

BEFORE THE BOARD OF COMMISSIONERS OF CALN TOWNSHIP

**APPLICATION TO AMEND CONDITIONAL USE APPROVAL
OF DOWNINGTOWN INVESTORS, LLC**

Hearing Date: July 30, 2020

APPLICANT'S EXHIBITS

- A-1 Application to Amend Conditional Use Approval and Enclosure Letter dated June 23, 2020.
- A-2 Caln Township Zoning Ordinance of 2005, as amended (*incorporated by reference*).
- A-3 Affidavit of Notice.
- A-4 Deed for 50 Rock Raymond Road, recorded March 15, 2020 at Deed Book 9894 Page 633.
- A-5 Aerial of 50 Rock Raymond Road.
- A-6 Conditional Use Decision and Order dated September 13, 2018.
- A-7 Final Land Development Plan for Downingtown Investors, LLC prepared by Landcore Engineering Consultants, P.C., dated April 27, 2018, last revised June 15, 2020 (sheets 1, 2, and 5-12).
- A-8 Traffic Study Addendum to April 24, 2018 Traffic Impact Study prepared by Traffic Planning and Design, Inc., dated July 16, 2020.
- A-9 C.V. of Ryan T. Whitmore, P.E.
- A-10 C.V. of Matthew I. Hammond, P.E.

Prepared by and return to:

Robert J. Nasuti, Esq.
14 Balligomingo Rd.
Conshohocken, PA 19428



Property Description:

50 Rock Raymond Rd.
Caln Township, Chester County, PA
Tax Parcel No. 39-2-27

State Transfer Tax: \$8,800
Local Transfer Tax: \$8,800

PAFA17-4911

SPECIAL WARRANTY DEED

THIS INDENTURE is made the 5th day of March, 2019, by and between **P. MCLAUGHLIN BUILDERS, INC.**, a Pennsylvania corporation (the "**Grantor**"), of the one part, and **DOWNINGTOWN INVESTORS, LLC**, a Pennsylvania limited liability company (the "**Grantee**"), of the other part,

WITNESSETH, that the said Grantor for and in consideration of the sum of EIGHT HUNDRED EIGHTY THOUSAND DOLLARS (\$880,000.00) lawful money of the United States of America, unto it well and truly paid by the said Grantee, at or before the sealing and delivery, hereof, the receipt whereof is hereby acknowledged, has granted, conveyed, bargained and sold, aliened, enfeoffed, released and confirmed and by these presents does grant, convey, bargain and sell, alien, enfeoff, release and confirm unto the said Grantee and its successors and assigns:

ALL THAT CERTAIN real property and the improvements located thereon situate in the Caln Township, Chester County, Pennsylvania, all as more particularly described by metes and bounds on Exhibit A attached hereto, and by this reference incorporated herein for all purposes.

BEING the same premises which Hugh I. Pollock, by Indenture bearing date November 7, 2003 and recorded December 2, 2003 in the Office of the Recorder of Deeds, in and for the County of Chester in Deed Book 5994, page 1228 and re-recorded on April 4, 2004 in Deed Book 6116, page 616 et seq, granted and conveyed unto P. McLaughlin Builders, Inc. in fee.

UNDER AND SUBJECT TO all easement, restrictions, and other matters of record, to the extent valid and enforceable.

TOGETHER WITH all and singular the buildings, improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in any wise appertaining, and the reversions and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of the said Grantor, as well at law as in equity, of, in and to the same.

estate, right, title, interest, property, claim and demand whatsoever of the said Grantor, as well at law as in equity, of, in and to the same.

TO HAVE AND TO HOLD the said lot or piece of ground above described with the buildings and improvements thereon erected, hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, its successors and assigns, to and for the only proper use and behoof of the said Grantee, its successors and assigns forever.

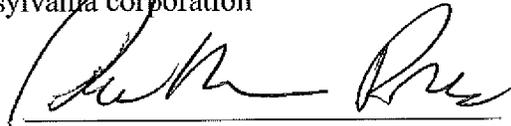
AND the said Grantor, for itself and its successors and assigns does by these presents, covenant, promise, grant and agree, to and with the said Grantee, and its successors and assigns, that it, the said Grantor, and its successors and assigns, all and singular the hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, its successors and assigns, against it the said Grantor, its successors and assigns and against all and every person or persons whomsoever lawfully claiming or to claim the same or any part thereof, by, from or under it or any of them, shall and will WARRANT and forever DEFEND.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

11656044 B: 9894 P: 634 DEE
03/15/2019 11:33:19 AM Page 2 of 6

IN WITNESS WHEREOF, the Grantor has caused this Indenture to be duly executed on the day and year first above written.

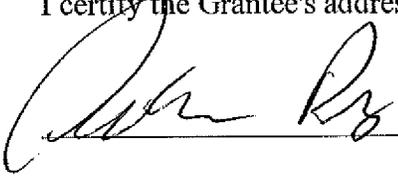
P. MCLAUGHLIN BUILDERS, INC., a
Pennsylvania corporation

By: 
Name: Paul McLaughlin
Title: President

The mailing address of the above-named Grantee is:

14 Balligomingo Road
Conshohocken, PA 19428

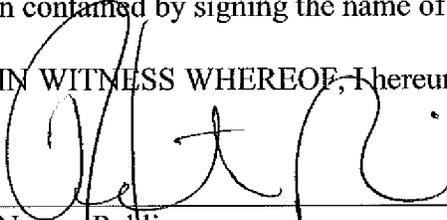
I certify the Grantee's address above is correct.



COMMONWEALTH OF PENNSYLVANIA)
) ss.:
COUNTY OF Chester)

I HEREBY CERTIFY, that on this 5th day of March, 2019, before me, the undersigned Notary Public of said State, personally appeared Paul McLaughlin, who acknowledged himself/herself to be the president of P. McLaughlin Builders, Inc., a Pennsylvania corporation, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that he executed the same for the purposes therein contained by signing the name of the corporation by himself as such officer.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.



Notary Public
My commission expires:

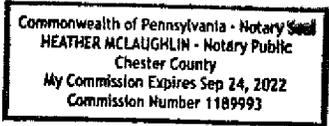


EXHIBIT A
Legal Description

ALL THAT CERTAIN stone quarry and lot or tract of land situate in the Township of Caln, Chester County, Pennsylvania, bounded and described as follows:

BEGINNING at a point in the middle of the Downingtown, Ephrata and Harrisburg Turnpike Road and a corner of land, now or late of the heirs of John E. Parke, thence by said land the following courses and distances: North 56 degrees and 37 minutes East, 21.9 perches to a stone, thence North 88 degrees 47 minutes East, 3.1 perches to a stone, thence South 5 degrees and 38 minutes East, 6 perches to a stone, thence South 81 degrees and 33 minutes East, 19.6 perches to a stone in line of land, now or late of Joseph Baugh, thence along the same, South 6 degrees and 33 minutes East, 25 perches to the middle of the said turnpike road, thence along the middle thereof, North 63 degrees and 53 minutes West, 49.24 perches to the place of beginning.

CONTAINING 4 acres and 55 and 4 tenths perches of land, more or less.

EXCEPTING THEREOUT AND THEREFROM ALL THAT CERTAIN lot or piece of ground conveyed by Susan A. Pollock, widow, and Hugh I. Pollock to Henry A. Pollock, 3rd and Christa Pollock, his wife, by Deed dated 7/31/1968 and recorded in Chester County Recorder of Deeds Office in Deed Book H-38 page 426.

ALL THAT CERTAIN lot or piece of ground Situate in Caln Township, Chester County, Pennsylvania, and being a portion of the premises conveyed to Grantors by deed from Eugene A. Pollock filed 4/14/1962 and recorded in Chester County Deed Book A-34 page 384, said point being more fully described according to a survey made by W. Richard Craig, RS., dated 7/21/1967, as follows:

BEGINNING at a point in the middle of Horseshoe Pike (Rt. 322) said point being a corner of land now or late of David S. Beiler; thence from said point of beginning along land of Beiler North 26 degrees 07 minutes East, 250.62 feet to a point; thence leaving line of land of Beiler, South 81 degrees 33 minutes East, 165.89 feet to a point; thence South 26 degrees 07 minutes West, 300.94 feet to a point in said Horseshoe Pike; thence along the middle of same 63 degrees 53 minutes West 157 feet more or less to the point and place of beginning.

CONTAINING 1.0 acre of land be the same more or less.

ALSO EXCEPTING THEROUT AND THEREFROM ALL THAT CERTAIN lot or piece of ground conveyed by Eugene A. Pollock and Susan A. Pollock to David S. Beiler, et al, by Deed dated 8/9/1950 and recorded in Chester County Record of Deeds Office in Deed Book G-24 page 495.

ALL THAT CERTAIN tract or lot Situate in. the Township of Caln, County of Chester and State of Pennsylvania, which according to a survey made by J. Vernon Keech, Registered Surveyor, in July, 1950, is bounded and described as follows:

BEGINNING at a point in the middle of the State Road leading from Downingtown to Honey Brook known as the Horse Shoe Pike, a corner of land belonging to Attmore Pollock; thence passing over an iron pin set on the Northeast side of said Pike and extending by land of the said Attmore Pollock the next three courses and distances to wit: North 56 degrees 37 minutes East 361.35 feet to a stone; thence North 88 degrees 47 minutes 51.4 feet to a stone; thence South 4 degrees 58 minutes East 99.5 feet to a stone; thence extending by land of the Grantor and passing over an iron pin set on the Northeast side of the Horse Shoe Pike aforesaid South 26 degrees 47 minutes West 249.73 feet to a point in the middle of the Pike; thence extending along the middle of same North 63 degrees 53 minutes West 277.54 feet to the first mentioned point and place of beginning.

CONTAINING 1.329 acres of land, be the same more or less.

BEING known as 50 Rock Raymond Road.

BEING Tax Parcel No.: 39-2-27.



253 Municipal Dr, PO Box 72149, Thorndale, PA 19372
 Phone: 610-384-0600 | Fax: 610-384-0617
 www.calntownship.org

CONDITIONAL USE APPLICATION

PROJECT NAME TO BE COMPLETED BY TOWNSHIP: _____	
NAME OF APPLICANT: <u>Downingtwn Investors, LLC</u>	
DATE OF APPLICATION: _____	APPLICATION # _____
LOCATION OF PROPERTY: <u>50 Rock Raymond Road, Downingtown, PA 19335</u>	
Route 30 Bypass Interchange	
TAX PARCEL ID NUMBER: <u>UPI No.: 39-2-27</u>	ZONING DISTRICT: <u>Overlay C-2 Commercial</u>

APPLICATION REQUIRED FOR:	
<u>X</u>	LAND USE WITH LAND DEVELOPMENT
_____	LAND USE APPROVAL ONLY

APPLICANT'S NAME:	<u>Downingtwn Investors, LLC</u>		
MAILING ADDRESS:	<u>14 Balligomingo Road, P.O. Box 429, Conshohocken, PA 19428</u>		
PHONE NUMBER:	<u>610-520-1000</u>	FAX NUMBER:	<u>610-260-1510</u>
E-MAIL ADDRESS:	<u>jdepascale@summerwood.biz</u>		

OWNER OF RECORD:	<u>Downingtwn Investors, LLC</u>		
MAILING ADDRESS:	<u>14 Balligomingo Road, P.O. Box 429, Conshohocken, PA 19428</u>		
PHONE NUMBER:	<u>610-520-1000</u>	FAX NUMBER:	<u>610-260-1510</u>
E-MAIL ADDRESS:	<u>jdepascale@summerwood.biz</u>		

PROJECT ATTORNEY:	<u>Louis J. Colagreco, Jr., Esquire/Gina M. Gerber, Esquire</u>		
MAILING ADDRESS:	<u>717 Constitution Drive, P.O. Box 1265, Exton, PA 19341</u>		
PHONE NUMBER:	<u>610-458-4400</u>	FAX NUMBER:	<u>610-458-4441</u>
E-MAIL ADDRESS:	<u>lou@rrhc.com / ginag@rrhc.com</u>		

PROJECT ENGINEER	<u>Ryan Whitmore, P.E. Landcore Engineering Consultants, P.C.</u>		
MAILING ADDRESS:	<u>8614 Montgomery Avenue, Wyndmoor, PA 19083</u>		
PHONE NUMBER:	<u>610-724-4322</u>	FAX NUMBER:	_____
E-MAIL ADDRESS:	<u>rwhitmore@landcoreconsulting.com</u>		



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BASIS FOR CONDITIONAL USE APPLICATION	
SECTION(s) OF ZONING ORDINANCE INVOLVED	PROVIDE A BRIEF DESCRIPTION OF ACTION REQUESTED
	Applicant previously received conditional use approval for a Taco Bell restaurant with attendant commercial drive-through. Applicant herein seeks amended conditional use approval to permit
§155-79.A	a commercial drive-through with two (2) drive-through lanes attendant to the Taco Bell restaurant.

THE APPLICANT SHALL SUBMIT THE FOLLOWING DOCUMENTATION WITH THIS APPLICATION:

- (1) ONE (1) ORIGINAL APPLICATION.
- (2) TEN (10) COPIES OF A PLOT PLAN OR TAX MAP, ACCURATELY DRAWN TO SCALE.
- (3) TEN (10) COPIES OF A SKETCH PLAN ILLUSTRATING THE ACTION REQUESTED.
- (4) A CD OF ALL FILES SUBMITTED WITH APPLICATION. PDF FILE OF PLAN REQUIRED.
- (5) PHOTOGRAPHS OF THE PROPERTY.
- (6) PROOF OF OWNERSHIP OR THE RIGHT TO UTILIZE THE PROPERTY FOR THE ACTION REQUESTED.
- (7) THE REQUIRED APPLICATION FEE AS PRESCRIBED BY CALN TOWNSHIP.
- (8) TOWNSHIP WILL PROVIDE LIST OF NAMES AND ADDRESSES OF ALL PROPERTY OWNERS.
- (9) A DETAILED WRITTEN DESCRIPTION OF THE ACTION REQUESTED BY THIS APPLICATION.



253 Municipal Dr, PO Box 72149, Thorndale, PA 19372
 Phone: 610-384-0600 | Fax: 610-384-0617
 www.calntownship.org

I Robert J. Nasuti (AUTHORIZED REPRESENTATIVE OF THE APPLICANT) HEREBY REQUEST REVIEW OF THIS APPLICATION BY CALN TOWNSHIP. TO THE BEST OF MY KNOWLEDGE, ALL OF THE INFORMATION CONTAINED WITHIN THIS APPLICATION IS TRUE, CORRECT AND COMPLETE.

- (1) I HEREBY PERMIT ANY ELECTED, APPOINTED AND/OR ASSIGNED STAFF MEMBER OF CALN TOWNSHIP TO ENTER THE EXTERIOR PREMISES OF THE PROPERTY, IN WHICH THIS APPLICATION PERTAINS, FOR THE PURPOSES OF CONDUCTING SITE INSPECTIONS WHILE THE PROPOSED APPLICATION IS BEING CONSIDERED BY CALN TOWNSHIP.
- (2) I HEREBY AGREE TO PAY ALL CONSULTANT, ADMINISTRATIVE AND/OR APPLICATION FEES REQUIRED FOR THE REVIEW OF THIS APPLICATION.
- (3) I HEREBY UNDERSTAND THAT THE CALN TOWNSHIP BOARD OF COMMISSIONERS ARE NOT OBLIGATED TO APPROVE THIS CONDITIONAL USE APPLICATION.

Robert J. Nasuti
 SIGNATURE OF APPLICANT OR AUTHORIZED REPRESENTATIVE

6-23-2020
 DATE OF APPLICATION

[Signature]
 SIGNATURE OF WITNESS

6-23-2020
 DATE

FOR MUNICIPAL USE ONLY

AUTHORIZED STAFF MEMBER: _____

APPLICATION NAME: _____

APPLICATION # _____

SUBMISSION DATE: _____

SUBMISSION NUMBER: _____

CALN TWP. FEE: _____

CHECK NUMBER: _____

DATE: _____

DATE APPLICATION WILL BE REVIEWED BY TOWNSHIP PLANNING COMMISSION: _____

DATE APPLICATION WILL BE CONSIDERED BY THE TOWNSHIP BOARD OF COMMISSIONERS: _____

APPLICATION COMPLETENESS REVIEW: _____

DATE: _____

Exhibit “A”

GINA M. GERBER
GinaG@rrhc.com
Extension 207



RILEY RIPER HOLLIN & COLAGRECO
ATTORNEYS AT LAW

July 15, 2020

Via U.S. First-Class Mail, postage prepaid

David E. Hanning
Sherri L. Hanning
475 Manor Avenue
Downingtown, PA 19335

**Re: Downingtown Investors, LLC – 50 Rock Raymond Road
Caln Township Conditional Use Application
Your Parcel No.: 11-2-1**

Dear Property Owner:

In accordance with §155-172.G.(2) of the Caln Township Zoning Ordinance, this letter is written to advise you that Downingtown Investors, LLC (“Applicant”) has filed a Conditional Use Application (“Application”) with Caln Township relating to property located at 50 Rock Raymond Road in Caln Township, having UPI No. 39-2-27, consisting of approximately 1.74 acres (“Property”). Applicant seeks to amend its prior conditional use approval for a Taco Bell restaurant and commercial drive-through to permit two drive-through lanes on the Property.

On July 30, 2020 at 6:00 p.m., the Caln Township Board of Commissioners will hold a hearing on the Application. Due to COVID-19, the hearing will be held remotely via Zoom. Instructions on how to participate in the Zoom hearing will be posted on the Township’s website, www.calntownship.org at least one week in advance of the hearing. Any person with questions on how to participate in the Zoom hearing may call the Township at (610) 384-0600 x148 or email to info@calntownship.org.

This is the only notice that you will receive of the Application. You are not required to attend the meeting but may attend if you are interested.

You may contact the Township office at 610-384-0600 if you have any questions regarding this Application, any changes to the date and time scheduled for the hearing on the Application before the Board of Commissioners, or the future meeting schedule of the Board of Commissioners.

Very truly yours,

/s/ Gina M. Gerber

GINA M. GERBER

GMG/mdc

GINA M. GERBER
GinaG@rrhc.com
Extension 207



RILEY RIPER HOLLIN & COLAGRECO
ATTORNEYS AT LAW

July 15, 2020

Via U.S. First-Class Mail, postage prepaid

Francis J. Saello
467 Manor Avenue
Downingtown, PA 19335

**Re: Downingtown Investors, LLC – 50 Rock Raymond Road
 Caln Township Conditional Use Application
 Your Parcel No.: 11-2-2**

Dear Property Owner:

In accordance with §155-172.G.(2) of the Caln Township Zoning Ordinance, this letter is written to advise you that Downingtown Investors, LLC (“Applicant”) has filed a Conditional Use Application (“Application”) with Caln Township relating to property located at 50 Rock Raymond Road in Caln Township, having UPI No. 39-2-27, consisting of approximately 1.74 acres (“Property”). Applicant seeks to amend its prior conditional use approval for a Taco Bell restaurant and commercial drive-through to permit two drive-through lanes on the Property.

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Very truly yours,

/s/ Gina M. Gerber

GINA M. GERBER

GMG/mdc

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GinaG@rrhc.com
Extension 207



RILEY RIPER HOLLIN & COLAGRECO
ATTORNEYS AT LAW

July 15, 2020

Via U.S. First-Class Mail, postage prepaid

Ruth A. Protivnak
John Protivnak
453 Manor Avenue
Downingtown, PA 19335

**Re: Downingtown Investors, LLC – 50 Rock Raymond Road
 Caln Township Conditional Use Application
 Your Parcel No.: 11-2-3**

Dear Property Owner:

In accordance with §155-172.G.(2) of the Caln Township Zoning Ordinance, this letter is written to advise you that Downingtown Investors, LLC (“Applicant”) has filed a Conditional Use Application (“Application”) with Caln Township relating to property located at 50 Rock Raymond Road in Caln Township, having UPI No. 39-2-27, consisting of approximately 1.74 acres (“Property”). Applicant seeks to amend its prior conditional use approval for a Taco Bell restaurant and commercial drive-through to permit two drive-through lanes on the Property.

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Very truly yours,

/s/ Gina M. Gerber

GINA M. GERBER

GMG/mdc

GINA M. GERBER
GinaG@rrhc.com
Extension 207



RILEY RIPER HOLLIN & COLAGRECO
ATTORNEYS AT LAW

July 15, 2020

Via U.S. First-Class Mail, postage prepaid

Downingtown Area School District
540 Trestle Place
Downingtown, PA 19335

**Re: Downingtown Investors, LLC – 50 Rock Raymond Road
Caln Township Conditional Use Application
Your Parcel Nos.: 11-3-7-E, 39-2-43 & 39-2-45-E**

Dear Property Owner:

In accordance with §155-172.G.(2) of the Caln Township Zoning Ordinance, this letter is written to advise you that Downingtown Investors, LLC (“Applicant”) has filed a Conditional Use Application (“Application”) with Caln Township relating to property located at 50 Rock Raymond Road in Caln Township, having UPI No. 39-2-27, consisting of approximately 1.74 acres (“Property”). Applicant seeks to amend its prior conditional use approval for a Taco Bell restaurant and commercial drive-through to permit two drive-through lanes on the Property.

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/s/ Gina M. Gerber

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GMG/mdc

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GinaG@rrhc.com
Extension 207



RILEY RIPER HOLLIN & COLAGRECO
ATTORNEYS AT LAW

July 15, 2020

Via U.S. First-Class Mail, postage prepaid

Dale & Dallas Krapf Joint Venture, LLC
1030 Andrew Drive
West Chester, PA 19380

**Re: Downingtown Investors, LLC – 50 Rock Raymond Road
Caln Township Conditional Use Application
Your Parcel No.: 39-2-25**

Dear Property Owner:

In accordance with §155-172.G.(2) of the Caln Township Zoning Ordinance, this letter is written to advise you that Downingtown Investors, LLC (“Applicant”) has filed a Conditional Use Application (“Application”) with Caln Township relating to property located at 50 Rock Raymond Road in Caln Township, having UPI No. 39-2-27, consisting of approximately 1.74 acres (“Property”). Applicant seeks to amend its prior conditional use approval for a Taco Bell restaurant and commercial drive-through to permit two drive-through lanes on the Property.

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/s/ Gina M. Gerber

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Extension 207



RILEY RIPER HOLLIN & COLAGRECO
ATTORNEYS AT LAW

July 15, 2020

Via U.S. First-Class Mail, postage prepaid

Newlin Homes
P.O. Box 488
Unionville, PA 19375

**Re: Downingtown Investors, LLC – 50 Rock Raymond Road
Caln Township Conditional Use Application
Your Parcel No.: 39-2-26**

Dear Property Owner:

In accordance with §155-172.G.(2) of the Caln Township Zoning Ordinance, this letter is written to advise you that Downingtown Investors, LLC (“Applicant”) has filed a Conditional Use Application (“Application”) with Caln Township relating to property located at 50 Rock Raymond Road in Caln Township, having UPI No. 39-2-27, consisting of approximately 1.74 acres (“Property”). Applicant seeks to amend its prior conditional use approval for a Taco Bell restaurant and commercial drive-through to permit two drive-through lanes on the Property.

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/s/ Gina M. Gerber

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GMG/mdc

GINA M. GERBER
GinaG@rrhc.com
Extension 207



RILEY RIPER HOLLIN & COLAGRECO
ATTORNEYS AT LAW

July 15, 2020

Via U.S. First-Class Mail, postage prepaid

ALA Holdings, LLC
20 Old Homestead Road
Coatesville, PA 19320

**Re: Downingtown Investors, LLC – 50 Rock Raymond Road
Caln Township Conditional Use Application
Your Parcel No.: 39-2-27.1**

Dear Property Owner:

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GMG/mdc

GINA M. GERBER
GinaG@rrhc.com
Extension 207



RILEY RIPER HOLLIN & COLAGRECO
ATTORNEYS AT LAW

July 15, 2020

Via U.S. First-Class Mail, postage prepaid

Caln Horseshoe, LP
c/o ARC Properties
1401 Broad Street
Clifton, NJ 07013

**Re: Downingtown Investors, LLC – 50 Rock Raymond Road
 Caln Township Conditional Use Application
 Your Parcel No.: 39-2-28**

Dear Property Owner:

In accordance with §155-172.G.(2) of the Caln Township Zoning Ordinance, this letter is written to advise you that Downingtown Investors, LLC (“Applicant”) has filed a Conditional Use Application (“Application”) with Caln Township relating to property located at 50 Rock Raymond Road in Caln Township, having UPI No. 39-2-27, consisting of approximately 1.74 acres (“Property”). Applicant seeks to amend its prior conditional use approval for a Taco Bell restaurant and commercial drive-through to permit two drive-through lanes on the Property.

On July 30, 2020 at 6:00 p.m., the Caln Township Board of Commissioners will hold a hearing on the Application. Due to COVID-19, the hearing will be held remotely via Zoom. Instructions on how to participate in the Zoom hearing will be posted on the Township’s website, www.calntownship.org at least one week in advance of the hearing. Any person with questions on how to participate in the Zoom hearing may call the Township at (610) 384-0600 x148 or email to info@calntownship.org.

This is the only notice that you will receive of the Application. You are not required to attend the meeting but may attend if you are interested.

You may contact the Township office at 610-384-0600 if you have any questions regarding this Application, any changes to the date and time scheduled for the hearing on the Application before the Board of Commissioners, or the future meeting schedule of the Board of Commissioners.

Very truly yours,

/s/ Gina M. Gerber

GINA M. GERBER

GMG/mdc

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Extension 207



RILEY RIPER HOLLIN & COLAGRECO
ATTORNEYS AT LAW

July 15, 2020

Via U.S. First-Class Mail, postage prepaid

Nello v. Caporale
Anne H. Caporale
7 Rock Raymond Road
Downingtown, PA 19335

**Re: Downingtown Investors, LLC – 50 Rock Raymond Road
Caln Township Conditional Use Application
Your Parcel No.: 39-2-41**

Dear Property Owner:

In accordance with §155-172.G.(2) of the Caln Township Zoning Ordinance, this letter is written to advise you that Downingtown Investors, LLC (“Applicant”) has filed a Conditional Use Application (“Application”) with Caln Township relating to property located at 50 Rock Raymond Road in Caln Township, having UPI No. 39-2-27, consisting of approximately 1.74 acres (“Property”). Applicant seeks to amend its prior conditional use approval for a Taco Bell restaurant and commercial drive-through to permit two drive-through lanes on the Property.

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Very truly yours,

/s/ Gina M. Gerber

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Extension 207



RILEY RIPPER HOLLIN & COLAGRECO
ATTORNEYS AT LAW

July 15, 2020

Via U.S. First-Class Mail, postage prepaid

Juluis S. Carpenter
Agnes M. Carpenter
11 Rock Raymond Road
Downingtown, PA 19335

**Re: Downingtown Investors, LLC – 50 Rock Raymond Road
 Caln Township Conditional Use Application
 Your Parcel No.: 39-2-42**

Dear Property Owner:

In accordance with §155-172.G.(2) of the Caln Township Zoning Ordinance, this letter is written to advise you that Downingtown Investors, LLC (“Applicant”) has filed a Conditional Use Application (“Application”) with Caln Township relating to property located at 50 Rock Raymond Road in Caln Township, having UPI No. 39-2-27, consisting of approximately 1.74 acres (“Property”). Applicant seeks to amend its prior conditional use approval for a Taco Bell restaurant and commercial drive-through to permit two drive-through lanes on the Property.

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Very truly yours,

/s/ Gina M. Gerber

GINA M. GERBER

GMG/mdc

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GinaG@rrhc.com
Extension 207



RILEY RIPER HOLLIN & COLAGRECO
ATTORNEYS AT LAW

July 15, 2020

Via U.S. First-Class Mail, postage prepaid

Downingtown Joint High School Authority
540 Trestle Place
Downingtown, PA 19335

**Re: Downingtown Investors, LLC – 50 Rock Raymond Road
Caln Township Conditional Use Application
Your Parcel No.: 39-2-44-E**

Dear Property Owner:

In accordance with §155-172.G.(2) of the Caln Township Zoning Ordinance, this letter is written to advise you that Downingtown Investors, LLC (“Applicant”) has filed a Conditional Use Application (“Application”) with Caln Township relating to property located at 50 Rock Raymond Road in Caln Township, having UPI No. 39-2-27, consisting of approximately 1.74 acres (“Property”). Applicant seeks to amend its prior conditional use approval for a Taco Bell restaurant and commercial drive-through to permit two drive-through lanes on the Property.

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Very truly yours,

/s/ Gina M. Gerber

GINA M. GERBER

GMG/mdc

GINA M. GERBER
GinaG@rrhc.com
Extension 207



RILEY RIPER HOLLIN & COLAGRECO
ATTORNEYS AT LAW

July 15, 2020

Via U.S. First-Class Mail, postage prepaid

Commonwealth of Pennsylvania
Department of Transportation
7000 Geerdes Blvd.
King of Prussia, PA 19406

**Re: Downingtown Investors, LLC – 50 Rock Raymond Road
 Caln Township Conditional Use Application
 Your Parcel No.: 39-2-84.1-E**

Dear Property Owner:

In accordance with §155-172.G.(2) of the Caln Township Zoning Ordinance, this letter is written to advise you that Downingtown Investors, LLC (“Applicant”) has filed a Conditional Use Application (“Application”) with Caln Township relating to property located at 50 Rock Raymond Road in Caln Township, having UPI No. 39-2-27, consisting of approximately 1.74 acres (“Property”). Applicant seeks to amend its prior conditional use approval for a Taco Bell restaurant and commercial drive-through to permit two drive-through lanes on the Property.

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Very truly yours,

/s/ Gina M. Gerber

GINA M. GERBER

GMG/mdc

GINA M. GERBER
GinaG@rrhc.com
Extension 207



RILEY RIPER HOLLIN & COLAGRECO
ATTORNEYS AT LAW

July 15, 2020

Via U.S. First-Class Mail, postage prepaid

Wild Meadows, LLC
13 Nobles Pond Crossing
Dover, DE 19904

**Re: Downingtown Investors, LLC – 50 Rock Raymond Road
 Caln Township Conditional Use Application
 Your Parcel No.: 39-2-87**

Dear Property Owner:

In accordance with §155-172.G.(2) of the Caln Township Zoning Ordinance, this letter is written to advise you that Downingtown Investors, LLC (“Applicant”) has filed a Conditional Use Application (“Application”) with Caln Township relating to property located at 50 Rock Raymond Road in Caln Township, having UPI No. 39-2-27, consisting of approximately 1.74 acres (“Property”). Applicant seeks to amend its prior conditional use approval for a Taco Bell restaurant and commercial drive-through to permit two drive-through lanes on the Property.

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Very truly yours,

/s/ Gina M. Gerber

GINA M. GERBER

GMG/mdc

GINA M. GERBER
GinaG@rrhc.com
Extension 207



RILEY RIPER HOLLIN & COLAGRECO
ATTORNEYS AT LAW

July 15, 2020

Via U.S. First-Class Mail, postage prepaid

470 Manor Realty, LLC
701 Lansdale Avenue
Lansdale, PA 19446

**Re: Downingtown Investors, LLC – 50 Rock Raymond Road
 Caln Township Conditional Use Application
 Your Parcel No.: 39-2-88**

Dear Property Owner:

In accordance with §155-172.G.(2) of the Caln Township Zoning Ordinance, this letter is written to advise you that Downingtown Investors, LLC (“Applicant”) has filed a Conditional Use Application (“Application”) with Caln Township relating to property located at 50 Rock Raymond Road in Caln Township, having UPI No. 39-2-27, consisting of approximately 1.74 acres (“Property”). Applicant seeks to amend its prior conditional use approval for a Taco Bell restaurant and commercial drive-through to permit two drive-through lanes on the Property.

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Very truly yours,

/s/ Gina M. Gerber

GINA M. GERBER

GMG/mdc

Exhibit “B”

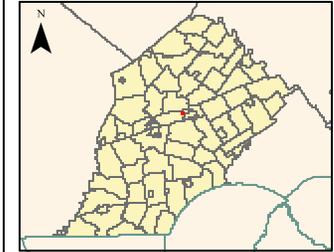
Parcel	Owner	Mailing Address
11-2-1	David E. Hanning Sherri L. Hanning	475 Manor Avenue Downingtown, PA 19335
11-2-2	Francis J. Saello	467 Manor Avenue Downingtown, PA 19335
11-2-3	Ruth A. Protivnak John Protivnak	453 Manor Avenue Downingtown, PA 19335
11-3-7-E	Downingtown Area School District	540 Trestle Place Downingtown, PA 19335
39-2-25	Dale & Dallas Krapf Joint Venture, LLC	1030 Andrew Drive West Chester, PA 19380
39-2-26	Newlin Homes	P.O. Box 488 Unionville, PA 19375
39-2-27.1	ALA Holdings, LLC	20 Old Homestead Road Coatesville, PA 19320
39-2-28	Caln Horseshoe, LP c/o ARC Properties	1401 Broad Street Clifton, NJ 07013
39-2-41	Nello v. Caporale Anne H. Caporale	7 Rock Raymond Road Downingtown, PA 19335
39-2-42	Julius S. Carpenter Agnes M. Carpenter	11 Rock Raymond Road Downingtown, PA 19335
39-2-43	Downingtown Area School District	540 Trestle Place Downingtown, PA 19335
39-2-44-E	Downingtown Joint High School Authority	540 Trestle Place Downingtown, PA 19335
39-2-45-E	Downingtown Area School District	540 Trestle Place Downingtown, PA 19335
39-2-84.1-E	Commonwealth of Pennsylvania Department of Transportation	7000 Geerdes Blvd. King of Prussia, PA 19406
39-2-87	Wild Meadows, LLC	13 Nobles Pond Crossing Dover, DE 19904
39-2-88	470 Manor Realty, LLC	701 Lansdale Avenue Lansdale, PA 19446

Adjacent parcel (within 500') for UPI 39-2-27:

Map



COUNTY OF CHESTER
PENNSYLVANIA



Find Address Information

PARID: 3902 0027000
UPI: 39-2-27
Owner1: DOWNINGTOWN INVESTORS LLC
Owner2:
Mail Address 1: 14 BALLIGOMINGO RD
Mail Address 2: CONSHOHOCKEN PA
Mail Address 3:
ZIP Code: 19428
Deed Book: 9894
Deed Page: 633
Deed Recorded Date: 3/15/2019
Legal Desc 1: NW COR RT 322 & ROCK RAYMO
Legal Desc 2: 2 AC
Acres: 2
LUC: V-10
Lot Assessment: \$ 63,420
Property Assessment: \$ 0
Total Assessment: \$ 63,420
Assessment Date: 12/19/2019
Property Address: 50 ROCK RAYMOND RD
Municipality: CALN
School District: Coatesville Area

Map Created:
Thursday, July 23, 2020

County of Chester



Limitations of Liability and Use:
County of Chester, Pennsylvania makes no claims to the completeness, accuracy, or content of any data contained herein, and makes no representation of any kind, including, but not limited to, the warranties of merchantability or fitness for a particular use, nor are any such warranties to be implied or inferred with respect to the information or data furnished herein. For information on data sources visit the GIS Services page listed at www.chesco.org/gis.

FINAL LAND DEVELOPMENT PLANS

FOR

DOWNINGTOWN INVESTORS, LLC

PROPOSED TACO BELL with DRIVE-THRU SERVICE

50 ROCK RAYMOND ROAD

CALN TOWNSHIP

CHESTER COUNTY, PENNSYLVANIA



SHEET INDEX		
COVER SHEET	CL	1 OF 26
EROSION and SEDIMENT CONTROL PLAN	ES	2 OF 26
EROSION and SEDIMENTATION CONTROL NOTES	NE	3 OF 26
EROSION and SEDIMENT CONTROL DETAILS	DE1	4 OF 26
EXISTING CONDITIONS & DEMOLITION PLAN	EC	5 OF 26
SITE / RECORD PLAN	SP	6 OF 26
SIGNAGE AND STRIPING PLAN	SS	7 OF 26
GRADING AND DRAINAGE PLAN	GP	8 OF 26
UTILITIES PLAN	UP	9 OF 26
LIGHTING PLAN	LP	10 OF 26
LANDSCAPING PLAN	LA	11 OF 26
POST CONSTRUCTION STORMWATER MANAGEMENT PLAN	PCS	12 OF 26
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TRUCK MOVEMENT PLAN	TR1-TR2	24 - 25 OF 26
DRIVEWAY/ STORM PROFILES	PR	26 OF 26

REVISION LOG		
1	2018-07-10	PER TWP REVIEW LTRS (6/14/18 ENG; 5/22/18 TRAFFIC; 5/30/18 SEWER)
2	2018-09-04	PER UTIL. SRVY. (GAS ELEVS.); TWP/ZONING REV. LTRS; NPDES SUBM.
3	2018-10-10	REV PER NPDES COMPLETENESS REVIEW COMMENTS
4	2018-12-06	REVISIONS PER TOWNSHIP ENGINEER COMMENTS
5	2018-12-12	REV PER SEWER ENG. REV. LTR.
6	2019-01-17	REV PER SEWER ENG. REV. LTR.; NPDES PERMIT REVIEW LTR
7	2019-01-31	FINAL LAND DEVELOPMENT APPLICATION
8	2019-03-15	REV PER D.M.W.A. ENGINEER COMMENTS
9	2019-08-08	REV. PER PYLON LOCATION & FINAL PLAN RESOLUTION COMPLIANCE
10	2019-12-06	REV. PER TWP REVIEW LETTER AND TO ISSUE FOR FINAL RECORDING
11	2020-01-03	REVISED GREASE TRAP/PUMP STATION CONFIGURATION
12	2020-06-15	REVISED TO PROVIDE DOUBLE DRIVE-THRU

WAIVER RELIEF GRANTED

THE FOLLOWING WAIVERS FROM THE SUBDIVISION AND LAND DEVELOPMENT ORDINANCE WERE APPROVED BY THE BOARD OF COMMISSIONERS AT A PUBLIC MEETING HELD ON JANUARY 31, 2019.

§135-306. REQUIRING INFILTRATION OF THE INCREASED VOLUME OF RUNOFF FROM THE PARCEL DUE TO THE REDUCTION IN RECHARGE FROM THE CREATION OR EXPANSION OF IMPERVIOUS SURFACES.

§135-307.A AND §135-308.A. REQUIRING THE POST-DEVELOPMENT TWO-YEAR TWENTY-FOUR HOUR DESIGN STORM BE REDUCED TO THE PRE-DEVELOPMENT ONE-YEAR, TWENTY-FOUR HOUR DURATION PRECIPITATION USING THE SCS TYPE II DISTRIBUTION.

§135-307.D. REQUIRING THE MINIMUM ORIFICE SIZE IN THE OUTLET STRUCTURE TO THE BMP SHALL BE THREE INCHES, TO PERMIT A ONE INCH ORIFICE WITH A GRAVEL FILTER IN ACCORDANCE WITH SECTION 135-307.E.

§135-311.C. REQUIRING STORMWATER PIPES TO HAVE A MINIMUM SLOPE OF 1%.

§135-311.K. REQUIRING THE UNDERGROUND BASIN BOTTOMS TO BE SLOPED A MINIMUM OF ONE PERCENT

§137-50. REQUIRING SHADE TREES BE PLANTED ALONG THE FRONTAGE AT FORTY-FOOT INTERVALS, OR AS DIRECTED BY THE TOWNSHIP ENGINEER. (ROCK RAYMOND ROAD)

THE FOLLOWING WAIVERS FROM THE SUBDIVISION AND LAND DEVELOPMENT ORDINANCE WERE APPROVED BY THE BOARD OF COMMISSIONERS AT A PUBLIC MEETING HELD ON APRIL 11, 2019.

§137-67.H. ESTABLISHING TOTAL FUTURE TRAFFIC DEMAND AND PERMIT THE USE OF PENNDOT APPROVED GROWTH RATE.

ZONING RELIEF GRANTED

ZONING HEARING BOARD VARIANCES

THE ZONING HEARING BOARD, AT A MEETING HELD ON JANUARY 4, 2018, GRANTED THE FOLLOWING VARIANCES FROM THE TOWNSHIP ZONING ORDINANCE.

SECTION 155-728(B)(1) TO PERMIT A PROPOSED COMMERCIAL DRIVE-THROUGH ESTABLISHMENT TO BE LOCATED LESS THAN 250 FEET FROM AN EXISTING RESIDENTIAL USE ZONING DISTRICT ON A PROPERTY LOCATED AT 50 ROCK RAYMOND ROAD, BEING TAX PARCEL NO. 38-52-27. SUBJECT TO THE CONDITIONS THAT THE PROPOSED USE SHALL BE CONDUCTED IN SUBSTANTIAL CONFORMITY WITH THE EVIDENCE AND TESTIMONY PRESENTED TO THE ZONING HEARING BOARD, THE APPLICANT SHALL COMPLY WITH ALL OTHER FEDERAL AND STATE STATUTES AND REGULATIONS AND TOWNSHIP ORDINANCES AND REGULATIONS, AND IF THE SUBMITTED PLAN REQUIRES ADDITIONAL ZONING RELIEF, THE APPLICANT WILL RETURN TO THE BOARD.

PERMIT/APPROVAL SUMMARY TABLE

PERMIT / NPDES	APPROVAL DATE	EXPIRATION	PERMIT #
EROSION AND SEDIMENT CONTROL PLAN	2/25/2019	2/25/2024	PR151010
HIGHWAY OCCUPANCY PERMIT	12/13/2019	12/13/2020	06100405
DOWNTOWN MUNICIPAL WATER AUTHORITY COLUMBIATRANSCANDA	3/25/2019	2/14/2019	

ORDER OF CONDITIONAL USE

ORDER

AND NOW, THIS 15TH DAY OF SEPTEMBER, 2018, THE BOARD APPROVES A CONDITIONAL USE PURSUANT TO SECTION 155-79(A) OF THE ORDINANCE TO ALLOW THE DEVELOPMENT OF A COMMERCIAL DRIVE-THROUGH ESTABLISHMENT FOR THE PROPOSED TACO BELL FAST FOOD RESTAURANT ON THE PROPERTY PURSUANT TO THE CONDITIONS SET FORTH HEREIN BELOW, PURSUANT TO SECTION 155-86.G, THE BOARD APPROVES THE LOCATION OF THE DUMPSTER AS SHOWN ON THE PLANS. THE BOARD ALSO APPROVES THE LOCATION OF THE PARKING SPACES AND LOADING AREA IN THE FRONT YARD AS DEPICTED ON THE PLANS.

CONDITIONS OF APPROVAL

- THE COMMERCIAL DRIVE-THROUGH ESTABLISHMENT SHALL BE DEVELOPED IN ACCORDANCE WITH THE TESTIMONY AND EVIDENCE PRESENTED AT THE CONDITIONAL USE HEARINGS AND THE PLANS, AS SUCH PLANS ARE REVISED TO COMPLY WITH THE CONDITIONS OF APPROVAL IMPOSED HEREIN AND TO OBTAIN FINAL LAND DEVELOPMENT APPROVAL FROM THE BOARD.
- THE PLANS SHALL BE REVISED TO COMPLY WITH ALL OUTSTANDING COMMENTS FROM THE FOLLOWING TOWNSHIP CONSULTANTS' REVIEW LETTERS.
 - LETTER DATED MAY 30, 2018 FROM GILMORE & ASSOCIATES, AND
 - LETTER DATED AUGUST 2, 2018 FROM CEDARVILLE ENGINEERING, LLC.
- APPLICANT SHALL DEMONSTRATE COMPLIANCE WITH THESE LETTERS TO THE SATISFACTION OF THE RESPECTIVE TOWNSHIP CONSULTANT PRIOR TO ISSUANCE OF FINAL LAND DEVELOPMENT APPROVAL FROM THE BOARD.
- APPLICANT AND ANY SUCCESSOR OR ASSIGN IN TITLE WHO UTILIZES THE COMMERCIAL DRIVE-THROUGH SHALL PROHIBIT DELIVERIES TO THE RESTAURANT DURING ANY HOURS THAT THE RESTAURANT IS OPEN FOR BUSINESS. ALL DELIVERIES MUST OCCUR WHEN THE RESTAURANT IS CLOSED.
- NO TRACTOR-TRAILERS WITH REFRIGERATION UNITS SHALL BE PERMITTED TO MAKE DELIVERIES TO THE RESTAURANT. DELIVERY VEHICLES SHALL BE PROHIBITED FROM IDLING IN THE PARKING LOT AT ANY TIME.
- APPLICANT SHALL LOCATE THE SPEAKER/MICROPHONE FOR THE DRIVE-THROUGH WINDOW IN A LOCATION THAT IS SCREENED BY THE TRASH ENCLOSURE OR BUILDING. THE LOCATION OF THE SPEAKER SHALL BE APPROVED BY THE BOARD AS PART OF LAND DEVELOPMENT APPROVAL.
- TRASH PICKUP TO THE RESTAURANT MAY NOT OCCUR DURING THE RESTAURANT'S PEAK HOURS OF 12:00 P.M. - 1 P.M. AND 4:00 P.M. TO 5:30 P.M. AND MUST COMPLY WITH ALL OTHER RELEVANT PROVISIONS IN THE CALN CODE.
- APPLICANT SHALL IMPLEMENT ALL TRAFFIC IMPROVEMENTS SUGGESTED BY ITS TRAFFIC CONSULTANT WHICH ARE SET FORTH IN THE TIA AND FINDING OF FACT NUMBER 41 ABOVE. THE DETAILS OF HOW APPLICANT DEMONSTRATES COMPLIANCE WITH IMPLEMENTATION OF THESE RECOMMENDATIONS SHALL BE DETERMINED BY THE BOARD AND PENNDOT DURING FINAL LAND APPROVAL.
- IF PENNDOT REQUIRES THE TOWNSHIP TO BE A PERMITTEE ON ANY SIGNALS ASSOCIATED WITH THE MID-BLOCK CROSSING OF ROCK RAYMOND ROAD, APPLICANT SHALL MAKE A CONTRIBUTION TO THE TOWNSHIP IN THE AMOUNT OF \$5,000.00 TO PROVIDE SUFFICIENT FUNDS TOWARDS REIMBURSEMENT TO THE TOWNSHIP FOR MAINTENANCE OF THE PEDESTRIAN SIGNALS ASSOCIATED WITH THIS MIDBLOCK CROSSING. SUCH CONTRIBUTION SHALL BE MADE UPON ISSUANCE OF THE CERTIFICATE OF OCCUPANCY FOR THE RESTAURANT.
- APPLICANT SHALL ADHERE TO THE NOISE REGULATIONS IN SECTION 155-185 OF THE ORDINANCE. THESE STANDARDS INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING RESTRICTIONS: NO PERSON SHALL LOAD OR UNLOAD TRUCKS OR OTHER MOTOR VEHICLES OR OPEN, CLOSE OR OTHERWISE HANDLE BOXES, CRATES, CONTAINERS, BUILDING MATERIALS, GARBAGE CANS OR OTHER OBJECTS BETWEEN THE HOURS OF 10:00 P.M. OF ONE DAY AND 7:00 A.M. OF THE FOLLOWING DAY IN SUCH A MANNER AS TO BE PLAINLY AUDIBLE ACROSS A PROPERTY LINE.
- ALL LIGHTING ON THE EXTERIOR OF THE BUILDING SHALL COMPLY WITH THE REQUIREMENTS IN THE ORDINANCE AND ALL LIGHT FIXTURES IN THE PARKING LOT MUST BE DIRECTED DOWNWARDS AND APPROPRIATELY SHIELDED TO PREVENT GLARE ON ADJACENT RESIDENTIAL PROPERTIES.
- APPLICANT SHALL PROVIDE ENERGY EFFICIENT LIGHTING FIXTURES THAT MEET THE ILLUMINATING ENGINEERING SOCIETY ILLUMINATION STANDARDS FOR COMMERCIAL USES. THE ES STANDARD IN EFFECT AT THE TIME OF FINAL PLAN APPROVAL SHALL APPLY.
- APPLICANT AND ITS SUCCESSORS AND ASSIGNS IN INTEREST TO THE PROPERTY SHALL BE STRICTLY BOUND BY:
 - ALL THE REPRESENTATIONS, WARRANTIES AND COMMITMENTS MADE BY OR ON BEHALF OF THE APPLICANT AND THE TESTIMONY, PLANS OR OTHER EXHIBITS THAT WERE INTRODUCED INTO THE RECORD ON THESE PROCEEDINGS WHETHER OR NOT EXPRESS REFERENCE IS MADE TO SAID REPRESENTATIONS, WARRANTIES AND COMMITMENTS IN THIS DECISION; AND
 - ALL OF THE FOREGOING CONDITIONS OF APPROVAL.
- APPLICANT SHALL ACCEPT THE CONDITIONS OF APPROVAL WITHIN FIFTEEN (15) DAYS OF THIS ORDER BY SENDING WRITTEN NOTICE OF ACCEPTANCE ADDRESSED TO THE BOARD.

STORMWATER / EROSION CONTROL CONSISTENCY NOTE

THE FOLLOWING PLANS HAVE BEEN PREPARED AND DESIGNED TO BE CONSISTENT WITH THE DESIGN REPORTS FOR POST-CONSTRUCTION STORMWATER MANAGEMENT AND EROSION AND SEDIMENT POLLUTION CONTROL. THE PLANS AND REPORTS SHALL BE CONSIDERED THE COMPLETE POST-CONSTRUCTION STORMWATER MANAGEMENT PLAN AND EROSION CONTROL PLAN RESPECTIVELY.

REPORT	TITLE	DATE	REVISED
PCSM	POST-CONSTRUCTION STORMWATER MANAGEMENT REPORT - PROPOSED TACO BELL WITH DRIVE-THRU SERVICE	4/27/2018	1/31/2019
ES	EROSION & SEDIMENT POLLUTION CONTROL REPORT - PROPOSED TACO BELL WITH DRIVE-THRU SERVICE	4/27/2018	1/31/2019

APPROVAL BLOCKS

OWNER'S STATEMENT

I, ROBERT J. NASUTI OF WINTERSTAR CORPORATION, A PENNSYLVANIA CORPORATION, MANAGER OF DOWNINGTOWN INVESTORS, LLC, THE LEGAL OWNER OF TAX PARCEL 38-52-27, HEREBY APPROVE AND ADOPT THE PLAN AND UNDERSTAND THIS PLAN COMPLIES WITH SECTION 137-45 OF THE CALN TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE.

BY: _____ DATE: _____
TITLE: _____

OWNER'S ACKNOWLEDGEMENT

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF _____
ON THIS THE _____ DAY OF _____, 2020, BEFORE ME, A NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED ROBERT J. NASUTI, WHO ACKNOWLEDGED HIMSELF TO BE THE PRESIDENT OF WINTERSTAR CORPORATION, A PENNSYLVANIA CORPORATION, MANAGER OF DOWNINGTOWN INVESTORS, LLC, AND THAT HE, AS SUCH OFFICER BEING AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

WITNESS MY HAND AND SEAL THE DAY AND DATE ABOVE WRITTEN.

NOTARY PUBLIC _____ (SEAL)
MY COMMISSION EXPIRES: _____

RECORDING CERTIFICATION

RECORDED IN THE RECORDER OF DEEDS IN AND FOR CHESTER COUNTY, IN SUBDIVISION BOOK _____ VOLUME _____ PAGE _____ WITNESS MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____

RECORDER OF DEEDS - RICK LOUGHERY

BOARD OF COMMISSIONERS

APPROVED BY RESOLUTION OF THE BOARD OF COMMISSIONERS OF CALN TOWNSHIP ON THE _____ DAY OF _____

PRESIDENT _____
MEMBER _____
MEMBER _____

CALN TOWNSHIP ENGINEER CERTIFICATION

REVIEWED BY THE TOWNSHIP ENGINEER OF CALN TOWNSHIP THIS _____ DAY OF _____, 20____

SIGNATURE: _____

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY, THE PLAN SHOWN AND DESCRIBED HEREON, IS TRUE AND CORRECT TO THE ACCURACY REQUIRED IN ACCORDANCE WITH MUNICIPAL ORDINANCES AND ACCEPTED ENGINEERING PRACTICES.

SIGNATURE: _____
DATE: _____
RYAN WHITMORE, PE
PENNSYLVANIA LICENSE NO. 075556
LANDCORE ENGINEERING CONSULTANTS, P.C.
PO BOX 37835 855287
PHILADELPHIA, PENNSYLVANIA 19101-0635

CHESTER COUNTY PLANNING COMMISSION

THE CHESTER COUNTY PLANNING COMMISSION, AS REQUIRED BY THE PENNSYLVANIA MUNICIPALITIES PLANNING CODE, ACT 247 OF 1968 AS AMENDED, REVIEWED THIS PLAN ON _____ AND A COPY OF THE REVIEW IS ON FILE AT THE OFFICE OF THE PLANNING COMMISSION IN FILE NO. _____ CALN TOWNSHIP.

SECRETARY _____

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY TO CALN TOWNSHIP THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, ON DECEMBER 15, 2017, THIS PLAN AND SURVEY WERE PERFORMED IN ACCORDANCE WITH THE LATEST MINIMUM STANDARDS FOR BOUNDARY SURVEYS SECTION OF THE MANUAL OF PRACTICE OF PROFESSIONAL LAND SURVEYORS IN THE COMMONWEALTH OF PENNSYLVANIA, AS ADOPTED BY THE PENNSYLVANIA SOCIETY OF LAND SURVEYORS. HEREBY CERTIFY THE ACCURATE BOUNDARY LINES WHICH PROVIDE A SURVEY OF THE TRACT, CLOSE WITH ERROR OF NOT MORE THAN ONE FOOT IN 10,000 FEET.

SIGNATURE _____
DATE _____

LANDOWNER CERTIFICATION

THE LANDOWNER ACKNOWLEDGES THAT PER THE PROVISIONS OF THE MUNICIPALITY'S STORMWATER MANAGEMENT ORDINANCE, IT IS UNLAWFUL TO MODIFY, REMOVE, FILL, LANDSCAPE, ALTER OR IMPAIR THE EFFECTIVENESS OF, OR PLACE ANY STRUCTURE, OTHER VEGETATION, YARD WASTE, BRUSH CUTTINGS, OR OTHER WASTE OR DEBRIS INTO ANY PERMANENT STORMWATER MANAGEMENT BMP OR CONVEYANCE DESCRIBED IN THIS O&M PLAN OR TO ALLOW THE BMP OR CONVEYANCE TO EXIST IN A CONDITION WHICH DOES NOT CONFORM TO THIS O&M PLAN, WITHOUT WRITTEN APPROVAL FROM THE MUNICIPALITY.

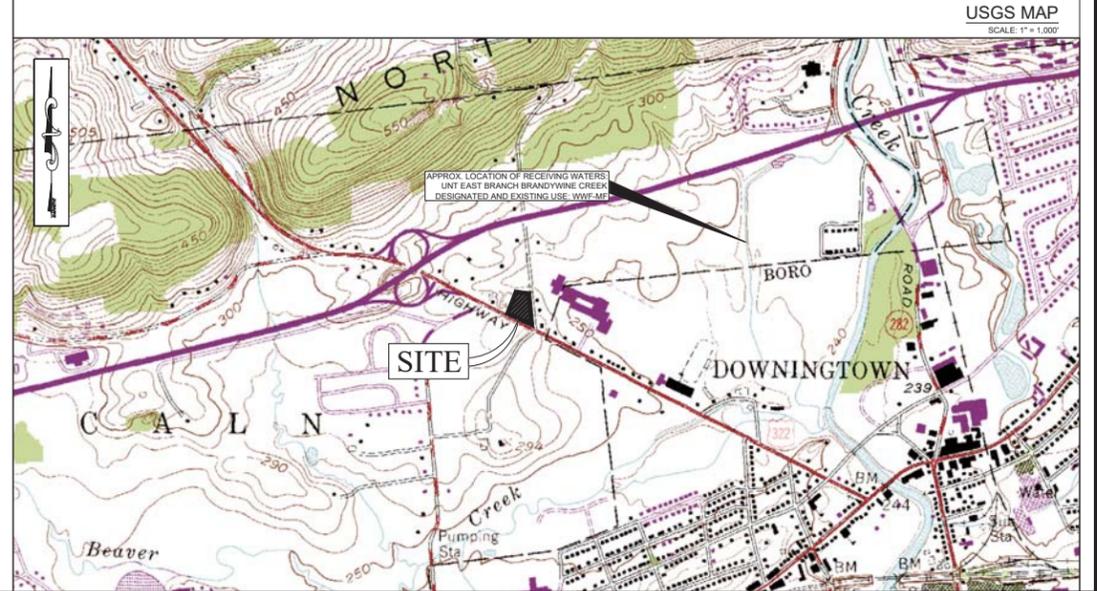
LANDOWNER _____ DATE _____

PLANS PREPARED FOR

DOWNINGTOWN INVESTORS, LLC

APPLICANT / LEGAL OWNER:

14 BALLGOMINGO ROAD, P.O. BOX 429
CONSHOHOCKEN, PA 19028
ATTN: MR. JOSEPH PASPASCALE
(610) 500-1000 X132
JPASPASCALE@SUMMERWOOD.BIZ



REV.	DATE	COMMENT
12	2020.06.15	REVISED TO PROVIDE DOUBLE DRIVE-THRU
11	2020.01.03	REVISED GREASE TRAP/PUMP STATION CONFIGURATION
10	2019.12.06	REVISED TO PROVIDE DOUBLE DRIVE-THRU

PROJECT NO.	170127
DRAWN BY:	IA, TDP
CHECKED BY:	R. WHITMORE
CAD ID #	01_CL_17027

LANDCORE
Engineering Consultants, P.C.
PO BOX 37835 855287
PHILADELPHIA, PENNSYLVANIA 19101-0635
PHONE 215-686-6300 | FAX 215-686-6408
LANDCORE@LANDCORE.PA.US

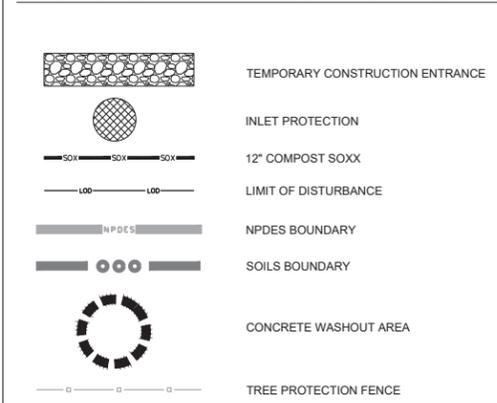
PROJECT:	DOWNINGTOWN INVESTORS, LLC
PROPOSED:	TACO BELL WITH DRIVE-THRU SERVICE
LOCATION:	CALN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA
TITLE:	COVER SHEET

SCALE:	(H) AS NOTED (V)
DATE:	2018-04-27
SHEET:	1 of 26 REV. NO.

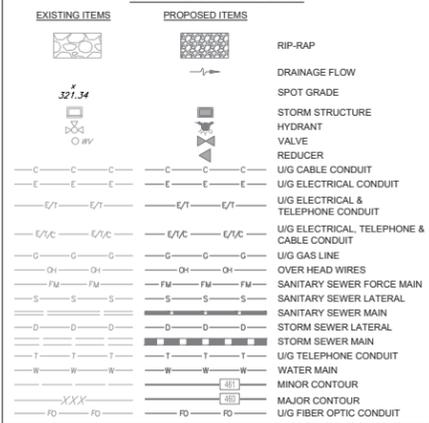
CL	12
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THIS PLAN IS TO BE UTILIZED FOR SOIL EROSION AND SEDIMENT CONTROL PURPOSES ONLY

EROSION & SEDIMENT CONTROL LEGEND



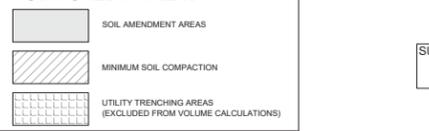
GRADING-UTILITY LEGEND



SOILS LEGEND

CS: CONESTOGA SILT LOAM, 3% - 8% SLOPE, HYD GROUP B
 UUB: URBAN LAND-UDORHENTS, 0%-8% PERCENT SLOPE, HYD GROUP C/D

PCSM CREDIT AREAS



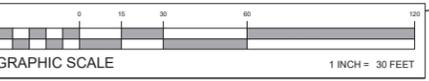
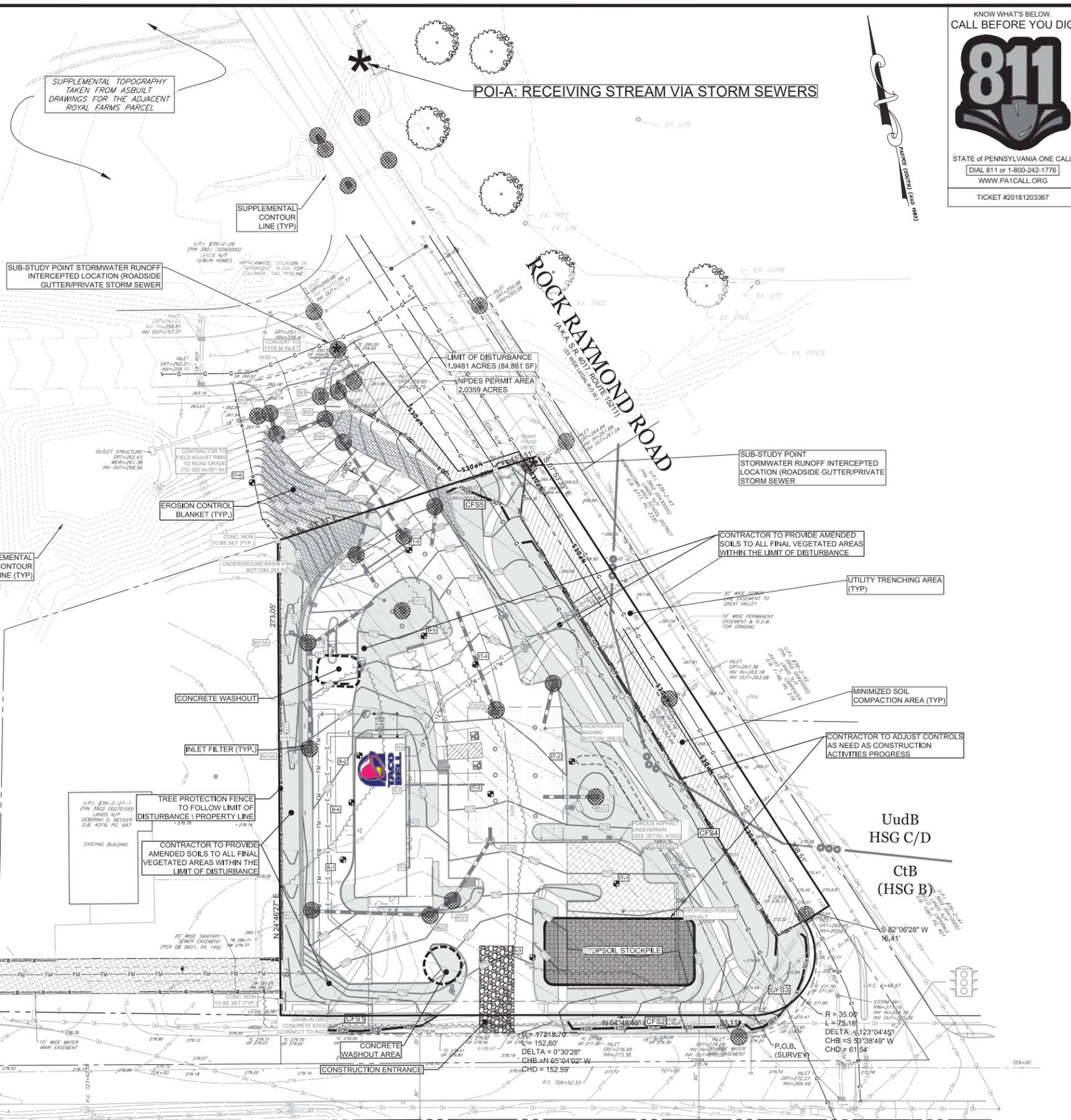
SEQUENCE OF CONSTRUCTION

SEQUENCE NOTES:

- ALL EARTH DISTURBANCE SHALL PROCEED IN ACCORDANCE WITH THE FOLLOWING SEQUENCE OF CONSTRUCTION. EACH STAGE/STEP SHALL BE COMPLETED BEFORE ANY FOLLOWING STAGE/STEP IS INITIATED. CLEARING AND GRUBBING SHALL BE LIMITED TO THOSE AREAS DESCRIBED IN EACH STAGE.
- EROSION AND SEDIMENT CONTROLS MUST BE CONSTRUCTED, STABILIZED AND FUNCTIONAL BEFORE GENERAL SITE DISTURBANCE WITHIN THE TRIBUTARY AREA OF THESE CONTROLS. ONLY LIMITED DISTURBANCE IS PERMITTED TO PROVIDE ACCESS TO THE EROSION AND SEDIMENT CONTROL AREAS FOR GRADING AND ACQUIRING BORROW TO CONSTRUCT THOSE CONTROLS. THE OWNER/RESPONSIBLE PARTY MUST INFORM THE MUNICIPALITY THAT THE APPLICABLE ERS CONTROLS ARE INSTALLED, STABILIZED AND FUNCTIONAL BEFORE INITIATING EARTH DISTURBANCE.
- CRITICAL STAGES: CRITICAL STAGES AND SURVEY CONTROL POINTS SHALL BE PROTECTED. WETLANDS ARE TO BE FENCED OR STAKED IN THE FIELD. THERE IS TO BE NO EARTH DISTURBANCE OR VEGETATIVE CLEARING IN AREAS PROTECTED BY BARRIER FENCE OR STAKES. EARTH DISTURBANCE WITHIN THESE AREAS WITHOUT REQUIRED PERMITS WILL RESULT IN POTENTIAL VIOLATIONS OF COMMONWEALTH AND FEDERAL REGULATIONS. ALL COSTS ASSOCIATED WITH DISTURBANCE OF THESE AREAS WILL BE INCURRED SOLELY AT CONTRACTOR'S EXPENSE.
- ALL EARTH DISTURBANCES SHALL BE WITHIN THE DESIGNATED LIMITS OF DISTURBANCE. NO FILL SHALL BE TAKEN OR PLACED OUTSIDE THE DESIGNATED LIMITS OF DISTURBANCE.
- ACCORDANCE WITH NPDES REQUIREMENTS, A PROFESSIONAL ENGINEER OR DESIGNATED REPRESENTATIVE SHALL BE ON-SITE TO OBSERVE AND CERTIFY THE INSTALLATION CONSTRUCTION OF CRITICAL SITE FACILITIES AND/OR CONTROLS. OBSERVATION SHALL INCLUDE BUT NOT BE LIMITED TO THE PREPARATION OF SUBGRADE OF RESPECTIVE CRITICAL STAGES THROUGH FINAL STABILIZATION. THE ENGINEER SHALL BE NOTIFIED A MINIMUM OF 3 DAYS IN ADVANCE OF CRITICAL STAGE ACTIVITIES.
- THE PROJECT SHALL PROCEED IN ACCORDANCE WITH THE FOLLOWING GENERALIZED SEQUENCE. THE CONTRACTOR MAY PROCEED WITH LATER STEPS PROVIDED THE REQUIRED CONTROLS ARE INSTALLED WITHIN THE TRIBUTARY AREA. THE CONTRACTOR SHALL CONSULT WITH THE CONSERVATION DISTRICT PRIOR TO PROCEEDING WITH FUTURE STEPS.
- THE CONTRACTOR SHALL LIMIT SITE DISTURBANCE AS DEPICTED ON THE PLAN AND SHALL NOT CONDUCT DISTURBANCE OR PROJECT ACTIVITIES WITHIN 50 FEET OF ANY STREAMS, RIVERS OR TRIBUTARIES BOTH PERENNIAL OR INTERMITTENT.
- SEEPS OR SPRINGS ENCOUNTERED DURING CONSTRUCTION SHALL BE HANDLED IN ACCORDANCE WITH THE STANDARD AND SPECIFICATIONS FOR SUBSURFACE DRAIN OR OTHER APPROVED METHOD.
- AN ON-SITE PRE-CONSTRUCTION MEETING IS REQUIRED TO OCCUR NO LESS THAN 7-DAYS PRIOR TO ANY EARTH DISTURBANCE UNLESS NOTIFIED OTHERWISE BY SERO DEP OR THE CHESTER COUNTY CONSERVATION DISTRICT. PERMITTEES, CO-PERMITTEES, OPERATORS, ALL APPROPRIATE MUNICIPAL OFFICIALS, REPRESENTATIVES FROM THE CHESTER COUNTY CONSERVATION DISTRICT AND THE SERO DEP, AND LICENSED PROFESSIONALS OR DESIGNEES RESPONSIBLE FOR THE EARTH DISTURBANCE ACTIVITY, INCLUDING IMPLEMENTATION OF ERS AND PCSM PLANS AND CRITICAL STAGES OF IMPLEMENTATION OF THE APPROVED PCSM PLAN, SHALL ATTEND A PRE-CONSTRUCTION MEETING.
- AS SOON AS SLOPES, CHANNELS, DITCHES, AND OTHER DISTURBED AREAS REACH FINAL GRADE, THEY MUST BE STABILIZED.
- THE CONTRACTOR SHALL PROVIDE TEMPORARY STABILIZATION OF THE PROJECT SITE IF THE CESSATION OF CONSTRUCTION ACTIVITIES FOR 4 OR MORE DAYS IS ANTICIPATED.
- SEDIMENT TRACKED ONTO ANY ROADWAY OR SIDEWALK SHALL BE RETURNED TO THE CONSTRUCTION SITE BY THE END OF EACH WORKDAY AND DISPOSED AS A MANNER DESCRIBED IN THIS PLAN. IN NO CASE SHALL THE SEDIMENT BE WASHED, SHOVELED OR SWEEP INTO ANY ROAD SIDEWALK, STORM SEWER OR SURFACE WATER.
- THE CONTRACTOR IS REQUIRED TO RELOCATE AND/OR PROVIDE ADDITIONAL EROSION CONTROL DEVICES TO THE PROJECT SITE AS CONSTRUCTION ACTIVITIES PROGRESSES TO ENSURE SEDIMENT DOES NOT LEAVE THE PROJECT AREA.

SEQUENCE:

- INSTALL PERIMETER CONTROLS (TREE PROTECTION, COMPOST FILTER SOCKS, ETC) AND ROCK CONSTRUCTION ENTRANCE AS SHOWN ON PLANS.
- INSTALL INLET PROTECTION IN ALL EXISTING INLETS DOWNSTREAM OF CONSTRUCTION ACTIVITIES AS INDICATED ON THE PLANS.
- (CRITICAL STAGE) INSTALL TREE PROTECTION FENCING PROTECTING AREAS OF MINIMAL GRADING BY FIELD MARKING THE LIMIT OF DISTURBANCE.
- NOTE: ONLY LIMITED DISTURBANCE IS PERMITTED FOR INSTALLATION OF CONTROLS. CLEARING AND GRUBBING CAN NOT COMMENCE UNTIL PERIMETER CONTROLS ARE INSTALLED AND FUNCTIONAL. CONTRACTOR SHOULD ADJUST PERIMETER COMPOST FILTER SOCKS, AS NEEDED, AS CONSTRUCTION PROGRESSES AND GRADING ADJUSTS. ADJUSTMENTS MUST BE COMPLETE AT THE END OF EACH DAY.
- STRIP TOPSOIL FROM WITHIN DISTURBANCE AREA AND STOCKPILE AS INDICATED.
- BEGIN CONSTRUCTION OF DRIVEWAY CONNECTION TO ROYAL FARMS DRIVEWAY ACCESS.
- INSTALL STORM INLETS #1-48. INSTALL INLET PROTECTION UPON COMPLETION OF STRUCTURES.
- CONSTRUCT ROADWAY TO BASE COURSE.
- (CRITICAL STAGE) CONSTRUCT UNDERGROUND BASIN #1 AND #2.
- (CRITICAL STAGE) CONSTRUCT UNDERGROUND BASIN #1 AND #2. INSTALL INLET PROTECTION AS INDICATED.
- EXCAVATE BASIN #1 AREA TO SUBGRADE AND BEGIN BASIN CONSTRUCTION. DO NOT INSTALL SAND WITHIN FILTER CHAMBER UNTIL LATER STEP.
- (CRITICAL STAGE) INSTALL FILTER FABRIC ON THE INTERIOR WALLS AND FLOOR OF THE BASIN CHAMBERS AS A TEMPORARY EROSION CONTROL MEASURE.
- CONCURRENTLY, BEGIN CONSTRUCTION OF STORM SEWERS TRIBUTARY TO BASIN #1 (IN10, IN 12, IN13, IN13A, IN14, IN14A, IN15) INSTALL INLET PROTECTION AS INDICATED.
- EXCAVATE BASIN #2 AREA TO SUBGRADE, INSTALL OS20 TO BASIN #1 AND BEGIN BASIN #2 CONSTRUCTION.
- CONCURRENTLY, BEGIN CONSTRUCTION OF STORM SEWERS TRIBUTARY TO BASIN #2 (IN21, IN22, MH30 TO IN33) INSTALL INLET PROTECTION AS INDICATED.
- CONSTRUCT ROOF LEADER PIPING TO WITHIN 5 FT OF BUILDING FOUNDATION. FLAG FOR FUTURE CONNECTION. BACKFILL OF BASIN AREAS AND STORM SEWERS AS WORK PROGRESSES.
- INSTALL 150 CONCRETE WASHOUT AND BEGIN BUILDING FOUNDATION CONSTRUCTION. CONCURRENTLY, INSTALL UTILITIES AND STUB TO WITHIN 5 FT OF BUILDING FOUNDATIONS.
- BEGIN SANITARY SEWER INSTALLATION. INSTALL GREASE TRAP AND PUMP STATION. BEGIN FORCEMAIN INSTALLATION.
- ROUGH GRADE AND INSTALL REMAINING DRIVEWAY/PARKING AREAS TO BASE COURSE. ROUGH GRADE ALL REMAINING AREAS.
- (CRITICAL STAGE) INSTALL POROUS PAVEMENT.
- COMPLETE BUILDING CONSTRUCTION AND FINISH GRADE AREA. FINISH GRADING SHALL INCLUDE BUT NOT BE LIMITED TO (CRITICAL STAGE) THE PLACEMENT/CONSTRUCTION OF AMENDED SOILS, APPLICATION OF SOIL AMENDMENTS, SEEDING AND MULCHING, AND FINAL STABILIZATION MEASURES. INSTALL SITE DECORATIVE LANDSCAPE FEATURES AND STRUCTURES (WALKS, WALLS, PATIOS, AND LANDSCAPING).
- (CRITICAL STAGE) INSTALL LANDSCAPING. CONTRACTOR TO USE LOW GROUND PRESSURE EQUIPMENT WITHIN THESE AREAS.
- FINISH PAVE PARKING AREAS AND INSTALL PARKING STRIPING. INSTALL SIDEWALKS ALONG FRONTAGES.
- REMOVE INLET PROTECTION AND FLUSH ALL STORM SEWERS. UPON DEWATERING OF BASINS, REMOVE TEMPORARY FILTER FABRIC FROM BASIN CHAMBERS AND DISPOSE OF INSTALL SAND IN BASIN FILTERS.
- AFTER FINAL SITE STABILIZATION HAS BEEN ACHIEVED (70% UNIFORM STABILIZATION OF DISTURBED SOIL ON SITE WILL BE COVERED WITH VEGETATION), TEMPORARY EROSION CONTROLS, INCLUDING SILT FENCE MUST BE REMOVED. SHOULD ANY AREAS BECOME DISTURBED DURING REMOVAL OF THE CONTROLS, THEY MUST BE IMMEDIATELY STABILIZED IMMEDIATELY.
- AT THE COMPLETION OF CONSTRUCTION AND UPON FINAL SITE STABILIZATION, THE OWNER/RESPONSIBLE PARTY SHALL SUBMIT THE NOTICE OF TERMINATION (N.O.T.) TO THE COUNTY CONSERVATION DISTRICT.



HORSESHOE PIKE
 (A.K.A. MANOR AVENUE, S.R. 0322, ROUTE NO. 137)
 (F.K.A. EPHRATA AND HARRISBURG TURNPIKE)
 (VARIABLE WIDTH LEGAL R.O.W.)

KNOW WHAT'S BELOW.
 CALL BEFORE YOU DIG

STATE OF PENNSYLVANIA ONE CALL
 DIAL 811 or 1-800-242-1776
 WWW.PA1CALL.ORG
 TICKET #20181203367

NO.	DATE	REV.	BY	COMMENT
11	2018.08.15			REVISED TO PROVIDE DOUBLE DRIVE THRU
12	2018.08.15			REVISED TO PROVIDE DOUBLE DRIVE THRU
13	2018.01.03			REVISED TO PROVIDE DOUBLE DRIVE THRU
14	2018.12.05			DESIGN FOR FINAL RECORDING (SEE COVER SHEET FOR REVISION HISTORY)

RYAN T. WHITMORE
 PROFESSIONAL ENGINEER
 PENNSYLVANIA LICENSE NO. 078566

PROJECT NO:	170027
DRAWN BY:	M. TOH
CHECKED BY:	R. WHITMORE
CAD/DWG. #:	02_ES_170027

LANDCORE
 Engineering Consultants, P.C.
 2500 MARKET STREET, SUITE 200
 PHILADELPHIA, PENNSYLVANIA 19104-0405
 PHONE 215-585-5500 | FAX 215-585-4400
 LANDCORE@LANDCORE.PA.US

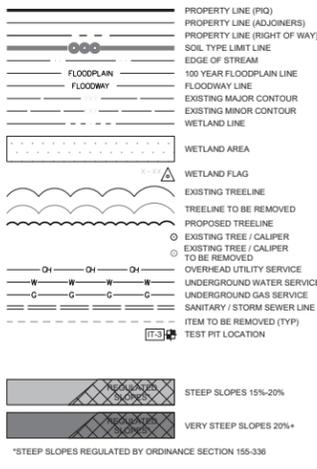
PROJECT:	DOWNTOWN INVESTORS, LLC PROPOSED TACO BELL WITH DRIVE-THRU SERVICE CALN TOWNSHIP CHESTER COUNTY, PENNSYLVANIA
TITLE:	EROSION AND SEDIMENT CONTROL PLAN
SCALE:	(H) AS NOTED (V)
DATE:	2018-04-27
SHEET:	2 of 26 REV. NO.
ES	12

DEMOLITION NOTES

(AS APPLICABLE TO THIS PROJECT)

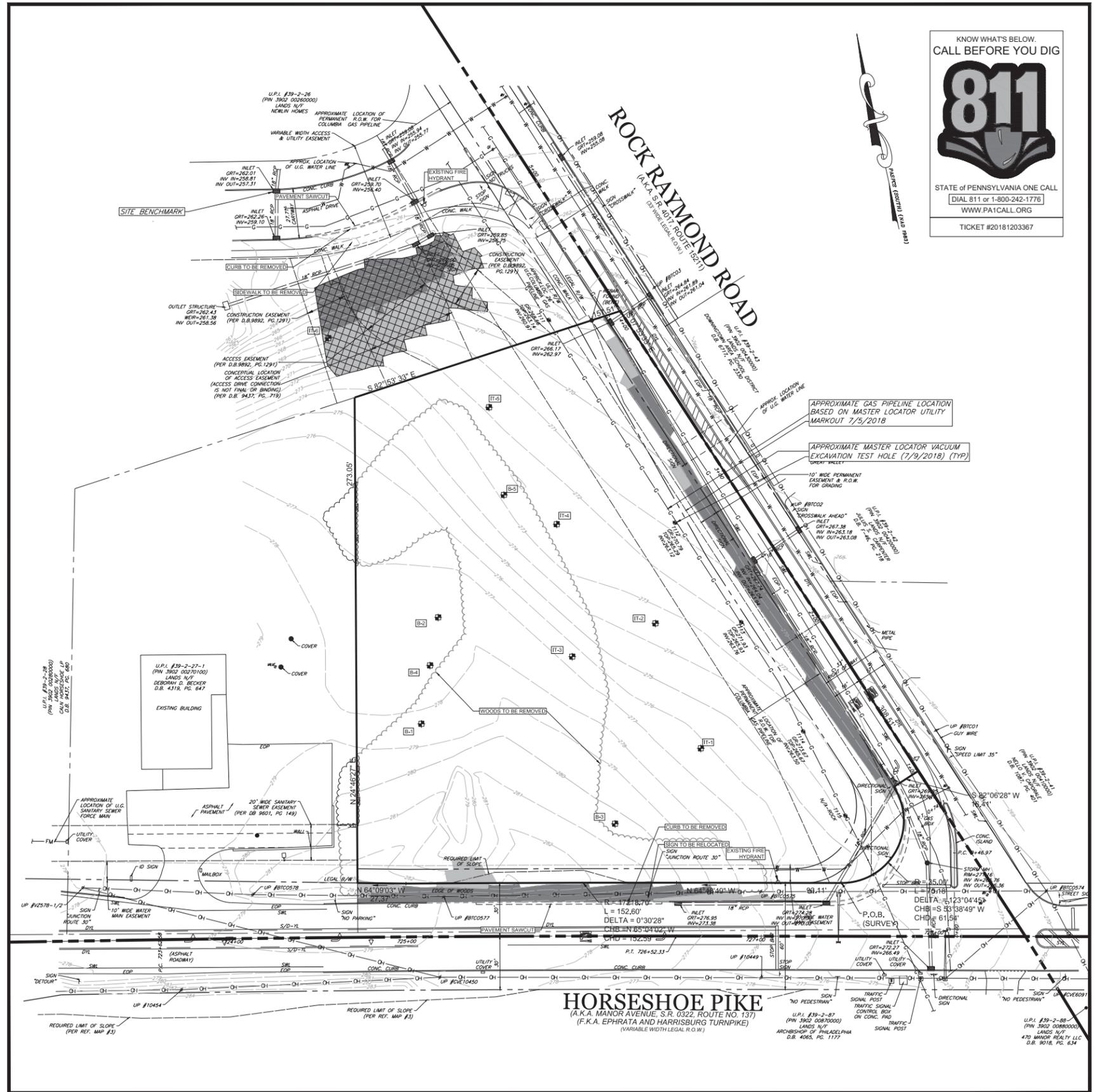
- LANDCORE ENGINEERING CONSULTANTS, P.C. IS NOT RESPONSIBLE FOR JOB SITE SAFETY OR SUPERVISION.
- ALL DEMOLITION ACTIVITIES ARE TO BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AS WELL AS ALL FEDERAL, STATE AND LOCAL REGULATIONS. ANY DISCREPANCIES OR DEVIATIONS SHALL BE IDENTIFIED BY THE CONTRACTOR TO LANDCORE ENGINEERING CONSULTANTS, P.C. IN WRITING FOR RESOLUTION PRIOR TO INITIATION OF SITE ACTIVITY.
- PRIOR TO STARTING ANY DEMOLITION, CONTRACTOR IS RESPONSIBLE TO / FOR THE FOLLOWING:
 - ENSURING COPIES OF ALL PERMITS AND APPROVALS MUST BE MAINTAINED ON SITE AND AVAILABLE FOR REVIEW.
 - INSTALLING THE REQUIRED SOIL EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO SITE DISTURBANCE.
- ALL UTILITIES AND SERVICES, INCLUDING BUT NOT LIMITED TO GAS, WATER, ELECTRIC, SANITARY SEWER, STORM SEWER, TELEPHONE, CABLE, FIBER OPTIC CABLE, ETC. WITHIN THE LIMITS OF DISTURBANCE, THE CONTRACTOR SHALL USE AND COMPLY WITH THE REQUIREMENTS OF THE APPLICABLE UTILITY NOTIFICATION SYSTEM TO LOCATE ALL UNDERGROUND UTILITIES.
- PROTECTING AND MAINTAINING IN OPERATION ALL ACTIVE SYSTEMS THAT ARE NOT BEING REMOVED DURING THE DEMOLITION ACTIVITIES.
- FAMILIARIZING THEMSELVES WITH THE APPLICABLE UTILITY SERVICE PROVIDER AND IS RESPONSIBLE FOR ALL COORDINATION REGARDING UTILITY DEMOLITION REQUIRED FOR THE PROJECT. THE CONTRACTOR SHALL PROVIDE THE OWNER WRITTEN NOTIFICATION THAT THE EXISTING UTILITIES AND SERVICES HAVE BEEN TERMINATED AND ABANDONED IN ACCORDANCE WITH JURISDICTION AND UTILITY COMPANY REQUIREMENTS.
- COORDINATION WITH UTILITY COMPANIES REGARDING WORKING OFF-PEAK HOURS OR ON WEEKENDS AS MAY BE REQUIRED TO MINIMIZE THE IMPACT OF THE AFFECTED PARTIES. A COMPLETE INSPECTION CONTAINMENTS BY A LICENSED ENVIRONMENTAL TESTING AGENCY, OF ALL BUILDINGS AND / OR STRUCTURES TO BE REMOVED, SAME SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL ENVIRONMENTAL REGULATIONS. ALL ENVIRONMENTAL WORK INCLUDING HAZARDOUS MATERIAL, SOILS, ASBESTOS OR OTHER REFERENCED OR IMPLIED HEREIN IS THE SOLE RESPONSIBILITY OF THE OWNER'S ENVIRONMENTAL CONSULTANT.
- THE FIRM OR ENGINEER OF RECORD IS NOT RESPONSIBLE FOR JOB SITE SAFETY OR SUPERVISION. CONTRACTOR IS TO PROCEED WITH THE DEMOLITION IN A SYSTEMATIC AND SAFE MANNER, FOLLOWING ALL OSHA REQUIREMENTS, TO ENSURE PUBLIC AND CONTRACTOR SAFETY.
- THE CONTRACTOR SHALL PROVIDE ALL THE MEANS AND METHODS NECESSARY TO PREVENT MOVEMENT, SETTLEMENT OR COLLAPSE OF EXISTING STRUCTURES OR ANY OTHER IMPROVEMENTS THAT ARE REMAINING ON OR OFF THE SITE. THE DEMOLITION CONTRACTOR IS RESPONSIBLE FOR ALL REPAIRS OF DAMAGE TO ALL ITEMS THAT REMAIN AS A RESULT OF THEIR ACTIVITIES. ALL REPAIRS SHALL USE NEW MATERIAL. THE REPAIRS SHALL RESTORE THE ITEM TO THE PRE-DEMOLITION CONDITION.
- IN THE ABSENCE OF SPECIFICATIONS, THE CONTRACTOR SHALL PERFORM EARTH MOVEMENT ACTIVITIES, DEMOLITION AND REMOVAL OF ALL FOUNDATION WALLS, FOOTINGS AND OTHER MATERIALS WITHIN THE LIMITS OF DISTURBANCE IN ACCORDANCE WITH DIRECTION BY THE OWNER'S STRUCTURAL OR GEOTECHNICAL ENGINEER.
- EXPLOSIVES SHALL NOT BE USED WITHOUT PRIOR WRITTEN CONSENT OF BOTH THE OWNER AND APPLICABLE GOVERNMENTAL AUTHORITIES. ALL THE REQUIRED PERMITS AND EXPLOSIVE CONTROL MEASURES THAT ARE REQUIRED BY THE FEDERAL, STATE AND LOCAL GOVERNMENTS SHALL BE IN PLACE PRIOR TO STARTING AN EXPLOSIVE PROGRAM. THE CONTRACTOR IS ALSO RESPONSIBLE FOR ALL INSPECTION AND SEISMIC VIBRATION TESTING THAT IS REQUIRED TO MONITOR THE EFFECTS ON ALL LOCAL STRUCTURES.
- CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL AND GENERALLY ACCEPTED SAFE PRACTICES IN CONFORMANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL AS WELL AS FEDERAL, STATE AND LOCAL REGULATIONS WHEN DEMOLITION RELATED ACTIVITIES IMPACT ROADWAYS OR ROADWAY RIGHTS OF WAY.
- CONDUCT DEMOLITION ACTIVITIES IN SUCH A MANNER TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, SIDEWALKS, WALKWAYS AND OTHER ADJACENT FACILITIES. STREET CLOSURE PERMITS MUST BE RECEIVED FROM THE APPROPRIATE GOVERNMENTAL AUTHORITY.
- DEMOLITION ACTIVITIES AND EQUIPMENT SHALL NOT USE AREAS OUTSIDE THE DEFINED PROPERTY LINE WITHOUT WRITTEN PERMISSION OF THE OWNER AND / OR APPROPRIATE GOVERNMENT AGENCY.
- USE DUST CONTROL MEASURES TO LIMIT AIRBORNE DUST AND DIRT RISING AND SCATTERING IN THE AIR IN ACCORDANCE WITH FEDERAL, STATE AND / OR LOCAL STANDARDS. AFTER THE DEMOLITION IS COMPLETE, ADJACENT STRUCTURES AND IMPROVEMENTS SHALL BE CLEANED OF ALL DUST AND DEBRIS CAUSED BY THE DEMOLITION OPERATIONS. THE CONTRACTOR IS RESPONSIBLE FOR RETURNING ALL ADJACENT AREAS TO THEIR PRE-DEMOLITION CONDITION.
- CONTRACTOR IS RESPONSIBLE TO SAFEGUARD SITE, AS NECESSARY TO PERFORM THE DEMOLITION IN SUCH A MANNER AS TO PREVENT THE ENTRY OF UNAUTHORIZED PERSONS AT ANY TIME.
- THIS DEMOLITION PLAN IS INTENDED TO IDENTIFY THOSE EXISTING ITEMS / CONDITIONS WHICH ARE TO BE REMOVED. IT IS NOT INTENDED TO PROVIDE DIRECTION OTHER THAN THAT ALL METHODS AND MEANS ARE TO BE IN ACCORDANCE WITH FEDERAL, STATE, LOCAL AND JURISDICTIONAL REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL OSHA AND OTHER SAFETY PRECAUTIONS NECESSARY TO PROVIDE A SAFE WORK SITE.
- DEBRIS SHALL NOT BE BURIED ON THE SUBJECT SITE. ALL DEMOLITION WASTES AND DEBRIS (SOLID WASTE) SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL FEDERAL, STATE, COUNTY AND TOWN LAWS AND APPLICABLE CODES.
- IN ACCORDANCE WITH STATE LAW, THE CONTRACTOR SHALL BE REQUIRED TO CALL THE BOARD OF PUBLIC UTILITIES 'ONE CALL' DAMAGE PROTECTION SYSTEM FOR UTILITY MARK OUT IN ADVANCE OF ANY EXCAVATION.
- CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL EXISTING SITE IMPROVEMENTS AND UTILITIES. ALL DISCREPANCIES SHALL BE IDENTIFIED TO THE ENGINEER IN WRITING.
- ALL EXISTING UTILITIES SHALL BE REMOVED BY CONTRACTOR IN ACCORDANCE WITH LOCAL UTILITY COMPANY REQUIREMENTS.
- ALL DEMOLITION DEBRIS TO BE REMOVED BY CONTRACTOR IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS.

EXISTING CONDITIONS / DEMOLITION LEGEND



DATUM NOTES

ELEVATIONS ARE BASED UPON (NAVD 88) DATUM ESTABLISHED ON SITE USING GLOBAL POSITIONING SYSTEM DATA COLLECTION.



KNOW WHAT'S BELOW.
CALL BEFORE YOU DIG

STATE OF PENNSYLVANIA ONE CALL
DIAL 811 or 1-800-242-1776
WWW.PA1CALL.ORG
TICKET #20181203367

PROJECT NO:	170027
DRAWN BY:	IA, TGH
CHECKED BY:	R. WHITMORE
CAD ID #:	05_SECT_170027

PROFESSIONAL ENGINEER
RYAN T. WHITMORE
PENNSYLVANIA LICENSE NO. 078596

LANDCORE ENGINEERING CONSULTANTS, P.C.
1500 BIRCHWOOD BLVD, SUITE 200
HARRISBURG, PA 17104-4808
PHONE 717-535-4400 | FAX 717-535-4400
WWW.LANDCORECONSULTANTS.COM

PROJECT: DOWNINGTOWN INVESTORS, LLC
PROPOSED TACO BELL WITH DRIVE-THRU SERVICE
1500 BIRCHWOOD BLVD, SUITE 200
HARRISBURG, PA 17104-4808
CHESTER COUNTY, PENNSYLVANIA

TITLE: EXISTING CONDITIONS & DEMOLITION PLAN

SCALE:	(1) AS NOTED
DATE:	2018-04-27
SHEET:	5 of 26 REV. NO.

ECD 12

RECORD NOTES

- THE PROJECT SITE LIES OUTSIDE OF THE ONE HUNDRED YEAR FLOODPLAIN BOUNDARY AS INDICATED ON FLOOD INSURANCE RATE MAP NO. 42020C0145G, EFFECTIVE DATE 9/29/2017.
- A BLANKET EASEMENT IS HEREBY GRANTED TO THE MUNICIPALITY FOR ACCESS AND INSPECTION OF THE STORMWATER BEST MANAGEMENT PRACTICES (BMPs) AS INDICATED ON THESE PLANS. THE MUNICIPALITY SHALL HAVE THE RIGHT BUT NOT THE DUTY, OF REASONABLE ACCESS AT REASONABLE TIMES TO EVERY BMP AND CONVEYANCE FROM A PUBLIC RIGHT-OF-WAY OR ROADWAY ONTO THE PROPERTY TO CONDUCT PERIODIC INSPECTIONS AS OUTLINED IN THE EASEMENT AGREEMENT AND TO UNDERTAKE OTHER ACTIONS THAT MAY BE NECESSARY TO ENFORCE THE REQUIREMENTS OF THE CALN TOWNSHIP STORMWATER MANAGEMENT ORDINANCE, AND ANY APPLICABLE OPERATION AND MAINTENANCE PLANS AND OPERATIONAL AND MAINTENANCE AGREEMENTS.
- STATEMENT OF PROPOSED IMPROVEMENTS: THE PROJECT PROPOSES THE INSTALLATION OF A FAST FOOD RESTAURANT WITH DRIVE-THRU, TWO UNDERGROUND STORMWATER MANAGEMENT BASINS WITH ASSOCIATED APPURTENANCES, UTILITY SERVICE CONNECTIONS, INSTALLATION OF AN ACCESS DRIVEWAY TO HORSESHOE PIKE, CONNECTION TO AN EXISTING ACCESS DRIVEWAY ON THE ADJACENT PARCEL, AND INSTALLATION OF A SANITARY FOREMAN ALONG HORSESHOE PIKE.
- THE ASSOCIATED PLANS ARE IN GENERAL CONFORMANCE WITH ENGINEERING, ZONING, BUILDING SANITATION AS OTHER APPLICABLE TOWNSHIP ORDINANCES AND REGULATIONS. FOR PORTIONS OF THE PROJECT NOT IN CONFORMANCE, APPROPRIATE RELIEF HAS BEEN REQUESTED FROM THE TOWNSHIP REFER TO THE ZONING VARIANCE APPROVAL AND WAIVER REQUESTS LISTED ON THE COVER SHEET OF THE PLANS (SHEET CL).
- A DEED RESTRICTION SHALL BE PLACED UPON THE PROPERTY FOR THE OWNERSHIP AND MAINTENANCE OF THE STORMWATER MANAGEMENT FACILITIES IN ACCORDANCE WITH THESE PLANS AND THE APPROVED AND RECORDED NPDES PERMIT PLANS.
- NO ALTERATION OR REMOVAL OF THE STORMWATER MANAGEMENT FACILITIES, THE STORMWATER MANAGEMENT FACILITIES AS DEPICTED HEREIN ARE PERMANENT STRUCTURES. NO PERSON SHALL MODIFY, REMOVE, FILL, LANDSCAPE OR ALTER STORMWATER MANAGEMENT FACILITIES WHICH MAY HAVE BEEN INSTALLED ON A PROPERTY UNLESS A STORMWATER MANAGEMENT PLAN REVISION HAS BEEN SUBMITTED TO AND APPROVED BY THE BOARD OF COMMISSIONERS, WITH THE ADVICE OF THE TOWNSHIP ENGINEER AND THE COUNTY CONSERVATION DISTRICT, WHICH AUTHORIZES SUCH MODIFICATION, REMOVAL, FILLING, LANDSCAPING OR ALTERATION. NO PERSON SHALL PLACE ANY STRUCTURE, FILL, LANDSCAPING OR VEGETATION WITHIN A STORMWATER MANAGEMENT FACILITY OR WITHIN A DRAINAGE EASEMENT WHICH HAS THE EFFECT OF OR TO ANY DEGREE LIMITS OR ALTERS THE FUNCTIONING OF THE FACILITY OR EASEMENT IN ACCORDANCE WITH ITS DESIGN AND INTENDED FUNCTION.
- THE LAND BETWEEN THE TITLE LINE AND THE ULTIMATE RIGHT-OF-WAY LINE IS HEREBY OFFERED FOR DEDICATION TO PENNDOT.
- THE PROPERTY IS REQUIRED TO COMPLY WITH SECTION 155-68(B)(6) OF THE TOWNSHIP CODE. THE PROPOSED RESTAURANT PRODUCES NO EMISSIONS WHICH VIOLATE ANY STATE OR FEDERAL AIR QUALITY STANDARDS.
- ALL PLANT MATERIAL AS REQUIRED ON THE APPROVED PLANS SHALL BE PERMANENTLY MAINTAINED. PLANT MATERIAL WHICH DOES NOT LIVE SHALL BE REPLACED.
- APPLICANT AND ANY SUCCESSOR OR ASSIGN IN TITLE WHO UTILIZES THE COMMERCIAL DRIVE THROUGH SHALL PROHIBIT DELIVERIES TO THE RESTAURANT DURING ANY HOURS THAT THE RESTAURANT IS OPEN FOR BUSINESS. ALL DELIVERIES MUST OCCUR WHEN THE RESTAURANT IS CLOSED.
- NO TRACTOR-TRAILERS WITH REFRIGERATION UNITS SHALL BE PERMITTED TO MAKE DELIVERIES TO THE RESTAURANT. DELIVERY VEHICLES SHALL BE PROHIBITED FROM IDLING IN THE PARKING LOT AT ANY TIME.
- TRASH PICKUP TO THE RESTAURANT MAY NOT OCCUR DURING THE RESTAURANT'S PEAK HOURS OF 12:00 P.M. TO 4:00 P.M. AND 4:00 P.M. TO 1:00 P.M. AND MUST COMPLY WITH ALL OTHER RELEVANT PROVISIONS IN THE CALN CODE.
- IF PENNDOT REQUIRES THE TOWNSHIP TO BE A PERMITTEE ON ANY SIGNALS ASSOCIATED WITH THE MID-BLOCK CROSSING OF ROCK RAYMOND ROAD, APPLICANT SHALL MAKE A CONTRIBUTION TO THE TOWNSHIP IN THE AMOUNT OF \$5,000.00 TO PROVIDE SUFFICIENT FUNDS TOWARDS REBURSEMENT TO THE TOWNSHIP FOR MAINTENANCE OF THE PEDESTRIAN SIGNALS ASSOCIATED WITH THIS MID-BLOCK CROSSING. SUCH CONTRIBUTION SHALL BE MADE UPON ISSUANCE OF THE CERTIFICATE OF OCCUPANCY FOR THE RESTAURANT.
- THE PROPERTY IS REQUIRED TO ADHERE TO THE NOISE REGULATIONS IN SECTION 155-185 OF THE ORDINANCE. THESE STANDARDS INCLUDE, BUT ARE NOT LIMITED, TO THE FOLLOWING: CONTAINERS, BUILDING MATERIALS, GARAGE CARS OR OTHER OBJECTS BETWEEN THE HOURS OF 10:00 P.M. OF ONE DAY AND 7:00 A.M. OF THE FOLLOWING DAY IN SUCH A MANNER AS TO BE PLAINLY AUDIBLE ACROSS A PROPERTY LINE.
- FINAL AS-BUILT PLANS PREPARED IN ACCORDANCE WITH §155-302 SHALL BE SUBMITTED TO THE TOWNSHIP FOR REVIEW AND APPROVAL PRIOR TO ISSUANCE OF THE FINAL CERTIFICATE OF OCCUPANCY FOR THE BUILDING.
- IF A FIRE SUPPRESSION SYSTEM IS REQUIRED IT SHALL BE INSTALLED AS PER SECTION 137-47 B.
- ALL CONNECTIONS FOR FIRE SUPPRESSION SYSTEMS SHALL COMPLY WITH SECTION 137-47 F.
- A KNOX BOX SHALL BE INSTALLED ON THE FRONT OF THE BUILDING NO FURTHER THAN 10 FEET FROM THE FRONT ENTRANCE, AND THE BOTTOM OF THE BOX SHALL BE NO HIGHER THAN FIVE FEET FROM FINISHED GRADE.

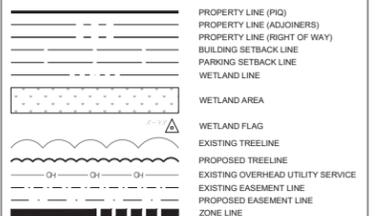
SITE PLAN NOTES

- ALL WORK AND MATERIALS SHALL COMPLY WITH ALL TOWNSHIP / COUNTY REGULATIONS AND CODES AND OSHA STANDARDS.
- CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
- ALL DISTURBED AREAS ARE TO RECEIVE SIX INCHES OF TOPSOIL, SEED, MULCH AND WATER UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED.
- ALL DIMENSIONS AND RADII ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED. ALL RADII SHALL HAVE A MINIMUM 5 FOOT RADIUS UNLESS OTHERWISE NOTED.
- EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED OR RELOCATED AS NECESSARY. ALL COSTS SHALL BE INCLUDED IN BASE BID.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, INCLUDING BUT NOT LIMITED TO ALL UTILITIES, STORM DRAINAGE SIGNS, TRAFFIC SIGNALS AND POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES' SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COSTS SHALL BE INCLUDED IN BASE BID.
- THE SITE WORK FOR THIS PROJECT SHALL MEET OR EXCEED MUNICIPAL STANDARDS.
- THIS SITE SHALL BE SERVICED BY PUBLIC WATER AND SANITARY SEWER.
- BY APPROVAL OF THIS PLAN THE MUNICIPALITY HAS NEITHER CONFIRMED NOR DENIED THE EXISTENCE AND/OR EXTENT OF ANY WETLAND AREAS WHETHER OR NOT DELINEATED ON THE SAID PLAN AND ANY ENCROACHMENT THEREON FOR ANY REASON WHATSOEVER SHALL BE THE SOLE RESPONSIBILITY OF THE DEVELOPER. HIS HEIRS AND ASSIGNS AND SHALL BE SUBJECT TO THE JURISDICTION OF THE ARMY CORPS OF ENGINEERS AND/OR THE PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL RESOURCES AS THE SAID ENCROACHMENT SHALL CONFORM TO THE RULES AND REGULATIONS OF THE JURISDICTIONAL AGENCIES.

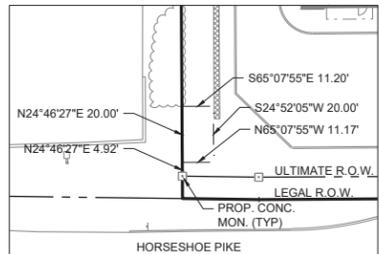
GAS PIPELINE R/W NOTES

- WARNING TAPE, PER APWA COLOR CODE, SHALL BE INSTALLED ABOVE THE PROPOSED GAS AND WATER SERVICE LINES, 12" BELOW GROUND, FOR THE LENGTH OF TRANSCANADA'S RIGHT-OF-WAY.
- THE PROPOSED GAS AND WATER SERVICE LINES SHALL BE MARKED WITH THE PROPER SIGNAGE AT THE BOUNDARY EDGES OF TRANSCANADA'S RIGHT-OF-WAY.
- THE PROPOSED GAS AND WATER SERVICE LINES SHALL BE INSTALLED WITH A TRACER WIRE FOR THE LENGTH OF TRANSCANADA'S RIGHT-OF-WAY.
- CONCRETE REINFORCED STEEL REINFORCED CONCRETE SIDEWALK SHALL NOT BE PERMITTED WITHIN TRANSCANADA'S RIGHT-OF-WAY.
- A HEAVY EQUIPMENT CROSSING INFORMATION FORM SHALL BE SUBMITTED TO TRANSCANADA FOR REVIEW AND APPROVAL, BEFORE ANY CONSTRUCTION ACTIVITY TAKES PLACE WITHIN THE TRANSCANADA RIGHT-OF-WAY. A COMPANY REPRESENTATIVE SHALL BE ON SITE DURING ALL CONSTRUCTION ACTIVITY TAKING PLACE WITHIN TRANSCANADA'S RIGHT-OF-WAY.

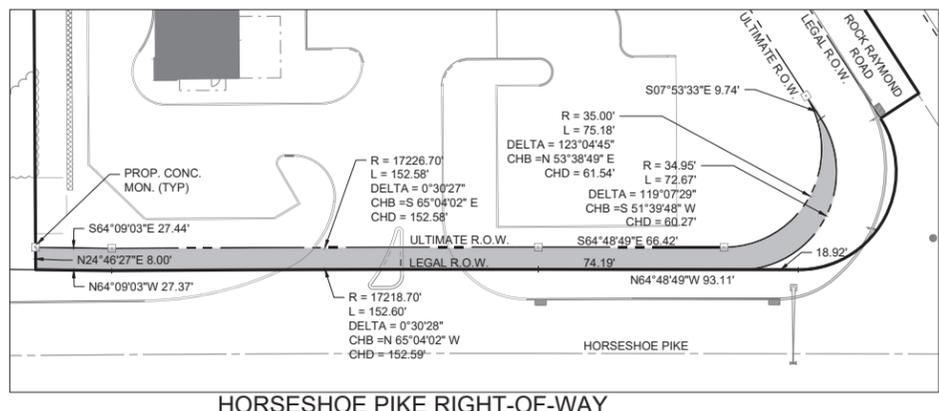
SITE PLAN LEGEND



ID	BEARING	DISTANCE
L1	S 0° 53' 33" E	312.91'
L2	N 64° 48' 49" W	18.92'
L3	N 07° 53' 33" W	154.91'
L4	N 04° 06' 25" W	149.01'
L5	S 82° 53' 33" E	8.54'
L6	N 24° 46' 27" E	8.00'
L7	N 24° 46' 27" E	265.05'
L8	S 82° 53' 33" E	131.98'
L9	N 07° 53' 33" W	145.17'



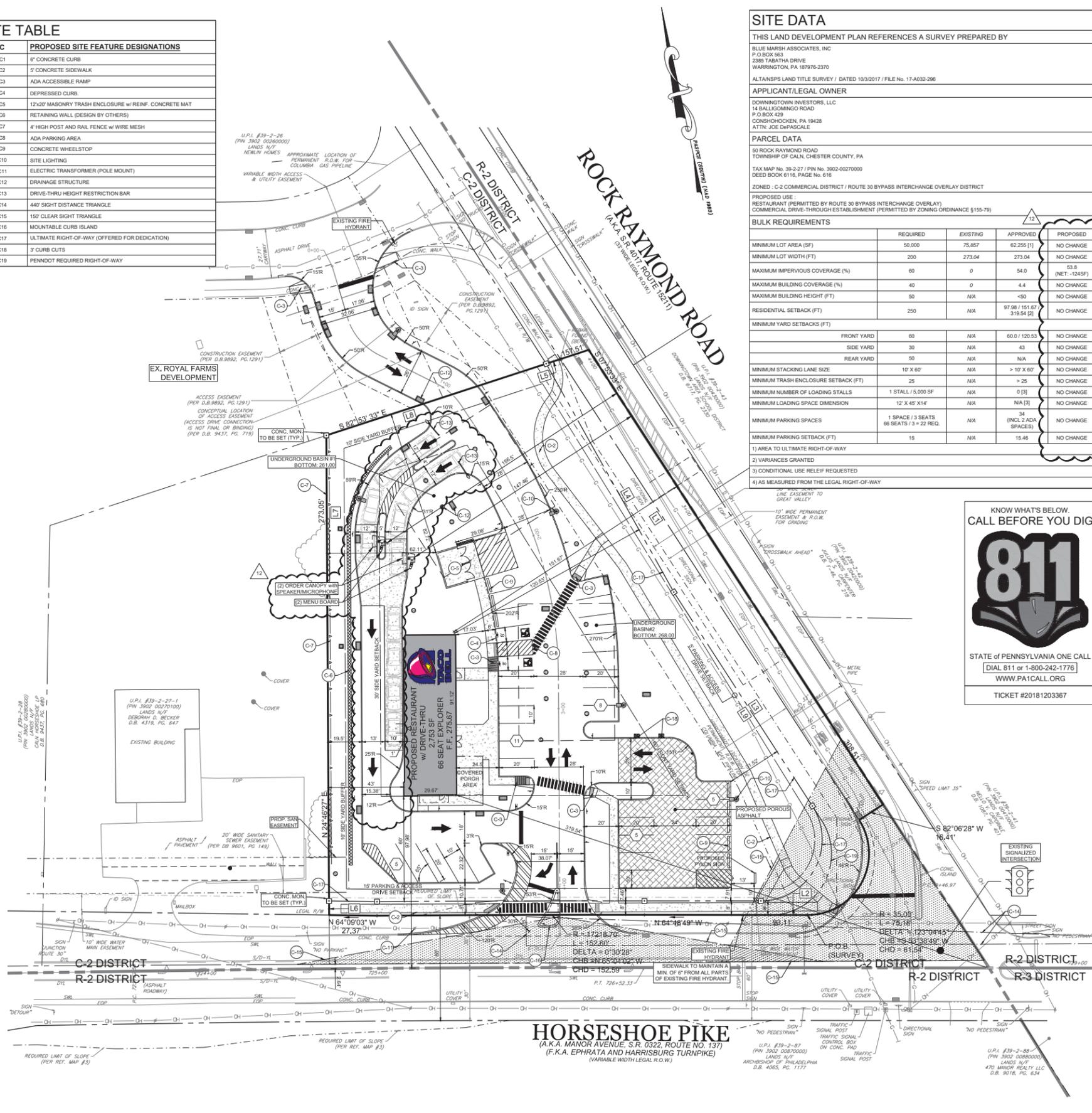
SANITARY EASEMENT



HORSESHOE PIKE RIGHT-OF-WAY

SITE TABLE

C	PROPOSED SITE FEATURE DESIGNATIONS
C1	6" CONCRETE CURB
C2	5" CONCRETE SIDEWALK
C3	ADA ACCESSIBLE RAMP
C4	DEPRESSED CURB
C5	12x20" MASONRY TRASH ENCLOSURE w/ REINF. CONCRETE MAT
C6	RETAINING WALL (DESIGN BY OTHERS)
C7	4" HIGH POST AND RAIL FENCE w/ WIRE MESH
C8	ADA PARKING AREA
C9	CONCRETE WHEELSTOP
C10	SITE LIGHTING
C11	ELECTRIC TRANSFORMER (POLE MOUNT)
C12	DRAINAGE STRUCTURE
C13	DRIVE-THRU HEIGHT RESTRICTION BAR
C14	44' SIGHT DISTANCE TRIANGLE
C15	15' CLEAR SIGHT TRIANGLE
C16	MOUNTABLE CURB ISLAND
C17	ULTIMATE RIGHT-OF-WAY (OFFERED FOR DEDICATION)
C18	3" CURB CUTS
C19	PENNDOT REQUIRED RIGHT-OF-WAY



SITE DATA

THIS LAND DEVELOPMENT PLAN REFERENCES A SURVEY PREPARED BY BLUE MARSH ASSOCIATES, INC. P.O. BOX 563, 2385 TABATHA DRIVE, WARRINGTON, PA 18796-2370. ALTA SURVEY LAND TITLE SURVEY / DATED 10/20/2017 / FILE NO. 17-A032-296

APPLICANT/LEGAL OWNER
DOWNTOWN INVESTORS, LLC
14 BALLGOWN ROAD
P.O. BOX 429
CONSHOHOCKEN, PA 19428
ATTN: JOE DAPASCAL

PARCEL DATA
50 ROCK RAYMOND ROAD
TOWNSHIP OF CALN, CHESTER COUNTY, PA
TAX MAP NO. 39-2-27 / PIN NO. 3902-0027000
DEED BOOK 6116, PAGE NO. 616
ZONED: C-2 COMMERCIAL DISTRICT / ROUTE 30 BYPASS INTERCHANGE OVERLAY DISTRICT

PROPOSED USE
RESTAURANT (PERMITTED BY ROUTE 30 BYPASS INTERCHANGE OVERLAY)
COMMERCIAL DRIVE-THROUGH ESTABLISHMENT (PERMITTED BY ZONING ORDINANCE §155-79)

BULK REQUIREMENTS

	REQUIRED	EXISTING	APPROVED	PROPOSED
MINIMUM LOT AREA (SF)	50,000	75,857	62,255 [1]	NO CHANGE
MINIMUM LOT WIDTH (FT)	200	273.04	273.04	NO CHANGE
MAXIMUM IMPERVIOUS COVERAGE (%)	60	0	54.0	53.8 (NET -1245F)
MAXIMUM BUILDING COVERAGE (%)	40	0	4.4	NO CHANGE
MAXIMUM BUILDING HEIGHT (FT)	50	N/A	<50	NO CHANGE
RESIDENTIAL SETBACK (FT)	250	N/A	97.98 / 151.67 / 319.54 [2]	NO CHANGE
MINIMUM YARD SETBACKS (FT)				
FRONT YARD	60	N/A	60.0 / 120.53	NO CHANGE
SIDE YARD	30	N/A	43	NO CHANGE
REAR YARD	50	N/A	N/A	NO CHANGE
MINIMUM STACKING LANE SIZE	10' X 60'	N/A	> 10' X 60'	NO CHANGE
MINIMUM TRASH ENCLOSURE SETBACK (FT)	25	N/A	> 25	NO CHANGE
MINIMUM NUMBER OF LOADING STALLS	1 STALL / 5,000 SF	N/A	0 [3]	NO CHANGE
MINIMUM LOADING SPACE DIMENSION	12' X 45' X 14'	N/A	N/A [3]	NO CHANGE
MINIMUM PARKING SPACES	1 SPACE / 3 SEATS 66 SEATS / 3 = 22 REQ.	N/A	34 (INCL. 2 ADA SPACES)	NO CHANGE
MINIMUM PARKING SETBACK (FT)	15	N/A	15.46	NO CHANGE

- 1) AREA TO ULTIMATE RIGHT-OF-WAY
- 2) VARIANCES GRANTED
- 3) CONDITIONAL USE RELIEF REQUESTED
- 4) AS MEASURED FROM THE LEGAL RIGHT-OF-WAY

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STATE OF PENNSYLVANIA ONE CALL
DIAL 811 or 1-800-242-1776
WWW.PA1CALL.ORG
TICKET #20181203367

PROJECT: DOWNTOWN INVESTORS, LLC
PROPOSED TACO BELL WITH DRIVE-THRU SERVICE
ALONG ROCK RAYMOND ROAD,
CALN TOWNSHIP,
CHESTER COUNTY, PENNSYLVANIA

SCALE: AS NOTED
DATE: 2018-04-27
SHEET: 6 of 28 REV. NO.

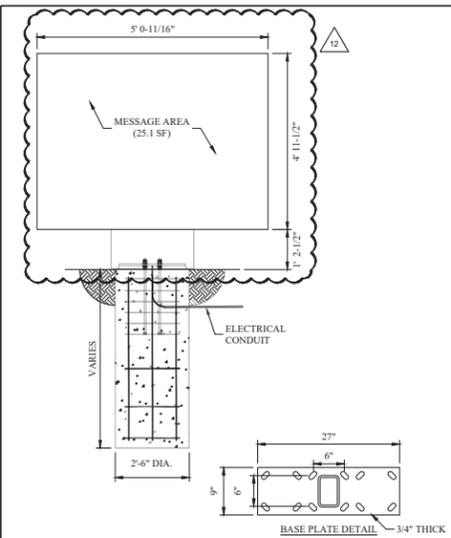
TITLE: SITE / RECORD PLAN

PROJECT NO: 170127
DRAWN BY: IA, TDH
CHECKED BY: R, WHITMORE
DATE: 06_SPL_170227

RYAN T. WHITMORE
PROFESSIONAL ENGINEER
PENNSYLVANIA LICENSE NO. 078596

LANDCORE Engineering Consultants, P.C.
PHONE 715-636-2500 | FAX 715-636-4908
P.O. BOX 878888
PHILADELPHIA, PENNSYLVANIA 19104-0888
LANDCORECONSULTING.COM

SP 12



SPECIFICATIONS

DESIGN PARAMETERS

- Structural adequacy shall be the manufacturer's responsibility using the following criteria:
- 100 MPH 1 second gust wind speed per ASCE 7-16 (130 MPH ASCE 7-10) Category B, Exposure C, Components & Cladding, Zone 3
- Complete specification based on wall conditions.
- Compliance with national building codes and standards (IBC 2009, IRC 2012, ASCE 148, Edition, ASCE 146, ASCE 1-16, ASCE & Building Design Manual)
- Refer to written documentation for material specifications.

Materials:

- Color: Extruded aluminum
- Face: 150 (4mm) clear SG polycarbonate
- Access: Clear glass & recessed panels

ELECTRICAL/PERFORMANCE SPECIFICATIONS

- UL & NEMA approved equipment
- 12V, Class II, approved system
- If LEDs are used:
- Minimum beam width shall be greater than 30° beam
- Depreciation is experienced at 50k hours
- Thoroughly tested surface mount devices (SMD)

Color: LED's (112) High Light LED (200,000,000,000) White (5000K), Power Supply (4) 12V/60W LED Power Supply @ 6.5 amp ea. Total Load 2.6 amp. Controller (1) 30 amp 120V

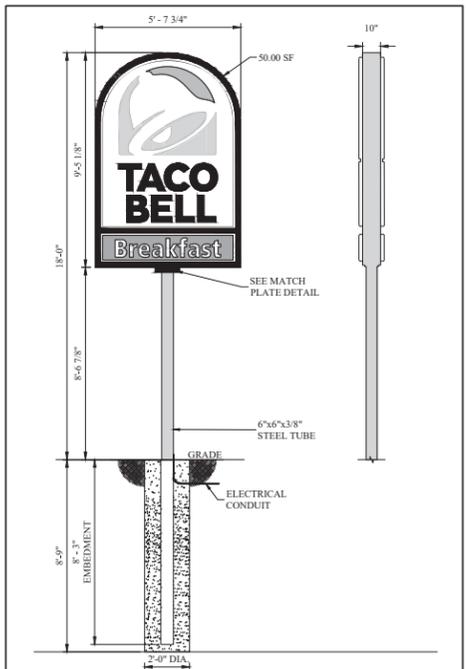
LED's to be placed on a 1" fabric in close proximity to previous lamp configurations

GRAPHIC & COLOR SPECIFICATIONS

COLOR	PANTONE	PAINT
Dark Purple	PMS 249C	
Light Purple	PMS 237C	
Black	Pantone Black	
White	Pantone White	
Yellow	Pantone Yellow	
Red	Pantone Red	

NOTE: DETAIL PROVIDED FOR INFORMATIONAL PURPOSES ONLY. SIGN AND CONCRETE BASE TO BE DESIGNED BY SIGN MANUFACTURER.

01 DRIVE THRU MENU BOARD
NOT TO SCALE

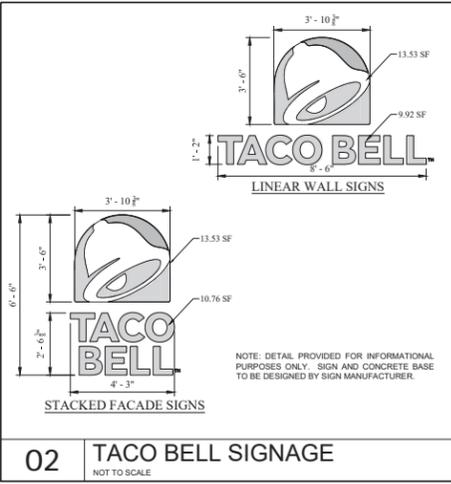


NOTE: DETAIL PROVIDED FOR INFORMATIONAL PURPOSES ONLY. SIGN AND CONCRETE BASE TO BE DESIGNED BY SIGN MANUFACTURER.

03 TACO BELL PYLON SIGN
NOT TO SCALE

SIGNAGE LABEL CHART

P	PROPOSED STRIPING DESIGNATIONS
P1	*STOP BAR
P2	WHITE CROSSWALK
P3	ADA PARKING AREA STRIPING
P4	DIRECTIONAL ARROW
P5	SINGLE WHITE SOLID LINE (4" WIDE)
P6	WHITE, 6" WIDE STRIPES @ 45 DEGREES, 4'-0" O.C. w/ WHITE 8" WIDE BORDER STRIPE
P7	GORE STRIPING
S	PROPOSED SIGNAGE DESIGNATIONS
S1	*STOP SIGN
S2	*DO NOT ENTER SIGN
S3	*NO LEFT TURN SIGN
S4	*NO RIGHT TURN SIGN
S5	*RIGHT TURN ONLY SIGN
S6	*NO PARKING SIGN
S7	*NO PARKING - TURN-AROUND STALL SIGN
S8	BOLLARD MOUNTED ADA PARKING SIGN
S9	MOVE RIGHT ISLAND / WARNING SIGN
S10	FIRE LANE RESTRICTION SIGN
B	PROPOSED BUILDING SIGNAGE DESIGNATIONS
B1	LINEAR WALL SIGN
B2	LINEAR WALL SIGN (TEXT ONLY)
B3	STACKED FAÇADE SIGN
B4	PYLON SIGN
B5	MENU BOARD
B6	ORDER CANOPY



NOTE: DETAIL PROVIDED FOR INFORMATIONAL PURPOSES ONLY. SIGN AND CONCRETE BASE TO BE DESIGNED BY SIGN MANUFACTURER.

02 TACO BELL SIGNAGE
NOT TO SCALE

SIGNAGE COMPLIANCE TABLE

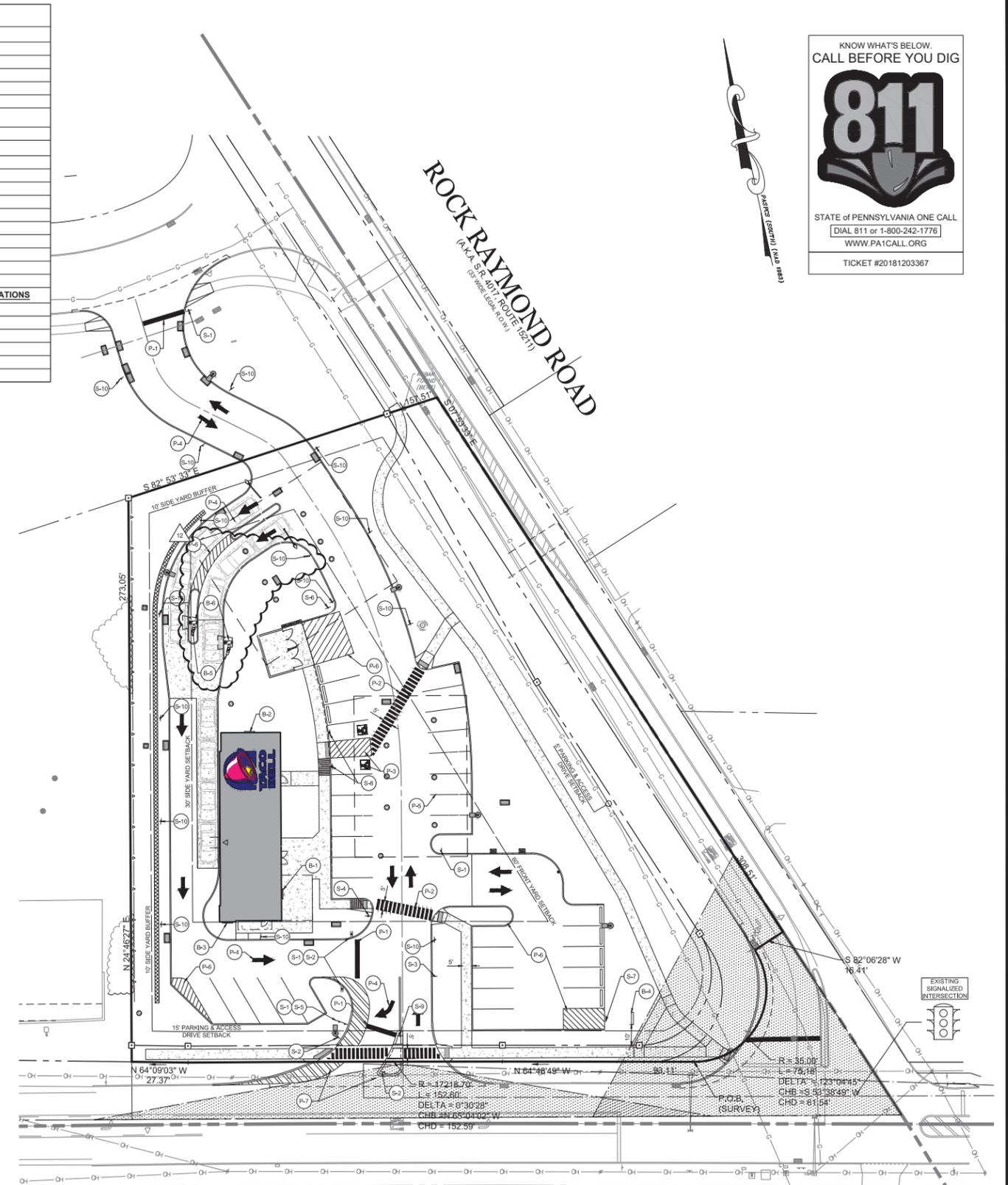
SECTION	REQUIREMENT	PROPOSED
155-148.F CLEARANCE VISIBILITY & SIGHT DISTANCE	(1) FREESTANDING SIGNS WITHIN 20' OF STREET ROW REQUIRE MINIMUM 7 FT. CLEAR SPACE FROM AVERAGE GROUND ELEVATION TO THE BOTTOM OF SIGN. (2) MINIMUM GROUND SIGNS SETBACK FROM STREET ROW = 10 FT	>7 FT >10 FT
155-147.A SIGN REQUIREMENTS (PER MATRIX CHART 13)	FREESTANDING SIGN - MAXIMUM NUMBER FOR SINGLE USE = 1 - MAXIMUM HEIGHT = 18 FT - AREA = 50 SF - MINIMUM ROW SETBACK = 5 FT - MINIMUM PROPERTY LINE SETBACK = 20 FT WALL OR PARALLEL SIGN - MAXIMUM NUMBER = 6 - MAXIMUM HEIGHT = 30 FT - AREA = LESSER OF 20% BUILDING FACE THAT SIGN IS ATTACHED TO OR 100 CUMULATIVE SF ON DESIGNATED SIDE OF BUILDING AND MAXIMUM 50 CUMULATIVE SF ON ALL OTHER BUILDING SIDES	NUMBER = 1 PYLON HEIGHT = 18 FT AREA = 50 SF SETBACK = 10 FT PROPERTY LINE SETBACK = 20 FT NUMBER = 3 HEIGHT = 30 FT AREA = 23.45 (1.5%) - EAST FACE: 23.45 (1.5%) - SOUTH FACE: 24.29 (4.8%) - NORTH FACE: 9.92 (1.9%) - TOTAL: 57.66 SF
155-149. SIGN REQUIREMENTS FOR NON-RESIDENTIAL USES	PROJECTING SIGN: - MAXIMUM NUMBER = 1 - MAXIMUM HEIGHT = 20' - AREA = 25 SF WINDOW SIGN: - MAXIMUM HEIGHT = 20' - AREA = 50% OF CUMULATIVE FRONT WINDOW SPACE DIRECTIONAL OR TRAFFIC CONTROL SIGN: - MAXIMUM NUMBER = 4 PER ACRE OR X 1.44 ACRES = 5.75 - 5 - MAXIMUM HEIGHT = 10 FT - AREA = 6 SF / SIGN - MINIMUM ROW SETBACK = 2 FT - MINIMUM PROPERTY LINE SETBACK = 10 FT ACCESSORY SIGN: - MAXIMUM NUMBER FOR FOR SINGLE USE = 2	N/A N/A N/A 2 MENUBOARD

* BUILDING AREA = 91.12 x 29.67. AVERAGE BUILDING HEIGHT - 17'. NORTHSOUTH FACE = 594.39 SF. EASTWEST FACE = 101.12 SF.

(V) VARIANCE REQUIRED | (TBD) TO BE DETERMINED | (N/A) NOT APPLICABLE

BUILDING SIGNAGE AREA CHART

SIGN ID.	DESCRIPTION	QTY	AREA OF SIGN (SF)	TOTAL AREA (SF)
B1	LINEAR WALL SIGN (w/LOGO)	1	23.45	23.45
B2	LINEAR WALL SIGN (TEXT ONLY)	1	9.92	9.92
B3	STACKED FAÇADE SIGN	1	24.29	24.29
TOTAL AREA				57.66



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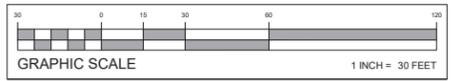
COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL ENGINEER
RYAN T. WHITMORE
PENNSYLVANIA LICENSE NO. 078666

PROJECT NO: 171027
DRAWN BY: M.TOH
CHECKED BY: R.WHITMORE
CAD.DWG: 07_SS_171027

LANDCORE
Engineering Consultants, P.C.
PHONE 215-686-5500 | FAX 215-686-4488
P.O. BOX 3738, 66307 PHILADELPHIA, PENNSYLVANIA 19104-0835
LANDCORECONSULTING.COM



PROJECT: DOWNTOWN INVESTORS, LLC
PROPOSED TACO BELL WITH DRIVE-THRU SERVICE
CALN TOWNSHIP
CHESTER COUNTY, PENNSYLVANIA
TITLE: SIGNAGE AND STRIPING PLAN



ADA ACCESSIBILITY NOTES

1. AMERICANS WITH DISABILITIES ACT STANDARDS FOR ACCESSIBLE DESIGN (ADAG - 1991 STANDARDS) AS WELL AS APPLICABLE STATE AND LOCAL LAWS & REGULATIONS.
2. IT IS ESSENTIAL THAT CONTRACTORS ARE AWARE OF THE SITE ACCESSIBILITY REQUIREMENTS. LANDCORE ENGINEERING CONSULTANTS HAS DEVELOPED THESE NOTES AND DETAILS TO ASSURE THAT CONTRACTORS ARE AWARE OF THE REQUIREMENTS AT THE POINT IN TIME WHEN THEY ARE BIDDING THE PROJECT. IN ADDITION, LANDCORE ENGINEERS HAS MADE A POINT IN THESE NOTES AND DETAILS, AS WELL AS IN OUR DRAWINGS, TO PROVIDE SLOPES / GRADES AND DIMENSIONS THAT COMPLY WITH ADAG AS WELL AS APPLICABLE STATE AND LOCAL LAWS AND REGULATIONS. LATEST EDITIONS OF THESE SLOPES / GRADES AND DIMENSIONS ARE NOT ACHIEVABLE. THE CONTRACTOR IS REQUIRED TO CONTACT THE OWNER IMMEDIATELY AND BEFORE MOVING FORWARD WITH THE WORK.
3. THE CONTRACTOR SHALL NOTIFY LANDCORE ENGINEERING CONSULTANTS IMMEDIATELY OF ANY CONFLICT BETWEEN THESE NOTES AND DETAILS AND OTHER PROJECT DRAWINGS. WHETHER BY LANDCORE ENGINEERING CONSULTANTS OR OTHERS. THE CONTRACTOR SHALL NOT PROCEED WITH THE WORK FOR WHICH THE ALLEGED CONFLICT HAS BEEN DISCOVERED UNTIL SUCH ALLEGED CONFLICT HAS BEEN RESOLVED. NO CLAIM SHALL BE MADE BY THE CONTRACTOR FOR DELAY DAMAGES AS A RESULT OF RESOLUTION OF ANY SUCH CONFLICTS.
4. THESE ACCESSIBILITY NOTES AND DETAILS ARE INTENDED TO DEPICT SIZE AND DIMENSIONAL REQUIREMENTS ONLY. REFER TO SIDEWALK, CURBING, AND PAVEMENT DETAILS FOR ADDITIONAL INFORMATION.

ACCESSIBLE ROUTE NOTES:

1. AT LEAST ONE ACCESSIBLE ROUTE SHALL BE PROVIDED WITHIN THE SITE FROM ACCESSIBLE PARKING SPACES AND ACCESSIBLE PASSENGER LOADING ZONES, PUBLIC STREETS OR SIDEWALKS, AND PUBLIC TRANSPORTATION STOPS TO THE ACCESSIBLE BUILDING OR FACILITY THEY SERVE.
2. AT LEAST ONE ACCESSIBLE ROUTE SHALL COMPLY WITH ACCESSIBLE ROUTE, ACCESSIBLE FACILITIES, ACCESSIBLE ELEMENTS, AND ACCESSIBLE SPACES THAT ARE ON THE SAME SITE.
3. WALKING SURFACES SHALL HAVE A MAXIMUM RUNNING SLOPE OF 5.0% AND A MAXIMUM CROSS SLOPE OF 2.0%.
4. ANY WALKING SURFACE WITH A RUNNING SLOPE GREATER THAN 5.0% IS A RAMP AND SHALL COMPLY WITH THE GUIDELINES FOR RAMP OR CURB RAMP.
5. TRANSITIONS BETWEEN RAMP, WALKS, LANDINGS, GUTTERS OR STREETS SHALL BE FLUSH AND FREE OF ABRUPT VERTICAL CHANGES (1/4 INCH MAXIMUM VERTICAL CHANGE IN LEVEL).
6. FLOOR SURFACES SHALL BE STABLE, FIRM AND SLIP RESISTANT.
7. THE MINIMUM CLEAR WIDTH SHALL BE THIRTY-TWO (32) INCHES FOR A ROUTE SEGMENT LENGTH LESS THAN TWENTY-FOUR (24) INCHES. CONSECUTIVE SEGMENTS OF THIRTY-TWO (32) INCHES IN WIDTH SHALL BE SEPARATED BY A ROUTE SEGMENT FORTY-EIGHT (48) INCHES MINIMUM IN LENGTH AND THIRTY-SIX (36) INCHES MINIMUM IN WIDTH.
8. THE MINIMUM CLEAR WIDTH SHALL BE THIRTY-SIX (36) INCHES FOR A ROUTE SEGMENT LENGTH GREATER THAN TWENTY-FOUR (24) INCHES.
9. WHERE AN ACCESSIBLE ROUTE MAKES A 180 DEGREE TURN AROUND AN OBJECT THAT IS LESS THAN FORTY-EIGHT (48) INCHES IN CLEAR WIDTH SHALL BE FORTY-TWO (42) INCHES MINIMUM APPROACHING THE TURN, FORTY-EIGHT (48) INCHES MINIMUM DURING THE TURN, AND FORTY-TWO (42) INCHES MINIMUM LEAVING THE TURN. THE CLEAR WIDTH APPROACHING AND LEAVING THE TURN MAY BE THIRTY-SIX (36) INCHES MINIMUM WHEN THE CLEAR WIDTH AT THE TURN IS SIXTY (60) INCHES MINIMUM.
10. AN ACCESSIBLE ROUTE WITH A CLEAR WIDTH LESS THAN SIXTY (60) INCHES SHALL PROVIDE PASSING SPACES AT INTERVALS OF TWO HUNDRED (200) FEET MAXIMUM. PASSING SPACES SHALL BE EITHER A SIXTY (60) INCH MINIMUM BY SIXTY (60) INCH MINIMUM SPACE, OR AN INTERSECTION OF TWO (2) WALKING SURFACES THAT PROVIDE A COMPLIANT T-SHAPED TURNING SPACE, PROVIDED THE BASE AND ARMS OF THE T-SHAPED SPACE EXTEND FORTY-EIGHT (48) INCHES MINIMUM BEYOND THE INTERSECTION.
11. DOORS, DOORWAYS AND GATES THAT ARE PART OF AN ACCESSIBLE ROUTE SHALL COMPLY WITH ADAG AND PENNSYLVANIA UNIFORM CONSTRUCTION CODE REQUIREMENTS.
12. DIRECTIONAL SIGNAGE INDICATING THE ROUTE TO THE NEAREST ACCESSIBLE BUILDING ENTRANCE SHALL BE PROVIDED AT INACCESSIBLE BUILDING ENTRANCES.
13. WHERE POSSIBLE, DRAINAGE INLETS SHALL NOT BE LOCATED ON AN ACCESSIBLE ROUTE IN THE EVENT THAT A DRAINAGE INLET MUST BE LOCATED ON AN ACCESSIBLE ROUTE, THE GRATE SHALL COMPLY WITH ADAG REQUIREMENTS.

RAMP NOTES:

1. ANY PART OF AN ACCESSIBLE ROUTE WITH A RUNNING SLOPE GREATER THAN 5% SHALL BE CONSIDERED A RAMP.
2. THE MAXIMUM RUNNING SLOPE FOR A RAMP SHALL BE 8.33% AND THE MAXIMUM CROSS SLOPE SHALL BE 2.0%.
3. THE CLEAR WIDTH OF A RAMP RUN SHALL BE THIRTY-SIX (36) INCHES MINIMUM. WHERE HANDRAILS ARE PROVIDED ON THE RAMP RUN, THE CLEAR WIDTH SHALL BE MEASURED BETWEEN THE HANDRAILS.
4. THE RISE FOR ANY RAMP RUN SHALL BE THIRTY (30) INCHES MAXIMUM.
5. LANDINGS SHALL BE PROVIDED AT THE TOP AND BOTTOM OF RAMP. LANDINGS SHALL HAVE A SLOPE NOT STEEPER THAN 2.0% IN ANY DIRECTION. THE LANDING CLEAR WIDTH SHALL BE AT LEAST AS WIDE AS THE WIDEST RAMP RUN LEADING TO THE LANDING. THE LANDING CLEAR LENGTH SHALL BE SIXTY (60) INCHES LONG MINIMUM. RAMP RUNS THAT CHANGE DIRECTION BETWEEN RUNS AT LANDINGS SHALL HAVE A CLEAR LANDING OF SIXTY (60) INCHES BY SIXTY (60) INCHES MINIMUM.
6. RAMP RUNS WITH A RISE GREATER THAN SIX (6) INCHES SHALL HAVE A HORIZONTAL PROJECTION GREATER THAN SEVENTY-TWO (72) INCHES SHALL HAVE HANDRAILS ON BOTH SIDES COMPLYING WITH ADAG AND PENNSYLVANIA UNIFORM CONSTRUCTION CODE REQUIREMENTS.
7. FLOOR SURFACES OF RAMP AND LANDINGS SHALL BE STABLE, FIRM AND SLIP RESISTANT.
8. EDGE PROTECTION COMPLYING WITH ADAG AND PENNSYLVANIA UNIFORM CONSTRUCTION CODE REQUIREMENTS SHALL BE PROVIDED ON EACH SIDE OF RAMP RUNS AND ON EACH SIDE OF RAMP LANDINGS.
9. WHERE DOORWAYS ARE LOCATED ADJACENT TO A RAMP LANDING, MANEUVERING CLEARANCES REQUIRED BY ADAG AND PENNSYLVANIA UNIFORM CONSTRUCTION CODE REQUIREMENTS SHALL BE PERMITTED TO OVERLAP THE REQUIRED LANDING AREA. WHERE DOORS THAT ARE SUBJECT TO LOOKING ARE ADJACENT TO A RAMP LANDING, LANDINGS SHALL BE SIZED TO PROVIDE A COMPLIANT TURNING SPACE.

CURB RAMP NOTES:

1. THE MAXIMUM RUNNING SLOPE OF A CURB RAMP SHALL BE 8.33% AND THE MAXIMUM CROSS SLOPE SHALL BE 2.0%.
2. COUNTER SLOPES OF ADJOINING GUTTERS AND ROAD SURFACES IMMEDIATELY ADJACENT TO THE CURB RAMP SHALL NOT BE STEEPER THAN THE ADJACENT SURFACES AT TRANSITIONS AT CURB RAMP TO WALKS, GUTTERS AND STREETS SHALL BE AT THE SAME LEVEL.
3. THE CLEAR WIDTH OF A CURB RAMP SHALL BE SIXTY (60) INCHES MINIMUM, EXCLUSIVE OF FLARED SIDES, IF PROVIDED.
4. LANDINGS SHALL BE PROVIDED AT THE TOP OF CURB RAMP. THE CLEAR LENGTH OF THE LANDING SHALL BE THIRTY-SIX (36) INCHES MINIMUM. THE CLEAR WIDTH OF THE LANDING SHALL BE AT LEAST AS WIDE AS THE CURB RAMP, EXCLUDING FLARED SIDES. LEADING TO THE LANDING SHALL HAVE A SLOPE NOT STEEPER THAN 2% IN ANY DIRECTION.
5. IF A CURB RAMP IS WHERE PEDESTRIANS MUST WALK ACROSS THE RAMP, OR WHERE IT IS NOT PROTECTED BY HANDRAILS OR GUARDRAILS, IT SHALL HAVE FLARED SIDES.
6. WHERE PROVIDED, CURB RAMP FLARES SHALL NOT EXCEED 10%. IF THE CLEAR LENGTH OF THE LANDING IS LESS THAN FORTY-EIGHT (48) INCHES THAN THE FLARED SIDES SHALL NOT EXCEED 8.33%.
7. CURB RAMP AND THE FLARED SIDES OF CURB RAMP SHALL BE LOCATED SO THAT THEY DO NOT PROJECT INTO VEHICULAR TRAFFIC LINES, PARKING SPACES OR PARKING ACCESS AISLES. CURBS AT MARKED CROSSINGS SHALL BE WHOLLY CONTAINED WITHIN THE MARKINGS, EXCLUDING ANY FLARED SIDES.
8. CURB RAMP SHALL BE LOCATED OR PROTECTED TO PREVENT THEIR OBSTRUCTION BY PARKED VEHICLES.
9. CURB RAMP SHALL HAVE A TWENTY-FOUR (24) INCH DEEP DETECTABLE WARNING COMPLYING WITH ADAG, EXTENDING THE FULL WIDTH OF THE RAMP. REFER TO DETECTABLE WARNING DETAILS AND NOTES FOR PLACEMENT, ORIENTATION AND NOTES.
10. FLOOR SURFACES OF CURB RAMP SHALL BE DEEP GROOVED, 1/4 INCH WIDE BY 1/4 INCH DEEP. ONE (1) INCH CENTERS TRANSVERSE TO THE RAMP.
11. WHERE PROVIDED, STOP SIGNALS SHALL BE LOCATED IN ADVANCE OF CURB RAMP.
12. WHERE PROVIDED, PEDESTRIAN ACTIVATED SIGNALS SHALL BE LOCATED ADJACENT TO THE SIDEWALK AND NOT ON THE SIDEWALK.
13. WHERE PROVIDED, DRAINAGE INLETS SHALL BE LOCATED UPSTREAM OF CURB RAMP AND NOT IN THE RAMP AREA.
14. CURB RAMP TYPE AND LOCATION ARE PER PLAN.

PARKING SPACE NOTES:

1. ACCESSIBLE PARKING SPACES SHALL BE LOCATED ON THE SHORTEST ACCESSIBLE ROUTES OF TRAVEL FROM ADJACENT PARKING TO AN ACCESSIBLE BUILDING ENTRANCE.
2. ACCESSIBLE PARKING SPACES SHALL BE AT LEAST NINETY (90) INCHES WIDE. ACCESS AISLES SHALL BE 60 INCHES WIDE. ONE OF SIX ACCESSIBLE SPACES SHOULD PROVIDE A VAN ACCESSIBLE ASILE. THE ASILE SHOULD BE 96 INCHES WIDE OR ACCESSIBLE SPACE IS 11 FEET AND ACCESS AISLE IS FIVE FEET). WHERE PARKING SPACES AND ACCESS AISLES ARE MARKED WITH LINES, THE WIDTH MEASUREMENTS SHALL BE MADE FROM CENTERLINE OF THE MARKINGS. WHERE PARKING SPACES OR ACCESS AISLES ARE NOT ADJACENT TO ANOTHER PARKING SPACE OR ACCESS AISLES MEASUREMENTS SHALL BE PERMITTED TO INCLUDE THE FULL WIDTH OF THE LINE DEFINING THE PARKING SPACE OR ACCESS AISLE.
3. PARKING ACCESS AISLES SHALL BE PART OF AN ACCESSIBLE ROUTE TO THE BUILDING OR FACILITY ENTRANCE AND SHALL COMPLY WITH PROVISIONS FOR ACCESSIBLE ROUTES. MARKED CROSSINGS SHALL BE PROVIDED WHERE THE ACCESSIBLE ROUTE MUST CROSS VEHICULAR TRAFFIC LINES. WHERE POSSIBLE, IT IS PREFERABLE THAT THE ACCESSIBLE ROUTE NOT PASS BEHIND PARKED VEHICLES.
4. TWO (2) ACCESSIBLE PARKING SPACES MAY SHARE A COMMON ACCESS AISLE.
5. ACCESS AISLES SHALL EXTEND THE FULL LENGTH OF THE PARKING SPACE THEY SERVE.
6. ACCESS AISLES SHALL NOT DISCOURAGE PARKING IN THE ZONE.
7. ACCESS AISLES SHALL NOT OVERLAP THE VEHICULAR WAY. ACCESS AISLES SHALL BE PERMITTED TO BE PLACED ON EITHER SIDE OF THE PARKING SPACE EXCEPT FOR ANGLED VAN PARKING SPACES WHICH SHALL HAVE ACCESS AISLES LOCATED ON THE PASSENGER SIDE OF THE PARKING SPACES.
8. FLOOR SURFACES OF PARKING SPACES AND ACCESS AISLES SERVING THEM SHALL BE STABLE, FIRM AND SLIP RESISTANT. ACCESS AISLES SHALL BE AT THE SAME LEVEL AS THE PARKING SPACES THEY SERVE. CHANGES IN LEVEL ARE NOT PERMITTED.
9. PARKING SPACES AND ACCESS AISLES SHALL BE LEVEL WITH SURFACE SLOPES NOT EXCEEDING 2.0% IN ALL DIRECTIONS.
10. PARKED VEHICLE OVERHANGS SHALL NOT REDUCE THE REQUIRED CLEAR WIDTH OF AN ACCESSIBLE ROUTE.
11. PARKING SPACES FOR VANS AND ACCESS AISLES AND VEHICULAR ROUTES SERVING THEM SHALL PROVIDE A VERTICAL CLEARANCE OF NINETY-EIGHT (98) INCHES MINIMUM. SIGNS SHALL BE PROVIDED AT ENTRANCES TO PARKING FACILITIES INFORMING DRIVERS OF CLEARANCES AND THE LOCATION OF VAN ACCESSIBLE PARKING SPACES.
12. EACH ACCESSIBLE PARKING SPACE SHALL BE PROVIDED WITH SIGNAGE DISPLAYING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY. THE "PA PENALTY" SIGN AND VAN ACCESSIBLE SPACES SHALL HAVE SIGNAGE STATING "VAN ACCESSIBLE". SIGNS SHALL BE INSTALLED SO THAT THE BOTTOM OF SIGNS ARE MOUNTED NO LOWER THAN 80 INCHES ABOVE GRADE AND SHALL NOT INTERFERE WITH AN ACCESSIBLE ROUTE FROM AN ACCESSIBLE ASILE.

PASSENGER LOADING ZONE NOTES:

1. PASSENGER LOADING ZONES SHALL PROVIDE VEHICULAR PULL-UP SPACE NINETY-SIX (96) INCHES WIDE MINIMUM AND TWENTY (20) FEET LONG MINIMUM.
2. PASSENGER LOADING ZONES SHALL PROVIDE A CLEARLY MARKED ACCESS AISLE THAT IS SIXTY (60) INCHES WIDE MINIMUM AND EXTENDS THE FULL LENGTH OF THE VEHICLE PULL-UP SPACE THEY SERVE.
3. ACCESS AISLE SHALL ADJOIN AN ACCESSIBLE ROUTE AND NOT OVERLAP THE VEHICULAR WAY. VEHICLE PULL-UP SPACES AND ACCESS AISLES SERVING THEM SHALL BE LEVEL WITH SURFACE SLOPES NO EXCEEDING 2.0% IN ALL DIRECTIONS. ACCESS AISLES SHALL BE AT THE SAME LEVEL AS THE VEHICLE PULL-UP SPACE THEY SERVE. CHANGES IN LEVEL ARE NOT PERMITTED.
4. FLOOR SURFACES OF VEHICLE PULL-UP SPACES AND ACCESS AISLES SERVING THEM SHALL BE STABLE, FIRM AND SLIP RESISTANT.
5. VEHICLE PULL-UP SPACES ACCESS AISLES SERVING THEM AND A VEHICULAR ROUTE FROM AN ENTRANCE TO THE PASSENGER LOADING ZONE, AND FROM THE PASSENGER LOADING ZONE TO A VEHICULAR EXIT SERVING THEM, SHALL PROVIDE A VERTICAL CLEARANCE OF ONE HUNDRED FORTY-FIVE (145) INCHES MINIMUM.

ACCESSIBLE ENTRANCE NOTES:

1. ACCESSIBLE ENTRANCES SHALL BE PROVIDED AS REQUIRED BY ADAG AS WELL AS APPLICABLE STATE AND LOCAL LAWS & REGULATIONS.
- ENTRANCE DOORS, DOORWAYS AND GATES SHALL COMPLY WITH ADAG AS WELL AS APPLICABLE STATE AND LOCAL LAWS & REGULATIONS AND SHALL BE ON AN ACCESSIBLE ROUTE.

PIPE TABLE							
NAME	UPSTREAM STRUCTURE	UPSTREAM INVERT	DOWNSTREAM STRUCTURE	DOWNSTREAM INVERT	SIZE	QTY	LENGTH (FEET) SLOPE (%)
4-2	IN4	257.66	IN2	257.60	18 INCH HDPE PIPE	1	11.48 0.56%
5-4	IN5	258.01	IN4 (2)	257.86	18 INCH HDPE PIPE	1	29.71 0.50%
6-5	IN6	258.85	IN5	258.01	18 INCH HDPE PIPE	1	16.92 4.97%
7-6	OS7	259.50	IN6	258.85	18 INCH HDPE PIPE	1	65.00 1.00%
10-B1	IN10	261.50	IN10	261.00	18 INCH HDPE PIPE	1	20.97 2.38%
11-B1	IN11	261.10	IN10	261.00	18 INCH HDPE PIPE	1	18.81 0.53%
12-11	IN12	261.58	IN11	261.43	18 INCH HDPE PIPE	1	29.47 0.52%
13-B1	IN13	262.75	IN10	261.00	18 INCH HDPE PIPE	1	42.38 4.13%
13A-13	IN13A	267.41	IN13	267.00	15 INCH HDPE PIPE	1	12.49 3.25%
14-13	IN14	268.43	IN13	266.03	18 INCH HDPE PIPE	1	69.82 3.95%
14A-14	IN14A	269.79	IN14	269.50	15 INCH HDPE PIPE	1	9.76 3.00%
21-B2	IN21	268.12	IN20	268.00	18 INCH HDPE PIPE	1	22.92 0.52%
22-B2	IN22	268.30	IN20	268.00	18 INCH HDPE PIPE	1	29.59 1.00%
30-B1	MH30	268.04	IN20	268.00	18 INCH HDPE PIPE	1	7.37 0.50%
31-30	IN31	268.68	MH30	268.48	18 INCH HDPE PIPE	1	40.21 0.50%
32-31	IN32	268.96	IN31	268.88	18 INCH HDPE PIPE	1	15.92 0.50%
33-32	IN33	270.95	IN32	270.81	18 INCH HDPE PIPE	1	68.86 0.50%
OS20-B1	OS20	262.00	IN20	261.00	18 INCH HDPE PIPE	1	69.97 1.64%
R1-R2	R1	270.67	R2	270.42	6 INCH HDPE PIPE	1	24.66 1.00%
R2-R3	R2	270.42	R3	270.19	6 INCH HDPE PIPE	1	23.02 1.00%
R3-R4	R4	270.19	R3	269.97	6 INCH HDPE PIPE	1	21.79 1.00%
R4-B2	R4	268.90	B2	268.00	6 INCH HDPE PIPE	1	43.04 2.00%

STRUCTURE TABLE		
STRUCTURE	STRUCTURE TYPE	RIM / GRATE
IN1	DOGHOUSE C INLET	261.40
IN2	DOGHOUSE C INLET	261.25
IN3	DOGHOUSE M INLET	261.25
IN4	DOUBLE C INLET W/ISNOT	261.90
IN5	C INLET	262.00
IN6	C INLET	263.35
IN10	C INLET (TYPE 4) W/ISNOT	268.00
IN11	C INLET (TYPE 4)	268.00
IN12	C INLET	266.25
IN13	C INLET (TYPE 4) W/ISNOT	270.50
IN14	CITY INLET TOP MH LID ELEV: 273.60	273.10
IN15	M INLET W/ISNOT	270.25
IN21	C INLET (TYPE 4) W/ISNOT	272.08
IN22	M INLET W/ISNOT	272.25
IN31	M INLET	275.02
IN32	C INLET	275.40
IN33	CITY INLET TOP MH LID ELEV: 274.70	274.20
MH30	(4) DIA W/ISNOT	274.50
OS7	M INLET TYPE 4	268.25
OS20	M INLET TYPE 4	272.92
R1	CLEANOUT (6")	275.67
R2	CLEANOUT (6")	275.67
R3	CLEANOUT (6")	275.67
R4	CLEANOUT (6")	275.67

SUPPLEMENTAL TOPOGRAPHIC INFORMATION PROVIDED FROM ASBUILT PLANS FOR ADJACENT ROYAL FARMS PARCEL PREPARED BY ROBER E. BLUE CONSULTING ENGINEERS, P.C. ENTITLED "AS-BUILT SURVEY PLANS - ROYAL FARMS STORE #225" DATED OCTOBER 11, 2017 AS LAST REVISED FEBRUARY 16, 2018.

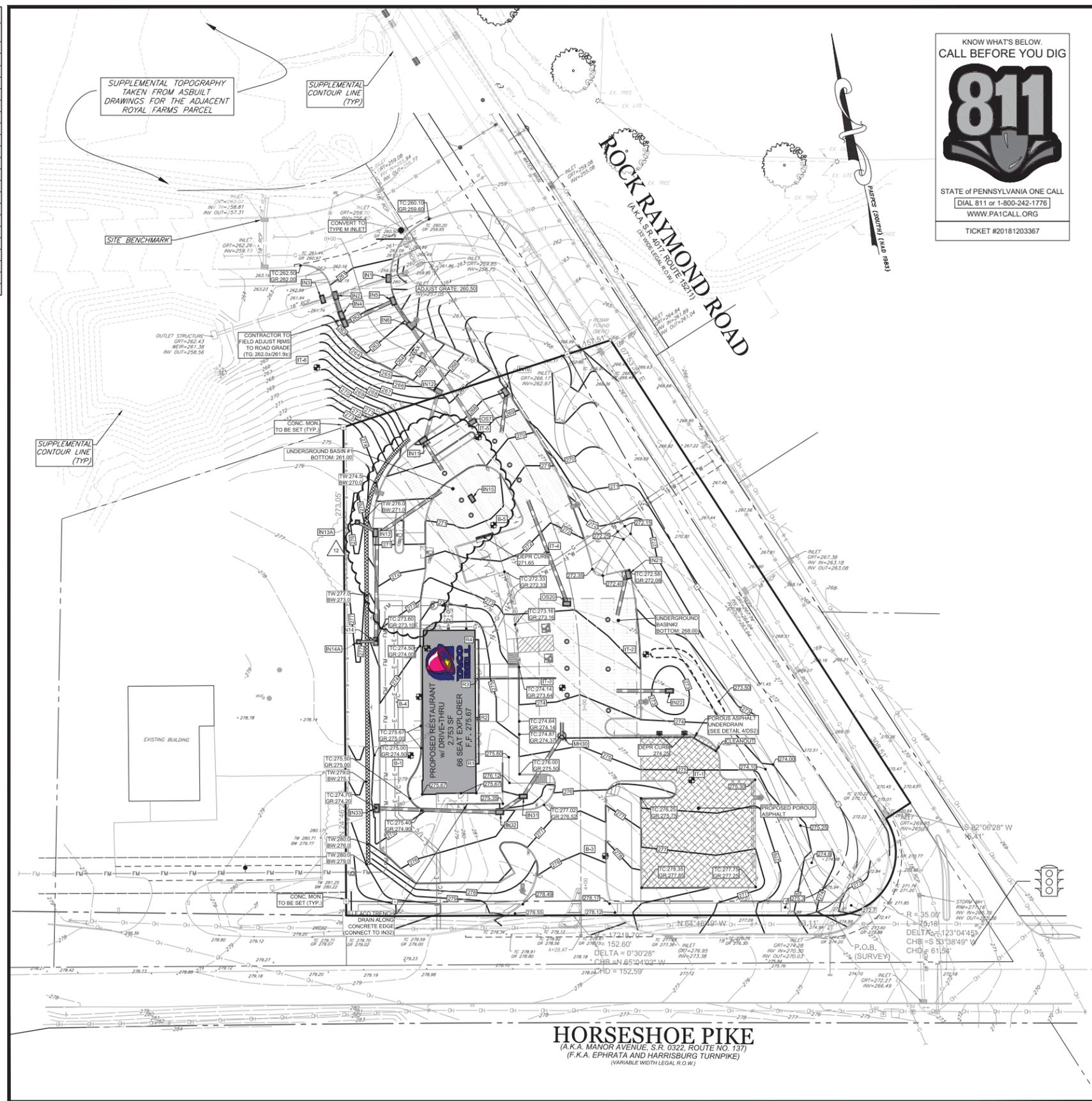
CONTRACTOR TO FIELD VERIFY SUPPLEMENTAL TOPOGRAPHY PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY DISCREPANCY PRIOR TO ORDERING ANY MATERIALS.

DATUM

ELEVATIONS ARE BASED UPON (NAVD 83) DATUM ESTABLISHED ONSITE USING GLOBAL POSITIONING SYSTEM DATA COLLECTION.

GRADING-UTILITY LEGEND

EXISTING ITEMS	PROPOSED ITEMS	DESCRIPTION
[Symbol]	[Symbol]	RIP-RAP
[Symbol]	[Symbol]	DRAINAGE FLOW
[Symbol]	[Symbol]	SPOT GRADE
[Symbol]	[Symbol]	STORM STRUCTURE
[Symbol]	[Symbol]	HYDRANT
[Symbol]	[Symbol]	VALVE
[Symbol]	[Symbol]	REDUCER
[Symbol]	[Symbol]	UG CABLE CONDUIT
[Symbol]	[Symbol]	UG ELECTRICAL CONDUIT
[Symbol]	[Symbol]	UG ELECTRICAL & TELEPHONE CONDUIT
[Symbol]	[Symbol]	UG ELECTRICAL TELEPHONE & CABLE CONDUIT
[Symbol]	[Symbol]	UG GAS LINE
[Symbol]	[Symbol]	OVER HEAD WIRES
[Symbol]	[Symbol]	SANITARY SEWER FORCE MAIN
[Symbol]	[Symbol]	SANITARY SEWER LATERAL
[Symbol]	[Symbol]	SANITARY SEWER MAIN
[Symbol]	[Symbol]	STORM SEWER LATERAL
[Symbol]	[Symbol]	STORM SEWER MAIN
[Symbol]	[Symbol]	UG TELEPHONE CONDUIT
[Symbol]	[Symbol]	WATER MAIN
[Symbol]	[Symbol]	COUNTUR
[Symbol]	[Symbol]	UG FIBER OPTIC CONDUIT



HORSESHOE PIKE
(A.K.A. MANOR AVENUE, S.R. 0322, ROUTE NO. 137)
(F.K.A. EPHRATA AND HARRISBURG TURNPIKE)
(VARIABLE WIDTH LEGAL R.O.W.)



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CHECKED BY: R. WHITMORE
DATE: 08_GFP_170027

RYAN T. WHITMORE
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PENNSYLVANIA LICENSE NO. 078506

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SCALE: AS NOTED
DATE: 2018-04-27
SHEET: 8 of 28 REV. NO.

GP 12

GRADING, DRAINAGE and UTILITY NOTES

- (AS APPLICABLE TO THIS PROJECT)
- LOCATIONS OF ALL EXISTING AND PROPOSED SERVICES ARE APPROXIMATE AND MUST BE CONFIRMED INDEPENDENTLY WITH LOCAL UTILITY COMPANIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION. SANITARY SEWER AND ALL OTHER UTILITY SERVICE CONNECTION POINTS SHALL BE CONFIRMED INDEPENDENTLY BY THE CONTRACTOR IN FIELD PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. ALL DISCREPANCIES SHALL BE REPORTED IMMEDIATELY IN WRITING TO THE ENGINEER. CONSTRUCTION SHALL COMMENCE BEGINNING AT THE LOWEST INVERT (POINT OF CONNECTION) AND PROGRESS UP GRADIENT. PROPOSED INTERFACES CROSSINGS WITH EXISTING UNDERGROUND UTILITIES SHALL BE FIELD VERIFIED BY TEST PIT PRIOR TO COMMENCEMENT OF CONSTRUCTION.
 - ALL UTILITIES AND SERVICES INCLUDING BUT NOT LIMITED TO GAS, WATER, ELECTRIC, SANITARY AND STORM SEWER, TELEPHONE, CABLE, FIBER OPTIC CABLE, ETC. WITHIN THE LIMITS OF DISTURBANCE SHALL BE VERTICALLY AND HORIZONTALLY LOCATED. THE CONTRACTOR SHALL USE AND COMPLY WITH THE REQUIREMENTS OF THE APPLICABLE UTILITY NOTIFICATION SYSTEM TO LOCATE ALL THE UNDERGROUND UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRS OF DAMAGE TO ANY EXISTING UTILITIES DURING CONSTRUCTION AT NO COST TO THE OWNER.
 - IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THE PROJECT WORK SCOPE PRIOR TO THE INITIATION OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS RELATIVE TO THE SPECIFICATIONS OR THE RELATIVE CODES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE WORK AS DEFINED BY THE DRAWINGS AND IN FULL COMPLIANCE WITH LOCAL REGULATIONS AND CODES.
 - DEFINE AND LOCATE VERTICALLY AND HORIZONTALLY ALL ACTIVE UTILITY AND/OR SERVICE SYSTEMS THAT ARE TO BE REMOVED. THE CONTRACTOR IS RESPONSIBLE TO PROTECT AND MAINTAIN ALL ACTIVE SYSTEMS THAT ARE NOT BEING REMOVED/RELOCATED DURING SITE ACTIVITY.
 - THE CONTRACTOR SHALL FAMILIARIZE THEMSELVES WITH THE APPLICABLE UTILITY SERVICE PROVIDER REQUIREMENTS AND IS RESPONSIBLE FOR ALL COORDINATION REGARDING UTILITY DEMOLITION AS IDENTIFIED OR REQUIRED FOR PROJECT. THE CONTRACTOR SHALL PROVIDE THE OWNER WRITTEN NOTIFICATION THAT THE EXISTING UTILITIES AND SERVICES HAVE BEEN TERMINATED AND ABANDONED IN ACCORDANCE WITH JURISDICTION AND UTILITY COMPANY REQUIREMENTS.
 - CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF SITE PLAN DOCUMENTS AND ARCHITECTURAL DESIGN FOR EXACT BUILDING UTILITY CONNECTION LOCATIONS, GREASE TRAP REQUIREMENTS, DOOR ACCESS, AND EXTERIOR GRADING. THE UTILITY SERVICE SIZES ARE TO BE DETERMINED BY THE ARCHITECT. THE CONTRACTOR SHALL COORDINATE INSTALLATION OF UTILITIES / SERVICES WITH THE INDIVIDUAL COMPANIES, TO AVOID CONFLICTS AND ENSURE PROPER DEPTHS ARE ACHIEVED. THE JURISDICTION UTILITY REQUIREMENTS SHALL ALSO BE MET, AS WELL AS COORDINATING THE UTILITY TIE-IN CONNECTIONS PRIOR TO CONNECTION TO THE EXISTING UTILITY SERVICE. WHERE CONFLICTS EXIST WITH THESE SITE PLANS, ENGINEER IS TO BE NOTIFIED PRIOR TO CONSTRUCTION TO RESOLVE SAME.
 - WATER SERVICE MATERIALS, BURIAL DEPTHS, REQUIREMENTS SHALL BE SPECIFIED BY THE LOCAL UTILITY AUTHORITY. CONTRACTOR'S PRICE FOR WATER SERVICE SHALL INCLUDE ALL FEES AND APPURTENANCES REQUIRED BY THE AUTHORITY TO PROVIDE A COMPLETE WORKING SERVICE.
 - ALL NEW UTILITIES/SERVICES, INCLUDING ELECTRIC, TELEPHONE, CABLE TV, ETC. ARE TO BE INSTALLED UNDERGROUND. ALL NEW UTILITIES / SERVICES SHALL BE INSTALLED IN ACCORDANCE WITH THE UTILITY SERVICE PROVIDER INSTALLATION SPECIFICATIONS AND STANDARDS.
 - SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL REPORT REFERENCED IN THIS PLAN SET. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING WITH SUITABLE MATERIALS AS SPECIFIED IN THE GEOTECHNICAL REPORT. ALL EXCAVATED OR FILLED AREAS SHALL BE COMPACTED AS OUTLINED IN THE GEOTECHNICAL REPORT. MOISTURE CONTENT AT TIME OF PLACEMENT SHALL BE SUBMITTED IN COMPACTION REPORT PREPARED BY A QUALIFIED GEOTECHNICAL ENGINEER, REGISTERED WITH THE STATE OF PENNSYLVANIA. ALL FILLED AREAS AND SUBGRADE AREAS WITHIN THE BUILDING PAD AREA AND AREAS TO BE PAVED HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS AND SPECS AND THE RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL REPORT. SUBGRADE MATERIAL FOR SIDEWALKS, CURB, OR ASPHALT SHALL BE FREE OF ORGANICS AND OTHER UNSUITABLE MATERIALS. SHOULD SURBASE BE DETERMINED UNSUITABLE BY OWNER OR OWNER'S REPRESENTATIVE, SURBASE IS TO BE REMOVED AND FILLED WITH APPROVED FILL MATERIAL COMPACTED AS DIRECTED BY THE GEOTECHNICAL REPORT.
 - ALL FILL, COMPACTION MATERIALS REQUIRED FOR UTILITY INSTALLATION SHALL BE AS PER THE RECOMMENDATIONS PROVIDED IN THE GEOTECHNICAL REPORT AND SHALL BE COORDINATED WITH THE APPLICABLE UTILITY COMPANY SPECIFICATIONS.
 - THE CONTRACTOR SHALL COMPLY TO THE FULLEST EXTENT WITH THE LATEST OSHA STANDARDS AND REGULATIONS, OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURES. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE "MEANS AND METHODS" REQUIRED TO MEET THE INTENT AND PERFORMANCE CRITERIA OF OSHA, AS WELL AS ANY OTHER ENTITY THAT HAS JURISDICTION FOR EXCAVATION AND/OR TRENCHING PROCEDURES.
 - PAVEMENT SHALL BE SAW CUT IN STRAIGHT LINES TO THE FULL DEPTH OF THE EXISTING PAVEMENT. ALL DEBRIS FROM REMOVAL OPERATIONS SHALL BE REMOVED FROM THE SITE AT THE TIME OF EXCAVATION. STOCKPILING OF DEBRIS WILL NOT BE PERMITTED.
 - THE TOPS OF EXISTING MANHOLES, INLET STRUCTURES, AND SANITARY CLEANOUT TOPS SHALL BE ADJUSTED, IF REQUIRED TO MATCH PROPOSED GRADES IN ACCORDANCE WITH ALL APPLICABLE STANDARDS.
 - THE CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF EXISTING TOPOGRAPHIC INFORMATION AND UTILITY INVERT ELEVATIONS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. CONTRACTOR TO ENSURE 0.75% MINIMUM SLOPE AGAINST ALL ISLANDS, GUTTERS, AND CURBS; 1.0% ON ALL CONCRETE SURFACES; AND 1.0% MINIMUM ON ASPHALT, TO PREVENT PONDING. ANY DISCREPANCIES THAT MAY AFFECT THE PUBLIC SAFETY OR PROJECT COST MUST BE IDENTIFIED TO THE ENGINEER IN WRITING IMMEDIATELY. PROCEEDING WITH CONSTRUCTION WITHOUT NOTIFICATION IS DONE SO AT THE CONTRACTOR'S OWN RISK.
 - PROPOSED TOP OF CURB ELEVATIONS ARE GENERALLY 6" ABOVE EXISTING LOCAL ASPHALT GRADE UNLESS OTHERWISE NOTED. FIELD ADJUST TO CREATE A MINIMUM OF 0.75% GUTTER GRADE ALONG CURB FACE. ENGINEER TO APPROVE FINAL CURBING CUT SHEETS PRIOR TO INSTALLATION.
 - REFER TO SITE PLAN FOR ADDITIONAL NOTES.
 - IN CASE OF DISCREPANCIES BETWEEN PLANS OR RELATIVE TO OTHER PLANS, THE SITE PLAN WILL TAKE PRECEDENCE. IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY CONFLICTS.
 - CONTRACTOR SHALL BE REQUIRED TO SECURE ALL NECESSARY PERMITS AND APPROVALS FOR ALL OFF-SITE MATERIAL SOURCES AND DISPOSAL FACILITIES. CONTRACTOR SHALL SUPPLY A COPY OF APPROVALS TO ENGINEER AND OWNER PRIOR TO INITIATING WORK.
 - THE PROPOSED ON-SITE STORAGE/TREATMENT FACILITY SHALL BE OWNED AND MAINTAINED BY THE APPLICANT.
 - ALL STORMWATER PIPING THAT IS INSTALLED WITHIN THE REINFORCING ZONE OF THE PROPOSED RETAINING WALLS MUST BE INSTALLED WITH A WATER TIGHT SEAL.
 - ELECTRIC, CABLE & TELEPHONE CONDUIT IS TO BE DESIGNED AND SUBMITTED BY LOCAL UTILITY SERVICE COMPANIES.
 - ALL STORM SEWER PIPE JOINTS SHALL BE WATERTIGHT.
 - HIGH DENSITY POLYETHYLENE (HDPE) PIPES SHALL BE ADD N-12 DUAL WALL, SMOOTH LINED OR EQUIVALENT, UNLESS OTHERWISE SPECIFIED.
 - REINFORCED CONCRETE PIPES (RCP) SHALL BE CLASS II, UNLESS OTHERWISE SPECIFIED.

CALN TOWNSHIP FIRE HYDRANT DETAIL:

HYDRANTS SHALL BE LOCATED IN A MANNER TO PROVIDE COMPLETE ACCESSIBILITY AND TO MINIMIZE THE POSSIBILITY OF DAMAGE FROM MOTOR VEHICLES OR INJURY TO PEDESTRIANS. HYDRANTS SHALL BE NO LESS THAN 15 INCHES AND NO MORE THAN 30 INCHES FROM THE FINISHED GRADE TO THE FIRE DEPARTMENT CONNECTION INVERT, AND SHALL BE EQUIPPED WITH A FIVE-INCH STORZ LOCKING COUPLING AND TWO TWO-AND-ONE-HALF-INCH NPT COUPLINGS. THE FIVE-INCH STORZ LOCKING COUPLING SHALL FACE THE STREET. THE HYDRANT BARREL SHALL BE SET SO THAT NO PORTION OF THE PUMP OR FIRE HOSE NOZZLE CAP WILL BE LESS THAN 24 INCHES FROM THE GUTTER FACE OF THE CURB. WHEN SET IN LAWN SPACE BETWEEN THE CURB AND THE SIDEWALK, IF ANY, OR BETWEEN THE CURB AND THE LOT LINE, NO PORTION OF THE HYDRANT OR NOZZLE CAP SHALL BE WITHIN SIX INCHES OF THE SIDEWALK.

GAS PIPELINE RIGHT-OF-WAY NOTES

- WARNING TAPE, PER APWA COLOR CODE, SHALL BE INSTALLED ABOVE THE PROPOSED GAS AND WATER SERVICE LINES, 12" BELOW GROUND, FOR THE LENGTH OF TRANSCANADA'S RIGHT-OF-WAY.
- THE PROPOSED GAS AND WATER SERVICE LINES SHALL BE MARKED WITH THE PROPER SIGNAGE AT THE BOUNDARY EDGES OF TRANSCANADA'S RIGHT-OF-WAY.
- THE PROPOSED GAS AND WATER SERVICE LINES SHALL BE INSTALLED WITH A TRACER WIRE FOR THE LENGTH OF TRANSCANADA'S RIGHT-OF-WAY.
- CONTINUOUSLY POURED, STEEL REINFORCED CONCRETE SIDEWALK SHALL NOT BE PERMITTED WITHIN TRANSCANADA'S RIGHT-OF-WAY.
- A HEAVY EQUIPMENT CROSSING INFORMATION FORM SHALL BE SUBMITTED TO TRANSCANADA FOR REVIEW AND APPROVED, BEFORE ANY CONSTRUCTION ACTIVITY TAKES PLACE WITHIN THE TRANSCANADA RIGHT-OF-WAY.
- A COMPANY REPRESENTATIVE SHALL BE ON-SITE DURING ALL CONSTRUCTION ACTIVITY TAKING PLACE WITHIN TRANSCANADA'S RIGHT-OF-WAY.

DMWA RULES AND REGULATIONS SECTION 304

A. THE SERVICE LINE BEYOND THE CORPORATION STOP SHALL BE INSTALLED AND MAINTAINED BY AND AT THE EXPENSE OF THE CUSTOMER. THE PORTION OF THE WATER LINE INSTALLED BY THE CUSTOMER SHALL NOT BE LESS IN SIZE AND QUALITY THAN AS ESTABLISHED BY THE AUTHORITY, AND SHALL BE LAID WITH A MINIMUM OF 3/12 FEET OF COVER AND SHALL INCLUDE A BRASS CURB STOP INCLUDING CURB BOX AND COVER OF A SIZE, TYPE, MANUFACTURER, AND QUALITY AS ESTABLISHED BY THE AUTHORITY, AT A POINT EASILY ACCESSIBLE TO BOTH THE AUTHORITY AND THE OCCUPANTS TO FACILITATE REPAIRS TO THE SERVICE LINE. THE SERVICE LINE SHALL NOT BE COVERED UNTIL IT IS TESTED IN WORKMANSHIP AND FOUND, THE SERVICE WILL NOT BE TURNED ON UNTIL SUCH DEFECTS ARE REMEDIATED. ALL PLUMBING CONNECTIONS SHALL WITHSTAND A PRESSURE OF AT LEAST 150 POUNDS PER SQUARE INCH AT 100 PSI FOR 15 MINUTES (LATEST REVISION). THE 3/4" Ø COPPER SERVICE LINE SHALL EXTEND FROM THE CORPORATION STOP UP TO THE WATER METER REGARDLESS OF WHERE THE METER IS LOCATED. PLASTIC PIPE WILL BE ALLOWED FROM THE WATER METER TO THE STRUCTURE ONLY IF PERMITTED IN WRITING BY DMWA. NO LEAD TO COPPER CONNECTIONS ARE ALLOWED UNDER ANY CIRCUMSTANCES.

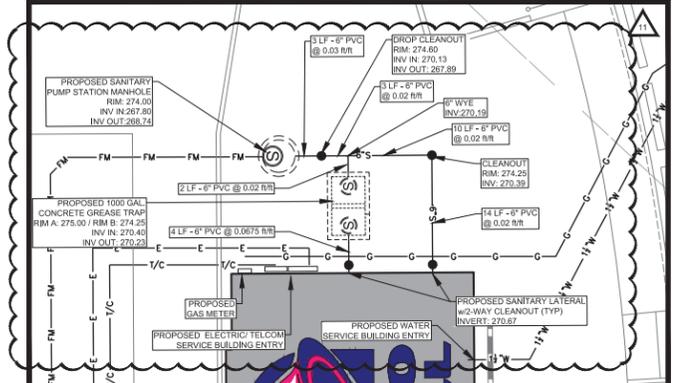
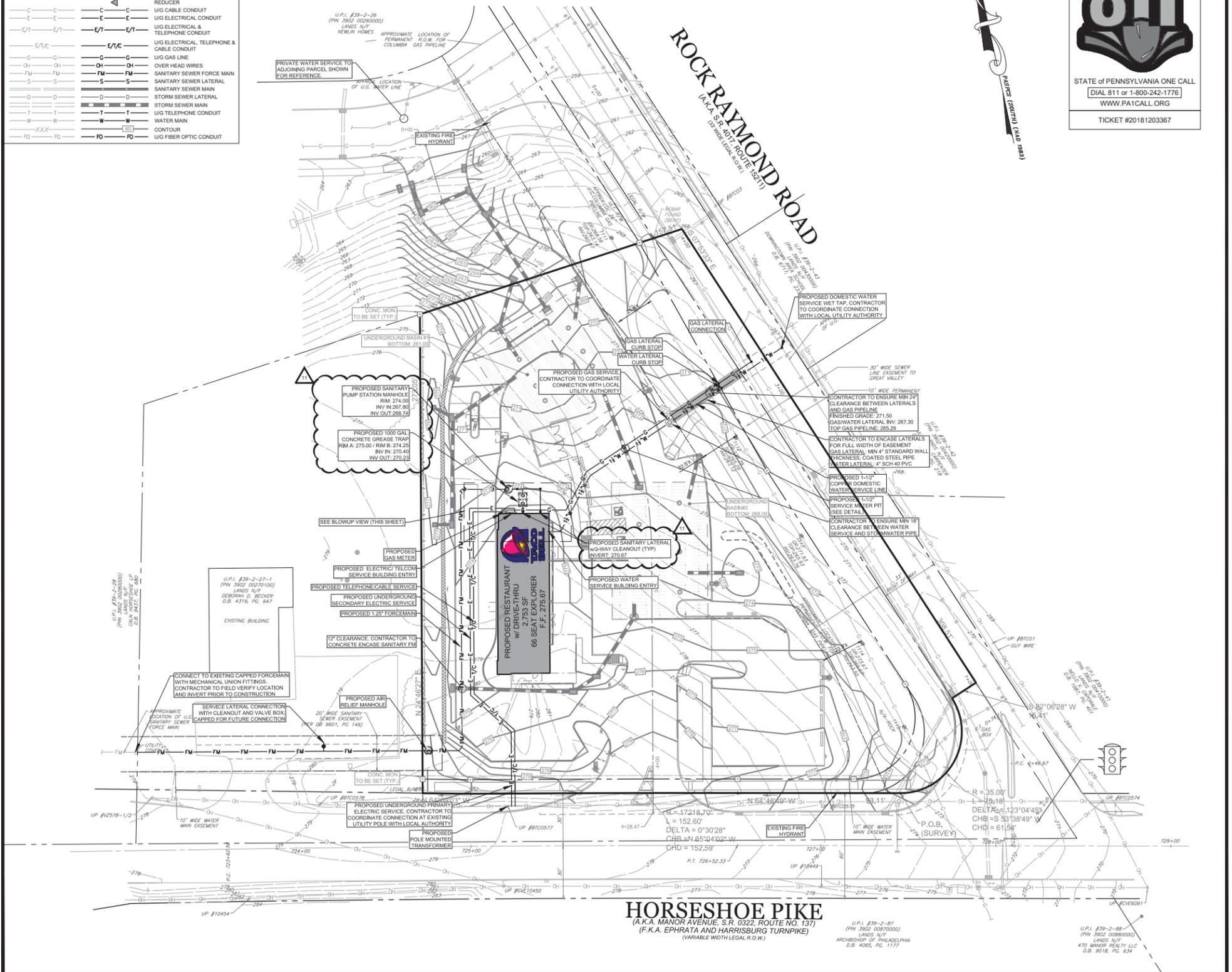
B. THE SERVICE LINE FROM THE MAIN TO THE CURB STOP SHALL BE INSPECTED BY THE AUTHORITY PRIOR TO BACKFILLING THE TRENCH, AND ANY CONSTRUCTION NOT APPROVED SHALL BE IMMEDIATELY REMOVED AND RECONSTRUCTED IN AN APPROVED MANNER.

C. IN THE EVENT OF ANY DANGER TO THE HEALTH, WELFARE AND SAFETY OF THE COMMUNITY CAUSED BY ANY DEFECT, DISREPAIR OR MALFUNCTION OF THE SERVICE LINE, THE AUTHORITY MAY IN ITS DISCRETION MAKE THE NECESSARY REPAIRS AND BILL THE CUSTOMER ON THE BASIS OF TIME AND MATERIALS FOR THE COST OF REPAIRS.

D. ALL REQUIRED PERMITS SHALL BE THE RESPONSIBILITY OF THE CUSTOMER.

GRADING-UTILITY LEGEND

EXISTING ITEMS	PROPOSED ITEMS	DESCRIPTION
		RIP-RAP
		DRAINAGE FLOW
		SPOT GRADE
		STORM STRUCTURE
		HYDRANT
		VALVE
		REDUCER
		U/G CABLE CONDUIT
		U/G ELECTRICAL CONDUIT
		U/G ELECTRICAL & TELEPHONE CONDUIT
		U/G ELECTRICAL, TELEPHONE & CABLE CONDUIT
		U/G GAS LINE
		OVER HEAD WIRES
		SANITARY SEWER FORCE MAIN
		SANITARY SEWER LATERAL
		SANITARY SEWER MAIN
		STORM SEWER LATERAL
		STORM SEWER MAIN
		U/G TELEPHONE CONDUIT
		WATER MAIN
		CONTOUR
		U/G FIBER OPTIC CONDUIT



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DIAL 811 or 1-800-242-1776
WWW.PA1CALL.ORG
TICKET #20181203367

PROJECT No: 171027
DRAWN BY: IA, TOH
CHECKED BY: R. WHITMORE
DATE: 09_U.P. 171027

PROFESSIONAL ENGINEER
RYAN T. WHITMORE
PENNSYLVANIA LICENSE NO. 076569

ENGINEER
R. WHITMORE
PENNSYLVANIA LICENSE NO. 076569

LANDSCAPE ARCHITECT
R. WHITMORE
PENNSYLVANIA LICENSE NO. 076569

PROJECT: DOWNINGTOWN INVESTORS, LLC
PROPOSED TACO BELL DRIVE-THRU SERVICE
66 SEAT EXPLORER
CALN TOWNSHIP
CHESTER COUNTY, PENNSYLVANIA

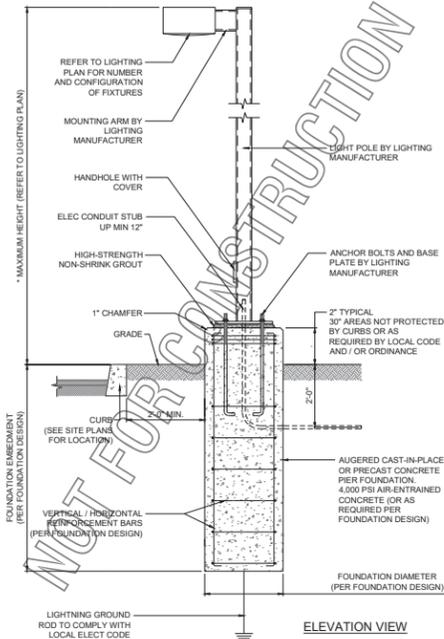
TITLE: UTILITIES PLAN

SCALE: AS NOTED
DATE: 2018-04-27
SHEET: 9 of 28 REV. No.

UP 12

LIGHT POLE FOUNDATION NOTES

- CONTRACTOR TO OBTAIN PROJECT SPECIFIC, SIGNED/SEALED FOUNDATION DESIGN AND SUBMIT TO ENGINEER OF RECORD FOR REVIEW PRIOR TO CONSTRUCTION OF PROPOSED FOUNDATIONS.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS. COORDINATE WITH ALL CONTRACT DRAWINGS, PROJECT SHOP DRAWINGS AND FIELD CONDITIONS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL ENSURE NO CONFLICTS ARISE BETWEEN LIGHT POLE FOUNDATIONS, STRUCTURES, AND UTILITIES. IF ANY DISCREPANCIES BETWEEN FIELD CONDITIONS AND DESIGN PLANS ARISE, THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY.
- CONTRACTOR SHALL HAVE A GEOTECHNICAL ENGINEER LICENSED IN THE PROJECT'S STATE, ON SITE TO INSPECT FILL, MONITOR FILL COMPACTION AND TO VERIFY SUBGRADE ALLOWABLE BEARING CAPACITY AND SOIL DESIGN CRITERIA PRIOR TO CONSTRUCTION IN ACCORDANCE WITH THE FOUNDATION DESIGN PARAMETERS. UNSUITABLE MATERIALS FOUND SHALL BE REMEDIATED AS PER THE DIRECTION OF THE ON SITE GEOTECHNICAL ENGINEER.
- IF CONDITIONS IN THE FIELD ARE DIFFERENT THAN THOSE INDICATED IN THE FOUNDATION DESIGN, THE ENGINEER OF RECORD SHALL BE NOTIFIED IMMEDIATELY.



* CONTRACTOR TO ACCOUNT FOR ADDITIONAL HEIGHT OF 3" CONCRETE BASE (IF REQUIRED) WHEN ORDERING POLES TO ENSURE ACCURATE MOUNTING HEIGHT DURING INSTALLATION.

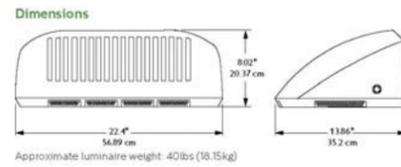
01 LIGHT POLE FOUNDATION
NOT TO SCALE

LIGHTING NOTE:

THIS LIGHTING PLAN ILLUSTRATES ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY OF NORTH AMERICA (IESNA) APPROVED METHODS. ACTUAL SITE ILLUMINATION LEVELS AND PERFORMANCE OF LUMINAIRES MAY VARY DUE TO VARIATIONS IN WEATHER, ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER RELATED VARIABLE FIELD CONDITIONS.



02 LED AREA LIGHT
NOT TO SCALE



PHILIPS GARDCO



03 LED WALL SCNCE
NOT TO SCALE

LIGHTING SCHEDULE

PLAN LABEL	QUANTITY	MOUNTING HEIGHT	LLF	DESCRIPTION	MANUFACTURER / CATALOG NUMBER
ALED-2	3	25'	0.93	LED AREA LIGHT (4) 4,000K WHITE LEDS TYPE II DISTRIBUTION BRONZE FINISH	RAB LIGHTING ALED-21-250W-4000K/D10
ALED-4	3	25'	0.93	LED AREA LIGHT (4) 4,000K WHITE LEDS TYPE IV DISTRIBUTION BRONZE FINISH	RAB LIGHTING ALED-47-250W-4000K/D11
G2-2	1	12'	0.93	161 LED SCNCE (48) 4,000K LEDS @ 600mA T2 OPTICS	PHILIPS GARDCO 161-48L-600NW-G2-2-WS
G2-3	2	12'	0.93	162 LED SCNCE (48) 4,000K LEDS @ 600mA T3 OPTICS	PHILIPS GARDCO 161-48L-600NW-G2-3-WS
G2-4	1	12'	0.93	163 LED SCNCE (48) 4,000K LEDS @ 600mA T4 OPTICS	PHILIPS GARDCO 161-48L-600NW-G2-4-WS

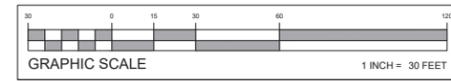
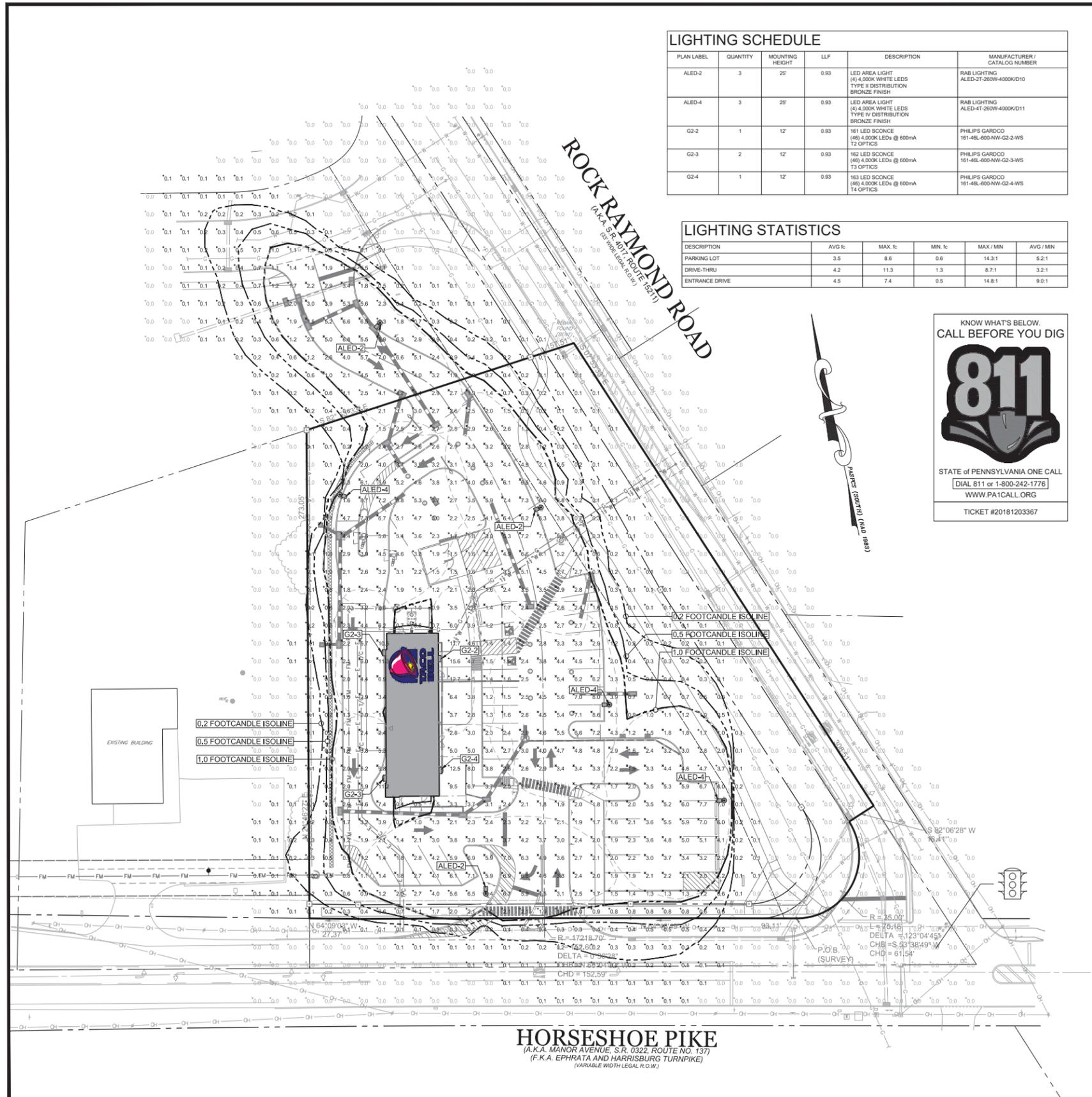
LIGHTING STATISTICS

DESCRIPTION	AVG fc	MAX fc	MIN fc	MAX / MIN	AVG / MIN
PARKING LOT	3.5	8.6	0.6	14.3:1	5.2:1
DRIVE-THRU	4.2	11.3	1.3	8.7:1	3.2:1
ENTRANCE DRIVE	4.5	7.4	0.5	14.8:1	9.0:1

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WWW.PA1CALL.ORG
TICKET #20181203367



NO.	DATE	REV.	COMMENT
11	2020.06.15		REVISED TO PROVIDE DOUBLE DRIVE THRU
12	2020.01.03		REVISED GREATERTAP/PUMP STATION CONFIGURATION
13	2019.12.05		ISSUE FOR FINAL RECORDING (SEE COVER SHEET FOR REVISION HISTORY)

RYAN T. WHITMORE
PROFESSIONAL ENGINEER
PENNSYLVANIA LICENSE NO. 078166

PROJECT NO: 171027
DRAWN BY: IA, TDH
CHECKED BY: R. WHITMORE
DATE: 10_LP_171027

LANDCORE
Engineering Consultants, P.C.
PHONE 215-836-2530 | FAX 215-836-4088
PHILADELPHIA, PENNSYLVANIA 19104-0605



PROJECT: DOWNINGTOWN INVESTORS, LLC
PROPOSED TACO BELL WITH DRIVE-THRU SERVICE
CALN TOWNSHIP
CHESTER COUNTY, PENNSYLVANIA

TITLE: LIGHTING PLAN

SCALE: AS NOTED	DATE: 2018-04-27
SHEET: 10 of 26	REV. NO:

DATUM
ELEVATIONS ARE BASED UPON (NAVD 88) DATUM ESTABLISHED ON SITE USING GLOBAL POSITIONING SYSTEM DATA COLLECTION.

THIS PLAN SET REFERENCES "POST CONSTRUCTION STORMWATER MANAGEMENT REPORT "PROPOSED TACO BELL WITH DRIVE-THRU SERVICE" PREPARED BY LANDCORE ENGINEERING CONSULTANTS, PC DATED APRIL 27, 2018 AND LAST REVISED JANUARY 31, 2019.

SEE "POST CONSTRUCTION STORMWATER MANAGEMENT NOTES" SHEET "NP" FOR SOILS LIMITATIONS AND PCSM NOTES.

SEE "POST CONSTRUCTION STORMWATER MANAGEMENT POST-DEVELOPMENT DRAINAGE MAP" SHEET "PDAM" FOR PCSM BMP DRAINAGE AREAS

SUPPLEMENTAL TOPOGRAPHIC INFORMATION PROVIDED FROM ASBUILT PLANS FOR ADJACENT ROYAL FARMS PARCEL PREPARED BY ROBER E. BLUE CONSULTING ENGINEERS, PC, ENTITLED "AS-BUILT SURVEY PLANS - ROYAL FARMS STORE #225" DATED OCTOBER 11, 2017 AS LAST REVISED FEBRUARY 16, 2018.

CONTRACTOR TO FIELD VERIFY SUPPLEMENTAL TOPOGRAPHY PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY DISCREPANCY PRIOR TO ORDERING ANY MATERIALS

GRADING-UTILITY LEGEND

EXISTING ITEMS	PROPOSED ITEMS	DESCRIPTION
		RIP-RAP
		DRAINAGE FLOW
		SPOT GRADE
		STORM STRUCTURE
		HYDRANT
		VALVE
		U/G ELECTRICAL CONDUIT
		U/G TELEPHONE CONDUIT
		WATER MAIN
		U/G GAS LINE
		OVER HEAD WIRES
		SANITARY SEWER FORCE MAIN
		SANITARY SEWER LATERAL
		SANITARY SEWER MAIN
		STORM SEWER MAIN
		CONTOUR

PCSM LEGEND

	SOILS BOUNDARY
	NPDES BOUNDARY
	LIMIT OF DISTURBANCE
	INDICATES TEST PIT LOCATION
	SOIL AMENDMENT AREAS
	MINIMUM SOIL COMPACTION
	UTILITY TRENCHING AREAS (EXCLUDED FROM VOLUME CALCULATIONS)

PLANT SCHEDULE

EVERGREEN TREES	QTY	BOTANICAL NAME / COMMON NAME	SIZE	CONTAINER
JVES	21	Juniperus virginiana 'Emerald Sentinel' / Emerald Sentinel Cedar	6-7"	B+B

SHADE TREES	QTY	BOTANICAL NAME / COMMON NAME	SIZE	CONTAINER
NSW	4	Nyssa sylvatica 'Wildfire' / Black Gum	3-3 1/2" CAL.	B+B
OP	8	Quercus palustris / Pin Oak	3-3 1/2" CAL.	B+B

INFILTRATION TEST INFORMATION

TEST ID	SRF ELEV	LIMITING ZONE ELEV	TEST ELEV	INFIL. RATE (INHR)	
				IN-SITU	DESIGN
IT-1	277	270.67	273	3.90	1.95
IT-2	274	267.58	271	32.00	16.00
IT-3	277	271.00	273	41.14	20.57
IT-4	273	269.25		NT*	
IT-5	272	269.50		NT*	
IT-6	266	256.00	258	4.08	2.04

*NT: NO TEST PERFORMED DUE TO SHALLOW REFUSAL.

TOWNSHIP IMPERVIOUS COVER TABULATION*

DESCRIPTION	AREA (SF)
ASPHALT PAVEMENT	26,442
POROUS PAVEMENT	4,700
CONCRETE PAVEMENT / SIDEWALK / CURB	4,581
BUILDING AREA	2,753
PERVIOUS AREA	46,833

* EXCLUDES SANITARY TRENCHING ON ADJACENT PARCEL (3,375 SF)

DEED RESTRICTION

UNDER AND SUBJECT, NEVERTHELESS TO THE FOLLOWING CONDITIONS AND RESTRICTIONS, PRIOR TO THE CONSTRUCTION OF A DWELLING OR ANY OTHER EARTHMOVING ACTIVITIES, GRANTEE SHALL CONSTRUCT THE PERMANENT STORMWATER MANAGEMENT FACILITIES AS SHOWN ON THE STORMWATER MANAGEMENT PLAN FILED WITH THE FINAL PLAN PREPARED BY LANDCORE ENGINEERING CONSULTANTS, PC, A PROFESSIONAL ENGINEER LICENSED IN THE COMMONWEALTH OF PENNSYLVANIA, DATED 2018-04-27 AND LAST REVISED 2018-12-28, AND APPROVED BY THE CALN TOWNSHIP BOARD OF COMMISSIONERS, THEREAFTER, THE GRANTEE, HIS/HER/HEIRS, EXECUTORS, ADMINISTRATORS, SUCCESSORS AND ASSIGNS (THE "OWNER") AT HIS/HER/HIS/HERS SOLE COST AND EXPENSE, SHALL MAINTAIN, REPAIR, RESTORE AND REPLACE, AS NECESSARY, SAID STORMWATER MANAGEMENT FACILITIES ON THE LOT IN ACCORDANCE WITH SAID FINAL PLAN, SO THAT THE FACILITIES SHALL AT ALL TIMES CONTINUE TO OPERATE AND FUNCTION IN THE SAME MANNER AND CAPACITY AS THEY WERE DESIGNED, NO ON-LOT STORMWATER FACILITIES APPROVED AS PART OF THE FINAL PLAN SHALL BE REMOVED OR ALTERED IN ANY MANNER BY THE OWNER WITHOUT THE EXPRESSED PRIOR WRITTEN APPROVAL OF THE CALN TOWNSHIP BOARD OF COMMISSIONERS. IN THE EVENT OF THE FAILURE OF THE OWNER TO COMPLY WITH THESE CONDITIONS AND RESTRICTIONS, CALN TOWNSHIP SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO CAUSE SAID STORMWATER MANAGEMENT FACILITIES TO BE MAINTAINED, REPAIRED, RESTORED OR REPLACED, AS NECESSARY, AND THE COSTS THEREOF SHALL BE ASSESSED TO THE OWNER. SAID ASSESSMENT SHALL ALSO BE A CHARGE AND MAY BE FILED AS A LIEN UPON THE PROPERTY HEREIN, WHICH SHALL REMAIN OF RECORD UNTIL PAID IN FULL. CALN TOWNSHIP, BEFORE IT MAY EXERCISE THIS RIGHT, SHALL NOTIFY THE OWNER BY CERTIFIED MAIL OR OVERNIGHT DELIVERY SERVICE WITH POSITIVE TRACKING, OF ITS INTENTION TO TAKE THE AFORESAID ACTION (THE "NOTICE"). THE NOTICE SHALL SET FORTH IN WHAT MANNER THE OWNER HAS NEGLECTED THE MAINTENANCE, REPAIR, REPLACEMENT AND/OR RESTORATION OF THE STORMWATER MANAGEMENT FACILITIES AND, IF THE OWNER FAILS TO CORRECT OR REPAIR THE DEFICIENCIES DESIGNATED IN THE NOTICE FROM CALN TOWNSHIP WITHIN THE TIME SPECIFIED IN THE NOTICE, THEN, IN SUCH EVENT, CALN TOWNSHIP SHALL EXERCISE THIS RIGHT. IN ADDITION TO FILING A LIEN AGAINST THE PROPERTY, CALN TOWNSHIP SHALL HAVE THE RIGHT TO PURSUE ANY OTHER REMEDIES, AT LAW OR IN EQUITY, AGAINST THE OWNER.

LANDOWNER: _____ DATE: _____

LANDOWNER CERTIFICATION

I, _____, ACKNOWLEDGE THAT ANY REVISION TO THE APPROVED SWM SITE PLAN SHALL BE SUBMITTED TO AND APPROVED BY THE MUNICIPALITY, AND THAT A REVISED EROSION AND SEDIMENT CONTROL PLAN SHALL BE SUBMITTED TO, AND APPROVED BY, THE CONSERVATION DISTRICT AND MUNICIPALITY AND APPLICANT FOR A DETERMINATION OF ADEQUACY PRIOR TO CONSTRUCTION OF THE REVISED FEATURES.

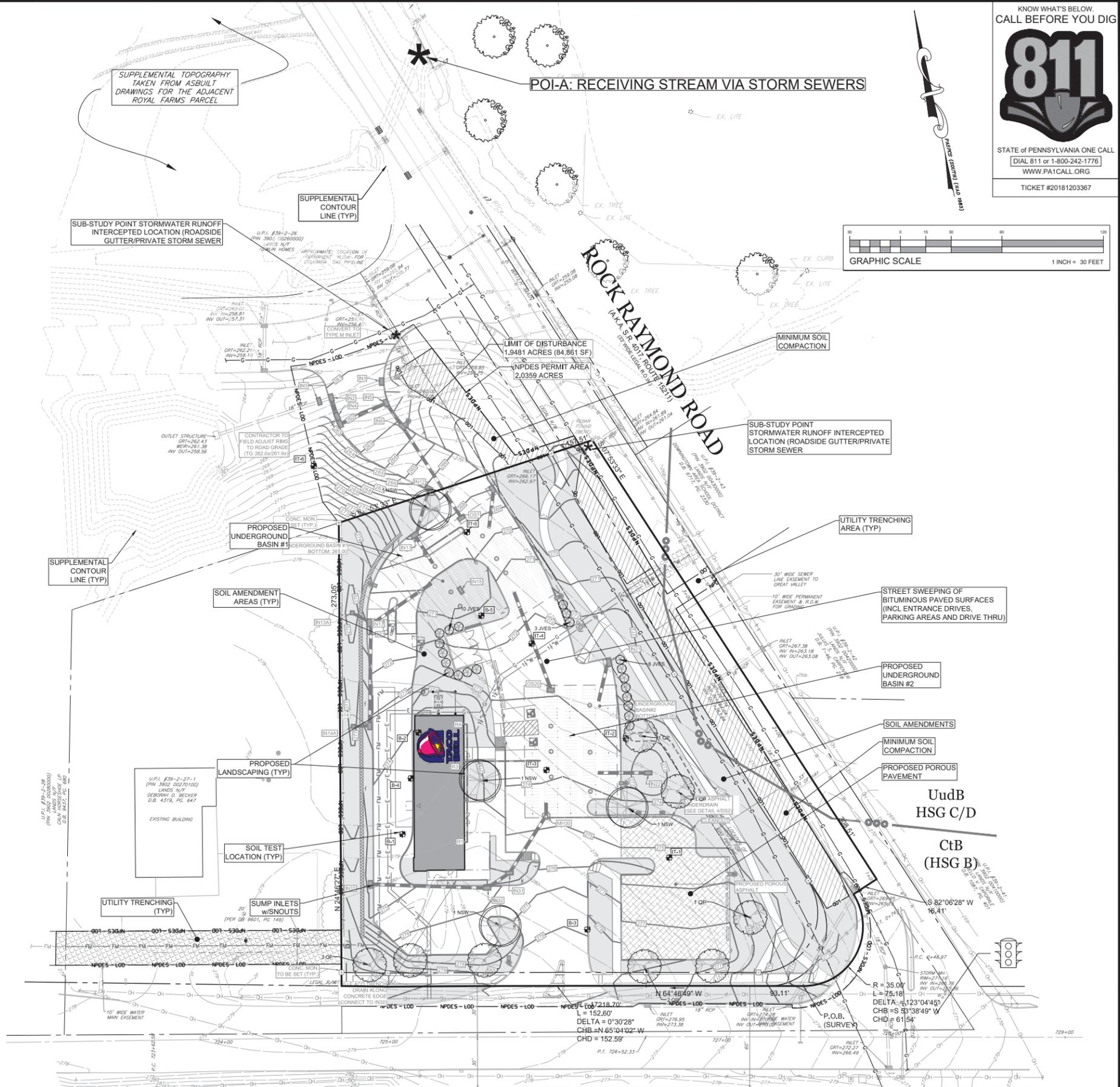
LANDOWNER: _____ DATE: _____

STORM DRAINAGE PLAN CERTIFICATION

RYAN T. WHITMORE, ON THIS DATE, HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE THAT THE SWM SITE PLAN MEETS ALL DESIGN STANDARDS AND CRITERIA OF THE CALN TOWNSHIP STORMWATER MANAGEMENT ORDINANCE, ADOPTED ON DECEMBER 19, 2013.

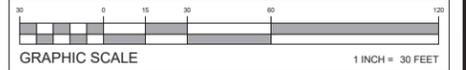
RYAN T. WHITMORE, PE
PENNSYLVANIA LICENSE NO. 076556
LANDCORE ENGINEERING CONSULTANTS, PC
8614 MONTGOMERY AVE.
WYNDMOOR, PA 19038

DATE: _____ SIGNATURE: _____



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HORSESHOE PIKE
(A.K.A. MANOR AVENUE, S.R. 0322, ROUTE NO. 137)
(F.K.A. EPHRATA AND HARRISBURG TURNPIKE)
(VARIABLE WIDTH LEGAL R.O.W.)

NO.	DATE	REV.	BY	COMMENT
11	2018-08-15		REVISION TO PROVIDE DOUBLE DRIVE THRU	
12	2018-01-03		REVISION TO PROVIDE TRAMPOLINE STATION INFORMATION	
13	2019-12-05		ISSUE FOR FINAL RECORDING (SEE COVER SHEET FOR REVISION HISTORY)	

PROJECT: 170027
DRAWN BY: M.TOH
CHECKED BY: R.WHITMORE
CAD.DWG: 12_PCS_170027

SCALE: (H) AS NOTED (V)
DATE: 2018-04-27
SHEET: 12 of 26 REV. NO.

PCS 12

LANDCORE
Engineering Consultants, P.C.

PHONE: 215-686-5500 | FAX: 215-686-9488
PHILADELPHIA, PENNSYLVANIA 19104-0435

PROJECT: DOWNTOWN INVESTORS, LLC
PROPOSED TACO BELL WITH DRIVE-THRU SERVICE
CALN TOWNSHIP
CHESTER COUNTY, PENNSYLVANIA

TITLE: POST-CONSTRUCTION STORMWATER MANAGEMENT PLAN

LOUIS J. COLAGRECO, JR.
Lou@RRHC.com
Extension 203



June 23, 2020

Via Email and Overnight Delivery

Raymond Stackhouse
Caln Township
Director of Building and Life Safety
253 Municipal Drive
Thorndale, PA 19372

RE: Downingtown Investors, LLC – 50 Rock Raymond Road
Amendment to Conditional Use Application

Dear Ray:

As you know, this firm represents Downingtown Investors, LLC (“Applicant”), the owner of approximately 1.74 acres located at 50 Rock Raymond Road in Caln Township, which is identified as UPI 39-2-27 (“Property”). The Property is located in the C-2 Commercial and Route 30 Bypass Interchange Overlay District of the Township.

The Applicant previously obtained Conditional Use Approval on September 13, 2018 (“Conditional Use Approval”) from the Caln Township Board of Commissioners for a commercial drive-through attendant to the Taco Bell restaurant use pursuant to Section 155-79.A. of the Caln Township Zoning Ordinance. The previously approved conditional use plan depicted a single drive-through lane for vehicles. In light of the impact the COVID-19 pandemic has had on the restaurant industry and its customers, the Applicant had identified a need for a second drive-through lane for vehicles utilizing the food and beverage pick-up service. In order to better accommodate its customers and the changed circumstances surrounding our utilization of restaurants, Applicant is requesting an amendment to the Conditional Use Approval which would allow the development of a commercial drive-through with two (2) lanes for vehicles.

As you will see on the enclosed plan, the addition of the second drive-through lane will not increase the impervious coverage on the Property. In fact, the proposed drive aisles have been adjusted to accommodate the additional drive-through lane, which results in a minor decrease to the overall impervious coverage on the Property. No other revisions to the plan have been necessitated by the proposed second drive-through lane.

Enclosed for filing in connection with the amendment to the Conditional Use Approval are the following items:

1. Eight (8) copies of the Caln Township Conditional Use Application;
2. Eight (8) copies of a Final Land Development Plan prepared by Landcore Engineering Consultants, P.C., dated April 27, 2018, last revised June 15, 2020;

3. Eight (8) copies of the Tax Map for the Property;
4. Eight (8) copies of Photographs of the Property;
5. Eight (8) copies of the Deed for the Property;
6. Eight (8) copies of the September 13, 2018 Conditional Use Decision and Order;
and
7. A check in the amount of \$4,000.00 made payable to Caln Township for the conditional use application filing fee.

The Environmental Impact Assessment, Erosion and Sediment Pollution Control Report, Post Construction Stormwater Management Report, and Transportation Impact Assessment previously submitted, reviewed and approved by the Township and its consultants have not changed with the addition of the second drive-through lane.

Please forward the Application and enclosed documents to the Planning Commission, Township consultants and Board of Commissioners for review. It is my understanding that this matter will be scheduled for review before the Planning Commission at its July 21, 2020 meeting. Kindly advise as to the date of the hearing before the Board of Commissioners. We will prepare and send the notices to neighboring property owners within 500 feet of the Property at least 14 days prior to the first Board of Commissioners meeting pursuant to §155-172.G.

As always, please feel free to contact us with any questions. Thank you for your attention to this matter.

Very truly yours,

/s/ Louis J. Colagrecro, Jr.

LOUIS J. COLAGRECO, JR.

LJC, Jr./GMG
Enclosures

cc: Joe DePascale (via email, w/ enclosures)
Ryan Whitmore (via email, w/ enclosures)
Marc Toth (via email, w/ enclosures)
Matt Hammond (via email, w/ enclosures)
Louis J. Colagrecro, Jr., Esquire (via email, w/ enclosures)

BUCKLEY, BRION, McGUIRE
& MORRIS LLP
By: KRISTIN S. CAMP, Esquire
Attorney I.D. # 74593
118 West Market Street, Suite 300
West Chester, Pennsylvania 19382
(610) 436-4400

IN RE: CONDITIONAL USE : **BEFORE THE CALN TOWNSHIP**
APPLICATION OF
TACO BELL : **BOARD OF COMMISSIONERS**

DECISION AND ORDER

Downingtown Investors, LLC (the "Applicant"), the equitable owner and developer of a 1.74 acre parcel of property located at 50 Rock Raymond Road in Caln Township, Chester County, Pennsylvania, filed a conditional use application on April 30, 2018 (the "Application"). Applicant seeks conditional use approval from the Board of Commissioners of Caln Township (the "Board") pursuant to Section 155-79.A of the Caln Township Zoning Ordinance of 2005, as amended (the "Ordinance") to develop a commercial drive-through establishment to be used in conjunction with a proposed Taco Bell restaurant.

The Board scheduled a public hearing for June 28, 2018 and advertised the hearing in the *Daily Local News* on June 13, 2018 and June 20, 2018. See Exhibit B-3. The Township posted the property on June 19, 2018 and Applicant mailed notices of the public hearing to property owners within 500 feet of the subject property. See Exhibits B-4 and A-4.

The hearing which was scheduled for June 28, 2018 was continued on the record at the request of Applicant until August 9, 2018. At the conclusion of the hearing on August 9, 2018, the evidentiary record was closed. The Board met at a duly advertised public meeting on September 13, 2018 and voted to approve this Decision and Order.

At the hearings, the Township was represented by its Solicitor, Kristin S. Camp, Esquire and Applicant was represented by Louis J. Colagreco, Jr., Esquire. No individuals requested party status.

From the testimony and exhibits presented at the hearing, the Board makes the following:

FINDINGS OF FACT

1. All facts set forth in the introductory paragraphs above are incorporated herein by reference and are deemed to be factual findings of the Board.

2. Applicant is the equitable owner of the 1.74 acre parcel of property located on the north side of Horseshoe Pike (also referred to as Manor Avenue and S.R. 0322) and to the west of Rock Raymond Road (S.R. 4017) at 50 Rock Raymond Road, identified as Chester County Tax Parcel No. 39-2-27 (the "Property.") See Agreement of Sale admitted as Exhibit A-5.

3. The Property is currently owned by P. McLaughlin Builders, Inc. who authorized Applicant to file the Application and obtain all required permits and approvals for the proposed development of the Property with a Taco Bell restaurant and commercial drive-through. See Exhibit A-6.

4. The Property is currently a vacant, wooded lot located in the C-2 Regional Commercial Zoning District, the Route 30 Bypass Interchange Overlay District and the Carbonate Geology Overlay District.

5. Applicant submitted conditional use plans prepared by Landcore Engineering Consultants, P.C. dated April 27, 2018 with the Application. Between the time the Application was filed and the first hearing, Applicant revised the plans and

submitted new plans with a last revision date of July 10, 2018. See Exhibit A-7 (the "Plans").

6. The Caln Township Zoning Hearing Board granted Applicant a variance from Section 155-79.B(4) of the Ordinance on January 4, 2018 to permit the proposed commercial drive-through establishment to be located less than 250 feet from an existing residential use or residential zoning district, as measured from the property line.

7. The Plans propose the development of a 2,753 square foot restaurant building with 66 seats and a drive-through. See Exhibits A-7 and A-8.

8. Applicant presented the testimony of Joseph DePascale, the development manager for Applicant. Mr. DePascale explained that when designing the layout of the site, he paid particular attention to the proximity of the residential properties along the east side of Rock Raymond Road. The restaurant building was located as far to the west as it could be located in order to provide a buffer for the residential properties along the east side of Rock Raymond Road.

9. The closest residential property on Rock Raymond Road is approximately 209 feet, as measured from the property line.

10. Mr. DePascale testified that the proposed hours of operation for the restaurant are 7:00 a.m. to 11:00 p.m., with the drive-through open until 2:00 a.m.

11. According to Mr. DePascale, deliveries occur once or twice a week between the hours of 2:00 a.m. and 7:00 a.m. when the restaurant is closed. The owner is able to restrict deliveries to the hours when the restaurant is closed.

12. According to Mr. DePascale, deliveries do not occur from refrigerator trucks and there will be no trucks idling in the lot while waiting to unload.

13. Mr. DePascale testified that he expects 5 to 6 employees to be employed at the proposed restaurant during the busiest shift. He indicated that many of these employees do not drive their own vehicles and are either dropped off or take public transportation to work.

14. The Plans propose 34 off-street parking spaces, which exceeds the minimum requirements in Section 155- 139.R of the Ordinance by 12 spaces.

15. Applicant seeks the Board's approval pursuant to Section 155-46.G(7) to allow the off-street parking spaces and loading area to be located in the front yard instead of on the side or rear of the principal building. Applicant explained that because the Property has two front yards, it is difficult to provide the off street parking to the rear or side of the building while still maintaining the drive-through lane and building as far to the west as they can be while still meeting setbacks.

16. The drive-through lane is 10 feet wide by approximately 150 feet long and meets the requirements of Section 155-79.B(9). According to Mr. DePascale, the lane is long enough to accommodate the stacking of 8-9 vehicles.

17. The restaurant will be built with masonry decorative split block as depicted in the architectural building elevations which were admitted as Exhibit A-9.

18. In order to meet the requirements in Section 155-138 of the Ordinance for a designated loading area, Applicant proposes to designate 6 parking spaces in the parking lot directly to the east of the building for use as the loading area. If required, Applicant will install signs at these spaces to indicate that no parking is permitted when loading and unloading occurs.

19. Applicant seeks the Board's approval pursuant to Section 155-46.G(4) to allow the dumpster to be located in the front yard along Rock Raymond Road to the northeast of the building instead of in the rear yard.

20. The Plans propose a trash enclosure to the northeast of the restaurant building which will be enclosed on three sides. This trash enclosure must meet the requirements in Section 155-79.B(13) and be screened with a secure fence and landscape materials. According to the Applicant, this location was selected because of the desire to locate the drive-through as far west as it could be on the Property away from the residential properties along Rock Raymond Road.

21. The trash enclosure will be masonry block with a decorative split face to match the colors for the restaurant building.

22. Applicant presented the testimony of Ryan T. Whitmore, P.E., a licensed professional engineer in the Commonwealth of Pennsylvania who works for Landcore Engineering and who prepared the Plans. Mr. Whitmore's curriculum vitae was admitted as Exhibit A-17.

23. Mr. Whitmore testified that the Plans comply with the area and bulk requirements for a restaurant and for a commercial drive-through in the Ordinance except for the requirement in Section 155-79.B(4) which Applicant obtained a variance for in the zoning decision dated January 4, 2018.

24. Mr. Whitmore testified that the proposed use of the Property is consistent with the Comprehensive Plan, specifically the Land Use and Housing Plan which designates the Property as highway commercial.

25. Mr. Whitmore testified that there will not be any lighting ascertainable beyond the Property boundaries.

26. In addition to requesting conditional use approval for the commercial drive-through, Applicant also seeks the Board's approval of a modification of landscaping requirements in Section 155-119 pursuant to the authority in Section 155-46.H. This modification is necessary to allow different species of landscaping along the buffer planting strip proposed to be installed along the western Property boundary than are specified in the approved plant list. Applicant desires to plant species that thrive in a wet environment.

27. Applicant intends to install a minimum four-foot tall buffer landscaping screen consisting of a combination of evergreen and deciduous trees at the back of the parking spaces which face Rock Raymond Road. This buffer planting screen is depicted on the rendered plans which were admitted as Exhibit A-8 and are designed to buffer the lights from the vehicles that are parked in these spaces.

28. The Plans propose a 10-12 foot tall retaining wall on the western boundary of the Property which will have a 6 foot tall fence on top.

29. Applicant also proposes to install an evergreen buffer along the western Property boundary to the west of the retaining wall.

30. Applicant will be required to demonstrate compliance with the Ordinance criteria for landscaping during land development.

31. The Plans propose the installation of sidewalk along the frontage of the Property where it abuts Horseshoe Pike and Rock Raymond Road. The new sidewalks

will connect into the sidewalks that were recently installed when the Royal Farms convenience store was built.

32. Applicant submitted a Transportation Impact Assessment prepared by Traffic Planning and Design, Inc. ("TPD") dated January 23, 2018, last revised April 24, 2018, which was admitted as Exhibit A-16 (the "TIA").

33. Applicant presented the testimony of Matthew I. Hammond, P.E., a professional engineer licensed in the Commonwealth who specializes in transportation and traffic and who is a principal of TPD and who prepared the TIA. See Exhibit A-18.

34. The TIA projected that the proposed development will generate 123 trips during the weekday morning peak hour, 88 trips during the weekday evening peak hour and 159 trips during Saturday midday peak.

35. The Township traffic consultant, Albert Federico, P.E. reviewed the TIA and the Plans and issued review letters dated May 22, 2018 and August 9, 2018. See Exhibits B-5 and B-11.

36. Applicant revised the Plans to comply with several suggestions in Mr. Federico's letters.

37. Mr. Federico agreed with Mr. Hammond's assessment that a significant portion of the traffic generated by the development will be pass-by traffic from Horseshoe Pike or diverted from the Route 30 Bypass and will not be "new" trips.

38. In the TIA, Mr. Hammond confirmed that the measured sight distances for the access driveways will exceed PennDOT safe stopping sight distance criteria.

39. The Plan proposes two access driveways to the Property- one from Horseshoe Pike- which is proposed to allow right in/right out and left in and a second full

access driveway from Rock Raymond Road which will provide access to the shared driveway to the rear of the Property which currently provides access to the Royal Farms convenience store which is located to the west of the Property.

40. The access from Horseshoe Pike will be designed with a raised pork chop island and signs to prohibit left turn egress movement.

41. Mr. Hammond recommended in the TIA that the following improvements be made to accommodate the increased traffic generated by the proposed development:

Intersection	Recommendation
General	Coordinate improvements with the future Wild Meadows Development, should that development move forward in a timely fashion, in order to ensure consistency between the two adjacent sites.
	As requested by PennDOT, if feasible, provide sidewalk along both the Manor Avenue and Rock Raymond site frontages. These sidewalks should provide connectivity to the existing pedestrian facilities at the adjacent Study Area intersections.
Manor Avenue (S.R. 0322) & Rock Raymond Road (S.R. 4017)	Provide minor signal timing optimization during the weekday A.M. peak hour
	As requested by PennDOT, further investigate contributing ROW on the NW corner for the construction of a future SB right-turn lane on Rock Raymond Road
	As requested by PennDOT, investigate the feasibility of providing pedestrian connectivity from this intersection to the existing sidewalk located along the northern side of Manor Avenue, to the east of the Study Area
	Work with PennDOT and Caln Township to upgrade Pedestrian/ADA facilities at this intersection, to the extent feasible
Manor Avenue (S.R. 0322) & WB Route 30 Ramps	Provide minor signal timing optimization during the weekday A.M. and weekday P.M. peak hours
Manor Avenue (S.R. 032 on 2) &	Restrict left-turn egress from the proposed site via a raised pork-chop island
	Provide adequate egress radii to facilitate access from the site

Proposed RILIRO Driveway	In lieu of deceleration lane which is not warranted, maximize the ingress radii on WB Manor Avenue in order to facilitate ingress to the site
	Provide a "STOP"-sign on the SB egress approach of the driveway
	Restripe the existing EB left-turn lane at the signal of Manor Avenue and Rock Raymond Road to extend 125' past the proposed driveway
	Work with PennDOT and Caln Township to upgrade Pedestrian/ADA facilities at this intersection, to the extent feasible
Royal Farms Driveway & Proposed Full-Access Driveway	Provide adequate ingress/egress radii to facilitate access to/from the site
	Provide a "STOP" – sign on the NB egress approach of the driveway
	Work with PennDOT and Caln Township to upgrade Pedestrian/ADA facilities at this intersection, to the extent feasible

42. According to the TIA, all study area intersections will satisfy PennDOT's standards for intersection level of service after the proposed restaurant is built, provided Applicant makes the site -related recommendations set forth in finding of fact No. 41 above.

43. According to Mr. Hammond, PennDOT has reviewed the Plans and has indicated that it will require Applicant to install a rapid red flashing beacon and associated signage which will have passive detection and active detection with a push button at the existing midblock pedestrian crossing on Rock Raymond Road. The details of the pedestrian signals will be determined by the Pennsylvania Department of Transportation ("PennDOT") with input from the Township as part of the issuance of a highway occupancy permit and approval of the land development plans.

44. Mr. Hammond agreed that the Township will have to be a permittee of the pedestrian signals and enter an agreement with PennDOT to agree to maintain such pedestrian signals at the midblock crossing.

45. Mr. Hammond testified that the interior traffic circulation and proposed access driveways are adequate to provide safe and convenient circulation and ingress/egress to the site.

46. Applicant proposes to provide public sewer to the restaurant by connecting to the Caln Township Municipal Authority's sewer system. Applicant presented a letter from the Township's Municipal Authority which confirmed that there is sufficient sanitary sewer capacity to service the proposed development. See Exhibit A-11.

47. The Municipal Authority's engineer, Gilmore and Associates Inc., reviewed the Plans and Application and issued a review letter dated May 30, 2018 which was admitted as Exhibit B-6.

48. Applicant proposes to provide public water to the development by connecting into the Downingtown Municipal Water Authority ("DMWA") water system. Applicant presented a letter from DMWA which confirmed that sufficient public water service for the development is available and accessible. See Exhibit A-12.

49. Applicant's engineers have conducted preliminary stormwater testing and believe that they can design stormwater facilities to handle the proposed storm water from the development. See Exhibit A-15. The preliminary design proposes the installation of two stormwater beds underneath the parking lot and an above ground rain garden or bio retention area which will pipe water to the stormwater retention bed.

50. Mr. Whitmore testified that he performed a truck turning template using a WB-50 truck and based on the results of such template he believes that the largest fire truck that will service the restaurant can safely navigate into and around the site.

51. Applicant also performed a fire hydrant flow test which demonstrates that there will be sufficient water pressure for firefighting purposes. See Exhibit A-10.

52. The Township Planning Commission reviewed the Application and made a recommendation at the June 19, 2018 meeting that the Board approve the same. See Exhibit B-8.

53. The following exhibits were admitted on behalf of the Board:

B-1: Conditional Use Application dated April 30, 2018

B-2: Conditional Use Plans prepared by Landcore Engineering Consultants, P.C. dated April 27, 2018

B-3: Proof of Publication of Notice published in Daily Local News on June 13, 2018 and June 20, 2018

B-4: Affidavit of Posting

B-5: Traffic Engineering review letter from Albert Federico, P.E., PTOE, Project Manager with Kimley Horn dated May 22, 2018 to Cedarville Engineering Group, LLC

B-6: Sanitary Sewer Plan review letter from William K. Dingman, P.E., Senior Municipal Engineer with Gilmore & Associates, Inc., dated May 30, 2018 to Kristen Denne, Township Manager

B-7: Township Engineer review letter dated June 14, 2018

B-8: Memorandum dated June 26, 2018 from Bryan Kulakowsky, P.E., Township Engineer, to Board of Commissioners regarding Planning Commission recommendation

B-9: Email correspondence from Louis J. Colagreco, Esquire, to Kristin S. Camp, Esquire, dated June 22, 2018 requesting continuance of hearing

B-10: Township Engineer Review Letter dated August 2, 2018

B-11: Traffic Engineering review letter from Albert Federico, P.E., PTOE, Project Manager, dated August 9, 2018 to Cedarville Engineering Group, LLC

54. The following exhibits were admitted on behalf of Applicant:

A-1 Conditional Use Application with cover letter dated April 30, 2018 (*accompanying documents and plan incorporated by reference*).

A-2 Letter Date July 16, 2018 enclosing amended Conditional Use Application plan and materials in response to Township's review letters.

A-3 Copy of the Caln Township Zoning Ordinance of 2005, as amended (*incorporated by reference*).

A-4 Affidavit of Notice to neighboring property owners within 500 feet of the property.

A-5 Agreement of Sale dated October 19, 2017 between P. McLaughlin Builders, Inc. (seller) and Downingtown Investors, LLC (buyer) for property known as 50 Rock Raymond Road, Downingtown, PA, UPI No. 39-2-27 (redacted).

A-6 Letter of Authorization from the legal owner, P. McLaughlin Builders, Inc. dated April 27, 2018.

A-7 Conditional Use Plan prepared by Landcore Engineering Consultants, P.C., consisting of 24 sheets, dated April 27, 2018, last revised July 10, 2018 (*incorporated by reference due to size*).

A-8 Rendered Version of the Conditional Use Plan prepared by Landcore Engineering Consultants, P.C., dated April 27, 2018, last revised August 9, 2018.

A-9 Exterior Rendered Elevations prepared by Petit Group, LLC, dated April 27, 2018.

A-10 Hydrant Flow Test of October 16, 2017.

A-11 Caln Township Municipal Authority Will Serve Letter of July 10, 2018.

- A-12 Downingtown Municipal Water Authority Will Serve Letter of June 7, 2018.
- A-13 Amendment to Easement Agreement between Cain Horseshoe, L.P., Deborah D. Becker and P. McLaughlin Builders, Inc., recorded August 21, 2017.
- A-14 Erosion and Sediment Pollution Control Report prepared by Landcore Engineering Consultants, P.C., dated April 27, 2018 *(incorporated by reference due to size)*.
- A-15 Stormwater Management Report prepared by Landcore Engineering Consultants, P.C., dated April 27, 2018, last revised July 10, 2018 *(incorporated by reference due to size)*.
- A-16 Transportation Impact Assessment prepared by Traffic Planning and Design, Inc., dated January 23, 2018, last revised April 24, 2018.
- A-17 C.V. of Ryan T. Whitmore, P.E.
- A-18 C.V. of Matthew I. Hammond, P.E.

CONCLUSIONS OF LAW

1. Applicant, as equitable owner of the Property, has standing to file the Application.
2. The conditional use hearings were duly advertised in accordance with the provisions of the Pennsylvania Municipalities Planning Code ("MPC") and the Ordinance and the Property was posted in accordance with the requirements of the MPC.
3. The Property is zoned C-2 Regional Commercial and Route 30 Bypass Interchange Overlay District.
4. The proposed restaurant use with a building of less than 7,500 square feet is permitted by right in the underlying C-2 District pursuant to Section 155– 28.B(7).

5. A commercial drive-through establishment is permitted pursuant to Section 155–79.A by conditional use within the Route 30 Bypass Interchange Overlay District.

6. Section 155–46.G(4) allows the Board to approve the location of the dumpster as presented on the Plans as part of the Application.

7. Section 155–46.G(7) allows the Board to approve the location of off-street parking spaces and loading spaces in the front of the building as part of the Application.

8. Applicant has proven compliance with the objective criteria in Section 155-79 of the Ordinance which apply to commercial drive-through establishments except for the criteria for which Applicant obtained a variance.

9. Applicant has proven compliance with the subjective criteria in Section 155-172 of the Ordinance which apply to all conditional use applications.

DISCUSSION

A conditional use is a permitted use, subject to an applicant's proof of compliance with all applicable conditions and criteria imposed by the Ordinance and reasonable conditions of approval imposed by the Board. A conditional use is not a use which the Board has the unfettered discretion to approve or deny. Rather, the Board is governed by the objective criteria and standards enunciated in the Ordinance when determining whether to grant an application. If the applicant can prove that it complies with the terms of the Ordinance authorizing a conditional use, the Board must grant the conditional use unless substantial evidence indicates that the use will result in substantial injury to the public interest. Susquehanna Twp. Board of Commissioners v. Hardee's Food Systems, Inc., 59 Pa. Cmwlth. Ct. 479, 430 A.2d. 367 (1981); Appeal of Estate of Achey, 86 Pa. Cmwlth. Ct. 385, 484 A.2d. 874 (1984), aff'd 501 A.2d. 249 (Pa. 1985).

In granting a conditional use, the Board has the authority to impose reasonable conditions and safeguards in addition to those expressed in the Ordinance if such conditions are necessary to implement the purposes of the Ordinance and to protect the health, safety and welfare of the surrounding property owners. See Pennsylvania Municipalities Planning Code, Section 603(c)(2).

The scope of the Application is narrow. The fast food restaurant is a permitted use in the C-2 District. The only zoning approval that is necessary from the Board is for the commercial drive-through establishment which is allowed by conditional use in the Route 30 Bypass Interchange Overlay District pursuant to Section 155-79.A. Applicant presented all required information and plans specified in Section 155-79.C with the Application. Applicant's expert civil engineer testified that the proposed commercial drive-through establishment met all of the objective criteria in Section 155-79.B except for the 250 foot minimum separation from existing residential uses for which Applicant was granted variance relief by the Zoning Hearing Board. Applicant's traffic expert testified that the proposed means of ingress and egress are safe to the traveling public and patrons to the commercial drive-through establishment. The Board specifically approves the location of the means of ingress and egress as required by Section 155-79.B(7). Mr. Hammond also testified that the interior traffic circulation was designed to minimize traffic congestion at points of ingress and egress and to promote public safety for the patrons using the commercial drive-through feature. The Township hired its own traffic consultant, Al Federico, who requested changes to the circulation pattern which Applicant complied with and submitted the revised plans. The Board is satisfied that Applicant has designed

the layout of the site in a manner which will mitigate potential negative impacts on the residential properties located along the eastern side of Rock Raymond Road.

One issue that was raised at the conditional use hearings was the noise from the exterior speaker or microphone system for the drive-through. Section 155-79.B(14) requires that all exterior speaker, microphone or intercom systems shall be designed in a manner so the messages, music or other audible sounds are reduced by 80% from the source to any property line. Applicant's witness testified that they will comply with this standard. The Township Zoning Officer can conduct tests to determine if the standard is met after the microphone system is installed.

The Board finds that Applicant has demonstrated compliance with the objective criteria in Section 155-79 of the Ordinance and the more subjective criteria in Section 155-172.F of the Ordinance to justify the grant of conditional use approval and will therefore vote to approve the Application subject to the conditions listed below.

ORDER

AND NOW, this 13th day of September, 2018, the Board approves a conditional use pursuant to Section 155-79.A of the Ordinance to allow the development of a commercial drive-through establishment for the proposed Taco Bell fast food restaurant on the Property pursuant to the conditions set forth hereinbelow. Pursuant to the authority in Section 155-46.G, the Board approves the location of the dumpster as shown on the Plans. The Board also approves the location of the parking spaces and loading area in the front yard as depicted on the Plans.

CONDITIONS OF APPROVAL

1. The commercial drive-through establishment shall be developed in accordance with the testimony and evidence presented at the conditional use hearings and the Plans, as such plans are revised to comply with the conditions of approval imposed herein and to obtain final land development approval from the Board.

2. The Plans shall be revised to comply with all outstanding comments from the following Township consultants' review letters:

- Letter dated August 9, 2018 from Albert Federico;
- Letter dated May 30, 2018 from Gilmore & Associates; and
- Letter dated August 2, 2018 from Cedarville Engineering, LLC.

Applicant shall demonstrate compliance with these letters to the satisfaction of the respective Township consultant prior to issuance of final land development approval from the Board.

3. Applicant and any successor or assign in title who utilizes the commercial drive-through shall prohibit deliveries to the restaurant during any hours that the restaurant is open for business. All deliveries must occur when the restaurant is closed.

4. No tractor-trailers with refrigeration units shall be permitted to make deliveries to the restaurant. Delivery vehicles shall be prohibited from idling in the parking lot at any time.

5. Applicant shall locate the speaker/microphone for the drive-through window in a location that is screened by the trash enclosure or building. The location of the speaker shall be approved by the Board as part of land development approval.

6. Trash pickup to the restaurant may not occur during the restaurant's peak hours of 12:00 p.m.-1:00 p.m. and 4:00 p.m. to 5:30 p.m. and must comply with all other relevant provisions in the Caln Code.

7. Applicant shall implement all traffic improvements suggested by its traffic consultant which are set forth in the TIA and finding of fact number 41 above. The details of how Applicant demonstrates compliance with implementation of these recommendations shall be determined by the Board and PennDOT during final land approval.

8. If PennDOT requires the Township to be a permittee on any signals associated with the mid-block crossing of Rock Raymond Road, Applicant shall make a contribution to the Township in the amount of \$5,000.00 to provide sufficient funds towards reimbursement to the Township for maintenance of the pedestrian signals associated with this midblock crossing. Such contribution shall be made upon issuance of the certificate of occupancy for the restaurant.

9. Applicant shall adhere to the noise regulations in Section 155-185 of the Ordinance. These standards include but are not limited to the following restriction: No person shall load or unload trucks or other motor vehicles or open, close or otherwise handle boxes, crates, containers, building materials, garbage cans or other objects between the hours of 10:00 p.m. of one day and 7:00 a.m. of the following day in such a manner as to be plainly audible across a property line.

10. All lighting on the exterior of the building shall comply with the requirements in the Ordinance and all light fixtures in the parking lot must be directed downwards and appropriately shielded to prevent glare on adjacent residential properties.

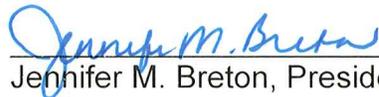
11. Applicant shall provide energy efficient lighting fixtures that meet the Illuminating Engineering Society illumination standards for commercial uses. The IES standard in effect at the time of final plan approval shall apply.

12. Applicant and its successors and assigns in interest to the Property shall be strictly bound by:

- a. All the representations, warranties and commitments made by or on behalf of the Applicant and the testimony, plans or other exhibits that were introduced into the record on these proceedings whether or not express reference is made to said representations, warranties and commitments in this Decision; and
- b. All of the foregoing conditions of approval.

13. Applicant shall accept the conditions of approval within fifteen (15) days of this Order by sending written notice of acceptance addressed to the Board.

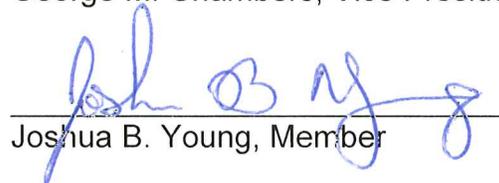
**CALN TOWNSHIP
BOARD OF COMMISSIONERS**



Jennifer M. Breton, President



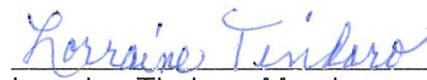
George M. Chambers, Vice President



Joshua B. Young, Member



John D. Contento, Member



Lorraine Tindaro, Member



TRAFFIC PLANNING AND DESIGN, INC.

WWW.TRAFFICPD.COM

TRAFFIC STUDY ADDENDUM

To: Joe DePascale, Downingtown Investors, LLC

From: Matthew I. Hammond, P.E., TPD

Cc: Caln Township
Raymond Stackhouse, Caln Township
Albert Federico, P.E., PTOE, Albert Federico Consulting, LLC.
Project Team

Date: July 16, 2020

Re: **Additional Drive-Thru Lane – Addendum to April 24th, 2018 Traffic Impact Study**
Proposed Taco Bell
Caln Township, Chester County, PA
TPD# SUMM.00005

As you are aware, Downingtown Investors, LLC previously obtained Conditional Use Approval on September 13, 2018 (“Conditional Use Approval”) from the Caln Township Board of Commissioners for a commercial drive-through attendant to the Taco Bell restaurant (located at 50 Rock Raymond Road) use pursuant to Section 155-79.A of the Caln Township Zoning Ordinance. The previously approved conditional use plan depicted a single drive-through lane for vehicles. In light of the impact the COVID-19 pandemic has had on the restaurant industry and its customers, Downingtown Investors, LLC has identified a need for a second drive-through lane for vehicles utilizing the food and beverage pick-up service. An Amendment to the Conditional Use Approval was filed relating to a change in the Drive-Thru area associated with the restaurant, which would eliminate a portion of the previously approved by-pass lane and replace it with an additional drive-thru order lane. The purpose of this Addendum is to provide an opinion as to the effect this change will have on the development from a traffic perspective. To that end, two (2) specific aspects of the development were reviewed and the following are TPD’s opinion(s).

TRIP GENERATION

One main aspect of any Land Development project proposed is traffic (trip) generation and the number of vehicular trips which will be generated by the subject development. The amount of traffic generated by a development is typically based on the size of the development (i.e. square footage, number of units, etc.) being proposed. As mentioned, the proposed revision to the plan, which is the subject of the Amendment to Conditional Use, relates to the elimination of a portion of the previously proposed drive-thru by-pass lane and its replacement with an additional drive-thru order lane. Since the size of the subject development is not proposed to change, and no additional units are proposed, it is TPD’s opinion the previously proposed number of trips to be generated by the Taco Bell restaurant as outlined in the Traffic Impact Study dated April 24th, 2018, prepared by TPD,

will also not change as a result of the additional drive-thru order lane proposed.

INTERNAL CIRCULATION/DRIVE-THRU

As previously mentioned, the addition of the second drive-thru order lane requires the removal of a portion of the previously approved full drive-thru by-pass lane. It should be noted the by-pass lane will remain beyond the order board, which would allow a customer to by-pass the payment/pick-up area in the event the customer enters one of the drive-thru order areas by mistake, or decides not to place an order. Studies have shown that the provision of an additional drive-thru lane will decrease the time a customer has to wait for their order. This means that if a customer were to inadvertently enter one of the drive-thru order areas, the amount of time they may have to wait to exist this area and enter the by-pass area is minimized. In addition to reduced wait times, the drive-thru lanes are located in close proximity to the proposed "rear" driveway which connects into the existing "loop road" constructed as part of the Royal Farms development. This is important, as it will allow customers the ability to exit the facility and access Manor Avenue (Route 322) or Rock Raymond Road in the event they travel towards the Drive-Thru area assuming a by-pass lane is present.

CONCLUSIONS

Based on the above, and TPD's review of the revised plan(s), it is TPD's opinion the changes proposed to the drive-thru area associated with the Taco Bell restaurant subject to the Amendment to Conditional Use Application, will not adversely affect the previously approved layout, from a traffic perspective.

If you have any questions, or need anything further, do not hesitate to contact me.

Attachments: Site Plan dated April 27, 2018, last revised June 15, 2020 prepared by Landcore Engineering Consultants, P.C.

RECORD NOTES

- THE PROJECT SITE LIES OUTSIDE OF THE ONE HUNDRED YEAR FLOODPLAIN BOUNDARY AS INDICATED ON FLOOD INSURANCE RATE MAP NO. 420201450, EFFECTIVE DATE 9/29/2017.
- A BLANKET EASEMENT IS HEREBY GRANTED TO THE MUNICIPALITY FOR ACCESS AND INSPECTION OF THE STORMWATER BEST MANAGEMENT PRACTICES (BMPs) AS INDICATED ON THESE PLANS. THE MUNICIPALITY SHALL HAVE THE RIGHT, BUT NOT THE DUTY, OF REASONABLE ACCESS AT REASONABLE TIMES TO EVERY BMP AND CONVEYANCE FROM PUBLIC RIGHT-OF-WAY OR ROADWAY ONTO THE PROPERTY TO CONDUCT PERIODIC INSPECTIONS AS OUTLINED IN THE EASEMENT AGREEMENT AND TO UNDERTAKE OTHER ACTIONS THAT MAY BE NECESSARY TO ENFORCE THE REQUIREMENTS OF THE CALN TOWNSHIP STORMWATER MANAGEMENT ORDINANCE, AND ANY APPLICABLE OPERATION AND MAINTENANCE AS OTHER APPLICABLE TOWNSHIP ORDINANCES AND REGULATIONS.
- STATEMENT OF PROPOSED IMPROVEMENTS: THE PROJECT PROPOSES THE INSTALLATION OF A FAST FOOD RESTAURANT, WITH DRIVE-THRU; TWO UNDERGROUND STORMWATER MANAGEMENT BASINS WITH ASSOCIATED APPURTENANCES; UTILITY SERVICE CONNECTIONS; INSTALLATION OF AN ACCESS DRIVEWAY TO HORSESHOE PIKE; CONNECTION TO AN EXISTING ACCESS DRIVEWAY ON THE ADJACENT PARCEL; AND INSTALLATION OF A SANITARY FORKMAN ALONG HORSESHOE PIKE.
- THE ASSOCIATED PLANS ARE IN GENERAL CONFORMANCE WITH ENGINEERING, ZONING, BUILDING SANITATION AS OTHER APPLICABLE TOWNSHIP ORDINANCES AND REGULATIONS. FOR PORTIONS OF THE PROJECT NOT IN CONFORMANCE, APPROPRIATE RELIEF HAS BEEN REQUESTED FROM THE TOWNSHIP. REFER TO THE ZONING VARIANCE APPROVAL AND WAIVER REQUESTS LISTED ON THE COVER SHEET OF THE PLANS (SHEET C1).
- A DEED RESTRICTION SHALL BE PLACED UPON THE PROPERTY FOR THE OWNERSHIP AND MAINTENANCE OF THE STORMWATER MANAGEMENT FACILITIES IN ACCORDANCE WITH THESE PLANS AND THE APPROVED AND RECORDED NOTES PERMIT PLANS.
- NO ALTERATION OR REMOVAL OF THE STORMWATER MANAGEMENT FACILITIES, THE STORMWATER MANAGEMENT FACILITIES AS DEPICTED HEREIN ARE PERMANENT STRUCTURES. NO PERSON SHALL MODIFY, REMOVE, FILL, LANDSCAPE OR ALTER STORMWATER MANAGEMENT FACILITIES WHICH MAY HAVE BEEN INSTALLED ON A PROPERTY UNLESS A STORMWATER MANAGEMENT PLAN REVISION HAS BEEN SUBMITTED TO AND APPROVED BY THE BOARD OF COMMISSIONERS, WITH THE ADVICE OF THE TOWNSHIP ENGINEER AND THE COUNTY CONSERVATION DISTRICT, WHICH AUTHORIZES SUCH MODIFICATION, REMOVAL, FILLING, LANDSCAPING OR ALTERATION. NO PERSON SHALL PLACE ANY STRUCTURE, FILL, LANDSCAPING OR VEGETATION WITHIN A STORMWATER MANAGEMENT FACILITY OR WITHIN A DRAINAGE EASEMENT WHICH HAS THE EFFECT OF OR TO ANY DEGREE LIMITS OR ALTERS THE FUNCTIONING OF THE FACILITY OR EASEMENT IN ACCORDANCE WITH ITS DESIGN AND INTENDED FUNCTION.
- THE LAND BETWEEN THE TITLE LINE AND THE ULTIMATE RIGHT-OF-WAY LINE IS HEREBY OFFERED FOR DEDICATION TO PENNDOT.
- THE PROPERTY IS REQUIRED TO COMPLY WITH SECTION 155-68.8(B) OF THE TOWNSHIP CODE. THE PROPOSED RESTAURANT PRODUCES NO EMISSIONS WHICH VIOLATE ANY STATE OR FEDERAL AIR QUALITY STANDARDS.
- ALL PLANT MATERIAL AS REQUIRED ON THE APPROVED PLANS SHALL BE PERMANENTLY MAINTAINED PLANT MATERIAL WHICH DOES NOT LIVE SHALL BE REPLACED.
- APPLICANT AND ANY SUCCESSOR OR ASSIGNEE IN TITLE WHO UTILIZES THE COMMERCIAL DRIVE THROUGH SHALL PROHIBIT DELIVERIES TO THE RESTAURANT DURING ANY HOURS THAT THE RESTAURANT IS OPEN FOR BUSINESS. ALL DELIVERIES MUST OCCUR WHEN THE RESTAURANT IS CLOSED.
- NO TRACTOR TRAILERS WITH REFRIGERATION UNITS SHALL BE PERMITTED TO MAKE DELIVERIES TO THE RESTAURANT. DELIVERY VEHICLES SHALL BE PROHIBITED FROM IDLING IN THE PARKING LOT AT ANY TIME.
- TRASH PICKUP TO THE RESTAURANT MAY NOT OCCUR DURING THE RESTAURANT'S PEAK HOURS OF 12:00 P.M.-1:00 P.M. AND 4:00 P.M. TO 5:30 P.M. AND MUST COMPLY WITH ALL OTHER RELEVANT PROVISIONS IN THE CALN CODE.
- IF PENNDOT REQUIRES THE TOWNSHIP TO BE A PERMITTEE ON ANY SIGNALS ASSOCIATED WITH THE MID-BLOCK CROSSING OF ROCK RAYMOND ROAD, APPLICANT SHALL MAKE A CONTRIBUTION TO THE TOWNSHIP IN THE AMOUNT OF \$5,000.00 TO BE USED FOR SIGNAGE FUNDS TOWARDS REIMBURSEMENT TO THE TOWNSHIP FOR MAINTENANCE OF THE PEDESTRIAN SIGNALS ASSOCIATED WITH THIS MID-BLOCK CROSSING. SUCH CONTRIBUTION SHALL BE MADE UPON ISSUANCE OF THE CERTIFICATE OF OCCUPANCY FOR THE RESTAURANT.
- THE PROPERTY IS REQUIRED TO ADHERE TO THE NOISE REGULATIONS IN SECTION 155-185 OF THE ORDINANCE. THESE STANDARDS INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING RESTRICTION: NO PERSON SHALL LOAD OR UNLOAD TRUCKS OR OTHER MOTOR VEHICLES OR OPEN CLOSET OR OTHERWISE HANDLE BOXES, CRATES, CONTAINERS, BUILDING MATERIALS, GARAGE CARS OR OTHER OBJECTS BETWEEN THE HOURS OF 10:00 P.M. OF ONE DAY AND 7:00 A.M. OF THE FOLLOWING DAY IN SUCH A MANNER AS TO BE PLAINLY AUDIBLE ACROSS A PROPERTY LINE.
- FINAL AS-BUILT PLANS PREPARED IN ACCORDANCE WITH §135-502 SHALL BE SUBMITTED TO THE TOWNSHIP FOR REVIEW AND APPROVAL PRIOR TO ISSUANCE OF THE FINAL CERTIFICATE OF OCCUPANCY FOR THE BUILDING.
- IF A FIRE SUPPRESSION SYSTEM IS REQUIRED IT SHALL BE INSTALLED AS PER SECTION 137-41.8.
- ALL CONNECTIONS FOR FIRE SUPPRESSION SYSTEMS SHALL COMPLY WITH SECTION 137-41.F.
- A KNOX BOX SHALL BE INSTALLED ON THE FRONT OF THE BUILDING NO FURTHER THAN 10 FEET FROM THE FRONT ENTRANCE, AND THE BOTTOM OF THE BOX SHALL BE NO HIGHER THAN FIVE FEET FROM FINISHED GRADE.

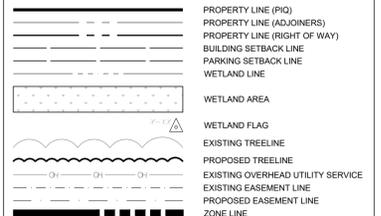
SITE PLAN NOTES

- ALL WORK AND MATERIALS SHALL COMPLY WITH ALL TOWNSHIP / COUNTY REGULATIONS AND CODES AND OSHA STANDARDS.
- CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
- ALL DISTURBED AREAS ARE TO RECEIVE SIX INCHES OF TOPSOIL, SEED, MULCH AND WATER UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED.
- ALL DIMENSIONS AND RADII ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED. ALL RADII SHALL HAVE A MINIMUM 5 FOOT RADII UNLESS OTHERWISE NOTED.
- EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED OR RELOCATED AS NECESSARY. ALL COSTS SHALL BE INCLUDED IN BASE BID.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS AND POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES' SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
- THE SITE WORK FOR THIS PROJECT SHALL MEET OR EXCEED MUNICIPAL STANDARDS.
- THIS SITE SHALL BE SERVICED BY PUBLIC WATER AND SANITARY SEWER.
- BY APPROVAL OF THIS PLAN THE MUNICIPALITY HAS NEITHER CONFIRMED NOR DENIED THE EXISTENCE AND/OREXTEND OF ANY WETLAND AREAS WETHER OR NOT DELINEATED ON THE SAID PLAN AND ANY ENCROACHMENT THEREON FOR ANY REASON WHATSOEVER SHALL BE THE SOLE RESPONSIBILITY OF THE DEVELOPER, HIS HEIRS AND ASSIGNS AND SHALL BE SUBJECT TO THE JURISDICTION OF THE ARMY CORPS OF ENGINEERS AND/OR THE PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL RESOURCES AS THE SAID ENCROACHMENT SHALL CONFORM TO THE RULES AND REGULATIONS OF THE JURISDICTIONAL AGENCIES.

GAS PIPELINE R/W NOTES

- WARNING TAPE PER APWA COLOR CODE SHALL BE INSTALLED ABOVE THE PROPOSED GAS AND WATER SERVICE LINES, 12" BELOW GROUND, FOR THE LENGTH OF TRANSCANADA'S RIGHT-OF-WAY.
- THE PROPOSED GAS AND WATER SERVICE LINES SHALL BE MARKED WITH THE PROPER SIGNAGE AT THE BOUNDARY EDGES OF TRANSCANADA'S RIGHT-OF-WAY.
- THE PROPOSED GAS AND WATER SERVICE LINES SHALL BE INSTALLED WITH A TRACKER WIRE FOR THE LENGTH OF TRANSCANADA'S RIGHT-OF-WAY.
- CONTINUOUSLY POURED, STEEL REINFORCED CONCRETE SIDEWALK SHALL NOT BE PERMITTED WITHIN TRANSCANADA'S RIGHT-OF-WAY.
- HEAVY EQUIPMENT CROSSING INFORMATION FORM SHALL BE SUBMITTED TO TRANSCANADA FOR REVIEW AND APPROVED, BEFORE ANY CONSTRUCTION ACTIVITY TAKES PLACE WITHIN TRANSCANADA RIGHT-OF-WAY.
- A COMPANY REPRESENTATIVE SHALL BE ONSITE DURING ALL CONSTRUCTION ACTIVITY TAKING PLACE WITHIN TRANSCANADA'S RIGHT-OF-WAY.

SITE PLAN LEGEND



SITE TABLE

C	PROPOSED SITE FEATURE DESIGNATIONS
C1	6" CONCRETE CURB
C2	5" CONCRETE SIDEWALK
C3	ADA ACCESSIBLE RAMP
C4	DEPRESSED CURB
C5	12x20" MASONRY TRASH ENCLOSURE w/ REINF. CONCRETE MAT
C6	RETAINING WALL (DESIGN BY OTHERS)
C7	4" HIGH POST AND RAIL FENCE w/ WIRE MESH
C8	ADA PARKING AREA
C9	CONCRETE WHEELSTOP
C10	SITE LIGHTING
C11	ELECTRIC TRANSFORMER (POLE MOUNT)
C12	DRAINAGE STRUCTURE
C13	DRIVE-THRU HEIGHT RESTRICTION BAR
C14	44' SIGHT DISTANCE TRIANGLE
C15	150' CLEAR SIGHT TRIANGLE
C16	MOUNTABLE CURB ISLAND
C17	ULTIMATE RIGHT-OF-WAY (OFFERED FOR DEDICATION)
C18	3" CURB CUTS
C19	PENNDOT REQUIRED RIGHT-OF-WAY

SITE DATA

THIS LAND DEVELOPMENT PLAN REFERENCES A SURVEY PREPARED BY BLUE MARSH ASSOCIATES, INC. P.O. BOX 563, 2285 TABATHA DRIVE, WARRINGTON, PA 18776-2370. ALTA/NPS LAND TITLE SURVEY / DATED 10/3/2017 / FILE NO. 17-A032-206

APPLICANT/LEGAL OWNER
DOWNTOWN INVESTORS, LLC
14 BALUCCINO ROAD
P.O. BOX 429
CONSHOHOCKEN, PA 19428
ATTN: JOE DiPASCALE

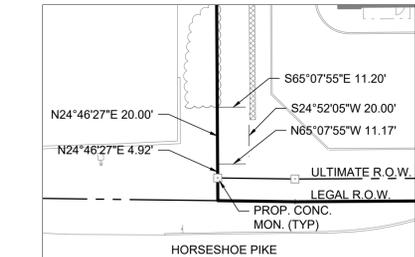
PARCEL DATA
50 ROCK RAYMOND ROAD
TOWNSHIP OF CALN, CHESTER COUNTY, PA
TAX MAP NO. 39-2-27 / PIN NO. 3902-00270000
DEED BOOK 6116, PAGE NO. 616
ZONED: C-2 COMMERCIAL DISTRICT / ROUTE 30 BYPASS INTERCHANGE OVERLAY DISTRICT

PROPOSED USE:
RESTAURANT (PERMITTED BY ROUTE 30 BYPASS INTERCHANGE OVERLAY)
COMMERCIAL DRIVE-THROUGH ESTABLISHMENT (PERMITTED BY ZONING ORDINANCE §155-79)

BULK REQUIREMENTS

	REQUIRED	EXISTING	APPROVED	PROPOSED
MINIMUM LOT AREA (SF)	50,000	75,857	62,255(1)	NO CHANGE
MINIMUM LOT WIDTH (FT)	200	273.04	273.04	NO CHANGE
MAXIMUM IMPERVIOUS COVERAGE (%)	60	0	54.0	53.8 (NET-124SF)
MAXIMUM BUILDING COVERAGE (%)	40	0	4.4	NO CHANGE
MAXIMUM BUILDING HEIGHT (FT)	50	N/A	<50	NO CHANGE
RESIDENTIAL SETBACK (FT)	250	N/A	97.98 / 151.67 / 319.54(2)	NO CHANGE
MINIMUM YARD SETBACKS (FT)				
FRONT YARD	60	N/A	60.0 / 120.53	NO CHANGE
SIDE YARD	30	N/A	43	NO CHANGE
REAR YARD	50	N/A	N/A	NO CHANGE
MINIMUM STACKING LANE SIZE	10' X 60'	N/A	> 10' X 60'	NO CHANGE
MINIMUM TRASH ENCLOSURE SETBACK (FT)	25	N/A	> 25	NO CHANGE
MINIMUM NUMBER OF LOADING STALLS	1 STALL / 5,000 SF	N/A	0 [3]	NO CHANGE
MINIMUM LOADING SPACE DIMENSION	12' X 45' X14'	N/A	N/A [3]	NO CHANGE
MINIMUM PARKING SPACES	1 SPACE / 3 SEATS 66 SEATS / 3 = 22 REQ.	N/A	34 (INCL 2 ADA SPACES)	NO CHANGE
MINIMUM PARKING SETBACK (FT)	15	N/A	15.46	NO CHANGE

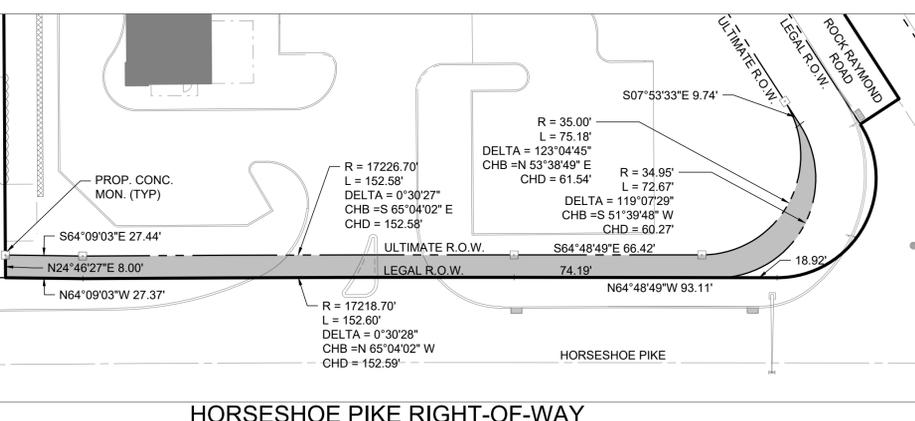
1) AREA TO ULTIMATE RIGHT-OF-WAY
2) VARIANCES GRANTED
3) CONDITIONAL USE RELIEF REQUESTED
4) AS MEASURED FROM THE LEGAL RIGHT-OF-WAY



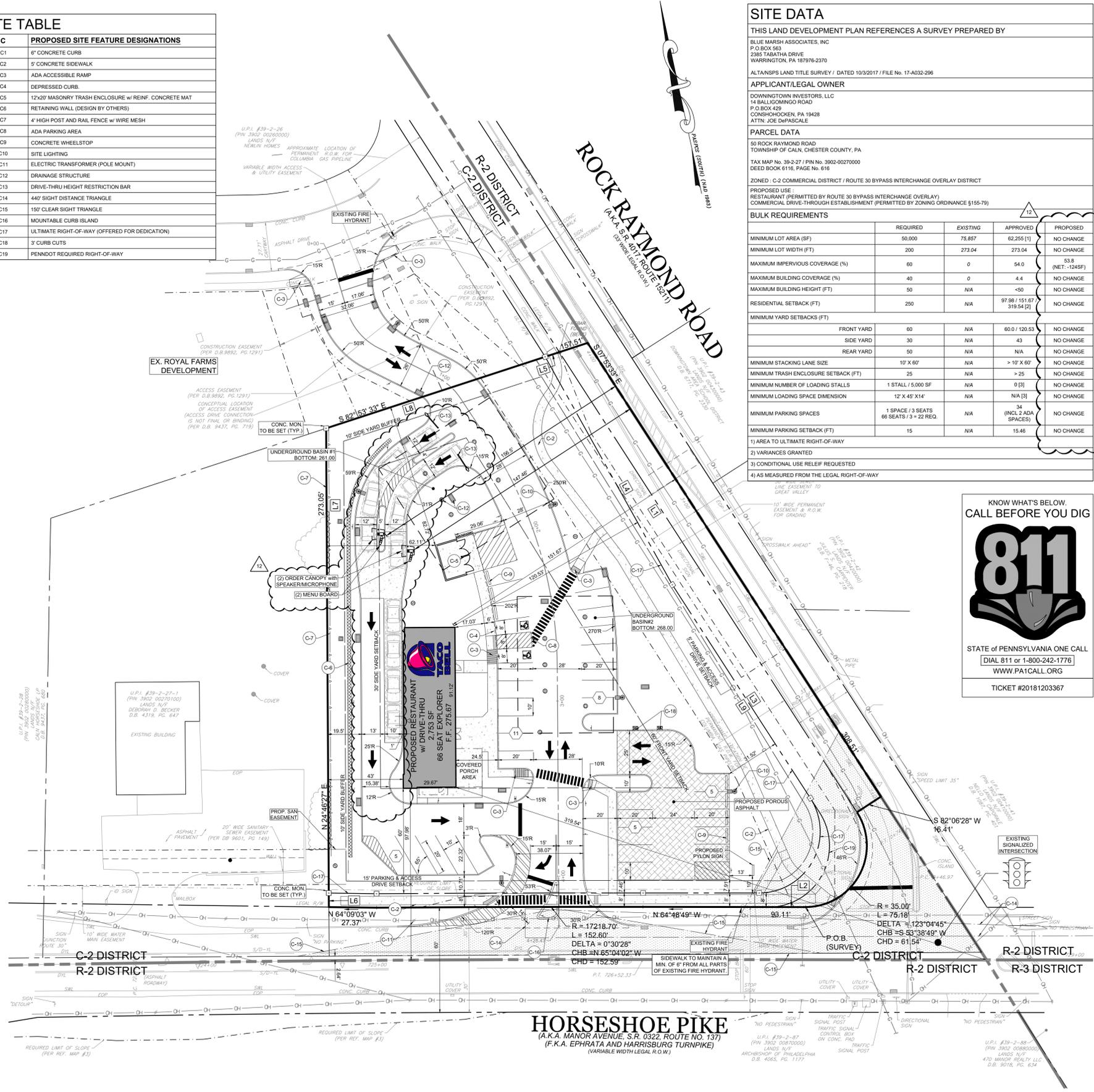
LINE TABLE

ID	BEARING	DISTANCE
L1	S 07° 53' 33" E	312.91'
L2	N 64° 48' 49" W	18.92'
L3	N 07° 53' 33" W	154.91'
L4	N 04° 08' 25" W	149.01'
L5	S 82° 53' 33" E	8.54'
L6	N 24° 46' 27" E	8.00'
L7	N 24° 46' 27" E	265.05'
L8	S 82° 53' 33" E	131.98'
L9	N 07° 53' 33" W	145.17'

SANITARY EASEMENT



HORSESHOE PIKE RIGHT-OF-WAY



HORSESHOE PIKE
(A.K.A. MANOR AVENUE, S.R. 0322, ROUTE NO. 137)
(F.K.A. EPHRATA AND HARRISBURG TURNPIKE)
(VARIABLE WIDTH LEGAL R.O.W.)

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PHONE 215-584-8837
FAX 215-584-8837
WWW.LANDCORECONSULTING.COM

PROJECT: DOWNTOWN INVESTORS, LLC
PROPOSED TACO BELL AND DRIVE-THRU SERVICE
50 ROCK RAYMOND ROAD
CALN TOWNSHIP
CHESTER COUNTY, PENNSYLVANIA

TITLE: SITE / RECORD PLAN

SCALE: (H) AS NOTED
(V) 1" = 30'

DATE: 2018-04-27

SHEET: 6 of 26 REV. NO.

SP 12

PROJECT NO: 170927
DRAWN BY: M. TOTH
CHECKED BY: R. WHITMORE
CAD ID #: 06_SP_170027

RYAN T. WHITMORE
PROFESSIONAL ENGINEER
PENNSYLVANIA LICENSE NO. 076036

REV. DATE COMMENT

12 2020.06.15 REVISED TO PROVIDE DOUBLE DRIVE-THRU

11 2020.01.03 REVISED GRADE TRAMPAMP STATION CONFIGURATION

10 2019.12.06 ISSUE FOR FINAL RECORDING (SEE COVER SHEET FOR REVISION HISTORY)