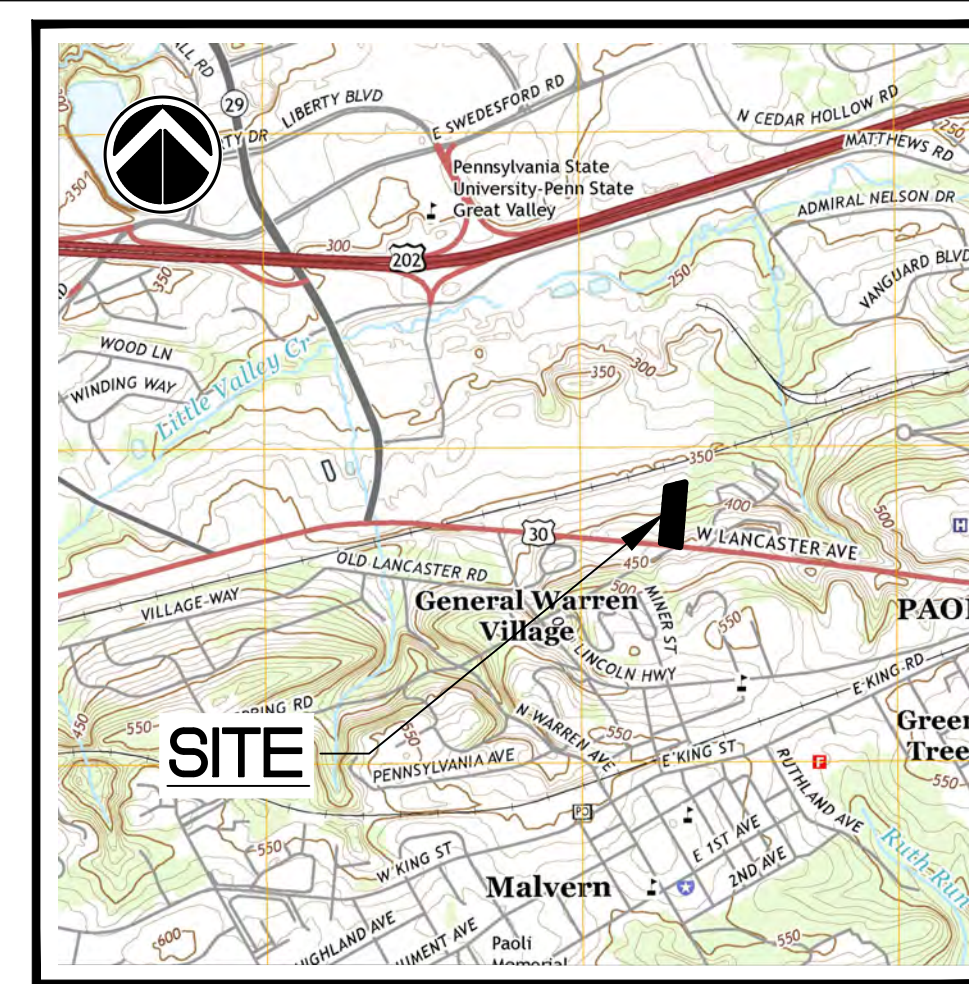


### GENERAL NOTES

- TITLE INFORMATION IS FROM EXISTING DEEDS AND PLANS OF RECORD. TOPOGRAPHY IS FROM PENNSYLVANIA SPATIAL DATA ACCESS.
- PURSUANT TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) MAP 42029C0160G, EFFECTIVE DATE SEPTEMBER 29, 2017, NO 100-YEAR FLOOD LIMITS ARE CONTAINED WITHIN THE SUBJECT TRACT.
- ATTENTION ALL CONTRACTORS: LOCATIONS OF ALL EXISTING UTILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM UTILITY COMPANY RECORDS AND/OR ABOVE-GROUND INSPECTION OF THE SITE. COMPLETENESS OR ACCURACY OF TYPE, SIZE, DEPTH OR HORIZONTAL LOCATION OF UNDERGROUND FACILITIES OR STRUCTURES CANNOT BE GUARANTEED. PURSUANT TO REQUIREMENTS OF PENNSYLVANIA LEGISLATIVE ACT NUMBER 38, CONTRACTORS MUST VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES AND FACILITIES PRIOR TO START OF WORK.
- PERMITS SHALL BE OBTAINED FROM EAST WHITELAND TOWNSHIP PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
- ALL UTILITY LOCATIONS DEPICTED HEREON ARE APPROXIMATE. CONTRACTOR IS RESPONSIBLE FOR LOCATION VERIFICATION PRIOR TO COMMENCEMENT OF ANY WORK.
- ALL UTILITIES INCLUDING BUT NOT LIMITED TO GAS, ELECTRIC, TELEPHONE AND CABLE TV FACILITIES SHALL BE PROVIDED BY UNDERGROUND SERVICE.
- ALL WORK IS TO BE IN ACCORDANCE WITH PADOT 408 OR EAST WHITELAND TOWNSHIP STANDARDS, WHICHEVER IS GREATER.
- THE PROPOSED DIGITAL SIGN HAS BEEN PROVIDED BY CLIENT. HIBBELN ENGINEERING COMPANY, LLC. ACCEPTS AND ASSUMES NO LIABILITY OF SAME.

### SITE STATISTICS

- SUBJECT TRACT MAY BE IDENTIFIED BY CHESTER COUNTY TAX ASSESSMENT INFORMATION AS FOLLOWS:  
EAST WHITELAND TOWNSHIP  
PIN 4205 00110000
- RECORDED DEED DATA IS AS FOLLOWS:  
AS RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS, ETC. IN AND FOR THE COUNTY OF CHESTER IN WEST CHESTER, PENNSYLVANIA IN DEED BOOK 7795, PAGE 1708.
- NAME AND ADDRESS OF THE OWNER OF THE SUBJECT TRACT:  
BUSINESS INVESTMENT GROUP LLC  
256 EAGLE VIEW BLVD  
EXTON, PA 19341
- ADDRESS OF THE SUBJECT TRACT:  
323 LANCASTER AVENUE
- AREA STATISTICS:  
GROSS TRACT AREA = 2.7755 Ac.



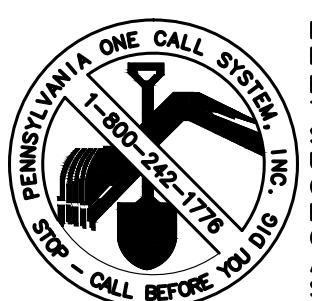
SITE LOCATION MAP 1" = 2,000'

### ZONING DATA

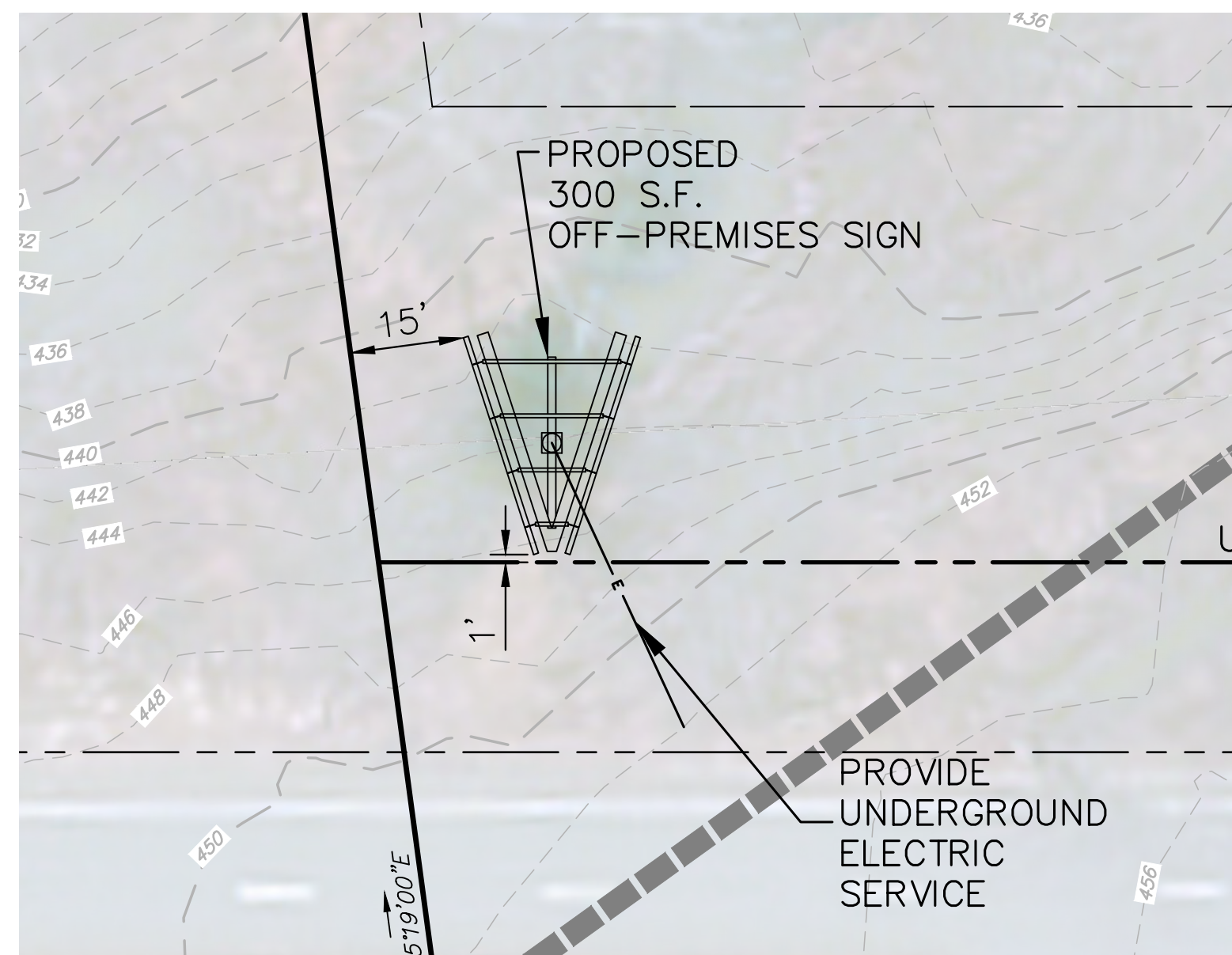
DATA OBTAINED FROM THE ZONING ORDINANCE OF EAST WHITELAND TOWNSHIP  
PROPOSED USE: OFF-PREMISES SIGN

	REQUIRED	PROVIDED
MINIMUM TRACT AREA:	80,000 SF	108,928 SF
MINIMUM LOT WIDTH @ BUILDING LINE:	200 FT.	198.2 FT.*
MINIMUM LOT WIDTH @ STREET LINE:	150 FT.	199.1 FT.*
MAXIMUM BUILDING COVERAGE:	25%	0.0%
MAXIMUM IMPERVIOUS COVERAGE:	60%	0.0%
MAXIMUM DIST FROM MUNICIPAL BOUNDARY:	2,600 FT.	40 FT.
MAXIMUM AREA PER SIGN FACE:	300 S.F.	300 S.F.
MAXIMUM HEIGHT:	45 FT.	45 FT.**
MAXIMUM NUMBER OF OFF-PREMISES SIGNS:	1	1
MAXIMUM PRINCIPAL USES PER LOT:	1	1
MINIMUM FREQUENCY OF CHANGE OF ELECTRONIC DISPLAY:	10 SEC.	10 SEC.
MINIMUM PRINCIPAL STRUCTURE SETBACK FROM TRACT PERIMETER:	15 FT.	15 FT.

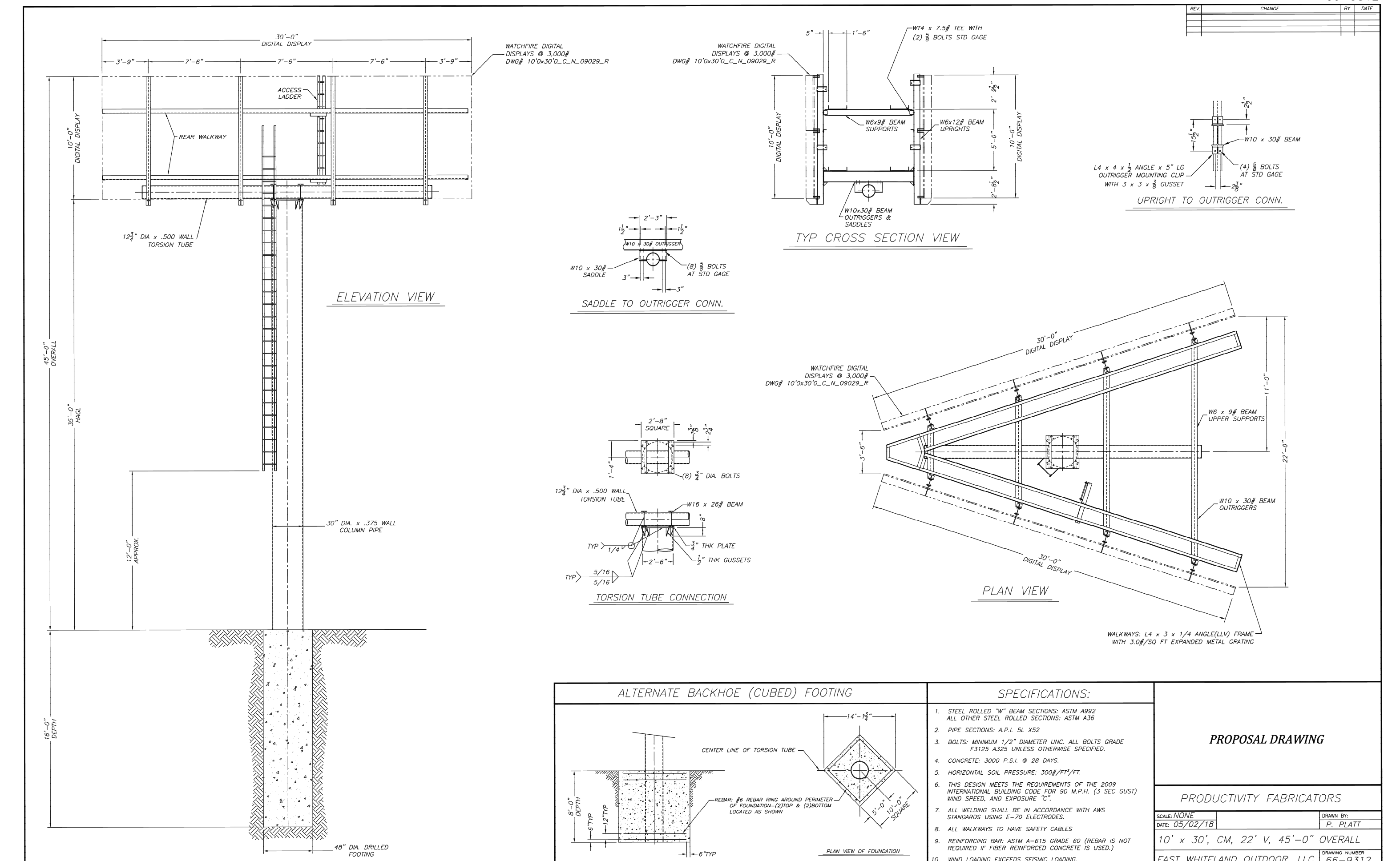
- \* EXISTING NON-CONFORMING
- \*\* 45 FT TO TOP OF SIGN



LOCATIONS OF ALL EXISTING UTILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM UTILITY COMPANY RECORDS AND/OR ABOVE-GROUND INSPECTION OF THE SITE. COMPLETENESS OR ACCURACY OF TYPE, SIZE, DEPTH OR HORIZONTAL LOCATION OF UNDERGROUND FACILITIES OR STRUCTURES CANNOT BE GUARANTEED. PURSUANT TO REQUIREMENTS OF THE PENNSYLVANIA LEGISLATIVE ACT NUMBER 38, CONTRACTORS MUST VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES AND FACILITIES PRIOR TO START OF WORK.  
SERIAL NUMBER:



DIGITAL SIGN DETAIL 1" = 20'



DIGITAL SIGN DETAIL

ALTERNATE BACKHOE (CUBED) FOOTING	SPECIFICATIONS:	PROPOSAL DRAWING
	<ol style="list-style-type: none"> <li>STEEL ROLLED "I" BEAM SECTIONS ASTM A992</li> <li>ALL OTHER STEEL ROLLED SECTIONS ASTM A36</li> <li>PIPE SECTIONS A.P.I. 5L X52</li> <li>BOLTS: MINIMUM 1/2" DIAMETER UNF. ALL BOLTS GRADE 5 (23.9 ASX UNLESS OTHERWISE SPECIFIED)</li> <li>CONCRETE: 3000 P.S.I. @ 28 DAYS</li> <li>HORIZONTAL SOIL PRESSURE: 3000 LBS/FT<sup>2</sup></li> <li>THIS DESIGN MEETS THE REQUIREMENTS OF THE 2009 INTERNATIONAL BUILDING CODE FOR 90 MPH (1.5 SEC GUST) WIND SPEEDS AND EXPOSURE "C"</li> <li>ALL WELDING SHALL BE IN ACCORDANCE WITH AWS STANDARDS USING E-70 ELECTRODES</li> <li>ALL WELDS TO HAVE SLOTTED CHAMFER</li> <li>REINFORCING BAR: ASTM A-615 GRADE 60 (REBAR IS NOT REQUIRED IF FROM REINFORCED CONCRETE IS USED)</li> <li>WIND LOADING EXCEEDS SEISMIC LOADING</li> </ol>	<p>PRODUCTIVITY FABRICATORS</p> <p>DATE: 05/29/18</p> <p>SCALE: 1" = 30', CM, 22' V, 45'-0" OVERALL</p> <p>EAST WHITELAND OUTDOOR, LLC   65-9312</p>

**HIBBELN ENGINEERING COMPANY, LLC.**  
CONSULTING ENGINEERS  
215-619-9070 PA, NJ, MD & DE  
593 Skippack Pike, Suite 300  
Blue Bell, Pennsylvania 19422  
www.hibbelnengineering.com

323 LANCASTER AVENUE  
PREPARED FOR  
**E. WHITELAND OUTDOOR, LLC**  
SITE SITUATE IN  
EAST WHITELAND TOWNSHIP  
CHESTER COUNTY, PENNSYLVANIA

NO.	REVISION	DATE
1	REV PER CLIENT EMAIL COMMENTS (12-13-2018)	JANUARY 7, 2019
2	REV PER CLIENT EMAIL COMMENTS (12-13-2018)	JUNE 22, 2018
3	PLAN ORIGINATOR DATE	

**ANTHONY JOHN HIBBELN**  
PROFESSIONAL ENGINEER  
NO. 13359  
PENNSYLVANIA

### CONDITIONAL USE PLAN

323 LANCASTER AVENUE  
SITE SITUATE IN  
EAST WHITELAND TOWNSHIP  
CHESTER COUNTY, PENNSYLVANIA

PROJECT MANAGER: <b>AJH</b>	DRAFTED BY: <b>RAF</b>
PROJECT NUMBER: <b>15350</b>	DRAWING FILE: <b>15350_SH-T01</b>
PLAN SCALE: <b>1" = 30'</b>	PLAN SHEET NUMBER: <b>1 OF 1</b>

0' 15' 30' 60'  
GRAPHIC SCALE