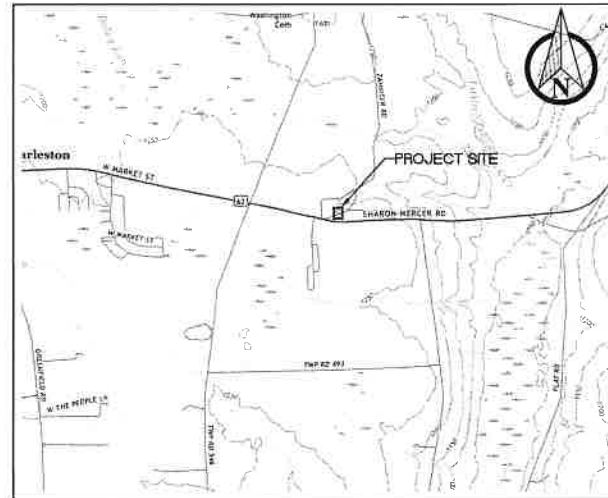
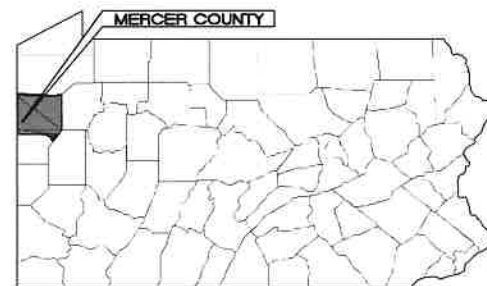


MAJOR LAND DEVELOPMENT PLAN FOR SHARON-MERCER ROAD, MERCER, PA DOLLAR GENERAL - MERCER, PA LACKAWONNOCK TOWNSHIP, MERCER COUNTY, PENNSYLVANIA



PROJECT LOCATION MAP
GREENFIELD USGS QUAD
SCALE: AS SHOWN
0 2000 4000 FEET
SCALE



STATE MAP
SHEET INDEX

- C0 COVER SHEET
- C1 GENERAL NOTES AND LEGEND
- C2 EXISTING CONDITIONS PLAN
- C3 SITE LAYOUT PLAN
- C4 GRADING/STORMWATER PLAN
- C5 UTILITY PLAN LANDSCAPE PLAN
- C6 LANDSCAPE PLAN
- C7 PHOTOMETRIC PLAN (TO BE PROVIDED AT LATER DATE)
- C8 SITE DETAILS
- C9 SITE DETAILS
- C10 SITE DETAILS
- C11 DOLLAR GENERAL NOTES

GENERAL NOTES

1. APPLICANT/OWNER/RESPONSIBLE PARTY:
PTV 1210, LLC
ATTN: ROBERT MCCOLLIM
400 PENN CENTER BLVD., BUILDING 4, SUITE 1000
PITTSBURGH, PA 15235
PHONE: 724.420.5367
2. ENGINEER:
LARSON DESIGN GROUP
ATTN: CHRISTOPHER SHEAFFER, PE
1780 ROUTE 522
SELINGROVE, PA 17870
PHONE: 570.374.5700
EMAIL: csheaffer@larsondesigngroup.com
3. COUNTY: MERCER COUNTY
MUNICIPALITY: LACKAWONNOCK TOWNSHIP
4. PROJECT LOCATION:
LOCATED ON SHARON-MERCER ROAD, LACKAWONNOCK TOWNSHIP, IN MERCER COUNTY, PA
5. PROJECT NARRATIVE:
THE PURPOSE OF THIS PROJECT IS TO CONSTRUCT A 10,640 SQUARE-FOOT COMMERCIAL RETAIL STORE, ALONG WITH PARKING AND OTHER AMENITIES. THE CONSTRUCTION PROCESS TAKING PLACE WILL INCLUDE GRADING, PAVEMENT INSTALLATIONS, LANDSCAPING, STORMWATER MANAGEMENT, AND MUNICIPAL CONSTRUCTION ACTIVITIES.
6. SOURCE OF TITLE:
DEED BOOK: 2012, DEED PAGE: 8558
TAX PARCEL: 15-161-023
7. NO EXISTING WETLANDS HAVE BEEN IDENTIFIED BY THE NATIONAL WETLANDS INVENTORY WEBSITE OR BY FIELD OBSERVATION.
8. A PENNDOT HIGHWAY OCCUPANCY PERMIT IS REQUIRED PURSUANT TO SECTION 420 OF THE ACT OF JUNE 1, 1945 (P.L. 1242 NO. 42B), KNOWN AS THE "STATE HIGHWAY LAW", BEFORE DRIVEWAY ACCESS TO A STATE HIGHWAY IS PERMITTED.
9. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP (42085C0355D), THE PROJECT IS NOT LOCATED IN THE 100-YEAR FLOODPLAIN.
10. THE PROJECT WILL BE SERVED BY PUBLIC WATER AND AN ON-LOT SEPTIC SYSTEM.
11. LIMIT OF DISTURBANCE = 1.44 ACRES
12. NPDES PERMIT BOUNDARY = 1.44 ACRES

PLAN IS NULL AND VOID UNLESS
RECORDED BY _____
NO DEEDS MAY BE TRANSFERRED
UNTIL THE PLAN IS RECORDED.

DEVELOPER ACKNOWLEDGEMENT STATEMENT

I/WE, THE UNDERSIGNED, HEREBY DECLARE THAT I AM/WE ARE THE DEVELOPER(S) OF THIS LAND DEVELOPMENT PLAN AND THE RECORD OWNER(S) OF THE LAND SHOWN HEREON, AND WISH IT TO BE RECORDED AS SUCH.

DEVELOPER(S) & RECORD OWNER(S)

NOTARIZATION ACKNOWLEDGEMENT OF CORPORATE

STATE OF PENNSYLVANIA
COUNTY OF MERCER

BEFORE ME THE SUBSCRIBER A _____ IN AND FOR THE SAID COUNTY AND STATE PERSONALLY APPEARED _____ AND ACKNOWLEDGE THE BELOW. WITNESS MY HAND AND SEAL THIS _____ DAY OF _____, 20____.

SIGNATURE _____

I, UNDERSIGNED HEREBY DECLARE THAT I AM THE OWNER OF THE LAND SHOWN HEREON AND WISH IT TO BE RECORDED AS SUCH.

SIGNATURE _____

I HEREBY CERTIFY THAT THE TRACT SHOWN HEREON IS A TRUE AND ACCURATE SURVEY

SIGNATURE _____

APPROVED: _____ DATE: _____
MERCER COUNTY REGIONAL PLANNING COMMISSION

CHAIRMAN _____ SECRETARY _____

DATE OF ACTION: _____ DATE OF APPROVAL: _____
(ALL CONDITIONS MET)
LACKAWONNOCK BOARD OF TOWNSHIP SUPERVISORS


CHAIRMAN _____ SECRETARY _____

STORMWATER MANAGEMENT ACCESS EASEMENT

THE OWNER(S) HEREBY GRANT THE TOWNSHIP AN EASEMENT AND RIGHT TO ACCESS TO INSPECT ALL OF THE STORMWATER MANAGEMENT FACILITIES AND CONTROLS AT ANY REASONABLE TIME. THE TOWNSHIP IS FURTHER HEREBY GRANTED AN EASEMENT AND RIGHT OF INGRESS AND EGRESS FOR PERSONNEL, EQUIPMENT AND MATERIALS, TO ANY AND ALL STORMWATER MANAGEMENT FACILITIES AND CONTROLS, OVER, UPON, IN, UNDER, AND THROUGH THE PROPERTY, FOR PURPOSE OF MAINTENANCE AND OR REPAIR OF THE STORMWATER MANAGEMENT FACILITIES SHOWN ON THIS PLAN DUE TO FAILURE OR NEGLECT OF THE OWNER/DEVELOPER TO PERFORM THE SAME WITHIN THE REQUIRED TIME.


SURVEYOR CERTIFICATION

I, CHRISTOPHER P. IACHINI, A DULY REGISTERED LAND SURVEYOR IN THE COMMONWEALTH OF PENNSYLVANIA, HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF THAT THE SURVEY INFORMATION SHOWN ON THIS PLAN IS BASED ON A FIELD SURVEY WHICH WAS PERFORMED IN THE CITY OF HERMITAGE, AND THAT SUCH SURVEY DOES NOT EXCEED AN ERROR OF CLOSURE OF 1:5000.

(SEAL)  DATE: 11-2-21
SIGNATURE: *Christopher P. Iachini*
1000 COMMERCE PARK DRIVE, SUITE 201
WILLIAMSPORT, PA 17701
ADDRESS

ENGINEERING CERTIFICATION

I, CHRISTOPHER M. SHEAFFER, A DULY REGISTERED PROFESSIONAL ENGINEER IN THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF THAT THIS PLAN HAS BEEN ACCURATELY PREPARED BASED ON SOUND ENGINEERING PRINCIPLES AND ON THE SURVEY OF CHRISTOPHER P. IACHINI, REGISTERED LAND SURVEYOR.

(SEAL)  DATE: 11/2/2021
SIGNATURE: *Christopher M. Sheaffer*
1780 ROUTE 522
SELINGROVE, PA 17870
ADDRESS
CHRISTOPHER M. SHEAFFER
PRINTED NAME

It is a violation of the law for any person, unless acting under the direction of a licensed Architect, Engineer or Land Surveyor, to alter or tamper in any way, Plans, maps, specifications, studies, and reports not containing a red ink and imprint on the cover sheet accompanied by an original signature by the licensed professional who have been fraudulently altered and shall not be considered an original copy. Copyright Protected 2021, Larson Design Group.

NO.	DATE	LAND DEVELOPMENT SUBMISSION COMMENTS	ISSUE / REVISIONS
1	2021.11.01		

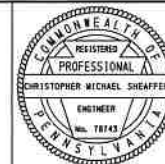


COVER SHEET
DOLLAR GENERAL - MERCER
LACKAWONNOCK TOWNSHIP, MERCER COUNTY, PA
 Larson Design Group • Architects Engineers Surveyors
 1000 Commerce Park Drive • Suite 201
 Williamsport, PA 17703 • TEL: 570.323.6603 • TOLL FREE: 877.323.6603
 FAX: 570.323.6902 • www.larsondesigngroup.com

PTV 1210, LLC
400 PENN CENTER BLVD, BUILDING 4, SUITE 1000
PITTSBURGH, PA 15235
PHONE 724-420-5367

SHEET NO.
C0

PROJECT NO.: 11693-015



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N/P
KERR, ANTONETTE M. & MARTINA P.
PARCEL ID 15 161 027
D.S. 2004 P.3 1211

DATE: 11/01/21

ISSUE / REVISIONS

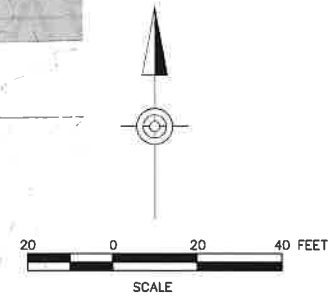
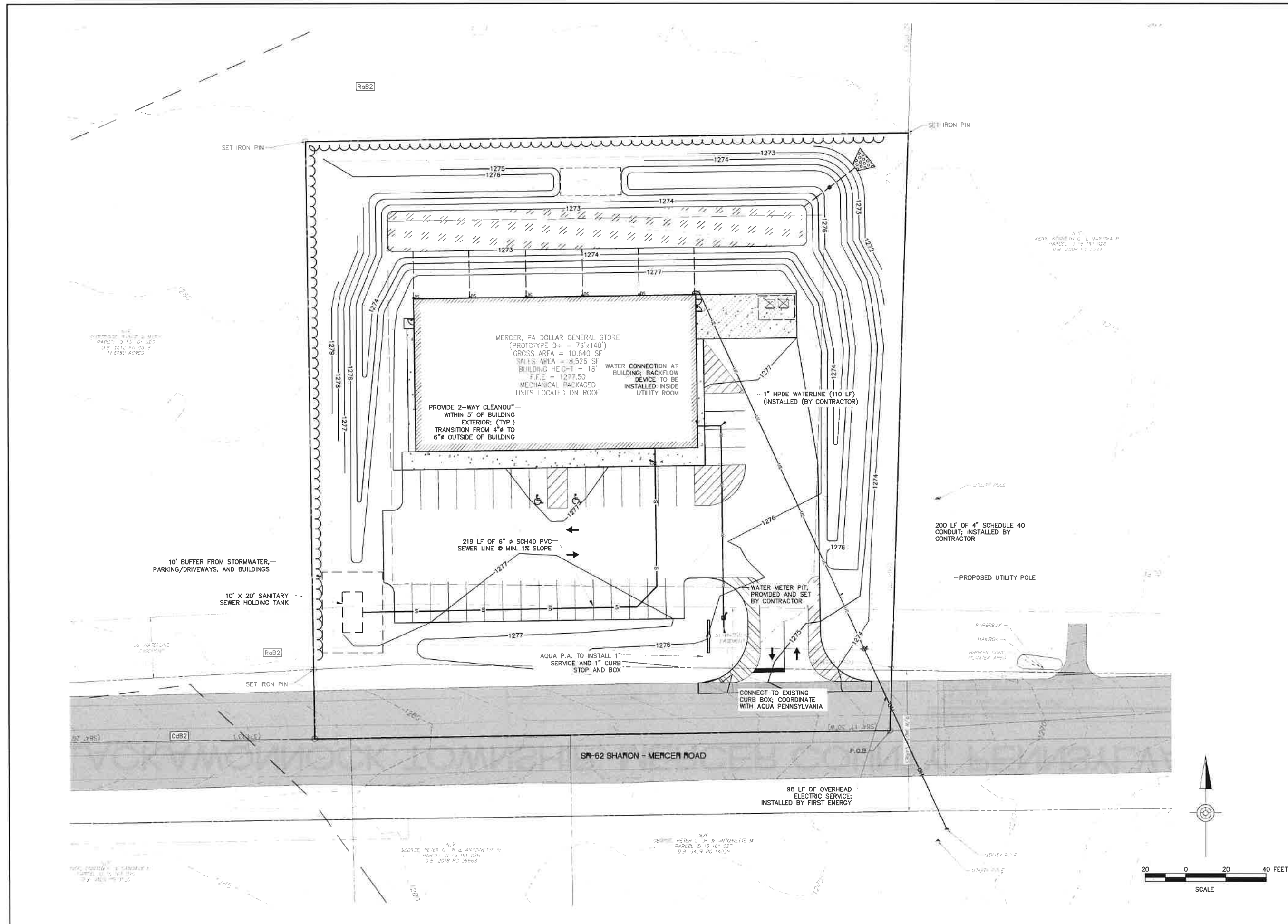
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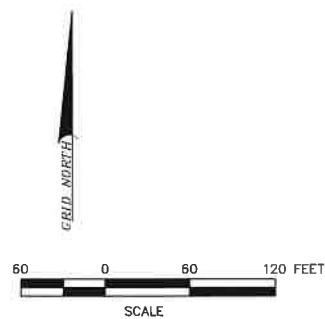


UTILITY PLAN
DOLLAR GENERAL - MERCER
LACKAWANNOCK TOWNSHIP, MERCER COUNTY, PA
Larson Design Group - Architects Engineers Surveyors
1000 Commerce Park Drive • Suite 201
Hillsdale, NJ 07438
PHONE: 908.323.5800
FAX: 908.323.5802 • www.larsondesigngroup.com

PTV 1210, LLC
400 PENN CENTER BLDG, SUITE 1000
PITTSBURGH, PA 15225
PHONE 724.420.5367

SHEET NO. **C5**
PROJECT NO. 11693-015

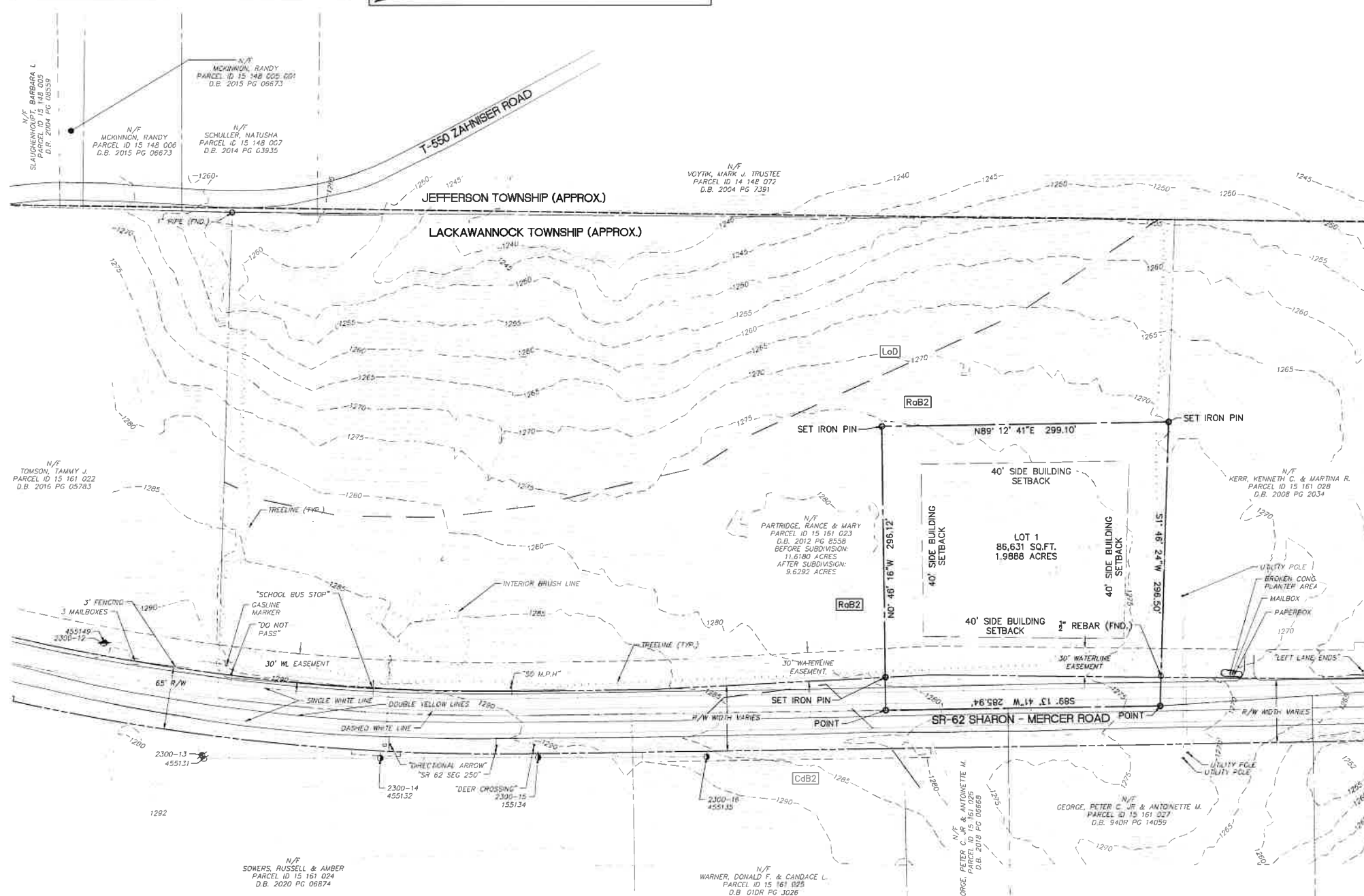




APPROVAL
 MERCER COUNTY REGIONAL PLANNING COMMISSION
 CHAIRMAN _____ SECRETARY _____
 DATE: _____

DATE OF ACTION: _____ DATE OF APPROVAL: _____
 (ALL CONDITIONS MET)
 LACKAWANNOCK BOARD OF TOWNSHIP SUPERVISORS
 CHAIRMAN _____ SECRETARY _____

MINOR SUBDIVISION



- NOTES:**
1. LAND FIELD SURVEY PERFORMED ON A PORTION OF PARCEL NO. 15-161-023, RECORDED IN MERCER COUNTY, PA, D.B. 2012 PG 8558, BY LARSON DESIGN GROUP ON SEPTEMBER 9TH AND 10TH 2021.
 2. THE PROPERTY IS NOT LOCATED WITHIN ANY FLOOD ZONES PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD MAPPING ACCORDING TO COMMUNITY PANEL NUMBER 420B5C0329D (EFFECTIVE DATE JUNE 9, 2014). THE SITE IS DETERMINED TO BE OUTSIDE THE 0.2% CHANCE OF ANNUAL FLOODING.
 3. VERTICAL DATUM SHOWN HEREON BASED ON NAVD 88 ESTABLISHED BY GPS.
 4. BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH PENNSYLVANIA NORTH ZONE STATE PLANE NAD83 COORDINATE SYSTEM AS DETERMINED BY GPS.
 5. CONTOURS BASED UPON A COMBINATION OF FIELD SURVEY AND ELEVATION DATA OBTAINED FROM PASDA LIDAR DATA.

COMMONWEALTH OF PENNSYLVANIA :
 COUNTY OF MERCER :
 ON THIS, THE _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED _____ KNOWN TO ME (OR SATISFACTORILY PROVEN) TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES HEREIN CONTAINED. IN WITNESS WHEREOF, I HEREBY SET MY HAND AND OFFICIAL SEAL.

 (NOTARY PUBLIC)
 MY COMMISSION EXPIRES _____ (DATE)

I/WE THE UNDERSIGNED HEREBY DECLARE THAT I AM (WE ARE) THE OWNER(S) OF THE LAND SHOWN HEREON AND WITH IT TO BE RECORDED AS SUCH.

 (OWNERS SIGNATURE)

PLAN IS NULL AND VOID UNLESS RECORDED BY: _____
 NO DEEDS MAY BE TRANSFERRED UNTIL PLAN IS RECORDED.

PROPERTY OWNER:
 RANGE & MARY PARTRIDGE
 PARCEL ID: 15-161-023
 DEED REFERENCE: D.B. 2012 PG 8558

SURVEYOR CERTIFICATION
 I, CHRISTOPHER P. IACHINI, A DULY REGISTERED LAND SURVEYOR IN THE COMMONWEALTH OF PENNSYLVANIA, HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND ABILITY THAT THIS PLAN HAS BEEN ACCURATELY PREPARED, AND THAT A FIELD SURVEY WAS PERFORMED IN THE CITY OF HERMITAGE, LOCATED IN MERCER COUNTY, PENNSYLVANIA, AND THAT SUCH SURVEY DOES NOT EXCEED AN ERROR OF CLOSURE OF 1:5000, AND I CERTIFY THAT ALL SURVEY MONUMENTATION SHOWN ON THIS PLAN HAS BEEN SET OR FOUND IN THE FIELD AS INDICATED.

Christopher P. Iachini
 SIGNATURE & LICENSE # _____

(SEAL)

It is a violation of the law for any person, unless acting under the direction of a licensed Architect, Engineer or Land Surveyor, to alter or item in any way. Plans, maps, specifications, studies, and reports not containing a red ink seal imprint on the cover sheet accompanied by an original signature by the licensed professional may have been fraudulently altered and shall not be considered an original copy. Copyright Protected 2021, Larson Design Group

CMS	DATE
ACS	DATE
SUBMISSION	DATE
COMMENTS	DATE
ISSUE / REVISIONS	DATE



FINAL SUBDIVISION PLAN
DOLLAR GENERAL - MERCER
 LACKAWANNOCK TOWNSHIP, MERCER COUNTY, PA

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 400 PLANK CENTER BLVD., SUITE 1000
 PITTSBURGH, PA 15225
 PHONE 724.420.5367

SHEET NO. _____
SUB1
 PROJECT NO. 11693-015