No: 25-005

DAUPHIN COUNTY SUBDIVISION/LAND DEVELOPMENT REVIEW REPORT

Municipality: Lykens Township | Surveyor: N/A | Engineer: ARM Group LLC

Plat Title: Theater Lane Solar Project

Zoning District: Agriculture | Proposed Land Use: Solar

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

Existing # of Lots: 1 | Proposed # of Lots: 0 | Proposed # of New DUs: 0 | Subdivided / Developed Acres: 42.20 | Total Acres: 140.00

Date Received: 11/27/2024 | Staff Review: 12/17/24 | Official County Review: 12/17/24

Reviewed by: TS | Checked by: | Tax Map Parcel #: 39-013-010

Project Description: Proposed 5 MAW (AC) Solar Farm

- *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.*

SALDO Comments:

1. All signatures, certifications, dedications, and notarizations required by the subdivision and land development ordinance should be in place before final approval.
2. The plan shall be drawn to a scale not smaller than 1" = 100'. (SLD 407.1.a)
3. The primary control point, or description and "ties" to such control points are required to be displayed on the plan. (SLD 407.1.a.1)
4. The lot area is required to be displayed on the plan. (SLD 407.1.a.11)
5. Ensure a Final Erosion and Sedimentation Control plan is submitted and in accordance with SLD 407.1.a.19 All proposed erosion and sedimentation controls shall be in accordance with SLD 507 and ZO 1919.
6. A statement shall be placed on the plan that states that no building permit will be issued until a Township Engineer has verified sight distance and roadway access safety. (SLD 407.1.a.20(a))
7. A copy of the final storm water management plan and runoff computations will be required. (SLD 407.1.a.22(j)) The stormwater management plan and proposed storm water management facilities shall be in accordance with SLD 508 & ZO 2004.P(B).5.a per Ord. No. 2024-01.
8. Easements for drainage facilities, overhead and underground utility facilities and watercourses shall be provided in accordance with SLD 504.
9. Clarification should be made as to where the public Right-of-Way ends for Theater Lane (T-652) and if public ROW will be extended to the proposed gate or if it will remain private.

10. It appears that there are improvements being proposed to a portion of Theater Lane in addition to the proposed access driveway. The township should ensure that any improvements are in accordance with SLD 503 and SLD 603.
    a. A valid township highway occupancy permit shall be issued prior to construction of the proposed access road. (SLD 503.8.h)
    b. Street and ROW widths shall be in accordance with SLD 503.3.
    c. The Township should determine if there is adequate turnaround space for any vehicles that may require access to the facility and if the requirements of SLD 503.7 regarding Cul-de-Sac and Dead End streets should apply.
    d. The access driveway shall be in accordance with SLD 503.8 & ZO 2004.P(B).9 per Ord. No. 2024-01.
    e. The proposed access drive entrance shall be in accordance with SLD 603.1.e.

Zoning Comments:

1. The location of zoning district boundaries should be verified.
    a. It appears that a portion of the western side of the property is within the Conservation zoning district. If this is the case, the boundary should be displayed on the plan.
    b. On sheets 1.0, 2.0, and 2.1, the zoning table at the bottom shows the property is in the Village District. This should be corrected to show Agricultural District.
2. The plan displays the front yard setback as being 40'. This is only if along a major collector street. This should be corrected to 30' for all other streets as Theater Lane is not a major collector street.
3. Development proposed for areas within or adjacent to flood plain areas shall conform to the requirements in Article 11 of the Lykens Township Zoning Ordinance. There appears to be a flood plain area on the subject parcel but not within the disturbed area.
4. Development proposed for areas within or adjacent to critical areas or environmentally sensitive areas shall conform to the requirements in Article 12 of the Lykens Township Zoning Ordinance. There appear to be wetlands and streams identified adjacent to the disturbed area.
5. All construction, development, and improvements shall be in accordance with the standard set forth in Article 14 of the Lykens Township Zoning Ordinance.
6. All developments and uses shall meet the performance standards set forth in Article 15 of the Lykens Township Zoning Ordinance.
7. Motor vehicle access shall be in accordance with Article 16 of the Lykens Township Zoning Ordinance.
8. Ensure impervious coverage is not more than 10% of the lot area. (ZO 508) Impervious coverage includes paved and gravel access roads, foundation systems, and any structures per ZO 2004.P(B).4.a per Ord. No. 2024-01.
9. A pre-fire plan is required to be submitted. (ZO 2004.P(A).6 per Ord. No. 2024-01) – The Township Fire Marshall should be offered the opportunity to comment to ensure the fire company has the proper equipment in the event of an emergency.
10. All on-site utility transmission lines and plumbing shall be placed underground to the greatest extent possible. (ZO 2004.P(A).7 per Ord. No. 2024-01)
11. The owner of the PSES shall provide written confirmation that the public utility company that the PSES will be connected to has been informed and approves the connection along with a final inspection report or approval from the utility company. (ZO 2004.P(A).8 per Ord. No. 2024-01)
12. Esurance should be made that concentrated solar radiation or glare will be mitigated in accordance with ZO 2004.P(A).10 &11 per Ord. No. 2024-01.
13. A noise study will be required. (ZO 2004.P(A).13 per Ord. No. 2024-01)
14. A Contingency Plan of Emergency Procedures is required in accordance with ZO 2004.P(A).17 per Ord. No. 2024-01)
15. PSES and all components shall be set back at least 200 feet from all non-participating properties. (ZO 2004.P(B).2.a per Ord. No. 2024-01)

16. Screening shall be in accordance with ZO 2004.P(B).7 per Ord. No. 2024-01.
17. A decommissioning plan/agreement along with financial security should be in place prior to construction of any PSES. (ZO 2004.P per Ord. No. 2024-01)

General Comments:

1. The parcel is enrolled as an agricultural security area.
2. The cartway width of Theater Lane could be displayed on the plan for reference.
3. Steep slopes could be shown on the plan for reference. If any steep slopes of 25% or greater are present, then the provisions of ZO 1203 shall apply.
4. Who will be responsible for the maintenance of the proposed access road? An easement and maintenance agreement may be needed. Is any portion of the proposed access drive intended to be dedicated to public use?
5. Will the area for development of the Solar Farm be leased from the landowner? If so, a leased area falls under the requirements of a subdivision under the MPC and shall be displayed on the plans with metes and bounds.

Plan No. 25-005

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 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)	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 ( ) on-lot (X)			X
Water supply – public ( ) well (X)			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/Township Highway Occupancy Permit statement shown		X	
35. Consistency with Future Land Use plans - County plans	X		
Municipal plans	X		

THEATER LANE SOLAR PROJECT

DRAWINGS FOR FINAL LAND DEVELOPMENT PLAN
328 THEATER LN, SPRING GLEN, PA 17978
7,587.84 KWDC STC RATED SOLAR ELECTRIC SYSTEM

GENERAL NOTES

1. AS CONTAINED HEREIN, "CONTRACTOR" IS ASSUMED TO BE THE EPC PROVIDER HIRED BY THE SYSTEM/PROJECT OWNER.
2. WHEN THERE IS A CONFLICT BETWEEN THESE GENERAL NOTES AND THE DRAWINGS, THE DRAWINGS SHALL GOVERN.
3. ALL WORK SHALL CONFORM TO THE MINIMUM STANDARDS OF THE FOLLOWING: LOCAL BUILDING CODE, LOCAL ELECTRICAL CODE, ANY OTHER REGULATING AGENCIES WHICH HAVE AUTHORITY OVER ANY PORTION OF THE WORK AND THOSE CODES AND STANDARDS LISTED IN THESE DRAWINGS.
4. THESE DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DEVELOPING A CONSTRUCTION LEVEL DESIGN AND ASSOCIATED DRAWINGS AND DETAILS.
5. COORDINATE THESE DRAWINGS WITH SPECIFICATIONS AND MANUFACTURER INSTALLATION AND OPERATION MANUALS.
6. UNLESS OTHERWISE NOTED, THE DESIGN REPRESENTED ON THESE PLANS IS BASED ON THE INFORMATION AND CRITERIA LISTED IN THE "BASIS OF DESIGN" SECTION. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY SUCH INFORMATION IN PREPARATION OF THE CONSTRUCTION DESIGN.
7. THE EXISTING CONDITIONS REPRESENTED ON THESE PLANS ARE BASED ON PUBLICLY AVAILABLE INFORMATION AND THE SITE DISCOVERY SUMMARIZED IN THESE DRAWINGS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE ACCURACY OF SUCH INFORMATION AND SUPPLEMENT WITH ANY ADDITIONAL REQUIRED INFORMATION.
8. UNLESS INDICATED AS EXISTING (E), ALL PROPOSED MATERIALS AND EQUIPMENT SHALL BE CONSIDERED TO BE NEW.
9. ALL EQUIPMENT AND COMPONENTS SHALL BE MOUNTED IN COMPLIANCE WITH THE MANUFACTURER'S REQUIREMENTS, CONSTRUCTION DETAILS, AND/OR PRUDENT INDUSTRY STANDARDS.
10. TO THE EXTENT THAT TRESS AND OTHER FEATURES AFFECT THE SYSTEM'S PRODUCTION, SUCH PRODUCTION MODELING IS BASED ON THE EXISTING APPROXIMATE HEIGHTS AND LOCATIONS RELATIVE TO THE SYSTEM AND MAY BE IMPACTED AS TREES GROW AND OTHER FEATURES CHANGE.

OPERATIONS AND MAINTENANCE STATEMENT

THE OPERATION AND MAINTENANCE AGREEMENT RECORDED ON _____

AND DATED _____ IS PART OF THE STORMWATER SITE PLAN.

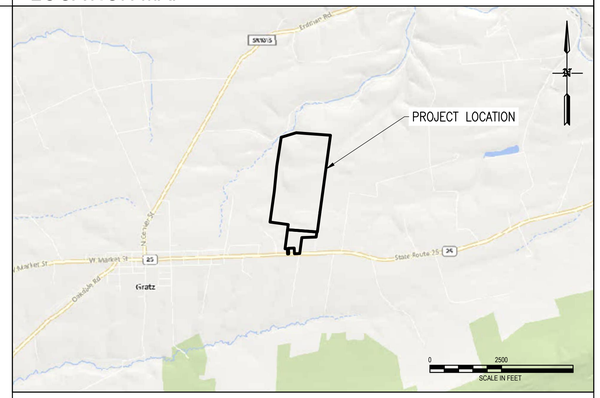
2017 NATIONAL ELECTRICAL CODE WITH MAINE AMENDMENTS
MAINE UNIFORM BUILDING AND ENERGY CODE
UL–1703 – SOLAR MODULES
UL–1741 – INVERTERS, COMBINER BOXES
UL–2703 – RACKING MOUNTING SYSTEMS AND CLAMPING DEVICES FOR PV MODULES

GENERAL ABBREVIATIONS

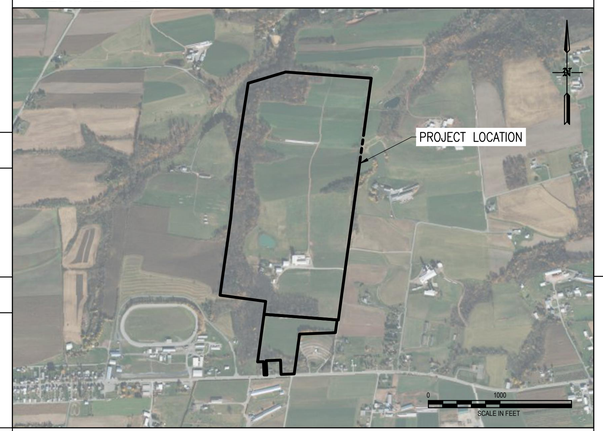
(E)	EXISTING
AHJ	AUTHORITY HAVING JURISDICTION
AL	ALUMINUM
APPROX	APPROXIMATE
ARY	ARRAY
BLDG	BUILDING
CL	CENTERLINE
DAS	DATA ACQUISITION SYSTEM
DIA	DIAMETER
DO	DITTO
EW	EAST–WEST
FBO	FURNISHED BY OTHERS
FF	FORWARD FACING
GALV	GALVANIZED
HDG	HOT DIP GALVANIZED
HVAC	HEATING VENTILATION AND AIR CONDITIONING
ID	INSIDE DIAMETER
MFR	MANUFACTURER
MOD	SOLAR MODULE
NLE	NEW LEAF ENERGY
NS	NORTH–SOUTH
NTS	NOT TO SCALE
OAE	OR APPROVED EQUAL
OC	ON CENTER
OD	OUTSIDE DIAMETER
OFCI	OWNER FURNISHED CONTRACTOR INSTALLED
PV	PHOTOVOLTAIC
PVC	POLY VINYL CHLORIDE
SCH	SCHEDULE
SS	STAINLESS STEEL
SSS	SOLAR SUPPORT STRUCTURE
STC	STANDARD TEST CONDITIONS
TBD	TO BE DETERMINED
TP	TAMPER PROOF
TYP	TYPICAL
UON	UNLESS OTHERWISE NOTED
VIF	VERIFY IN FIELD
WP	WEATHER PROOF

REV 1.0

LOCATION MAP



AERIAL VIEW



PROJECT DIRECTORY

SYSTEM / PROJECT OWNER
THEATER LANE SOLAR 1, LLC
(518) 243–8898
55 TECHNOLOGY DRIVE, SUITE 102
LOWELL, MA 01851

LAND OWNER / HOST
SAMUEL KAUFFMAN
717–824–0523
328 THEATER LN, SPRING GLEN, PA 17978

AUTHORITY HAVING JURISDICTION
LYKENS TOWNSHIP
2073 EAST MIDDLE ROAD
LYKENS, PA 17408

UTILITY
PPL

CIVIL ENGINEER
FIRM: NEW LEAF ENERGY, INC
CONTACT: SHAWN BRANDT, P.E.
PHONE: 518–243–8898

DESIGN ENGINEER
FIRM: NEW LEAF ENERGY, INC.
CONTACT: PAUL COLE
PHONE: (800) 819–5249

COMMONWEALTH OF PENNSYLVANIA, COUNTY OF DAUPHIN

ON THIS THE ___ DAY OF _____ 20___ BEFORE ME THE UNDERSIGNED PERSONALLY APPEARED

OWNER(S) _____

OWNER(S) _____

WHO BEING DUL SWORN ACCORDING TO LAW, DEPOSE AND SAY THAT THEY ARE THE OWNERS OF THE PROPERTY SHOWN ON THIS PLAN AND THAT THEY ACKNOWLEDGE 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

IT IS HEREBY CERTIFIED THAT THE UNDERSIGNED ARE THE LEGAL/EQUITABLE OWNERS OF THE PROPERTY SHOWN ON THIS PLAT AND THAT ALL STREETS OR PARTS THEREOF, IF NOT PREVIOUSLY DEDICATED, ARE HEREBY TENDERED FOR DEDICATION TO PUBLIC USE.

OWNER(S) _____

OWNER(S) _____

OWNER(S) _____

OWNER(S) _____

I HEREBY CERTIFY THIS PLAN TO BE CORRECT TO THE BEST OF MY KNOWLEDGE AND UNDERSTANDING.

_____
PROFESSIONAL ENGINEER

NAME OF ENGINEER
DANIEL L. LONG, P.E. – PE084993 – ARM GROUP LLC

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

CHAIRMAN _____

SECRETARY _____

THIS PLAN REVIEWED BY THE LYKENS TOWNSHIP ENGINEER THIS ___ DAY OF _____ 20___

TOWNSHIP ENGINEER _____

THIS PLAN RECOMMENDED FOR APPROVAL BY THE LYKENS PLANNING COMMISSION THIS ___ DAY OF _____ 20___

CHAIRMAN _____

SECRETARY _____

THIS PLAN APPROVED BY THE BOARD OF SUPERVISORS OF LYKENS TOWNSHIP THIS ___ DAY OF _____ 20___

CHAIRMAN _____

SECRETARY _____

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

_____

DRAWING LIST

SHEET NUMBER	SHEET TITLE
T–1	TITLE PAGE
CIVIL	
C–1.0	EXISTING CONDITIONS PLAN
C–2.0	PROPOSED OVERALL SITE AND SOILS PLAN
C–2.1	PROPOSED ACCESS ROAD PLAN AND PROFILE
C–3.0	E&S DETAILS (1 OF 2)
C–3.1	E&S DETAILS (2 OF 2)
C–4.0	E&S NOTES

LANDOWNER STATEMENT

I, _____ HEREBY ACKNOWLEDGE THAT THE STORMWATER BMPs ARE FIXTURES THAT CANNOT BE ALTERED OR REMOVED WITHOUT PRIOR REMOVAL BY THE TOWNSHIP OF LYKENS.

PROJECT SCOPE

THIS PROJECT CONSISTS OF THE INSTALLATION OF SOLAR MODULES PER THE SYSTEM DESCRIPTION, BELOW. THE MODULES WILL BE INSTALLED ON A GROUND MOUNTED RACKING SYSTEM. THE MODULES WILL BE WIRED IN SERIES STRINGS AND CONNECTED IN PARALLEL TO THE INVERTER(S), WHICH CONVERT THE PHOTOVOLTAIC OUTPUT POWER FROM DC TO AC. THE SOLAR ELECTRIC SYSTEM WILL BE INTERCONNECTED WITH THE EXISTING SITE ELECTRICAL SYSTEM IN ACCORDANCE WITH THE APPLICABLE ELECTRICAL CODE AND PPL REQUIREMENTS.

SYSTEM DESCRIPTION

SYSTEM SIZE (DC STC)	7587.84 kWDC	SYSTEM SIZE (AC)	5000 KWAC
	HYPERION 575	INVERTER(S)	(20) SOLECTRIA XGI 1500–250
STC RATING (W)	575 WDC	CEC EFFICIENCY	98.50 %
MODULES PER STRING	26	AZIMUTH	0
# OF STRINGS	512	TILT ANGLE	+/–52
	ATI DURATRACK HZ V3	ESTIMATED FOUNDATIONS	----

PREPARED BY:

ARM Group LLC
Engineers and Scientists
www.armgroup.net

HEADQUARTERS:
1129 West Governor Road • Hershey, PA 17033-0797
Ph: (717) 533-8600 Fax: (717) 533-8605

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new leaf energy
55 TECHNOLOGY DRIVE, SUITE 102
LOWELL, MA 01851
PHONE: (800) 818–5249
FAX: (888) 678–8991
WWW.NEWLEAFENERGY.COM

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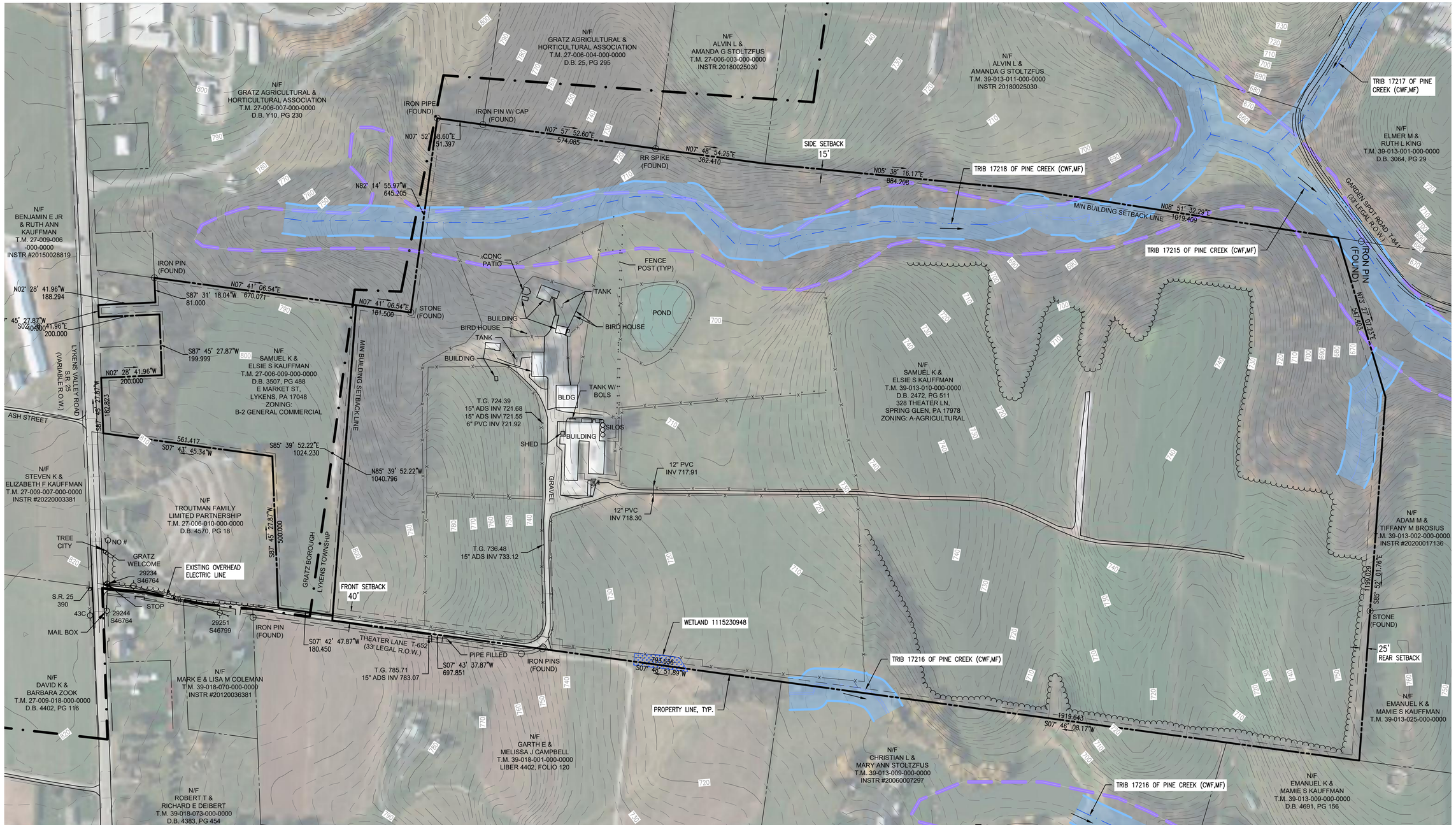
FINAL LAND DEVELOPMENT PLAN
THEATER LANE SOLAR PROJECT
328 THEATER LN, SPRING GLEN, PA 17978
LYKENS TOWNSHIP, DAUPHIN COUNTY, PA

PROJECT NUMBER: 120–1751

REV	DATE	DRAWN	CHECKED	RELEASE LEVEL
	10/04/24	ARM		FINAL LAND DEVELOPMENT PLAN

SCALES STATED ON DRAWINGS ARE VALID ONLY WHEN PLOTTED ARCH D 24" X 36"

T-1.0
TITLE PAGE



ZONING: VILLAGE DISTRICT

MINIMUM SETBACK DIMENSIONS

FRONT SETBACK	40 FEET
SIDE SETBACK	15 FEET
REAR SETBACK	25 FEET

LEGEND:

- 800 — EXISTING CONTOURS
- EXISTING 100 YEAR FEMA FLOODPLAIN
- EXISTING 50' FLOODWAY
- EXISTING FIELD VERIFIED STREAM
- EXISTING MAPPED STREAM
- EXISTING FIELD VERIFIED WETLAND
- EXISTING PROPERTY LINE
- EXISTING ADJOINING PROPERTY LINE
- EXISTING SETBACK LINE
- OE — OE — EXISTING OVERHEAD ELECTRIC LINE
- EXISTING TREELINE
- MUNICIPAL BOUNDARY

NOTES:

1. THE BASE MAP HAS BEEN CREATED USING AVAILABLE AERIAL PHOTOGRAPHY PROVIDED BY PEMA, DATED 2018. EXISTING TOPOGRAPHY HAS BEEN PROVIDED BY PAMAP. WETLANDS AND STREAM INFORMATION IS FROM AN AQUATIC RESOURCES MEMORANDUM PREPARED BY ARM GROUP LLC AND DATED DECEMBER 28, 2023. ADDITIONAL STREAM DATA FROM USGS, DATED 2017. SURVEY COMPLETED BY AMERICAN ENGINEERS GROUP, LLC.
2. THIS PLAN IS IN THE PENNSYLVANIA STATE PLANE SOUTH, NORTH AMERICAN DATUM 1983 (NAD 83) COORDINATE SYSTEM.
3. ALL DIMENSIONS TO BE CONFIRMED ON-SITE PRIOR TO CONSTRUCTION.
4. ALL DIMENSIONS ARE INDICATIVE ONLY AND IN FEET UNLESS OTHERWISE SPECIFIED.
5. PROPOSED EROSION CONTROL PRODUCT OR EQUIVALENT SHALL BE PLACED ON ALL DISTURBED SLOPES >3H:1V AND WITHIN 100' OF STREAMS AND WETLANDS.
6. SOLAR ARRAY FOUNDATIONS, ELECTRICAL LINES AND EQUIPMENT, AND OTHER SOLAR AND ELECTRICAL FEATURES ARE SHOWN FOR PERMITTING PURPOSES ONLY.

EXISTING CONDITIONS PLAN

SCALE: 1" = 150'

0 150' 300'

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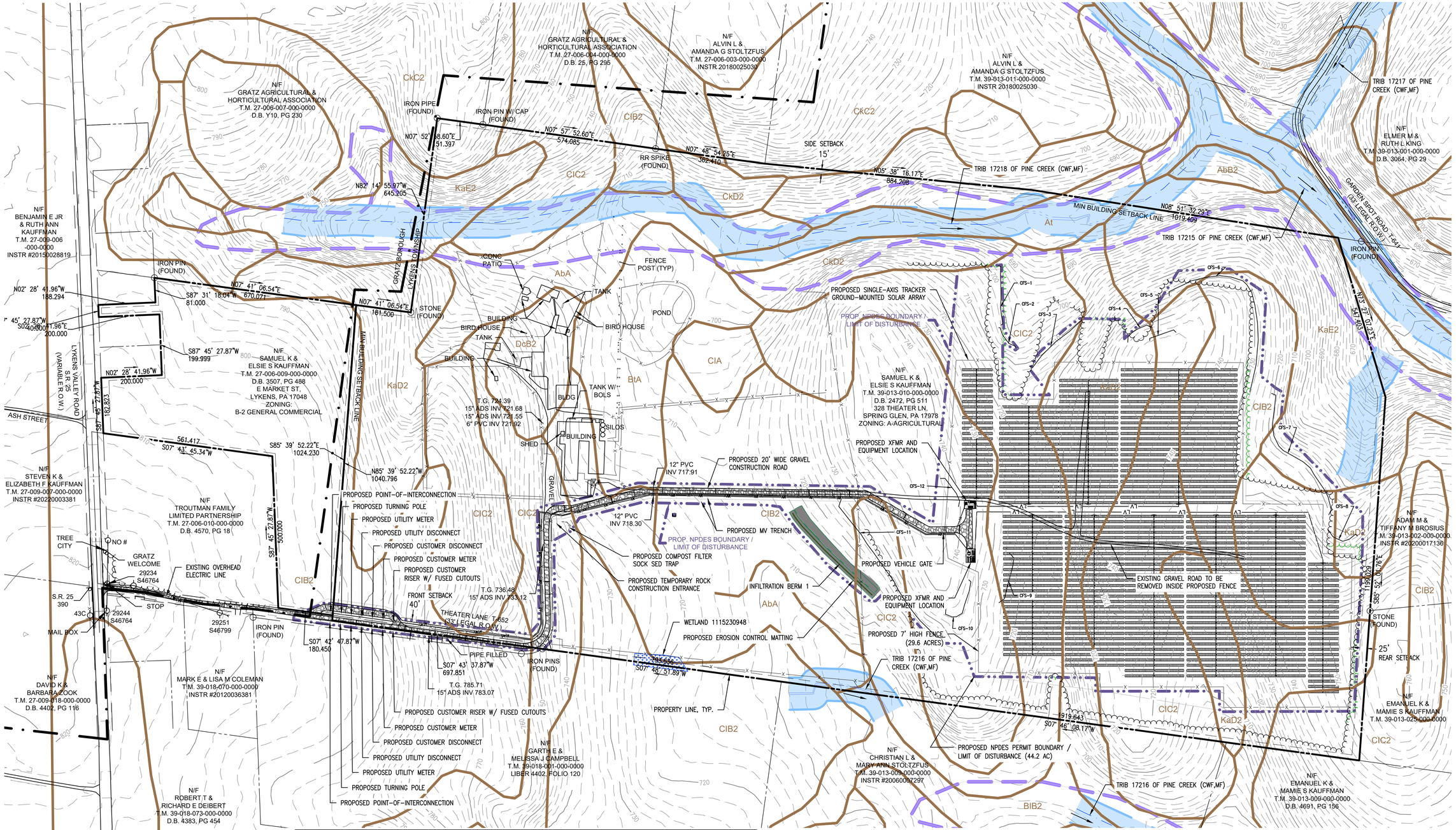
FINAL LAND DEVELOPMENT PLAN
THEATER LANE SOLAR PROJECT
328 THEATER LN, SPRING GLEN, PA 17978
LYKENS TOWNSHIP, DAUPHIN COUNTY, PA

PROJECT NUMBER:
120-1751

REV	DATE	DRAWN	CHECKED	RELEASE LEVEL
	10/04/24	ARM		FINAL LAND DEVELOPMENT PLAN

SCALES STATED ON DRAWINGS ARE VALID ONLY WHEN PLOTTED ARCH D 24" X 36"

C-1.0
EXISTING CONDITIONS PLAN



LIMITING SOIL CHARACTERISTICS																	
Symbol	Soil Name	Cutbanks Cave	Corrosive to Concrete/Steel	Droughty	Easily Erodible	Flooding	Depth to Saturated Zone/Seasonal High	Hydric/Hydric Inclusions	Low Strength/ Landslide Prone	Slow Percolation	Piping	Poor Source of Topsoil	Frost Action	Shrink-Swell	Potential Sinkhole	Ponding	Wetness
AbA	Albirght silt loams, 0 to 3% slopes	X	C/S	X	X		X	X	X	X	X	X	X				X
At	Atkins silt loam	X	C/S			X	X	X	X	X	X	X	X				X
Bc	Basher silt loam	X	C/S			X	X	X	X	X	X	X	X				X
BtA, B	Brinkerton and Armagh silt loam	X	C/S	X	X	X	X	X	X	X	X	X	X	X			X
CkD2	Calvin-Klinesville - shaly silt loam	X	C/S	X	X			X			X	X	X	X			
CIA, B, C	Calvin-Leck Kill shaly silt loam	X	C	X	X			X	X	X	X	X	X				X
DcB2	Dekalb channery sandy loam, 3 to 8% slopes	X	C	X					X	X	X	X	X				
KaD, E	Klinesville shaly silt loam	X	C/S	X	X			X		X		X	X				

PROPOSED OVERALL SITE AND SOILS PLAN

SCALE: 1" = 150'

0 150' 300'

ZONING: VILLAGE DISTRICT

MINIMUM SETBACK DIMENSIONS

FRONT SETBACK	40 FEET
SIDE SETBACK	15 FEET
REAR SETBACK	25 FEET

LEGEND:

- EXISTING CONTOURS
- EXISTING 100 YEAR FEMA FLOODPLAIN
- EXISTING 50' FLOODWAY
- EXISTING FIELD VERIFIED STREAM
- EXISTING MAPPED STREAM
- EXISTING FIELD VERIFIED WETLAND
- EXISTING PROPERTY LINE
- EXISTING ADJOINING PROPERTY LINE
- EXISTING SETBACK LINE
- EXISTING OVERHEAD ELECTRIC LINE
- EXISTING TREELINE
- MUNICIPAL BOUNDARY
- EXISTING SOIL BOUNDARY AND DESCRIPTOR
- PROPOSED CONTOURS
- PROPOSED LOW VOLTAGE CONDUIT
- PROPOSED MEDIUM VOLTAGE CONDUIT TRENCH
- PROPOSED OVERHEAD ELECTRIC LINE
- PROPOSED ACCESS DRIVEWAY
- PROPOSED NPDES PERMIT BOUNDARY / LIMIT OF DISTURBANCE
- PROPOSED 12" FILTER SOCK
- PROPOSED 18" FILTER SOCK
- PROPOSED 24" FILTER SOCK
- PROPOSED 32" FILTER SOCK
- PROPOSED INFILTRATION BERM
- PROPOSED 7' HIGH PERIMETER SECURITY FENCE
- PROPOSED TREE CLEARING LIMITS
- PROPOSED EROSION CONTROL MATTING

NOTES:

1. THE BASE MAP HAS BEEN CREATED USING AVAILABLE AERIAL PHOTOGRAPHY PROVIDED BY PEMA, DATED 2018. EXISTING TOPOGRAPHY HAS BEEN PROVIDED BY PAMAP. WETLANDS AND STREAM INFORMATION IS FROM AN AQUATIC RESOURCES MEMORANDUM PREPARED BY ARM GROUP LLC AND DATED DECEMBER 28, 2023. ADDITIONAL STREAM DATA FROM USGS, DATED 2017. SURVEY COMPLETED BY AMERICAN ENGINEERS GROUP, LLC.
2. THIS PLAN IS IN THE PENNSYLVANIA STATE PLANE SOUTH, NORTH AMERICAN DATUM 1983 (NAD 83) COORDINATE SYSTEM.
3. ALL DIMENSIONS TO BE CONFIRMED ON-SITE PRIOR TO CONSTRUCTION.
4. ALL DIMENSIONS ARE INDICATIVE ONLY AND IN FEET UNLESS OTHERWISE SPECIFIED.
5. PROPOSED EROSION CONTROL PRODUCT OR EQUIVALENT SHALL BE PLACED ON ALL DISTURBED SLOPES >3H:1V AND WITHIN 100' OF STREAMS AND WETLANDS.
6. SOLAR ARRAY FOUNDATIONS, ELECTRICAL LINES AND EQUIPMENT, AND OTHER SOLAR AND ELECTRICAL FEATURES ARE SHOWN FOR PERMITTING PURPOSES ONLY.

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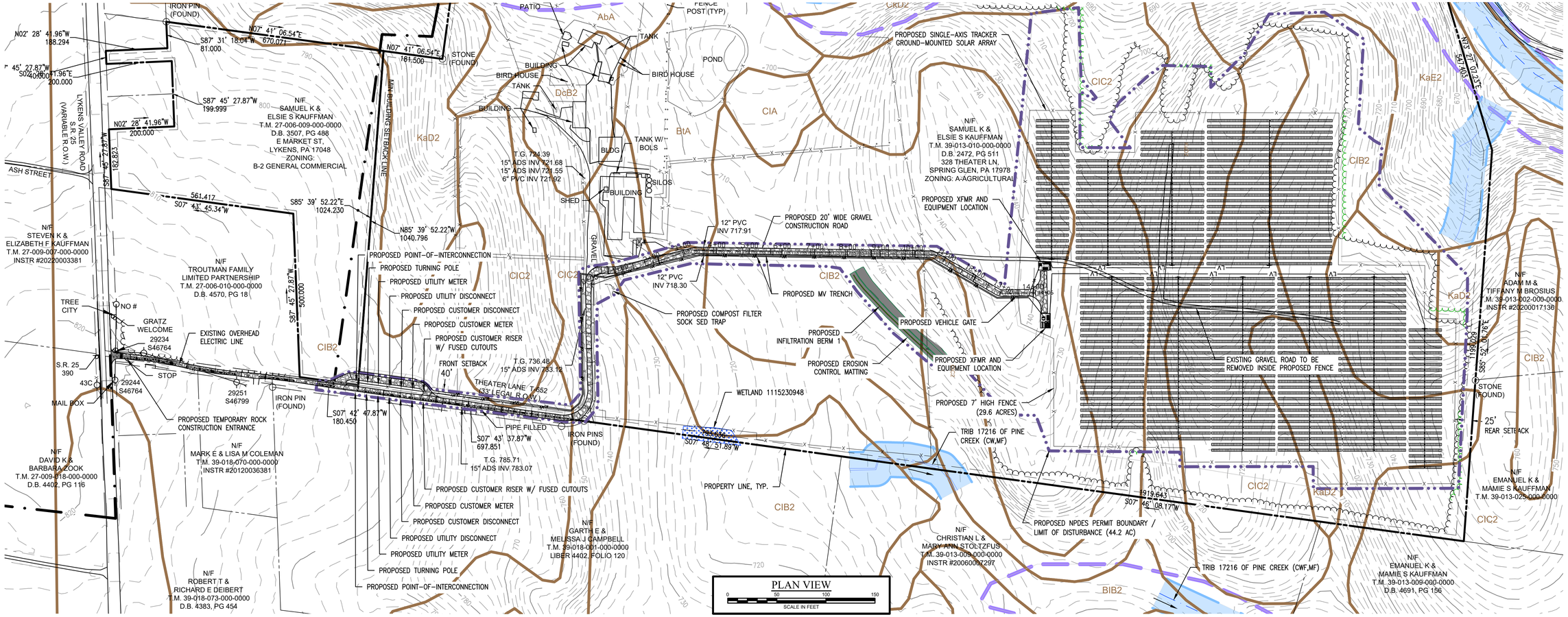
FINAL LAND DEVELOPMENT PLAN
THEATER LANE SOLAR PROJECT
328 THEATER LN, SPRING GLEN, PA 17978
LYKENS TOWNSHIP, DAUPHIN COUNTY, PA

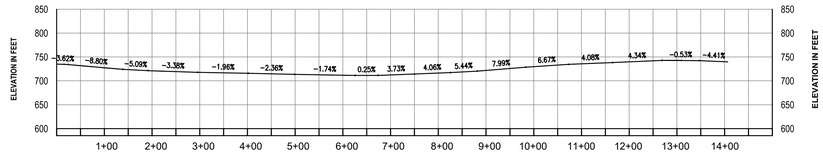
PROJECT NUMBER: 120-1751

REV	DATE	DRAWN	CHECKED	RELEASE LEVEL
	10/04/24	ARM		FINAL LAND DEVELOPMENT PLAN

SCALES STATED ON DRAWINGS ARE VALID ONLY WHEN PLOTTED ARCH D 24" X 36"

C-2.0
PROPOSED OVERALL SITE AND SOILS PLAN





PROPOSED ACCESS ROAD PROFILE

0 150 300 450
HORIZONTAL SCALE IN FEET

0 150 300 450
VERTICAL SCALE IN FEET

LEGEND:

- EXISTING CONTOURS
- EXISTING 100 YEAR FLOODPLAIN
- EXISTING 50' FLOODWAY
- EXISTING FIELD VERIFIED STREAM
- EXISTING MAPPED STREAM
- EXISTING FIELD VERIFIED WETLAND
- EXISTING PROPERTY LINE
- EXISTING ADJOINING PROPERTY LINE
- EXISTING SETBACK LINE
- EXISTING OVERHEAD ELECTRIC LINE
- EXISTING TREELINE
- MUNICIPAL BOUNDARY
- EXISTING SOIL BOUNDARY AND DESCRIPTOR
- PROPOSED CONTOURS
- PROPOSED LOW VOLTAGE CONDUIT
- PROPOSED MEDIUM VOLTAGE CONDUIT TRENCH
- PROPOSED OVERHEAD ELECTRIC LINE
- PROPOSED ACCESS DRIVEWAY
- PROPOSED NPDES PERMIT BOUNDARY / LIMIT OF DISTURBANCE
- PROPOSED 12" FILTER SOCK
- PROPOSED 18" FILTER SOCK
- PROPOSED 24" FILTER SOCK
- PROPOSED 32" FILTER SOCK
- PROPOSED INFILTRATION BERM
- PROPOSED 7' HIGH FENCE
- PROPOSED TREE CLEARING LIMITS
- PROPOSED EROSION CONTROL MATTING

ZONING: VILLAGE DISTRICT

MINIMUM SETBACK DIMENSIONS

FRONT SETBACK	40 FEET
SIDE SETBACK	15 FEET
REAR SETBACK	25 FEET

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PROPOSED ACCESS ROAD AND PROFILE

SCALE: 1" = 150'

0 150' 300'

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PROPOSED ACCESS ROAD AND PROFILE