No: 26-047 (Jackson Township portion)

Dauphin County Subdivision/Land Development Review Report

Municipality	Jackson Township	Surveyor	Burch Associates	Engineer	Hartell Engineering
Plat Title	Over Lands of William Davis Hale Land Development – Jackson Township				
Zoning District	NA			Proposed Land Use	Solar (in Halifax Township)

Plat Status:	___ Preliminary	**Plat Type:**	___ Subdivision	**Regulations:**	___ 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	0	62	72.94

Date Received	4/27/2026	Staff Review	5/22/2026	Official County Review	5/22/2026
Reviewed by	GD	Checked by		Parcel no:	29-009-013

Project Description: To obtain approval to install multiple solar panel 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. The majority of this land development application is proposed to occur within the neighboring jurisdiction of Halifax Township. Based on our understanding, the plan is currently under review by Halifax Township. The Dauphin County Planning Commission completed its review of the portion of the land development located in Halifax Township on May 1, 2026. The comments from that review are echoed and incorporated into the comments provided to Jackson Township. A copy of those comments is attached and should be considered by Jackson Township in a coordinated manner with Halifax Township when evaluating impacts to lands within Jackson Township. As noted, no land development activities are proposed to occur within Jackson Township as part of the submitted plans.
2. Jackson Township should be mindful that this type of development, currently occurring in Halifax Township, may potentially extend into Jackson Township in the future. At such time, careful consideration should be given to whether the applicable development parameters are being met and whether all ordinance criteria governing solar panel development are satisfied.
3. Access to the remaining unopened portion of the property located within Jackson Township is not clearly defined. Any easements or proposed improvements necessary to provide access for continued use and/or maintenance should be clearly shown and documented on the plan.

No: 26-047

DAUPHIN COUNTY SUBDIVISION/LAND DEVELOPMENT REVIEW REPORT

Municipality: Halifax Township | Surveyor: Burget & Associates, Inc | Engineer: Hartech Engineering

Plat Title: Over Lands of William Davis Hale

Zoning District: N/A | Proposed Land Use: Solar

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

# of Lots: 3 | # of New Lots: 3 | # of DUs: 0 | Acs Subdiv /Devel: 62 | Total Acres: 72.94

Date Received: 4/27/2026 | Staff Review: 5/1/2026 | Official County Review: 5/1/2026

Reviewed: TS | Checked by: _____ | Tax Map Parcel #: 29-009-090; 29-009-013; 24-009-039

Project Description: To obtain approval to install multiple solar panel 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 comments with cited ordinance provisions are based on municipal regulations on file with the *County Planning Commission.*

Waivers Requested:

SALDO § 404 – Preliminary Plan Submission

SALDO Comments:

1. All signatures, seals, and notarizations must be acquired upon final plan approval. (S-LD § 407.1.xi)
2. 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 underground/overhead utility lines that exist for the proposed solar panels.
3. All existing and/or proposed streets on or adjacent to the tract, including the name, right-of-way width and pavement width are required. Clear sight triangles and safe stopping distances for all proposed streets, alleys, private roads, service drives, and driveways that intersect with public rights-of-way are also required. (S-LD § 405.1.a.ix per 407.1.a) All sheets should have this information, as applicable, for reference.
4. Label all contours at required interval of 2 ft (Section 405.1.a.xiii per 407.1.a). There appear to be contour labels on the plan but are not legible.
5. Proposed private roads are prohibited. (S-LD § 502.1.f)
6. Ensure the proposed access drives are in accordance with Section 502.8 of the Halifax Township Subdivision Ordinance.
7. The final Erosion and Sedimentation Control Plan is required to be in accordance with Section 507 of the Halifax Township Subdivision Ordinance.

8. The final Stormwater Management Plan is required to be in accordance with Section 508 of the Halifax Township Subdivision Ordinance.
9. Verify that Landscaping Standards and Buffer requirements are fulfilled in accordance with Section 513 of the Halifax Township Subdivision Ordinance.
10. Monuments and markers are required to be set in accordance with Section 602 of the Halifax Township Subdivision Ordinance.
11. All utility lines that are installed to access or benefit the proposed solar facility shall be installed underground in accordance with the design guidelines and requirements set forth in this ordinance. S-LD § 611)

Solar Comments:

1. All ground mounted PSES shall be completely enclosed by fencing. (Solar § 3.B.8.a) The proposed fencing only appears to encompass the panels and not the transformer pads. Transformer pads are considered a part of the PSES. Any proposed gates should be shown on the plan.
2. Ensure the decommissioning plan is in accordance with Solar § 4.

Site Comments:

1. Is the existing driveway on parcel 29-009-039 is to be used as an access for the panels? If so, the Township should ensure that the access is adequate to accommodate construction, maintenance, and emergency vehicles.
2. The lease area boundary should be shown on all plan sheets for reference. Bearings and distances for the leased area should be displayed on the plan.
3. Emergency services should have the opportunity to comment on the proposed Solar Facility to ensure they have efficient access to the site in the case of an emergency. It is noted that an Emergency Action Plan has been developed for this project.
4. The plan shows a 50' private right of way along Hale Lane. Robin Circle and Farm View Drive have 50' Public Rights of Way. The plan should delineate the separation between the private ROW for Hale Lane ends and the public ROW for Robin Circle and Farm View Drive.
5. The private right-of-way for Hale Lane appears to cross multiple lots. Who owns this ROW? Is there or will there be a maintenance agreement established for Hale Lane?
6. Due to the number of driveways and accesses, existing and proposed, along Hale Lane, has there been consideration to dedicating Hale Lane as a public road/ROW? There are currently 4 existing driveways off of Hale Lane with 3 additional access drives being proposed.
7. There appear to be two proposed transformer pads that are not labeled on the plan.
8. Ensure the Limit of Disturbance line is correctly displayed on the plan. Buffer plantings should be within the limits of disturbance. The panels on the northern most parcel do not appear to be within the limits of disturbance line.
9. Please clarify/label what the green dashed line is on the northern most parcel.
10. The applicant should explain the maintenance schedule of the site, including procedures for maintenance of the solar panels and plans maintaining the landscape buffers. Is there enough room between the proposed panels for proper access?

Plan No. 26-047

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		X	
20. Existing man-made features shown - Building (s) / Structures	X		
Storm drainage facilities	X		
Sewer mains	X		
Water mains	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		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		

PLAN GENERAL NOTES

1. THE PURPOSE OF THIS PLAN IS TO TO OBTAIN THE FINAL 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.
21. DELIVERY & CONSTRUCTION TRUCK ACCESS MUST ENTER THE SITE FROM KISSINGER ROAD BY WAY OF SOUTHBOUND TRAFFIC FROM ARMSTRONG VALLEY ROAD ONLY. NO TRUCK RIGHT TURNS FROM ARMSTRONG VALLEY ROAD SHALL BE PERMITTED.

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 SYSTEM 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

See Also:
NPDES Permit Plan Set
• "E&S and PCSW Plan Sets"
(Approved by the County Conserv. Dist.)
Permit No. PAC220505
(Effective: March 25, 2026)
(Expires: December 7, 2029)

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

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

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

Ex. Drainfield

Septic

Ex. Well

Lease Area =733,820 sq.ft. 16.85 acres

"HALIFAX TOWNSHIP"

"JACKSON TOWNSHIP"

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 28,808 PANELS"	
POST INSTALL (ARRAY SUPPORTS)	3,601 SQ FT (3,601± 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)
SPLASH PAD (6,985 LF OF 12" PADS)	6,985 SQ FT (6,985 LF)
TOTAL LIMIT OF DISTURBANCE:	159,220 SQ FT OR 3.7 ACRES

APPROXIMATE MUNICIPAL BOUNDARY LINE

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

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

Source of Title
William D. Hale
Part of Tax Parcel 29–009–013
Part of Instrument 20210031300
Surveyed Acreage = 1,432,359 sq.ft. or 32.882 acres

Lease Area = 1,036,578 sq.ft. or 23.80 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

HALE LANE

N/F
Jessica Reynolds
Tax Parcel 32–010–008
Deed Book 1788, Page 97

N/F
Susan N. Shirey
Tax Parcel 29–009–051
Instrument No.– 20180008911

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

Lease Area = 254,237 sq.ft. 5.84 acres

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 Jr. Living Trust
Tax Parcel 29–009–055
Instrument No.– 20240008534

N/F
Helen D. Hoffman
Tax Parcel 29–009–056
Instrument No.– 20220009664

N/F
Kent D. 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.– 20060002472I

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 29–015–010
Instrument 20220014690

Farm View Road

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

N/F
Susan N. Shirey
Tax Parcel 29–009–051
Instrument No.– 20180008911

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

"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

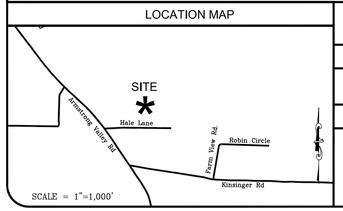
_____ _____
Notary Public Date
Witness my hand and seal the above day and date written.

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



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

"AOR's / WAIVERS" REQUESTED

THE FOLLOWING WAIVERS WERE GRANTED — DATE APPROVED

1. Section 404, Preliminary Plan Submission _____

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.

April, 16th, 2026.

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__.

REVISIONS

—

_____ 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

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL JOE ALLEN BURGET, JR. LAND SURVEYOR No.075175

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

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 1 OF 10

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

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

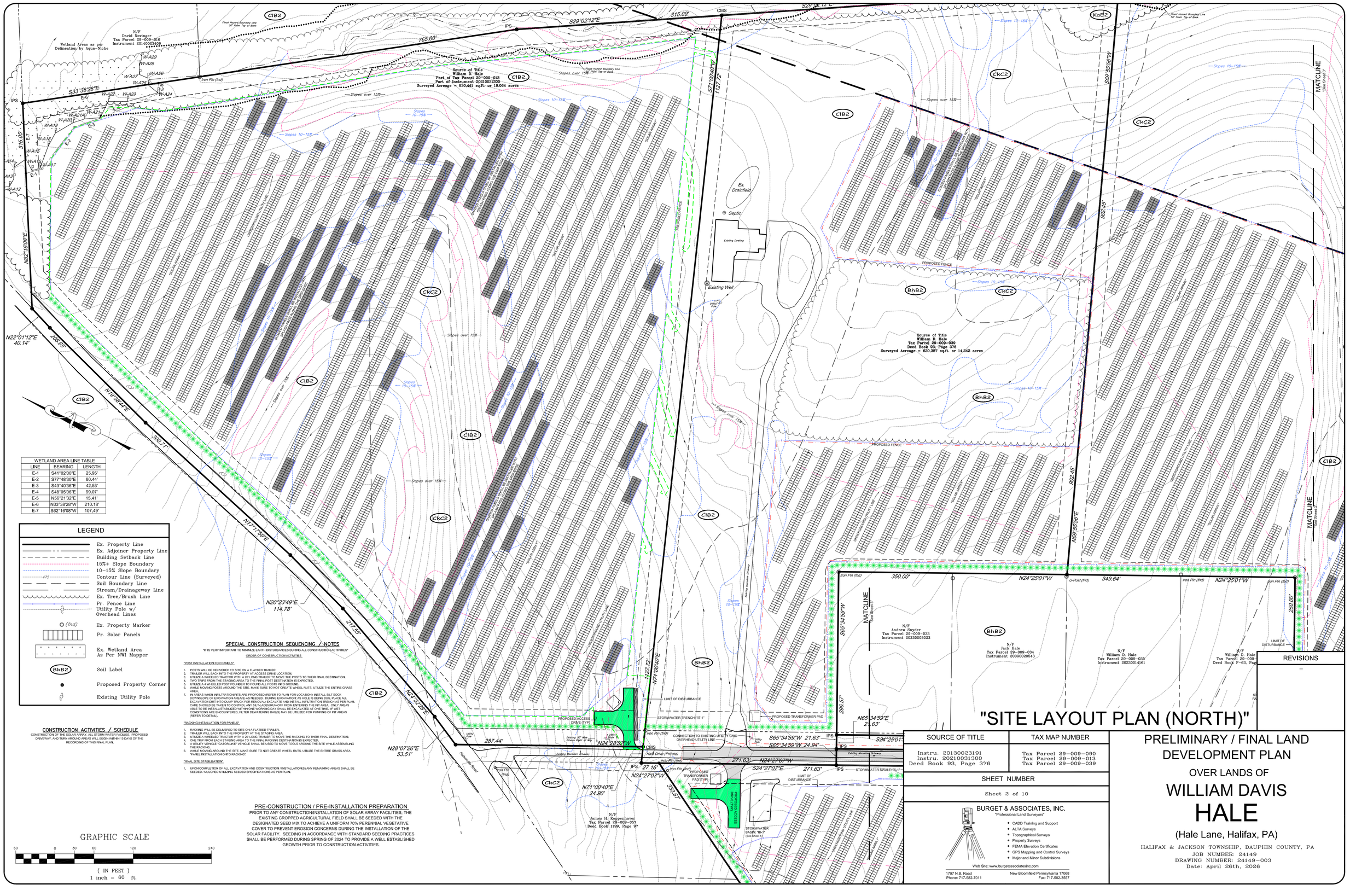
PRELIMINARY / FINAL LAND DEVELOPMENT PLAN

OVER LANDS OF

WILLIAM DAVIS HALE

(Hale Lane, Halifax, PA)

HALIFAX & JACKSON TOWNSHIP, DAUPHIN COUNTY, PA
JOB NUMBER: 24149
DRAWING NUMBER: 24149–003
Date: April 26th, 2026



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
- 15%+ Slope Boundary
- 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, MAKE SURE TO NOT CREATE WHEEL RUTS, UTILIZE THE ENTIRE GRASS AREA.
7. IN AREAS WHEN INFILTRATION PITS ARE PROPOSED (REFER TO PLAN FOR LOCATION) INSTALL SILT SOCK DOWNSLOPE OF EXCAVATION AREA(S) AS NEEDED. DURING EXCAVATION AS HOLES 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 RUNOFF FROM ENTERING THE PIT AREA. ONLY AREAS ABLE TO BE INSTALL/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.

CONSTRUCTION ACTIVITIES / SCHEDULE

CONSTRUCTION OF THE SOLAR ARRAY, ALL STORM WATER FACILITIES, PROPOSED DRIVEWAY, AND TURN AROUND AREAS WILL BEGIN WITHIN 15 DAYS OF THE RECORDING OF THIS FINAL 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.

"SITE LAYOUT PLAN (NORTH)"

REVISIONS

–

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 10

BURGET & ASSOCIATES, INC.
"Professional Land Surveyors"

- CADD Training and Support
- ALTA Surveys
- Topographical Surveys
- Property Surveys
- FEMA Elevation Certificates
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1797 N.B. Road, New Bloomfield Pennsylvania 17068
Phone: 717-582-7011 Fax: 717-582-3557

PRELIMINARY / FINAL LAND DEVELOPMENT PLAN

OVER LANDS OF

WILLIAM DAVIS HALE

(Hale Lane, Halifax, PA)

HALIFAX & JACKSON TOWNSHIP, DAUPHIN COUNTY, PA

JOB NUMBER: 24149

DRAWING NUMBER: 24149-003

Date: April 26th, 2026

"SITE LAYOUT PLAN (SOUTH)"

LEGEND

- Ex. Property Line
- Ex. Adjoiner Property Line
- Building Setback Line
- 15%+ Slope Boundary
- 10-15% Slope Boundary
- 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

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

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

Source of Title
William D. Hale
Part of Tax Parcel 29-009-013
Part of Instrument 20210031300
Surveyed Acreage = 1,432,359 sq.ft. or 32.883 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 32-010-006
Instrument 20240006459

N/F
David Reffer
Tax Parcel 32-015-087
Instrument 20130005216

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 Family Living Trust
Tax Parcel 29-009-055
Instrument No.- 20240006234

N/F
Hazel D. Hoffman
Tax Parcel 29-009-060
Instrument No.- 20020000654

N/F
Kent D. Piltz
Tax Parcel 29-009-072
Instrument No.- 20130011411

N/F
Timothy A. Baker
Tax Parcel 29-009-080
Instrument No.- 20070028113

N/F
Rodney L. Knorr Sr.
Tax Parcel 29-009-079
Instrument No.- 200600024721

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

CONSTRUCTION ACTIVITIES / SCHEDULE

CONSTRUCTION OF THE SOLAR ARRAY, ALL STORM WATER FACILIES, PROPOSED DRIVEWAY, AND TURN AROUND AREAS WILL BEGIN WITHIN 15 DAYS OF THE RECORDING OF THIS FINAL PLAN.

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 10

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PRELIMINARY / FINAL LAND DEVELOPMENT PLAN

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HALIFAX & JACKSON TOWNSHIP, DAUPHIN COUNTY, PA
JOB NUMBER: 24149
DRAWING NUMBER: 24149-003
Date: April 26th, 2026

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

LEGEND

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- 15%+ Slope Boundary
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- 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

CONSTRUCTION ACTIVITIES / SCHEDULE

CONSTRUCTION OF THE SOLAR ARRAY, ALL STORM WATER FACILITIES, PROPOSED DRIVEWAY, AND TURN AROUND AREAS WILL BEGIN WITHIN 10 DAYS OF THE RECORDING OF THIS FINAL PLAN.

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

Source of Title
William D. Hale
Part of Tax Parcel 29-009-013
Part of Instrument 20210031300
Surveyed Acreage = 1,432,359 sq.ft. or 32.882 acres

"SITE LAYOUT PLAN (EAST)"

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 4 of 10

REVISIONS

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HALIFAX & JACKSON TOWNSHIP, DAUPHIN COUNTY, PA
JOB NUMBER: 24149
DRAWING NUMBER: 24149-003
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PROPOSED TRANSFORMER PAD

DIRECT DRIVEWAY RUN-OFF TO STONE TRENCH

PROPOSED ACCESS DRIVE (TYP)

PROPOSED INFILTRATION TRENCH: "IT-1" [80' X 5'] (See Details)

TP 404
Grd Elev 607.71
Lim. Zn Elev 602.91
Perc Rate 60 mpi

TP 405
Grd Elev 606.33
Lim. Zn Elev 603.50
Perc Rate 60 mpi

LANDSCAPE BUFFER (See Detail)

Hale Drive

PROPOSED TRANSFORMER PAD

LANDSCAPE BUFFER (See Detail)

MATCHLINE (SEE SHEET 6)

Hale Drive

HIGHPOINT

PROPOSED SWALE: S-1

PROPOSED SWALE: S-2

PROPOSED TRANSFORMER PAD

DIRECT DRIVEWAY RUN-OFF TO BASIN

PROPOSED ACCESS DRIVE (TYP)

PROPOSED INFILTRATION BASIN: "IB-1" (See Details)

5' SPILLWAY @ 593.50

5' BERM @ 598.00

TP 407
Grd Elev 592.56
Lim. Zn Elev 589.23
Perc Rate 120 mpi

TP 406
Grd Elev 593.00
Lim. Zn Elev 587.58
Perc Rate 40 mpi

LANDSCAPE BUFFER (See Detail)

LANDSCAPE BUFFER (See Detail)

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

"SWM / GRADING PLAN"

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

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REVISIONS

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PRELIMINARY / FINAL LAND DEVELOPMENT PLAN

OVER LANDS OF

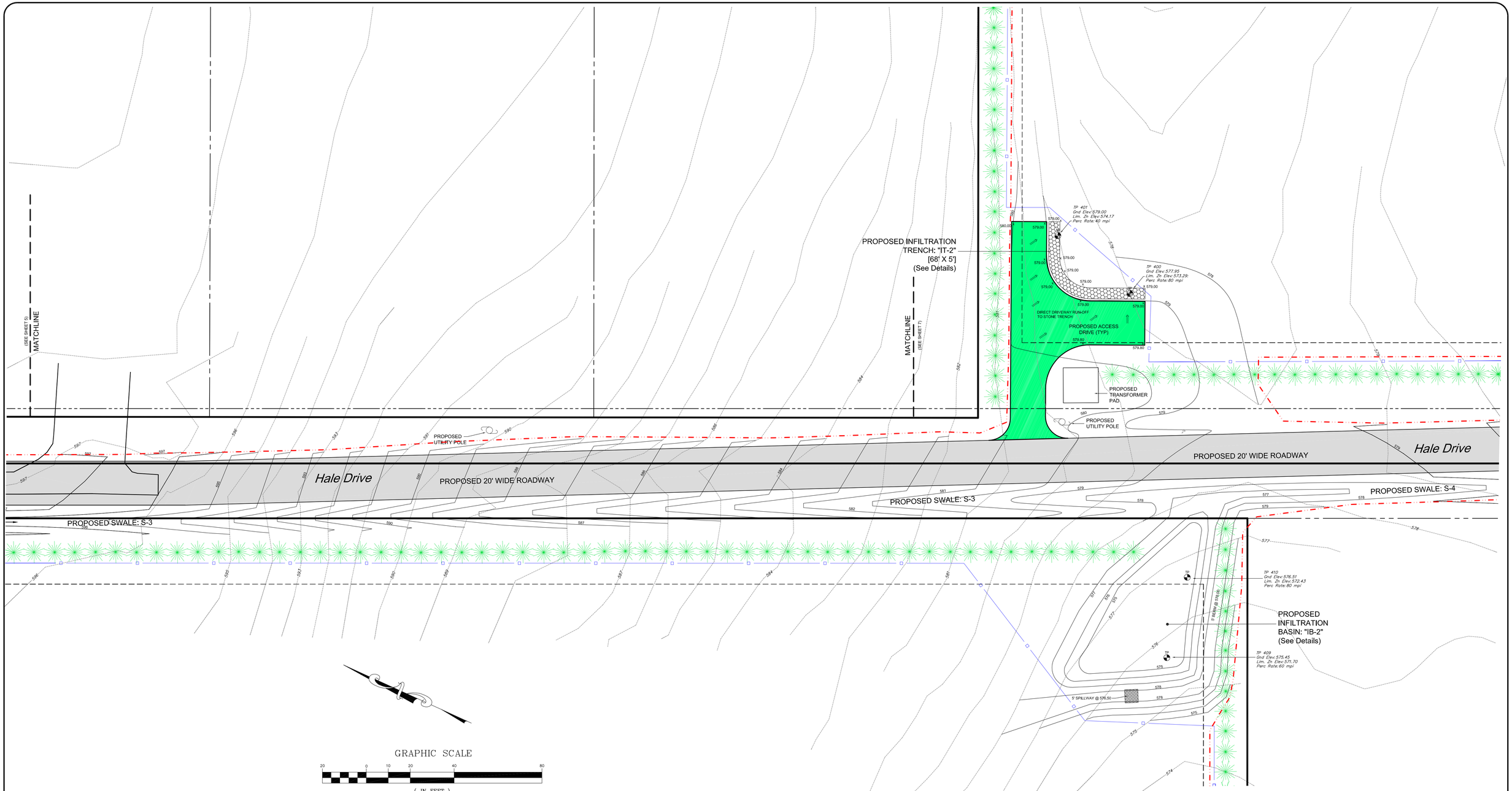
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"SWM / GRADING PLAN"

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SHEET NUMBER

Sheet 6 of 10

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(SEE SHEET 6)
MATCH LINE

PROPOSED ACCESS DRIVE (TYP)

DIRECT DRIVEWAY RUN-OFF TO STONE TRENCH

PROPOSED TRANSFORMER PAD

PROPOSED UTILITY POLE

PROPOSED 20' WIDE ROADWAY

Hale Drive

PROPOSED SWALE: S-3

PROPOSED SWALE: S-4

PROPOSED SWALE: S-5

PROPOSED 20' WIDE ROADWAY

TP 410
Grd Elev:576.51
Lim. Zn Elev:572.43
Perc Rate:80 mpi

TP 409
Grd Elev:575.45
Lim. Zn Elev:571.70
Perc Rate:60 mpi

5' BERM @ 578.00

PROPOSED INFILTRATION BASIN: "IB-2" (See Details)

5' SPILLWAY @ 576.50

GI-2
PROPOSED INLET
"M-TYPE"
TG: 567.50
INV: 562.00

PROPOSED UNDERGROUND STORM WATER FACILITY (SEE DETAIL)

OS-1
OUTLET STRUCTURE:
INLET "M-TYPE"
TG: 567.50
INV: 561.50

TP 403
Grd Elev:568.00
Lim. Zn. Elev:(none below 46")
Perc Rate:240 mpi

TP 402
Grd Elev:567.59
Lim. Zn. Elev:(none below 50")
Perc Rate:10 mpi

GI-1
PROPOSED INLET
"M-TYPE"
TG: 565.50
INV: 561.00

Invert 566.67

Invert 563.88

Storm Inlet
Grate:561.07
Invert:558.59

441' of 18"ø CMP Storm Pipe

Robin Circle

Farm View Drive

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
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"SWM / GRADING PLAN"

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Sheet 7 of 10

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