

SUNRISE SANDY LAKE POLK ROAD, LLC PROJECT

MERCER COUNTY, PENNSYLVANIA PRELIMINARY SITE PLANS

DEVELOPMENT TEAM

OWNER/APPLICANT
SUNRISE SANDY LAKE POLK ROAD, LLC
ATTN: MANAGER OF RENEWABLES DEVELOPMENT
100 CRESCENT CT., SUITE 700
DALLAS, TX 75201
PHONE: 412.527.5072
CONTACT: DAVID HOMMRICH

CIVIL ENGINEER/LANDSCAPE ARCHITECT/SURVEYOR

ATWELL, LLC
1250 EAST DIEHL ROAD, SUITE 300
NAPERVILLE, IL 60563
PHONE: (630) 577-0800
CONTACT: KYLE WOOD, P.E.

GOVERNING AGENCIES

MERCER COUNTY

5 CT HOUSE
MERCER, PA 16137
PHONE: (724)-662-3800

SANDY LAKE TOWNSHIP

PO BOX 205
SANDY LAKE, PA 16145
PHONE: (724)-376-2213

FLOODPLAIN NOTE

PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) MAP NO. 42085C0260D (DATED 06/09/2014), THERE IS NO FLOODPLAIN FOOTPRINT ON THE PROPERTY.

WETLANDS

WETLANDS DO APPEAR TO BE LOCATED ON THE SITE. THE PROJECT WILL AVOID WETLAND IMPACTS. THE PROJECT WILL NOT DISTURB SOILS WITHIN 5 FEET OF ANY JURISDICTIONAL WETLAND.

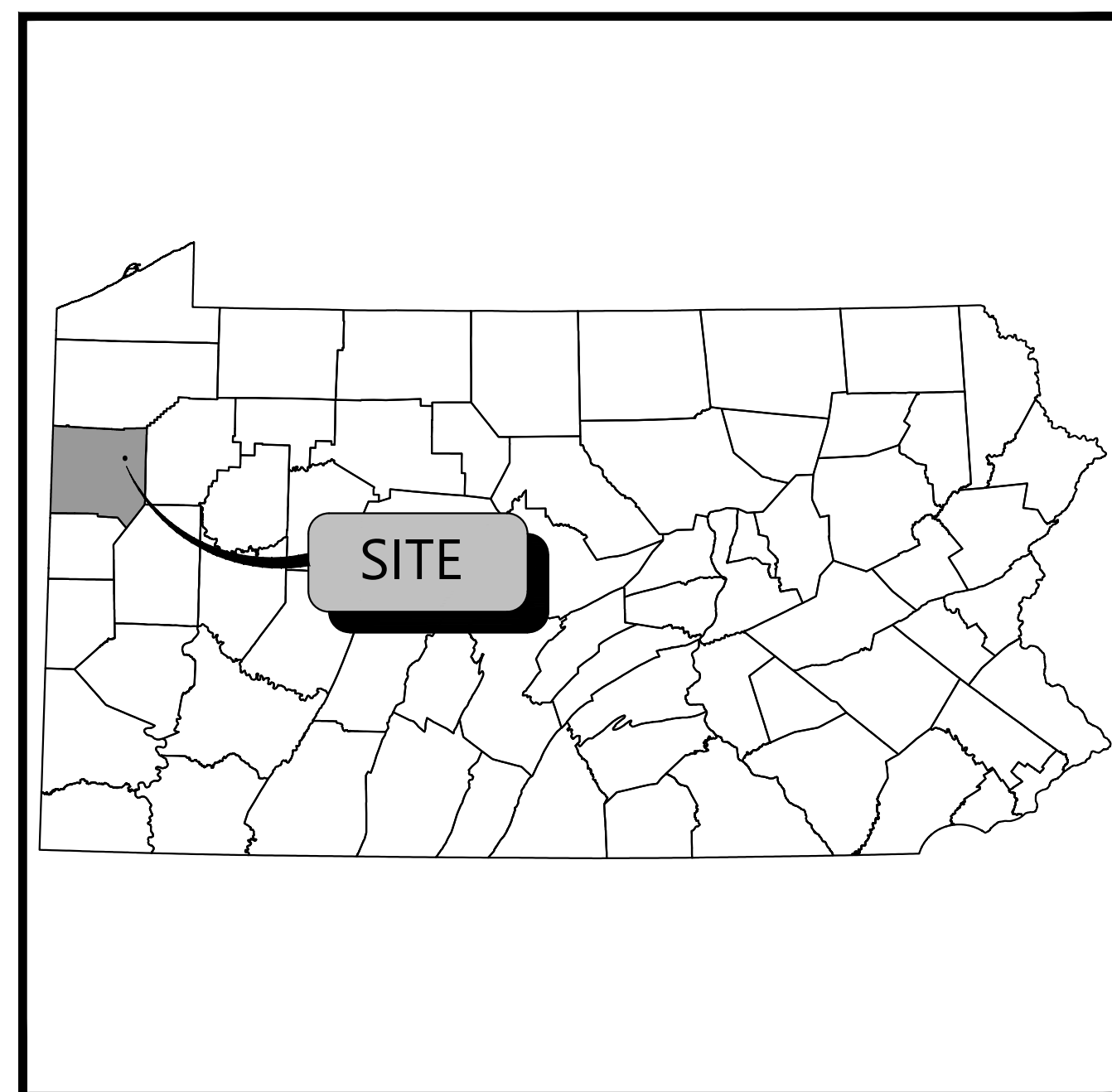
NOTES

- ALL WORK SHALL BE DONE IN ACCORDANCE WITH GOVERNING AGENCY STANDARDS.
- THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL FRANCHISE UTILITY (GAS, ELECTRIC, DATA) CONSTRUCTION, REMOVAL, AND RELOCATIONS. ANY FRANCHISE UTILITY INFORMATION ON THESE PLANS IS SHOWN FOR REFERENCE ONLY.

PROJECT NARRATIVE

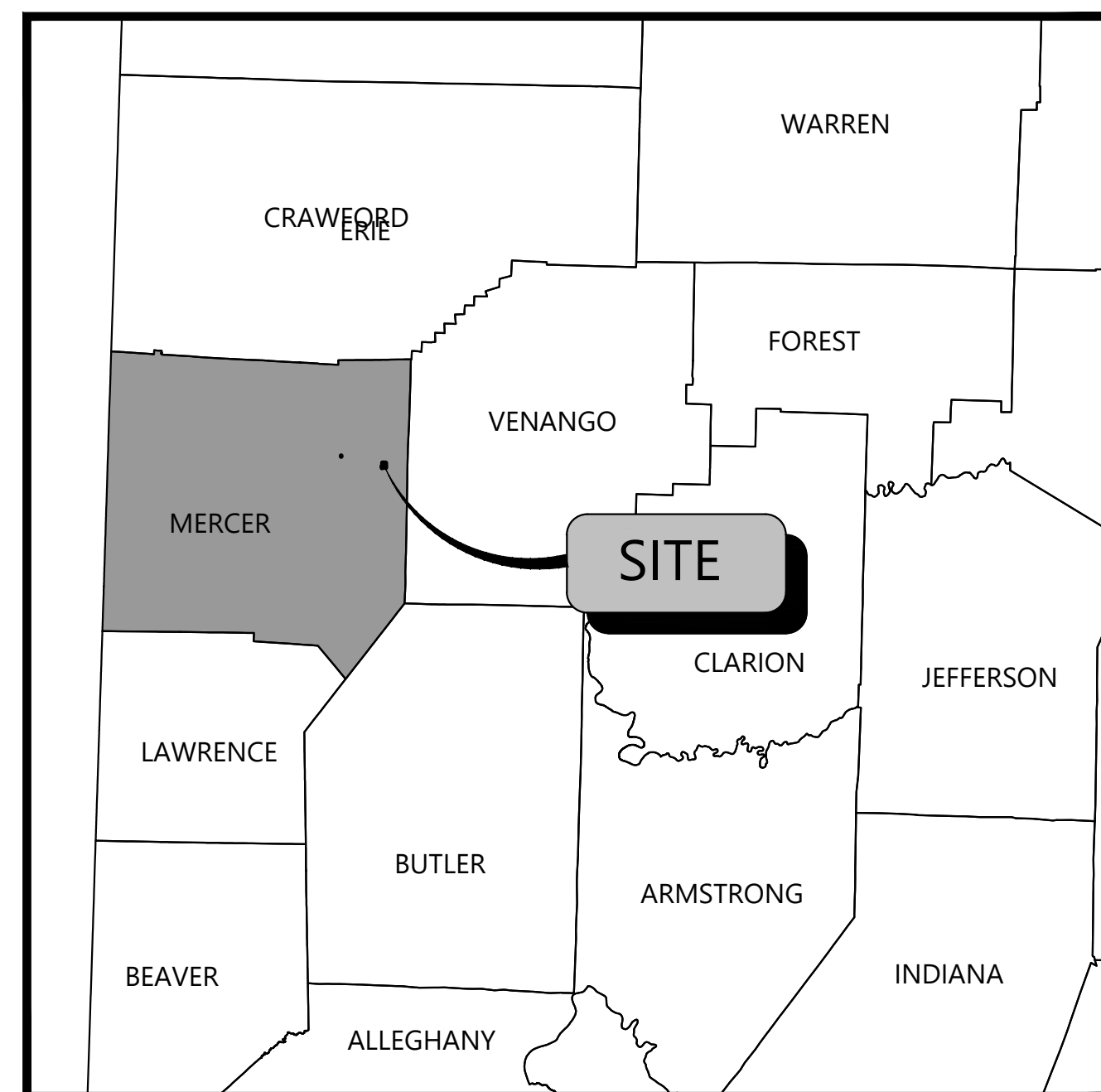
THE PROJECT CONSISTS OF A PROPOSED 3.0 MW AC SOLAR ARRAY. THE PROJECT WILL TIE INTO THE EXISTING PENN POWER STONEBORO SUBSTATION LOCATED AT 1330 MERCER STREET, STONEBORO, PA 16153.

SHEET INDEX	
Sheet Number	Sheet Title
C-001	COVER SHEET
C-200	SITE PLAN



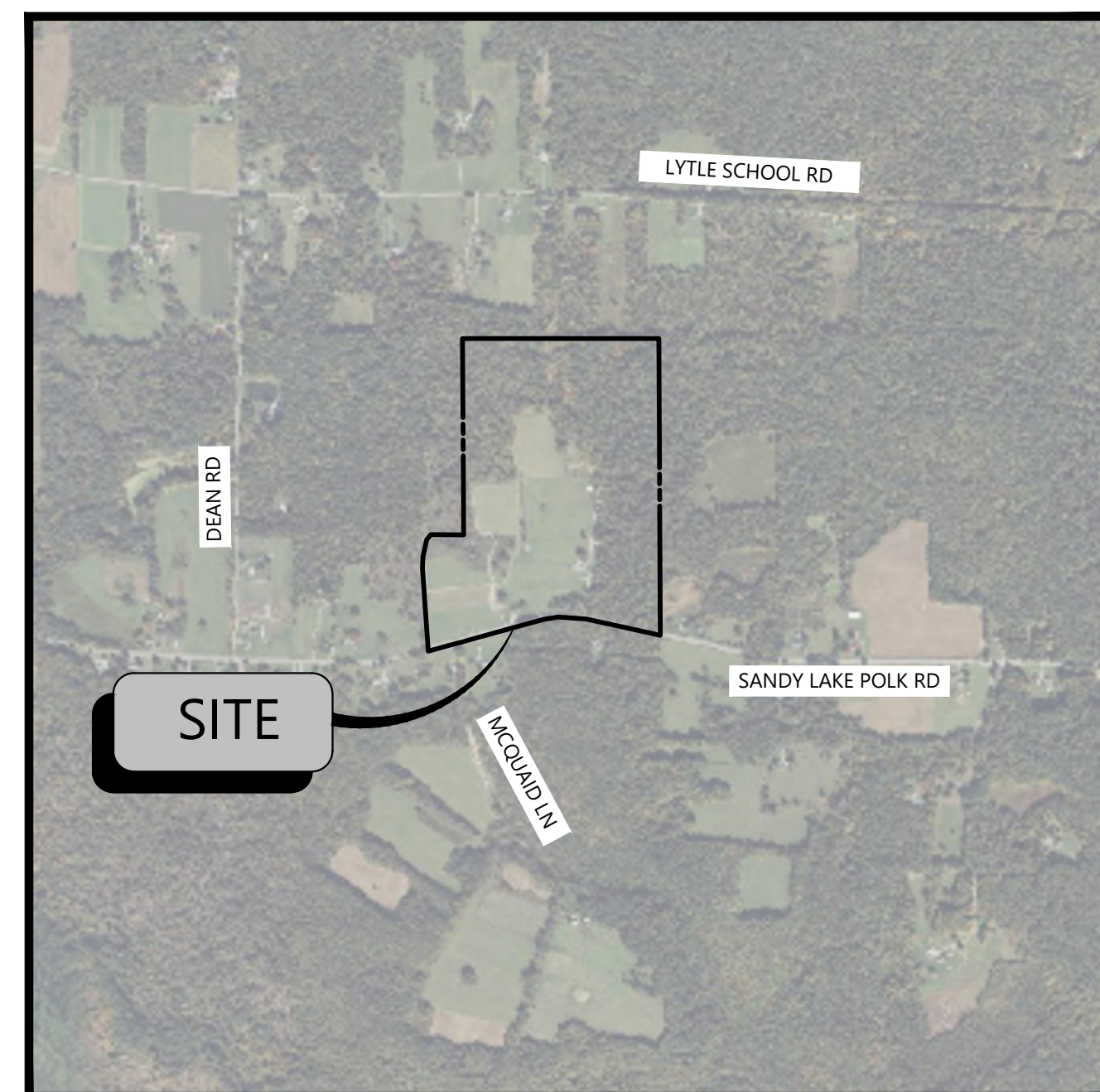
PENNSYLVANIA

NOT TO SCALE




MERCER COUNTY

NOT TO SCALE



VICINITY MAP

NOT TO SCALE




**Know what's below.
Call before you dig.**

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCURRED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK OF PERSONS ENGAGED IN THE WORK OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

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**24 HOUR
EMERGENCY CONTACT**



ATWELL
866.850.4200 www.atwell-group.com
1800 PARKWAY PLACE, SUITE 700
NAPERVILLE, IL 60563
COA# PEF005804

SUNRISE SANDY LAKE POLK ROAD, LLC
PROJECT

SANDY LAKE TOWNSHIP
MERCER COUNTY, PENNSYLVANIA

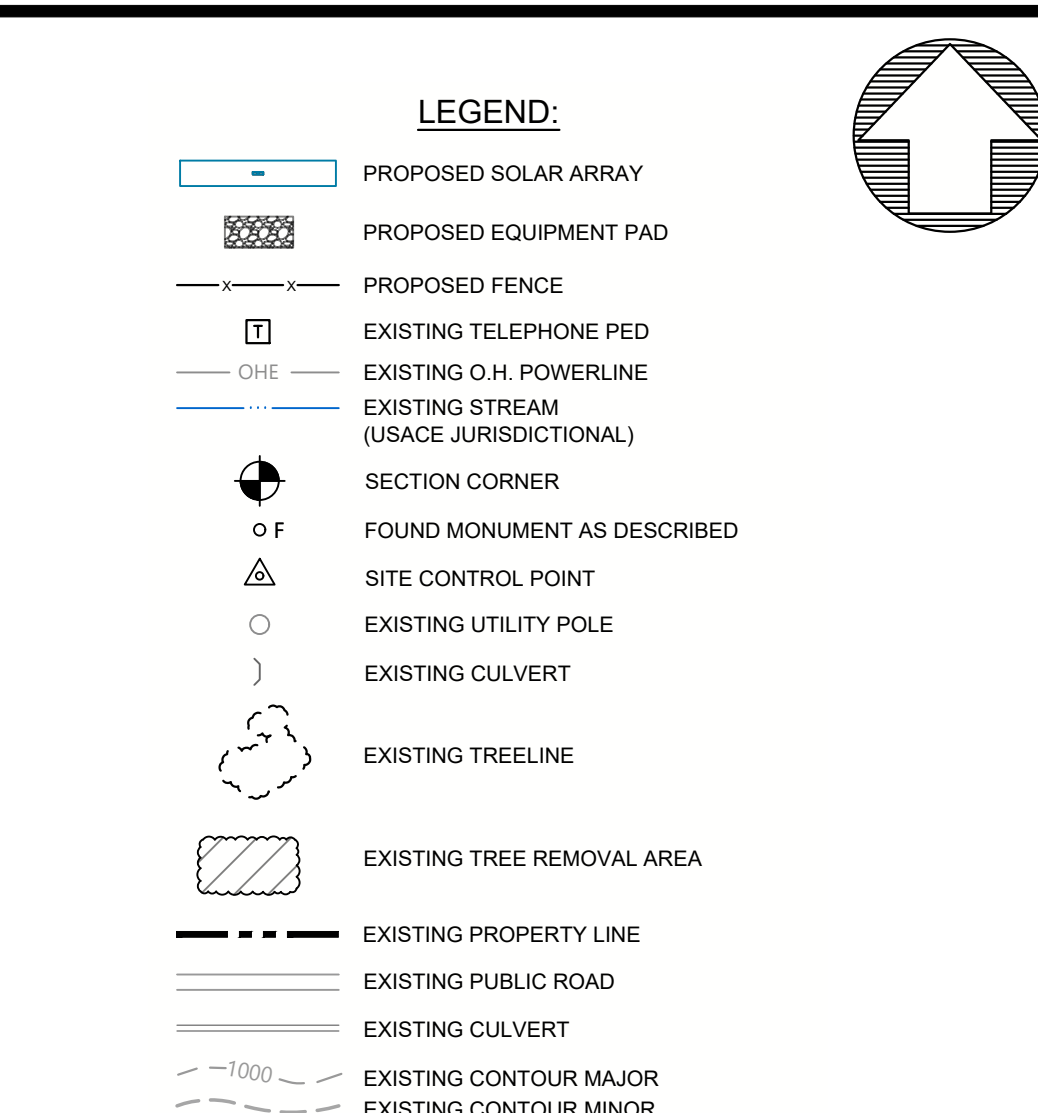
CLIENT: SUNRISE SANDY LAKE POLK ROAD, LLC
DATE: 03/01/2023

REVISIONS

SCALE: AS SHOWN

DRAWN BY: MM
CHECKED BY: MK
PROJECT MANAGER: KW
JOB #: 23000126-02
FILE CODE: ##
SHEET NO: C-001

CAD FILE: C000 COVER

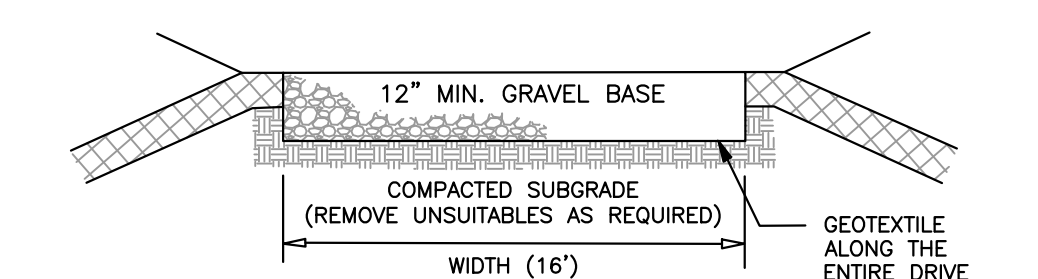


SITE DATA	
CAPACITY AC:	3.1 MW
CAPACITY DC:	4.4 MW
DC/AC RATIO:	1.4
PV MODULES:	
MANUFACTURER:	TDP 2.0 ZNSHINE
MODEL:	ZXM7-SHLDD144
NAMEPLATE:	540W
QUANTITY:	8,190
INVERTERS:	
MANUFACTURER:	TBD
MODEL:	TBD
NAMEPLATE:	3.0MVA
QUANTITY:	20 (150 kW/INVERTER)
ARRAY:	
MANUFACTURER:	SOLAR FLEXRACK
TYPE:	HORIZONTAL SINGLE AXIS
TILT:	E-W $\pm 55^\circ$
PITCH:	21° - 6°
GCR:	35%
1 STRING (26 MODULES):	0
2 STRING (52 MODULES):	19
3 STRING (78 MODULES):	15
4 STRING (104 MODULES):	68

SITE DEVELOPMENT NOTES:

1. THE CONTRACTOR SHALL MAKE ALL NECESSARY CONSTRUCTION NOTIFICATIONS AND APPLY FOR AND OBTAIN ALL NECESSARY CONSTRUCTION PERMITS. THE CONTRACTOR SHALL ALSO PAY ALL FEES AND POST ALL BONDS ASSOCIATED WITH THE SAME, AS WELL AS COORDINATE WITH THE OWNER, ENGINEER AND AGENCIES AS REQUIRED.
2. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR JOB SITE SAFETY AND ALL CONSTRUCTION MEANS AND METHODS.
3. ANY ALTERATION TO THESE DRAWINGS MADE IN THE FIELD DURING CONSTRUCTION SHALL BE RECORDED BY THE CONTRACTOR ON RECORD DOCUMENTS.
4. ANY AREA OUTSIDE THE LIMIT OF WORK THAT IS DISTURBED SHALL BE RESTORED TO ITS ORIGINAL CONDITION WITH NO COST TO THE CONTRACTOR.
5. EXISTING TREES AND SHRUBS OUTSIDE THE FENCE LINE SHALL NOT BE CLEARED, UNLESS OTHERWISE NOTED. ALL EXISTING VEGETATION INSIDE FENCE LINE SHALL BE CLEARED AND GRUBBED.
6. UNDERGROUND UTILITIES WERE COMPILED FROM AVAILABLE RECORD PLANS OF UTILITY COMPANIES AND PUBLIC AGENCIES. THEREFORE, THEY ARE APPROXIMATE AND UNSURED. BEFORE ANY SITE WORK IN ANY AREA, CONTACT "811" OR EQUIVALENT AND THE OWNER/DEVELOPER TO ACCURATELY LOCATE UNDERGROUND UTILITIES. ANY DAMAGE TO EXISTING UTILITIES OR STRUCTURES SHALL BE THE CONTRACTOR'S RESPONSIBILITY. NO EXCAVATION SHALL BE DONE UNTIL UTILITY COMPANIES AND THE OWNER ARE PROPERLY NOTIFIED AND IN ADVANCE.
7. ALL SITE WORK MEET OR EXCEED THE SITE WORK SPECIFICATIONS TO BE PREPARED FOR THIS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS DO NOT CONFLICT WITH ANY KNOWN EXISTING OR OTHER PROPOSED IMPROVEMENTS. IF ANY CONFLICTS ARE DISCOVERED, THE CONTRACTOR SHALL NOTIFY THE OWNER/DEVELOPER AND THE ENGINEER PRIOR TO INSTALLATION OF ANY PORTION OF THE SITE WORK WHICH WOULD BE AFFECTED.
8. ALL WORK PERFORMED AND ALL MATERIALS FURNISHED SHALL CONFORM WITH THE LINES, GRADES AND OTHER SPECIFIC REQUIREMENTS OR SPECIFICATIONS FOR THE PROJECT AS SHOWN ON THE PLANS.
9. THE CONTRACTOR SHALL VERIFY EXISTING GRADES IN THE FIELD AND REPORT ANY DISCREPANCIES TO THE ENGINEER. THE CONTRACTOR SHALL MAKE ALL ARRANGEMENTS FOR THE ALTERATION AND ADJUSTMENT OF GAS, ELECTRIC, TELEPHONE AND ANY OTHER PRIVATE UTILITIES BY THE UTILITY COMPANIES, AS REQUIRED, WHEN AN EXISTING UTILITY IS FOUND TO CONFLICT WITH THE PROPOSED WORK, THE LOCATION, ELEVATION AND SIZE OF THE UTILITY SHALL BE ACCURATELY DETERMINED WITHIN THE TOLERANCES OF THE UTILITY. THE INFORMATION FURNISHED TO THE OWNER/DEVELOPER AND ENGINEER FOR REVIEW.
10. CONTRACTOR SHALL PROTECT ALL UNDERGROUND DRAINAGE, SEWER, AND UTILITY FACILITIES FROM EXCESSIVE VEHICULAR LOADS DURING CONSTRUCTION. ANY DAMAGE TO THESE FACILITIES RESULTING FROM CONSTRUCTION LOADS WILL BE RESTORED TO ORIGINAL CONDITION.
11. PATCH EVENLY BETWEEN SPOOT GRADES, AS NEEDED.
12. THE CONTRACTOR SHALL SCHEDULE HIS WORK TO ALLOW THE FINISHED SUBGRADE ELEVATIONS TO DRAIN PROPERLY WITHOUT PONDING. PONDING TEMPORARY PONDING PATTERNS AS REQUIRED.
13. THE CONTRACTOR SHALL MAINTAIN EXISTING SITE SURFACE DRAINAGE PATTERNS.

SETBACK TABLE			
	FRONT	SIDE	REAR
SOLAR SETBACK	100'	40'	40'
ACHIEVED SETBACK	160'	60'	770'
EXISTING ZONING	NONE		
PROPOSED ZONING	NONE		



- NOTES:
1. REMOVE TOPSOIL AND ALL UNSUITABLE MATERIAL AS REQUIRED AND REPLACE WITH GRAVEL.
 2. ACCESS DRIVES TO SLOPE IN THE DIRECTION OF THE EXISTING GRADE AT A MINIMUM OF 2.0% DRIVEWAY SHALL BE GRADED TO ALLOW STORMWATER TO SHEET ACROSS IT AND TO PREVENT PUDDLING.

ACCESS DRIVE CROSS SECTION
NOT TO SCALE

SURVEY NOTES

1. COMPARE ALL DISTANCES AND POINTS IN FIELD AND REPORT AN DISCREPANCIES IN SAME TO SUPERVISOR AT ONCE.
2. UTILITIES SHOWN HEREON ARE BY VISIBLE LOCATION OF ABOVE. GROUND STRUCTURES AND PROVIDED MAPS. UNDERGROUND UTILITIES MAY EXIST THAT ARE NOT SHOWN HEREON.
3. CALL 811 ("COMMON GROUND ALLIANCE" NATIONAL UNDERGROUND UTILITY LOCATOR SERVICE) FOR FIELD LOCATION OF UNDERGROUND UTILITY LINES PRIOR TO ANY DIGGING OR CONSTRUCTION.
4. NO DIMENSIONS SHOULD BE ASSUMED BY SCALING.
5. ALL RIGHT-OF-WAY WIDTHS SHOWN ARE APPROXIMATE; NO FORMAL DEDICATION DOCUMENTS WERE PROVIDED TO THE STATE OF PENNSYLVANIA. ANY UTILITY SHOWN HEREON WAS PROVIDED BY THE PENNSYLVANIA DEPARTMENT OF TRANSPORTATION (PENNDOT).
6. HORIZONTAL PROJECTION: PENNSYLVANIA STATE PLANE, NORTH ZONE, US FOOT (NAD 83).
7. VERTICAL DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988 (NAD 88)

PROJECT INFORMATION

EXISTING BOUNDARY PREPARED BY:
ATWELL, LLC (DATED 01/23/2023)

WETLANDS AND WATERCOURSES DELINEATED BY:
GAILEY ENVIRONMENTAL, LLC (DATED 04/29/2022)

TOPOGRAPHIC INFORMATION PREPARED BY:
ATWELL, LLC (DATED 01/23/2023)

PID NO: 26-103-015

JURISDICTION: MERCER COUNTY
ZONING DISTRICT: NONE
CURRENT LAND USE: AGRICULTURAL
FLOOD HAZARD: ZONE X - PER FIRM MAP NO. 42085C0260D
(DATED 06/09/2014)

BENCHMARKS AND CONTROL

BASIS OF BEARING:
PENNSYLVANIA STATE PLANE NORTH ZONE (NAD83)

SOURCE BENCHMARK:
PT2 SET CAPPED IRON ROD ON THE NORTH SIDE OF SANDY LAKE POLK ROAD
(STATE ROUTE 0062), 18 FEET NORTH OF THE NORTH EDGE OF PAVEMENT, 20.5
FEET EAST OF POWER POLE #6531-069, 158 FEET WEST OF POWER POLE #6531-070
AND APPROXIMATELY 1950 FEET EAST OF THE SANDY LAKE POLK ROAD AND DEAN
ROAD INTERSECTION.

ELEVATION: 1329.07 (NAVD88)
NORTHING: 438811.14 (NAD83)
EASTING: 1338944.37 (NAD83)

EROSION CONTROL AND SEDIMENTATION NOTES:

1. CONTRACTOR SHALL MAINTAIN ALL EROSION CONTROL MEASURES DURING ENTIRE CONSTRUCTION PERIOD.
2. EROSION CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION PERIOD.
3. ANY SEDIMENT TRACKED ONTO PUBLIC HIGHWAY-ORWAYS SHALL BE SWEEP AT THE END OF EACH WORKING DAY.
4. ALL STOCKPILE AREAS SHALL BE LOCATED WITHIN LIMIT OF WORK LINE AND STABILIZED TO PREVENT EROSION.
5. ALL DEBRIS GENERATED DURING SITE PREPARATION ACTIVITIES SHALL BE LEGALLY DISPOSED OF OFF-SITE.
6. SITE ELEMENTS TO REMAIN MUST BE PROTECTED FOR DURATION OF PROJECT.
7. ALL TOPSOIL ENCOUNTERED WITHIN THE LIMITS OF THE PROPOSED PERMANENT AND TEMPORARY GRAVEL ROADS, EQUIPMENT PAD AREA, AND AREAS OF CUT AND FILL SHALL BE STRIPPED AS NEEDED AND STOCKPILED FOR REUSE. EXCESS TOPSOIL SHALL BE RE-SPREAD ON SITE AS INDICATED ON PLANS. TOPSOIL PILES SHALL REMAIN SEGREGATED FROM EXCAVATED SUBSURFACE SOIL MATERIALS.
7. ADDITIONAL EROSION CONTROL MEASURES SHALL BE IMPLEMENTED AS CONDITIONS WARRANT OR AS DIRECTED BY THE OWNER/DEVELOPER OR OWNER'S REPRESENTATIVE.
8. ALL POINTS OF CONSTRUCTION EGRESS OR INGRESS SHALL BE MAINTAINED TO PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC ROADS.
9. EROSION CONTROL MEASURES SHALL BE MAINTAINED AT ALL DITCHES, CHANNELS, EMBANKMENTS AND ANY DENuded SURFACE WHICH WILL BE EXPOSED FOR AN EXTENDED PERIOD OF TIME SHALL BE STABILIZED AS REQUIRED.
10. SOIL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSPECTED AND MAINTAINED ON A DAILY BASIS DURING CONSTRUCTION TO ENSURE THAT CHANNELS, DITCHES AND PIPES ARE CLEAR OF SEDIMENT THAT THE SEDIMENTATION OF THE CHANNELS, DITCHES AND PIPES.
11. DUST SHALL BE CONTROLLED, AS NEEDED, BY SPRINKLING OR OTHER APPROVED METHODS AS NECESSARY, OR AS DIRECTED BY THE OWNER/DEVELOPER OR REPRESENTATIVE.

13. LIMIT OF WORK.
14. ADDITIONAL EROSION CONTROL SHALL BE LOCATED AS CONDITIONS WARRANT OR AS DIRECTED BY THE OWNER/DEVELOPER OR REPRESENTATIVE.
15. CLEAN AND MAINTAIN EROSION CONTROL BARRIER, AS REQUIRED, DURING CONSTRUCTION OPERATIONS TO ENSURE ITS CONTINUED FUNCTIONALITY.
16. OVERALL SITE DEVELOPMENT WILL MAINTAIN EXISTING TOPOGRAPHY AND STORM WATER DRAINAGE PATTERNS.
17. THE OVERALL DEVELOPMENT WILL BE RE-SEED, AS REQUIRED, TO DEVELOP A PERMANENT VEGETATIVE COVER AS INDICATED ON THE LANDSCAPE PLAN. COVER CROP OR OTHER TEMPORARY STABILIZATION WILL BE MAINTAINED IN THE INTERIM.
18. THE CONTRACTOR SHALL REMOVE ALL NON-BIODEGRADABLE TEMPORARY EROSION CONTROL BARRIERS AFTER RE-VEGETATION OF DISTURBED AREAS IS STABILIZED.

PROPOSED OVERALL SITE AREA	77.2 +/- AC.
PROPOSED PROJECT AREA	21.5 +/- AC.
PROPOSED DISTURBED AREA	4.5 +/- AC.