



LOCATION MAP  
SCALE: 1"=2,000'  
COPYRIGHT: GOOGLE 2020

# Proposed Land Development Plans for:



Located at  
**2447 Mercer Street**  
**Stoneboro, PA 16153**  
**Township of Sandy Lake**

In The County of  
**Mercer**

List of Sheets	
Sheet Number	Sheet Title
* C-1	Cover Sheet
C-2	Removals Plan
* C-3	Site Plan
* C-4	PCSM Plan
C-5	Utility Plan
C-6	E&S Plan
C-7	E&S Details I
C-8	E&S Details II
C-9	Site Details I
C-10	Site Details II
C-11	Site Details III
1 of 1	Lighting Plan (By Others)
* 1 of 2	Survey (By Others)
2 of 2	Survey (By Others)

\* SHEETS INCLUDED FOR REVIEW BY COMMITTEE.

COCCA DEVELOPMENT LTD.  
 100 DeBARTOLO PLACE, SUITE 400  
 BOARDMAN, OH 44512  
 PHONE: 330-729-1010  
 FAX: 330-729-1008



REV.	DATE	DESCRIPTION

PROPOSED  
**Family Dollar**  
 2447 Mercer Street  
 Stoneboro, PA 16153  
 Sandy Lake Township  
 Mercer County

DRAWING TITLE:  
**Cover Sheet**

CHECKED BY:  
 JAW

DATE:  
 10/1/21

SCALE:  
 As Shown

DRAWN BY:  
 JAW

SHEET #  
**C-1**  
 OF 11



**Applicant:**  
 FDC 120, LLC  
 100 DeBartolo Place  
 Suite 400  
 Boardman, OH 44512  
 Phone: 330-729-1010  
 Contact: Anthony L. Cocca

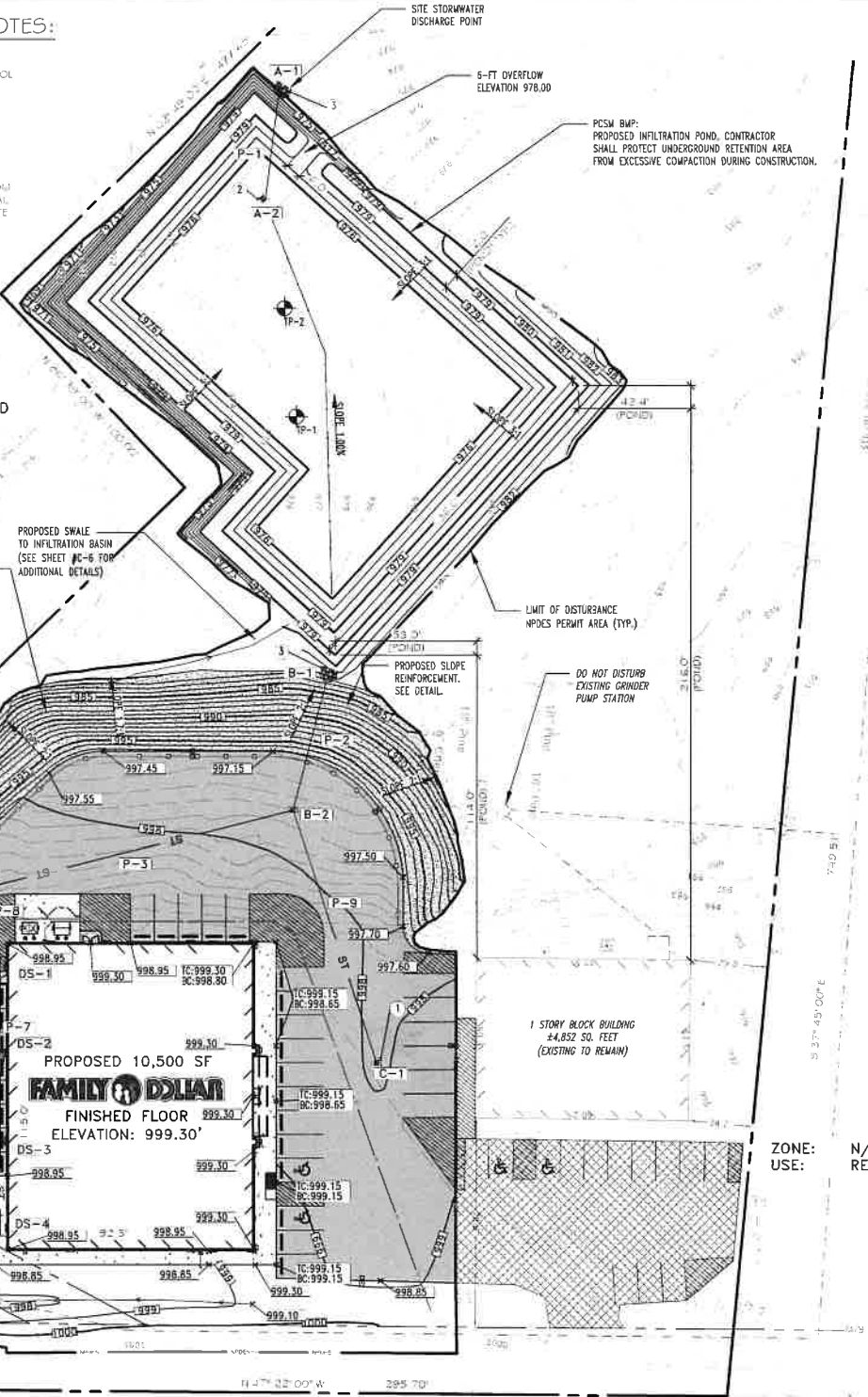
**Project Engineer:**  
 Cocca Development, Ltd.  
 100 DeBartolo Place  
 Suite 400  
 Boardman, OH 44512  
 Phone: 330-729-1010  
 Contacts: Anthony L. Cocca  
 Julio A. Williams, P.E., CPESC

**Project Architect:**  
 Cocca Development, Ltd.  
 100 DeBartolo Place  
 Suite 400  
 Boardman, OH 44512  
 Phone: 330-729-1010  
 Contact: Anthony L. Cocca  
 Bill Schroeder, RA

**Project Surveyor:**  
 BA Land Professionals, LLC.  
 8534 Yankee Street  
 Dayton, OH 45458  
 Phone: 937-535-0855  
 Contact: J. Bryant ABT, P.S.

**PROPOSED INFILTRATION BASIN MAINTENANCE NOTES:**

- CATCH BASINS AND INLETS (UPGRADE) OF INFILTRATION BASIN SHOULD BE INSPECTED AND CLEANED AT LEAST TWO TIMES PER YEAR AND AFTER RAINOFF EVENTS.
- THE VEGETATION ALONG THE SURFACE OF THE INFILTRATION BASIN SHOULD BE MAINTAINED IN GOOD CONDITION, AND ANY BARE SPOTS REVEGATED AS SOON AS POSSIBLE.
- VEHICLES SHOULD NOT BE PARKED OR DRIVEN ON AN INFILTRATION BASIN, AND CARE SHOULD BE TAKEN TO AVOID EXCESSIVE COMPACTION BY MOWERS.
- INSPECT THE BASIN AFTER RAINOFF EVENTS AND MAKE SURE THAT RAINOFF DRAINS DOWN WITHIN 72 HOURS. MOSQUITOS SHOULD NOT BE A PROBLEM IF THE WATER DRAINS IN 72 HOURS. MOSQUITOS REQUIRE A CONSIDERABLY LONG BREEDING PERIOD WITH RELATIVELY STATIC WATER LEVELS.
- ALSO INSPECT FOR ACCUMULATION OF SEDIMENT, DRAINAGE TO OUTLET CONTROL STRUCTURES, BROWNH CONTROL MEASURES, SIGNS OF WATER CONTAMINATION (PH, AND BLOOM STABILITY IN THE STREAM).
- MOW ONLY AS APPROPRIATE FOR VEGETABLE COVER SPECIES.
- REMOVE ACCUMULATED SEDIMENT FROM BASIN AS REQUIRED. RESTORE ORIGINAL CROSS SECTION AND INFILTRATION RATE. PROPERLY DISPOSE OF SEDIMENT.



ZONE: N/A UNDEVELOPED  
USE:

ZONE: N/A RESIDENTIAL  
USE:

**DRAINAGE PIPE SCHEDULE**

PIPE LABEL	LENGTH (FT.)	SLOPE %	PIPE
P-1	37.6	2.86	12" Ø HDPE (ADS N-12)
P-2	50.2	1.46	15" Ø HDPE (ADS N-12)
P-3	122.1	1.52	12" Ø HDPE (ADS N-12)
P-4	112.1	1.52	12" Ø HDPE (ADS N-12)
P-5	49.2	1.52	12" Ø HDPE (ADS N-12)
P-6	36.0	1.53	12" Ø HDPE (ADS N-12)
P-7	105.0	1.71	8" Ø HDPE (ADS N-12)
P-8	24.8	1.51	8" Ø HDPE (ADS N-12)
P-9	100.3	1.55	12" Ø HDPE (ADS N-12)

**GRADING PLAN NOTES:**

- EXISTING GRADES, CONTOURS, UTILITIES AND OTHER EXISTING FEATURES DEPICTED HEREON WERE ESTABLISHED THROUGH FIELD SURVEY CONDUCTED BY TITAN COMMERCIAL REAL ESTATE SERVICES, LLC IN JULY OF THE YEAR 2021.
- REFER TO THE SITE PLAN FOR RELATED NOTES.
- ALL CONTOURS AND SPOT ELEVATIONS REFLECT FINISHED GRADES.
- ALL ELEVATIONS ARE IN REFERENCE TO THE BENCHMARK, AND THIS MUST BE VERIFIED BY THE GENERAL CONTRACTOR PRIOR TO COMMENCING THE PROJECT. THE CONTRACTOR SHALL ESTABLISH AND MAINTAIN TEMPORARY BENCHMARKS WITHIN THE PROJECT AREA AND SHALL BE RESPONSIBLE FOR THE TRANSFER OF BENCHMARKS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND PROTECTING EXISTING UTILITIES, AND SHALL REPAIR ALL DAMAGE TO EXISTING UTILITIES THAT OCCUR DURING CONSTRUCTION.
- THE CONTRACTOR SHALL BLEND NEW EARTHWORK, SMOOTHLY TO TRANSITION BACK TO EXISTING GRADE.
- LIMITS OF CLEARING SHOWN ON GRADING PLAN ARE BASED UPON THE APPROXIMATE CUT AND FILL SLOPE LIMITS OR OTHER GRADING REQUIREMENTS.
- THE PROPOSED CONTOURS SHOW (H) DRIVES AND PARKING LOTS AND SIDEWALKS ARE FINISHED ELEVATIONS INCLUDING ASPHALT. REFER TO PAVEMENT CROSS SECTION DATA TO ESTABLISH CORRECT SUBGRADE OR ADEQUATE BASE COURSE ELEVATIONS TO BE COMPLETED UNDER THIS CONTRACT.
- THE CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE SO THAT RAINOFF WILL DRAIN BY GRAVITY FLOW ACROSS NEW PAVEMENT AREAS TO NEW OR EXISTING DRAINAGE INLETS OR SHEET OVERLAND.
- ANY GRADING, BEYOND THE LIMITS OF CONSTRUCTION AS SHOWN ON THE GRADING PLAN IS PROHIBITED.
- CONTRACTOR SHALL USE THE STANDARD PROCTOR METHOD (ASTM TEST D-698) OR APPROVED EQUAL TO VERIFY SOIL COMPACTION. BUILDING AREA SHALL BE COMPACTED TO 100% MAXIMUM DRY DENSITY. PROPOSED ASPHALT PAVED AND CONCRETE SURFACES SHALL BE COMPACTED TO 98% MAXIMUM DRY DENSITY. CONTRACTOR SHALL USE A VIBRATORY COMPACTION ROLLER (GROSS WEIGHT 20,000 LBS) TO ACHIEVE REQUIRED COMPACTION.
- CONTRACTOR SHALL ALLOW 1 COMPACTION TEST PER EACH 5,000 SF (MAX 10' X 70' AREA) PER LIFT AT BUILDING AREAS. CONTRACTOR SHALL ALLOW COMPACTION TEST PER EACH 10,000 SF OF CUT OR NATURAL GRADE AT BUILDING AREAS. CONTRACTOR SHALL ALLOW 1 COMPACTION TEST PER EACH 5,000 SF (MAX 75' X 75' AREA) PER LIFT AT PARKING AREAS. CONTRACTOR SHALL ALLOW 1 COMPACTION TEST PER EACH 10,000 SF OF CUT OR NATURAL GRADE AT PARKING AREAS. MAXIMUM LIFT THICKNESS SHALL BE 10" UNLESS OTHERWISE NOTED.
- LAND DISTURBANCE WITHOUT AN APPROVED EROSION & SEDIMENT CONTROL PLAN IS PROHIBITED.
- STABILIZATION IS THE BEST FORM OF EROSION CONTROL. TEMPORARY SEEDING IS NECESSARY TO ACHIEVE EROSION CONTROL ON DENUDED AREAS AND ESPECIALLY WHEN THE CONSTRUCTION SEQUENCE REQUIRES IT.
- ALL GRADED AREAS ARE TO BE STABILIZED (SEEDED OR LANDSCAPED) WITHIN 14 DAYS OF FINISH REACHED FINAL GRADE.
- THE CONTRACTOR SHALL INCLUDE IN THE CONTRACT PRICE ANY DEWATERING NECESSARY TO CONSTRUCT THE PROJECT AS SHOWN ON THE PLANS.
- THE CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND IMPLEMENTATION OF ALL SHEETING, SHORING, BRACING AND SPECIAL EXCAVATION MEASURES REQUIRED TO MEET OHIO, FEDERAL, STATE, AND LOCAL REGULATIONS PURSUANT TO THE INSTALLATION OF THE WORK INDICATED ON THESE DRAWINGS. THE DESIGN ENGINEER ACCEPTS NO RESPONSIBILITY FOR THE DESIGN(S) TO INSTALL SAID ITEMS.
- THE CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATION, ELEVATION, AND DIMENSIONS OF EXIT DOORS, RAMPS, BUILDING DIMENSIONS, AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
- ALL FILL MATERIALS, EXISTING BUILDING FOUNDATIONS, PAVEMENT AND UTILITY STRUCTURES, TOPSOIL AND ANY OTHER DELETERIOUS MATERIALS SHALL BE COMPLETELY REMOVED FROM WITHIN THE BEARING ZONE BELOW THE STRUCTURE.
- ALL FOUNDATION EXCAVATION SHALL BE INSPECTED BY A QUALIFIED GEOTECHNICAL REPRESENTATIVE TO DETERMINE WHETHER UNSUITABLE MATERIALS MUST BE REMOVED. ALL UNSUITABLE MATERIAL SHALL BE REMOVED, BACKFILLED AND COMPACTED AS REQUIRED BY THE GEOTECHNICAL REPRESENTATIVE.
- ALL CUT OR FILL SLOPES SHALL BE 3:1 OR FLATTER UNLESS OTHERWISE NOTED OR DEPICTED.
- THE CONTRACTOR SHALL ADHERE TO ALL TERMS & CONDITIONS AS OUTLINED IN THE GENERAL NOTES PERMIT FOR STORMWATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
- CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.
- CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS.
- ALL UNSURFACED AREAS DISTURBED BY GRADING OPERATION SHALL RECEIVE 4 INCHES OF TOPSOIL. CONTRACTOR SHALL APPLY STABILIZATION FABRIC TO ALL SLOPED 3:1 V OR STEEPER.
- CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SHALE.
- THE CONTRACTOR SHALL IMMEDIATELY REPORT TO OWNER ANY DISCREPANCIES FOUND BETWEEN ACTUAL FIELD CONDITIONS AND CONSTRUCTION DOCUMENTS AND SHALL WAIT FOR INSTRUCTION PRIOR TO PROCEEDING.

**DRAINAGE STRUCTURE TABLE**

STRUCTURE LABEL	RIM/GRATE ELEVATION	INVERT ELEVATION		STRUCTURE TYPE
		IN	OUT	
OUTLET A-1	-	-	975.00	HEADWALL
INLET A-2	978.00	SEE DETAIL	976.00	OUTLET CONTROL STRUCTURE
OUTLET B-1	-	-	982.50	HEADWALL
MANHOLE B-2	997.50	993.85 (SOUTHEAST) 990.10 (SOUTHWEST)	989.85	ODOT 2-3 WITH TYPE 4 SOLID LID
MANHOLE B-3	998.50	992.20 (SOUTHEAST) 994.45 (EAST)	991.95	ODOT 2-3 WITH TYPE 4 SOLID LID
INLET B-4	998.25	995.00 (SOUTHEAST) 994.15 (SOUTHWEST)	993.90	ODOT 2-2B WITH TYPE I GRATE
INLET B-5	997.65	-	995.75	ODOT 2-2B WITH TYPE I GRATE
INLET B-6	997.20	-	994.70	ODOT 2-2B WITH TYPE I GRATE
INLET C-1	997.90	-	995.40	ODOT 2-2B WITH TYPE I GRATE
DS-1	-	-	994.85	DOWNSPOUT INVERT
DS-2	-	-	995.45	DOWNSPOUT INVERT
DS-3	-	-	996.05	DOWNSPOUT INVERT
DS-4	-	-	996.65	DOWNSPOUT INVERT

**DRAINAGE PLAN NOTES:**

- A MINIMUM GRADE OF 0.50% SHALL BE MAINTAINED ON ALL PIPES UNLESS OTHERWISE NOTED.
- PIPE LENGTHS AND SLOPES INDICATED ON THE PLANS ARE APPROXIMATE ONLY.
- EFFLUENT FROM DEWATERING OPERATIONS SHALL BE FILTERED OR PASSED THROUGH AN APPROVED SEDIMENT TRAPPING DEVICE, OR BOTH, AND DISCHARGED IN A MANNER THAT DOES NOT ADVERSELY AFFECT FLOWING STREAMS OR OFF-SITE PROPERTY.
- MATERIAL USED FOR BACK-FILLING TRICHES SHALL BE PROPERLY COMPACTED IN ORDER TO MINIMIZE EROSION AND PROMOTE STABILIZATION.
- RESTABILIZATION SHALL BE ACCOMPLISHED IN ACCORDANCE WITH THE EROSION AND SEDIMENT CONTROL REGULATIONS.
- APPLICABLE SAFETY REGULATIONS SHALL BE COMPLIED WITH.
- ALL PIPES SHALL BE LAID ON STRAIGHT ALIGNMENTS AND EVEN GRADES USING A PIPE LASER OR OTHER ACCURATE METHOD.
- EXISTING DRAINAGE STRUCTURES TO BE INSPECTED AND REPAIRED AS NEEDED, AND EXISTING PIPES TO BE CLEANED OUT TO REMOVE SILT AND DEBRIS.
- IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OF BETTER.
- ALL STORM PIPE ENTERING STRUCTURES SHALL BE CROUTED TO ASSURE CONNECTION AT STRUCTURE IS WATER-TIGHT.
- ALL STORM SEWER MANHOLES IN PAVED AREAS SHALL BE FLUSH WITH PAVEMENT AND SHALL HAVE TRAFFIC BEARING RING & COVERS. MANHOLES IN UNPAVED AREAS SHALL BE OF ABOVE FINISH GRADE. LIDS SHALL BE LABELED "STORM SEWER".
- STRUCTURE TOP ELEVATIONS SHOWN HERE ARE APPROXIMATE. CONTRACTOR SHALL ADJUST AS NECESSARY.
- RIM ELEVATIONS AS NOTED ARE TO THE GUTTER FLOW LINE.
- LENGTHS AND PERCENT SLOPE OF SANITARY SEWERS AND STORM DRAINS, AS WELL AS ALL POTENTIAL CONFLICTS MUST BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTING SUCH UTILITIES.
- CATCH BASINS & MANHOLES SHALL MEET THE REQUIREMENTS OF THE LATEST EDITION OF THE OHIO DEPARTMENT OF TRANSPORTATION STANDARD DRAWINGS (CB-1, 1 (2 OF 2) & CB-1, 2 (1 OF 1) FRAMES, GRATES, ETC. SHALL BE AS CALLED OUT ON PLANS OR APPROVED EQUAL).
- ALL DRAINAGE STRUCTURES SHALL BE CONSTRUCTED WITH A BLOCKOUT IN ACCORDANCE WITH THE DETAIL.

**PROPOSED EMBANKMENT NOTES:**

- STABILITY OF THE PROPOSED EMBANKMENT SHALL BE CONFIRMED BY A GEOTECHNICAL ENGINEER.
- DO NOT USE MATERIALS THAT CANNOT BE SATISFACTORILY PLACED AND COMPACTED TO A SAFE AND DURABLE CONDITION.
- MATERIAL EXCAVATED IN THE WORK THAT CONTAINS EXCESSIVE MOISTURE IS UNSUITABLE FOR EMBANKMENT CONSTRUCTION UNLESS DRIED DRY OR AERATE SUCH MATERIAL BEFORE INCORPORATING IN THE WORK. THE CONTRACTOR MAY ELECT TO WASTE THIS MATERIAL INSTEAD OF DRYING IT.

**MERCER STREET S.R. 62**  
50' PUBLIC R/W  
31.4'± ASPHALT PAVEMENT

**PCSM PLAN KEYED NOTES**

- ALL DRAINAGE STRUCTURES IN PAVEMENT SHALL BE CONSTRUCTED WITH A BLOCK-OUT (TYP. OF 4)
- OUTLET CONTROL STRUCTURE
- HEADWALL & RP RAP OUTLET

**LEGEND:**

- PROPOSED ASPHALT PAVEMENT
- EXISTING ASPHALT PAVEMENT TO BE SEALED & RESTRIPTED
- PROPOSED GRASSED AREA
- PROPOSED SLOPE REINFORCEMENT (5" PROK. AREA 5,250 SF)
- TEST PIT LOCATION (TYP. OF 3) SEE SHEET C-9 FOR TEST PIT LOGS

SCALE: 1"=20'

**COCCA DEVELOPMENT LTD.**  
100 DeBARTOLO PLACE, SUITE 400  
BOARDMAN, OH 44512  
PHONE: 330-729-1010  
FAX: 330-729-1008

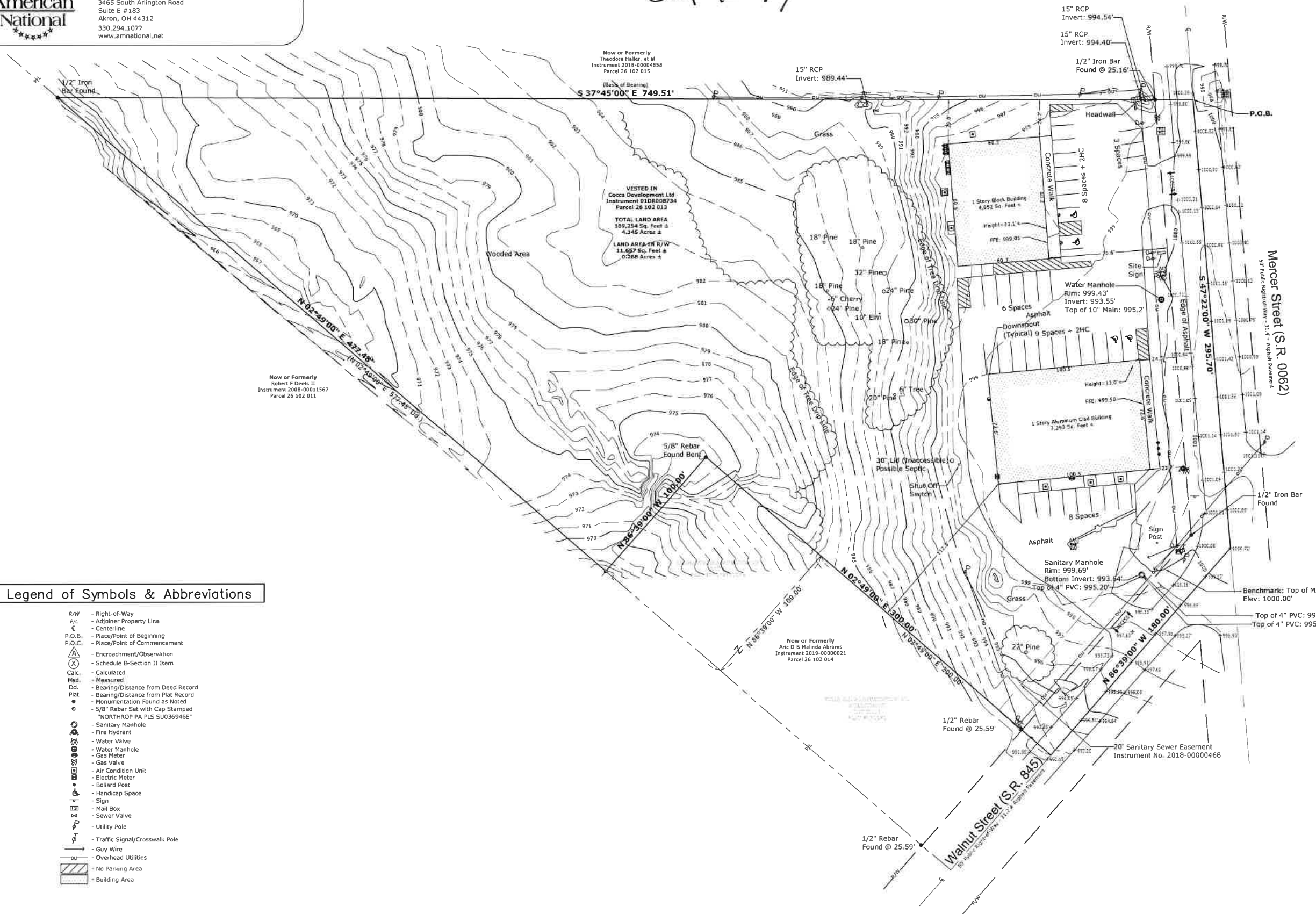
**Family Dollar**  
2447 Mercer Street  
Stoneboro, PA 16153  
COUNTY OF Mercer

PROJECT: PROPOSED  
DRAWING TITLE: PCSM Plan  
CHECKED BY: JAW  
DATE: 10/1/21  
SCALE: Sheet Scale  
DRAWN BY: JAW  
SHEET #: C-4  
OF 11



Commercial Real Estate  
Due Diligence Management  
3465 South Arlington Road  
Suite E # 183  
Akron, OH 44312  
330.294.1077  
www.amnational.net

# SURVEY / EXISTING SITE



Now or Formerly  
Theodore Haller, et al  
Instrument 2018-00004858  
Parcel 26 102 015

VESTED IN  
Cocca Development Ltd  
Instrument 01DR008734  
Parcel 26 102 013  
TOTAL LAND AREA  
189,254 Sq. Feet ±  
4.345 Acres ±  
LAND AREA IN R/W  
11,657 Sq. Feet ±  
0.268 Acres ±

Now or Formerly  
Robert F Deeks II  
Instrument 2008-00011567  
Parcel 26 102 011

Now or Formerly  
Aric D & Malinda Abrams  
Instrument 2019-00000021  
Parcel 26 102 014

## Legend of Symbols & Abbreviations

- R/W - Right-of-Way
- P/L - Adjoiner Property Line
- C - Centerline
- P.O.B. - Place/Point of Beginning
- P.O.C. - Place/Point of Commencement
- ⚠ - Encroachment/Observation
- ⓧ - Schedule B-Section II Item
- Calc. - Calculated
- Msd. - Measured
- Dd. - Bearing/Distance from Deed Record
- Plat - Bearing/Distance from Plat Record
- - Monumentation Found as Noted
- - 5/8" Rebar Set with Cap Stamped "NORTHROP PA PLS SU036946E"
- ⊙ - Sanitary Manhole
- ⊙ - Fire Hydrant
- ⊙ - Water Valve
- ⊙ - Water Manhole
- ⊙ - Gas Meter
- ⊙ - Air Condition Unit
- ⊙ - Electric Meter
- ⊙ - Bollard Post
- ⊙ - Handicap Space
- ⊙ - Sign
- ⊙ - Mail Box
- ⊙ - Sewer Valve
- ⊙ - Utility Pole
- ⊙ - Traffic Signal/Crosswalk Pole
- ⊙ - Guy Wire
- ⊙ - Overhead Utilities
- ⊙ - No Parking Area
- ⊙ - Building Area

