

2019-20



pennsylvania
OFFICE OF OPEN RECORDS

RECEIVED

FEB 21 2019

CALN TWP
RTKO

STANDARD RIGHT-TO-KNOW REQUEST FORM

DATE REQUESTED: ~~DECEMBER~~ 2/20/2019

REQUEST SUBMITTED BY: E-MAIL U.S. MAIL FAX IN-PERSON

REQUEST SUBMITTED TO (Agency name & address): _____

MIRIAM ROBINSON

NAME OF REQUESTER: MIRIAM ROBINSON

STREET ADDRESS: 24 TUXFORD LN.

CITY/STATE/COUNTY/ZIP(Required): COATESVILLE PA 19320

TELEPHONE (Optional): [REDACTED] EMAIL (optional): [REDACTED]

RECORDS REQUESTED: *Provide as much specific detail as possible so the agency can identify the information. Please use additional sheets if necessary

LOOKING FOR MINUTES (PLANNING COMMISSION'S AND COMMISSIONER'S) FOR DECEMBER 1979 AND BACKWARDS.

LOOKING FOR A SPECIFIC NAME: DUNIGAN (FRANK X. & MARY ANN DUNIGAN) WITH A PROPERTY ON BAILEY ROAD.

951 N Bailey Rd

DO YOU WANT COPIES? YES NO CALL ME FIRST

DO YOU WANT TO INSPECT THE RECORDS? YES NO

DO YOU WANT CERTIFIED COPIES OF RECORDS? YES NO

DO YOU WANT TO BE NOTIFIED IN ADVANCE IF THE COST EXCEEDS \$100? YES NO

** PLEASE NOTE: RETAIN A COPY OF THIS REQUEST FOR YOUR FILES **
** IT IS A REQUIRED DOCUMENT IF YOU WOULD NEED TO FILE AN APPEAL **

FOR AGENCY USE ONLY

Assistant
OPEN-RECORDS OFFICER: Penuse Miller

I have provided notice to appropriate third parties and given them an opportunity to object to this request

DATE RECEIVED BY THE AGENCY: 2/21/19

AGENCY FIVE (5) BUSINESS DAY RESPONSE DUE: 2/27/19

RECEIVED

FEB 21 2019

CODES DEPARTMENT
CALN TOWNSHIP

**Public bodies may fill anonymous verbal or written requests. If the requestor wishes to pursue the relief and remedies provided for in this Act, the request must be in writing. (Section 702.) Written requests need not include an explanation why information is sought or the intended use of the information unless otherwise required by law. (Section 703.)

SITE PLANNERS
CONSULTING ENGINEERS
LANDSCAPE ARCHITECTS
SURVEYORS

YERKES Associates inc.

1444 PHOENIXVILLE PIKE • P. O. BOX 553 • WEST CHESTER, PA. 19380 • (215) NI 4-4254

TO: CALN TOWNSHIP PLANNING COMMISSION
Municipal Drive
Thorndale, PA 19372

DATE: September 13, 1979
RE: _____

WE ARE SENDING _____ HEREWITH _____ FOR YOUR FILES _____ APPROVED
_____ FOR CHECKING _____ SEPARATELY _____ AS CORRECTED FOR RESUBMISSION

Enclosed for your review, please find 16 sets of the Frank X. & Mary Ann Dunigan Subdivision plans and accompanying modules.

We would appreciate a copy of the engineering review sent to our West Chester Office.

*Rec'd 9/14/79
ea*

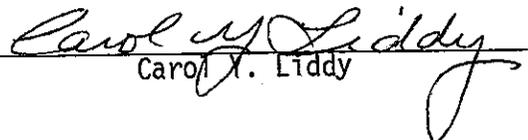
REMARKS:

Very truly yours,

COPIES TO:

YERKES ASSOCIATES, INC.

CYL/dp1

BY: 
Carol X. Liddy

6/27/79

Carol Liddy
called - Plans
to be ready for
Aug, 1979 meeting

Event

6/17/79

4:45 p.m.
No plans submitted.
Mrs Deunigan stated
Yerkes said no
plans were needed.

Carol Liddy
c/o Yerkes
WI 4-4254

SITE PLANNERS
CONSULTING ENGINEERS
LANDSCAPE ARCHITECTS
SURVEYORS

YERKES 
Associates inc.

1444 PHOENIXVILLE PIKE • P. O. BOX 553 • WEST CHESTER, PA. 19380 • (215) NI 4-4254

June 1, 1979

16

Mr. Frank Dunigan
322 S. Crest Avenue
Exton, PA 19341

Dear Frank:

We have received the letter from the Caln Township Municipal Building regarding your subdivision submittal. In order for your application to be considered complete, there is a form to be filled out and an application fee to be paid to cover engineering review and services by the Township.

The filing fee is \$100.00 plus \$5.00 for each lot, making it \$115.00 for your subdivision. If you could stop by the Caln Township building and fill out the appropriate form and submit the filing fee of ~~\$115.00~~ then your application will be considered complete; and, when final plans are submitted, there will be no delays.

We are expecting topographical information back from ADR in approximately 3 weeks and will proceed with the final plans once we have the accurate topography. We hope to have final plans ready for submittal at the August meeting of Caln Township Planning Commission.

If you have any questions or comments, please call me.

Very truly yours,

YERKES ASSOCIATES, INC.


Carol Y. Liddy

\$115

CYL/dp1

\$200
30
\$230
115
\$345

Prepare in Triplicate

- Twp. Secretary
- Twp. Engineer
- Twp. Planning Commission

CALN TOWNSHIP

Chester County, Pennsylvania

CHECKLIST FOR MINOR SUBDIVISION APPROVAL

To be used only for small subdivisions (three lots or less) involving no public improvements

= DUNIGAN =

Name of Subdivision

N. BAILY ROAD (OVERLOOKING BY-PASS)

Location in Township

F.X. DUNIGAN

3300 SYLVAN DR THORNDALE

HOME 383-5988

Applicant's Name

Address

Phone

F.X. DUNIGAN

3300 SYLVAN DR. THORNDALE

OFFICE 363-8300

Owner's Name

Address

Phone

JOHN H. WOLLMAN

LAMB (WEST CHESTER)

692-5322

Attorney for Applicant

Address

Phone

YERKES ASSOC.

WEST CHESTER, PA

NI 4-4254

Engineer for Applicant

Address

Phone

14.98

3

100,000 + SF.

Total Acreage of Subdivision

Total Number Lots

Average Area Each Lot

Ordinance Section

Procedure

Date

401 a

Four (4) copies of sketch plan submitted (optional) (Note: If sketch plan is not submitted, proceed to Preliminary Plan.)

401 c

Copies distributed by Township Secretary to:

- Planning Commission
- Township Engineer
- Board of Commissioners

Checklist for Minor Subdivision Approval - Caln Township

<u>Ordinance Section</u>	<u>Procedure</u>	<u>Date</u>
401 a	Planning Commission review to approve use of minor subdivision procedure	_____
401 c.2	Township Engineer Review: ___ Site feasibility - zoning ___ On-site sewage disposal ___ Slope and drainage ___ Comments to Planning Commission	_____
401 c.3	Planning Commission Review: ___ Township Engineer's comments ___ Suitability of site for subdivision submitted ___ Comments to Board	_____
401 c.4	Board of Commissioners ___ Review and inform Subdivider in writing the extent of acceptability and conditions for consideration as a subdivision plan Township Secretary determine that Subdivider has sufficient information with regard to: ___ Subdivision Ordinance ___ Zoning Ordinance ___ Other applicable Ordinances and Codes	_____
402 a	Preliminary Plan Submitted (6 copies)	_____
404	Fee paid	_____
402 a	Copies distributed by Township Secretary to: ___ Planning Commission ___ Township Engineer (2) ___ Chester County Planning Commission ___ Board of Commissioners	_____

<u>Ordinance Section</u>	<u>Procedure</u>	<u>Date</u>
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402 b	Township Engineer Review:	
501 a 502 b/c	___ Content of plan to meet requirements of Preliminary and Final plans	
501 b	___ Sketch showing location of subdivision	
501 c	___ Where on-site sewage facilities are anticipated, the adequacy of the site.	
502 f	___ A statement of the type of structures, typical lot layout, and summary of the number of structures and dwelling units proposed	
502 g	___ Evidence of conformity of plans with Zoning, Sanitation, and other applicable Ordinances and Regulations	
502 h.1	___ Affidavit that applicant is the owner or equitable owner of the land	
502 h.2	___ Acknowledged statement of consent by owner to subdivision and intention to record	<hr/>
403 e	Township Secretary receive and forward County Planning Commission recommendations to Township Planning Commission	<hr/>
403 e	Planning Commission review comments of Township Engineer and County Planning Commission. Prepare recommendation to Board of Commissioners recommending approval or disapproval of the Final Plan with reasons	<hr/>
403 i	Subdivider submit reproducible copies of Final Plan	
403 g	After consideration of all material submitted, the Board shall: ___ Approve the plan as submitted	

Checklist for Minor Subdivision Approval - Cain Township

Ordinance
Section

Procedure

Date

403 g

___ Disapprove the plan, stating the reasons for such action in writing

403 j

Within ninety (90) days, the Subdivider shall record the plan. One (1) copy of the recorded plan shall be returned for file by the Township Secretary within fifteen (15) days after recording

Prepare in Triplicate

Twp. Secretary

Twp. Engineer

Twp. Planning Commission

CALN TOWNSHIP

Chester County, Pennsylvania

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= DUNIGAN =

Name of Subdivision

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Location in Township

F. X. DUNIGAN

3300 SYLVAN DR. THORNDALE

HOME 383-5988

Applicant's Name

Address

Phone

F. X. DUNIGAN

3300 SYLVAN DR THORNDALE

OFFICE 363-8300

Owner's Name

Address

Phone

JOHN H. WOLLMAN

LAMB - (WEST CHESTER)

692-3322

Attorney for Applicant

Address

Phone

YERKES ASSOC

WEST CHESTER PA.

NI 4-4254

Engineer for Applicant

Address

Phone

14.98

Total Acreage of Subdivision

3

Total Number Lots

100,000 +/- SF

Average Area Each Lot

Ordinance Section

Procedure

Date

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Four (4) copies of sketch plan submitted (optional) (Note: If sketch plan is not submitted, proceed to Preliminary Plan.)

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Township Engineer

Board of Commissioners

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Twp. Secretary

Twp. Engineer

Twp. Planning Commission

CALN TOWNSHIP

Chester County, Pennsylvania

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= DUNIGAN =

Name of Subdivision

N. Baily Rd (OVERLOOKING BY-PASS)

Location in Township

F. X. DUNIGAN

3300 SYLVAN DR. THORNDALE

HOME

383-5988

Applicant's Name

Address

Phone

F. X. DUNIGAN

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368-8300

Owner's Name

Address

Phone

JOHN H. WOLLMAN

LAMB (WEST CHESTER)

692-3322

Attorney for Applicant

Address

Phone

YERKES ASSOC

WEST CHESTER, PA.

NI 4-4254

Engineer for Applicant

Address

Phone

14.98

3

100,000 + S.F.

Total Acreage of Subdivision

Total Number Lots

Average Area Each Lot

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Dunigan - 3 lot sub.

- ① Private drive to be 20' wide - see cross section pg. 2 dev. plan. 5' ^{stat.} shoulders. How far has drive been installed - drainage?
- ② Drives shown on plan are shown as 15% - spaces to be provided at bottom near private road
- ③ Site distance to be shown N & S on N. Bailey Rd.
- ④ Perc test - lot #3.
- ⑤ No on lot diversion shown for the developed lot - except on development plan.
- ⑥ New easement - new ~~acc~~ plan for record.

No encrow posted for installation of drive.
Was permitted by township in 1982 to be installed as drive to serve single house.

* See June 26, 1990 minutes

update
age lots bordering a major traffic street are

et and lot sizes.

Dimensions and areas shall not be less than
provisions of the Cain Township Zoning Ordinance.

See Ch. 155, Zoning.

A. Where a subdivision borders on or contains an existing or proposed collector or arterial street, the Board of Commissioners may require that access to such streets be limited by one (1) of the following means:

- (1) The subdivision of lots so as to back onto the primary arterial or collector and front onto a parallel local

Editor's Note: See Ch. 155, Zoning.

DEPARTMENT OF HEALTH
CALN TOWNSHIP

P. O. BOX 253
THORNDALE, PA. 19372

TELEPHONE
Day 384-0600

September 25, 1979

Dunigan Subdivision

(Application and Plot Plan as system design not completed as yet)

Soil test pit on Lot #1 has Edgemont Channery loam 8-15% slope. Silt loam to heavy silt loam with clay films to 50 inches then sandy loam. No limiting zone. Passed perc test suitable for conventional on-site sewage trenches.

Soil test pit on Lot# 2 has Edgemont Channery loam 8-15% slopes. Same as Lot #1 except for limiting zone of fractured rock with soil in voids at 50 inches. Passed perc test. Limiting zone makes it suitable for alternate sand-lined trenches.

Lot #3 - soil test pit was not dug due to inaccessibility caused by severe slopes in excess of 20-23%.



Caln Township

Municipal Building
253 Municipal Drive
P.O. Box 149
Thorndale, PA 19372
384-0600

BOARD OF COMMISSIONERS

Charles O'Donnell, *President*
Kenneth Roussey, *Vice President*
Norman Borgman
Howard Rissel
Francis Summers

TOWNSHIP MANAGER
Sam Moore

ADMINISTRATIVE SECRETARY
Janet Raytik

March 21, 1991

Francis Dunigan
P.O. Box 652
Thorndale, Pa. 19372

Re: N. Bailey Rd. Subdivision

Dear Mr. Dunigan,

This letter is regarding information that the township will need to see on the existing driveway for the above referenced subdivision prior to making recommendations on approval to complete the subdivision.

A private road was to have been installed according to the township approved subdivision plan. Instead, a driveway was installed to service one house.

The township will need to have information on what is existing to see what does not comply with the approved plan. The items include but are not limited to grade of drive, paving and shoulder specifications, turning radius and safe sight distances. Reference should be made to the township subdivision and land development ordinance.

If you have any questions, or need any additional information, do not hesitate to contact this office.

Sincerely,



Sheri Leonard
Zoning Officer

cc: file



Caln Township

Municipal Building
253 Municipal Drive
Thorndale, PA 19372
384-0600

BOARD OF COMMISSIONERS

Charles O'Donnell, *President*
Alan Jarvis, *Vice President*
Kenneth Roussey
Al Hanscom
Norman Borgman

TOWNSHIP MANAGER

Sam Moore

TOWNSHIP SECRETARY

Joan Cross

May 15, 1987

Joseph E. Brion
Lachall, Brion, Cohen & Lawson
Suite 303
One S. Church St.
West Chester, Pa. 19382

Re: Frank Dunigan Property
N. Bailey Rd.

Dear Mr. Brion,

This letter is in regards to the above referenced subdivision. The owner will have to make application for subdivision for a lot line change. The plan will have to be reviewed by the township just as a new subdivision would be reviewed. The plan will have to contain all information for subdivision just as a new plan would.

Enclosed please find an application and procedure sheet for subdivision.

To build on either of the remaining lots, a private road or driveway (built to township specifications) will have to be constructed, this was a condition of the original subdivision. I also suggest that a perc test be performed by the Caln Township sewage enforcement officer prior to the subdivision procedure.

If you have any questions, or need any additional information, do not hesitate to contact this office.

Sincerely,

Sheri Troupe
Zoning Officer



Caln Township

Municipal Building
253 Municipal Drive
Thorndale, PA 19372
384-0600

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May 15, 1987

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Suite 303
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N. Bailey Rd.

Dear Mr. Brion,

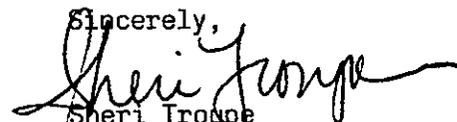
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If you have any questions, or need any additional information, do not hesitate to contact this office.

Sincerely,


Sheri Troupe
Zoning Officer



Gravel

TOWNSHIP ROAD OCCUPANCY PERMIT

11 11

All work under this permit to be completed on or before: _____

Date Issued 5-30-82
Total Fees 120.00

* Permit void after this date. Immediately upon completion of the work, permittee should notify the Township.

1982-17 DL

~~No Work~~
Permit

Permission is hereby granted to

Francis X. Duvigne

PERMITTEE

Box 322

ADDRESS

Extors, PA

POST OFFICE

ZIP CODE

No Bailey Road

Township Route No., Road or Street (Where work is to be done)

Township Cole

Co. Centre

Under and subject to all the conditions, restrictions, and regulations prescribed by the Township and on the general provisions and specifications, a true copy whereof is attached and made a part hereof, with the same force and effect as if written or printed herein and under and subject to the special conditions, restrictions, and regulations hereinafter set forth.

Install driveway per Cole Twp

(DESCRIPTION AND PURPOSE OF WORK)

Remove old driveway

Install new driveway

in front of lot

30' x 10' x 10'

The Township Board of Supervisors, may at any time revoke and annul this permit for non-performance of, or non-compliance with any of the conditions, restrictions, and regulations hereof.

APPROVED 30 Day 5 Month 82 Year

[Signature]
Township Signature or Seal

IMPORTANT

- The terms and conditions embodied in this permit require the permittee to complete this work by the date specified in the permit. Where permittee fails to comply with the condition as to completion of work by the time specified, the following rules will govern:
- (a) **Failure to start work by date specified for completion.** Permit will be cancelled unless permittee desires an extension of time, in which case a supplemental permit may be issued.
 - (b) **Work started and not completed by specified date.** Permittee will notify Township, prior to expiration of allotted time, of inability to complete the work on or before the date specified and request an extension of time. Such request shall be accompanied by the prescribed fee.
 - (c) **Permittee not desirous of carrying out proposed work on account of change in conditions affecting it.** Permittee will notify the Township prior to the date specified for completion that work will not be carried forward, returning the permit with such notice. The fee for inspection of the work will be refunded by the Township, provided that they have been notified of cancellation prior to the expiration date.
- The fees to be paid under the conditions in (a), (b), and (c) apply only to permits for which fees are collected in accordance with the fixed schedule.
- All notices relative to time extensions or cancellations shall be forwarded to the Township which issued the original permit.

PERMIT

for

INSTALLATION OF SEWAGE DISPOSAL SYSTEM

Pursuant to Application for Sewage Disposal System number <u>10856</u>	
a permit is hereby issued to:	
NAME OF APPLICANT <u>FRANK X. DUNIGAN</u>	
ADDRESS OF APPLICANT <u>Box 322 EXTON PA 19341</u>	TELEPHONE NUMBER
PROPERTY ADDRESS OF SITE FOR SEWAGE DISPOSAL SYSTEM <u>1/2 E/S N. BAILEY RD N. OF BY PASS</u>	
<p>This Permit issued under the provisions of the "Pennsylvania Sewage Facilities Act", the Act of January 24, 1966 (P.L. 1535), as amended is subject to the following conditions:</p> <ol style="list-style-type: none"> 1. Except as otherwise provided by the Act or regulations of the Pennsylvania Department of Environmental Resources, no part of the installation shall be covered until inspected by the approving body and approval to cover is granted in writing below. 2. This Permit may be revoked for the reasons set forth in Section 7(b)(6) of the Act. 3. If construction or installation of an individual sewage system or community sewage system and of any building or structure for which such system is to be installed has not commenced within two years after the issuance of a permit for such system, the said permit shall expire, and a new permit shall be obtained prior to the commencement of said construction or installation. <p>ADDITIONAL CONDITIONS: <u>SAND-FINED SYSTEM</u> <u>REQUIRES MINIMUM OF 2' DEK SAND</u> <u>Needs INSPECTIONS DURING INSTALLATION</u></p> <p><u>PLEASE NOTIFY BEFORE SAND IS DUMPED</u></p>	

Approval to Cover

Date of Issuance of Permit 6/2/82

Signature of Enforcement Officer

CALN TOWNSHIP

Approving Body

Date

Nancy C. Parker
Signature of Enforcement Officer

The basis for the issuance of this Permit is the information supplied in the Application for Sewage Disposal System and other pertinent data concerning soil absorption tests, topography, lot size, and sub-soil groundwater table elevations. The permit only indicates that the issuing authority is satisfied that the installation of the Sewage Disposal System is in accordance with the Rules, Regulations and Standards adopted by the Pennsylvania Department of Environmental Resources under the provisions of the Pennsylvania Sewage Facilities Act, the Act of January 24, 1966 (P.L. 1535), as amended. The issuance of a Permit shall not preclude the enforcement of other health laws, ordinances or regulations in the case of malfunctioning of the system.

TO BE POSTED AT THE BUILDING SITE

PENNSYLVANIA SEWAGE FACILITIES PROGRAM
APPLICATION FOR SEWAGE DISPOSAL SYSTEM

10856

INSTRUCTIONS: Before completing this application read carefully all instructions listed on the reverse side of this page. Print clearly or type all information.

PART II TREATMENT

PRIMARY TREATMENT

- Septic Tank
- Aerobic Tank

Total Tank Capacity
1000 gal.

Total Absorption Area
1320 Sq. Ft.

SECONDARY TREATMENT

- Standard Tank
- Elev. Sand Trench
- Seepage Bed
- Elev. Sand Bed
- Subsurf. Sand
- Holding Tank
- Pressure Dose
- Retention Tank
- Alternate _____
- Experimental _____

PART I GENERAL INFORMATION

Name of Applicant: FRANK X. DUNIGAN Telephone No.: 363-8300

Address of Applicant: Box 322 EXTON, PA. Zip Code: 19341

City Address: E/S N. BAILEY ROAD Municipality: CALN Twp.
Immed. north of 30 bypass Subdivision: Lot #2

County: CHESTER

Type of Establishment: Residential 4 No. Bedrooms
 Non-Residential gal./day

Lot Size: 2 + ACRES Nearest Private Water Supply: _____ Ft. Nearest Public Sewer: _____ Ft.

Type Water Supply: Private Public Other _____
Type Sewage System: Individual Community New Repair

PART IV FOR ENFORCEMENT OFFICER USE ONLY

SITE SUITABILITY ANALYSIS

Soil Series: Ec C
Slope: 3-8 %

Percolation Rate: 22 min/in

Depth to Rock Formation: 52 in.

Depth to Shallowest indication of water table: 84 in.

Site: Suitable Unsuitable
Attach Form ER-BWQ-290 Appendix A

SUBDIVISION PLANNING

- Approved Plan
- Area Not Planned
- Limitations in Effect

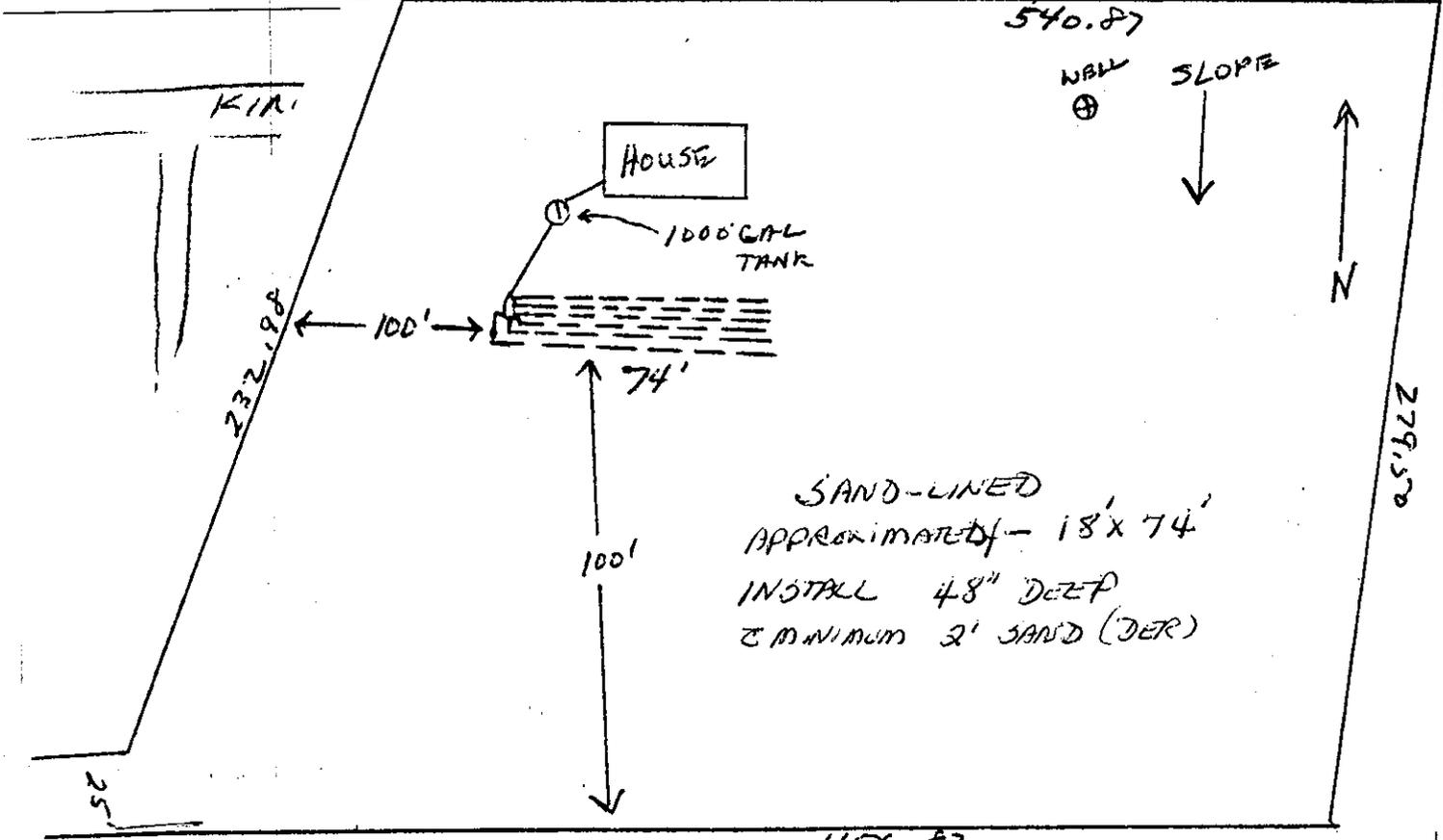
FEES PAID

Application Testing: _____
Final Inspection: 60.00
Total \$: _____

APPLICATION ACTION DATE

Permit Issued: 6/2/82
Permit Denied:
Final Inspection: Approved 1/1
 Denied Initials: _____

PART III PLOT PLAN



The above information is true and correct to the best of my knowledge

Enforcement Officer Signature _____ Date _____ Certification No. _____

The above information is true and correct to the best of my knowledge.

Applicant Signature: Frank X. Dunigan Agent for owner Date: 6/2/82

Mr. Damogin Faldie Bailey Rd



Anthony Richard Webb - Architect

Sun Life Building Routes 1 and 202 Chadds Ford, PA 19317 (215) 459-3533

August 4, 1982

Mr. Jerry J. Baranzano
Building Inspector, Caln Township
Municipal Drive
P.O. Box 253
Thorndale, PA 19372

Dear Jerry:

This letter confirms our inspection and subsequent telephone conversation regarding soil bearing capacity and off-set footings of the foundation by John M. Thompson - Builder, on North Bailey Road, Caln Township.

The Soil Survey by U.S.D.A. Soil Conservation Service describes the site as containing "Edgemont Series" soils with moderate to steep slopes. The sub soil consists of yellowish-brown sandy loam with numerous rock fragments providing solid compaction for building site foundations.

Section 722.0 of the BOCA Code (1975) includes the table: "Presumptive Surface Bearing Values of Foundation Materials" (page 205). In this table, the site soil would be classified as having a bearing value of between 3 and 4 tons per square foot.

The footings, as designed, allow for a bearing value of 3,000 lbs. or 1.5 tons per square foot. In this case, our footing width could be reduced by 50% or more and still maintain a safe bearing value. In addition, the rear garage foundation (although off-set on the footing) will be backfilled and compacted on each side and thus will receive no loading from soil pressure horizontally.

Based on these determinations, the footings are adequate for the soil bearing capacity and loading conditions.

Very truly yours,

A handwritten signature in cursive script that reads "Anthony R. Webb".

Anthony R. Webb

c.c. John M. Thompson - Builder

Mailing Address: 575 Hopewell Road Downingtown, PA 19335

RECEIVED APR 21 1987

LAW OFFICES
LACHALL, BRION, COHEN & LAWSON
SUITE 303
ONE SOUTH CHURCH STREET
WEST CHESTER, PA. 19382
(215) 436-9300

JOSEPH E. BRION
JOHN L. LACHALL
RICHARD H. LAWSON
H. MICHAEL COHEN
ARTHUR L. SAGNOR III

PHILIP J. REILLY
1946-1977
~~XXXXXXXXXXXXXXXXXX~~
~~XXXXXXXXXXXXXXXXXX~~

April 20, 1987

Samuel Moore, Manager
Caln Township
P.O. Box 149
Thorndale, PA 19372

Re: Frank Dunigan Property
North Baily Road

Dear Mr. Moore:

Please be advised that this office represents Frank Dunigan. I have received a final plan for a three (3) lot subdivision which was approved and recorded by Caln Township. A copy of that plan is enclosed for your review. The difficulty at the present time is the Yerkes Plan as enclosed is designed in a way that does not permit a septic system along lot 3. We now have proposed a sketch plan as prepared by Roland Dunlap which shows the exact location of Mr. Dunigan's house on lot 2 and the suggested lot line modification which would enable Mr. Dunigan to provide the area for a septic system on lot 3.

Please review the enclosed plans and advise as to the procedure to modify the subdivision as recorded and change the lot lines between lots two and three in order to accommodate the septic system as shown on the plan prepared by Roland A. Dunlap.

Thank you for your cooperation and assistance in this matter. If there are any applications or paperwork necessary to be prepared in order to present this to Caln Township, please forward it to my office.

Respectfully,

LACHALL, BRION, COHEN & LAWSON

Joseph E. Brion /k

Joseph E. Brion

JEB:kam
Enclosures

DEPARTMENT OF HEALTH
CALN TOWNSHIP

P. O. BOX 253
THORNDALE, PA. 19372

TELEPHONE
Day 384-0600

September 25, 1979

Dunigan Subdivision

(Application and Plot Plan as system design not completed as yet)

Soil test pit on Lot #1 has Edgemont Channery loam 8-15% slope. Silt loam to heavy silt loam with clay films to 50 inches then sandy loam. No limiting zone. Passed perc test suitable for conventional on-site sewage trenches.

Soil test pit on Lot# 2 has Edgemont Channery loam 8-15% slopes. Same as Lot #1 except for limiting zone of fractured rock with soil in voids at 50 inches. Passed perc test. Limiting zone makes it suitable for alternate sand-lined trenches.

Lot #3 - soil test pit was not dug due to inaccessibility caused by severe slopes in excess of 20-23%.

LAW OFFICES
LAMB, WINDLE & McERLANE

26 EAST MARKET STREET
BOX 424
WEST CHESTER, PA. 19380

WILLIAM H. LAMB
SUSAN P. WINDLE
JAMES E. McERLANE
EDWIN CRAIG KALEMJIAN
JOHN H. WOLLMAN
JOHN B. HANNUM, JR.
MADELINE H. LAMB
DANIEL P. MANNIX, V

AREA CODE 215
692-3322

HOWARD F. TROUTMAN
1911-1959
JAMES E. O'NEILL, JR.
1958-1968

May 14, 1980

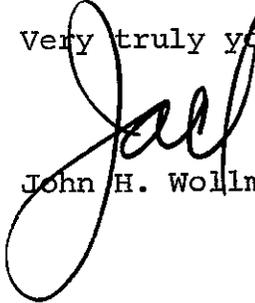
Mr. Dennis Carlson, Manager
Caln Township
Caln Township Municipal Building
Municipal Drive
Thorndale, Penna. 19372

RE: Subdivision of Frank and Mary Ann Dunigan -
North Bailey Road Property

Dear Denny:

Enclosed herewith is the signed subdivision plan for the above property, filed January 22, 1980, in the Recorder of Deeds Office in the Chester County Court House, West Chester, Pennsylvania.

Very truly yours,


John H. Wollman

JHW:sec
Enclosure

cc: Mr. and Mrs. Francis X. Dunigan

SEDIMENTATION & EROSION CONTROL
NARRATIVE
FRANK X. & MARY ANN DUNIGAN SUBDIVISION
CALN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA

THIS IS A 10 ACRE WOODED SITE WITH STEEP SLOPES. THREE BUILDING SITES WITH CUSTOM HOMES ARE PLANNED. ACCESS IS BY A 20 FOOT WIDE DRIVE WITH GRADES NOT EXCEEDING 15%.

BECAUSE OF THE SEVERE SLOPES RUNOFF IS PLANNED TO PROTECT ALL FILL SLOPE. A 5 FOOT WIDE SHOULDER ON THE UPHILL SIDE OF THE ROAD IS DESIGNED AS A STONE SEEPAGE BED. THIS SYSTEM CONNECTS TO THE EXISTING STORM DRAINAGE AT BAILEY ROAD TO THE WEST AND TO A DOWNSLOPE STONE SEEPAGE AND ENERGY DISSIPATOR BED TO THE EAST. ALL LOTS ARE TO HAVE A SEEPAGE PIT TO CONTROL ROOF RUNOFF.

DURING CONSTRUCTION, ON LOT SEDIMENT CONTROL BERMS AND A STONE FILTER BERM AT BAILEY ROAD WILL BE MAINTAINED. HAYBALES WILL BE PLACED AROUND THE EXISTING INLET AND HEADWALLS TO PROTECT THEM FROM SEDIMENT UNTIL THE SLOPES ARE STABILIZED.

THE TOPOGRAPHY, SOILS AND PROPOSED LAND COVER ALTERATIONS ARE SHOWN ON THE PLAN. THE STAGING OF THE FACILITIES WILL BE AS FOLLOWS: (1) CONSTRUCT HAYBALE SILT BARRIERS, (2) EXCAVATE DRIVEWAYS AND STABILIZE IMMEDIATELY WITH STONE, (3) CONSTRUCT TEMPORARY DIVERSIONS ABOVE THE FUTURE DISTURBED AREA OF THE DWELLINGS, (4) STRIP TOPSOIL FROM AREA IN AND AROUND PROPOSED DWELLING AND STOCKPILE IN AN AREA ABOVE THE HAYBALE SILT BARRIERS, (5) EXCAVATE DWELLING FOUNDATIONS AND BASEMENTS AND UTILIZE EXCAVATED MATERIALS TO CONSTRUCT ON-LOT BERMS. (6) STABILIZE ON-LOT BERMS IMMEDIATELY WITH SEED, SOD OR WOOD CHIP MULCH, IF NECESSARY DURING WINTER MONTHS, (7) CONSTRUCT DWELLINGS, (8) BACKFILL FOUNDATIONS, SPREAD STORED TOPSOIL & FINE GRADE ALL DISTURBED AREAS, (9) SEED ALL DISTURBED AREAS WITH A GOOD GRADE OF LAWN SEED APPLIED AT A RATE OF 3 POUNDS PER 1000 SQUARE FEET, (10) APPLY SALT HAY COVER TO ALL SEEDED AREAS OR REMOVE HAYBALES AND UTILIZE HAY CON- TENT TO HOLD SEED UNTIL PROPER GERMINATION OCCURS, (11) PAVE DRIVE- WAYS AND PLANT FOUNDATION PLANTINGS. THE TEMPORARY CONTROL MEASURES TO BE UTILIZED ARE: (1) HAYBALE FILTER BERMS, (2) STONE DRIVEWAY STA- BILIZATION, (3) SALT HAY MULCH OR WOOD CHIPS, (4) UPHILL DIVERSION, (5) SEEDING ALL AREAS TO REMAIN IN DISTURBED CONDITION FOR MORE THAN 20 DAYS, (6) DISTURB AS LITTLE NATURAL VEGETATION AS POSSIBLE. PERMANENT CONTROL MEASURES UTILIZED ARE: (1) STONE SEEPAGE BEDS, (2) PAVED DRIVEWAYS, (3) SEED AND/OR SOD COVER, (4) GRADING ALL AREAS AT NO MORE THAN A 2:1 SLOPE, (5) MISC. TREE AND SHRUB PLANTINGS.

MAINTENANCE OF ALL STRUCTURES DURING CONSTRUCTION SHALL CONSIST OF PERIODIC CHECKS OF THE FACILITIES TO ENSURE THAT NO ERODED AREAS ARE EVIDENT AND IMMEDIATE REPAIR OF ANY THAT ARE DISCOVERED. WOOD CHIPS AND EXTRA HAYBALES SHOULD BE STOCKPILED ON-SITE TO COPE WITH ANY UNFORESEEN EROSION PROBLEMS THAT MAY OCCUR.

VERKES ASSOCIATES, INC.
 CONSULTING ENGINEERS, LAND SURVEYORS
 SITE PLANNERS, LANDSCAPE ARCHITECTS

Bryn Mawr, Pennsylvania
 West Chester, Pennsylvania
 Kennett Square, Pennsylvania

DATE _____

SHEET 2 OF _____

NAME OF CLIENT DUNICAN

O.N. _____

PROJECT _____

N.B. # _____ P. _____

SUBJECT STORM WATER CALC.

COMPUTED BY _____

CHECKED BY _____

3 HOME WATERSHED

7.38 AC STEEP SLOPES

BEFORE DEVELOPMENT

GOOD WOOD
B SOIL

* CN = 55
 PEAK DISCHARGE =
 $q = 2.75$

PEAK DISCHARGE = $q = q_p A D$
 $= q = (2.75)(7.38) \frac{1000}{640}$
 $q = 25.83$

* CN OF 60 USED AS
 USDA CHARTS & DISCHARGE
 TABLES START AT THIS NUMBER.

q SPLIT BETWEEN 3 EXISTING LAINS

AFTER DEVELOPMENT

	CN	AC	
IMPERVIOUS	98	1.05	102.90
LAWN/GR CONGR	61	3.01	183.61
WOODS	55	3.32	182.60

CN $\frac{469.11}{7.38} = 63.56 = CN$

469.11
 CN 64
 $q = 3.15$

PEAK DISCHARGE = $q = q_p A D$
 $q = 3.15 \left(\frac{7.38}{640} \right) 1000$
 $q = 36.32 CFS$

q DIVIDED BETWEEN 2 INLETS
 100 YR

STORAGE REQUIRED
 $(3.15 - 2.75)(7.38) \left(\frac{43520}{12} \right) = 10,716 \text{ FT}^3$

2.35

YERKES ASSOCIATES, INC.
CONSULTING ENGINEERS, LAND SURVEYORS
SITE PLANNERS, LANDSCAPE ARCHITECTS

Bryn Mawr, Pennsylvania
West Chester, Pennsylvania
Kennett Square, Pennsylvania

SHEET 3 OF _____

DATE _____

NAME OF CLIENT _____

C.N. _____

PROJECT _____

N.B. # _____ P. _____

SUBJECT _____

COMPUTED BY _____

CHECKED BY _____

STORAGE PROVIDED

(A) STONE SEEPAGE BEDS

$$20 \times 20 \times 4 \times 40\% \text{ VOIDS} = 960 \text{ CF}$$

3 BEDS

$$= 2,880 \text{ CF}$$

(B) STONE SHOULDER TRENCH
ON UPHILL SIDE OF ROAD

$$1100 \text{ LF} \times 5 \times 5 \times 40\% \text{ VOIDS} = 11,000 \text{ CF}$$

$$\underline{\underline{13,880 \text{ CF}}}$$

STORAGE ADEQUATE
FOR 100 YR STORM.

OUTLET TO EXISTING
18" CMP

1/2 SITE DRAINS TO INLET AFTER CONSTRUCTION

$$Q = 18.2 \text{ CFS} \pm (100 \text{ YR})$$

18" CMP @ 3% SLOPE CARRIES 32 CFS \pm
THEREFORE PIPE ADEQUATE

LAW OFFICES
LAMB, WINDLE & McERLANE

26 EAST MARKET STREET
BOX 424
WEST CHESTER, PA. 19380

WILLIAM H. LAMB
SUSAN P. WINDLE
JAMES E. McERLANE
EDWIN CRAIG KALEMJIAN
JOHN H. WOLLMAN
JOHN B. HANNUM, JR.
MADELINE H. LAMB
DANIEL P. MANNIX, V

AREA CODE 215
692-3322

HOWARD F. TROUTMAN
1911-1959
JAMES E. O'NEILL, JR.
1958-1968

January 23, 1980

Ms. Kathryn J. Mason, Clerk
Caln Township Board of Commissioners
Caln Township Municipal Building
P. O. Box 253
Thorndale, Penna. 19372

RE: Subdivision Plan
Three Lots - Bailey Road
Frank and Mary Ann Dunigan

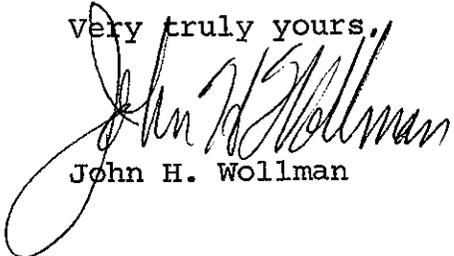
Dear Ms. Mason:

Please be advised that I represent Mr. and
Mrs. Frank Dunigan of 3300 Sylvan Drive.

Enclosed herewith is a copy of the Driveway
Easement for the subdivision which has been time-
stamped by the Recorder of Deeds Office. I have
filed the subdivision plan; however, it will be
at least four months before the Recorder's Office
returns a stamped copy to me so I can forward one
for your files. As proof of filing, I have en-
closed a copy of the Recorder of Deeds' receipt
for filing fees.

If you have any questions, please do not hesi-
tate to call. We appreciate your time and cooper-
ation in this matter.

Very truly yours,


John H. Wollman

JHW:sec
Enclosures

cc: Mr. and Mrs. Frank Dunigan

JAN 22 2 35 PM '80

RECORDED BY DEEDS
CHESTER CO. PA.

DECLARATION OF DRIVEWAY EASEMENT

WHEREAS, a Plan of Subdivision (hereinafter called Plan) has been approved by the Commissioners of Caln Township and Chester County (said document being recorded simultaneous with this Easement in the office of the Recorder of Deeds in West Chester, which Plan is identified as a Subdivision Plan of Frank X. and Mary Ann Dunigan made for them by Yerkes Associates, Inc., dated July 30, 1979, being Plan No. 39-38; and

WHEREAS, in accordance with said Plan a driveway is shown across Lot No. 1, 2 and 3, known respectively as 911, 913 and 915 North Bailey Road, Caln Township; and

WHEREAS, Frank X. and Mary Ann Dunigan are presently the owners of Lots 1, 2 and 3; and

WHEREAS, Frank X. and Mary Ann Dunigan are obligated, in accordance with said Plan of Subdivision, to grant and declare said easement across Lots 1, 2 and 3 for each lot's benefit;

NOW, THEREFORE, Frank X. and Mary Ann Dunigan, being the owners of Lots 1, 2 and 3 hereby create, grant and declare the following easement, right-of-way, restrictions and covenants over

the land hereinafter described, which easement, right-of-way, restrictions and covenants shall run in perpetuity with the affected lots, subject to the terms, conditions and covenants hereinafter stated in this Declaration:

A. Description of Land. Legal description of easement is attached hereto, made a part hereof, and marked Exhibit "A".

B. Plot Plan of Land. Plot plan of easement, being a part of the overall plan referred to above, is attached hereto, made a part hereof and marked Exhibit "B", the easement being generally outlined in red on said Plan.

C. Terms, Conditions and Covenants.

1. The respective owners of Lots 1, 2 and 3 shall equally have the duty, the right, the expense and the obligation of improving and maintaining all facilities including the driveway surface, subsurface and the sides.

2. In connection therewith, the owners of Lots 1, 2 and 3 shall at all times allow the owners of each of the respective lots uninterrupted use of said driveway for the purpose of serving the single family dwellings located on Lots 1, 2 and 3 for the purpose of ingress and egress.

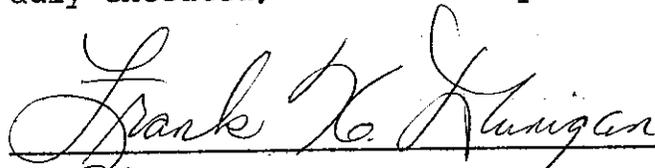
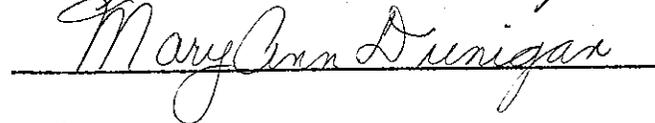
3. The provisions of this Declaration shall run with and bind the land subject hereto, and shall inure to the benefit of and be enforceable by the owner of the lot affected hereby, his legal representatives, heirs, successors and assigns.

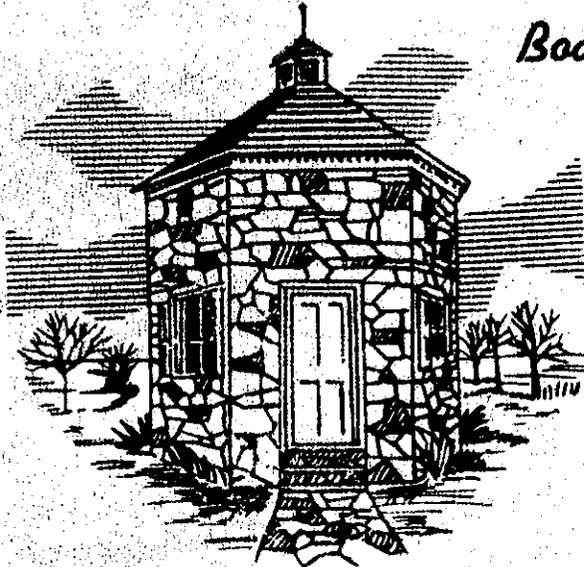
4. In the event a dispute arises with respect to the care, maintenance, repair or the like of the aforementioned easement, the respective lot owners shall agree to arbitrate their differences by requesting the President Judge of the Court of Common Pleas of Chester County to appoint an impartial member of the Bar to act as arbitrator of the dispute. All parties shall agree to be bound by the decision of the arbitrator. Any fees or costs incurred by reason of the appointment and service of such an arbitrator shall be borne equally by the lot owners.

5. This agreement shall not be altered, amended, modified or abrogated except by the written consent of the Caln Township Board of Commissioners.

IN WITNESS WHEREOF, Frank X. and Mary Ann Dunigan have caused this Declaration to be duly executed, this 21 day of

DEC , 1979.



Board of Commissioners, Caln Township

CALN TOWNSHIP MUNICIPAL BUILDING

P. O. BOX 253

THORNDALE, PA. 19372

COMMISSIONERS:

SAMUEL MOORE, President
GEORGE DIEM, Vice President
KENNETH ROUSSEY
CHARLES O'DONNELL
WILLIAM AHRENS

PHONE: 384-0600

December 12, 1979

Mr. & Mrs. Frank Dunigan
3300 Sylvan Drive
Thorndale, Pa. 19372

Re: Final Approval
Three Lot Subdivision

Dear Mr. & Mrs. Dunigan:

Please be advised that the above referenced subdivision plan was reviewed and approved by the Caln Township Planning Commission on October 23, 1979. This approval was conditioned on the submission of a driveway easement being submitted to the Commissioner's prior to their approval of the plan. This easement was reviewed by Mr. Ronald Agulnick, Township Solicitor.

At the Commissioner's meeting on December 11, 1979, the Commissioner's approved your plan subject to the following addition to the driveway easement agreement:

"This agreement shall not be altered, amended, modified or abrogated except by the written consent of the Caln Township Board of Commissioners."

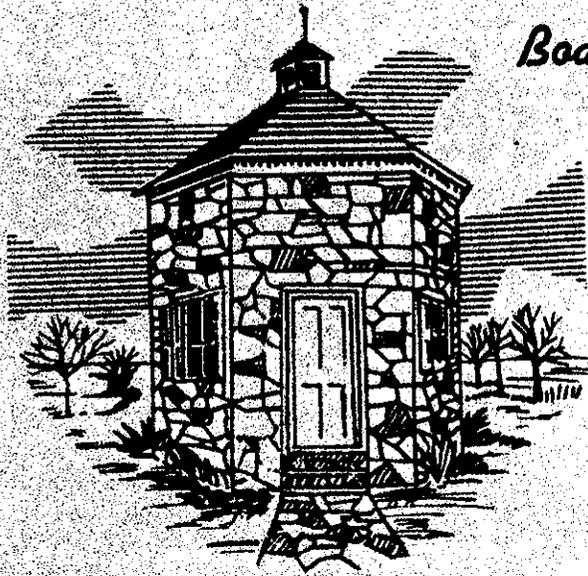
The plans have been signed and will be retained by the Township until the driveway easement agreement is amended as stated above. At that time, please re-submit the agreement and the Township will release the plans for recording. After the plan is recorded along with the easement agreement, you must return a recorded copy of the plan and the easement agreement to the Township within ninety (90) days.

Sincerely,

Dennis N. Carlson / kjm
Dennis N. Carlson
Township Manager

DNC/kjm

Enclosures:



Board of Commissioners, Caln Township

CALN TOWNSHIP MUNICIPAL BUILDING

P. O. BOX 253
THORNDALE, PA. 19372

COMMISSIONERS:

SAMUEL MOORE, President
GEORGE DIEM, Vice President
KENNETH ROUSSEY
CHARLES O'DONNELL
WILLIAM AHRENS

PHONE: 384-0600

November 30, 1979

Mr. & Mrs. Frank Dunigan
3300 Sylvan Drive
Thorndale, Pa. 19372

Re: Final Approval
Three Lot Subdivision

Dear Mr. & Mrs. Dunigan:

On October 23, 1979 at the regular meeting of the Caln Township Planning Commission, the Three Lot Subdivision on Bailey Road was approved by the Commission subject to your submitting driveway easements and maintenance agreements for the common driveway system of said plan. To date, this has not been received.

The Board of Commissioners will not act on this plan until they receive this information. The next regular meeting of the Board of Commissioners is scheduled for December 11, 1979. You must submit this information by December 7th if you want to be added to the agenda for this meeting.

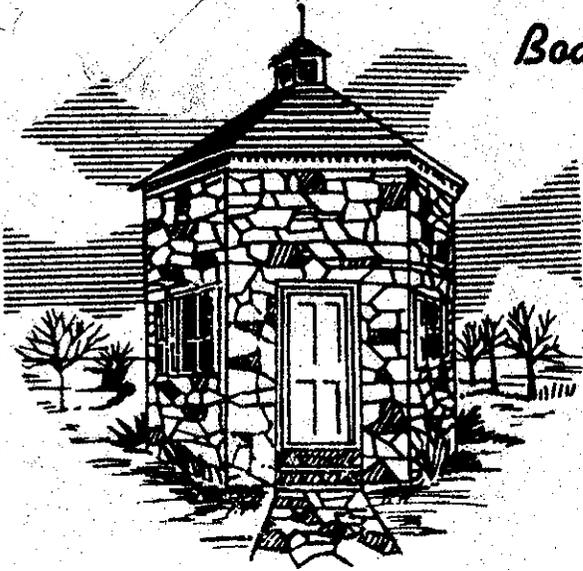
Please be advised that the Commissioners have until 12/25/79 to approve this plan. If the above requested information is not received by then, the Commissioners may disapprove this plan. Please be advised also that this property can not be conveyed until it is duly approved, signed and recorded.

Sincerely,

Dennis N. Carlson / kjm
Dennis N. Carlson
Township Manager

DNC/kjm

cc: Charles O'Donnell, Planning Commissioner
Charles Irwin, Vice Chairman, Planning Commission
Planning Commission Members



Board of Commissioners, Caln Township

CALN TOWNSHIP MUNICIPAL BUILDING

P. O. BOX 253

THORNDALE, PA. 19372

COMMISSIONERS:

SAMUEL MOORE, President
GEORGE DIEM, Vice President
KENNETH ROUSSEY
CHARLES O'DONNELL
WILLIAM AHRENS

PHONE: 384-0600

December 26, 1979

Mr. & Mrs. Frank Dunigan
3300 Sylvan Drive
Thorndale, Pa. 19372

Re: Subdivision Plan
Three Lots - Bailey Rd.

Dear Mr. & Mrs. Dunigan:

Enclosed please find the signed copies of the above referenced subdivision. Also enclosed are copies of the driveway maintenance agreement which must be recorded along with the subdivision.

Please record both items within ninety days. After doing this, a stamped copy of each exhibit must be returned to the Township for the files.

Sincerely,

Kathryn O. Mason, Clerk
Caln Township Board of Commissioners

KJM/hs

Enclosures

LAW OFFICES
LAMB, WINDLE & McERLANE

26 EAST MARKET STREET
BOX 424
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DANIEL P. MANNIX, V

AREA CODE 215
692-3322

HOWARD F. TROUTMAN
1911-1959
JAMES E. O'NEILL, JR.
1958-1968

December 18, 1979

Mr. Dennis Carlson, Manager
Caln Township
Caln Township Municipal Building
Municipal Drive
Thorndale, Penna. 19372

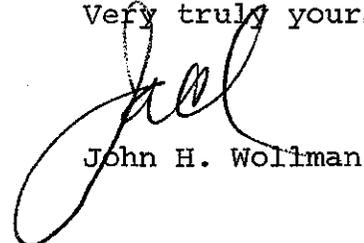
RE: Subdivision of Frank and Mary Ann Dunigan -
North Bailey Road

Dear Denny:

Enclosed herewith are an original plus two copies of the revised Declaration of Driveway Easement, per Ron Agulnick's suggestions. Please use the Exhibits from the previous Declaration of Driveway Easement.

Thank you for your cooperation and assistance in this regard. Best Wishes for a Merry Christmas and a Happy New Year.

Very truly yours,



John H. Wollman

JHW:sec
Enclosures

DECLARATION OF DRIVEWAY EASEMENT

WHEREAS, a Plan of Subdivision (hereinafter called Plan) has been approved by the Commissioners of Caln Township and Chester County (said document being recorded simultaneous with this Easement in the office of the Recorder of Deeds in West Chester, which Plan is identified as a Subdivision Plan of Frank X. and Mary Ann Dunigan made for them by Yerkes Associates, Inc., dated July 30, 1979, being Plan No. 39-38; and

WHEREAS, in accordance with said Plan a driveway is shown across Lot No. 1, 2 and 3, known respectively as 911, 913 and 915 North Bailey Road, Caln Township; and

WHEREAS, Frank X. and Mary Ann Dunigan are presently the owners of Lots 1, 2 and 3; and

WHEREAS, Frank X. and Mary Ann Dunigan are obligated, in accordance with said Plan of Subdivision, to grant and declare said easement across Lots 1, 2 and 3 for each lot's benefit;

NOW, THEREFORE, Frank X. and Mary Ann Dunigan, being the owners of Lots 1, 2 and 3 hereby create, grant and declare the following easement, right-of-way, restrictions and covenants over

the land hereinafter described, which easement, right-of-way, restrictions and covenants shall run in perpetuity with the affected lots, subject to the terms, conditions and covenants hereinafter stated in this Declaration:

A. Description of Land. Legal description of easement is attached hereto, made a part hereof, and marked Exhibit "A".

B. Plot Plan of Land. Plot plan of easement, being a part of the overall plan referred to above, is attached hereto, made a part hereof and marked Exhibit "B", the easement being generally outlined in red on said Plan.

C. Terms, Conditions and Covenants.

1. The respective owners of Lots 1, 2 and 3 shall equally have the duty, the right, the expense and the obligation of improving and maintaining all facilities including the driveway surface, subsurface and the sides.

2. In connection therewith, the owners of Lots 1, 2 and 3 shall at all times allow the owners of each of the respective lots uninterrupted use of said driveway for the purpose of serving the single family dwellings located on Lots 1, 2 and 3 for the purpose of ingress and egress.

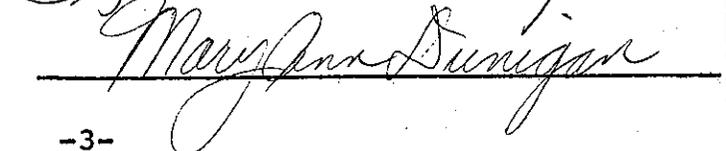
3. The provisions of this Declaration shall run with and bind the land subject hereto, and shall inure to the benefit of and be enforceable by the owner of the lot affected hereby, his legal representatives, heirs, successors and assigns.

4. In the event a dispute arises with respect to the care, maintenance, repair or the like of the aforementioned easement, the respective lot owners shall agree to arbitrate their differences by requesting the President Judge of the Court of Common Pleas of Chester County to appoint an impartial member of the Bar to act as arbitrator of the dispute. All parties shall agree to be bound by the decision of the arbitrator. Any fees or costs incurred by reason of the appointment and service of such an arbitrator shall be borne equally by the lot owners.

5. This agreement shall not be altered, amended, modified or abrogated except by the written consent of the Caln Township Board of Commissioners.

IN WITNESS WHEREOF, Frank X. and Mary Ann Dunigan have caused this Declaration to be duly executed, this 21 day of

Dec. , 1979.

COMMONWEALTH OF PENNSYLVANIA:

: SS

COUNTY OF CHESTER

:

On this day of December, 1979, before me, the undersigned officer, personally appeared Frank X. Dunigan and Mary Ann Dunigan, known to me to be the persons whose names are subscribed in the foregoing instrument, for the purposes therein contained, expressing their desire to have this document filed in the Recorder of Deeds' Office in West Chester, Pennsylvania.

Susan E. Cann

Notary Public

SUSAN E. CANN, Notary Public
West Chester Boro, Chester Co.
My Commission Expires June 8, 1981

Caln Township Planning Commission

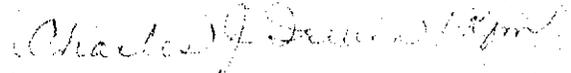
Mr. Charles O'Donnell
3203 Edge Lane
Thorndale, PA 19372

Dear Charlie:

Re: Dunigan

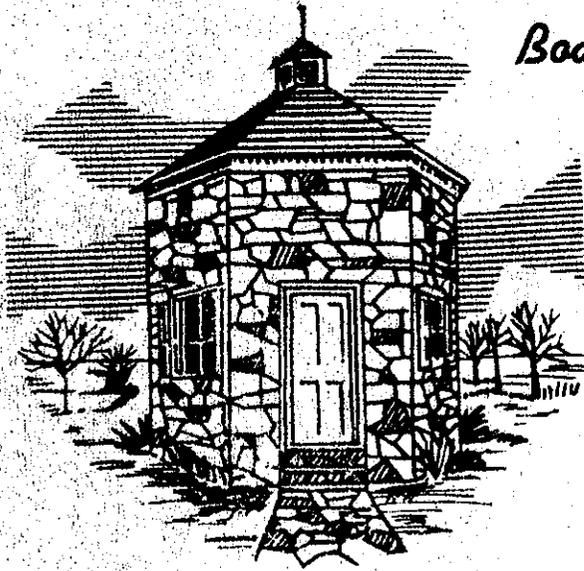
The final plan of the above referenced subdivision was approved by the Planning Commission at their regular meeting on October 23, 1979. It was requested by the members that the applicant submit the easement and maintenance agreement for the common driveway system prior to submission for final plan approval before the Board of Commissioners.

Sincerely,



Charles J. Irwin, Vice Chairman
Planning Commission

CJI/KJM/ble



Board of Commissioners, Caln Township

CALN TOWNSHIP MUNICIPAL BUILDING

P. O. BOX 253
THORNDALE, PA. 19372

COMMISSIONERS:

SAMUEL MOORE, President
GEORGE DIEM, Vice President
KENNETH ROUSSEY
CHARLES O'DONNELL
WILLIAM AHRENS

PHONE: 384-0600

December 12, 1979

Mr. & Mrs. Frank Dunigan
3300 Sylvan Drive
Thorndale, Pa. 19372

Re: Final Approval
Three Lot Subdivision
North Bailey Road

Dear Mr. & Mrs. Dunigan:

Please be advised that the above referenced subdivision plan was reviewed and approved by the Caln Township Planning Commission on October 23, 1979. This approval was conditioned upon the submission of a driveway easement and maintenance agreement being submitted to the Commissioner's prior to their approval of the plan. This easement and maintenance agreement was reviewed by Mr. Ronald Agulnick, Township Solicitor, who suggested an addition to the agreement.

At the Commissioner's meeting on December 11, 1979; the Commissioner's approved your plan subject to the following addition as per Mr. Agulnick's recommendation:

"This agreement shall not be altered, amended, modified or abrogated except by the written consent of the Caln Township Board of Commissioners."

The plans have been signed and will be retained by the Township until the driveway easement and maintenance agreement is amended as stated above. At that time, please re-submit the agreement and the Township will release the plans for recording. After the plan is recorded along with the easement agreement, you must return a recorded copy of the plan and the easement agreement to the Township within ninety (90) days.

Sincerely,

Dennis N. Carlson / kjm
Dennis N. Carlson
Township Manager

DNC/kjm

cc: John Wollman, Attorney

Enclosures

LAW OFFICES
LAMB, WINDLE & McERLANE

26 EAST MARKET STREET
BOX 424
WEST CHESTER, PA. 19380

WILLIAM H. LAMB
SUSAN P. WINDLE
JAMES E. McERLANE
EDWIN CRAIG KALEMJIAN
JOHN H. WOLLMAN
JOHN B. HANNUM, JR.
MADELINE H. LAMB
DANIEL P. MANNIX, V

AREA CODE 215
692-3322

HOWARD F. TROUTMAN
1911-1959
JAMES E. O'NEILL, JR.
1958-1968

December 10, 1979

Mr. Dennis Carlson, Manager
Calm Township
Calm Township Municipal Building
Municipal Drive
Thorndale, Penna. 19372

RE: Subdivision of Frank and Mary Ann Dunigan -
North Bailey Road

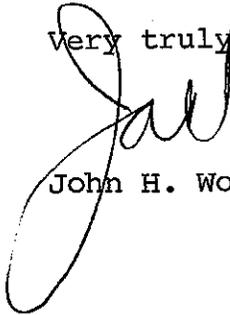
Dear Denny:

Enclosed herewith are an original and two (2) copies of our Declaration of Driveway Easement, which will be filed with the final Plan.

On Friday, we hand delivered a copy to Ron Agulnick for his review.

We appreciate the courtesy of your extending the due date for delivery of this document. If you have any questions, please do not hesitate to call.

Very truly yours,


John H. Wollman

JHW:sec
Enclosure

DECLARATION OF DRIVEWAY EASEMENT

WHEREAS, a Plan of Subdivision (hereinafter called Plan) has been approved by the Commissioners of Caln Township and Chester County (said document being recorded simultaneous with this Easement in the Office of the Recorder of Deeds in West Chester, which Plan is identified as a Subdivision Plan of Frank X. and Mary Ann Dunigan made for them by Yerkes Associates, Inc., dated July 30, 1979, being Plan No. 39-38; and

WHEREAS, in accordance with said Plan a driveway is shown across Lot No. 1, 2 and 3, known respectively as 911, 913 and 915 North Bailey Road, Caln Township; and

WHEREAS, Frank X. and Mary Ann Dunigan are presently the owners of Lots 1, 2 and 3; and

WHEREAS, Frank X. and Mary Ann Dunigan are obligated, in accordance with said Plan of Subdivision, to grant and declare said easement across Lots 1, 2 and 3 for each lot's benefit.

NOW, THEREFORE, Frank X. and Mary Ann Dunigan, being the owners of Lots 1, 2 and 3 hereby create, grant and declare the following easement, right-of-way, restrictions and covenants over the land hereinafter described, which easement, right-of-way,

restrictions and covenants shall run in perpetuity with the affected lots, subject to the terms, conditions and covenants hereinafter stated in this Declaration:

A. Description of Land. Legal description of easement is attached hereto, made a part hereof, and marked Exhibit "A".

B. Plot Plan of Land. Plot plan of easement, being a part of the overall plan referred to above, is attached hereto, made a part hereof and marked Exhibit "B", the easement being generally outlined in red on said Plan.

C. Terms, Conditions and Covenants.

1. The respective owners of Lots 1, 2 and 3 shall equally have the duty, the right, the expense and the obligation of improving and maintaining all facilities including the driveway surface, subsurface and the sides.

2. In connection therewith, the owners of Lots 1, 2 and 3 shall at all times allow the owners of each of the respective lots uninterrupted use of said driveway for the purpose of serving the single family dwellings located on Lots 1, 2 and 3 for the purpose of ingress and egress.

3. The provisions of this Declaration shall run with and bind the land subject hereto, and shall inure to the benefit of and be enforceable by the owner of the lot affected hereby, his legal representatives, heirs, successors and assigns.

4. In the event a dispute arises with respect to the care, maintenance, repair or the like of the aforementioned easement, the respective lot owners shall agree to arbitrate their differences by requesting the President Judge of the Court of Common Pleas of Chester County to appoint an impartial member of the Bar to act as arbitrator of the dispute. All parties shall agree to be bound by the decision of the arbitrator. Any fees or costs incurred by reason of the appointment and service of such an arbitrator shall be borne equally by the lot owners.

IN WITNESS WHEREOF, Frank X. and Mary Ann Dunigan have caused this Declaration to be duly executed, this day of December, 1979.

LAW OFFICES
LAMB, WINDLE
& McERLANE
26 EAST MARKET STREET
BOX 424
WEST CHESTER, PA. 19380




COMMONWEALTH OF PENNSYLVANIA:

: SS

COUNTY OF CHESTER

:

On this *7th* day of December, 1979, before me, the undersigned officer, personally appeared Frank X. Dunigan and Mary Ann Dunigan, known to me to be the persons whose names are subscribed in the foregoing instrument, for the purposes therein contained, expressing their desire to have this document filed in the Recorder of Deeds' Office in West Chester, Pennsylvania.

Susan E. Cann
Notary Public
SUSAN E. CANN, Notary Public
West Chester Boro, Chester Co.
My Commission Expires June 8, 1981

LAW OFFICES
LAMB, WINDLE
& MCERLANE

26 EAST MARKET STREET

BOX 424

WEST CHESTER, PA. 19380

YERKES 
Associates inc.

1444 PHOENIXVILLE PIKE • P. O. BOX 553 • WEST CHESTER, PA. 19380 • (215) NI 4-4254

December 6, 1979

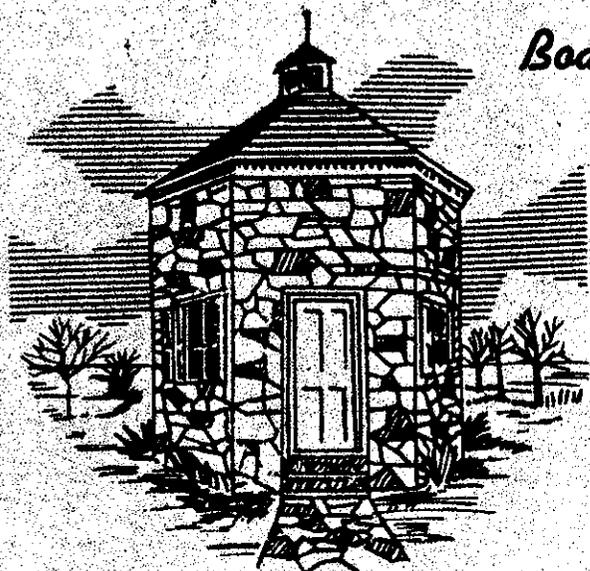
The following is a description for a 30' wide driveway easement through land belonging to Frank X. and Mary Ann Dunigan situate in Caln Township, Chester County, Pennsylvania, as shown on Subdivision Plan No. 39-38, dated July 30, 1979, last revised December 5, 1979 as made by Yerkes Associates, Inc., West Chester, Pennsylvania.

The centerline thereof beginning at a point set in the title line in the bed of North Bailey Road, laid out and opened 40' wide; said point being distant 198.86 feet measured on a course of North 00 deg. 45 min. 35 sec. West, from another point set in the title line in the bed of North Bailey Road; and this last mentioned point being distant 184.11' measured on a course of North 06 deg. 57 min. 35 sec. East, along the title line of North Bailey Road from it's intersection with the centerline of the Coatesville-Downingtown By-pass; thence extending from the first mentioned point and place of beginning leaving North Bailey Road and extending along the centerline of the proposed 30' wide easement, through land of Frank X. and Mary Ann Dunigan, the five following courses and distances to wit;

- (1) in a southeasterly direction, along a curved line, curving to the right, having a radius of 52.97 feet for an arc distance of 55.06 feet to a point of tangent; thence (2) South 19 deg. 03 min. 53 sec. East, 69.24 feet to a point of curve; thence (3) in a southeasterly direction, along a curved line, curving to the left, having a radius of 115.06 feet for an distance of 170.22 feet to a point of tangent; thence (4) North 76 deg. 10 min. 05 sec. East, 462.60' to a point; thence (5) North 83 deg. 14 min. 53 sec. East, 355.00' to the point of ending of said 30' wide easement; said point being a common corner of Lot #2 and #3 as shown on the hereinabove described plan.

LAW OFFICES
LAMB, WINDLE
& McERLANE
26 EAST MARKET STREET
BOX 424
WEST CHESTER, PA. 19380

EXHIBIT "A"



Board of Commissioners, Caln Township

CALN TOWNSHIP MUNICIPAL BUILDING

P. O. BOX 253

THORNDALE, PA. 19372

COMMISSIONERS:

SAMUEL MOORE, President
GEORGE DIEM, Vice President
KENNETH ROUSSEY
CHARLES O'DONNELL
WILLIAM AHRENS

PHONE: 384-0600

November 30, 1979

Mr. & Mrs. Frank Dunigan
3300 Sylvan Drive
Thorndale, Pa. 19372

Re: Final Approval
Three Lot Subdivision

Dear Mr. & Mrs. Dunigan:

On October 23, 1979 at the regular meeting of the Caln Township Planning Commission, the Three Lot Subdivision on Bailey Road was approved by the Commission subject to your submitting driveway easements and maintenance agreements for the common driveway system of said plan. To date, this has not been received.

The Board of Commissioners will not act on this plan until they receive this information. The next regular meeting of the Board of Commissioners is scheduled for December 11, 1979. You must submit this information by December 7th if you want to be added to the agenda for this meeting.

Please be advised that the Commissioners have until 12/25/79 to approve this plan. If the above requested information is not received by then, the Commissioners may disapprove this plan. Please be advised also that this property can not be conveyed until it is duly approved, signed and recorded.

Sincerely,

Dennis N. Carlson / kjm
Dennis N. Carlson
Township Manager

DNC/kjm

cc: Charles O'Donnell, Planning Commissioner
Charles Irwin, Vice Chairman, Planning Commission
Planning Commission Members

CALN TOWNSHIP PLANNING COMMISSION
REGULAR MEETING
OCTOBER 23, 1979

The regular meeting of the Caln Township Planning Commission was held on Tuesday, October 23, 1979 at the Caln Township Municipal Building.

The meeting was called to order at 8:00 p.m. by Charles Irwin, Vice Chairman. Present were:

COMMISSION MEMBERS

Charles Irwin, Vice Chairman
Francis DeCerio
Bill Tritle
Norman Yeoman
Kathleen Watson

OTHERS

Dennis Carlson, Township Manager
Lester R. Andes, Township Engineer
Charles O'Donnell, Planning Commissioner

The following subdivisions were discussed:

PETER P. DUCA - 2 LOT SUBDIVISION - REED STREET (FINAL PLAN)

Representative: Mr. Peter P. Duca, Equitable Owner

Mr. Duca noted that a revision was made to his plan subsequent to the Planning Commission's suggestion at last month's meeting. Said revision moved the lampholes of the sewer lateral to within the property lines. He also presented the easement agreement from the Guinta's. Les Andes noted an error in the legal description. Mr. Duca was instructed to correct said error. A discussion was held concerning the vacating of 14th Avenue and Spruce Street. Upon the vacating of said streets and the reverting of the land to the adjacent property owners, Mr. Duca's plan would meet the present zoning requirements for the required lot area. Kathleen Watson made the motion to approve said plan subject to any and all legal procedures necessary for removing 14th Avenue from Oak Street to the Township line and Spruce Street from 17th Avenue to the Township line from the Caln map. Charles Irwin seconded the motion. The vote was unanimously in favor of the motion. It was also noted that a letter would be sent to the Board of Commissioners favoring Mr. Duca's petition to remove these streets from the map on the basis that these streets are not vital to the traffic pattern of the area.

DUNIGAN - THREE LOT SUBDIVISION (FINAL PLAN)

Representatives: Mr. Frank Dunigan, Owner
Ms. Carol Liddy, Yerkes Associates, Inc.

The letter from Huth Engineers was reviewed by the members. A discussion was held regarding one common driveway or private road into the property vs. the possibility of three. Les Andes recommended one driveway due to the steep slopes and the access unto Bailey Rd. Francis DeCerio recommended approval of the plan showing one common driveway. Bill Tritle seconded the motion. The vote was unanimously in favor of the motion. The members requested the applicant to submit driveway easements

and maintenance agreements, which will be recorded with each deed, prior to submission for final plan approval before the Board of Commissioners.

GALLAGHERVILLE STATION - JAMES NELMS (PRELIMINARY APPROVAL)

Representative: Jean Eckbold, Builder's Planning Co.

The following letters of review were examined by the members:

Chester County Planning Commission, dated September 11, 1979.
Huth Engineers, Inc., dated September 12, 1979.
Calm Township Department of Health, dated October 22, 1979.
Chester County Conservation District, dated October 22, 1979.

Mr. Andes expressed his concern over the Chester County Conservation District's suggestion of the conversion of the proposed temporary riser to a permanent riser.

The Planning Commission suggested the following changes to be made to the final plan:

1. Removal of the planning strip from the cul-de-sac due to the following undesirable features:
 - a. restriction of mobility for fire-fighting equipment
 - b. restriction of mobility for snow-removal equipment
 - c. upkeep of the landscaping
2. Possibility of removing the southern leg from Lot #13 in conjunction with the recommendation of the Chester County Planning Commission.

Francis DeCerio made the motion to approve the preliminary plan subject to the developer endeavoring to change Lot #13 as recommended above and removal of the planning strip. Charles Irwin seconded the motion; the commission voted unanimously in favor of the motion.

KATHLEEN WIGGINS - THREE LOT SUBDIVISION

Representatives: Mrs. Kathleen Wiggins
Mr. Peter Short

This subdivision is a minor subdivision with the property owner wishing to deed two tracts of her land to her adjacent neighbors and to retain acreage surrounding her own property. The Planning Commission noted that there is only a twenty-four ft. right-of-way into her property. She was instructed she would need a variance from the Zoning Hearing Board to have this approved. The Planning Commission will send a letter of recommendation in favor of this action to the Zoning Hearing Board; upon Mrs. Wiggin's petition to that Board. Any further comments on this plan were tabled until next month's meeting subject to receipt of the review letter from the Chester County Planning Commission.

OTHER BUSINESS

It was decided by the members that the choosing of a new chairman would be tabled until January, 1980.

HUTH ENGINEERS INC.

P. O. BOX 167 · THORNDALE PROFESSIONAL BUILDING
ONE BONDSVILLE ROAD · DOWNINGTOWN, PENNSYLVANIA 19335 · TELEPHONE 215 269-3052

October 19, 1979

Caln Township
P.O. Box 253
Thorndale, PA 19372

Attention: Dennis Carlson
Township Manager

Re: Job No. D79-698
Frank X. & Mary Ann Dunigan
Subdivision

Dear Dennis:

We have reviewed the subdivision plan of Frank X. and Mary Ann Dunigan as prepared by Yerkes Associates, Inc. Our comments are:

A. Plans and Documents Reviewed

1. Final Subdivision Plan; Plan No. 39-38; sheet 1 of 2; dated July 30, 1979;
2. Site Improvement Plan; Plan No. 39-38; sheet 2 of 2; dated July 30, 1979;
3. Sedimentation and Erosion Control Narrative;

B. Comments

1. The plan shows a private driveway to serve the three (3) lots. The lot layout would permit individual driveways from Bailey Road. Due to the steep slopes at Bailey Road, it is our opinion that one entrance would be more desirable than three entrances.
2. Paragraph 155-137 slope controls requires site plans to be submitted with building permit applications in areas where the grade of slope exceeds fifteen (15) percent.
3. In our opinion this appears to be the best layout if the tract is to be developed in three (3) lots. The ideal development would be one lot.

If you have any questions, please contact us.

Cain Township
Frank X. & Mary Ann Dunigan
Subdivision

October 19, 1979
Page 2

Very truly yours,

HUTH ENGINEERS INC.



Lester R. Andes, P.E.

LRA/jrp

cc: Planning Commission Members
Yerkes Associates, Inc.
Frank X. Dunigan



chester county planning commission
518 NORTH WING COURT HOUSE • WEST CHESTER, PENNSYLVANIA 19380

ELLEN ANN ROBERTS, Chairman
WILLIAM B. BROSIUS, Vice Chairman
SUSAN D. CHARSHA
EDWIN R. HILL
LOUIS LIEBERMAN
THOMAS B. McAVOY, III
S. HORACE MOWRER
ELLIS E. STERN, Jr.
RAYMOND A. WALDRON, Sr.

GEORGE W. FASIC, Director

TELEPHONE 215/431-6285

Mrs. Elizabeth C. Ault, Secretary
Caln Board of Commissioners
Box # 253
Thorndale, Pennsylvania 19372

Dear Board Members:

Re: Frank X. & Mary Ann Dunigan
4973

May 10, 1979

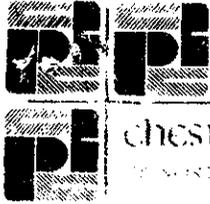
A sketch subdivision plan entitled Frank X. & Mary Ann Dunigan prepared by Yerkes Associates, Inc. and last revised April 6, 1979 was received by this office on April 17, 1979.

The plan has been reviewed in accordance with the procedures outlined in the Pennsylvania Municipalities Planning Code, Section 502.

The Chester County Planning Commission submits the following comments and recommendations on an advisory level. We have not made this review using the local subdivision ordinance, as this is the responsibility of the municipality.

The subdivision plan proposes the creation of three (3) lots on a 14.98 acre tract on the east side of Public Road T-443 (Bailey Road).

The plan does meet the minimum area and dimension requirements of the township's R-1 zoning district. However, consideration should be given to the redesign of lot # 2, as the 100 foot width of street line requirement will create an illogical and unuseable parcel. Discussions, as to a possible waiver of the requirement, could be entertained which would result in a more uniform frontage. The proposed access for lot # 2 is meeting a minimum requirement rather than addressing a suitable design. The commission also recommends that there be a shared drive for lots # 2 and 3 due to the limited access area resulting from the existing right-of-way for the By-Pass. An ownership and maintenance agreement for the shared drive can be placed within the deeds of both lots to preclude any problems that may arise.



CHESTER COUNTY PLANNING COMMISSION

17 NORTH W. MARKET STREET • WEST CHESTER, PENNSYLVANIA 19380

ELEN ANN ROBERTS, Chairman
WILLIAM B. BROSIUS, Vice Chairman
SUSAN D. CHARLHA
EDWIN R. HILL
LOUIS LIBERMAN
THOMAS H. McAVOY, III
S. HORACE MOWBR
ELIS E. STERN, Jr.
RAYMOND A. WATKINSON, Sr.

TELEPHONE 243-4100

Mrs. Elizabeth C. Ault, Secretary
Cahn Board of Commissioners
Box # 253
Thorndale, Pennsylvania 19372

Dear Board Members:

Re: Frank X. & Mary Ann Dunigan
4973

May 10, 1979

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YERKES 
Associates inc.

1444 PHOENIXVILLE PIKE • P. O. BOX 553 • WEST CHESTER, PA. 19380 • (215) NI 4-4254

April 6, 1979

Stanley Bowman, Chairman
Cain Township Planning Commission
P.O. Box 253
Thorndale, PA 19372

Dear Mr. Bowman:

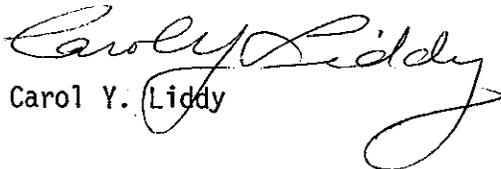
Enclosed herewith for review at the April 24th Planning Commission meeting are 10 copies of the revised sketch plan for Mr. & Mrs. Frank Dunigan.

A five lot sketch plan was favorably reviewed at your January meeting; but, further site investigation in preparing preliminary plans revealed almost 5 acres within the legal right-of-way along the bypass.

This 3 lot plan as submitted meets all zoning requirements as defined in your ordinance. We would appreciate it if copies of your review could be sent to our office for our files.

Very truly yours,

YERKES ASSOCIATES, INC.


Carol Y. Liddy

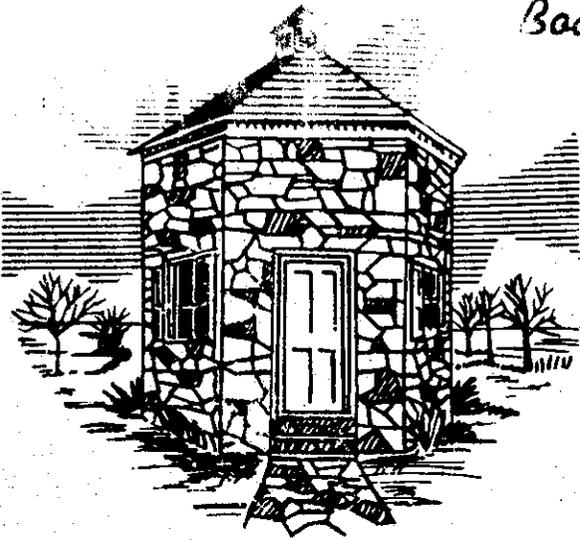
CYL/dpl

Board of Commissioners, Caln Township

TOWNSHIP MUNICIPAL BUILDING

P. O. BOX 253

THORNDALE, PA. 19372



COMMISSIONERS:

SAMUEL MOORE, President
GEORGE DIEM, Vice President
KENNETH ROUSSEY
CHARLES O'DONNELL
WILLIAM AHRENS

PHONE: 384-0600

May 24, 1979

Yerkes Associates Inc.
1444 Phoenixville Pike
P.O. Box 553
West Chester, Penna. 19380

Attention: Ms. Carol Y. Liddy

Dear Ms. Carol Liddy:

We have been informed at the Caln Township Office that the Frank Dunigan subdivision is into the process of getting final plans ready for review. This is to inform you that no preliminary plans were presented to the Township Office, No application was received and no fees were paid.

Until the above have been received by the Township Office, Mr. Bowman of the Caln Township Planning Commission will be notified that the above requirements have not been met.

Sincerely,

Elizabeth Ault, Secretary
Caln Township Board of Commissioners

YERKES



Associates inc.

1444 PHOENIXVILLE PIKE • P. O. BOX 553 • WEST CHESTER, PA 19380

April 6, 1979

Stanley Bowman, Chairman
Cain Township Planning Commission
P.O. Box 253
Thorndale, PA 19372

Dear Mr. Bowman:

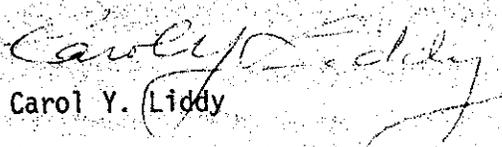
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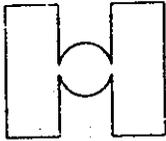
This 3 lot plan as submitted meets all zoning requirements as defined in your ordinance. We would appreciate it if copies of your review could be sent to our office for our files.

Very truly yours,

YERKES ASSOCIATES, INC.


Carol Y. Liddy

CYL/dpl



HUTH ENGINEERS INC.

P. O. BOX 167 · THORNDALE PROFESSIONAL BUILDING
ONE BONDSVILLE ROAD · DOWNINGTOWN, PENNSYLVANIA 19335 · TELEPHONE 215 269-3052

January 17, 1979

Mr. Stanley Bowman, Chairman
Calm Township Planning Commission
402 Municipal Drive
Thorndale, PA 19372

Re: Frank X. and Mary Ann Dunigan
Sketch Plan

Dear Stan:

We have reviewed the sketch plan for Frank X. and Mary Ann Dunigan as prepared by Yerkes Associates, Inc.; Plan Number 39-33; dated 5 January 1979. Our comments are as follows:

A. Zoning Ordinance

1. It appears the plan meets the requirements of Article II R-1 Rural Residential District.

B. Subdivision and Land Development Ordinance.

1. The plan denotes a street maximum grade not to exceed 16%. In our opinion a grade in excess of the ten (10) percent permitted under Paragraph 137.36.B(1) is not required. The approximate elevation at the center-line of Bailey Road is 486. Considering a six (6) percent grade for a distance of 200 feet will give an elevation difference of twelve (12) feet or an approximate elevation of 498 at a point 200 feet from the Bailey Road right of way which is approximately the existing ground elevation at this point. The contours show the remainder of the street paralleling the contours which permits grades within the requirements.
2. The request for a six (6) percent grade across the cul-de-sac is in excess of the four (4) percent maximum allowed in Paragraph 137.36 E. In our opinion this item could be waived.

Cain Township
Frank X. and Mary Ann Dunigan
Sketch Plan

January 17, 1979
Page 2

C. General Comments

1. We recommend the roadway be constructed as a public roadway and dedicated to the Township.

If you have any questions, please contact us.

Very truly yours,

HUTH ENGINEERS INC.



Lester R. Andes, P.E.

LRA/jrp

cc: Planning Commission Members
Mrs. Ault ✓
Yerkes Associates, Inc.

SITE PLANNERS
CONSULTING ENGINEERS
LANDSCAPE ARCHITECTS
SURVEYORS

YERKES  *Associates inc.*

1444 PHOENIXVILLE PIKE • P. O. BOX 553 • WEST CHESTER, PA. 19380 • (215) NI 4-4254

TO: Caln Township Planning Commission
P. O. Box 253
Thorndale, PA 19372

DATE: January 9, 1979
RE: Sketch Plan for Frank Dunigan
Baily Road

WE ARE SENDING HEREWITH FOR YOUR FILES APPROVED
 FOR CHECKING SEPARATELY AS CORRECTED FOR RESUBMISSION

four (4) copies of the above-mentioned plan for the Township's review. Mr. Dunigan and a representative of Yerkes Associates would like to meet and discuss this plan with the Planning Commission at their next meeting on January 22, 1979.

If you have any questions or comments, do not hesitate to contact us.

REMARKS:

*recd
1/9/79
2:15 PM
JW.*

Enclosures

COPIES TO:

Frank Dunigan
Jack Wollman

YERKES ASSOCIATES, INC.
BY *Mark Robert Wallace*

Mark Robert Wallace

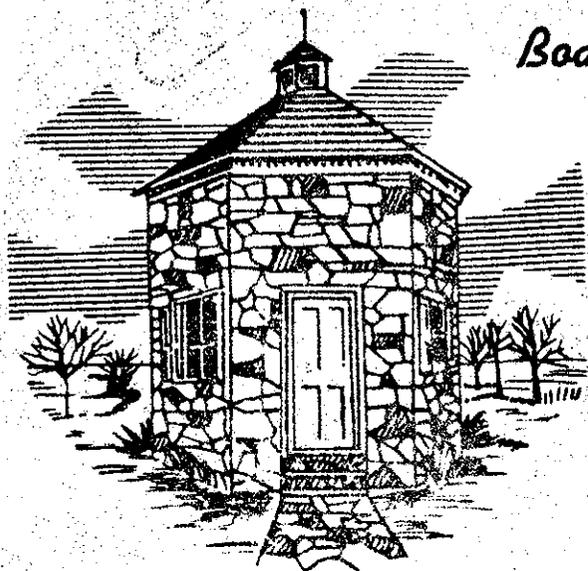
X + called & informed meeting is on 1/23/79

Board of Commissioners, Caln Township

CALN TOWNSHIP MUNICIPAL BUILDING

P. O. BOX 253

THORNDALE, PA. 19372



COMMISSIONERS:

SAMUEL MOORE, President
GEORGE DIEM, Vice President
KENNETH ROUSSEY
CHARLES O'DONNELL
WILLIAM AHRENS

PHONE: 384-0600

April 16, 1979

Chester County Planning Commission
Chester County Courthouse
West Chester, PA 19380

Gentlemen:

Enclosed please find plans for Kathleen Wiggins and Frank & Mary Ann Dunigan for your review and comments.

Sincerely,

Elizabeth C. Ault, Secretary
Board of Commissioners, Caln Township

ECA/ble

SEDIMENTATION & EROSION CONTROL
NARRATIVE
FRANK X. & MARY ANN DUNIGAN SUBDIVISION
CALN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA

THIS IS A 10 ACRE WOODED SITE WITH STEEP SLOPES. THREE BUILDING SITES WITH CUSTOM HOMES ARE PLANNED. ACCESS IS BY A 20 FOOT WIDE DRIVE WITH GRADES NOT EXCEEDING 15%.

BECAUSE OF THE SEVERE SLOPES RUNOFF IS PLANNED TO PROTECT ALL FILL SLOPE. A 5 FOOT WIDE SHOULDER ON THE UPHILL SIDE OF THE ROAD IS DESIGNED AS A STONE SEEPAGE BED. THIS SYSTEM CONNECTS TO THE EXISTING STORM DRAINAGE AT BAILEY ROAD TO THE WEST AND TO A DOWNSLOPE STONE SEEPAGE AND ENERGY DISSIPATOR BED TO THE EAST. ALL LOTS ARE TO HAVE A SEEPAGE PIT TO CONTROL ROOF RUNOFF.

DURING CONSTRUCTION, ON LOT SEDIMENT CONTROL BERMS AND A STONE FILTER BERM AT BAILEY ROAD WILL BE MAINTAINED. HAYBALES WILL BE PLACED AROUND THE EXISTING INLET AND HEADWALLS TO PROTECT THEM FROM SEDIMENT UNTIL THE SLOPES ARE STABILIZED.

THE TOPOGRAPHY, SOILS AND PROPOSED LAND COVER ALTERATIONS ARE SHOWN ON THE PLAN. THE STAGING OF THE FACILITIES WILL BE AS FOLLOWS: (1) CONSTRUCT HAYBALE SILT BARRIERS, (2) EXCAVATE DRIVEWAYS AND STABILIZE IMMEDIATELY WITH STONE, (3) CONSTRUCT TEMPORARY DIVERSIONS ABOVE THE FUTURE DISTURBED AREA OF THE DWELLINGS, (4) STRIP TOPSOIL FROM AREA IN AND AROUND PROPOSED DWELLING AND STOCKPILE IN AN AREA ABOVE THE HAYBALE SILT BARRIERS, (5) EXCAVATE DWELLING FOUNDATIONS AND BASEMENTS AND UTILIZE EXCAVATED MATERIALS TO CONSTRUCT ON-LOT BERMS, (6) STABILIZE ON-LOT BERMS IMMEDIATELY WITH SEED, SOD OR WOOD CHIP MULCH, IF NECESSARY DURING WINTER MONTHS, (7) CONSTRUCT DWELLINGS, (8) BACKFILL FOUNDATIONS, SPREAD STORED TOPSOIL & FINE GRADE ALL DISTURBED AREAS, (9) SEED ALL DISTURBED AREAS WITH A GOOD GRADE OF LAWN SEED APPLIED AT A RATE OF 3 POUNDS PER 1000 SQUARE FEET, (10) APPLY SALT HAY COVER TO ALL SEEDED AREAS OR REMOVE HAYBALES AND UTILIZE HAY CONTENT TO HOLD SEED UNTIL PROPER GERMINATION OCCURS, (11) PAVE DRIVEWAYS AND PLANT FOUNDATION PLANTINGS. THE TEMPORARY CONTROL MEASURES TO BE UTILIZED ARE: (1) HAYBALE FILTER BERMS, (2) STONE DRIVEWAY STABILIZATION, (3) SALT HAY MULCH OR WOOD CHIPS, (4) UPHILL DIVERSION, (5) SEEDING ALL AREAS TO REMAIN IN DISTURBED CONDITION FOR MORE THAN 20 DAYS, (6) DISTURB AS LITTLE NATURAL VEGETATION AS POSSIBLE. PERMANENT CONTROL MEASURES UTILIZED ARE: (1) STONE SEEPAGE BEDS, (2) PAVED DRIVEWAYS, (3) SEED AND/OR SOD COVER, (4) GRADING ALL AREAS AT NO MORE THAN A 2:1 SLOPE, (5) MISC. TREE AND SHRUB PLANTINGS.

MAINTENANCE OF ALL STRUCTURES DURING CONSTRUCTION SHALL CONSIST OF PERIODIC CHECKS OF THE FACILITIES TO ENSURE THAT NO ERODED AREAS ARE EVIDENT AND IMMEDIATE REPAIR OF ANY THAT ARE DISCOVERED. WOOD CHIPS AND EXTRA HAYBALES SHOULD BE STOCKPILED ON-SITE TO COPE WITH ANY UNFORESEEN EROSION PROBLEMS THAT MAY OCCUR.

YERKER ASSOCIATES, INC.
CONSULTING ENGINEERS, LAND SURVEYORS
SITE PLANNERS, LANDSCAPE ARCHITECTS

Bryn Mawr, Pennsylvania
West Chester, Pennsylvania
Kennett Square, Pennsylvania

DATE _____

SHEET 1 OF _____

NAME OF CLIENT _____

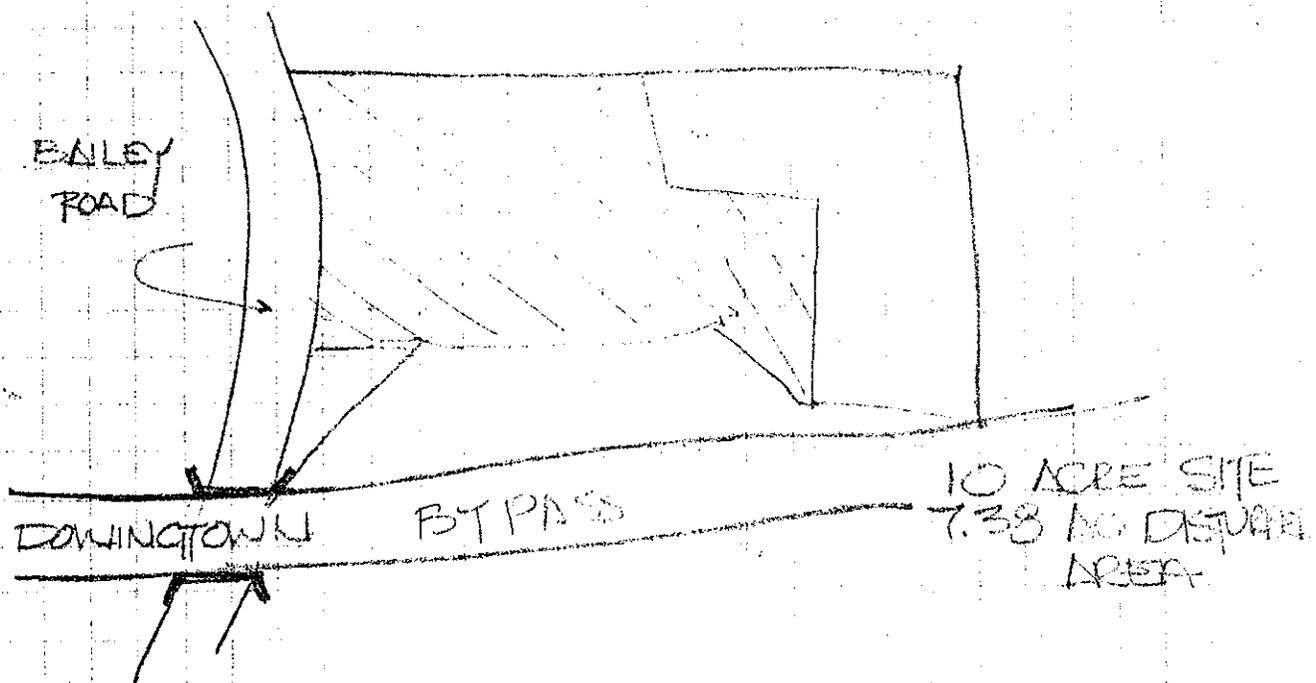
PROJECT _____

SUBJECT _____

COMPUTED BY _____

CHECKED BY _____

SITE LOCATION



YERKES ASSOCIATES, INC.
 CONSULTING ENGINEERS, LAND SURVEYORS
 SITE PLANNERS, LANDSCAPE ARCHITECTS

Bryn Mawr, Pennsylvania
 West Chester, Pennsylvania
 Kennett Square, Pennsylvania

SHEET 2 OF _____

DATE _____
 NAME OF CLIENT PLUKAN O.N. _____
 PROJECT _____ N.B. # _____ P. _____
 SUBJECT SPRM WATER CALC. COMPUTED BY _____
 CHECKED BY _____

3 HOME WATERSHED

7.38 AC STEEP SLOPES

BEFORE DEVELOPMENT

GOOD WOOD
 B SOIL

* CN = 55
 PEAK DISCHARGE =
 $q = 2.75$

PEAK DISCHARGE = $q = q_p A_p$
 $= q = (2.75)(7.38) 1000$
 $q = 25.83$

* CN OF 60 USED AS
 V.G.D.A. CHANGE 'DISCHARGE'
 TABLES START AT THIS NUMBER.

q SPLIT BETWEEN 3 EXISTING LAKES

AFTER DEVELOPMENT

	CN	AC	
IMPERVIOUS	98	1.05	102.90
LAWN/GR COVER	61	3.01	183.61
WOODS	55	3.32	182.60

CN $\frac{469.11}{7.38} = 63.56 = 64$

469.11
 CN 64
 $q = 3.15$

PEAK DISCHARGE = $q = q_p A_p$
 $q = 3.15 \left(\frac{7.38}{640} \right) 1000$
 $q = 26.32$ CFS

q DIVIDED BETWEEN 2 TULETS

100 YR STORAGE REQUIRED $(3.15 - 2.75)(7.38) \left(\frac{43500}{12} \right) = 10,716$ F

DATE _____

NAME OF CLIENT _____

O.N. _____

PROJECT _____

N.B. # _____ P. _____

SUBJECT _____

COMPUTED BY _____

CHECKED BY _____

STORAGE PROVIDED

(A) STONE SEEPAGE BEDS

$$20 \times 20 \times 4 \times 40\% \text{ VOIDS} = 960 \text{ CF}$$

3 BEDS

$$= 2,880 \text{ CF}$$

(B) STONE SHOULDER TRENCH
ON UPHILL SIDE OF ROAD

$$1100 \text{ LF} \times 5 \times 5 \times 40\% \text{ VOIDS} = 11,000 \text{ CF}$$

$$\underline{\underline{13,880 \text{ CF}}}$$

STORAGE ADEQUATE
FOR 100 YR STORM.

OUTLET TO EXISTING
18" CMP

1/2 SITE DRAINS TO INLET AFTER CONSTRUCTION

$$Q = 18.2 \text{ CFS} \pm (100 \text{ YR})$$

18" CMP @ 3% CARRIES 32 CFS \pm
THEREFORE PIPE ADEQUATE

SEDIMENTATION & EROSION CONTROL

NARRATIVE

FRANK X. & MARY ANN DUNIGAN SUBDIVISION
CALN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA

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YERKES ASSOCIATES, INC.
CONSULTING ENGINEERS, LAND SURVEYORS
SITE PLANNERS, LANDSCAPE ARCHITECTS

Bryn Mawr, Pennsylvania
West Chester, Pennsylvania
Kennett Square, Pennsylvania

DATE _____

SHEET 1 OF _____

NAME OF CLIENT _____

O.N. _____

PROJECT _____

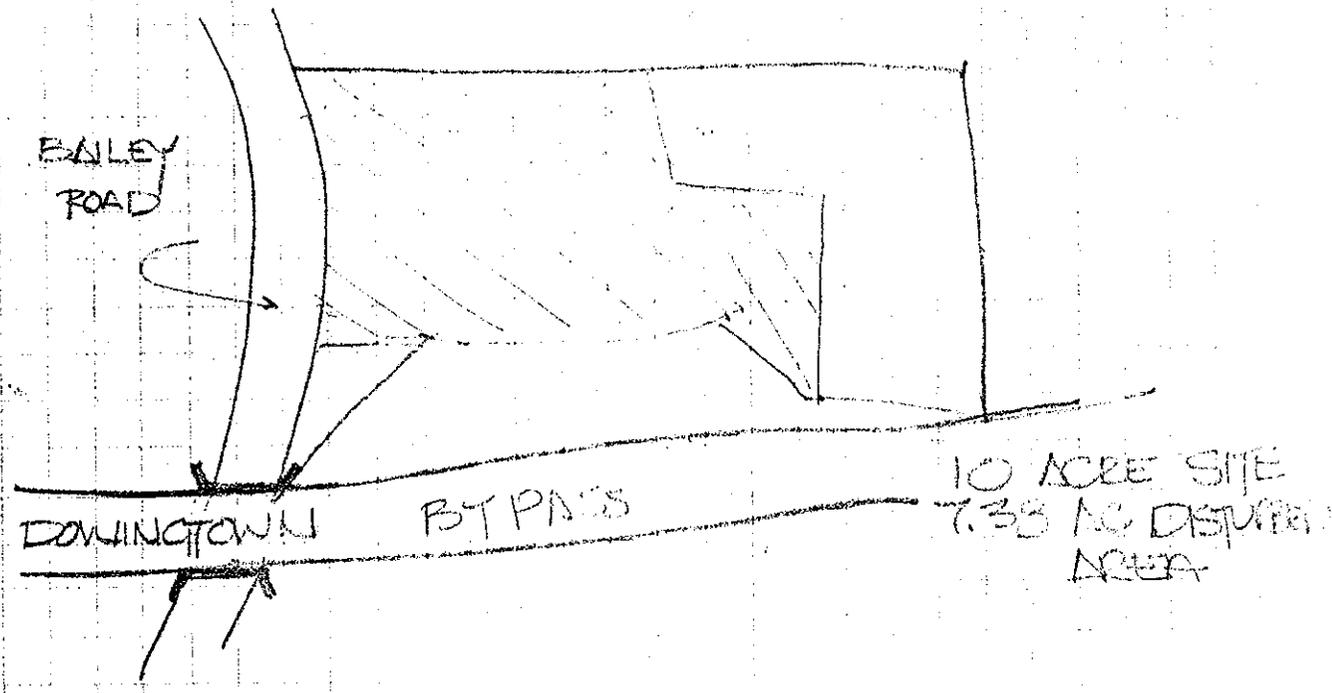
N.B. # _____ P. _____

SUBJECT _____

COMPUTED BY _____

CHECKED BY _____

SITE LOCATION



YERKES ASSOCIATES, INC.
 CONSULTING ENGINEERS, LAND SURVEYORS
 SITE PLANNERS, LANDSCAPE ARCHITECTS

Bryn Mawr, Pennsylvania
 West Chester, Pennsylvania
 Kennett Square, Pennsylvania

SHEET 2 OF _____

DATE _____

NAME OF CLIENT DUNICAN

O.N. _____

PROJECT _____

N.B. # _____ P. _____

SUBJECT SPRM WATER CUL.

COMPUTED BY _____

CHECKED BY _____

3 HOME WATERSHED

7.38 AC STEEP SLOPES

BEFORE DEVELOPMENT

GOOD WOOD
B SOIL

* CN = 55
 PEAK DISCHARGE =
 $q = 2.75$

PEAK DISCHARGE = $q = q_p A_p$
 $= q = (2.04) \left(\frac{7.38}{640} \right) 1000$
 $q = 25.83$

* CN OF GOOD WOOD AS
 U.S.D.A. CHARTS & DISCHARGE
 TABLES START AT THIS NUMBER.

q SPLIT BETWEEN 2 EXISTING LAKES

AFTER DEVELOPMENT

	CN	AC	
IMPERVIOUS	95	1.05	102.90
LAWN/GROUNDS	61	3.01	183.61
WOODS	55	3.32	182.60

CN $\frac{469.11}{7.38} = 63.56 = CA$

469.11

CN 64
 $q = 3.15$

PEAK DISCHARGE = $q = q_p A_p$
 $q = 3.15 \left(\frac{7.38}{640} \right) 1000$
 $q = 36.32$ CFS

q DIVIDED BETWEEN 2 INLETS

100 YR

STORAGE REQUIRED
 $(3.15 - 2.75) (7.38) \left(\frac{45300}{12} \right) = 10,716$ CF

YERKES ASSOCIATES, INC.
CONSULTING ENGINEERS, LAND SURVEYORS
SITE PLANNERS, LANDSCAPE ARCHITECTS

Bryn Mawr, Pennsylvania
West Chester, Pennsylvania
Kennett Square, Pennsylvania

SHEET 3 OF _____

DATE _____

NAME OF CLIENT _____

G.N. _____

PROJECT _____

N.B. # _____ P. _____

SUBJECT _____

COMPUTED BY _____

CHECKED BY _____

STORAGE PROVIDED

(A) STONE SEEPAGE BEDS

$$20 \times 20 \times 6 \\ \times 40\% \text{ VOIDS} = 960 \text{ CF}$$

3 BEDS

$$= 2,880 \text{ CF}$$

(B) STONE SHOULDER TRENCH
ON UPHILL SIDE OF ROAD

$$1100 \text{ LF} \times 5 \times 5 \\ \times 40\% \text{ VOIDS} = 11,000 \text{ CF}$$

$$\underline{\underline{13,880 \text{ CF}}}$$

STORAGE ADEQUATE
FOR 100 YR. STORM.

OUTLET TO EXISTING
18" CMP

1/2 SITE DRAINS TO INLET AFTER CONSTRUCTION

$$Q = 18.2 \text{ CFS} \pm (100 \text{ YR})$$

18" CMP @ 2% CARRIES 3.2 CFS \pm
THEREFORE PIPE ADEQUATE.

SEDIMENTATION & EROSION CONTROL
NARRATIVE
FRANK X. & MARY ANN DUNIGAN SUBDIVISION
CALN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA

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YERKES ASSOCIATES, INC.
CONSULTING ENGINEERS, LAND SURVEYORS
SITE PLANNERS, LANDSCAPE ARCHITECTS

1100 North 12th Street
West Chester, Pennsylvania
19380-1000

DATE _____

SHEET 1 OF _____

NAME OF CLIENT _____

CITY _____

PROJECT _____

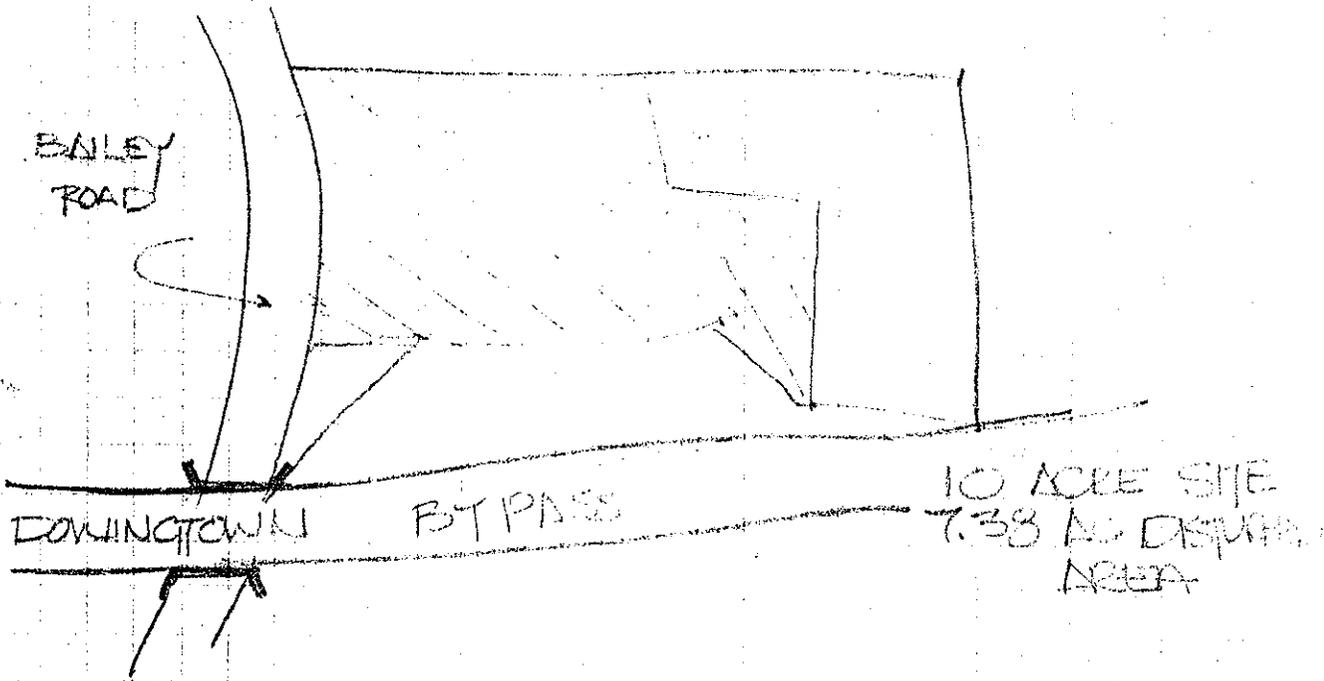
D.B. # _____

SUBJECT _____

DESIGNED BY _____

CHECKED BY _____

SITE LOCATION



YERKES ASSOCIATES, INC.
 CONSULTING ENGINEERS, LAND SURVEYORS
 SITE PLANNERS, LANDSCAPE ARCHITECTS

Bryn Mawr, Pennsylvania
 West Chester, Pennsylvania
 Kennett Square, Pennsylvania

DATE _____

SHEET 2 OF _____

NAME OF CLIENT DUKICAN

O.N. _____

PROJECT _____

N.B. # _____ P. _____

SUBJECT SPRM WATER CALC.

COMPUTED BY _____

CHECKED BY _____

3 HOME
WATERSHED

7.38 AC

STEEP SLOPES

BEFORE DEVELOPMENT

GOOD WOOD
B SOIL

* CN = 55
PEAK DISCHARGE =
q = 2.75

PEAK DISCHARGE

$$= q = qp \Delta P$$

$$= q = (2.24) \left(\frac{7.38}{640} \right) 1000$$

$$q = 25.85$$

* CN OF 60 USED AS
U.S.D.A. CHARTS "DISCHARGES"
TABLES START AT THIS NUMBER.

q SPLIT BETWEEN 2 WASTING TUBS

AFTER DEVELOPMENT

	CN	AC	
IMPERVIOUS	95	1.05	102.90
LAWN/GR. COVER	61	3.01	183.61
WOODS	55	3.82	182.60

$$CN \frac{467.11}{7.38} = 63.56 = CA$$

467.11

CN 61
q = 3.15

PEAK DISCHARGE

$$= q = qp \Delta P$$

$$q = 3.15 \left(\frac{7.38}{640} \right) 1000$$

$$q = 36.32 \text{ CFS}$$

q DIVIDED BETWEEN 2 INLETS

100 YR

STORAGE REQUIRED

$$\left(3.15 - 2.75 \right) \left(7.38 \right) \left(\frac{43580}{12} \right) = 10,716 \text{ CF}$$

2.35

DATE _____

NAME OF CLIENT _____

O.N. _____

PROJECT _____

N.B. # _____ P. _____

SUBJECT _____

COMPUTED BY _____

CHECKED BY _____

STORAGE PROVIDED

(A) STONE SEEPAGE BEDS

$$20 \times 20 \times 1/2 \times 40\% \text{ VOIDS} = 960 \text{ CF}$$

3 BEDS

$$= 2,880 \text{ CF}$$

(B) STONE SHOULDER TRENCH
ON UPHILL SIDE OF ROAD

$$1100 \text{ LF} \times 5 \times 5 \times 40\% \text{ VOIDS} = 11,000 \text{ CF}$$

$$\underline{\underline{13,880 \text{ CF}}}$$

STORAGE ADEQUATE
FOR 100 YR STORM.

OUTLET TO EXISTING
18" CMP

1/2 SITE DRAINS TO INLET AFTER CONSTRUCTION

$$Q = 18.2 \text{ CFS} \pm (100 \text{ YR})$$

18" CMP @ 1/2% CARRIES 32 CFS \pm
THEREFORE PIPE ADEQUATE

I-B

ATTACH TO THIS MODULE COMPLETED SOIL INFORMATION USING FORM (ER-BCE-117). THE LOCAL AGENCY'S CERTIFIED SEWAGE ENFORCEMENT OFFICER OR CONSULTING SOIL SCIENTIST IS TO VERIFY THE SOIL EVALUATIONS. THE LOCATIONS OF ALL TEST EVALUATIONS ARE TO BE MAPPED ON A PLOT PLAN BY THE DEVELOPER WHICH SHALL INCLUDE SOIL TYPE AND SOIL BOUNDARIES. THIS PLOT PLAN IS TO BE ATTACHED TO THIS MODULE.

INDICATE ON THE PLOT PLAN THE FOLLOWING: (USE LISTED SYMBOLS)

▲ TEST PIT EXCAVATIONS

LOT SIZES (MUST BE SUFFICIENT SIZE IN ORDER TO MAINTAIN ISOLATION DISTANCES)

● REPRESENTATIVE PERCOLATION TESTS (WHERE NECESSARY TO VERIFY SOIL PERMEABILITY)

Nancy H. Murdock, Notary Public, Exton, Chester County, Pa. My Commission Expires July 21, 1983.

I hereby swear and/or affirm to the information in I-A and I-B above and to the conditions which allow the use of this minor subdivision component of the planning module for land development, and that I am fully aware if any development occurs in conflict with the intent of this module, then other applicable components of the planning module for land development must be completed for municipal action and approved by the Pennsylvania Department of Environmental Resources.

Notary Signature: Nancy H. Murdock, Date Expiration: July 21, 1983. Subdivider Signature: Francis R. Kungor, Date: OCT 18 1979. Telephone No. A/C-

I-C - TO BE COMPLETED BY MUNICIPALITY'S CERTIFIED SEWAGE ENFORCEMENT OFFICER.

THIS SUBDIVISION GENERALLY QUALIFIES AS SUITABLE FOR SUBSURFACE SEWAGE DISPOSAL UTILIZING -

- STANDARD SYSTEMS, ALTERNATE SYSTEMS, COMBINATION OF STANDARD AND ALTERNATE SYSTEMS

THIS SUBDIVISION DOES NOT QUALIFY AS SUITABLE FOR SUBSURFACE SEWAGE DISPOSAL

TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE INFORMATION CONTAINED IN I-B AND I-C OF THIS MODULE IS TRUE AND ACCURATE. NOTHING IN THIS MODULE IMPLIES THAT EACH AND EVERY LOT SHALL QUALIFY FOR AN INDIVIDUAL ON-LOT SEWAGE DISPOSAL PERMIT NOR DOES THIS MODULE CONSTITUTE INDIVIDUAL PERMIT APPROVAL.

Signature of Sewage Enforcement Officer: Nancy C Parker

Certification Number: 00351

Date: 10/23/79

THIS PROPOSED PLAN SUPPLEMENT/REVISION SHALL BE DEEMED APPROVED PROVIDED THAT NO ADDITIONAL INFORMATION HAS BEEN REQUESTED, OR OBJECTIONS RAISED BY DER TO THE MUNICIPALITY WITHIN 15 DAYS AFTER RECEIPT BY DER AT THE PROPER COUNTY OFFICE, AND PROVIDED FURTHER THAT ALL INFORMATION IS COMPLETE, TRUE AND CORRECT.

Code No. _____

PLANNING MODULE FOR LAND DEVELOPMENT

Component I - Minor Subdivision (Return the completed module to the appropriate municipality)

I-A

THIS MODULE IS TO BE COMPLETED FOR RESIDENTIAL DEVELOPMENTS ONLY OF 10 LOTS OR LESS PROPOSING TO UTILIZE SUBSURFACE SEWAGE DISPOSAL SYSTEMS.

NOTE: BEFORE ACTUALLY CONDUCTING THE TESTS, THE DEVELOPER SHOULD CONTACT THE CERTIFIED SEWAGE ENFORCEMENT OFFICER FOR VERIFICATION OF SOILS INFORMATION WHICH MUST ACCOMPANY THE MODULE.

NAME OF RESIDENTIAL SUBDIVISION _____

DUNIGAN SUBDIVISION

COUNTY(IES): CHESTER

MUNICIPALITY(IES): CALN TOWNSHIP

OWNER(S) OF DEVELOPMENT: _____

FRANK X. & MARY ANN DUNIGAN

ADDRESS(ES): _____

3300 SYLVAN DRIVE

THORNDALE, PA. 19372

LOCATION OF RESIDENTIAL SUBDIVISION: (EXAMPLE -

NORTH SIDE OF RT. 75, 2.7 MILES EAST OF THE INTER-

SECTION OF RTS. 75 AND L.R. 24511)

NORTH SIDE OF COATESVILLE/

DOWINGTOWN BY PASS AT

BAILEY ROAD (EASTERN SIDE)

TYPE OF DEVELOPMENT

SINGLE FAMILY RESIDENCES

DUPLEXES

APARTMENTS

TOWNHOUSES

OTHER _____

TOTAL NUMBER OF LOTS OR DWELLING UNITS 3

SMALLEST LOT: 2,384 SQ. FT.

TOTAL ACREAGE OF SUBDIVISION: 10.00

DISTANCE TO NEAREST SEWER LINE:

NONE IN IMMEDIATE AREA

PROPOSED SUBDIVISION WILL BE PROVIDED WITH A WATER SUPPLY FROM:

INDIVIDUAL WELLS

CENTRAL WATER SUPPLY

NAME OF WATER COMPANY: _____

INCLUDE A BRIEF DESCRIPTION OF ADJACENT PROPERTIES AND SURROUNDING AREAS AS TO LAND USE AND LIST ALL ADJACENT PROPERTIES WHICH THE OWNER OR SUBDIVIDER HAS TITLE OR EQUITABLE INTEREST THEREIN (EXAMPLE - 7 RESIDENTIAL PROPERTIES NORTH AND ADJACENT, 15 UNIT COMMERCIAL SHOPPING CENTER ACROSS THE STREET).

SOUTH LIMITED ACCESS HIGHWAY

NORTH, EAST, AND WEST UNDEVELOPED

SEDIMENTATION & EROSION CONTROL

NARRATIVE

FRANK X. & MARY ANN DUNIGAN SUBDIVISION
CALN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA

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BECAUSE OF THE SEVERE SLOPES RUNOFF IS PLANNED TO PROTECT ALL FILL SLOPE. A 5 FOOT WIDE SHOULDER ON THE UPHILL SIDE OF THE ROAD IS DESIGNED AS A STONE SEEPAGE BED. THIS SYSTEM CONNECTS TO THE EXISTING STORM DRAINAGE AT BAILEY ROAD TO THE WEST AND TO A DOWNSLOPE STONE SEEPAGE AND ENERGY DISSIPATOR BED TO THE EAST. ALL LOTS ARE TO HAVE A SEEPAGE PIT TO CONTROL ROOF RUNOFF.

DURING CONSTRUCTION, ON LOT SEDIMENT CONTROL BERMS AND A STONE FILTER BERM AT BAILEY ROAD WILL BE MAINTAINED. HAYBALES WILL BE PLACED AROUND THE EXISTING INLET AND HEADWALLS TO PROTECT THEM FROM SEDIMENT UNTIL THE SLOPES ARE STABILIZED.

THE TOPOGRAPHY, SOILS AND PROPOSED LAND COVER ALTERATIONS ARE SHOWN ON THE PLAN. THE STAGING OF THE FACILITIES WILL BE AS FOLLOWS: (1) CONSTRUCT HAYBALE SILT BARRIERS, (2) EXCAVATE DRIVEWAYS AND STABILIZE IMMEDIATELY WITH STONE, (3) CONSTRUCT TEMPORARY DIVERSIONS ABOVE THE FUTURE DISTURBED AREA OF THE DWELLINGS, (4) STRIP TOPSOIL FROM AREA IN AND AROUND PROPOSED DWELLING AND STOCKPILE IN AN AREA ABOVE THE HAYBALE SILT BARRIERS, (5) EXCAVATE DWELLING FOUNDATIONS AND BASEMENTS AND UTILIZE EXCAVATED MATERIALS TO CONSTRUCT ON-LOT BERMS, (6) STABILIZE ON-LOT BERMS IMMEDIATELY WITH SEED, SOD OR WOOD CHIP MULCH, IF NECESSARY DURING WINTER MONTHS, (7) CONSTRUCT DWELLINGS, (8) BACKFILL FOUNDATIONS, SPREAD STORED TOPSOIL & FINE GRADE ALL DISTURBED AREAS, (9) SEED ALL DISTURBED AREAS WITH A GOOD GRADE OF LAWN SEED APPLIED AT A RATE OF 3 POUNDS PER 1000 SQUARE FEET, (10) APPLY SALT HAY COVER TO ALL SEEDED AREAS OR REMOVE HAYBALES AND UTILIZE HAY CONTENT TO HOLD SEED UNTIL PROPER GERMINATION OCCURS, (11) PAVE DRIVEWAYS AND PLANT FOUNDATION PLANTINGS. THE TEMPORARY CONTROL MEASURES TO BE UTILIZED ARE: (1) HAYBALE FILTER BERMS, (2) STONE DRIVEWAY STABILIZATION, (3) SALT HAY MULCH OR WOOD CHIPS, (4) UPHILL DIVERSION, (5) SEEDING ALL AREAS TO REMAIN IN DISTURBED CONDITION FOR MORE THAN 20 DAYS, (6) DISTURB AS LITTLE NATURAL VEGETATION AS POSSIBLE. PERMANENT CONTROL MEASURES UTILIZED ARE: (1) STONE SEEPAGE BEDS, (2) PAVED DRIVEWAYS, (3) SEED AND/OR SOD COVER, (4) GRADING ALL AREAS AT NO MORE THAN A 2:1 SLOPE, (5) MISC. TREE AND SHRUB PLANTINGS.

MAINTENANCE OF ALL STRUCTURES DURING CONSTRUCTION SHALL CONSIST OF PERIODIC CHECKS OF THE FACILITIES TO ENSURE THAT NO ERODED AREAS ARE EVIDENT AND IMMEDIATE REPAIR OF ANY THAT ARE DISCOVERED. WOOD CHIPS AND EXTRA HAYBALES SHOULD BE STOCKPILED ON-SITE TO COPE WITH ANY UNFORESEEN EROSION PROBLEMS THAT MAY OCCUR.

YERKES ASSOCIATES, INC.
CONSULTING ENGINEERS, LAND SURVEYORS
SITE PLANNERS, LANDSCAPE ARCHITECTS

Bryn Mawr, Pennsylvania
West Chester, Pennsylvania
Kennett Square, Pennsylvania

DATE _____

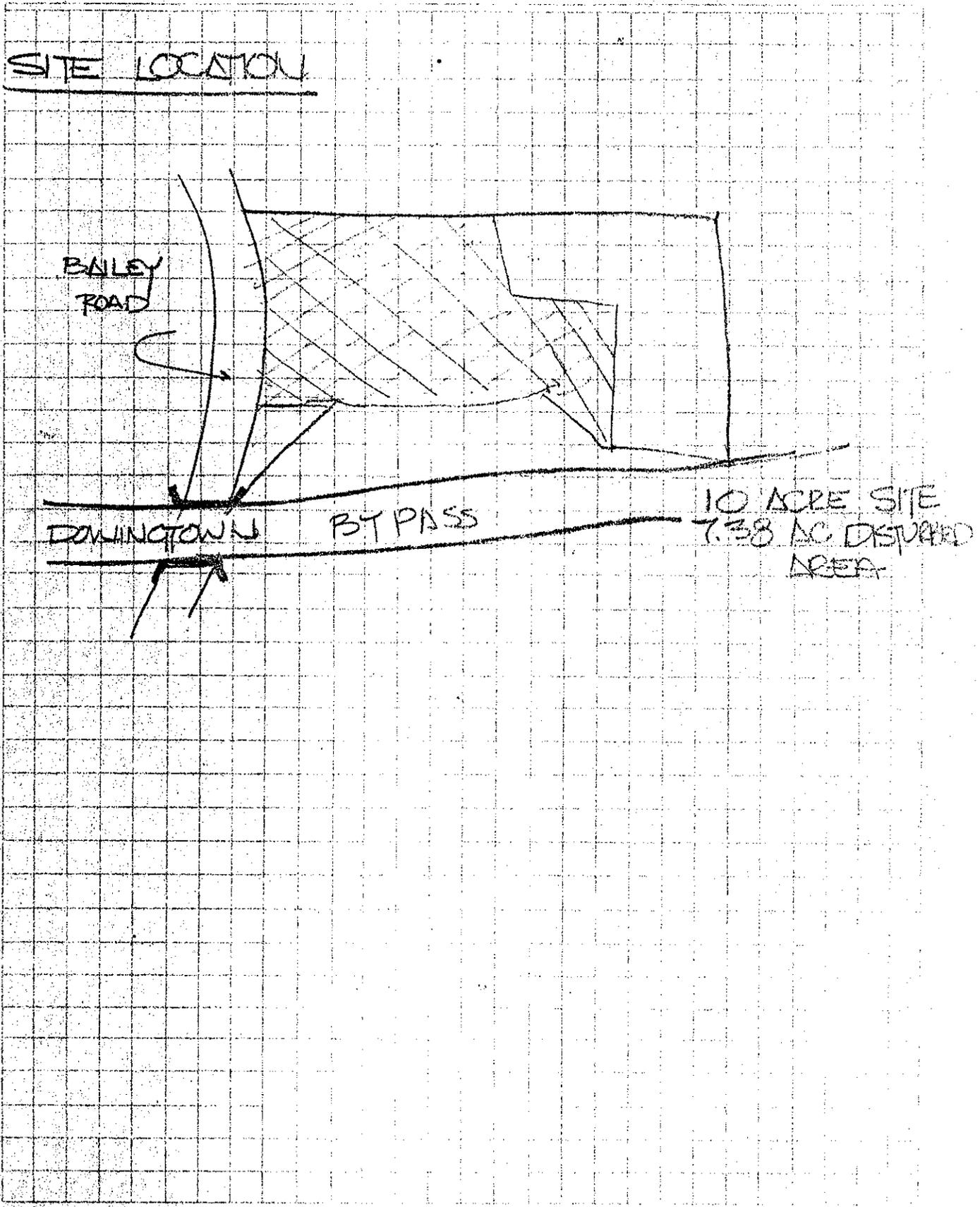
SHEET 1 OF _____

NAME OF CLIENT _____ O.N. _____

PROJECT _____ N.B. # _____ P. _____

SUBJECT _____ COMPUTED BY _____

CHECKED BY _____



YERKES ASSOCIATES, INC.
 CONSULTING ENGINEERS, LAND SURVEYORS
 SITE PLANNERS, LANDSCAPE ARCHITECTS

Bryn Mawr, Pennsylvania
 West Chester, Pennsylvania
 Kennett Square, Pennsylvania

DATE _____ SHEET 2 OF _____
 NAME OF CLIENT DUKICAN O.N. _____
 PROJECT _____ N.B. # _____ P. _____
 SUBJECT SPRM WATER CALC. COMPUTED BY _____
 CHECKED BY _____

3 HOME WATERSHED 7.38 AC STEEP SLOPES

BEFORE DEVELOPMENT

GOOD WOOD
B SOIL

* CN = 55
PEAK DISCHARGE =
q = 2.75

PEAK DISCHARGE = $q = q_p A$
 $q = (2.75)(7.38) 1000$
 $q = 25.83$

* CN OF 60 USED AS
U.S. DA. CHANNEL DISCHARGE
TABLES SINCE AT THE WATERSHED.

q SPLIT BETWEEN 3 EXISTING LAKES

AFTER DEVELOPMENT

	CN	AC	
IMPERVIOUS	48	1.05	102.90
LAWN/GR. COVER	61	3.01	183.61
WOODS	55	3.32	<u>182.60</u>

$CN = \frac{469.11}{7.38} = 63.56 = CA$

469.11
CN 64
q = 3.15

PEAK DISCHARGE = $q = q_p A$
 $q = 3.15 \left(\frac{7.38}{640} \right) 1000$
 $q = 36.32$ CFS

q DIVIDED BETWEEN 2 INLETS

100 YR STORAGE REQUIRED
 $(3.15 - 2.75)(7.38) \left(\frac{43500}{12} \right) = 10,712$

2.35

YERKES ASSOCIATES, INC.
CONSULTING ENGINEERS, LAND SURVEYORS
SITE PLANNERS, LANDSCAPE ARCHITECTS

Bryn Mawr, Pennsylvania
West Chester, Pennsylvania
Kennett Square, Pennsylvania

SHEET 3 OF _____

DATE _____

NAME OF CLIENT _____

O.N. _____

PROJECT _____

N.B. # _____ P. _____

SUBJECT _____

COMPUTED BY _____

CHECKED BY _____

STORAGE PROVIDED

(A) STONE SEEPAGE BEDS

$$20 \times 20 \times 4 \times 40\% \text{ VOIDS} = 960 \text{ CF}$$

3 BEDS

$$= 2,880 \text{ CF}$$

(B) STONE SHOULDER TRENCH
ON UPHILL SIDE OF ROAD

$$1100 \text{ LF} \times 5 \times 5 \times 40\% \text{ VOIDS} = 11,000 \text{ CF}$$

$$\underline{\underline{13,880 \text{ CF}}}$$

STORAGE ADEQUATE
FOR 100 YR STORM.

OUTLET TO EXISTING
18" CMP

1/2 SITE RUNS TO INLET AFTER CONSTRUCTION

$$Q = 18.2 \text{ CFS} \pm (100 \text{ YR})$$

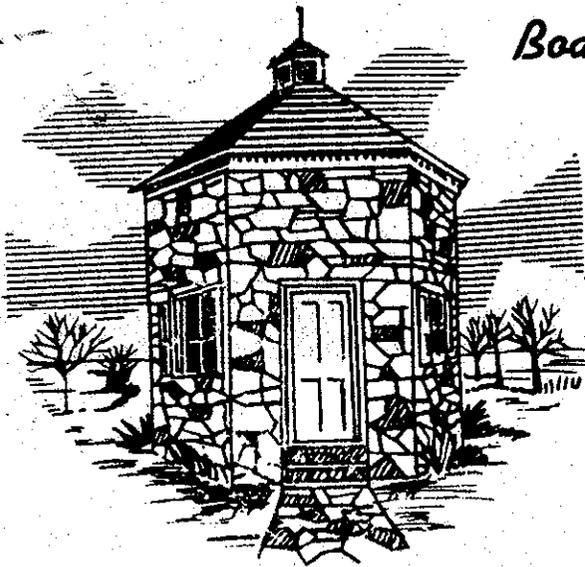
18" CMP @ 60% CAPACITY: 3.2 CFS \pm
THEREFORE PIPE ADEQUATE

Board of Commissioners, Caln Township

CALN TOWNSHIP MUNICIPAL BUILDING

P. O. BOX 253

THORNDALE, PA. 19372



COMMISSIONERS:

SAMUEL MOORE, President
GEORGE DIEM, Vice President
KENNETH ROUSSEY
CHARLES O'DONNELL
WILLIAM AHRENS

PHONE: 384-0600

October 24, 1979

Yerkes Associates, Inc.
1444 Phoenixville Pike
West Chester, Pa. 19380

Attn: Carol Liddy

Re: Dunigan Subdivision

Dear Carol:

Please be advised that the house numbers for the above referenced subdivision are as follows:

- Lot #1 - 911 N. Bailey Rd., Downingtown, Pa. 19335
- Lot #2 - 913 N. Bailey Rd., Downingtown, Pa. 19335
- Lot #3 - 915 N. Bailey Rd., Downingtown, Pa. 19335

Sincerely,

Kathryn J. Mason

Kathryn J. Mason
for
Dennis N. Carlson
Township Manager

DNC/kjm

1062 Lancaster Ave. - Suite 35B
Rosemont, PA 19010
(215) 527-7540
FAX (215) 527-9548

HAROLD C. AYRES, III
Associate

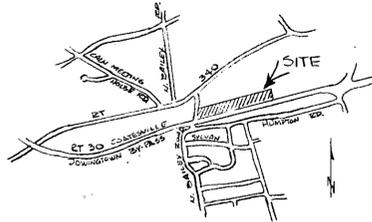
Donald J. Reape and Associates
Real Estate Appraisers, Inc.

Consulting

Appraisals

NOTES:

1. BALED HAY OR STRAW SILT BARRIERS SHALL BE CONSTRUCTED IN ACCORDANCE WITH PENN-DOT STANDARD T.C. TO
2. BOUNDARY & CONTOURS DETERMINED FROM A SURVEY BY STREES
3. STORM CONTROL MEASURES DESIGNED BY ROLAND A. DUNLAP, P.E.
4. EROSION CONTROL BERMS & DIVERSION BERMS & DITCHES ARE TO BE CONSTRUCTED PRIOR TO ANY GRADING AND CONSTRUCTION ON SITE.
5. TOPSOIL TAKEN FROM CONSTRUCTION AREAS SHALL BE SEEDDED WITH VEGETATIVE COVER AND STOCKPILED FOR RE-USE IN FINISH GRADING.
6. CRUSHED STONE LAYER TO BE PLACED ON DRIVEWAY AS SOON AS POSSIBLE AFTER GRADING.
7. GRADED AREAS ARE TO BE TEMPORARILY SEEDDED AND MULCHED FOLLOWING EARTHMOVING.
8. ESTABLISH PERMANENT SEEDING AS SOON AS POSSIBLE AFTER GRADING IS COMPLETE.
9. CONTRACTOR TO VERIFY ALL LOCATIONS AND ELEVATIONS OF UNDERGROUND UTILITIES AND STRUCTURES BEFORE START OF WORK.



LOCATION MAP

ON THIS, THE _____ DAY OF _____, 19____, BEFORE THE UNDERSIGNED OFFICER PERSONALLY APPEARED, _____ WHO, BEING DULY SWORN ACCORDING TO LAW, DEPOSED AND SAID THAT HE IS THE OWNER AND/OR EQUITABLE OWNER OF THE PROPERTY SHOWN ON THIS PLAN, AND THAT HE ACKNOWLEDGES THE SAME TO BE HIS ACT AND PLAN AND DESIRES THE SAME BE RECORDED AS SUCH ACCORDING TO LAW. WITNESS MY HAND AND SEAL THE DAY AND DATE ABOVE WRITTEN. MY COMMISSION EXPIRES:

(DATE) (NOTARY PUBLIC OR OTHER OFFICER)

REVIEWED BY CALN TOWNSHIP ENGINEER:

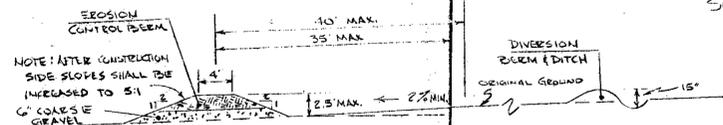
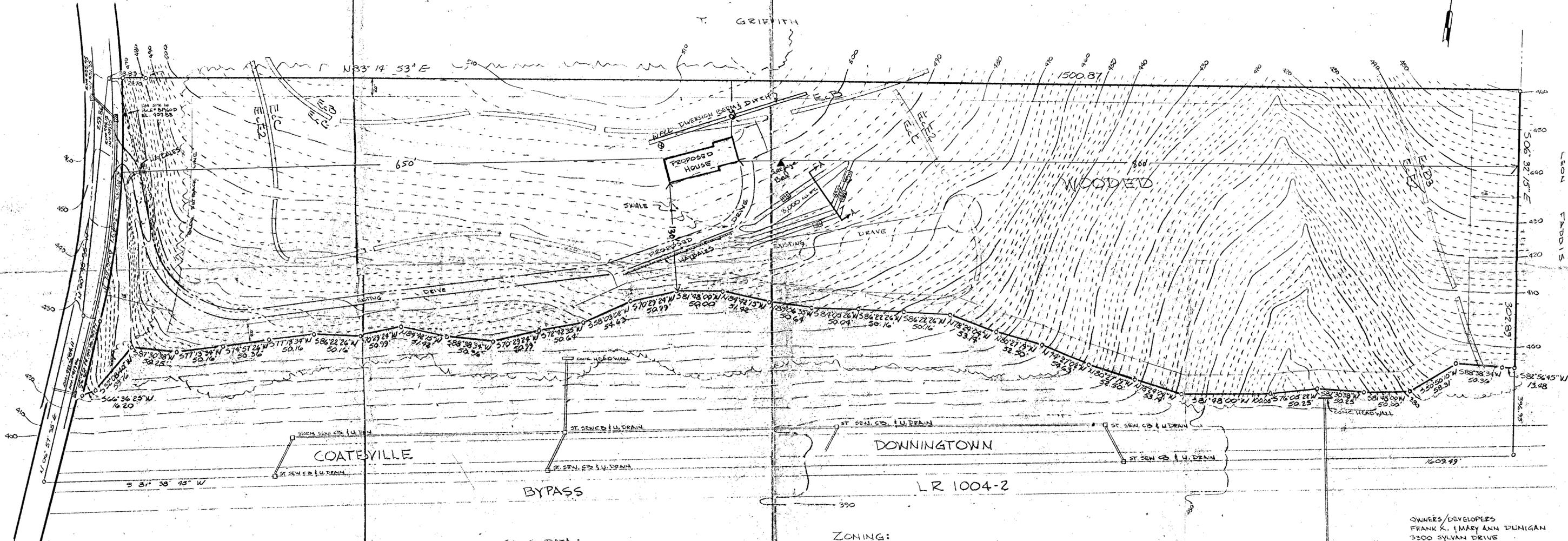
(DATE)

REVIEWED BY CALN TOWNSHIP PLANNING COMMISSION

(DATE)

APPROVED BY RESOLUTION OF THE CALN TOWNSHIP BOARD OF COMMISSIONERS AT THE MEETING OF _____, 19____.

(PRESIDENT BOARD OF COMMISSIONERS)



TYPICAL ON LOT STORM WATER MANAGEMENT BASIN & DIVERSION BERMS & DITCH CONSTRUCTION PHASE SECTION A-A

NOTE: AFTER COMPLETION OF CONSTRUCTION STABILIZATION THE DIVERSION BERMS & DITCH SHALL BE REMOVED AND THE EROSION CONTROL BERMS SHALL BE REDUCED IN HEIGHT TO 1 FT. WITH ITS SIDE SLOPES INCREASED TO 5:1 FOR EASY MAINTENANCE AND LEFT AS A PERMANENT STORM WATER CONTROL MEASURE.

SOILS DATA:

TAKEN FROM THE CHESTER & DELAWARE COUNTIES SOIL SURVEY SHEET #26

- ECB EDGEMENT CHANNERY LOAM 3 to 8% SLOPE
- EC1 EDGEMENT CHANNERY LOAM 3 to 15% SLOPE
- EC2 EDGEMENT CHANNERY LOAM 3 to 15% SLOPE MODERATE EROSION
- EC3 EDGEMENT CHANNERY LOAM 15 to 25% SLOPE SEVERE EROSION
- EC4 EDGEMENT CHANNERY LOAM 25 to 35% SLOPE MODERATE EROSION

ZONING:

- R-1 - RURAL RESIDENTIAL DISTRICT
- MIN. LOT AREA - 100,000 SQ. FT.
- MIN. LOT WIDTH @ STREET LINE - 100 FT.
- MIN. LOT WIDTH @ SETBACK LINE - 200 FT.
- MAX. LOT COVERAGE - 10%
- MIN. FRONT YRD. - 75 FT. FROM R/W
- MIN. SIDE YRD. - 20 FT.
- MIN. REAR YRD. - 50 FT.
- MAX. BLDG. HEIGHT - 3 STORIES OR 35 FT. (WHICHEVER IS LESS)

I CERTIFY THAT THIS PLAN IS IN CONFORMITY WITH ZONING, BUILDING, SANITATION AND OTHER APPLICABLE TOWNSHIP ORDINANCE AND REGULATIONS.

DATE: 6/4/82



OWNERS/DEVELOPERS
FRANK X. & MARY ANN DUNIGAN
3300 SYLVAN DRIVE
THORNDALE, PA.

SITE DEVELOPMENT PLAN
FOR

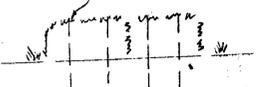
FRANK X. & MARY ANN DUNIGAN

SCALE 1"=50' JUNE 4, 1982 CALN TOWNSHIP, CHESTER CO., PA.

ROLAND A. DUNLAP
REGISTERED SURVEYOR

BRANDAMORE ROAD, BRANDAMORE, PA. 19316

HAY BALES 1/2 2"x3" WOOD STAKES - ONE EACH END



NOTE: HAY BALES SHOULD BE PLACED ON LOWER SIDE OF CONSTRUCTION AREA

TEMPORARY EROSION CHECK WITH HAY BALES

IN WITNESS WHEREOF, THE SAID OWNER HAS CAUSED THIS SUBDIVISION TO BE DULY EXECUTED THE DAY AND DATE FIRST BELOW WRITTEN

Frank X. Dunigan

COMMONWEALTH OF PENNSYLVANIA COUNTY OF CHESTER

ON THIS, THE 14 DAY OF Sept 1979 BEFORE ME, *Nancy H. Murchok*, Notary Public, the undersigned officer, personally appeared *Frank X. Dunigan*, known to be the person whose name is subscribed to this instrument and acknowledged that the subdivision shown on this plan was made with his free consent and that it is desired to record same.

IN WITNESS WHEREOF, I HERETO SET MY HAND AND OFFICIAL SEAL.

Nancy H. Murchok

Nancy H. Murchok, Notary Public, Exton, Chester County, Pa. My Commission Expires July 21, 1983.

REVIEWED: CALN TOWNSHIP ENGINEER

Lita Allen 11-19-79 DATE

REVIEWED: CALN TOWNSHIP PLANNING COMMISSION

Charles J. Drivas 10/23/79 DATE

APPROVED: CALN TOWNSHIP BOARD OF SUPERVISORS

Frank X. Dunigan
Charles J. Drivas 11/1/79 DATE

Reviewed This 11 Day of Nov 1979
Chester County Planning Commission
Gregory F. Jones DIRECTOR
SIGNED: 1/22/80

ZONING CLASSIFICATION R - 1

LOT AREA 100,000 SF MIN
LOT WIDTH AT STREET LINE 100' MIN
LOT WIDTH AT SETBACK LINE 200' MIN
LOT COVERAGE 10% MAX
FRONT YARD 75' MIN
SIDE YARD 20' MIN
REAR YARD 50' MIN
BUILDING HEIGHT 3 STORIES OR 35' MAX
DENSITY 0.3 DU/ACRE

OWNER/DEVELOPER
FRANK X. & MARY ANN DUNIGAN
3300 SYLVAN DRIVE
THORNDALE, PA 19372
(215) 363-8300

JAN 22 10 49 AM '80
RECORDED IN DEEDS CHESTER CO. PA.

NOTES

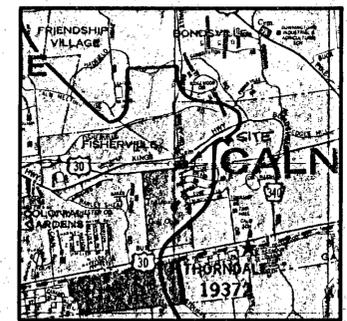
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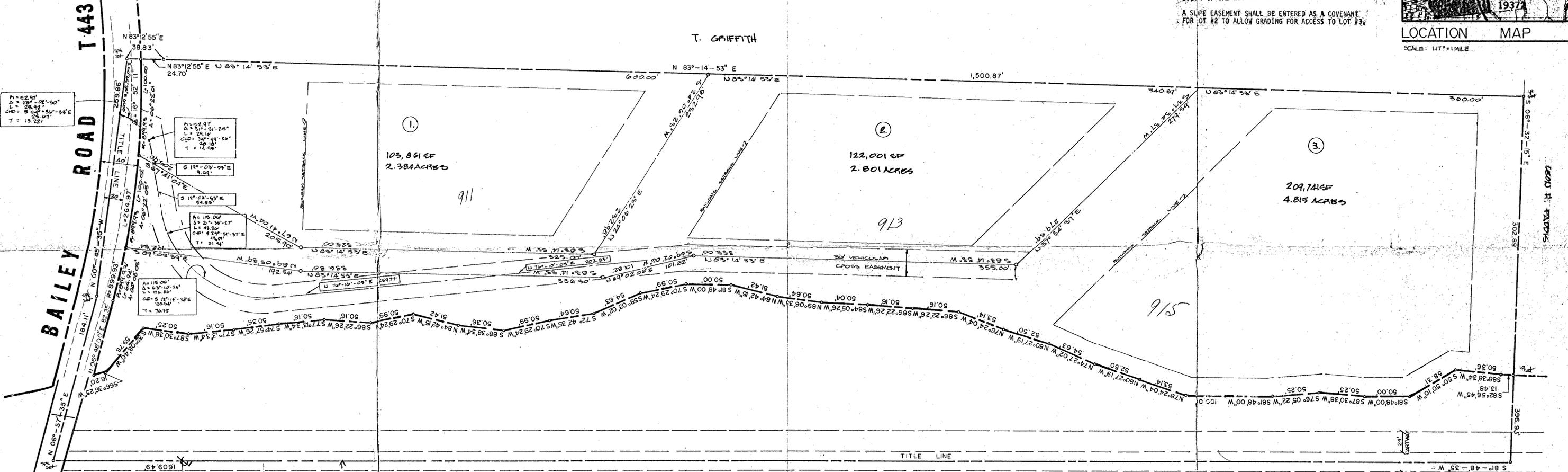
HIGHWAY DATA FROM PENNDOT PLAN OF L.R. 1004-2.

THIS IS THE SAME PIECE OF GROUND WHICH WAS CONVEYED TO FRANK X. & MARY ANN DUNIGAN ON FEBRUARY 8, 1974, RECORDED IN DEEDBOOK H 42, PAGE 296, IN THE CHESTER COUNTY COURTHOUSE. TAX PARCEL NUMBER 39-4-36. A GRASS EASEMENT FOR VEHICULAR ACCESS IS TO BE ENTERED AS A COVENANT TO THE DEEDS OF LOTS 1, 2, & 3. MAINTENANCE OF SAID EASEMENT IS TO BE THE RESPONSIBILITY OF THE LOT OWNERS.

A SLOPE EASEMENT SHALL BE ENTERED AS A COVENANT FOR LOT #2 TO ALLOW GRADING FOR ACCESS TO LOT #3.



LOCATION MAP
SCALE: 1/4" = 1 MILE



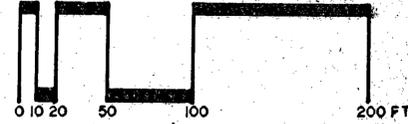
Order # 3850 WC
Drawn By CK
Checked By GKA
Approved By

Order # 3850 WC
Drawn By CK
Checked By GKA
Approved By

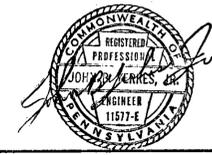
THIS IS TO CERTIFY THAT THIS PLAN CONFORMS TO ALL APPLICABLE ZONING AND SUBDIVISION ORDINANCES.

RECORDED IN CHESTER CO. PA. IN PLAN 2835

ISSUED
AUG 16 1979
YERKES ASSOC., INC.



YERKES ASSOCIATES, INC.
1444 PHOENIXVILLE PIKE P.O. BOX 553 WEST CHESTER PENNSYLVANIA
SITE PLANNERS CONSULTING ENGINEERS LANDSCAPE ARCHITECTS SURVEYORS



SUBDIVISION OF LAND OF
FRANK X. & MARY ANN DUNIGAN
CALN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA

FINAL SUBDIVISION PLAN

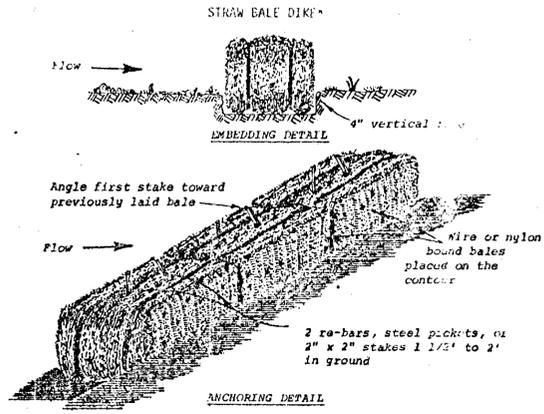
DATE: JULY 30, 1979
PLAN NO. 39-38
SHEET 1 OF 2
SCALE: 1" = 50'

NOTE: ALL LOCATIONS OF EXISTING UTILITIES SHOWN ON THE PLAN HAVE BEEN DEVELOPED FROM EXISTING UTILITY RECORDS AND/OR ABOVE GROUND EXAMINATION OF THE SITE. COMPLETENESS OR ACCURACY OF LOCATION AND DEPTH OF UNDERGROUND UTILITIES OR STRUCTURES CANNOT BE GUARANTEED. CONTRACTOR MUST VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES AND FACILITIES BEFORE START OF WORK.

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NOTE: HOUE LOCATIONS ARE SHOWN FOR CONCEPTUAL RELATIONSHIP. FINAL SITING TO BE DETERMINED BY ARCHITECT/ENGINEER/OWNER.

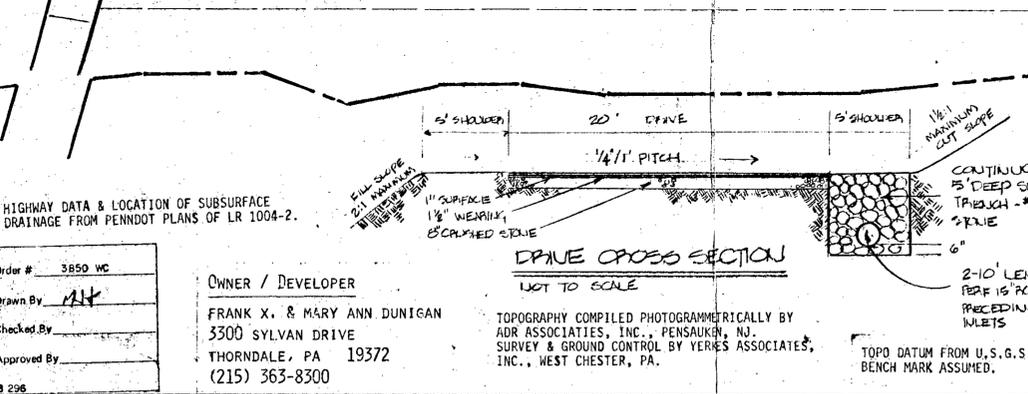
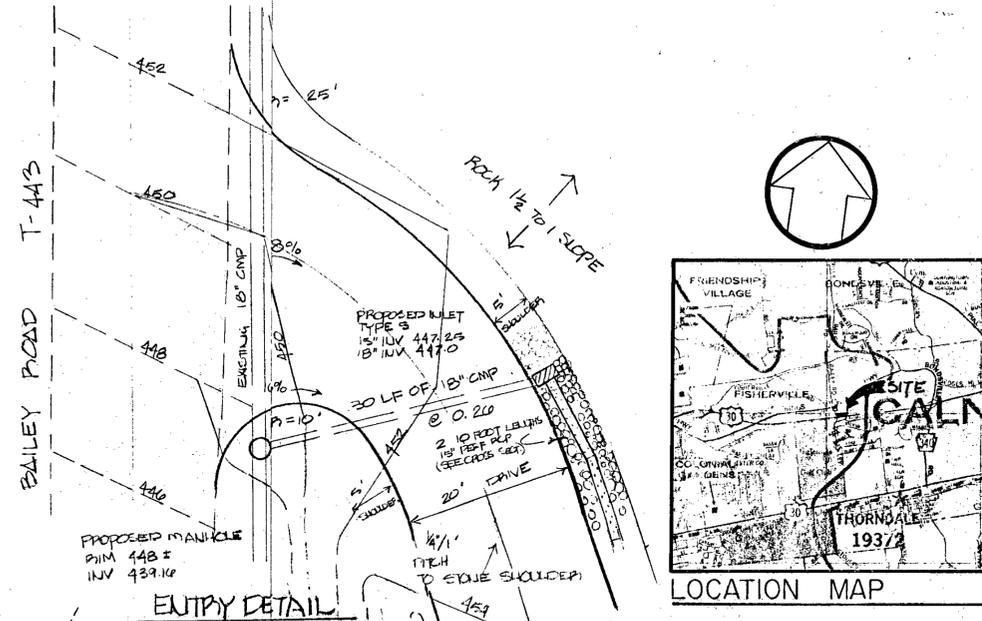
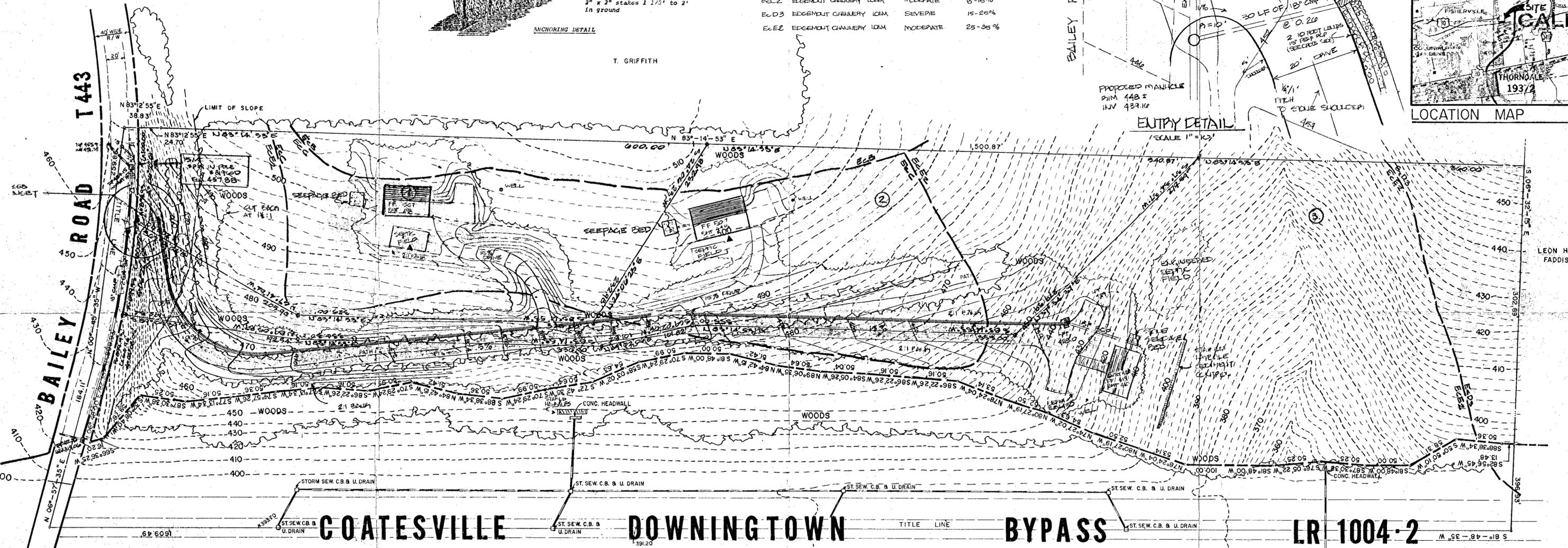
▲ INDICATES TEST PIT LOCATION BY JOHNSON DEVELOPMENT, CORP.



- Construction Specifications**
- Bales shall be placed in a row with ends tightly abutting the adjacent bales.
 - Bales shall be embedded in the soil a minimum of 4".
 - Bales shall be securely anchored in place by stakes or re-bars driven through the bales. The first stake in each bale shall be angled toward previously laid bale to force bales together.
 - Inspection shall be frequent and repair or replacement shall be made promptly as needed.
 - Bales shall be removed when they have served their usefulness so as not to block or impede storm flow or drainage.

SOILS DATA

SYMBOL	NAME	EROSION FACTOR	SLOPE
ECB	EDGEWOUT CHANNERY LOAM	-	3-8%
EC1	EDGEWOUT CHANNERY LOAM	-	8-15%
EC2	EDGEWOUT CHANNERY LOAM	MODERATE	8-16%
EC3	EDGEWOUT CHANNERY LOAM	SEVERE	15-26%
EC4	EDGEWOUT CHANNERY LOAM	MODERATE	25-36%



HIGHWAY DATA & LOCATION OF SUBSURFACE DRAINAGE FROM PENNDOT PLANS OF LR 1004-2.

Order # 3850 WC
 Drawn By: MK
 Checked By:
 Approved By:

OWNER / DEVELOPER
 FRANK X. & MARY ANN DUNIGAN
 3300 SYLVAN DRIVE
 THORNDALE, PA 19372
 (215) 363-8300

TOPOGRAPHY COMPILED PHOTOGRAMMERICALLY BY
 ADR ASSOCIATES, INC., PENSAUKEN, NJ.
 SURVEY & GROUND CONTROL BY YERKES ASSOCIATES,
 INC., WEST CHESTER, PA.

TOPO DATUM FROM U.S.G.S.
 BENCH MARK ASSUMED.

ISSUED
 AUG 17 1979
 YERKES ASSOC., INC.

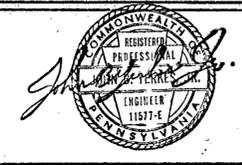
**CLEAR AREA
 10.000 AC.**

0 25 75 125 175 225 FT.

YERKES ASSOCIATES, INC.
 1444 PHOENIXVILLE PIKE P.O. BOX 553 WEST CHESTER PENNSYLVANIA

SITE PLANNERS
 LANDSCAPE ARCHITECTS

CONSULTING ENGINEERS
 SURVEYORS



SUBDIVISION OF LAND OF
FRANK X. & MARY ANN DUNIGAN
 CALN TOWNSHIP · CHESTER COUNTY · PENNSYLVANIA

NO.	REVISIONS

REVISIONS

SITE IMPROVEMENT PLAN

DATE: JULY 30, 1979
 PLAN NO. **39-38**
 SHEET 2 OF 2
 SCALE: 1" = 50'

IN WITNESS WHEREOF, THE SAID OWNER HAS CAUSED THIS SUBDIVISION TO BE DULY EXECUTED THE DAY AND DATE FIRST BELOW WRITTEN.

Frank X. & Mary Ann Dunigan
 FRANK X. & MARY ANN DUNIGAN
 OWNERS

ON THIS, THE 14 DAY OF *Sept* 1979, BEFORE ME, *Nancy H. Murchick*, the undersigned officer, personally appeared *Frank X. & Mary Ann Dunigan*, known to be to be the person whose name is subscribed to this instrument and acknowledged that the subdivision shown on this plan was made with his free consent and that it is desired to record same.

IN WITNESS WHEREOF, I HEREBY SET MY HAND AND OFFICIAL SEAL.

Nancy H. Murchick
 Nancy H. Murchick, Notary Public,
 Exton, Chester County, Pa. My
 Commission Expires July 21, 1983.

REVIEWED: CALN TOWNSHIP ENGINEER _____ DATE _____
 REVIEWED: CALN TOWNSHIP PLANNING COMMISSION _____ DATE _____
 APPROVED: CALN TOWNSHIP BOARD OF SUPERVISORS _____ DATE _____

ZONING

CLASSIFICATION R - 1

LOT AREA 100,000 SF MIN
 LOT WIDTH AT STREET LINE 100' MIN
 LOT WIDTH AT SETBACK LINE 200' MIN
 LOT COVERAGE 10% MAX
 FRONT YARD 75' MIN
 SIDE YARD 20' MIN
 REAR YARD 50' MIN
 BUILDING HEIGHT 3 STORIES OR 35' MAX
 DENSITY 0.9 DU/ACRE

OWNER/DEVELOPER

FRANK X. & MARY ANN DUNIGAN
 3300 SYLVAN DRIVE
 THORNDALE, PA 19372
 (215) 363-8300

NOTES

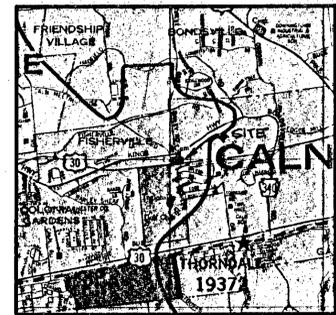
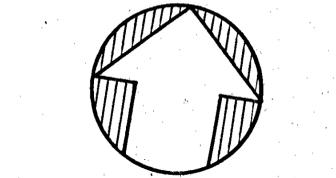
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HIGHWAY DATA FROM PENNDOT PLAN OF L.R. 1004-2.

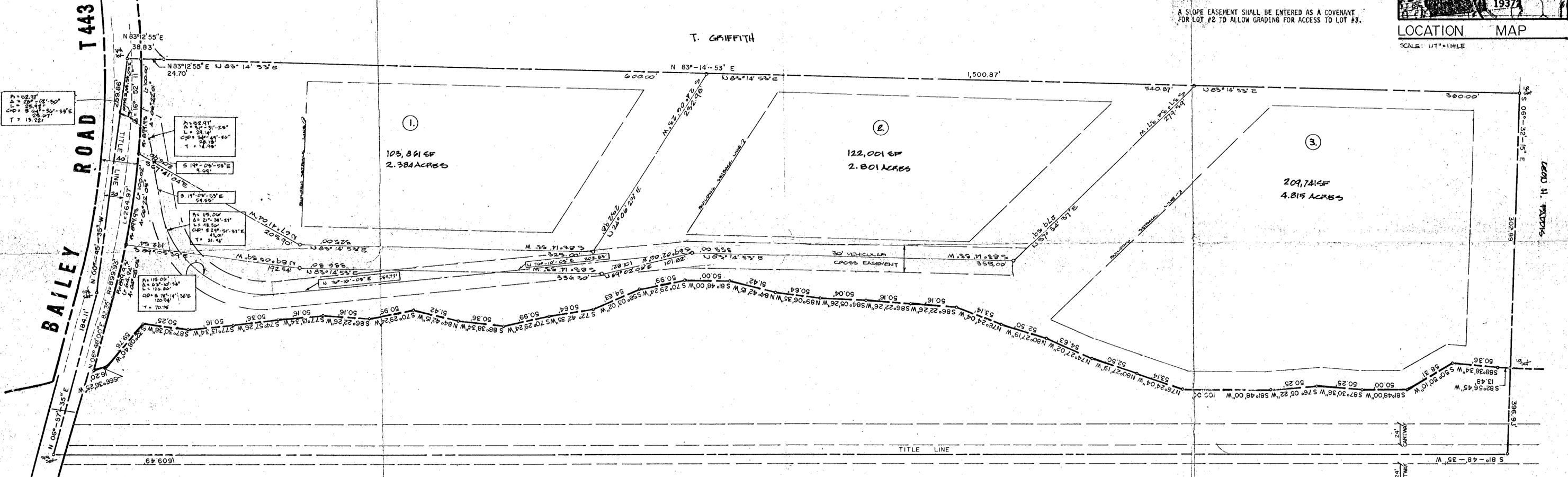
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A SLOPE EASEMENT SHALL BE ENTERED AS A COVENANT FOR LOT #2 TO ALLOW GRADING FOR ACCESS TO LOT #3.



LOCATION MAP

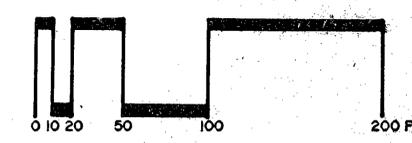
SCALE: 1/4" = 1 MILE



COATESVILLE DOWNINGTOWN BYPASS

LR 1004-2

CLEAR AREA
10.000 AC.



ISSUED
AUG 16 1979
YERKES ASSOC., INC.

Order # 3850 WC
 Drawn By *CK*
 Checked By *GA*
 Approved By _____

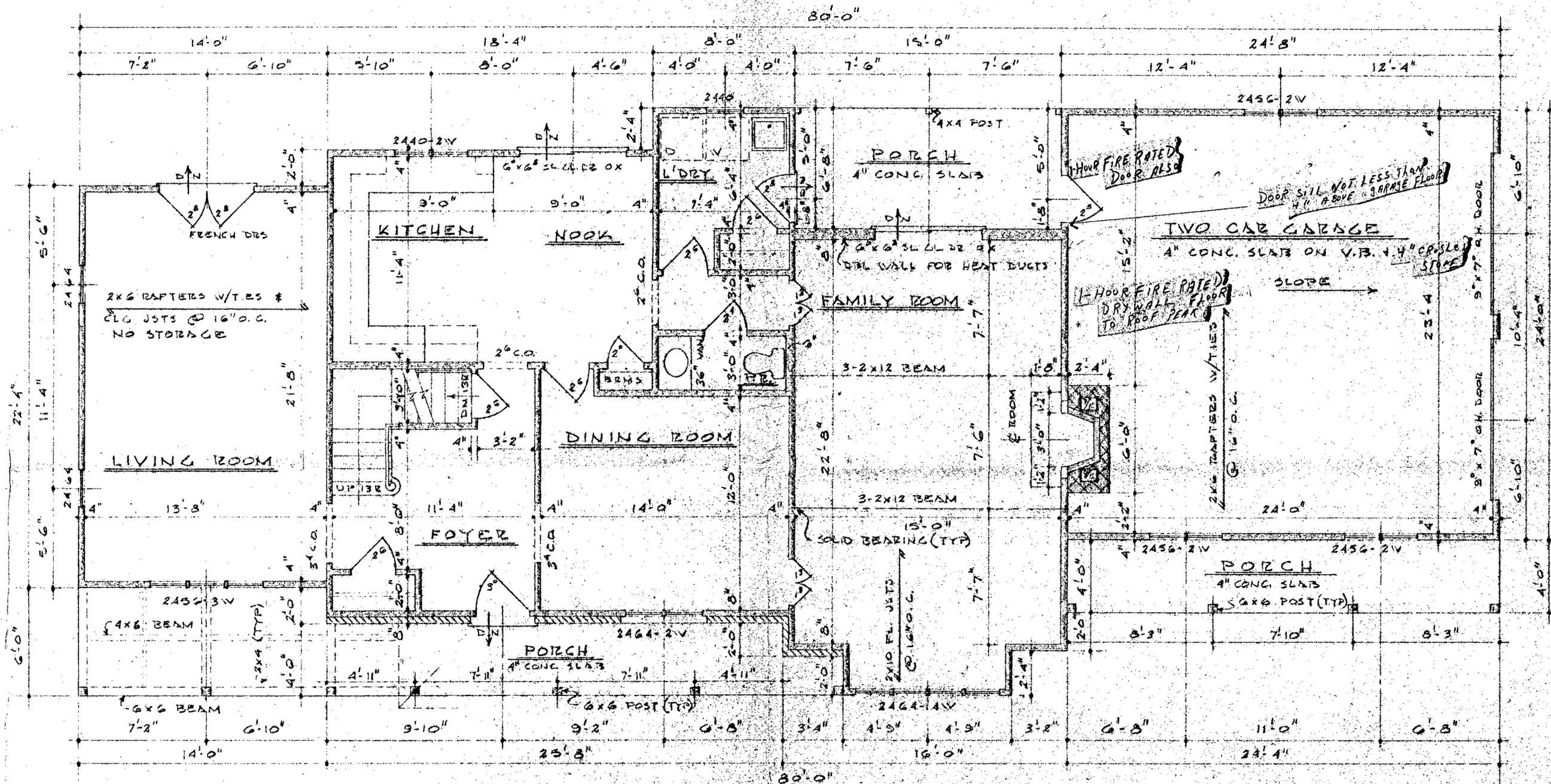
THIS IS TO CERTIFY THAT THIS PLAN CONFORMS TO ALL APPLICABLE ZONING AND SUBDIVISION ORDINANCES.

YERKES ASSOCIATES, INC.
 1444 PHOENIXVILLE PIKE P.O. BOX 553 WEST CHESTER PENNSYLVANIA
 SITE PLANNERS CONSULTING ENGINEERS
 LANDSCAPE ARCHITECTS SURVEYORS



SUBDIVISION OF LAND OF
FRANK X. & MARY ANN DUNIGAN
 CALN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA

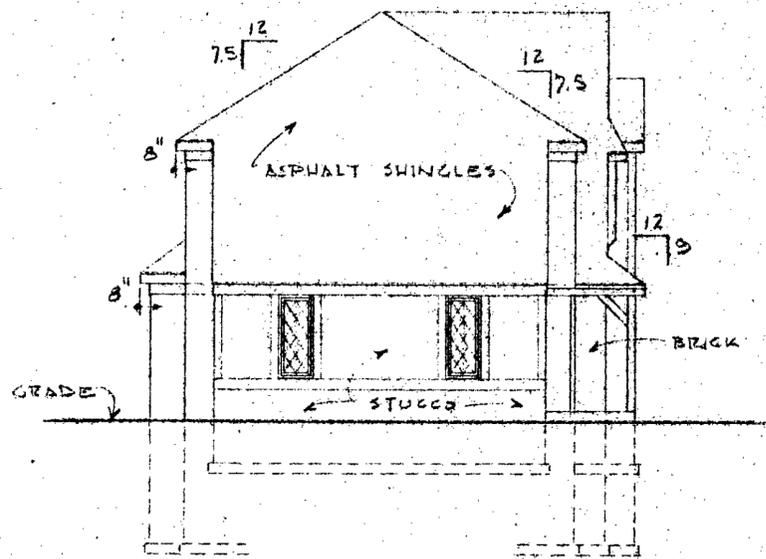
DATE: JULY 30, 1979
 PLAN NO. 39-38
FINAL SUBDIVISION PLAN
 SHEET 1 OF 2
 SCALE: 1" = 50'



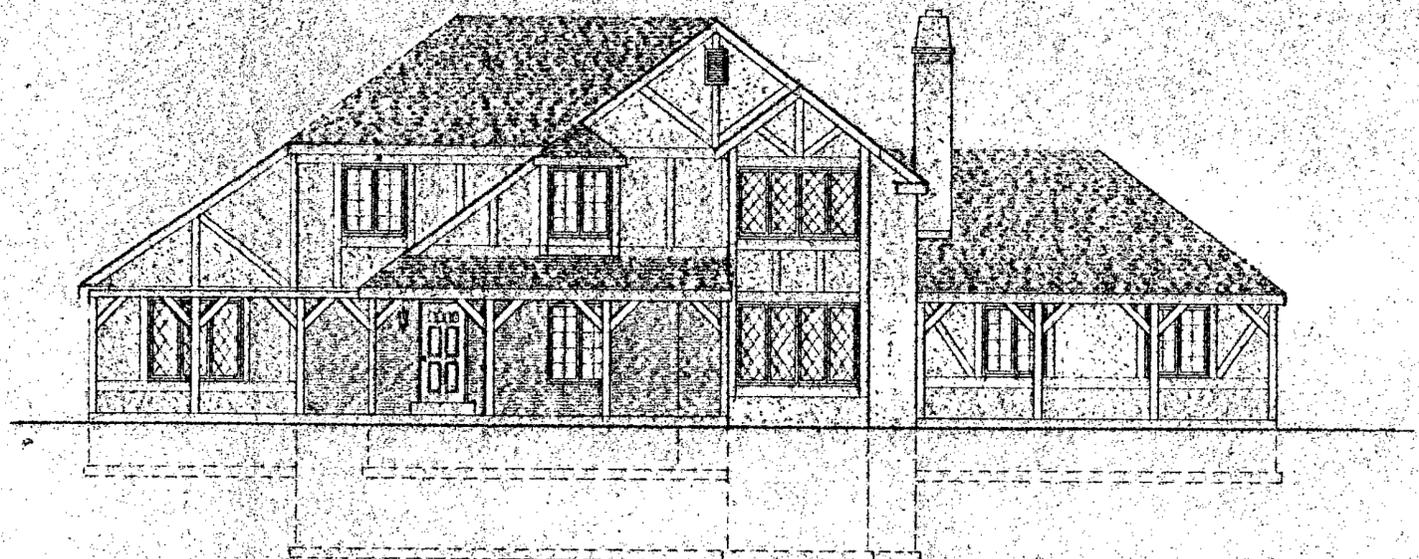
ALL CONCRETE SLABS ARE
 4" CONC + 4" CRUSLED STONE

FIRST FLOOR PLAN 1/4" = 1'-0"

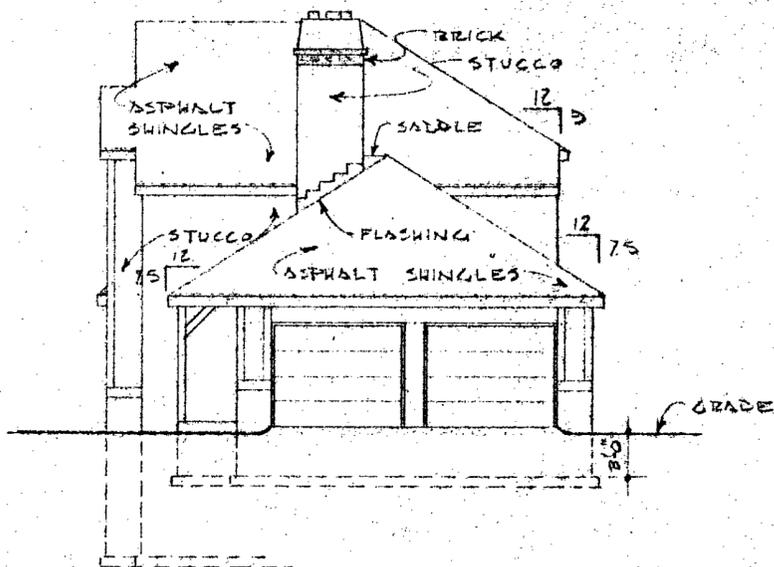
	2
	OF 4
ANTHONY T. WEBB - ARCHITECT	67133
CHADDS FORD, PA	2553
215-453-3533	7/01



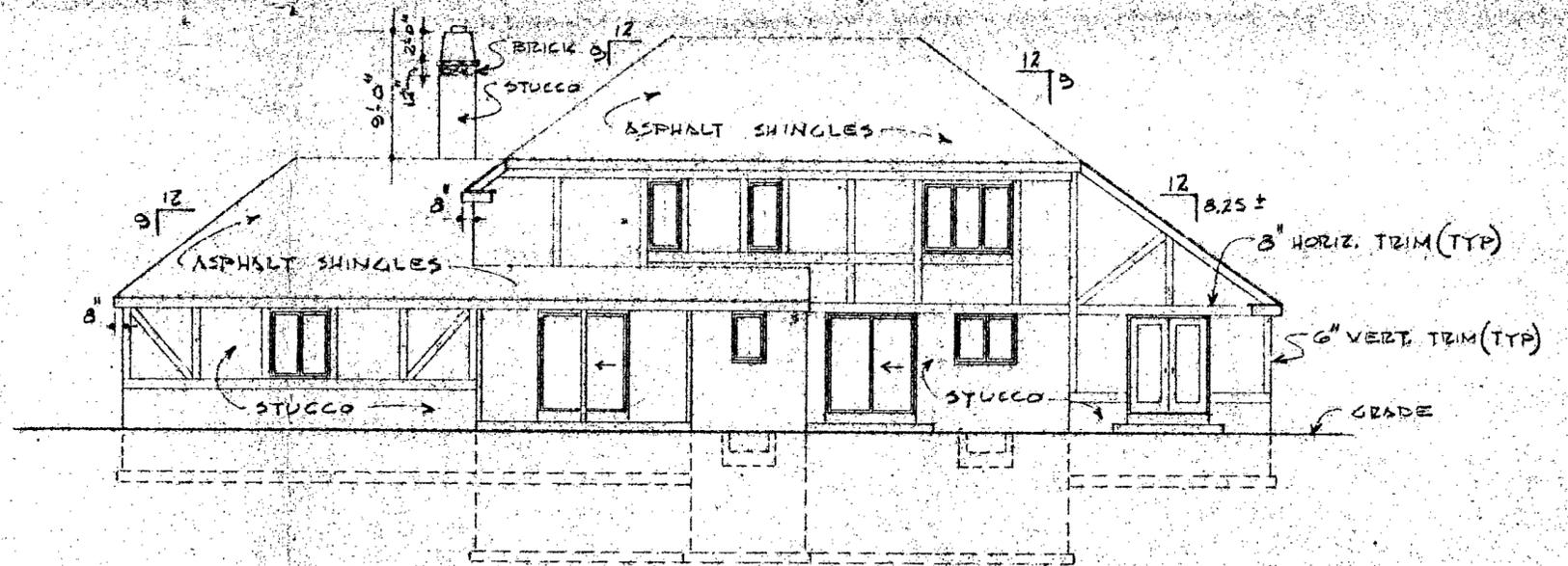
LEFT ELEVATION



FRONT ELEVATION 1/8" = 1'-0"



RIGHT ELEVATION

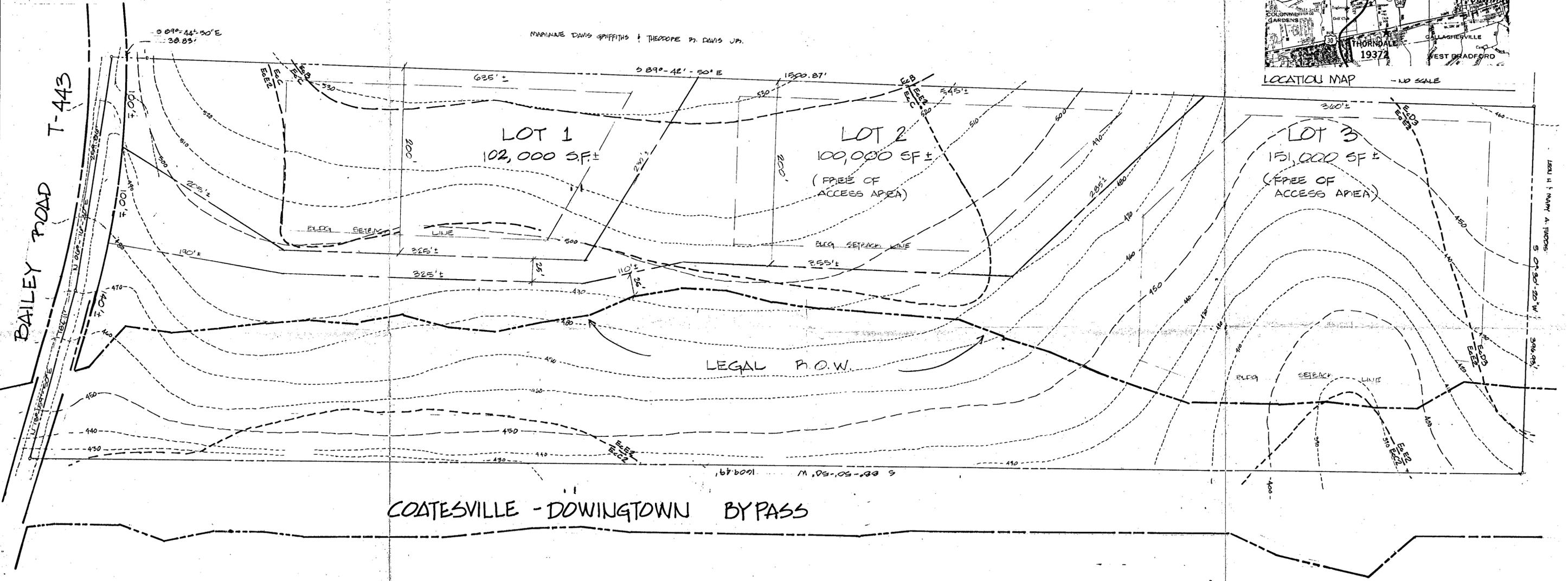
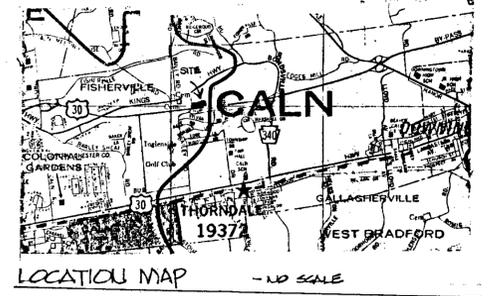
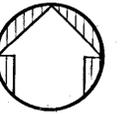


REAR ELEVATION

	4
	OF 4
ANTHONY R. WEBB - ARCHITECT	6/7/83
CHAFFS FORD, PA.	
215-459-3533	7/81

NOTE

1. THIS IS A COMPOSITE MAP MADE FROM DEEDS & RECORDS AND NOT TO BE CONSIDERED AS AN OUTLINE SURVEY BY THIS OFFICE.
2. FINAL NUMBERS OF LOTS MAY VARY DUE TO MUNICIPAL REQUIREMENTS, PHYSICAL LIMITS TO THE EXISTING TOPOGRAPHY, ACCESS, ETC.
3. TOPOGRAPHY FROM U.S.G.S. APPROXIMATE ONLY.
4. ENTIRE SITE WOODED.



OWNER
 FRANK X & MARY ANN DUNIGAN
 3300 SYLVAN DRIVE
 THORNDALE, PA. 19372
 PHONE: (215) 363-8300

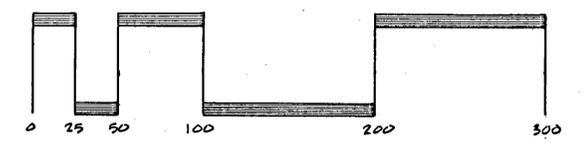
SOILS DATA

SYMBOL	SOIL NAME	SLOPE	EROSION
EcB	EDGEMONT CHALKNEY LOAM	3-8%	-
EcC	EDGEMONT CHALKNEY LOAM	8-13%	-
EcC2	EDGEMONT CHALKNEY LOAM	8-13%	MODERATE
EcD3	EDGEMONT CHALKNEY LOAM	13-23%	SEVERE
EcE2	EDGEMONT CHALKNEY LOAM	25-35%	MODERATE

ZONING DATA

CLASSIFICATION	R-1 RESIDENTIAL
MIN. LOT AREA	100,000 SQ. FT.
MIN. LOT WIDTH @ STREET	100 FEET
MIN. LOT WIDTH @ BLDG. LINE	200 FEET
MAXIMUM LOT COVERAGE	10%
FRONT SETBACK	75 FT. FROM STREET P.W. 90 FT. FROM ROAD & (WHICH EVER GREATER)
MINIMUM SIDE YARDS	20 FEET
MINIMUM REAR YARD	50 FEET
MAXIMUM HEIGHT	35 FEET

CLEAR SITE AREA = 10.00 ACRES
 TOTAL SITE AREA = 14.98 ACRES



Order # 3668 WC
 Drawn By: [Signature]
 Checked By: [Signature]
 Approved By: [Signature]
ISSUED
 APR 09 1979
 YERKES ASSOC., INC.

YERKES ASSOCIATES, INC.
 1444 PHOENIXVILLE PIKE P.O. BOX 553 WEST CHESTER PENNSYLVANIA
 SITE PLANNERS CONSULTING ENGINEERS
 LANDSCAPE ARCHITECTS SURVEYORS



MAP OF PROPERTY OF
FRANK X. & MARY ANN DUNIGAN
 CALL TOWNSHIP · CHESTER COUNTY · PENNSYLVANIA

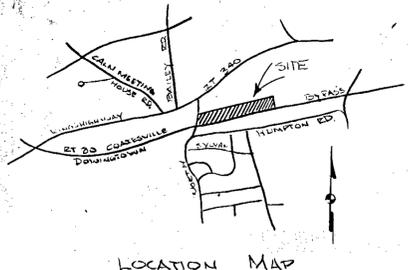
REVISIONS

SKETCH PLAN

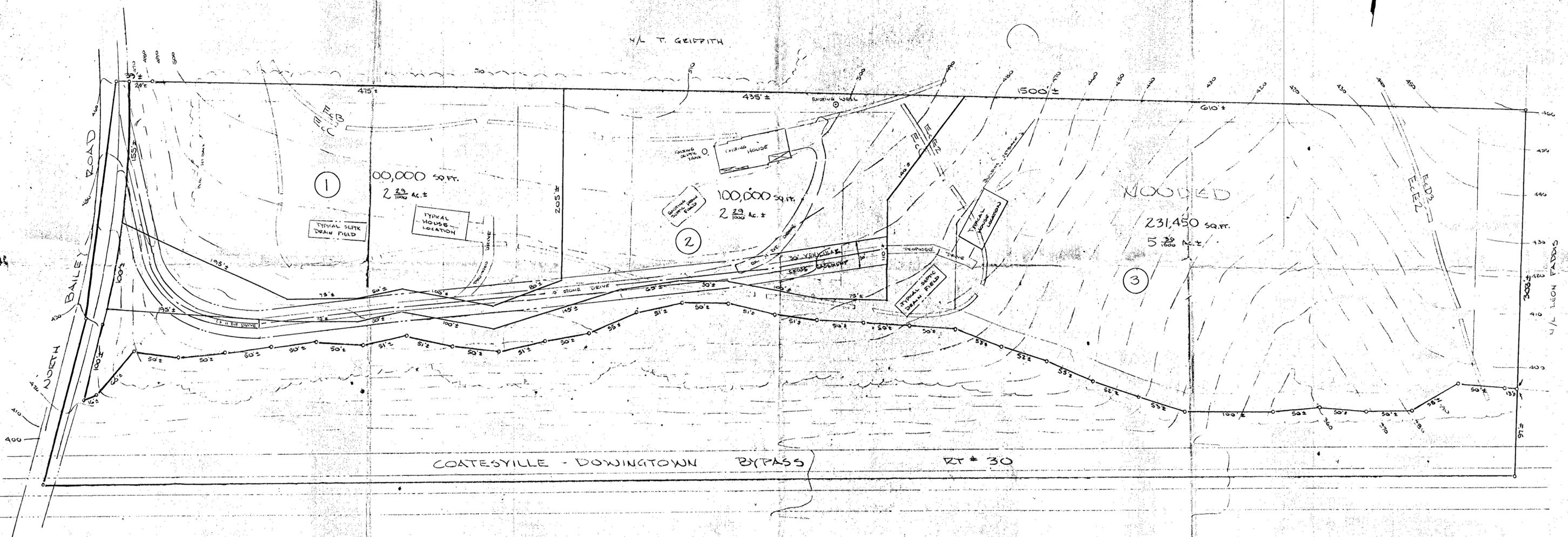
DATE: JAN, 1979
 PLAN NO.:
39-33
 SCALE: 1" = 50'

NOTES:
 CONTOURS FROM A SURVEY BY OTHERS

ZONING:
 R-1 RURAL RESIDENTIAL DISTRICT
 MIN. LOT AREA - 100,000 SQ. FT.
 MIN. LOT WIDTH @ STREET LINE - 100 FT.
 MIN. LOT WIDTH @ SETBACK LINE - 200 FT.
 MAX. LOT COVERAGE - 10%
 MIN. FRONT YED - 75' FROM R/W
 MIN. SIDE YED - 20 FT.
 MIN. REAR YED - 50 FT.
 MAX. BUILDING HEIGHT - 3 STORIES OR 35 FT.



LOCATION MAP



COATESVILLE - DOWINGTOWN BYPASS RT # 30

SOILS DATA:
 TAKEN FROM THE CHESTER & DELAWARE COUNTIES SOIL SURVEY SHEET # 26
 EcB - EDMONT CHANNERY LOAM 3 to 8% SLOPES
 EcC - EDMONT CHANNERY LOAM 8 to 15% SLOPES
 EcC2 - EDMONT CHANNERY LOAM 8 to 15% SLOPES MODERATELY ERODED
 EcD3 - EDMONT CHANNERY LOAM 15 to 25% SLOPES SEVERELY ERODED
 EcE2 - EDMONT CHANNERY LOAM 25 to 35% SLOPES MODERATELY ERODED

OWNERS:
 FRANK & MARY ANN DUNIGAN
 NORTH BAILEY ROAD
 THORNDALE PA.

SKETCH PLAN OF LANDS BELONGING TO
 FRANK X. & MARY ANN DUNIGAN

CALN TWP
 SCALE 1" = 50'

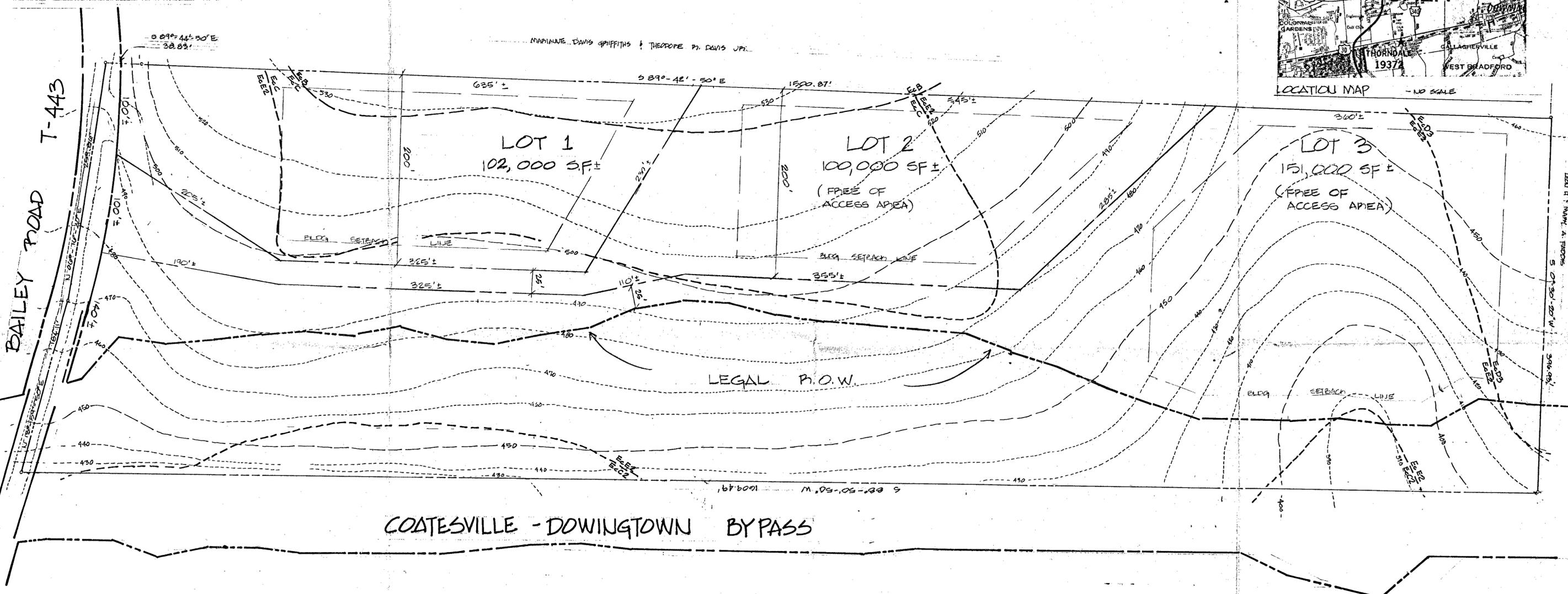
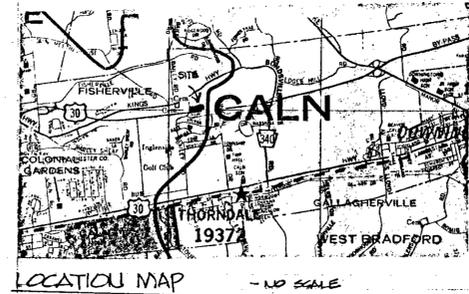
CHESTER CO. PA.
 JULY 6, 1983

ROLAND A. DUNLAP
 REGISTERED SURVEYOR
 BRANDAMORE ROAD, BRANDAMORE, PA. 19316

NOTE

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2. FINAL DIMENSIONS OF LOTS MAY VARY DUE TO MUNICIPAL REQUIREMENTS, PHYSICAL LIMITS TO THE EXISTING TOPOGRAPHY, ACCESS, ETC.
3. TOPOGRAPHY FROM U.S.G.S. - APPROXIMATE ONLY.
4. ENTIRE SITE WOODED.

CALN TWP. PLANNING BOARD
 APPLICANT *Mr. & Mrs. Frank Dunningan*
 TYPE SUB. DIV. *Minor*
 DWGS. RECEIVED DATE *5/1/79*
 FEE *N/A sketch plan*
 SIGNATURE OF APPLICANT



OWNER
 FRANK X & MARY ANN DUNIGAN
 3300 SYLVAN DRIVE
 THORNDALE, PA. 19372
 PHONE: (215) 363-8300

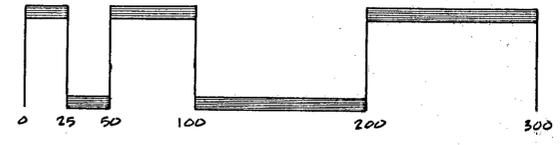
SOILS DATA

SYMBOL	SOIL NAME	SLOPE	EROSION
EcB	EDGEWOUT CHANNERY LOAM	3-8%	-
EcC	EDGEWOUT CHANNERY LOAM	8-15%	-
EcC2	EDGEWOUT CHANNERY LOAM	8-15%	MODERATE
EcD3	EDGEWOUT CHANNERY LOAM	15-25%	SEVERE
EcE2	EDGEWOUT CHANNERY LOAM	25-35%	MODERATE

ZONING DATA

CLASSIFICATION	R-1 RESIDENTIAL
MIN. LOT AREA	100,000 SQ. FT.
MIN. LOT WIDTH @ STREET	100 FEET
MIN. LOT WIDTH @ BLDG. LINE	200 FEET
MAXIMUM LOT COVERAGE	10%
FRONT SETBACK	75 FT. FROM STREET P/W 90 FT. FROM ROAD C. (WHICH EVER GREATER)
MINIMUM SIDE YARDS	20 FEET
MINIMUM REAR YARD	50 FEET
MAXIMUM HEIGHT	35 FEET

CLEAR SITE AREA = 10.00 ACRES
 TOTAL SITE AREA = 14.98 ACRES

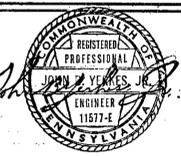


ISSUED
 APR 27 1979
 YERKES ASSOC., INC.

Order # *3668 WC*
 Drawn By *cyf*
 Checked By *MA*
 Approved By *H*

YERKES ASSOCIATES, INC.
 1444 PHOENIXVILLE PIKE P.O. BOX 553 WEST CHESTER PENNSYLVANIA
 SITE PLANNERS CONSULTING ENGINEERS
 LANDSCAPE ARCHITECTS SURVEYORS

MAP OF PROPERTY OF
FRANK X. & MARY ANN DUNIGAN
 CALN TOWNSHIP · CHESTER COUNTY · PENNSYLVANIA



DATE: 17 JAN, 1979
 PLAN NO. **39-33**
 SCALE: 1" = 50'

NOTE

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3. TOPOGRAPHY FROM U.S.G.S. APPROXIMATE ONLY.
4. ENTIRE SITE WOODED.

CALN TWP. PLANNING BOARD

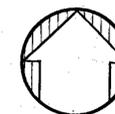
APPLICANT *Mr. & Mrs. Frank Dunigan*

TYPE SUB. DIV. *Minor*

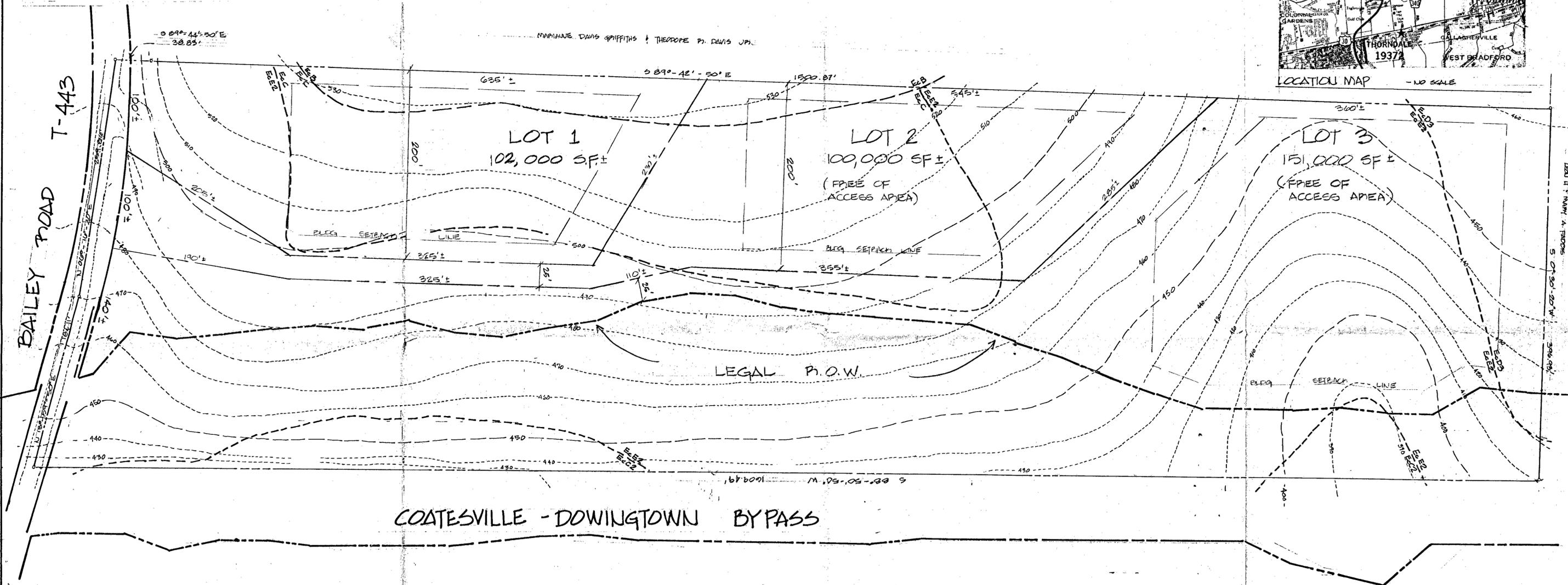
DWGS. RECEIVED DATE *5/1/79*

FEE *N/A sketch plan*

SIGNATURE OF APPLICANT



LOCATION MAP - NO SCALE



OWNER

FRANK X. & MARY ANN DUNIGAN
3500 SYLVAN DRIVE
THORNDALE, PA. 19372
PHONE: (215) 363-8300

SOILS DATA

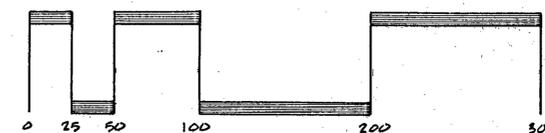
SYMBOL	SOIL NAME	SLOPE	EROSION
EcB	EDGEMOUNT CHANNERY LOAM	3-8%	-
EcC	EDGEMOUNT CHANNERY LOAM	8-15%	-
Ecc2	EDGEMOUNT CHANNERY LOAM	8-15%	MODERATE
EcD3	EDGEMOUNT CHANNERY LOAM	15-25%	SEVERE
EcE2	EDGEMOUNT CHANNERY LOAM	25-35%	MODERATE

ZONING DATA

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MINIMUM SIDE YARDS	20 FEET
MINIMUM REAR YARD	50 FEET
MAXIMUM HEIGHT	35 FEET

CLEAR SITE AREA = 10.00 ACRES

TOTAL SITE AREA = 14.98 ACRES



ISSUED

APR 27 1979

YERKES ASSOC., INC.

YERKES ASSOCIATES, INC.

1444 PHOENIXVILLE PIKE P.O. BOX 553 WEST CHESTER PENNSYLVANIA

SITE PLANNERS CONSULTING ENGINEERS
LANDSCAPE ARCHITECTS SURVEYORS

MAP OF PROPERTY OF
FRANK X. & MARY ANN DUNIGAN

CALN TOWNSHIP CHESTER COUNTY PENNSYLVANIA



REVISIONS

SKETCH PLAN

DATE: 5/1/79

PLAN NO.

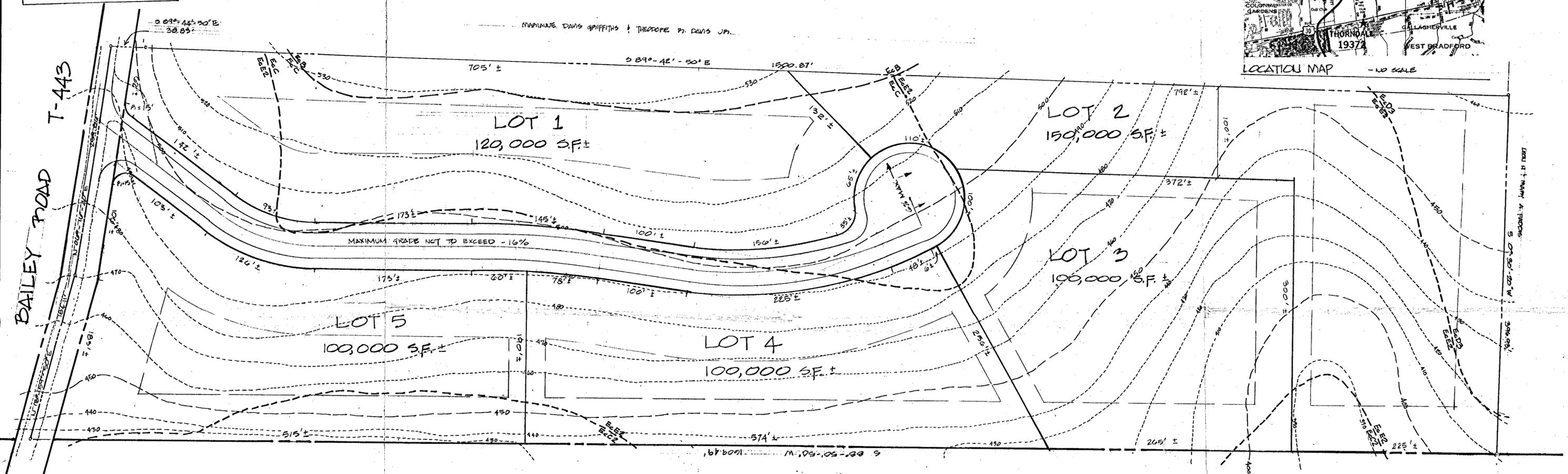
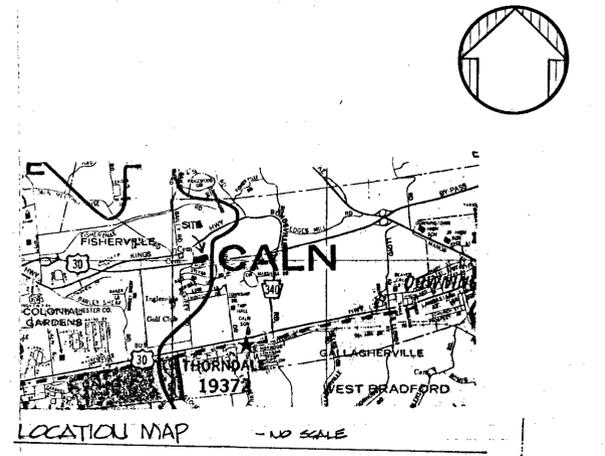
39-33

SCALE: 1"=50'

NOTE

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3. TOPOGRAPHY FROM U.S.G.S. APPROXIMATE ONLY.
4. ENTIRE SITE WOODED.
5. ALL DRIVES TO BE ON TO PROPOSED ACCESS ROAD. NO DRIVES TO BE ALLOWED ONTO BAILEY ROAD.

NOTE: PLAN PREPARED FROM DEED DESCRIPTION AND IS NOT TO BE USED FOR CONVEYANCING OR RECORDING.



COATESVILLE - DOWINGTOWN BYPASS

THIS PLAN IS COPYRIGHTED AND ANY REPRODUCTION IN WHOLE OR PART THEREOF WITHOUT WRITTEN AUTHORIZATION IS EXPRESSLY PROHIBITED.

OWNER
FRANK X & MARY ANN DUNIGAN
3300 SYLVAN DRIVE
THORNDALE, PA. 19372
PHONE: (215) 363-8300

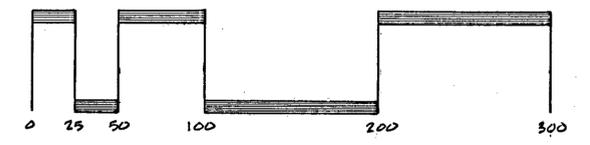
SOILS DATA

SYMBOL	SOIL NAME	SLOPE	EROSION
EcB	EDGEWOLD CHANNERY LOAM	3-8%	-
EcC	EDGEWOLD CHANNERY LOAM	8-15%	-
EcC2	EDGEWOLD CHANNERY LOAM	8-15%	MODERATE
EcD3	EDGEWOLD CHANNERY LOAM	15-25%	SEVERE
EcE2	EDGEWOLD CHANNERY LOAM	25-35%	MODERATE

ZONING DATA

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MIN. LOT AREA	100,000 SQ. FT.
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MIN. LOT WIDTH @ BLDG. LINE	200 FEET
MAXIMUM LOT COVERAGE	10%
FRONT SETBACK	75 FT FROM STREET P/W 90 FT FROM ROAD E (WHICH EVER GREATER)
MINIMUM SIDE YARDS	20 FEET
MINIMUM REAR YARD	50 FEET
MAXIMUM HEIGHT	25 FEET

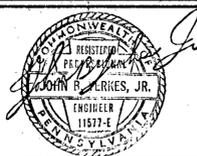
TOTAL SITE AREA = 14.98 ACRES



NOTE: ALL LOCATIONS OF EXISTING UTILITIES SHOWN ON THE PLAN HAVE BEEN DEVELOPED FROM EXISTING UTILITY RECORDS AND/OR ABOVE GROUND EXAMINATION OF THE SITE. COMPLETENESS OR ACCURACY OF LOCATION AND DEPTH OF UNDERGROUND UTILITIES OR STRUCTURES CANNOT BE GUARANTEED. CONTRACTOR MUST VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES AND FACILITIES BEFORE START OF WORK.

Order # 3668 WG
Drawn By: [Signature]
Checked By: M.R.V.
Approved By:

YERKES ASSOCIATES, INC.
1444 PHOENIXVILLE PIKE P.O. BOX 553 WEST CHESTER PENNSYLVANIA
SITE PLANNERS CONSULTING ENGINEERS
LANDSCAPE ARCHITECTS SURVEYORS



MAP OF PROPERTY OF
FRANK X. & MARY ANN DUNIGAN
CALLI TOWNSHIP · CHESTER COUNTY · PENNSYLVANIA

REVISIONS

NO.	DESCRIPTION

SKETCH PLAN

DATE: JAN, 1979
PLAN NO. 39-33
SCALE: 1" = 50'



www.calntownship.org

CALN TOWNSHIP

DEPARTMENT OF CODE ENFORCEMENT

Andrew F. Reczek, Director of Code Enforcement

Stephen L. Miller, Code Official/Fire Marshall

Gary E. Shesko, Housing Officer/Deputy Fire Marshall

Raymond Stackhouse, Code Official/Deputy Fire Marshall

610-384-0600 fax: 610-384-0689 Email: andyr@calntownship.org

253 Municipal Drive, P.O. Box 72149 Thomdale, Pa. 19372-0149

MISCELLANEOUS INSPECTION REPORT

907

DATE 11/2/06

LOCATION 907, 919, 951 Bailey Road

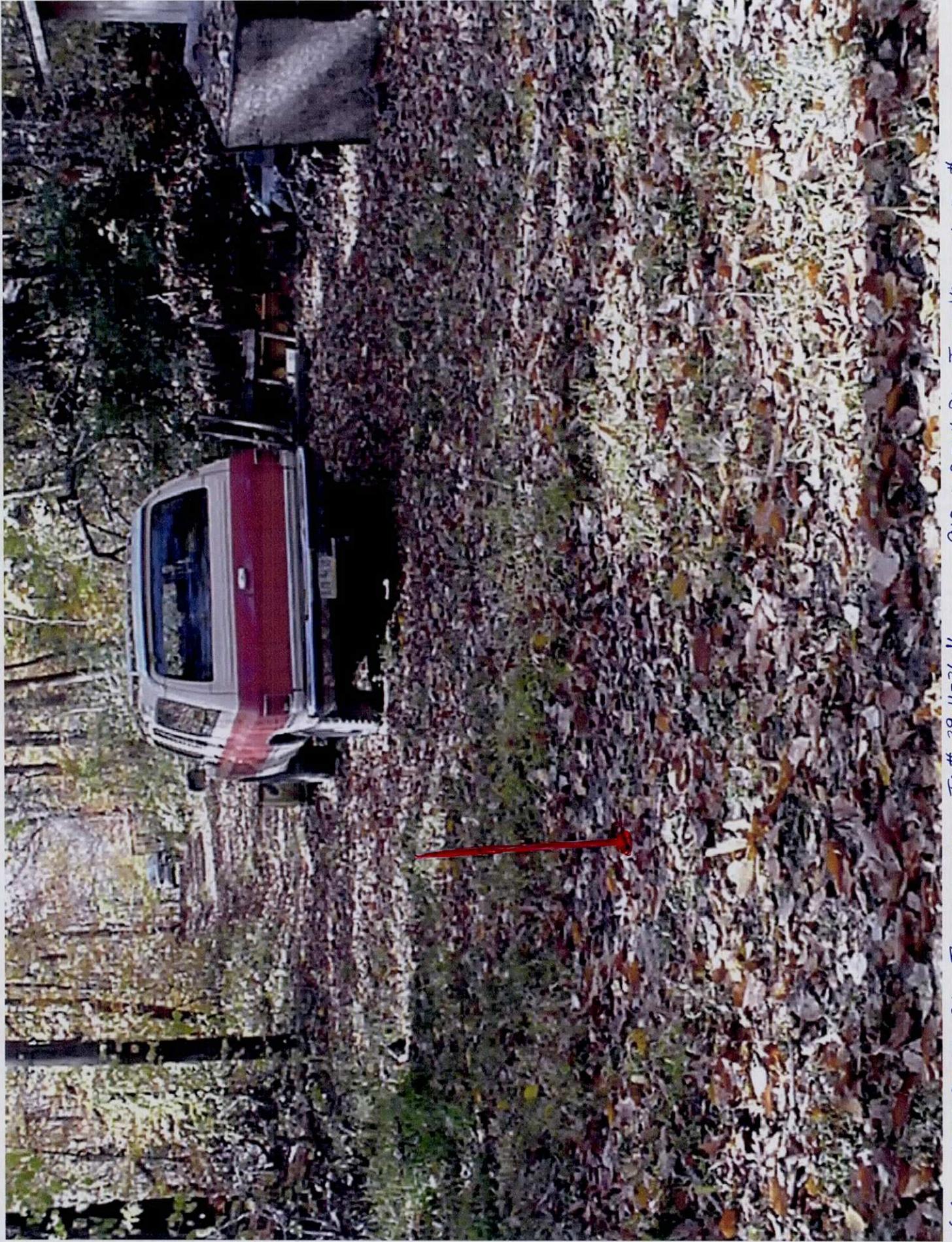
TYPE OF INSPECTION Dunigan + Kennedy - DISPUTE

Mr. Kennedy call ~~me~~ to inform that the land has been surveyed by Mr. Dunigan. It appears that the wood shed is not on the property owned by Mr. Dunigan

I.A. on-site - shed is 25' feet away from Property Pin (Picture)

(This dispute continues)

[Signature]
Gary Shesko



11/2/06

907 N. BAILEY RD

- FRANCIS DUNIGAN

TAX# 39-4-36.4

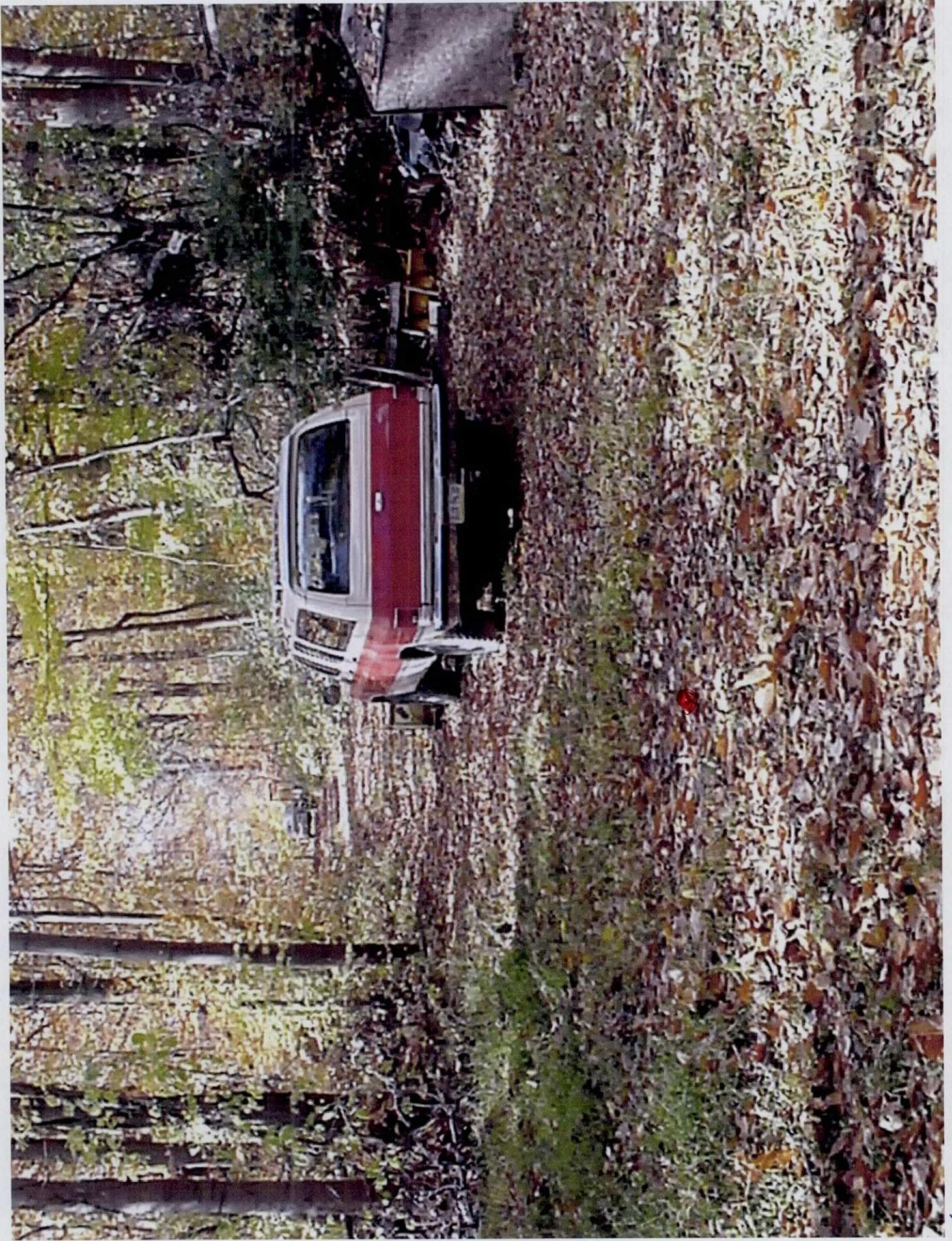
919 N. BAILEY RD.

- JAMES KENNEDY

TAX# 39-4-36



11/2/06



11/2/06



Feet: 239.29
Miles: 0.05

CHESTER COUNTY

UPI:	39-4-36.3
Owners:	DUNIGAN FRANCIS X DONNA M
Mail Address:	PO BOX 652 THORNDALE PA 19372
Situs Address:	951 N BAILEY RD
Book:	4142
Page:	491
Record Date:	2/18/1997
Lot Location:	ES OF T433
Prop. Descrip:	2.3AC LOT 1
Acres:	2.3
Square Feet:	
LUC:	V-10
Lot Assmnt:	\$ 36,470
Total Assmnt:	\$ 36,470
Prop. Assmnt:	\$
Last Sale:	\$ 1
Assmnt Date:	12/20/2005 9:22:07 AM



Mode: Info

Status:

Feet: 435.00
Miles: 0.08



Mode: Info

Status:

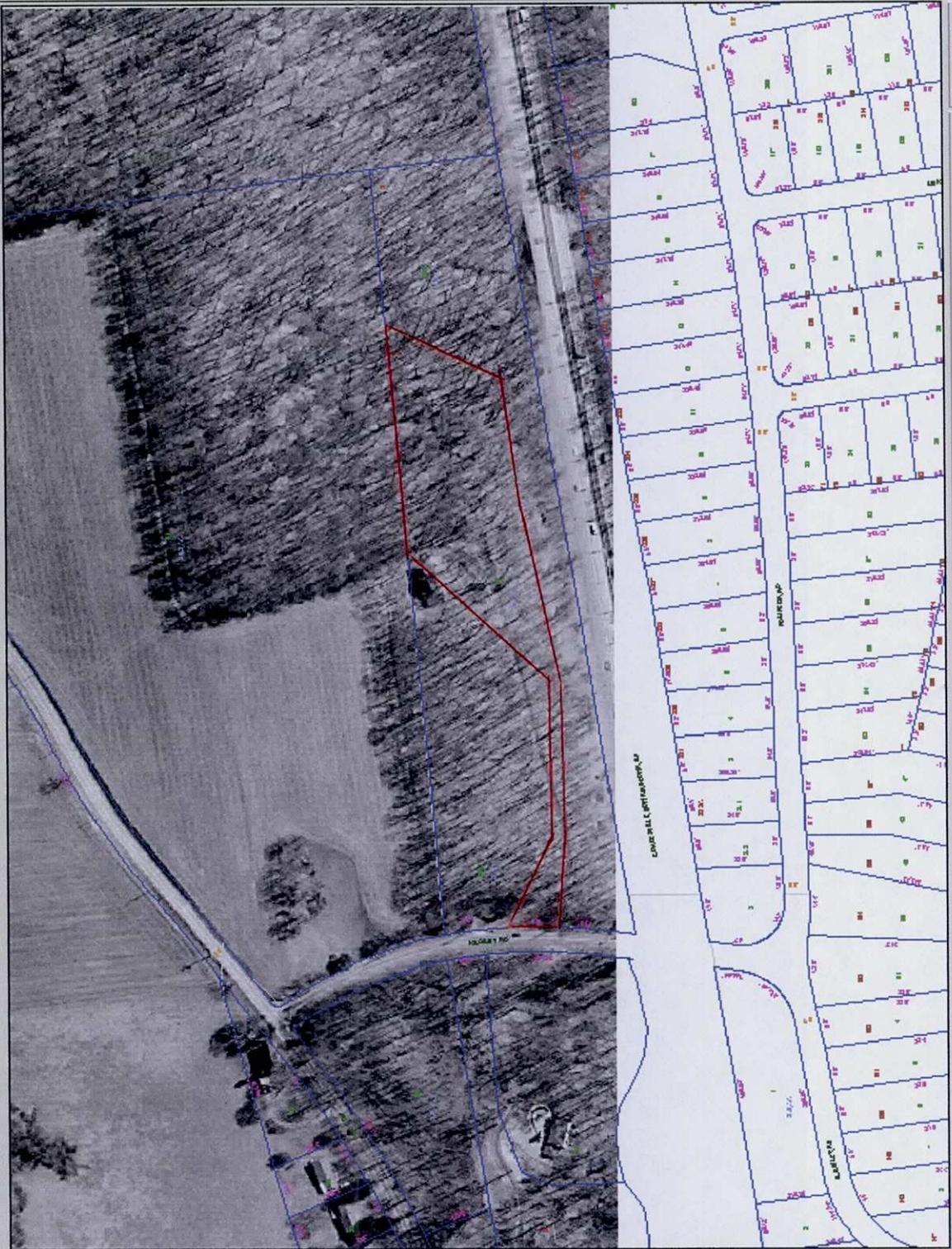
CHESTER COUNTY

UPI:	39-4-36.4
Owners:	DUNIGAN FRANCIS X DONNA M
Mail Address:	PO BOX 652 THORNDALE PA
ZIP:	19372
Situs Address:	907 N BAILEY RD
Book:	4142
Page:	491
Record Date:	2/18/1997
Lot Location:	NE COR T407
Prop. Descrip:	4.8 AC LOT 3
Acres:	4.8
Square Feet:	
LUC:	V-10
Lot Assmnt:	\$ 47,870
Total Assmnt:	\$ 47,870
Prop. Assmnt:	\$
Last Sale:	\$ 1
Assmnt Date:	12/20/2005 9:22:07 AM

Feet: 298.53
Miles: 0.06

CHESTER COUNTY

UPI:	394-36
Owners:	KENNEDY JAMES D JR KENNEDY BETSY E
Mail Address:	919 N BAILEY RD THORINDALE PA
ZIP:	19372
Situs Address:	919 N BAILEY RD
Book:	4780
Page:	1380
Record Date:	7/7/2000
Lot Location:	NE COR T407
Prop. Descrip:	2.3AC_DW/G LT 2
Acres:	2.3
Square Feet:	
LUC:	R-10
Lot Assmnt:	\$ 36,470
Total Assmnt:	\$ 200,420
Prop. Assmnt:	\$ 163,950
Last Sale:	\$ 184,900
Assmnt Date:	12/20/2005 9:22:07 AM



Mode: Info

Status:



CALN TOWNSHIP

DEPARTMENT OF CODE ENFORCEMENT

Andrew F. Reczek, Director of Code Enforcement
Gary E. Shesko, Housing Officer/Deputy Fire Marshal
Stephen L. Miller, Code Official/Deputy Fire Marshal

www.calntownship.org

610-384-0400 fax: 610-384-0689 Email: andyr@calntownship.org
253 Municipal Drive, P.O. Box 72149 Thorndale, Pa. 19372-0149

Oct. 15, 2003

James & Betsy Kennedy
919 N. Bailey Rd.
Thorndale, Pa 19372

RE: 919 N. Bailey Rd. (Shed Permit)

Dear Mr. & Mrs. Kennedy:

This letter is in regard to the shed placed on your property at the above address. Caln Township requires a permit to be obtained for accessory structures such as sheds.

I kindly ask that you complete the enclosed permit application and submit it to the Caln Township Codes Office along with the appropriate fee within 30 days of receipt of this notice.

If you have any questions or need additional information, please contact us at the number above.

I thank you in advance for your cooperation with this matter.

Sincerely,

Andrew F. Reczek
Director

enclosure (1)

Called: Francis Dunison (1-215) - 450 - 7731
610 - 461 - 7990

SCRUGGS TREE SERVICE, INC.

641B Lancaster Pike #236

Frazer, Pa. 19355

610-436-9372

October 2, 2003

Mr. Frank Dunigan
P.O. Box 72652
Thorndale, Pa. 19372

Dear Frank,

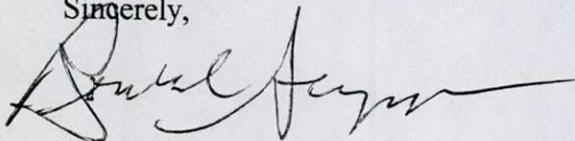
Thanks for taking the time and allowing me to survey your 4.8 acre lot (#3) on North Bailey Road.

Prior to submitting my proposal to clear this property, I would like to make certain we do not run into any impediment with your current neighbor. For instance, you pointed out the position of the storage shed at the end of the driveway and seemed to feel that it may violate the existing driveway easement. Surely the township has a record on file of a permit being issued.

Would you kindly look into this and reply as soon as possible.

I stand ready to commence the project once this issue is resolved.

Sincerely,



Ronald Scruggs
President

1-215-450-7731
610-461-7990

Francis
Dunigan

RECEIVED

OCT 21 2003

CODES & ENG



CALN TOWNSHIP

DEPARTMENT OF CODE ENFORCEMENT

Andrew F. Reczek, Director of Code Enforcement
Gary E. Shesko, Housing Officer/Deputy Fire Marshal
Stephen L. Miller, Code Official/Deputy Fire Marshal

www.calntownship.org

610-384-0400 fax: 610-384-0689 Email: andyr@calntownship.org
253 Municipal Drive, P.O. Box 72149 Thorndale, Pa. 19372-0149

December 18, 2003

Mr. Frank Dunigan
P.O. Box 72652
Thorndale, PA 19372

RE: Location of Accessory Structure (Shed)
Tax Parcel #390400360000

Mr. Dunigan,

On December 18, 2003 I met on-site with James Kennedy, owner of 919 Bailey Road, concerning the possibility of an accessory structure (shed) being placed by Mr. Kennedy within the driveway easement leading to property you own adjacent to his.

Upon the on-site meeting to determine if the accessory structure (shed) that Mr. Kennedy placed on his property is with-in the Declaration of Driveway Easement, it is to my understanding that a thirty (30') foot right of way does exist between the shed and the driveway easement. I will note that property line markers were not visible on-site, therefore Mr. Kennedy has agreed that the shed will be re-located by him, if the shed is found to be within the driveway easement.

If you have questions, you may contact me at 610.384.0400 Ext.120

Sincerely,

First Class Mail

Gary Shesko
Housing Officer/Deputy Fire Marshal

cc: James Kennedy, 919 Bailey Road, Thorndale, PA 19372
Andrew Reczek, Director of Code Enforcement/Zoning Officer



CALN TOWNSHIP

DEPARTMENT OF CODE ENFORCEMENT

*Andrew F. Reczek, Director of Code Enforcement
Gary E. Shesko, Housing Officer/Deputy Fire Marshal
Stephen L. Miller, Code Official/Deputy Fire Marshal*

www.calntownship.org

610-384-0400 fax: 610-384-0689 Email: andyr@calntownship.org
253 Municipal Drive, P.O. Box 72149 Thorndale, Pa. 19372-0149

December 18, 2003

Mr. Frank Dunigan
P.O. Box 72652
Thorndale, PA 19372

RE: Location of Accessory Structure (Shed)
Tax Parcel #390400360000

Mr. Dunigan,

On December 18, 2003 I met on-site with James Kennedy, owner of 919 Bailey Road, concerning the possibility of an accessory structure (shed) being placed by Mr. Kennedy within the driveway easement leading to property you own adjacent to his.

Upon the on-site meeting to determine if the accessory structure (shed) that Mr. Kennedy placed on his property is with-in the Declaration of Driveway Easement, it is to my understanding that a thirty (30') foot right of way does exist between the shed and the driveway easement. I will note that property line markers were not visible on-site, therefore Mr. Kennedy has agreed that the shed will be re-located by him, if the shed is found to be within the driveway easement.

If you have questions, you may contact me at 610.384.0400 Ext.120

Sincerely,

Gary Shesko
Housing Officer/Deputy Fire Marshal

First Class Mail

cc: **James Kennedy, 919 Bailey Road, Thorndale, PA 19372**
Andrew Reczek, Director of Code Enforcement/Zoning Officer

TOWNSHIP OF CALN
253 MUNICIPAL DR
THORNDALE, PA. 19372
610/384-0400

INSPECTION ASSIGNMENT SHEET

Building Permit No. 2003-00409-BUI
Location 919 N BAILEY RD
Owner KENNEDY, JAMES D. & BETSY
Contractor OWNER/APPLICANT (610/380-1470)
Description SHED
Comments SHED MUST BE PROPERLY ANCHORED. FRONT YARD IS DEFINED AS AN OPEN OR UNOCCUPIED SPACE MEASURED BETWEEN THE STREET LINE AND THE FRONT LINE OF A BUILDING. NO ACCESSORY STRUCTURE IS PERMITTED IN THE FRONT YARD.

SITE INSPECTION PRIOR TO BEGINNING CONSTRUCTION
12/18/03 - D.J. See attached Letter + Pictures

FINAL INSPECTION (performed after work is complete and PRIOR TO USING OR OCCUPYING CONSTRUCTION)



CALN TOWNSHIP

DEPARTMENT OF CODE ENFORCEMENT

Andrew F. Reczek, Director of Code Enforcement
Gary E. Shesko, Housing Officer/Deputy Fire Marshal
Stephen L. Miller, Code Official/Deputy Fire Marshal

www.calntownship.org

610-384-0400 fax: 610-384-0689 Email: andy@calntownship.org
253 Municipal Drive, P.O. Box 72149 Thorndale, Pa. 19372-0149

February 4, 2003

Mr. Frank Dunigan
P.O. Box 72652
Thorndale, PA 19372

RE: On-site meeting concerning location of Accessory Structure (Shed)
Bailey Road, Caln Township
Tax Parcel #390400360000

Mr. Dunigan,

Thank you for meeting with Andrew Reczek (Director of Code Enforcement), Mr. & Mrs. James Kennedy, owner of 919 Bailey Road and myself, concerning the possibility of an accessory structure (shed) being placed by Mr. Kennedy within the driveway easement, established on a Final Subdivision Plan, dated July 30, 1979.

Upon the on-site meeting to determine if the accessory structure (shed) that Mr. Kennedy placed on his property is within the Declaration of Driveway Easement, it is to my understanding that **until** the site (property) markers are properly identified by either or both property owners, Caln Township will not convey any decision on whether the shed shall be relocated. I will note that property line markers were not visible on-site, therefore Mr. Kennedy has agreed to re-located the shed if found to be within the driveway easement.

If you have questions, you may contact me at 610.384.0400 Ext.120

Sincerely,

Gary Shesko
Housing Officer/Deputy Fire Marshal

First Class Mail

cc: Mr. & Mrs. James Kennedy, 919 Bailey Road, Thorndale, PA 19372
Andrew Reczek, Director of Code Enforcement/Zoning Officer

000958

RECORDER OF DEEDS
COUNTY OF PENNA.

JAN 22 2 36 PM '80

DECLARATION OF DRIVEWAY EASEMENT

WHEREAS, a Plan of Subdivision (hereinafter called Plan) has been approved by the Commissioners of Caln Township and Chester County (said document being recorded simultaneous with this Easement in the office of the Recorder of Deeds in West Chester, which Plan is identified as a Subdivision Plan of Frank X. and Mary Ann Dunigan made for them by Yerkes Associates, Inc., dated July 30, 1979, being Plan No. 39-38; and

WHEREAS, in accordance with said Plan a driveway is shown across Lot No. 1, 2 and 3, known respectively as 911, 913 and 915 North Bailey Road, Caln Township; and

WHEREAS, Frank X. and Mary Ann Dunigan are presently the owners of Lots 1, 2 and 3; and

WHEREAS, Frank X. and Mary Ann Dunigan are obligated, in accordance with said Plan of Subdivision, to grant and declare said easement across Lots 1, 2 and 3 for each lot's benefit;

NOW, THEREFORE, Frank X. and Mary Ann Dunigan, being the owners of Lots 1, 2 and 3 hereby create, grant and declare the following easement, right-of-way, restrictions and covenants over

468 444

TR 3253458

PH4416

R 50 5787

LANE BROAD & BERLAN
200 N. MARKET STREET
PHILADELPHIA, PA. 19106

the land hereinafter described, which easement, right-of-way, restrictions and covenants shall run in perpetuity with the affected lots, subject to the terms, conditions and covenants hereinafter stated in this Declaration:

A. Description of Land. Legal description of easement is attached hereto, made a part hereof, and marked Exhibit "A".

B. Plot Plan of Land. Plot plan of easement, being a part of the overall plan referred to above, is attached hereto, made a part hereof and marked Exhibit "B", the easement being generally outlined in red on said Plan.

C. Terms, Conditions and Covenants.

1. The respective owners of Lots 1, 2 and 3 shall equally have the duty, the right, the expense and the obligation of improving and maintaining all facilities including the driveway surface, subsurface and the sides.

2. In connection therewith, the owners of Lots 1, 2 and 3 shall at all times allow the owners of each of the respective lots uninterrupted use of said driveway for the purpose of serving the single family dwellings located on Lots 1, 2 and 3 for the purpose of ingress and egress.

CAMP, WINDLE & BERLANZ
RETAIL BANKERS
WEST CHESTER, PA. 19380

3. The provisions of this Declaration shall run with and bind the land subject hereto, and shall inure to the benefit of and be enforceable by the owner of the lot affected hereby, his legal representatives, heirs, successors and assigns.

4. In the event a dispute arises with respect to the care, maintenance, repair or the like of the aforementioned easement, the respective lot owners shall agree to arbitrate their differences by requesting the President Judge of the Court of Common Pleas of Chester County to appoint an impartial member of the Bar to act as arbitrator of the dispute. All parties shall agree to be bound by the decision of the arbitrator. Any fees or costs incurred by reason of the appointment and service of such an arbitrator shall be borne equally by the lot owners.

5. This agreement shall not be altered, amended, modified or abrogated except by the written consent of the Caln Township Board of Commissioners.

IN WITNESS WHEREOF, Frank X. and Mary Ann Dunigan have caused this Declaration to be duly executed, this 21 day of Dec 1979.

Frank X. Dunigan
Mary Ann Dunigan

LAMB WHOLE & McFLANE
22 EAST MARKET STREET
MIDDLETOWN, PA. 17058

458 448-3-

SCRUGGS TREE SERVICE, INC.

641B Lancaster Pike #236

Frazer, Pa. 19355

610-436-9372

October 27, 2003

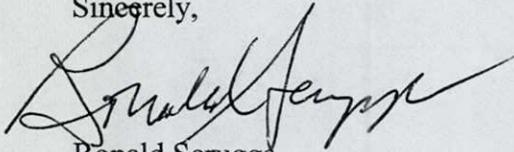
Mr. Frank Dunigan
P.O. Box 72652
Thorndale, Pa. 19372

Dear Frank,

We have completed our inspection of your property on North Bailey Road.

On your go ahead, we will commence with the next step of marking the trees.

Sincerely,



Ronald Scruggs
President

RECEIVED
OCT 30 2003
CODES & ENC



CALN TOWNSHIP

DEPARTMENT OF CODE ENFORCEMENT

Andrew F. Reczek, Director of Code Enforcement

Gary E. Shesko, Housing Officer/Deputy Fire Marshal

Stephen L. Miller, Code Official/Deputy Fire Marshal

www.calntownship.org

610-384-0400 fax: 610-384-0689 Email: andyr@calntownship.org
253 Municipal Drive, P.O. Box 72149 Thorndale, Pa. 19372-0149

December 9, 2003

James Kennedy
919 N. Bailey Road
Thorndale, PA 19372

RE: Residential Accessory Structure – Shed Permit
919 N. Bailey Road, Caln Township
Tax Parcel #390400360000

COPY
NEVER
SEAL

NOTICE OF VIOLATION

Mr. Kennedy

You are hereby notified that the property owned by you, located at 919 N. Bailey Road, Caln Township, Chester County, Pennsylvania (the Property) is in violation of the Code of Caln Ordinances, for the reasons specified in this Notice.

Violation: The property is in violation of the following Caln Township Ordinance, Chapter 155, Section 155-138 A – Accessory use regulation, it has been noted that a residential accessory structure, 12'x20' shed, has been inappropriately placed on your property, located at 919 N. Bailey Road, Caln Township. Upon review of your shed application permit and the Declaration of Driveway Easement, recorded July 30, 1979 with the Record of Deeds of Chester County, Pennsylvania, the above mentioned Accessory Structure (shed) has been placed within the driveway easement.

Correction Order: In an effort to allow you appropriate time to correct the violations mentioned above, we will grant you thirty (30) days from receipt of this Notice, as demonstrated by our receipt of a U.S. Mail Certified Receipt Card reflection of receipt of this Notice, First Class Mail or thirty (30) days of the Posting of the Property by Caln Township Code Enforcement Officer, whichever is sooner.

Correction Order: YOU ARE HEREBY ORDERED TO COMPLY WITH THE ABOVE MENTIONED CALN TOWNSHIP ORDINANCE AND DECLARATION OF DRIVEWAY EASEMENT, BY PROPERLY PLACING THE ABOVE MENTIONED ACCESSORY STRUCTURE (SHED) IN COMPLIANCES WITH THE PERMIT APPLICATION AND DECLARATION OF DRIVEWAY EASEMENT THE SHED SHALL BE PLACED 20' FROM SIDE PROPERTY LINES, 20' FROM REAR PROPERTY LINES, 10' FROM THE DRIVEWAY EASEMENT AND NOT WITHIN 5' OF ANY STRUCTURE.

Township Action Upon Your Non-Compliance: If the violation is not completed to the approval of the Code Enforcement Officer and in accordance with the Code of Caln Township Ordinances within the time specified, Caln Township will issue citations on a per day for all violations. Should this violation occur again while you are rightful owner of the property mentioned above, citations will be issued immediately.

Appeal Rights: You have the right to appeal this NOTICE to the Caln Township Zoning Hearing Board within thirty (30) days of your receipt of the NOTICE or the Posting of the Property with this NOTICE, both as described above, whichever is sooner. Such appeal must be filed in writing or in person at the Caln Township Municipal Building at the above address, Monday through Friday, from 8:00 am to 4:30 am prevailing time.

I hope this violation will be resolved and corrected by you within the time allotted. You may contact the Code Enforcement Department at the number above between the hours of 8:00 am and 4:30 pm, Monday through Friday.

Sincerely,

Gary Shesko
Housing Officer/Deputy Fire Marshal

Certified Mail

cc: Andrew Reczek, Director of Code Enforcement
file

USE AND OCCUPANCY PERMIT

Building Permit No. XXXXXXXXXX

U & O Permit No. RES20-035

Zoning District R-2

Remarks
.....
.....
.....
.....
.....
.....

Permission is hereby given:
SHARON BANK
..... (FORMERLY FRANK DUNIGAN)
(owner of use)
JAMES D. & BETSY E. KENNEDY
.....
Owner (new)
.....
Contractor

To use TWO STORY HOME
(Structure)

LOT #139
(Lot Number and Development Name)

At 919 N. BAILEY RD., THORNDALE, PA 19372 - 1202
(Address)

For SINGLE FAMILY DWELLING
(Intended Use)

[Signature] 6/23/00
Building and Plumbing Inspector Date

.....
Fire Marshall (if applicable) Date

[Signature] 6/23/00 *[Signature]*
Zoning Officer (must have signature) Date

Approved as to compliance with Caln
Township Ordinance No. 94-1.

Approved as to compliance with Zoning Ordinance.

TOWNSHIP OF CALN: 253 Municipal Dr., Thorndale, PA

Application for Use and Occupancy

Resold Residential

RECEIVED MAR 13 2000

Zoning District R2^{W-W} 3-0 Fee: \$50.00 (must accompany application)

Property Address 919 N. BAILEY ROAD -1202
(make check payable to Caln Township)

Parcel # 390400.36 Lot Size: 2.8 ACRES

of Stories 2

Dwelling Type (bi-level, ranch, cape cod, two story etc....) COLONIAL

Printed Names of Owner (seller): SHARON BANK (Frank Curigan)

Printed Name of Applicant: Eileen Wulko

Address of Applicant: _____
Century 21 Advantage Gold
68 Second Street Pike
Southampton, PA 18966

Phone @ Home: _____ Phone @ Office: 215-396-7801

New Owner (Buyer): JAMES D. & BETSY E. KENNEDY
2523 GRANDVIEW
COATESVILLE, PA 19320

Agent/Realtor: _____ Century 21 Advantage Gold
68 Second Street Pike
Agent Phone #: _____ Southampton, PA 18966 (215) 396-7801

Date of Settlement: 6-30-2000 Date of Inspection _____

Above property shall be inspected for compliance with Ordinance 1994-1. The applicant (agent) named on this document understands that settlement (transfer of ownership) shall not occur prior to obtaining the Certificate of Use & Occupancy required by Township Ordinance #1994-1.

Signed this 7th day of March 2000
Eileen Wulko
Applicant's signature

CODE DEPARTMENT APPROVAL: Yes No (if no - explain)

If settlement does not occur within six (6) months of the approval date of the Certificate, the Certificate will be suspended and another Certificate will be required.

Post-it Fax Note	7671	Date	3/4/00	# of pages	2
To	Eileen Wulko	From	Cathy Orth		
Co./Dept.		Co.	Caln Twp		
Phone #		Phone #	610/384-0400		
Fax #	215/322-0158	Fax #	610/384-0087		

Date 3-13-00

Township of Caln Receipt and Proof Of Payment

GENERAL FUND

01300-05191	---	1.321.910	Plumbing License Fee _____
01300-08192	---	1.321.920	Contractor Registration _____
		1.322.810	Pole License _____
01300-06110	---	1.331.110	Vehicle Code _____
01300-06120	---	1.331.120	Speed Control _____
01300-06130	---	1.331.130	Ordinance _____
		1.331.140	Code Enforcement _____
01300-03410	---	1.341.000	Investments _____
01300-06211	---	1.354.011	Fireman's Relief _____
		1.354.060	State Pension Grant _____
01300-07504	---	1.355.040	Beverage License _____
01300-08130	---	1.360.000	Zoning Administration _____
01300-08300	---	1.361.300	Zoning Building Department _____
01300-08340	---	1.361.340	Zoning Hearing _____
01300-08210	---	1.362.100	Police Service _____
01300-08241	---	1.362.410	Building Permit _____
01300-08242	---	1.362.411	Building Application Fee _____
01300-08243	---	1.362.430	Plumbing Permit _____
01300-08246	---	1.362.460	Housing Annual Rental Fee _____
01300-082461	--	1.362.461	Housing Tenant Change Fee _____
01300-08325	---	1.363.250	Street Opening Fee _____
		1.363.450	U&O New _____
01300-08345	---	1.363.451	U&O Res. & Com. <u>\$50.00</u> (919 N. BAILEY RD.)
01300-083451	--	1.363.460	Mechanical Permit Fee _____
01300-08346	---	1.380.010	Miscellaneous _____
01300-08900	---	1.387.010	Contribution Private Sources _____
01300-08701	---	1.387.020	Lloyd Park Investment _____
01300-08702	---	1.392.080	Transfer Sewer Operation _____
01300-09080	---	1.394.010	Refund _____
01300-09410	---		_____

TOTAL \$50.00
CK 5057
CENTURY 21

PAID

MAR 13 2000

CALN TOWNSHIP

Secretary Cms

Treasurer mh

U/A 70 scheduled for 6/23 @ 8:45 A.M.

215 322-0158

CALN TOWNSHIP CODES DEPARTMENT
PO BOX 149
THORNDALE, PA 19372

FIELD CORRECTION NOTICE

LOCATION 919 N. Bailey Rd, Thorndale PERMIT NO. 20-035
ISSUED TO Sharon Bank (Formerly Frank Dunigan)
PERMIT HOLDER AND/OR ALL RESPONSIBLE PARTIES.

NOTICE DELIVERED TO _____

Upon inspection, violations of the _____ Sec. see's 4121 were in evidence.

The following orders are hereby issued for their correction: 1.) Potable water test results

- needed, forward copy to Twp.
- 2.) Sanitary Sewer Search with passing results, forward copy to Twp.
- 3.) Address Posting needed at end of driveway near North Bailey Rd.
- 4.) Hw smoke detector on 2nd not working when tested (also ^{with} smoke test)
- 5.) Smoke detector needed on 1st floor level on dwelling.
- 6.) Hand railing need at Basement stairs ^{between} stairs.
- 7.) Extension on water heater at pressure relief valve, 4" above floor

NOTE: AT time of inspection, water was "OFF".

PLEASE CALL FOR INSPECTION WHEN CORRECTIONS HAVE BEEN COMPLETED. ACCEPTANCE AND APPROVAL BY AN INSPECTOR OF THIS DEPARTMENT IS REQUIRED. ALL CORRECTIONS MUST BE

MADE ON OR BEFORE Certificate is Issued

DATE 6/16/00 BY Jay Shesho INSPECTOR

ORIGINAL

SEPTIC SERVICES, INC.

ON-SITE SEPTIC INSPECTIONS

Date: 4/8/00

Inspection Address: 119 N. Bailey Rd.
Thorndale, PA

The above residence has an on-site septic system. The system consists of a septic tank and a drain field.

The main access to the septic tank was located and uncovered. It has a capacity of 1,250 gallons. Both baffles are intact and the liquid level is at its proper working height. The inlet and outlet lines are satisfactory and there are no signs of any structural deficiencies.

The soil absorption system is a drain field. It showed no appearances of seeping to the ground and there were no visible signs of deficiencies in the system. Since the residence has been left vacant for an extended period of time a hydraulic load test was performed. The test showed satisfactory results. All test procedures and results accompany this report.

In summary, the above residence has a passing septic system. This inspection is to ascertain readily discernible problems with the septic system. It was made only in visible or readily accessible areas. This report is not to be considered as an assessment of the overall soundness of the entire system, nor is it a warranty of the system. The above facts and statements relate to the septic system on the day of inspection only. Because of the impossibility of finding problems in concealed areas, or determining future events, SEPTIC SERVICES, INC. disclaims any warranty or guarantee of the system.

Sincerely,

John R. Burt
Jack Burt
SEPTIC SERVICES, INC.

RECEIVED JUN 22 2000

14 LYNN BOULEVARD DOWNINGTOWN, PA 19335 (610) 878-1100

Septic Services, inc.

ON-SITE SEPTIC INSPECTIONS

Date: 4/8/00

Inspection address: 119 N. Bailey Rd.
Thorndale, PA

HYDRAULIC LOAD TEST

SCOPE OF TEST: Hydraulic load testing involves calculating the efficiency of drainage in a soil absorption system by introducing a maximum probable daily amount of water into the system and recording the rate of absorption after a period of one day (24 hours). Maximum probable daily water flow is based on the highest allowable number of residents (as dictated by the use and occupancy codes) using 62.5 gallons of water per person per day. The highest number of residents is 8. Eight times 62.5 gpd is 500 gpd (gallons per day).

PROCEDURE: The outflow line to the drain field was uncovered. The center of the drain field was likewise uncovered down to the aggregate of the bed. The amount of existing water was measured. 500 gallons of water was introduced into the system and a second measurement was taken. 24 hours later a third measurement was taken to calculate the efficiency of drainage.

First measurement: The first measurement indicated 0" of existing water in the field.

Second measurement: After loading the liquid level was measured at 3-1/8" of liquid in the bed.

Third measurement: After 24 hours the bed showed 0" of existing water.

The results of hydraulic load testing showed satisfactory drainage.

14 LYNN BOULEVARD DOWNINGTOWN, PA 19335 (610) 873-1100



CEDAR GROVE ENVIRONMENTAL, INC.

Analytical Laboratories and Consultants
 100 Gallagherville Road • Downingtown, PA 19335-3698
 (610) 269-6977 • Fax (610) 269-6965
 E-mail: office@cgelab.com

Customer: REMAX PROPERTIES UNLIMITED
 ATT: SANDY MARASCO
 797 E LANCASTER AVE STE 12
 DOWNINGTOWN PA 19335-

SAMPLE SOURCE
 OUTSIDE TAP
 919 N BAILEY RD

Sampler: LJK

Lab Employee: (Yes)

Sample Date: 04/24/00

Sample #: 2003098

Supervisor: D. Boretti

COLIFORM ANALYSIS

<u>Parameter</u>	<u>Method</u>	<u>Results</u>	<u>E.P.A. MCL Suggested Limit</u>
Total Plate Count	Direct Plating	18/1 ml	500/1 ml
Coliform, Total	Coliform Pres/Abs	absent	Absent

Sample # 2003098 is Bacterially Potable

Meets EPA/DER and Chester County Health Department potability standards of less than one coliform bacteria per 100 mls.

RECEIVED JUN 22 2000

SAMPLE ANALYSIS

<u>Parameter</u>	<u>Method</u>	<u>Results</u>	<u>E.P.A. MCL</u>
Nitrate/as N	SM 18th; 4500 D	7.5 mg/l	10.0 mg/l-N
Detergents (M.B.A.S.)	SM 19th Ed.; 5540C	< 0.05 mg/l	0.50 mg/l
pH	EPA 150.1	5.1	6.7 - 8.5
Solids/Residue, Dissolved	EPA 160.1 Filterable	63 mg/l	500 mg/l
Iron	SM 3111 B	<0.02 mg/l	0.30 mg/l



Air/Water/Wastewater — Engineering — Agriculture — Industry
 Analytical Services • Research • Development • Consulting



CEDAR GROVE ENVIRONMENTAL, INC.

Analytical Laboratories and Consultants
 100 Gallagherville Road • Downingtown, PA 19335-3698
 (610) 269-6977 • Fax (610) 269-6965
 E-mail: office@cgelab.com

Customer: REMAX PROPERTIES UNLIMITED
 ATT: SANDY MARASCO
 797 E LANCASTER AVE STE 12
 DOWNINGTOWN PA 19335-

SAMPLE SOURCE
 OUTSIDE TAP
 919 N BAILEY RD

Sampler: LJK

Lab Employee: (Yes)

Sample Date: 04/24/00

Sample #: 2003098

Supervisor: D. Boretti
 SAMPLE ANALYSIS

<u>Parameter</u>	<u>Method Of Analysis</u>	<u>Results</u>
Nitrite/as N	EPA 354.1	<0.005 mg/l
Lead -- AA Graphite	SM 3113 B	0.003 mg/l



Air/Water/Wastewater -- Engineering -- Agriculture -- Industry
 Analytical Services • Research • Development • Consulting

TRANSACTION REPORT

JUN-20-00 10:41 AM

FOR: CALN TOWNSHIP

610 384 0689

SEND

DATE	START	RECEIVER	PAGES	TIME	NOTE
JUN-20	10:41 AM	12153220158	1	29"	OK

Certificate Issued

No Yes
SKW 6/23/00

Lock Box
SKA

RESIDENTIAL U & O INSPECTION TOWNSHIP OF CALN

Permit # RES20-035 Date of Inspection _____

Address of Unit 919 N. BAILEY RD., THORNDALE, PA 19372

EXTERIOR STRUCTURE

Roof Appears OK Windows NOTE: Trim (woodwork) Need paint
Gutters/Leaders _____ Foundation Appears OK
Chimney Appears OK Address Posting 1)

EXTERIOR AREAS

Sanitation Grass needs mowed Sidewalks/Driveway _____
Railings _____ Safety hazards _____
Public Sidewalks/Curbing W/OA
Sewer trap riser (vent) above grade _____

INTERIOR STRUCTURE

Sanitation _____ Surfaces (walls etc.) Need Paint
Smoke Detectors: 1st Need 2nd Not working base HW Dryer Ex. outside
Railings 5 HVAC _____ Central air
Electrical Connections _____ Panel _____ Washer _____
Ventilation of bathrooms (Natural) (Mechanical)
Woodstove/Fireplace/Chimney _____

MISCELLANEOUS

Sewer (O-S) (Public) Sump Pump to sewer? _____ Sewer Cert. Rec'd Need Rec 6/22/03
Water Source (O-S) (Public) Water test results? Need Rec 6/22/00 PRV on
water service _____
Other _____

COMMENTS

- 1.) Address posting needed at end of driveway near N. Bailey Rd
- 2.) Potable water test results
- 3.) Sewer Search
- 4.) HW smoke on 2nd floor not working when tested & sprayed
- 5.) Hand railing need at Basement stair at
- 6.) Extension need on water heater 4' above floor

NOTE: NO WATER SERVICE AT TIME OF INSPECTION

NOTE: Front exterior window frame is rotten, needs replaced.

Person Present _____ Inspected By: [Signature]



CALN TOWNSHIP

DEPARTMENT OF CODE ENFORCEMENT
Andrew F. Reczek, Director of Code Enforcement
Gary E. Shesko, Housing Officer/Deputy Fire Marshal
Stephen L. Miller, Code Official/Deputy Fire Marshal

www.calntownship.org

610-384-0400 fax: 610-384-0689 Email: andyr@calntownship.org
253 Municipal Drive, P.O. Box 72149 Thorndale, Pa. 19372-0149

(OFFICE USE): Owner notified _____ BY _____ Permit # 409
FEES: \$0.25/sq. ft./Minimum Fee-\$55.00 TOTAL _____ Date Issued _____
(non refundable)

ZONING APPLICATION FOR SHED PLACEMENT

RECEIVED
OCT 29 2003
PLANNING & ENG

Application is hereby made to the Building Department of Caln Township for the approval of the specification and plans herewith submitted for the placement of the structure herein described. The applicant agrees to remove within sixty days after completion of the work, any temporary structure or workshop, and further agrees to the requirements that all provisions of the Caln Township Building Code and the Caln Township Zoning Ordinance and Sanitary Ordinance shall be complied with in the erection of said structure whether specified herein or not.

DATE 10/28/03 APPLICANT'S SIGNATURE James D Kennedy Jr
Owner/Applicant Jim Kennedy

Address 919 N Bailey Rd Thorndale PA 19372

Phone Number 610-380-1470

CONTRACTOR SAME Address SAME
(if applicant/owner indicate same)

Phone Number SAME

Exact location where construction will occur 919 N Bailey Rd Thorndale PA 19372
(Address)

Estimated cost of construction \$ 600.00

PERMIT MUST BE PICKED UP WITHIN 30 DAYS AFTER APPROVAL

This is to certify that I have examined the within detailed statements and other information relating thereto, and find them to be/not to be in accordance with the provisions of the Township of Caln Ordinance, accordingly they have been approved/disapproved.

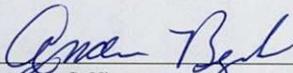
Zoning District R-1 Date 10/30/03 Zoning Officer Carrie Dist
Disapproved _____ OVER →

TOWNSHIP OF CALN

PERMIT

Permit No: 2003-00409-BUI
Date Issued: 10/30/2003
Location of Work: 919 BAILEY RD
Type of Work: SHED
Owner: KENNEDY, JAMES D. & BETSY
Contractor: OWNER/APPLICANT (610/380-1470)
Parcel #: 39-4-36

3904 0036 0000
2.3 acreage


Zoning Officer

THIS PLACARD MUST BE POSTED IN A CONSPICUOUS PLACE ON THE PREMISES, EASILY VISIBLE FROM THE PRINCIPAL STREET, WELL SECURED IF EXPOSED TO THE WEATHER, DURING THE ENTIRE CONSTRUCTION TIME.

WORK MUST BE STARTED WITHIN 6 MONTHS FROM DATE OF ISSUE

Date 10/29/03

Township of Caln
Receipt and Proof of Payment

№ 9282

GENERAL FUND

- 01-10-322-910 --- Police Services _____
- 01-10-322-900 --- Street Opening Fee _____
- 01-10-331-125 --- Vehicle/Speed Ctrl/Ordinance _____
- 01-10-345-060 --- Act 205 - Pension _____
- 01-10-345-061 --- Fireman's Relief _____
- 01-10-345-080 --- Beverage License _____
- 01-10-361-305 --- Planning Fees _____
- 01-10-361-320 --- Act 247 Review/Inspection _____
- 01-10-361-340 --- Zoning Hearing _____
- 01-10-362-410 --- Building Permit \$ 60.00 (919 N. Bailey Rd) _____
- 01-10-362-451 --- U & O New _____
- 01-10-362-452 --- U & O Res & Com _____
- 01-10-362-601 --- Housing Annual Rental Fee _____
- 01-10-362-602 --- Housing Tenant Change Fee _____
- 01-10-362-610 --- Contractor's License Fee _____
- 01-10-363-700 --- Bus Shelters _____
- 01-10-380-100 --- Miscellaneous _____
- 01-10-387-303 --- Lloyd Park Investment _____
- 01-10-395-100 --- Refund _____
- 01- _____ --- _____
- 01- _____ --- _____
- 01- _____ --- _____
- 01- _____ --- _____
- 01- _____ --- _____

TOTAL

\$ 60.00

CK# 2504

Betsy

Kennedy

PAID

OCT 29 2003

CODES & ENG

Department Cmo Treasurer _____



12/9/03 919 W. Bailey Rd, THRUWAY, PA
12x20 Steel
James + Boley Kennedy 19372
610-380-1470



12/9/03 919 W. Bailey Rd, THRUWAY, PA
James + Boley Kennedy 19372
610-380-1470
12x20 Steel



12/9/03 919 N. Bailey Rd, HOSWORTH, PA
12x20 Shed 19372
James + Betty Kennedy 610-380-1470