

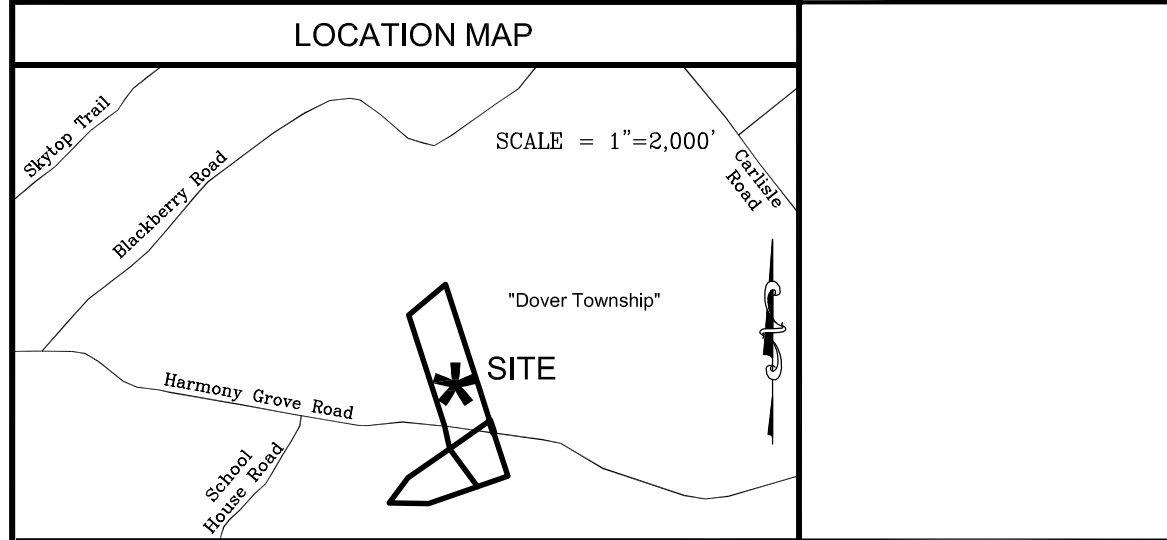
STATEMENT OF OWNERSHIP, ACKNOWLEDGEMENT OF PLAN

Commonwealth of Pennsylvania
 County of _____

On this, the _____ day of _____, 20____, before me, the undersigned officer, personally appeared Kenneth W. Krug, III, who being duly sworn according to law deposes and says that he is the owner of the property shown on this plan and that he acknowledges the same to be his act and plan, that he desires the same to be recorded, and that all streets and other property identified as proposed public property (excepting those areas labeled "Not For Dedication") are hereby dedicated to the public use.

Kenneth W. Krug, III further certifies that he is the owner of the land proposed to be subdivided, that the land to be subdivided as shown on this Final Plan is made with his free consent, and that he desires the same to be recorded.

Kenneth W. Krug, III _____
 Notary Public _____ Date _____
 Witness my hand and seal the above day and date written.



DECOMMISSIONING NOTES (as per Section 27-665a.2.M.2)

- THE PSES OWNER IS REQUIRED TO NOTIFY THE TOWNSHIP IMMEDIATELY UPON CESSATION OR ABANDONMENT OF THE OPERATION OF THE PSES. AFTER THE INITIAL COMMENCEMENT OF COMMERCIAL GENERATION OF ELECTRICITY OR POWER, THE PSES SHALL BE PRESERVED TO BE DISCONTINUED OR ABANDONED IF NO ELECTRICITY OR POWER IS GENERATED BY SUCH SYSTEM FOR A PERIOD OF SIX (6) MONTHS. HOWEVER, IF THE PSES OWNER NOTIFIES THE TOWNSHIP OF A WRITTEN PLAN TO BRING THE PSES BACK INTO OPERATION, THE TOWNSHIP MAY TOLL THIS SIX (6) MONTH PERIOD AND SHALL NOTIFY THE PSES OWNER OF ITS DECISION WITHIN FORTY-FIVE (45) BUSINESS DAYS OF RECEIPT OF THE PSES OWNER'S NOTICE.
- PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE PSES, THE OWNER SHALL PROVIDE FINANCIAL SECURITY, IN THE FORM AND AMOUNT OF A BOND, IRREVOCABLE LETTER OF CREDIT, OR OTHER FINANCIAL SECURITY ACCEPTABLE TO THE TOWNSHIP, TO SECURE THE EXPENSE OF DECOMMISSIONING, DISMANTLING AND REMOVING SAID PSES AND RESTORATION OF THE LAND TO ITS ORIGINAL CONDITION, IN THE AMOUNT OF 110% OF THE ESTIMATED DECOMMISSIONING COST MINUS THE SALVAGEABLE VALUE OF THE SOLAR-RELATED EQUIPMENT, FENCING, BUILDINGS, ETC. EVERY FIVE (5) YEARS, A NEW ENGINEER'S ESTIMATE OF PROBABLE COST OF DECOMMISSIONING SHALL BE SUBMITTED FOR APPROVAL IN THE SAME MANNER AS THE INITIAL SUBMISSION AND THE BOND, LETTER OF CREDIT, OR OTHER FINANCIAL SECURITY ACCEPTABLE TO THE TOWNSHIP. THIS FINANCIAL SECURITY SHALL BE ADJUSTED UPWARD OR DOWNWARD AS NECESSARY. THE OWNER OF THE PSES SHALL PAY ALL FEES ASSOCIATED WITH THE REVIEW AND APPROVAL OF EACH SUCH DECOMMISSIONING COST ESTIMATED BY TOWNSHIP ENGINEER.
- REMOVAL OF PSES FACILITIES IN DECOMMISSIONING SHALL BE COMPLETED IN ITS ENTIRETY. ONCE THE PSES IS REMOVED, ANY EARTH DISTURBANCE RESULTING FROM THE REMOVAL SHALL BE GRADED AND SEEDED IN ORDER TO RE-ESTABLISH A NATURAL GROUND COVER. THE PSES OWNER SHALL HAVE TWELVE (12) MONTHS FROM THE CESSATION OR ABANDONMENT OF THE OPERATION OF THE PSES IN WHICH TO DISMANTLE AND REMOVE THE PSES, INCLUDING ALL SOLAR-RELATED EQUIPMENT OR APPURTENANCES RELATED THEREBY, INCLUDING BUT NOT LIMITED TO BUILDINGS, ABOVEGROUND CABLING, ELECTRICAL COMPONENTS, ROADS (UNLESS THE LANDOWNER REQUESTS IN WRITING THAT THE ACCESS ROADS ARE TO REMAIN), FOUNDATIONS AND OTHER ASSOCIATED FACILITIES FROM THE PROPERTY. IF THE OWNER FAILS TO DISMANTLE AND/OR REMOVE THE PSES WITHIN THE ESTABLISHED TIMEFRAMES, THE TOWNSHIP MAY COMPLETE THE DECOMMISSIONING AT THE OWNER'S EXPENSE, SUBJECT TO ANY RECOVERY UNDER THE FINANCIAL SECURITY PROVIDED IN ACCORDANCE WITH (B) ABOVE. THE TOWNSHIP MAY AUTHORIZE ONE TWELVE (12) MONTHS EXTENSION OF SUCH TIME FOR JUST CAUSE SHOWN BY THE PSES OWNER.

PLAN REVIEW AND APPROVAL CERTIFICATES

BY THE DOVER TOWNSHIP PLANNING COMMISSION.

At a meeting held on _____, 20____, the Dover Township Planning Commission reviewed this plan and a copy of the review comments on file in the township office.

Chairman _____

Director _____

BY THE YORK COUNTY PLANNING COMMISSION.

The York County Planning Commission, as required by the Pennsylvania Municipalities Planning Code, Act 247 of 1968, as amended, reviewed this plan on _____, 20____, and a copy of the review is on file at the office of the Planning Commission on File No. _____. This certificate does not indicate approval or disapproval of the plan by the York County Planning Commission, and the Commission does not represent that this plan complies with the various ordinances, rules, regulations, or laws of the local municipality, the commonwealth or the federal government.

Director _____

Approved by the Dover Township supervisors at a meeting held on _____, 20____.

Based upon its conformity with the standards of the Dover Township subdivision & land development ordinance.

DOVER TOWNSHIP BOARD OF SUPERVISORS

Chairman _____

BY THE DOVER TOWNSHIP ENGINEER.

Professional Engineer _____ (Township Engineer)

on this day _____, 20____, has reviewed and hereby certifies that the drainage plan meets all design standards and criteria of the stormwater management ordinance.

SPECIAL EXCEPTION DECISION

Approved Special Exception
 as approved by the Dover Township Zoning Hearing Board
 (as per decision letter dated on April 27th, 2023)

Ruling	Ordinance Section	Allowance Description
1.	27-665a	Allow applicant to construct and operate a principal solar energy system on the subject parcel.

RECORDED OF DEEDS CERTIFICATE

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

(Seal)
 Recorder of Deeds

SUBDIVISIONS IN AREA

PB T, PG 167 - 4/7/1969 - Anderson
 PB X, PG 90 - 7/24/1973 - ERB
 PB AA, PG 520 - 8/25/1978 - MELLOTT
 PB CC, PG 295 - 10/25/1980 - LIEBERKNECT
 PB JJ, PG 370 - 6/29/1989 - MELLOTT

SOIL LEGEND

••PcB: Penn silt loam, 3-8% slopes
 ••PcC: Penn-Klinesville channery silt loam, 8-15% slopes
 ••Rw: Rowland silt loam

*Hydric Soil
 ••Prime Farmland

PRELIMINARY / FINAL LAND DEVELOPMENT PLAN OVER LANDS OF KENNETH W. KRUG, III (5370 HARMONY GROVE ROAD)

SHEET INDEX

SHEET -1: COVER
 SHEET 2: EX. CONDITIONS PLAN
 SHEET 3: SUBDIVISION PLAN
 SHEET 4: LAND DEVELOPMENT PLAN
 SHEET 5: GRADING/DRIVEWAY DETAIL
 SHEET 6: DETAILS PLAN

9,170 PANELS BEING PROPOSED

WELLHEAD PROTECTION ZONE NOTES (as per Section 26-213)

THE SUBJECT TRACT FALLS WITHIN THE ZONE 3 WELLHEAD PROTECTION AREA

THE FOLLOWING LAND USES, FACILITIES, AND/OR ACTIVITIES SHALL NOT BE PERMITTED IN ZONE 3 PROTECTION AREAS:

- HAZARDOUS MATERIALS STORAGE, PROCESSING, AND DISPOSAL FACILITIES.
- ROAD SALT STORAGE STOCKPILES.
- QUARRIES AND MINING OPERATIONS.
- ON-SITE FLOOR DRAINS.
- LAND APPLICATION OF WASTEWATER OR WASTE SLUDGE, OR MANURE OR FERTILIZERS WITHOUT A NUTRIENT MANAGEMENT PLAN IN PLACE.
- JUNK OR SALVAGE YARDS.
- OPEN BURNING SITES AND DUMPS.
- CONCENTRATED ANIMAL FEEDING OPERATIONS.

PLAN GENERAL NOTES

- THE PURPOSE OF THIS PLAN IS TO CONSOLIDATE 3 EXISTING TRACTS OF GROUND (EX LOT 1, EX LOT 2 & EX LOT 3) CREATING A 27.181 ACRE PARCEL TO CONSTRUCT AND OPERATE A PRINCIPAL SOLAR ENERGY SYSTEM.
- EXISTING LOT 1 CONTAINS AN EXISTING DWELLING AND MULTIPLE OUTBUILDINGS WITH ACCESS TO HARMONY GROVE ROAD BEING MIX OF CROPPED FARM FIELDS AND WOODED LANDS. EXISTING LOTS 2 & 3 ARE UN-DEVELOPED TRACTS, BEING A MIX OF CROPPED FARM FIELDS AND WOODED LANDS.
- THE PROPERTY IS ENROLLED IN THE CLEAN AND GREEN PROGRAM.
- A SPECIAL EXCEPTION WAS GRANTED FOR THIS SITE, REFER TO ZONING HEARING BOARD DECISION BLOCK FOR ADDITIONAL INFORMATION.
- NO COVENANTS (OTHER THAN THOSE SHOWN ON) ARE KNOWN NOR ARE PROPOSED BY THIS PLAN.
- CONTOURS ON SHEETS 2 AND 3 OF THIS PLAN ARE LIDAR CONTOURS. CONTOUR ON SHEET 4 OF THIS PLAN ARE FROM AN ACTUAL FIELD SURVEY WITHIN SURVEY LIMITS AS NOTED. ALL CONTOURS ARE TIED TO THE NAVD-88 VERTICAL DATUM.
- ALL PROPERTY LINE INFORMATION (INCLUDING CORNER MONUMENTATION) ON THIS PLAN IS THE RESULT OF AN ACTUAL FIELD SURVEY.
- AS DETERMINED BY THE NATIONAL FLOOD INSURANCE MAP(S) THE SITE FALLS WITHIN ZONE "X" (AREAS OF MINIMAL FLOOD HAZARD).
- MINIMAL EARTH MOVING ACTIVITIES ARE BEING PROPOSED BY THIS PLAN.
- ANY FUTURE IMPROVEMENTS TO ANY LOT ON THIS PLAN MAY REQUIRE SUBMITTAL/APPROVAL BY DOVER TOWNSHIP PRIOR TO ANY CONSTRUCTION ACTIVITIES.
- ANY FUTURE EARTH MOVING ACTIVITIES WITH MORE THAN 1 ACRE OF DISTURBANCE WILL REQUIRE AN NPDES PERMIT FROM THE YORK COUNTY CONSERVATION DISTRICT PRIOR TO ANY CONSTRUCTION.
- MAPPED WETLANDS AS DEPICTED ON THIS PLAN TAKEN FROM A WETLAND DELINEATION BY AQUA-NICHE IN 2022.
- UPON RECEIPT OF PLAN APPROVAL(S), CONSTRUCTION OF PANEL ARRAYS SHALL BEGIN WITH AN ESTIMATED COMPLETION WITHIN 2-4 MONTHS.
- ALL EXISTING OVERHEAD UTILITY LINES ARE COVERED BY A PROPOSED 20' WIDE UTILITY EASEMENT CENTERED ABOUT THE EXISTING LINES UNLESS OTHERWISE NOTED.
- ALL FUTURE DRIVEWAYS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE DOVER TOWNSHIP DRIVEWAY ORDINANCE.
- NO PROPOSED SEWAGE NOR POTABLE WATER SUPPLY IS PROPOSED ON THIS SITE.
- ALL WATERCOURSES (I.E. STREAM, DRAINAGE WAY, CHANNEL, OR SWALE) SHALL CONTAIN A MINIMUM 30' WIDE DRAINAGE EASEMENT (UNLESS OTHERWISE NOTED) CENTERED ABOUT THE WATERCOURSE.
- A FEE IN LIEU OF RECREATIONAL LAND DEDICATION SHALL BE PROVIDED.
- THE OWNER(S) SHALL BE RESPONSIBLE TO IMMEDIATELY RESOLVE AND REPAIR ANY AREAS OF EROSION SHOULD ON-GOING EROSION OR STORM WATER RELATED ISSUES OCCUR, THE OWNER SHALL SUBMIT A STORM WATER MANAGEMENT PLAN TO THE TOWNSHIP FOR REVIEW/APPROVAL TO RESOLVE THE ISSUE(S).
- WARNING SIGNS SHALL BE PLACED AT PAD-MOUNTED TRANSFORMER/INVERTERS & ON PERMETER FENCING AS NOTICE TO POTENTIAL HAZARDS/DANGER.
- 75' SETBACK RADIUS FROM ADJOINING RESIDENTIAL STRUCTURES AS PER SECTION 27-665a(2)(3).
- 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.
- THE OWNER SHALL NOT CONSTRUCT, PLANT, OR MAINTAIN ANY STRUCTURES, FENCES, TREES, SHRUBBERY, ETC. WITHIN THE SANITARY SEWER, STORM WATER OR UTILITY RIGHT-OF-WAY/EASEMENT IN ORDER TO ENSURE A FREE AND CLEAR ACCESS TO ALL FACILITIES. BITUMINOUS PAVING, COMMINGLING OF SANITARY SEWER, STORM WATER OR UTILITIES, OR A CHANGE IN GROUND CONTOURS WITHIN THE RIGHT-OF-WAY/EASEMENT WILL BE PERMITTED ONLY WITH WRITTEN CONSENT OF THE TOWNSHIP.
- CONCRETE CURBS AND SIDEWALKS SHALL BE INSTALLED IN ACCORDANCE WITH THE DOVER TOWNSHIP CONSTRUCTION AND MATERIALS SPECIFICATIONS BY THE OWNER, HEIRS, OR ASSIGNS, WITHIN SIX MONTHS AFTER RECEIPT OF WRITTEN NOTICE FROM DOVER TOWNSHIP.
- A PA DOT HIGHWAY OCCUPANCY PERMIT IS REQUIRED PURSUANT TO SECTION 420 OF THE ACT OF JUNE 1, 1945 (P.L. 1242. NO 428), KNOWN AS THE "STATE HIGHWAY LAW", BEFORE DRIVEWAY ACCESS TO A STATE HIGHWAY IS PERMITTED.
- ALL PUBLIC IMPROVEMENT CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE DOVER TOWNSHIP CONSTRUCTION SPECIFICATIONS, UNLESS WAIVERS ARE GRANTED.
- A KNOX BOX SYSTEM SHALL BE PROVIDED FOR ACCESS BY EMERGENCY PERSONNEL.
- IF ANY NON-CONFORMITY IS DESTROYED BY REASON OF WINDSTORM, FIRE, EXPLOSION OR OTHER ACT OF GOD OR A PUBLIC EMERGENCY, TO AN EXTENT OF MORE THAN SEVENTY-FIVE PERCENT (75%) OF THE MARKET VALUE OF THE STRUCTURE, THEN SUCH DESTRUCTION SHALL BE DEEMED COMPLETE DESTRUCTION AND THE NONCONFORMITY MAY NO THE REBUILD, RESTORED, OR REPAIRED. NOTHING IN THIS ORDINANCE SHALL PREVENT THE STRENGTHENING OR RESTORING TO A SAFE CONDITION ANY WALL, FLOOR, OR ROOF WHICH HAS BEEN DECLARED UNSAFE.
- DEPARTMENT OF LABOR AND INDUSTRY APPROVAL MUST BE OBTAINED PRIOR TO ISSUANCE OF A BUILDING PERMIT.
- PROPOSED LIGHTING SHOULD BE DIRECTED DOWNWARD AND INWARD.
- NO CONSTRUCTION SHALL BEGIN UNTIL AFTER THE PRE CONSTRUCTION MEETING BETWEEN THE DEVELOPER, CONTRACTOR, TOWNSHIP ENGINEER/INSPECTOR, AND OTHERS AS MAY BE REQUESTED TO ATTEND.
- STREET TREES SHALL NOT BE PLACED ON PROPERTY LINES.
- NEW AND EXISTING BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS, BUILDING NUMBERS, AND APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. THESE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. ADDRESS NUMBERS SHALL BE ARABIC NUMBERS AND ALPHABET LETTERS. NUMBERS SHALL BE A MINIMUM OF 4 INCHES HIGH WITH A MINIMUM STROKE WIDTH OF 0.5 INCHES.
- ACCORDING TO SECTION 402 OF THE DOVER TOWNSHIP STORM WATER MANAGEMENT ORDINANCE, LOTS GREATER THAN 5 ACRES WITH PROPOSED IMPERVIOUS AREA OF LESS THAN 20,000 SQUARE FEET, MEET THE STORM WATER MANAGEMENT EXEMPTION CRITERIA AND DO NOT HAVE TO SUBMIT A FORMAL A FORMAL STORM WATER MANAGEMENT PLAN. THIS EXEMPTION DOES NOT RELIEVE THE APPLICANT FROM MEETING THE REQUIREMENTS FOR THE WATER QUALITY AND GROUNDWATER RECHARGE, WHICH SHOULD BE ADDRESSED AT THE TIME OF THE BUILDING PERMIT APPLICATION.
- LEVEL 3 SCREENING SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH SECTION 27-665a.2.F.; DOVER TOWNSHIP ZONING OFFICER TO DETERMINE THE NEED FOR LEVEL 3 SCREENING IN AREAS WITH EXISTING VEGETATION AROUND THE SOLAR ARRAY IF AT ANY TIME LEVEL 3 SCREENING IS NOT PROVIDED WHERE REQUIRED THE OWNER SHALL BE RESPONSIBLE FOR PROVIDING LEVEL 3 SCREENING ACCORDING TO SECTION 27-665a.2.F AS DIRECTED BY DOVER TOWNSHIP ZONING OFFICER.
- PORTIONS OF CLEAR SIGHT TRIANGLES NOT LOCATED WITHIN A PUBLIC RIGHT-OF-WAY SHALL HAVE AN EASEMENT PROVIDED TO ENSURE CLEAR SIGHT WITHIN THE AREA.

COVER

STATEMENT OF ACCURACY

I hereby certify that, to the best of my knowledge, the survey was performed in accordance with the guidelines set in the "manual of practice for professional land surveyors in the commonwealth of Pennsylvania" as adopted by the Pennsylvania society of land surveyors, and that the information provided on this plan is accurate to the best of my knowledge; the error of closure is not greater than 1 part in 10,000. Additionally, I have been to the site and observed the present condition and the plan indicates the actual condition of the site.

_____, 20____
 Professional Surveyor _____
 JOE ALLEN BURGET, JR., P.L.S.

"AOR's / WAIVERS" REQUESTED

AOR APPROVED ON SUBDIVISION PLAN _____ DATE APPROVED _____

- Section 22-704.B - Additional R/W & Cartway Width _____
- Section 22-709.3.A - Sight Triangle _____

SOURCE OF TITLE Deed Book 665, Page 835

TAX MAP NUMBER Tax Parcel 24-000-KP-0019.00-0000

SHEET NUMBER SHEET 1 OF 6

BURGET & ASSOCIATES, INC.
 "Professional Land Surveyors"
 • CAD/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: 717-562-7011 Fax: 717-562-3557
 Joe Allen Burget, Jr., P.L.S.

LAND OWNERS / DEVELOPERS

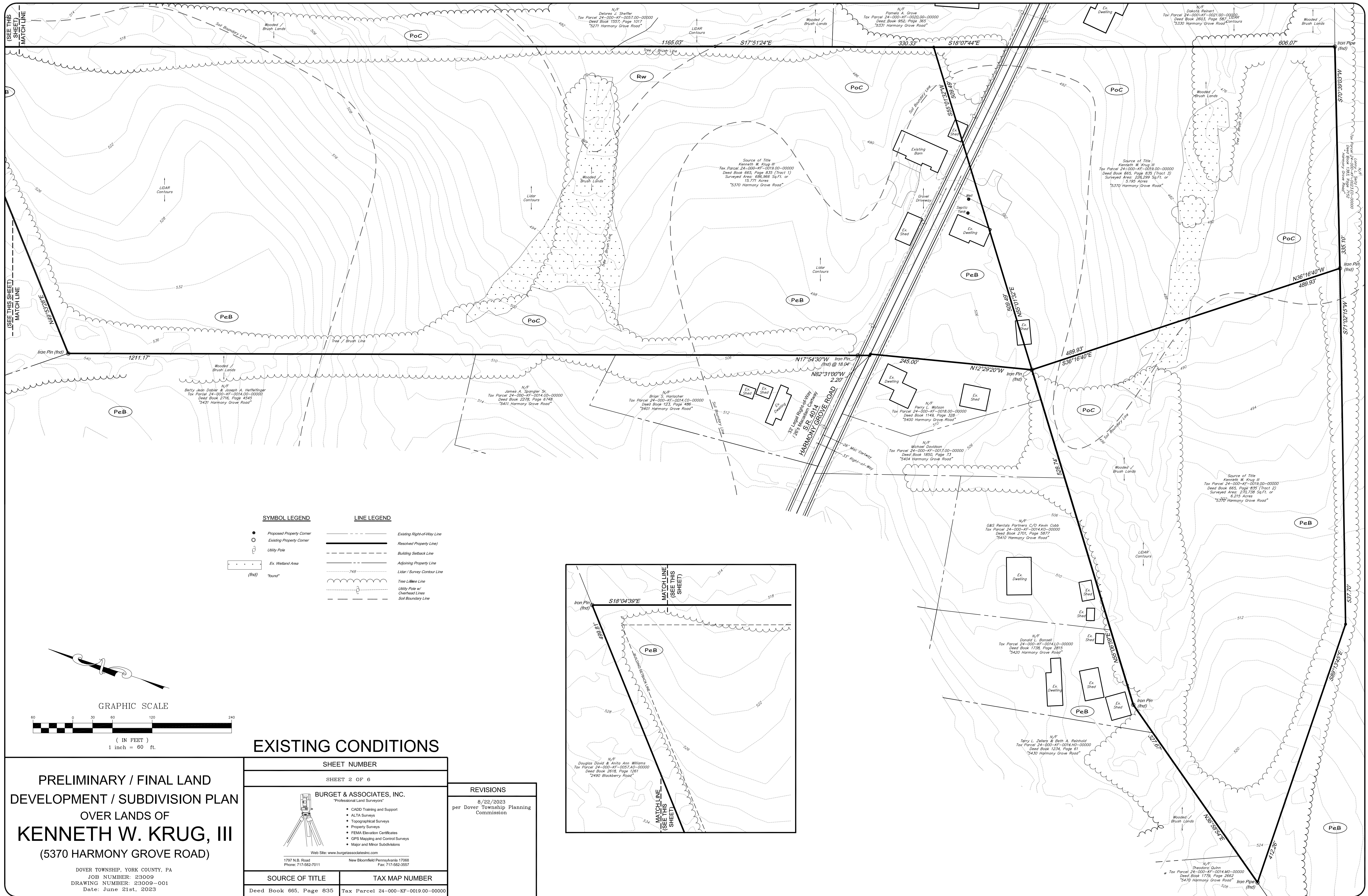
Property Owner: Kenneth W. Krug III
 5370 Harmony Grove Road, Dover, PA 17315

Site Location: 5370 Harmony Grove Road
 Dover, PA 17315

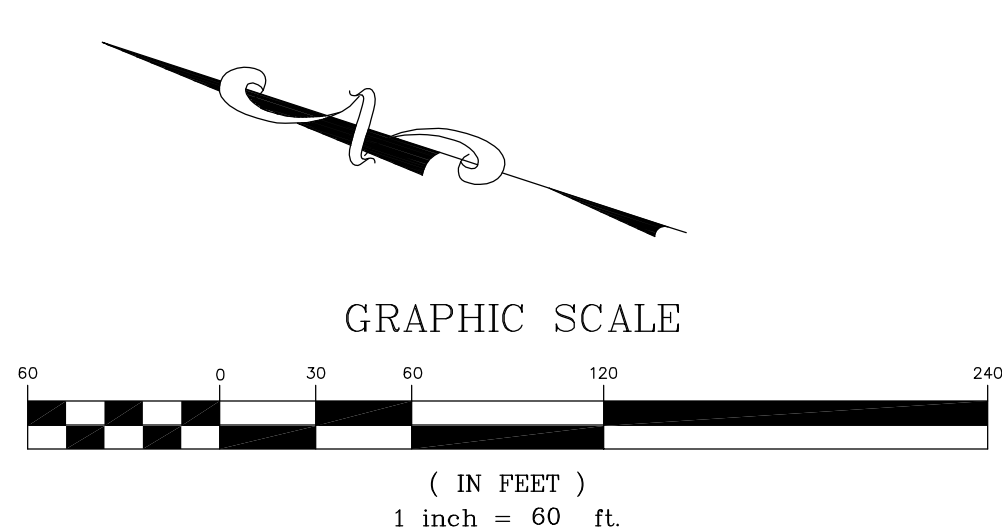
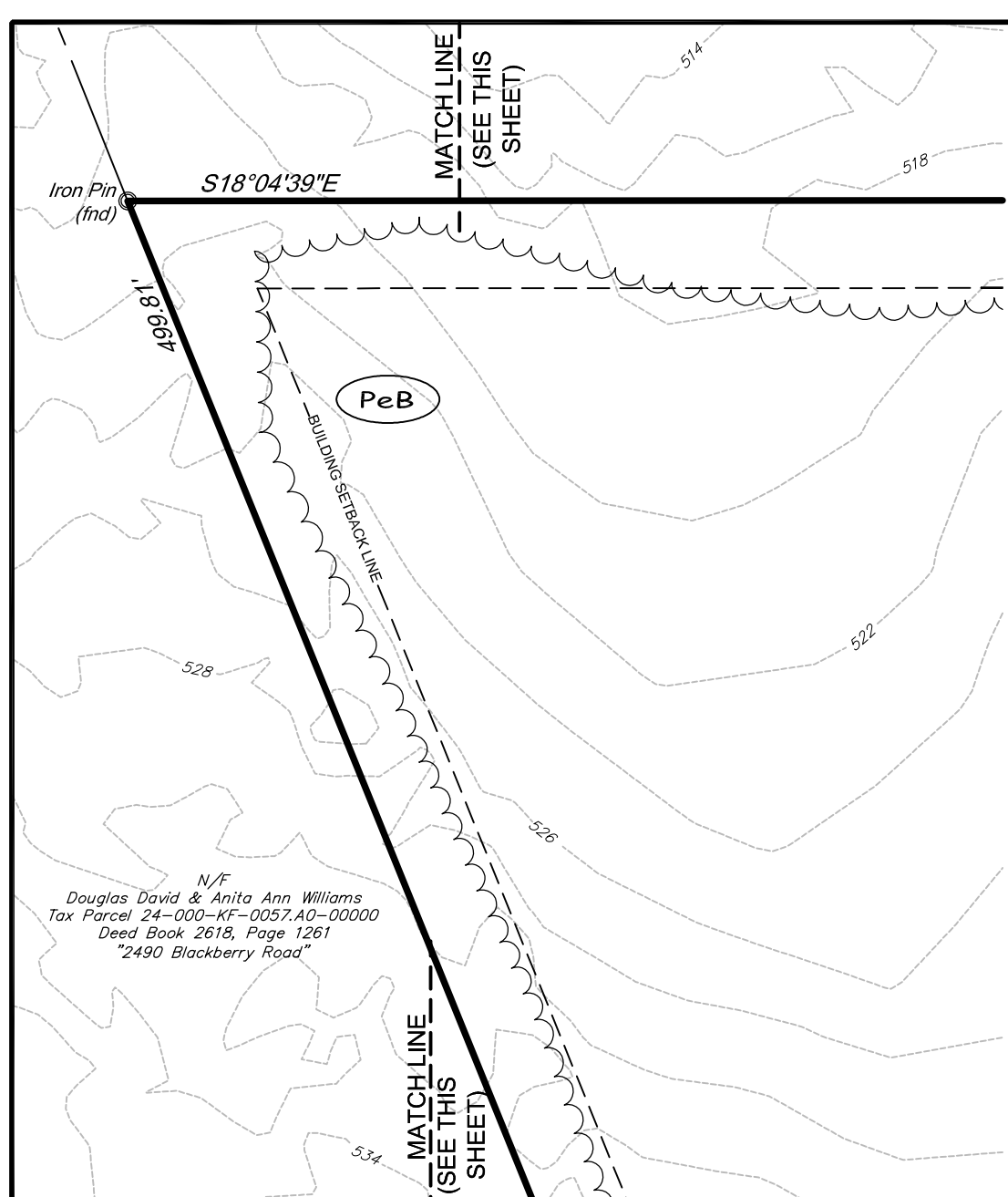
Equitable Owner: Solar Renewable Energy, LLC.
 c/o Douglas R. Berry
 Phone: 717-571-1151

**PRELIMINARY / FINAL LAND DEVELOPMENT / SUBDIVISION PLAN
 OVER LANDS OF
 KENNETH W. KRUG, III
 (5370 HARMONY GROVE ROAD)**

DOVER TOWNSHIP, YORK COUNTY, PA
 JOB NUMBER: 23009
 DRAWING NUMBER: 23009-001
 Date: June 21st, 2023

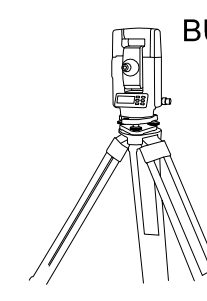


SYMBOL LEGEND		LINE LEGEND	
●	Proposed Property Corner	---	Existing Right-of-Way Line
○	Existing Property Corner	---	Resolved Property Line
○	Utility Pole	---	Building Setback Line
○	Ex. Wetland Area	---	Adjoining Property Line
(fnd)	"found"	---	Lidar / Survey Contour Line
		---	Tree Litter Line
		---	Utility Pole w/ Overhead Lines
		---	Soil Boundary Line



EXISTING CONDITIONS

PRELIMINARY / FINAL LAND DEVELOPMENT / SUBDIVISION PLAN OVER LANDS OF KENNETH W. KRUG, III (5370 HARMONY GROVE ROAD)

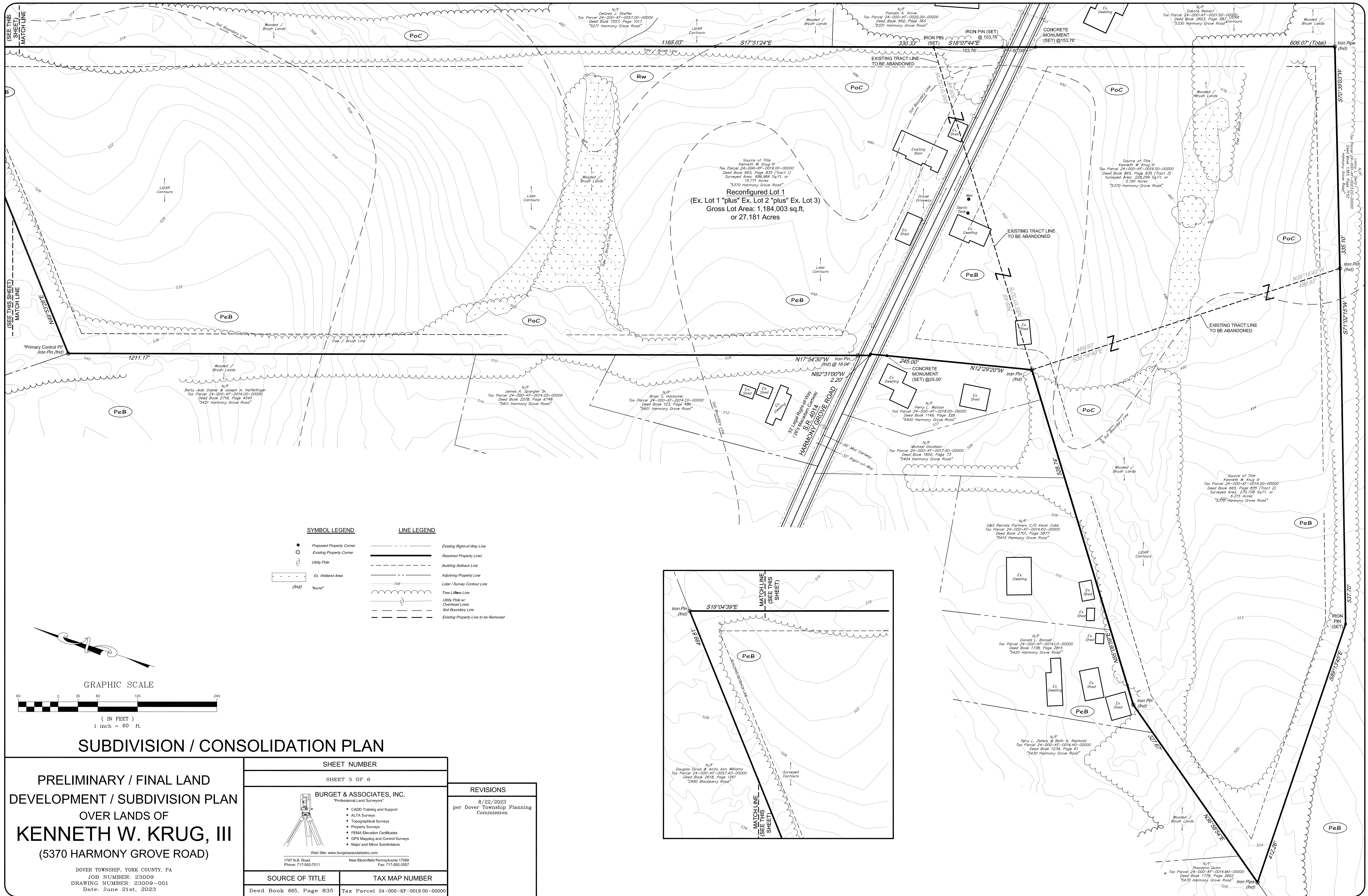


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 Web Site: www.burgetassociatesinc.com
 1787 N.B. Road New Bloomfield Pennsylvania 17068
 Phone: 717-882-7011 Fax: 717-882-3557

REVISIONS	
8/22/2023	per Dover Township Planning Commission

SHEET NUMBER	
SHEET 2 OF 6	
SOURCE OF TITLE	TAX MAP NUMBER
Deed Book 665, Page 835	Tax Parcel 24-000-KF-0019.00-00000

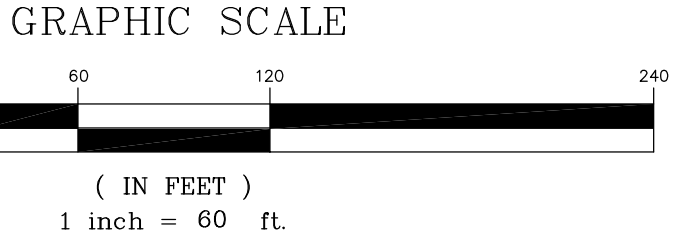
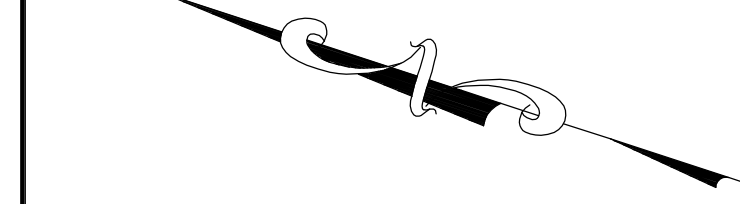
DOVER TOWNSHIP, YORK COUNTY, PA
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(SEE THIS SHEET) MATCH LINE

(SEE THIS SHEET) MATCH LINE

Primary Control Pt. Iron Pin (fnd)

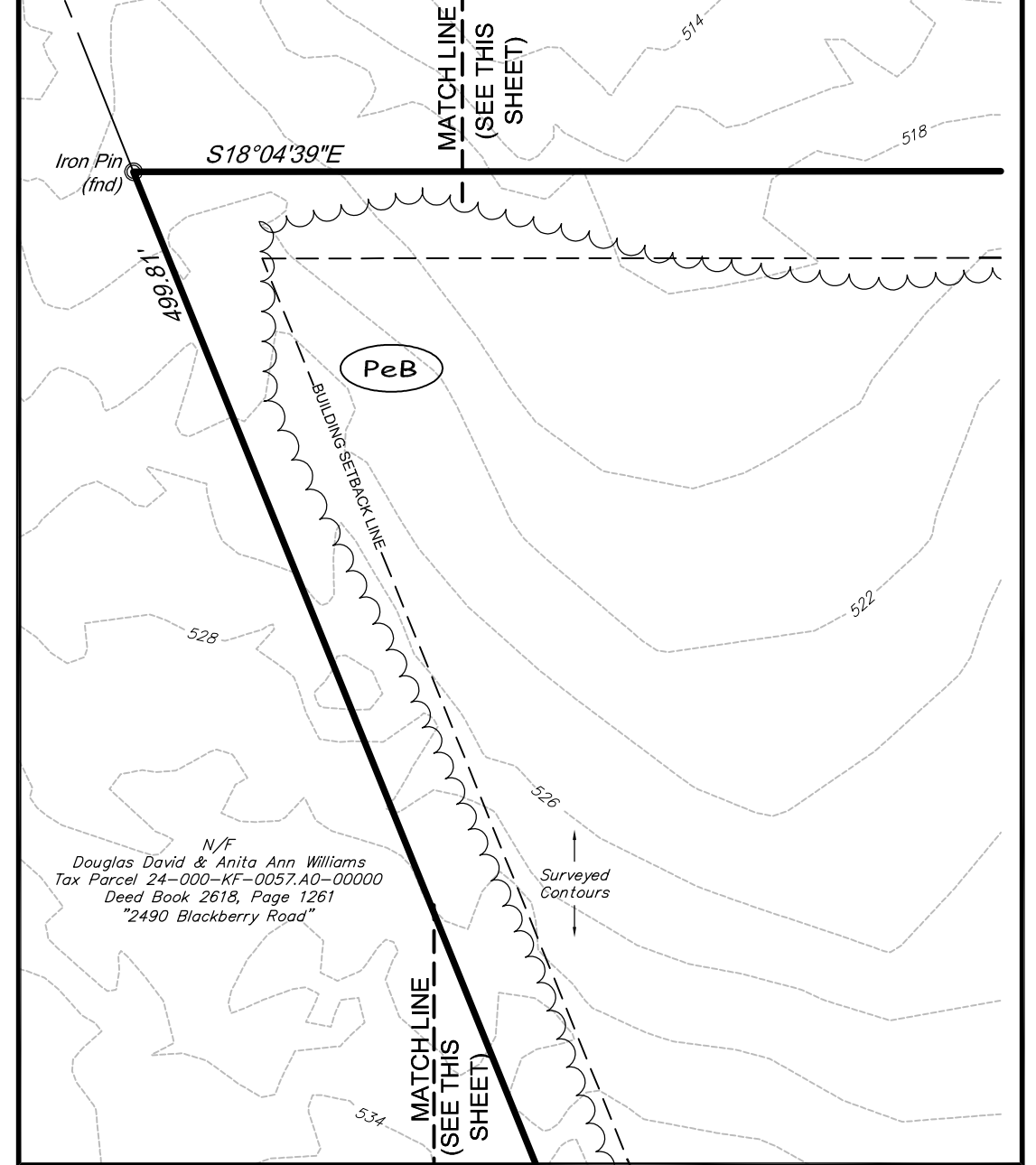


SUBDIVISION / CONSOLIDATION PLAN

PRELIMINARY / FINAL LAND DEVELOPMENT / SUBDIVISION PLAN OVER LANDS OF KENNETH W. KRUG, III (5370 HARMONY GROVE ROAD)

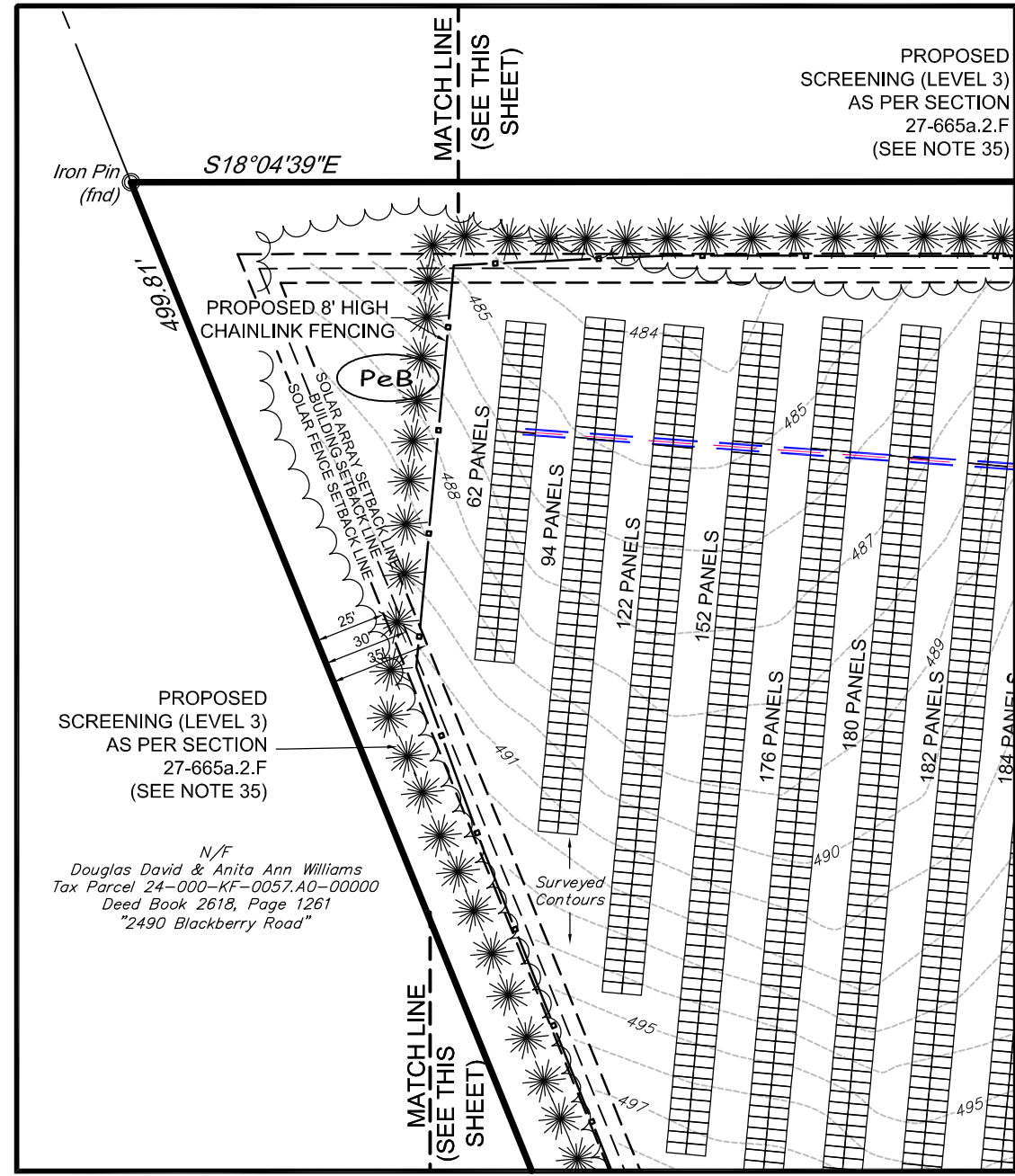
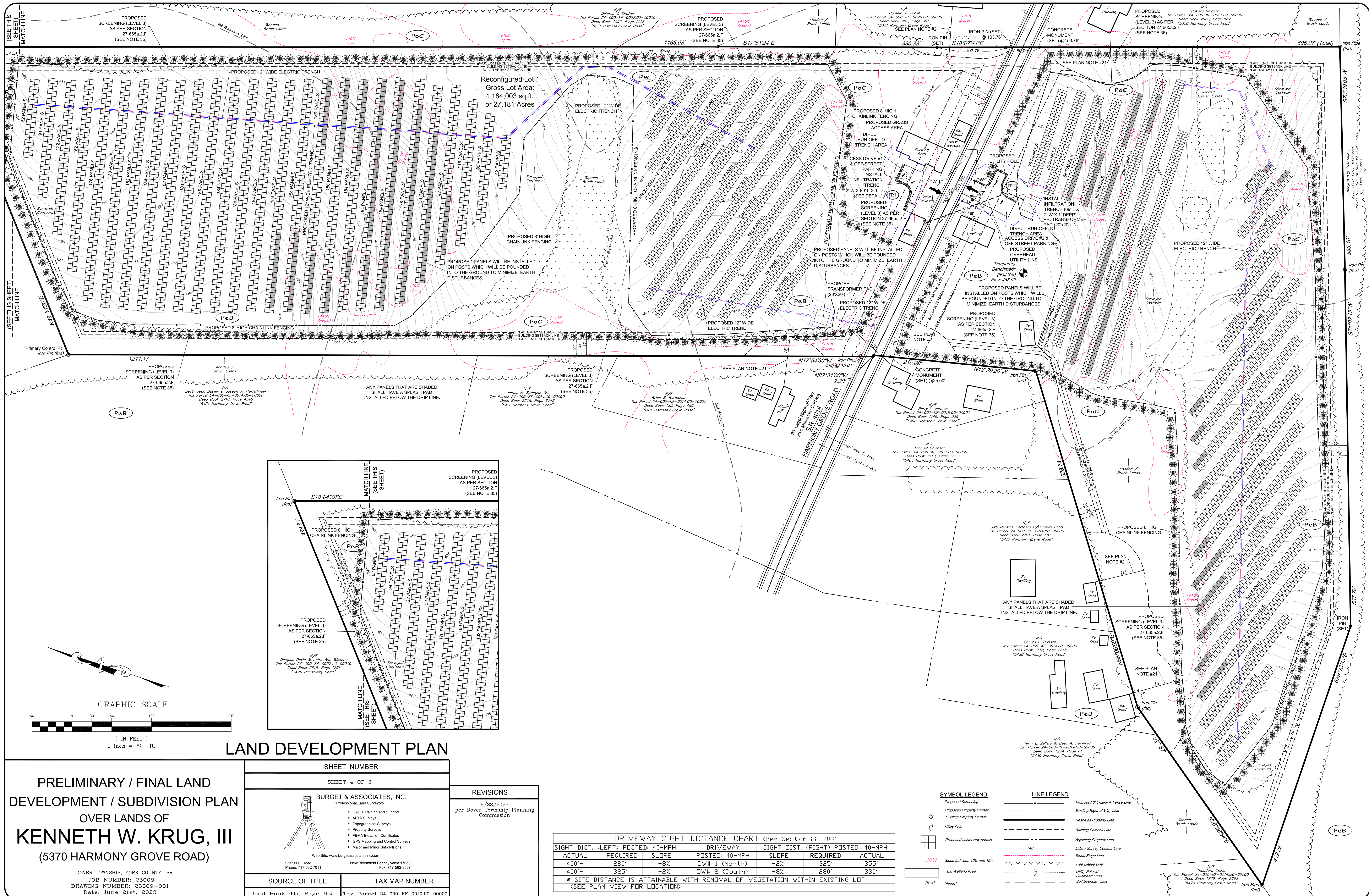
DOVER TOWNSHIP, YORK COUNTY, PA
 JOB NUMBER: 23009
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SYMBOL LEGEND		LINE LEGEND	
●	Proposed Property Corner	---	Existing Right-of-Way Line
○	Existing Property Corner	---	Resolved Property Line
○	Utility Pole	---	Building Setback Line
○	Ex. Wellhead Area	---	Adjoining Property Line
(fnd)	"found"	---	Lidar / Survey Contour Line
		---	Tree Lifeline Line
		---	Utility Pole w/ Overhead Lines
		---	Soil Boundary Line
		---	Existing Property Line to be Removed



SHEET NUMBER	
SHEET 3 OF 6	
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SOURCE OF TITLE	TAX MAP NUMBER
Deed Book 665, Page 835	Tax Parcel 24-000-KF-0019.00-00000

REVISIONS
8/22/2023 per Dover Township Planning Commission



DRIVEWAY SIGHT DISTANCE CHART (Per Section 22-708)

SIGHT DIST. (LEFT) POSTED: 40-MPH		DRIVEWAY		SIGHT DIST. (RIGHT) POSTED: 40-MPH	
ACTUAL	REQUIRED	SLOPE	POSTED: 40-MPH	SLOPE	REQUIRED
400'+	280'	+8%	DW# 1 (North)	-2%	325'
400'+	325'	-2%	DW# 2 (South)	+8%	330'

* SITE DISTANCE IS ATTAINABLE WITH REMOVAL OF VEGETATION WITHIN EXISTING LOT (SEE PLAN VIEW FOR LOCATION)

PRELIMINARY / FINAL LAND DEVELOPMENT / SUBDIVISION PLAN OVER LANDS OF KENNETH W. KRUG, III (5370 HARMONY GROVE ROAD)

DOVER TOWNSHIP, YORK COUNTY, PA
 JOB NUMBER: 23009
 DRAWING NUMBER: 23009-001
 Date: June 21st, 2023

LAND DEVELOPMENT PLAN

SHEET NUMBER
SHEET 4 OF 6

BURGET & ASSOCIATES, INC.
Professional Land Surveyors

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TAX MAP NUMBER
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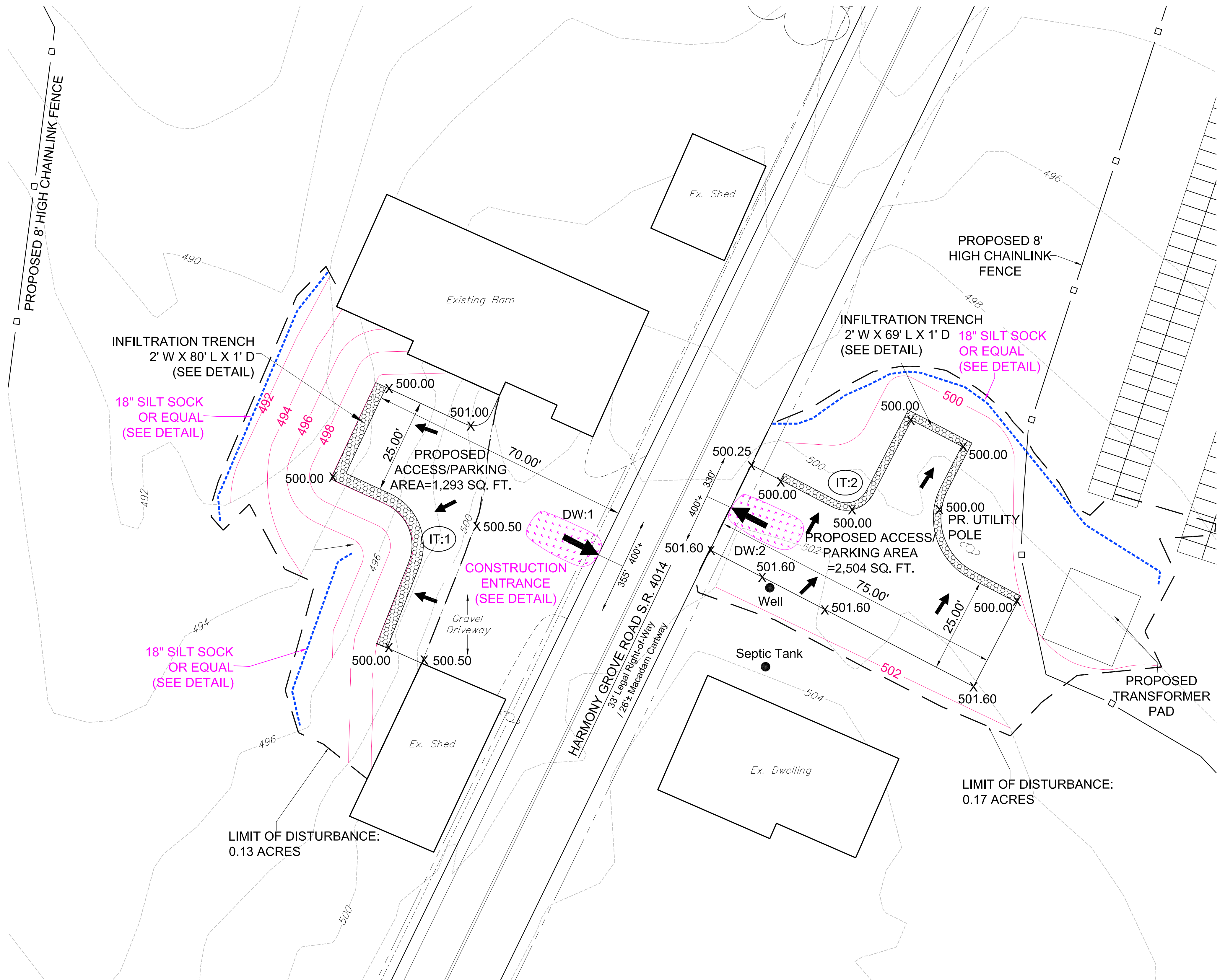
REVISIONS
8/22/2023
per Dover Township Planning Commission

SYMBOL LEGEND

- Proposed Screening
- Proposed Property Corner
- Existing Property Corner
- Utility Pole
- Proposed solar array panels
- Ex. Wetland Area
- Iron Pin (fnd)
- "Town"

LINE LEGEND

- Proposed 8' Chainlink Fence Line
- Existing Right-of-Way Line
- Resolved Property Line
- Building Setback Line
- Adjoining Property Line
- 748
- Tree Slope Line
- Strip Litter Line
- Utility Pole w/ Overhead Lines
- Soil Boundary Line



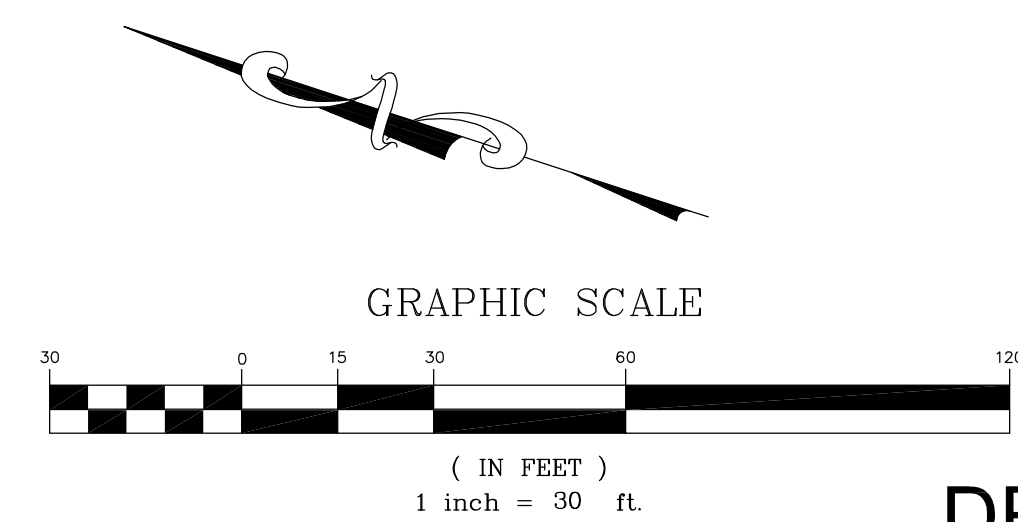
LIMIT OF DISTURBANCE CHART

AREA ID	AREA OF DISTURBANCE
"SOLAR ARRAY"	
SOLAR ARRAY of 9,170 PANELS	
POST INSTALL (1,147 ARRAY SUPPORTS)	1,147 sq.ft
12" ELECTRIC TRENCH (2725 total lineal feet in length)	4,087 sq.ft
PR. ACCESS DRIVEWAYS, INFILTRATION TRENCH	12,660 sq.ft
TRANSFORMER PAD	400 sq.ft
SPLASH PADS (900 @ 3400 total lineal feet in length)	3,400 sq.ft.
TREE BUFFER (6,191 total lineal feet in length)	18,000 sq.ft
TOTAL LIMIT OF DISTURBANCE:	39,694 sq.ft or 1.11 acres

TOTAL NEW IMPERVIOUS COVERAGE

AREA ID	AREA OF DISTURBANCE
PROPOSED DRIVEWAYS	3,797 sq.ft.
PROPOSED POSTS FOR PANELS	1,147 sq.ft.
PROPOSED TRANSFORMER PAD	400 sq.ft.
TOTAL IMPERVIOUS COVERAGE :	5,344 sq.ft or 0.12 acres

9,170 PANELS BEING PROPOSED



DRIVEWAY /GRADING DETAIL

PRELIMINARY / FINAL LAND
 DEVELOPMENT / SUBDIVISION PLAN
 OVER LANDS OF
KENNETH W. KRUG, III
 (5370 HARMONY GROVE ROAD)

DOVER TOWNSHIP, YORK COUNTY, PA
 JOB NUMBER: 23009
 DRAWING NUMBER: 23009-001
 Date: June 21st, 2023

SHEET NUMBER

SHEET 5 OF 6

BURGET & ASSOCIATES, INC.

"Professional Land Surveyors"

- CAD/IT Training and Support
- ALTA Surveys
- Topographical Surveys
- Property Surveys
- FLSM Elevation Certificates
- GPS Mapping and Control Surveys
- Major and Minor Subdivisions

Web Site: www.burgetassociatesinc.com

1797 N.B. Road
 Phone: 717-562-7011

New Bloomfield Pennsylvania 17068
 Fax: 717-562-3557

SOURCE OF TITLE

TAX MAP NUMBER

Deed Book 665, Page 835

Tax Parcel 24-000-KP-0019.00-00000

REVISIONS

DRIVEWAY SIGHT DISTANCE CHART (Per Section 22-708)

SIGHT DIST. (LEFT) POSTED: 40-MPH		DRIVEWAY	SIGHT DIST. (RIGHT) POSTED: 40-MPH			
ACTUAL	REQUIRED	SLOPE	PDSTED: 40-MPH	SLOPE	REQUIRED	ACTUAL
400'+	280'	+8%	DW# 1 (North)	-2%	325'	355'
400'+	325'	-2%	DW# 2 (South)	+8%	280'	330'

* SITE DISTANCE IS ATTAINABLE WITH REMOVAL OF VEGETATION WITHIN EXISTING LOT
 (SEE PLAN VIEW FOR LOCATION)

SYMBOL LEGEND

- Proposed Screening
- Proposed Property Corner
- Existing Property Corner
- Utility Pole
- Proposed solar array panels
- Proposed Rock Construction Entrance

LINE LEGEND

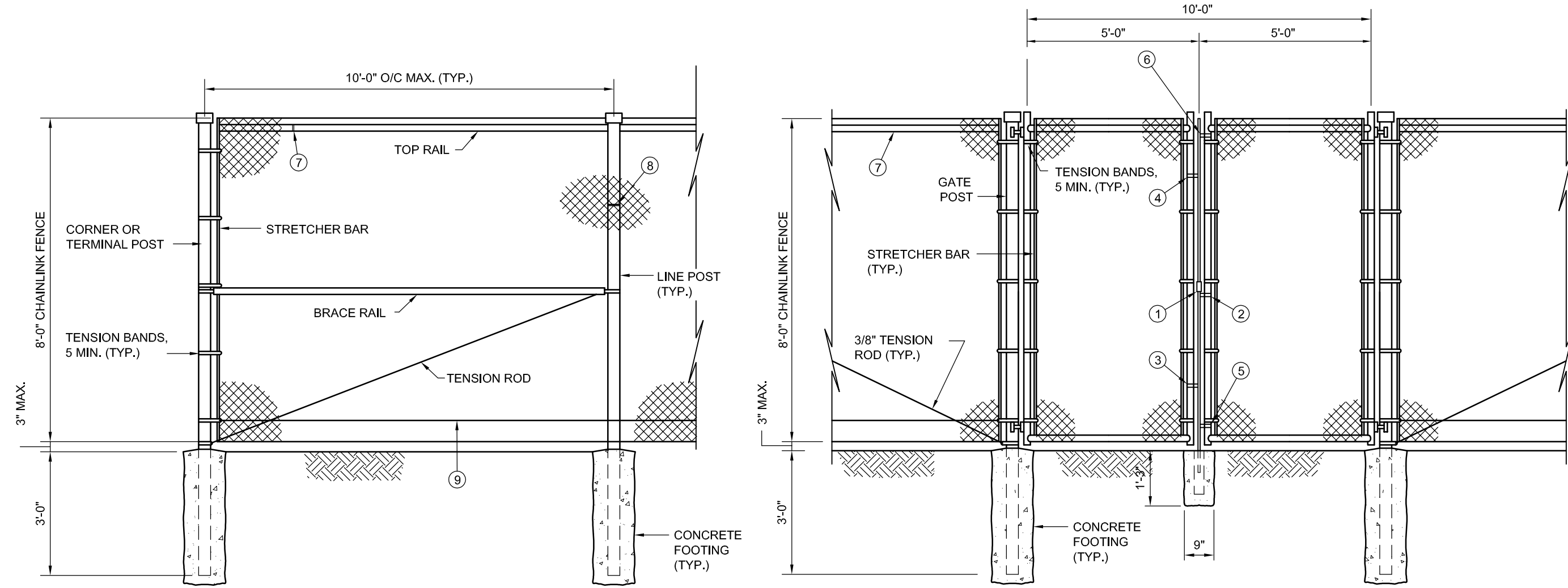
- Proposed 8' Chainlink Fence Line
- Existing Right-of-Way Line
- Existing Limit of Disturbance
- Proposed Grading
- Proposed 18" Silt Sock
- Lidar / Survey Contour Line
- Utility Pole w/ Overhead Lines

OPERATION AND MAINTENANCE PROGRAM FOR SOLAR PANEL FARMS
(as per PA DEP guidance: April 30, 2021)

THE PURPOSE OF THESE INSTRUCTIONS IS TO IDENTIFY THE OWNERSHIP AND MAINTENANCE ACTIVITIES ASSOCIATED WITH THE PROPOSED FACILITIES. THE SITE IMPROVEMENTS HAVE BEEN DESIGNED TO CONTROL STORMWATER RUN-OFF AND PROMOTE SHEET FLOW OF STORMWATER DISCHARGES MEETING THE GUIDELINES PROVIDED BY THE PA DEPARTMENT OF ENVIRONMENTAL PROTECTION. THE FOLLOWING INSPECTIONS & MAINTENANCE PRACTICES SHALL BE THE RESPONSIBILITY OF THE SITE OWNER(S) THROUGHOUT THE LIFE OF THE SITE IMPROVEMENTS.

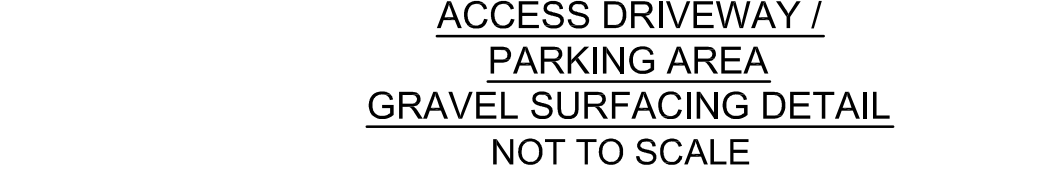
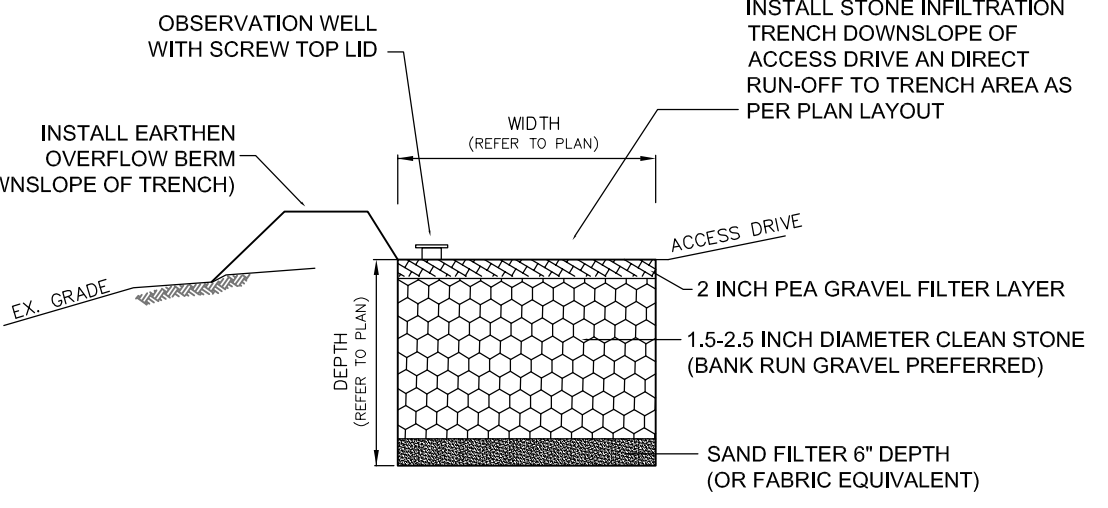
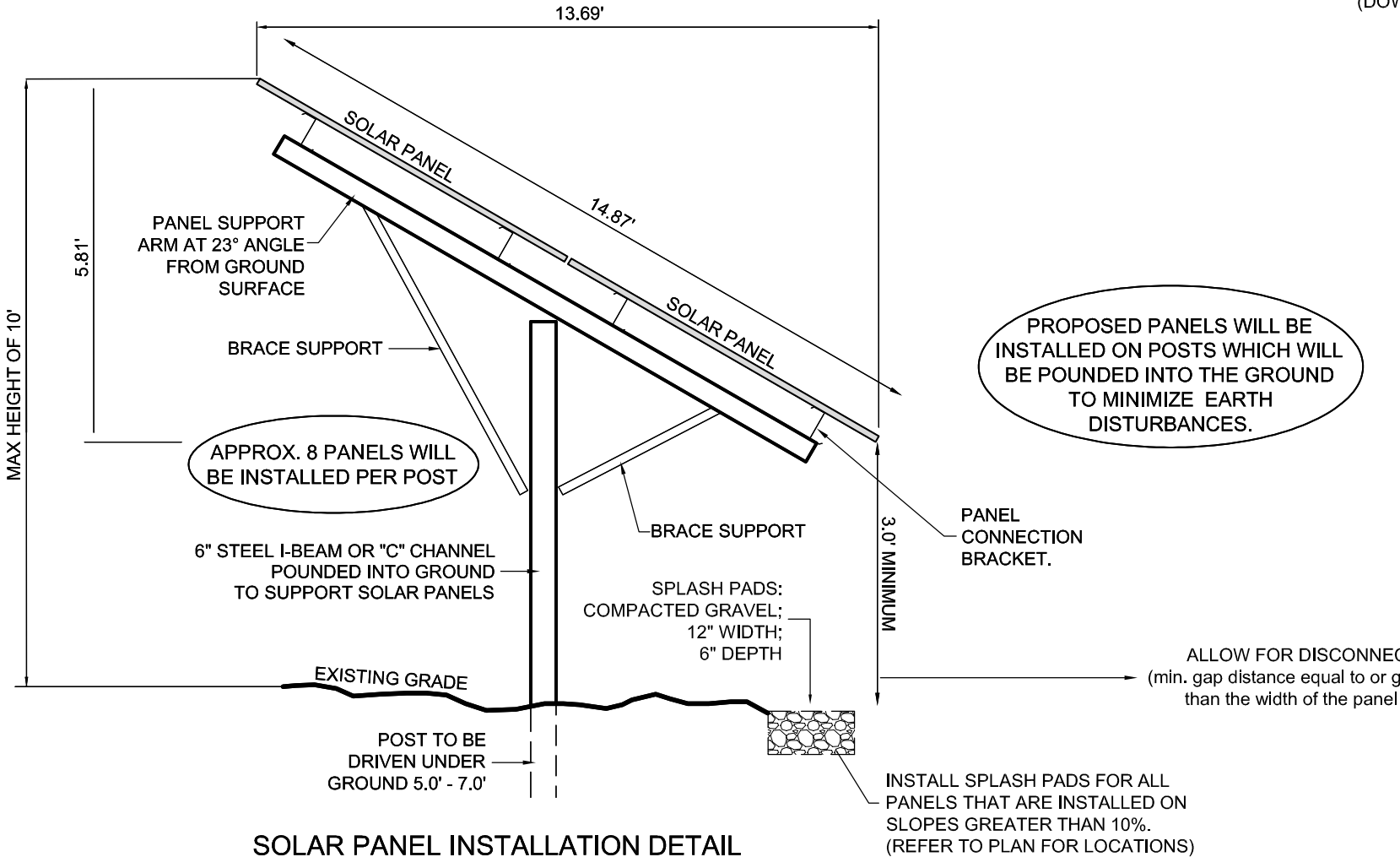
SOLAR PANEL ARRAY FACILITY		
INSPECTION AND MAINTENANCE ACTIVITY	FREQUENCY	REMEDATION OPTIONS
PLANTINGS: BARE SPOTS	YEARLY: (YEAR 1 & BEYOND)	RE-SEED VEGETATION AS NEEDED
PLANTINGS: WEED CONTROL & GROWTH MONITORING	SEASONAL: (YEAR 1 & BEYOND)	MONITOR WEED GROWTH NOW 3-4 TIMES PER YEAR TO MAINTAIN A HEALTHY PLANT HEIGHT OF AT LEAST 4 INCHES
SPLASH PAD: STRUCTURE DAMAGE	YEARLY: (YEAR 1 & BEYOND)	REPAIR MISSING, ERODED, OR SPALLING AREAS OF PADS AS NEEDED; MAINTAIN WIDTH & LENGTH PER DESIGN
A WRITTEN REPORT SHALL BE PREPARED THAT DOCUMENTS THIS BMP'S INSPECTION AND/OR REPAIR OPERATIONS		

INFILTRATION TRENCH SIZING CALCULATIONS	
<p>INFILTRATION TRENCH(S1) 1,200 SQ FT OF IMPERVIOUS AREA (ACCESS DRIVE) Rv RECHARGE VOLUME Iv INFILTRATION VOLUME (REQUIRED) Tv TRENCH VOLUME (EXCAVATION VOLUME)</p> <p>$Rv = 0.42' \times (\text{IMPERVIOUS AREA: SQ FT}) = \dots Rv \text{ (CU FT)}$</p> <p>$Rv = 0.42' \times 1,200 = 504 \text{ CU FT}$</p> <p>$Iv = Rv \text{ VOLUME} + \text{INFILTRATION VOLUME (CU FT)}$ 0.75 (ASSUMES 40% VOID RATIO)</p> <p>$Iv = 504 + 114 \text{ CU FT (REQUIRED INFILTRATION VOLUME)}$</p> <p>$Tv = \text{DEPTH} \times \text{LENGTH} \times \text{WIDTH}$ ASSUME DEPTH 1 FT LENGTH 80 FT WIDTH 2 FT</p> <p>1 X 80 X 2 = 160 CU FT (TRENCH VOLUME)</p> <p>RESULT: INSTALL 1 FT DEEP TRENCH, BEING 2 FT WIDE, AND BEING 80 FT IN LENGTH ALONG THE DOWNSLOPE SIDE OF ACCESS DRIVE.</p>	<p>INFILTRATION TRENCH(S2) 2,500 SQ FT OF IMPERVIOUS AREA (ACCESS DRIVE) Rv RECHARGE VOLUME Iv INFILTRATION VOLUME (REQUIRED) Tv TRENCH VOLUME (EXCAVATION VOLUME)</p> <p>$Rv = 0.42' \times (\text{IMPERVIOUS AREA: SQ FT}) = \dots Rv \text{ (CU FT)}$</p> <p>$Rv = 0.42' \times 2,500 = 876 \text{ CU FT}$</p> <p>$Iv = Rv \text{ VOLUME} + \text{INFILTRATION VOLUME (CU FT)}$ 0.74 (ASSUMES 40% VOID RATIO)</p> <p>$Iv = 876 + 219 \text{ CU FT (REQUIRED INFILTRATION VOLUME)}$</p> <p>$Tv = \text{DEPTH} \times \text{LENGTH} \times \text{WIDTH}$ ASSUME DEPTH 1 FT LENGTH 100 FT WIDTH 2 FT</p> <p>1 X 100 X 2 = 200 CU FT (TRENCH VOLUME)</p> <p>RESULT: INSTALL 1 FT DEEP TRENCH, BEING 2 FT WIDE, AND BEING 100 FT IN LENGTH ALONG THE DOWNSLOPE SIDE OF ACCESS DRIVE.</p>



- CORNER / TERMINAL END**
- LOCK KEEPER
 - LOCK KEEPER GUIDE
 - LOWER FORKS
 - UPPER FORKS
 - LOWER GUIDE
 - UPPER GUIDE
 - TIE WIRES @ 24" SPACING ON TOP RAIL & TENSION WIRE.
- DOUBLE SWING GATE**
- TIE WIRES @ 15" SPACING ON LINE POSTS
 - TENSION WIRE, 6" ABOVE BOTTOM SELVAGE

STANDARD FENCE & GATE DETAIL
NOT TO SCALE



- 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 soil 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

Sheep Pasture Mix

Mix Composition
57.1% *Festuca elatior* x *Lolium perenne*, Duo (Festulolium, Duo)
42.9% *Medicago sativa* (Alfalfa)

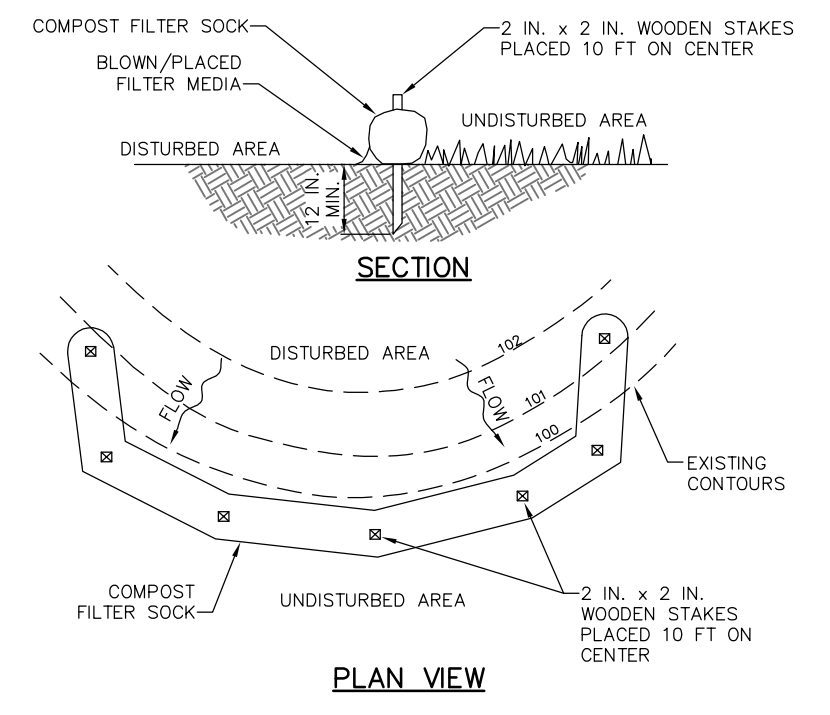
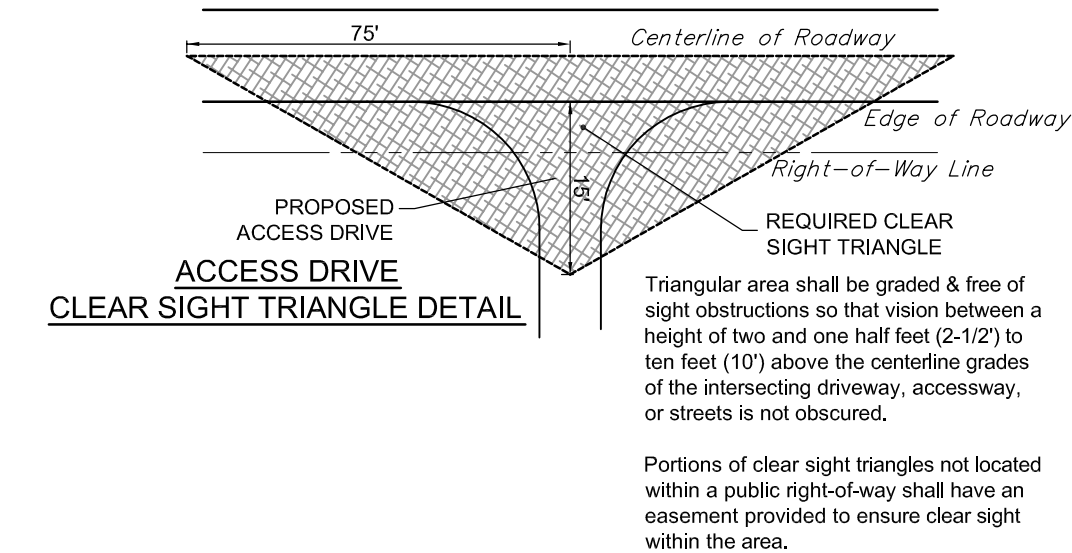
General Product Information:
Seed with a cover crop of oats at 30 lb per acre. Once the oats reach a height of 12"-16", they can be cut back to 6". Mix formulations are subject to change without notice depending on the availability of existing and new products. While the formula may change, the guiding philosophy and function of the mix will not.

Item Number: ERNIM 107-1
Product Categories: Forage & Pasture Sites
Height: 1.5 - 3.0 ft
Seeding Rate: 35 lb per acre

Fuzz & Buzz Mix - Standard

Mix Composition
26.4% *Lolium perenne*, Crave, Triennial (Perennial Ryegrass, Crave, Triennial)
21.0% *Dactylis glomerata*, Potomac (Orchardgrass, Potomac)
18.9% *Poa pratensis*, Clinger (Distichlis) Bluegrass, Clinger (pasture type)
12.0% *Bromus inermis*, Fesc (Meadow Brome, Fesc)
5.7% *Trifolium hybridum* (Alfalfa Clover)
5.0% *Festuca elatior* x *Lolium perenne*, Duo (Festulolium, Duo)
4.8% *Trifolium pratense*, Madras, Variety Not Stated (Red Clover, Madras, Variety Not Stated)
2.0% *Lena canadensis*, Leaf (Bird's-foot Trifolium, Leaf)
1.4% *Chamaecrista fasciculata*, PA Kestop (Partridge Pea, PA Ecotype)
1.0% *Lolium perenne* (Perennial Blue Fesc)
0.9% *Carex sp.* (Lanceolate Carex)
0.5% *Chrysopsis nemoralis* (Oxeye Daisy)
0.4% *Solidago nemoralis*, PA Ecotype (Gloss Goldenrod, PA Ecotype)

General Product Information:
Item Number: ERNIM 146
Product Categories: Forage & Pasture Sites, Solar Sites
Seeding Rate: Expect to apply about 40 lb per acre with a cover crop of annual ryegrass 12 lbs/acre



STANDARD CONSTRUCTION DETAIL #4-1
COMPOST FILTER SOCK
NOT TO SCALE

NOTES:
SOCK FABRIC SHALL MEET STANDARDS OF TABLE 4.1 OF THE PA DEP EROSION CONTROL MANUAL. COMPOST SHALL MEET THE STANDARDS OF TABLE 4.2 OF THE PA DEP EROSION CONTROL MANUAL.
COMPOST FILTER SOCK SHALL BE PLACED AT EXISTING LEVEL GRADE. BOTH ENDS OF THE BARRIER SHALL BE EXTENDED AT LEAST 6 FEET UP SLOPE AT 45 DEGREES TO THE MAIN BARRIER ALIGNMENT. MAXIMUM SLOPE LENGTH ABOVE ANY BARRIER SHALL NOT EXCEED THAT SPECIFIED FOR THE SIZE OF THE SOCK AND THE SLOPE OF ITS TRIBUTARY AREA.
TRAFFIC SHALL NOT BE PERMITTED TO CROSS COMPOST FILTER SOCKS.
ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN IT REACHES 1/2 THE ABOVE GROUND HEIGHT OF THE BARRIER AND DISPOSED IN THE MANNER DESCRIBED ELSEWHERE IN THE PLAN.
COMPOST FILTER SOCKS SHALL BE INSPECTED WEEKLY AND AFTER EACH RUNOFF EVENT. DAMAGED SOCKS SHALL BE REPAIRED ACCORDING TO MANUFACTURER'S SPECIFICATIONS OR REPLACED WITHIN 24 HOURS OF INSPECTION.
BIODEGRADABLE COMPOST FILTER SOCKS SHALL BE REPLACED AFTER 6 MONTHS.
PHOTODEGRADABLE SOCKS AFTER 1 YEAR. POLYPROPYLENE SOCKS SHALL BE REPLACED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.
UPON STABILIZATION OF THE AREA TRIBUTARY TO THE SOCK, STAKES SHALL BE REMOVED. THE SOCK MAY BE LEFT IN PLACE AND VEGETATED OR REMOVED IN THE LATTER CASE, THE MESH SHALL BE CUT OPEN AND THE MULCH SPREAD AS A SOIL SUPPLEMENT.

TABLE 4.1
Composite Sock Fabric, Minimum Specifications

Material Type	Composite Sock Fabric, Minimum Specifications		Heavy Duty Multi-Flores Polyester (HDMP)
	3 mil HDPE	5 mil HDPE	
Material Characteristics	Photo-degradable	Photo-degradable	Photo-degradable
Mesh Opening	3/8"	3/8"	3/8"
Tensile Strength	28 psi	28 psi	44 psi
Ultraviolet Stability % (ASTM G-155)	23% at 1000 hr	23% at 1000 hr	100% at 1000 hr
Minimum Functional Life	6 months	9 months	5 months
Interior Containment Rating	HDPE based and non-toxic		
Outer Filtration Mesh	Composite Polypropylene F-sock (Where liner and non-toxic mesh mechanically fused via needle punch)		

TABLE 4.2
Composite Compost

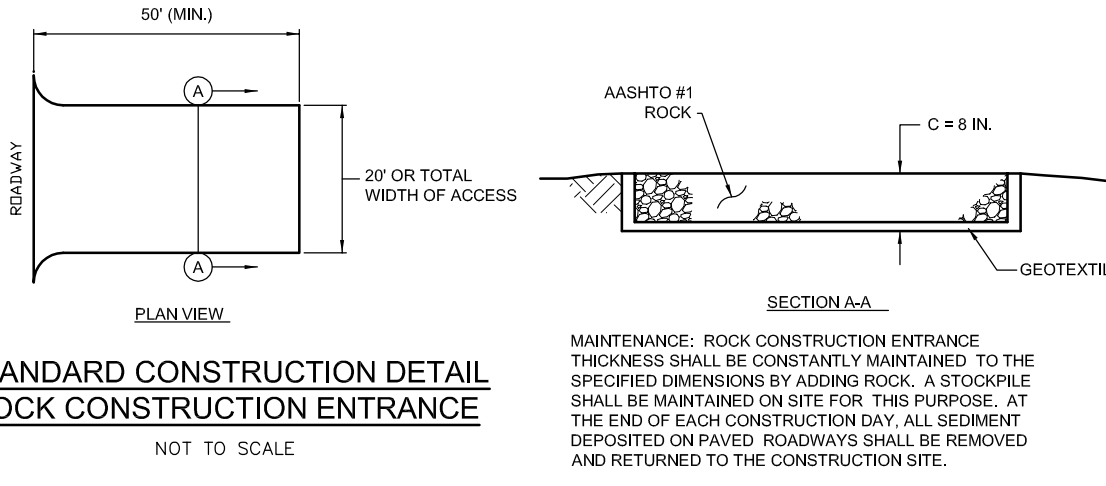
Organic Matter Content	PSE-100R (dry weight basis)
Moisture Content	30% - 50%
Particle Size	NIC-200 pass through 1/2" sieve
Soils: SS Concentration	100% Pass through 1/2" sieve

TABLE 4.3
Fabric Properties for Soil Erosion

Fabric Property	Minimum Acceptable Value	Test Method
Crack Tensile Strength (lb)	300 Min.	ASTM D2255
Extension at Failure (%)	200	ASTM D2255
Minimum Strength (lb)	20	ASTM D2255
Resistance Tear Strength (lb)	40	ASTM D2255
Puncture Strength (lb)	40	ASTM D2255
Barry Flow Rate (gpm/ft)	0.3	ASTM D141
Soil Loss (g/ft)	30	ASTM D141
Ultraviolet Radiation Stability (%)	30	ASTM G-26

- BUFFER PLANTING STRIP #3 SHALL:**
- PROVIDE 100% OPAQUENESS OF THE ADJOINING USE AT A HEIGHT OF 8 FEET (MEASURED FROM THE OUTSIDE EDGE OF THE BERM) THROUGH USE OF DENSE PLANTING OF TREES AND SHRUBS OR OTHER STRUCTURAL ELEMENTS. A MINIMUM 3-FOOT HIGH EARTHEN BERM WITH MAXIMUM 3 TO 1 SLOPES SHALL BE UTILIZED.
- THE MINIMUM NUMBER OF PLANT UNITS REQUIRED PER 100 LINEAR FEET OF PLANTING STRIP AREA SPECIFIED. THE REQUIRED PLANT MATERIAL SHALL BE DISTRIBUTED OVER THE ENTIRE LENGTH AND WIDTH OF THE BUFFER AREA. BUFFER PLANT MATERIAL MAY BE ARRANGED SYMMETRICALLY (FORMAL) OR ASYMMETRICALLY (INFORMAL) AND MAY BE GROUPED TO FORM PLANT CLUSTERS. HOWEVER, INFORMAL GROUPINGS THAT REFLECT THE NATURAL CHARACTER OF THE REGION ARE ENCOURAGED. PLANTS SHALL BE SPACED TO PROVIDE OPTIMUM GROWING CONDITIONS. ADDITIONAL PLANTS MAY BE REQUIRED, AT THE TOWNSHIP ENGINEER'S DISCRETION, TO FULFILL THE INTENT OF THE REQUIRED VISUAL SCREENING.

RECOMMENDED SEEDING MIXTURES
(apply & maintain the following or similar seeding mixtures in and around the proposed solar array facility)



STANDARD CONSTRUCTION DETAIL #4-1
ROCK CONSTRUCTION ENTRANCE
NOT TO SCALE

PRELIMINARY / FINAL LAND DEVELOPMENT / SUBDIVISION PLAN
OVER LANDS OF KENNETH W. KRUG, III
(5370 HARMONY GROVE ROAD)

SHEET NUMBER		REVISIONS	
SHEET 6 OF 6		8/1/2023 per Twp Eng Comments	
BURGET & ASSOCIATES, INC. "Professional Land Surveyors"		8/22/2023 per Dover Township Planning Commission	
<ul style="list-style-type: none"> CADD Training and Support ALTA Surveys Topographical Surveys Property Surveys FEMA Elevation Certificates GPS Mapping and Control Surveys Major and Minor Subdivisions 			
1737 N.B. Road Phone: 717-882-7011		New Bloomfield Pennsylvania 17068 Fax: 717-882-3557	
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