

ZONING INFORMATION - RITE AID PARCEL

ITEM #	ITEM	REQUIREMENTS	PROPOSED	VARIANCE
1	MINIMUM LOT AREA	6,500 S.F.	57,088 S.F. 1.31 ACRES	NO
2	MINIMUM LOT WIDTH	50 FEET	247 FEET	NO
3	MINIMUM LOT DEPTH	NONE REQUIRED	233 FEET	NO
4	MINIMUM FRONT SETBACK	20 FEET	36 FEET	NO
5	MINIMUM SIDE SETBACK	12 FEET	N/A	NO
6	MINIMUM REAR SETBACK	25 FEET	24 FEET*	NO
7	MAXIMUM BUILDING HEIGHT	35 FEET	25' 8"	NO
8	MAXIMUM BUILDING COVERAGE	55 PERCENT	19.5 PERCENT	NO
9	MAXIMUM IMPERVIOUS COVERAGE	80 PERCENT	88 PERCENT	YES

*DRIVE-THRU CANOPY IS 1 FOOT WITHIN BUILDING SETBACK; OVERHANGS ARE PERMITTED 18" INTO BUILDING SETBACKS.

PUBLIC UTILITIES - RITE AID PARCEL

UTILITIES	AVAILABLE
(SEWER) 610-558-0578 CONCORD TOWNSHIP SEWER AUTHORITY	YES
(WATER) 610-876-8181 CHESTER WATER AUTHORITY	YES
(GAS & ELECTRIC) 610-725-7160 PECO ENERGY	YES
(TELEPHONE) 610-280-5586 VERIZON	YES

PARKING INFORMATION - RITE AID PARCEL

ITEM #	ITEM	REQUIREMENTS	PROPOSED	VARIANCE
1	BUILDING SIZE	NONE REQUIRED	11,157 S.F.	NO
2	PARKING REQUIRED BY TOWNSHIP	1 SPACE PER EVERY 250 SF PLUS 2 PER 5 EMPLOYEES (LARGEST SHIFT)	50 SPACES	NO
3	MINIMUM PARKING DIMENSIONS	9 FEET WIDE X 18 FEET LONG	9 FEET X 18 FEET	NO
4	MINIMUM AISLE WIDTH	25 FEET	26 FEET	NO
5	MINIMUM FRONT SETBACK	5 FEET	37 FEET	NO
6	MINIMUM SIDE SETBACK	5 FEET	N/A	NO
7	MINIMUM REAR SETBACK	5 FEET	47 FEET	NO
8	MINIMUM PARKING LANDSCAPING	ONE 3" TREE PER EVERY 5 PARKING STALLS (10 TOTAL)	**TBD	NO
9	MINIMUM ISLANDS LANDSCAPING	8' X 20' LANDSCAPE AREA AT THE END OF EVERY PARKING ROW.	10' X 36' (TYP.)	NO
9	PARKING AREA PAVEMENT AREA	NONE REQUIRED	39,767 S.F.	N/A

**LANDSCAPE LAYOUT TO BE DETERMINED UPON FINAL SITE LAYOUT.

SIGN INFORMATION - RITE AID PARCEL

ITEM #	ITEM	REQUIREMENTS	PROPOSED	VARIANCE
1	MAX. FREESTANDING SIGN AREA	(1) 50 S.F. SIGN PER EVERY 200' OF ROAD FRONTAGE (3 TOTAL)	87 S.F. PER SIDE	YES
2	MAXIMUM SIGN HEIGHT	20 FEET	20' 4"	YES
3	MAX. WALL SIGN AREA	1 SIGN PER WALL, 1 S.F. FOR EVERY 1 LINEAR FOOT OF BUILDING FRONTAGE (330 S.F. TOTAL)	237 S.F.	YES

ZONING INFORMATION - RICHARDSON PARCEL

ITEM #	ITEM	REQUIREMENTS	PROPOSED	VARIANCE
1	MINIMUM LOT AREA	6,500 S.F.	67,250 S.F. 1.54 ACRES	NO
2	MINIMUM LOT WIDTH	50 FEET	225 FEET	NO
3	MINIMUM LOT DEPTH	NONE REQUIRED	60 FEET	NO
4	MINIMUM FRONT SETBACK	20 FEET	45 FEET	NO
5	MINIMUM SIDE SETBACK	12 FEET	65 FEET	NO
6	MINIMUM REAR SETBACK	25 FEET	N/A	NO
7	MAXIMUM BUILDING HEIGHT	35 FEET	<35 FEET	NO
8	MAXIMUM BUILDING COVERAGE	55 PERCENT	16 PERCENT	NO
9	MAXIMUM IMPERVIOUS COVERAGE	80 PERCENT	57 PERCENT	NO

NOTE: LAND DEVELOPMENT APPROVAL DOES NOT INCLUDE SIGNAGE APPROVAL. ALL SIGNAGE SHALL BE APPROVED PER TOWNSHIP REGULATIONS.

SIGN LEGEND

NO.	DOT NO.	LEGEND	QTY.	NO.	DOT NO.	LEGEND	QTY.
A	R 1-1	STOP 30"	3	C	R 3-7-TL	ALL TRAFFIC MUST TURN LEFT 30"x30"	2
B	R 7-6	NO LEFT TURN 12"x12"	3	D	R 5-1	DO NOT ENTER 30"	4

WAVIERS REQUESTED

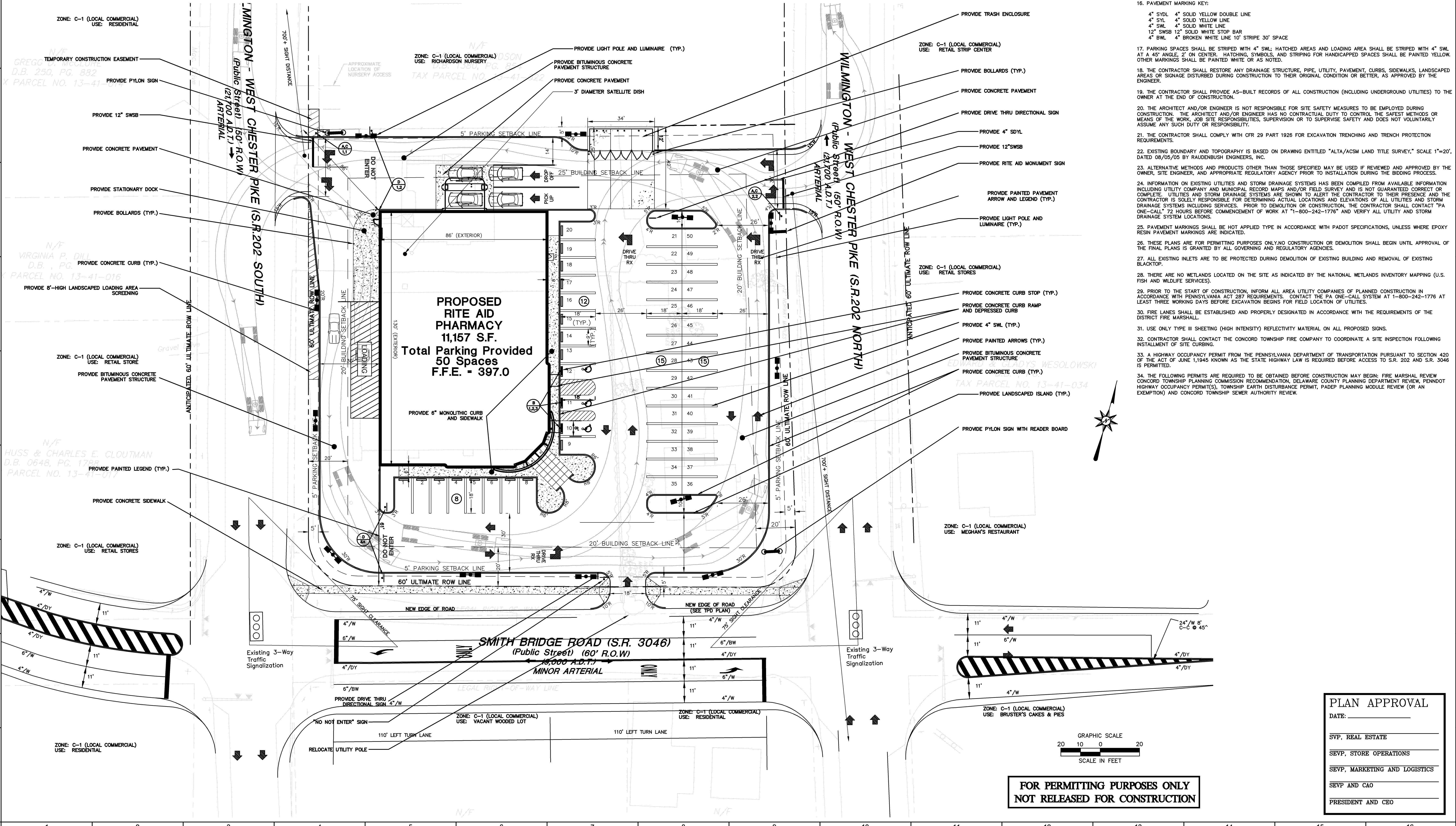
SECTION 160-91 A PRELIMINARY PLAN IS REQUIRED IN THE SUBMISSION PROCESS.
SECTION 160-39.C(2) A 4' ULTIMATE R.O.W. LINE IS REQUIRED DUE TO SECTION 160, APPENDIX C.
SECTION 160-41.D A MINIMUM GRADE OF 1% SHALL BE PROVIDED ON ALL DRIVEWAYS A MAXIMUM GRADE OF ANY DRIVEWAY WITHIN THE RIGHT OF WAY OF ANY STREET SHALL BE 4% WITHIN THE PROPERTY LINE EXCLUSIVE OF THE RIGHT OF WAY THE MAXIMUM GRADE OF A DRIVEWAY SHALL NOT BE GREATER THAN 15% GRADES ADJACENT TO GARAGES SHALL NOT EXCEED 7%
SECTION 160-50.C.3.c REQUIRING 1 3-INCH CALIPER SHADE TREE FOR EVERY 5 PARKING SPACES.
SECTION 160-50.C.3.f.1 REQUIRING 8x20 FOOT LANDSCAPED ISLANDS.
SECTION 160-50.D REQUIRING FOUNDATION AREA PLANTINGS.

ORDER

AND NOW, THIS 17TH DAY OF MAY, 2006, BASED ON THE FINDINGS OF FACTS, CONCLUSIONS OF LAW, AND DISCUSSION ABOVE SET FORTH, THE BOARD HEREBY DETERMINES AND ORDERS THAT THE APPLICATION OF CONCORD PHILLY, LP FOR VARIANCE FROM ZONING ORDINANCE SECTION 210-120.B IS GRANTED UNDER AND SUBJECT TO STRICT COMPLIANCE WITH THE FOLLOWING CONDITIONS:
1. THE DEVELOPMENT AND USE OF THE PROPERTY SHALL BE CONSISTENT WITH AND CONFINED TO THAT DESCRIBED IN THE TESTIMONY AND EVIDENCE PRESENTED AT THE MARCH 15, 2006 AND APRIL 19, 2006 HEARINGS.
2. THE IMPERVIOUS COVERAGE OF THE PROPERTY SHALL NOT EXCEED 92.5 % OF THE LOT AREA.
3. THE DEVELOPMENT AND USE OF THE PROPERTY SHALL COMPLY WITH ALL OTHER APPLICABLE TOWNSHIP ZONING REQUIREMENTS, INCLUDING BULK AND AREA REQUIREMENTS, SIGN REGULATIONS, AND PARKING REQUIREMENTS.
4. THE DEVELOPMENT AND USE OF THE PROPERTY IS CONDITIONED ON RECEIPT OF ALL NECESSARY APPROVALS AND PERMITS FROM THE TOWNSHIP, UPON REVIEW AND RECOMMENDATION BY THE TOWNSHIP PLANNING COMMISSION, INCLUDING, WITHOUT LIMITATION, PRELIMINARY AND FINAL LAND DEVELOPMENT APPROVAL.

SITE PLAN NOTES

- ALL CONSTRUCTION SHALL COMPLY WITH PROJECT SPECIFICATION MANUAL: RITE AID CORPORATION, CONCORD TOWNSHIP, AND PENNSYLVANIA DEPARTMENT OF TRANSPORTATION 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.
- THE OWNER IS RESPONSIBLE FOR OBTAINING ALL NECESSARY ZONING PERMITS REQUIRED BY GOVERNMENT AGENCIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL OBTAIN ALL DELAWARE COUNTY AND CONCORD TOWNSHIP 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.
- 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.
- 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.
- THE CONTRACTOR SHALL FOLLOW THE SEQUENCE OF CONSTRUCTION NOTES PROVIDED ON THE EROSION CONTROL PLAN.
- 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.
- SHOULD ANY UNMARKED, 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.
- DO NOT INTERRUPT EXISTING UTILITIES SERVING FACILITIES OWNED 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.
- 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.
- 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.
- REFER TO DETAIL SHEETS FOR PAVEMENT, CURBING, AND SIDEWALK INFORMATION.
- TRAFFIC CONTROL SIGNAGE SHALL CONFORM TO THE PA DOT STANDARD DETAIL SHEETS AND 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.
- THE CONTRACT LIMIT IS THE PROPERTY LINE UNLESS OTHERWISE SPECIFIED.
- THE CONTRACTOR SHALL ABIDE BY ALL OSHA FEDERAL STATE AND LOCAL REGULATIONS WHEN OPERATING CRANES, BOOMS, HOSTS, 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.
- THE CONTRACTOR SHALL SUBMIT A SHOP DRAWING OF THE PAINT MIXTURE PRIOR TO STRIPING.
- PAVEMENT MARKING KEY:
4" SYDL 4" SOLID YELLOW DOUBLE LINE
4" SYL 4" SOLID YELLOW LINE
4" SWL 4" SOLID WHITE LINE
12" SWSB 12" SOLID WHITE STOP BAR
4" BWL 4" BROKEN WHITE LINE 10' STRIPE 30" SPACE
- PARKING SPACES SHALL BE STRIPED WITH 4" SWL. HATCHED AREAS AND LOADING AREA SHALL BE STRIPED WITH 4" SWL AT A 45° ANGLE, 2" ON CENTER. HATCHING, SYMBOLS, AND STRIPING FOR HANDICAPPED SPACES SHALL BE PAINTED YELLOW. OTHER MARKINGS SHALL BE PAINTED WHITE OR AS NOTED.
- THE CONTRACTOR SHALL RESTORE ANY DRAINAGE STRUCTURE, PIPE, UTILITY, PAVEMENT, CURBS, SIDEWALKS, LANDSCAPED AREAS OR SIGNAGE DISTURBED DURING CONSTRUCTION TO THEIR ORIGINAL CONDITION OR BETTER, AS APPROVED BY THE ENGINEER.
- THE CONTRACTOR SHALL PROVIDE AS-BUILT RECORDS OF ALL CONSTRUCTION (INCLUDING UNDERGROUND UTILITIES) TO THE OWNER AT THE END OF CONSTRUCTION.
- 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.
- THE CONTRACTOR SHALL COMPLY WITH CFR 29 PART 1925 FOR EXCAVATION TRENCHING AND TRENCH PROTECTION REQUIREMENTS.
- EXISTING BOUNDARY AND TOPOGRAPHY IS BASED ON DRAWING ENTITLED "ALTA/ACSM LAND TITLE SURVEY," SCALE 1"=20', DATED 08/05/05 BY RAUDENBUSH ENGINEERS, INC.
- ALTERNATE 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.
- 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 ADEPT 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 ONE-CALL" 72 HOURS BEFORE COMMENCEMENT OF WORK AT "1-800-242-1776" AND VERIFY ALL UTILITY AND STORM DRAINAGE SYSTEM LOCATIONS.
- PAVEMENT MARKINGS SHALL BE HOT APPLIED TYPE IN ACCORDANCE WITH PADOT SPECIFICATIONS, UNLESS WHERE EPOXY RESIN PAVEMENT MARKINGS ARE INDICATED.
- THESE PLANS ARE FOR PERMITTING PURPOSES ONLY AND CONSTRUCTION OR DEMOLITION SHALL BEGIN UNTIL APPROVAL OF THE FINAL PLANS IS GRANTED BY ALL GOVERNING AND REGULATORY AGENCIES.
- ALL EXISTING INLETS ARE TO BE PROTECTED DURING DEMOLITION OF EXISTING BUILDING AND REMOVAL OF EXISTING BLACKTOP.
- THERE ARE NO WETLANDS LOCATED ON THE SITE AS INDICATED BY THE NATIONAL WETLANDS INVENTORY MAPPING (U.S. FISH AND WILDLIFE SERVICES).
- 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.
- FIRE LANES SHALL BE ESTABLISHED AND PROPERLY DESIGNATED IN ACCORDANCE WITH THE REQUIREMENTS OF THE DISTRICT FIRE MARSHALL.
- USE ONLY TYPE II SHEETING (HIGH INTENSITY) REFLECTIVITY MATERIAL ON ALL PROPOSED SIGNS.
- CONTRACTOR SHALL CONTACT THE CONCORD TOWNSHIP FIRE COMPANY TO COORDINATE A SITE INSPECTION FOLLOWING INSTALLATION OF SITE CURBING.
- A HIGHWAY OCCUPANCY PERMIT FROM THE PENNSYLVANIA DEPARTMENT OF TRANSPORTATION PURSUANT TO SECTION 420 OF THE ACT OF JUNE 1, 1945 KNOWN AS THE STATE HIGHWAY LAW IS REQUIRED BEFORE ACCESS TO S.R. 202 AND S.R. 3046 IS PERMITTED.
- THE FOLLOWING PERMITS ARE REQUIRED TO BE OBTAINED BEFORE CONSTRUCTION MAY BEGIN: FIRE MARSHAL REVIEW CONCORD TOWNSHIP PLANNING COMMISSION RECOMMENDATION, DELAWARE COUNTY PLANNING DEPARTMENT REVIEW, PENNDOT HIGHWAY OCCUPANCY PERMIT(S), TOWNSHIP EARTH DISTURBANCE PERMIT, PA DEP PLANNING MODULE REVIEW (OR AN EXEMPTION) AND CONCORD TOWNSHIP SEWER AUTHORITY REVIEW.



PLAN APPROVAL
DATE: _____

SVP, REAL ESTATE
SVP, STORE OPERATIONS
SVP, MARKETING AND LOGISTICS
SVP AND CAO
PRESIDENT AND CEO

**FOR PERMITTING PURPOSES ONLY
NOT RELEASED FOR CONSTRUCTION**

RL Companies
ARCHITECTURE
ENGINEERING
PLANNING
LANDSCAPE ARCHITECTURE
LAND SURVEYING
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RITE AID (7863-01)
U.S. ROUTE 202 AND SMITH BRIDGE ROAD
CONCORD TOWNSHIP, DELAWARE COUNTY
GLEN MILLS, PENNSYLVANIA

RITE AID

REVISIONS:
No. _____
Date _____

Designed: S.C.H.
Drawn: S.C.H.
Checked: _____
Approved: _____
Scale: 1"=20'
Project No.: 05C1326-C
Date: 10/20/06
CAD File: CP05C132602

Title: **COMMITTEE CONCEPT PLAN**

Sheet No. **CP-02**