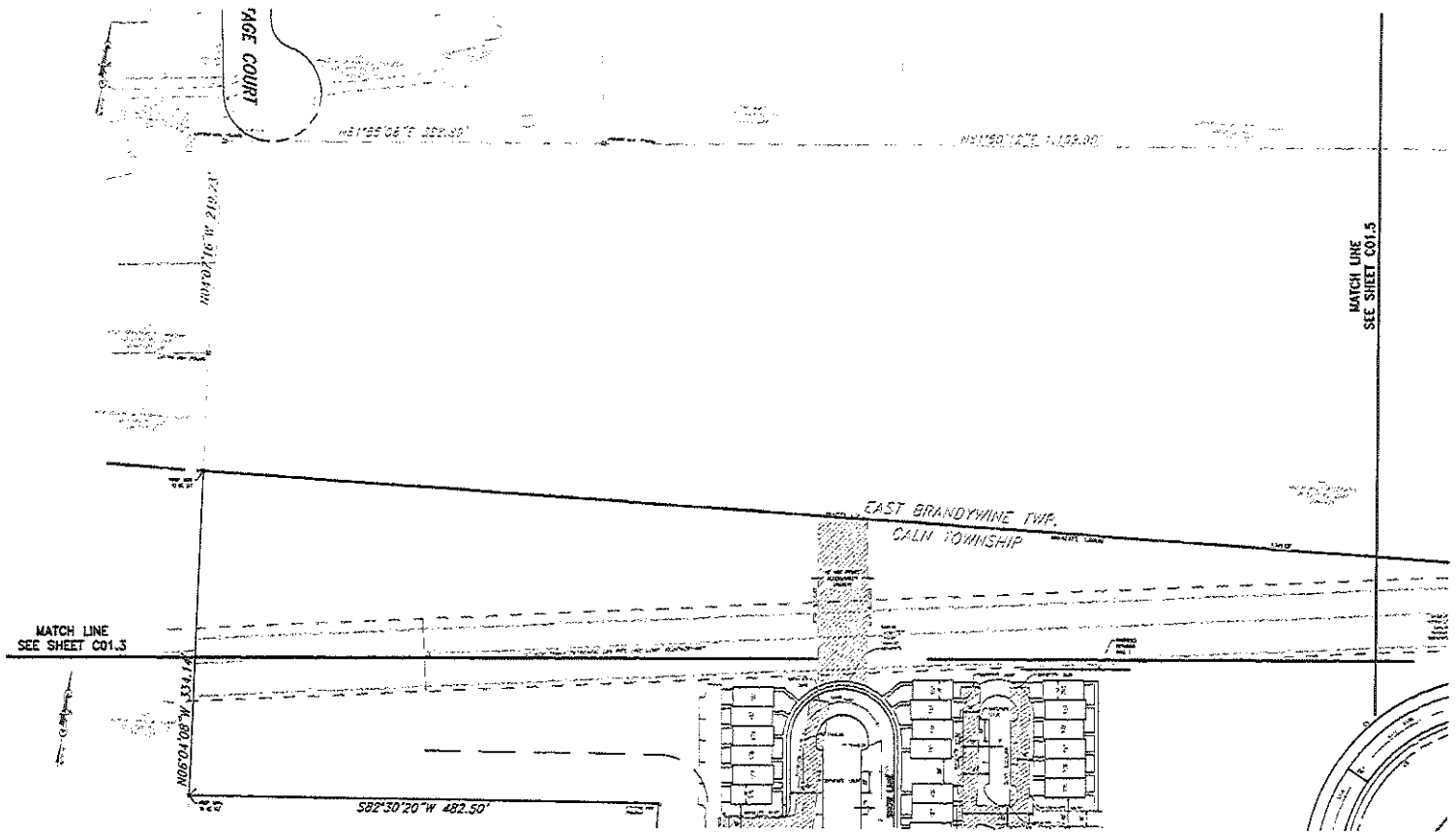
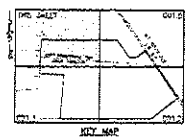


PLANNED RESIDENTIAL DEVELOPMENT PLAN

SCALE 1"=60'

GRAPHIC SCALE



KEY MAP

LEGEND

	PROP. PROPERTY LINE		PROPOSED CONTOUR		PROP. LIGHT POLE		PROP. GUIDE LINE		PROP. STORM INLET		PROP. WATER LINE
	PROP. MONITOR/WELL		NEW BASE ELEV.		PROP. UTILITY POLE		PROP. UTILITY POLE		PROP. STORM INLET ID		PROP. WATER LATERAL
	PROP. MONUMENT		PROP. SIGN		PROP. SIGN		PROP. GAS LINE		PROP. SEEPAGE BED		PROP. FIRE WATER LINE
	PROP. BOX TYPE		PROP. PARKING SPACES		PROP. PARKING SPACES		PROP. SAN. SEWER LINE		PROP. SAN. SEWER LINE		PROP. WATER VALVE
	PROP. CURB		PROP. CONC. CURB		PROP. CONC. CURB		PROP. SAN. SEWER LINE		PROP. SAN. SEWER LATERAL		PROP. HYDRANT
	PROP. CURBCUT		PROP. EDGE OF PAVING		PROP. TELE LINE		PROP. STORM SEWER LINE		PROP. SANITARY MH. ID		PROP. MANHOLE

UPI # 39-2-1.1A	D.B.10492 PAGE 1293
UPI # 39-2-1.1	D.B.10492 PAGE 1293

CALL BEFORE YOU DIG!

PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE-STOP CALL

Pennsylvania One Call System, Inc.

1-800-242-1776

ONE CALL NOTE

NO SCALE

ACT 287 DIGITAL NUMBER
[illegible]

Contractor shall verify the elevation and coordinates of all subsurface plant lines, structures, etc. before the start of work, by calling the Pennsylvania One Call System at 1-800-242-1776.

UTILITIES NOTICE

CALN TOWNSHIP
AQUA PENNSYLVANIA INC.
COMMUNICATION MUNICIPAL WATER AUTHORITY
COMCAST CABLE COMMUNICATION
PECO ENERGY
PENNSYLVANIA AMERICAN WATER
WETTL COMMUNICATIONS
EAST BRANDYWINE TOWNSHIP
VERIZON PENNSYLVANIA INC.
TRANSCONTINENTAL GAS PIPELINE

ONE CALL CONTACTS

DOWNTOWN MUNICIPAL WATER AUTHORITY
100 WATER PLANT WAY
DOWNINGTOWN, PA. 19335-2800
CONTACT: OFFICE PERSONNEL
EMAIL: [illegible]

CALN TOWNSHIP
[illegible]
CONTACT: [illegible]
EMAIL: [illegible]

COMCAST CABLE COMMUNICATIONS
1004 CONVENTION BLVD.
DOWNINGTOWN, PA. 19335
CONTACT: [illegible]
EMAIL: [illegible]

PECO ENERGY
[illegible]
CONTACT: [illegible]
EMAIL: [illegible]

TRANSCONTINENTAL GAS PIPE LINE
[illegible]
CONTACT: [illegible]

PENNSYLVANIA AMERICAN WATER
[illegible]
CONTACT: [illegible]

WETTL COMMUNICATIONS LLC
[illegible]
CONTACT: [illegible]

VERIZON PENNSYLVANIA INC.
[illegible]
CONTACT: [illegible]

EAST BRANDYWINE TOWNSHIP
[illegible]
CONTACT: [illegible]
EMAIL: [illegible]

AQUA PENNSYLVANIA INC.
[illegible]
CONTACT: [illegible]
EMAIL: [illegible]

DLHowell
Civil Engineering & Land Planning

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

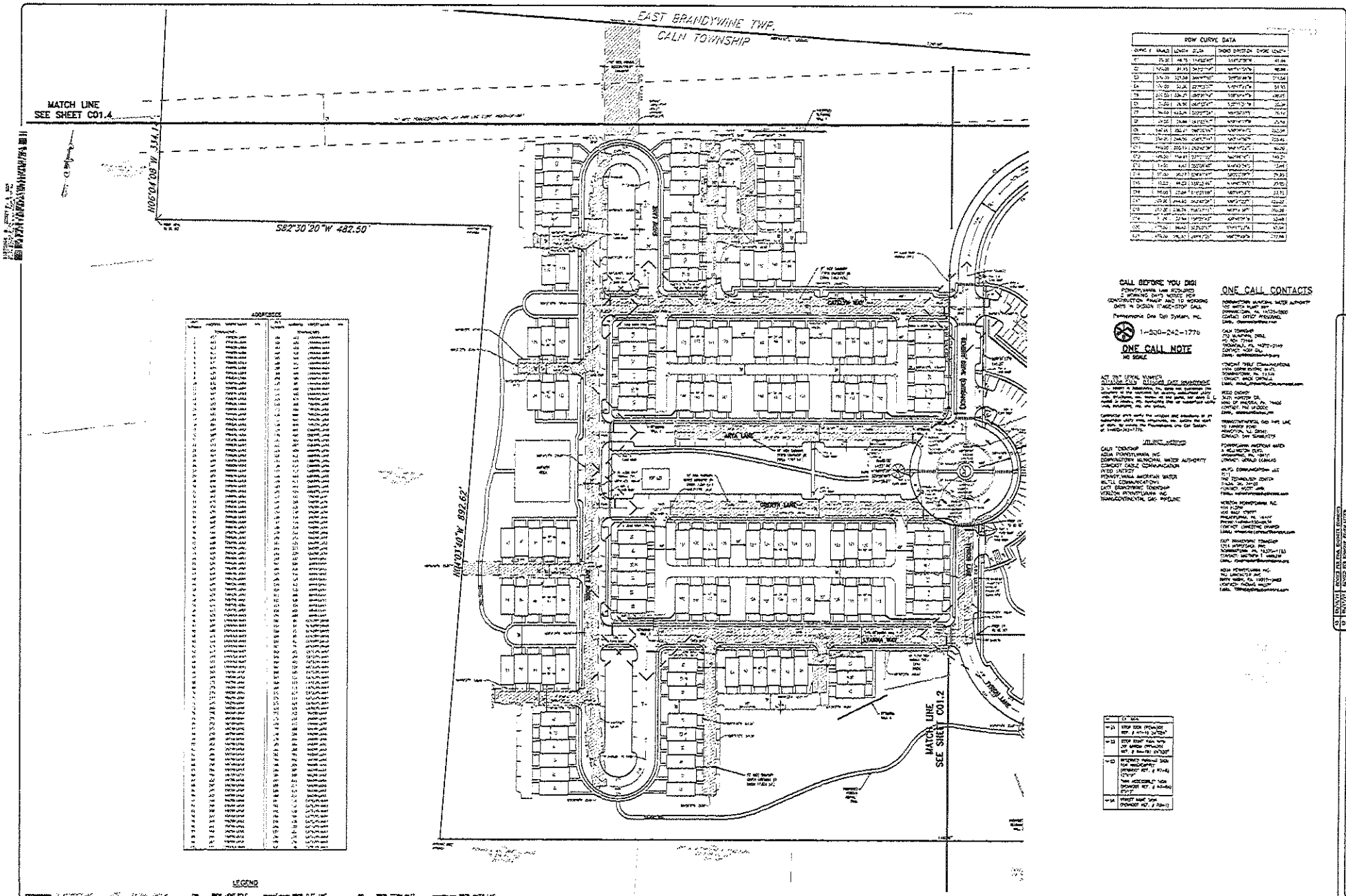
REV.	DATE	DESCRIPTION
03	06/15/21	REVISED FOR FINAL LOCATION COMMENTS
02	06/11/21	REVISED FOR SCHEDULE REVIEW LETTER
11	06/07/21	REVISED FOR SCHEDULE REVIEW LETTER
10	11/17/20	REVISED FOR NEW SCHEDULE REVIEW LETTER
9	07/17/20	REVISED FOR DEVELOPMENT REVIEW LETTER
8	07/17/20	REVISED FOR DEVELOPMENT REVIEW LETTER
7	03/24/20	REVISED FOR SCHEDULE REVIEW LETTER
6	04/24/20	REVISED FOR DEVELOPMENT REVIEW LETTER
5	07/25/20	REVISED FOR SCHEDULE REVIEW LETTER
4	07/25/20	REVISED FOR SCHEDULE REVIEW LETTER
3	07/25/20	REVISED FOR SCHEDULE REVIEW LETTER
2	07/25/20	REVISED FOR SCHEDULE REVIEW LETTER
1	07/25/20	REVISED FOR SCHEDULE REVIEW LETTER

FINAL PLANNED RESIDENTIAL DEVELOPMENT

PLANNED RESIDENTIAL DEVELOPMENT PLAN

TITLE: FERNBROOK HOMES DOWNINGTOWN LLC
PLACE: MI PLACE AT DOWNINGTOWN (F.K.A. SWELL AT CALN PLANNED RESID. DEVELOP.)
SECTION: ROUTE 322
CALN TOWNSHIP, CHESTER CO., PA

DATE	06/07/2018
SCALE	1"=60'
DRAWN BY	DHC
CHECKED BY	DCH
PROJECT NO.	18428
DWG. NO.	Dk Dim Planning
PLOTTED	06/16/21
DRAWING NO.	C01.4
SHEET	04 OF 63



DLHowell
Civil Engineering & Land Planning

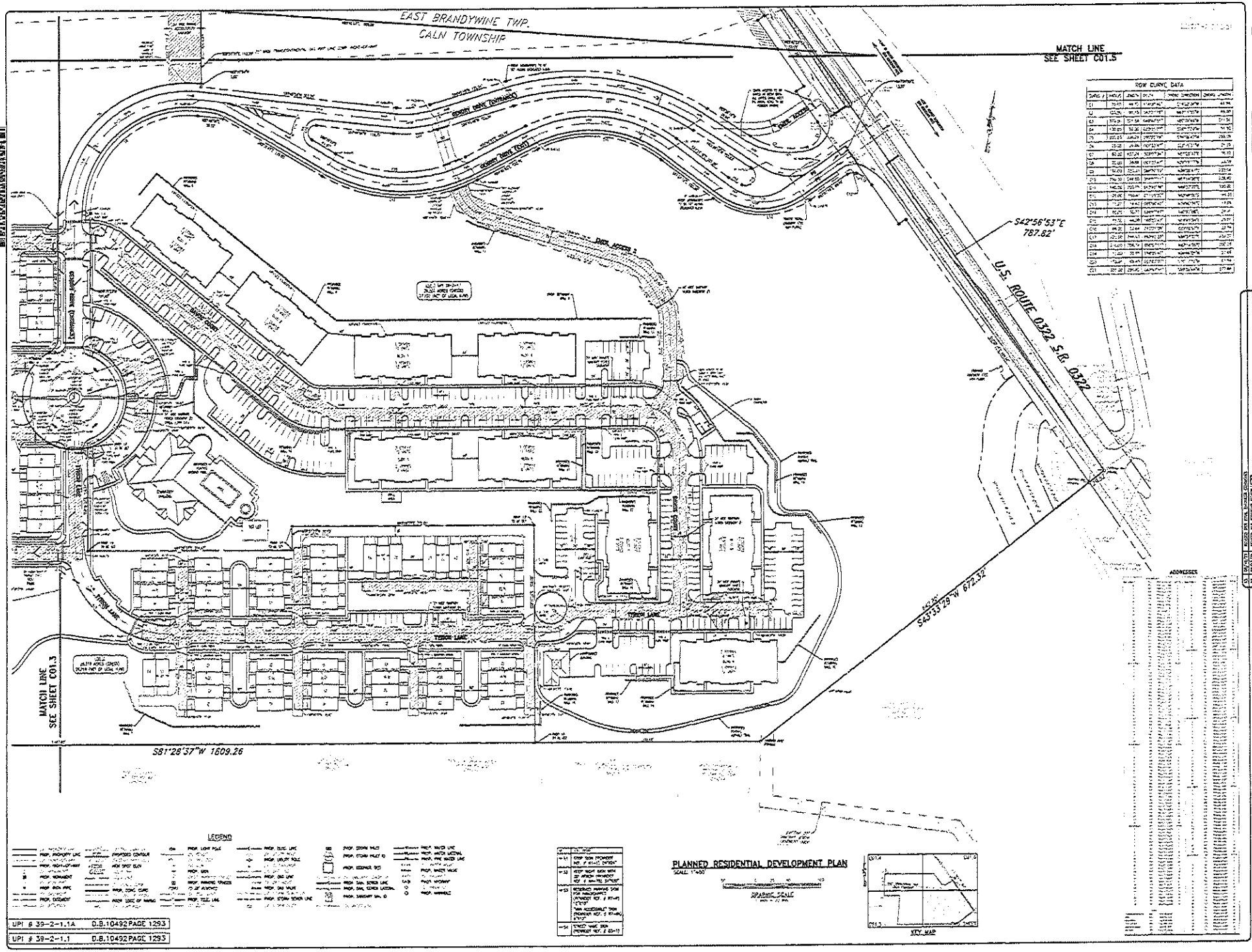
FINAL PLANNED RESIDENTIAL DEVELOPMENT

PLANNED RESIDENTIAL DEVELOPMENT PLAN

for: TERRAMOR HOMES DOWNINGTOWN LLC
plan: 58 PLACE AT DOWNINGTOWN (F.K.A. DAVIS AT CALN PLANNED RESID. DEVELOP.)
location: EAST SIDE OF ROUTE 322
CALN TOWNSHIP, CHESTER CO., PA.

date	08/04/2021
scale	1"=100'
drawn by	DMD
checked by	DLH
project no.	18428
file no.	18428 Site Revisions
submitted	08/04/21
drawing no.	C01.3
sheet	03 of 05

12	10/13/21	REVISED PER FINAL SUBMITTAL COMMENTS
11	09/13/21	REVISED PER TOWNSHIP REVIEW COMMENTS
10	08/04/21	REVISED PER TOWNSHIP REVIEW COMMENTS
9	07/06/21	REVISED PER TOWNSHIP REVIEW COMMENTS
8	06/04/21	REVISED PER TOWNSHIP REVIEW COMMENTS
7	05/04/21	REVISED PER TOWNSHIP REVIEW COMMENTS
6	04/07/21	REVISED PER TOWNSHIP REVIEW COMMENTS
5	03/03/21	REVISED PER TOWNSHIP REVIEW COMMENTS
4	02/03/21	REVISED PER TOWNSHIP REVIEW COMMENTS
3	01/06/21	REVISED PER TOWNSHIP REVIEW COMMENTS
2	12/07/20	REVISED PER TOWNSHIP REVIEW COMMENTS
1	11/02/20	REVISED PER TOWNSHIP REVIEW COMMENTS
NO.	DATE	DESCRIPTION



DLHowell
Civil Engineering & Land Planning

FINAL PLANNED RESIDENTIAL DEVELOPMENT
PLANNED RESIDENTIAL DEVELOPMENT PLAN
OWNER: EDWARDS HOMES Development LLC
PROJECT NO. PLACE AT Downingtown (F.K.A. ESTATES AT CALN PLANNED RESIDENTIAL DEVELOPMENT)
LOCATION: ROUTE 322
CALN TOWNSHIP, CHESTER CO., PA.

NO.	BY/DATE	ISSUED FOR FINAL APPROVAL SUBMISSION
12	BH/4/21	ISSUED FOR FINAL APPROVAL SUBMISSION
11	BH/3/21	ISSUED FOR FINAL APPROVAL SUBMISSION
10	BH/2/21	ISSUED FOR FINAL APPROVAL SUBMISSION
9	12/7/20	ISSUED FOR FINAL APPROVAL SUBMISSION
8	11/4/20	ISSUED FOR FINAL APPROVAL SUBMISSION
7	9/24/20	ISSUED FOR FINAL APPROVAL SUBMISSION
6	8/24/20	ISSUED FOR FINAL APPROVAL SUBMISSION
5	7/27/20	ISSUED FOR FINAL APPROVAL SUBMISSION
4	6/15/20	ISSUED FOR FINAL APPROVAL SUBMISSION
3	5/4/20	ISSUED FOR FINAL APPROVAL SUBMISSION
2	3/27/20	ISSUED FOR FINAL APPROVAL SUBMISSION
1	2/27/20	ISSUED FOR FINAL APPROVAL SUBMISSION
NO.	BY/DATE	REVISIONS

DRAWN BY: BH
CHECKED BY: DJH
PROJECT NO.: 1842B
ORIG. PLAN DATE: 08/19/21
SCALE: 1"=50'
SHEET NO.: C01.2