BROOKVIEW SOLAR I, LLC. - SOLAR PROJECT
PRELIMINARY LAND DEVELOPMENT PLAN
AGRICULTURAL CONSERVATION ZONING DISTRICT

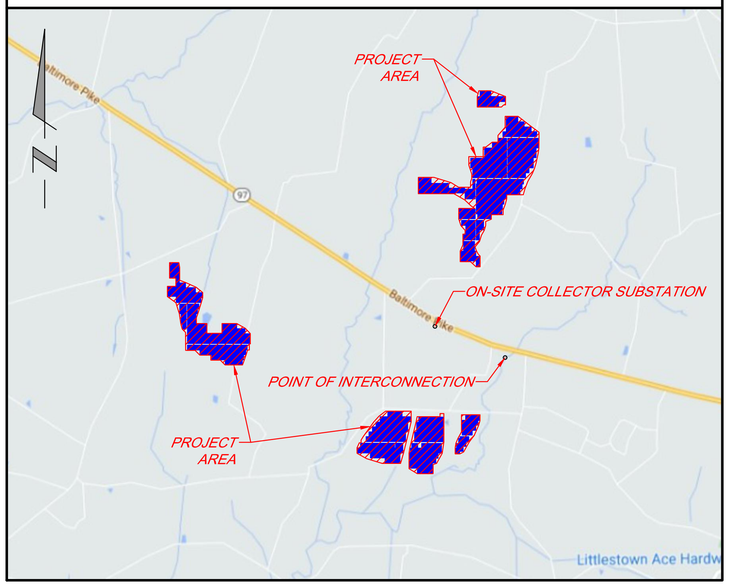
MT. JOY TOWNSHIP PLANNING COMMISSION

MT. JOY TOWNSHIP, ADAMS COUNTY, PENNSYLVANIA

SEPTEMBER 2021

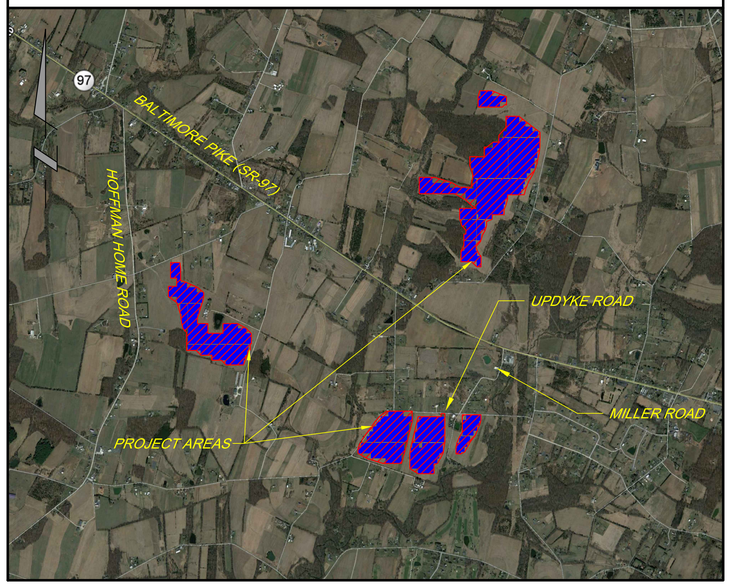
REVISED: MARCH 2022

VICINITY MAP



GRAPHIC SCALE
2000 1000 0 2000
1"=2000'

OVERALL SITE MAP



GRAPHIC SCALE
2000 1000 0 2000
1"=2000'

TABLE OF DRAWINGS

SITE / CIVIL ENGINEERING DRAWINGS

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C-103	EXISTING CONDITIONS & TREE CLEARING PLAN (3)
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ACKNOWLEDGEMENT OF OWNER OR EQUITABLE OWNER

IT IS HEREBY CERTIFIED THAT THE UNDERSIGNED HAS LEGAL OR EQUITABLE TITLE TO THE LAND SHOWN HEREON, ACKNOWLEDGES THIS PLAN, AND ALL STREETS, IF NOT PREVIOUSLY DEDICATED, ARE HEREBY DEDICATED TO THE PUBLIC.

OWNER:
BROOKVIEW SOLAR I, LLC

(PRINT NAME) (SIGNATURE)

(DATE)

STATE OF _____
COUNTY OF _____
ON THIS ___ DAY OF _____, 20____ BEFORE ME _____.
(NOTARY PUBLIC - PRINT NAME)

THE UNDERSIGNED OFFICER, PERSONALLY APPEARED

(OWNER - PRINT NAME)

KNOWN TO ME TO BE THE PERSON(S) WHOSE NAME IS SUBSCRIBED ABOVE AND ACKNOWLEDGE THAT THEY EXECUTED THE SAME OF THE PURPOSE HEREON CONTAINED.

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND OFFICIAL SEALS.

NOTARY PUBLIC

MOUNT JOY TOWNSHIP PLANNING COMMISSION

RECOMMENDED FOR APPROVAL THIS _____ DAY OF _____, 20___ BY THE PLANNING COMMISSION, MOUNT JOY TOWNSHIP, ADAMS COUNTY, PENNSYLVANIA.

(SIGNATURE OF CHAIRMAN) (PRINTED NAME) (DATE)

STORMWATER MANAGEMENT ACKNOWLEDGEMENT

THE TOWNSHIP ENGINEER ON THIS DATE _____ HAS REVIEWED AND HEREBY APPROVES THE STORMWATER MANAGEMENT SITE PLAN AS MEETING ALL DESIGN STANDARDS AND CRITERIA OF THE STORMWATER MANAGEMENT ORDINANCE OF MOUNT JOY TOWNSHIP.

SECRETARY TOWNSHIP ENGINEER

I, _____ HEREBY ACKNOWLEDGE THAT THE STORMWATER MANAGEMENT FACILITIES AS DEPICTED WITHIN THE STORMWATER MANAGEMENT SITE PLAN ARE PERMANENT FIXTURES THAT CAN BE ALTERED, MODIFIED OR REMOVED ONLY AFTER APPROVAL OF A REVISED STORMWATER MANAGEMENT SITE PLAN BY THE TOWNSHIP ENGINEER.

TITLE OWNER DATE

ADAMS COUNTY PLANNING COMMISSION

REVIEWED THIS _____ DAY OF _____, 20___ BY THE ADAMS COUNTY PLANNING COMMISSION, ADAMS COUNTY, PENNSYLVANIA.

(SIGNATURE OF CHAIRMAN) (PRINTED NAME) (DATE)

MOUNT JOY TOWNSHIP BOARD OF SUPERVISORS

APPROVED BY THE BOARD OF SUPERVISORS, MOUNT JOY TOWNSHIP, ADAMS COUNTY PENNSYLVANIA, THIS _____ DAY OF _____, 20___ ALL CONDITIONS OF APPROVAL SATISFIED THIS _____ DAY OF _____, 20___.

(SIGNATURE OF CHAIRMAN) (PRINTED NAME) (DATE)

PROFESSIONAL ENGINEERS' CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAN IS ACCURATE AND CORRECT AND HAS BEEN PREPARED IN ACCORDANCE WITH THE PENNSYLVANIA ENGINEERS' AND PROFESSIONAL LAND SURVEYORS' REGISTRATION LAW.

(ENGINEER'S SIGNATURE) ROBERT A. MATEJCZYK, P.E. (PRINTED NAME) 09/21/2021 (DATE)

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
ROBERT ANTHONY MATEJCZYK
ENGINEER
PE-076358-E
3/22/2022

NO.	REVISION	DATE
B	PRELIMINARY LAND DEVELOPMENT PLANS	03-22-2022
A	FINAL LAND DEVELOPMENT PLANS	02-15-2022

TRC
TRC Engineers, Inc.
4900 Ritter Road
Suite 240
Mechanicsburg, PA 17055
Tel: 717-671-6430
www.trcsolutions.com

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APPLICANT:
BROOKVIEW SOLAR I, LLC.
700 UNIVERSE BLVD.
JUNO BEACH, FL 32408

PRELIMINARY LAND DEVELOPMENT PLAN
BROOKVIEW SOLAR I, LLC.
SOLAR PROJECT
MT. JOY TOWNSHIP, PA

DRAWING TITLE:
COVER SHEET

ISSUE FOR PERMITTING ONLY. NOT INTENDED FOR CONSTRUCTION OR BIDDING PURPOSES.

SCALE:	AS SHOWN
DATE:	09/21/2021
DRAWN BY:	MKS/JJN
CHECKED BY:	RAM
PROJECT:	434186
DRAWING NO.:	C-001

USER:MATEJCZYKR DATE:USA, la=PDS,loc=PDS,loc=PDS,loc

MOUNT JOY TOWNSHIP
AGRICULTURAL CONSERVATION (AC) ZONING DISTRICT SETBACK REQUIREMENTS

MIN. LOT AREA		MIN. LOT WIDTH		MIN. FRONT YARD SETBACK		MIN. REAR YARD SETBACK		MIN. SIDE YARD SETBACK		MAX. HEIGHT OF SOLAR ARRAY		LOT COVERAGE	
		REQUIRED	PROVIDED	REQUIRED	PROVIDED	REQUIRED	PROVIDED	REQUIRED	PROVIDED	REQUIRED	PROVIDED	REQUIRED	PROVIDED
3 ACRES (130,680 SF.)		250'	*250' MIN.*	30'	*30' MIN.*	25'	*25' MIN.*	10'	*10' MIN.*	35'	*12' MAX.*	35%	*88 ACRES +/-*
													TOTAL PARCEL AREA: 614.55 ACRES +/-
NOTES:													LOT COVERAGE: 14.32%

1. DIMENSIONAL REQUIREMENTS SHOWN ABOVE ARE PER CHAPTER 110, ZONING SECTION 110-302.

2. 50' RESIDENTIAL ZONING DISTRICT SETBACK (PER CHAPTER 110, ZONING SECTION 110-402.II(4)):

THE SOLAR ENERGY SYSTEM SHALL BE NO CLOSER THAN 50' FROM THE LOT LINE OF AN ADJACENT LOT IMPROVED WITH A DWELLING OR AN UNIMPROVED LOT IN A RESIDENTIAL ZONING DISTRICT; PROVIDED THAT THE SETBACK SHALL NOT APPLY TO A SHARED PROPERTY LINE OF PROPERTIES HOSTING A SINGLE SOLAR ENERGY SYSTEM.

3. 25' RESIDENTIAL ZONING DISTRICT & PUBLIC RIGHT-OF-WAY PLANTED BUFFER (PER CHAPTER 110, ZONING SECTION 110-402.II(8)):

A BUFFER NO LESS THAN 25' IN DEPTH SHALL BE REQUIRED ALONG (i) ANY PUBLIC ROAD FRONTAGE AND (ii) ANY LOT LINE ADJACENT TO A LOT IMPROVED WITH A DWELLING OR A UNIMPROVED LOT IN A RESIDENTIAL ZONING DISTRICT, PROVIDED THAT THE BUFFER ALONG A LOT LINE SHALL NOT APPLY TO LOTS HOTSTING A SINGLE SOLAR ENERGY SYSTEM. WHERE THE SITING OF THE SOLAR ENERGY SYSTEM REQUIRES THE BUFFER TO BE SITED IN THE IMMEDIATE PROXIMITY OF A PUBLIC ROAD, THE REQUIRED BUFFER SHALL BE MEASURED FROM THE EXISTING RIGHT-OF-WAY OR FROM THE MINIMUM FUTURE RIGHT-OF-WAY, WHICHEVER IS LARGER.

4. PROPOSED LOT COVERAGE INCLUDES THE AREA OF ALL SOLAR PANELS, EQUIPMENT PADS, & GRAVEL ACCESS ROADS.

5. THE MINIMUM RIGHT-OF-WAY (ROW) WIDTH IS 25' FROM THE ROAD CENTERLINE. SETBACKS ARE SHOWN FROM EITHER THE PROPERTY LINE, OR THE ROW LINE, WHICHEVER IS MORE RESTRICTIVE. AS SHOWN HEREIN, THE SIDE & REAR YARD SETBACKS ARE SHOWN FROM THE PROPERTY LINES & THE FRONT YARD SETBACKS ARE SHOWN FROM THE ROW LINE.

BOUNDARY & TOPOGRAPHIC SURVEY NOTES:

1. SURVEY INFORMATION PROVIDED FROM THE "BROOKVIEW SOLAR I, LLC, - SOLAR PROJECT, BOUNDARY AND TOPOGRAPHIC PLAN, AGRICULTURAL CONSERVATION ZONING DISTRICT, MT. JOY TOWNSHIP, ADAMS COUNTY, PENNSYLANIA", PREPARED BY THE TRC COMPANIES, INC., LAST REVISED 11-11-2021. PERIMETER INFORMATION AND TOPOGRAPHIC INFORMATION IS BASED UPON A FIELD SURVEY PERFORMED BY TRC COMPANIES, INC BETWEEN AUGUST 2021 AND DECEMBER 2021.
2. ELEVATIONAL DATA IS BASED UPON NAVD 88 (GEOID 18). HORIZONTAL DATUM IS BASED ON NAD 83 PA SOUTH ZONE (2011).
3. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT OR ABSTRACT OF TITLE, NOT ALL EASEMENTS VISIBLE, APPARENT, OR OF RECORDS ARE SHOWN.
4. THE PROFESSIONAL SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
5. ALL IMPROVEMENTS SHOWN HEREON ARE EXISTING.
6. STREAM AND WETLAND RESOURCES DEPICTED HEREIN ARE BASED ON THE "WETLAND DELINEATION AND STREAM INDETIFICATION REPORT FOR THE BROOKVIEW SOLAR SITE", DATED JUNE 2020, COMPLETED BY SWCA ENVIRONMENTAL CONSULTANTS, 80 EMERSON LANE, SUITE 1306, BRIDGEPORT, PENNSYLVANIA 15017, (412)839-1001, WWW.SWCA.COM

PLAN PURPOSE STATEMENT:

1. THE PURPOSE OF THIS PLAN IS TO DEPICT THE INSTALLATION OF A SOLAR GENERATION FACILITY. THE TOTAL AREA OF THE PARENT PARCELS ASSOCIATED WITH THE DEVELOPMENT IS 684.17 ACRES. THE TOTAL AREA DEDICATED TO DEVELOPMENT OF THE SOLAR FACILITY IS APPROXIMATELY 263 ACRES (LIMITS OF DISTURBANCE, LOD).

CONSTRUCTION NOTES:

1. CONTRACTOR SHALL CALL THE PA ONE CALL SYSTEM, INC., AT 1-800-242-1776 AT LEAST 72 HOURS (SATURDAYS, SUNDAYS, AND HOLIDAYS EXCLUDED) PRIOR TO EXCAVATING AT ANY LOCATION.
2. A COPY OF THE PA ONE CALL SYSTEM, INC. PROJECT REFERENCE NUMBER(S) SHALL BE GIVEN TO THE OWNER'S REPRESENTATIVE PRIOR TO EXCAVATION. LOCATIONS OF EXISTING PIPES, CONDUITS, UTILITIES AND OTHER UNDERGROUND OBJECTS ARE NOT WARRANTED TO BE CORRECT AND THE CONTRACTOR SHALL HAVE NO CLAIM ON THAT ACCOUNT SHOULD THEY BE OTHER THAN SHOWN.
3. UPON AWARD OF CONTRACT, CONTRACTOR SHALL MAKE NECESSARY CONSTRUCTION NOTIFICATIONS AND APPLY FOR AND OBTAIN NECESSARY PERMITS, PAY FEES, AND POST BONDS ASSOCIATED WITH THE WORK INDICATED ON THE DRAWINGS, IN THE SPECIFICATIONS, AND IN THE CONTRACT DOCUMENTS. CONTRACTOR SHALL NOT CLOSE OR OBSTRUCT ROADWAYS, SIDEWALKS, AND FIRE HYDRANTS, OR EXCAVATE WITHOUT APPROPRIATE PERMITS.
4. CONTRACTOR IS RESPONSIBLE FOR OBTAINING STREET OCCUPANCY; STREET OPENINGS; AND TRENCH PERMITS FROM THE LOCAL DPW/HIGHWAY DEPT. BEFORE CONSTRUCTION.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR SITE SECURITY AND JOB SAFETY: CONSTRUCTION ACTIVITIES SHALL BE IN ACCORDANCE WITH OSHA STANDARDS AND LOCAL REQUIREMENTS.
6. CONTRACTOR SHALL ENSURE THE MAINTENANCE OF SAFETY AND TRAFFIC FLOW ON THE PUBLIC AND PRIVATE WAYS AFFECTED BY THE CONSTRUCTION OF THIS PROJECT. THE CONSTRUCTION SITE MUST BE ACCESSIBLE TO EMERGENCY VEHICLES AT ALL TIMES.
7. CONTRACTOR SHALL CAREFULLY COORDINATE ALL WORK WITH THAT OF THEIR SUBCONTRACTOR, THE OWNER'S REPRESENTATIVE, OTHER CONTRACTORS WORKING WITHIN THE PROJECT LIMITS.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING THE LIMITS OF WORK IN THE FIELD BASED ON THE SITE PLAN AND ANY EXISTING CONDITIONS SURVEY INFORMATION THAT MAY BE PROVIDED BY THE OWNER.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING THE LINE AND GRADE OF ALL EARTHWORK INCLUDING SITE GRADING AND ACCESS ROADS. ALL SURVEY WORK SHALL BE PERFORMED UNDER THE SUPERVISION OF A PENNSYLVANIA-LICENSED PROFESSIONAL LAND SURVEYOR.
10. CONTRACTOR WILL PROVIDE A SMOOTH, FLUSH TRANSITION BETWEEN NEW AND EXISTING PAVEMENTS.
11. TRAFFIC SIGNAGE SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). ALL PAVEMENT MARKINGS CHANGED, ALTERED OR REMOVED SHALL BE RE-APPLIED.
12. IN THE EVENT THAT SUSPECTED CONTAMINATED SOIL, GROUNDWATER, AND OTHER MEDIA ARE ENCOUNTERED DURING EXCAVATION AND CONSTRUCTION ACTIVITIES BASED ON VISUAL, OLFACTORY, OR OTHER EVIDENCE, THE CONTRACTOR SHALL STOP WORK IN THE VICINITY OF THE SUSPECT MATERIAL TO AVOID FURTHER SPREADING OF THE MATERIAL, AND SHALL NOTIFY THE OWNER'S REPRESENTATIVE IMMEDIATELY SO THAT THE APPROPRIATE TESTING AND SUBSEQUENT ACTION CAN BE TAKEN.
13. AREAS OUTSIDE THE LIMITS OF PROPOSED WORK DISTURBED BY CONTRACTOR'S OPERATIONS, TO INCLUDE DELIVERIES AND CONSTRUCTION LOAD DAMAGE, SHALL BE RESTORED BY CONTRACTOR TO THEIR ORIGINAL CONDITION AT CONTRACTOR'S EXPENSE.
14. AREAS DISTURBED DURING CONSTRUCTION AND NOT RESTORED WITH CRUSHED STONE SHALL RECEIVE LOAM AND SEED AS NEEDED.
15. CONTRACTOR SHALL NOT PERFORM ANY WORK ON PROPERTIES ADJACENT TO THE SITE AND SHALL USE BEST EFFORTS TO MINIMIZE DISRUPTION TO THOSE ADJACENT PROPERTIES (INCLUDING SEDIMENT CONTROL, DUST CONTROL, TRAFFIC CONTROL, TRASH CONTROL, AND NOISE CONTROL). CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANUP, REPAIRS AND CORRECTIVE ACTION IF ADJACENT PROPERTIES ARE AFFECTED.
16. CONTRACTOR SHALL CONTROL STORMWATER RUNOFF DURING CONSTRUCTION TO PREVENT ADVERSE IMPACTS TO DRAINAGE SYSTEM: OFF SITE AREAS; AND SHALL BE RESPONSIBLE TO REPAIR RESULTING DAMAGES, IF ANY, AT NO COST TO OWNER AND ADAMS COUNTY. THE PROPOSED WORK SHALL NOT ALTER EXISTING DRAINAGE PATTERNS. SEE POST CONSTRUCTION STORMWATER MANAGEMENT PLAN (PCSM).
17. FOUNDATIONS AND OTHER UNDERGROUND OBJECTS ARE NOT WARRANTED TO BE CORRECT. CONTRACTOR SHALL HAVE NO CLAIM ON THAT ACCOUNT SHOULD THEY BE OTHER THAN SHOWN ON THESE PLANS.
18. TEST PITS TO LOCATE EXISTING UTILITIES MAY BE ORDERED BY OWNER'S REPRESENTATIVE.
19. STONE WALLS, FENCES, MAIL BOXES, SIGNS, CURBS, LIGHT POLES, ETC. SHALL BE REMOVED AND REPLACED AS NECESSARY TO PERFORM THE WORK. UNLESS OTHERWISE INDICATED, ALL SUCH WORK SHALL BE INCIDENTAL TO CONSTRUCTION OF THE PROJECT.
20. ALL PAVEMENT DISTURBED BY CONTRACTOR'S OPERATIONS SHALL BE REPLACED TO MATCH EXISTING.
21. CONTRACTOR SHALL COMPLETE ALL STAKEOUT, SURVEYS, ETC. REQUIRED FOR CONSTRUCTION OF THE PROJECT AS SHOWN AND AS SPECIFIED.
22. INLET PROTECTION SHALL BE PROVIDED ON ALL CATCH BASINS FOR THE DURATION OF THE PROJECT.
23. ANY CHANGES TO THE PLAN SHALL BE SUBMITTED BY CONTRACTOR FOR REVIEW AND APPROVAL BY THE OWNER'S REPRESENTATIVE.
24. CONTRACTOR SHALL PERFORM CONTINUOUS MONITORING AND MAINTENANCE OF EROSION AND SEDIMENTATION CONTROLS THROUGHOUT THE CONSTRUCTION PERIOD AND IN ACCORDANCE WITH THE PERMITS.

SITE DEMOLITION/REMOVAL NOTES:

1. UTILITIES REQUIRING INTERRUPTION, CAPPING OR REMOVAL - EXISTING SEWER, WATER AND ELECTRIC UTILITY LINES, AS WELL AS STRUCTURES WITHIN THE CONTRACT AREA SHALL REMAIN AND BE PROTECTED FROM DAMAGE FROM CONSTRUCTION ACTIVITY, UNLESS REMOVAL OF SAME IS SPECIFICALLY NOTED.
2. ADDITIONAL UTILITIES MAY EXIST WITHIN THE PROJECT AREA. THE CONTRACTOR SHALL USE CAUTION WHILE WORKING NEAR THESE UTILITIES TO AVOID DAMAGE TO THEM DURING CONSTRUCTION. ANY DAMAGE TO THESE UTILITIES SHALL BE REPAIRED AT THE CONTRACTOR EXPENSE AND TO THE SATISFACTION OF THE UTILITY OWNER.
3. CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE FOR RESOLUTION OF ANY ABANDONED PIPES AND/OR UTILITIES WHICH ARE NOT NOTED ON THE SURVEY BUT ARE ENCOUNTERED DURING EXCAVATION.
4. CONTRACTOR SHALL REPLACE ANY EXISTING CURBS OR PAVEMENTS THAT WERE INTENDED TO REMAIN BUT ARE DAMAGED OR DISTURBED DURING CONSTRUCTION. IF REPLACEMENT IS NECESSARY, IT SHALL BE DONE AT THE CONTRACTOR'S EXPENSE.
5. THE CONTRACTOR SHALL REMOVE, EXCAVATE, AND DISPOSE OF ALL MATERIALS ACCORDING TO THE PROJECT SPECIFICATIONS.
6. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES PRIOR TO COMMENCING WORK.

SITE LIGHTING NOTE:

1. ALL ON-SITE LIGHTING SHALL BE MINIMIZED & DESIGNED TO PREVENT LIGHT INTRUSION INTO THE ADJOINING/NEIGHBORING PROPERTIES WITH THE USE OF SHIELDS & THE LAMP HEADS BEING DIRECTED DOWNWARDS. MOTION-CONTROLLED LIGHTS WILL BE INSTALLED AT THE ON-SITE PROJECT ELECTRICAL SUBSTATION CONTROLS ENCLOSURE, WHICH ARE GENERALLY KEPT IN THE "OFF" POSITION, UNLESS MAINTENANCE PERSONNEL ARE ON-SITE OR WORKING AT NIGHT, DURING ANY EMERGENCY REPAIRS OR PERFORMING ANY MAINTENANCE OPERATIONS.

GENERAL MOUNT JOY TOWNSHIP - CHAPTER 110 ZONING & CHAPTER 86 SUBDIVISION AND LAND DEVELOPMENT ORDINANCE NOTES:

1. ALL ELECTRICAL (AC) COLLECTION LINES WILL BE BURIED ON-SITE.
2. LAYOUT, DESIGN AND INSTALLATION OF THE SOLAR ENERGY SYSTEM SHALL CONFORM TO APPLICABLE INDUSTRY STANDARDS, INCLUDING AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI), UNDERWRITERS LABORATORIES (UL), AMERICAN SOCIETY FOR TESTING AND MATERIALS (ASTM), INSTITUTE OF ELECTRICAL AND ELECTRONICS ENGINEERS (IEEE), SOLAR RATING AND CERTIFICATION CORPORATION (SRCC), ELECTRICAL TESTING LABORATORY (ETL) OR OTHER SIMILAR CERTIFYING ORGANIZATIONS AND SHALL CONFORM TO THE PENNSYLVANIA UNIFORM CONSTRUCTION CODE.
3. THE SOLAR ENERGY SYSTEM SHALL AT ALL TIMES BE MAINTAINED AND KEPT IN GOOD WORKING ORDER AND REPAIR.
4. THE OWNER AND OPERATOR OF THE SOLAR ENERGY SYSTEM SHALL POST IN A PROMINENT LOCATION CURRENT INFORMATION IDENTIFYING THE PERSON TO CONTACT WITH INQUIRIES OR COMPLAINTS AND HIS/HER TOLL-FREE TELEPHONE NUMBER AND SHALL PROVIDE THIS INFORMATION TO THE TOWNSHIP SECRETARY.
5. THE OWNER AND OPERATOR OF THE SOLAR ENERGY SYSTEM SHALL NOTIFY THE TOWNSHIP IMMEDIATELY UPON THE CESSATION AND/OR ABANDONMENT OF THE SOLAR ENERGY SYSTEM. CESSATION AND/OR ABANDONMENT SHALL BE PRESUMED IF NOT POWER IS GENERATED FOR A PERIOD OF ONE YEAR. NO LATER THAN ONE YEAR FOLLOWING CESSATION AND/OR ABANDONMENT, THE SOLAR ENERGY SYSTEM SHALL BE DECOMMISSIONED. DECOMMISSIONING MEANS THAT SOLAR PANELS, SOLAR-RELATED EQUIPMENT AND TRANSMISSION LINES, EXCEPT ELECTRIC AND ASSOCIATED COMMUNICATION LINES BURIED MORE THAN 36 INCHES BELOW GRADE, SHALL BE REMOVED AND THE SITE RESTORED TO A NATURAL CONDITION.
6. ALL BUFFER AREA AND OTHER LANDSCAPING REQUIRED BY THIS ARTICLE SHALL BE PERPETUALLY MAINTAINED BY THE LOT OWNER. ANY LANDSCAPING NEEDED TO MEET A REQUIREMENT OF THIS ARTICLE THAT DIES, IS REMOVED, OR IS SEVERELY DAMAGED SHALL BE REPLACED BY THE THEN-CURRENT LOT OWNER AS SOON AS IS PRACTICAL CONSIDERING THE NEXT AVAILABLE GROWING SEASONS BUT NOT TO EXCEED (180) DAYS.
7. REQUIRED PLANTINGS SHALL BE PRUNED IN ACCORDANCE WITH GENERALLY ACCEPTED STANDARDS (TIME AND MANNER) TO MAINTAIN PLANTINGS IN GOOD HEALTH AND CONDITION.
8. REQUIRED PLANTINGS SHALL BE KEPT IN A RELATIVELY WEED-FREE CONDITION, FREE OF SOLID WASTE AND FEE OF NOXIOUS WEEDS.
9. ALL PROPOSED RIGHTS-OF-WAY DEPICTED WITHIN THIS PLAN ON PROPERTIES TO BE DEVELOPED ARE HEREBY DEDICATED TO MOUNT JOY TOWNSHIP AS PUBLIC ROADWAY RIGHTS-OF-WAY.
10. THIS PLAN DOES NOT INCLUDE THE DEVELOPMENT OF NEW WATER SUPPLY WELLS.
11. ALL GRAVEL ROADS WILL REMAIN GRAVEL AND WILL NOT BE PAVED OR OTHERWISE SURFACED, WITHOUT ADDITIONAL STORMWATER MANAGEMENT PLANNING.

FLOODPLAIN NOTES:

1. THE 100-YEAR & 500-YEAR FLOOD HAZARD AREAS DEPICTED HEREON WERE DERIVED FROM FEMA MAP NUMBERS 42001C0270D, 42001C0290D, 42001C0385D; 42001C0401D; ALL EFFECTIVE DATE 02/18/2009.
2. ALL SOLAR ARRAYS ARE LOCATED OUTSIDE OF THE 100-YEAR & 500-YEAR FLOOD HAZARD AREAS.

SOLAR & UTILITY EASEMENT NOTE:

1. NO OVERHEAD ELECTRICAL TRANSMISSION LINES FROM THE ON-SITE ELECTRICAL SUBSTATION TO THE POINT-OF-INTERCONNECTION (POI), WILL BE INSTALLED WITHIN THE AGRICULTURAL CONSERVATION DISTRICT (SHOWN HEREIN). THEREFORE, NO EASEMENTS ARE REQ'D. AT THIS TIME. HOWEVER, EASEMENTS WILL BE REQUIRED FOR THE FUTURE SOLAR ENERGY SYSTEM DEVELOPMENT/EXPANSION INTO THE BALTIMORE PIKE CONSERVATION DISTRICT.

POINT OF INTERCONNECTION (POI):
LOCATED AT THE METROPOLITAN EDISION CO.
MILLER ROAD
N39.758387°, E-77.125989°
SEE "VICINITY MAP" ON COVER SHEET FOR LOCATION.

ON-SITE COLLECTOR SUBSTATION:
BALTIMORE PIKE (SR 97)
N39.760824°, E-77.132929°
SEE "VICINITY MAP" ON COVER SHEET FOR LOCATION.

SANITARY SEWAGE FACILITIES PLANNING NOTE:

1. THIS FINAL LAND DEVELOPMENT PLAN DOES NOT PROPOSE THE SUBDIVISION OF LAND; CREATION OF ANY NEW BUILDING LOT(S); OR THE DEVELOPMENT OF ANY IMPROVEMENTS THAT CREATES SANITARY SEWAGE FLOWS, THAT REQUIRE INSTALLATION, CONSTRUCTION, OR CONNECTION TO A COLLECTION, CONVEYANCE, TREATMENT OR DISPOSAL SYSTEM. IN THIS REGARD, A COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION BUREAU OF CLEAN WATER REQUEST FOR PLANNING WAIVER & NON-BUILDING DECLARATION (PA DEP FORM 3850-FM-BCW0349) IS NOT REQUIRED FOR THIS PROJECT.

NPDES — NPDES BOUNDARY
PROPERTY BOUNDARY
RIGHT-OF-WAY
EXISTING ROAD (PAVED)
EXISTING ROAD (DIRT)
EXISTING WETLANDS
WETLAND BUFFER
EXISTING STREAM
STREAM BUFFER
EXISTING TREELINE BOUNDARY
EXISTING STRUCTURE
574 — EXISTING 1' CONTOURS
575 — EXISTING 5' CONTOURS
SOILS BOUNDARY LINE
BeB — SOILS CLASSIFICATION
OE — OVERHEAD ELECTRICAL LINE
UTILITY POLE
X — EXISTING FENCE
BUILDING SETBACK
TREE CLEARING AREA
FEMA 100-YR FLOOD PLAIN
FEMA 500-YR FLOOD PLAIN

PROPOSED FEATURES

PROPOSED GRAVEL ROAD
PROPOSED DRIVEWAY ENTRANCE
PROPOSED FENCE
PROPOSED SOLAR ARRAY
PROPOSED TREELINE
PROPOSED EQUIPMENT PAD WITH PV INVERTERS, TRANSFORMERS, & AUXILIARY EQUIPMENT
LOD — LIMITS OF DISTURBANCE
AREA OF AMENDED SOIL

PARCEL OWNER SUMMARY TABLE

PARCEL #	PARCEL OWNER	ADDRESS	LOT SIZE (ACRES)	PARCEL ID	DEED REF
1	KINSELLA LIVING TRUST	345 BOWERS RD, LITTLESTOWN, PA 17340	85.93	30H16-0050A---000	6814-0245
2	MILLARD E & DEBORAH BASEHOAR II	508-694 PLUNKERT RD, LITTLESTOWN, PA 17340	118.70	30H16-0001A---000	4696-171
3	KENNETH A & LINDA W HILBERT	4004 BALTIMORE PIKE, LITTLESTOWN, PA 17340	76.13	30H16--0048---000	299-003
5	MILLARD E & DEBORAH BASEHOAR II	202-322 PLUNKERT RD, LITTLESTOWN, PA 17340	62.40	30I16-0007E---000	6542-664
10	DAVID R & LESLIE R UPDYKE	165 UPDYKE RD, LITTLESTOWN, PA 17340	149.17	30I17-0041---000	2513-145
15	R GLENN & BARBARA J SNYDER	319 CALIFORNIA RD, LITTLESTOWN, PA 17340	74.26	30H16-0092---000	303-258
16	MICHAEL J NORA L KELLER	242-386 SPEELMAN KILNGER RD, LITTLESTOWN, PA 17340	47.96	30H16-0056C-000	2701-319
		TOTAL	614.55		

NO.	REVISION	DATE
B	PRELIMINARY LAND DEVELOPMENT PLANS	03-22-2022
A	FINAL LAND DEVELOPMENT PLANS	02-15-2022

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APPLICANT:
BROOKVIEW SOLAR I, LLC.
700 UNIVERSE BLVD.
JUNO BEACH, FL 32408

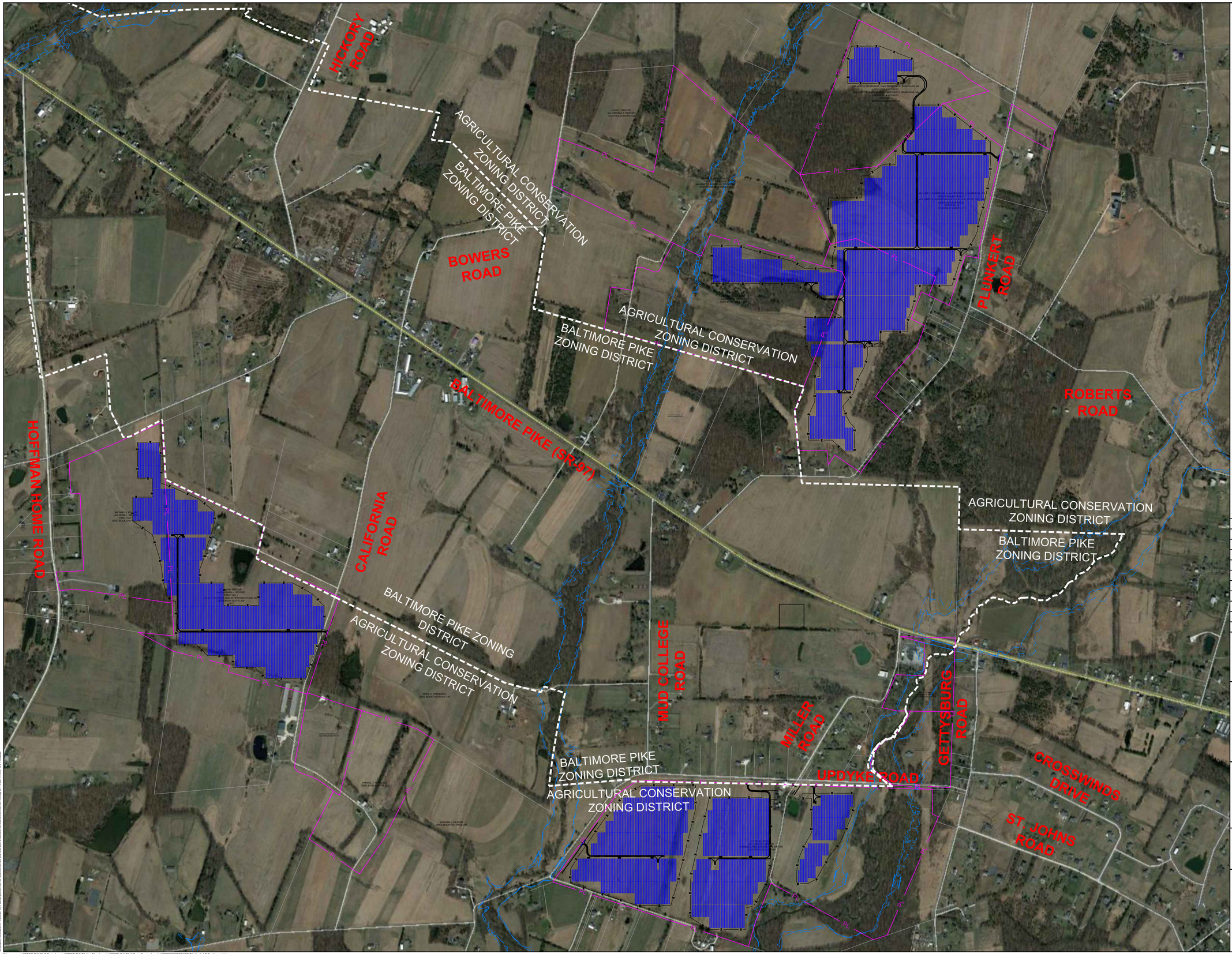
PRELIMINARY LAND DEVELOPMENT PLAN
BROOKVIEW SOLAR I, LLC.
SOLAR PROJECT
MT. JOY TOWNSHIP, PA

DRAWING TITLE:
GENERAL NOTES & LEGEND

ISSUE FOR PERMITTING ONLY. NOT INTENDED FOR CONSTRUCTION OR BIDDING PURPOSES.

SCALE:	AS SHOWN
DATE:	09/21/2021
DRAWN BY:	MKS/JJN
CHECKED BY:	RAM
PROJECT:	434186
DRAWING NO.:	C-002

\\employees.root.local\env\PPL\dickson city\Public\projectfiles\434186 nextera brookview solar\CAD\plan_sheets\land development\434186_CE-001.dwg 03-17-2022 4:13:03 PM BY: RMacias
XRefs: ..\..\XREFS\434186_P-Base.dwg ..\..\XREFS\434186_X-Base-Survey.dwg ..\..\XREFS\434186_PES-BASE-NPDES.dwg ..\..\XREFS\REFERENCE\Titleblock_LD-Final Layout.dwg
Images: ..\..\xrefs\IMAGES\Aerials_210916.jpg ..\..\xrefs\IMAGES\Quadra Maps\gettysburg_pa.tif ..\..\xrefs\IMAGES\Quadra Maps\littlestown_pa.tif ..\..\xrefs\IMAGES\Quadra Maps\mcsherrystown_pa.tif ..\..\..\PE SEAL\RAM Signature - Copy.tif ..\..\xrefs\IMAGES\Quadra Maps\Road Map - Location.jpeg P:\Public\ProjectFiles\434186 NextEra Brookview Solar\CAD\IMAGES\Quadra Maps\taneytown_md.tif ..\..\PE SEAL\RAM Seal and Sign_03 22 2022.tif



N

GRAPHIC SCALE
500 250 0 500
1" = 500 FEET

NOTE:
1. A GENERAL NPDES NOTICE OF INTENT (NOI) HAS BEEN PREPARED FOR THIS PROJECT. SEE EROSION & SEDIMENT CONTROL PLAN (ESC) & POST CONSTRUCTION STORMWATER MANAGEMENT PLAN (PCSM), FOR FURTHER CONSTRUCTION REQUIREMENTS.

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL ENGINEER
ROBERT ANTHONY WATELCZYK
PE-083-E
8/22/2022

NO.	REVISION	DATE
B	PRELIMINARY LAND DEVELOPMENT PLANS	03-22-2022
A	FINAL LAND DEVELOPMENT PLANS	02-15-2022

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APPLICANT:
BROOKVIEW SOLAR I, LLC.
700 UNIVERSE BLVD.
JUNO BEACH, FL 32408

PRELIMINARY LAND DEVELOPMENT PLAN
BROOKVIEW SOLAR I, LLC.
SOLAR PROJECT
MT. JOY TOWNSHIP, PA

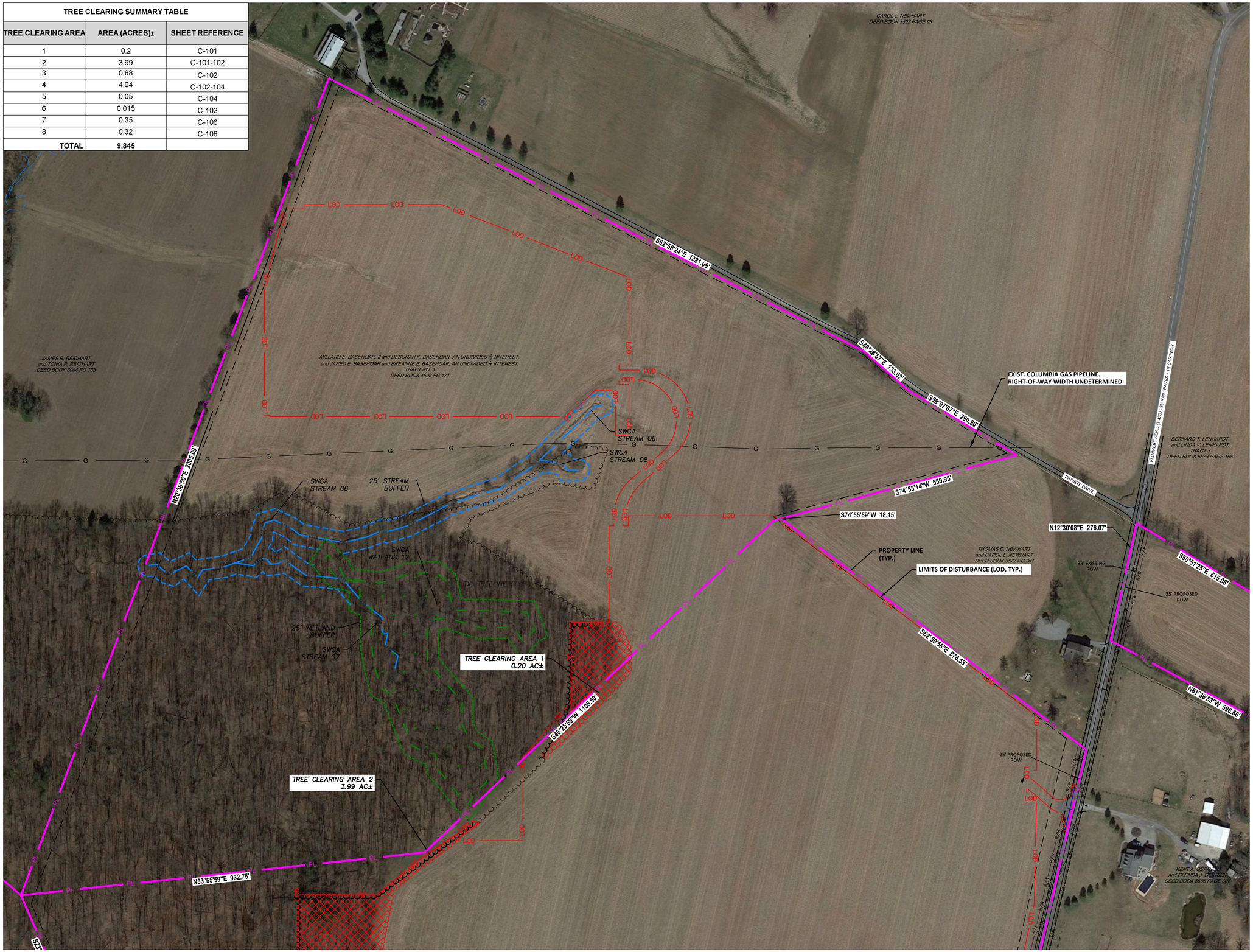
DRAWING TITLE:
OVERALL SITE PLAN

ISSUE FOR PERMITTING ONLY. NOT INTENDED FOR CONSTRUCTION OR BIDDING PURPOSES.

SCALE:	AS SHOWN
DATE:	09/21/2021
DRAWN BY:	MKS/JJN
CHECKED BY:	RAM
PROJECT:	434186
DRAWING NO.:	C-100

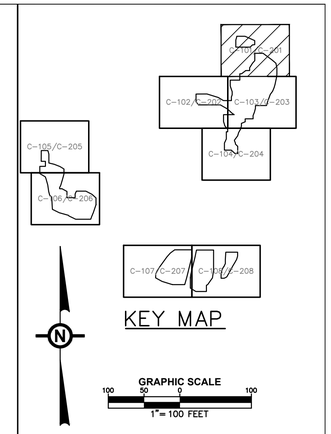
Xrefs: ..\..\XREF\0434186_P-Base.dwg; ..\..\XREF\0434186_Key Map.dwg; ..\..\XREF\0434186_X-Base-Survey.dwg; ..\..\XREF\FIREFERENCE\Titleblock_LD-Final Layout.dwg
Images: ..\..\arefs\IMAGES\Aerials_210916.jpg; ..\..\PE SEAL\RAM Seal and Sign_03 22 2022.tif

TREE CLEARING SUMMARY TABLE		
TREE CLEARING AREA	AREA (ACRES)±	SHEET REFERENCE
1	0.2	C-101
2	3.99	C-101-102
3	0.88	C-102
4	4.04	C-102-104
5	0.05	C-104
6	0.015	C-102
7	0.35	C-106
8	0.32	C-106
TOTAL	9.845	



MATCHLINE (SEE SHEET 102)

MATCHLINE (SEE SHEET 103)



NOTE:
1. A GENERAL NPDES NOTICE OF INTENT (NOI) HAS BEEN PREPARED FOR THIS PROJECT. SEE EROSION & SEDIMENT CONTROL PLAN (ESC) & POST CONSTRUCTION STORMWATER MANAGEMENT PLAN (PCSM), FOR FURTHER CONSTRUCTION REQUIREMENTS.

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
ROBERT MATTHEW MATEJCZYK
ENGINEER
PE-41993-E
3/22/2022

NO.	REVISION	DATE
B	PRELIMINARY LAND DEVELOPMENT PLANS	03-22-2022
A	FINAL LAND DEVELOPMENT PLANS	02-15-2022

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APPLICANT:
BROOKVIEW SOLAR I, LLC.
700 UNIVERSE BLVD.
JUNO BEACH, FL 32408

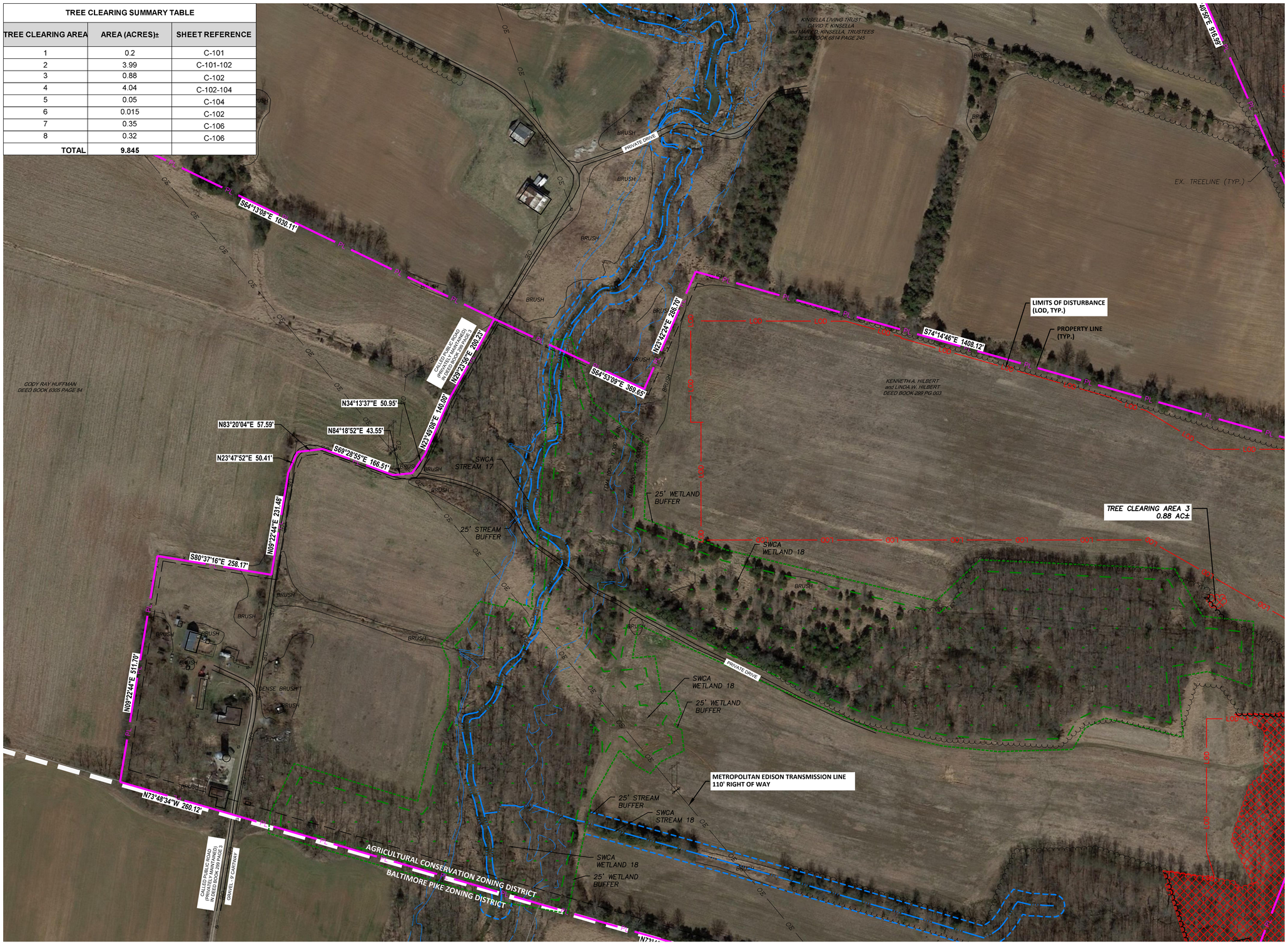
PRELIMINARY LAND DEVELOPMENT PLAN
BROOKVIEW SOLAR I, LLC.
SOLAR PROJECT
MT. JOY TOWNSHIP, PA

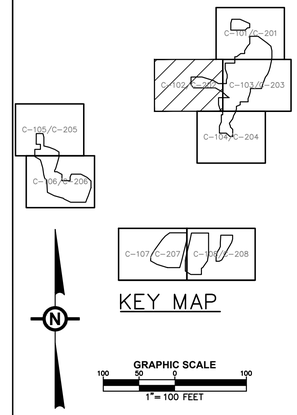
DRAWING TITLE:
EXISTING CONDITIONS & TREE CLEARING PLAN (1)

ISSUE FOR PERMITTING ONLY. NOT INTENDED FOR CONSTRUCTION OR BIDDING PURPOSES.

SCALE:	1"=100'
DATE:	09/21/2021
DRAWN BY:	MKS/JJN
CHECKED BY:	RAM
PROJECT:	434186
DRAWING NO.:	C-101

TREE CLEARING SUMMARY TABLE		
TREE CLEARING AREA	AREA (ACRES)±	SHEET REFERENCE
1	0.2	C-101
2	3.99	C-101-102
3	0.88	C-102
4	4.04	C-102-104
5	0.05	C-104
6	0.015	C-102
7	0.35	C-106
8	0.32	C-106
TOTAL	9.845	





NOTE:
1. A GENERAL NPDES NOTICE OF INTENT (NOI) HAS BEEN PREPARED FOR THIS PROJECT. SEE EROSION & SEDIMENT CONTROL PLAN (ESC) & POST CONSTRUCTION STORMWATER MANAGEMENT PLAN (PCSM), FOR FURTHER CONSTRUCTION REQUIREMENTS.

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
ROBERT MATTHEW MATELCZYK
ENGINEER
PE-073613-E
3/22/2022

NO.	REVISION	DATE
B	PRELIMINARY LAND DEVELOPMENT PLANS	03-22-2022
A	FINAL LAND DEVELOPMENT PLANS	02-15-2022

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APPLICANT:
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700 UNIVERSE BLVD.
JUNO BEACH, FL 32408

PRELIMINARY LAND DEVELOPMENT PLAN
BROOKVIEW SOLAR I, LLC.
SOLAR PROJECT
MT. JOY TOWNSHIP, PA

DRAWING TITLE:
EXISTING CONDITIONS & TREE CLEARING PLAN (2)

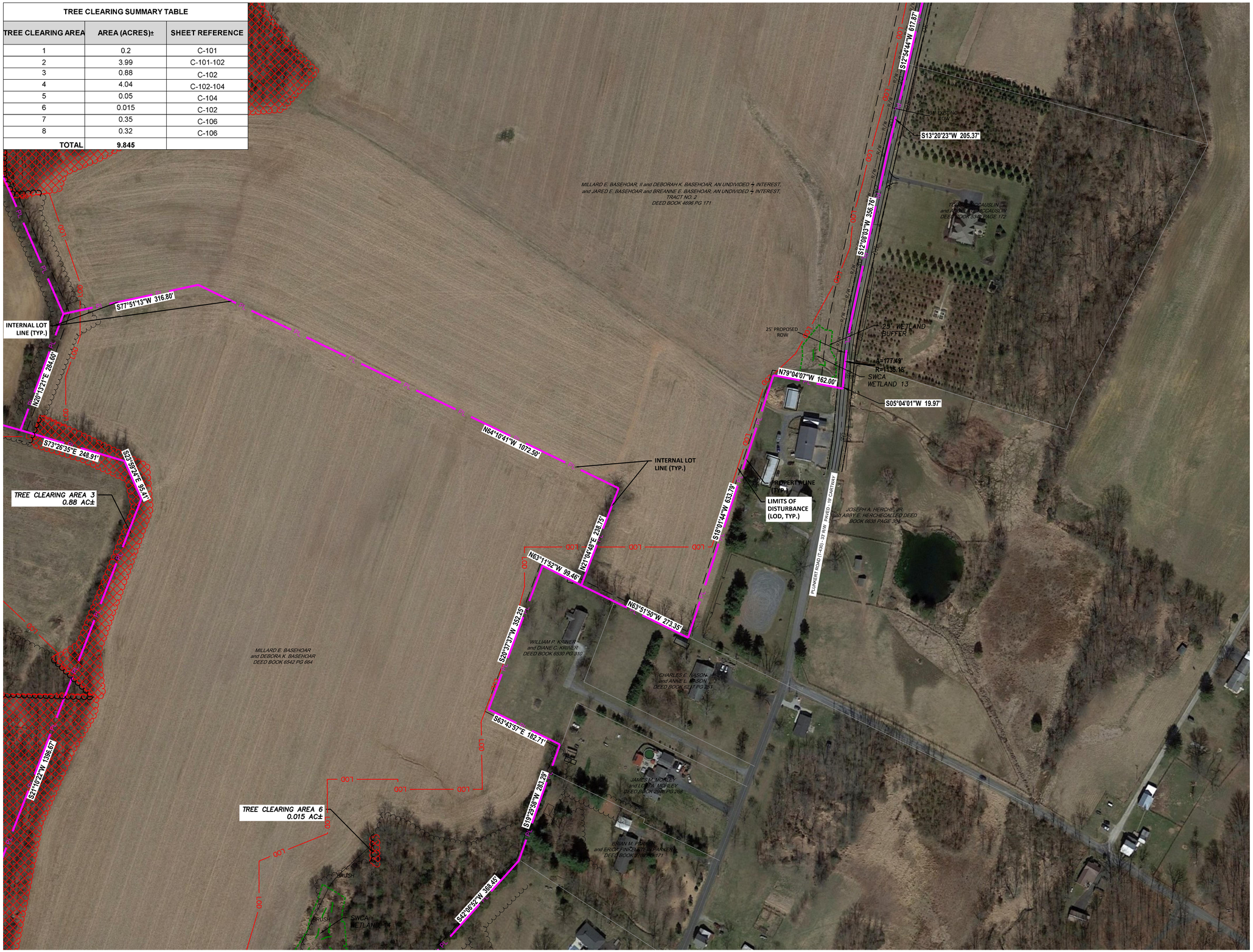
ISSUE FOR PERMITTING ONLY. NOT INTENDED FOR CONSTRUCTION OR BIDDING PURPOSES.

SCALE:	1"=100'
DATE:	09/21/2021
DRAWN BY:	MKS/JJN
CHECKED BY:	RAM
PROJECT:	434186
DRAWING NO.:	C-102

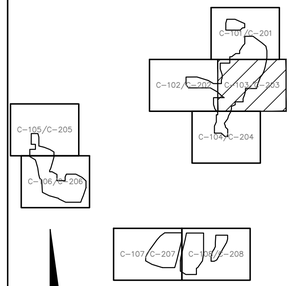
MATCHLINE (SEE SHEET 101)

TREE CLEARING SUMMARY TABLE		
TREE CLEARING AREA	AREA (ACRES)±	SHEET REFERENCE
1	0.2	C-101
2	3.99	C-101-102
3	0.88	C-102
4	4.04	C-102-104
5	0.05	C-104
6	0.015	C-102
7	0.35	C-106
8	0.32	C-106
TOTAL	9.845	

MATCHLINE (SEE SHEET 102)



MATCHLINE (SEE SHEET 104)



NOTE:
1. A GENERAL NPDES NOTICE OF INTENT (NOI) HAS BEEN PREPARED FOR THIS PROJECT. SEE EROSION & SEDIMENT CONTROL PLAN (ESC) & POST CONSTRUCTION STORMWATER MANAGEMENT PLAN (PCSM), FOR FURTHER CONSTRUCTION REQUIREMENTS.

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL ENGINEER
ROBERT ANTHONY MATEJCZYK
PE-073693-E
3/22/2022

NO.	REVISION	DATE
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A	FINAL LAND DEVELOPMENT PLANS	02-15-2022

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APPLICANT:
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700 UNIVERSE BLVD.
JUNO BEACH, FL 32408

PRELIMINARY LAND DEVELOPMENT PLAN
BROOKVIEW SOLAR I, LLC.
SOLAR PROJECT
MT. JOY TOWNSHIP, PA

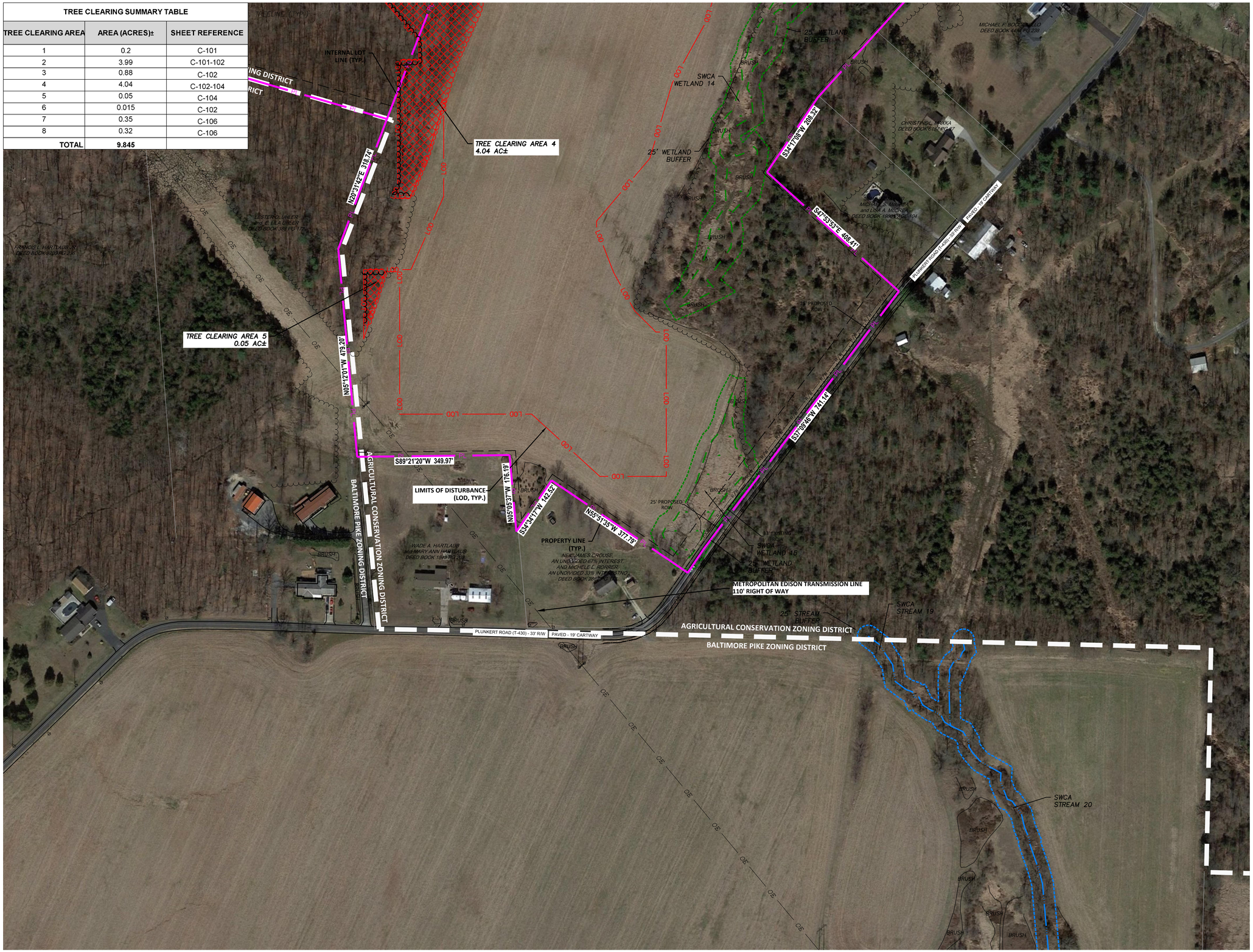
DRAWING TITLE:
EXISTING CONDITIONS & TREE CLEARING PLAN (3)

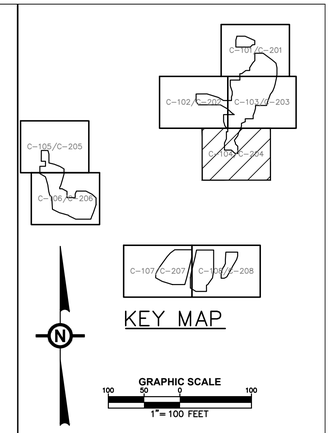
ISSUE FOR PERMITTING ONLY. NOT INTENDED FOR CONSTRUCTION OR BIDDING PURPOSES.

SCALE:	1"=100'
DATE:	09/21/2021
DRAWN BY:	MKS/JJN
CHECKED BY:	RAM
PROJECT:	434186
DRAWING NO.:	C-103

MATCHLINE (SEE SHEET 102)

TREE CLEARING SUMMARY TABLE		
TREE CLEARING AREA	AREA (ACRES)±	SHEET REFERENCE
1	0.2	C-101
2	3.99	C-101-102
3	0.88	C-102
4	4.04	C-102-104
5	0.05	C-104
6	0.015	C-102
7	0.35	C-106
8	0.32	C-106
TOTAL	9.845	





NOTE:
1. A GENERAL NPDES NOTICE OF INTENT (NOI) HAS BEEN PREPARED FOR THIS PROJECT. SEE EROSION & SEDIMENT CONTROL PLAN (ESC) & POST CONSTRUCTION STORMWATER MANAGEMENT PLAN (PCSM), FOR FURTHER CONSTRUCTION REQUIREMENTS.

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
ROBERT J. SZYMATE, JR.
ENGINEER
PE-41993-E
3/22/2022

NO.	REVISION	DATE
B	PRELIMINARY LAND DEVELOPMENT PLANS	03-22-2022
A	FINAL LAND DEVELOPMENT PLANS	02-15-2022

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700 UNIVERSE BLVD.
JUNO BEACH, FL 32408

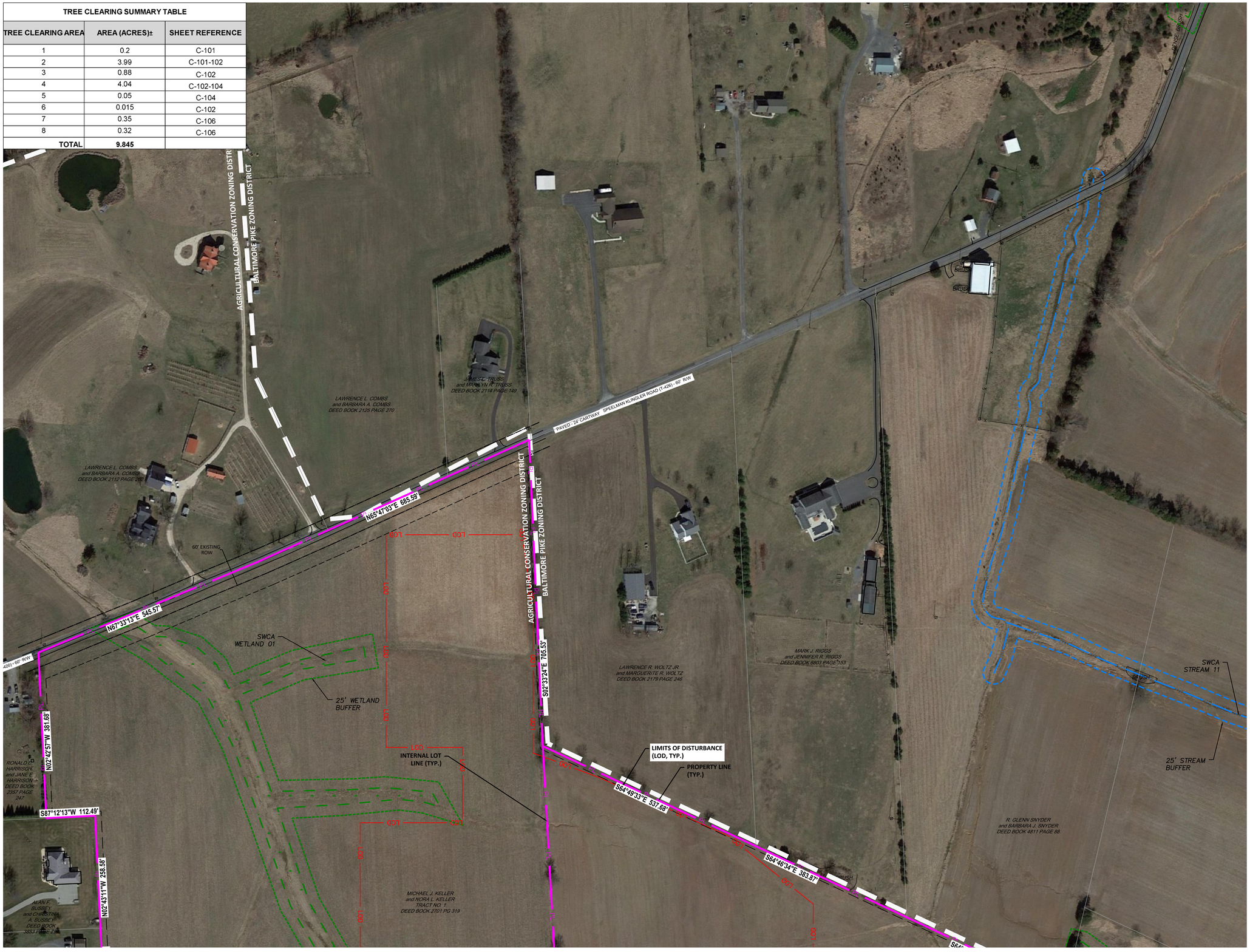
PRELIMINARY LAND DEVELOPMENT PLAN
BROOKVIEW SOLAR I, LLC.
SOLAR PROJECT
MT. JOY TOWNSHIP, PA

DRAWING TITLE:
EXISTING CONDITIONS & TREE CLEARING PLAN (4)

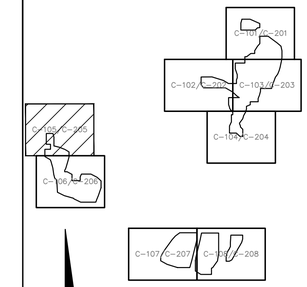
ISSUE FOR PERMITTING ONLY. NOT INTENDED FOR CONSTRUCTION OR BIDDING PURPOSES.

SCALE:	1"=100'
DATE:	09/21/2021
DRAWN BY:	MKS/JJN
CHECKED BY:	RAM
PROJECT:	434186
DRAWING NO.:	C-104

TREE CLEARING SUMMARY TABLE		
TREE CLEARING AREA	AREA (ACRES)±	SHEET REFERENCE
1	0.2	C-101
2	3.99	C-101-102
3	0.88	C-102
4	4.04	C-102-104
5	0.05	C-104
6	0.015	C-102
7	0.35	C-106
8	0.32	C-106
TOTAL	9.845	



MATCHLINE (SEE SHEET 106)



KEY MAP

GRAPHIC SCALE
100 50 0 100
1" = 100 FEET

NOTE:
1. A GENERAL NPDES NOTICE OF INTENT (NOI) HAS BEEN PREPARED FOR THIS PROJECT. SEE EROSION & SEDIMENT CONTROL PLAN (ESC) & POST CONSTRUCTION STORMWATER MANAGEMENT PLAN (PCSM), FOR FURTHER CONSTRUCTION REQUIREMENTS.

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL ENGINEER
ROBERT MATTHEW MATEJCZYK
PE-075345-E
3/22/2022

NO.	REVISION	DATE
B	PRELIMINARY LAND DEVELOPMENT PLANS	03-22-2022
A	FINAL LAND DEVELOPMENT PLANS	02-15-2022

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APPLICANT:
BROOKVIEW SOLAR I, LLC.
700 UNIVERSE BLVD.
JUNO BEACH, FL 32408

PRELIMINARY LAND DEVELOPMENT PLAN
BROOKVIEW SOLAR I, LLC.
SOLAR PROJECT
MT. JOY TOWNSHIP, PA

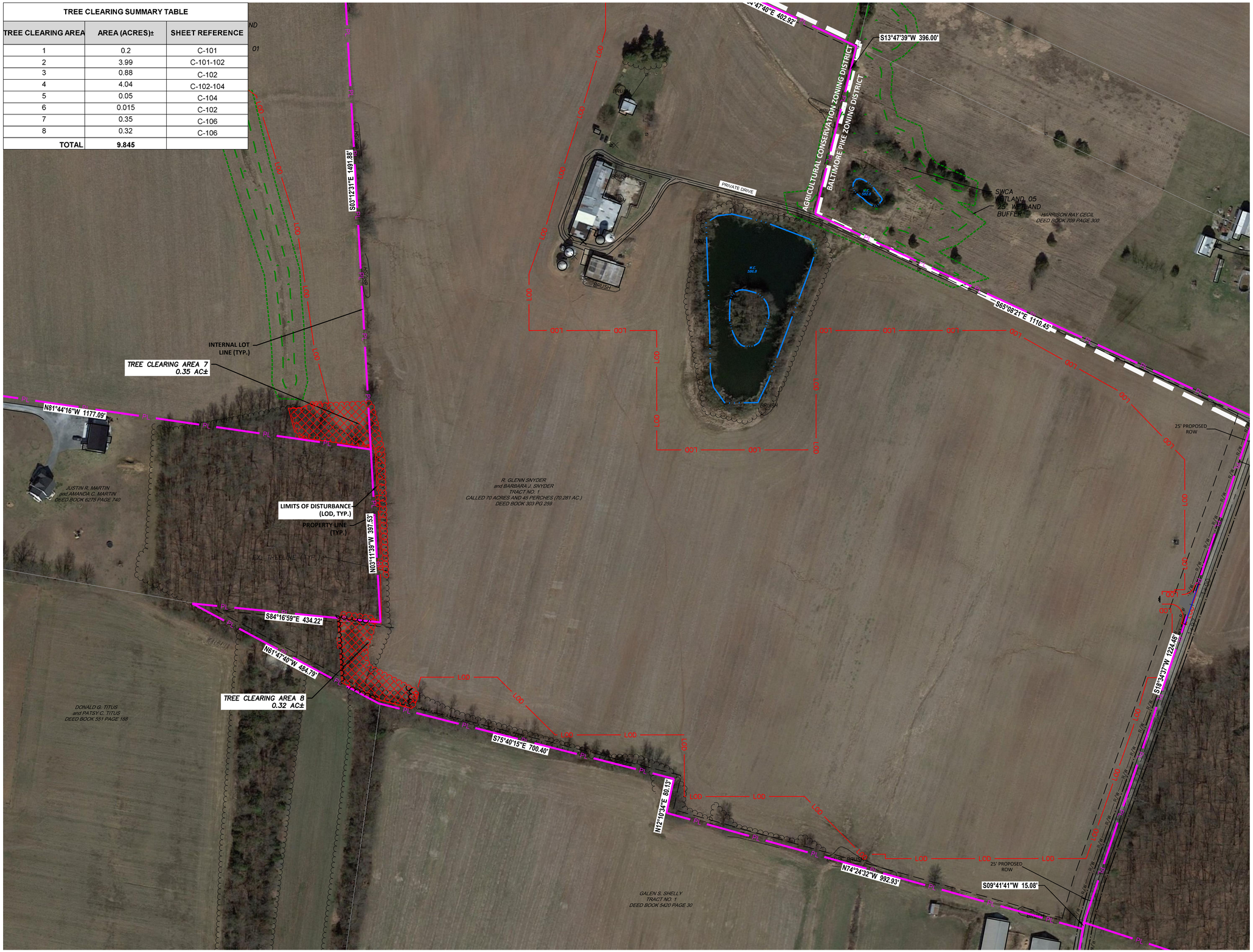
DRAWING TITLE:
EXISTING CONDITIONS & TREE CLEARING PLAN (5)

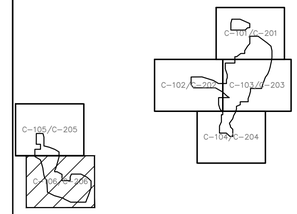
ISSUE FOR PERMITTING ONLY. NOT INTENDED FOR CONSTRUCTION OR BIDDING PURPOSES.

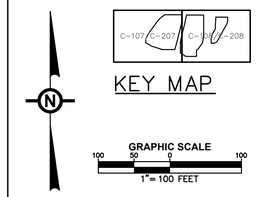
SCALE:	1"=100'
DATE:	09/21/2021
DRAWN BY:	MKS/JJN
CHECKED BY:	RAM
PROJECT:	434186
DRAWING NO.:	C-105

MATCHLINE (SEE SHEET 105)

TREE CLEARING SUMMARY TABLE		
TREE CLEARING AREA	AREA (ACRES)±	SHEET REFERENCE
1	0.2	C-101
2	3.99	C-101-102
3	0.88	C-102
4	4.04	C-102-104
5	0.05	C-104
6	0.015	C-102
7	0.35	C-106
8	0.32	C-106
TOTAL	9.845	







KEY MAP

NOTE:
1. A GENERAL NPDES NOTICE OF INTENT (NOI) HAS BEEN PREPARED FOR THIS PROJECT. SEE EROSION & SEDIMENT CONTROL PLAN (ESC) & POST CONSTRUCTION STORMWATER MANAGEMENT PLAN (PCSM), FOR FURTHER CONSTRUCTION REQUIREMENTS.

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL ENGINEER
ROBERT ANTHONY MATEJCZYK
PE-075963-E
3/22/2022

NO.	REVISION	DATE
B	PRELIMINARY LAND DEVELOPMENT PLANS	03-22-2022
A	FINAL LAND DEVELOPMENT PLANS	02-15-2022

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APPLICANT:
BROOKVIEW SOLAR I, LLC.
700 UNIVERSE BLVD.
JUNO BEACH, FL 32408

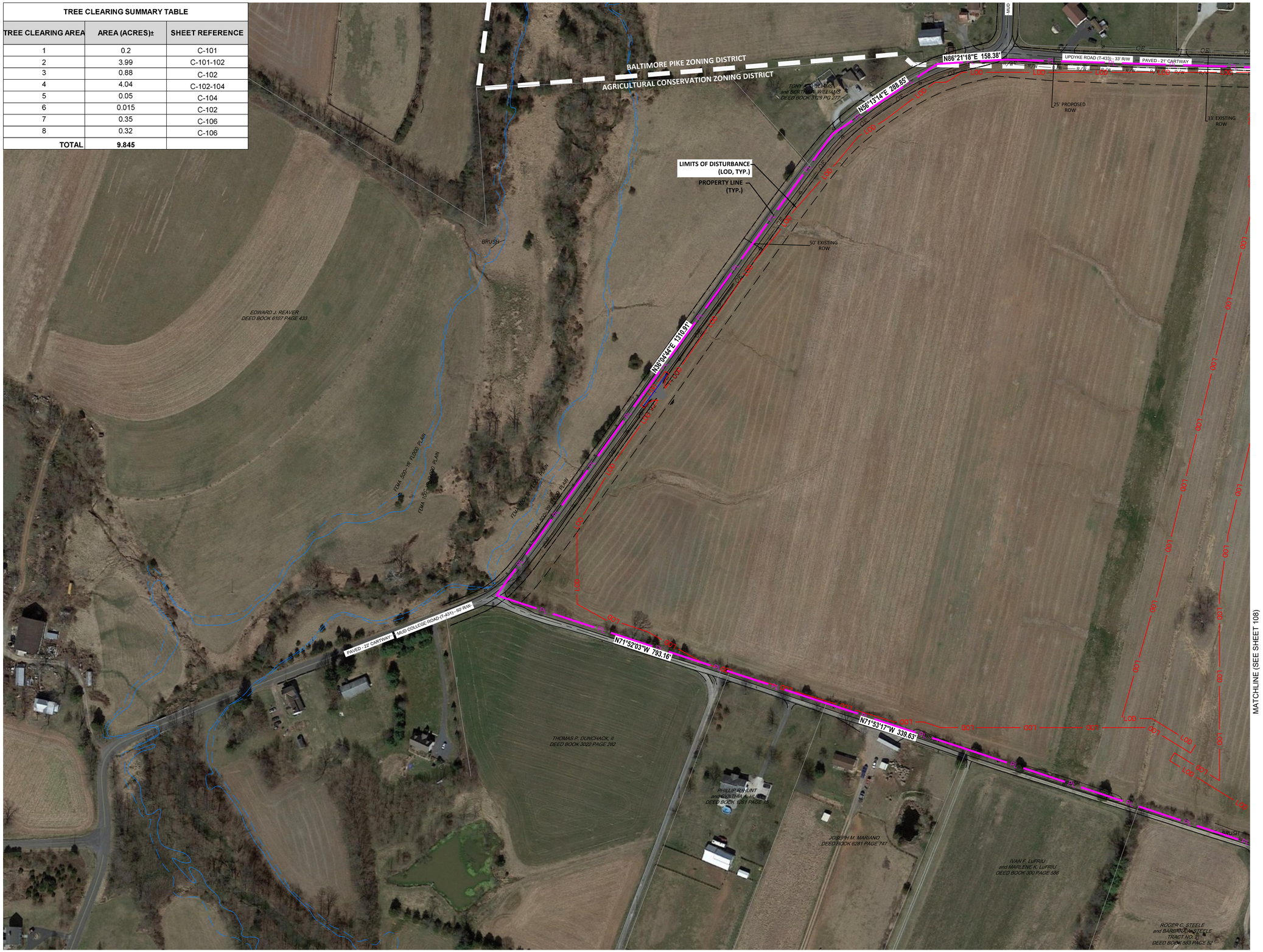
PRELIMINARY LAND DEVELOPMENT PLAN
BROOKVIEW SOLAR I, LLC.
SOLAR PROJECT
MT. JOY TOWNSHIP, PA

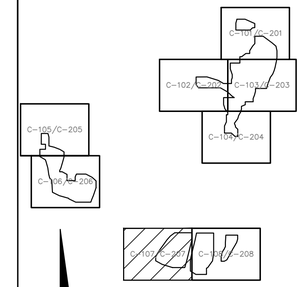
DRAWING TITLE:
EXISTING CONDITIONS & TREE CLEARING PLAN (6)

ISSUE FOR PERMITTING ONLY. NOT INTENDED FOR CONSTRUCTION OR BIDDING PURPOSES.

SCALE:	1"=100'
DATE:	09/21/2021
DRAWN BY:	MKS/JJN
CHECKED BY:	RAM
PROJECT:	434186
DRAWING NO.:	C-106

TREE CLEARING SUMMARY TABLE		
TREE CLEARING AREA	AREA (ACRES)±	SHEET REFERENCE
1	0.2	C-101
2	3.99	C-101-102
3	0.88	C-102
4	4.04	C-102-104
5	0.05	C-104
6	0.015	C-102
7	0.35	C-106
8	0.32	C-106
TOTAL	9.845	





NOTE:
1. A GENERAL NPDES NOTICE OF INTENT (NOI) HAS BEEN PREPARED FOR THIS PROJECT. SEE EROSION & SEDIMENT CONTROL PLAN (ESC) & POST CONSTRUCTION STORMWATER MANAGEMENT PLAN (PCSM), FOR FURTHER CONSTRUCTION REQUIREMENTS.

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL ENGINEER
ROBERT A. MATELCZYK
PE-075613-E
3/22/2022

NO.	REVISION	DATE
B	PRELIMINARY LAND DEVELOPMENT PLANS	03-22-2022
A	FINAL LAND DEVELOPMENT PLANS	02-15-2022

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Mechanicsburg, PA 17055
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APPLICANT:
BROOKVIEW SOLAR I, LLC.
700 UNIVERSE BLVD.
JUNO BEACH, FL 32408

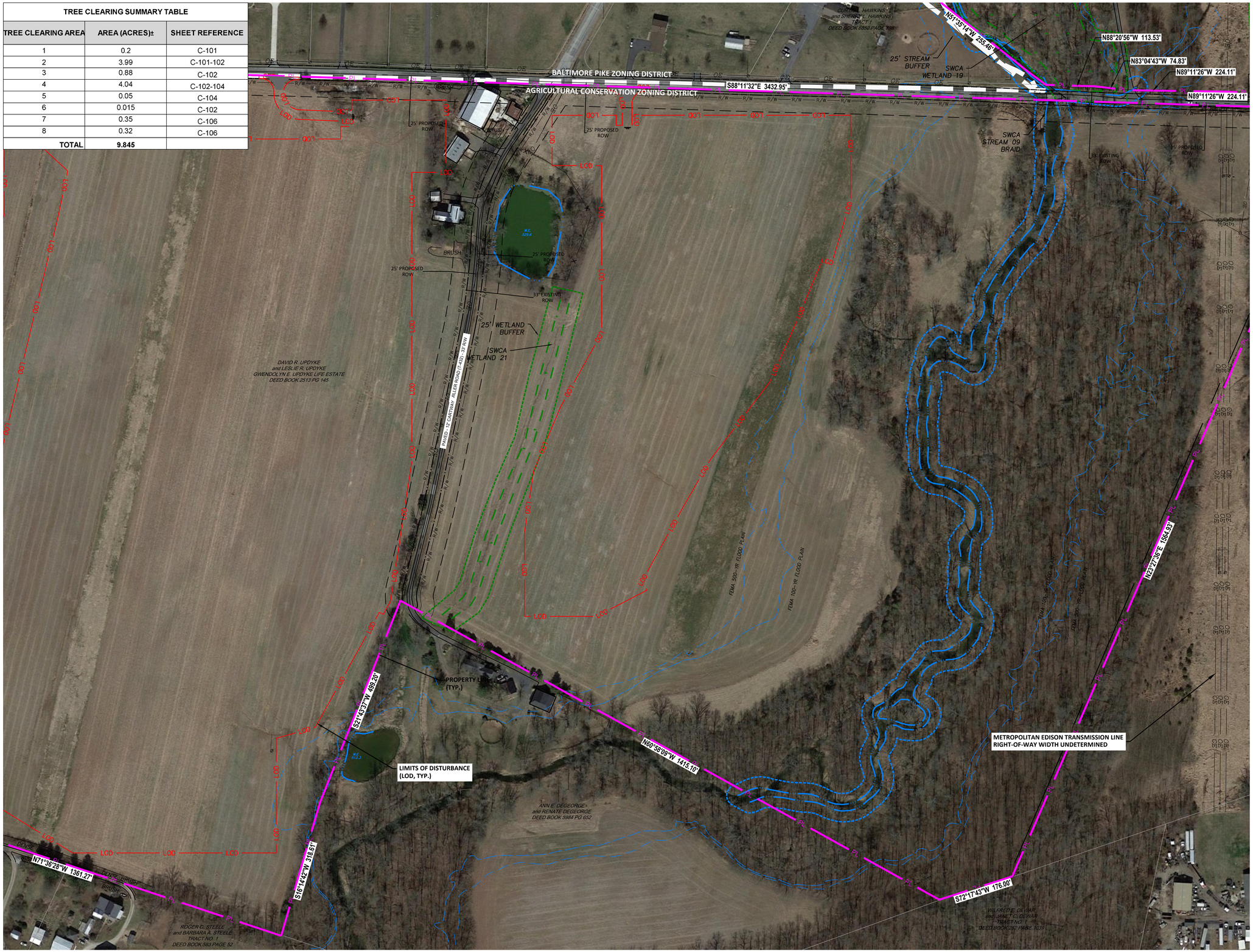
PRELIMINARY LAND DEVELOPMENT PLAN
BROOKVIEW SOLAR I, LLC.
SOLAR PROJECT
MT. JOY TOWNSHIP, PA

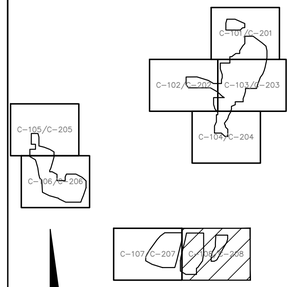
DRAWING TITLE:
EXISTING CONDITIONS & TREE CLEARING PLAN (7)

ISSUE FOR PERMITTING ONLY. NOT INTENDED FOR CONSTRUCTION OR BIDDING PURPOSES.

SCALE:	1"=100'
DATE:	09/21/2021
DRAWN BY:	MKS/JJN
CHECKED BY:	RAM
PROJECT:	434186
DRAWING NO.:	C-107

TREE CLEARING SUMMARY TABLE		
TREE CLEARING AREA	AREA (ACRES)±	SHEET REFERENCE
1	0.2	C-101
2	3.99	C-101-102
3	0.88	C-102
4	4.04	C-102-104
5	0.05	C-104
6	0.015	C-102
7	0.35	C-106
8	0.32	C-106
TOTAL	9.845	





NOTE:
1. A GENERAL NPDES NOTICE OF INTENT (NOI) HAS BEEN PREPARED FOR THIS PROJECT. SEE EROSION & SEDIMENT CONTROL PLAN (ESC) & POST CONSTRUCTION STORMWATER MANAGEMENT PLAN (PCSM), FOR FURTHER CONSTRUCTION REQUIREMENTS.

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
ROBERT M. MATELCZYK
ENGINEER
PE-073613-E
3/22/2022

NO.	REVISION	DATE
B	PRELIMINARY LAND DEVELOPMENT PLANS	03-22-2022
A	FINAL LAND DEVELOPMENT PLANS	02-15-2022

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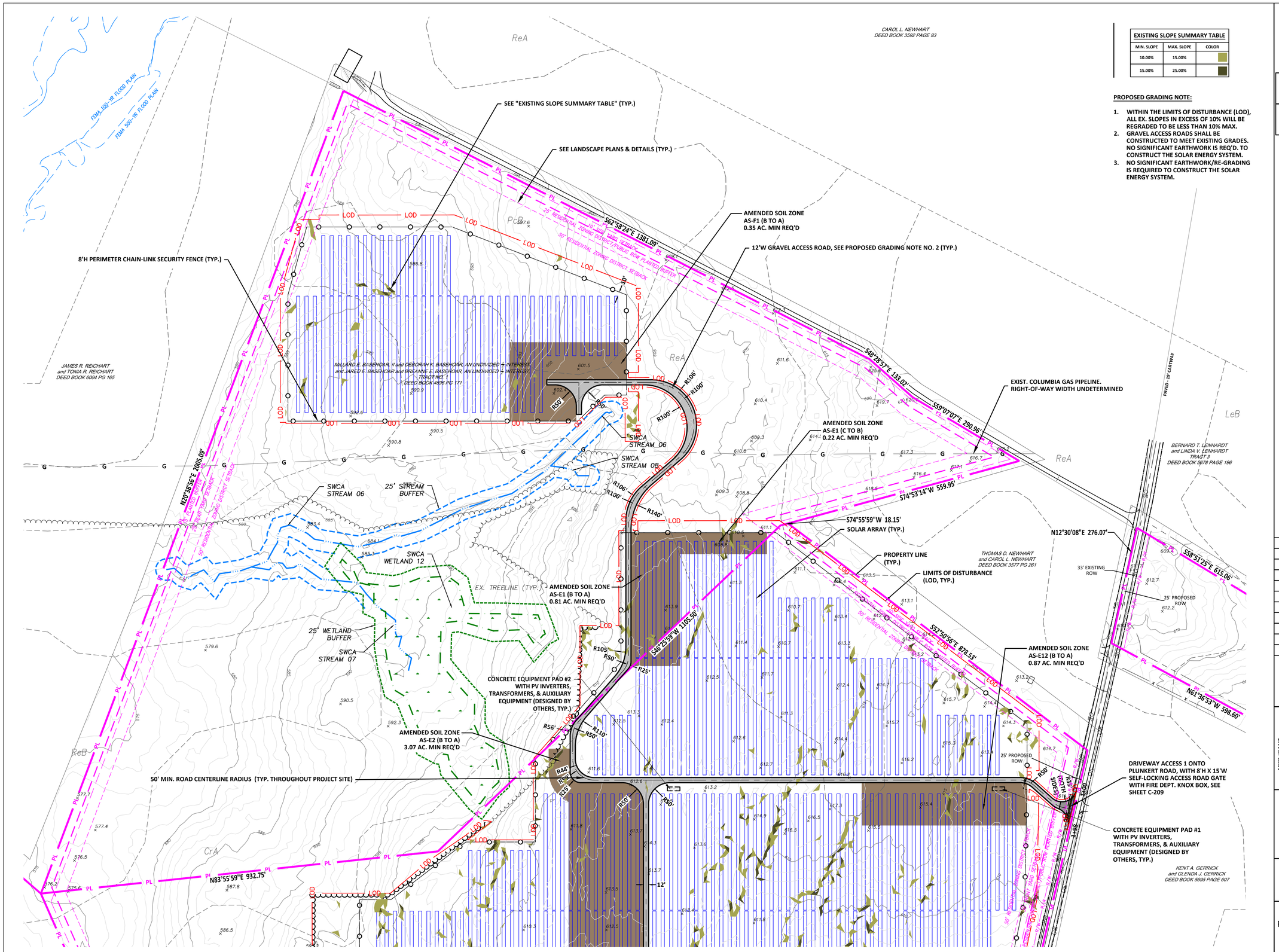
APPLICANT:
BROOKVIEW SOLAR I, LLC.
700 UNIVERSE BLVD.
JUNO BEACH, FL 32408

PRELIMINARY LAND DEVELOPMENT PLAN
BROOKVIEW SOLAR I, LLC.
SOLAR PROJECT
MT. JOY TOWNSHIP, PA

DRAWING TITLE:
EXISTING CONDITIONS & TREE CLEARING PLAN (8)

ISSUE FOR PERMITTING ONLY. NOT INTENDED FOR CONSTRUCTION OR BIDDING PURPOSES.

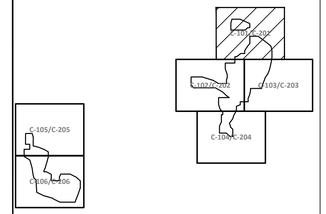
SCALE:	1"=100'
DATE:	09/21/2021
DRAWN BY:	MKS/JJN
CHECKED BY:	RAM
PROJECT:	434186
DRAWING NO.:	C-108

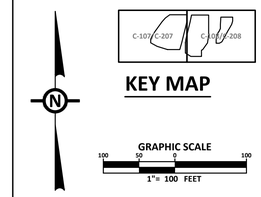


EXISTING SLOPE SUMMARY TABLE		
MIN. SLOPE	MAX. SLOPE	COLOR
10.00%	15.00%	
15.00%	25.00%	

PROPOSED GRADING NOTE:

1. WITHIN THE LIMITS OF DISTURBANCE (LOD), ALL EX. SLOPES IN EXCESS OF 10% WILL BE REGRADED TO BE LESS THAN 10% MAX.
2. GRAVEL ACCESS ROADS SHALL BE CONSTRUCTED TO MEET EXISTING GRADES. NO SIGNIFICANT EARTHWORK IS REQ'D. TO CONSTRUCT THE SOLAR ENERGY SYSTEM.
3. NO SIGNIFICANT EARTHWORK/RE-GRADING IS REQUIRED TO CONSTRUCT THE SOLAR ENERGY SYSTEM.





KEY MAP

NOTE:

1. A GENERAL NPDES NOTICE OF INTENT (NOI) HAS BEEN PREPARED FOR THIS PROJECT. SEE EROSION & SEDIMENT CONTROL PLAN (ESC) & POST CONSTRUCTION STORMWATER MANAGEMENT PLAN (PCSM), FOR FURTHER CONSTRUCTION REQUIREMENTS.

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL ENGINEER
ROBERT M. MATEJCZYK
PE-075613-E
3/22/2022

NO.	REVISION	DATE
B	PRELIMINARY LAND DEVELOPMENT PLANS	03-22-2022
A	FINAL LAND DEVELOPMENT PLANS	02-15-2022

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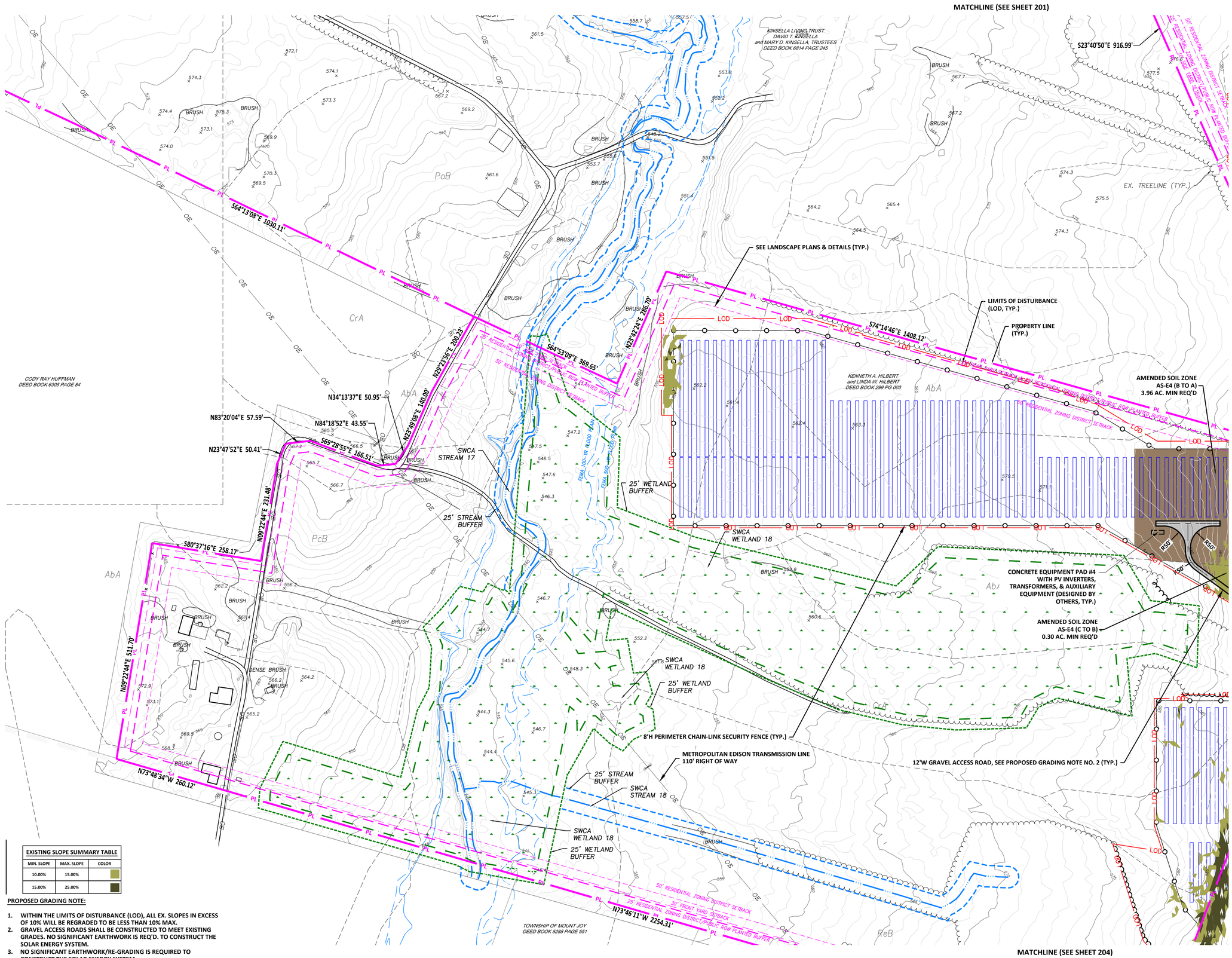
APPLICANT:
BROOKVIEW SOLAR I, LLC.
700 UNIVERSE BLVD.
JUNO BEACH, FL 32408

PRELIMINARY LAND DEVELOPMENT PLAN
BROOKVIEW SOLAR I, LLC.
SOLAR PROJECT
MT. JOY TOWNSHIP, PA

DRAWING TITLE:
SITE PLAN (1)

ISSUE FOR PERMITTING ONLY. NOT INTENDED FOR CONSTRUCTION OR BIDDING PURPOSES.

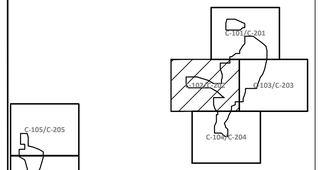
SCALE:	1"=100'
DATE:	09/21/2021
DRAWN BY:	MKS/JJN
CHECKED BY:	RAM
PROJECT:	434186
DRAWING NO.:	C-201

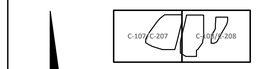


EXISTING SLOPE SUMMARY TABLE		
MIN. SLOPE	MAX. SLOPE	COLOR
10.00%	15.00%	
15.00%	25.00%	

PROPOSED GRADING NOTE:

1. WITHIN THE LIMITS OF DISTURBANCE (LOD), ALL EX. SLOPES IN EXCESS OF 10% WILL BE REGRADED TO BE LESS THAN 10% MAX.
2. GRAVEL ACCESS ROADS SHALL BE CONSTRUCTED TO MEET EXISTING GRADES. NO SIGNIFICANT EARTHWORK IS REQ'D. TO CONSTRUCT THE SOLAR ENERGY SYSTEM.
3. NO SIGNIFICANT EARTHWORK/RE-GRADING IS REQUIRED TO CONSTRUCT THE SOLAR ENERGY SYSTEM.





KEY MAP

GRAPHIC SCALE
100 50 0 100
1"= 100 FEET

NOTE:

1. A GENERAL NPDES NOTICE OF INTENT (NOI) HAS BEEN PREPARED FOR THIS PROJECT. SEE EROSION & SEDIMENT CONTROL PLAN (ESC) & POST CONSTRUCTION STORMWATER MANAGEMENT PLAN (PCSM), FOR FURTHER CONSTRUCTION REQUIREMENTS.

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL ENGINEER
ROBERT MICHAEL MATEJCZYK
PE-075345-E
3/22/2022

NO.	REVISION	DATE
B	PRELIMINARY LAND DEVELOPMENT PLANS	03-22-2022
A	FINAL LAND DEVELOPMENT PLANS	02-15-2022

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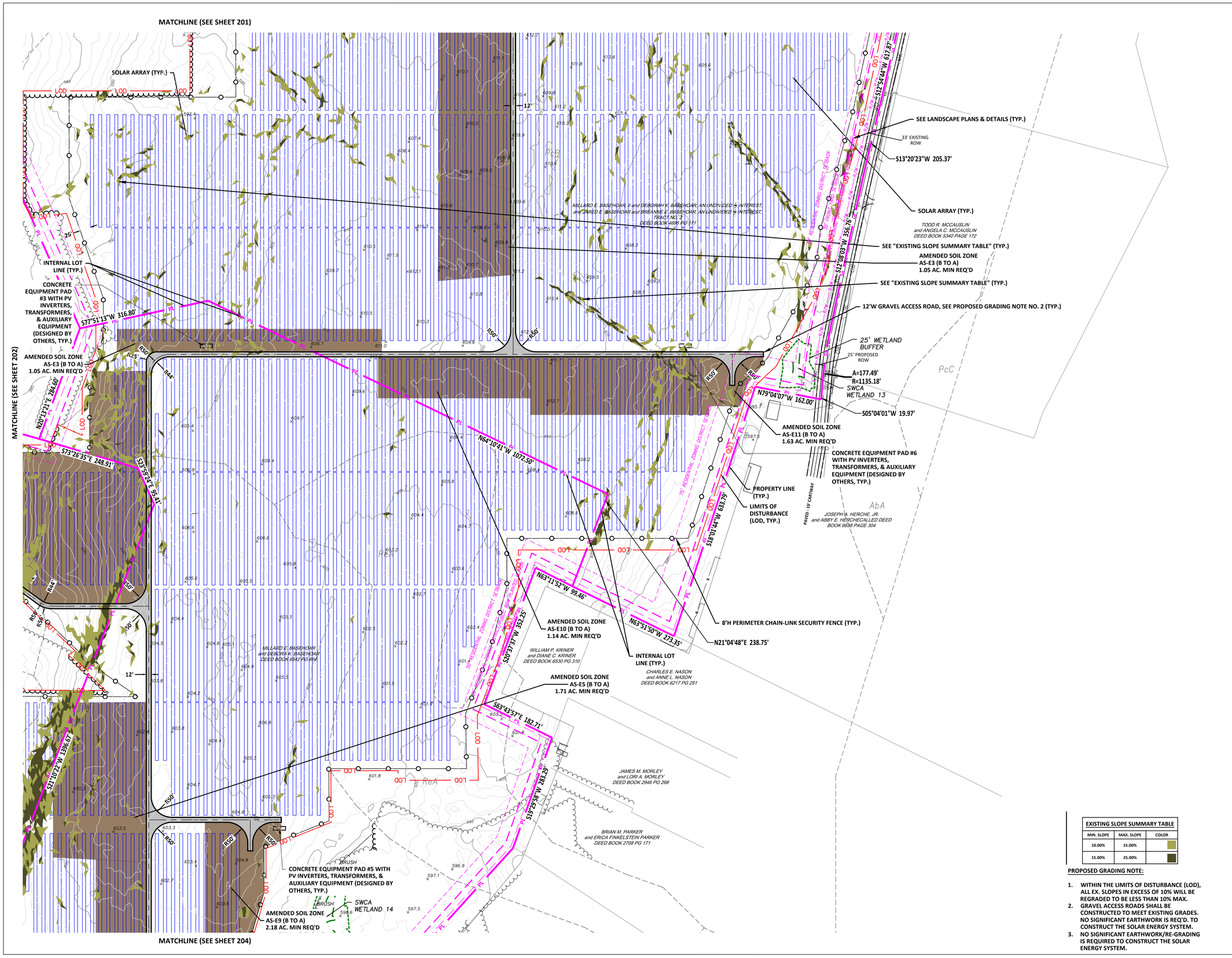
APPLICANT:
BROOKVIEW SOLAR I, LLC.
700 UNIVERSE BLVD.
JUNO BEACH, FL 32408

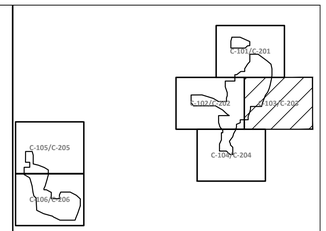
PRELIMINARY LAND DEVELOPMENT PLAN
BROOKVIEW SOLAR I, LLC.
SOLAR PROJECT
MT. JOY TOWNSHIP, PA

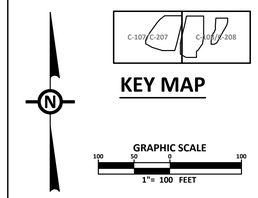
DRAWING TITLE:
SITE PLAN (2)

ISSUE FOR PERMITTING ONLY. NOT INTENDED FOR CONSTRUCTION OR BIDDING PURPOSES.

SCALE:	1"=100'
DATE:	09/21/2021
DRAWN BY:	MKS/JJN
CHECKED BY:	RAM
PROJECT:	434186
DRAWING NO.:	C-202







KEY MAP

NOTE:

1. A GENERAL NPDES NOTICE OF INTENT (NOI) HAS BEEN PREPARED FOR THIS PROJECT. SEE EROSION & SEDIMENT CONTROL PLAN (ESC) & POST CONSTRUCTION STORMWATER MANAGEMENT PLAN (PCSM), FOR FURTHER CONSTRUCTION REQUIREMENTS.

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
ROBERT ANTHONY MATEJCZYK
ENGINEER
PE-076983-E
3/22/2022

NO.	REVISION	DATE
B	PRELIMINARY LAND DEVELOPMENT PLANS	03-22-2022
A	FINAL LAND DEVELOPMENT PLANS	02-15-2022

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700 UNIVERSE BLVD.
JUNO BEACH, FL 32408

PRELIMINARY LAND DEVELOPMENT PLAN
BROOKVIEW SOLAR I, LLC.
SOLAR PROJECT
MT. JOY TOWNSHIP, PA

DRAWING TITLE:
SITE PLAN (3)

ISSUE FOR PERMITTING ONLY. NOT INTENDED FOR CONSTRUCTION OR BIDDING PURPOSES.

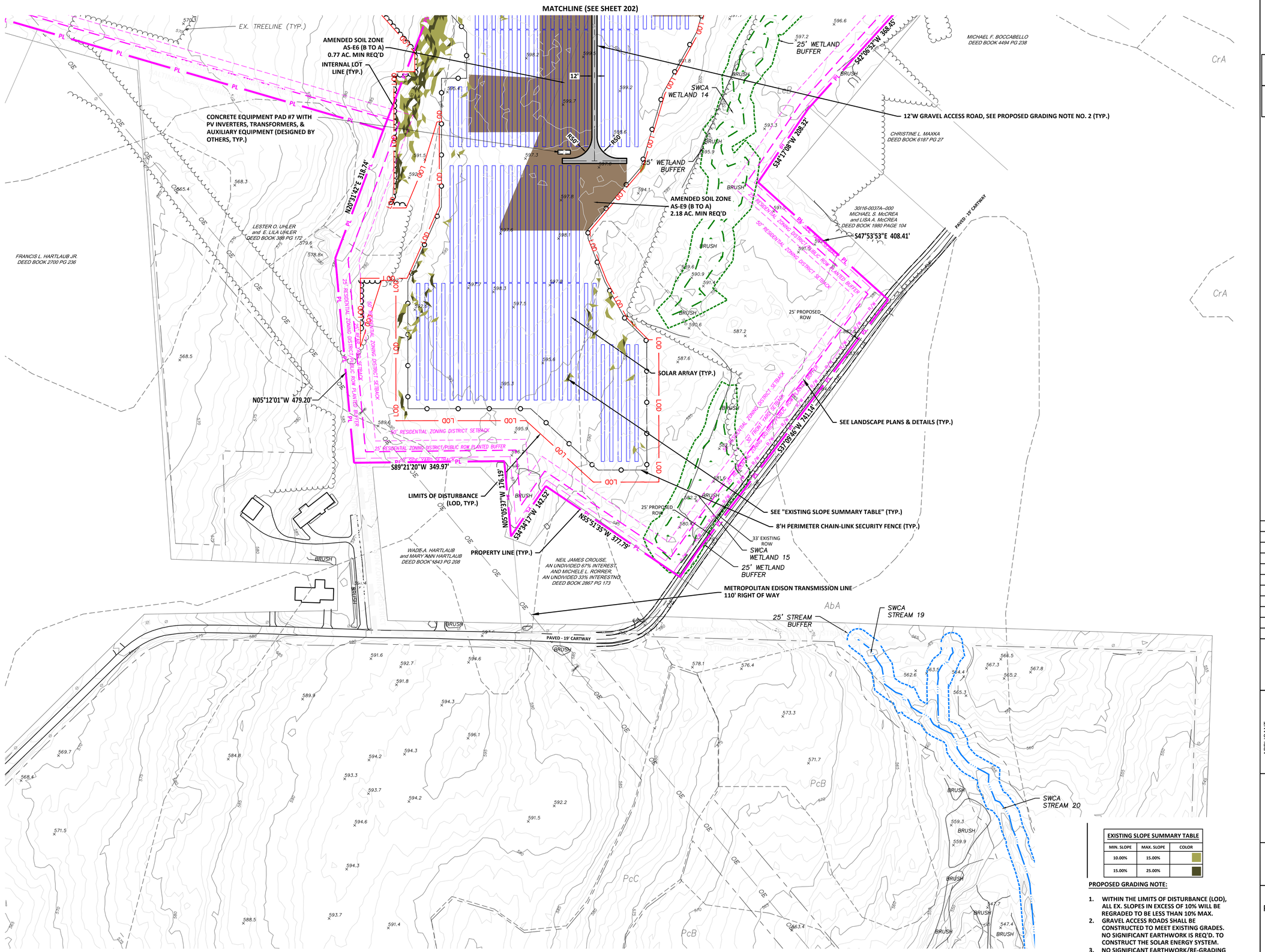
SCALE:	1"=100'
DATE:	09/21/2021
DRAWN BY:	MKS/JJN
CHECKED BY:	RAM
PROJECT:	434186
DRAWING NO.:	C-203

EXISTING SLOPE SUMMARY TABLE

MIN. SLOPE	MAX. SLOPE	COLOR
10.00%	15.00%	
15.00%	25.00%	

PROPOSED GRADING NOTE:

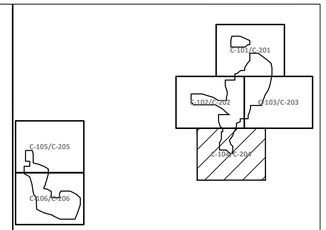
1. WITHIN THE LIMITS OF DISTURBANCE (LOD), ALL EX. SLOPES IN EXCESS OF 10% WILL BE REGRADED TO BE LESS THAN 10% MAX.
2. GRAVEL ACCESS ROADS SHALL BE CONSTRUCTED TO MEET EXISTING GRADES. NO SIGNIFICANT EARTHWORK IS REQ'D. TO CONSTRUCT THE SOLAR ENERGY SYSTEM.
3. NO SIGNIFICANT EARTHWORK/RE-GRADING IS REQUIRED TO CONSTRUCT THE SOLAR ENERGY SYSTEM.

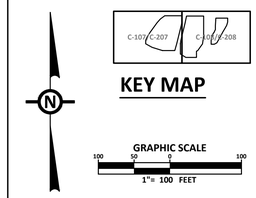


EXISTING SLOPE SUMMARY TABLE		
MIN. SLOPE	MAX. SLOPE	COLOR
10.00%	15.00%	
15.00%	25.00%	

PROPOSED GRADING NOTE:

1. WITHIN THE LIMITS OF DISTURBANCE (LOD), ALL EX. SLOPES IN EXCESS OF 10% WILL BE REGRADED TO BE LESS THAN 10% MAX.
2. GRAVEL ACCESS ROADS SHALL BE CONSTRUCTED TO MEET EXISTING GRADES. NO SIGNIFICANT EARTHWORK IS REQ'D. TO CONSTRUCT THE SOLAR ENERGY SYSTEM.
3. NO SIGNIFICANT EARTHWORK/RE-GRADING IS REQUIRED TO CONSTRUCT THE SOLAR ENERGY SYSTEM.





KEY MAP

NOTE:

1. A GENERAL NPDES NOTICE OF INTENT (NOI) HAS BEEN PREPARED FOR THIS PROJECT. SEE EROSION & SEDIMENT CONTROL PLAN (ESC) & POST CONSTRUCTION STORMWATER MANAGEMENT PLAN (PCSM), FOR FURTHER CONSTRUCTION REQUIREMENTS.

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL ENGINEER
ROBERT M. MATECZYK
PE-075303-E
3/22/2022

NO.	REVISION	DATE
B	PRELIMINARY LAND DEVELOPMENT PLANS	03-22-2022
A	FINAL LAND DEVELOPMENT PLANS	02-15-2022

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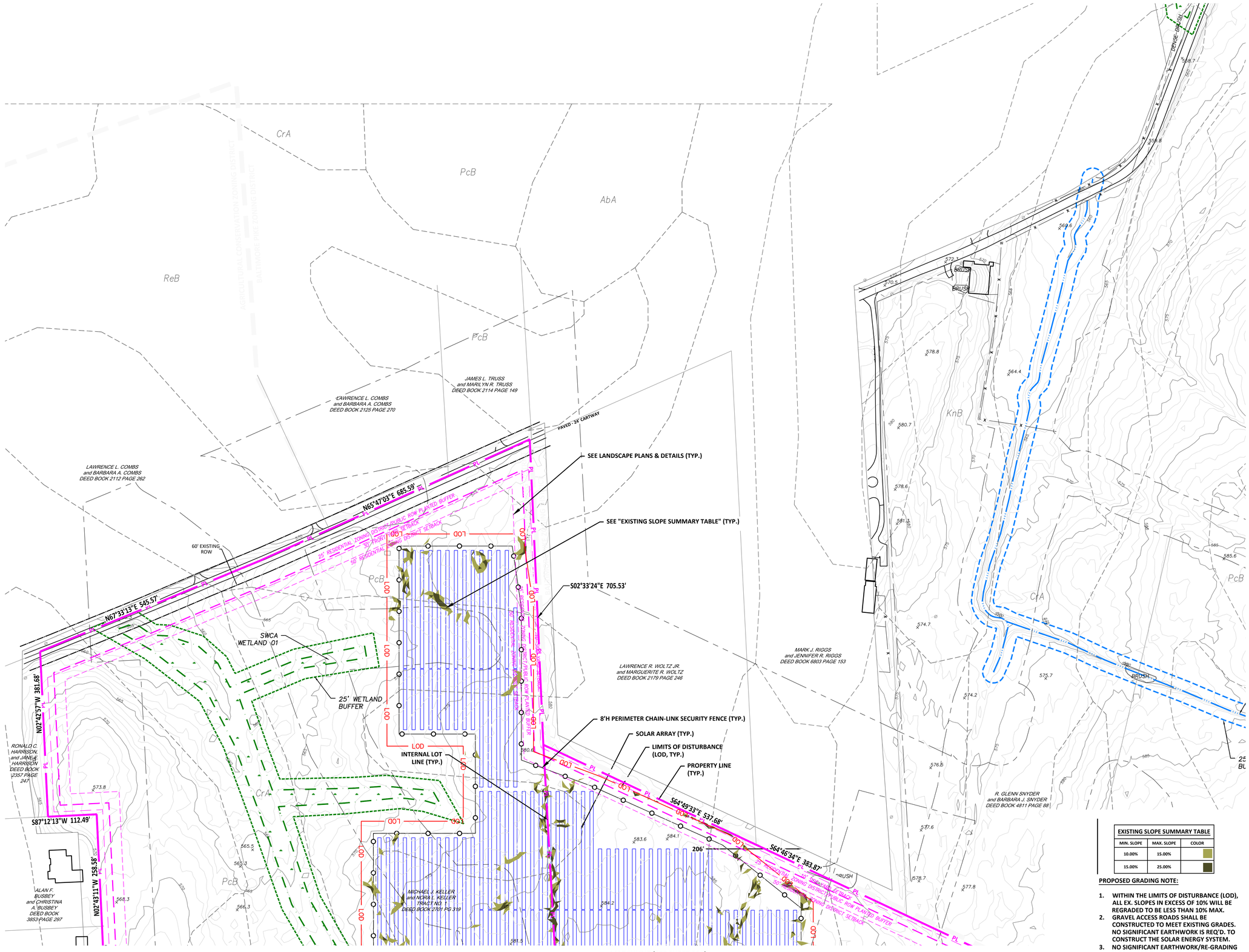
APPLICANT:
BROOKVIEW SOLAR I, LLC.
700 UNIVERSE BLVD.
JUNO BEACH, FL 32408

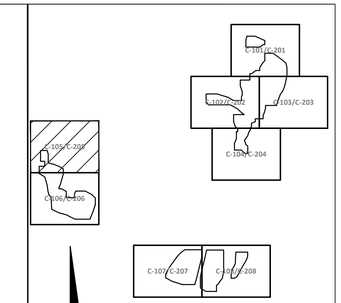
PRELIMINARY LAND DEVELOPMENT PLAN
BROOKVIEW SOLAR I, LLC.
SOLAR PROJECT
MT. JOY TOWNSHIP, PA

DRAWING TITLE:
SITE PLAN (4)

ISSUE FOR PERMITTING ONLY. NOT INTENDED FOR CONSTRUCTION OR BIDDING PURPOSES.

SCALE:	1"=100'
DATE:	09/21/2021
DRAWN BY:	MKS/JJN
CHECKED BY:	RAM
PROJECT:	434186
DRAWING NO.:	C-204





KEY MAP

GRAPHIC SCALE
100 50 0 100
1"= 100 FEET

NOTE:

1. A GENERAL NPDES NOTICE OF INTENT (NOI) HAS BEEN PREPARED FOR THIS PROJECT. SEE EROSION & SEDIMENT CONTROL PLAN (ESC) & POST CONSTRUCTION STORMWATER MANAGEMENT PLAN (PCSM), FOR FURTHER CONSTRUCTION REQUIREMENTS.

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL ENGINEER
ROBERT ANTHONY MATEJCZYK
PE-41993-E
3/22/2022

NO.	REVISION	DATE
B	PRELIMINARY LAND DEVELOPMENT PLANS	03-22-2022
A	FINAL LAND DEVELOPMENT PLANS	02-15-2022

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APPLICANT:
BROOKVIEW SOLAR I, LLC.
700 UNIVERSE BLVD.
JUNO BEACH, FL 32408

PRELIMINARY LAND DEVELOPMENT PLAN BROOKVIEW SOLAR I, LLC. SOLAR PROJECT

MT. JOY TOWNSHIP, PA

DRAWING TITLE:

SITE PLAN (5)

ISSUE FOR PERMITTING ONLY. NOT INTENDED FOR CONSTRUCTION OR BIDDING PURPOSES.

SCALE:	1"=100'
DATE:	09/21/2021
DRAWN BY:	MKS/JJN
CHECKED BY:	RAM
PROJECT:	434186
DRAWING NO.:	C-205

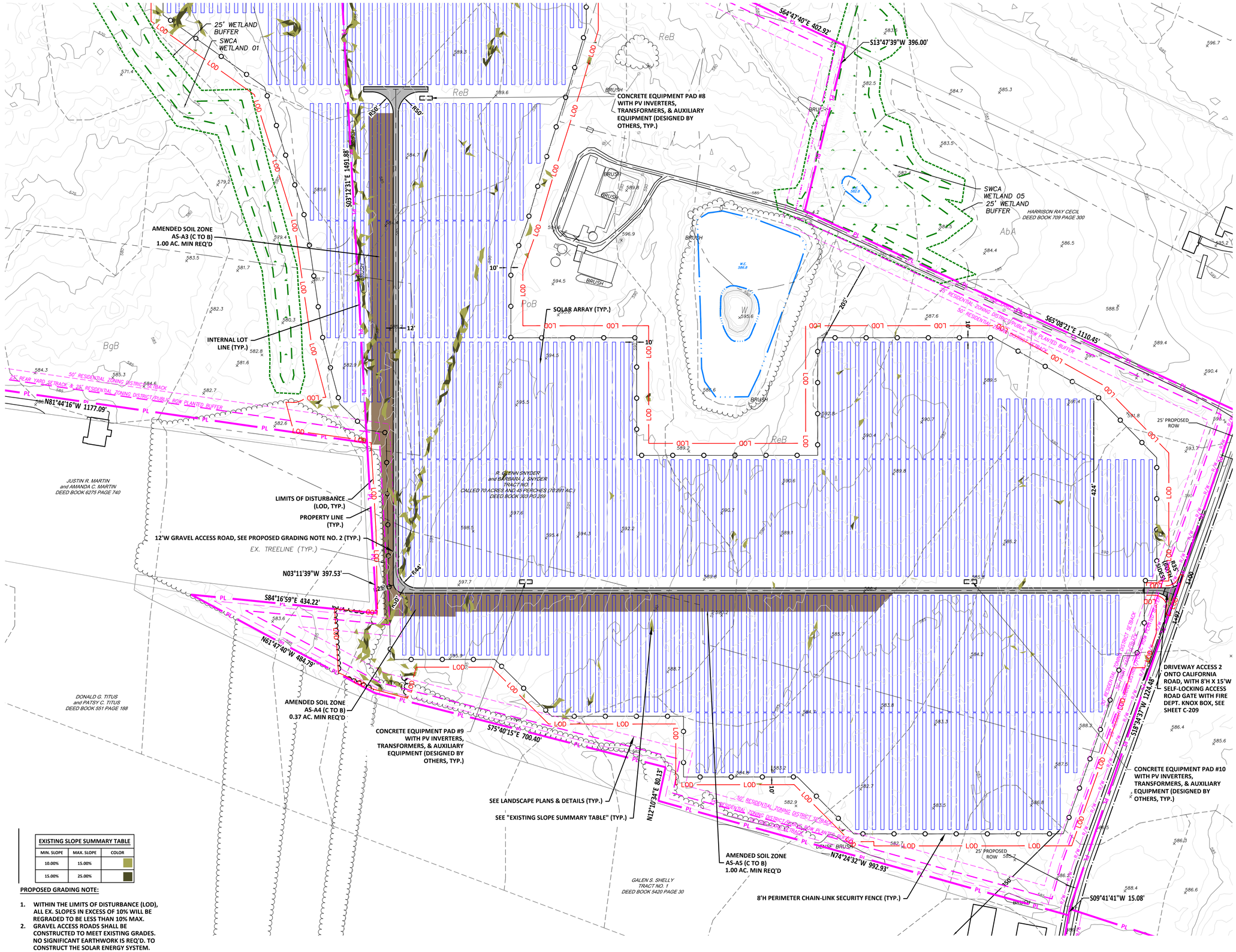
EXISTING SLOPE SUMMARY TABLE

MIN. SLOPE	MAX. SLOPE	COLOR
10.00%	15.00%	
15.00%	25.00%	

PROPOSED GRADING NOTE:

1. WITHIN THE LIMITS OF DISTURBANCE (LOD), ALL EX. SLOPES IN EXCESS OF 10% WILL BE REGRADED TO BE LESS THAN 10% MAX.
2. GRAVEL ACCESS ROADS SHALL BE CONSTRUCTED TO MEET EXISTING GRADES. NO SIGNIFICANT EARTHWORK IS REQ'D. TO CONSTRUCT THE SOLAR ENERGY SYSTEM.
3. NO SIGNIFICANT EARTHWORK/RE-GRADING IS REQUIRED TO CONSTRUCT THE SOLAR ENERGY SYSTEM.

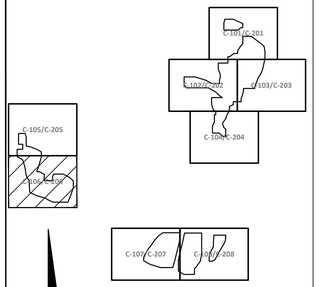
MATCHLINE (SEE SHEET 205)



EXISTING SLOPE SUMMARY TABLE		
MIN. SLOPE	MAX. SLOPE	COLOR
10.00%	15.00%	
15.00%	25.00%	

PROPOSED GRADING NOTE:

1. WITHIN THE LIMITS OF DISTURBANCE (LOD), ALL EX. SLOPES IN EXCESS OF 10% WILL BE REGRADED TO BE LESS THAN 10% MAX.
2. GRAVEL ACCESS ROADS SHALL BE CONSTRUCTED TO MEET EXISTING GRADES. NO SIGNIFICANT EARTHWORK IS REQ'D. TO CONSTRUCT THE SOLAR ENERGY SYSTEM.
3. NO SIGNIFICANT EARTHWORK/RE-GRADING IS REQUIRED TO CONSTRUCT THE SOLAR ENERGY SYSTEM.



KEY MAP

NOTE:

1. A GENERAL NPDES NOTICE OF INTENT (NOI) HAS BEEN PREPARED FOR THIS PROJECT. SEE EROSION & SEDIMENT CONTROL PLAN (ESC) & POST CONSTRUCTION STORMWATER MANAGEMENT PLAN (PCSM), FOR FURTHER CONSTRUCTION REQUIREMENTS.

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL ENGINEER
ROBERT M. MATEJCZYK
3/22/2022

NO.	REVISION	DATE
B	PRELIMINARY LAND DEVELOPMENT PLANS	03-22-2022
A	FINAL LAND DEVELOPMENT PLANS	02-15-2022

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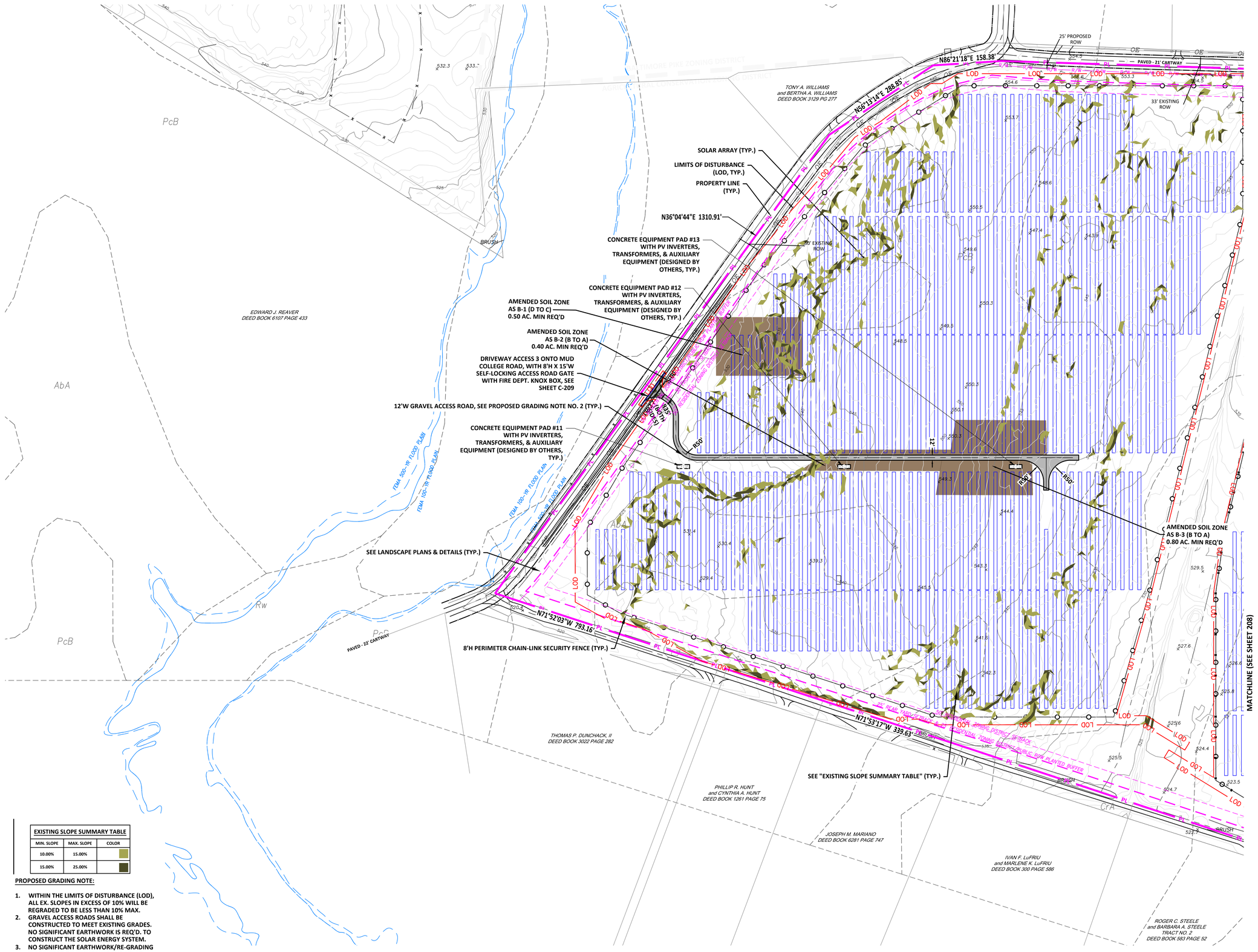
APPLICANT:
BROOKVIEW SOLAR I, LLC.
700 UNIVERSE BLVD.
JUNO BEACH, FL 32408

PRELIMINARY LAND DEVELOPMENT PLAN
BROOKVIEW SOLAR I, LLC.
SOLAR PROJECT
MT. JOY TOWNSHIP, PA

DRAWING TITLE:
SITE PLAN (6)

ISSUE FOR PERMITTING ONLY. NOT INTENDED FOR CONSTRUCTION OR BIDDING PURPOSES.

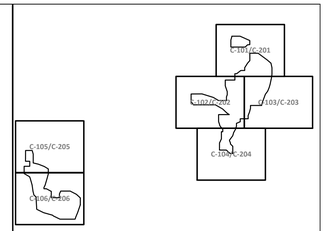
SCALE:	1"=100'
DATE:	09/21/2021
DRAWN BY:	MKS/JJN
CHECKED BY:	RAM
PROJECT:	434186
DRAWING NO.:	C-206

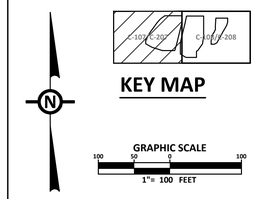


EXISTING SLOPE SUMMARY TABLE		
MIN. SLOPE	MAX. SLOPE	COLOR
10.00%	15.00%	
15.00%	25.00%	

PROPOSED GRADING NOTE:

1. WITHIN THE LIMITS OF DISTURBANCE (LOD), ALL EX. SLOPES IN EXCESS OF 10% WILL BE REGRADED TO BE LESS THAN 10% MAX.
2. GRAVEL ACCESS ROADS SHALL BE CONSTRUCTED TO MEET EXISTING GRADES. NO SIGNIFICANT EARTHWORK IS REQ'D. TO CONSTRUCT THE SOLAR ENERGY SYSTEM.
3. NO SIGNIFICANT EARTHWORK/RE-GRADING IS REQUIRED TO CONSTRUCT THE SOLAR ENERGY SYSTEM.





KEY MAP

NOTE:

1. A GENERAL NPDES NOTICE OF INTENT (NOI) HAS BEEN PREPARED FOR THIS PROJECT. SEE EROSION & SEDIMENT CONTROL PLAN (ESC) & POST CONSTRUCTION STORMWATER MANAGEMENT PLAN (PCSM), FOR FURTHER CONSTRUCTION REQUIREMENTS.

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL ENGINEER
ROBERT RAY MATECZYK
PE-075613-E
3/22/2022

NO.	REVISION	DATE
B	PRELIMINARY LAND DEVELOPMENT PLANS	03-22-2022
A	FINAL LAND DEVELOPMENT PLANS	02-15-2022

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APPLICANT:
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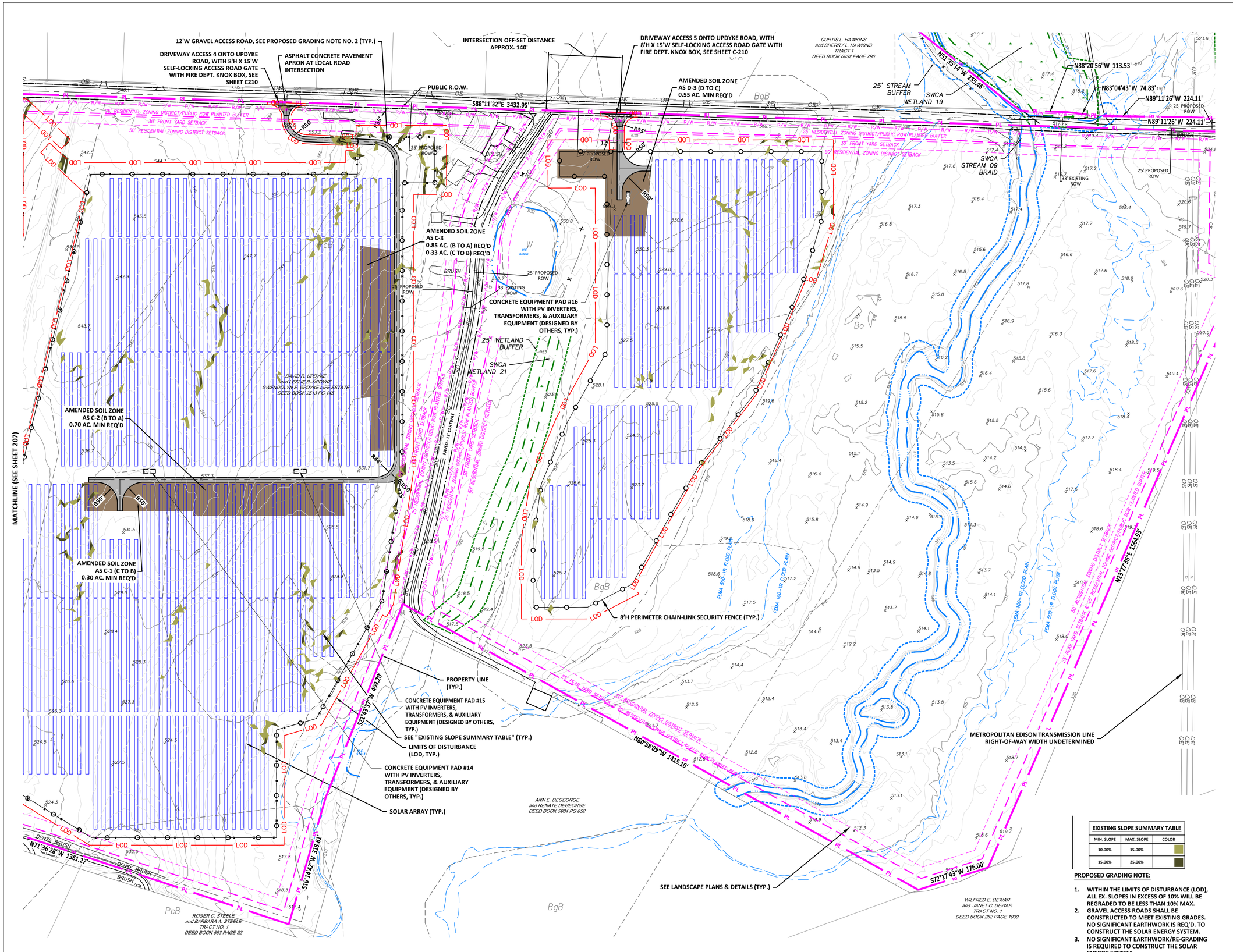
700 UNIVERSE BLVD.
JUNO BEACH, FL 32408

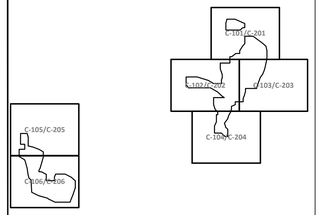
PRELIMINARY LAND DEVELOPMENT PLAN
BROOKVIEW SOLAR I, LLC.
SOLAR PROJECT
MT. JOY TOWNSHIP, PA

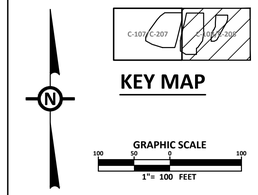
DRAWING TITLE:
SITE PLAN (7)

ISSUE FOR PERMITTING ONLY. NOT INTENDED FOR CONSTRUCTION OR BIDDING PURPOSES.

SCALE:	1"=100'
DATE:	09/21/2021
DRAWN BY:	MKS/JJN
CHECKED BY:	RAM
PROJECT:	434186
DRAWING NO.:	C-207







KEY MAP

NOTE:

1. A GENERAL NPDES NOTICE OF INTENT (NOI) HAS BEEN PREPARED FOR THIS PROJECT. SEE EROSION & SEDIMENT CONTROL PLAN (ESC) & POST CONSTRUCTION STORMWATER MANAGEMENT PLAN (PCSM), FOR FURTHER CONSTRUCTION REQUIREMENTS.

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL ENGINEER
ROBERT M. CZYK
PE-075-E
3/22/2022

NO.	REVISION	DATE
B	PRELIMINARY LAND DEVELOPMENT PLANS	03-22-2022
A	FINAL LAND DEVELOPMENT PLANS	02-15-2022

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Tel: 717-671-6430
www.trcsolutions.com

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APPLICANT:
BROOKVIEW SOLAR I, LLC.
700 UNIVERSE BLVD.
JUNO BEACH, FL 32408

PRELIMINARY LAND DEVELOPMENT PLAN
BROOKVIEW SOLAR I, LLC.
SOLAR PROJECT
MT. JOY TOWNSHIP, PA

DRAWING TITLE:
SITE PLAN (8)

ISSUE FOR PERMITTING ONLY. NOT INTENDED FOR CONSTRUCTION OR BIDDING PURPOSES.

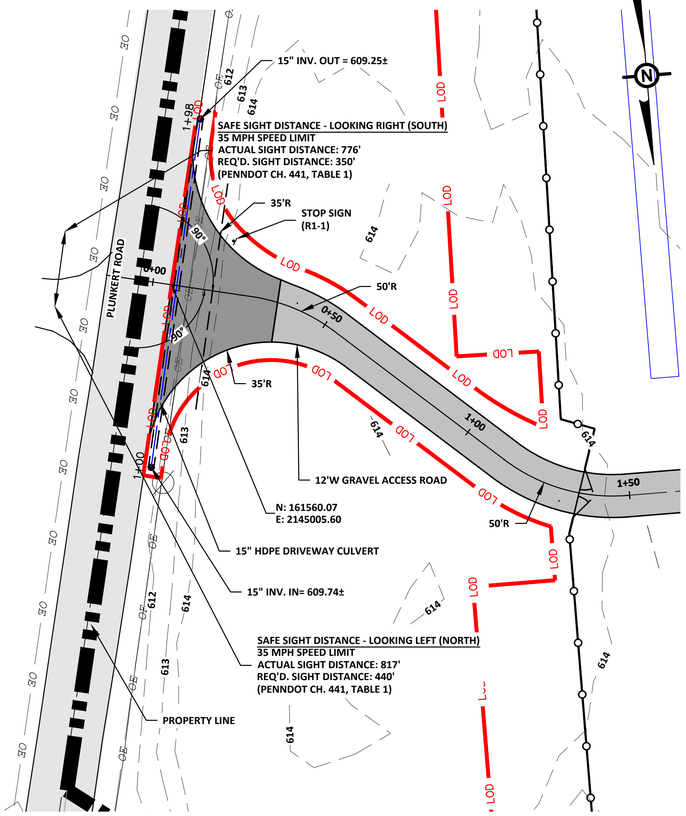
SCALE:	1"=100'
DATE:	09/21/2021
DRAWN BY:	MKS/JJN
CHECKED BY:	RAM
PROJECT:	434186
DRAWING NO.:	C-208

EXISTING SLOPE SUMMARY TABLE

MIN. SLOPE	MAX. SLOPE	COLOR
10.00%	15.00%	
15.00%	25.00%	

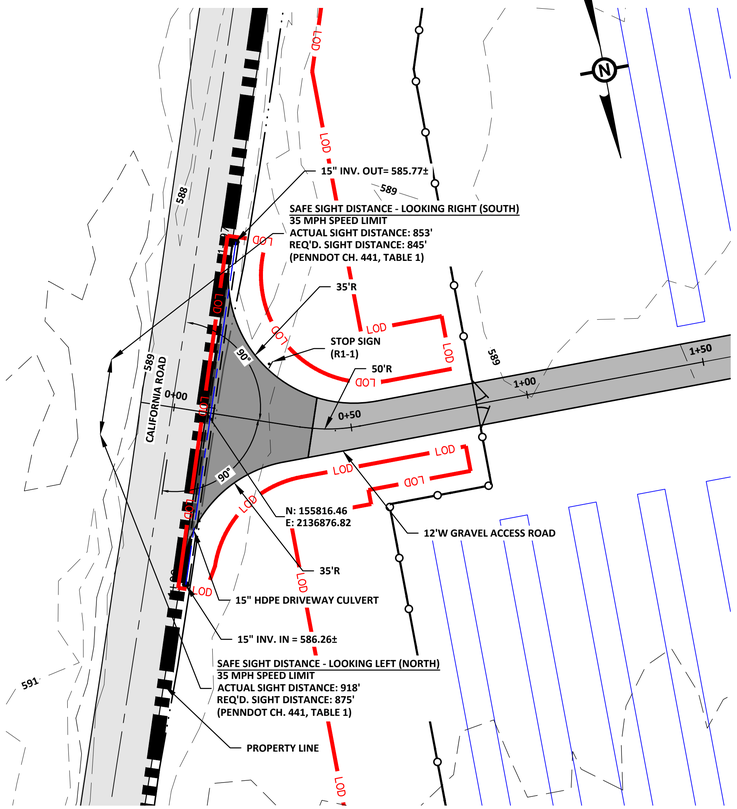
PROPOSED GRADING NOTE:

1. WITHIN THE LIMITS OF DISTURBANCE (LOD), ALL EX. SLOPES IN EXCESS OF 10% WILL BE REGRADED TO BE LESS THAN 10% MAX.
2. GRAVEL ACCESS ROADS SHALL BE CONSTRUCTED TO MEET EXISTING GRADES. NO SIGNIFICANT EARTHWORK IS REQ'D. TO CONSTRUCT THE SOLAR ENERGY SYSTEM.
3. NO SIGNIFICANT EARTHWORK/RE-GRADING IS REQUIRED TO CONSTRUCT THE SOLAR ENERGY SYSTEM.



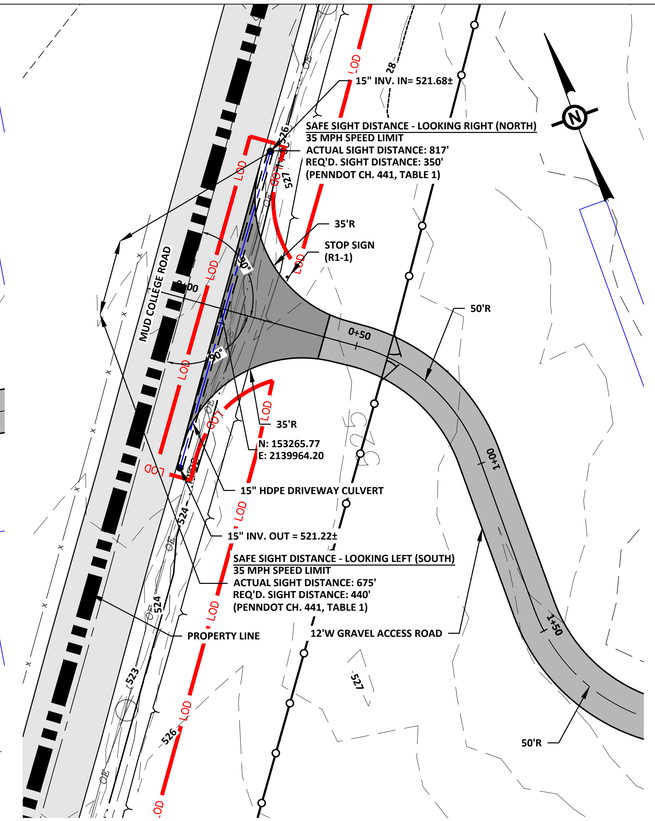
DRIVEWAY ACCESS 1
PLUNKERT ROAD - PLAN (SEE SHEET C-201)

SCALE: 1"=20'



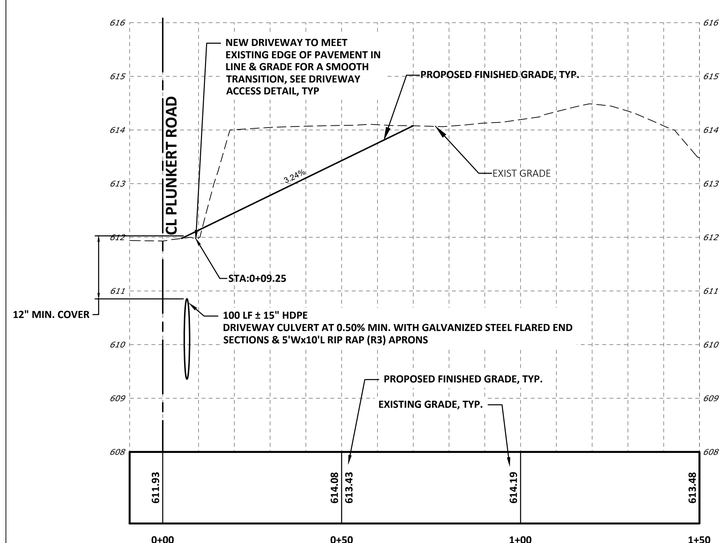
DRIVEWAY ACCESS 2
CALIFORNIA ROAD - PLAN (SEE SHEET C-206)

SCALE: 1"=20'



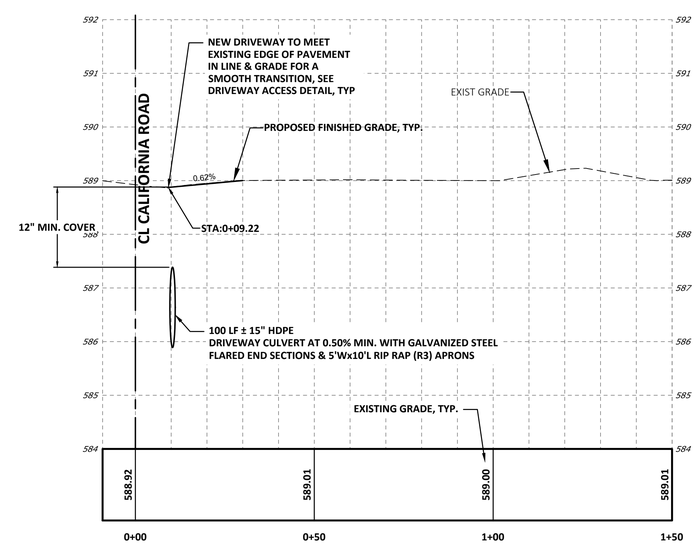
DRIVEWAY ACCESS 3
MUD COLLEGE ROAD - PLAN (SEE SHEET C-207)

SCALE: 1"=20'



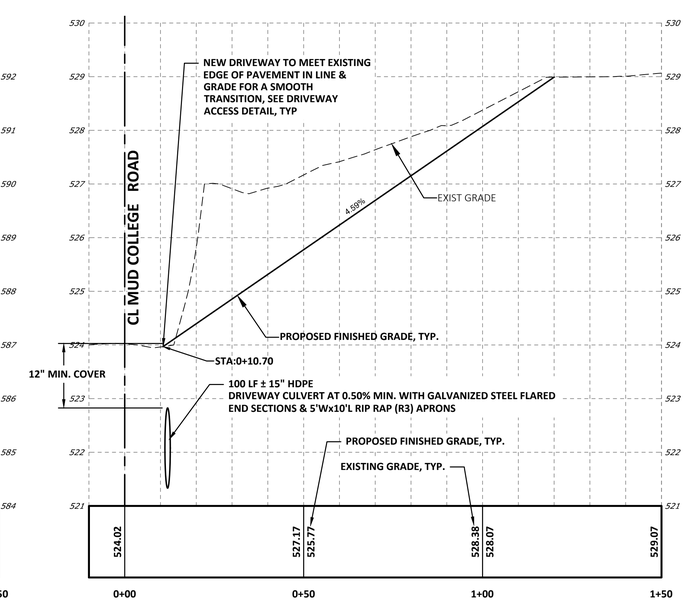
DRIVEWAY ACCESS 1
PLUNKERT ROAD - PROFILE

HORIZONTAL SCALE: 1"=20'
VERTICAL SCALE: 1"=2'



DRIVEWAY ACCESS 2
CALIFORNIA ROAD - PROFILE

HORIZONTAL SCALE: 1"=20'
VERTICAL SCALE: 1"=2'



DRIVEWAY ACCESS 3
MUD COLLEGE ROAD - PROFILE

HORIZONTAL SCALE: 1"=20'
VERTICAL SCALE: 1"=2'

NOTE:
1. PROPOSED FINISHED CONTOURS ARE NOT SHOWN IN THESE PLANS. WITHINI THE LIMITS OF DISTURBANCE (LOD), CONTRACTOR SHALL REGRADE ALL EX. SLOPES, TO MEET THE PROPOSED CONTOURS/GRADES, AS DENOTED IN THE PROFILES. BLEND ALL PROPOSED CONTOURS/GRADES INTO THE EXISTING ADJACENT GRADES. RESTORE ALL DISTURBED GRASS SURFACES WITH THE NEW GRASS AREAS.

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
ROBERT MATTHEW MATEJCZYK
ENGINEER
PE-075363-E
3/22/2022

NO.	REVISION	DATE
B	PRELIMINARY LAND DEVELOPMENT PLANS	03-22-2022
A	FINAL LAND DEVELOPMENT PLANS	02-15-2022

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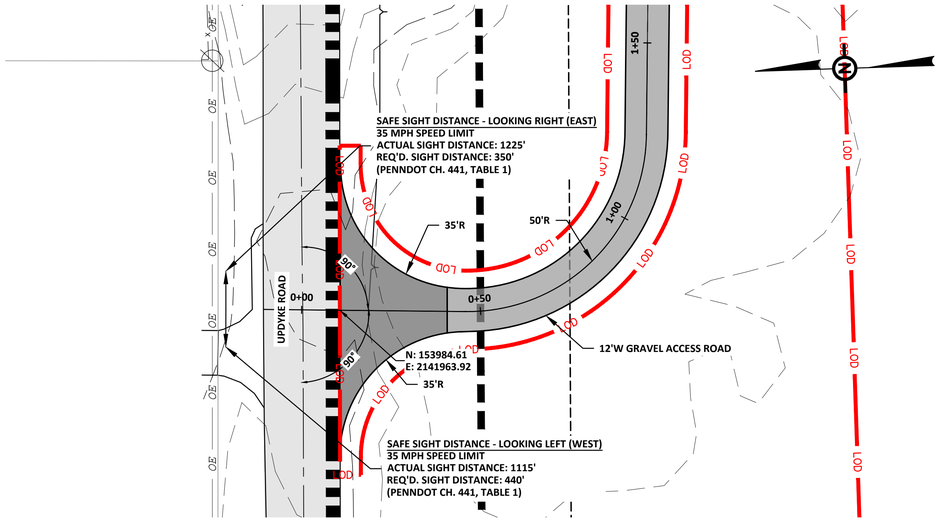
JUNO BEACH, FL 32408

PRELIMINARY LAND DEVELOPMENT PLAN
BROOKVIEW SOLAR I, LLC.
SOLAR PROJECT
MT. JOY TOWNSHIP, PA

DRAWING TITLE:
DRIVEWAY PLANS & PROFILES (1)

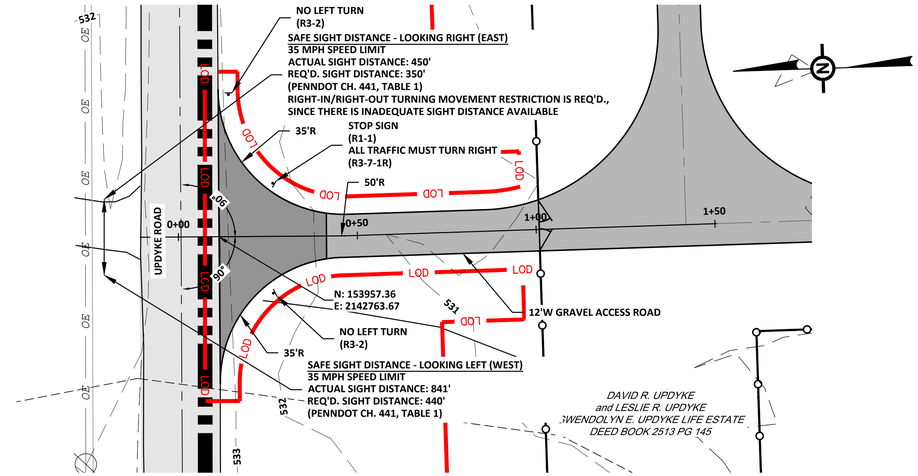
ISSUE FOR PERMITTING ONLY. NOT INTENDED FOR CONSTRUCTION OR BIDDING PURPOSES.

SCALE:	AS SHOWN
DATE:	09/21/2021
DRAWN BY:	MKS/JJN
CHECKED BY:	RAM
PROJECT:	434186
DRAWING NO.:	C-209



DRIVEWAY ACCESS 4
UPDYKE ROAD - PLAN (SEE SHEET C-208)

SCALE: 1"=20'



DRIVEWAY ACCESS 5
UPDYKE ROAD - PLAN (SEE SHEET C-208)

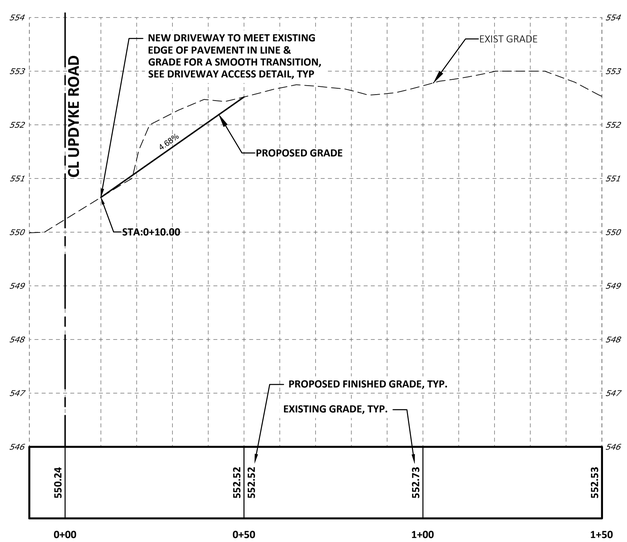
SCALE: 1"=20'

Table 1—Safe Sight Distance for passenger cars and single unit trucks exiting from driveways onto two-lane roads.

Posted Speed (mph)	*Safe Sight Distance—Left*[1] *(feet)*	*Safe Sight Distance—Right*[1] *(feet)*
25	250	195
35	440	350
45	635	570
55	845	875

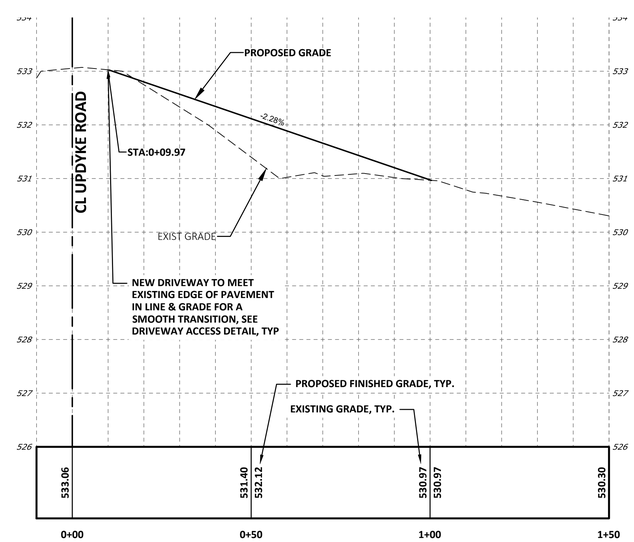
[1] Measured from a vehicle ten feet back of the pavement edge.

PENNDOT CHAPTER 441, SEC. 441.8 SIGHT DISTANCE REQUIRMENTS



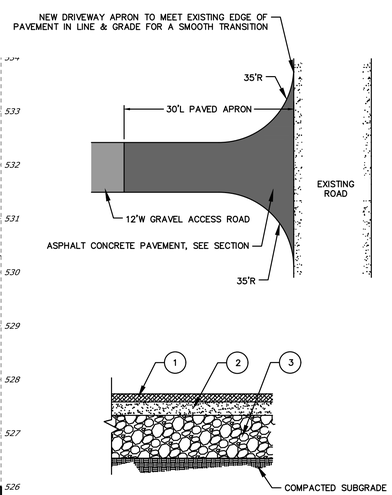
DRIVEWAY ACCESS 4
UPDYKE ROAD - PROFILE

HORIZONTAL SCALE: 1"=20'
VERTICAL SCALE: 1"=2'



DRIVEWAY ACCESS 5
UPDYKE ROAD - PROFILE

HORIZONTAL SCALE: 1"=20'
VERTICAL SCALE: 1"=2'



LEGEND:

1. 1.5" PENNDOT SUPERPAVE 9.5MM WEARING COURSE.
2. 5" PENNDOT BCBC PER PENNDOT 408 SPEC.
3. 8" COMPACTED 2A STONE SUBBASE PER PENNDOT 408 SPEC.
4. AT THE TIME OF CONSTRUCTION, THE NEW DRIVEWAY IS TO BE KEYED INTO THE ROAD SHOULDER OR PAVEMENT EDGE PER PENNDOT CONSTRUCTION SPECIFICATIONS.

DRIVEWAY ACCESS DETAIL

NOT TO SCALE

NOTE:

1. PROPOSED FINISHED CONTOURS ARE NOT SHOWN IN THESE PLANS. WITHINI THE LIMITS OF DISTURBANCE (LOD), CONTRACTOR SHALL REGRADE ALL EX. SLOPES, TO MEET THE PROPOSED CONTOURS/GRADES, AS DENOTED IN THE PROFILES. BLEND ALL PROPOSED CONTOURS/GRADES INTO THE EXISTING ADJACENT GRADES. RESTORE ALL DISTURBED GRASS SURFACES WITH THE NEW GRASS AREAS.

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
ROBERT M. MATLACZYK
ENGINEER
PE-075613-E
3/22/2022

NO.	REVISION	DATE
B	PRELIMINARY LAND DEVELOPMENT PLANS	03-22-2022
A	FINAL LAND DEVELOPMENT PLANS	02-15-2022

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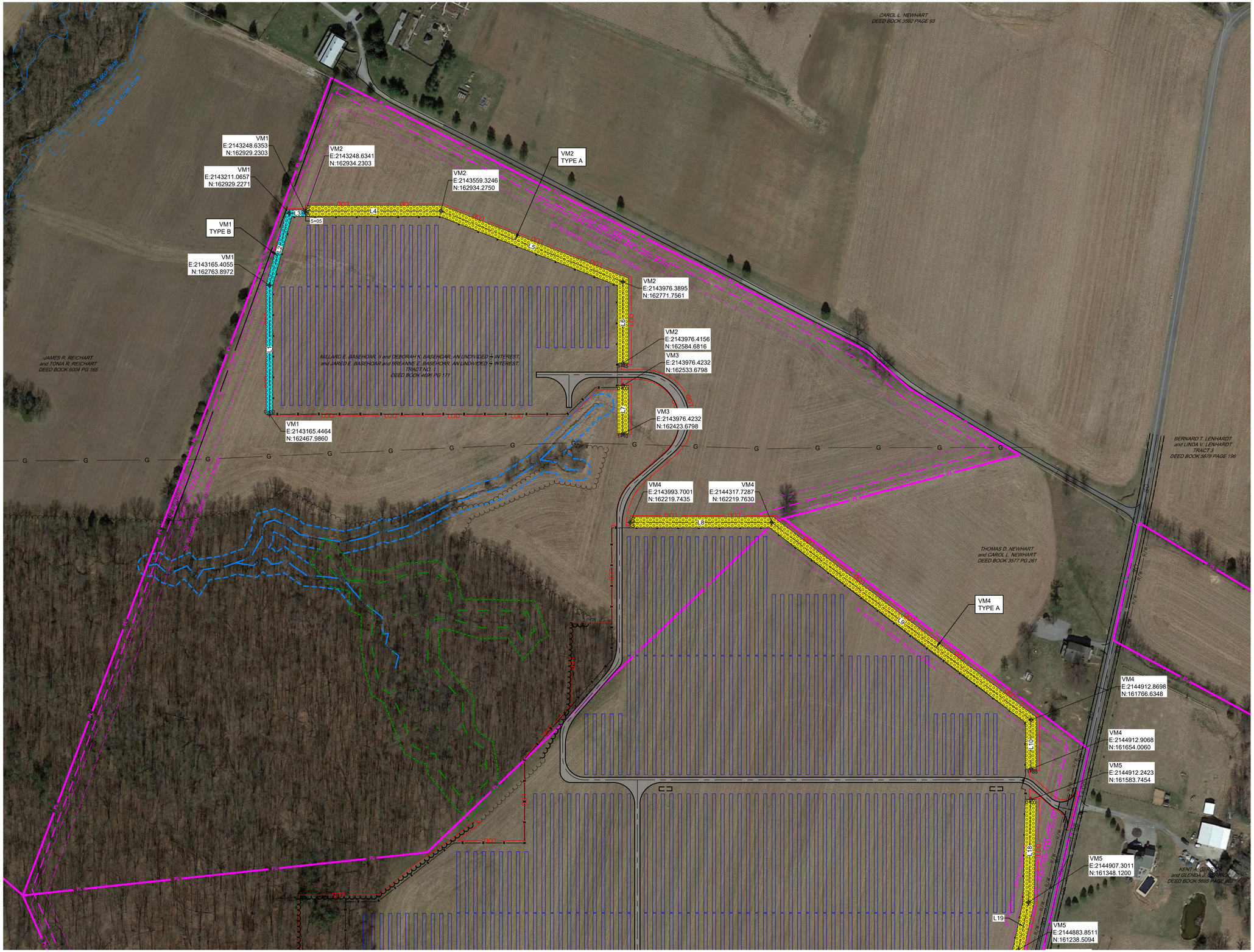
JUNO BEACH, FL 32408

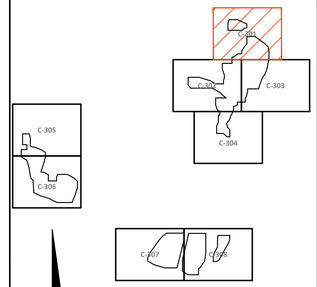
PRELIMINARY LAND DEVELOPMENT PLAN
BROOKVIEW SOLAR I, LLC.
SOLAR PROJECT
MT. JOY TOWNSHIP, PA

DRAWING TITLE:
DRIVEWAY PLANS & PROFILES (2)

ISSUE FOR PERMITTING ONLY. NOT INTENDED FOR CONSTRUCTION OR BIDDING PURPOSES.

SCALE:	AS SHOWN
DATE:	09/21/2021
DRAWN BY:	MKS/JJN
CHECKED BY:	RAM
PROJECT:	434186
DRAWING NO.:	C-210





KEY MAP

GRAPHIC SCALE

100 50 0 100

1" = 100 FEET

LEGEND

PROPOSED LANDSCAPING FEATURES

VISUAL MITIGATION TYPE A: VM-2, VM-3, VM-4, VM-5

VISUAL MITIGATION TYPE B: VM-1

LANDSCAPING NOTES:

1. SEE LANDSCAPE NOTES & DETAILS SHEETS C-502 TO C-506 FOR GENERAL LANDSCAPE AND SEEDING NOTES; GRASS SEED MIXES; PLANTING DETAILS, TEMPLATES, AND SCHEDULES; AND COORDINATE VEGETATIVE BUFFER / SCREENING MITIGATION TABLES.
2. SEE SHEET C-003 FOR THE OVERALL SITE PLAN AND SHEET LAYOUT.

PENNSYLVANIA
MICHAEL JAMES RUSSO
LANDSCAPE ARCHITECT
3/22/22

NO.	REVISION	DATE
B	PRELIMINARY LAND DEVELOPMENT PLANS	03-22-2022
A	FINAL LAND DEVELOPMENT PLANS	02-15-2022

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JUNO BEACH, FL 32408

PRELIMINARY LAND DEVELOPMENT PLAN
BROOKVIEW SOLAR I, LLC.
SOLAR PROJECT
MT. JOY TOWNSHIP, PA

DRAWING TITLE:

LANDSCAPE PLAN (1)

ISSUE FOR PERMITTING ONLY. NOT INTENDED FOR CONSTRUCTION OR BIDDING PURPOSES.

SCALE:	1"=100'
DATE:	02/15/2022
DRAWN BY:	GMT/MJR
CHECKED BY:	MJR
PROJECT:	434186
DRAWING NO.:	C-301

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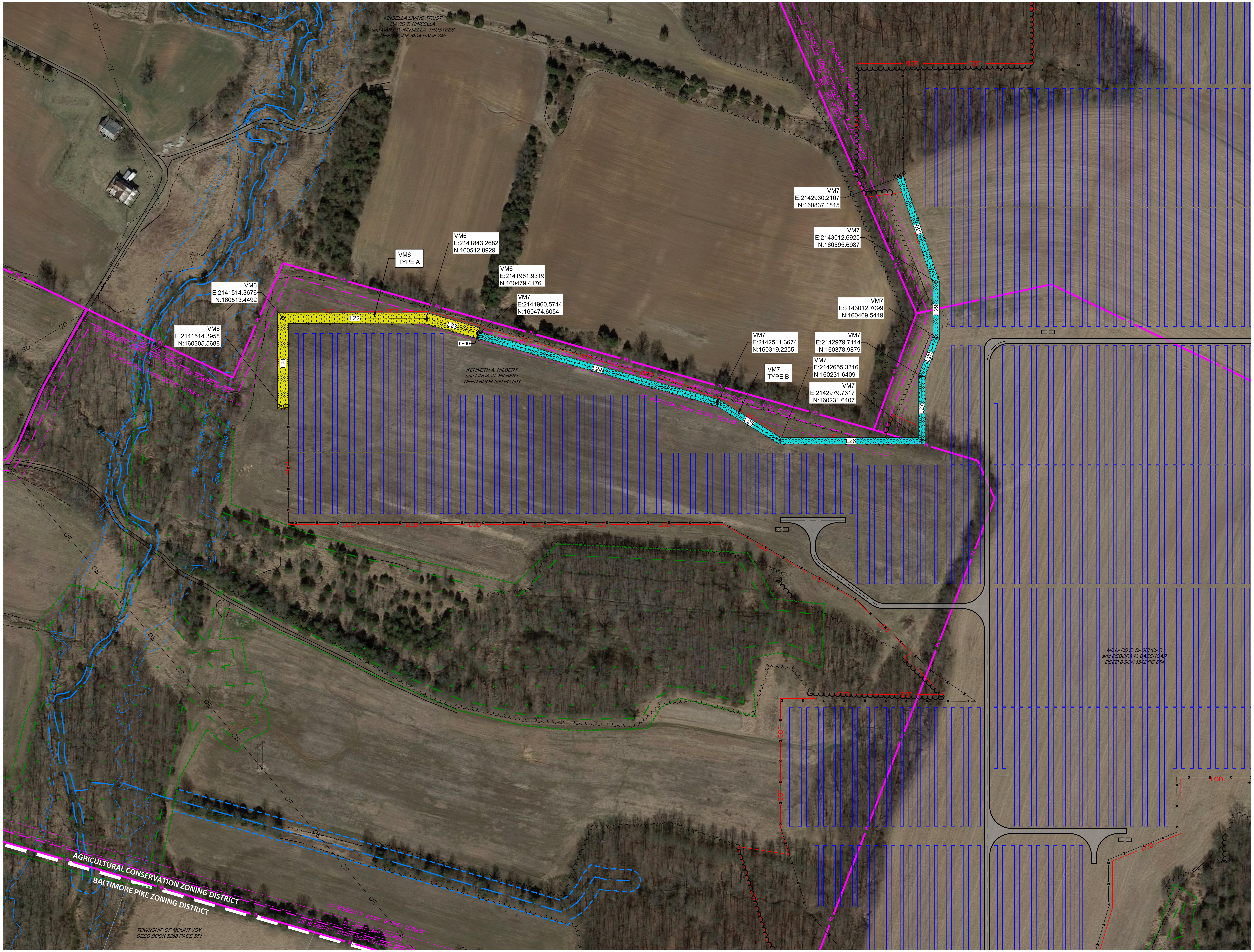

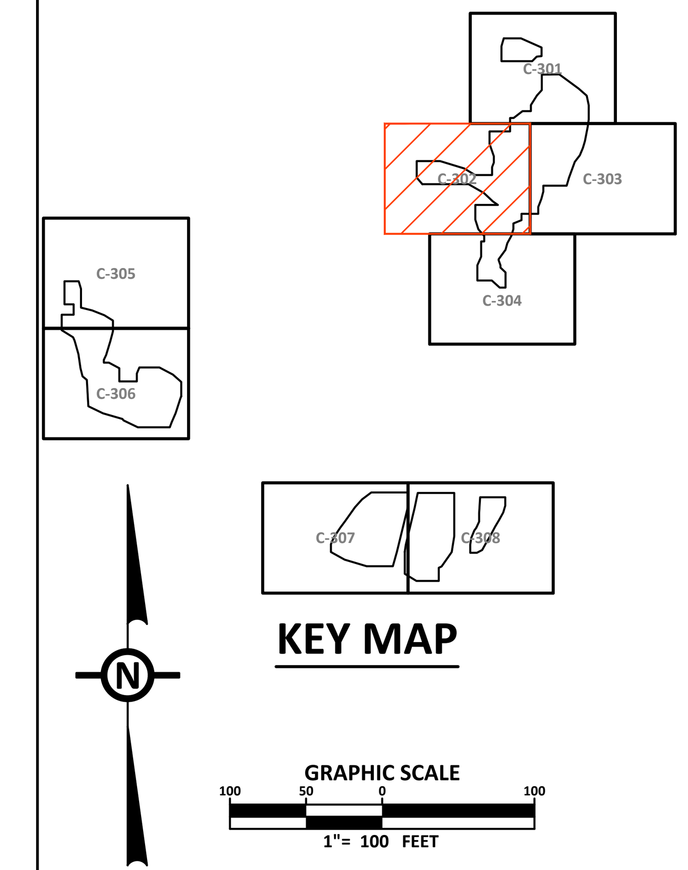

LEGEND

PROPOSED LANDSCAPING FEATURES

- VISUAL MITIGATION TYPE A: VM-6
- VISUAL MITIGATION TYPE B: VM-7

LANDSCAPING NOTES:

1. SEE LANDSCAPE NOTES & DETAILS SHEETS C-502 TO C-506 FOR GENERAL LANDSCAPE AND SEEDING NOTES; GRASS SEED MIXES; PLANTING DETAILS, TEMPLATES, AND SCHEDULES; AND COORDINATE VEGETATIVE BUFFER / SCREENING MITIGATION TABLES.
2. SEE SHEET C-003 FOR THE OVERALL SITE PLAN AND SHEET LAYOUT.

PENNSYLVANIA MICHAEL JAMES ROSS REGISTERED LANDSCAPE ARCHITECT 3/22/22

NO.	REVISION	DATE
B	PRELIMINARY LAND DEVELOPMENT PLANS	03-22-2022
A	FINAL LAND DEVELOPMENT PLANS	02-15-2022

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700 UNIVERSE BLVD.
JUNO BEACH, FL 32408

PRELIMINARY LAND DEVELOPMENT PLAN
BROOKVIEW SOLAR I, LLC.
SOLAR PROJECT
MT. JOY TOWNSHIP, PA

DRAWING TITLE:

LANDSCAPE PLAN (2)

ISSUE FOR PERMITTING ONLY. NOT INTENDED FOR CONSTRUCTION OR BIDDING PURPOSES.

SCALE:	1"=100'
DATE:	02/15/2022
DRAWN BY:	GMT/MJR
CHECKED BY:	MJR
PROJECT:	434186
DRAWING NO.:	C-302

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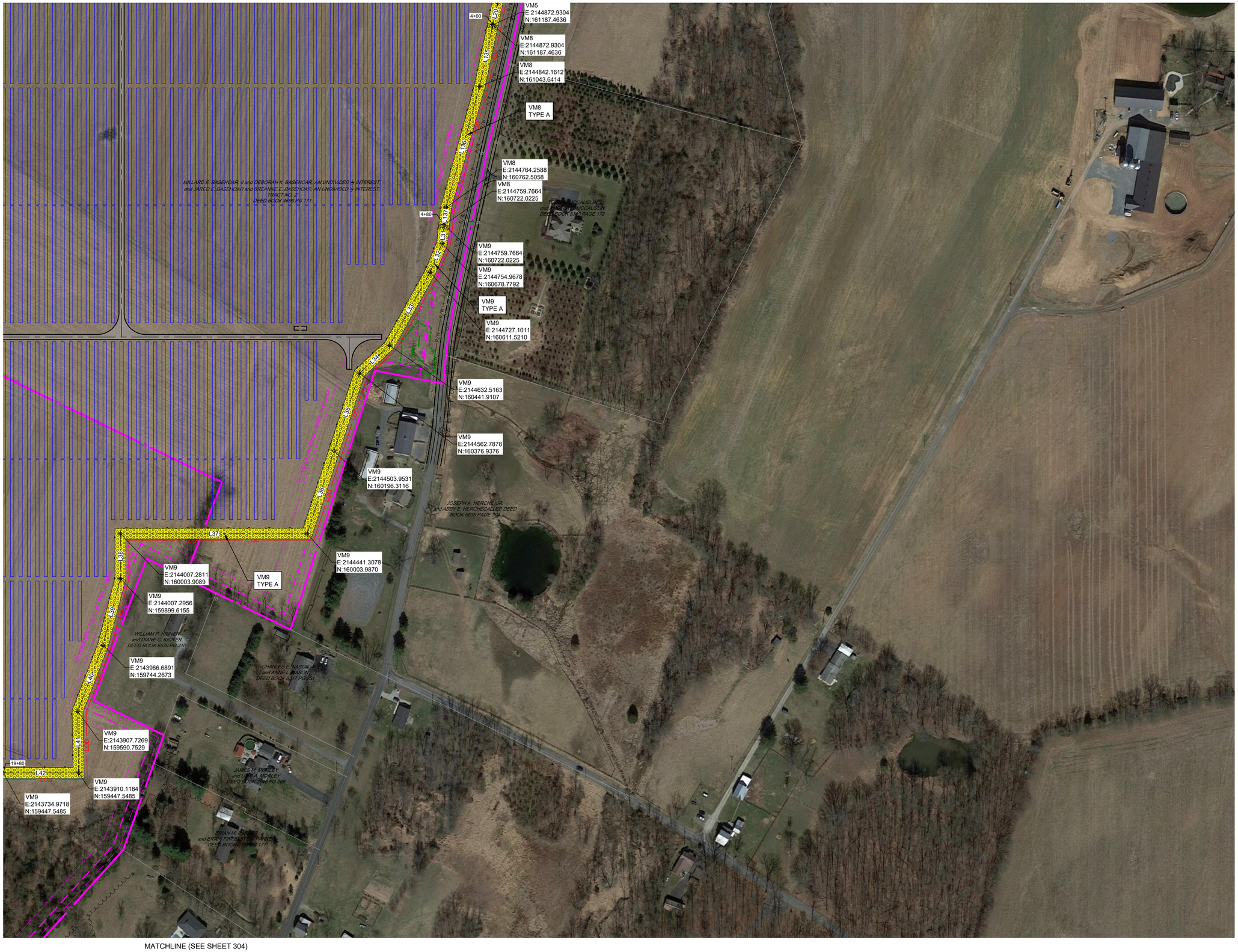
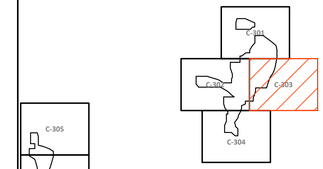
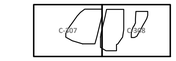
MATCHLINE (SEE SHEET 301)



MATCHLINE (SEE SHEET 302)

MATCHLINE (SEE SHEET 304)





KEY MAP

N

GRAPHIC SCALE

100 50 0 100

1" = 100 FEET

LEGEND

PROPOSED LANDSCAPING FEATURES

VISUAL MITIGATION TYPE A: VM-8, VM-9

VISUAL MITIGATION TYPE B: NONE

LANDSCAPING NOTES:

1. SEE LANDSCAPE NOTES & DETAILS SHEETS C-502 TO C-506 FOR GENERAL LANDSCAPE AND SEEDING NOTES; GRASS SEED MIXES; PLANTING DETAILS, TEMPLATES, AND SCHEDULES; AND COORDINATE VEGETATIVE BUFFER / SCREENING MITIGATION TABLES.
2. SEE SHEET C-003 FOR THE OVERALL SITE PLAN AND SHEET LAYOUT.

PENNSYLVANIA REGISTERED LANDSCAPE ARCHITECT

3/22/22

NO.	REVISION	DATE
B	PRELIMINARY LAND DEVELOPMENT PLANS	03-22-2022
A	FINAL LAND DEVELOPMENT PLANS	02-15-2022

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700 UNIVERSE BLVD.
JUNO BEACH, FL 32408

PRELIMINARY LAND DEVELOPMENT PLAN
BROOKVIEW SOLAR I, LLC.
SOLAR PROJECT
MT. JOY TOWNSHIP, PA

DRAWING TITLE:

LANDSCAPE PLAN (3)

ISSUE FOR PERMITTING ONLY. NOT INTENDED FOR CONSTRUCTION OR BIDDING PURPOSES.

SCALE:	1"=100'
DATE:	02/15/2022
DRAWN BY:	GMT/MJR
CHECKED BY:	MJR
PROJECT:	434186
DRAWING NO.:	C-303

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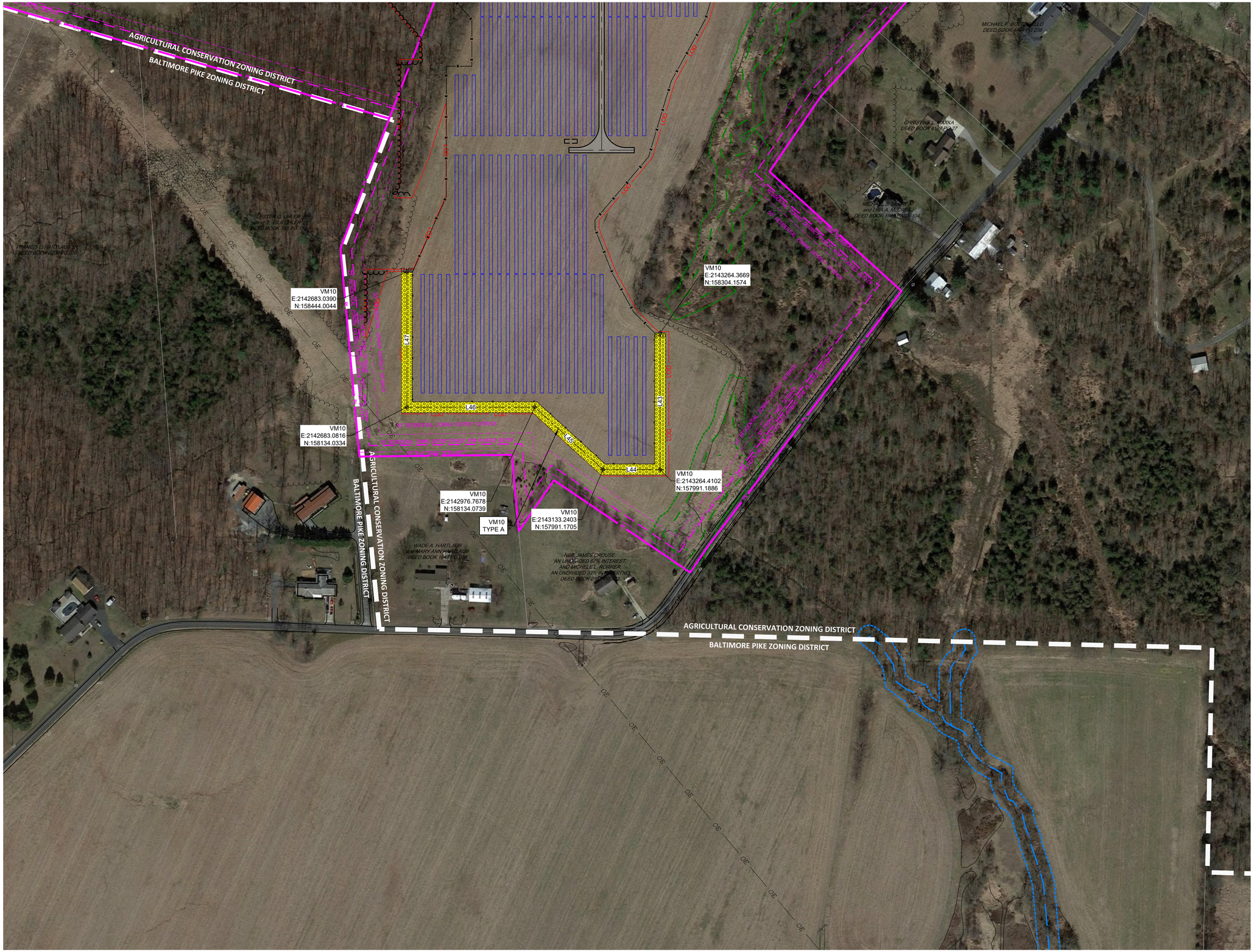
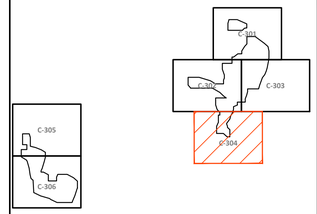
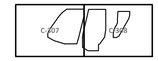
MATCHLINE (SEE SHEET 302)

MATCHLINE (SEE SHEET 303)







KEY MAP

GRAPHIC SCALE

100 50 0 100

1" = 100 FEET

LEGEND

PROPOSED LANDSCAPING FEATURES

VISUAL MITIGATION TYPE A: VM-10

VISUAL MITIGATION TYPE B: NONE

LANDSCAPING NOTES:

1. SEE LANDSCAPE NOTES & DETAILS SHEETS C-502 TO C-506 FOR GENERAL LANDSCAPE AND SEEDING NOTES; GRASS SEED MIXES; PLANTING DETAILS, TEMPLATES, AND SCHEDULES; AND COORDINATE VEGETATIVE BUFFER / SCREENING MITIGATION TABLES.
2. SEE SHEET C-003 FOR THE OVERALL SITE PLAN AND SHEET LAYOUT.

PENNSYLVANIA MICHAEL JAMES RORRER LICENSED LANDSCAPE ARCHITECT

3/22/22

NO.	REVISION	DATE
B	PRELIMINARY LAND DEVELOPMENT PLANS	03-22-2022
A	FINAL LAND DEVELOPMENT PLANS	02-15-2022

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APPLICANT:

BROOKVIEW SOLAR I, LLC.
700 UNIVERSE BLVD.
JUNO BEACH, FL 32408

PRELIMINARY LAND DEVELOPMENT PLAN
BROOKVIEW SOLAR I, LLC.
SOLAR PROJECT
MT. JOY TOWNSHIP, PA

DRAWING TITLE:

LANDSCAPE PLAN (4)

ISSUE FOR PERMITTING ONLY. NOT INTENDED FOR CONSTRUCTION OR BIDDING PURPOSES.

SCALE:	1"=100'
DATE:	02/15/2022
DRAWN BY:	GMT/MJR
CHECKED BY:	MJR
PROJECT:	434186
DRAWING NO.:	C-304

xrefs: _\XREFS\434186_P-Base.dwg; _\XREFS\434186_X-Base-Survey.dwg; _\XREFS\434186_PES-BASE-NPDES.dwg; _\XREFS\434186_P-Land.dwg; _\XREFS\434186_P-AreaZ.dwg; _\XREFS\REFERENCE\Titleblock_LD - Landscape Plans.dwg
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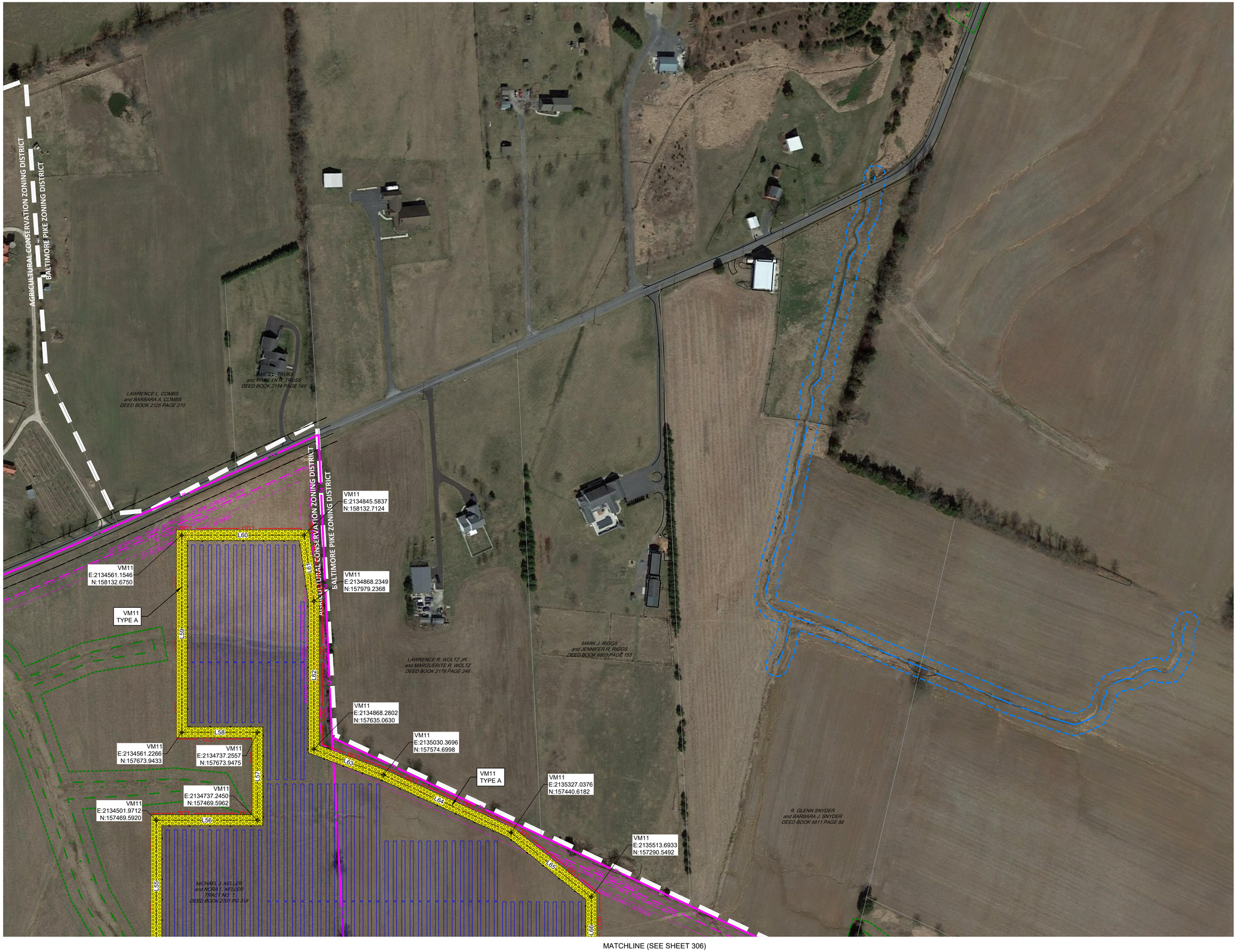

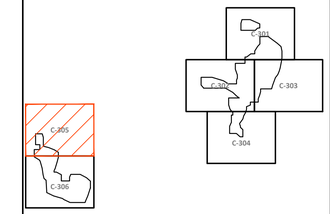

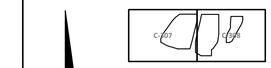

KEY MAP

N

GRAPHIC SCALE

100 50 0 100

1" = 100 FEET

LEGEND

PROPOSED LANDSCAPING FEATURES

VISUAL MITIGATION TYPE A: VM-11 (CONTINUE TO SHEET C-306)

VISUAL MITIGATION TYPE B: NONE

LANDSCAPING NOTES:

1. SEE LANDSCAPE NOTES & DETAILS SHEETS C-502 TO C-506 FOR GENERAL LANDSCAPE AND SEEDING NOTES; GRASS SEED MIXES; PLANTING DETAILS, TEMPLATES, AND SCHEDULES; AND COORDINATE VEGETATIVE BUFFER / SCREENING MITIGATION TABLES.
2. SEE SHEET C-003 FOR THE OVERALL SITE PLAN AND SHEET LAYOUT.

PENNSYLVANIA REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT

3/22/22

NO.	REVISION	DATE
B	PRELIMINARY LAND DEVELOPMENT PLANS	03-22-2022
A	FINAL LAND DEVELOPMENT PLANS	02-15-2022

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PRELIMINARY LAND DEVELOPMENT PLAN
BROOKVIEW SOLAR I, LLC.
SOLAR PROJECT
MT. JOY TOWNSHIP, PA

DRAWING TITLE:

LANDSCAPE PLAN (5)

ISSUE FOR PERMITTING ONLY. NOT INTENDED FOR CONSTRUCTION OR BIDDING PURPOSES.

SCALE:	1"=100'
DATE:	02/15/2022
DRAWN BY:	GMT/MJR
CHECKED BY:	MJR
PROJECT:	434186
DRAWING NO.:	C-305

Xrefs: _XREFS\434186_P-Base.dwg ; _XREFS\434186_X-Base-Survey.dwg ; _XREFS\434186_PES-BASE-NPDES.dwg ; _XREFS\434186_P-Land.dwg ; _XREFS\434186_P-Area2.dwg ; _XREFS\REFERENCE\Titleblock_LD - Landscape Plans.dwg
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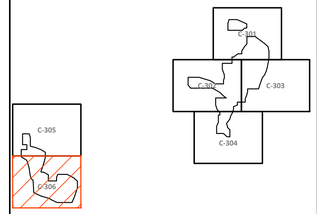
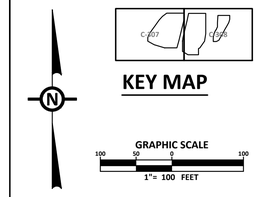
MATCHLINE (SEE SHEET 305)





KEY MAP

LEGEND

PROPOSED LANDSCAPING FEATURES

- VISUAL MITIGATION TYPE A: VM-11 (START AND END), VM-12
- VISUAL MITIGATION TYPE B: VM-13

LANDSCAPING NOTES:

1. SEE LANDSCAPE NOTES & DETAILS SHEETS C-502 TO C-506 FOR GENERAL LANDSCAPE AND SEEDING NOTES; GRASS SEED MIXES; PLANTING DETAILS, TEMPLATES, AND SCHEDULES; AND COORDINATE VEGETATIVE BUFFER / SCREENING MITIGATION TABLES.
2. SEE SHEET C-003 FOR THE OVERALL SITE PLAN AND SHEET LAYOUT.

PENNSYLVANIA REGISTERED LANDSCAPE ARCHITECT
3/22/22

NO.	REVISION	DATE
B	PRELIMINARY LAND DEVELOPMENT PLANS	03-22-2022
A	FINAL LAND DEVELOPMENT PLANS	02-15-2022

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PRELIMINARY LAND DEVELOPMENT PLAN BROOKVIEW SOLAR I, LLC. SOLAR PROJECT

MT. JOY TOWNSHIP, PA

DRAWING TITLE:

LANDSCAPE PLAN (6)

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SCALE:	1"=100'
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DRAWN BY:	GMT/MJR
CHECKED BY:	MJR
PROJECT:	434186
DRAWING NO.:	C-306

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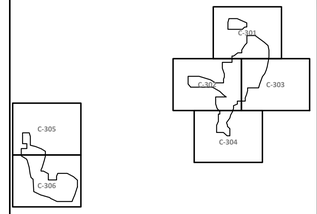
Images: \\employees.root.local\env\PPL Dickson City\Public\Project\Files\434186 NextEra Brookview Solar\CAD\XREFS\Plex.Earth\Imagery\Mosaic-5\Mosaic-5-partlx0.jpg \\employees.root.local\env\PPL Dickson City\Public\Project\Files\434186 NextEra Brookview Solar\CAD\XREFS\Plex.Earth\Imagery\Mosaic-6\Mosaic-6-partlx0.jpg \\employees.root.local\env\PPL Dickson City\Public\Project\Files\434186 NextEra Brookview Solar\CAD\XREFS\Plex.Earth\Imagery\Mosaic-7\Mosaic-7-partlx0.jpg .._IPE SEAL\2022.03.17_Seal_mjr.tif .._IPE SEAL\RAM Seal and Sign_03 22 2022.tif



KEY MAP

GRAPHIC SCALE
100 50 0 100
1" = 100 FEET

LEGEND

PROPOSED LANDSCAPING FEATURES

VISUAL MITIGATION TYPE A:
VM-15, VM-16, VM17 (START)
VM-14, VM-20 (END)

VISUAL MITIGATION TYPE B:
NONE

LANDSCAPING NOTES:

1. SEE LANDSCAPE NOTES & DETAILS SHEETS C-502 TO C-506 FOR GENERAL LANDSCAPE AND SEEDING NOTES; GRASS SEED MIXES; PLANTING DETAILS, TEMPLATES, AND SCHEDULES; AND COORDINATE VEGETATIVE BUFFER / SCREENING MITIGATION TABLES.
2. SEE SHEET C-003 FOR THE OVERALL SITE PLAN AND SHEET LAYOUT.

PENNSYLVANIA REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT
3/22/22

NO.	REVISION	DATE
B	PRELIMINARY LAND DEVELOPMENT PLANS	03-22-2022
A	FINAL LAND DEVELOPMENT PLANS	02-15-2022

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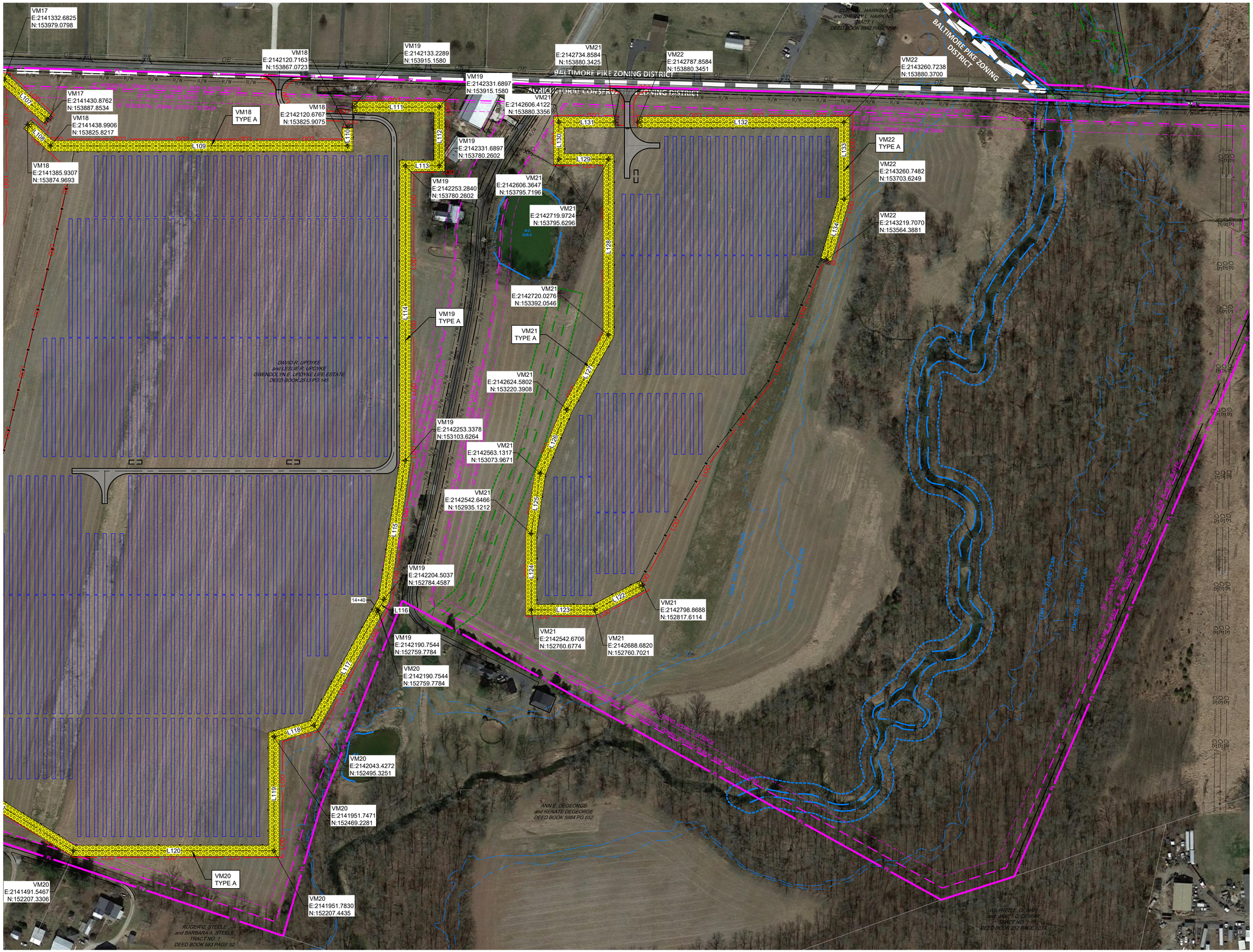
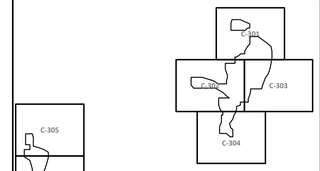
PRELIMINARY LAND DEVELOPMENT PLAN
BROOKVIEW SOLAR I, LLC.
SOLAR PROJECT
MT. JOY TOWNSHIP, PA

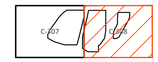
DRAWING TITLE:
LANDSCAPE PLAN (7)

ISSUE FOR PERMITTING ONLY. NOT INTENDED FOR CONSTRUCTION OR BIDDING PURPOSES.

SCALE:	1"=100'
DATE:	02/15/2022
DRAWN BY:	GMT/MJR
CHECKED BY:	MJR
PROJECT:	434186
DRAWING NO.:	C-307







KEY MAP

GRAPHIC SCALE
100 50 0 100
1" = 100 FEET

LEGEND

PROPOSED LANDSCAPING FEATURES

VISUAL MITIGATION TYPE A: VM-17 (END), VM-18, VM-19, V-20 (START), VM-21, VM-22

VISUAL MITIGATION TYPE B: NONE

LANDSCAPING NOTES:

1. SEE LANDSCAPE NOTES & DETAILS SHEETS C-502 TO C-506 FOR GENERAL LANDSCAPE AND SEEDING NOTES; GRASS SEED MIXES; PLANTING DETAILS, TEMPLATES, AND SCHEDULES; AND COORDINATE VEGETATIVE BUFFER / SCREENING MITIGATION TABLES.
2. SEE SHEET C-003 FOR THE OVERALL SITE PLAN AND SHEET LAYOUT.

PENNSYLVANIA MICHAEL JAMES RYAN LICENSED PROFESSIONAL LANDSCAPE ARCHITECT
LA-001 EXPIRES 12/31/2022
3/22/22

NO.	REVISION	DATE
B	PRELIMINARY LAND DEVELOPMENT PLANS	03-22-2022
A	FINAL LAND DEVELOPMENT PLANS	02-15-2022

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PRELIMINARY LAND DEVELOPMENT PLAN
BROOKVIEW SOLAR I, LLC.
SOLAR PROJECT
MT. JOY TOWNSHIP, PA

DRAWING TITLE:
LANDSCAPE PLAN (8)

ISSUE FOR PERMITTING ONLY. NOT INTENDED FOR CONSTRUCTION OR BIDDING PURPOSES.

SCALE:	1"=100'
DATE:	02/15/2022
DRAWN BY:	GMT/MJR
CHECKED BY:	MJR
PROJECT:	434186
DRAWING NO.:	C-308

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SOIL AMENDMENT & RESTORATION NOTES (PER PENN. STORMWATER BEST MANAGEMENT PRACTICES MANUAL BMP 6.7.3) :

CONSTRUCTION SEQUENCE:

1. ALL CONSTRUCTION SHOULD BE COMPLETED AND STABILIZED BEFORE BEGINNING SOIL AMENDMENT/RESTORATION.

MAINTENANCE ISSUES:

THE SOILS RESTORATION PROCESS MAY NEED TO BE REPEATED OVER TIME, DUE TO COMPACTION BY USE AND/OR SETTLING.

SPECIFICATIONS:

1. SCOPE

A. THIS SPECIFICATION COVERS THE USE OF COMPOST FOR SOIL AMENDMENT AND THE MECHANICAL RESTORATION OF COMPACTED, ERODED AND NON-VEGETATED SOILS. SOIL AMENDMENT AND RESTORATION IS NECESSARY WHERE EXISTING SOIL HAS BEEN DEEMED UNHEALTHY IN ORDER TO RESTORE SOIL STRUCTURE AND FUNCTION, INCREASE INFILTRATION POTENTIAL AND SUPPORT HEALTHY VEGETATIVE COMMUNITIES.
B. SOIL AMENDMENT PREVENTS AND CONTROLS EROSOIN BY ENHANCING THE SOIL SURFACE TO PREVENT THE INITIAL DETACHMENT AND TRANSPORT OF SOIL PARTICLES.

2. COMPOST MATERIALS

A. COMPOST PRODUCTS SPECIFIED FOR USE IN THIS APPLICATION ARE DESCRIBED IN TABLE 1. THE PRODUCT'S PARAMETERS WILL VARY BASED ON WHETHER VEGETATION WILL BE ESTABLISHED ON THE TREATED SLOPE.
B. ONLY COMPOST PRODUCTS THAT MEET ALL APPLICABLE STATE AND FEDERAL REGULATIONS PERTAINING TO ITS PRODUCTION AND DISTRIBUTION MAY BE USED IN THIS APPLICATION. APPROVED COMPOST PRODUCTS MUST MEET RELATED STATE AND FEDERAL CHEMICAL CONTAMINANT (E.G., HEAVY METALS, PESTICIDES, ETC.) AND PATHOGEN LIMIT STANDARDS PERTAINING TO THE FEEDSTOCKS (SOURCE MATERIALS) IN WHICH IT IS DERIVED.
C. VERY COARSE COMPOST SHOULD BE AVOIDED FOR SOIL AMENDMENT AS IT WILL MAKE PLANTING AND CROP ESTABLISHMENT MORE DIFFICULT.
D. NOTE 1 - SPECIFYING THE USE OF COMPOST PRODUCTS THAT ARE CERTIFIED BY THE U.S. COMPOSTING COUNCIL'S SEAL OF TESTING (STA) PROGRAM (WWW.COMPOSTINGCOUNCIL.ORG) WILL ALLOW FOR THE ACQUISITION OF PRODUCTS THAT ARE ANALYED ON A ROUTINE BASIS, USING THE SPECIFIED TEST METHODS. STA PARTICIPANTS ARE ALSO REQUIRED TO PROVIDE A STANDARD PRODUCT LABEL TO ALL CUSTOMERS, ALLOWING EASY COMPARISON TO OTHER PRODUCTS.

3. SUB-SOILING TO RELIEVE COMPACTION

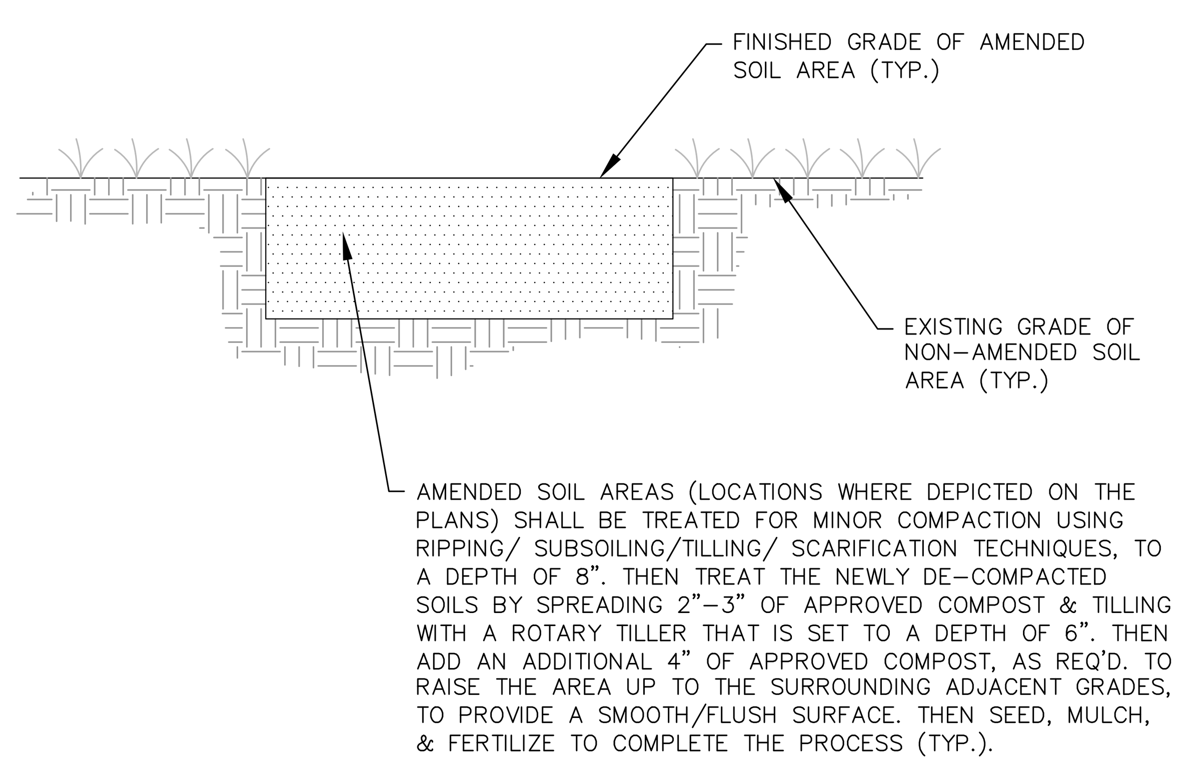
A. BEFORE THE TIME THE COMPOST IS PLACES AND PREFERABLY WHEN EXCAVATION IS COMPLETED, THE SUBSOIL SHALL BE IN A LOOSE, FRIABLE CONDITION TO A DEPTH OF 8 INCHES BELOW FINAL TOPSOIL GRADE AND THERE SHALL BE NO EROSION RILLS OR WASHOUTS IN THE SUBSOIL SURFACE EXCEEDING 3 INCHES IN DEPTH.
B. TO ACHIEVE THIS CONDITION, SUB-SOILING, RIPPING OR SCARIFICATION OF THE SUBSOIL WILL BE REQUIRED AS DIRECTED BY THE OWNER'S REPRESENTATIVE, WHEREVER THE SUBSOIL HAS BEEN COMPACTED BY EQUIPMENT OPERATION OR HAS BECOME DRIED OUT AND CRUSTED, AND WHERE NECESSARY TO OBLITERATE EROSION RILLS. SUB-SOILING SHALL BE REQUIRED TO REDUCE SOIL COMPACTION IN ALL AREAS WHERE PLANT ESTABLISHMENT IS PLANNED. SUB-SOILING SHALL BE PERFORMED BY THE PRIME OR EXCAVATING CONTRACTOR AND SHALL OCCUR BEFORE COMPOST PLACEMENT.
C. SUBSOILED AREAS SHALL BE LOOSENED TO LESS THAN 1400 KPA (200 PSI) TO A DEPTH OF 8 INCHES BELOW FINAL TOPSOIL GRADE. WHEN DIRECTED BY THE OWNER'S REPRESENTATIVE, THE CONTRACTOR SHALL VERIFY THAT THE SUB-SOILING WORK CONFORMS TO THE SPECIFIED DEPTH.
D. SUB-SOILING SHALL FORM A TWO-DIRECTIONAL GRID. CHANNELS SHALL BE CREATED BY A COMMERCIALLY AVAILABLE, MULTI-SHANKED, PARALLELOGRAM IMPLEMENT (SOLID-SHANK RIPPER). THE EQUIPMENT SHALL BE CAPABLE OF EXERTING A PENETRATION FORCE NECESSARY FOR THE SITE. NO DISC CULTIVATORS CHISEL PLOWS, OR SPRING-LOADED EQUIPMENT WILL BE ALLOWED. THE GRID CHANNELS SHALL BE SPACED A MINIMUM OF 12 INCHES TO A MAXIMUM OF 36 INCHES APART, DEPENDING ON EQUIPMENT, SITE CONDITIONS AND THE SOIL MANAGEMENT PLAN. THE CHANNEL DEPTH SHALL BE A MINIMUM OF 8 INCHES OR AS SPECIFIED IN THE SOIL MANAGEMENT PLAN. IF SOILS ARE SATURATED, THE CONTRACTOR SHALL DELAY OPERATIONS UNTIL THE SOIL WILL NOT HOLD A BALL WHEN SQUEEZED. ONLY ONE PASS SHALL BE PERFORMED ON ERODIBLE SLOPES GREATER THAN 1 VERTICAL TO 3 HORIZONTAL. WHEN ONLY ONE PASS IS USED, WORK SHOULD BE AT RIGHT ANGLES TO THE DIRECTION OF SURFACE DRAINAGE, WHENEVER PRACTICAL.
E. EXCEPTIONS TO SUB-SOILING INCLUDE AREAS WITHIN THE DRIP LINE OF ANY EXISTING TREES, OVER UTILITY INSTALLATIONS WITHIN 30 INCHES OF THE SURFACE, WHERE TRENCHING/DRAINAGE LINES ARE INSTALLED, WHERE COMPACTION IS BY DESIGN (ABUTMENTS, FOOTINGS, OR IN SLOPES), AND ON INACCESSIBLE SLOPES, AS APPROVED BY THE OWNER'S REPRESENTATIVE. IN CASES WHERE EXCEPTIONS OCCUR, THE CONTRACTOR SHALL OBSERVE A MINIMUM SETBACK OF 20 FEET OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE. ARCHEOLOGICAL CLEARANCES MAY BE REQUIRED IN SOME INSTANCES.

4. COMPOST SOIL AMENDMENT QUALITY

A. THE FINAL, RESULTING COMPOST SOIL AMENDMENT MUST MEET ALL OF THE MANDATORY CRITERIA IN TABLE 4.

5. COMPOST SOIL AMENDMENT INSTALLATION

A. SPREAD 2-3 INCHES OF APPROVED COMPOST ON EXISTING SOIL. TILL ADDED SOIL INTO EXISTING SOIL WITH A ROTARY TILLER THAT IS SET TO A DEPTH OF 8 INCHES. ADD AN ADDITIONAL 4 INCHES OF APPROVED COMPOST TO BRING THE AREA UP TO GRADE.
B. AFTER PERMANENT PLANTING/SEEDING, 2-3 INCHES OF COMPOST BLANKET WILL BE APPLIED TO ALL AREAS NOT PROTECTED BY GRASS OR OTHER PLANTS
C. SUB-SOILING SHOULD NOT BE PERFORMED WITH COMMON TILLAGE TOOLS SUCH AS A DISK OR CHISEL PLOW BECAUSE THEY ARE TOO SHALLOW AND CAN COMPACT THE SOIL JUST BENEATH THE TILLAGE DEPTH.
D. SEE CONSTRUCTION DETAIL INCLUDED HEREIN.

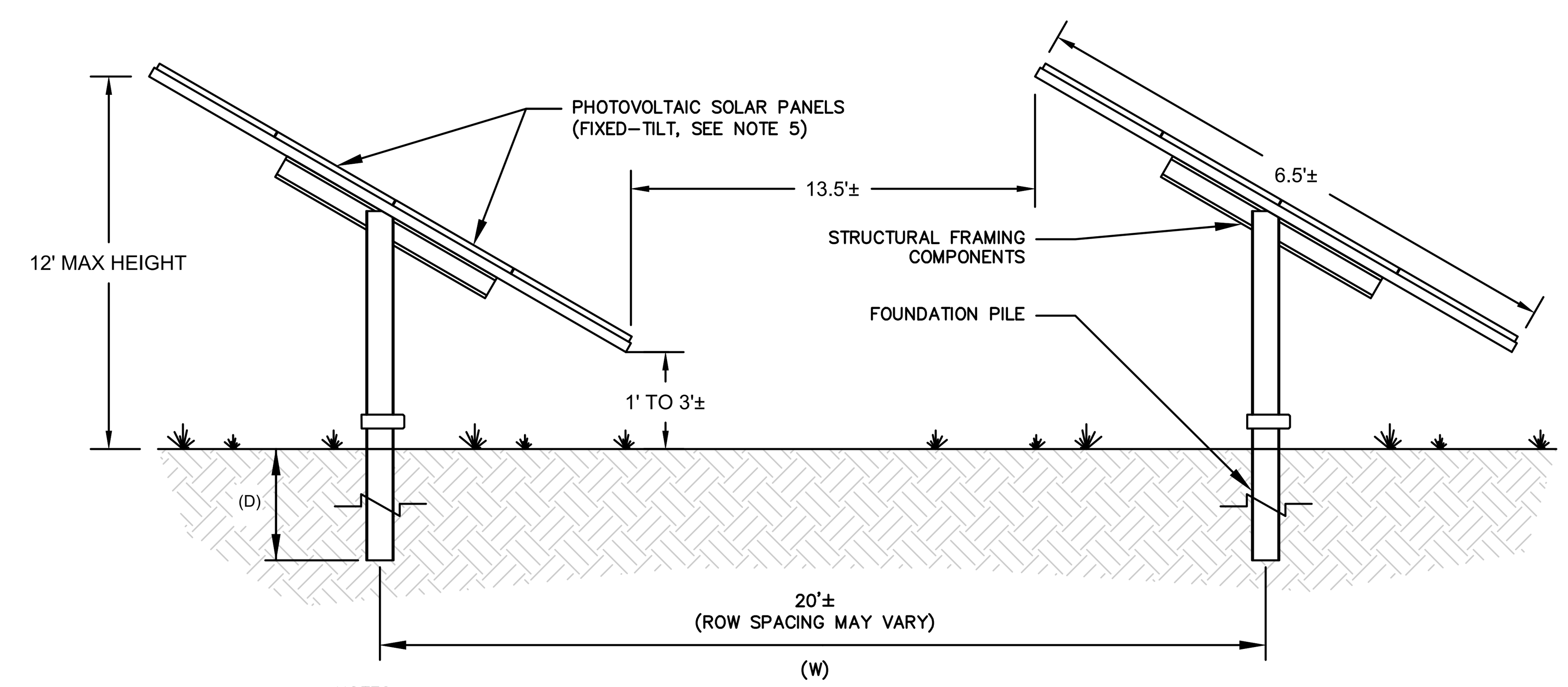


SOIL AMENDMENT & RESTORATION

(BASED ON BMP 6.7.3)

NOT TO SCALE

SOILS TABLE*					
Soil Series	**Soil ID**	**Slope Range (%)**	**Hydrologic Soil Group (HSG)**	**Depth to Bedrock (in)**	**Seasonal High Water Table Depth (in)**
AbA	Abbottstown silt loam	0-3	D	48"-58"	24"-72"
AbB	Abbottstown silt loam	3-8	D	48"-58"	6"-18"
BgB	Birdsboro silt loam	3-8	B	72"-99"	24"-72"
Bo	Bowmansville silt loam	-	C/D	72"-99"	0"-18"
CrA	Croton silt loam	0-3	D	44"-64"	0"-6"
KnB	Klinesville channery silt loam	3-8	D	14"-24"	-
KnC	Klinesville channery silt loam	8-15	D	14"-24"	-
LeB	Lansdale loam	3-8	B	46"-50"	-
PcB	Penn silt loam	3-8	B	28"-38"	-
PcC	Penn silt loam	8-15	B	28"-80"	-
PoB	Penn-Klinesville channery silt loams	3-8	C/D	22"-32"	-
ReA	Readington silt loam	0-3	C	58"-68"	18"-36"
ReB	Readington silt loam	3-8	C	58"-68"	18"-36"
Rw	Rowland silt loam	-	C	>80"	12"-36"

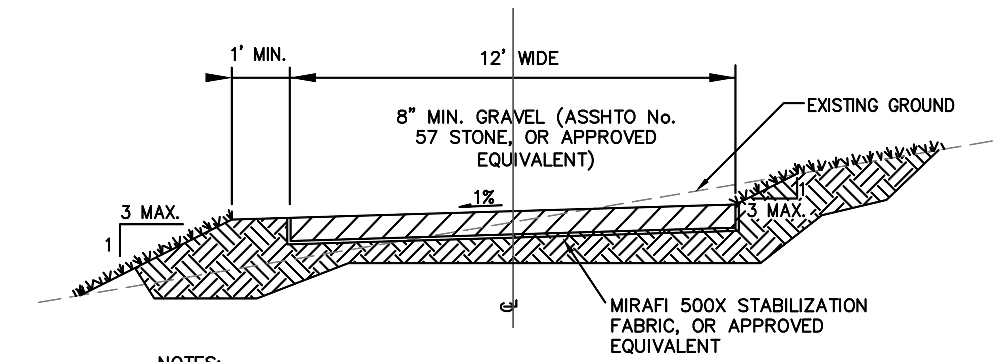


NOTES:

1. ALL AREAS SURROUNDING PANELS, INCLUDING AREAS UNDERNEATH PANELS SHALL BE SEEDED AND 90% VEGETATION ESTABLISHED BEFORE PROJECT COMPLETION.
2. DISTANCE BETWEEN ROWS OF PANELS (W) WILL VARY ACROSS THE PROJECT DEPENDENT UPON AREAS SLOPE.
3. DEPTH OF FOUNDATION PILES (D) SHALL BE TO MANUFACTURERS STANDARDS.
4. ALL DIMENSIONS SHALL BE IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.
5. THE INDIVIDUAL PHOTOVOLTAIC PANELS SHALL BE ARRANGED WITH A 1/2" GAP, THAT ALLOWS & SUPPORTS THE PASSAGE OF SHEET FLOW STORMWATER RUNOFF BETWEEN EACH MODULE, THEREBY MINIMIZING THE PRODUCTION OF CONCENTRATED RUNOFF.

SOLAR PANEL DETAIL

NOT TO SCALE

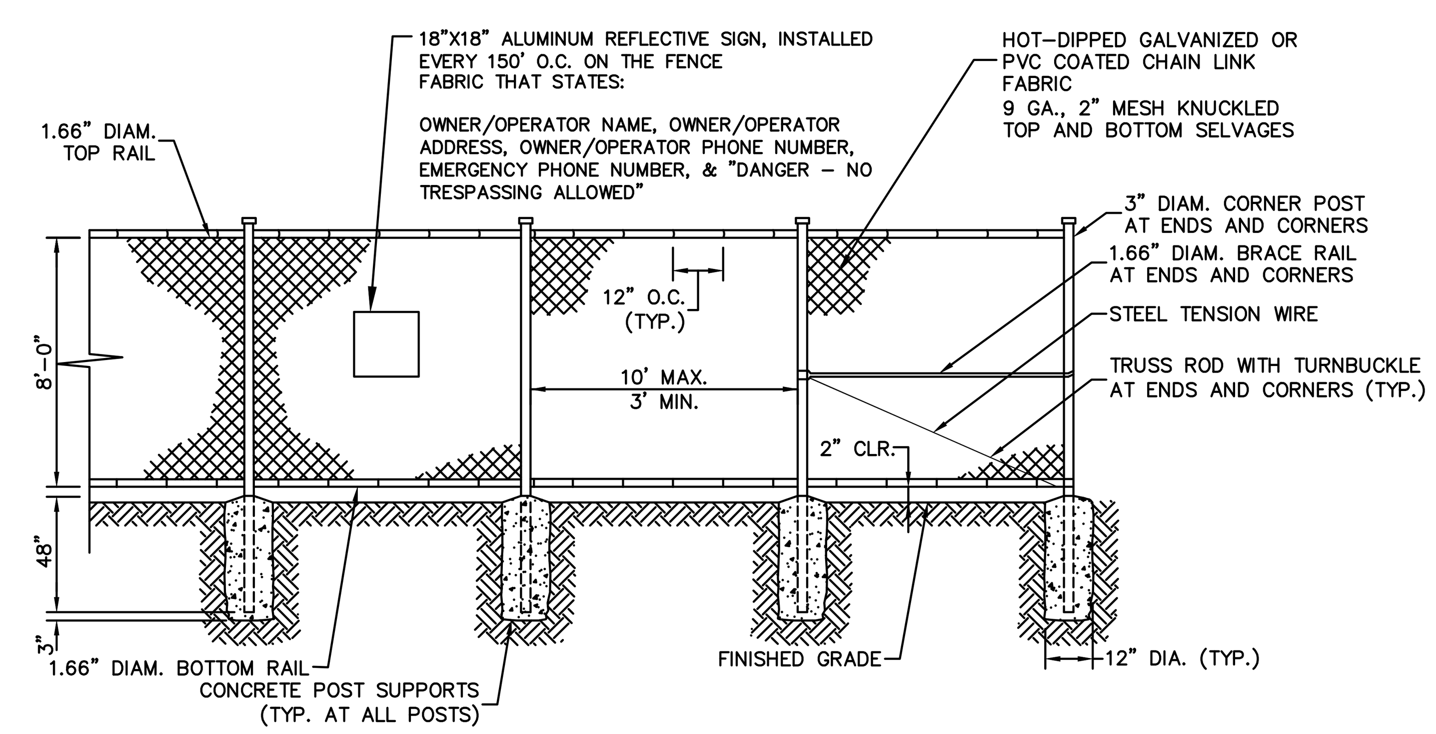


NOTES:

1. ROADS WILL BE SLOPED TO DOWNHILL SIDE TO ALLOW SHEET FLOW ACROSS THE ROAD.
2. ALL FILL MATERIAL SHALL CONFORM TO 95% COMPACTION WITH A MAXIMUM LIFT THICKNESS OF 8".
3. REVEGETATION AREAS SHALL BE RIPPED & RESEEDED PER APPROVED NPDES PERMIT.
4. CUTS DEEPER THAN 3' SHOULD BE AVOIDED WHEREVER POSSIBLE, AND CUT SLOPES NOT IN COMPETENT BEDROCK SHOULD NOT BE STEEPER THAN 2H:1V. FILL SLOPES SHOULD NOT BE STEEPER THAN 2H:1V OR EXCEED 5 FEET IN HEIGHT WHEREVER POSSIBLE.
5. ALL CUT AND FILL SLOPES OUTSIDE OF THE 12'–WIDE PERMANENT GRAVEL SURFACE SHALL BE RE–VEGETATED AND STABILIZED BY SEEDING AND MULCHING, BLANKETING, OR OTHER SUITABLE METHOD.
6. ANY EXISTING TOPSOIL LOCATED WITHIN THE PERMANENT 12' GRAVEL WIDTH OF THE ACCESS ROADS SHALL BE STRIPPED, THEN EITHER PLACED IN THE STOCKPILE OR SPREAD ONTO ADJACENT AREAS TO BE PERMANENTLY VEGETATED.
7. ALL GRAVEL ROADS WILL REMAIN GRAVEL AND NOT BE PAVED OR OTHERWISE SURFACED, WITHOUT ADDITIONAL STORMWATER MANAGEMENT PLANNING.

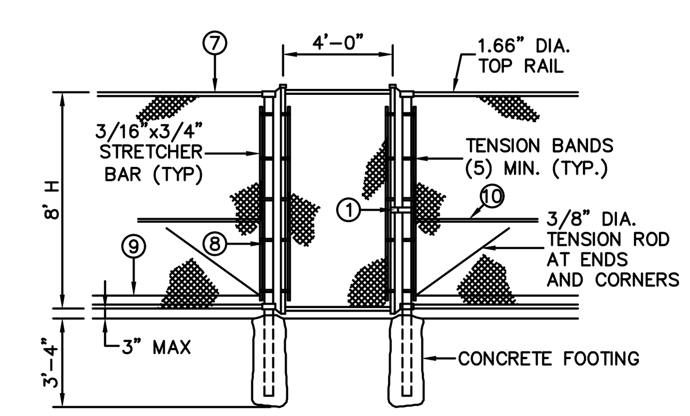
GRAVEL ACCESS ROAD DETAIL

NOT TO SCALE



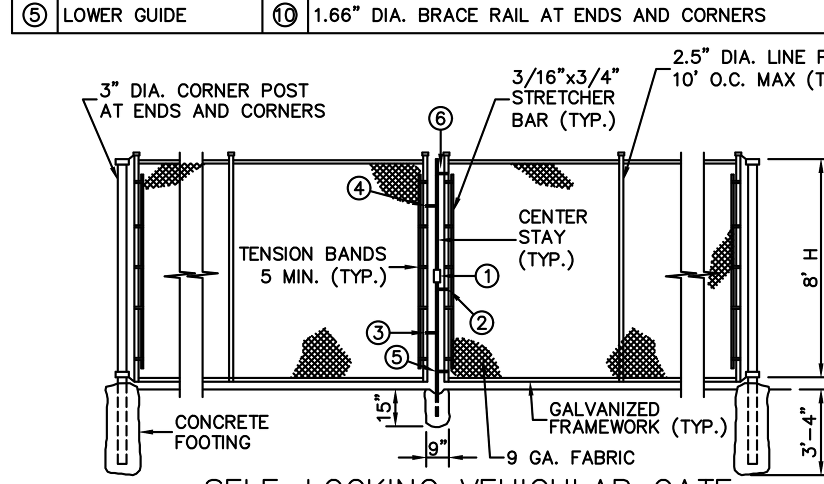
CHAIN-LINK PERIMETER SECURITY FENCE DETAIL

NOT TO SCALE



SELF–LOCKING PERSONNEL GATE

LABEL LEGEND			
①	LOCK KEEPER	⑥	6 UPPER GUIDE
②	LOCK KEEPER GUIDE	⑦	9 GA. TIE WIRES @ 12" SPACING ON TOP RAIL & TENSION WIRE
③	LOWER FORKS	⑧	9 GA. WIRE TIES ON LINE POSTS SHALL BE @ 15" SPACING
④	UPPER FORKS	⑨	7 GA. TENSION WIRE 6" ABOVE BOTTOM SELVAGE
⑤	LOWER GUIDE	⑩	1.66" DIA. BRACE RAIL AT ENDS AND CORNERS



SELF–LOCKING VEHICULAR GATE

CHAIN-LINK FENCE GATE DETAIL

NOT TO SCALE

NOTE:
1. A GENERAL NPDES NOTICE OF INTENT (NOI) HAS BEEN PREPARED FOR THIS PROJECT. SEE EROSION & SEDIMENT CONTROL PLAN (ESC) & POST CONSTRUCTION STORMWATER MANAGEMENT PLAN (PCSM), FOR FURTHER CONSTRUCTION REQUIREMENTS.

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
ROBERT ANTHONY MATEJCZYK
ENGINEER
PE41883-E
3/22/2022

NO.	REVISION	DATE
B	PRELIMINARY LAND DEVELOPMENT PLANS	03-22-2022
A	FINAL LAND DEVELOPMENT PLANS	02-15-2022

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APPLICANT:
BROOKVIEW SOLAR I, LLC.
700 UNIVERSE BLVD.
JUNO BEACH, FL 32408

PRELIMINARY LAND DEVELOPMENT PLAN
BROOKVIEW SOLAR I, LLC.
SOLAR PROJECT
MT. JOY TOWNSHIP, PA

DRAWING TITLE:
SITE DETAILS

ISSUE FOR PERMITTING ONLY. NOT INTENDED FOR CONSTRUCTION OR BIDDING PURPOSES.

SCALE:	AS NOTED
DATE:	09/21/2021
DRAWN BY:	MKS/JJN
CHECKED BY:	RAM
PROJECT:	434186
DRAWING NO.:	C-501