

**STORMWATER REQUIREMENTS:**

- 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.
- PER SWM ORDINANCE SECTION 135-306.C, FOR REGULATED ACTIVITIES INVOLVING RE-DEVELOPMENT, WHICHEVER IS LESS OF THE FOLLOWING VOLUME OPTIONS SHALL BE INFILTRATED:
  - THE VOLUME OF A MINIMUM OF ONE INCH OF RUNOFF FROM ALL PROPOSED IMPERVIOUS SURFACES; OR
  - THE TOTAL WATER QUALITY AND RUNOFF VOLUME REQUIRED IN SECTION 135-305
- PER SWM ORDINANCE SECTION 135-308.A STORM WATER PEAK RATE CONTROLS:
  - 2-YEAR POST < 2-YEAR PRE
  - 5-YEAR POST < 5-YEAR PRE
  - 10-YEAR POST < 10-YEAR PRE
  - 25-YEAR POST < 25-YEAR PRE
  - 50-YEAR POST < 50-YEAR PRE
  - 100-YEAR POST < 100-YEAR PRE
- 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.
- PER SWM ORDINANCE SECTION 135-309.D(2), FOR REGULATED ACTIVITIES INVOLVING RE-DEVELOPMENT, THE FOLLOWING GROUND COVER ASSUMPTIONS SHALL BE USED:
  - FOR AREAS THAT ARE NOT WOODS OR IMPERVIOUS SURFACES, PRE-DEVELOPMENT CALCULATIONS SHALL ASSUME GROUND COVER OF "MEADOW".
  - FOR AREA THAT ARE IMPERVIOUS SURFACES, PRE-DEVELOPMENT CALCULATIONS SHALL ASSUME AT LEAST 20% OF THE EXISTING IMPERVIOUS SURFACE AREA TO BE DISTURBED AS "MEADOW" GROUND COVER.

**ZONING NOTES:**

- PER ZONING ORDINANCE SECTION 155-27.C(8) USES BY CONDITIONAL USE. COMMERCIAL DRIVE-THROUGH ESTABLISHMENTS, SUBJECT TO SECTION 155-79 OF THE CODE.
- 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.
- 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.
- PER ZONING ORDINANCE SECTION 155-79.B(9) A STACKING OR PRE-SERVICE LANE, MEASURING AT LEAST 10 FEET IN WIDTH AND 6 FEET IN LENGTH, SHALL BE PROVIDED FOR EACH SERVICE LANE OR BAY FOR A COMMERCIAL DRIVE-THROUGH ESTABLISHMENT.
- 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.
- 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.
- 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:
- A PRELIMINARY UTILITY PLAN SHOWING HOW THE SITE WILL BE SERVICED.
  - A PRELIMINARY LANDSCAPE PLAN SHOWING HOW THE BUFFER YARDS AND OTHER LANDSCAPING ENHANCEMENTS WILL BE INCORPORATED WITH THE SITE.
  - A PRELIMINARY GRADING PLAN.
  - ARCHITECTURAL RENDERINGS OF THE PROPOSED BUILDING ELEVATIONS AND PLAN VIEWS.
  - 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.
  - A TRAFFIC IMPACT STUDY.
  - 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	-	-	359,658 S.F.	27,289 S.F.	27,289 S.F.	386,947 S.F.
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% (61,657.74 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.)	67.61% (18,449.41 S.F.)	65.11% (251,935.41 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

**VARIANCES REQUIRED:**

- RELIEF FROM SECTION 155-79.B(13) TO ALLOW THE TRASH COLLECTION AREA WITHIN 25 FEET OF ANY LOT LINE.
- RELIEF FROM SECTION 155-149.B(3) TO ALLOW TWO (2) PYLON SIGNS TO EXCEED 100 CUMULATIVE SQUARE FEET. APPLICANT PROPOSES EACH PYLON SIGN WITH 140 CUMULATIVE SQUARE FEET OF SIGNAGE.

**NOTES:**

- THIS PLAN DOES NOT REPRESENT AN ACTUAL FIELD SURVEY.
- 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.
- THIS PROPERTY MAY BE SUBJECT TO A RIGHT-OF-WAY TAKING. NO PROVISIONS FOR RIGHT-OF-WAYS HAVE BEEN PROVIDED.
- ZONING INFORMATION SHOULD BE CONSIDERED APPROXIMATE, FOR PLANNING PURPOSES.
- ZONING OR SALDO RELIEF MAY BE REQUIRED.
- 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.
- A TRAFFIC CIRCULATION PLAN SHOULD BE PROVIDED TO ENSURE PROPER CIRCULATION OF REQUIRED DELIVERY VEHICLES.
- SPECIAL ATTENTION TO THE CALN TOWNSHIP ZONING CODE REGARDING THE "C1" COMMERCIAL AND "R4" RESIDENTIAL ZONING DISTRICTS AND THE LINCOLN HIGHWAY OVERLAY DISTRICT.
- SITE SHALL BE SERVICED BY PUBLIC SEWER & WATER.

**IMPERVIOUS SURFACE:**

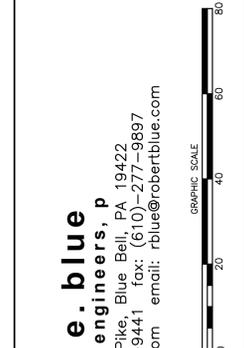
- THERE IS A REDUCTION OF 1,290.38 S.F. (6.07%) OF IMPERVIOUS SURFACE BETWEEN THE POST-DEVELOPMENT CONDITION AND PRE-DEVELOPMENT CONDITION



LOCATION MAP SCALE: 1"=2,000' COPYRIGHT "ADC THE MAP PEOPLE" PERMITTED USE NO. 20493218

REVISIONS

NO.	DATE	DESCRIPTION
1		



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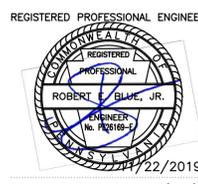
**PINTZUK/BROWN REALTY GROUP, LLC**  
 491 OLD YORK ROAD, SUITE 200  
 JENKINTOWN, PENNSYLVANIA 19046

**SOILS TABLE**

MAP SYMBOL	SOIL NAME	SLOPES	HYDROLOGIC GROUP	DEPTH TO WATER TABLE	DRAINAGE CHARACTERISTICS	HYDRIC SOIL
Uu8B	URBAN LAND UDORTMENTS, 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

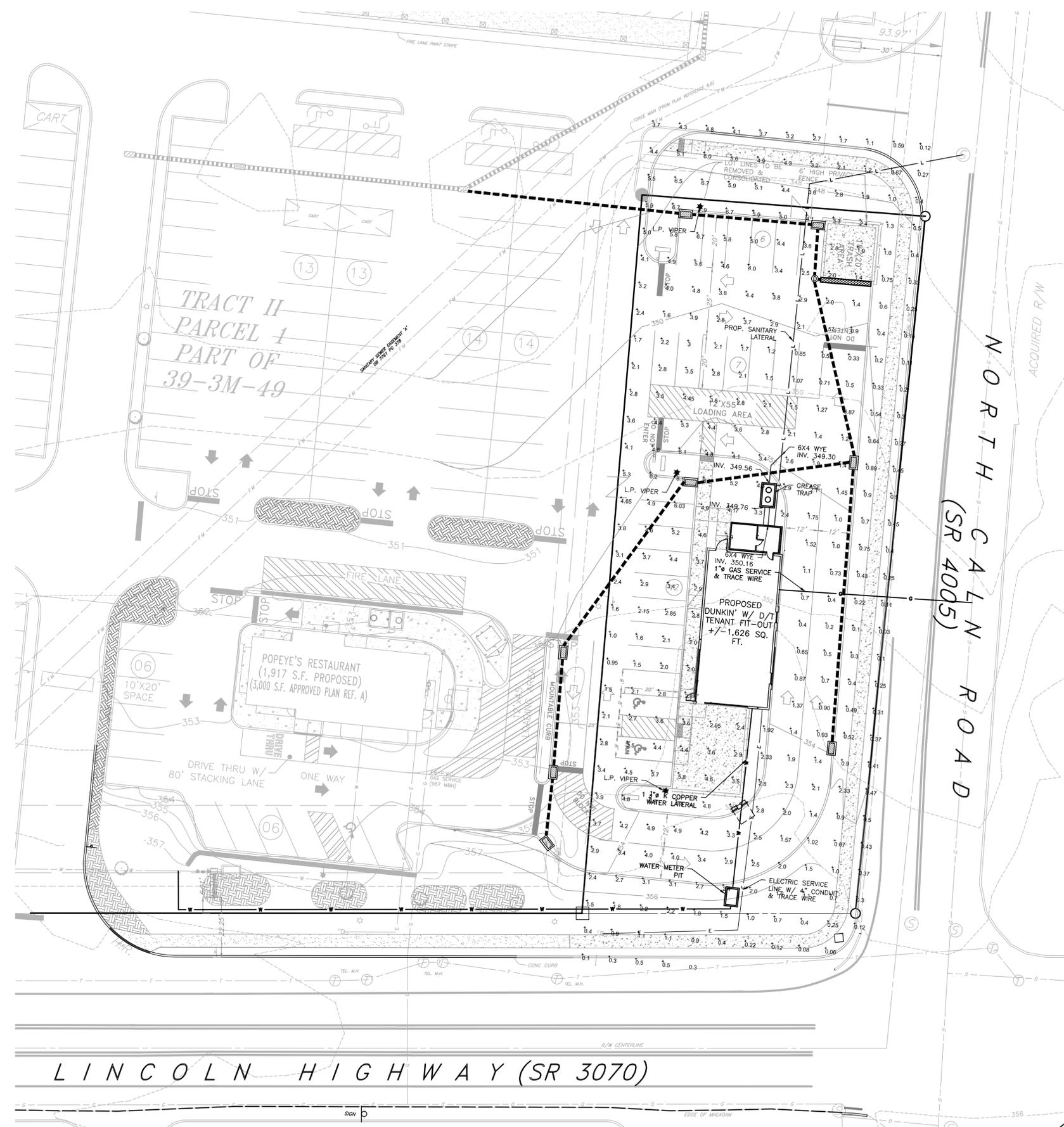


DRAWN BY: DJG CHECKED BY: REB SCALE: 1"=20'  
 DATE: 2019-11-19 JOB NUMBER: 1750-2DD SHEET NUMBER: 1 of 6





LOCATION MAP  
SCALE: 1"=2,000'  
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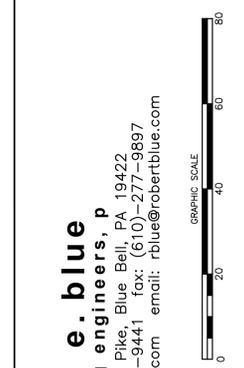


- GENERAL NOTES:**
- CONTRACTOR TO COORDINATE WITH UTILITY SERVICE PROVIDERS TO ENSURE PROPER COVERAGE OVER EXISTING AND PROPOSED UNDERGROUND UTILITIES, AND PROPER CLEARANCE PROVIDED UNDER EXISTING OVERHEAD UTILITIES.
  - THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION 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.
  - 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.
  - 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.
  - CONTRACTOR SHALL ENSURE THAT ALL NECESSARY PERMITS AND APPROVALS HAVE BEEN OBTAINED PRIOR TO COMMENCEMENT OF ANY SITE CONSTRUCTION ACTIVITIES.
  - 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.
  - 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.
  - ALL ENDWALLS, STORM SEWER MANHOLES AND STORM SEWER INLETS SHALL CONFORM TO PADOT SPECIFICATIONS (PUB. 408 - SECTION 605) AND STANDARD DETAILS.
  - 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 WATER TIGHT "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.
  - 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.
  - ALL INLETS, HEADWALLS AND ENDWALLS SHALL BE STAMPED TO INDICATE "NO DUMPING".
  - 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.
  - 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.
  - 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.
  - A VIDEO INSPECTION OF THE EXISTING SANITARY SEWER LATERAL, WHERE THE PROPOSED LATERAL IS CONNECTING, IS REQUIRED TO CONFIRM WATER-TIGHT CONDITIONS.
  - ALL EXISTING UTILITY VALVES SHALL BE ADJUSTED TO FINISH GRADE.
  - 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.
  - STORM SEWER FACILITIES SHALL BE INSTALLED IN ACCORDANCE WITH MUNICIPAL SPECIFICATIONS.
  - MUNICIPAL INSPECTION OF THE MATERIALS AND CONSTRUCTION PRACTICES FOR ALL UTILITIES IS REQUIRED DURING CONSTRUCTION.
  - CABLE TELEVISION LINES SHALL BE INSTALLED UNDERGROUND PARALLEL WITH UNDERGROUND TELEPHONE AND ELECTRIC LINE. CABLE TELEVISION LINES HAVE NOT BEEN SHOWN FOR CLARITY.
  - RELOCATED OVERHEAD SERVICE CONDUCTORS MUST MAINTAIN A VERTICAL CLEARANCE TO FINN. 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)).
  - CONTRACTOR TO VERIFY FUNCTIONALITY OF EXISTING STORM SEWER FACILITIES, AND CLEAN OUT AND/OR REPAIR AS NECESSARY TO RESTORE FUNCTIONALITY OF THE SYSTEM.
  - 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:
    - IT IS LAID IN A SEPARATE TRENCH; OR IF
    - IT IS LAID IN THE SAME TRENCH, WITH THE WATER MAIN LOCATED AT ONE SIDE OF A BENCH OF UNDISTURBED EARTH; AND IF
    - 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.
  - 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 SEPARATION 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 WATER TIGHTNESS 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.

EXISTING		LEGEND		PROPOSED	
	STORM INLET		SANITARY SEWER MAIN		SANITARY SEWER LATERAL
	CLEAN OUT		WATER LINE		ELECTRIC LINE
	FIRE HYDRANT		TELEPHONE LINE		FORCE MAIN
	UTILITY POLE		MONUMENT		IRON PIN
	LAMP POST		CONCRETE		MACADAM
	GAS VALVE		FENCE		WALL
	STORM SEWER		SOIL LINE		CONTOUR
	SANITARY SEWER LATERAL		CONTOUR INTERVAL		SPOT ELEVATION
	WATER LINE		SLOPE		

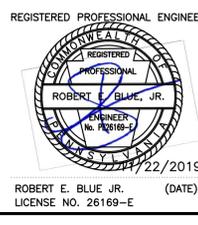
REVISIONS

NO.	DATE	DESCRIPTION



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

**VIPER S SERIES**  
SMALL VIPER LUMINAIRE

Col.# Job Type Approvals

**BEACON**

**SPECIFICATIONS**

**Intended Use:**  
The Beacon Viper luminaire is suitable for a wide choice of different LED lighting configurations and optical distributions designed to meet the lighting needs of various applications.

**Construction:**  
• Manufactured with die cast aluminum.  
• Coated with a corrosion resistant finish.  
• Complies with all applicable codes and standards.  
• Compliant with all applicable codes and standards.  
• One piece cast aluminum housing with integrated LED optics.  
• Castings are heat treated with integral stress relieving to ensure long life and to ensure the luminaire is a one piece optical system.  
• The luminaire is designed to be installed with a standard 1/2" x 1/2" x 1/2" hole for mounting on a standard 1/2" x 1/2" x 1/2" hole.

**Electrical:**  
• 100V through 277V, 50 Hz to 60 Hz (60 Hz) or 240V to 480V AC.  
• Power factor is >0.99 at full load.  
• Dimming drivers are available, but must contact factory to request wiring needs for dimming of luminaire. Dimming controls are available for use with 0-10V dimmer or DALI dimmer. Dimming controls are available for use with 0-10V dimmer or DALI dimmer.  
• The luminaire is designed to be installed with a standard 1/2" x 1/2" x 1/2" hole for mounting on a standard 1/2" x 1/2" x 1/2" hole.

**Product Images:**  
[Image of Viper S luminaire]

**Dimensions:**  
[Diagram showing dimensions: 22.7" x 16.2" x 15.0" (H x W x D) and 2.0" (H) x 1.5" (W) x 1.5" (D) for mounting options]

**Mounting Options:**  
[Diagram showing mounting options: 1/2" x 1/2" x 1/2" hole, 1/2" x 1/2" x 1/2" hole, 1/2" x 1/2" x 1/2" hole]

**Certifications/Listing:**  
[Logos for UL, DLC, ENEC, BEACON, HUBBELL]

**ORDERING INFORMATION** ORDERING EXAMPLE: VPS300-800P/1400P/PC/50W/BLK/AR/BT

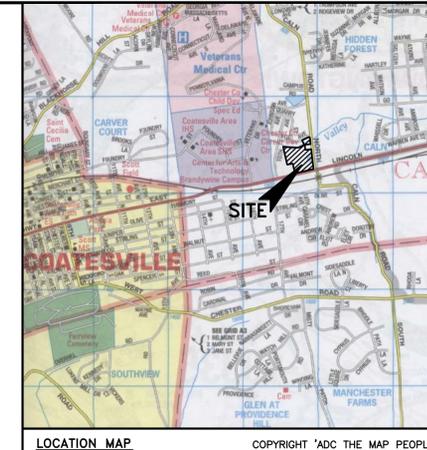
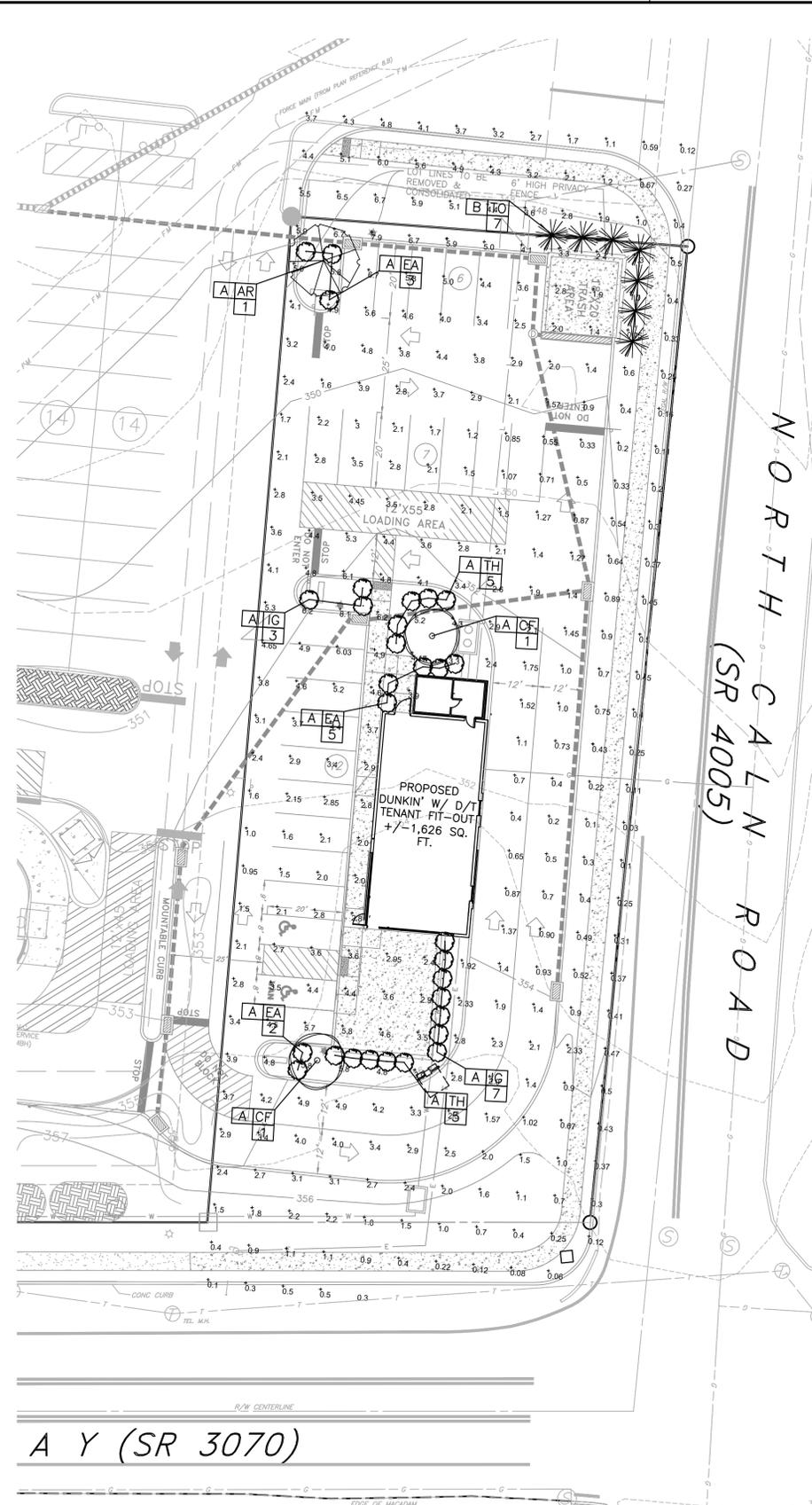
**VPS** SERIES: 2400-800, 3600-800, 4800-800, 6000-800, 7200-800, 8400-800, 9600-800, 10800-800, 12000-800, 13200-800, 14400-800, 15600-800, 16800-800, 18000-800, 19200-800, 20400-800, 21600-800, 22800-800, 24000-800, 25200-800, 26400-800, 27600-800, 28800-800, 30000-800

**FINISH:** AR (Aluminum), BT (Black), BR (Bronze), CR (Copper), GR (Green), IR (Iron), LR (Lead), MR (Marble), NR (Noble), OR (Olive), PR (Purple), R (Raw), SR (Silver), TR (Titanium), UR (Uranium), VR (Vanadium), WR (White), YR (Yellow)

**CONTROL OPTIONS:** DIM (Dimming), DALI (DALI), 0-10V (0-10V), 1-10V (1-10V), 2-10V (2-10V), 3-10V (3-10V), 4-10V (4-10V), 5-10V (5-10V), 6-10V (6-10V), 7-10V (7-10V), 8-10V (8-10V), 9-10V (9-10V), 10-10V (10-10V)

**Accessories and Services (Ordered Separately):**  
SWA-1: Switchgear  
SWA-2: Switchgear  
SWA-3: Switchgear  
SWA-4: Switchgear  
SWA-5: Switchgear  
SWA-6: Switchgear  
SWA-7: Switchgear  
SWA-8: Switchgear  
SWA-9: Switchgear  
SWA-10: Switchgear

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**PLANTING CALCULATIONS (PER ORDINANCE REQUIREMENTS)\***

ID	SECTION	REQUIREMENT	CALCULATION	REQUIRED	PROPOSED*
A	§115-119.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	2 TREES	3 TREES
B	§115-79.B(5) COMMERCIAL DRIVE-THROUGH ESTABLISHMENTS	THE SIDE AND REAR LOT LINES OF THE COMMERCIAL DRIVE-THROUGH ESTABLISHMENT SHALL BE ADEQUATELY SCREENED 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
<b>SHADE/CANOPY TREES</b>				
1	AR	RED MAPLE	3 1/2" CAL	BB
<b>FLOWERING TREES</b>				
2	CF	FLOWERING DOGWOOD	6"-8" TALL	BB
<b>EVERGREEN TREES</b>				
7	TC	EMERALD GREEN ARBORVITAE	6"-8" TALL	BB
<b>SHRUBS*</b>				
10	EA	ELON/MUNUS ELON/MUNUS ALATUS 'COMPACTUS'	24" TALL	BB/CAN
10	IG	SHAMROCK INKBERRY ILES GLABRA 'SHAMROCK'	24" TALL	BB/CAN
10	TH	HICKS YEW TAXUS HICKS'	24" TALL	BB/CAN

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

- NOTES:**
- 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.
  - CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE IN REGARDS TO ANY IMPROVEMENT ONSITE OR OFFSITE.
  - ALL CURBS TO HAVE AN 8" REVEAL UNLESS NOTED OTHERWISE. ALSO ALL CURB RADI SHALL HAVE A 5' RADIUS UNLESS NOTED OTHERWISE.
  - ALL CONSTRUCTION SHALL CONFORM TO PA DOT PUBLICATION 408, LATEST REVISION.
  - ALL EARTHWORK TO BE PERFORMED IN ACCORDANCE WITH THE GUIDANCE OF THE GEOTECHNICAL REPORT AND THE GEOTECHNICAL ENGINEER WITH THE GUIDANCE OF THE GEOTECHNICAL ENGINEER.
  - 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.
  - NO PLANTINGS OR STRUCTURES SHOULD BE LOCATED WITHIN THE SANITARY SEWER EASEMENTS OR WITHIN 10 FEET OF THE SANITARY SEWERS OR LATERALS.

- PLANTING REQUIREMENTS:**
- SHADE TREE SPECIFICATIONS 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.
  - ALL PLANT MATERIAL SHALL MEET THE STANDARDS OF THE "AMERICAN STANDARD FOR NURSERY STOCK" BY THE AMERICAN ASSOCIATION OF NURSERMEN, 1990 OR MOST RECENT EDITION.
  - ALL PLANT MATERIAL SHALL BE INSTALLED IN ACCORDANCE WITH THE PLANTING PRACTICES STATED IN CHAPTER 3 OF "TREE MAINTENANCE" BY P. P. PIROONE, (LATEST REVISION).
  - 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 WHITMAN TOWNSHIP LANDSCAPE REGULATIONS.
  - PLEASE REFER TO THE LANDSCAPING ORDINANCE FOR MORE SPECIFIC INFORMATION REGARDING WHITMAN TOWNSHIP LANDSCAPING REGULATIONS.
- LIGHTING NOTES:**
- 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.
  - 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.
  - DETAILED LIGHTING DESIGN SHALL BE PROVIDED DURING THE BUILDING PERMIT STAGE.

**LAKESWOOD PARK**  
1950BP - 1970BP - 1972BP

**Sitescape**  
SITE • ROADWAY • AREA LIGHTING

**SPECIFICATIONS**  
Model No. 1950BP

**FEATURES**  
• Clear lens polycarbonate (polycarbonate UV stabilizer)  
• Clear lens polycarbonate (polycarbonate UV stabilizer)  
• Clear lens polycarbonate (polycarbonate UV stabilizer)

**PHOTOMETRIC DATA**  
Symmetric Distribution  
Candela Type I  
Mounting Height: 12'  
Candela: 14,113, 14,113, 14,113

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

**LANDSCAPE LEGEND**  
CANOPY TREE  
EVERGREEN TREE  
FLOWERING TREE  
SHRUB

REGISTERED PROFESSIONAL ENGINEER  
PROFESSIONAL LAND SURVEYOR

ROBERT E. BLUE, JR.  
LICENSE NO. 26169-E

ROBERT E. BLUE, JR.  
LICENSE NO. SU1323A

**REVISIONS**

NO.	DESCRIPTION

**robert e. blue**  
consulting engineers, p  
1149 Skippack Pike, Blue Bell, PA 19422  
tel: (610)-277-9441 fax: (610)-277-9887  
www.robertblue.com email: rblue@robertblue.com

**LANDSCAPE PLAN**

PREPARED FOR  
**PINTZUK/BROWN REALTY GROUP, LLC**  
DUNKIN DONUTS  
E. LINCOLN HIGHWAY  
CALN TOWNSHIP, CHESTER COUNTY  
PENNSYLVANIA

REGISTERED PROFESSIONAL ENGINEER  
PROFESSIONAL LAND SURVEYOR

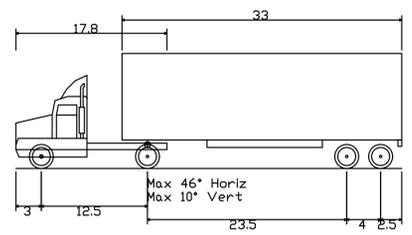
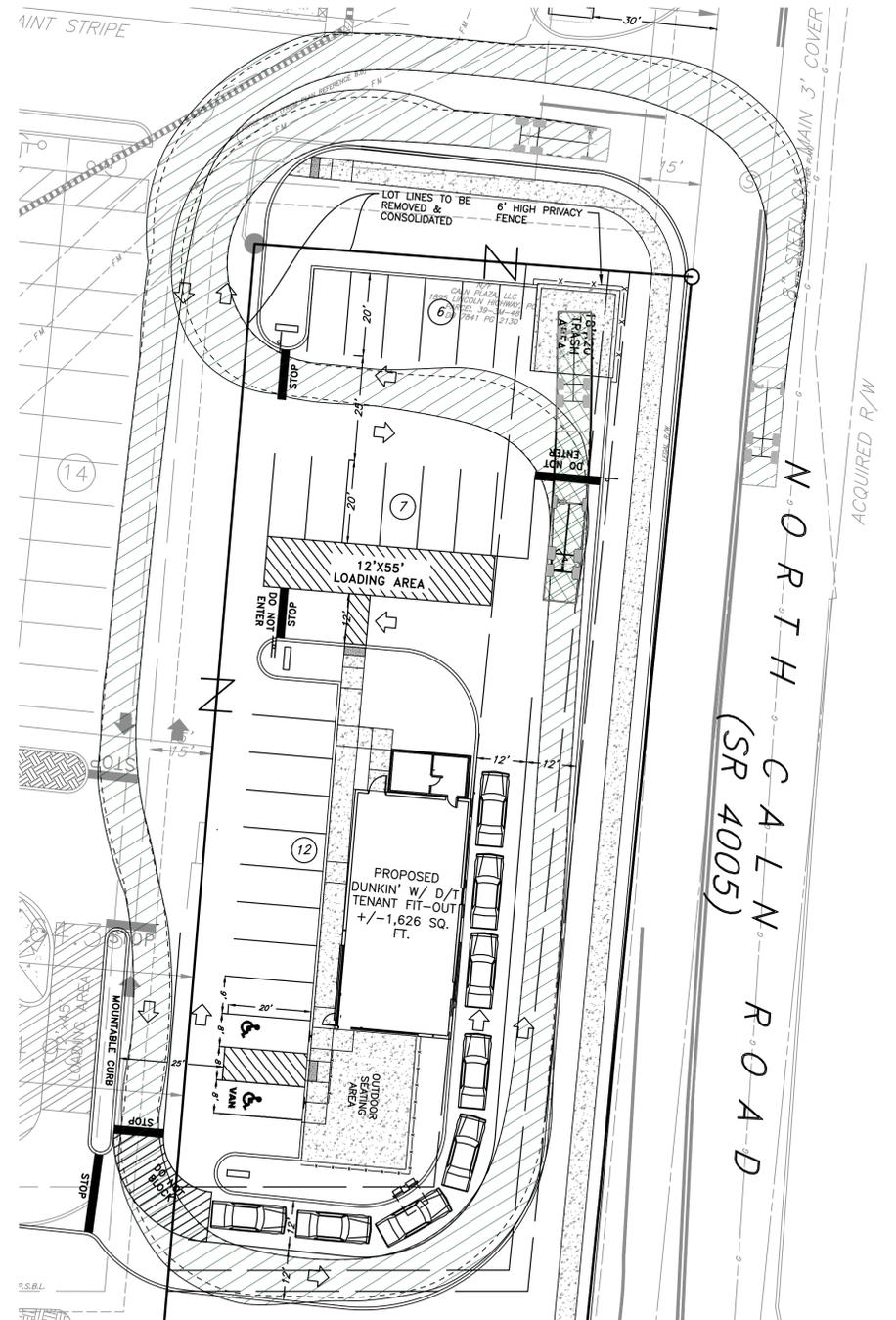
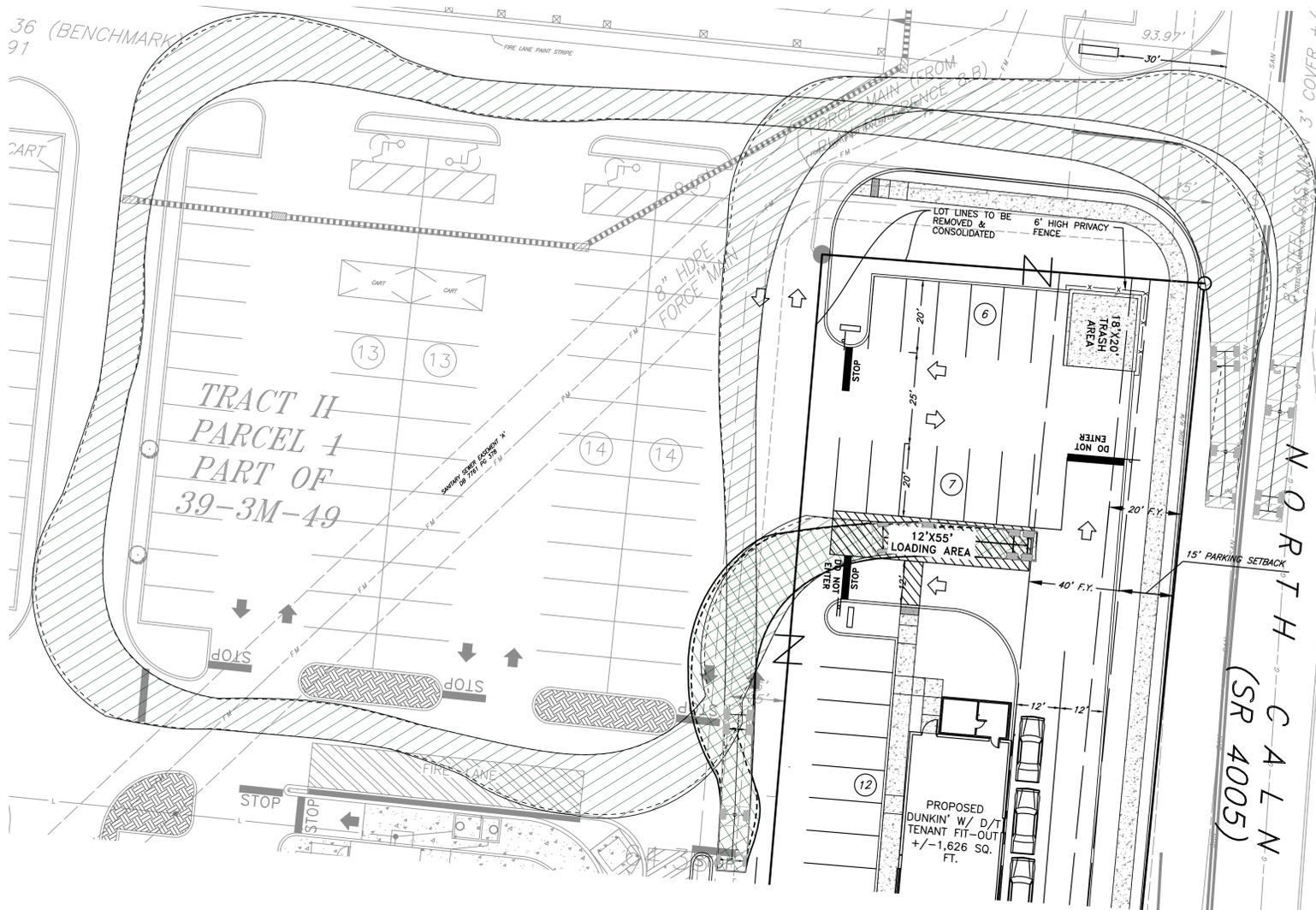
ROBERT E. BLUE, JR.  
LICENSE NO. 26169-E

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LICENSE NO. SU1323A

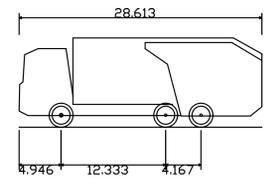
DATE: 2019-11-19  
JOB NUMBER: 1750-2DD  
SHEET NUMBER: 4 of 6

DATE: 2019-11-19 JOB NUMBER: 1750-2DD SHEET NUMBER: 4 of 6

36 (BENCHMARK)  
91



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

REVISIONS

NO.	DATE	DESCRIPTION

**robert e. blue**  
 consulting engineers, p  
 1149 Skippack Pike, Blue Bell, PA 19422  
 tel: (610)-277-9441 fax: (610)-277-9897  
 www.robertblue.com email: rblue@robertblue.com

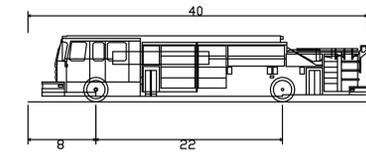
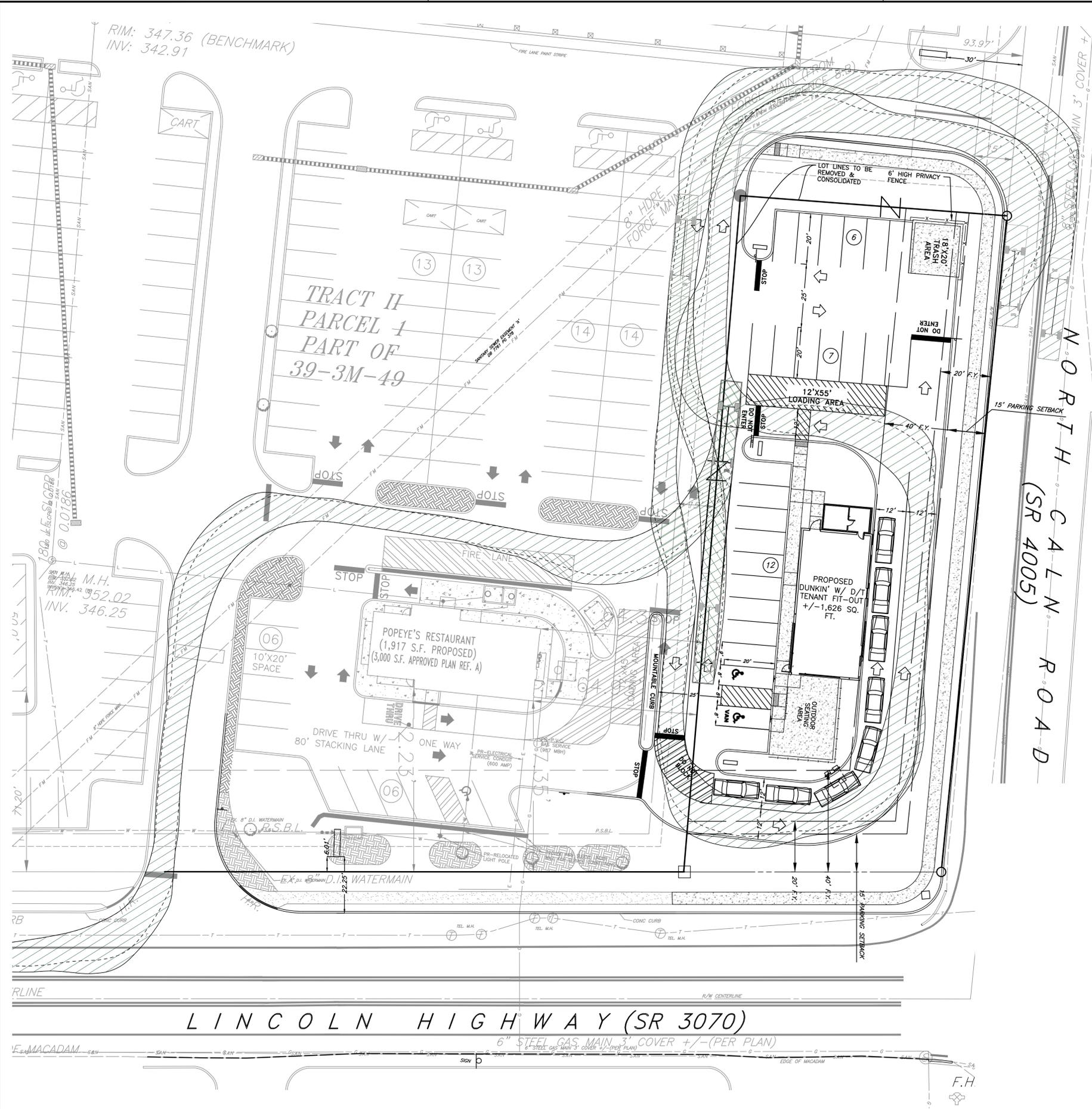


PREPARED FOR  
**PINTZUK/BROWN REALTY GROUP, LLC**  
 491 OLD YORK ROAD, SUITE 200  
 JENKINTOWN, PENNSYLVANIA 19046

REGISTERED PROFESSIONAL ENGINEER  
**ROBERT E. BLUE, JR.**  
 LICENSE NO. 26169-E

REGISTERED PROFESSIONAL LAND SURVEYOR  
**ROBERT E. BLUE, JR.**  
 LICENSE NO. SU1323A



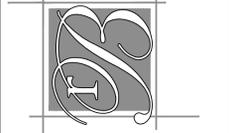


Pumper Fire Truck  
 Overall Length 40.000ft  
 Overall Width 8.167ft  
 Overall Body Height 7.745ft  
 Min Body Ground Clearance 0.656ft  
 Track Width 8.167ft  
 Lock-to-lock time 5.00s  
 Max Wheel Angle 45.00°



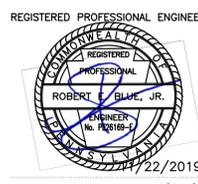
LOCATION MAP  
 SCALE: 1"=2,000'  
 COPYRIGHT "ADC THE MAP PEOPLE"  
 PERMITTED USE NO. 20493218

NO.	DATE	DESCRIPTION



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 491 OLD YORK ROAD, SUITE 200  
 JENKINTOWN, PENNSYLVANIA 19046



ROBERT E. BLUE JR. (DATE) 11/22/2019  
 LICENSE NO. 26169-E

ROBERT E. BLUE JR. (DATE) 11/22/2019  
 LICENSE NO. SU1323A

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