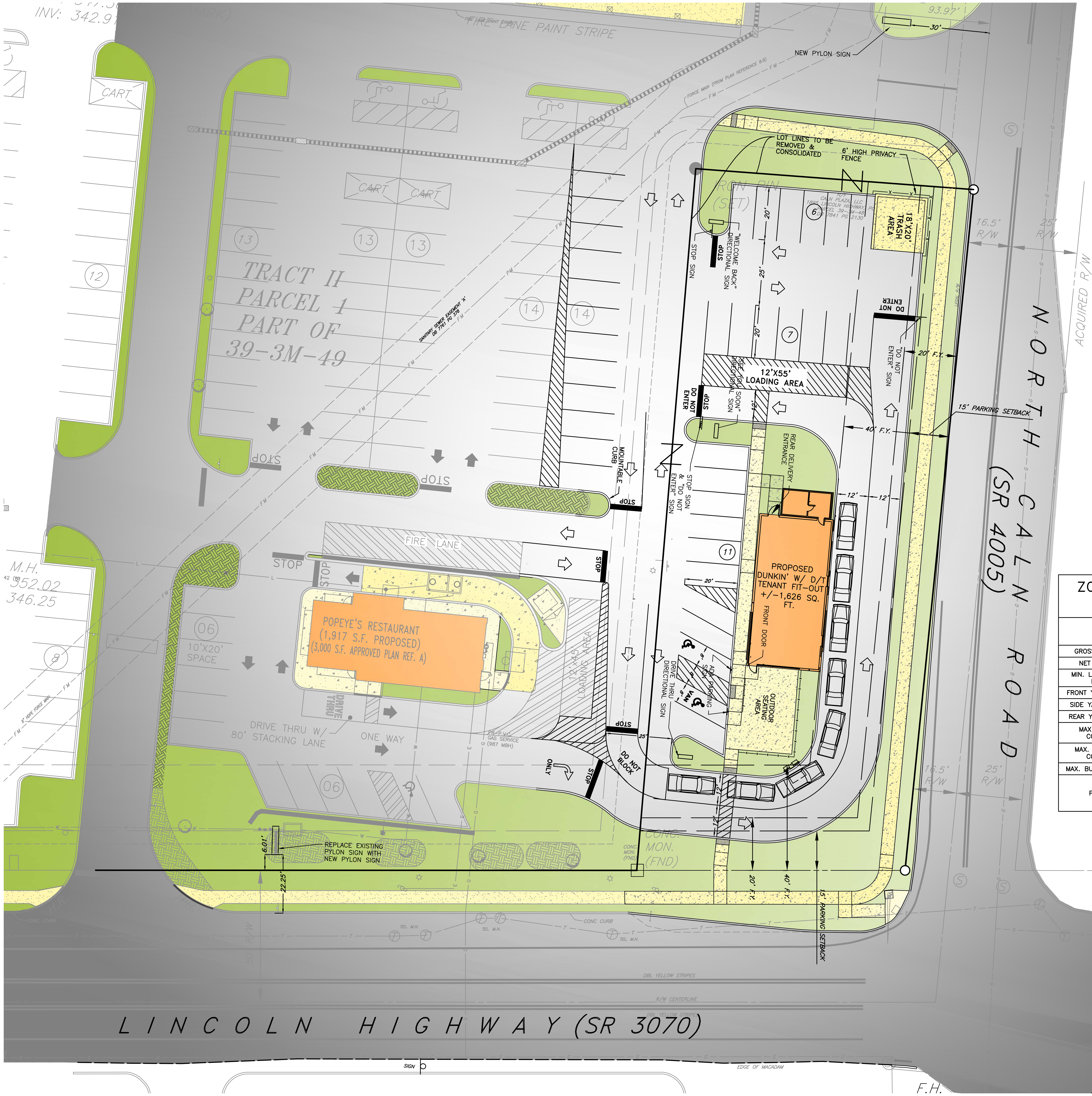
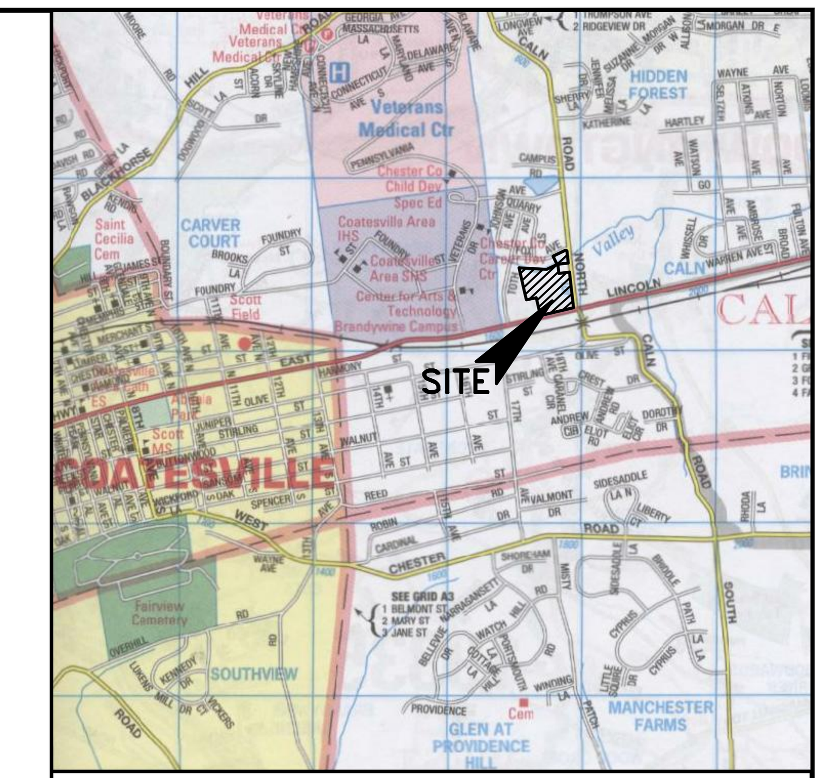


STORMWATER REQUIREMENTS:

1. PER SWM ORDINANCE SECTION 135-305.A POST-CONSTRUCTION TOTAL RUNOFF SHALL NOT EXCEED THE PRE-DEVELOPMENT TOTAL RUNOFF VOLUME FOR ALL STORMS EQUAL TO OR LESS THAN THE TWO-YEAR, TWENTY-FOUR-HOUR DESIGN STORM.
2. PER SWM ORDINANCE SECTION 135-306.C, FOR REGULATED ACTIVITIES INVOLVING RE-DEVELOPMENT, WHICHEVER IS LESS OF THE FOLLOWING VOLUME OPTIONS SHALL BE INFILTRATED:
   - 2.1. THE VOLUME OF A MINIMUM OF ONE INCH OF RUNOFF FROM ALL PROPOSED IMPERVIOUS SURFACES; OR
   - 2.2. THE TOTAL WATER QUALITY AND RUNOFF VOLUME REQUIRED IN SECTION 135-305
3. PER SWM ORDINANCE SECTION 135-308.A STORM WATER PEAK RATE CONTROLS:
   - 3.1. 2-YEAR POST < 2-YEAR PRE
   - 3.2. 5-YEAR POST < 5-YEAR PRE
   - 3.3. 10-YEAR POST < 10-YEAR PRE
   - 3.4. 25-YEAR POST < 25-YEAR PRE
   - 3.5. 50-YEAR POST < 50-YEAR PRE
   - 3.6. 100-YEAR POST < 100-YEAR PRE
4. PER SWM ORDINANCE SECTION 135-308.C, FOR REGULATED ACTIVITIES INVOLVING ONLY RE-DEVELOPMENT, NO PEAK FLOW RATE CONTROLS ARE REQUIRED WHEN AND ONLY IF THE TOTAL PROPOSED IMPERVIOUS IS AT LEAST 20% LESS THAN THE TOTAL EXISTING IMPERVIOUS SURFACE AREA TO BE DISTURBED BY THE REGULATED ACTIVITY.
5. PER SWM ORDINANCE SECTION 135-309.D(2), FOR REGULATED ACTIVITIES INVOLVING RE-DEVELOPMENT, THE FOLLOWING GROUND COVER ASSUMPTIONS SHALL BE USED:
   - 5.1. FOR AREAS THAT ARE NOT WOODS OR IMPERVIOUS SURFACES, PRE-DEVELOPMENT CALCULATIONS SHALL ASSUME GROUND COVER OF "MEADOW".
   - 5.2. FOR AREA THAT ARE IMPERVIOUS SURFACES, PRE-DEVELOPMENT CALCULATIONS SHALL ASSUMES AT LEAST 20% OF THE EXISTING IMPERVIOUS SURFACE AREA TO BE DISTURBED AS "MEADOW" GROUND COVER.



LOCATION MAP
SCALE: 1"=2,000'

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ZONING NOTES:

1. PER ZONING ORDINANCE SECTION 155-27.C(8) USES BY CONDITIONAL USE. COMMERCIAL DRIVE-THROUGH ESTABLISHMENTS, SUBJECT TO SECTION 155-79 OF THE CODE.
2. PER ZONING ORDINANCE SECTION 155-79.B(5) THE SIDE AND REAR LOT LINES OF THE COMMERCIAL DRIVE-THROUGH ESTABLISHMENT SHALL BE ADEQUATELY SCREEN WITH A TEN (10) FOOT WIDE LANDSCAPE BUFFER YARD.
3. PER ZONING ORDINANCE SECTION 155-79.B(7) THE APPLICANT SHALL SUBMIT A TRAFFIC STUDY TO SUPPORT THE LOCATION OF ALL PROPOSED MEANS OF INGRESS AND EGRESS. THE APPLICANT SHALL OBTAIN A PENNDOT HIGHWAY OCCUPANCY PERMIT OR A CALN TOWNSHIP ROAD OCCUPANCY PERMIT AS A CONDITION PRECEDENT TO APPLICATION APPROVAL.
4. PER ZONING ORDINANCE SECTION 155-79.B(9) A STACKING OR PRE-SERVICE LANE, MEASURING AT LEAST 10 FEET IN WIDTH AND 6 0FEET IN LENGTH, SHALL BE PROVIDED FOR EACH SERVICE LANE OR BAY FOR A COMMERCIAL DRIVE-THROUGH ESTABLISHMENT.
5. PER ZONING ORDINANCE SECTION 155-79.B(13) EXTERIOR STORAGE AREAS FOR TRASH AND RUBBISH SHALL BE PROPERLY SCREENED WITH SECURED FENCING AND LANDSCAPING MATERIALS. NO SUCH STORAGE AREA WILL BE PERMITTED WITHIN 25 FEET FROM ANY LOT LINE.
6. PER ZONING ORDINANCE SECTION 155-79.B(14) ALL EXTERIOR SPEAKER, MICROPHONE, OR INTERCOM SYSTEMS SHALL BE DESIGNED THAT AUDIBLE SOUNDS ARE REDUCED BY 80% FROM THE SOURCE TO ANY PROPERTY LINES.
7. PER ZONING ORDINANCE SECTION 155-79.B(15) THE LIGHTING FACILITIES SHALL BE DESIGNED IN A MANNER SO THE ILLUMINATION DOES NOT EXCEED 0..5 FOOTCANDLE, AS MEASURED AT THE PROPERTY LINES, EXCEPT AT THE DRIVEWAY ENTRANCES, PROVIDED THE ILLUMINATION AT THE CARTWAY CENTER LINE OF THE CONTIGUOUS STREET SHALL NOT EXCEED 1.0 FOOTCANDLE.

CONDITIONAL USE NOTES PER SECTION 155-79.C:

THE FOLLOWING SHALL BE SUBMITTED AS PART OF THE CONDITIONAL USE APPLICATION:

1. A PRELIMINARY UTILITY PLAN SHOWING HOW THE SITE WILL BE SERVICED.
2. A PRELIMINARY LANDSCAPE PLAN SHOWING HOW THE BUFFER YARDS AND OTHER LANDSCAPING ENHANCEMENTS WILL BE INCORPORATED WITH THE SITE.
3. A PRELIMINARY GRADING PLAN.
4. ARCHITECTURAL RENDERINGS OF THE PROPOSED BUILDING ELEVATIONS AND PLAN VIEWS.
5. A PRELIMINARY LIGHTING PLAN SHOWING LOCATION AND INTENSITY OF THE PROPOSED LIGHTING WITHIN THE PROPERTY TO A POINT 50 FEET BEYOND THE PERIMETER OF THE PROPERTY LINE.
6. A TRAFFIC IMPACT STUDY.
7. AN ENVIRONMENTAL IMPACT ASSESSMENT REPORT.

ZONING: C-1 HIGHWAY COMMERCIAL DISTRICT (COMBINED LOTS)

	REQUIRED PER C-1	REQUIRED PER ZONE 2 HIGHWAY OVERLAY	EXISTING (SHOPPING CENTER PARCEL)	EXISTING (DUNKIN PARCEL)	PROPOSED (DUNKIN PARCEL)	PROPOSED OVERALL
GROSS LOT AREA	-	-				
NET LOT AREA	50,000 S.F.	43,560 S.F.	359,658 S.F.	27,289 S.F.	27,289 S.F.	386,947 S.F.
MIN. LOT WIDTH AT B.S.B.L	200 FT.	80 FT.	335 FT.	263 FT.	263 FT.	335 FT.
FRONT YARD SETBACK	40 FT.	20 FT.	40 FT.	40 FT.	40 FT.	20 FT.
SIDE YARD SETBACK	20 FT. EACH	10 FT.	20 FT.	20 FT.	20 FT.	10 FT.
REAR YARD SETBACK	40 FT.	5 FT.	-	40 FT.	40 FT.	40 FT.
MAX. BUILDING COVERAGE	40%	50%	17.9% (64,443 S.F.)	22.59% (6,165.74 S.F.)	5.96% (1,626 S.F.)	17.07% (66,069 S.F.)
MAX. IMPERVIOUS COVERAGE	70%	80%	65% (233,486 S.F.)	72.34%* (19,739.79 S.F.)	67.99% (18,554.22 S.F.)	65.14% (252,040.22 S.F.)
MAX. BUILDING HEIGHT	35 FT.	60 FT.	<35 FT.	<35 FT.	<35 FT.	<35 FT.
PARKING	1 SPACES PER 200 S.F.	1 SPACES PER 200 S.F.	192 SPACES	17 SPACES	25 SPACES	217 SPACES

* EXISTING NON-CONFORMANCE

VARIANCES GRANTED BY THE CALN TOWNSHIP ZONING HEARING BOARD ON DECEMBER 17TH, 2019:

1. RELIEF FROM SECTION 155-79.B(13) TO PERMIT THE PROPOSED EXTERIOR STORAGE AREA TO BE LOCATED APPROXIMATELY 16.8 FEET FROM THE EASTERN PROPERTY LINE OF THE PROPERTY, WHERE 25 FEET ARE REQUIRED.
2. RELIEF FROM SECTION 155-149.B(3) TO PERMIT A FREESTANDING PYLON SIGN WITH A SIGN AREA OF 140 SQUARE FEET ON THE LINCOLN HIGHWAY FRONTAGE OF THE PROPERTY, WHERE 100 SQUARE FEET IS PERMITTED.

NOTES:

1. THIS PLAN DOES NOT REPRESENT AN ACTUAL FIELD SURVEY.
2. PROPERTY BOUNDARY TAKEN FROM TAX MAPS, PREVIOUS PLANS AND AVAILABLE DEEDS. NO WARRANTY IS EXPRESSED OR IMPLIED. LINEWORK IS APPROXIMATE AND WILL BE VERIFIED AT THE TIME OF A BOUNDARY SURVEY.
3. THIS PROPERTY MAY BE SUBJECT TO A RIGHT-OF-WAY TAKING. NO PROVISIONS FOR RIGHT-OF-WAYS HAVE BEEN PROVIDED.
4. ZONING INFORMATION SHOULD BE CONSIDERED APPROXIMATE, FOR PLANNING PURPOSES.
5. ZONING OR SALDO RELIEF MAY BE REQUIRED.
6. THE PROPERTY SHOWN ON THIS PLAN DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA ("SFHA") INUNDATED BY 100 YEAR FLOOD AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY; THE PROPERTY DOES LIE WITHIN "OTHER AREAS - ZONE X" IDENTIFIED AS COMMUNITY NUMBER 420274, PANEL NUMBER 195 OF 380, MAP NUMBER 42029C0195F, BEARING AN EFFECTIVE DATE OF SEPTEMBER 29, 2006.
7. A TRAFFIC CIRCULATION PLAN SHOULD BE PROVIDED TO ENSURE PROPER CIRCULATION OF REQUIRED DELIVERY VEHICLES.
8. SPECIAL ATTENTION TO THE CALN TOWNSHIP ZONING CODE REGARDING THE 'C1' COMMERCIAL AND "R4" RESIDENTIAL ZONING DISTRICTS AND THE LINCOLN HIGHWAY OVERLAY DISTRICT.
9. SITE SHALL BE SERVICED BY PUBLIC SEWER & WATER.

IMPERVIOUS SURFACE:

1. THERE IS A REDUCTION OF 1,185.57 S.F. (6.01%) OF IMPERVIOUS SURFACE BETWEEN THE POST-DEVELOPMENT CONDITION AND PRE-DEVELOPMENT CONDITION

SOILS TABLE

MAP SYMBOL	SOIL NAME	SLOPES	HYDROLOGIC GROUP	DEPTH TO WATER TABLE	DRAINAGE CHARACTERISTICS	HYDRIC SOIL
UusB	URBAN LAND - UDORTHENTS, LIMESTONE COMPLEX	0 - 8	C / D	6 - 24"	MODERATELY WELL DRAINED	NO

CURRENT OWNER: CALN PLAZA LLC / 1895 LINCOLN HIGHWAY, LP
ADDRESS: 491 OLD YORK ROAD, SUITE 200
JENKINTOWN, PENNSYLVANIA 19046

SITE ADDRESS: CALN PLAZA
1847-1855 E. LINCOLN HIGHWAY
COATESVILLE, PENNSYLVANIA 19320
CALN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA
TAX PARCEL NUMBER: 39-3M-37.2, 39-3M-48, & 39-3M-49
DEED BOOK 7841 - PAGE 2130

REGISTERED PROFESSIONAL ENGINEER
COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — ROBERT E. BLUE, JR. — ENGINEER No. PE26169-E
2/18/2020
ROBERT E. BLUE JR. (DATE)
LICENSE NO. 26169-E

PROFESSIONAL LAND SURVEYOR
COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — ROBERT E. BLUE, JR. — LAND SURVEYOR No. SU1323A
2/18/2020
ROBERT E. BLUE JR. (DATE)
LICENSE NO. SU1323A

REVISIONS
1) 2020-02-14; REV. PER TRAFFIC CIRCULATION

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GRAPHIC SCALE: 0 20 40 60 80

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consulting engineers, p
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tel: (610)-277-9441 fax: (610)-277-9897
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SKETCH PLAN

DUNKIN DONUTS
E. LINCOLN HIGHWAY
CALN TOWNSHIP, CHESTER COUNTY
PENNSYLVANIA

PREPARED FOR
PINTZUK/BROWN REALTY GROUP, LLC
491 OLD YORK ROAD, SUITE 200
JENKINTOWN, PENNSYLVANIA 19046

DRAWN BY:	CHECKED BY:	SCALE:
DJG	REB	1"=20'
DATE: 2019-11-19	JOB NUMBER: 1750-2DD	SHEET NUMBER: 1 of 6

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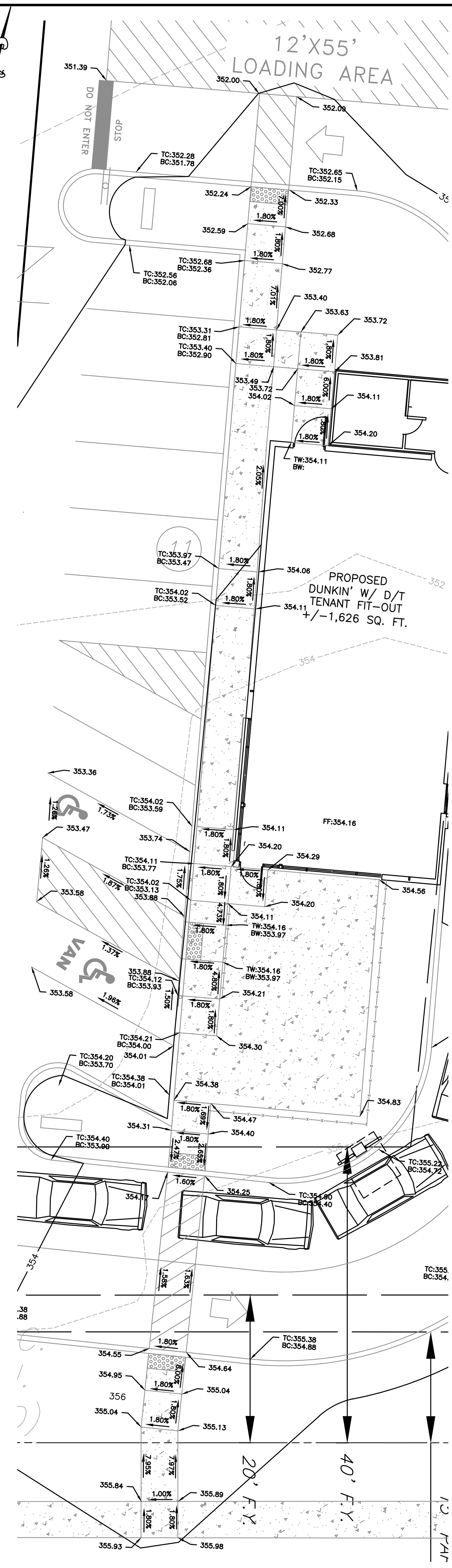
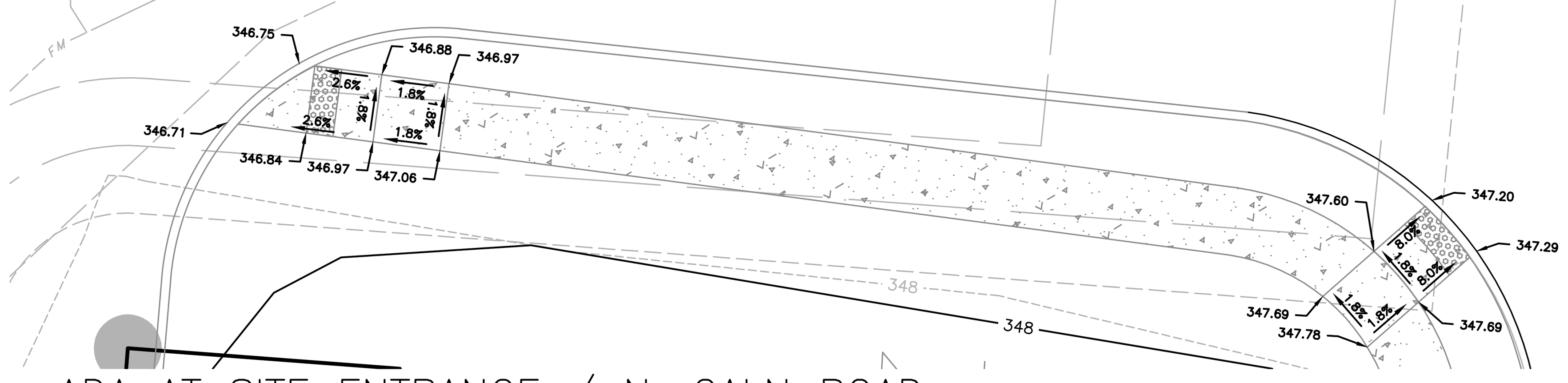
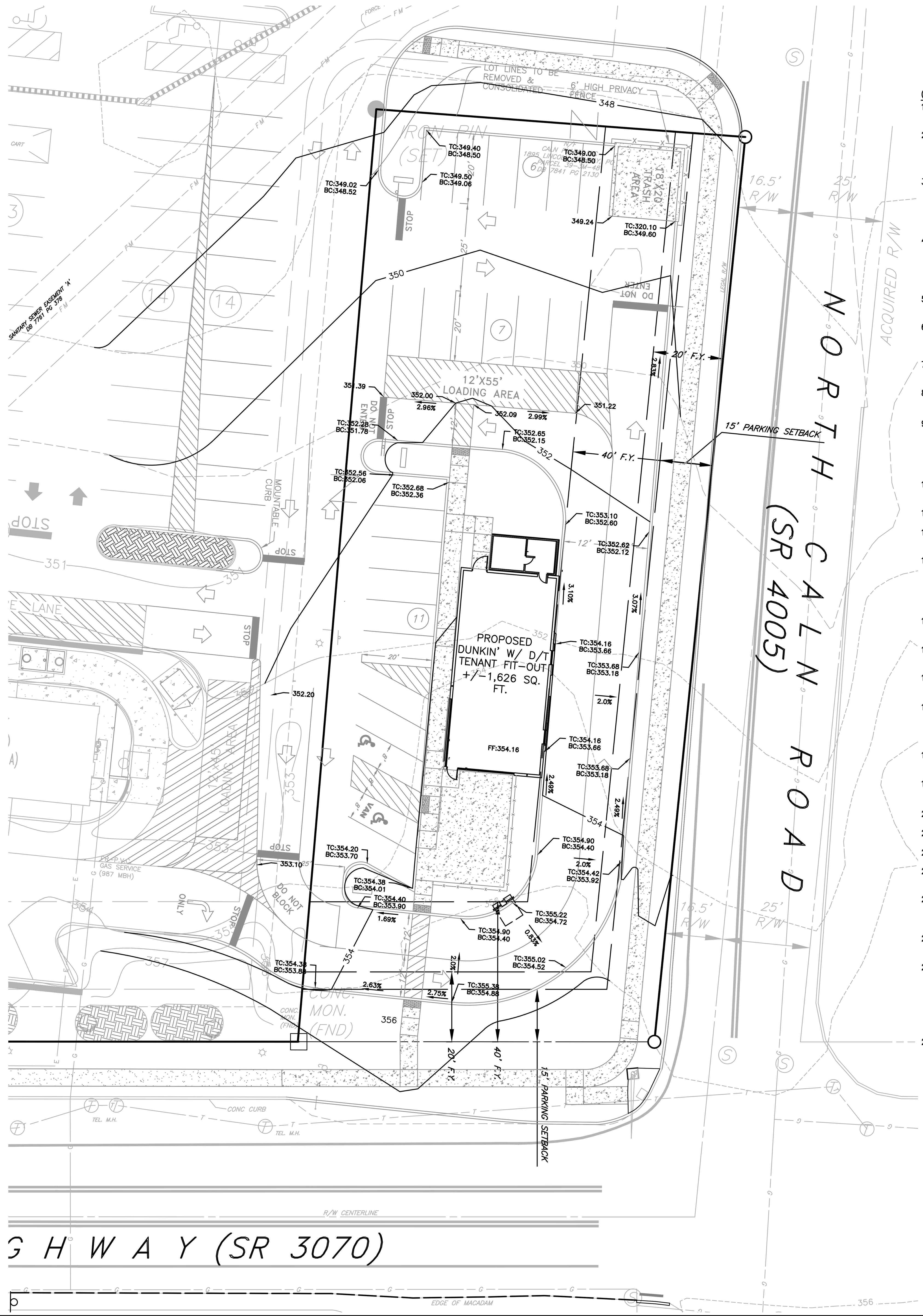
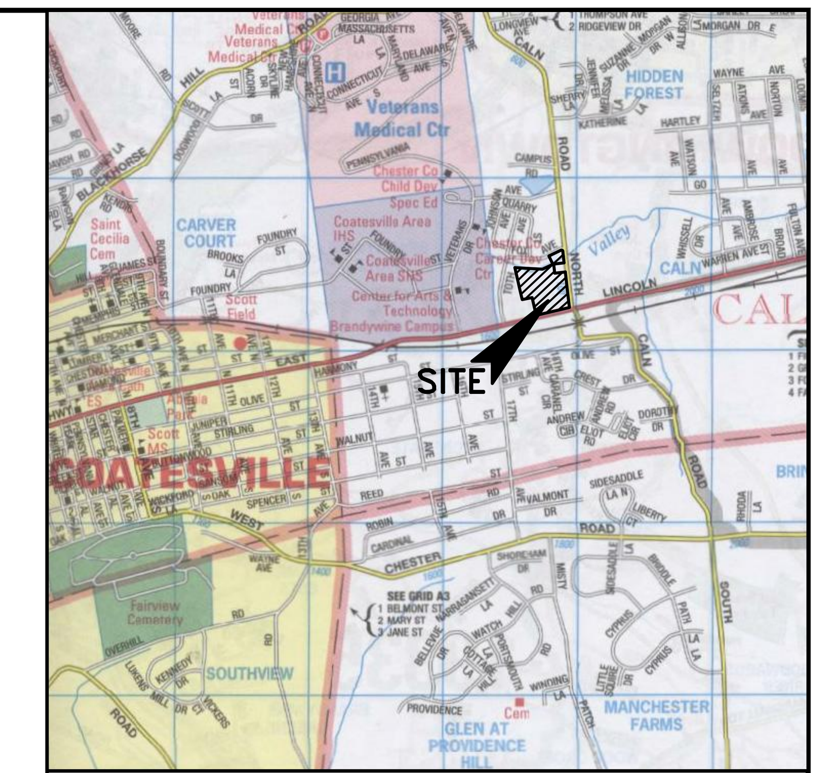


ADA PARKING & BUILDING ENTRANCE
SCALE: 1" = 10'



ADA AT SITE ENTRANCE / N. CALN ROAD
SCALE: 1" = 10'





LOCATION MAP
SCALE: 1"=2,000'

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GENERAL NOTES:

1. CONTRACTOR TO COORDINATE WITH UTILITY SERVICE PROVIDERS TO ENSURE PROPER COVERAGE OVER EXISTING AND PROPOSED UNDERGROUND UTILITIES, AND PROPER CLEARANCE PROVIDED UNDER EXISTING OVERHEAD UTILITIES.

2. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING AND PROPOSED UTILITY LOCATIONS PRIOR TO CONSTRUCTION. THE UNDERGROUND UTILITIES SHOWN ARE PLOTTED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. CONTRACTOR SHALL RELOCATE ANY EXISTING UTILITIES FOUND TO BE IN CONFLICT WITH PROPOSED IMPROVEMENTS.

3. ALL IMPROVEMENTS IN STATE RIGHTS OF WAYS NOT LIMITED TO DRIVEWAY ACCESS, CROSSWALKS, CURBING, AND ADA RAMPS ARE SHOWN SCHEMATICALLY. ALL CONSTRUCTION WORK AND MATERIALS SHALL COMPLY WITH PADOT SPECIFICATIONS (PUB. 408/2016 LATEST REVISION) AS AMENDED AND STANDARD DETAILS, WITH APPLICABLE FEDERAL, STATE AND MUNICIPAL CODES AND WITH OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) STANDARDS. IN THE CASE OF CONFLICTING CONSTRUCTION STANDARDS THE GREATER OR MORE STRINGENT STANDARD SHALL APPLY.

4. ALL IMPROVEMENTS OUTSIDE STATE RIGHTS OF WAYS NOT LIMITED TO DRIVEWAY ACCESS, CROSSWALKS, CURBING, AND ADA RAMPS ARE SHOWN SCHEMATICALLY. ALL IMPROVEMENTS, CONSTRUCTION WORKS, AND MATERIALS SHALL BE ACCORDANCE TO MUNICIPAL SPECIFICATIONS AND DESIGN STANDARDS AND/OR PADOT SPECIFICATIONS (PUB. 408/2016 LATEST REVISION) AS AMENDED AND STANDARD DETAILS, WITH OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) STANDARDS. IN THE CASE OF CONFLICTING CONSTRUCTION STANDARDS THE GREATER OR MORE STRINGENT STANDARD SHALL APPLY.

5. CONTRACTOR SHALL ENSURE THAT ALL NECESSARY PERMITS AND APPROVALS HAVE BEEN OBTAINED PRIOR TO COMMENCEMENT OF ANY SITE CONSTRUCTION ACTIVITIES.

6. CONTRACTOR SHALL VERIFY ALL DIMENSIONS, INVERTS, ELEVATIONS AND EXISTING CONDITIONS PRIOR TO PROCEEDING WITH THE WORK. VARIATIONS BETWEEN THE DRAWINGS AND ACTUAL FIELD CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGN ENGINEER AND RESOLVED PRIOR TO PROCEEDING WITH THE WORK.

7. IN ALL CASES, WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTOR SHALL NOT USE SCALED DIMENSION FOR CONSTRUCTION WITHOUT CONFIRMATION BY THE DESIGN ENGINEER.

8. ALL ENDWALLS, STORM SEWER MANHOLES AND STORM SEWER INLETS SHALL CONFORM TO PADOT SPECIFICATIONS (PUB. 408 – SECTION 605) AND STANDARD DETAILS.

9. ALL STORM SEWER PIPING SHALL BE REINFORCED CONCRETE PIPE, CLASS 3 (R.C.P.) OR HIGH-DENSITY CORRUGATED POLYETHYLENE (H.D.P.E.) TYPE-S (SMOOTH INTERIOR) AND CONFORM TO PADOT SPECIFICATIONS (PUB. 408 – SECTION 601) AND STANDARD DETAILS. ALL UNDERGROUND ROOF DRAINS SHALL BE HIGH-DENSITY CORRUGATED POLYETHYLENE (H.D.P.E.) OR S.D.R. 35 PVC WITH A MINIMUM SLOPE OF 0.02 FT/FT, A MINIMUM DIAMETER OF 6 INCHES AND INSTALLED WITH A MINIMUM OF 18 INCHES OF COVER. WATER TIGHT JOINTS SHALL BE PROVIDED ON ALL STORM SEWER RUNS.

10. THE TOP OF GRATE ELEVATION FOR ALL STORM SEWER INLETS IS FOR THE CENTER OF THE INLET AT THE FACE OF CURB. THE CONTRACTOR IS RESPONSIBLE FOR PROJECTING THE ROADWAY GRADE ALONG THE LENGTH OF THE INLET.

11. ALL INLETS, HEADWALLS AND ENDWALLS SHALL BE STAMPED TO INDICATE "NO DUMPING".

12. ANY SPRING ENCOUNTERED DURING ROADWAY CONSTRUCTION SHALL BE OUT LETTED BY U-DRAIN TO NEAREST STORM SEWER FACILITY OR WATERCOURSE. U-DRAIN PLACEMENT TO BE BY THE DIRECTION OF THE TOWNSHIP ENGINEER.

13. ALL SANITARY SEWER AND WATER FACILITIES SHALL BE CONSTRUCTED AND INSTALLED IN ACCORDANCE WITH WATER & SEWER AUTHORITY SPECIFICATIONS. ALL SANITARY SEWER MAIN/LATERAL CROSSINGS WITH THE WATER LINES SHALL BE INSTALLED WITH A MINIMUM 18 INCHES VERTICAL CLEARANCE OR, IF THE CLEARANCE CANNOT BE OBTAINED, A CONCRETE ENCASEMENT SHALL BE INSTALLED ON THE SANITARY SEWER MAIN/LATERAL. A MINIMUM 10-FOOT HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN SANITARY SEWER MAIN/LATERALS, WATER LINES AND PROPOSED/EXISTING TREES.

14. ALL SANITARY SEWER LATERALS SHALL BE S.D.R. 35 P.V.C., A MINIMUM OF 6" IN DIAMETER AND LAID ON A SLOPE OF NOT LESS THAN 1/4 INCH PER FOOT.

15. THE BURYING OF TREES, STUMPS AND CONSTRUCTION DEBRIS IS PROHIBITED. TREES AND STUMPS MAY BE GROUND UP AND USED AS MULCH, WHERE APPLICABLE. ALL CONSTRUCTION DEBRIS MUST BE REMOVED FROM THE SITE AND PROPERLY DISPOSED OF.

16. ACCESSIBLE PARKING SPACES AND CURB RAMPS SHALL BE CONSTRUCTED TO COMPLY WITH THE CURRENT ADA STANDARDS FOR ACCESSIBLE DESIGN, ICC/ANSI ACCESSIBLE AND USABLE BUILDING AND FACILITIES STANDARDS AND PADOT CONSTRUCTION STANDARDS RC-67M.

17. PROPOSED SPOT ELEVATIONS ALONG THE CURB ARE BOTTOM FACE OF CURB ELEVATIONS UNLESS OTHERWISE NOTED. REFER TO CURB DETAILS FOR CURB REVEAL HEIGHTS TO CALCULATE TOP OF CURB ELEVATIONS. CURB RADII 5' UNLESS OTHERWISE NOTED. PROPOSED FIRST FLOOR ELEVATIONS ARE TOP OF SLAB ELEVATIONS AND SHALL BE VERIFIED AND ADJUSTED IN THE FIELD AT THE TIME OF CONSTRUCTION TO PROVIDE POSITIVE SLOPE AWAY FROM THE ALL BUILDINGS.

18. ALL AREAS SHALL BE PROPERLY GRADED TO ENSURE PROPER DRAINAGE FLOW TO NEAREST INLET OR WATERCOURSE WITHOUT PONDING OR OBSTRUCTION.

19. THE LOCATION OF THE CLEANOUTS/ACCESS POINTS OF THE UNDERGROUND STORMWATER FACILITIES NEEDS TO BE VERIFIED IN THE FIELD BY THE APPLICANT'S SURVEY CREW.

20. SOIL COMPACTION TESTING DURING CONSTRUCTION IS REQUIRED.

21. STORM SEWER FACILITIES SHALL BE INSTALLED IN ACCORDANCE WITH MUNICIPAL'S SPECIFICATIONS.

22. MUNICIPAL INSPECTION OF THE MATERIALS AND CONSTRUCTION PRACTICES FOR ALL UTILITIES IS REQUIRED DURING CONSTRUCTION.

23. CABLE TELEVISION LINES SHALL BE INSTALLED UNDERGROUND PARALLEL WITH UNDERGROUND TELEPHONE AND ELECTRIC LINE. CABLE TELEVISION LINES HAVE NOT BEEN SHOWN FOR CLARITY.

24. RELOCATED OVERHEAD SERVICE CONDUCTORS MUST MAINTAIN A VERTICAL CLEARANCE TO FINAL GRADE OF 18 FEET OVER PUBLIC STREETS, ALLEYS, ROADS, PARKING AREAS SUBJECT TO TRUCK TRAFFIC, DRIVEWAYS ON OTHER THAN RESIDENTIAL PROPERTIES, AND OTHER AREAS TRAVERSED BY VEHICLES. (IN ACCORDANCE WITH NEC ARTICLE 230.24(B)(4)).

25. CONTRACTOR TO VERIFY FUNCTIONALITY OF EXISTING STORM SEWER FACILITIES, AND CLEAN OUT AND/OR REPAIR AS NECESSARY TO RESTORE FUNCTIONALITY OF THE SYSTEM.

26. HORIZONTAL SEPARATION – WHENEVER POSSIBLE, SEWERS SHOULD BE LAID AT LEAST 10 FEET, HORIZONTALLY, FROM ANY EXISTING OR PROPOSED WATER MAINS. SHOULD LOCAL CONDITIONS PREVENT A LATERAL SEPARATION OF 10 FEET, A SEWER MAY BE LAID CLOSER THAN 10 FEET TO A WATER MAIN IF:
   - 26.1. IT IS LAID IN A SEPARATE TRENCH; OR IF
   - 26.2. IT IS LAID IN THE SAME TRENCH, WITH THE WATER MAIN LOCATED AT ONE SIDE OF A BENCH OF UNDISTURBED EARTH; AND IF
   - 26.3. IN EITHER CASE THE ELEVATION OF THE TOP (CROWN) OF THE SEWER IS AT LEAST 18 INCHES BELOW THE BOTTOM (INVERT) OF THE WATER MAIN.

27. VERTICAL SEPARATION – WHENEVER SEWERS MUST CROSS UNDER WATER MAINS, THE SEWER SHALL BE LAID AT SUCH AN ELEVATION THAT THE TOP OF THE SEWER IS AT LEAST 18 INCHES BELOW THE BOTTOM OF THE WATER MAIN. WHEN THE ELEVATION OF THE SEWER CANNOT BE VERIFIED TO MEET THE ABOVE REQUIREMENTS, THE WATER MAIN SHALL BE RELOCATED TO PROVIDE THIS SEPARATION, FOR A DISTANCE OF 10 FEET EXTENDING ON EACH SIDE OF THE SEWER. IF POSSIBLE, ONE FULL LENGTH OF WATER MAIN SHOULD BE CENTERED OVER THE SEWER SO THAT BOTH JOINTS WILL BE AS FAR FROM THE SEWER AS POSSIBLE. THE WATER MAIN SHOULD BE CONSTRUCTED OF SLIP-ON OR MECHANICAL-JOINT CAST IRON PIPE, PVC PIPE, OR PRE-STRESSED CONCRETE CYLINDER PIPE AND THE SEWER CONSTRUCTED OF MECHANICAL-JOINT CAST-IRON PIPE FOR ANY PORTION WITHIN 10 FEET OF THE WATER MAIN. BOTH SERVICES SHALL BE PRESSURE TESTED TO ASSURE WATERTIGHTNESS PRIOR TO BACKFILLING. WHERE LESS THAN AN 18" VERTICAL SEPARATION EXISTS BETWEEN THE WATER AND SEWER LINE, THE SEWER LINE MAY BE CONCRETE ENCASED 10 FEET ON EITHER SIDE OF THE WATER MAIN. IF POSSIBLE, SEWERS CROSSING WATER MAINS SHALL BE CONSTRUCTED SO THAT THE SEWER JOINTS WILL BE EQUIDISTANT AND AS FAR AS POSSIBLE FROM THE WATER MAIN JOINTS. WHERE A WATER MAIN CROSSES UNDER A SEWER, ADEQUATE STRUCTURAL SUPPORT SHALL BE PROVIDED FOR THE SEWER TO PREVENT DAMAGE TO THE WATER MAIN.

REGISTERED PROFESSIONAL ENGINEER	PROFESSIONAL LAND SURVEYOR
COMMONWEALTH OF PENNSYLVANIA / REGISTERED PROFESSIONAL / ROBERT E. BLUE, JR. / ENGINEER / No. PE26169-E	COMMONWEALTH OF PENNSYLVANIA / REGISTERED PROFESSIONAL / ROBERT E. BLUE, JR. / LAND SURVEYOR / No. SU1323A
2/18/2020	2/18/2020
ROBERT E. BLUE JR. (DATE)	ROBERT E. BLUE JR. (DATE)
LICENSE NO. 26169-E	LICENSE NO. SU1323A

REVISIONS
1) 2020-02-14; REV. PER TRAFFIC CIRCULATION

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GRAPHIC SCALE
0 20 40 60 80

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GRADING PLAN

DUNKIN DONUTS
E. LINCOLN HIGHWAY
CALN TOWNSHIP, CHESTER COUNTY
PENNSYLVANIA

PREPARED FOR
PINTZUK/BROWN REALTY GROUP, LLC
491 OLD YORK ROAD, SUITE 200
JENKINTOWN, PENNSYLVANIA 19046

DRAWN BY:	CHECKED BY:	SCALE:
DJG	REB	1"=20'
DATE:	JOB NUMBER:	SHEET NUMBER:
2019-11-19	1750-2DD	2 of 6

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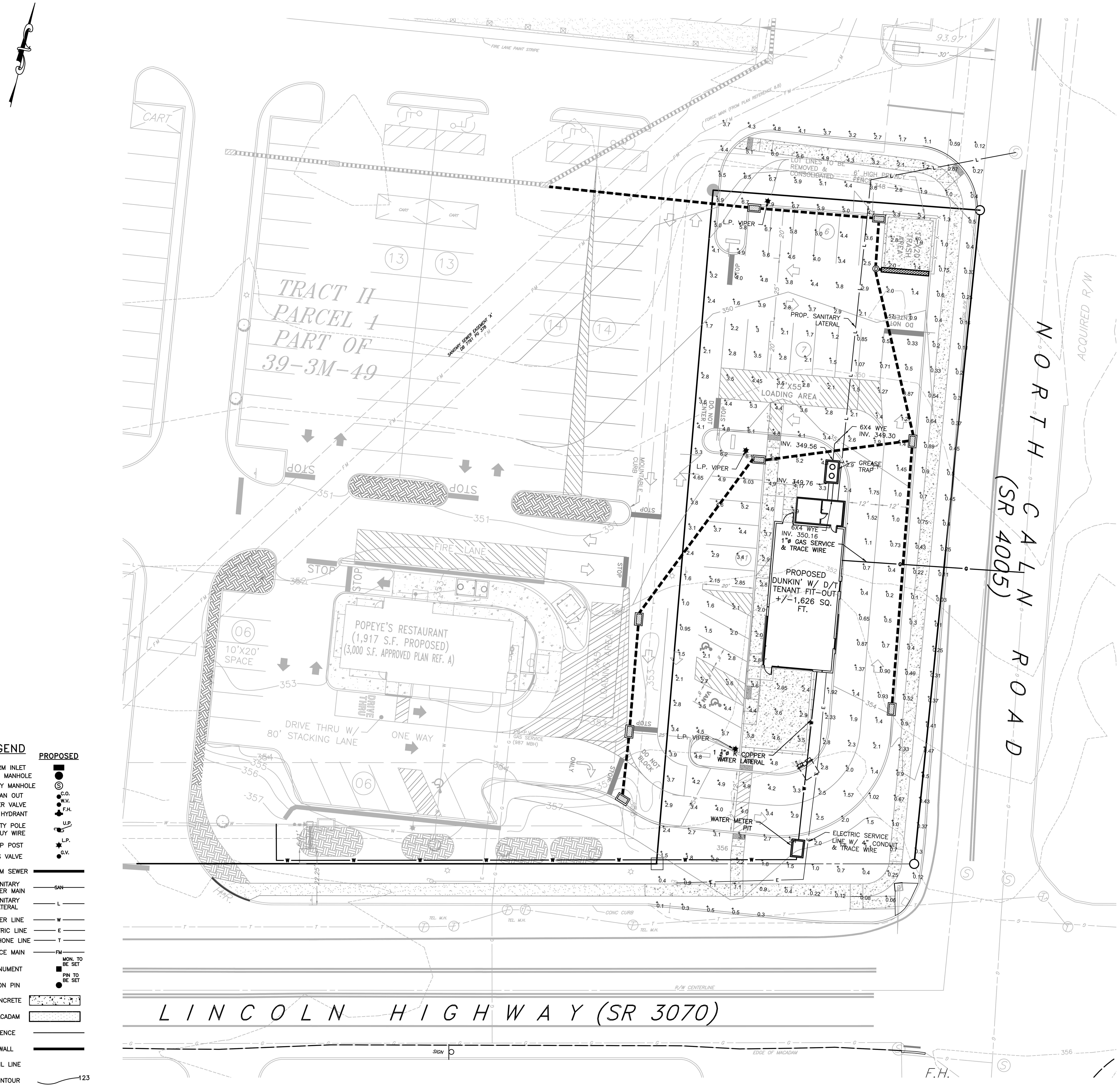

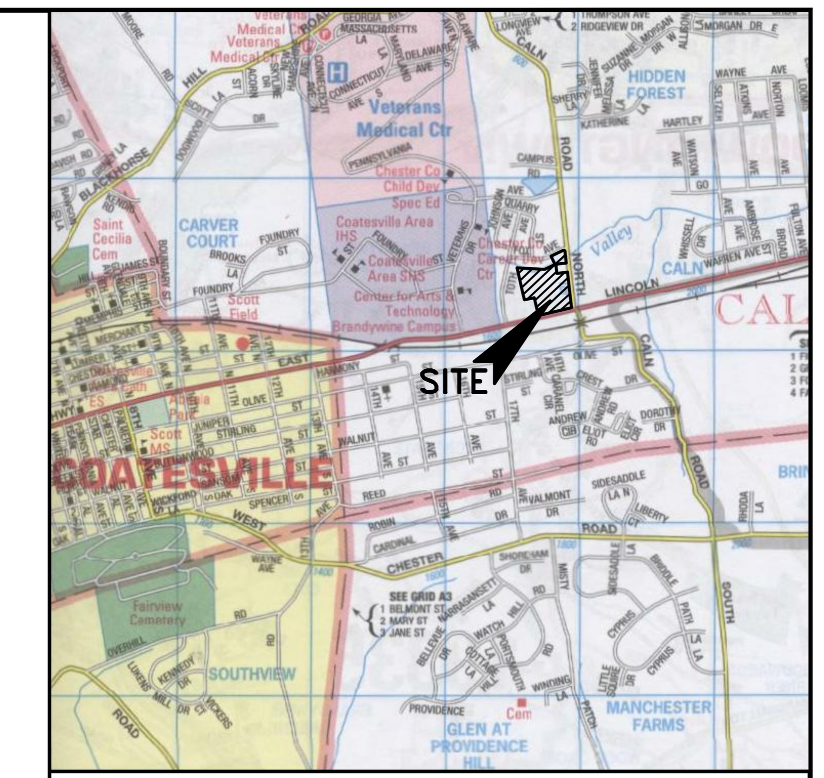

LOCATION MAP
SCALE: 1"=2,000'

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GENERAL NOTES:

1. CONTRACTOR TO COORDINATE WITH UTILITY SERVICE PROVIDERS TO ENSURE PROPER COVERAGE OVER EXISTING AND PROPOSED UNDERGROUND UTILITIES, AND PROPER CLEARANCE PROVIDED UNDER EXISTING OVERHEAD UTILITIES.
2. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING AND PROPOSED UTILITY LOCATIONS PRIOR TO CONSTRUCTION. THE UNDERGROUND UTILITIES SHOWN ARE PLOTTED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. CONTRACTOR SHALL RELOCATE ANY EXISTING UTILITIES FOUND TO BE IN CONFLICT WITH PROPOSED IMPROVEMENTS.
3. ALL IMPROVEMENTS IN STATE RIGHTS OF WAYS NOT LIMITED TO DRIVEWAY ACCESS, CROSSWALKS, CURBING, AND ADA RAMPS ARE SHOWN SCHEMATICALLY. STATE RIGHT OF WAY IMPROVEMENTS SHALL BE DESIGNED AND SUBMITTED BY TRAFFIC PLANNING & DESIGN, INC. ALL CONSTRUCTION WORK AND MATERIALS SHALL COMPLY WITH PADOT SPECIFICATIONS (PUB. 408/2007) AS AMENDED AND STANDARD DETAILS, WITH APPLICABLE FEDERAL, STATE AND MUNICIPAL CODES AND WITH OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) STANDARDS. IN THE CASE OF CONFLICTING CONSTRUCTION STANDARDS THE GREATER OR MORE STRINGENT STANDARD SHALL APPLY.
4. ALL IMPROVEMENTS OUTSIDE STATE RIGHTS OF WAYS NOT LIMITED TO DRIVEWAY ACCESS, CROSSWALKS, CURBING, AND ADA RAMPS ARE SHOWN SCHEMATICALLY. ALL IMPROVEMENTS, CONSTRUCTION WORKS, AND MATERIALS SHALL BE ACCORDANCE TO MUNICIPAL SPECIFICATIONS AND DESIGN STANDARDS AND/OR PADOT SPECIFICATIONS (PUB. 408/2007) AS AMENDED AND STANDARD DETAILS, WITH OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) STANDARDS. IN THE CASE OF CONFLICTING CONSTRUCTION STANDARDS THE GREATER OR MORE STRINGENT STANDARD SHALL APPLY.
5. CONTRACTOR SHALL ENSURE THAT ALL NECESSARY PERMITS AND APPROVALS HAVE BEEN OBTAINED PRIOR TO COMMENCEMENT OF ANY SITE CONSTRUCTION ACTIVITIES.
6. CONTRACTOR SHALL VERIFY ALL DIMENSIONS, INVERTS, ELEVATIONS AND EXISTING CONDITIONS PRIOR TO PROCEEDING WITH THE WORK. VARIATIONS BETWEEN THE DRAWINGS AND ACTUAL FIELD CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGN ENGINEER AND RESOLVED PRIOR TO PROCEEDING WITH THE WORK.
7. IN ALL CASES, WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTOR SHALL NOT USE SCALED DIMENSION FOR CONSTRUCTION WITHOUT CONFIRMATION BY THE DESIGN ENGINEER.
8. ALL ENDWALLS, STORM SEWER MANHOLES AND STORM SEWER INLETS SHALL CONFORM TO PADOT SPECIFICATIONS (PUB. 408 – SECTION 605) AND STANDARD DETAILS.
9. ALL STORM SEWER PIPING SHALL BE REINFORCED CONCRETE PIPE, CLASS 3 (R.C.P.) OR HIGH-DENSITY CORRUGATED POLYETHYLENE (H.D.P.E.) TYPE-S (SMOOTH INTERIOR) AND CONFORM TO PADOT SPECIFICATIONS (PUB. 408 – SECTION 601) AND STANDARD DETAILS. ALL STORMWATER BASIN OUTFALL PIPING SHALL BE R.C.P. CLASS 3 WITH WATERTIGHT "O-RING" GASKET JOINTS. ALL UNDERGROUND ROOF DRAINS SHALL BE HIGH-DENSITY CORRUGATED POLYETHYLENE (H.D.P.E.) OR S.D.R. 35 PVC WITH A MINIMUM SLOPE OF 0.02 FT/FT, A MINIMUM DIAMETER OF 6 INCHES AND INSTALLED WITH A MINIMUM OF 18 INCHES OF COVER. WATER TIGHT JOINTS SHALL BE PROVIDED ON ALL STORM SEWER RUNS.
10. THE TOP OF GRATE ELEVATION FOR ALL STORM SEWER INLETS IS FOR THE CENTER OF THE INLET AT THE FACE OF CURB. THE CONTRACTOR IS RESPONSIBLE FOR PROJECTING THE ROADWAY GRADE ALONG THE LENGTH OF THE INLET.
11. ALL INLETS, HEADWALLS AND ENDWALLS SHALL BE STAMPED TO INDICATE "NO DUMPING".
12. ANY SPRING ENCOUNTERED DURING ROADWAY CONSTRUCTION SHALL BE OUT LETTED BY U-DRAIN TO NEAREST STORM SEWER FACILITY OR WATERCOURSE. U-DRAIN PLACEMENT TO BE BY THE DIRECTION OF THE MUNICIPAL ENGINEER.
13. ALL SANITARY SEWER AND WATER FACILITIES SHALL BE CONSTRUCTED AND INSTALLED IN ACCORDANCE WITH MUNICIPAL WATER & SEWER AUTHORITY SPECIFICATIONS. ALL SANITARY SEWER MAIN/LATERAL CROSSINGS WITH THE WATER LINES SHALL BE INSTALLED WITH A MINIMUM 18 INCHES VERTICAL CLEARANCE OR, IF THE CLEARANCE CANNOT BE OBTAINED, A CONCRETE ENCASEMENT SHALL BE INSTALLED ON THE SANITARY SEWER MAIN/LATERAL. A MINIMUM 10-FOOT HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN SANITARY SEWER MAIN/LATERALS, WATER LINES AND PROPOSED/EXISTING TREES.
14. ALL SANITARY SEWER LATERALS SHALL BE S.D.R. 35 P.V.C., A MINIMUM OF 6" IN DIAMETER AND LAID ON A SLOPE OF NOT LESS THAN 1/4 INCH PER FOOT.
15. A VIDEO INSPECTION OF THE EXISTING SANITARY SEWER LATERAL, WHERE THE PROPOSED LATERAL IS CONNECTING, IS REQUIRED TO CONFIRM WATER-TIGHT CONDITIONS.
16. ALL EXISTING UTILITY VALVES SHALL BE ADJUSTED TO FINISH GRADE.
17. THE LOCATION OF THE CLEANOUTS/ACCESS POINTS OF THE UNDERGROUND STORMWATER FACILITIES NEED TO BE VERIFIED IN THE FIELD BY THE APPLICANT'S SURVEY CREW.
18. STORM SEWER FACILITIES SHALL BE INSTALLED IN ACCORDANCE WITH MUNICIPAL'S SPECIFICATIONS.
19. MUNICIPAL INSPECTION OF THE MATERIALS AND CONSTRUCTION PRACTICES FOR ALL UTILITIES IS REQUIRED DURING CONSTRUCTION.
20. CABLE TELEVISION LINES SHALL BE INSTALLED UNDERGROUND PARALLEL WITH UNDERGROUND TELEPHONE AND ELECTRIC LINE. CABLE TELEVISION LINES HAVE NOT BEEN SHOWN FOR CLARITY.
21. RELOCATED OVERHEAD SERVICE CONDUCTORS MUST MAINTAIN A VERTICAL CLEARANCE TO FINAL GRADE OF 18 FEET OVER PUBLIC STREETS, ALLEYS, ROADS, PARKING AREAS SUBJECT TO TRUCK TRAFFIC, DRIVEWAYS ON OTHER THAN RESIDENTIAL PROPERTIES, AND OTHER AREAS TRAVERSED BY VEHICLES. (IN ACCORDANCE WITH NEC ARTICLE 230.24(B)(4)).
22. CONTRACTOR TO VERIFY FUNCTIONALITY OF EXISTING STORM SEWER FACILITIES, AND CLEAN OUT AND/OR REPAIR AS NECESSARY TO RESTORE FUNCTIONALITY OF THE SYSTEM.
23. HORIZONTAL SEPARATION – WHENEVER POSSIBLE, SEWERS SHOULD BE LAID AT LEAST 10 FEET, HORIZONTALLY, FROM ANY EXISTING OR PROPOSED WATER MAINS. SHOULD LOCAL CONDITIONS PREVENT A LATERAL SEPARATION OF 10 FEET, A SEWER MAY BE LAID CLOSER THAN 10 FEET TO A WATER MAIN IF:
    - 23.1. IT IS LAID IN A SEPARATE TRENCH; OR IF
    - 23.2. IT IS LAID IN THE SAME TRENCH, WITH THE WATER MAIN LOCATED AT ONE SIDE OF A BENCH OF UNDISTURBED EARTH; AND IF
    - 23.3. IN EITHER CASE THE ELEVATION OF THE TOP (CROWN) OF THE SEWER IS AT LEAST 18 INCHES BELOW THE BOTTOM (INVERT) OF THE WATER MAIN.
24. VERTICAL SEPARATION – WHENEVER SEWERS MUST CROSS UNDER WATER MAINS, THE SEWER SHALL BE LAID AT SUCH AN ELEVATION THAT THE TOP OF THE SEWER IS AT LEAST 18 INCHES BELOW THE BOTTOM OF THE WATER MAIN. WHEN THE ELEVATION OF THE SEWER CANNOT BE VERIFIED TO MEET THE ABOVE REQUIREMENTS, THE WATER MAIN SHALL BE RELOCATED TO PROVIDE THIS SEPARATION, FOR A DISTANCE OF 10 FEET EXTENDING ON EACH SIDE OF THE SEWER. IF POSSIBLE, ONE FULL LENGTH OF WATER MAIN SHOULD BE CENTERED OVER THE SEWER SO THAT BOTH JOINTS WILL BE AS FAR FROM THE SEWER AS POSSIBLE. THE WATER MAIN SHOULD BE CONSTRUCTED OF SLIP-ON OR MECHANICAL-JOINT CAST IRON PIPE, PVC PIPE, OR PRE-STRESSED CONCRETE CYLINDER PIPE AND THE SEWER CONSTRUCTED OF MECHANICAL-JOINT CAST-IRON PIPE FOR ANY PORTION WITHIN 10 FEET OF THE WATER MAIN. BOTH SERVICES SHALL BE PRESSURE TESTED TO ASSURE WATERTIGHTNESS PRIOR TO BACKFILLING. WHERE LESS THAN AN 18" VERTICAL SEPARATION EXISTS BETWEEN THE WATER AND SEWER LINE, THE SEWER LINE MAY BE CONCRETE ENCASED 10 FEET ON EITHER SIDE OF THE WATER MAIN. IF POSSIBLE, SEWERS CROSSING WATER MAINS SHALL BE CONSTRUCTED SO THAT THE SEWER JOINTS WILL BE EQUIDISTANT AND AS FAR AS POSSIBLE FROM THE WATER MAIN JOINTS. WHERE A WATER MAIN CROSSES UNDER A SEWER, ADEQUATE STRUCTURAL SUPPORT SHALL BE PROVIDED FOR THE SEWER TO PREVENT DAMAGE TO THE WATER MAIN.

LEGEND

EXISTING		PROPOSED
	STORM INLET	
	STORM MANHOLE	
	SANITARY MANHOLE	
C.O.	CLEAN OUT	C.O.
W.V.	WATER VALVE	W.V.
F.H.	FIRE HYDRANT	F.H.
U.P.	UTILITY POLE W/GUY WIRE	U.P.
L.P.	LAMP POST	L.P.
G.V.	GAS VALVE	G.V.
	STORM SEWER	
SAN	SANITARY SEWER MAIN	SAN
L	SANITARY LATERAL	L
W	WATER LINE	W
	ELECTRIC LINE	E
	TELEPHONE LINE	T
FM	FORCE MAIN	FM
MON. FND.	MONUMENT	MON. TO BE SET
PIN FND.	IRON PIN	PIN TO BE SET
	CONCRETE	
	MACADAM	
	FENCE	
	WALL	
Md LaB3	SOIL LINE	
	CONTOUR	123
	CONTOUR INTERVAL	120
123.4	SPOT ELEVATION	123.4
0.01	SLOPE	0.02

GRAPHIC SCALE
0 20 40 60 80

REVISIONS
1) 2020-02-14: REV. PER TRAFFIC CIRCULATION

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consulting engineers, p
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tel: (610)-277-9897 fax: (610)-277-9441
www.robertblue.com email: rblue@robertblue.com

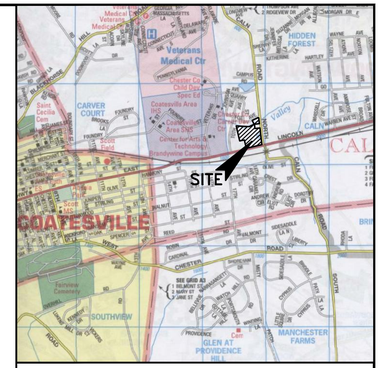
UTILITY PLAN
DUNKIN DONUTS
E. LINCOLN HIGHWAY
CALN TOWNSHIP, CHESTER COUNTY
PENNSYLVANIA

PREPARED FOR
PINTZUK/BROWN REALTY GROUP, LLC
491 OLD YORK ROAD, SUITE 200
JENKINTOWN, PENNSYLVANIA 19046

REGISTERED PROFESSIONAL ENGINEER
2/18/2020
ROBERT E. BLUE JR. (DATE)
LICENSE NO. 26169-E

PROFESSIONAL LAND SURVEYOR
2/18/2020
ROBERT E. BLUE JR. (DATE)
LICENSE NO. SU1323A

DRAWN BY:	CHECKED BY:	SCALE:
DJG	REB	1"=20'
DATE:	JOB NUMBER:	SHEET NUMBER:
2019-11-19	1750-2DD	3 of 6



LOCATION MAP
SCALE: 1"=2,000'

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DESIGN STANDARD — A XX NO — TREE TYPE / QUANTITY

PLANTING CALCULATIONS (PER ORDINANCE REQUIREMENTS)*

ID	SECTION	REQUIREMENT	CALCULATION	REQUIRED	PROPOSED*
	BUFFERS AND LANDSCAPING FOR PARKING AREAS				
A	§155-119.C(6)	NONRESIDENTIAL DEVELOPMENTS SHALL PROVIDE A MINIMUM OF THREE SELECTED CANOPY, FLOWERING AND/OR EVERGREEN TREES PER GROSS ACRE	27,289 S.F. / 43,560 S.F. = 0.6265 ACRES * 3 = 1.88 = 2 TREES	2 TREES	3 TREES
B	§155-79.B(5) COMMERCIAL DRIVE-THROUGH ESTABLISHMENTS	THE SIDE AND REAR LOT LINES OF THE COMMERCIAL DRIVE-THROUGH ESTABLISHMENT SHALL BE ADEQUATELY SCREEN WITH A TEN-FOOT-WIDE LANDSCAPED BUFFER YARD	REAR & SIDE LOT LINES BETWEEN PARCELS ARE TO BE REMOVED. NO BUFFER REQUIRED	0	SCREEN FOR TRASH
	* WAIVERS REQUESTED, SEE RECORD PLAN				
	** IN LIEU OF PLANTING TREES IN THE PARKING AREA, THESE TREES SHALL BE INSTALLED ELSEWHERE ON THE SITE IN ACCORDANCE WITH THE LANDSCAPE PLAN.				

PLANT LIST

QUANTITY	SYMBOL	NAME	SIZE	ROOT
EVERGREEN TREES				
7	TO	EMERALD GREEN ARBORVITAE THUJA OCCIDENTALIS 'EMERALD'	6'-8' TALL	BB
SHRUBS*				
10	EA	EUONYMUS EUONYMUS ALATUS 'COMPACTUS'	24" TALL	BB/CAN
10	IG	SHAMROCK INKBERRY ILES GLABRA 'SHAMROCK'	24" TALL	BB/CAN
10	TH	HICKS YEW TAXUS HICKSI	24" TALL	BB/CAN

* CONTRACTOR TO PROVIDE MALE POLINATOR PLANTS AT A RATE OF (1) MALE SHRUB TO (5) FEMALE SHRUBS.

NOTES:

1. CONTRACTOR SHALL FIELD VERIFY LOCATION, DESCRIPTION, AND MATERIALS OF EXISTING UTILITIES WITHIN THE LIMITS OF CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR RELOCATION OF SAID UTILITIES IF NECESSARY.
2. CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE IN REGARDS TO ANY IMPROVEMENT ONSITE OR OFFSITE.
3. ALL CURBING TO HAVE AN 6" REVEAL UNLESS NOTED OTHERWISE. ALSO ALL CURB RADII SHALL HAVE A 5' RADIUS UNLESS NOTED OTHERWISE.
4. ALL CONSTRUCTION SHALL CONFORM TO PA DOT PUBLICATION 408, LATEST REVISION.
5. ALL EARTHWORK TO BE PERFORMED IN ACCORDANCE WITH THE GUIDANCE OF THE GEOTECHNICAL REPORT AND THE GEOTECHNICAL ENGINEER FOR THE PROJECT
6. ALL EXISTING UTILITY VALVES SHALL BE ADJUSTED TO FINISH GRADE. THE LOCATION OF THE CLEAN OUTS/ACCESS POINTS OF THE UNDERGROUND STORMWATER FACILITIES NEED TO BE VERIFIED IN THE FIELD BY THE APPLICANT'S SURVEY CREW. SOIL COMPACTION TESTING DURING CONSTRUCTION IS REQUIRED.
7. NO PLANTINGS OR STRUCTURES SHOULD BE LOCATED WITHIN THE SANITARY SEWER EASEMENTS OR WITHIN 10 FEET OF THE SANITARY SEWERS OR LATERALS.

PLANTING SPECIFICATIONS:

1. SHADE TREE REQUIREMENTS ARE AS FOLLOWS: MINIMUM CALIPER OF 3" MEASURED 6" ABOVE GROUND, 14 TO 16 FEET HIGH, 8 FEET MINIMUM SPREAD, CLEAR TRUNK TO 7'-0" ABOVE GROUND AND FULL BRANCHING STRUCTURE.
2. ALL PLANT MATERIAL SHALL MEET THE STANDARDS OF THE "AMERICAN STANDARD FOR NURSERY STOCK" BY THE AMERICAN ASSOCIATION OF NURSERYMEN, (1990 OR MOST RECENT EDITION).
3. ALL PLANT MATERIAL SHALL BE INSTALLED IN ACCORDANCE WITH THE PLANTING PRACTICES STATED IN CHAPTER 3 OF "TREE MAINTENANCE" BY P. P. PIRONE, (MOST RECENT EDITION).
4. ALL PLANT MATERIALS SHALL BE GUARANTEED BY THE DEVELOPER FOR ONE (1) YEAR FOLLOWING FINAL APPROVAL BY THE TOWNSHIP ENGINEER EXCEPT WHERE OTHERWISE NOTED IN THE WHITPAIN TOWNSHIP LANDSCAPE REGULATIONS.
5. PLEASE REFER TO THE LANDSCAPING ORDINANCE FOR MORE SPECIFIC INFORMATION REGARDING WHITPAIN TOWNSHIP LANDSCAPING REGULATIONS.

LIGHTING NOTES:

1. LIGHTING LEVELS FOR OFF-STREET PARKING LOTS SHALL BE TURNED OFF NO LATER THAN ONE HOUR AFTER THE ENDING OF THE USE ON SITE EXCEPT FOR LIGHTS WHICH ARE NECESSARY FOR SECURITY PURPOSES.
2. ALL OF THE FOOT-CANDLE LEVELS SHOWN ON THIS PLAN ARE INITIAL FOOT-CANDLE VALUES AND ARE TAKEN AT A HORIZONTAL PLANE AT GRADE LEVEL.
3. DETAILED LIGHTING DESIGN SHALL BE PROVIDED DURING THE BUILDING PERMIT STAGE.

LANDSCAPE LEGEND

- CANOPY TREE
- EVERGREEN TREE
- FLOWERING TREE
- SHRUB

REGISTERED PROFESSIONAL ENGINEER — COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — ROBERT E. BLUE, JR. — ENGINEER — No. PE26169-E — 2/18/2020

ROBERT E. BLUE JR. (DATE)
LICENSE NO. 26169-E

PROFESSIONAL LAND SURVEYOR — COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — ROBERT E. BLUE, JR. — LAND SURVEYOR — No. SU1323A — 2/18/2020

ROBERT E. BLUE JR. (DATE)
LICENSE NO. SU1323A

REVISIONS
1) 2020-02-14; REV. PER TRAFFIC CIRCULATION

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GRAPHIC SCALE 0 20 40 60 80

LANDSCAPE PLAN

DUNKIN DONUTS
E. LINCOLN HIGHWAY
CALN TOWNSHIP, CHESTER COUNTY
PENNSYLVANIA

PREPARED FOR
PINTZUK/BROWN REALTY GROUP, LLC
491 OLD YORK ROAD, SUITE 200
JENKINTOWN, PENNSYLVANIA 19046

DRAWN BY: DJG	CHECKED BY: REB	SCALE: 1"=20'
DATE: 2019-11-19	JOB NUMBER: 1750-2DD	SHEET NUMBER: 4 of 6

LAST SAVED: rm (Proj:1750-2Dunkin) Cairn LD (Drawing: 1750DD) | 1750-2DD LANDSCAPE PLAN.dwg On: 2/18/2020 10:45 AM

VIPER S SERIES

SMALL VIPER LUMINAIRE

Cat.#
Job
Type
Approvals

BEACON

SPECIFICATIONS

Intended Use:
The Beacon Viper Luminaire is available with a wide choice of different LED Wattage configurations and optical distributions designed to replace HID lighting up to 400W MH or HPS.

Construction:
- Manufactured with die cast aluminum.
- Coated with a polyester finish that meets ASTM B117 corrosion test requirements and ASTM D522 cracking and loss of adhesion test requirements.
- External Hardware is corrosion resistant.
- One piece optical cartridge system consisting of an LED engine, LED lamps, optics, gasket and a tempered glass lens.
- Cartridge is held together with stainless steel standoffs soldered to the board so that it can be field replaced as a one piece optical system.
- Two-piece silicone and micro-cellular polyurethane foam gasket ensures a weather proof seal around each individual LED.

Electrical:
- 100V through 277V, 50 Hz to 60 Hz (UNV), or 347V or 480V input.
- Power factor is ≥.90 at full load.
- Dimming drivers are standard, but must contact factory to request wiring leads for purpose of external dimming controls.
- Component-to-component wiring within the luminaire may carry no more than 80% of rated load and is certified by UL for use at 60°C at 90°C or higher.
- Plug disconnects are certified by UL for use at 20A, 277V, 105°C. This rating applies to primary (AC) side only.
- Fixture electrical compartment shall contain all LED driver components and shall be provided with a push button terminal block for AC power connections.
- The housing is designed for an optional twist lock photo control receptacle.
- Ambient operating temperature -40°C to 40°C
- Surge protection - 20kA.
- Optional 7 pin ANSI C136.41-2013 (twist lock receptacle only) or 4 pin ANSI C136.41 (receptacle only) ANSI C136.41 external wireless control devices.
- Litebank™ Circuit - protects luminaire from excessive temperature. The device shall activate at a specific, factory-preset temperature, and progressively reduce power over a fifteen temperature range. Operation shall be smooth and undetectable to the eye. Upon cooling, the fixture shall return to allowing the luminaire to revert to full power in the event of an interruption of its power supply or faulty wiring connection to the drivers. This device shall be able to co-exist with other 0-10V control devices (occupancy sensors, external dimmers, etc.).

Controls/Options:
- Available with an optional passive infrared (PIR) motion sensor capable of detecting motion 360° around the luminaire. When no motion is detected for the specified time, the Motion Response system reduces the wattage to factory preset level, reducing the light level accordingly. When motion is detected by the PIR sensor, the luminaire ramps up to full power for the time delay period. Please contact Beacon Products if project requirements vary from standard configuration.
- Available with Emergen for optional self dimming, timed dimming with simple delay, or timed dimming based on time of night (see www.beaconproducts.com/products/emergen).
- In addition, Viper can be specified with "SiteSync™ wireless control system for reduction in energy and maintenance cost while optimizing light quality 24/7. See ordering information or visit www.hubbelllighting.com/sitesync for more details.

Installation:
- Mounting options for horizontal arm, vertical tenon or traditional arm mounting available. (Mounting hardware included).

Finish:
- IP65 polyester powder-coat electro-statically applied and thermoformed.
- IP3 finish consists of a five stage pretreatment regimen with a polymer primer sealer and top coated with a thermosetsatisfier TGIC polyester powder coat finish.
- The finish meets the ASMM 605.2 performance specification which includes salt spray, humidity, impact, dry film, corrosion resistance and texture, cracking or loss of adhesion per ASTM D609 and resist surface impacts of up to 160 inch-pounds.

Listings:
- DesignLights Consortium (DLC) qualified, consult DLC website for more details: http://www.designlights.org/QPL
- Certified to UL 1598 and CSA C22.2 No.250.0
- IDA approved
- DLC product is approved by the Florida Fish and Wildlife Conservation Commission. Separate spec available at: http://www.beaconproducts.com/products/viperamid

Warranty:
Five year limited warranty for more information visit www.hubbelllighting.com/hbls/ourpledge/warranty

PRODUCT IMAGE(S)

DIMENSIONS

A	B	C	Weight	EPA
22.25" (578 mm)	16.75" (425 mm)	11.25" (286 mm)	15.0 lbs. (6.8 kg)	.87 ft²

MOUNTING OPTIONS

CERTIFICATIONS/LISTINGS

ORDERING INFORMATION

ORDERING EXAMPLE: VPS/36ND-80/5K/T4/UNV/PEC/SWP/BLC/RA/BBT

VPS — SERIES: VPS Viper-small
ENGINE-WATTS: 24ND-55 55W, LED array; 36ND-80 80W, LED array; 48ND-110 110W, LED array; 60ND-136 136W, LED array
LED COLOR: 3K 3000K; 4K 4000K; 5K 5000K
OPTICS: T1 type I; T2 type II; T3 type III; T4 type IV; TSR type V, rectangular; TSQM type V, square medium; TSW type V, round wide; FR front row auto optic
VOLTAGE: UNV 120-277V; 347V 347V; 480V 480V
ELECTRICAL OPTIONS: 7PRP 7-Pin Receptacle only; PCR-TL 7-Pin Receptacle w/ Twist Lock photo control; PCR-SC 7-Pin Receptacle w/ Shorting Cap; 2PRF dual power feed
HOUSE SIDE SHIELD OPTIONS: BLC backlight control
BIRD DETERRENT: BSP bird spike
MOUNTING OPTIONS: RA rectangular arm for round or square pole mount,(RPA included); SF2 2 3/8" OD slip fitter; PK2 2 3/8" adjustable knuckle wall bracket (use with SF2 or PK2), SF2 standard
FINISH: BBT basic black textured; BWT basic white textured; MBT metallic bronze textured; BZT bronze textured; DBT dark bronze textured; GYS gray smooth; GPS dark platinum smooth; GNT green textured; MST metallic silver textured; MTT metallic titanium textured; GMI cast world iron; RAL custom

CONTROL OPTIONS: GEMI-XX* Emergen; SWP** SiteSync Wireless Pre-Commission; SWPM*** SiteSync Wireless Pre-Commission w/ Motion Detection; MDD** Motion Dimming Detector

HOUSE SIDE SHIELD ACCESSORIES
HSS/VP-S/90-FB/XXX 90° shield front or back
HSS/VP-S/90-LR/XXX 90° shield left or right
HSS/VP-S/270-FB/XXX 270° shield front or back
HSS/VP-S/270-LR/XXX 270° shield left or right
HSS/VP-S/360/XXX Full shield
(Replace XXX with substitute for exterior finish color) (Refer to page 5 for detail images)

*Most specific glare cut zone information at time of order. See www.hubbelllighting.com/controls/emergen for to-level details.
** Specify lamp lamp, dimming level and mounting height.
*** Specify lamp lamp.
* To receive optimal performance, specify T or W after the optical distribution example T4L.
** Not available with Motion Detector (MDD).
*** When ordering SiteSync option specify the mounting arm, Beacon SWA-HSL Gen Emergen backlink and SiteSync for setting.
* Side and bottom, NO available with corner options.
** Not available with 7PRP option.
* This product is approved by the Florida Fish and Wildlife Conservation Commission. Separate spec available at: http://www.beaconproducts.com/products/viperamid
* Shorting cap, photo control, or wireless control provided by others

PRECOMMISSIONED SITESYNC ORDERING INFORMATION: When ordering a fixture with the SiteSync lighting control option, additional information will be required to complete the order. The SiteSync Commissioning form or alternate schedule information must be completed. This form includes Project location, Group information, and Operating schedules. For more detailed information please visit www.hubbelllighting.com/products/siteseye or contact Hubbell Lighting tech support at (800) 345-4928.

SiteSync fixtures with Motion control (SWPM) require the mounting height of the fixture for selection of the lens.

Examples: VP-S24ND-50/5K/T3/UNV/SWP/RA/SST — SiteSync entry
VP-S24ND-50/5K/T3/UNV/SWPM-20H/RA/SST — SiteSync with Motion Control

MOD-ORDERING INFORMATION: When ordering a fixture with the motion control option (MDD), please specify the appropriate information. These settings are described in the ordering as shown in the example below.
VP-S24ND-50/5K/T3/UNV/MDD — 1 to 20 min. — 20% or 200% — 7? — 1 min/ High to Dim Delay — Low Level — Mounting Height (ft.)

Accessories and Services (Ordered Separately)

Catalog Number	Description
SWUSB*	SiteSync interface software loaded on USB flash drive for use with owner supplied PC (Windows based only), includes SiteSync license, software and USB radio bridge node
SWTAB*	Windows tablet and SiteSync interface software. Includes tablet with preloaded software, SiteSync license and USB radio bridge node.
SWBRG	SiteSync USB radio bridge node only. Order if a replacement is required or if an extra bridge node is required.
SCP-REMOTE	Remote Control for SCP_F option. Order at least one per project to program and control.
SWYPR**	SiteSync 7 Pin cri fixture module Dri/Off/Dim, Daylight Sensor 120-480VAC

* When ordering SiteSync or any of the SiteSync interface options one must be ordered per project.
** Available as a SiteSync retrofit solution for fixtures with an existing 7pin receptacle.

Hubbell Control Solutions - Accessories (sold separately)

Catalog Number	Description	NCS System
NXSYM-1R1D-UNV	On-fixture Module (1-pin), On / Off / Dim, Daylight Sensor with Bluetooth® Radio and BluetoothMS Radio, 120-480VAC	NX Distributed Intelligence™
WDR-RMK-L	On-fixture Module (7-pin or 5-pin), On / Off / Dim, Daylight Sensor with wiGEWR Radio 120-480VAC	wiGEWR™ Lighting Control

*For additional information Hubbell Smart SiteWitness install app www.hubbelllightingtools.com. Options provided for use with integrated sensor, please view specifications sheet ordering information table for details.

SiteSync 7-Pin Module

- SiteSync features in a new form
- Available as an accessory for new construction or retrofit applications (with existing 7-Pin receptacle)
- Does no interface with occupancy sensors

BEACON
Beacon Products • 2041 58th Avenue Circle East Bradenton, FL 34203 • Phone: 800-345-4928
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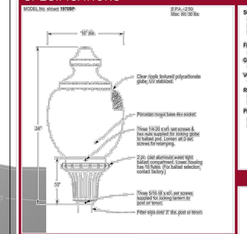
LAKEWOOD PARK

1950BP - 1970BP - 1972BP

Sitescape
SITE • ROADWAY • AREA LIGHTING

SPECIFICATIONS

MODEL No. shown: 1970BP



FEATURES

SOURCE: (factory installed, preassembled and tested)
INC: (incandescent) (250 watt max.)
S: (high pressure sodium) 35-50-55-70-100-150-250 watt.
MH: (metal halide) 70-100-150-250 watt.

FINISHES:
All Sitescape Lantern finishes available.

GLOBES:
Clear textured polycarbonate, UV stabilized.

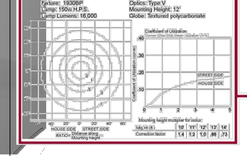
VOLTAGES:
120-208-240-277 (Quad) (contact factory for availability)

REFRACTORS:
No. 81-6" borosilicate glass, type V distribution.
No. 82-6" borosilicate glass, type III distribution.

PHOTO CONTROL: (optional) factory installed.
No. 10-120 volt only.
No. 11-208 to 277 volt. (Must be installed in post only).

PHOTOMETRIC DATA

Symmetric Distribution
Lamp: 1930BP
Lamp: 150w.H.P.S.
Lamp Lumens: 16,000
Optics: Type V
Mounting Height: 13'
Globe: Textured polycarbonate



ORDERING GUIDE

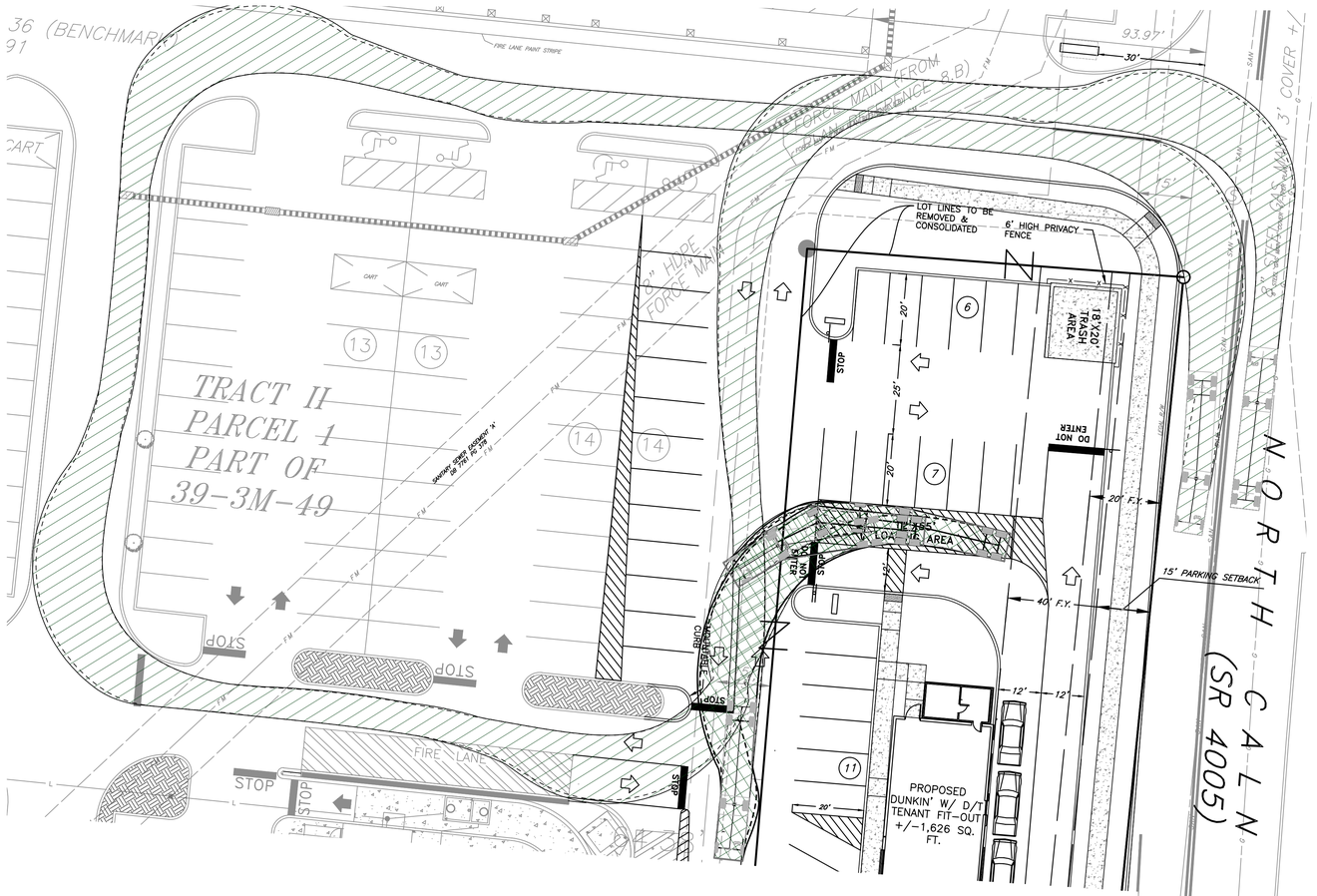
To ensure prompt and efficient processing of your order, please follow the sequence listed in the example below.

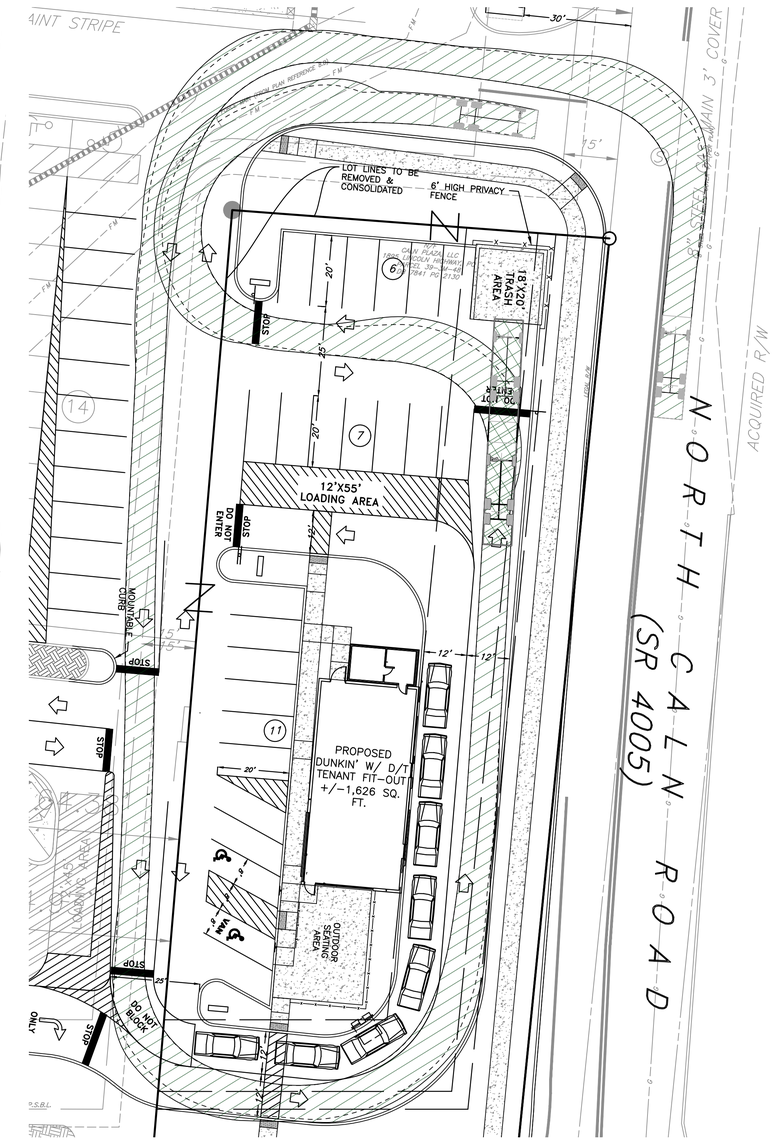
1. SOURCE: INC (incandescent) S (high pressure sodium) MH (metal halide)
2. MODEL NO.: 1930BP 1950BP 1970BP 1972BP
3. FINISH:
4. WATTAGE: 6-25-35-50-70-100-150-250 (S) 70-150-150-250 (MH)
5. VOLTAGE: 120v-208v-240v-277v
6. REFRACTORS: No. 81-6" prismatic type V No. 82-6" prismatic type III
7. PHOTO CONTROL: (optional) No. 10-120 volt only No. 11-208-277 volt

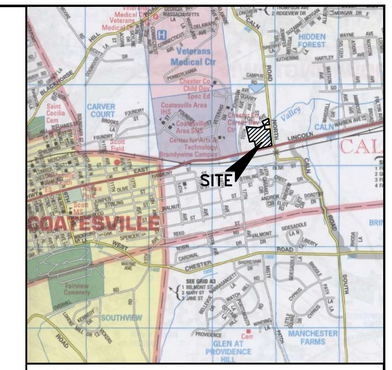
Example: 1 S 1930BP 3 BLK 4 100 5 120 6 81 7 10

425 East Middle Street
Hanover, PA 17331
717-632-6464
hanoverlantern.com

Hanover LANTERN
Handcrafted in America







LOCATION MAP
SCALE: 1"=2,000'

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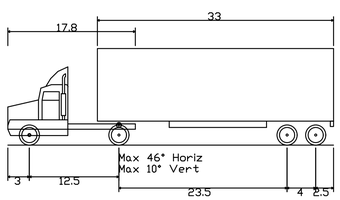
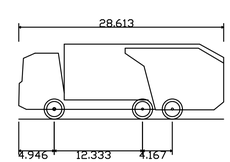


WB-40 - Intermediate Semi-Trailer

Overall Length	45.499ft
Overall Width	8.000ft
Overall Body Height	13.500ft
Min Body Ground Clearance	1.334ft
Track Width	8.000ft
Lock-to-lock time	4.00s
Max Steering Angle (Virtual)	20.30°



TRASH TRUCK

Overall Length	28.613ft
Overall Width	8.000ft
Overall Body Height	10.481ft
Min Body Ground Clearance	1.311ft
Track Width	8.000ft
Lock-to-lock time	6.00s
Curb to Curb Turning Radius	33.500ft

REGISTERED PROFESSIONAL ENGINEER

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
ROBERT E. BLUE, JR.
ENGINEER
No. PE26169-E

12/18/2020

ROBERT E. BLUE JR. (DATE)
LICENSE NO. 26169-E

PROFESSIONAL LAND SURVEYOR

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
ROBERT E. BLUE, JR.
LAND SURVEYOR
No. SU1323A

12/18/2020

ROBERT E. BLUE JR. (DATE)
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tel: (610)-277-9441 fax: (610)-277-9897
www.robertblue.com email: rblue@robertblue.com

GRAPHIC SCALE
0 20 40 60 80

TRUCK TURNING PLAN

DUNKIN DONUTS
E. LINCOLN HIGHWAY
CALN TOWNSHIP, CHESTER COUNTY
PENNSYLVANIA

PREPARED FOR
PINTZUK/BROWN REALTY GROUP, LLC
491 OLD YORK ROAD, SUITE 200
JENKINTOWN, PENNSYLVANIA 19046

DRAWN BY: DJG	CHECKED BY: REB	SCALE: 1"=20'
DATE: 2019-11-19	JOB NUMBER: 1750-2DD	SHEET NUMBER: 5 of 6

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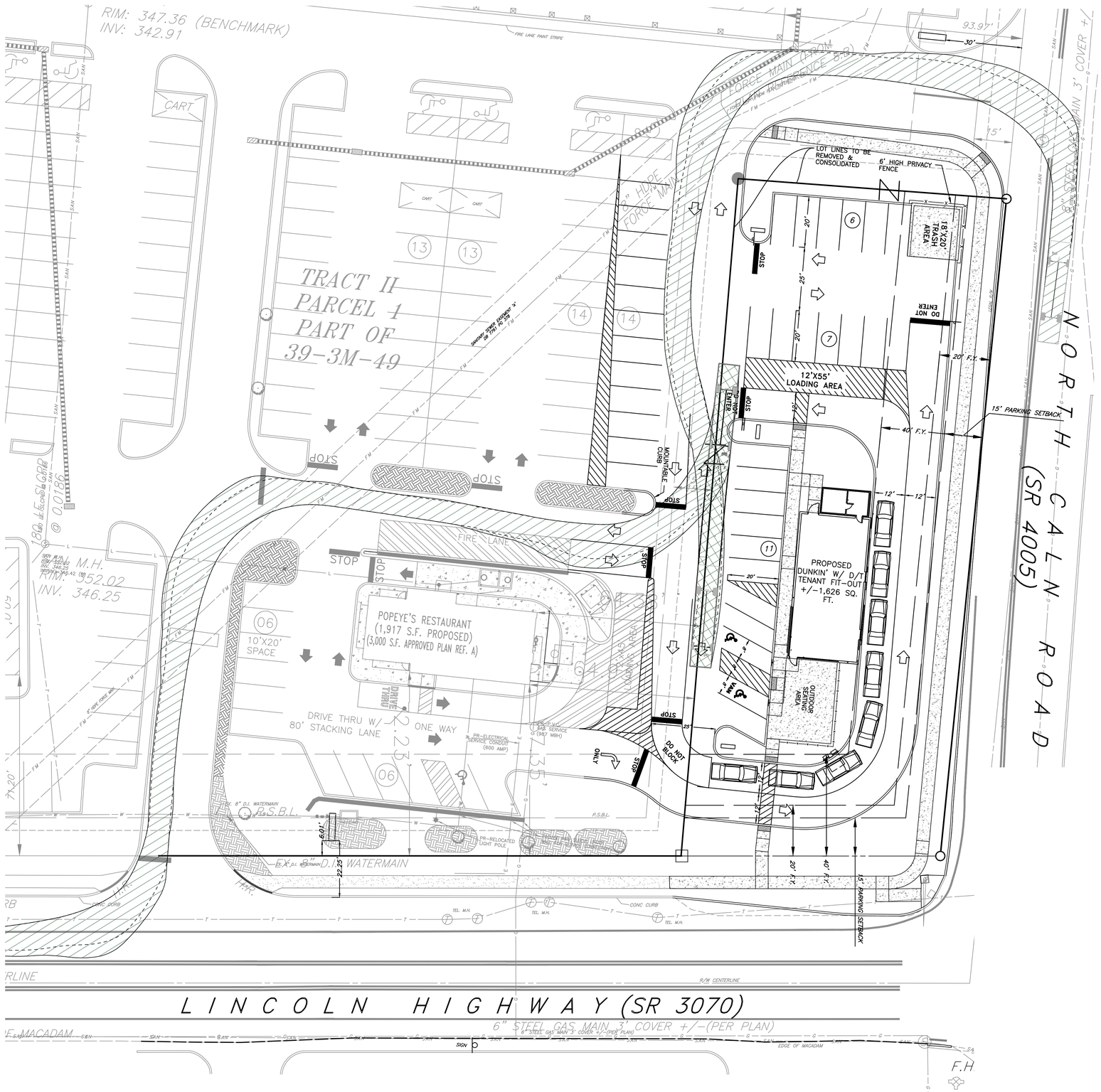
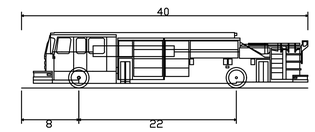
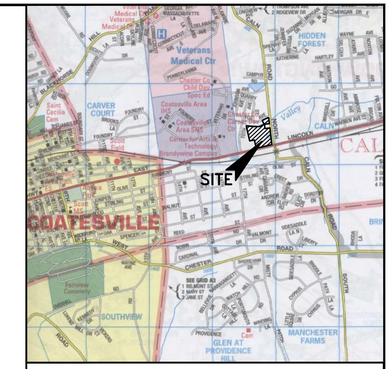




Pumper Fire Truck	
Overall Length	40.000ft
Overall Width	8.167ft
Overall Body Height	7.745ft
Min Body Ground Clearance	0.656ft
Track Width	8.167ft
Lock-to-lock time	5.00s
Max Wheel Angle	45.00°



LOCATION MAP
SCALE: 1"=2,000'

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GRAPHIC SCALE
0 20 40 60 80

FIRE TRUCK TURNING PLAN

DUNKIN DONUTS
E. LINCOLN HIGHWAY
CALN TOWNSHIP, CHESTER COUNTY
PENNSYLVANIA

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