

AGENDA
EAST GOSHEN TOWNSHIP
BOARD OF SUPERVISORS & PLANNING COMMISSION JOINT MEETING
 Tuesday, March 10, 2015
 7:00 PM

1. Call to Order
2. Pledge of Allegiance
3. Moment of Silence – Supervisor Carmen Battavio
4. Ask if anyone is recording the meeting
5. Public Comment – Hearing of Residents (Optional)
6. Chairman’s Report
7. Public Hearings - None
8. Police/EMS Report - None
 Malvern Fire Co. - None
 Fire Marshal - None
 Goshen Fire Co. - None
9. Financial Report - None
10. Old Business
11. New Business
 - a. Consider Swiss Farms and Dunkin Donuts
12. Any Other Matter
13. Approval of Minutes - None
14. Treasurer’s Report - None
15. Correspondence, Reports of Interest - None
16. Dates of Importance

Mar 11, 2015	Conservancy Board	7:00 pm
Mar 11, 2015	Zoning Hearing Board	7:30 pm
Mar 11, 2015	Rec Camp Open House	1-2:00 pm
	Township Building	5-6:00 pm
Mar 12, 2015	Historical Commission	7:00 pm
Mar 16, 2015	Commerce Commission	7:00 pm
Mar 17, 2015	Board of Supervisors	7:00 pm
Mar 19, 2015	Commerce Commission	7:00 pm

Newsletter Article Deadlines for 2015:

- Summer: May 1
- Fall: August 31
- Winter: October 30

17. Public Comment – Hearing of Residents
18. Adjournment

The Chairperson, in his or her sole discretion, shall have the authority to rearrange the agenda in order to accommodate the needs of other board members, the public or an applicant.

Memorandum

East Goshen Township
1580 Paoli Pike
West Chester, PA 19380

Voice: 610-692-7171
Fax: 610-692-8950
E-mail: mgordon@eastgoshen.org

Date: 3/4/2015
To: Board of Supervisors
From: Mark Gordon, Township Zoning Officer *all*
Re: Joint Meeting of the Board of Supervisors and Planning Commission
Swiss Farms and Dunkin Donuts

Dear Ladies and Gentlemen:

The Township Board of Supervisors and Planning Commission will meet in a Joint meeting on March 10, 2015 at 7 PM at the Township Building, to discuss the Swiss Farms ZHB Application and the Zoning Amendment petition to allow for a Dunkin Donuts store in the Goshen Village Shopping Center.

If you can, please visit the Broomall Swiss Farms Store to see the price list and picture board signs depicted in their application. The address for the Broomall store is 2928 West Chester Pike, Broomall, PA 19008.

Also, please stop into the Goshen Village Shopping Center to see the mockup of the Dunkin Donuts Menu Board and approximated drive thru isle and landscaping. This landscaping is not indicative of what will be planted but provides some context of where it landscaping is proposed.

**EAST GOSHEN TOWNSHIP
ZONING HEARING BOARD APPLICATION**

1580 PAOLI PIKE WEST CHESTER, PA 19380-6199
PHONE (610)-692-7171 FAX (610)-692-8950

Name of Applicant: Swiss Farm Stores Acquisition, LLC

Applicant Address: c/o Al D'Iorio
401 Parkway Drive, Broomall, PA 19008

Telephone Number: 610-356-2070 x 110 Fax Number: 610-356-4868

Email Address: adiorio@swissfarms.com

Property Address: 1596 Paoli Pike
West Chester, PA 19380

Tax Parcel Number: 53-4-81 Zoning District: C-2 Acreage: ±.62 acres

Purpose of Application (check one)

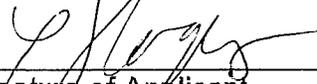
- Variance (Type: Use Variance Dimensional Variance)
 Special Exception
 Appeal determination of the Zoning Officer
 Other Amend Condition 5 of 10/10/05 Zoning Hearing Board Decision for subject property

Sections of Zoning Ordinance in which relief is sought:

Description of the Zoning Relief requested and the future use of the property:

See attached narrative

We hereby acknowledge that we have read this application and state that the above is correct and agree to comply with all provisions of the East Goshen Township Zoning Ordinance applicable to this project and property.

By:  2/24/15
Signature of Applicant Date
Louis J. Colagreco, Jr., Esquire, Attorney for Applicant

***Please review the formal application and review procedures on page three.**

LOUIS J. COLAGRECO, JR.
lou@rrhc.com
Extension 203



RILEY RIPER HOLLIN & COLAGRECO
ATTORNEYS AT LAW

February 26, 2015

via Electronic Mail
Mark Gordon, Zoning Officer
East Goshen Township
1580 Paoli Pike
West Chester, PA 19380

RE: Swiss Farms – East Goshen Township – Amendment to Zoning Application
1596 Paoli Pike

Dear Mark:

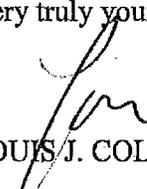
As per your communication today with Kaitlin, we have revised the Narrative accompanying the Zoning Hearing Board Application for Swiss Farms to amend Condition 5 of the October 10, 2005 Decision of the East Goshen Township Zoning Hearing Board to expressly permit price lists, picture boards and signs in conjunction with the drive-thru component of the store, provided that such signs are located under the covered areas of the drive-thru lanes, as depicted on the materials supplied in connection with this Application.

Accordingly, attached are the following:

1. Revised Narrative accompanying the East Goshen Township Zoning Hearing Board Application; and
2. Engineered renderings of the proposed price lists/picture boards depicting the size of the proposed boards, as per your request.

Thank you for your attention to this matter. If you have any questions, please feel free to give me a call.

Very truly yours,


LOUIS J. COLAGRECO, JR.

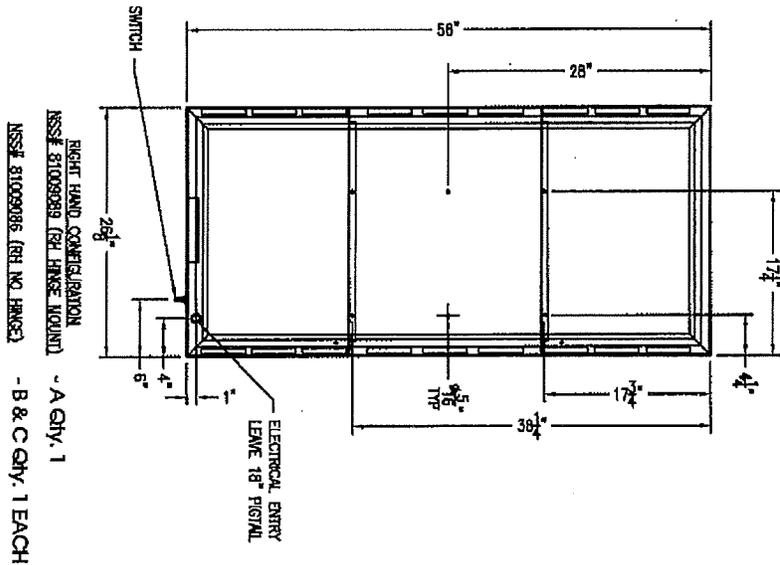
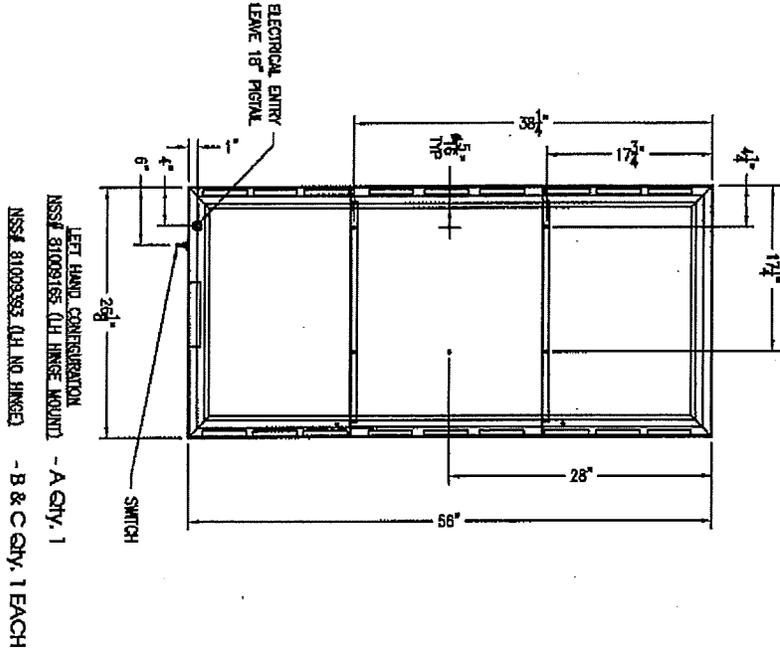
LJC, JR./krm
Enclosures

cc: Al D'Iorio (via email only, w/encl.)
Kaitlin R. Miceli, Esquire (via email only, w/encl.)

468647.1

rrhc.com
PO Box 1265 717 Constitution Drive, Suite 201 Exton, PA 19341 Phone 610.458.4400 Fax 610.458.4441

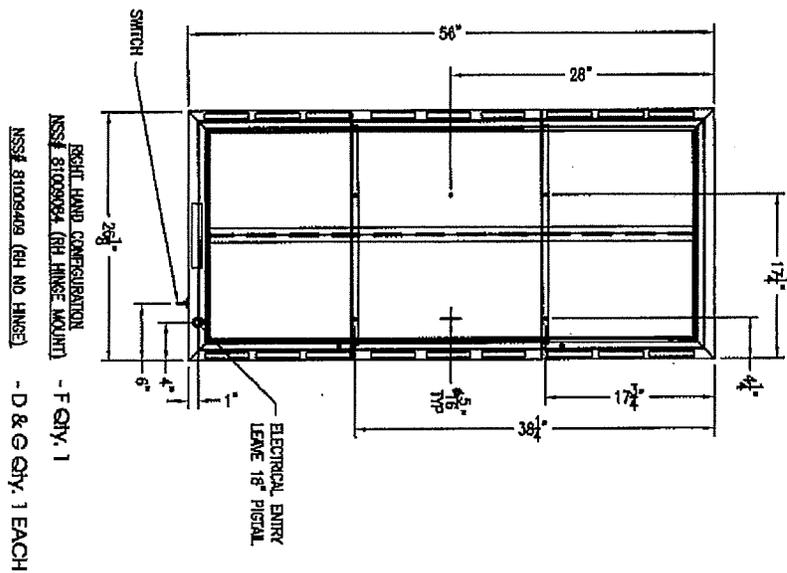
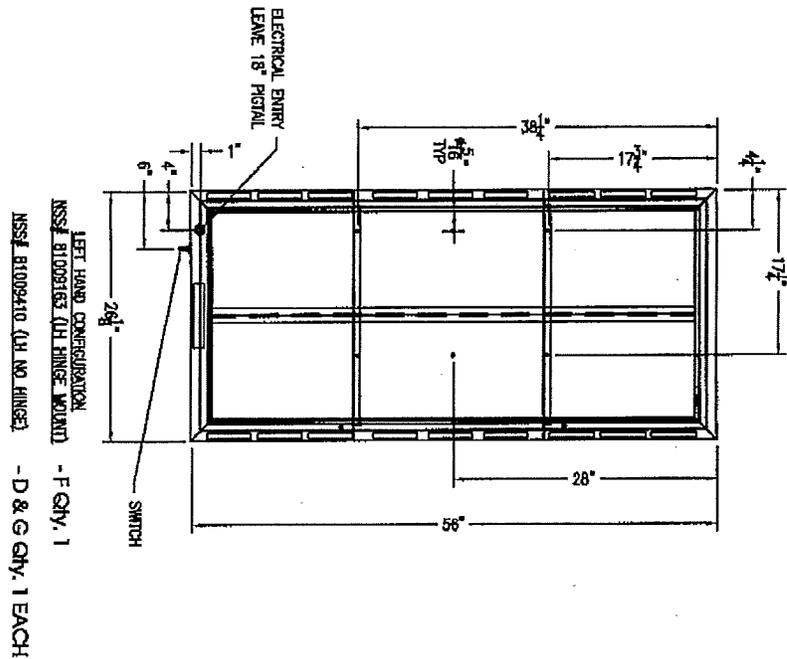
Signs: A - B - C



PROJECT DESCRIPTION CUSTOM ILLUMINATED M30 POP CAB NO DIV	REVISION REF. # AND DATE	SCALE 1"=1'
PAGE DESCRIPTION CONFIGURATIONS LAYOUT		SHEET 3 OF 5
CLIENT SWISS FARMS	CONTACT PERSON CITY	WORK ORDER # PROJ0022335
ADDRESS	STATE	ZIP
JOB SITE LOCATION SWISS FARMS		DATE FILE CREATED 8/20/14
ADDRESS	CITY	STATE
		ZIP
		DWG FILE # 116141
		PART # SEE NOTE SHY 1

Xref 100340.dwg

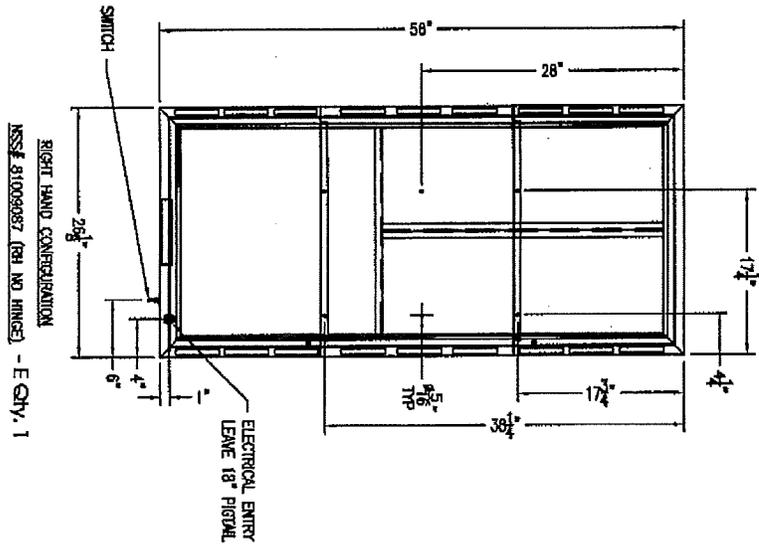
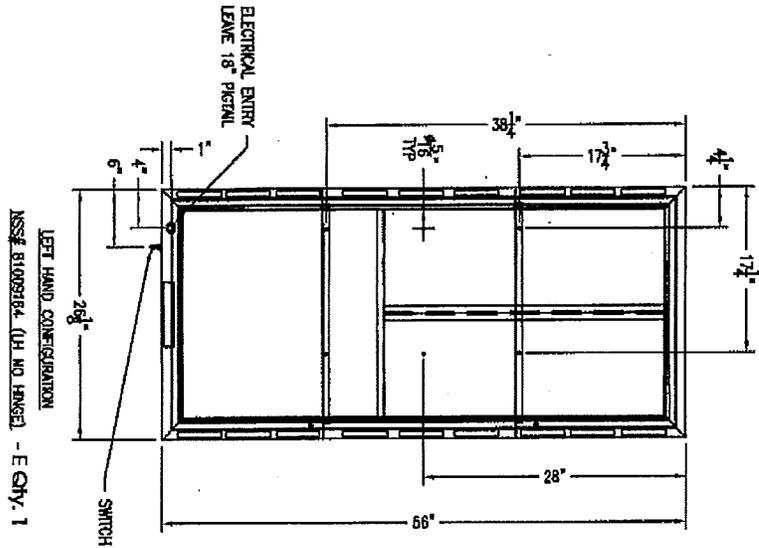
Signs: D - F - G



PROJECT DESCRIPTION CUSTOM ILLUMINATED M20 POP CABINET CTR DIV		REVISION REF # AND DATE		SCALE 1/2"=1'-0"	
PAGE DESCRIPTION CONFIGURATIONS				SHEET 3 OF 5	
CLIENT ENESS FARMS	CONTACT PERSON	WORK ORDER # EPRO0002635	7/21/14		DRAWN BY DWB
ADDRESS	CITY	STATE	ZIP	8/15/14	9/29/14
JOB SITE LOCATION				DATE FILE CREATED 8/17/14	
ADDRESS		CITY STATE ZIP		DWG FILE # 118142	
				PART SEE NOTE SHT 1	

Xref 100.340.dwg

Signs: E



PROJECT DESCRIPTION CUSTOM ILLINOIS POP CAB HORIZ DIV		REVISION REF.# AND DATE			SCALE 3/4"=1'-0"
P/NCE DESCRIPTION CONFIGURATIONS		A	B	C	SHEET 3 OF 5
CLIENT SWISS FARMS		8/27/14	E	F	DRAWN BY SWS
CONTACT PERSON			7/21/14	8/28/14	CHECKED BY
ADDRESS					DATE FILE CREATED 8/20/14
CITY					DWG FILE # 118143
STATE					PART # 81009087 / 81009184
ZIP					
JOB SITE LOCATION SWISS FARMS					
ADDRESS					
CITY					
STATE					
ZIP					

Xref: 100340.dwg

ZONING HEARING BOARD APPLICATION NARRATIVE

**Swiss Farm Stores Acquisition, LLC
1596 Paoli Pike, West Chester, PA
East Goshen Township, Chester County**

Redeemed Properties, L.P. is the legal owner of the property located at 1596 Paoli Pike, West Chester, East Goshen Township, Pennsylvania, which property consists of +/- .62 acres and is identified by UPI Number 53-4-81 ("Property"). Swiss Farm Stores Acquisition, LLC ("Swiss Farms") is the tenant of the Property subject to a long-term lease. The Property is located in the C-2 Commercial District of East Goshen Township.

A Swiss Farms store is located on the Property. There are two (2) drive-thru lanes associated with the store. Swiss Farms' business model is to provide service to customers in their cars, and customers are not allowed in the store. There is one existing price list with eight (8) panels and an existing picture board with four (4) panels located at the top of the canopy of each drive-thru lane in order to advertise the products for sale. Each existing price list totals approximately 16.81 square feet, and each existing picture board totals approximately 10.83 square feet.

By way of a Decision and Order of the East Goshen Township Zoning Hearing Board dated October 10, 2005 ("Decision"), the Zoning Hearing Board granted certain variance relief in connection with the operation of the Swiss Farms store on the Property, subject to certain conditions. Condition 5 of the Decision provides as follows, "Any signs or menu boards must be placed under the canopies or covered areas of the structure and shall not be visible from the public streets and/or abutting properties" ("Condition 5").

Swiss Farms is proposing to install seven (7) new price lists/picture boards on both drive-thru lanes (i.e., a total of fourteen (14) new price lists/picture boards). Each of the new price lists/picture boards will be approximately 10.16 square feet in size. The new price lists/picture boards will be installed along both walls of the drive-thru lanes. In connection with the proposed installation, the existing price lists will be removed. The existing picture boards located at the top of the canopy of each drive-thru lane will remain.

Requested Relief:

- Amend and restate Condition 5 of the Decision as follows:

Price lists, picture boards and signs in conjunction with the drive-thru component of the Swiss Farms store shall be permitted, provided that such price lists, picture boards and signs are placed under the covered areas of the drive-thru lanes, as depicted on the materials supplied in connection with the 2015 Zoning Application.

Due to the Property's frontage on both Route 352 and Paoli Pike, the new price lists/picture boards will be visible from public streets and abutting properties.

This relief should be granted due to changed circumstances. At the time of the Decision, the Swiss Farms store had not yet been constructed on the Property, and Swiss Farms did not foresee any issue with the imposition of Condition 5. However, now that the store has been operational for a number of years and due to the Property's large amount of frontage on both Paoli Pike and Route 352, Swiss Farms has not been able to appropriately advertise the products for sale in compliance with the restrictions imposed by Condition 5. Additionally, this store has been experiencing economic difficulties which are due, in part, to the hardship imposed by Condition 5 of the Decision and the inability of Swiss Farms to appropriately advertise its products. Because of the Property's location in a commercial district, granting the relief requested will not have an injurious impact on the public interest.

Swiss Farms

Examples of Individual Menu Boards



Menu A



Menu B



Menu C



Menu D



Menu E



Menu F



Menu G

Store #13 Menu Board Mock-Up - Fast Side - N. Chester Street View

NOTES:

A Menu: Angle mounted opening towards the end of the drive-thru lane.

B&C Menu: B&C -Angle mounted between existing windows. Sign B is not visible from Paoli Pike. Neither sign is visible from N. Chester.

F Menu: Angle mounted to wall on right side of drive-thru lane.

D, E, G Menus: Angle mounted. None of these signs is visible from N. Chester.

**** Deliniator Posts should be installed on the driveway right after the order window.**



PO BOX 2238 North Babylon, NY 11703

TITLE/PROJECT: Store #13 Fast Side N. Chester Street View	PROJECT NUMBER	<input type="checkbox"/> APPROVED <input type="checkbox"/> APPROVED AS NOTED <input type="checkbox"/> NOT APPROVED	CLIENTS SIGNATURE	DATE: 2/18/14	SALES PERSON: PROJECT MANAGER:	VP ML	REVISIONS PAGE: 1	PROPRIETARY AND CONFIDENTIAL THIS DRAWING REMAINS THE EXCLUSIVE PROPERTY OF ORIGIN DISPLAY GROUP INC. THIS DESIGN CANNOT BE COPIED IN WHOLE OR IN ANY PART, ALTERED OR EXHIBITED IN ANY MANNER WITHOUT THE PERMISSION OF ORIGIN DISPLAY GROUP INC, WITH THE EXCEPTION OF PREVIOUSLY COPYRIGHTED ARTWORK
COMMENTS/NOTES: Header Standard Height: 1.75" - Strip Standard Height: 1.375"								

Store #13 Menu Board Mock-Up - Fast Side - Paoli Pike Street View

NOTES:

A Menu: Angle mounted to barn door opening towards the end of the drive-thru lane (see N. Chester Pike street view).

B&C Menu: B&C -Angle mounted between existing windows. Sign B is not visible from Paoli Pike.

F Menu: Angle mounted to wall on right side of drive-thru lane (see N. Chester Pike street view).

D, E, G Menu: Angle mounted. Sign G is not visible from Paoli Pike.

**** Deliniator Posts should be installed on the driveway right after the order window.**



PO BOX 2238 North Babylon, NY 11703

TITLE/PROJECT: Store #13 Fast Side Paoli Pike Street View	PROJECT NUMBER	<input type="checkbox"/> APPROVED <input type="checkbox"/> APPROVED AS NOTED <input type="checkbox"/> NOT APPROVED	CLIENTS SIGNATURE	DATE: 2/20/14	SALES PERSON: PROJECT MANAGER: DRAWN BY:	VP ML	REVISIONS	PAGE: 1	PROPRIETARY AND CONFIDENTIAL THIS DRAWING REMAINS THE EXCLUSIVE PROPERTY OF ORIGIN DISPLAY GROUP INC. THIS DESIGN CANNOT BE COPIED IN WHOLE OR IN ANY PART, ALTERED OR EXHIBITED IN ANY MANNER WITHOUT THE PERMISSION OF ORIGIN DISPLAY GROUP INC, WITH THE EXCEPTION OF PREVIOUSLY COPYRIGHTED ARTWORK
COMMENTS/NOTES: Header Standard Height: 1.75" - Strip Standard Height: 1.375"									

Store #13 Menu Board Mock-Up - Slow Side Street View

NOTES:

A Menu: Angle mounted to wall at the end of the drive-thru lane.

B&C Menu: B-Flat mounted ahead of order area. C-Angle mounted. These are not at all visible from the road.

F Menu: Flat mounted to column.

D, E, G Menu: Angle mounted.

**** Deliniator Posts should be installed on the driveway right after the order window.**



PO BOX 2238 North Babylon, NY 11703

TITLE/PROJECT: Store #13 Slow Side Street View	PROJECT NUMBER	<input type="checkbox"/> APPROVED <input type="checkbox"/> APPROVED AS NOTED <input type="checkbox"/> NOT APPROVED	CLIENTS SIGNATURE	DATE: 2/18/14	SALES PERSON: PROJECT MANAGER: DRAWN BY:	VP ML	REVISIONS	PAGE: 1	PROPRIETARY AND CONFIDENTIAL THIS DRAWING REMAINS THE EXCLUSIVE PROPERTY OF ORIGIN DISPLAY GROUP INC. THIS DESIGN CANNOT BE COPIED IN WHOLE OR IN ANY PART, ALTERED OR EXHIBITED IN ANY MANNER WITHOUT THE PERMISSION OF ORIGIN DISPLAY GROUP INC, WITH THE EXCEPTION OF PREVIOUSLY COPYRIGHTED ARTWORK
COMMENTS/NOTES: Header Standard Height: 1.75" - Strip Standard Height: 1.375"									

GAWTHROP GREENWOOD, PC
By: Patrick M. McKenna, ID #87610
17 East Gay Street, Suite 100.
West Chester, PA 19381-0562
610-696-8225

Attorneys for Petitioner,
Abjibapa Enterprises, LLC

IN RE: PETITION FOR ZONING : BOARD OF SUPERVISORS OF
AMENDMENT BY ABJIBAPA :
ENTERPRISES, LLC, : EAST GOSHEN TOWNSHIP
LESSEE OF PROPERTY :
LOCATED AT GOSHEN VILLAGE : CHESTER COUNTY, PENNSYLVANIA
SHOPPING CENTER :
Petitioner :

**PETITION FOR AMENDMENT TO THE EAST GOSHEN TOWNSHIP
ZONING ORDINANCE BY ABJIBAPA ENTERPRISES, LLC,
LESSEE OF PROPERTY LOCATED AT GOSHEN VILLAGE SHOPPING CENTER**

Petitioner, Abjibapa Enterprises, LLC (“Petitioner”), by and through its attorneys,
Gawthrop Greenwood, PC, hereby files this Petition for Zoning Amendment pursuant §240-49 of
the East Goshen Township Zoning Ordinance, and in support thereof avers the following:

1. Petitioner is Abjibapa Enterprises, LLC, lessee of the former bank pad in the
Goshen Village Shopping Center (“Shopping Center”) located at 1500 Paoli Pike, East Goshen
Township, Chester County, Pennsylvania, also known as UPI #53-4-77 (“Property”), located in
the C-2 Local Convenience Commercial District of the Township.
2. Petitioner owns and operates a number of “Dunkin Donuts” franchises in the
surrounding community, and seeks a zoning amendment to permit the operation of a “Dunkin
Donuts” on the former bank pad site in the Shopping Center.

3. Petitioner does not propose any exterior changes to the former bank building, other than signage. Petitioner proposes the installation of a drive-through lane to accommodate its customers, as well as locating a garbage dumpster that will be fully secured and out of view adjacent to the bank pad site.

4. There is currently no fast-food restaurants with drive-through service located within East Goshen Township.

5. Petitioner seeks to have the East Goshen Township Zoning Ordinance amended to permit fast-food restaurants with drive-through service, but only as the principle use of a freestanding building within a shopping center use. In addition, Petitioner seeks to amend the Zoning Ordinance to accommodate proposed signage for the Dunkin Donuts use, as well as to provide regulations for fast-food restaurant drive-through menu boards, which regulations do not currently exist in the Zoning Ordinance.

6. Petitioner's proposed zoning amendments are attached hereto as Exhibit "A."

7. Section 240-49.F of the East Goshen Township Zoning Ordinance requires a petition for zoning amendment to be accompanied by answers to the following questions"

(1) Land use

(a) Is the land use compatible with adjacent land uses? **ANSWER:**

Yes. The use proposed is for a fast-food restaurant with a drive-through, but only as the principle use of a freestanding building within a shopping center use. The use is proposed within the Shopping Center, which uses are mixed use retail and commercial. In addition, the proposed restaurant use is on the site of a former bank use within the Shopping Center. The Shopping Center is located within close proximity to other commercial and retail uses including: a CVS

Pharmacy, the Township Building, a Wawa convenience store, the Pepper Mill restaurant, a TD bank and a Swiss Farms dairy store, as well as office uses.

(b) Is the proposed land use compatible with zoning regulations in adjoining municipalities if the proposed use is located on the Township's border? **ANSWER: N/A.**

(c) Is the proposed land use one that is permitted in other appropriately zoning area(s) of the Township? **ANSWER: Yes.** Fast-food restaurants with drive-through service are permitted by-right in the C-1 Community Commercial District.

(d) Does the proposed land use conform with the goals and recommendations in the Township's Comprehensive Plan? **ANSWER: Yes.** The stated goal of the Township under land uses of the Comprehensive Plan is to maintain East Goshen as a premier suburban residential community. Objective 2A of the Comprehensive Plan is to promote redevelopment in commercial districts that enhances the character of the community. Here, the Petitioner seeks to redevelop a former and long-vacant bank pad site in a Commercial District of the Township. In addition, the Dunkin Donuts franchise proposed for this location is a "platinum" store with amenities akin to a Starbucks location, including comfortable sofas, seating for customers and free Wi-Fi connections.

2. Land Planning. Will the proposed land use, site planning, landscaping and other land planning proposals enhance the visual and aesthetic character of the immediate neighborhood? **ANSWER: Yes.** The use of the former bank pad site for the Dunkin Donuts will enhance the character of the Shopping Center as the former bank has been vacant for many years and not well maintained. The Petitioners propose to improve and update the landscaping

of the site, as well as the building's exterior, and to provide a vibrant and successfully proven commercial use to the C-2 District.

3. Contributing influence.

(a) How will the proposed land use affect the following trends in the Township: increased vacancy rates, seriously endanger the economic viability of business, traffic impact, low density to higher density use, water, sanitary sewer and utility service and capacities? **ANSWER:** The proposed use will decrease the vacancy rate of the Shopping Center as it will occupy a long-vacant former bank pad site, and the Dunkin Donuts business has a well-known reputation as an economically viable business, which would be an asset to the Township. In addition, the Petitioners have a long-standing and successful track-record as owner/operators of Dunkin Donut franchises. It is anticipated that the Petitioner will present a traffic impact study at the time of any conditional use hearing. That said, the bulk of business for a Dunkin Donuts establishment is conducted between the hours of 6:00 am and 10:00 am, which hours occur before the bulk of the retail and commercial uses of the Shopping Center are open. The proposed fast-food restaurant with drive-through service, while arguably a more intense use than a bank, is similar to that of a bank use in that both of their customers use drive-through service and have a high customer turn-over rate.

(b) Is there adjacent vacant land whose potential land use character would be significantly influenced by the proposed land use? **ANSWER: N/A.**

4. Existing and anticipated need. Would the proposed land use serve a real need that exists, or is expected to exist within one year? **ANSWER: Yes.** The Township does not contain any fast-food restaurants with drive-through service. Given the continued increase in population in Chester County, and the popularity of East Goshen in particular, we believe that the Dunkin Donuts business fulfills a need of the Township for such a use that does not already exist within the Township.

5. Natural environment. Can the proposed land use be sited in the land with a minimum disruption to the natural environment? **ANSWER: Yes.** To the extent this factor is relevant, there will be minimal disruption to the environment of the Shopping Center as the use is contained within an existing structure in the Shopping Center and no exterior changes or enlargements to the bank pad site are proposed.

6. Public service. Are existing or imminent public services available to adequately serve the proposed land use? **ANSWER: Yes.**

(a) Schools – N/A.

(b) Utilities – Sufficient utility service already exists as part of the former bank use.

(c) Recreation facilities – N/A.

(d) Fire protection – It is anticipated that sufficient fire protection exists to serve such the use since the Shopping Center has been in existence for many years, and since there was an existing bank use in the same location. In addition, the Petitioners will install code compliant fire suppression mechanisms to accommodate the restaurant use. The Petitioner further anticipates that any Site Plan will be reviewed by the Township Fire Marshall prior to any conditional use hearing.

(e) Police protection – It is anticipated that sufficient fire protection exists to serve such the use since the Shopping Center has been in existence for many years, and since there was an existing bank use in the same location.

7. Streets

(a) Are the existing streets able to accommodate the increased traffic that the proposed land use will generate? **ANSWER: Yes.** As noted above, the Petitioner anticipates submitting a traffic study during the conditional use hearing. In addition, while there may be an increase in traffic associated with the Shopping Center, the Dunkin Donuts use is not a “destination use,” but rather is a use typically visited by motorists while on their way to destinations. Accordingly, it is not anticipated that the fast-food restaurant with drive-through service will generate increased traffic on the Township’s roads.

(b) If not, are the existing streets programmed for widening and improvement by the federal, state or Township government, or are the streets proposed for widening and improvement by the developer to accommodate the increased traffic? **ANSWER: N/A.**

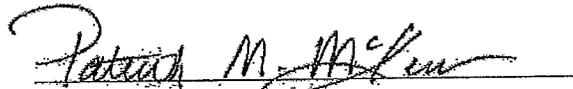
8. Citizen opinion. What do the adjacent property owners thing about the proposed land use? **ANSWER:** Unknown to the Petitioner at this point, but the Petitioner anticipates public comment on the proposed use and zoning amendment both before the Planning Commission and the Board of Supervisors on the Petition, as well as during conditional use if the amendment is enacted by the Township. Petitioner will dutifully respond to all relevant citizens’ comments at that time.

WHEREFORE, petitioner, Abjibapa Enterprises, LLC, respectfully requests that East Goshen Township amend its Zoning Ordinance, consistent with the proposed text provided herewith, for the reasons set forth above.

Respectfully submitted,

GAWTHROP GREENWOOD, PC

By:



Patrick M. McKenna
Attorneys for Petitioner,
Abjibapa Enterprises, LLC

Dated: _____

5/28/14

Exhibit "A"

ABJIBAPA ENTERPRISES, LLC

**PROPOSED ZONING AMENDMENT
EAST GOSHEN TOWNSHIP**

1. Amend Article III, Commercial Districts, §240-15, C-2 Local Convenience Commercial District, subsection C, Permitted conditional uses, to add new subparagraph (9) as follows:
 - (9) Fast-food restaurant with drive-through service, but only as the principle use of a freestanding building within a shopping center use.

2. Amend Article V, Supplemental Regulations, §240-22, Signs, subsection P, Signs permitted in commercial districts, subparagraph (4), Signs relating to a principal use on a lot, including more than one commercial establishment, subparagraph (a), Wall sign, to add new subparagraph [5] as follows:
 - [5] Notwithstanding the provisions of §240-22.P(4)(a) above, two (2) wall signs shall be permitted for a fast-food restaurant with drive-through service, when such use is part of a shopping center pursuant to §240-15.C(9). Provided, further, that each such wall sign shall not exceed two (2) feet in height and that each such wall sign shall not exceed 34 square feet in area.

3. Amend Article V, Supplemental Regulations, §240-22, Signs, subparagraph H, Menu boards, bills of fare or price lists, to read as follows:
 - H. Menu boards, bills of fare or price lists.
 - (1) A menu board (as defined under "sign" in §240-6) shall not be considered a sign within the meaning of this chapter, provided that all of the following conditions are met:
 - (a) Such sign is three square feet or less in area.
 - (b) Such sign has letters and numbers a maximum of three inches in height.
 - (c) Such sign is located on the building next to the entrance of the establishment or in the window next to the entrance to the establishment.
 - (d) Such sign shall only be permitted for use in conjunction with a restaurant.

- (2) A menu board (as defined under "sign" in §240-6) associated with a fast-food restaurant with a drive-through service in a shopping center pursuant to §240-15.C(9), shall not be considered a sign within the meaning of this chapter, provided that all of the following are met:
- (a) The menu board shall not exceed seven and a half (7½) feet in height, including the base.
 - (b) The menu board shall not exceed nine and a half (9½) feet in width, including any menu extenders mounted on either side of the menu board from time to time. Menu extenders shall not be illuminated.
 - (c) Such menu board shall be internally illuminated and may only be illuminated during normal business hours of a fast-food restaurant with a drive-through service in a shopping center.
 - (d) Such a menu board shall only be permitted for use in conjunction with a fast-food restaurant with a drive-through service in a shopping center.
 - (e) Such a menu board shall be located so as not to obstruct traffic or sight lines of vehicles in a shopping center.



"IN-LINE" LOGO LED CLOUD SIGN, OPTIONAL CUP LOGO SIZES
(where fascia height is limited)

Nominal Size	H (cup base)	L	W	*Area (sq ft)	ILLUMINATION
12" Letter	13-9/16"	12"	11'-2"	11.88	White LED's
15" Letter	18-11/16"	18"	13'-11 1/2"	22.96	
18" Letter	23-5/8"	18"	16'-9"	32.97	

COLOR & MATERIAL NOTES:

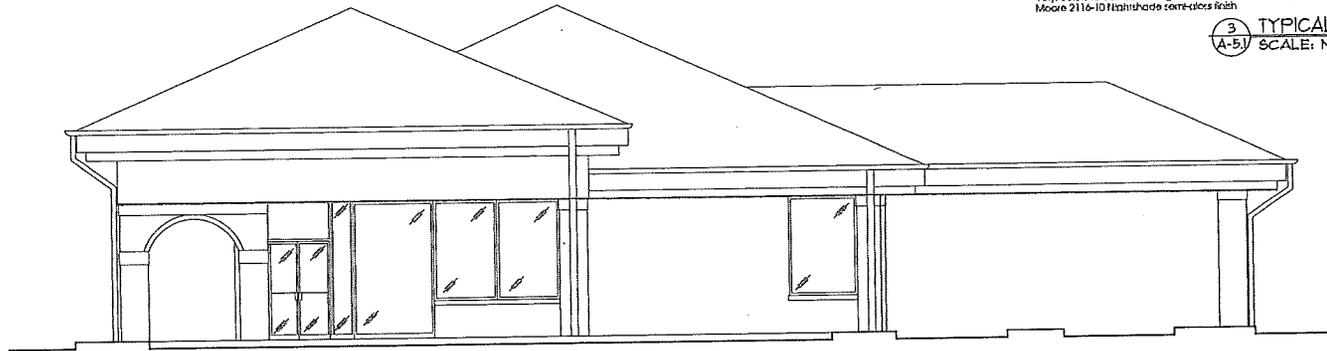
STACKED LED CLOUD SIGN / LOGO SIGN FOR IN-LINE CLOUD:

Fascia: one formed clear zinc profile polycarbonate, decorated second surface vinyl
 Vinyl colors: DD Orange-3M #3330-3123; DD Magenta-3M #3330-1379; Dark Brown (on cup logo)-3M #3330-59
 Coffee cup portion of logo to be 1/2" emboss depth.
 Formed "cup-over" face fits over aluminum volume pkg. Benjamin Moore 2116-10 Highroads semi-gloss finish. Cabinet to be 6" deep
 Illumination: White LED's

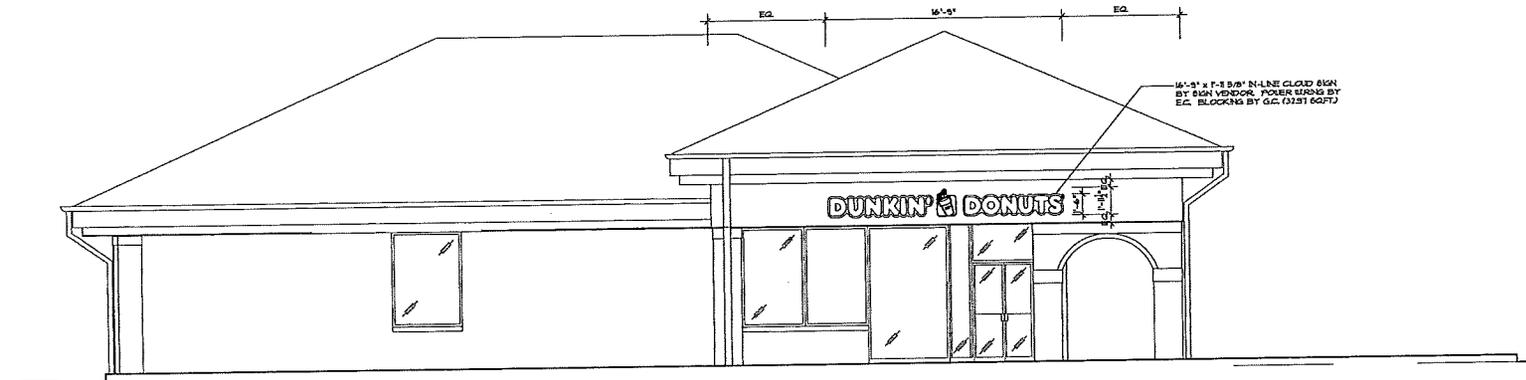
IN-LINE CLOUD LETTERS:

Cloud letter faces to be formed clear polycarbonate, decorated second surface vinyl; Letters to be flat (not embossed)
 Vinyl colors to be: DD Orange-3M #3330-3123; DD Magenta-3M #3330-1379; Cabinet to be 6" deep; Return pkg. Benjamin Moore 2116-10 Highroads semi-gloss finish

3 TYPICAL SIGNAGE DETAIL
(A-5) SCALE: NOT TO SCALE



2 FRONT ELEVATION (EAST)
(A-5) SCALE: 1/4" = 1'-0"



1 SIDE ELEVATION (SOUTH)
(A-5) SCALE: 1/4" = 1'-0"

ALBERT TAUS
 ARCHITECT
 & ASSOCIATES
 ARCHITECT
 1107 ADRIAN ROAD, PHILADELPHIA, PA 19106
 TEL: (215) 381-1111 FAX: (215) 381-1111
 WWW: WWW.ARTAUSARCHITECTS.COM



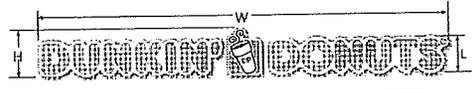
NO.	DATE	DESCRIPTION
1	08/27/14	ISSUED FOR PERMITS
2	08/27/14	ISSUED FOR PERMITS
3	08/27/14	ISSUED FOR PERMITS
4	08/27/14	ISSUED FOR PERMITS
5	08/27/14	ISSUED FOR PERMITS

DOCUMENTS PREPARED FOR
 DIFTESH PATEL
 AT: 140327/10 / PCH

NO.	DATE	SCALE	AS NOTED	DRWN	CHK	DATE	APPD	DATE	APPD
1	08/27/14	1/4" = 1'-0"							
2	08/27/14	1/4" = 1'-0"							
3	08/27/14	1/4" = 1'-0"							
4	08/27/14	1/4" = 1'-0"							
5	08/27/14	1/4" = 1'-0"							

DUNKIN' DONUTS
 1500 PACOLI PIKE
 WEST CHESTER, PA 19380
 CHESTER COUNTY
 PERMIT NO. 10

DUNKIN'
 [unreadable]
 A-5.1



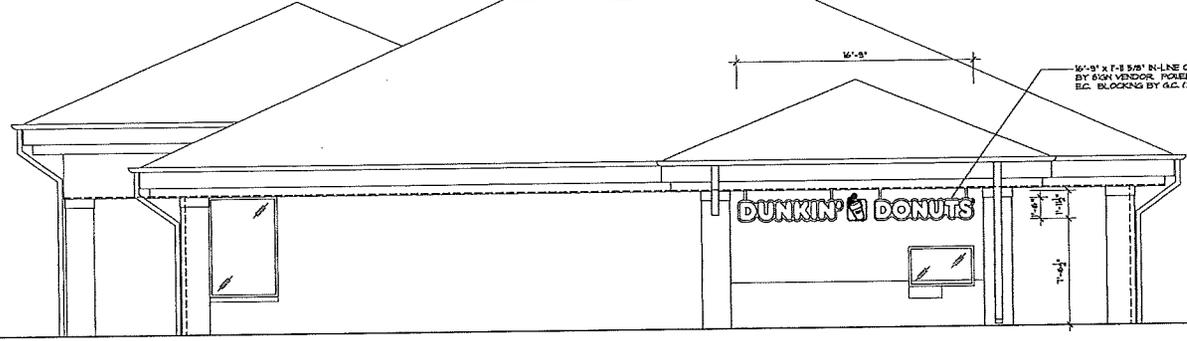
"IN-LINE" LOGO LED CLOUD SIGN, OPTIONAL CUP LOGO SIZES
(where fascia height is limited)

Nominal Size	H (cup base)	L	W	*Area (sq. ft)	ILLUMINATION
12" Letter	1'-0 1/2"	12"	11'-2"	14.09	White LED's
14" Letter	1'-0 1/2"	14"	13'-1 1/2"	22.56	
18" Letter	23'-5/8"	18"	16'-9"	32.97	

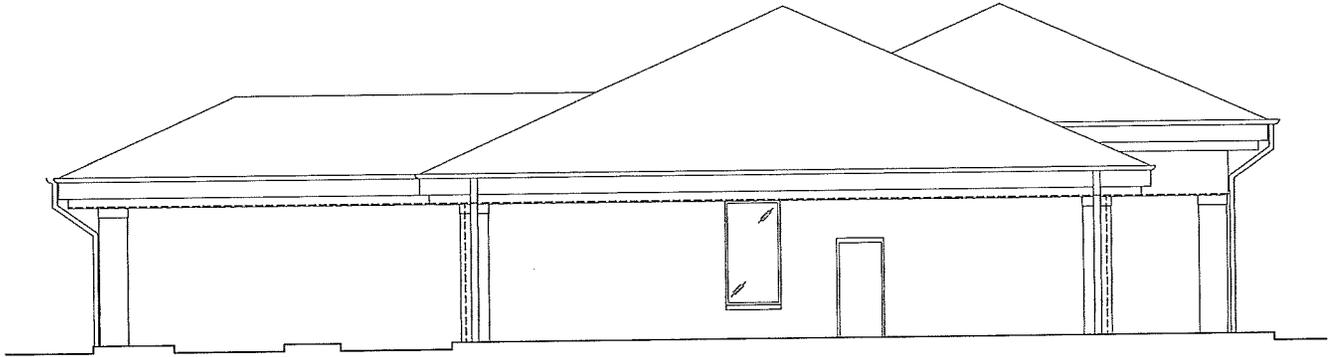
COLOR & MATERIAL NOTES:

STACKED LED CLOUD SIGN / LOGO SIGN FOR IN-LINE CLOUD:
 Faces are formed clear solar grade polycarbonate, decorated second surface vinyl
 Vinyl colors: DD Orange-3M #3600-3123; DD Magenta-3M #3600-1377; Dark Brown (on cup logo)-3M #3600-59
 Coffee cup portion of logo to be 1/2" emboss depth.
 Formed "cup-over" face fits over aluminum retainer plate. Benjamin Moore 2116-10 Nightshade semi-gloss finish. Cabinet to be 5" deep.
 Illumination: White LED's.
 IN-LINE CLOUD LETTERS:
 Cloud letter faces to be formed clear polycarbonate, decorated second surface vinyl. Letters to be flat (not embossed)
 Vinyl colors to be: DD Orange-3M #3600-3123; DD Magenta-3M #3600-1377; Cabinet to be 5" deep; Retainer plate, Benjamin Moore 2116-10 Nightshade semi-gloss finish.

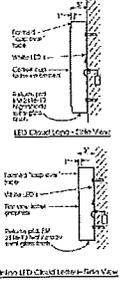
3 TYPICAL SIGNAGE DETAILS
SCALE: NOT TO SCALE



2 DRIVE-THRU ELEVATION (FACIL FRENORTH)
SCALE: 1/4" = 1'-0"



1 BOOT RD. ELEVATION (WEST)
SCALE: 1/4" = 1'-0"



How LED Cloud Sign - Side View

ALBERT TAUS ARCHITECTS & ASSOCIATES, AIA, ARCHITECT
 ALBERT TAUS, AIA, ARCHITECT
 1500 W. UNIVERSITY BLVD., SUITE 100
 AUSTIN, TEXAS 78705
 PHONE: (512) 800-1618 FAX: (512) 800-1718
 STUBBS ARCHITECTS, C-007

DATE: 05/27/14
 SCALE: AS NOTED
 DRAWN: JPD
 CHECKED: DAK
 APPROVED: AAT

DOCUMENTS PREPARED FOR
 DIPTESH PATEL
 ATX140025710 / P04

DATE: 05/27/14
 SCALE: AS NOTED
 DRAWN: JPD
 CHECKED: DAK
 APPROVED: AAT

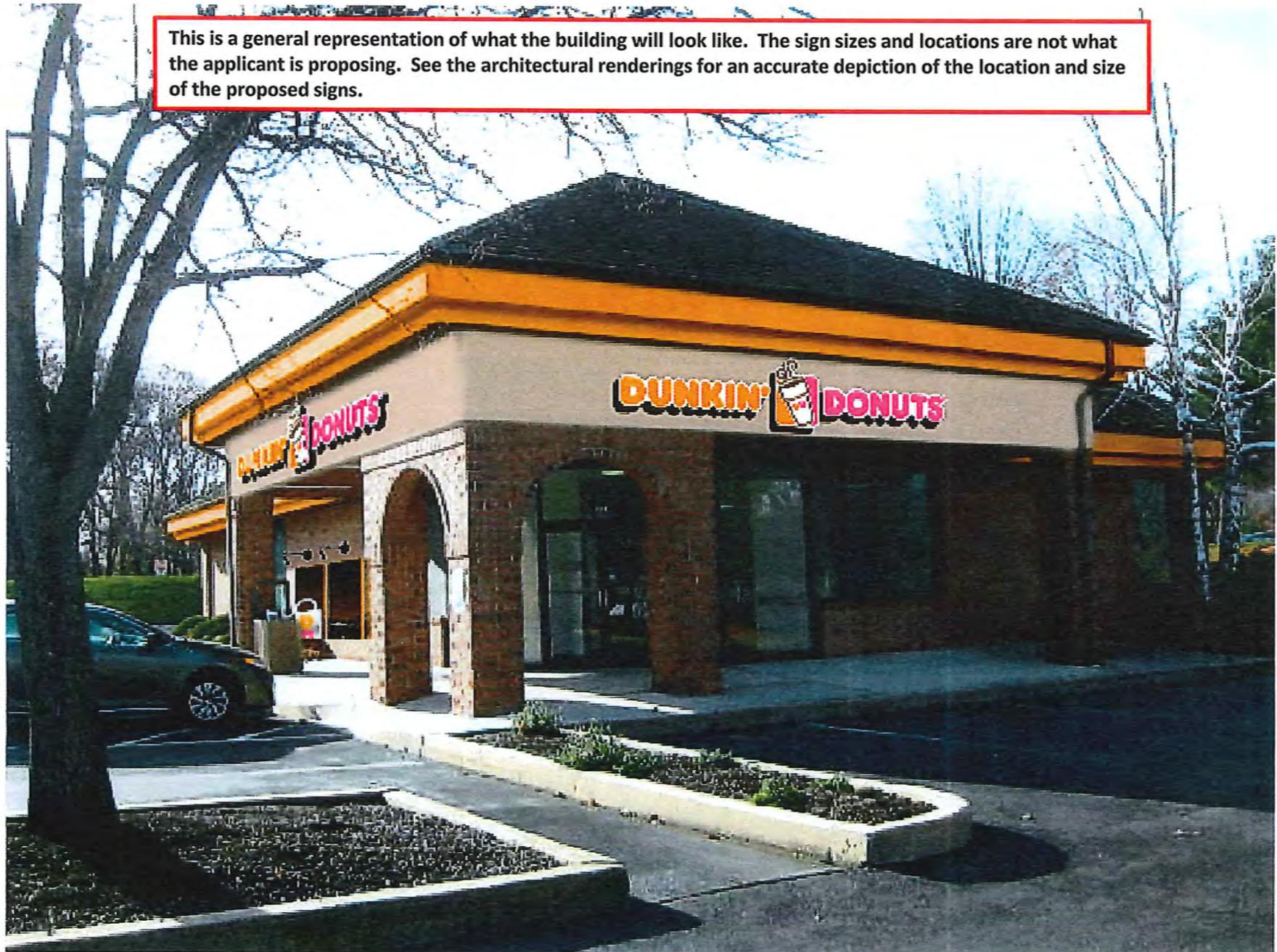
REVISIONS

NO.	DESCRIPTION	DATE
1		
2		
3		
4		
5		
6		

PROPOSED PROJECT
DUNKIN' DONUTS
 BUILDING CONVERSION
 1500 W. FACIL FRENORTH
 WEST UNIVERSITY BLVD
 CLEVELAND COUNTY
 TEXAS 78705

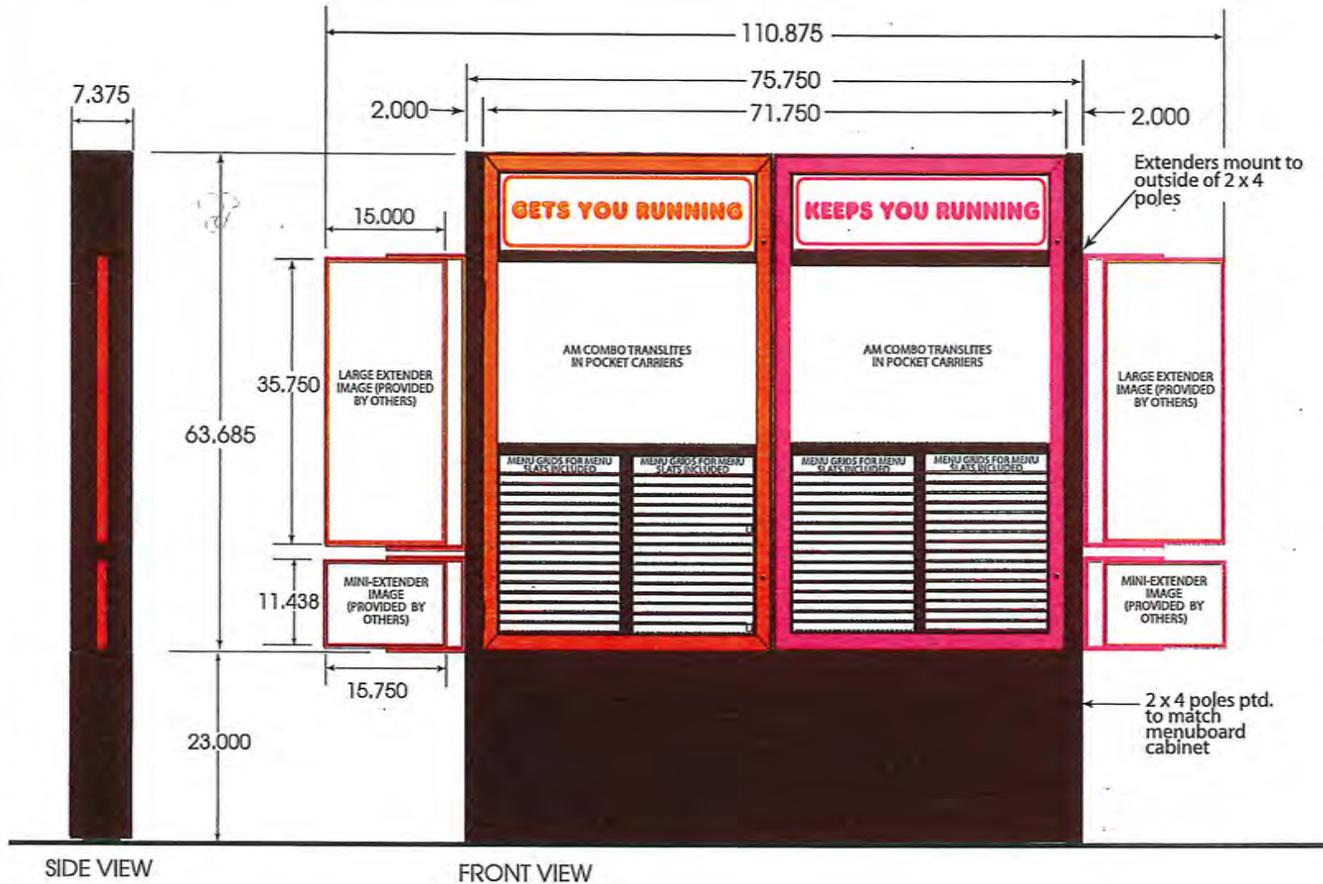
Dunkin' Donuts
 [Logo]
A-6.1

This is a general representation of what the building will look like. The sign sizes and locations are not what the applicant is proposing. See the architectural renderings for an accurate depiction of the location and size of the proposed signs.





MBDDVEWOS- DD EXTERIOR DT MENUBOARD w/out SPEAKER



SIGN SPECIFICATIONS

Materials:

- 22 ga. galvaneal steel
- Aluminum extrusion
- (2) 2x4x3/16 poles w/ steel plates

Access:

- Open front doors to access menu grids and POP images
- Remove POP frames or menu grids to access lamps and ballasts

Area:

- 45.59 Sq. Ft. (not including extenders)
- 55.53 Sq. Ft. (including extenders)

Weight (approx.):

- 559 lbs.

Wind Load:

- 35 PSF

ELECTRICAL SPECIFICATIONS

Lamps:

- (8) FO40/741 60" 40-Watt 4100K

Ballasts:

- (4) Fulham WH5

Line Load:

- 4.6 Amps @ 120 V
- (1) 20 Amp circuit, 60 Hz

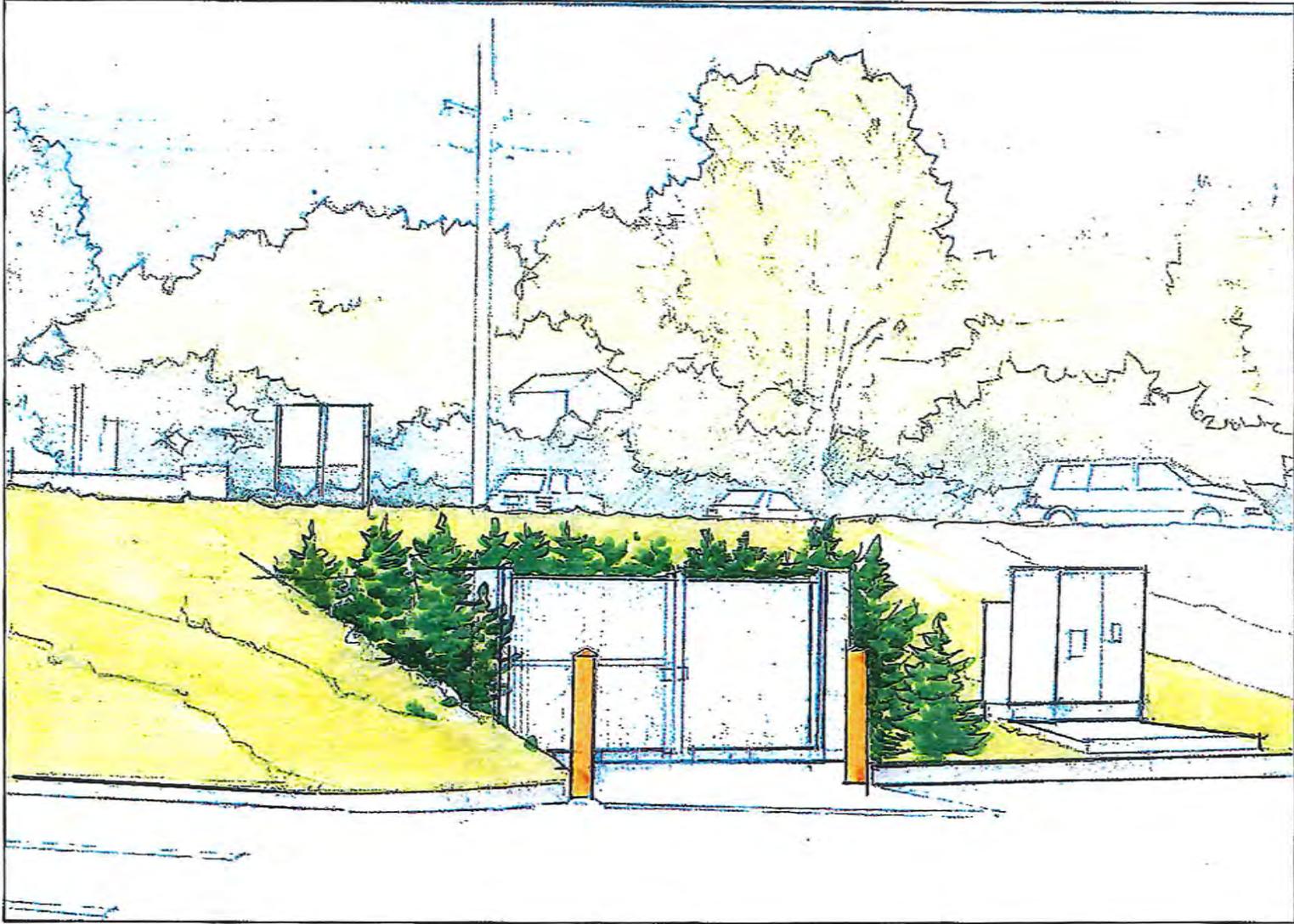
COLOR SPECIFICATIONS

- BM 2116-10 Nightshade Brown semi-gloss
- PMS 165C Orange
- PMS 219C Raspberry



Everbrite

For More Information about the Dunkin' Donuts Sign Program or other Dunkin Brand Sign programs manufactured by Everbrite, LLC, please contact a Dunkin Brands Specialist at toll free 888-505-1002 or dunkinbrands@everbrite.com. We are pleased to assist you.



1
 MAGNORY TRASH ENCLOSURE RENDERING
 SCALE: NOT TO SCALE

SCALE:
 NOT TO SCALE
 DATE: 02/28/14
 SHEET: 011

REN

PROJECT INFORMATION

DUNKIN DONUTS
 1500 PAOLI PIKE
 WEST CHESTER, PA 19380

THESE PLANS ARE THE PROPERTY OF
 ALBERT TAUS & ASSOCIATES, ARCHITECTS,
 AND ARE NOT TO BE USED WITHOUT THE
 EXPRESSED WRITTEN PERMISSION OR
 CONSENT OF ALBERT A. TAUS, R.A., A.I.A.



ALBERT TAUS
 & ASSOCIATES, ARCHITECTS
 ALBERT TAUS, A.I.A., ARCHITECT
 ARCHITECTURE PLANNING INTERIOR DESIGN ENGINEERING
 1500 PAOLI PIKE WEST CHESTER, PA 19380
 PHONE: (610) 838-8888 FAX: (610) 838-7188
 WEBSITE: atausaarchitects.com



GETS YOU RUNNING

DD COMBOS

1	2	3
4	5	6
7	8	9
10		

COFFEE

COFFEE	1.49	1.79	1.99	2.29
ESPRESSO	1.89	2.09	2.29	
LATTE	2.49	2.69	2.89	
ESPRESSO WITH MILK	3.09	3.29	3.49	
ESPRESSO WITH WHOLE MILK	3.09	3.29	3.49	
ESPRESSO WITH SKIM MILK	3.09	3.29	3.49	
VANILLA CHAI	2.49	2.69	2.89	
ESPRESSO WITH FROTHED MILK	2.49	2.69	2.89	
BOX OF 20	3.99			

ANYTIME BREAKFAST

BREAKFAST SANDWICH	2.89
CLASSIC	2.59
EGG WHITE OMELET	2.59
TOASTED WRAPS	4.59
COFFINETS	1.99
CRISPS	0.99
BAGELS	1.09
MUFFINS	0.99
MUNCHIES	0.59

KEEPS YOU RUNNING

DD COMBOS

1	2	3
4	5	6
7	8	9
10		

BEVERAGES

ICE TEA	2.99	3.49	4.49
COOLATH	2.99	3.49	4.49
ICE COLD	1.99	2.49	2.99
HOT COCOA	2.49	2.99	3.49
HOT CHOCOLATE	1.99	2.49	2.99

ANYTIME EATING

SANDWICHES	
TUNA, CHICKEN, BACON, PASTA & CHEESE	3.79
TUNA, PASTA, PICKLED ONIONS	3.29
CHICKEN SANDWICH	3.79
CHICKEN SANDWICH	3.79
HASH BROWN	0.99
BAGEL TWIST	1.29
COFFEE ROLL	1.29
CROISSANT	1.09
ENGLISH MUFFIN	1.09
FRENCH ROLL	1.09



A push of a button. A cup of delicious.



ASG SECURITY

WHOLE MILK

CREAM

SKIM MILK

PLEASE ORDER HERE



