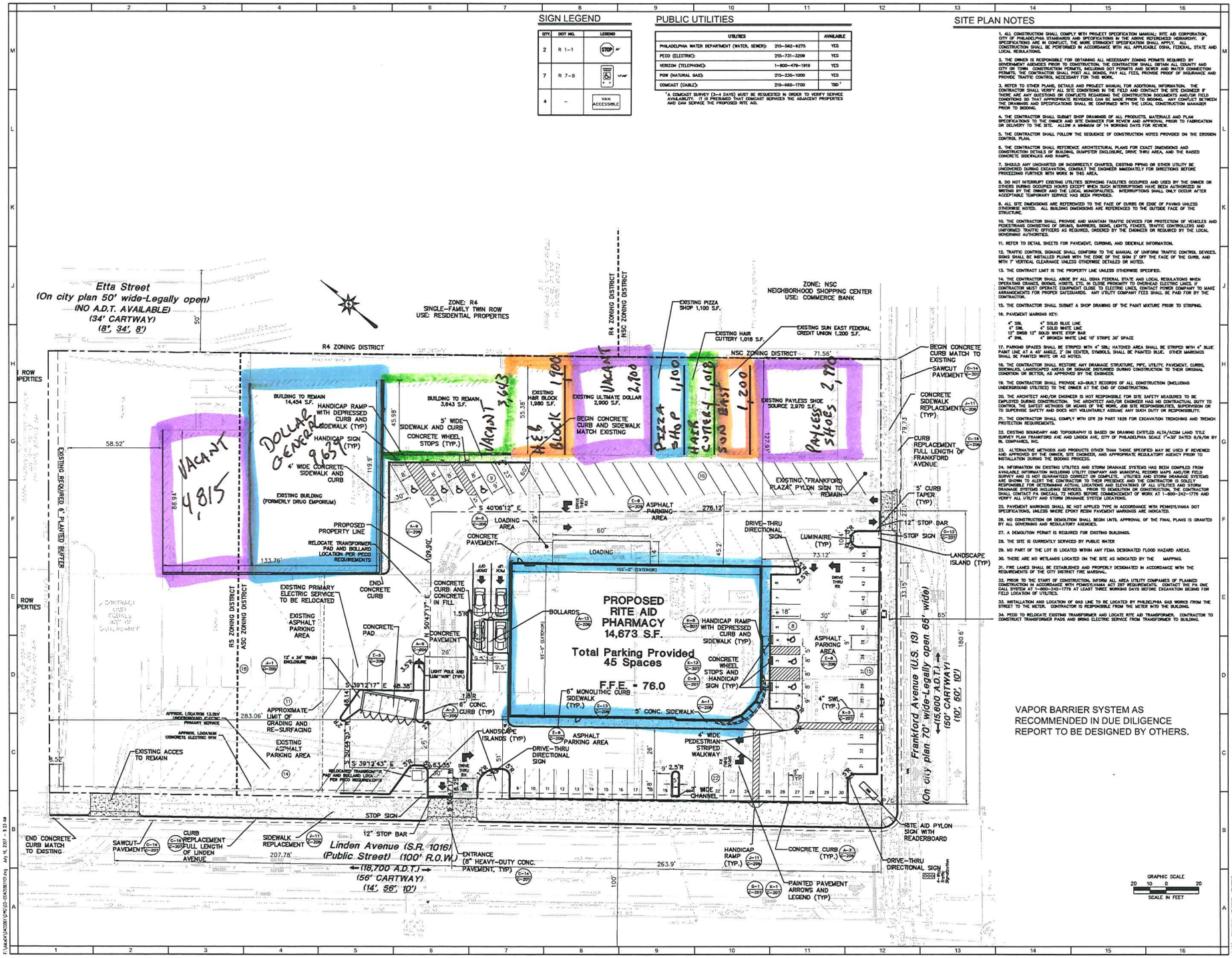

VAPOR BARRIER SYSTEM AS RECOMMENDED IN DUE DILIGENCE REPORT TO BE DESIGNED BY OTHERS.

SIGN LEGEND

QTY.	DOT NO.	LEGEND
2	R 1-1	STOP 30"
7	R 7-8	12"x18"
4	–	VAN ACCESSIBLE

PUBLIC UTILITIES

UTILITIES		AVAILABLE
PHILADELPHIA WATER DEPARTMENT (WATER, SEWER):	215-582-8275	YES
PECO (ELECTRIC):	215-731-3209	YES
VERIZON (TELEPHONE):	1-800-479-1919	YES
PGW (NATURAL GAS):	215-235-1000	YES
COMCAST (CABLE):	215-665-1700	TBD*

*A COMCAST SURVEY (3-4 DAYS) MUST BE REQUESTED IN ORDER TO VERIFY SERVICE AVAILABILITY. IT IS PRESUMED THAT COMCAST SERVICES THE ADJACENT PROPERTIES AND CAN SERVICE THE PROPOSED RITE AID.

SITE PLAN NOTES

1. ALL CONSTRUCTION SHALL COMPLY WITH PROJECT SPECIFICATION MANUAL; RITE AID CORPORATION, CITY OF PHILADELPHIA STANDARDS AND SPECIFICATIONS IN THE ABOVE REFERENCED HIERARCHY. IF SPECIFICATIONS ARE IN CONFLICT, THE MORE STRINGENT SPECIFICATION SHALL APPLY. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE OSHA, FEDERAL, STATE AND LOCAL REGULATIONS.

2. THE OWNER IS RESPONSIBLE FOR OBTAINING ALL NECESSARY ZONING PERMITS REQUIRED BY GOVERNMENT AGENCIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL OBTAIN ALL COUNTY AND CITY OR TOWN CONSTRUCTION PERMITS, INCLUDING DOT PERMITS AND SEWER AND WATER CONNECTION PERMITS. THE CONTRACTOR SHALL POST ALL BONDS, PAY ALL FEES, PROVIDE PROOF OF INSURANCE AND PROVIDE TRAFFIC CONTROL NECESSARY FOR THIS WORK.

3. REFER TO OTHER PLANS, DETAILS AND PROJECT MANUAL FOR ADDITIONAL INFORMATION. THE CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS IN THE FIELD AND CONTACT THE SITE ENGINEER IF THERE ARE ANY QUESTIONS OR CONFLICTS REGARDING THE CONSTRUCTION DOCUMENTS AND/OR FIELD CONDITIONS SO THAT APPROPRIATE REVISIONS CAN BE MADE PRIOR TO BIDDING. ANY CONFLICT BETWEEN THE DRAWINGS AND SPECIFICATIONS SHALL BE CONFIRMED WITH THE LOCAL CONSTRUCTION MANAGER PRIOR TO BIDDING.

4. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF ALL PRODUCTS, MATERIALS AND PLAN SPECIFICATIONS TO THE OWNER AND SITE ENGINEER FOR REVIEW AND APPROVAL PRIOR TO FABRICATION OR DELIVERY TO THE SITE. ALLOW A MINIMUM OF 14 WORKING DAYS FOR REVIEW.

5. THE CONTRACTOR SHALL FOLLOW THE SEQUENCE OF CONSTRUCTION NOTES PROVIDED ON THE EROSION CONTROL PLAN.

6. THE CONTRACTOR SHALL REFERENCE ARCHITECTURAL PLANS FOR EXACT DIMENSIONS AND CONSTRUCTION DETAILS OF BUILDING, DUMPSTER ENCLOSURE, DRIVE THRU AREA, AND THE RAISED CONCRETE SIDEWALKS AND RAMPS.

7. SHOULD ANY UNCHARTED OR INCORRECTLY CHARTED, EXISTING PIPING OR OTHER UTILITY BE UNCOVERED DURING EXCAVATION, CONSULT THE ENGINEER IMMEDIATELY FOR DIRECTIONS BEFORE PROCEEDING FURTHER WITH WORK IN THIS AREA.

8. DO NOT INTERRUPT EXISTING UTILITIES SERVICING FACILITIES OCCUPIED AND USED BY THE OWNER OR OTHERS DURING OCCUPIED HOURS EXCEPT WHEN SUCH INTERRUPTIONS HAVE BEEN AUTHORIZED IN WRITING BY THE OWNER AND THE LOCAL MUNICIPALITIES. INTERRUPTIONS SHALL ONLY OCCUR AFTER ACCEPTABLE TEMPORARY SERVICE HAS BEEN PROVIDED.

9. ALL SITE DIMENSIONS ARE REFERENCED TO THE FACE OF CURBS OR EDGE OF PAVING UNLESS OTHERWISE NOTED. ALL BUILDING DIMENSIONS ARE REFERENCED TO THE OUTSIDE FACE OF THE STRUCTURE.

10. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN TRAFFIC DEVICES FOR PROTECTION OF VEHICLES AND PEDESTRIANS CONSISTING OF DRUMS, BARRIERS, SIGNS, LIGHTS, FENCES, TRAFFIC CONTROLLERS AND UNIFORMED TRAFFIC OFFICERS AS REQUIRED, ORDERED BY THE ENGINEER OR REQUIRED BY THE LOCAL GOVERNING AUTHORITIES.

11. REFER TO DETAIL SHEETS FOR PAVEMENT, CURBING, AND SIDEWALK INFORMATION.

12. TRAFFIC CONTROL SIGNAGE SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES. SIGNS SHALL BE INSTALLED PLUMB WITH THE EDGE OF THE SIGN 2' OFF THE FACE OF THE CURB, AND WITH 7' VERTICAL CLEARANCE UNLESS OTHERWISE DETAILED OR NOTED.

13. THE CONTRACT LIMIT IS THE PROPERTY LINE UNLESS OTHERWISE SPECIFIED.

14. THE CONTRACTOR SHALL ABIDE BY ALL OSHA FEDERAL STATE AND LOCAL REGULATIONS WHEN OPERATING CRANES, BOOMS, HOISTS, ETC. IN CLOSE PROXIMITY TO OVERHEAD ELECTRIC LINES. IF CONTRACTOR MUST OPERATE EQUIPMENT CLOSE TO ELECTRIC LINES, CONTACT POWER COMPANY TO MAKE ARRANGEMENTS FOR PROPER SAFEGUARDS. ANY UTILITY COMPANY FEES SHALL BE PAID FOR BY THE CONTRACTOR.

15. THE CONTRACTOR SHALL SUBMIT A SHOP DRAWING OF THE PAINT MIXTURE PRIOR TO STRIPING.

16. PAVEMENT MARKING KEY:

4" SBL — 4" SOLID BLUE LINE
4" SWL — 4" SOLID WHITE LINE
12" SWSB 12" SOLID WHITE STOP BAR
4" BWL — 4" BROKEN WHITE LINE 10' STRIPE 30' SPACE

17. PARKING SPACES SHALL BE STRIPED WITH 4" SBL; HATCHED AREA SHALL BE STRIPED WITH 4" BLUE PAINT LINE AT A 45° ANGLE, 2' ON CENTER. SYMBOLS SHALL BE PAINTED BLUE. OTHER MARKINGS SHALL BE PAINTED WHITE OR AS NOTED.

18. THE CONTRACTOR SHALL RESTORE ANY DRAINAGE STRUCTURE, PIPE, UTILITY, PAVEMENT, CURBS, SIDEWALKS, LANDSCAPED AREAS OR DRAINAGE DISTURBED DURING CONSTRUCTION TO THEIR ORIGINAL CONDITION OR BETTER, AS APPROVED BY THE ENGINEER.

19. THE CONTRACTOR SHALL PROVIDE AS-BUILT RECORDS OF ALL CONSTRUCTION (INCLUDING UNDERGROUND UTILITIES) TO THE OWNER AT THE END OF CONSTRUCTION.

20. THE ARCHITECT AND/OR ENGINEER IS NOT RESPONSIBLE FOR SITE SAFETY MEASURES TO BE EMPLOYED DURING CONSTRUCTION. THE ARCHITECT AND/OR ENGINEER HAS NO CONTRACTUAL DUTY TO CONTROL THE SAFEST METHODS OR MEANS OF THE WORK, JOB SITE RESPONSIBILITIES, SUPERVISION OR TO SUPERVISE SAFETY AND DOES NOT VOLUNTARILY ASSUME ANY SUCH DUTY OR RESPONSIBILITY.

21. THE CONTRACTOR SHALL COMPLY WITH CFR 29 PART 1926 FOR EXCAVATION TRENCHING AND TRENCH PROTECTION REQUIREMENTS.

22. EXISTING BOUNDARY AND TOPOGRAPHY IS BASED ON DRAWING ENTITLED ALTA/ACSM LAND TITLE SURVEY PLAN FRANKFORD AVE AND LINDEN AVE, CITY OF PHILADELPHIA SCALE 1"=30' DATED 8/8/06 BY BL COMPANIES, INC.

23. ALTERNATIVE METHODS AND PRODUCTS OTHER THAN THOSE SPECIFIED MAY BE USED IF REVIEWED AND APPROVED BY THE OWNER, SITE ENGINEER, AND APPROPRIATE REGULATORY AGENCY PRIOR TO INSTALLATION DURING THE BIDDING PROCESS.

24. INFORMATION ON EXISTING UTILITIES AND STORM DRAINAGE SYSTEMS HAS BEEN COMPILED FROM AVAILABLE INFORMATION INCLUDING UTILITY COMPANY AND MUNICIPAL RECORD MAPS AND/OR FIELD SURVEY AND IS NOT GUARANTEED CORRECT OR COMPLETE. UTILITIES AND STORM DRAINAGE SYSTEMS ARE SHOWN TO ALERT THE CONTRACTOR TO THEIR PRESENCE AND THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETERMINING ACTUAL LOCATIONS AND ELEVATIONS OF ALL UTILITIES AND STORM DRAINAGE SYSTEMS INCLUDING SERVICES. PRIOR TO DEMOLITION OR CONSTRUCTION, THE CONTRACTOR SHALL CONTACT PA ONECALL 72 HOURS BEFORE COMMENCEMENT OF WORK AT 1-800-242-1776 AND VERIFY ALL UTILITY AND STORM DRAINAGE SYSTEM LOCATIONS.

25. PAVEMENT MARKINGS SHALL BE HOT APPLIED TYPE IN ACCORDANCE WITH PENNSYLVANIA DOT SPECIFICATIONS, UNLESS WHERE EPOXY RESIN PAVEMENT MARKINGS ARE INDICATED.

26. NO CONSTRUCTION OR DEMOLITION SHALL BEGIN UNTIL APPROVAL OF THE FINAL PLANS IS GRANTED BY ALL GOVERNING AND REGULATORY AGENCIES.

27. A DEMOLITION PERMIT IS REQUIRED FOR EXISTING BUILDINGS.

28. THE SITE IS CURRENTLY SERVICED BY PUBLIC WATER

29. NO PART OF THE LOT IS LOCATED WITHIN ANY FEMA DESIGNATED FLOOD HAZARD AREAS.

30. THERE ARE NO WETLANDS LOCATED ON THE SITE AS INDICATED BY THE MAPPING.

31. FIRE LANES SHALL BE ESTABLISHED AND PROPERLY DESIGNATED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY DISTRICT FIRE MARSHAL.

32. PRIOR TO THE START OF CONSTRUCTION, INFORM ALL AREA UTILITY COMPANIES OF PLANNED CONSTRUCTION IN ACCORDANCE WITH PENNSYLVANIA ACT 287 REQUIREMENTS. CONTACT THE PA ONE CALL SYSTEM AT 1-800-242-1776 AT LEAST THREE WORKING DAYS BEFORE EXCAVATION BEGINS FOR FIELD LOCATION OF UTILITIES.

33. INSTALLATION AND LOCATION OF GAS LINE TO BE LOCATED BY PHILDELPHIA GAS WORKS FROM THE STREET TO THE METER. CONTRACTOR IS RESPONSIBLE FROM THE METER INTO THE BUILDING.

34. PECO TO RELOCATE EXISTING TRANSFORMER AND LOCATE RITE AID TRANSFORMER. CONTRACTOR TO CONSTRUCT TRANSFORMER PADS AND BRING ELECTRIC SERVICE FROM TRANSFORMER TO BUILDING.

BL Companies
ARCHITECTURE
ENGINEERING
PLANNING
LANDSCAPE ARCHITECTURE
LAND SURVEYING
ENVIRONMENTAL SCIENCES
1060 First Avenue - Suite 420
King of Prussia, PA 19406
(610) 337-3030
(610) 337-3442 Fax

RITE AID (STORE # 7834-01)
9200,9212 FRANKFORD AVENUE AND LINDEN AVENUE
PHILADELPHIA COUNTY,
PHILADELPHIA, PENNSYLVANIA

RITE AID

REVISIONS			
No.	DATE	DESCRIPTION
1	10/18/06	ADDED DETAILS FOR VAPOR BARRIER
2	10/27/06	FINAL SITE PLAN
3	03/13/07	REVISED PER PECO COMMENTS
4	04/24/07	REVISED PER DOT AND PWD COMMENTS
5	05/02/07	REVISED PER PECO COMMENTS, ISSUED FOR APPROVAL
6	05/22/07	REVISED PER PWD COMMENTS, ISSUED FOR APPROVAL

Designed	J.J.L.
Drawn	S.C.H.
Checked	
Approved	
Scale	1"=20'
Project No.	04CD0861
Date	12/19/06
CAD File	03-CD4CD861101

Title
SITE PLAN

Sheet No.
C-101