

**ZONING DATA:**  
(I-1 LIMITED INDUSTRIAL DISTRICT)

| ITEM:                             | REQUIREMENT: | EXISTING: | PROPOSED: |
|-----------------------------------|--------------|-----------|-----------|
| LOT SIZE (ACRES)                  | 2.0          | 20.0      | 20.0      |
| BUILDING COVERAGE (MAX.)          | 25%          | 12.7%     | 12.8%     |
| TOTAL IMPERVIOUS COVER. (MAX.)    | 65%          | 28.9%     | 29.9%     |
| GREEN AREA (MIN.)                 | 35%          | 71.1%     | 70.1%     |
| LOT WIDTH AT STREET LINE (MIN.)   | 100'         | 863.17'   | 863.17'   |
| LOT WIDTH AT BUILDING LINE (MIN.) | 150'         | 875'      | 875'      |
| FRONT YARD (MINIMUM)              | 75'          | 248.7'    | 230.8'    |
| REAR YARD (MINIMUM)               | 50'          | 410'      | 410'      |
| SIDE YARD (MINIMUM EACH)          | 35'          | 82.0'     | 82.0'     |
| BUILDING HEIGHT                   | 35'          | <35'      | <35'      |

TOTAL TRACT AREA = 20.0 ACRES.  
TOTAL TRACT AREA EXCLUDING RIGHT OF WAY = 19.7 ACRES.

**PROPOSED IMPERVIOUS CALCULATION**

PROPOSED BUILDING ADDITION = 1,100 S.F.  
PROPOSED ASPHALT PAVEMENT = 2,485 S.F.  
PROPOSED CONC. SIDEWALK = 2,475 S.F.  
TOTAL PROPOSED IMPERVIOUS = 6,060 S.F.

**PROPOSED BUILDING AREAS**

**BUILDING #1** - 84,345 S.F.  
INDUSTRIAL AREA = 53,000 S.F.  
WAREHOUSE AREA = 15,445 S.F.  
OFFICE AREA = 15,900 S.F.  
**BUILDING #2** - 32,300 S.F.  
INDUSTRIAL AREA = 6,300 S.F.  
WAREHOUSE AREA = 13,200 S.F.  
OFFICE AREA = 12,800 S.F.

**PROPOSED PARKING CALCULATIONS**

EX. INDUSTRIAL AREA = 59,300 S.F. X (1 SPACE/500 S.F.) = 118.6 SPACES  
EX. WAREHOUSE AREA = 28,645 S.F. X (1 SPACE/1,000 S.F.) = 28.6 SPACES  
EX. OFFICE AREA = 28,700 S.F. X (3.5 SPACES/1000 S.F.) = 100.5 SPACES  
PROP. INDUSTRIAL AREA = 465 S.F. X (1 SPACE/500 S.F.) = 0.9 SPACES  
PROP. WAREHOUSE AREA = 362 S.F. X (1 SPACE/1000 S.F.) = 0.4 SPACES  
TOTAL PARKING SPACES = 249 SPACES (REQUIRED) - 209 PROVIDED

**PROPOSED PARKING BASED ON JOHNSON MATTHEY'S STAFFING NEEDS**

| BUILDING #1               | BUILDING #2               |
|---------------------------|---------------------------|
| 85 EMPLOYEES (PEAK SHIFT) | 45 EMPLOYEES (PEAK SHIFT) |
| 20 EMPLOYEES (OVERLAP)    | 2 VISITORS                |
| 4 VISITORS                |                           |
| 109 TOTAL                 | 47 TOTAL                  |

156 TOTAL PARKING SPACES NEEDED (PEAK SHIFT)  
53 EXCESS PARKING SPACES (PRESENTLY ON SITE-BASED ON JM STAFFING NEEDS)

**GENERAL NOTES:**

- THIS PROPERTY IS RECORDED IN DEED BOOK X38, PAGE 1078 IN THE CHESTER COUNTY COURTHOUSE TAX PARCEL NUMBER 41-6-45.2.
- THE PROPERTY LINE AND TOPOGRAPHIC SURVEY INFORMATION WAS TAKEN FROM A SURVEY ENTITLED "PRELIMINARY EXISTING FEATURES" DATED 7/28/2004 PREPARED BY YERKES ASSOCIATES, INC.
- PROJECT VERTICAL DATUM IS BASED ON AN ASSUMED APPROXIMATE U.S.G.S. DATUM.
- THE PROPERTY IS SERVED BY PUBLIC WATER AND SEWER SERVICE.
- THE INFORMATION SHOWN ON THESE PLANS CONCERNING THE TYPE AND LOCATION OF UNDERGROUND UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATION TO THE TYPE AND LOCATION OF UNDERGROUND UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO.
- ALL CONSTRUCTION SHOWN HEREON UNLESS SPECIFICALLY NOTED OTHERWISE, SHALL BE IN ACCORDANCE WITH THE PENNDOT SPECIFICATIONS AND THE WEST WHITELAND TOWNSHIP STANDARDS AND SPECIFICATIONS, UNLESS NOTED. WHERE CONFLICT EXISTS THE TOWNSHIP STANDARDS SHALL GOVERN.
- SOIL LINES TAKEN FROM SOIL SURVEY OF CHESTER AND DELAWARE COUNTIES, PA ISSUED MAY 1963 BY THE SOIL CONSERVATION SERVICE OF THE U.S.D.A.
- SOIL DESCRIPTION  
GeB2 - GLENELG CHANNERY SILT LOAM, 3 - 8% SLOPES, MODERATELY ERODED.  
MgC3 - MANOR LOAM, 8 - 15% SLOPES, SEVERELY ERODED.  
GeC3 - GLENELG CHANNERY SILT LOAM, 8 - 15% SLOPES, MODERATELY ERODED.
- FLOOD INSURANCE RATE MAP PANEL NO. 42029C0214D DATED NOVEMBER 30, 1996 INDICATES THE SITE IS COMPLETELY OUTSIDE THE 500 YEAR FLOODPLAIN.
- TREE CLEARING SHALL BE LIMITED TO ONLY THAT WHICH IS NECESSARY TO CONSTRUCT THE PROPOSED IMPROVEMENTS. UNNECESSARY TREE REMOVAL SHALL BE PROHIBITED.

REVIEWED: BY WEST WHITELAND TOWNSHIP PLANNING COMMISSION.

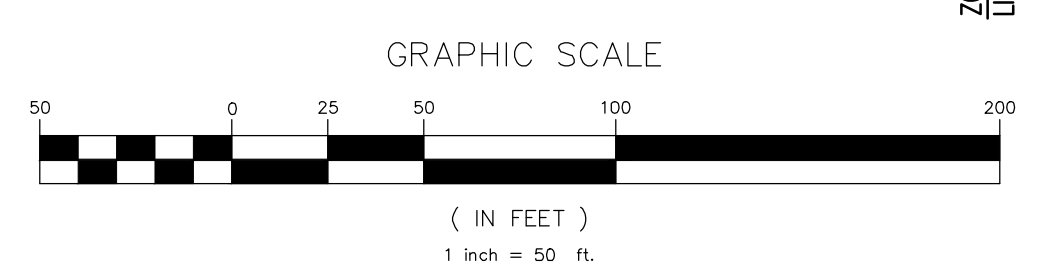
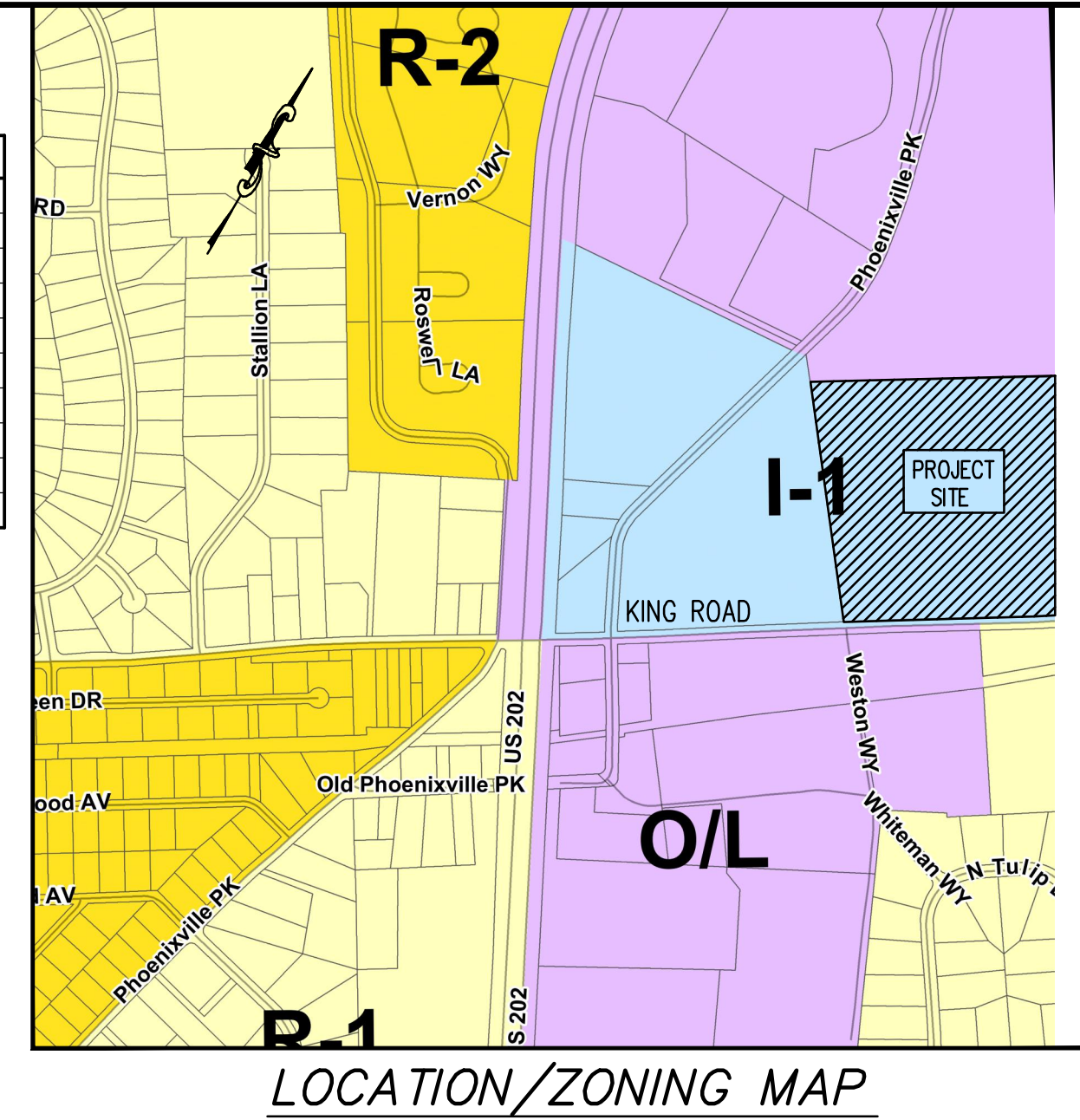
APPROVED: BY WEST WHITELAND TOWNSHIP BOARD OF SUPERVISORS. DATE: \_\_\_\_\_

REVIEWED: BY THE CHESTER COUNTY PLANNING COMMISSION. DATE: \_\_\_\_\_

OWNER/APPLICANT: JOHNSON MATTHEY, INC.  
1401 KING ROAD  
WEST CHESTER, PA 19380

COMMONWEALTH OF PENNSYLVANIA - COUNTY OF CHESTER  
ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BEFORE ME THE  
UNDERSIGNED, A NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA,  
PERSONALLY APPEARED \_\_\_\_\_ WHO ACKNOWLEDGE  
THEMSELVES TO BE THE OWNERS OF THE PROPERTY SHOWN ON THIS PLAN,  
THAT THE PLAN WAS MADE AT THEIR DIRECTION, THAT THEY ACKNOWLEDGE  
THE SAME BE RECORDED ACCORDING TO LAW. WITNESS MY HAND AND  
NOTORIAL SEAL THE \_\_\_\_\_ AND THE YEAR AFORESAID.

NOTARY PUBLIC \_\_\_\_\_  
MY COMMISSION EXPIRES \_\_\_\_\_  
RECORDED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_  
IN THE OFFICE FOR THE RECORDING DEEDS, IN AND FOR THE COUNTY OF  
CHESTER, AT WEST CHESTER, PENNSYLVANIA IN PLAN BOOK \_\_\_\_\_  
PAGE \_\_\_\_\_



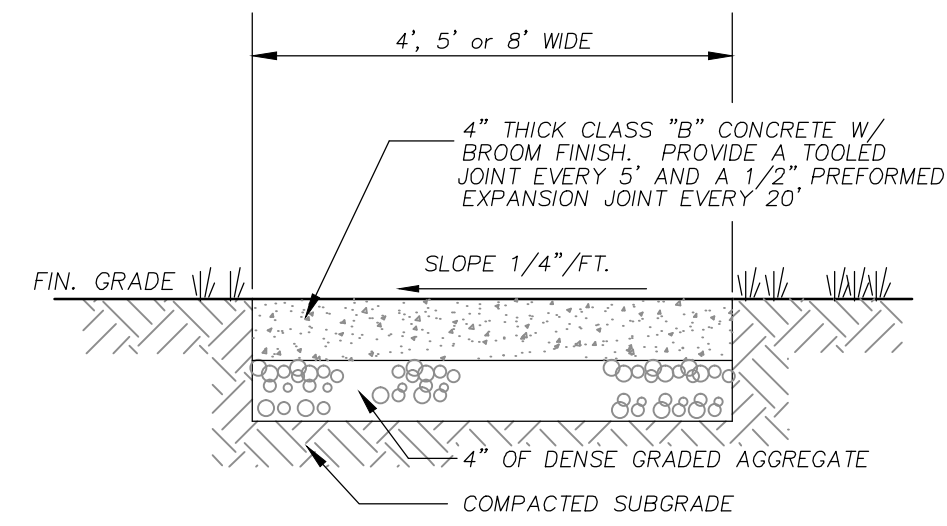
| NO. | DATE | REVISIONS |
|-----|------|-----------|
|     |      |           |

**LAND DEVELOPMENT PLAN**  
FOR  
**JOHNSON MATTHEY, INC.**  
1401 KING ROAD - TAX PARCEL #41-6-45.2  
CHESTER COUNTY PENNSYLVANIA

THIS DRAWING NOT VALID UNLESS SIGNED AND SEALED BY ENGINEER

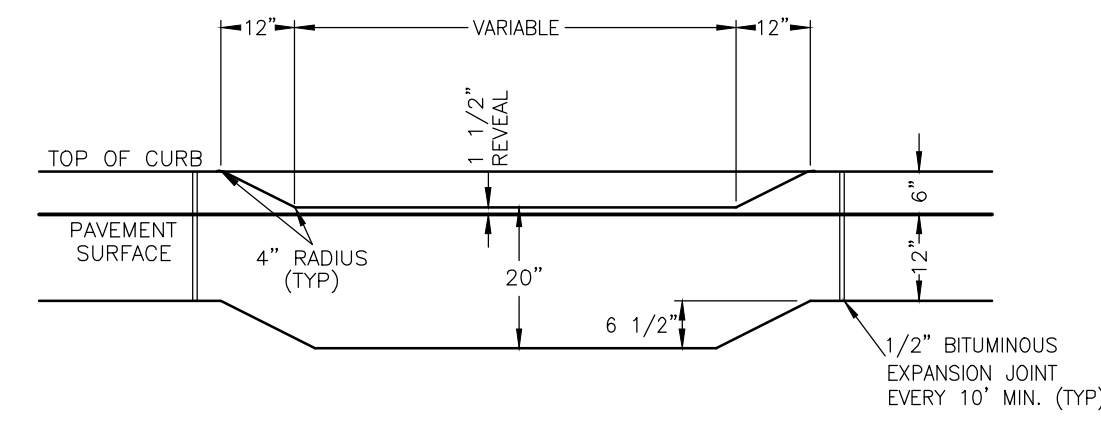
**DONOHUE ENGINEERING, LLC** 201904  
19 SPEAR ROAD, SUITE 102 RAMSEY, NJ 07446  
TEL (201) 444-6500 DONOHUEENGINEERING.COM  
CERTIFICATE OF AUTHORIZATION #0014036

Date: 06/17/19 Drawn by: TED  
Scale: 1" = 50' Checked by: TED



**SIDEWALK DETAIL**

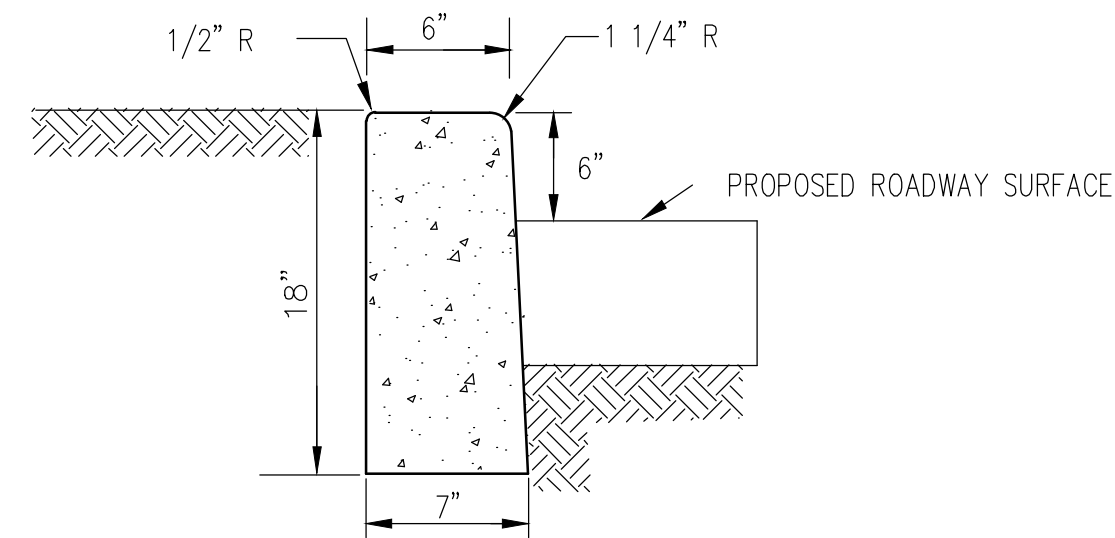
N.T.S.



1. SUBGRADE IS TO BE COMPACTED IN A MANNER SUITABLE TO THE TOWNSHIP ENGINEER
2. DOUBLE DRIVEWAY - CONTRACTION JOINT CONSTRUCTED WITH A 1/8" STEEL PLATE  
SINGLE DRIVEWAY - BLIND JOINT 1/2" DEEP SURFACE GROOVE
3. DOUBLE DRIVEWAY - BLIND JOINT, SINGLE DRIVEWAY - NO BLIND JOINT REQUIRED
4. EXPANSION JOINTS ARE TO BE 1/2" WIDE AND FILLED WITH PREFORMED BITUMINOUS TYPE JOINT FILLER. THE TOP OF ALL JOINT FILLER SHALL BE 1/4" BELOW THE TOP
5. BLIND JOINTS ARE TO BE SURFACE GROOVES CUT INTO SIDEWALK 1/2" DEEP.

**DEPRESSED CURB**

NOT TO SCALE

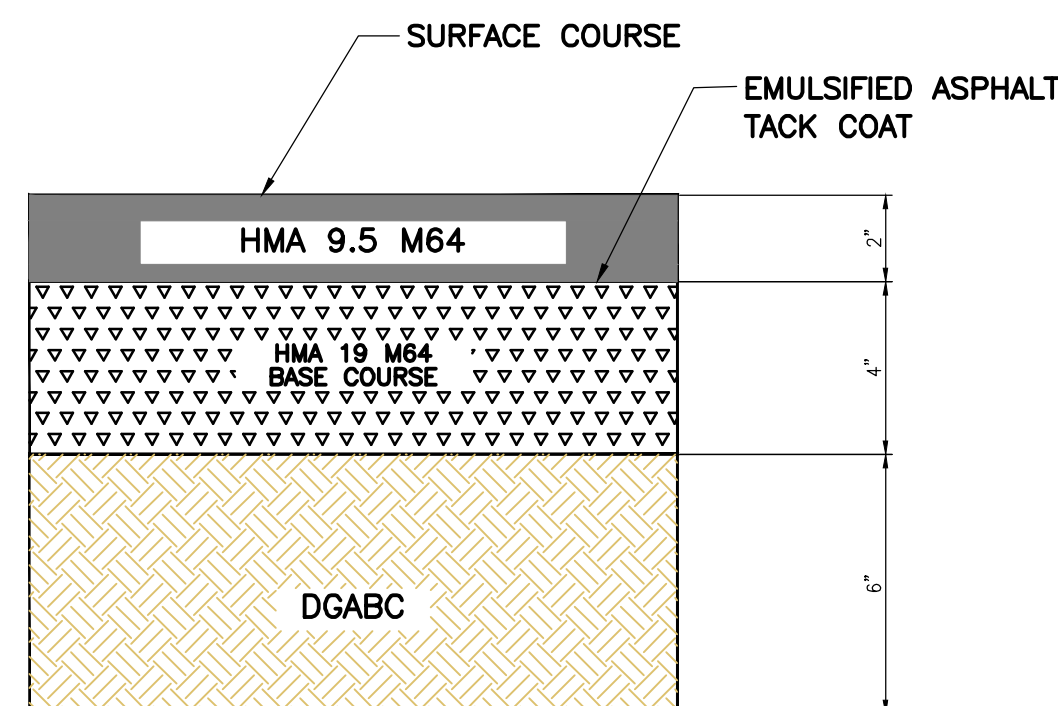


**CONCRETE VERTICAL CURB DETAIL**

N.T.S.

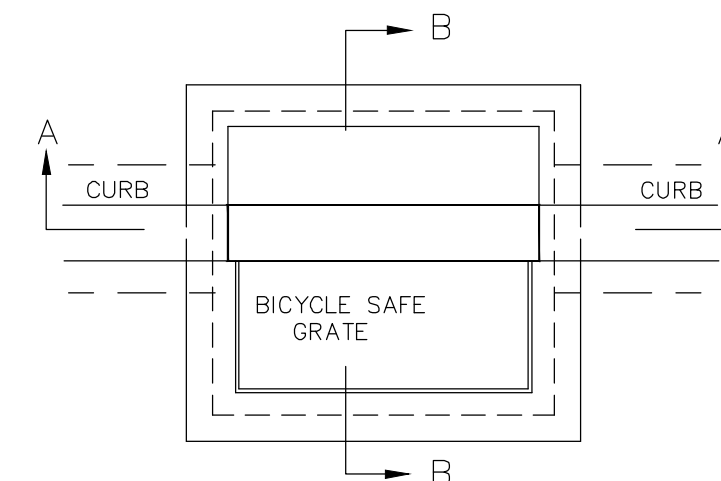
NOTES:

1. SUBGRADE TO BE COMPACTED IN ACCORDANCE WITH PADOT STANDARD SPECIFICATIONS.
2. EXPANSION JOINTS ARE TO BE 1/2" WIDE & FILLED WITH PREFORMED BITUMINOUS TYPE JOINT FILLER. THE TOP OF ALL JOINT FILLER SHALL BE 1/4" BELOW THE OUTSIDE OF THE CURB SURFACE. EXPANSION JOINTS SHALL BE LOCATED 20' ON CENTER & SHALL COMPLY WITH A.A.S.H.T.O. SPEC. M-213.
3. CURBS SHALL BE CONSTRUCTED WITH CLASS 'C' CONCRETE.

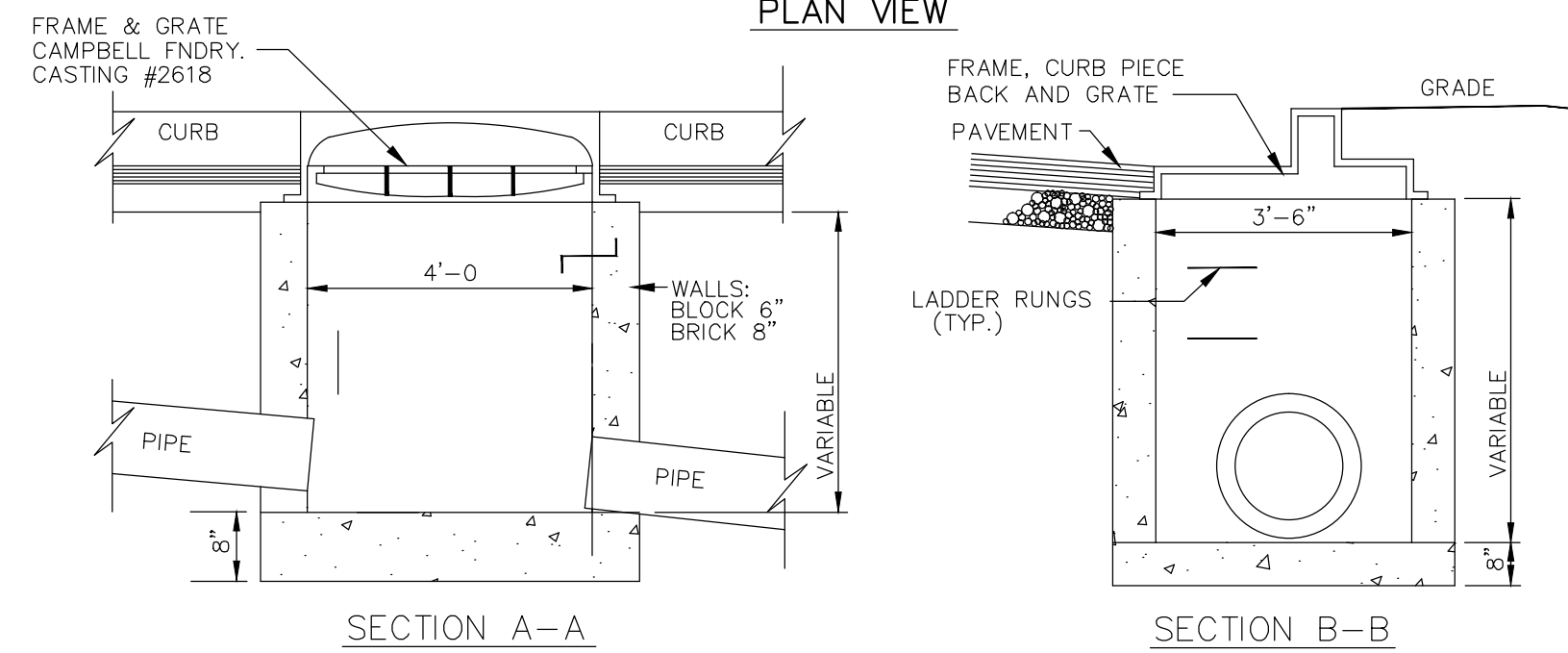


**TYPICAL HEAVY DUTY PAVEMENT SECTION**

NO SCALE



**PLAN VIEW**



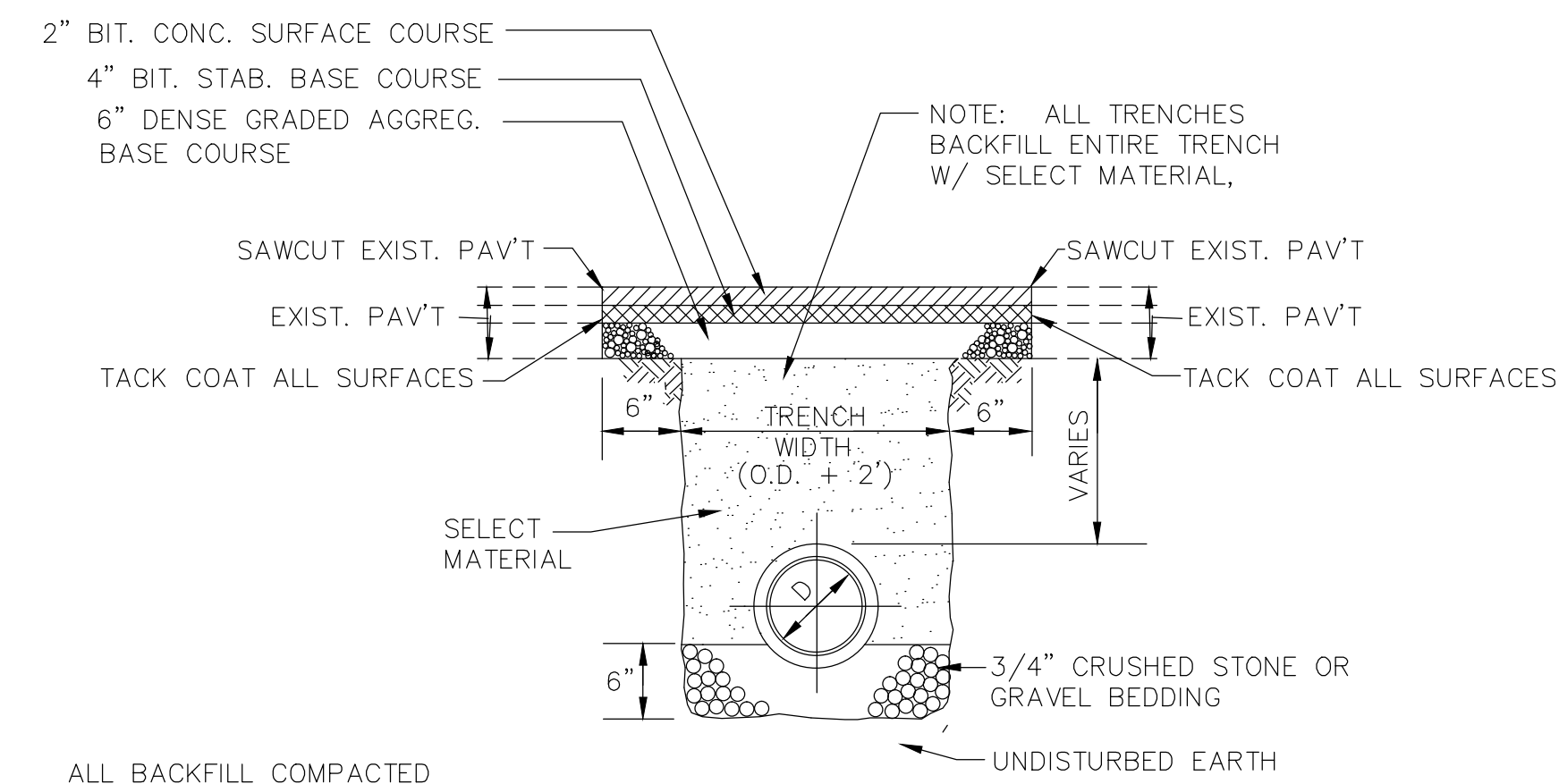
**INLET TYPE B**

N.T.S.

BASE: CLASS C CONCRETE

NOTES:

1. INLET FOUNDATIONS WHICH ARE PRECAST SHALL BE PLACED ON A 6" THICK BED OF COMPACTED COARSE AGGREGATE SIZE #57. THE COARSE AGGREGATE SHALL EXTEND 6" BEYOND THE HORIZONTAL LIMITS OF THE INLET FOUNDATION.
2. CASTINGS FOR PRECAST INLETS SHALL BE ADJUSTED TO GRADE WITH COURSES OF BRICK, AS REQUIRED, 12" MAXIMUM.
3. ALL INLETS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CURRENT PADOT STANDARDS SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION AND ITS AMMENDMENTS.



**REPAVING OVER PIPE TRENCHES DETAIL**

N.T.S.

ALL BACKFILL COMPACTED TO 95% MIN. DRY DENSITY

| NO. | DATE | REVISIONS |
|-----|------|-----------|
|     |      |           |
|     |      |           |
|     |      |           |

**CONSTRUCTION DETAILS**

FOR  
**JOHNSON MATTHEY, INC.**  
1401 KING ROAD - TAX PARCEL #41-6-45.2  
WEST WHITELAND TOWNSHIP CHESTER COUNTY PENNSYLVANIA

THIS DRAWING NOT VALID UNLESS SIGNED AND SEALED BY ENGINEER

**THOMAS E. DONOHUE**  
P.A.P.E. No. PE-047930-R

**DONOHUE ENGINEERING, LLC**  
19 SPEAR ROAD, SUITE 102 RAMSEY, NJ 07446  
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