



10,526 PANELS BEING PROPOSED

PLAN NOTES:
 1. ALL INFORMATION ON THIS PLAN IS THE RESULT OF GIS MAPPING AND BOUNDARY SURVEY COMPLETED BY BURGET ASSOCIATES COMPLETED IN FEBRUARY OF 2023.
 2. 75' SETBACK RADIUS FROM ADJOINING RESIDENTIAL STRUCTURES AS PER SECTION 27-665a(2)(3).

AREA OF DISTURBANCE
 PROPOSED DRIVEWAYS = 2,500 sq.ft.
 PROPOSED POSTS FOR PANELS = 1,316 sq.ft.
 PROPOSED UTILITY TRENCHING = 2,450 lineal length of trench = 2,450 sq.ft.
 TOTAL EARTH DISTURBANCE = 6,416 sq.ft. or 0.15 acres

TOTAL IMPERVIOUS COVERAGE
 PROPOSED DRIVEWAYS = 2,500 sq.ft.
 PROPOSED POSTS FOR PANELS = 1,316 sq.ft.
 PROPOSED TRANSFORMER PAD = 150 sq.ft.
 TOTAL IMPERVIOUS COVERAGE = 12,217 sq.ft. or 0.281 acres

| SYMBOL LEGEND | | LINE LEGEND | |
|---------------|-----------------------------|-------------|----------------------------------|
| | Proposed Screening | | Proposed 8' Chainlink Fence Line |
| | Property Corner (Deed) | | Existing Right-of-Way Line |
| | Utility Pole | | Property Line (Deed Plat) |
| | Proposed solar array panels | | Building Setback Line |
| | Slope between 10% and 15% | | Adjoining Property Line |
| | Ex. Wetland Area | | Liter / Survey Contour Line |
| | | | Tree Slope Line |
| | | | Tree Litter Line |
| | | | Utility Pole w/ Overhead Lines |

- GENERAL GUIDELINES FOR SOLAR PANEL FARMS**
 (as per PA DEP guidance: FAQ #4 April 30, 2021)
- minimize earth disturbances & maintain natural vegetative cover with the use of low impact construction techniques & equipment
 - utilize disconnection to distribute decentralized run-off into sheet flow
 - post-construction condition should have a minimum of 90% perennial vegetative cover with a uniform 70% vegetative cover with a meadow condition with preferred deep-rooted vegetation
 - any seasonal mowing should maintain a cut height of at least 4 inches
 - vegetated areas should not be subject to chemical fertilization or herbicide/pesticide application(s)
 - avoid subsoil compaction by vehicular traffic during & after construction of solar arrays
 - buffers should be maintained to sensitive features (i.e., watercourses, wetlands, etc.)
 - avoid directing run-off to areas prone to flooding issues
 - avoid steep slopes areas & soil areas prone to slip potential
 - arrangement of panels should allow for:
 - allow for sheet flow run-off between each module to reduced concentrated flows
 - allow for vegetation growth beneath the panel AND between the arrays
 - allow for disconnection to infiltrate the upslope array (min. gap distance equal to or greater than the width of the panel array)
 - minimize vertical clearance of solar array while retaining sufficient height for to sustain perennial deep-rooted vegetation to optimize infiltration

SKETCH PLAN OVER LANDS OF KENNETH W. KRUG, III (5370 HARMONY GROVE ROAD)

BURGET & ASSOCIATES, INC.
 Professional Land Surveyors

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

1787 N.B. Road Phone: 717-882-7011
 New Bloomfield Pennsylvania 17068 Fax: 717-882-3557

Web Site: www.burgetassociates.com

| | | |
|-------------------------------------|---|---|
| SHEET NUMBER SHEET 1 OF 1 | SOURCE OF TITLE Deed Book 665, Page 835 | TAX MAP NUMBER Tax Parcel 24-000-KF-0019.00-00000 |
|-------------------------------------|---|---|

DOVER TOWNSHIP, YORK COUNTY, PA
 JOB NUMBER: 23009
 DRAWING NUMBER: 23009-001
 January 18th, 2023

| ZONING DATA | SITE DATA |
|--|---|
| AGRICULTURE DISTRICT (A) Maximum Building Height: 35' Minimum Lot Area: (Special Exception) 217,800 Sq. Ft. Or: 5.00 Acres Single Family Dwelling: 1.50 Acres Minimum Lot Width: at Building Setback: 100' Minimum Lot Depth: 200' Maximum Lot Coverage: 20% | Existing Lot Information Ex. Lot No. 1 (Tracts 1, 2 & 3) Deed Book 665, Page 835 Gross Surveyed Area: 27.181 Acres Lot Coverage: <1% (Vacant) Water & Septic: (Existing on Lot) Proposed Lot Information Gross Surveyed Area: 27.181 Acres Lot Coverage: 1% includes panel post, driveway, pad & Buildings Structure Height = <25 feet |
| Building Setbacks: (minimums) Front: 35' Side: 30' per side Rear: 30' | |
| *PROPOSED USE: SOLAR POWER GENERATION, SOLAR ENERGY PRODUCTION (per Section 27-402.4.V in Accordance with Section 27-665a) *REQUIRES SPECIAL EXCEPTION USE APPROVAL | |
| LAND OWNERS / DEVELOPERS | |
| Property Owner: Kenneth W. Krug III 5370 Harmony Grove Road, Dover, PA 17315 | Site Location: 5370 Harmony Grove Road Dover, PA 17315 |
| Equitable Owner: Solar Renewable Energy, LLC. c/o Douglas R. Berry Phone: 717-571-1151 | |

