS ARGOT, PE
COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
NICHOLAS RAY ARGOT
ENGINEER
PE081045
P.E. 078660
STATE: PA

DESIGNED BY	DRAWN BY	CHECKED BY	PROJECT NO.
SXF	SXF	NRA	34071

CH'D BY	DATE

No.	REVISION

HALIFAX TOWNSHIP–DAUPHIN COUNTY–PENNSYLVANIA

DA-MATAMORAS LLC
MATAMORAS SOLAR PROJECT

SITE LAYOUT PLAN

DATE 2/13/2026

SCALE 1:60

SHEET **CC201**

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EXISTING RIGHT-OF-WAY

150'

MATAMORAS ROAD
50' LEGAL ROW

EDGE OF PAVE

EXISTING RIGHT-OF-WAY

30' FRONT YARD

50' SOLAR ARRAY SETBACK

R30'

R30'

CLEAR SIGHT TRIANGLE

PROPERTY LINE

20' SIDE YARD

PROPOSED GRAVEL ACCESS ROAD

N/F
JACOB W. SPRENGLE
PARCEL ID : 029-020-177-000-0000
20220015018
1.71 ACRES

LIMIT OF DISTURBANCE
=14.75 AC

24'

PROPOSED SECURITY GATE W/ LOCK

PROPOSED SLATTED FENCE SCREENING ALONG NORTHERN FENCELINE

R20'

GRAVEL
(13,080 SF)

20'

38'

95'

PROPOSED EQUIPMENT PAD

22'

32'

72'

30' FRONT YARD

50' SOLAR ARRAY SETBACK

PROPOSED INFILTRATION BERM
(INFILTRATION AREA = 4,857SF)

19' (TYP)

14.72' (TYP)

PROPOSED GROUND MOUNTED SOLAR ARRAY (TYP)

LEGEND AND SYMBOLS

EXISTING	ITEM	PROPOSED
	PROPERTY LINE	
	SETBACK LINE	
	ROADWAY ℄	
	APPROXIMATE RIGHT OF WAY	
	EDGE OF ROAD	
	GRAVEL ACCESS / PAD	
	WETLAND	
	LIMIT OF DISTURBANCE	
	FENCE WITH SCREENING SLATS	
	FENCE	
	GATE	
	SOLAR PANEL	

LAYOUT NOTES:

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20 0 20 40
DRAWING SCALE 1"=20'

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CH'K'D BY	DATE	REVISION	No.
			-

HALIFAX TOWNSHIP-DAUPHIN COUNTY-PENNSYLVANIA

DA-MATAMORAS LLC
MATAMORAS SOLAR PROJECT

SITE LAYOUT PLAN - ENLARGED VIEW

DATE 2/13/2026

SCALE 1:30

SHEET **CC202**

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