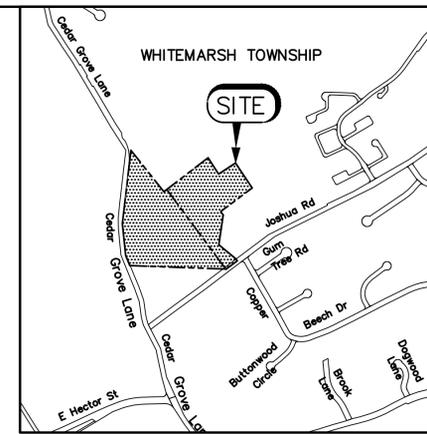




Carroll Engineering Corporation
 CORPORATE OFFICE
 949 EASTON ROAD
 WARRINGTON, PA 18976
 PHONE: 215.343.5700
 FAX: 215.343.0875

630 Freedom Business Ctr., 3rd Fl. 105 Raider Boulevard, Suite 206
 King of Prussia, PA 19106 Hillsideborough, NJ 08844
 Phone: 610-489-5100 Phone: 908-874-7500
 Phone: 484-875-3075 Fax: 908-874-5102

101 Landerwood Drive, Suite 225
 Malvern, PA 19355
 Phone: 484-875-3075
 www.carrollengineering.com



LOCATION MAP

SCALE: 1" = 800'

ZONING INFORMATION:

OWNER/APPLICANT: WHITEMARSH TOWNSHIP AUTHORITY
 TAX PARCEL NUMBER(S): 65-00-06403-00-3 (19.54 ACRES)
 65-00-06409-00-6 (7.4 ACRES)
 ZONING CLASSIFICATION: LIMITED INDUSTRIAL DISTRICT (LIM)
 USE: MUNICIPAL

	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	4 ACRES	26.94 ACRES	26.94 ACRES
MAXIMUM BUILDING COVERAGE	40%	2.5% (29,922 SF)	2.8% (32,542 SF)
MAXIMUM IMPERVIOUS SURFACE RATIO	60%	18.6% (218,082 SF)	19.5% (228,858 SF)
MINIMUM FRONT YARD	50 FT	151 FT	149 FT
MINIMUM SIDE YARD (EACH)	50 FT	95 FT	95 FT
MINIMUM REAR YARD	50 FT	165 FT	165 FT
MAXIMUM BUILDING HEIGHT	35 FT	<35 FT	<35 FT

EXISTING IMPERVIOUS SURFACE TABULATION:

EXISTING IMPERVIOUS COVERAGE (BUILDING): 29,922 SF (0.69 ACRES)
 EXISTING IMPERVIOUS COVERAGE (MISC.): 188,160 SF (4.32 ACRES)
 EXISTING IMPERVIOUS COVERAGE (TOTAL): 218,082 SF (5.01 ACRES)

PROPOSED IMPERVIOUS SURFACE MODIFICATION:

PROPOSED IMPERVIOUS COVERAGE ADDITION (BUILDING): 2,620 SF (0.06 ACRES)
 PROPOSED IMPERVIOUS COVERAGE ADDITION (MISC.): 8,276 SF (0.19 ACRES)
 PROPOSED IMPERVIOUS COVERAGE (BUILDING TOTAL): 32,542 SF (0.75 ACRES)
 PROPOSED IMPERVIOUS COVERAGE (TOTAL): 228,858 SF (5.25 ACRES)

SKETCH PLAN

WHITEMARSH TOWNSHIP AUTHORITY BUILDING
 SITUATED IN
 WHITEMARSH TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA
 PREPARED FOR
 WHITEMARSH TOWNSHIP AUTHORITY
 616 GERMANTOWN PIKE
 LAFAYETTE HILL, PENNSYLVANIA 19444

NO.	DATE	DESCRIPTION	INITIALS

DATE	5-2-18
CADD FILE	0945000414
JOB NO	09-4500.00
DSG BY	CAP
DWN BY	TSB
CKD BY	ABM
SCALE	AS NOTED
DRAWER NUMBER	-
SHEET	1 OF 1 SHEETS
DRAWING NUMBER	C-101



NORTH

LANDS N/L
 TOLL PA XIV LP
 JULIA DR
 TPN 65-00-01715-05-4

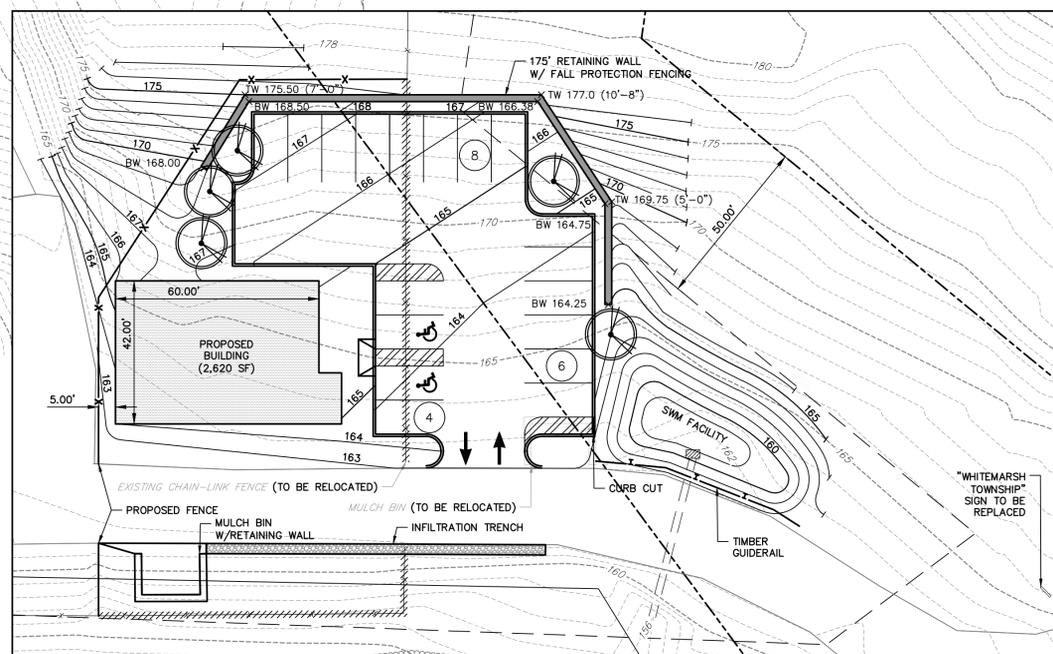
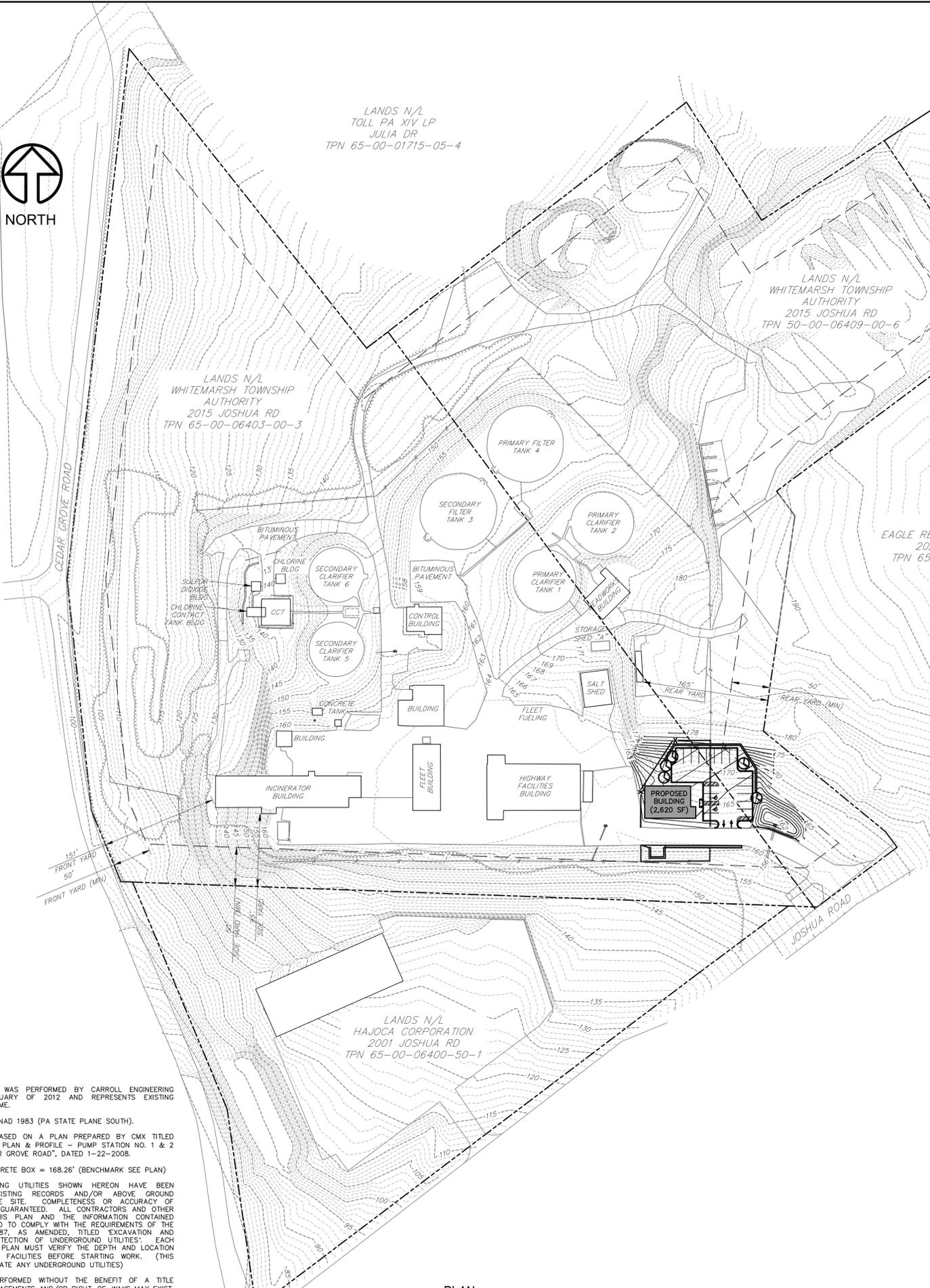
LANDS N/L
 WHITEMARSH TOWNSHIP
 AUTHORITY
 2015 JOSHUA RD
 TPN 50-00-06409-00-6

LANDS N/L
 WHITEMARSH TOWNSHIP
 JOSHUA RD
 TPN 65-00-06406-9

LANDS N/L
 WHITEMARSH TOWNSHIP
 AUTHORITY
 2015 JOSHUA RD
 TPN 65-00-06403-00-3

LANDS N/L
 EAGLE REALTY HOLDINGS, LLP
 2025 JOSHUA RD
 TPN 65-00-06448-00-3

LANDS N/L
 HAJOCA CORPORATION
 2001 JOSHUA RD
 TPN 65-00-06400-50-1

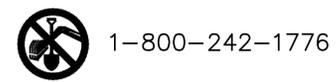


PLAN

SCALE: 1" = 25'

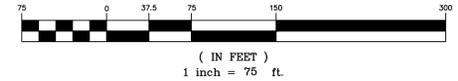
CALL BEFORE YOU DIG!

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

GRAPHIC SCALE



- SURVEY NOTES:**
- TOPOGRAPHIC SURVEY WAS PERFORMED BY CARROLL ENGINEERING CORPORATION IN JANUARY OF 2012 AND REPRESENTS EXISTING CONDITIONS AT THAT TIME.
 - HORIZONTAL DATUM IS NAD 1983 (PA STATE PLANE SOUTH).
 - VERTICAL DATUM IS BASED ON A PLAN PREPARED BY CMX TITLED "FORCEMAIN EXTENSION PLAN & PROFILE - PUMP STATION NO. 1 & 2 MODIFICATIONS - CEDAR GROVE ROAD", DATED 1-22-2008.
 BOX CUT ON CONCRETE BOX = 168.26' (BENCHMARK SEE PLAN)
 - LOCATIONS OF EXISTING UTILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM EXISTING RECORDS AND/OR ABOVE GROUND OBSERVATIONS AT THE SITE. COMPLETENESS OR ACCURACY OF LOCATION CANNOT BE GUARANTEED. ALL CONTRACTORS AND OTHER PERSONS UTILIZING THIS PLAN AND THE INFORMATION CONTAINED HEREON ARE CAUTIONED TO COMPLY WITH THE REQUIREMENTS OF THE PENNSYLVANIA ACT 287, AS AMENDED, TITLED "EXCAVATION AND DEMOLITION WORK PROTECTION OF UNDERGROUND UTILITIES". EACH INDIVIDUAL USING THIS PLAN MUST VERIFY THE DEPTH AND LOCATION OF ALL UNDERGROUND FACILITIES BEFORE STARTING WORK. (THIS PLAN DOES NOT DELINEATE ANY UNDERGROUND UTILITIES)
 - THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT. ADDITIONAL EASEMENTS AND/OR RIGHT-OF-WAYS MAY EXIST.
 - CARROLL ENGINEERING CORPORATION DID NOT PERFORM A BOUNDARY SURVEY FOR ANY PARCEL SHOWN.

PLAN

SCALE: 1" = 75'