# SUNRISE FRANKLIN ROAD, LLC PROJECT

## JACKSON TOWNSHIP, MERCER COUNTY, PENNSYLVANIA **PRELIMINARY SITE PLANS**

### **DEVELOPMENT TEAM**

**OWNER/APPLICANT** SUNRISE FRANKLIN 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

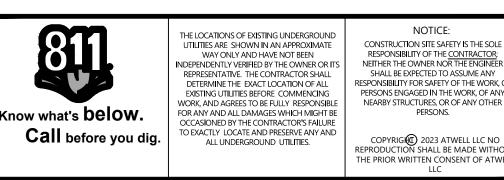
JACKSON TOWNSHIP PO BOX 92 JACKSON CENTER, PA 16145 PHONE: (724)-662-2937



### NOTES

CENTER, PA 16133.





COPYRIGIC 2023 ATWELL LLC NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF ATWE



### **FLOODPLAIN NOTE**

PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) MAP NO. 42085C0245D (DATED 06/09/2014), THERE IS NO FLOODPLAIN FOOTPRINT ON THE PROPERTY.

### **WETLANDS**

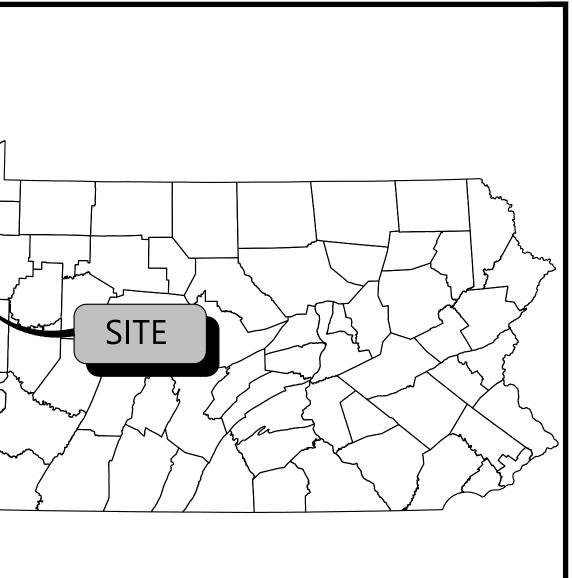
WETLANDS DO APPEAR TO BE LOCATED ON THE SITE. THE PROJECT WILL AVOID WETLAND IMPACTS. THE PROJECT WILL NOT DISTURB SOILS WITHIN 5 FEET OF ANY JURISDICTIONAL WETLAND

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH GOVERNING AGENCY STANDARDS.

2. 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 1729 SPRINGFIELD CHURCH ROAD, JACKSON





CRA	WERED	WARREN
MERCER	VENAN	FOREST IGO CLARION SITE
LAWRENCE	BUTLER	ARMSTRONG

ALLEGHANY

**MERCER COUNTY** 

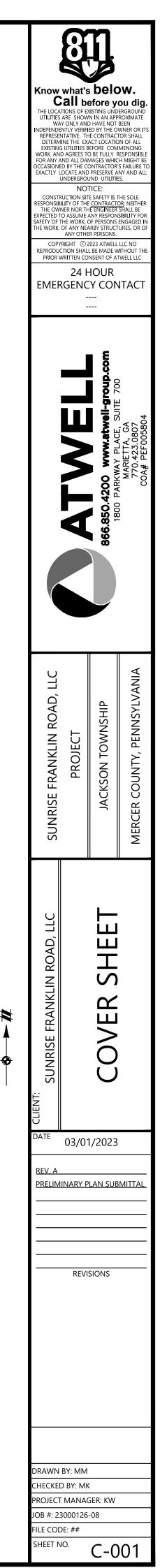
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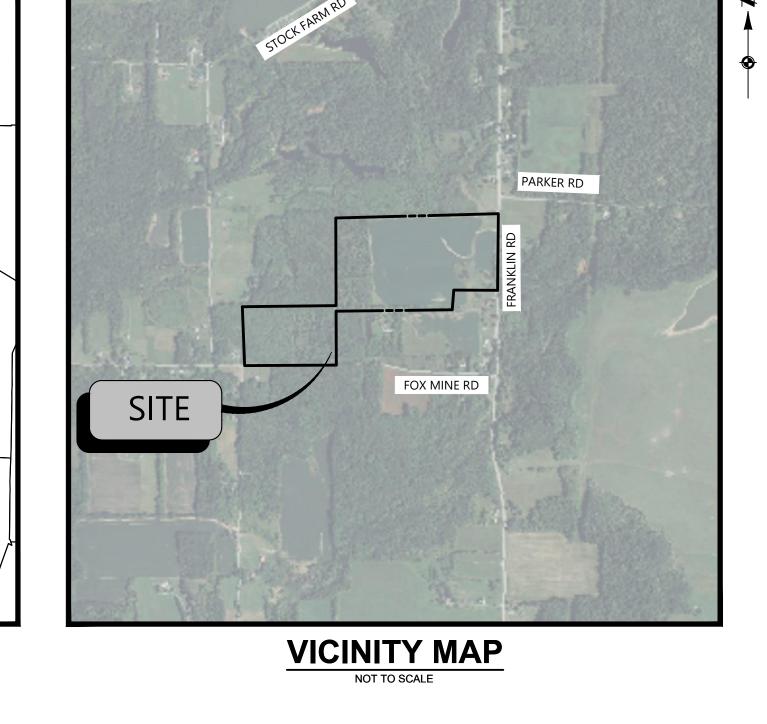
BEAVER

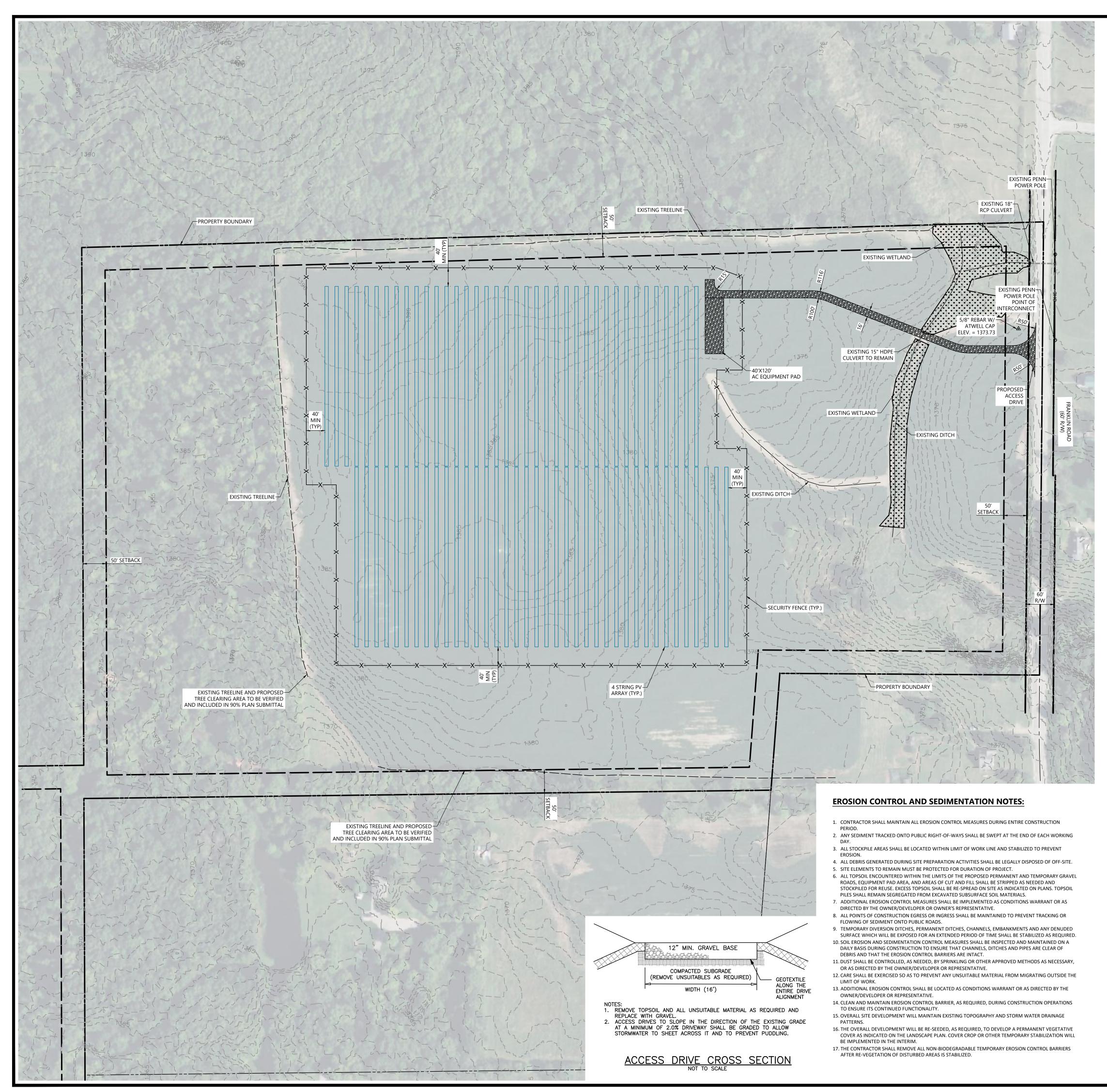
JEFFERSON

INDIANA

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







### **SURVEY NOTES**

- 1. COMPARE ALL DISTANCES AND POINTS IN FIELD AND REPORT ANY DISCREPANCIES IN SAME TO SURVEYOR AT ONCE.
- 2. UTILITIES SHOWN HEREON ARE BY VISIBLE LOCATION OF ABOCE
- 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 SURVEYOR. THE PUBLIC RIGHT-OF-WAY SHOWN HEREON WAS PROVIDED BY THE PENNSYLVANIA DEPARTMENT OF TRANSPORTATION (PENNDOT).
- 6. <u>HORIZONTAL PROJECTION:</u> PENNSYLVANIA STATE PLANE, NORTH ZONE, US FOOT (NAD 83). 7. VERTICAL DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88)

### 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, DEVELOPER AND ENGINEER, 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 AT NO COST TO OWNER. 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 ASSUMED. BEFORE COMMENCING 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 IN ADVANCE.
- 7. ALL SITE WORK SHALL 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 IMMEDIATELY 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. WHERE AN EXISTING UTILITY IS FOUND TO CONFLICT WITH THE PROPOSED WORK, THE LOCATION, ELEVATION AND SIZE OF THE UTILITY SHALL BE ACCURATELY DETERMINED WITHOUT DELAY BY THE CONTRACTOR, AND THE INFORMATION FURNISHED TO THE OWNER/DEVELOPER AND ENGINEER FOR RESOLUTION.
- 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.PITCH EVENLY BETWEEN SPOT GRADES, AS NEEDED.
- 12. THE CONTRACTOR SHALL SCHEDULE HIS WORK TO ALLOW THE FINISHED SUBGRADE ELEVATIONS TO DRAIN PROPERLY WITHOUT PONDING. PROVIDE TEMPORARY POSITIVE DRAINAGE AS REQUIRED.
- 13. THE CONTRACTOR SHALL MAINTAIN EXISTING SITE SURFACE DRAINAGE PATTERNS.

SETBACK TABLE					
	FRONT	SIDE	REAR		
SOLAR SETBACK	50'	50'	50'		
ACHIEVED SETBACK	650'	65'	500'		
EXISTING ZONING	RA – RESIDENTIAL/AGRICULTURAL				
PROPOSED ZONING	RA – RESIDENTIAL/AGRICULTURAL				

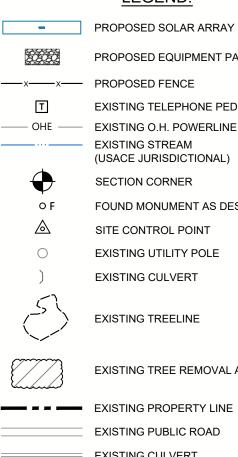
### **BENCHMARKS AND CONTROL**

BASIS OF BEARING PENNSYLVANIA STATE PLANE NORTH ZONE (NAD83)

SOURCE BENCHMARK:

PT.8 SET CAPPED IRON ROD ON THE WEST SIDE OF SPRINGFIELD CHURCH ROAD (STATE ROUTE 0062), 37 FEET WEST OF THE WEST EDGE OF PAVEMENT, 82 FEET NORTHWEST OF POWER POLE #262065-D60511 FOUND ON THE EAST SIDE OF SAID ROAD, APPROXIMATELY 435 FEET SOUTH OF THE SPRINGFIELD CHURCH ROAD AND PARKER ROAD (TOWNSHIP ROAD 613) INTERSECTION.

ELEVATION: 1373.73 (NAVD88) NORTHING: 422919.14 (NAD83) EASTING: 1315617.49 (NAD83)



LEGEND:			

PROPOSED EQUIPMENT PAD

EXISTING TELEPHONE PED ----- OHE ----- EXISTING O.H. POWERLINE EXISTING STREAM (USACE JURISDICTIONAL) SECTION CORNER FOUND MONUMENT AS DESCRIBED SITE CONTROL POINT EXISTING UTILITY POLE

EXISTING CULVERT

### EXISTING TREELINE

EXISTING TREE REMOVAL AREA

EXISTING PROPERTY LINE EXISTING PUBLIC ROAD EXISTING CULVERT -1000 — EXISTING CONTOUR MAJOR

EXISTING CONTOUR MINOR

### **PROJECT INFORMATION**

EXISTING BOUNDARY PREPARED BY: ATWELL, LLC (DATED 02/02/2023) WETLANDS AND WATERCOURSES DELINEATED BY: GAILEY ENVIRONMENTAL, LLC (DATED 04/28/2022) TOPOGRAPHIC INFORMATION PREPARED BY: ATWELL, LLC (DATED 02/02/2023)

PID NO: 13-153-002

### JURISDICTION: MERCER COUNTY ZONING DISTRICT: RA - RESIDENTIAL/AGRICULTURAL CURRENT LAND USE: AGRICULTURAL FLOOD HAZARD: ZONE X - PER FIRM MAP NO. 42085C0245D (DATED 06/09/2014)

PROPOSED OVERALL SITE AREA	74.0 +/- AC.
PROPOSED PROJECT AREA	17.6 +/- AC.
PROPOSED DISTURBED AREA	0.4 +/- AC.

SITE DATA

3.0 MW

4.2 MW

TDP 2.0 ZNSHINE

ZXM7-SHLDD144

20 (150 kW/INVERTER)

HORIZONTAL SINGLE AXIS

SOLAR FLEXRACK

1.4

540W

7,904

TBD

TBD

3.0MVA

E-W ±55°

21'-6"

35%

CAPACITY AC:

CAPACITY DC:

DC/AC RATIO:

PV MODULES:

NAMEPLATE:

QUANTITY:

INVERTERS:

NAMEPLATE:

QUANTITY:

MODEL:

ARRAY:

TYPE:

TILT:

PITCH:

GCR:

MODEL:

MANUFACTURER:

MANUFACTURER:

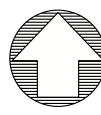
MANUFACTURER:

1 STRING (26 MODULES):

2 STRING (52 MODULES):

3 STRING (78 MODULES):

4 STRING (104 MODULES):



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			866.850.4200 www.atwell-group.com	MARIETTA, GA 770.423.0807 COA# PEF005804	
	SUNRISE FRANKLIN ROAD, LLC	PROJECT	JACKSON TOWNSHIP	MERCER COUNTY, PENNSYLVANIA	
	CLIENT: SUNRISE FRANKLIN ROAD, LLC		SITE PLAN		
	DATE REV. A	-	1/2023		
]	<u>PRELIM</u>	INARY P	PLAN SUB	<u>MIITAL</u>	
	REVISIONS				
	0 DRAWN CHECKEE PROJECT	SCALE: BY: MM D BY: Mk	1"=100' K GER: KW	100'	CAD FILE: C200 SITE PLAN
	JOB #: 23 FILE COD SHEET N	DE: ##	-08		

C-200