

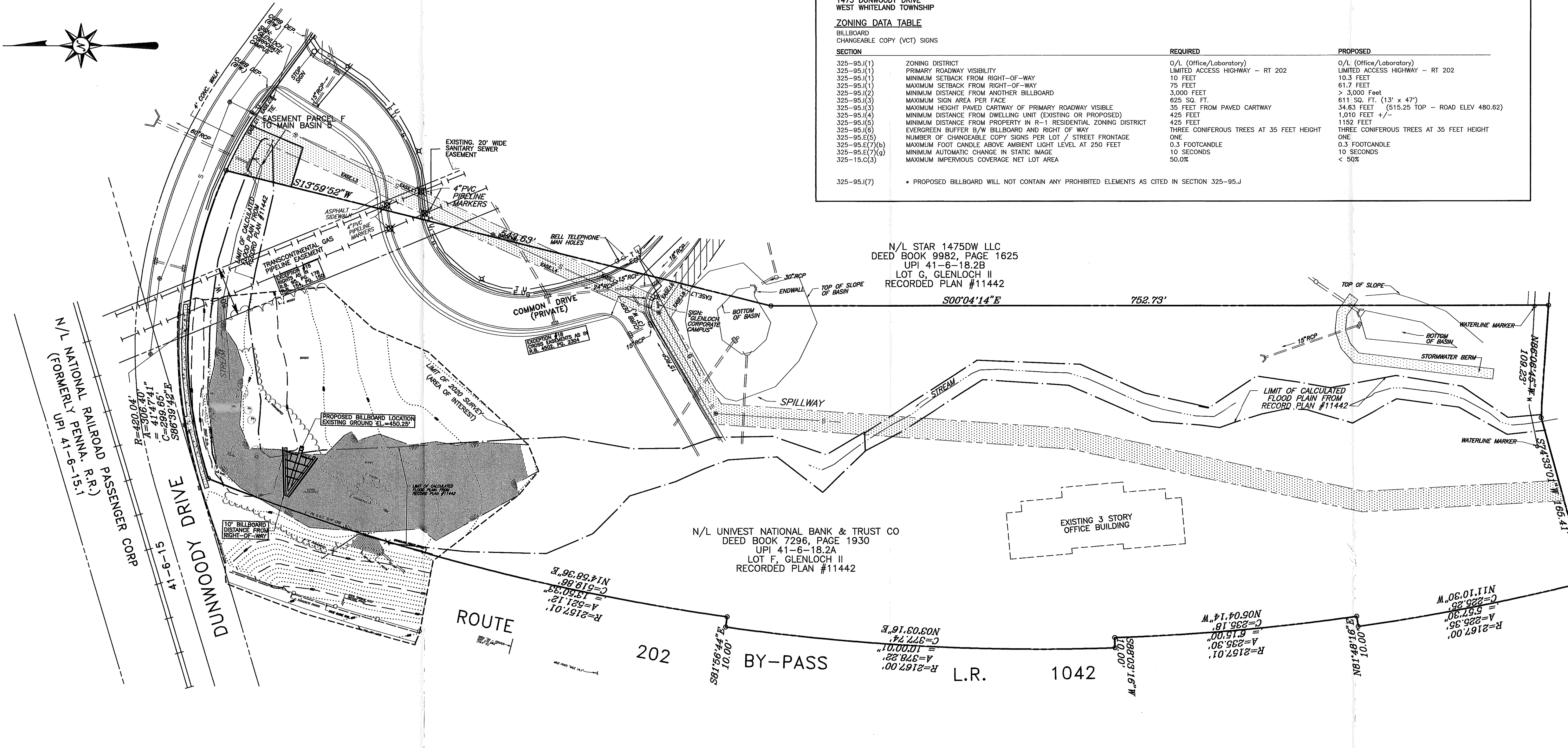
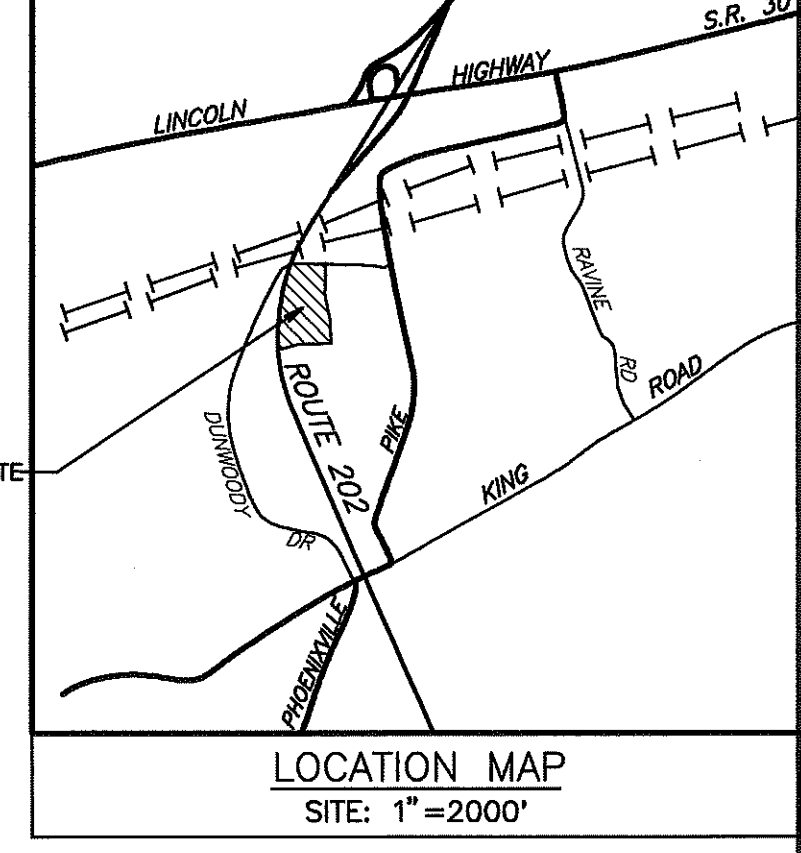
1473 DUNWOODY DRIVE  
WEST WHITELAND TOWNSHIP

**ZONING DATA TABLE**

BILLBOARD  
CHANGEABLE COPY (VCT) SIGNS

SECTION	ZONING DISTRICT	REQUIRED	PROPOSED
325-95.1(1)	PRIMARY ROADWAY VISIBILITY	O/L (Office/Laboratory)	O/L (Office/Laboratory)
325-95.1(1)	MINIMUM SETBACK FROM RIGHT-OF-WAY	LIMITED ACCESS HIGHWAY - RT 202	LIMITED ACCESS HIGHWAY - RT 202
325-95.1(1)	MINIMUM SETBACK FROM RIGHT-OF-WAY	10 FEET	10.3 FEET
325-95.1(2)	MINIMUM DISTANCE FROM ANOTHER BILLBOARD	75 FEET	61.7 FEET
325-95.1(3)	MINIMUM SIGN AREA PER FACE	3,000 FEET	> 3,000 Feet
325-95.1(3)	MINIMUM SIGN AREA PER FACE	625 SQ. FT.	611 SQ. FT. (13' x 47')
325-95.1(4)	MINIMUM HEIGHT PAVED CARTWAY OF PRIMARY ROADWAY VISIBLE	35 FEET FROM PAVED CARTWAY	34.63 FEET (515.25 TOP - ROAD ELEV 480.62)
325-95.1(4)	MINIMUM DISTANCE FROM DWELLING UNIT (EXISTING OR PROPOSED)	425 FEET	1,010 FEET +/-
325-95.1(6)	MINIMUM DISTANCE FROM PROPERTY IN R-1 RESIDENTIAL ZONING DISTRICT	425 FEET	1152 FEET
325-95.1(6)	EVERGREEN BUFFER B/W BILLBOARD AND RIGHT OF WAY	THREE CONIFEROUS TREES AT 35 FEET HEIGHT	THREE CONIFEROUS TREES AT 35 FEET HEIGHT
325-95.1(5)	NUMBER OF CHANGEABLE COPY SIGNS PER LOT / STREET FRONTAGE	ONE	ONE
325-95.1(7)(b)	MAXIMUM FOOT CANDLE ABOVE AMBIENT LIGHT LEVEL AT 250 FEET	0.3 FOOTCANDLE	0.3 FOOTCANDLE
325-95.1(7)(g)	MINIMUM AUTOMATIC CHANGE IN STATIC IMAGE	10 SECONDS	10 SECONDS
325-15.C(3)	MAXIMUM IMPERVIOUS COVERAGE NET LOT AREA	50.0%	< 50%

325-95.1(7) \* PROPOSED BILLBOARD WILL NOT CONTAIN ANY PROHIBITED ELEMENTS AS CITED IN SECTION 325-95.J



**GENERAL NOTES:**

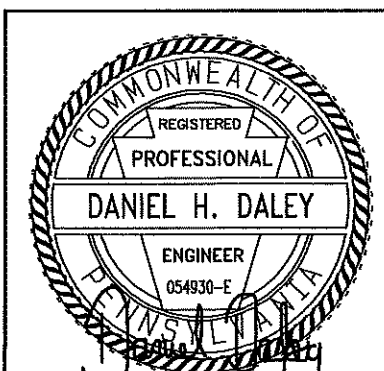
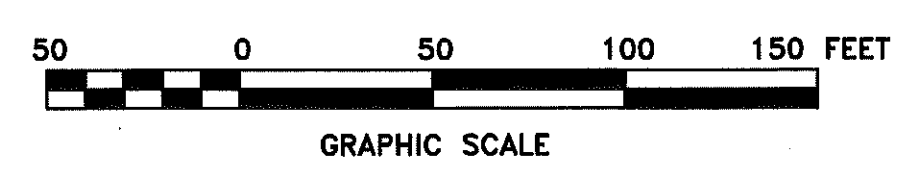
- Owner of Record:  
Univest National Bank & Trust Co  
14 N. Main St  
Souderton, PA 18964
  - Source of Title: Deed Book 7296, Page 1930
  - Being Parcel "F" of "Plan of Subdivision for Glenloch II for Hough/Loew Associates, Inc.", prepared by Edward B. Walsh & Associates, Inc., Downingtown, PA, dated 3-21-89, revised 7-26-21, Project #1004, Sheet 1 of 13 total, Recorded at Chester County Recorder of Deeds in Plan File #11442.
  - Being UPI 41-6-18.2B at the Chester County Office of Assessments.
  - Treat Area 15.575 Acres
  - Underground utilities shown are from a combination of observable evidence at time of field survey, plans of record, information supplied by underground utility users. Locations of said utilities are not guaranteed by Edward B. Walsh and Associates, Inc.
  - The following title exceptions are disclosed in Schedule B - Section 2 of Commitment for Title Insurance, prepared by Old Republic National Title Insurance Company, Commitment No. 78779-M, Commitment Date 7-16-2020, Issuing Agent: Manito Abstract Company, Inc., 100 W. Market St., West Chester, PA 19382  
The surveyor's response to said exceptions, based on information contained within the documents and observable evidence at the time of survey, is shown in parentheses, i.e.: (Blanket Easement, Not Plottable).
  - Floodplain. Within the Area of Interest - Limit of 2020 Survey by E. B. Walsh & Assoc., Inc., there is a "Limit of Calculated Flood Plain" which is typelocated based upon the Plan of Subdivision for Glenloch II, prepared by Edward B. Walsh and Associates, Inc., dated March 21, 1989 and last revised July 26, 1991, Recorded Plan No. 11442.  
In addition, per FEMA there is a Zone A flood plain located within this area per Flood Insurance Map, Chester County, PA, Map No. 42029C01556, effective date September 29, 2017. This Zone A flood plain is not depicted on this survey. Zone A represents areas subjected to inundation by the 1-percent-annual-chance flood generally determined using approximate methodologies (no detailed hydraulic analyses have been performed).
  - Site address:  
1473 Dunwoody Drive  
West Chester, PA. 19380
- (EXCEPTION #8) Rights granted to Philadelphia Suburban Gas & Electric Co. as in Misc. Deed Book 47 page 13. (1925 rights to poles, anchors & guys. Does not apply to the area of interest).
  - (EXCEPTION #9) Rights granted to Interstate Energy Company as set forth in Misc. Deed Book 215 page 193. (Does not affect the area of interest).
  - (EXCEPTION #10) Rights and Conditions in Deed Book 0-20, Page 560. (Describes a right-of-way or passage for carts, wagons and beasts of burden, over Old Road to junction of State Road. Not plottable. No evidence of Old Road bed found during course of survey. Also describes water line. No evidence of old water line found during course of survey).
  - (EXCEPTION #11) Rights to PECO Energy in Record Book 3952, Page 1658. (Describes rights to install electric, gas and communication facilities. No visible gas, electric and communication facilities were observed in the area of interest).
  - (EXCEPTION #12) Rights granted to Philadelphia Electric Company as in Record Book 1927 page 351. (Does not affect the area of interest).
  - (EXCEPTION #13) Rights granted to The Bell Telephone Company of Pennsylvania as in Record Book 1845 page 472. (Does not affect the area of interest).
  - (EXCEPTION #14) Rights granted to Bell-Atlantic-Pennsylvania, Inc. as in Record Book 4114 page 2103. (Does not affect the area of interest).
  - (EXCEPTION #15) Rights to the Transcontinental Gas Pipe Line Corp. in Misc. Deed Books 95, Page 178 and 154, page 150. (Describes 50' pipeline right-of-way. Plotted).
  - (EXCEPTION #16) Rights at the Pennsylvania Railroad Company, it's successors and assigns, however acquired. (Does not affect the area of interest).
  - (EXCEPTION #17) Protective Covenants as in Record Book 4118 page 1616 and an Amendment thereto as set forth in Record Book 9570 page 1930. (Not plottable).
  - (EXCEPTION #18) Declaration of Cross Easements as in Record Book 4502 page 2304. (Private drive and utilities along side of it are shown plotted hereon.)

ACT 50 SERIAL NUMBER 20203071518  
E. B. Walsh & Associates, Inc. does not guarantee the accuracy of the locations for existing subsurface utility lines, structures, etc. shown on the plans, nor does E. B. Walsh & Assoc., Inc. guarantee that all subsurface utility lines, structures, etc. are shown.

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

- UTILITIES NOTIFIED**
- VERIZON PENNSYLVANIA, INC.
  - AQUA PENNSYLVANIA, INC.
  - TEXAS EASTERN TRANSMISSION CORP.
  - TRANSCONTINENTAL GAS PIPELINE CO.
  - CROWN CASTLE
  - PECO ENERGY
  - CENTURYLINK/LEVEL 3 COMMUNICATIONS
  - WEST WHITELAND TOWNSHIP
  - COMCAST CABLE COMMUNICATIONS, INC.

UPI 41-6-18.2B



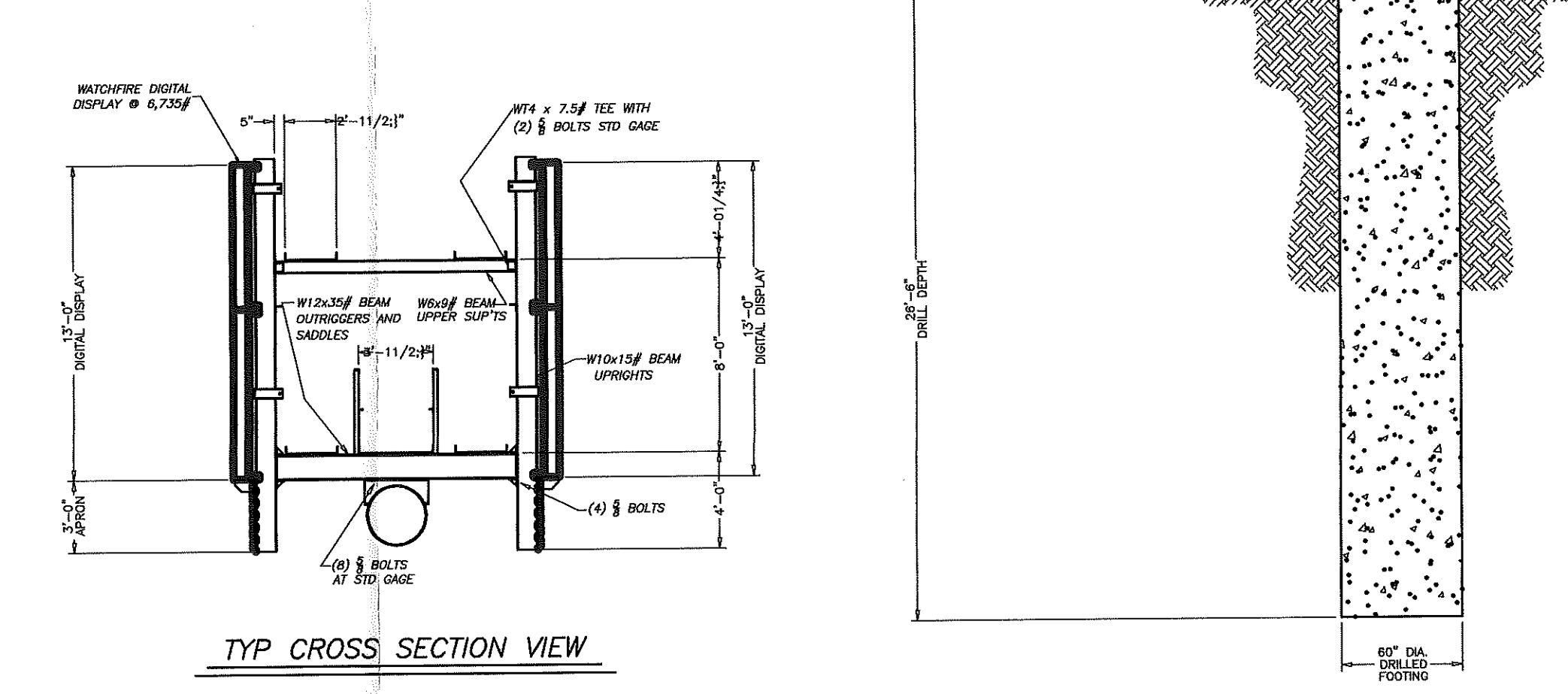
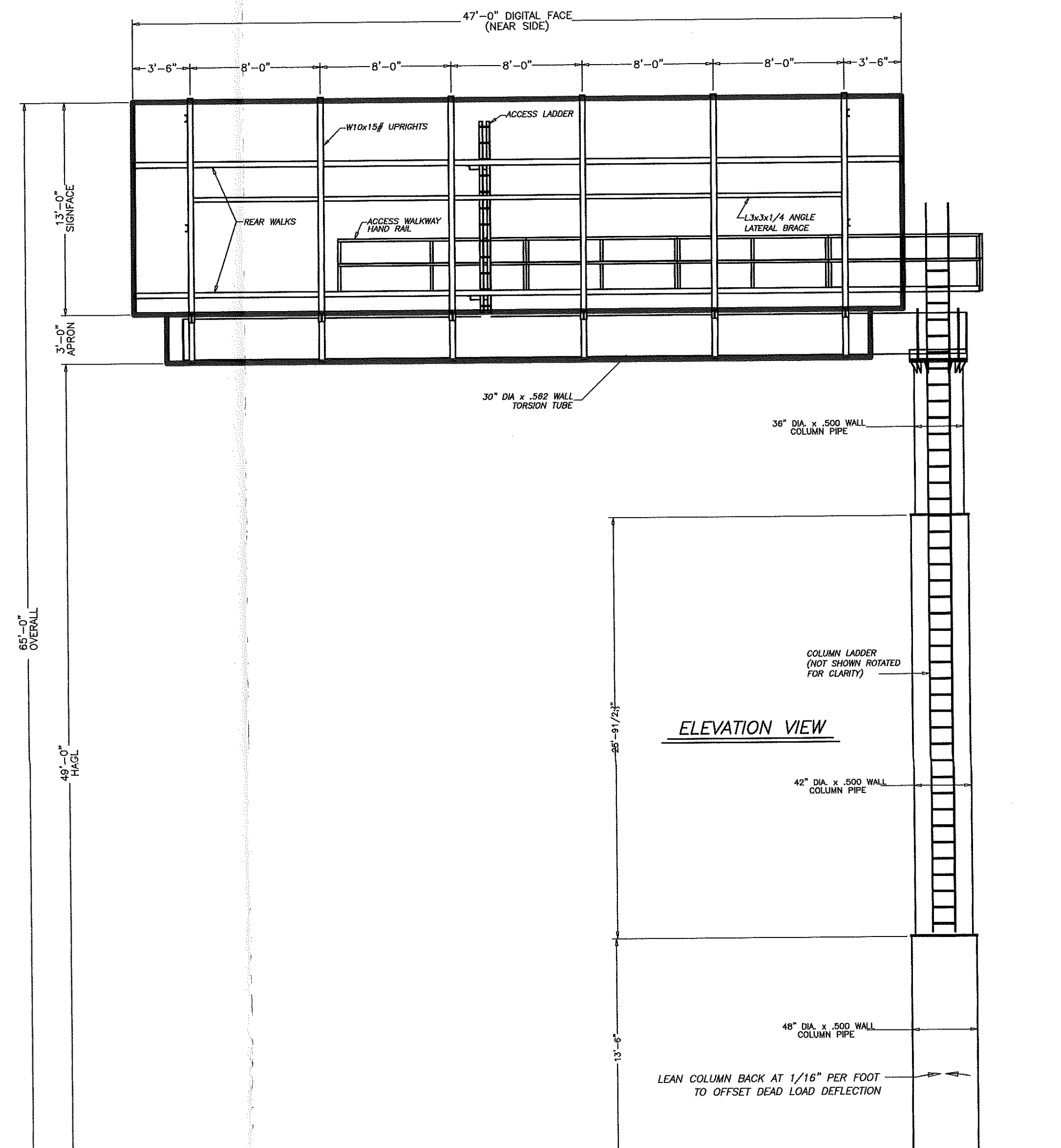
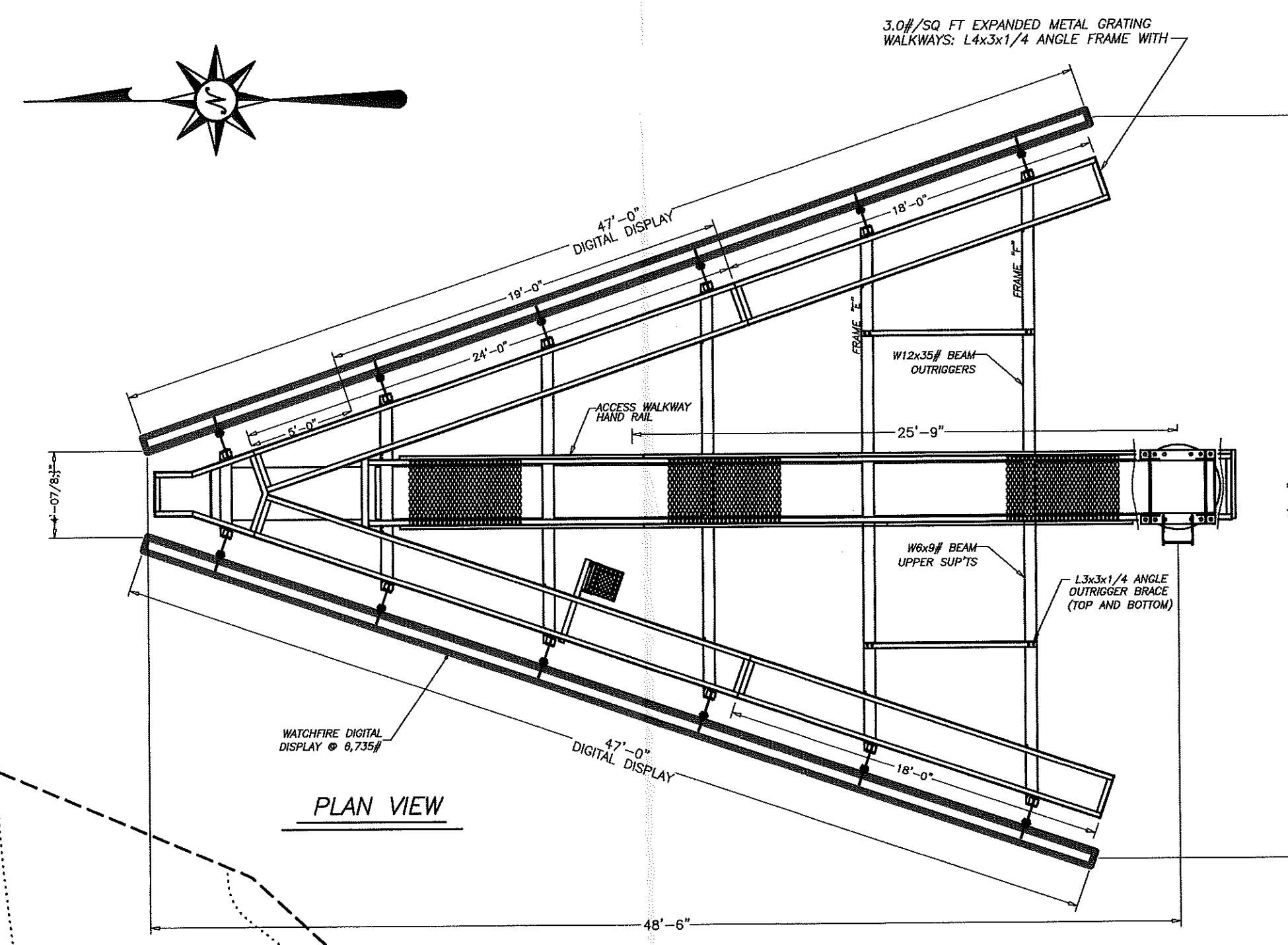
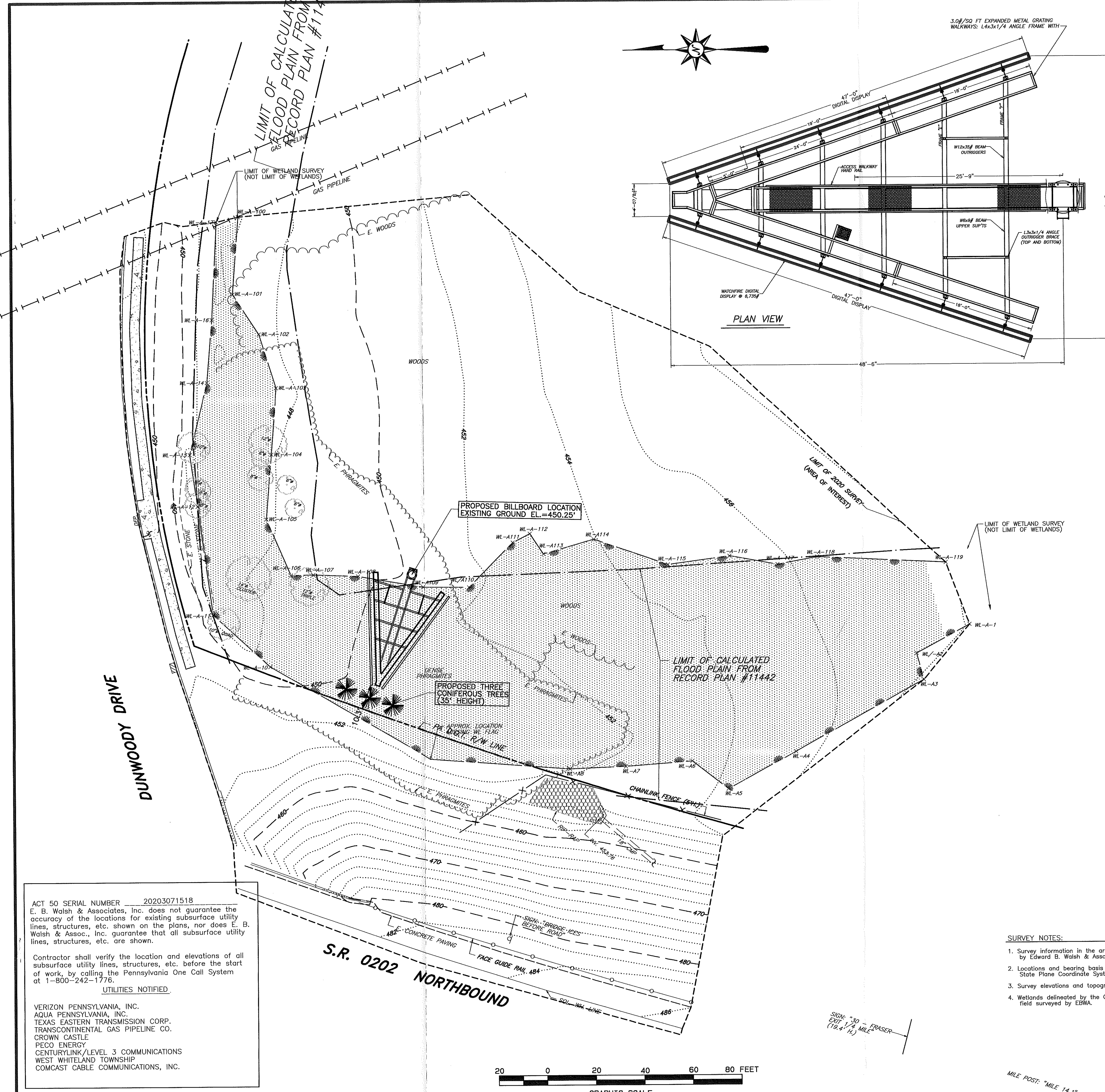
SITE PLAN FOR PROPOSED BILLBOARD LOCATION  
AT  
**1473 DUNWOODY DR**  
WEST WHITELAND TOWNSHIP CHESTER COUNTY, PA.

Edward B. Walsh & Associates, Inc.  
CIVIL ENGINEERS & LAND SURVEYORS

Whitefield Business Park  
855 Springdale Dr., Suite 202  
Eaton, Pennsylvania 19341  
Phone: 610-903-0060  
Fax: 610-903-0080

Project- 4701  
Date- 11/20/20  
Scale- 1"= 50'  
Drawn- RBL  
Checked- DD  
Sheet- 1 OF 2

Plotted: 11/22/2020 File: F:\JWB\4701\4701-2891-B.pro

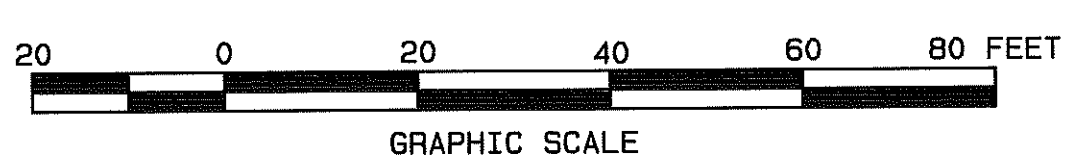


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 WEST WHITELAND TOWNSHIP  
 COMCAST CABLE COMMUNICATIONS, INC.

- SURVEY NOTES:**
- Survey information in the area shown as "Limit of 2020 Survey" is from a field survey performed by Edward B. Walsh & Associates, Inc. in October, 2020.
  - Locations and bearing basis for the survey as shown was referenced to NAD 83 Pennsylvania State Plane Coordinate System, South Zone as derived from GPS observations.
  - Survey elevations and topography are on the NAVD 1988 vertical datum.
  - Wetlands delineated by the GHD Group, 410 Egleview Blvd., Exton PA on 10/22/20 and field surveyed by EBWA.



**SITE PLAN FOR PROPOSED BILLBOARD LOCATION**  
 AT  
**1473 DUNWOODY DR**  
 WEST WHITELAND TOWNSHIP CHESTER COUNTY, PA.

**Edward B. Walsh & Associates, Inc.**  
 CIVIL ENGINEERS & LAND SURVEYORS

Whiteland Business Park  
 855 Springdale Dr., Suite 202  
 Exton, Pennsylvania 19341  
 Phone: 610-903-0060  
 Fax: 610-903-0080

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 Scale- 1" = 20'  
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 Sheet- 2 OF 2

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