

2019-65

RECEIVED

MAY 8 2019

CALL NP  
RTKO



pennsylvania  
OFFICE OF OPEN RECORDS

STANDARD RIGHT-TO-KNOW REQUEST FORM

DATE REQUESTED: 8/28/2019

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

REQUEST SUBMITTED TO (Agency name & address): CALN TOWNSHIP

NAME OF REQUESTER: CONOR BRYANT

STREET ADDRESS: 4 OLDHAM CT LANCASTER PA 17602

CITY/STATE/COUNTY/ZIP(Required):

TELEPHONE (Optional): EMAIL (optional):

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

ANY records of proposed subdivisions zoning change or previous subdivisions records for parcel ID 3903 00770000 TOOMEY PROPERTY 1401 Blackhorse Hill 39-3-77

- DO YOU WANT COPIES?  YES  NO
- 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

OPEN-RECORDS OFFICER: A Swan

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

DATE RECEIVED BY THE AGENCY: 5/28/19

AGENCY FIVE (5) BUSINESS DAY RESPONSE DUE: 6/4/19

\*\*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.)



# CALN TOWNSHIP

DEPARTMENT OF CODE ENFORCEMENT  
*Andrew F. Reczek, Director of Code Enforcement*  
*Stephen L. Miller, Code Official/ Fire Marshall*  
*Raymond Stackhouse, Code Official / Deputy Fire Marshal*  
*Joseph Arvey, Code Official, Housing Officer*

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

## MEMORANDUM

TO: Jeffrey W. McClintock  
FROM: Andrew F. Reczek  
CC: Steve Miller  
Ray Stackhouse  
DATE: June 25, 2007  
SUBJECT: Colavita Sketch Plan

SCANNED  
JUN 11 2012  
ELECTRONICALLY FILED

Jeff:

During my review, the following items have been noted:

1. The site is located in the R-2 Low to Medium Density Residential District which allows Cluster Development by the Conditional Use process. The applicant must file the required Conditional Use application to allow the appropriate hearing to be scheduled.
2. The applicant shall provide a Zoning Data Table to support their compliance with the lot area and bulk requirements for each specific lot in accordance with Sections 155-56 D (1), E (2) and shall further address the limitations noted in 155-36E(1) and G(2). Other factors may also become evident when preliminary plans are provided
3. More detailed information shall be provided to address the entrance to the development in accordance with Section 155-56F (4). Cluster development entrances shall include the use of light, water and a boulevard style street system
4. The plain does not specifically identify the street right-of-way. This area of land shall not be included on the net lot area calculation (Section 155-56 E (2))
5. It appears that a minimum twenty-five (25) foot buffer has been provided along the tract boundary as required by Section 155-56 F (6). It also appears that all proposed dwelling units will maintain a 50' buffer from the tract boundary as required by 155-56 D (1) (i).
6. A Landscaping plan shall be provided in accordance with Sections 137-50, 155-37, 37.1, 155-119 B, C and D and 155-56 F(5) and (6). A minimum of two trees shall be provided for each newly created lot and a minimum of five (5) trees shall be provided per acre when removed from common open space areas

7. Driveway locations shall be established to assure compliance with Chapter 74 and Section 155-56 E (9). Driveway details shall also be included on future preliminary and final plans.
8. A Special Exception application will be necessary to address the impact of the primary access road to areas considered Very Steep Slopes (VSS) in accordance with Section 155-36 H (5). (The area of open space access, between lots 6 and 7 also appears to be effected by area of VSS)
9. The building envelopes of Lots 25 and 26 are also impacted by VSS. Residential building construction and grading are prohibited in these areas in accordance with Sections 155-36 H and J. The applicant shall provide post construction grading plans in accordance with Section 155-56 F (1)
10. The applicant shall provide plans and information that will establish their compliance with Section 155-35 D (2) for all proposed construction on Lots 10, 11, 15, 16, 17 and 18. (*Development grading and construction shall not impact the required 50' buffer line.*) A note shall be added to all future preliminary and final plans, prohibiting the placement of any accessory structure or other earth disturbing activity in the required wetland buffer unless all required approvals have been submitted to Caln Township.
11. The applicant will be required to provide both an EIA and TIA report as required by Sections 155-56 E (7) & (8)
12. The applicant will be required to provide grading plans in accordance with Section 155-56 F (3). The applicant shall provide information on how the "Existing Ditch" will impact the roadway and storm water designs and further explain any structural impact to the proposed foundations found on Lots 8 and 9. An easement will also be required, should this area be part of a drainage channel, in accordance with Section 137-29 B.
13. The applicant shall provide architectural drawings to support Section 155-56 E (7)
14. The applicant shall provide information and details to support accessibility to a common use pedestrian trails and sidewalks in accordance with 155-56 G (6) and (7) (*See comment 9 regarding VSS*). The access point is found between Lots 6 and 7 and appears to impact areas of very steep slopes which will require some form of zoning relief in accordance with Section 155-36 H
15. Declaration of Easements and covenants shall be provided for Board of Commissioner's review in accordance with Section 155-56 G (8) and (9)
16. Sidewalks and Curbing are required by Chapter 137, sections 42 and 43. Details shall be provided
17. Street lights shall be provided in accordance with Sections 137-48 and 155-124 E
18. All overhead electrical utilities shall be placed underground in accordance with Section 137-52
19. Street design details shall be provided in accordance with Sections 137-32 through 137-41. Streets shall extend to the tract boundary in accordance with Section 137-22 E.
20. Storm water design details shall be provided in accordance with Section 137-44 through 137-45
21. Public Sewer shall be provided in accordance with the utility requirements found in Matrix Chart 2. Sewer design and availability shall be reviewed and approved by the Caln Township Waste Water Authority. The applicant is required to provide a utilities plan in accordance with Section 155-56 C (2).
22. Public water design modeling and calculations shall be provided for review prior to preliminary plan approval in accordance with Sections 137-47 C(1). Calculations shall include fire flow information as required by Appendix B of the 2006 International Fire Code. Separate water supply lines will be required for both domestic and fire suppression uses. Fire Hydrant details shall be provided in accordance with Section

137-47. Locations shall be approved by the Caln Township Fire Marshal and the Thorndale Fire Department

23. A secondary means of Emergency access shall be provided in accordance with the 2006 International Fire Code, Appendix D.
24. The applicant shall provide all proposed street names and shall include a street signage plan and details

X 1) Provide Zoning Data Table with specific Lot information \* Add slope limits +

min net lot area shall not include VSS or be 133% of 8000 sq ft required  
Section 155-36 | Max Density 155-56 ~~(5)~~ C(5) 1.75/2 acre

✓ a) Access road (primary) passes through areas of VSS which requires special Exception 155-36 H (5)

✓ b) Lots 25 and 26 shows areas of very steep slopes within the Building envelope: Construction activity is prohibited by 155-36 H. + J  
Provide information + details showing post construction grading per 155-56 F (1)

X c) Provide information to support Section 155-36 E (2)

d) Z.D.T shall note impervious limitations as noted in 155-36 E (1) + (G) (2)

X 2) The applicant shall address Section 155-37 + 155-37 (1)

tree replacement plans shall be provided.

✓ 2 trees per lot

✓ 5 trees / acre of common open space

✓ landscaping plan require / Buffer per 155-119 B, C + D / 155-56 F (5)  
F (6)

~~Provide Buffers per~~

✓ 3) Carbonate Geology: Grains + Schist per Comp Plan provide EIA report per 155-38 G + 155-56 E (6)

X 4) 155-56 Density OK 1.75 DU / acre 56 permitted 3/ provided

✓ 2) Provide ZDT to include items noted in 155-56 E (2) deduct Easement / slopes

✓ b) Rights-of-way not shown on plan + shall be netted out of lot area

✓ c) Provide TIA report 155-56 E (7)

X d) Provide Conditional Use Application per 155-22 C (1)

X c) Provide Driveway locations per Chapter 74 and include parking per 155-56 E (9)

X d) Provide preliminary grading per 155-56 F (3)

X e) Provide information support req. of 155-56 F (4) Boulevard Entrance lighting / water uses.

X f) Provide architecture to support 155-56 E (7)

X g) Provide information + plans detailing accessibility, pedestrian trails G (6)

X h) Open space appears to meet requirements of 155-56 G (1) + (2) + (3)

e) Access to common open space is impacted by VSS should be relocated per 155-56 G (4) or require variance of 155-36 H

d Provide HOA documents. per G (8) (9)

d e) Provide sidewalks, curbing details / profiles needed

d f) Provide 2<sup>nd</sup> means of access per IFC

e) Provide storm water / wetland info (Existing Ditch is this needed to handle off-site storm water)

X g) Road Buffer ?? OK

X h) Provide water per 155-56 C (3) + 157-47.

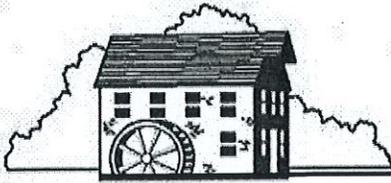
X i) Provide Sanitary to CT WWD

\* Wetlands Buffer adequate @ 50 see Lot 10 //

Add Note to Plan idea Accessory structure

12) Provide utilities on ~~grading~~, establish hydrant location  
Street lights needed per

13) Over Electrical line: underground.



# EVANS MILL ENVIRONMENTAL, LLC

P.O. Box 735 • 101 Fellowship Road • Uwchland, PA 19480-0735  
Phone (610) 458-8300 • Fax (610) 458-7168  
evansmil@eme-llc.com

**RECEIVED**

**AUG 20 2007**

**CALN TWP.  
WASTEWATER**

## TRANSMITTAL LETTER

To: Mr. Scott Gill, Wastewater Director  
Caln Township Municipal Authority  
PO Box 72149  
Thorndale, PA 19372

Date: August 17, 2007

EME Project Name: Elio Colavita Project  
Toomey Parcel

EME Project Number: 2067-00

Attn: \_\_\_\_\_ If enclosures are not as noted, please notify our office.

If checked below, please:

Acknowledge receipt of enclosures

Return enclosures to us

We Transmit:  herewith  under separate cover via \_\_\_\_\_

in accordance with our request  in accordance with your request

approval  distribution to parties  information

review & comment  record  use  Sketch Plan - Toomey Parcel

The Following:  drawings  reports  planning module

shop drawings  perc forms  permit application

correspondence  \_\_\_\_\_  \_\_\_\_\_

Copies	Date	Number	Description
1			Sketch plan - Toomey parcel

Remarks: Scott,

Enclosed is a sketch plan of the revised project for the Toomey parcel. It would potentially include a CCRC (Continuing Care Retirement Center) with 75 assisted living rooms (beds) in a central building and 24 ILU's (independent living units), similar to townhomes. We need to confrim flows, but would probably be in the vicinity of 10,000 gpd.

Dan Hudson, PE



RILEY  
RIPER &  
HOLLIN &  
COLAGRECO  
ATTORNEYS AT LAW

Please reply to Exton

DEBRA A. SHULSKI  
Debbie@RRHC.com  
Extension 210

August 20, 2007

SCANNED

RECEIVED

AUG 21 2007

AUG 21 2007

ELECTRONICALLY FILED *ca*

ENGINEERING

Jeffrey W. McClintock, P.E.  
Township Engineer  
Caln Township  
P.O. Box 72149  
Thorndale, PA 19372

Re: Colavita Development Company/Caln Township  
Our File: 5092-02

Dear Jeff:

Enclosed please find a check made payable to Caln Township in the amount of \$2,000, representing the escrow fee for review by the Township Sewer Consultant for the Colavita Sketch Plan. As we previously discussed, we would like to schedule a meeting with R. Scot Gill and whoever else you think is appropriate to discuss the proposed sewer for this project.

Thank you for your attention to this matter.

Very truly yours,

*Debra A Shulski*  
DEBRA A. SHULSKI

DAS/kch  
Enclosure

cc: Elio Colavita (w/o enc.)(via e-mail only)

33178

RILEY RIPER HOLLIN & COLAGRECO  
GENERAL ACCOUNT  
P.O. BOX 568  
PAOLI, PA 19301-0568

DNB FIRST  
60-807-319

8/15/2007

\$ 2,000.00

PAY TO THE ORDER OF CALN TOWNSHIP

CALN TOWNSHIP

Two Thousand and No/100 Dollars

DOLLARS

MEMO

*[Signature]*

Security Features Included



# CALN TOWNSHIP

DEPARTMENT OF ENGINEERING  
Jeffrey W. McClintock, PE, Township Engineer  
Kathleen M. Orth, Administrative Assistant

[www.calntownship.org](http://www.calntownship.org)

610-384-0600 fax: 610-384-3245 Email: [jmccclintock@calntownship.org](mailto:jmccclintock@calntownship.org)  
253 Municipal Drive, P.O. Box 72149 Thorndale, Pa. 19372-0149

April 12, 2007

Elio Colavita  
1121 Bethlehem Pike, Suite 60-175  
Spring House, PA 19477

RE: TOOMEY ESTATE SKETCH PLAN 2007  
SKETCH PLAN REVIEW #1

Dear Mr. Colavita:

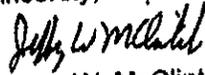
The Township is in receipt of the above Sketch Plan application dated May 9, 2006, last revised March 21, 2007. Andrew Reczek, Director of Code Enforcement, and I conducted a cursory review of the plan as submitted. I have attached Mr. Reczek's April 9, 2007 review memorandum, and in addition, offer the following cursory comments for your consideration:

- 1) It is noted that Chester County GIS information was utilized for the topographical information and therefore more detailed surveying will need to be performed in accordance with Section 137 of the ordinance.
- 2) A wetland delineation is noted on the plan. This information will need to be supplied for review should this plan progress to the Conditional Use/Preliminary Plan stage.
- 3) If the drainage area to the wetland is great than 75 acres, Riparian Buffer Zones (RBZ's) shall be delineated.
- 4) The application states public water and public sewer. This issue shall be discussed in greater detail given there is currently no public sewer service infrastructure in that area of Caln Township. Also, given the slope of the property, it is assumed a pumping station will be necessary for sewer service; however no pump station location was noted.
- 5) The plan notes that there are 0.804 acres of steep slopes in the open space; however, the classification of "steep slopes" is not clear since no legend was provided nor was a range of slope provided for this classification.
- 6) The existing utility line/easement traversing the property appears to coincide with the entrance to the proposed development. A copy of the utility easement and any other pertinent information shall be provided for review should this plan progress to the Conditional Use/Preliminary Plan stage.
- 7) Section 137-23 limits the number of dwelling units to 20 on a cul-de-sac street whereas the plan is proposing 29 units.
- 8) Additional screening may be required as stated in Section 137-27.
- 9) Discussion shall be had regarding the one means of ingress and egress. Should the plan progress further keeping the one point of ingress/egress as a

- design component, a boulevard entrance will be required given the single point of ingress/egress. Section 137-39 states the requirement for street widths; however it is suggested to accommodate a paved width of 30 feet.
- 10) Road grades shall conform to the requirements of Section 137-36, with the maximum slope of 10% along the roads and a maximum of 4% at the cul-de-sacs.
  - 11) An existing features plan clearly delineating the steep and very steep slopes shall be provided to determine the impact of the proposed roadway and potential drainage channel crossing in the area of Lot 5. A special exception may be required for the stormwater crossing.
  - 12) The ultimate rights-of-way for both US 30 Bypass and Blackhorse Hill Road shall be shown on the plans.
  - 13) Given Blackhorse Hill Road is a state road, a Highway Occupancy Permit will be required. As part of that process, the issue of clear sight triangle and safe stopping distance shall be discussed further with the Township prior to processing the application for the Highway Occupancy Permit.
  - 14) Storm water management shall be provided in accordance with Section 137-44.
  - 15) An Environmental Impact Assessment Report shall be provided in accordance with Section 137-66.
  - 16) A Traffic Impact Study shall be provided in accordance with Section 137-67.
  - 17) All driveways shall comply with Section 74 of the Township code.
  - 18) This project is listed on the agenda for the April 24, 2007 Planning Commission.

In the event you should have any questions, please contact me at the number or email address above.

Sincerely,



Jeffrey W. McClintock, P.E.  
Township Engineer

Attachment

cc: Engineering File  
Board of Commissioners  
Gregory Prowant, Township Manger  
Planning Commission  
Andrew F. Reczek, Director of Code Enforcement  
Steve Miller, Fire Marshal  
Raymond Stackhouse, Deputy Fire Marshal  
Regester Associates, Inc.



www.calntownship.org

# CALN TOWNSHIP

## DEPARTMENT OF CODE ENFORCEMENT

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

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

## MEMORANDUM

TO: Jeffrey W. McClintock  
FROM: Andrew F. Reczek  
DATE: April 9, 2007  
SUBJECT: Colavita Sketch Plan

---

Jeff:

During my review, the following items have been noted:

1. The site is located in the R-2 Low to Medium Density Residential District which allows Cluster Development by the Conditional Use process. The applicant must file the required Conditional Use application to allow the appropriate hearing to be scheduled.
2. The applicant shall provide a Zoning Data Table to support their compliance with the Lot Area and Bulk requirements of Section 155-56 D (1). It appears that Lots 1 & 3 do not meet the minimum lot width at the street line. Other factors may also become evident when preliminary plans are provided.
3. All roadways shall be designed as Fire Department Access Roads in accordance with the 2006 International Fire Code. Cul-de-sac bulbs shall maintain a minimum 100' diameter.
4. A boulevard entrance shall be provided in accordance with Section 155-56F (4)
5. The current plan does not offer the required twenty-five (25) foot buffer along the main access drive as required by Section 155-56 F (6)
6. All streets shall be provided with the required right-of-way. Minimum lot areas shall not include the area assigned as street rights-of-way or easements (See the Utility Line impact on Lots 1 through 5). Section 155-56 E (2)
7. The plan shall reference the proposed dwelling unit locations to assure a minimum fifty (50) foot setback from the property boundary Section 155-56 D (1) (I)
8. Driveway locations shall be established to assure compliance with Chapter 74 and Sections 155-56 E (2) and (9)
9. The sketch plan shows areas of slope but does not offer a slope classification. Please note, development will be limited as addressed in Section 155-36 and 155-56 E (5)

10. The applicant will be required to provide both an EIA and TIA report as required by Sections 155-56 E (7) & (8)
11. The applicant will be required to provide grading, landscaping / buffering and lighting plans in accordance with the appropriate sections of our zoning code.
12. Public Utilities shall be provided. A utility plan will be required when preliminary plans are submitted
13. Public water design modeling and calculations shall be provided for review prior to preliminary plan approval in accordance with Sections 137-47 C(1). Separate water supply lines will be required for both domestic and fire suppression uses. Fire Hydrant details shall be provided in accordance with Section 137-47. Locations shall be approved by the Caln Township Fire Marshal and the Thorndale Fire Department
14. The project appears to meet the open space requirements found Section 155-56 G.
15. Home owners Association documents will be required for review.
16. Sidewalks and Curbing are required. Details shall be provided

Toomey Estate

WEST BRANDYWINE TOWNSHIP



BLACK HD

90-11

PENN CENT

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