

# ADDENDUM ACKNOWLEDGMENT

ADDENDUM NO. 1

Dated: 4/12/23

## NOTICE

*It is the sole responsibility of the bidder to ensure that it has received any and all Addenda and the Philadelphia Redevelopment Authority may in their sole discretion reject any bid for which all Addenda have not been executed and returned.*

## PROPOSAL FOR

Project No.: 16449E-01-03

Description: Al Pearlman Sports Complex

IS AMENDED AS FOLLOWS:

1. Amendments will be posted in <https://phdcphila.org/rfps-rfqs-sales/construction-rfps/> Each Bidder shall ascertain prior to submitting a proposal that Bidder has received all Amendments issued, and shall acknowledge their receipt in their proposal submission.
2. Attached are the Answers and/or Clarifications to questions submitted by prospective sellers.
3. Contract Document Revisions:
  - a. C002 Scope of Work
  - b. C200 Site Plan
  - c. C400 Grading Plan

*Bidder must acknowledge receipt of Addenda in their proposal submission.*

Name of Firm:

Signature of Authorized Agent:

Date:

## Questions/RFIs:

1. There is a note on Sheet C400 that says, “Area to be reworked and raised to a 24” depth as required to provide proper drainage”. Please provide clarification on what is meant by this note. **Remove 24 inches of soil in locations noted. Replace with good soil and establish grades as noted in these locations.**
2. Our understanding of the scope of work pertaining to Pony Field, Bud Ryan Field and Field B fields is as follows:
  - Remove all infield mix and haul off site. Supply and install new infield mix per the specification provided, and fine grade to prevent any standing water. **Correct**
  - Re-grade all outfields to prevent standing water. Import new topsoil as needed to achieve the finish grades on Sheet C400. **Regrading is not needed in the outfields. Replace soil in locations noted, Topsoil shall be imported as needed to achieve finished grades**
  - Rake and seed entire outfields – **Correct**
  - No regrading or infield mix is required for Field A **-Correct**
3. There is a note on Sheet C002 that says to remove the existing asphalt at Pony Field and replace with grass. Being inside the backstop, would you rather have it replaced with infield mix? **Yes, replace asphalt with infield mix**
4. There are no specifications on the new benches. Confirm the Dumor benches with douglas fir slats recently used on other PPR fields are acceptable. **Confirmation from Rebuild required here.**
5. Specification Section 012100, 1.5, B says to include a \$30,000 allowance for PPR Signs. There is no line on the bid form for this allowance. Please clarify if it is to be included in our price. **This item is not applicable to this project. The allowance is not needed.**
6. There is a note on Sheet C200 at Field A that says to add an enclosure fence. How high is this new fence? Do you want any gates? **Enclosure fence to match height of existing backstop / enclosure fence. . No gates needed.**

**SCOPE OF WORK:**

**SUMMARY OF WORK FOR PONY FIELD:**

- 1) TEMPORARY PROTECTION/STAGING/ETC
- 2) SITE CLEARING - ASSUME MINOR
- 3) E&S CONTROL - COMPOST FILTER SOCK
- 4) ~~EARTHWORK/GENERAL - REGARDING~~
  - TOPSOIL STRIPPING/STOCKPILE ON SITE/4"
  - INFIELD MIX
  - EARTHWORK/SELECTIVE -SOIL REPLACEMENT (3 LOC)
  - REPLACE EXISTING ASPHALT W/GRASS @ INFIELD
  - MINOR AREA BEHIND NEW BENCHES TO BE GRADED
- 6) ~~BOLLARDS~~
  - 1 REMOVABLE
  - 2 PERMANENT
- 7) BENCHES - NEW/12' LENGTH
- 8) FENCING - NEW BACKSTOP/12' HEIGHT
  - CL FENCE MESH TO BE REPLACED/BOTTOM TO BE RAISED
  - RE-ALIGN CL FENCE/20' LENGTH
- 9) SEEDING OF FIELD

**SUMMARY OF WORK FOR BUD FIELD:**

- 1) TEMPORARY PROTECTION/STAGING/ETC.
- 2) SITE CLEARING - ASSUME MINOR.
- 3) E&S CONTROL
- 4) ~~EARTHWORK/GENERAL - REGRADING~~
  - TOPSOIL STRIPPING/STOCKPILE ON SITE/4"
  - AREA TO BE REWORKED/PER C-400 (2 LOCATIONS)
- 5) ~~EARTHWORK/SELECTIVE -SOIL REPLACEMENT~~
- 6) PAVING - REPLACE ASPHALT PAVING BEHIND BASE PLATE
- 7) STAIRS - NEW RAILINGS AND NEW CIP CONCRETE
- 8) SEEDING OF FIELD

**SUMMARY OF WORK FOR FIELDS 'A' & 'B'**

- 1) TEMPORARY PROTECTION/STAGING/ETC.
- 2) SITE CLEARING - ASSUME MINOR.
- 3) ~~E&S CONTROL - CONSTRUCTION ENTRANCE~~
- 4) ~~EARTHWORK/GENERAL - REGRADING~~
  - TOPSOIL STRIPPING/STOCKPILE ON SITE/4"
- 5) ~~INFIELD MIX~~
- 6) EARTHWORK/SELECTIVE -SOIL REPLACEMENT (2 LOC)
- 7) BENCHES - ALLOW 4 NEW/12' L
  - FENCINGCL FENCE MESH TO BE REPLACED
  - CL FENCE/BOTTOM TO BE RAISED
  - RE-ALIGN CL FENCE/20' L
  - RAISE FENCE TO MATCH ADJACENT FENCE
  - ADD FENCE ENCLOSURE
  - REPLACE GATES/DBL
  - REPLACE WHEELS ON GATE
- 9) SEEDING OF FIELD



**DAVID MASON**  
ASSOCIATES  
123 S Broad Street, Philadelphia, Pennsylvania 19109  
P: 215 372-3400  
davidmason.com

**Owner:**  
City of Philadelphia  
Philadelphia Parks and Recreation  
1515 Arch St  
Philadelphia, PA, 19102  
Lugj.Schwartz@phila.gov  
P: 215-626-7028

**Consultants:**  
MSP - Registered Consulting Engineers  
920 Germantown Pike Ste 20  
Plymouth Meeting, PA, 19462  
P: 484 539 9459

Survey - Rodriguez Consulting, LLC  
1301 N 2nd St  
Philadelphia, PA, 19122  
P: 215 987 1301

Geotechnical - Urban Engineers  
520 Walnut St  
Philadelphia, PA, 19106  
P: 215 622 8060

Civil/Structural - David Mason & Associates  
123 S Broad St  
Philadelphia, PA, 19109  
P: 215 372 3400

**REBUILD - AL PEARLMAN ATHLETIC FIELDS**  
600 PORT ROYAL AVENUE  
PHILADELPHIA, PA 19128

Professional Seal:

This document is only part of the total contract and/or construction document package. Other documents could contain information that may not be disclosed here. The general contractor is responsible to provide all bidders with all information and documents pertaining to the complete scope of work.  
The seal(s) and signature(s) apply only to the document to which they are affixed, and expressly disclaim any responsibility for all other plans, specifications, estimates, reports or other documents or instruments relating to or parts of the Architectural or Engineering project.

No.	Description	Date
5	BIDDING ADDENDUM 03	4/11/23
4	BIDDING ADDENDUM 02	3/30/23
3	BIDDING ADDENDUM	3/16/23
2	ERSA RESUBMISSION	3/16/23
1	AVOIDANCE OF PVD STRUCTURES	3/13/23

Sheet Title:  
**SCOPE OF WORK**

Date: 12/15/2022  
Project Number: 2022112-00  
Designed By: AEI  
Drawn By: DAL  
Checked By: JCG

Sheet Number:  
**C002**





DAVID MASON  
+ ASSOCIATES

123 S Broad Street  
Philadelphia, Pennsylvania 19109

Owner:  
City of Philadelphia  
Philadelphia Parks and Recreation  
1815 Arch St R  
Philadelphia, PA 19102  
Luis Sebastian  
P: 866-803-7028  
luis.sebastian@pprhil.gov

Consultants:  
MEP - Paquered Consulting Engineers  
900 Germantown Pike Ste 20  
Plymouth Meeting, PA 19462  
P: 484-539-9459

Survey - Rodriguez Consulting, LLC  
1301 N 2nd St  
Philadelphia, PA 19122  
P: 215-987-1831

Geotechnical - Urban Engineers  
500 Walnut St  
Philadelphia, PA 19106  
P: 215-922-9260

Civil/Structural - David Mason & Associates  
123 S Broad St  
Philadelphia, PA 19109  
P: 215-372-3400

Professional Seal:

This document is only part of the total contract and/or construction document package. Other documents could contain information that may not be depicted here. The general contractor is responsible to provide all access with all information and documents pertaining to the complete scope of work.

The seals and signatures apply only to the document to which they affect, and the signatory disclaims any responsibility for all other plans, specifications, estimates, reports or other documents or instruments relating to or parts of the architectural or engineering project.

No. Description Date

6 BIDDING ADDENDUM 03 4/11/23  
4 BIDDING ADDENDUM 02 3/30/23  
3 BIDDING ADDENDUM 01 3/16/23  
2 ERS RESUBMISSION 3/16/23  
1 AVOIDANCE OF PWD STRUCTURES 2/13/23

Sheet Title:  
**SITE PLAN**

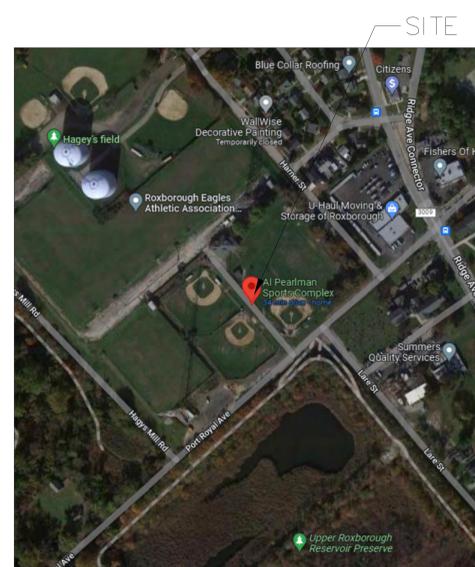
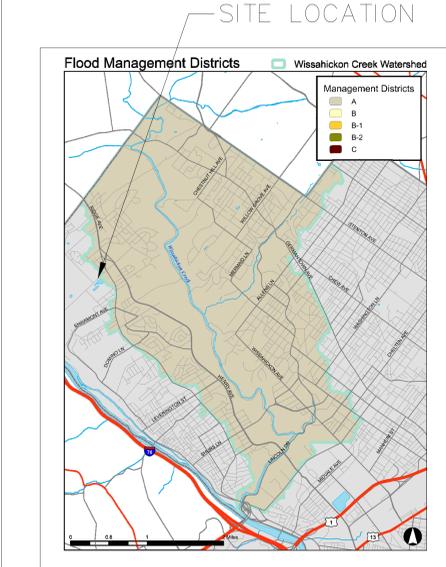
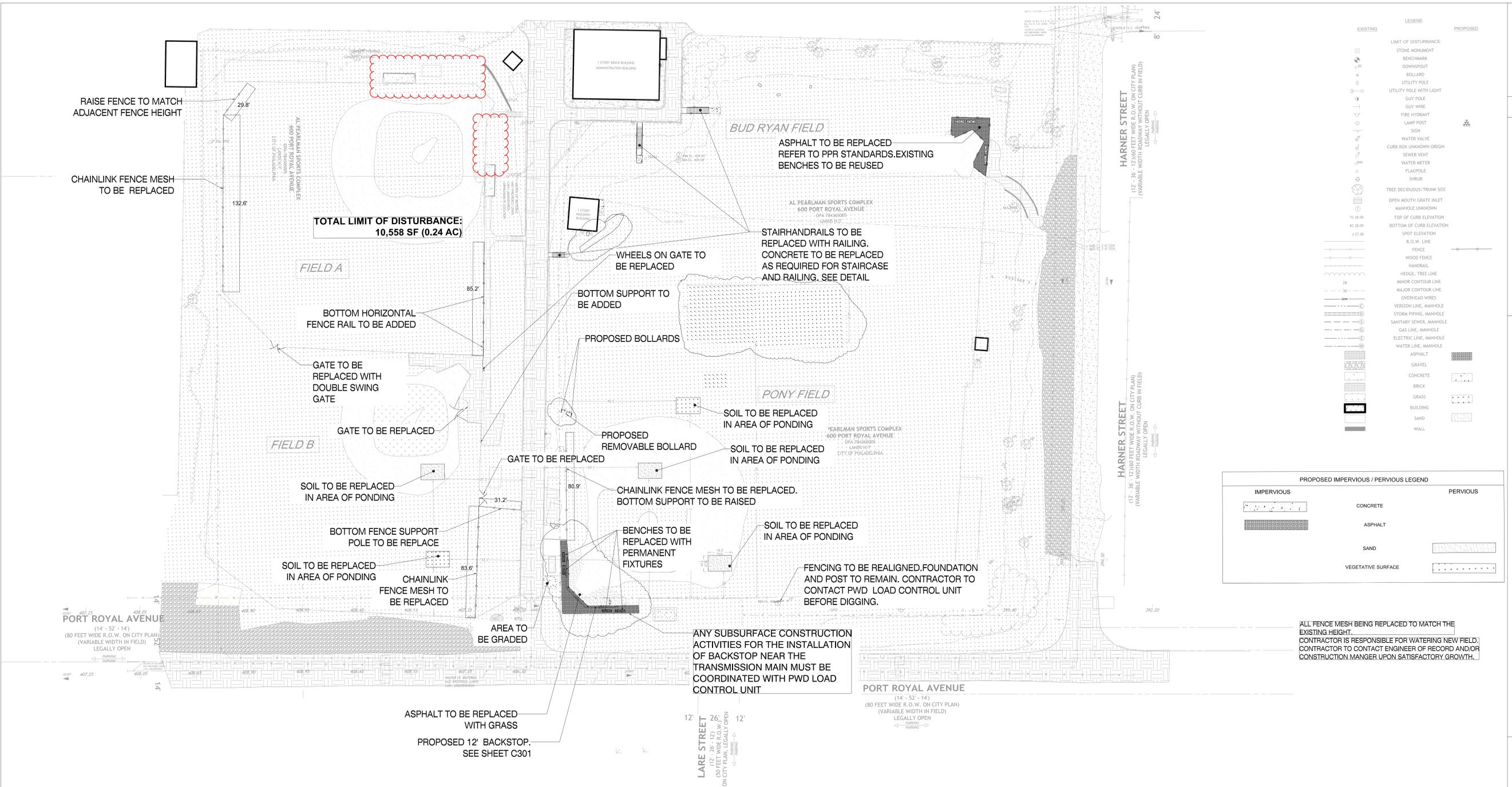
Date: 12/15/2022  
Project Number: 2022112-00  
Designed By: AEL  
Drawn By: DAL  
Checked By: JCG

Sheet Number:  
**C200**

PHILADELPHIA ACT 287 REQUIRES NOTIFICATION OF EXCAVATIONS, REDEMPTION, OR A FLOOD PREPAREDNESS PLAN TO BE FILED WITH THE CITY'S SURVEY APPROVER IN THE COMMONWEALTH.

PWD TRACKING NUMBER: FY23-ALPE-7263-01

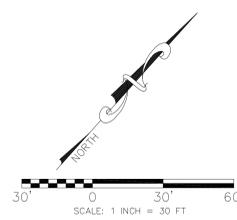
REBUILD - AL PEARLMAN ATHLETIC FIELDS  
600 PORT ROYAL AVENUE  
PHILADELPHIA, PA 19128

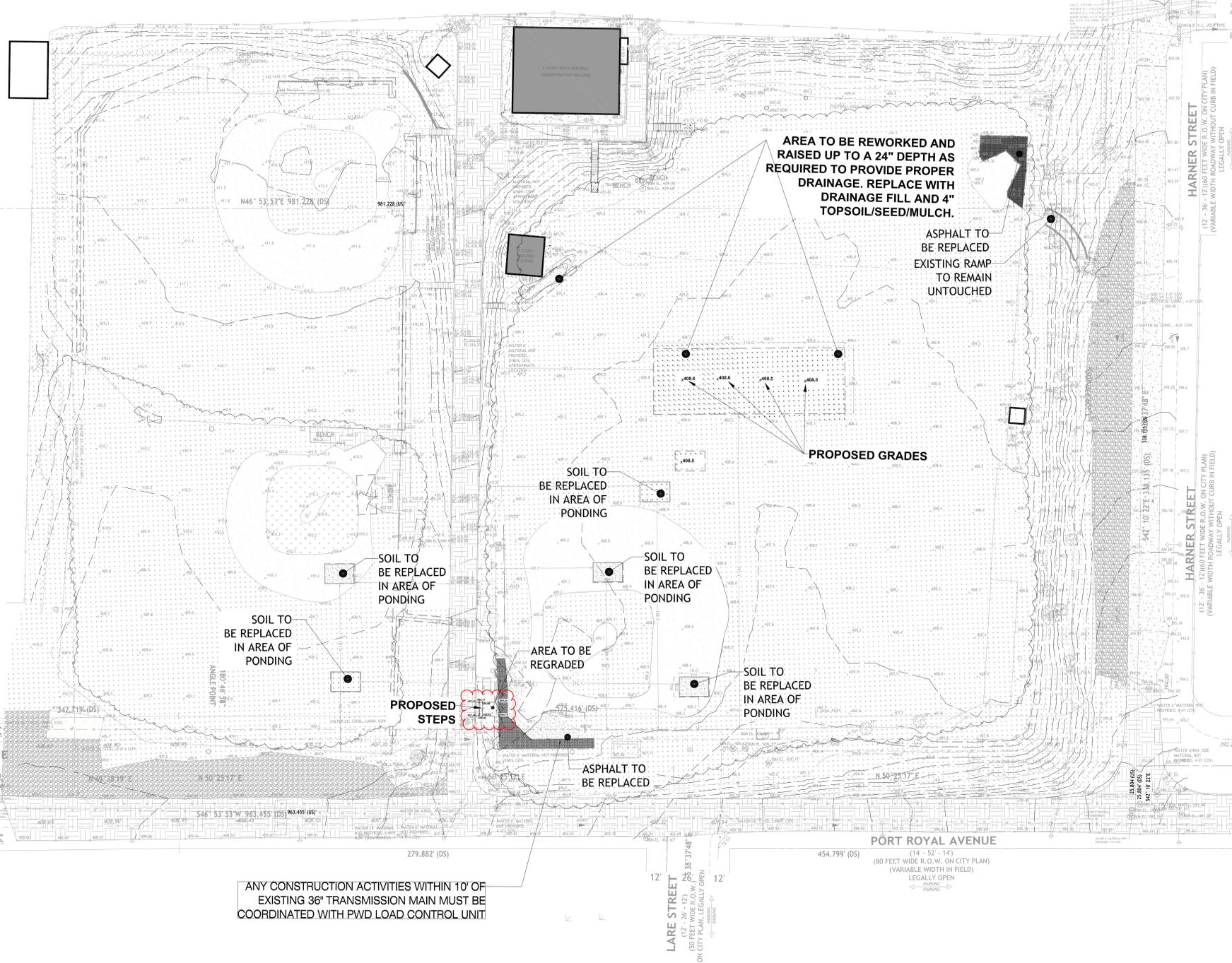


GENERAL NOTES  
1. PLAN MADE AS PER INSTRUCTIONS OF: DAVID MANSON & ASSOCIATES, JAMES GLEATON 123 S. BROAD STREET, PHILADELPHIA, PA 19109 TEL: 215.372.3402  
2. PARCEL KNOWN AS: 600 PORT ROYAL AVE, PHILADELPHIA, PA 19128.  
3. ATTENTION IS CALLED TO THE ZONING REQUIREMENTS IN THE PHILADELPHIA CODE AS AMENDED. SUBJECT PROPERTY IS LOCATED WITHIN RSD-3 RESIDENTIAL, SINGLE FAMILY DETACHED - 3 DISTRICT.  
4. THE HORIZONTAL CONTROL NETWORK IS REFERENCED TO THE PENNSYLVANIA SOUTH ZONE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD83). PROPERTY BOUNDARY INFORMATION AND BEARING SYSTEM ARE BASED CITY PLAN #286. THE HORIZONTAL SCALE FACTOR = D.S. X 1.025 = U.S. SURVEY FEET.  
5. THE VERTICAL CONTROL NETWORK IS REFERENCED TO CITY OF PHILADELPHIA DATUM. THE CONVERSION FACTOR BETWEEN CITY DATUM AND THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAV88) IS +4.57 FEET.  
PROJECT BENCHMARK:  
+ LIM OF SEWER MANHOLE LOCATED IN HARNER ST. APPROXIMATELY 11' NORTH FROM NORTHERLY CURB OF IVINS STREET.  
+ EL. +44.48' (CITY OF PHILADELPHIA DATUM).  
6. FIELD SURVEY WAS PERFORMED BY RODRIGUEZ CONSULTING, LLC BETWEEN AUGUST 24<sup>TH</sup> AND SEPTEMBER 9<sup>TH</sup>, 2022.  
7. ALL DIMENSIONS ARE SHOWN IN UNITED STATES SURVEY FEET UNITS UNLESS DESIGNATED "DS" TO DENOTE PHILADELPHIA DISTRICT STANDARD FEET UNITS. PHILADELPHIA DISTRICT STANDARD MEASURE IS USED TO DEFINE PARTY LINES AND PROPERTY LINES IN EACH BLOCK.  
8. UNLESS SPECIFICALLY STATED OR SHOWN HEREON TO THE CONTRARY, THIS SURVEY IS MADE SUBJECT TO AND DOES NOT LOCATE OR DELINEATE:  
A. BUILDING SETBACK LINES, ZONING REGULATIONS OR LINES ESTABLISHED BY ANY FEDERAL, STATE OR LOCAL AGENCY WHICH MAY AFFECT THE BUILDING OR DEVELOPMENT POTENTIAL OF THE SUBJECT PROPERTY.  
B. ANY SUBSURFACE OR SUBTERRANEAN CONDITION, SUBSURFACE UTILITIES, EASEMENTS OR RIGHTS INCLUDING, BUT NOT LIMITED TO, MINERAL OR MINING RIGHTS, OR THE LOCATION OF OR RIGHTS TO ANY SUBSURFACE STRUCTURES, CONTAINERS OR FACILITIES OR ANY OTHER NATURAL OR MAN-MADE SUBSURFACE CONDITION WHICH MAY OR MAY NOT AFFECT THE USE OR DEVELOPMENT POTENTIAL OF THE SUBJECT PROPERTY.  
9. UTILITIES ARE TAKEN FROM PUBLIC RECORD. THE CONTRACTOR MUST VERIFY THE EXACT LOCATION AND DEPTH.  
10. IN SOME INSTANCES, UTILITIES ARE TAKEN FROM SURFACE OBSERVATION OF THE SITE, UTILITIES AS SHOWN ARE APPROXIMATE AND MAY OR MAY NOT BE COMPLETE.  
11. LOCATIONS OF ON-SITE UTILITIES AS SHOWN ON THIS PLAN HAVE BEEN TAKEN FROM EXISTING UTILITY RECORDS AVAILABLE AND FROM SURFACE OBSERVATION OF THE SITE AT THE TIME THESE PLANS WERE PREPARED. THE LOCATIONS ARE APPROXIMATE, AND MAY OR MAY NOT BE COMPLETE. THE NATURE AND EXACT LOCATION OF EXISTING UTILITIES SHOULD BE VERIFIED PRIOR TO INITIATING ANY ACTIVITY THAT MAY AFFECT THEIR USE OR LOCATION.  
12. COMPLETENESS OF LOCATION OF UNDERGROUND UTILITIES AND STRUCTURES IS NOT GUARANTEED.  
13. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT OR COMPLETE TITLE REPORT AND IS NOT INTENDED TO GUARANTEE OWNERSHIP. THERE MAY EXIST RIGHT-OF-WAYS, EASEMENTS, CONDEMNATIONS, OR OTHER ISSUES THAT MAY AFFECT THE DEVELOPMENT OF THIS PARCEL.  
14. WE ARE NOT EXPERTS IN THE DETECTION AND/OR IDENTIFICATION OF POTENTIALLY HAZARDOUS SOILS AND SUBSTANCES; THEREFORE, THIS PLAN DOES NOT PURPORT TO LOCATE OR REVEAL SAME.  
15. VAULTS, IF ANY, BELOW SURFACE NOT SHOWN HEREON.  
16. ONLY COPIES FROM THE ORIGINAL OF THIS PLAN, CLEARLY MARKED WITH APPROPRIATE PROFESSIONAL'S SEAL SHALL BE CONSIDERED TO BE VALID COPIES. THIS CORPORATION AND/OR ITS EMPLOYEES ARE NOT LIABLE FOR ERRORS OR OMISSIONS RESULTING FROM THIS CONDITION.  
17. THIS PLAN DOES NOT SHOW, OR INTEND TO SHOW, ANY NON-RECORDED EASEMENTS OR RIGHT-OF-WAY.

WATERSHED MAP: WISSAHICKON CREEK WATERSHED SCALE: NTS

SITE LOCATION MAP SCALE: NTS

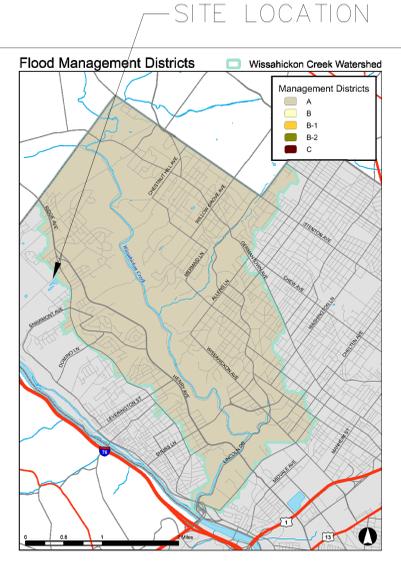




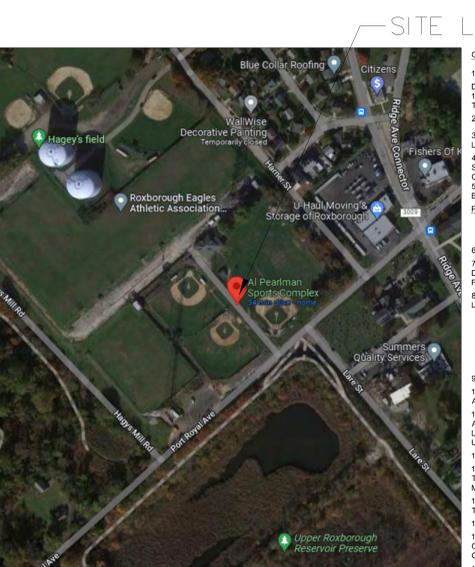
EXISTING	LEGEND	PROPOSED
---	LIMIT OF DISTURBANCE	---
□	STONE MONUMENT	□
○	BENCHMARK	○
○	DOWNSPOUT	○
○	BOLLARD	○
○	UTILITY POLE	○
○	UTILITY POLE WITH LIGHT	○
○	GUY WIRE	○
○	FIRE HYDRANT	○
○	LAMP POST	○
○	SIGN	○
○	WATER VALVE	○
○	CURB BOX UNKNOWN ORIGIN	○
○	SEWER VENT	○
○	WATER METER	○
○	FLAGPOLE	○
○	SHRUB	○
○	TREE DECIDUOUS/TRUNK SIZE	○
○	OPEN MOUTH GRATE INLET	○
○	MANHOLE UNKNOWN	○
○	TOP OF CURB ELEVATION	○
○	BOTTOM OF CURB ELEVATION	○
○	SPOT ELEVATION	○
○	R.O.W. LINE	○
○	FENCE	○
○	WOOD FENCE	○
○	HANDRAIL	○
○	HEDGE, TREE LINE	○
○	MINOR CONTOUR LINE	○
○	MAJOR CONTOUR LINE	○
○	OVERHEAD WIRE	○
○	VEHICLE LINE, MANHOLE	○
○	STORM PIPING, MANHOLE	○
○	SANITARY SEWER, MANHOLE	○
○	GAS LINE, MANHOLE	○
○	ELECTRIC LINE, MANHOLE	○
○	WATER LINE, MANHOLE	○
○	ASPHALT	○
○	GRAVEL	○
○	CONCRETE	○
○	BRICK	○
○	GRASS	○
○	BUILDING	○
○	SAND	○
○	WALL	○

- GRADING NOTES:**
- THE CONTRACTOR SHALL BE REQUIRED TO SECURE ALL NECESSARY PERMITS (INCLUDING DEP, ETC.) FOR ALL OFF-SITE HAUL AND/OR BORROW SITES. CONTRACTOR SHALL SUPPLY A COPY OF APPROVALS TO ENGINEER AND OWNER PRIOR TO INITIATING WORK.
  - TOPSOIL AND DIRT IN THROUGHOUT PONY FIELD, BUD RYAN FIELD, AND FIELD B TO BE REMOVED AND REPLACED.
  - CONTRACTOR TO ENSURE PROPER GRASSSEED MAINTENANCE, INCLUDING WATERING AND TESTING TO VERIFY GRASS AND SOO IS TAKING ROOT.
  - DEPTH OF EXISTING UTILITIES IN PORTIONS OF THE SITE ARE UNKNOWN. WHERE EXISTING UTILITIES ARE TO REMAIN AND ARE FOUND TO HAVE INADEQUATE GROUND COVER AFTER FINAL PROPOSED GRADES HAVE BEEN ESTABLISHED, THE DESIGN ENGINEER SHALL BE CONTACTED IMMEDIATELY AND PRIOR TO FURTHER CONSTRUCTION ACTIVITIES IN THE AREA OF SAID UTILITY.
  - ALL DESIGNERS AND CONTRACTORS UTILIZING THIS PLAN AND THE INFORMATION CONTAINED THEREON ARE CAUTIONED TO COMPLY WITH THE REQUIREMENTS OF PENNSYLVANIA ACT 387. LOCATION OF EXISTING AND PROPOSED UNDERGROUND UTILITIES AND FACILITIES SHOWN ON THE DRAWINGS HAVE BEEN DEVELOPED FROM INFORMATION MADE AVAILABLE. COMPLETENESS AND ACCURACY OF LOCATION AND DEPTH OF UTILITIES AND FACILITIES CANNOT BE GUARANTEED. THE CONTRACTOR IS TO VERIFY THE DEPTH AND LOCATION OF ALL UTILITIES AND FACILITIES BEFORE THE START OF WORK. UTILITIES HAND EXCAVATION AS REQUIRED. WORK IS ALSO TO BE DONE IN ACCORDANCE WITH THE STANDARDS OF THE UTILITY COMPANIES WHOSE FACILITIES ARE IN THE VICINITY OF THE WORK. OTHER UTILITIES MAY BE REQUIREMENTS OF PENNSYLVANIA ACT 38 (1981). THE CONTRACTOR SHALL CONTACT THE PENNSYLVANIA ONE CALL SYSTEM AT 1-800-242-1776, AT LEAST 3 DAYS PRIOR TO DIGGING.
  - ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE APPLICABLE FEDERAL, STATE AND LOCAL CODES, AND ALL REGULATIONS APPURTENANT TO THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970. ALL WORK SHALL BE DONE IN ACCORDANCE WITH PROTECT SPECIFICATIONS INCLUDING CURRENTLY APPLICABLE STANDARDS AND REQUIREMENTS WHERE ANY STANDARDS SEEM IN CONFLICT WITH THESE DRAWINGS, NOTIFY THE CONSTRUCTION MANAGER OR DIRECTOR PRIOR TO PROCEEDING WITH WORK.
  - CONTRACTORS SHALL HAVE ALL REQUIRED SUBMITTAL APPROVALS PRIOR TO BEGINNING WORK OR ORDERING MATERIALS.
  - CONTRACTOR SHALL BE RESPONSIBLE FOR SAFETY, PROCEDURES, MEANS AND METHODS, SEQUENCING, AND COORDINATION.
  - ALL WORK SHALL BE PERFORMED BY QUALIFIED, EXPERIENCED PERSONNEL.
  - CONTRACTOR SHALL NOTIFY THE OWNER OF FREESTANDING CONDITIONS OF DETEIORATION IN AREAS OF WORK THAT ARE UNCOVERED OR EXPOSED DURING THE WORK.
  - FIELD CHANGES REQUIRE PRIOR ENGINEERING REVIEW AND WRITTEN CONFIRMATION.
  - CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR TO ANY SIDEWALKS, LAWNS, TREES, PAVING, AND OTHER IMPROVEMENTS DISTURBED OR DAMAGED BY DEMOLITION ACTIVITIES PROPOSED HEREON.
  - CONTRACTOR SHALL PROVIDE PROPER TEMPORARY BRACING AND SHORING ON ALL CONSTRUCTION TO REMAIN OR DEMOLITION WORK IN PROGRESS. CONTRACTOR SHALL PROVIDE LAYOUT, LINE AND GRADE UNLESS OTHERWISE NOTED.
  - ALL AREAS OF REPLACED SOIL TO BE RESTORED TO ORIGINAL ELEVATIONS.

ANY CONSTRUCTION ACTIVITIES WITHIN 10' OF EXISTING 36" TRANSMISSION MAIN MUST BE COORDINATED WITH PWD LOAD CONTROL UNIT



WATERSHED MAP: WISSAHICKON CREEK WATERSHED SCALE: NTS



SITE LOCATION MAP SCALE: NTS

- GENERAL NOTES**
- PLAN MADE AS PER INSTRUCTIONS OF: DAVID MASON & ASSOCIATES, JAMES GLEATON 123 S. BROAD STREET, PHILADELPHIA, PA 19109 TEL: 215 572 3402
  - PARCEL KNOWN AS: 600 PORT ROYAL AVE, PHILADELPHIA, PA 19128.
  - ATTENTION IS CALLED TO THE ZONING REQUIREMENTS IN THE PHILADELPHIA CODE AS AMENDED. SUBJECT PROPERTY IS LOCATED WITHIN RSD-3 RESIDENTIAL SINGLE FAMILY DETACHED - 3 DISTRICT.
  - THE HORIZONTAL CONTROL NETWORK IS REFERENCED TO THE PENNSYLVANIA SOUTH ZONE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD83). PROPERTY BOUNDARY INFORMATION AND BEARING SYSTEM ARE BASED CITY PLAN #286. THE HORIZONTAL SCALE FACTOR = D.S. X 1.0025 = U.S. SURVEY FEET.
  - THE VERTICAL CONTROL NETWORK IS REFERENCED TO CITY OF PHILADELPHIA DATUM. THE CONVERSION FACTOR BETWEEN CITY DATUM AND THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVDS88) IS +4.57 FEET.
- PROJECT BENCHMARK:**
- 11' 404.48' (CITY OF PHILADELPHIA DATUM).
- FIELD SURVEY WAS PERFORMED BY RODRIGUEZ CONSULTING, LLC BETWEEN AUGUST 24<sup>TH</sup> AND SEPTEMBER 9<sup>TH</sup>, 2022.
  - ALL DIMENSIONS ARE SHOWN IN UNITED STATES SURVEY FEET UNLESS DESIGNATED "DS" TO DENOTE PHILADELPHIA DISTRICT STANDARD FEET UNITS. PHILADELPHIA DISTRICT STANDARD MEASURE IS USED TO DEFINE PARTY LINES AND PROPERTY LINES IN EACH BLOCK.
  - UNLESS SPECIFICALLY STATED OR SHOWN HEREON TO THE CONTRARY, THIS SURVEY IS MADE SUBJECT TO AND DOES NOT LOCATE OR DELINEATE:
    - BUILDING SETBACK LINES, ZONING REGULATIONS OR LINES ESTABLISHED BY ANY FEDERAL, STATE OR LOCAL AGENCY WHICH MAY AFFECT THE BUILDING OR DEVELOPMENT POTENTIAL OF THE SUBJECT PROPERTY.
    - ANY SUBSURFACE OR SUBTERRANEAN CONDITION, SUBSURFACE UTILITIES, EASEMENTS OR RIGHTS INCLUDING, BUT NOT LIMITED TO, MINERAL OR MINING RIGHTS, OR THE LOCATION OF OR RIGHTS TO ANY SUBSURFACE STRUCTURES, CONTAINERS OR FACILITIES OR ANY OTHER NATURAL OR MAN-MADE SUBSURFACE CONDITION WHICH MAY OR MAY NOT AFFECT THE USE OR DEVELOPMENT POTENTIAL OF THE SUBJECT PROPERTY.
  - UTILITIES ARE TAKEN FROM PUBLIC RECORD. THE CONTRACTOR MUST VERIFY THE EXACT LOCATION AND DEPTH.
  - IN SOME INSTANCES, UTILITIES ARE TAKEN FROM SURFACE OBSERVATION OF THE SITE, UTILITIES AS SHOWN ARE APPROXIMATE AND MAY OR MAY NOT BE COMPLETE.
  - LOCATIONS OF ON-SITE UTILITIES AS SHOWN ON THIS PLAN HAVE BEEN TAKEN FROM EXISTING UTILITY RECORDS AVAILABLE AND FROM SURFACE OBSERVATION OF THE SITE AT THE TIME THESE PLANS WERE PREPARED. THE LOCATIONS ARE APPROXIMATE, AND MAY OR MAY NOT BE COMPLETE. THE NATURE AND EXACT LOCATION OF EXISTING UTILITIES SHOULD BE VERIFIED PRIOR TO INITIATING ANY ACTIVITY THAT MAY AFFECT THEIR USE OR LOCATION.
  - COMPLETENESS OF LOCATION OF UNDERGROUND UTILITIES AND STRUCTURES IS NOT GUARANTEED.
  - THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT OR COMPLETE TITLE REPORT AND IS NOT INTENDED TO GUARANTEE OWNERSHIP. THERE MAY EXIST RIGHT-OF-WAYS, EASEMENTS, CONDEMNATIONS, OR OTHER ISSUES THAT MAY AFFECT THE DEVELOPMENT OF THIS PARCEL.
  - WE ARE NOT EXPERTS IN THE DETECTION AND/OR IDENTIFICATION OF POTENTIALLY HAZARDOUS SOILS AND SUBSTANCES; THEREFORE, THIS PLAN DOES NOT PURPORT TO LOCATE OR REVEAL SAME.
  - VAULTS, IF ANY, BELOW SURFACE NOT SHOWN HEREON.
  - ONLY COPIES FROM THE ORIGINAL OF THIS PLAN, CLEARLY MARKED WITH APPROPRIATE PROFESSIONAL'S SEAL SHALL BE CONSIDERED TO BE VALID COPIES. THIS CORPORATION AND/OR ITS EMPLOYEES ARE NOT LIABLE FOR ERRORS OR OMISSIONS RESULTING FROM THIS CORPORATION'S SEAL.
  - THIS PLAN DOES NOT SHOW, OR INTEND TO SHOW, ANY NON-RECORDED EASEMENTS OR RIGHT-OF-WAY.

REBUILD - AL PEARLMAN ATHLETIC FIELDS  
 600 PORT ROYAL AVENUE  
 PHILADELPHIA, PA 19128

Professional Seal:

This document is only part of the total contract and/or construction document package. Other documents could contain information that may not be depicted here. The general contractor is responsible to provide all access with all information and documents pertaining to the complete scope of work.

No.	Description	Date
6	BIDDING ADDENDUM 03	4/11/23
4	BIDDING ADDENDUM 02	3/30/23
3	BIDDING ADDENDUM 01	3/16/23
2	ERSA RESUBMISSION	3/16/23
1	AVOIDANCE OF PWD STRUCTURES	2/13/23

Sheet Title:  
**GRADING PLAN**

Date: 12/15/2022  
 Project Number: 2022112-00  
 Designed By: ABE  
 Drawn By: DAL  
 Checked By: JCG

Sheet Number:  
**C400**



PENNSYLVANIA ACT 387 REQUIRES NOTIFICATION OF EXCAVATORS, DESIGNERS, OR ANY OTHER PERSONS TO NOTIFY THE CARRIERS SURVEY APPROVER IN THE COMMONWEALTH.  
 PWD TRACKING NUMBER: FY23-ALPE-7263-01