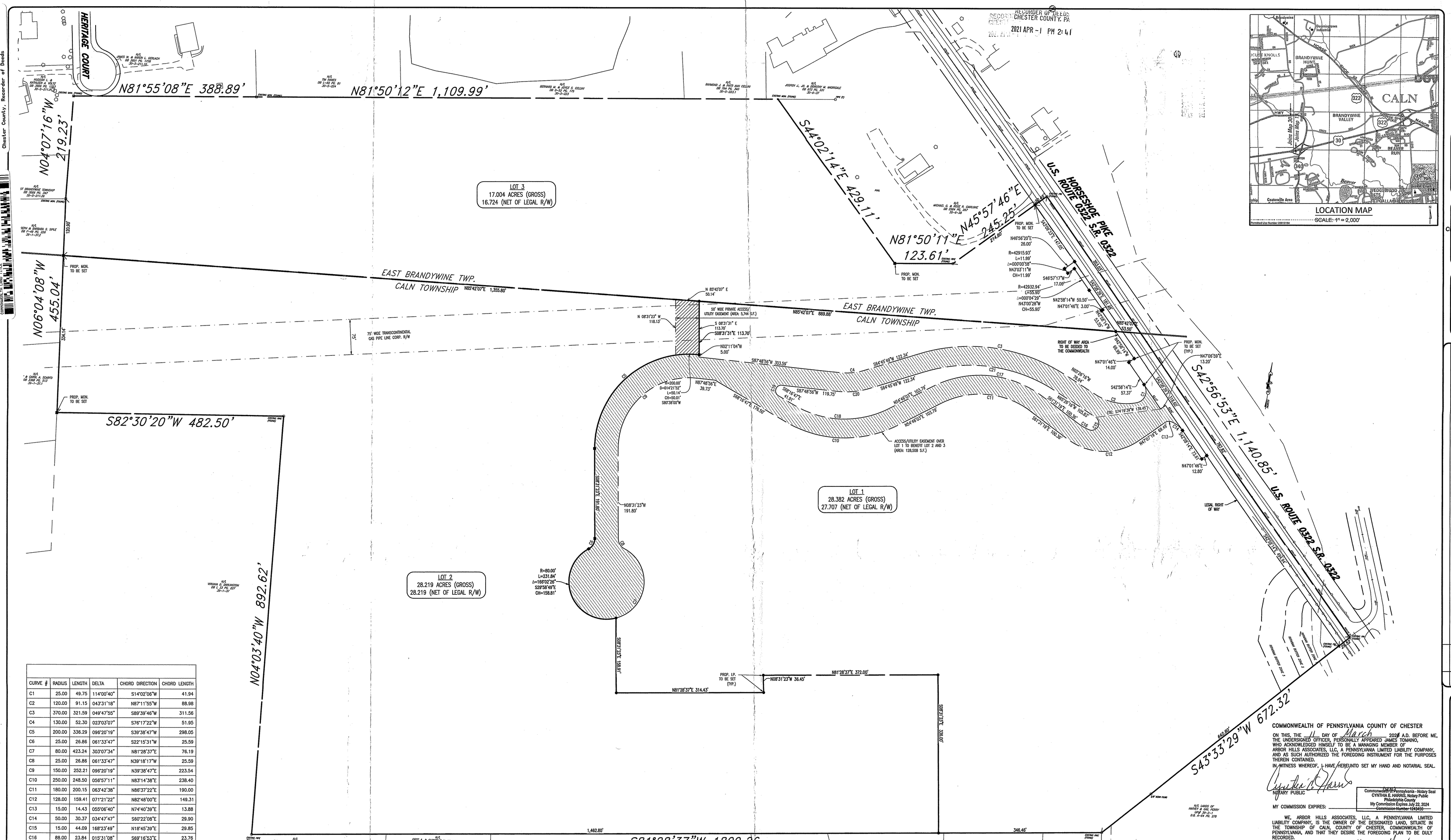
DOC ID 11819537 04/01/2021 02:45 PM
Receipt # 21-1-1800
Rec Fee: $82.00
Chester County, Recorder of Deeds

11819537 B: 20846 P: 1 SRP
04/01/2021 02:45:11 PM 1 of 1
COMMONWEALTH OF PENNSYLVANIA
RECORDER OF DEEDS
CHESTER COUNTY

RECORDER OF DEEDS
CHESTER COUNTY, PA
2021 APR -1 PM 2:41



Permitted Use Number 20041058

CURVE #	RADIUS	LENGTH	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	25.00	49.75	114°00'40"	S14°02'06"W	41.94
C2	120.00	91.15	043°31'18"	N87°11'55"W	88.98
C3	370.00	321.59	049°47'55"	S89°39'46"W	311.56
C4	130.00	52.30	023°03'07"	S76°17'22"W	51.95
C5	200.00	336.29	096°20'19"	S39°38'47"W	298.05
C6	25.00	26.86	061°33'47"	S22°15'31"W	25.59
C7	80.00	423.24	303°07'34"	N81°28'37"E	76.19
C8	25.00	26.86	061°33'47"	N39°18'17"W	25.59
C9	150.00	252.21	096°20'19"	N39°38'47"E	223.54
C10	250.00	248.50	056°57'11"	N83°14'38"E	238.40
C11	180.00	200.15	063°42'38"	N86°37'22"E	190.00
C12	128.00	159.41	071°21'22"	N82°48'00"E	149.31
C13	15.00	14.43	055°06'40"	N74°40'39"E	13.88
C14	50.00	30.37	034°47'47"	S60°22'08"E	29.90
C15	15.00	44.09	168°23'49"	N18°45'39"E	29.85
C16	88.00	23.84	015°31'08"	S69°16'53"E	23.76
C17	220.00	244.63	063°42'38"	N86°37'22"E	232.22
C18	210.00	208.74	056°57'11"	N83°14'38"E	200.26
C19	12.00	32.69	156°05'43"	S09°46'05"W	23.48
C20	170.00	68.40	023°03'07"	S76°17'22"W	67.94
C21	330.00	286.82	049°47'55"	S89°39'46"W	277.88

ZONING DATA TABULATION
CALN TOWNSHIP

ARTICLE XVI: PLANNED RESIDENTIAL DEVELOPMENT REGULATIONS
SECTION 155-204 DESIGN STANDARDS

MINIMUM BUILDING SEPARATIONS, SETBACK, AND BUILDING HEIGHT:

	FRONT TO FRONT	SIDE TO SIDE	SIDE TO REAR	REAR TO REAR	FRONT TO REAR	MINIMUM REAR BUILDING SETBACK TO ALLEY IF APPLICABLE	MAX. BUILDING HEIGHT
MULTI-FAMILY TOWNHOUSE	50 FT.	20 FT.	40 FT.	32 FT.	35 FT.	20 FT./18 FT WITH 1 CAR GARAGE, 8 FT. WITH 2 CAR GARAGE	2.5 STORIES/ 35 FT.
MULTI-FAMILY APARTMENTS	75 FT.	30 FT.	35 FT.	50 FT.	35 FT.	20 FT./18 FT WITH 1 CAR GARAGE, 8 FT. WITH 2 CAR GARAGE	3.0 STORIES/ 45 FT.
SINGLE-FAMILY DETACHED	50 FT.	20 FT.	40 FT.	32 FT.	35 FT.	20 FT./18 FT WITH 1 CAR GARAGE, 8 FT. WITH 2 CAR GARAGE	3.0 STORIES/ 45 FT.
ACCESSORY RESIDENTIAL BUILDINGS	20 FT.	20 FT.	20 FT.	20 FT.	20 FT.	N/A	3.0 STORIES/ 45 FT.

DENSITY CALCULATIONS
MAXIMUM PERMITTED NOT TO EXCEED 8 DU/GROSS ACRE

OPEN SPACE
MINIMUM COMMON OPEN SPACE = 40% GROSS TRACT AREA

RECORDER OF DEEDS

UPI # 30-6-39 D.B. 5201 PAGE 2347

UPI # 39-2-1.1 D.B. 5201 PAGE 2347

SUBDIVISION PLAN
SCALE: 1"=80'

80 0 40 80 160
GRAPHIC SCALE
1 inch = 80 feet

LEGEND

EX. PROPERTY LINE	242 EXISTING CONTOUR	PROP. LIGHT POLE	PROP. ELEC. LINE
PROP. PROPERTY LINE	242 PROPOSED CONTOUR	EX. FENCE	EX. UTILITY POLE
EX. RIGHT-OF-WAY	X 123.00 EXISTING SPOT ELEV.	EX. MAIL BOX	PROP. UTILITY POLE
PROP. RIGHT-OF-WAY	x 123.00 NEW SPOT ELEV.	EX. SIGN	EX. GUY ANCHOR
EX. MONUMENT	GE82 SOILS TYPE	PROP. SIGN	EX. GAS LINE
PROP. MONUMENT	SOILS LINE	EXIST. PARKING SPACES	PROP. GAS LINE
EX. IRON PIPE	EX. CONC. CURB	PROP. PARKING SPACES	EX. GAS VALVE
PROP. IRON PIPE	PROP. CONC. CURB	(TBR) TO BE REMOVED	PROP. GAS VALVE
EX. EASEMENT	EX. EDGE OF PAVING	EX. ELEC. LINE	EX. STORM SEWER LINE
PROP. EASEMENT	PROP. EDGE OF PAVING	PROP. TELE. LINE	PROP. STORM SEWER LINE
EX. WETLANDS	EX. LIGHT POLE	EX. ELEC. LINE	EX. STORM INLET

PROP. STORM INLET	PROP. WATER LINE	EX. SANITARY SEWER LINE	PROP. SAN. SEWER LINE
PROP. STORM INLET ID	PROP. WATER LATERAL	PROP. SAN. SEWER LATERAL	PROP. SANITARY MH. ID
PROP. SEEPAGE BED	PROP. FIRE WATER LINE	EX. WATER LINE	PROP. WATER VALVE
	EX. WATER VALVE		PROP. HYDRANT
	PROP. WATER VALVE		EX. HYDRANT
	EX. HYDRANT		EX. MANHOLE
	PROP. HYDRANT		PROP. MANHOLE
	EX. MANHOLE		
	PROP. MANHOLE		

GENERAL NOTES:

1. THE PURPOSE OF THIS PLAN IS TO:
   A. SUBDIVIDE THE EXISTING PARCEL INTO THREE LOTS.
2. BOUNDARY INFORMATION OBTAINED FROM PLAN OF PROPERTY FOR RADNOR ASSOCIATES, L.P. BY CHESTER VALLEY ENGINEERS, INC. DATED SEPTEMBER 30, 2003, BEING CHESTER COUNTY ASSESSMENT MAP 30-6 PARCEL 39 & MAP 39-2 PARCEL 1.1.
   GROSS AREA:
   EAST BRANDYWINE TOWNSHIP = 17.000 ACRES
   CALN TOWNSHIP = 56.605 ACRES
   TOTAL = 73.605 ACRES
3. ALL LOT CORNERS TO BE SET WITH IRON PINS. CONCRETE MONUMENTS SHALL BE SET ALONG THE RIGHT-OF-WAY. DEVELOPER WILL BE RESPONSIBLE FOR SETTING PROPERTY CORNERS AND MONUMENTATION PRIOR TO ANY HOUSE CONSTRUCTION ACTIVITIES PURSUANT TO SECTION 137-34. MONUMENTS SHALL BE OF CONCRETE OR STONE WITH A MINIMUM OF 6"x6"x30" OR AS APPROVED BY THE TOWNSHIP ENGINEER. THEY SHALL BE PLACED SO THAT THE SCORED OR MARKED POINT SHALL COINCIDE EXACTLY WITH THE INTERSECTION OF LINES. PURSUANT TO SECTION 137-34.B MARKERS SHALL BE SET AT LOCATIONS SHOWN ON THE FINAL PLAN AS FOLLOWS: (1) AT ALL POINTS WHERE LOT LINES INTERSECT CURVES, EITHER FRONT OR REAR, (2) AT ALL ANGLES IN PROPERTY LINES OF LOTS AND (3) AT ALL OTHER LOT CORNERS. PERMANENT MARKERS AND MONUMENTS WILL BE INSTALLED UPON COMPLETION OF FINAL GRADING.
4. THE CONTRACTOR SHALL FIELD VERIFY THE LOCATION AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO THE START OF ANY CONSTRUCTION. THE CONTRACTOR SHALL PERFORM A PENNSYLVANIA ONE CALL IN ACCORDANCE WITH ACT 287.
5. D.L. HOWELL & ASSOCIATES, INC. DOES NOT GUARANTEE THE ACCURACY OF THE LOCATIONS OF THE EXISTING SUBSURFACE UTILITY STRUCTURES SHOWN ON THE PLANS. NOR DOES D.L. HOWELL & ASSOCIATES, INC. GUARANTEE THAT ALL SUBSURFACE STRUCTURES ARE SHOWN. THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES PRIOR TO THE START OF THE WORK.
6. PURSUANT TO SECTION 137-52 ALL OTHER UTILITY LINES, INCLUDING BUT NOT LIMITED TO ELECTRIC, GAS, STREETLIGHT SUPPLY AND TELEPHONE, SHALL BE PLACED UNDERGROUND. INSTALLATION OF ALL UTILITIES SHALL BE IN STRICT ACCORDANCE WITH THE ENGINEERING STANDARDS AND SPECIFICATIONS OF THE TOWNSHIP, MUNICIPAL AUTHORITY OR OTHER PUBLIC UTILITY CONCERNED.

APPROVED
For Recording
By _____ Date 3/15/2021
ARRO Consulting Inc.

CERTIFICATE OF ACCURACY – SURVEY
I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, ALL LOT AND EASEMENT CALCULATIONS SHOWN AND DESCRIBED HEREON ARE TRUE AND CORRECT TO THE ACCURACY REQUIRED BY THE CALN TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE, (BOUNDARY LINES CLOSE WITH AN ERROR OF NOT MORE THAN ONE FOOT IN 10,000 FEET). BOUNDARY AND BASE PLAN BY OTHERS.

THOMAS K. PHILLIPS, P.L.S. SU-055399-E

COMMONWEALTH OF PENNSYLVANIA COUNTY OF CHESTER
ON THIS, THE 11 DAY OF March 2021 A.D. BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED JAMES TOMAINO, WHO ACKNOWLEDGED HIMSELF TO BE A MANAGING MEMBER OF ARBOR HILLS ASSOCIATES, LLC, A PENNSYLVANIA LIMITED LIABILITY COMPANY, AND AS SUCH AUTHORIZED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.
IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND NOTARIAL SEAL.
NOTARY PUBLIC
MY COMMISSION EXPIRES:
Notarial Seal
Commonwealth of Pennsylvania - Notary Seal
CYNTHIA E. HARRIS, Notary Public
Philadelphia County
My Commission Expires July 22, 2024
Commission Number 1043455

WE, ARBOR HILLS ASSOCIATES, LLC, A PENNSYLVANIA LIMITED LIABILITY COMPANY, IS THE OWNER OF THE DESIGNATED LAND, SITUATE IN THE TOWNSHIP OF CALN, COUNTY OF CHESTER, COMMONWEALTH OF PENNSYLVANIA, AND THAT THEY DESIRE THE FOREGOING PLAN TO BE DULY RECORDED.
WITNESS MY HAND AND SEAL THIS 11 DAY OF March, 2021
FOR: ARBOR HILLS ASSOCIATES, LLC,
A PENNSYLVANIA LIMITED LIABILITY COMPANY
BY: JAMES TOMAINO

REVIEWED BY THE PLANNING COMMISSION OF CALN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA, THIS 19 DAY OF May 2020.
CHAIRPERSON

APPROVED BY THE BOARD OF COMMISSIONERS OF CALN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA, THIS 16 DAY OF March 2021
PRESIDENT
VICE PRESIDENT
MEMBER
MEMBER
MEMBER

Land Dev ID:SUB-10120
Plan Number: SD-12-11-5316

REVIEWED BY THE CHESTER COUNTY PLANNING COMMISSION THIS 1st DAY OF April 20 21
SECRETARY

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF CHESTER COUNTY AT WEST CHESTER, PENNSYLVANIA, IN PLAN BOOK _____ PAGE _____ ON THE _____ DAY OF _____ 20 ___.
(DEPUTY) RECORDER OF DEEDS

DLHowell
Civil Engineering & Land Planning
D.L. Howell & Assoc., Inc.
1250 Wrights Lane
West Chester, PA 19380
Phone: (610) 918-9002
Fax: (610) 918-9003

RECEIVED
MAR 11 2021
CODES DEPARTMENT
CALN TOWNSHIP

REV.	DATE	REVISIONS
8		
7		
6		
5		
4		
3		
2	01/18/21	REVISED PER TOWNSHIP ENGINEER REVIEW DATED 12/23/20
1		

FINAL MINOR
SUBDIVISION PLAN

CLIENT: ARBOR HILLS ASSOCIATES
PROJECT: DWELL AT CALN PLANNED RESIDENTIAL DEVELOPMENT
LOCATION: ROUTE 322
CALN TOWNSHIP, CHESTER CO., PA

DATE:	10/14/20
SCALE:	1"=80'
DRAWN BY:	DWG
CHECKED BY:	DLH
PROJECT NO.:	1842B
CAD FILE:	OVERALL SUBDIVISION PLAN.dwg
PLOTTED:	01/18/21
DRAWING NO.:	C01.1
SHEET	01 OF 01