# SUNRISE PERRY HIGHWAY, LLC PROJECT

# SANDY CREEK TOWNSHIP, MERCER COUNTY, PENNSYLVANIA PRELIMINARY SITE PLANS

# **DEVELOPMENT TEAM**

**OWNER/APPLICANT** SUNRISE PERRY HIGHWAY, 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 6000 TOWN CENTER BLVD, SUITE 165 CANONSBURG, PA 15317 CONTACT: KYLE WOOD, P.E. CONTACT PHONE: (770)-615-2881

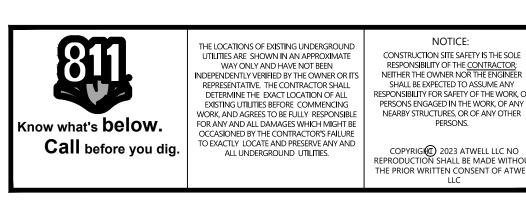
# **GOVERNING AGENCIES**

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

SANDY CREEK TOWNSHIP 39 LAKE ROAD HADLEY, PA 16130 PHONE: (724)-253-3361

### NOTES





# **FLOODPLAIN NOTE**

PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) MAP NO. 42085C0090D (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.

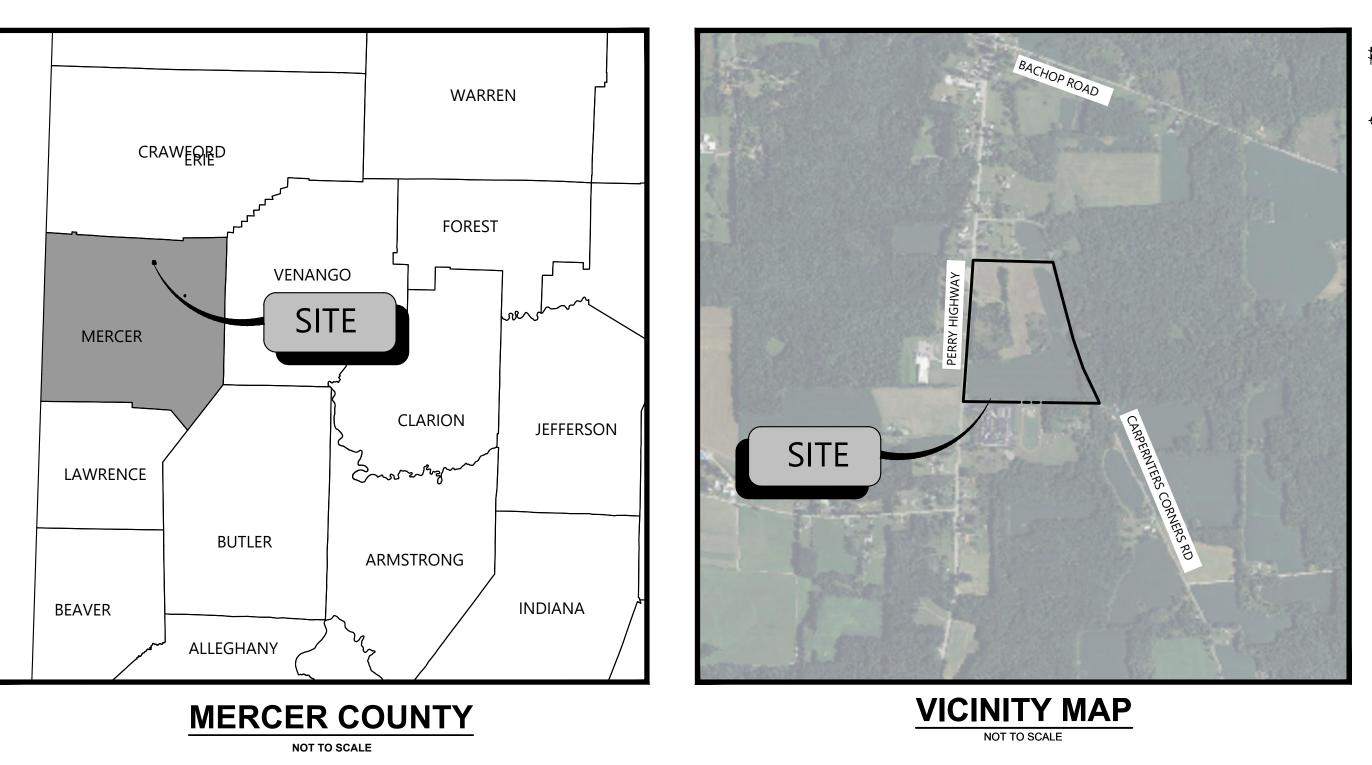
# **PROJECT NARRATIVE**

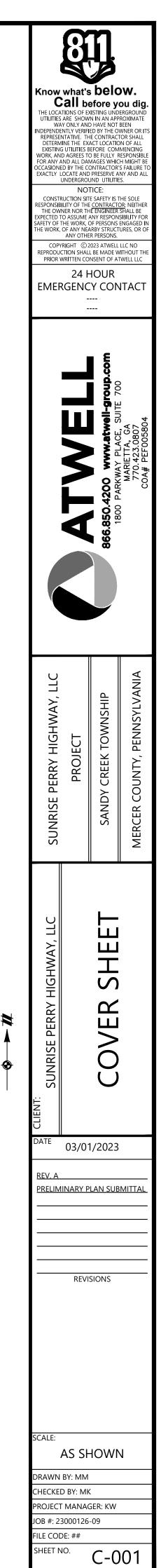
THE PROJECT CONSISTS OF A PROPOSED 3.0 MW AC SOLAR ARRAY. THE PROJECT WILL TIE INTO THE EXISTING PENN POWER STONEBORO SUBSTATION LOCATED AT 2619 PERRY HIGHWAY, HADLEY, PA 16130.

SITE Compared to the second se



SHEET INDEX		
Sheet Title		
COVER SHEET		
SITE PLAN		





### SURVEY NOTES

- COMPARE ALL DISTANCES AND POINTS IN FIELD AND REPORT ANY DISCREPANCIES IN SAME TO SURVEYOR AT ONCE.
- UTILITIES SHOWN HEREON ARE BY VISIBLE LOCATION OF ABOCE GROUND STRUCTURES AND PROVIDED MAPS. UNDERGROUND UTILITIES MAY EXIST THAT ARE NOT SHOWN HEREON.
- CALL 811 ("COMMON GROUND ALLIANCE" NATIONAL UNDERGROUND UTILITY LOCATOR SERVICE) FOR FIELD LOCATION OF UNDERGROUND UTILITY LINES PRIOR TO ANY DIGGING OR CONSTRUCTION.
- NO DIMENSIONS SHOULD BE ASSUMED BY SCALING. 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).
- HORIZONTAL PROJECTION:
- PENNSYLVANIA STATE PLANE, NORTH ZONE, US FOOT (NAD 83). VERTICAL DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88)

### **PROJECT INFORMATION**

EXISTING BOUNDARY PREPARED BY:

ATWELL, LLC (DATED 02/07/2023) WETLANDS AND WATERCOURSES DELINEATED BY: GAILEY ENVIRONMENTAL, LLC (DATED 03/01/2022) TOPOGRAPHIC INFORMATION PREPARED BY: ATWELL, LLC (DATED 02/07/2023)

### PID NO: 25-047-013

JURISDICTION: MERCER COUNTY ZONING DISTRICT: NONE CURRENT LAND USE: AGRICULTURAL FLOOD HAZARD: ZONE X - PER FIRM MAP NO. 42085C0090D (DATED 06/09/2014)

### **BENCHMARKS AND CONTROL**

### BASIS OF BEARING:

PENNSYLVANIA STATE PLANE NORTH ZONE (NAD83)

SOURCE BENCHMARK: PT.9 SET CAPPED IRON ROD 20 FEET NORTH OF THE EDGE OF PARKING LOT PAVEMENT OF COMMODORE PERRY HIGH SCHOOL, APPROXIMATELY 160 FEET NORTHWEST OF SHED CORNER NEAR THE RUNNING TRACK. APPROXIMATELY 110 FEET NORTHEAST OF THE NORTHEASTERNMOST BUILDING CORNER OF COMMODORE PERRY HIGH SCHOOL, APPROXIMATELY 630 FEET DUE EAST OF THE EAST EDGE OF PAVEMENT OF PERRY HIGHWAY (STATE ROUTE 19).

ELEVATION: 1344.34 (NAVD88) NORTHING: 469509.65 (NAD83)

EASTING: 1294800.98 (NAD83)					
	PROPOSED OVERALL SITE AREA	55.4 +/- AC.			
	PROPOSED PROJECT AREA	16.8 +/- AC.			
	PROPOSED DISTURBED AREA	1.8 +/- AC.			

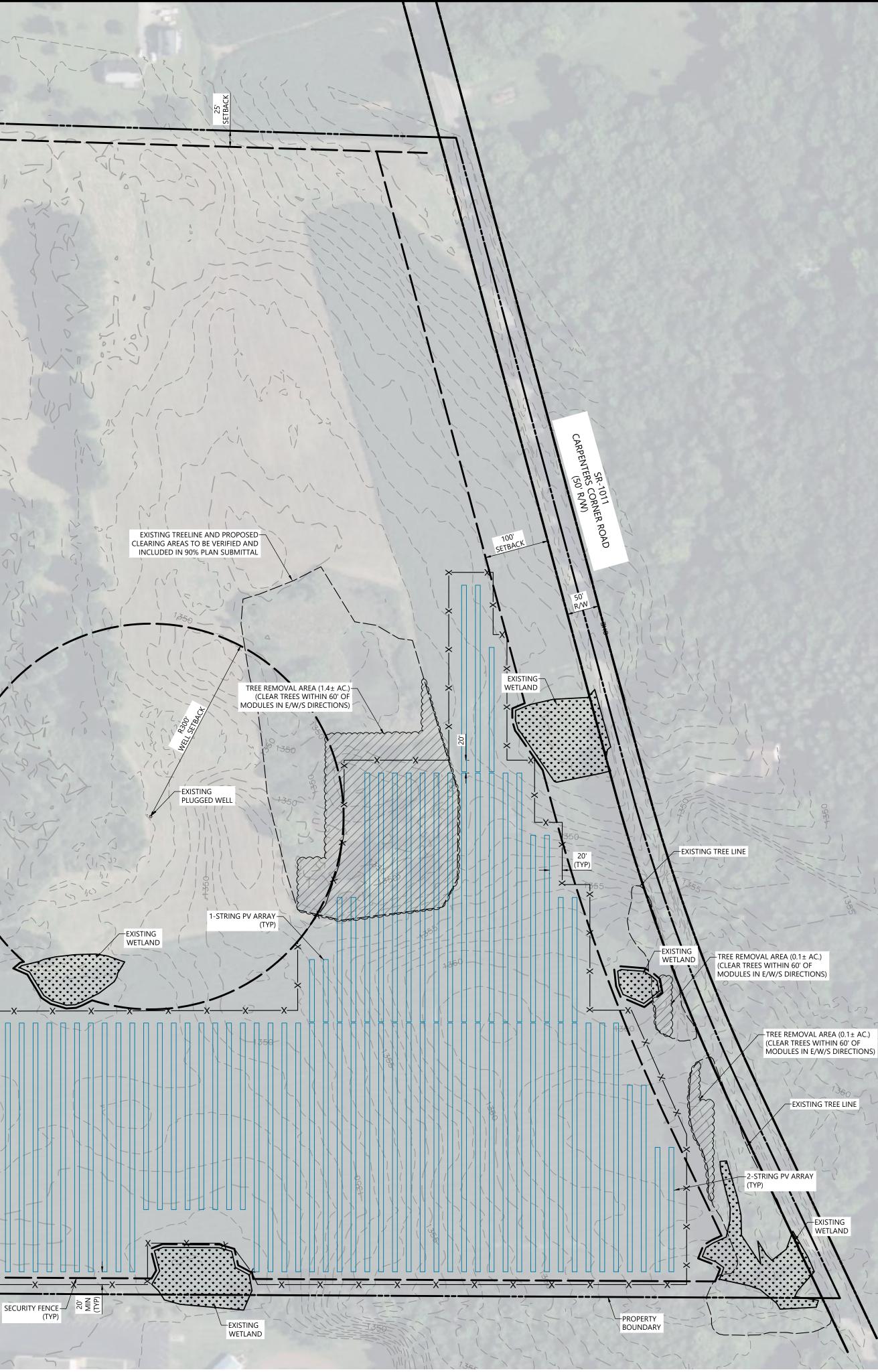
12" MIN. GRAVEL BASE COMPACTED SUBGRADE (REMOVE UNSUITABLES AS REQUIRED) GEOTEXTILE ALONG THE WIDTH (16') ENTIRE DRIVE ALIGNMENT NOTES: . REMOVE TOPSOIL AND ALL UNSUITABLE MATERIAL AS REQUIRED AND REPLACE WITH GRAVEL

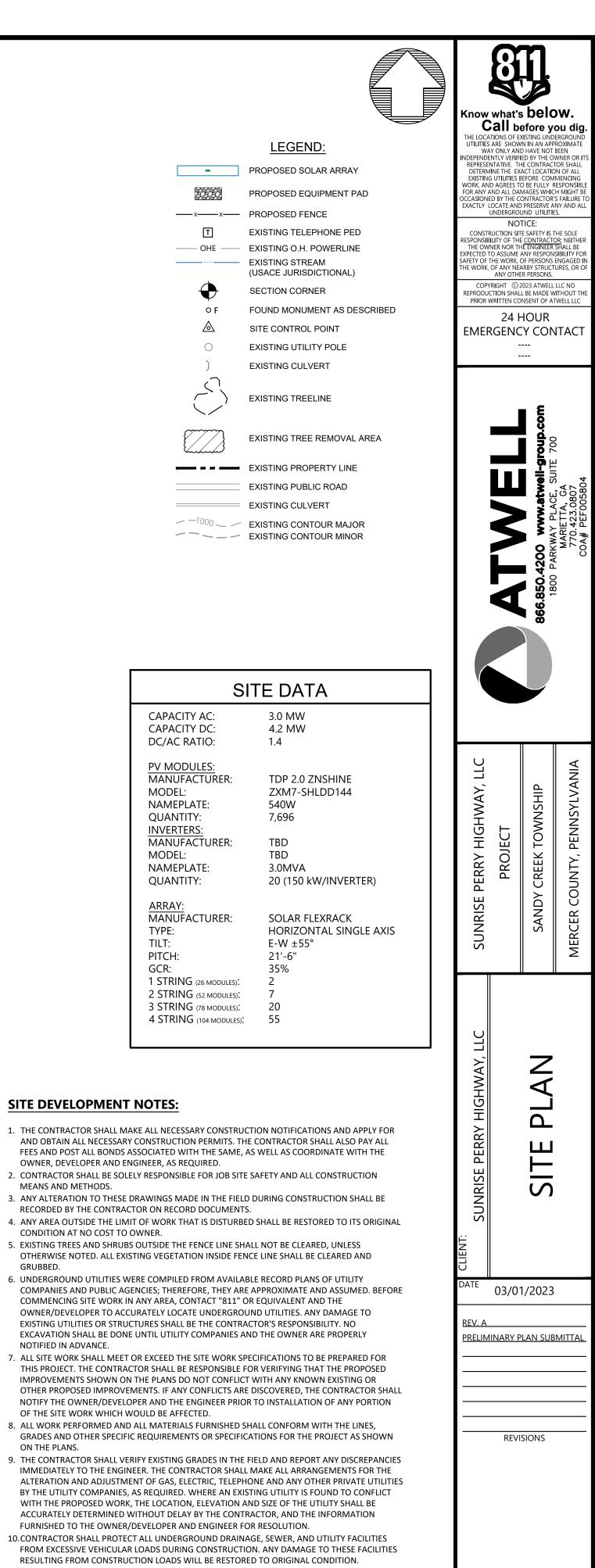
2. ACCESS DRIVES TO SLOPE IN THE DIRECTION OF THE EXISTING GRADE AT A MINIMUM OF 2.0% DRIVEWAY SHALL BE GRADED TO ALLOW STORMWATER TO SHEET ACROSS IT AND TO PREVENT PUDDLING.

## ACCESS DRIVE CROSS SECTION

### **EROSION CONTROL AND SEDIMENTATION NOTES:**

- 1. CONTRACTOR SHALL MAINTAIN ALL EROSION CONTROL MEASURES DURING ENTIRE CONSTRUCTION
- PERIOD 2. ANY SEDIMENT TRACKED ONTO PUBLIC RIGHT-OF-WAYS SHALL BE SWEPT AT THE END OF EACH WORKING
- 3. ALL STOCKPILE AREAS SHALL BE LOCATED WITHIN LIMIT OF WORK LINE AND STABILIZED TO PREVENT
- EROSION.
- 4. ALL DEBRIS GENERATED DURING SITE PREPARATION ACTIVITIES SHALL BE LEGALLY DISPOSED OF OFF-SITE. 5. SITE ELEMENTS TO REMAIN MUST BE PROTECTED FOR DURATION OF PROJECT. 6. 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. TEMPORARY DIVERSION DITCHES, PERMANENT 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 DEBRIS AND THAT THE EROSION CONTROL BARRIERS ARE INTACT.
- 11. DUST SHALL BE CONTROLLED, AS NEEDED, BY SPRINKLING OR OTHER APPROVED METHODS AS NECESSARY, OR AS DIRECTED BY THE OWNER/DEVELOPER OR REPRESENTATIVE. 12. CARE SHALL BE EXERCISED SO AS TO PREVENT ANY UNSUITABLE MATERIAL FROM MIGRATING OUTSIDE THE
- LIMIT OF WORK. 13. ADDITIONAL EROSION CONTROL SHALL BE LOCATED AS CONDITIONS WARRANT OR AS DIRECTED BY THE OWNER/DEVELOPER OR REPRESENTATIVE.
- 14. CLEAN AND MAINTAIN EROSION CONTROL BARRIER, AS REQUIRED, DURING CONSTRUCTION OPERATIONS TO ENSURE ITS CONTINUED FUNCTIONALITY.
- 15. OVERALL SITE DEVELOPMENT WILL MAINTAIN EXISTING TOPOGRAPHY AND STORM WATER DRAINAGE PATTERNS.
- 16. THE OVERALL DEVELOPMENT WILL BE RE-SEEDED, AS REQUIRED, TO DEVELOP A PERMANENT VEGETATIVE COVER AS INDICATED ON THE LANDSCAPE PLAN. COVER CROP OR OTHER TEMPORARY STABILIZATION WILL BE IMPLEMENTED IN THE INTERIM. 17. THE CONTRACTOR SHALL REMOVE ALL NON-BIODEGRADABLE TEMPORARY EROSION CONTROL BARRIERS
- AFTER RE-VEGETATION OF DISTURBED AREAS IS STABILIZED.
- )' SETBACK 40'x120 EXISTING AC EQUIPMENT PAD WETLAND EXISTING PENN-POWER POLE (POINT OF INTERCONNECT) 3-STRING PV ARRAY-(TYP) SECURITY FENCE--x----x----x--/ —x— 4-STRING PV ARRAY-





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.

GRUBBED.

ON THE PLANS.

SETBACK TABLE						
	FRONT	SIDE	REAR			
SOLAR SETBACK	100'	25'	25'			
ACHIEVED SETBACK	105'	45	70'			
EXISTING ZONING		NONE				
PROPOSED ZONING	NONE					

50' 100 SCALE: 1"=100'

C-200

DRAWN BY: MM

CHECKED BY: MK

JOB #: 23000126-09

ILE CODE: ##

HEET NO.

PROJECT MANAGER: KW