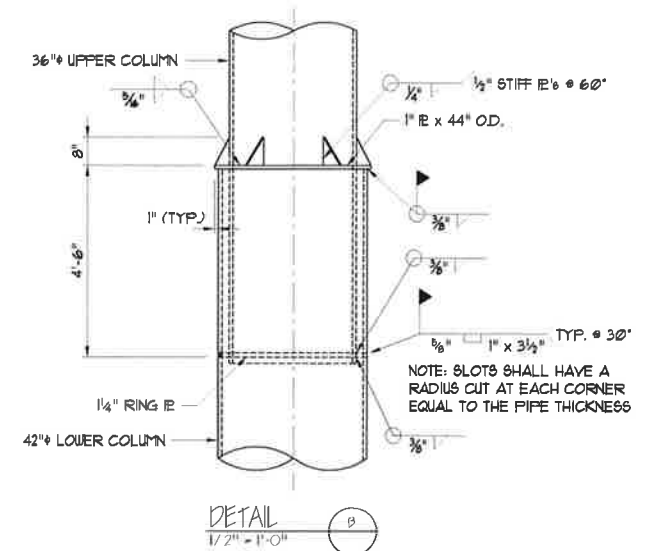
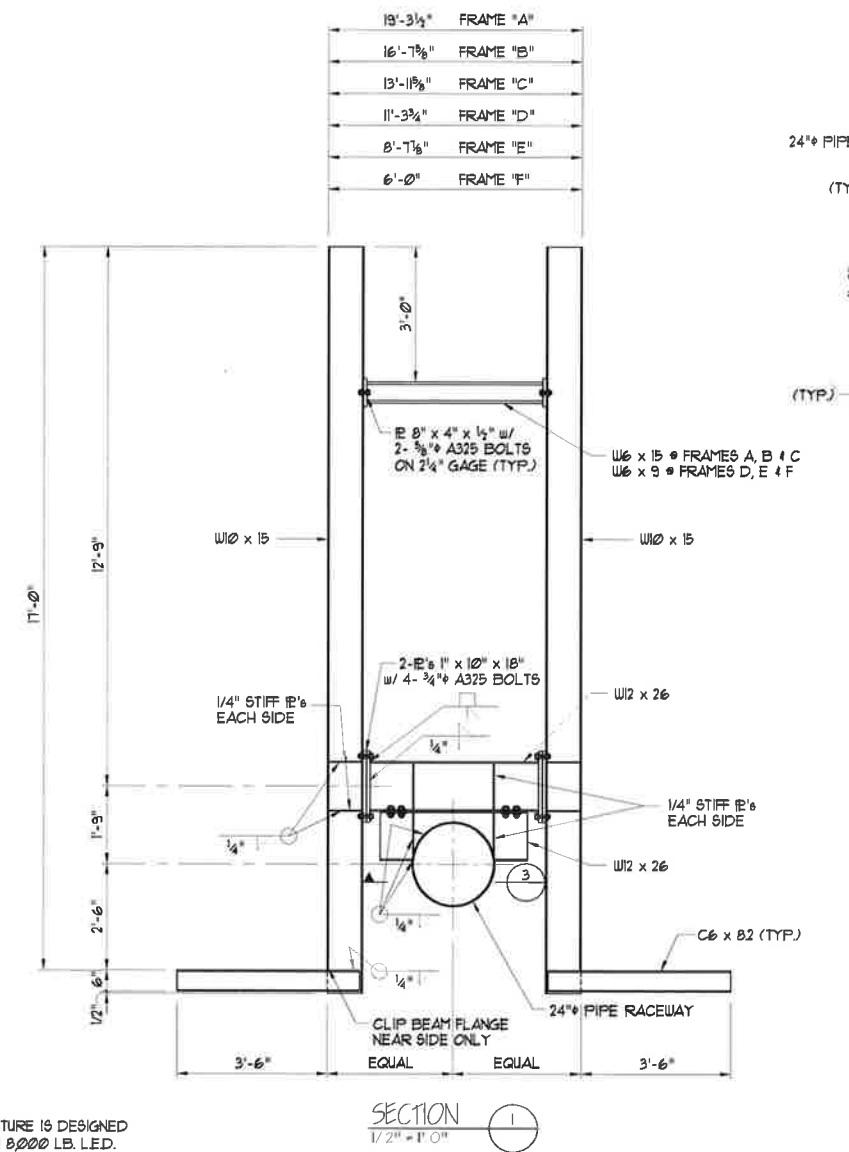


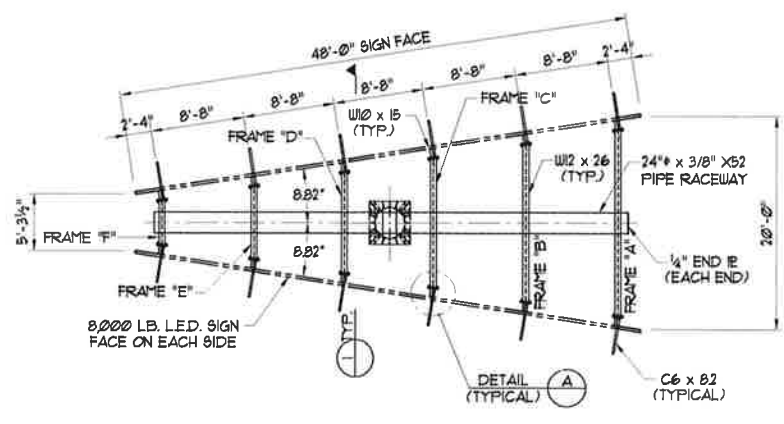
SIGN FRAME ELEVATION
SCALE: 1/8" = 1'-0"



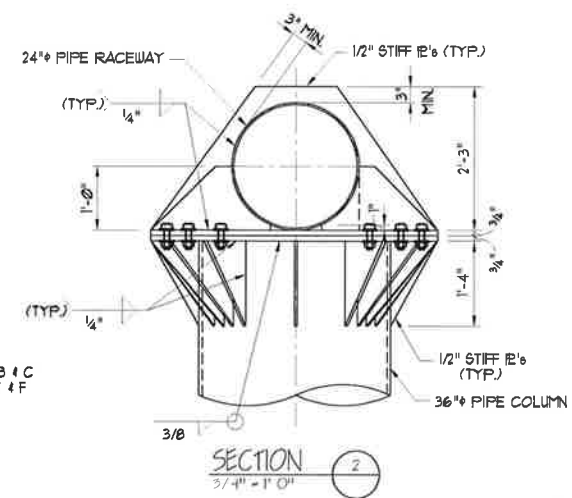
DETAIL B
1/2" = 1'-0"



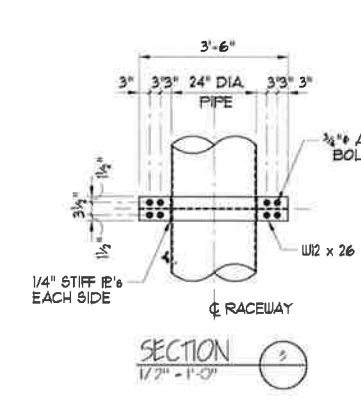
SECTION 1
1/2" = 1'-0"



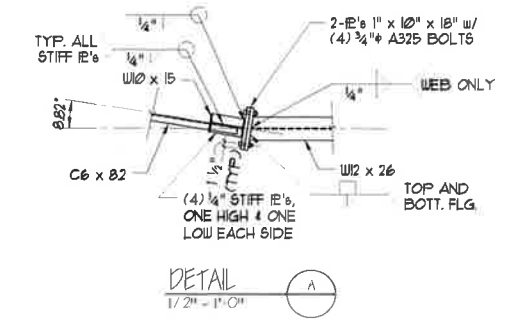
PLAN OF SIGN FRAME
SCALE: 1/8" = 1'-0" (20' VEE SIGN FACES)



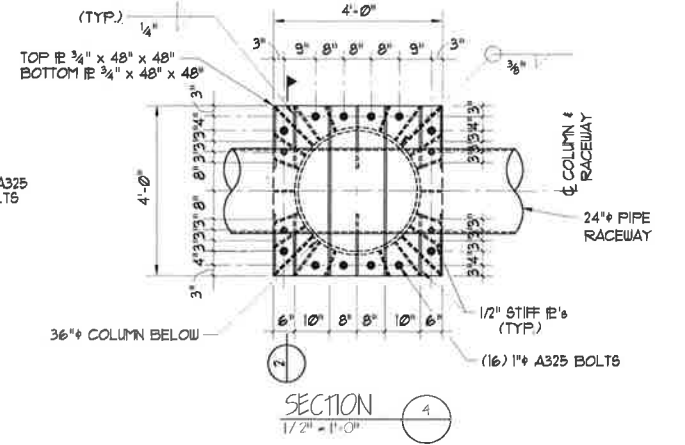
SECTION 2
1/2" = 1'-0"



SECTION 3
1/2" = 1'-0"



DETAIL A
1/2" = 1'-0"



SECTION 4
1/2" = 1'-0"

NOTES:

1. ALL BOLTS 3/4" A325 GALVANIZED UNO.
2. CONCRETE STANDARD WEIGHT 3000 P.S.I. # 28 DAYS COMPRESSIVE STRENGTH.
3. DESIGN WIND LOAD 105 M.P.H. EXPOSURE "C" PER 2015 INTERNATIONAL BUILDING CODE.
4. ALL STEEL SHALL BE A.S.T.M. A36 UNLESS NOTED. (WIDE FLANGES SHALL BE A992-50).
5. MAXIMUM SIGN FACE AREA 612 SQUARE FEET. MAXIMUM APRON FACE AREA 144 SQUARE FEET.
6. ALL WELDS SHALL BE MADE BY AN AWS. CERTIFIED WELDER USING E70 FILLER MATERIAL.
7. MINIMUM LATERAL PASSIVE SOIL BEARING CAPACITY SHALL BE 400 P.S.F. PER FOOT OF DEPTH.

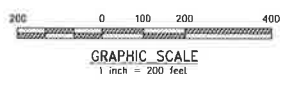
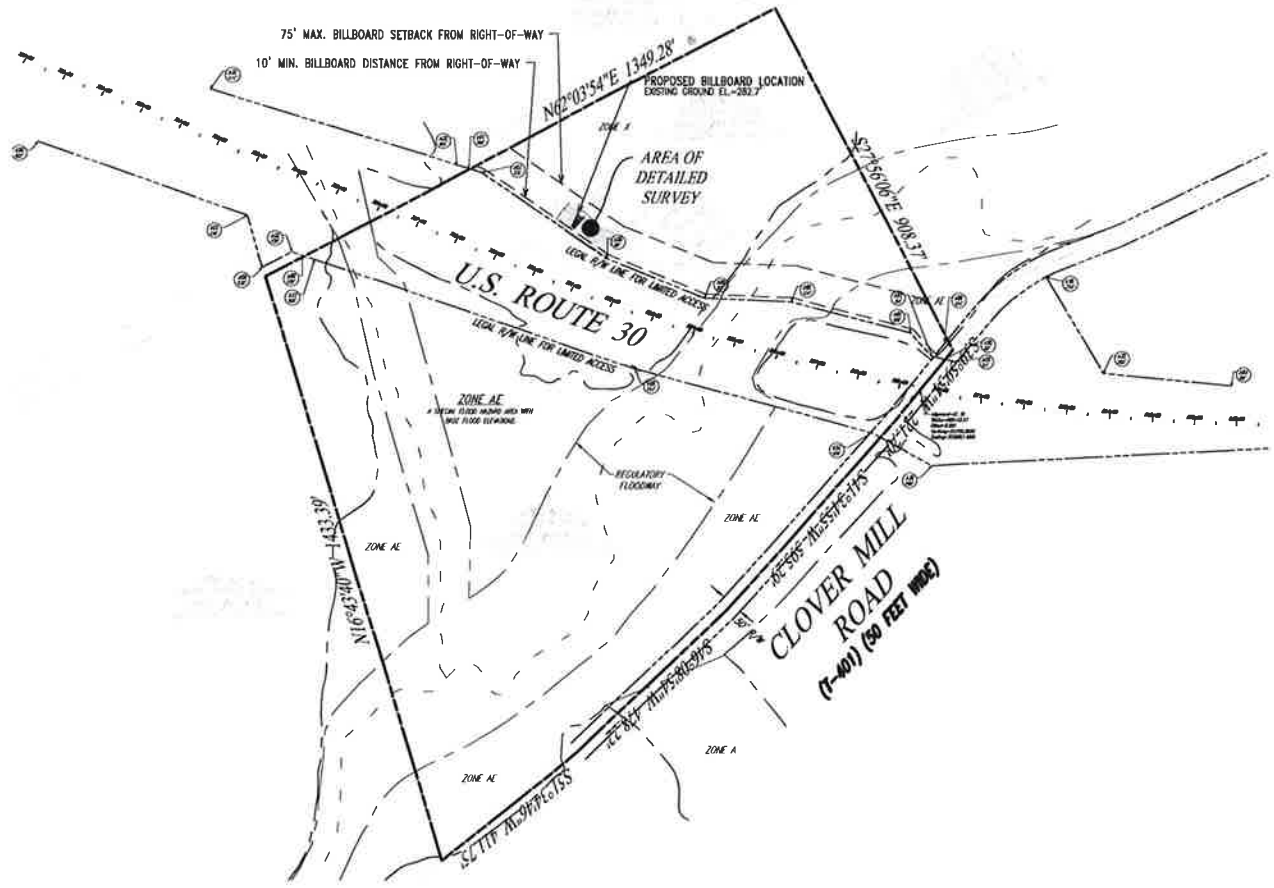
B & P JOB NO. 19500121

OUTDOOR SPECIALIST, INC.
Augusta, Georgia

SIGN LOCATION:
EXTON, PENNSYLVANIA

scale	NOTED	revisions	by
date	12/3/15		
drawn	TED		
chkd.	T.F.J.		

SIGN FRAME #3723-OS1



CALL BEFORE YOU DIGI
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
SCALE: NOT TO SCALE

PA ONE CALL

ACT 287 SERIAL NUMBER: 20193310996
D.L. HOWELL & ASSOC. INC., DOES NOT GUARANTEE THE
ACCURACY OF THE LOCATIONS FOR EXISTING SUBSURFACE
UTILITY LINES, STRUCTURES, ETC. SHOWN ON THE PLANS.
NOR DOES D.L. HOWELL & 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

COMPANY: AT & T
ADDRESS: 7500 E PLEASANT VALLEY ROAD
SUITE 140
INDIANAPOLIS, OH 44131
CONTACT: MIKE DIEDRICH
EMAIL: M5414@ATT.COM

COMPANY: COMCAST CABLE
ADDRESS: 300A CORNERSTONE BLVD
DOWNTOWN, PA 19135
CONTACT: TOM RUSSO
EMAIL: tom_russo@comcast.com

COMPANY: PECO ENERGY C/O USIC
ADDRESS: 450 S HENDERSON RD SUITE B
WING 10 PROSOLA, PA 19405
CONTACT: NROCK SHAPIRO
EMAIL: NROCKSHAPIRO@USICLLC.COM

COMPANY: CENTURY LINK
ADDRESS: 1025 ELDORADO BLVD
BROOKFIELD, CO 80501
CONTACT: CENTURY LINK OPERATOR PERSONNEL
EMAIL: neticon@centurylink.com

COMPANY: SUBURBAN PROPANE
ADDRESS: 331 S MAIN ST
YEAKERTOWN, PA 17099
CONTACT: MICHAEL UGHETTO
EMAIL: mughetto@suburbanpropane.com

COMPANY: WEST WHITELAND TOWNSHIP
ADDRESS: 101 COMMERCE DR
EXTON, PA 19341
CONTACT: TED OTTEN
EMAIL: totten@westwhiteland.org

COMPANY: VERIZON PENNSYLVANIA LLC
ADDRESS: 1050 VIRGINIA DR
FORT WASHINGTON, PA 19034
CONTACT: DARLINE LEPPER JOHNSON
EMAIL: darline.k.lepper@verizon.com

LEGEND

Table with 4 columns of symbols and their corresponding descriptions for property lines, contours, easements, and utilities.

ZONING DATA TABULATION

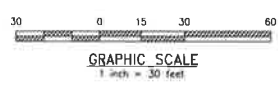
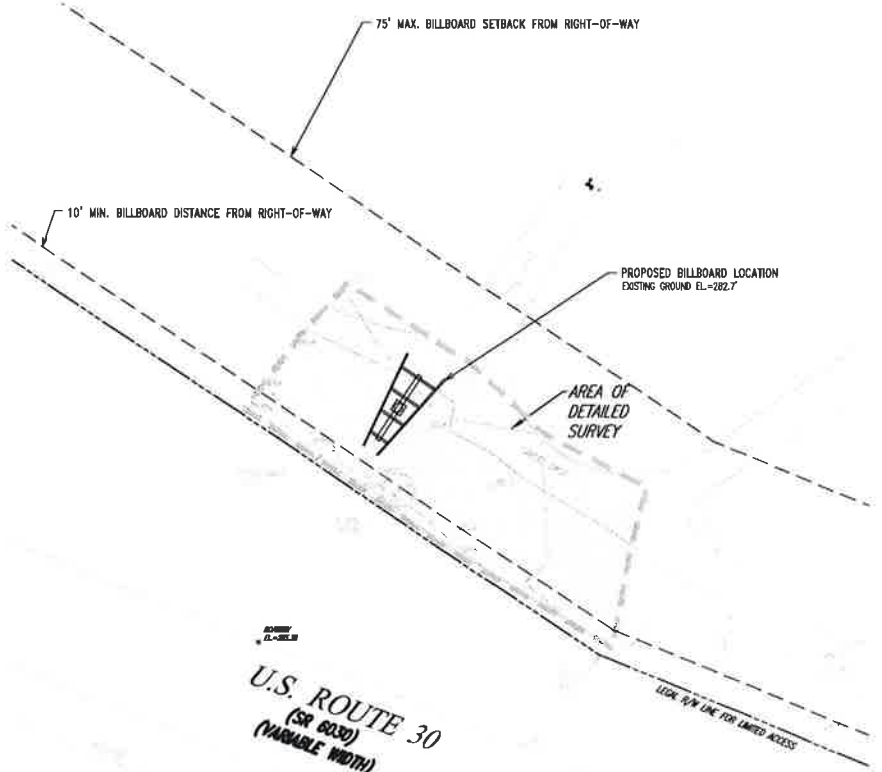
WEST WHITELAND TOWNSHIP
ZONING ORDINANCE
ZONING DISTRICT: IZ - GENERAL INDUSTRIAL DISTRICT

Table with 4 columns: MIN. LOT SIZE, MAX. BUILDING COVERAGE, MAX. TOTAL IMPERVIOUS, MIN. GREEN AREA, MIN. LOT WIDTH AT STREET LINE, MIN. LOT WIDTH AT BUILDING LINE, MIN. FRONT YARD, MIN. REAR YARD, MIN. SIDE YARD. Rows for REQUIRED, EXISTING, and PROPOSED.

Table with 4 columns: MIN. BILLBOARD DISTANCE FROM RIGHT-OF-WAY, MAX. BILLBOARD DISTANCE FROM RIGHT-OF-WAY, MIN. DISTANCE FROM CLOSEST BILLBOARD, MAX. BILLBOARD AREA, HEIGHT OF BILLBOARD FROM CLOSEST PAVED SURFACE, MIN. DISTANCE FROM DWELLING, MIN. DISTANCE FROM PROPERTY IN R-1 DISTRICT. Rows for REQUIRED, EXISTING, and PROPOSED.

BILLBOARDS SHALL BE SCREENED BY AN EVERGREEN BUFFER PLANTED BETWEEN THE BILLBOARD STRUCTURE AND THE HIGHWAY RIGHT-OF-WAY. THE SCREENING SHALL CONSIST OF A MINIMUM OF THREE CONIFEROUS TREES AT LEAST 35 FEET TALL WHEN PLANTED. WHEN THE USE OF TREES IS NOT FEASIBLE DUE TO TOPOGRAPHY OR OTHER CONDITIONS, ALTERNATIVE METHODS OF SCREENING, SUCH AS STRUCTURAL BARRIERS OR EXTERIOR BARRIERS, SHALL BE UTILIZED. THE SCREENING PROMISES SHALL BE SHOWN ON THE PLAN ACCOMPANYING THE CONDITIONAL USE APPLICATION FOR THE BILLBOARD AND SHALL BE SUBJECT TO REVIEW AND APPROVAL BY THE TOWNSHIP PRIOR TO APPROVAL OF THE SAID APPLICATION. WHERE THE SCREENING INCLUDES TREES, THE APPLICANT SHALL AGREE TO A CONDITION OF APPROVAL REQUIRING THEIR MAINTENANCE AND REPLACEMENT IN THE EVENT THEY CEASE TO BE VISIBLE.

- * CONDITIONAL USE REQUIRED FOR BILLBOARD IN I-2 GENERAL INDUSTRIAL DISTRICT.
** LOT WIDTH AT STREET LINE WAS MEASURED ALONG ROUTE 30 AT THE RIGHT-OF-WAY. LOT WIDTH AT BUILDING LINE WAS MEASURED ALONG ROUTE 30 AT THE 75' SIDE YARD BUILDING SETBACK.
*** FRONT YARD SETBACK WAS APPLIED FROM CLOVER MILL ROAD DUE TO THE ENTRANCE TO THE PROPERTY BEING LOCATED THERE. SIDE YARD SETBACK WAS APPLIED ALONG ROUTE 30 AND THE PROPERTY LINE THAT HAS A BEARING OF SOUTH 27 DEGREES 56 MINUTES 06 SECONDS EAST. REAR YARD SETBACK WAS APPLIED TO THE PROPERTY LINE THAT HAS A BEARING OF NORTH 82 DEGREES 03 MINUTES 34 SECONDS EAST.
**** VARIANCE REQUIRED FOR THE SIZE OF THE BILLBOARD TO BE 872 SF.
***** VARIANCE REQUIRED FOR THE HEIGHT OF THE BILLBOARD TO BE 68 FEET FROM THE CLOSEST PAVED SURFACE OF THE ROADWAY.



GENERAL NOTES

- 1. APPLICANT CONTACT INFORMATION: CROWER'S ROAD ADVERTISING, LLC, 1818 MARKET STREET, 15TH FLOOR, PHILADELPHIA, PA 19103-3630, PHONE NUMBER: 267-765-9668.
2. CROSS TRACT AREA (PARCEL #41-4-33.3A): 0.85 ACRES, DEVELOPABLE TRACT AREA (PARCEL #41-4-33.3A): 7.06 ACRES.
3. THE 10' AND 75' BILLBOARD SETBACK SHOWN HEREIN REFERENCE THE WEST WHITELAND TOWNSHIP ORDINANCE SECT. 325-95(L) THAT STATES "BILLBOARDS SHALL BE PERMITTED AS A CONDITIONAL USE IN THE I-2 GENERAL INDUSTRIAL DISTRICT AND D/L OFFICE/LABORATORY DISTRICTS WHEN ERRECTED IN SUCH A MANNER AS TO BE PRIMARILY VISIBLE FROM A LIMITED ACCESS HIGHWAY AND SUCH THAT NO PART OF THE BILLBOARD IS CLOSER THAN TEN (10) FEET OR FARTHER THAN SEVENTY-FIVE (75) FEET FROM THE RIGHT-OF-WAY OF SAID HIGHWAY."

VARIANCES REQUESTED

SECT. 325-95(L)(3) - NO BILLBOARD SHALL EXCEED 825 SQUARE FEET IN AREA AND NO PART OF A BILLBOARD SHALL BE MORE THAN 35 FEET HIGHER THAN THE CLOSEST PAVED SURFACE OF THE LIMITED ACCESS HIGHWAY FROM WHICH IT IS PRIMARILY VISIBLE. A VARIANCE IS BEING REQUESTED TO ALLOW FOR THE INSTALLATION OF A BILLBOARD STRUCTURE THAT WILL BE 68 FEET ABOVE THE PAVED SURFACE OF THE ROADWAY AND THE AREA OF THE BILLBOARD TO BE 872 SQUARE FEET.

SURVEY NOTES

- 1. RECORD OWNER/MAILING ADDRESS: DOLRES K. COLONA, 525 WASHINGTON ROAD, CHESTER SPRINGS, PA 19425.
2. SITE ADDRESS: 615 CLOVER MILL ROAD, EXTON, PA 19341 (PARCEL #41-4-33.3), 601 CLOVER MILL ROAD, EXTON, PA 19341 (PARCEL #41-4-33.3A).
3. SOURCE OF TITLE: RECORD BOOK 3368, PAGE 290 (LOT #1, RECORD PLAN BOOK 2778).
4. PARTIAL BOUNDARY, TOPOGRAPHY AND PHYSICAL IMPROVEMENTS SHOWN ARE FROM FIELD SURVEY BY HOWELL KLINE SURVEYING, LLC, PERFORMED ON AUGUST 23, 2018.
5. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT, WHICH WOULD DISCLOSE ANY RIGHTS, RESERVATIONS, EASEMENTS, ETC., OF RECORD.
6. CONTOURS PLOTTED FROM FIELD RUN TOPOGRAPHIC SURVEY BY HOWELL KLINE SURVEYING, LLC, DATED: MARCH 05 (COMPUTED USING GEODATA) & MARCH 03 (2017) (EPOCH=2010.0000) (AS DETERMINED BY GPS OBSERVATION), CONTOUR INTERVAL: 1 FEET.
7. UNDERGROUND UTILITIES SHOWN WERE PLOTTED FROM OBSERVABLE EVIDENCE AT THE TIME OF SURVEY AND INFORMATION FROM PLANS SUPPLIED BY UTILITY COMPANIES. NO GUARANTEE IS MADE THAT UNDERGROUND UTILITIES ARE ACCURATELY OR COMPLETELY SHOWN HEREON.
8. THE EXISTING VARIABLE RIGHT-OF-WAY OF U.S. ROUTE 30 (S.R. 6030) WAS TAKEN FROM PENNSYLVANIA PLAN ENTITLED "COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION DRAWINGS ESTABLISHING LIMITED ACCESS HIGHWAY AND AUTHORIZING ACQUISITION OF RIGHT-OF-WAY FOR STATE ROUTE 6030, SECTION 803-R/M, DATED 12/02/1987.
9. A PORTION OF THIS PROPERTY IS LOCATED WITHIN FLOOD HAZARD ZONE AE. A SPECIAL FLOOD HAZARD AREA WITH BASE FLOOD ELEVATIONS PER THE NATIONAL FLOOD INSURANCE RATE MAP FOR CHESTER COUNTY, PA, MAP NO. 42020C0150C, PANEL 150 OF 360, DATED SEPTEMBER 29, 2017. FLOOD PLAN BOUNDARIES SHOWN HEREON WERE SCALED FROM THE ABOVE MENTIONED MAP.

REFERENCE PLAN(S)

- 1. PLAN ENTITLED "PLAN OF PROPERTY OWNED BY FIRST WHEATFORD DEVELOPMENT CORP.", PREPARED BY GEORGE E. REGENER JR & SONS, INC. DATED 02/06/1979, LAST REVISED 11/01/1979, RECORD PLAN BOOK #2778.
2. PLAN ENTITLED "PLAN OF PARTIAL BOUNDARY, TOPOGRAPHY AND PHYSICAL IMPROVEMENTS SURVEY", PREPARED BY HOWELL KLINE SURVEYING, INC. DATED 08/23/2018.



DLHowell

Civil Engineering
Land Planning
Environmental
www.DLHowell.com

1250 Wrights Lane
West Chester, PA 19380
Phone: (610) 918-9002
Fax: (610) 918-9003

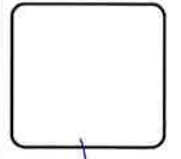


Table with 3 columns: NO., DATE, DESCRIPTION. Contains 10 rows of project details.

BILLBOARD VARIANCE PLAN
CLIENT: MACELREE HARVEY, LTD.
PROJECT: BILLBOARD VARIANCE PLAN
LOCATION: 601 CLOVER MILL ROAD
WEST WHITELAND TOWNSHIP, CHESTER COUNTY, PA

Table with 2 columns: DATE, SCALE, DRAWN BY, CHECKED BY, PROJECT NO., SHEET NO. Values include 12-4-2018, 1" = 200', PJK, AND, 3586, C01.1.