

RESIDENT/ PROPERTY OWNER NOTICE
WHITPAIN TOWNSHIP ZONING HEARING BOARD

Whitpain Township Zoning Hearing Board will hold a public meeting on Thursday, May 15, 2025, at 7:00 p.m. at the Whitpain Township Building, 960 Wentz Road, Blue Bell, Pennsylvania, 19422 in order to hear and possibly render decision on the following new matter:

2438-25 – Kenjoh Outdoor Advertising LLC for property located at 721 - 751 Arbor Way, Blue Bell, PA, Tax Parcel No. 66-00-07766-00-7 requests the following zoning relief from the Whitpain Zoning Code to construct an off-premises advertising sign (digital billboard): (1) a variance from Section 160-191.2.D(6) to allow the sign to be 466 feet from an existing residential property where 1,000 feet is required. This Property is in the OPASOD – Off-Premises Advertising Sign Overlay District.

This notice is being mailed to you in accordance with the Township's Zoning Ordinance, including Section 160-240, that requires the mailing or serving notice to the owners or occupiers, if known, of every lot on the same street within 500ft of the property that is the subject of the hearing or, if not on the same street, within 150ft of the subject property.

Copies of the application, exhibits, site plans or other materials received by the Township in connection with the above matter are on file with the Zoning Officer at the Township Building. Paper copies may be requested in writing from the Township at a cost as permitted by law. Applications and plans are also available for review on the Township's website at www.whitpainttownship.org. All hearings will be held in-person and, unless an accommodation has been granted, all applicants, witnesses and individuals seeking to be a party to the proceeding or any individual wanting to provide public comment must be present to participate. Therefore, be advised that only testimony, evidence and public comment made before the Zoning Hearing Board may be considered as part of each hearing. Persons who wish to attend or participate in the above-referenced hearings and require an auxiliary aid, service or other accommodation, please contact the Township ADA Coordinator at 610-277-2400 or send an email to buildingandzoning@whitpainttownship.org within five days of the hearing.

Members of the public who wish to be considered a party to the proceedings may contact Whitpain Township at 610-277-2400 or send an email to buildingandzoning@whitpainttownship.org to request information about the procedure. The Zoning Hearing Board determines at the hearing who may participate in the hearing as a party in accord with Section 908(3) of the Pennsylvania Municipalities Planning Code hereafter referred to as the "MPC." The MPC permits party status to any person or persons "affected" by the Application. Having taxpayer status and/or township resident status alone is not enough to obtain party status; however a person whose property or business

abuts the property that is the subject of the Application is typically deemed to be affected and sufficient for party status. Ultimately, it is the Zoning Hearing Board that makes the party status determination after reviewing the request.

You need not be a party in order to provide comment on an application. The Zoning Hearing Board will hear public comment on each application prior to closing the hearing. Following the close of the hearing, the Zoning Hearing Board will render a decision, unless it deems that additional time is required for consideration and deliberation, in which case it will continue the public meeting to an announced date and time for that purpose.

The Whitpain Township Planning Commission will also review these applications on Tuesday, May 13, 2025, at 7:00 PM in their capacity as an advisory body to the Township Board of Supervisors. If you have additional questions regarding the Planning Commission meeting and your ability to participate, please contact Whitpain Township at 610-277-2400. Applicants are encouraged to attend the Planning Commission meeting in order to better understand the requested zoning relief prior to the hearing before the Zoning Hearing Board.

**ZONING HEARING BOARD
OF WHITPAIN TOWNSHIP**

RECEIVED

MAR 20 2025

Case: ZHB#2438-25



WHITPAIN TOWNSHIP

Whitpain Township
960 Wentz Road
Blue Bell, PA 19422
610.277.2400

Codes@WhitpainTownship.org

Code Enforcement Department Zoning Hearing Board Application

1. Required Information:

Applicant Name: Kenjoh Outdoor Advertising LLC

Applicant is: Owner or Owner's Representative Equitable Owner Tenant Other

Applicant Address: 2801 East Camelback Road, Phoenix, Arizona 85016

Phone: 419-405-3130 Email: John@kenjohoutdoor.com

Subject Property Address: 721-51 Arbor Way, Whitpain Township, PA

2. Application Type (select all that apply):

Variance Appeal of the determination of Zoning Officer Appeal from a Zoning Enforcement Notice
 Special Exception Request to extend a previously granted variance or special exception prior to expiration
 Other: _____

3. Description of Project and Relief Request in Detail (required):

Applicant requests a variance to construct a digital billboard that is within the one-thousand

foot (1,000 ft) setback required from residences. The proposed location, due to sight-

lines, is more beneficial to screening for nearby residences, than the alternative, conforming

Location. Sec. 160-191.2. General Regulations.; D6.

4. Signatures:

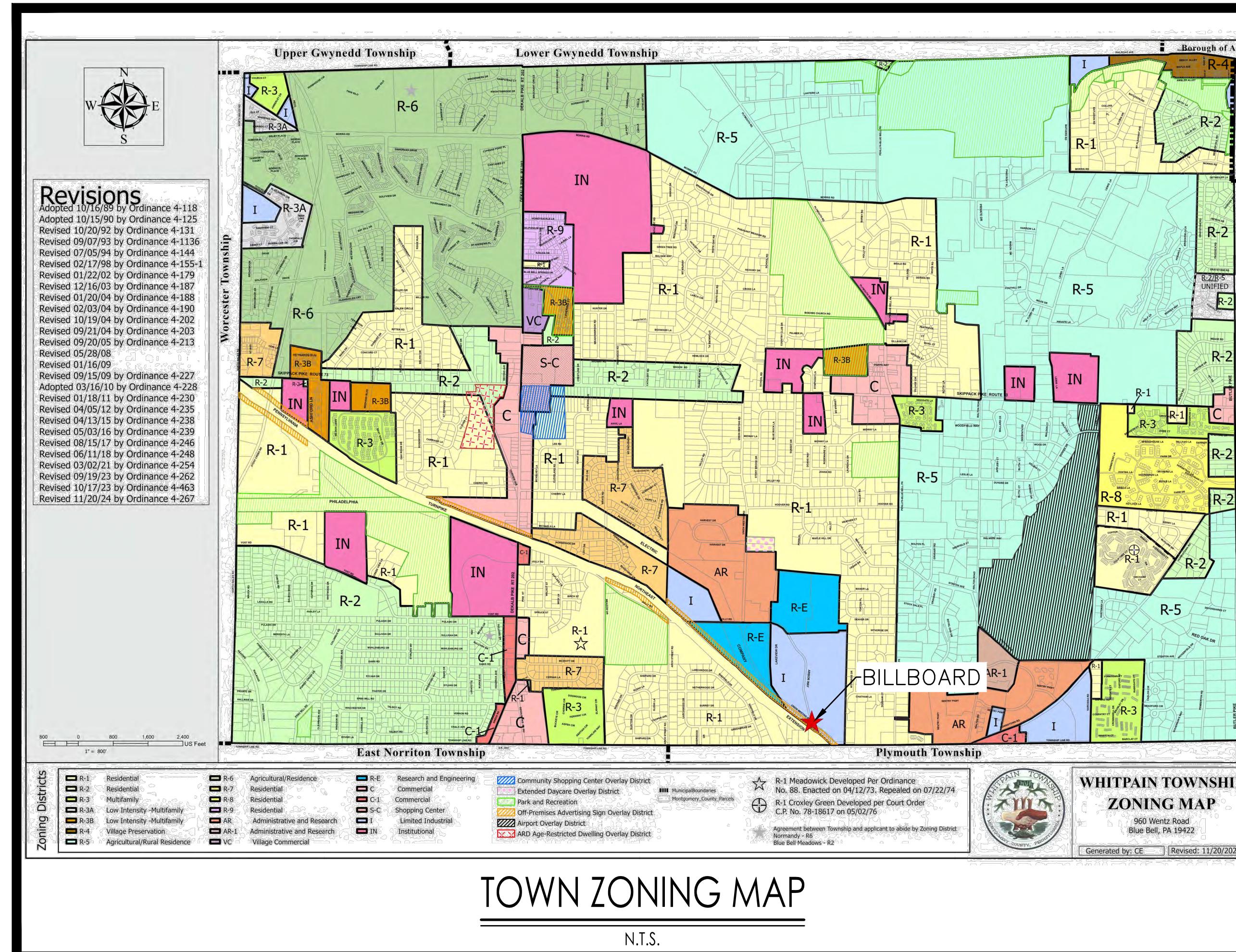
Kenjoh Outdoor Advertising LLC

Applicant: John Date: 3/14/25

Property Owner: Chris Volz Date: 3/14/25

For Office Use Only

Fee: 1600.00 Zoning District: OPASOD
Article: XXVI A. Section: 160-191.2(D)
Article: _____ Section: _____
Article: _____ Section: _____
Article: _____ Section: _____
Article: _____ Section: _____
Reviewed By: TD Review Date: 3/20/25

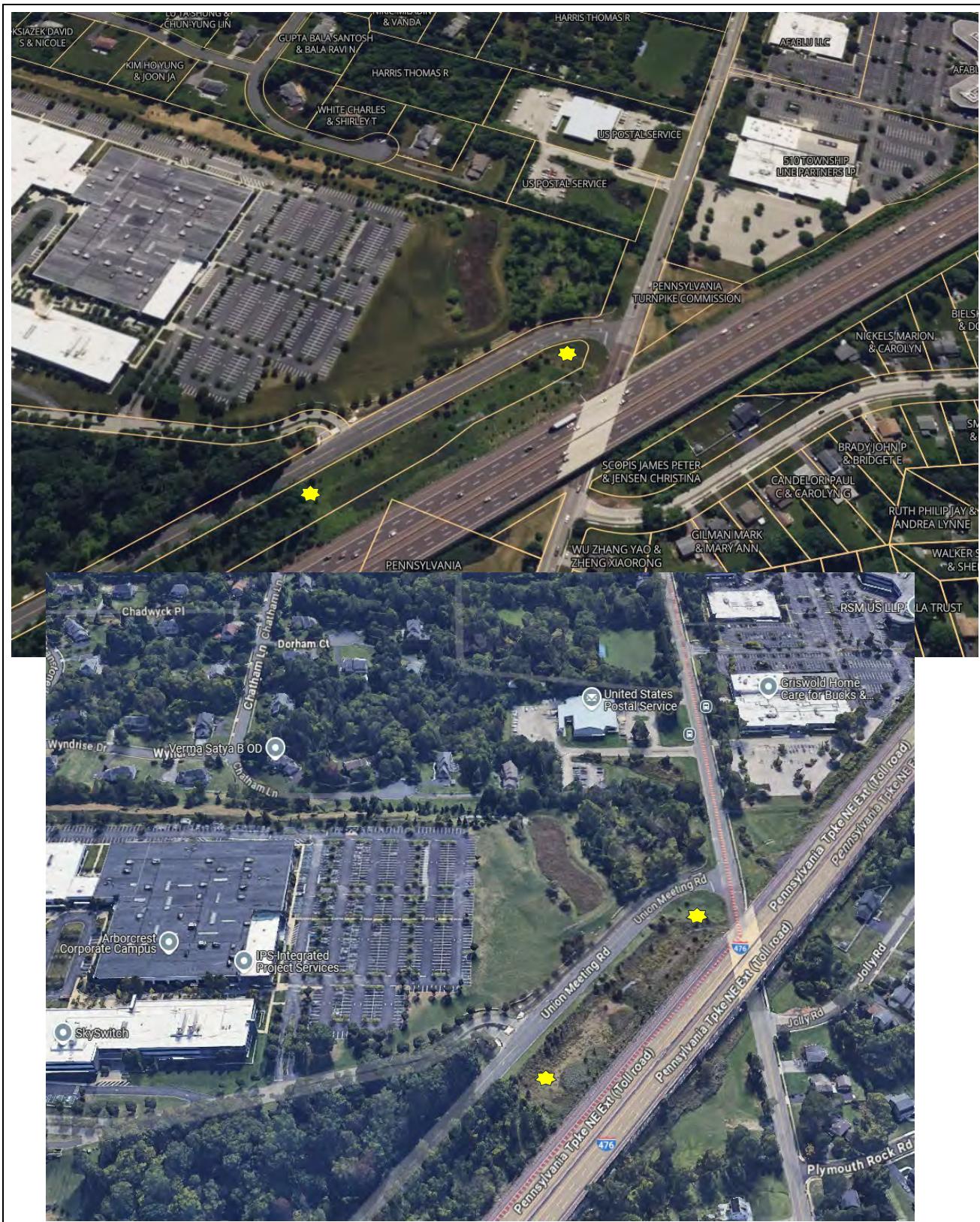


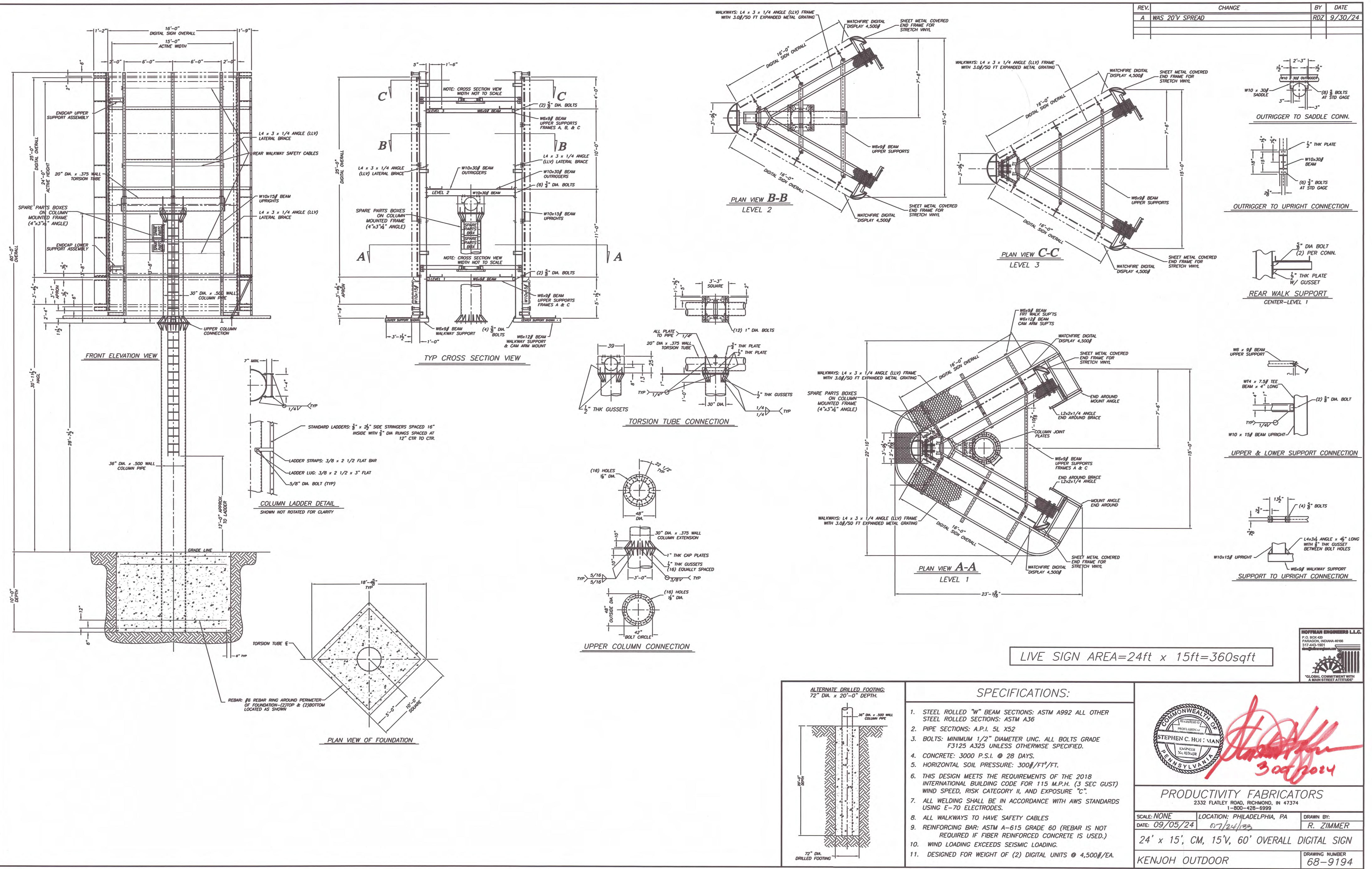
Turnpike I-476 Proposal

John@KenjohOutdoor.com









NOTES

1. THIS CONCEPT PLAN IS BASED ON LIMITED DATA. TOPOGRAPHIC DATA, WETLANDS, WATERCOURSES, FLOOD ZONES, NATURAL RESOURCES, AND/OR ENDANGERED SPECIES TO BE UPDATED UPON PREPARATION OF A DETAILED SURVEY.
2. ALL PROPERTY LINES ARE APPROXIMATE AND BASED ON PUBLICLY AVAILABLE INFORMATION AT THE TIME OF THE EXHIBIT. PROPERTY LINES TO BE UPDATED UPON PREPARATION OF A BOUNDARY SURVEY.
3. THIS EXHIBIT IS TO BE USED FOR THE APPROXIMATE LOCATION OF THE BILLBOARD FACE AND FOUNDATION SUPPORT. DETAILED PLANS FOR STRUCTURE AND EXACT PLACEMENT BY OTHERS.
4. DETAILED UTILITY INFORMATION HAS NOT BEEN ESTABLISHED. ALL UTILITY INFORMATION TO BE FIELD VERIFIED.
5. INVESTIGATION INTO ALL LOCAL ZONING REGULATIONS WILL BE REQUIRED.
6. THE CONTRACTOR SHALL ABIDE BY ALL OSHA, FEDERAL, STATE AND LOCAL REGULATIONS WHEN OPERATING CRANES, BOOM, HOISTS, ETC. IN CLOSE PROXIMITY TO OVERHEAD ELECTRIC LINES, CONTACT POWER COMPANY TO MAKE ARRANGEMENTS FOR PROPER SAFEGUARDS. UTILITY COMPANY FEES SHALL BE PAID FOR BY THE CONTRACTOR.
7. THE ENGINEER IS NOT RESPONSIBLE FOR SITE SAFETY MEASURES TO BE EMPLOYED DURING CONSTRUCTION. THE ENGINEER HAVE NO CONTRACTUAL DUTY TO CONTROL THE SAFEST METHODS OR MEANS OF THE WORK, JOB SITE RESPONSIBILITIES, SUPERVISION OR TO SUPERVISE SAFETY AND DOES NOT VOLUNTARILY ASSUME ANY SUCH DUTY OR RESPONSIBILITY.
8. THE CONTRACTOR SHALL COMPLY WITH CFR 29 PART 1926 FOR EXCAVATION, TRENCHING, AND TRENCH PROTECTION REQUIREMENTS.
9. BASE ELEVATIONS FROM NOAA GIS ON 09/09/2024.



FOR PERMITTING PURPOSES ONLY
NOT RELEASED FOR CONSTRUCTION

A graphic scale bar with the text "GRAPHIC SCALE" at the top, a scale line with tick marks at 0, 300, and 600, and the text "SCALE IN FEET" at the bottom.

EXH-1

REVISIONS
No. Date

designed K.R.
rawn K.R.
viewed J.A.B.
cale 1"=600'
roject No. 2402215
ate 10/25/2024
AD File: EKH2402215002

title
VICINITY
MAP

Sheet No

EXH-

PROPOSED BILLBOARD

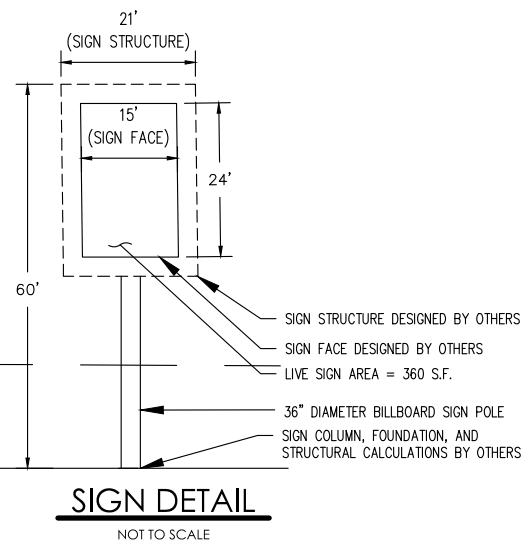
751 ARBOR WAY

Architecture
Engineering
Environmental
Land Surveying
BLJ
Companies

00 Constitution Plaza, 10th Floor
Hartford, CT 06103
(860) 249-2200
(860) 249-2400 Fax

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SIGN DETAIL

NOT TO SCALE



FOR PERMITTING PURPOSES ONLY
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GRAPHIC SCALE
0 15 30
SCALE IN FEET

PROPOSED BILLBOARD

751 ARBOR WAY

BLUE BELL, PENNSYLVANIA

REVISIONS
No. Date Desc.

Designed K.R.
Drawn K.R.
Reviewed J.A.B.
Scale 1'=30'
Project No. 2402215
Date 10/25/2024
CAD File# EA240221502
Title SIGN MAP

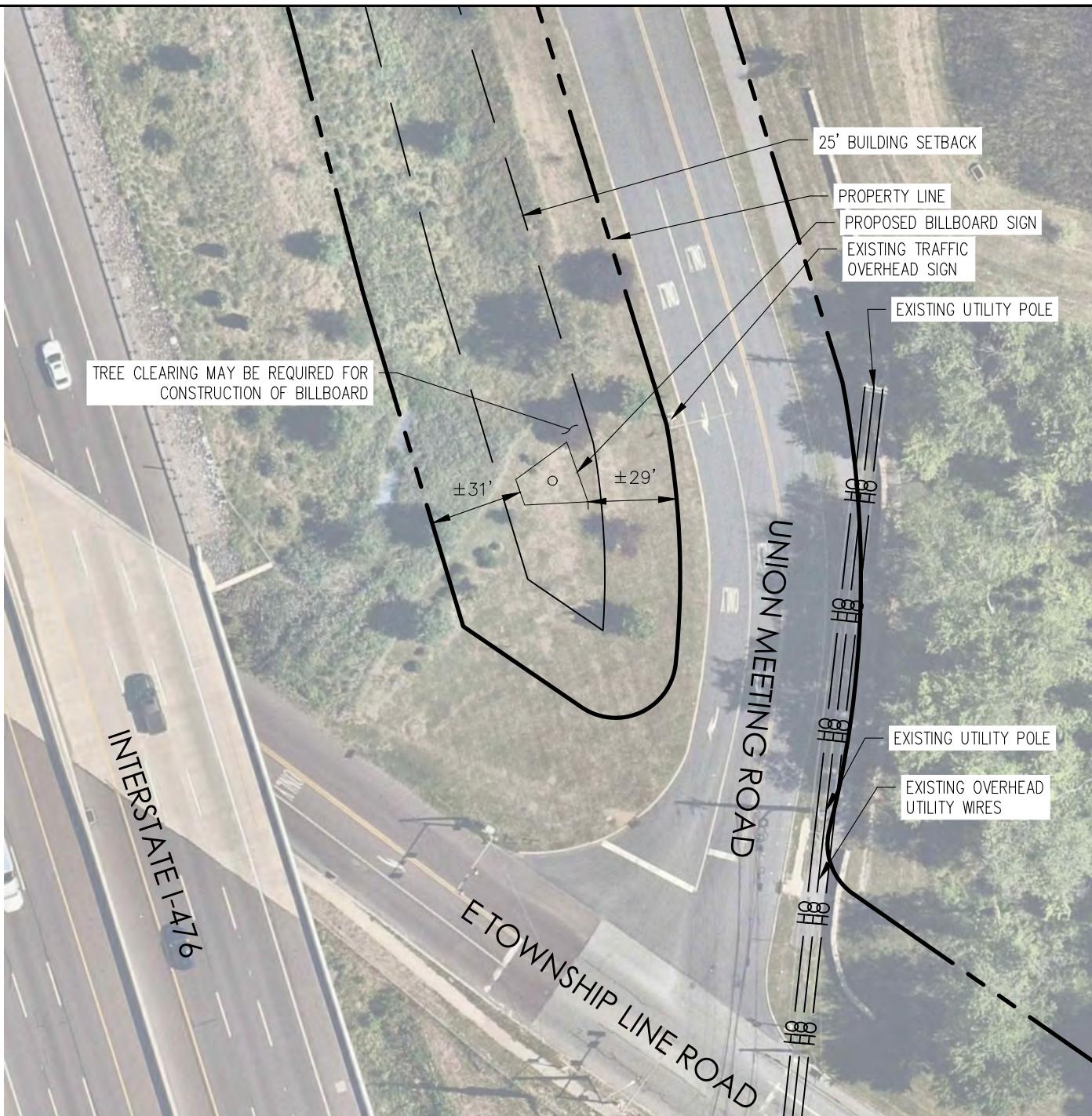
Sheet No.

EXH-2



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GRAPHIC SCALE
0 25 50
SCALE IN FEET

EXH-3

PROPOSED BILLBOARD

751 ARBOR WAY

BLUE BELL, PENNSYLVANIA

REVISIONS
No. Date Desc.

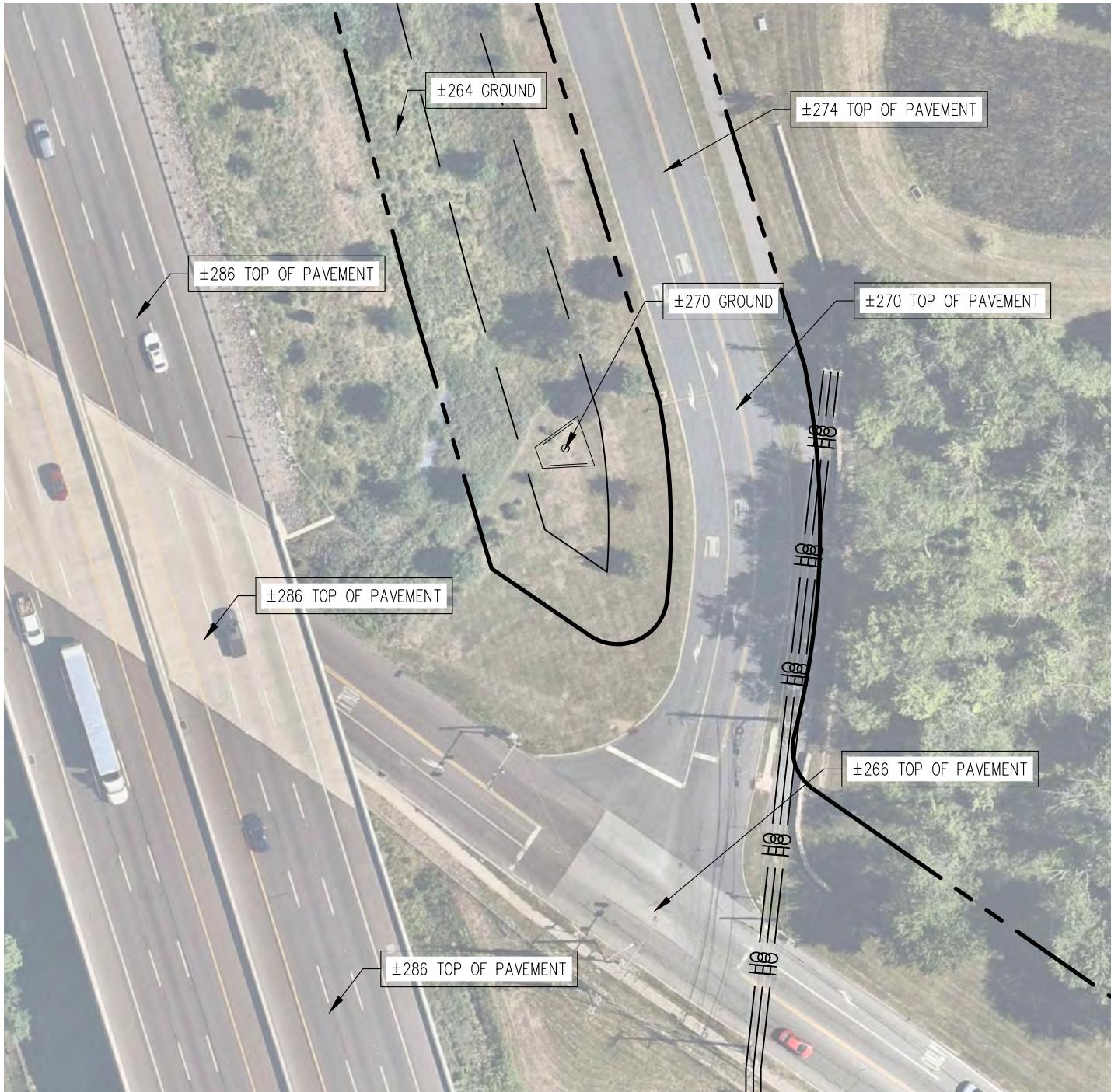
Designed K.R.
Drawn K.R.
Reviewed J.A.B.
Scale 1"=50'
Project No. 2402215
Date 10/25/2024
CAD File: EA240221502
Title SITE MAP

Sheet No.

Architecture
Engineering
Land Surveying
BL
COMPANIES, INC.
100 Constitution Plaza, 10th Floor
Hartford, CT 06103
(860) 249-2200
(860) 249-2400 Fax

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GRAPHIC SCALE
0 30 60
SCALE IN FEET

EXH-4

PROPOSED BILLBOARD

751 ARBOR WAY

BLUE BELL, PENNSYLVANIA

REVISIONS No.	Date	Desc.
------------------	------	-------

Designed	K.R.
Drawn	K.R.
Reviewed	J.A.B.
Scale	1"=60'
Project No.	2402215
Date	10/25/2024
CAD File	EA240221502

Title
ELEVATION
MAP

Sheet No.



Architecture
Engineering
Land Surveying

100 Constitution Plaza, 10th Floor
Hartford, CT 06103
(860) 249-2200
(860) 249-2400 Fax



11/19/2024

LIGHTING STUDY

Watchfire Signs has been manufacturing outdoor electric signs since 1932 and LED signs since 1996. Currently, we have more than 60,000 LED signs in operation worldwide.

History of Optical Measurements and Calculations

Outdoor signs using incandescent light bulbs commonly measured illuminance using meters that report brightness in foot-candles. This unit is the standard measurement partly because a light bulb is a source of light that illuminates equally in all directions. LED signs are measured with the same meter even though its light does not illuminate equally in all directions. LED signs are designed to be highly directional, which is an advantage. LEDs allow light to be directed toward an intended audience, rather than dispersed in a wider arc out from the face of the sign.

In the LED industry, luminance, or the intensity of visible light, is measured by nits, where one candela per square meter is equal to one nit. However, luminance meters are expensive, difficult to use in the field, and are not ideal for lighting studies commonly used for meeting local permitting requirements. As a result, LED signs are often evaluated using foot-candle measurements.

A foot-candle is the amount of light produced by a single candle when measured from one foot away. For reference, a 100-watt light bulb produces 137 foot-candles from 1 foot away, .0548 foot-candles from 50 feet away, and .0137 foot-candles from 100 feet away.

Watchfire Signs is Compliant with National Lighting Requirements

Watchfire Signs has adopted brightness standards endorsed by both the International Sign Association (ISA) and Outdoor Advertising Association of America (OAAA). These standards were the result of detailed analysis and recommendations for lighting control completed by Dr. Ian Lewin of Lighting Sciences Inc. The studies are based on accepted practices by the Illuminating Engineering Society of North America (IESNA) for evaluating and controlling "light trespass". Watchfire Signs' products meet the requirements set forth by both associations, based on these studies and recommendations, which results in lighting impact of no more than 0.3 foot-candles above existing ambient light levels. Total foot-candles are dependent on size and distance and can be adjusted as needed. Please see below for the site-specific lighting study and Exhibit A for details surrounding the OAAA lighting standards and practices

Automatic Brightness Adjustment:

Watchfire's billboard displays are set to have a maximum daytime brightness level of 7,500 nits and a maximum nighttime brightness level of 300 nits. All Watchfire signs automatically adjust brightness levels using a primary 100-step hardware photocell, with a software photocell backup. The hardware photocell will automatically adjust the sign's brightness relative to changes in ambient light levels. If the software photocell is used, the sign will automatically adjust brightness based on the longitude and latitude location of the sign. The sign is appropriately dimmed or brightened based around daily sunrise and sunset. For both options, a sign operator can manually decrease the brightness from standard

Night Skies:

All Watchfire signs are designed with night skies in mind. To achieve the best image quality and power efficiency, we are interested in having light reach only the audience. We have implemented technology into our products that prevents them from being brightened in the field after installation and allow for downward adjustment when the impact is too great for a specific area or application. Watchfire has developed specially designed louver panels that not only protect the LEDs from damage but limit the vertical impact of the light output. This technology, coupled with the automated brightness adjustments, limits impact to vertical ambient lighting.

Title 24 Compliance:

Watchfire displays was the first in the industry to meet the requirements for UL Greenleaf certifications set forth by Title 24 of the California Code of Regulations. A copy of the Certificate of Conformance is available upon request

Redundancy:

All Watchfire displays have intelligent control with Automated Diagnostics down to individual LED level. In the unlikely event that a lighting control fails, or a sign malfunction, the operator and Watchfire are immediately notified. If necessary, there are protocols in place to have the sign go dark along with hardware installed in each display to allow for remote power control.

Equipment used by Watchfire Signs to Measure Luminance

Foot-candles/Lux - Minolta Illuminance Meter T-10

Nits/candela/sq. m – Minolta Luminance Meter LS-100

Sign Calibration – Minolta CS-1000 Spectra radiometer

The proceeding study uses actual lab measurements made on modules using an illuminance meter. These measurements and extrapolations were then scaled up to the size of the billboard and distance corrections were made using the inverse square law.

SIGN LIGHTING STUDY

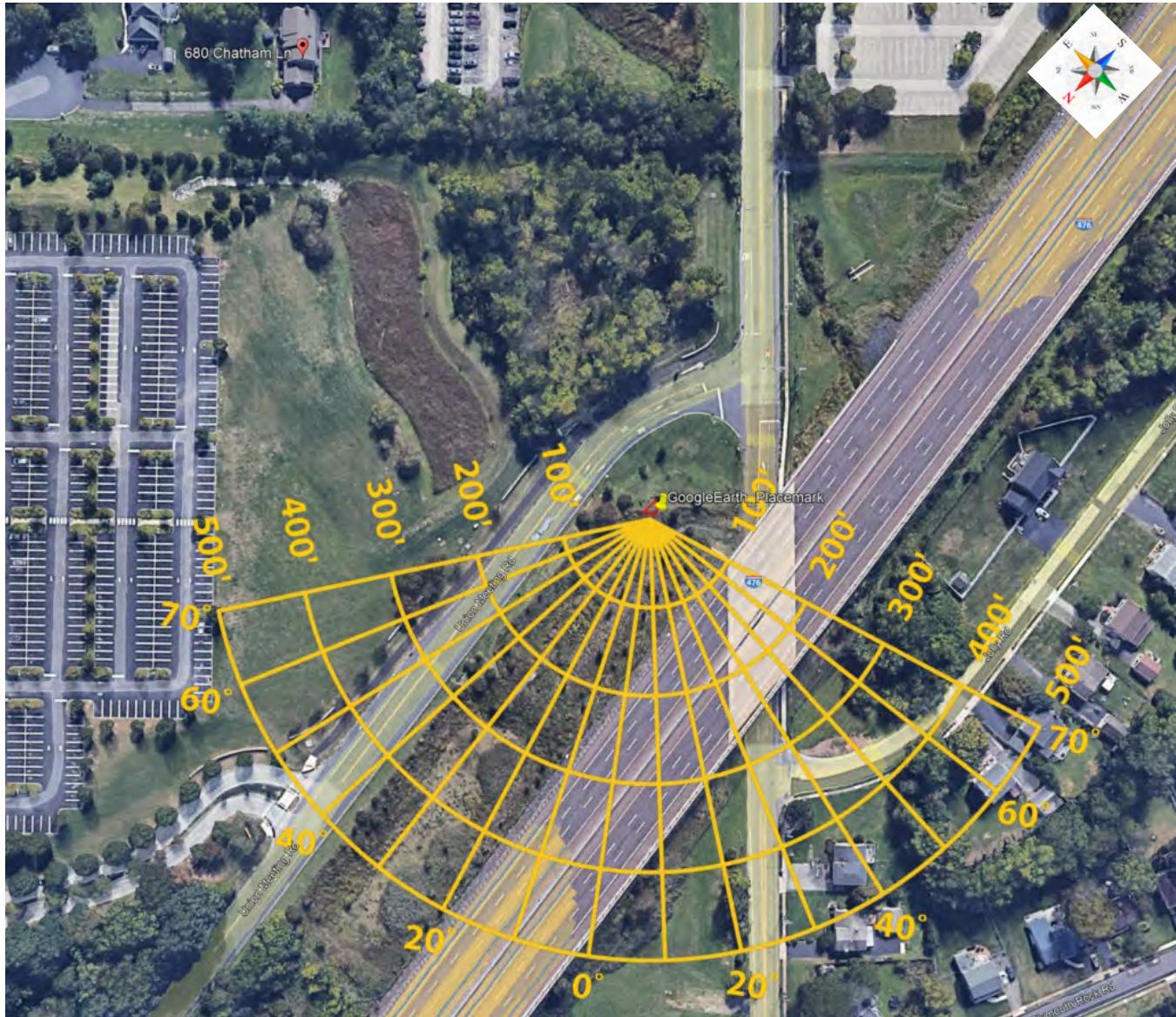
Billboard Details

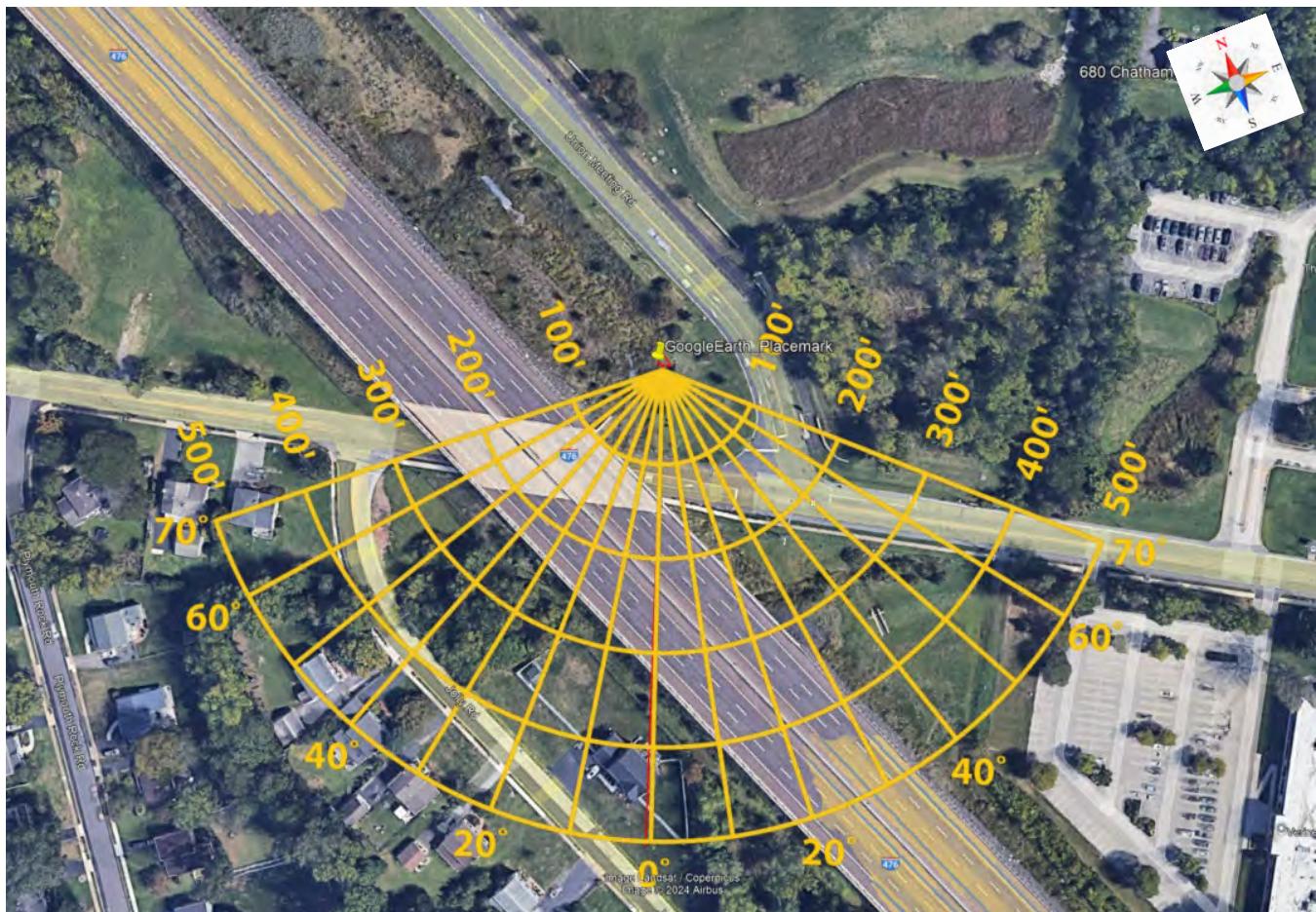
Size: 24'H x 15'W (16mm). Overall height – 60' with a 20' V

Location: - 40°08'15.0"N 75°17'15.0"W

Foot-candles at night under normal operation					
Viewing Distance (ft)	Horizontal Viewing Angle				
	0°	20°	40°	60°	70°
100	0.36	0.33	0.29	0.20	0.12
200	0.09	0.08	0.07	0.05	0.03
300	0.04	0.04	0.03	0.02	0.01
400	0.02	0.02	0.02	0.01	0.01
500	0.01	0.01	0.01	0.01	0.00

Example Broadcast of Light at Distances and Angles





Conclusion

Given the above comparisons and measurements, the area will see an almost undetectable difference in ambient light after installation of the digital LED billboards.

Kylie Knight

Account Manager
Phone 217-274-9827

Kylie.knight@watchfiresigns.com

Watchfire Headquarters • watchfiresigns.com

sales 800-219-0496 **service** 800-406-6091

Mike Mallon

Territory Manager – Midwest
Phone 630 204-8926

Watchfire Headquarters • watchfiresigns.com

sales 800-219-0496 **service** 800-406-6091

Exhibit A: OAAA Lighting Standards

Brightness Criteria

A. OAAA Guidelines: The OAAA recommended brightness criteria for digital billboards is as follows:

- Light produced by a digital billboard should not exceed 0.3 Footcandles over ambient light levels.
- Measurement should be taken utilizing a Footcandle meter from the following distances perpendicular to the face of the digital billboard:

- o Posters: 150 feet
- o 10'6x36 Bulletins: 200 feet
- o 14x48 Bulletins: 250 feet
- o 20x60 Bulletins: 350 feet

The measurement distances are based on the average minimum viewing distances for each type of billboard.

- Digital billboards must have automatic dimming capability.

B. Basis for the Guidelines. These guidelines are based on recommendations by lighting expert Dr. Ian Lewin, Lighting Sciences Inc. (Scottsdale, AZ), in a March, 2008 report to the OAAA. Dr. Lewin developed brightness criteria to meet the following general guidelines:

- Appropriately Legible Copy. Digital advertising copy is appropriately legible and not overly bright.
- Simplicity. Provide a guideline that can be easily implemented and enforced. Measurement of the ambient light level of the sign on and off is conducted by a footcandle meter. If the difference in measurements is less than 0.3 footcandles, the digital billboard is in compliance.
- Established Guidelines. The criteria are based on established scientific methodology and established industry standards from the Illuminating Engineering Society of North America (IESNA) publication TM- 11-00 "light trespass" theory which is an accepted standard in the lighting industry.
- Flexibility. Ensure proper brightness levels in a variety of lighting environments.

C. Additional Issues/Clarification

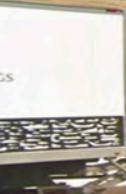
- Automatic Dimming Capability. A digital billboard must be able to automatically adjust as ambient light levels change. An automatic light sensing device (such as photocell or similar technology) should be utilized for adjusting the digital billboard's brightness. Sunset-sunrise tables and manual methods of controlling brightness are not acceptable as a primary means of controlling brightness.

• Brightness Measurement Methodology. The brightness standard requires the use of a Footcandle meter (also known as a "Lux meter"; ~\$100-1000). A Footcandle meter measures the amount of light arriving at the meter (illuminance), as opposed to an absolute measurement of the amount of light emanating from a light source or light sources (luminance). A Footcandle is a measure of lumens (light rays) that fall on one square foot area; Lux is the metric equivalent of a Footcandle.

In contrast, a Candela Meter / NIT Gun (~\$3,000) measures the amount of light emanating from a specific light source (luminance). A NIT gun measures candelas (a measure of luminance or brightness) per meter squared (also known as "NITS"), which is a measure of the brightness emanating from a specific light source. It excludes ambient light (which may include light from many sources) from the measurement. Standard NIT levels and/or utilization of a NIT gun are not a part of the OAAA recommended brightness guideline.

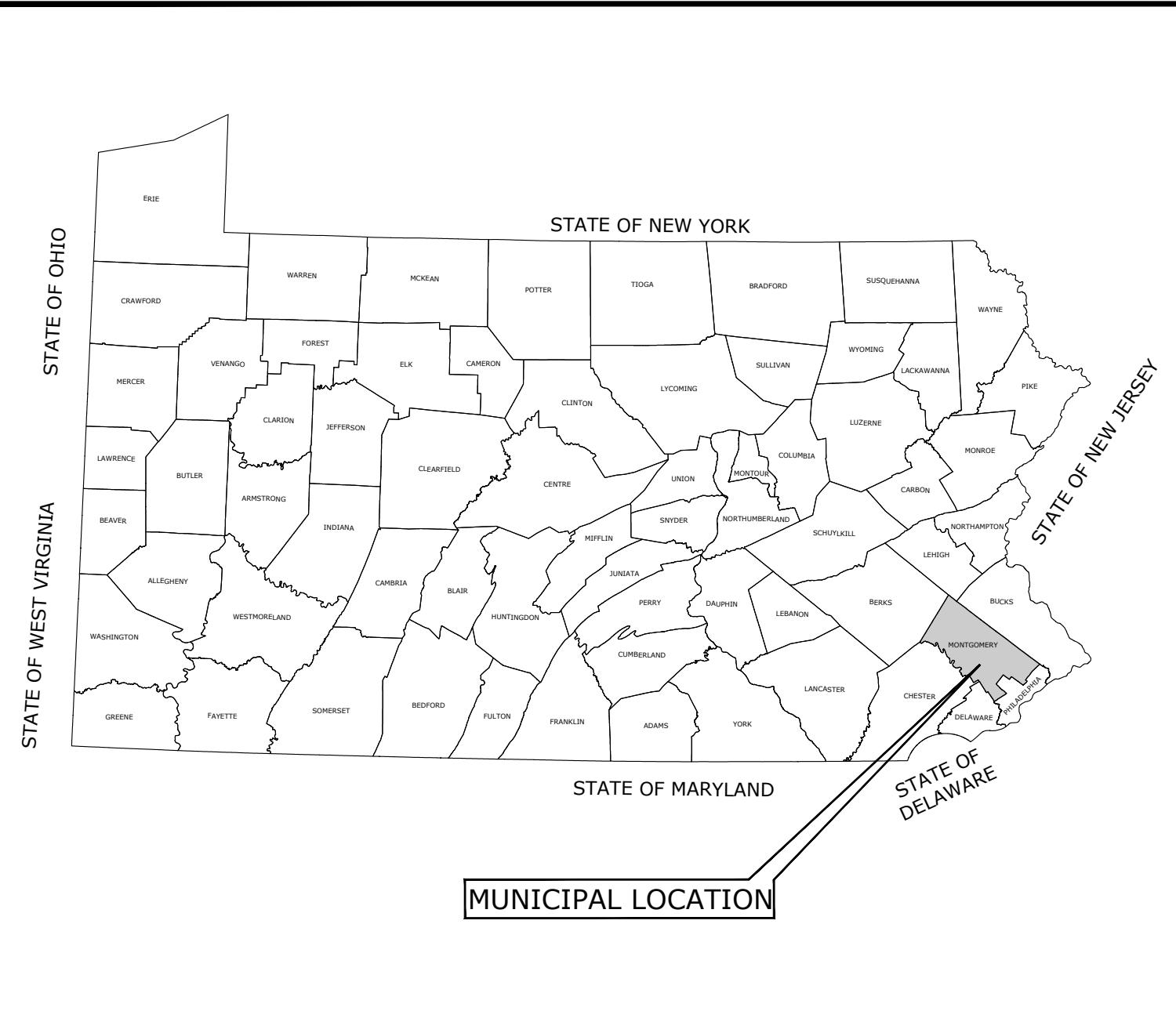
OAAA Washington, DC Headquarters | 1850 M Street, N.W., Suite 1040 | Washington, D.C. 20036 Phone: (202) 833-5566 | Fax: (202) 833-1523

www.oaaa.org





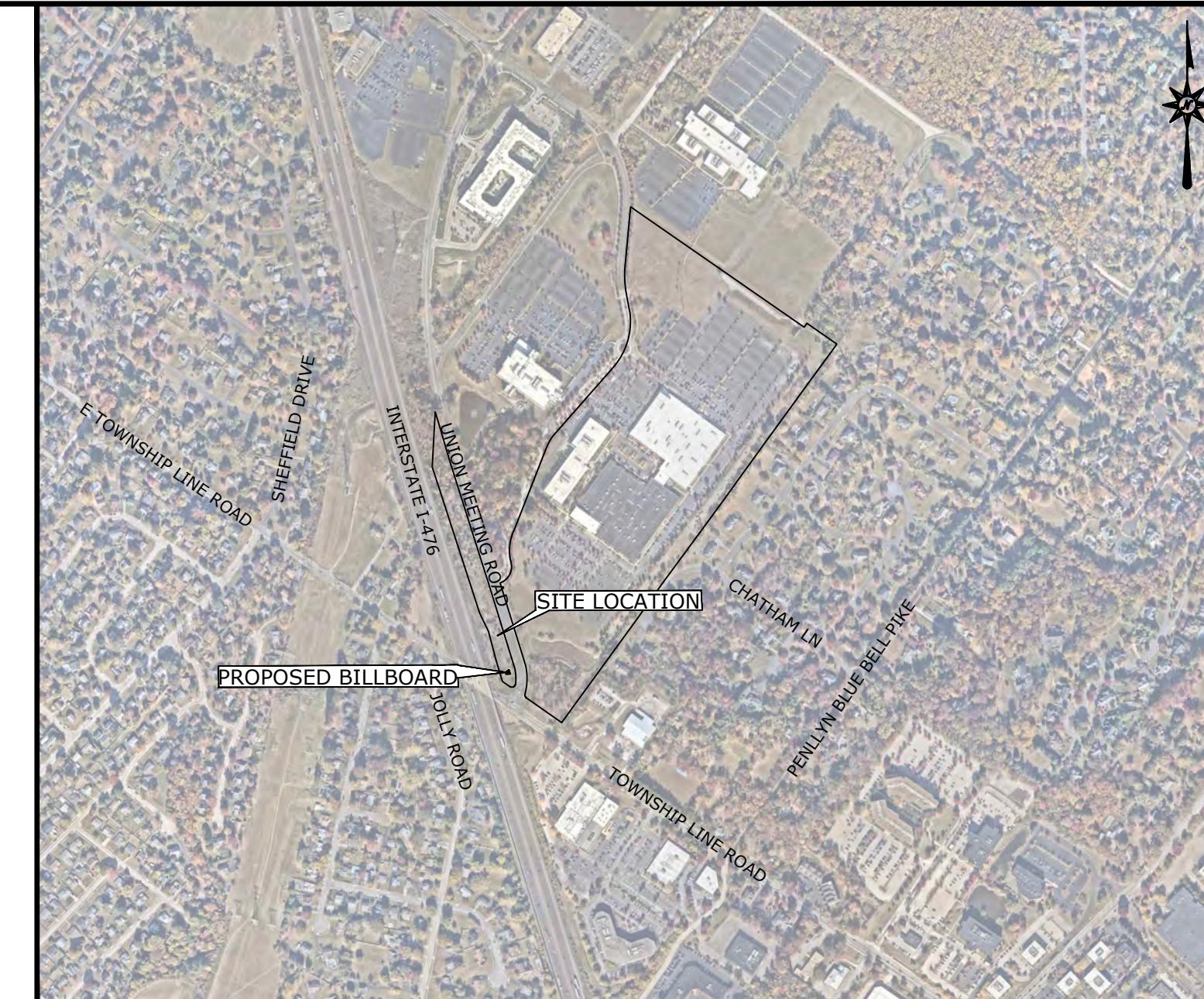




LOCATION MAP

N.T.S.

LAND DEVELOPMENT PLANS FOR PROPOSED BILLBOARD ISSUED FOR CONSTRUCTION



VICINITY MAP

SCALE: 1"=800'

PROPOSED BILLBOARD
751 ARBOR WAY
BLUE BELL, PENNSYLVANIA 19422

PREPARED FOR:
KENJOH OUTDOOR ADVERTISING
928 HAVERHILL DRIVE
TROY, OHIO 45373

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CV-1	Cover Sheet
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EXH-1	Site Plan
EXH-2	Sign Detail
EXH-3	SIGN DETAIL

PREPARED BY:



2601 Market Place
Suite 350
Harrisburg, PA 17110
(717) 651-9850

ARCHITECTURE
ENGINEERING
ENVIRONMENTAL
LAND SURVEYING

DEVELOPER: KENJOH OUTDOOR ADVERTISING 928 HAVERHILL DRIVE TROY, OHIO 45373	OWNER: ARBORCREST FUNDING COMPANY I-III LLC 450 LEXINGTON AVE 39TH FL NEW YORK, NY 10017
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DATES

ISSUE DATE: 02/18/2025



SITE WORK GENERAL NOTES

- THESE PLANS ARE FOR CONSTRUCTION
- ALL CONTRACTOR SHALL COMPLY WITH THE PROJECT SPECIFICATION MANUAL; KENOH OUTDOOR ADVERTISING CORPORATION STANDARDS, MUNICIPAL STANDARDS AND SPECIFICATIONS, CODES, STANDARDS AND SPECIFICATIONS, PENNSYLVANIA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS, 2010 ADA STANDARDS, AND STATE BUILDING CODE IN THE ABOVE REFERENCED INCREASING HIERARCHY. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE OSHA, FEDERAL, STATE AND LOCAL REGULATIONS.
- DO NOT INTERRUPT EXISTING UTILITIES SERVICING FACILITIES OCCUPIED AND USED BY THE OWNER OR OTHERS DURING OCCUPIED HOURS EXCEPT WHEN SUCH INTERRUPTIONS HAVE BEEN AUTHORIZED IN WRITING BY THE OWNER AND THE LOCAL MUNICIPALITIES. INTERRUPTIONS SHALL ONLY OCCUR AFTER ACCEPTABLE TEMPORARY SERVICE HAS BEEN PROVIDED.
- THE CONTRACTOR SHALL ABIDE BY ALL OSHA, FEDERAL, STATE, AND LOCAL REGULATIONS WHEN OPERATING CRANES, BOOMS, HOISTS, ETC. IN CLOSE PROXIMITY TO OVERHEAD ELECTRIC LINES. IF CONTRACTOR MUST OPERATE EQUIPMENT CLOSE TO ELECTRIC LINES, CONTACT POWER COMPANY TO MAKE ARRANGEMENTS FOR PROPER SAFEGUARDS. ANY UTILITY COMPANY FEES SHALL BE PAID FOR BY THE CONTRACTOR.
- CONTRACTOR SHALL SUBMIT AN AS-BUILT TOPOGRAPHIC SURVEY PREPARED AND STAMPED BY A LICENSED ENGINEER TO DESIGN ENGINEER AT THE COMPLETION OF CONSTRUCTION. AS-BUILT SURVEY SHALL COMPLY WITH ALL NPOES NOTICE OF TERMINATION REQUIREMENTS, MUNICIPAL ORDINANCE REQUIREMENTS AND INCLUDE ALL SITE ELEMENTS, AND TOPOGRAPHY.
- THE ARCHITECT OR ENGINEER IS NOT RESPONSIBLE FOR SITE SAFETY MEASURES TO BE EMPLOYED DURING CONSTRUCTION. THE ARCHITECT AND ENGINEER HAVE NO CONTRACTUAL DUTY TO CONTROL THE SAFEST METHODS OR MEANS OF THE WORK, JOB SITE RESPONSIBILITIES, SUPERVISION OR TO SUPERVISE SAFETY AND DOES NOT VOLUNTARILY ASSUME ANY SUCH DUTY OR RESPONSIBILITY.
- THE CONTRACTOR SHALL COMPLY WITH CFR 29 PART 1926 FOR EXCAVATION, TRENCHING, AND TRENCH PROTECTION REQUIREMENTS.
- INFORMATION ON EXISTING UTILITIES AND STORM DRAINAGE SYSTEMS HAS BEEN COMPILED FROM AVAILABLE INFORMATION INCLUDING UTILITY COMPANY AND MUNICIPAL OR COUNTY OR STATE RECORD MARS AND/OR FIELD SURVEY AND IS NOT GUARANTEED CORRECT OR COMPLETE. UTILITIES AND STORM DRAINAGE SYSTEMS ARE SHOWN TO ALERT THE CONTRACTOR TO THEIR PRESENCE AND THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETERMINING ACTUAL LOCATIONS AND ELEVATIONS OF ALL UNDERGROUND AND OVERHEAD UTILITIES AND STORM DRAINAGE SYSTEMS INCLUDING SERVICES. THE CONTRACTOR SHALL VERIFY THE SIZE LOCATION AND INVERT UPON COMMENCEMENT OF CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR THE RESTORATION OF ANY AND ALL UTILITIES ENCOUNTERED AND DISCONNECTED AS A RESULT OF THE CONSTRUCTION ACTIVITIES.
- PRIOR TO DEMOLITION OR CONSTRUCTION, THE CONTRACTOR SHALL CONTACT PA PENNSYLVANIA 1-72 HOURS BEFORE COMMENCEMENT OF WORK AT PA (800) 242-1776 OR AT 811 AND VERIFY ALL UTILITY AND STORM DRAINAGE SYSTEM LOCATIONS. THE CONTRACTOR SHALL IMPLY THE USE OF A UTILITY LOCATING COMPANY TO PROVIDE SUBSURFACE UTILITY ENGINEERING CONSISTING OF DESIGNATING UTILITIES AND STORM PIPING ON PRIVATE PROPERTY WITHIN THE CONTRACT LIMIT AND CONSISTING OF DESIGNATING AND LOCATING WHERE PROPOSED UTILITIES AND STORM PIPING CROSS EXISTING UTILITIES AND STORM PIPING WITHIN THE CONTRACT LIMITS. STREET LIGHTING AND TRAFFIC SIGNALS LOCATED WITHIN THE PUBLIC RIGHT-OF-WAY MAY NOT BE MARKED OUT, AND A SEPARATE CONTACT MUST BE MADE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY/ALL WORK TO RELOCATE ANY/ALL STREET LIGHTING EQUIPMENT TO MAINTAIN SYSTEM.
- DO NOT SCALE DRAWINGS. DIMENSIONS GOVERN OVER SCALED DIMENSIONS.
- SHOULD CONFLICTING INFORMATION BE FOUND WITHIN THE CONTRACT DOCUMENTS, IT IS INCUMBENT UPON THE CONTRACTOR TO REQUEST CLARIFICATION PRIOR TO PROCEEDING WITH THE WORK. FOR BUDGETING PURPOSES, THE CONTRACTOR SHALL CARRY THE COST OF THE HIGHER QUALITY/QUANTITY OF WORK UNTIL SUCH TIME THAT A CLARIFICATION IS RENDERED.
- ALL CONTRACTORS AND SUBCONTRACTORS SHALL OBTAIN COMPLETE DRAWING PLAN SETS FOR BIDDING AND CONSTRUCTION. PLAN SETS OR PLAN SET ELECTRONIC POSTINGS SHALL NOT BE DISASSEMBLED INTO PARTIAL PLAN SETS FOR USE BY CONTRACTORS AND SUBCONTRACTORS OF INDIVIDUAL TRADES. IT SHALL BE THE CONTRACTOR'S AND SUBCONTRACTOR'S RESPONSIBILITY TO OBTAIN COMPLETE PLAN SETS OR COMPLETE PLAN SET ELECTRONIC POSTINGS FOR USE IN BIDDING AND CONSTRUCTION.
- ALL NOTES AND DIMENSION DESIGNATED AS "TYPICAL" OR "TYP" APPLY TO ALL LIKE OR SIMILAR CONDITIONS THROUGHOUT THE PROJECT.
- CONTRACTOR(S) TO TAKE AND VERIFY ALL DIMENSIONS AND CONDITIONS OF THE WORK AND BE RESPONSIBLE FOR COORDINATION OF SAME. FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO START OF WORK.
- BL COMPANIES WILL PREPARE FINAL CONSTRUCTION DOCUMENTS SUITABLE FOR BIDDING AND CONSTRUCTION. PROGRESS SETS OF THESE DOCUMENTS ARE NOT SUITABLE FOR THOSE PURPOSES IF CLIENT ELECTS TO SOLICIT BIDS OR ENTER INTO CONSTRUCTION CONTRACTS UTILIZING CONSTRUCTION DOCUMENTS THAT ARE NOT YET FINAL. CONSULTANT SHALL NOT BE RESPONSIBLE FOR ANY COSTS OR DELAY ARISING AS A RESULT.
- THE CONTRACTOR SHALL NOT PROCEED WITH ANY MODIFICATIONS TO THE DESIGN PLANS UNTIL THE WORK HAS BEEN APPROVED. ANY WORK DONE WITHOUT THE APPROVAL OF THE ENGINEER AND/OR CLIENT MAY BE DEEMED UNACCEPTABLE.
- NO CONSTRUCTION OR DEMOLITION SHALL BEGIN UNTIL APPROVAL OF THE FINAL PLANS IS GRANTED BY ALL GOVERNING AND REGULATORY AGENCIES.
- THE OWNER IS RESPONSIBLE FOR OBTAINING ALL NECESSARY ZONING PERMITS REQUIRED BY GOVERNMENT AGENCIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL CONTACT AND OBTAIN FROM COUNTY AND MUNICIPAL SOURCES ALL CONSTRUCTION PERMITS, INCLUDING ANY STATE DOT PERMITS, SEWER AND WATER CONNECTION PERMITS, AND ROADWAY CONSTRUCTION PERMITS. THE CONTRACTOR SHALL POST ALL BONDS, PAY ALL FEES, PROVIDE PROOF OF INSURANCE AND PROVIDE TRAFFIC CONTROL NECESSARY FOR THIS WORK.
- THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF ALL PRODUCTS AND MATERIALS PER PLANS AND SPECIFICATIONS TO THE OWNER AND CIVIL ENGINEER FOR REVIEW AND APPROVAL PRIOR TO FABRICATION OR DELIVERY TO THE SITE. ALLOW A MINIMUM OF 14 WORKING DAYS FOR REVIEW.
- THE CONTRACTOR SHALL FOLLOW THE SEQUENCE OF CONSTRUCTION NOTES PROVIDED ON THE GENERAL NOTES.
- THE CONTRACTOR SHALL REFERENCED ARCHITECTURAL PLANS FOR EXACT DIMENSIONS AND CONSTRUCTION DETAILS OF BILLBOARD.
- SHOULD ANY UNCHARTED OR INCORRECTLY CHARTED, EXISTING PIPING OR OTHER UTILITY BE UNCOVERED DURING EXCAVATION, CONSULT THE CIVIL ENGINEER IMMEDIATELY FOR DIRECTIONS BEFORE PROCEEDING FURTHER WITH WORK IN THIS AREA.
- THE CONTRACTOR SHALL PROVIDE AND MAINTAIN TRAFFIC DEVICES FOR PROTECTION OF VEHICLES AND PEDESTRIANS CONSISTING OF DRUMS, BARRIERS, SIGNS, LIGHTS, FENCES, TEMPORARY WALKWAYS, TRAFFIC CONTROLLERS AND UNIFORMED TRAFFIC OFFICERS AS REQUIRED OR AS ORDERED BY THE ENGINEER OR AS REQUIRED BY THE LOCAL GOVERNING AUTHORITY OR AS REQUIRED BY PERMIT STIPULATIONS OR AS REQUIRED BY THE OWNER. CONTRACTOR SHALL MAINTAIN ALL TRAFFIC LANES AND PEDESTRIAN WALKWAYS FOR USE AT ALL TIMES UNLESS WRITTEN APPROVAL FROM THE APPROPRIATE GOVERNING AGENCY IS GRANTED.
- TRAFFIC CONTROL SIGNAGE SHALL CONFORM TO THE STATE DOT STANDARD DETAIL SHEETS AND THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES. SIGNS SHALL BE INSTALLED PLUMB WITH THE EDGE OF THE SIGN 2' OFF THE FACE OF THE CURB, AND WITH 7' VERTICAL CLEARANCE UNLESS OTHERWISE DETAILED OR NOTED.
- THE CONTRACT LIMIT IS THE PROPERTY LINE UNLESS OTHERWISE SPECIFIED OR SHOWN ON THE CONTRACT DRAWINGS.
- EXISTING BOUNDARY AND TOPOGRAPHY IS BASED ON DRAWING TITLED "EX-1"; SCALE 1"-30', DATED 1/29/2025, BY BL COMPANIES INC.
- ALTERNATIVE METHODS AND PRODUCTS OTHER THAN THOSE SPECIFIED MAY BE USED IF REVIEWED AND APPROVED BY THE OWNER, CIVIL ENGINEER, AND APPROPRIATE REGULATOR AGENCY PRIOR TO INSTALLATION DURING THE BIDDING PROCESS.
- NO PART OF THE PROJECT PARCEL IS LOCATED WITHIN ANY FEMA DESIGNATED FLOOD HAZARD AREAS.
- THERE ARE NO WETLANDS LOCATED ON THE SITE AS INDICATED BY GIS MAPPING.
- CONSTRUCTION OCCURRING ON THIS SITE SHALL COMPLY WITH NFPA 241 STANDARD FOR SAFEGUARDING CONSTRUCTION, ALTERATION AND DEMOLITION OPERATIONS, AND CHAPTER 16 OF NFPA 1 UNIFORM FIRE CODE.
- THE CONTRACTOR IS TO MAINTAIN FIRE DEPARTMENT ACCESS TO THE SITE AT ALL TIMES.
- SEDIMENT AND EROSION CONTROLS AS SHOWN ON THE SEDIMENT AND EROSION CONTROL PLAN AND/OR DEMOLITION PLAN SHALL BE INSTALLED BY THE DEMOLITION CONTRACTOR PRIOR TO START OF DEMOLITION AND CLEARING AND GRUBBING OPERATIONS.
- THE CONTRACTOR SHALL CUT AND PLUG, OR ARRANGE FOR THE APPROPRIATE UTILITY PROVIDER TO CUT AND PLUG ALL SERVICE PIPING AT THE STREET LINE OR AT THE MAIN, AS REQUIRED BY THE APPROPRIATE UTILITY PROVIDER OR AS ORDERED OR AS ORDERED BY THE ENGINEER OR AS REQUIRED BY THE LOCAL GOVERNING AUTHORITY OR AS REQUIRED BY THE CONTRACTOR. THE CONTRACTOR SHALL INVESTIGATE THE UTILITY PRIOR TO BIDDING TO DETERMINE THE EXTENT OF SERVICE PIPING TO BE REMOVED, CUT OR PLUGGED. THE CONTRACTOR SHALL PAY ALL UTILITY PROVIDER FEES FOR ABANDONMENTS AND REMOVALS.
- THE CONTRACTOR SHALL PROTECT ALL IRON PINS, MONUMENTS, AND PROPERTY CORNERS DURING DEMOLITION AND CONSTRUCTION ACTIVITIES. ANY CONTRACTOR DISTURBED PINS, MONUMENTS, AND OR PROPERTY CORNER, ETC. SHALL BE RESET BY A LICENSED LAND SURVEYOR AT THE EXPENSE OF THE CONTRACTOR.
- IF IMPACTED OR CONTAMINATED SOIL IS ENCOUNTERED BY THE CONTRACTOR, THE CONTRACTOR SHALL SUSPEND EXCAVATION WORK OF IMPACTED SOIL AND NOTIFY THE OWNER AND/OR OWNER'S ENVIRONMENTAL CONSULTANT PRIOR TO PROCEEDING WITH FURTHER WORK IN THE IMPACTED SOIL LOCATION UNTIL FURTHER INSTRUCTED BY THE OWNER AND/OR OWNER'S ENVIRONMENTAL CONSULTANT.
- BACK FILL DEPRESSIONS, FOUNDATION HOLES AND REMOVED DRIVEWAY AREAS IN LOCATIONS NOT SUBJECT TO FURTHER EXCAVATION WITH SOIL MATERIAL APPROVED BY THE LOCAL GOVERNING AUTHORITY, OR AS ORDERED BY THE CONTRACTOR, OR AS ORDERED BY THE ENGINEER, OR AS REQUIRED BY THE LOCAL GOVERNING AUTHORITY, OR AS ORDERED BY THE CONTRACTOR. THE CONTRACTOR SHALL INVESTIGATE THE SOIL PRIOR TO BIDDING TO DETERMINE THE EXTENT OF SERVICE PIPING TO BE REMOVED, CUT OR PLUGGED. THE CONTRACTOR SHALL PAY ALL UTILITY PROVIDER FEES FOR ABANDONMENTS AND REMOVALS.
- THE CONTRACTOR SHALL CUT AND REMOVE AT LUMINAIRE AND SIGN LOCATIONS ANY PROTRUDING CONDUITS TO 24" BELOW GRADE. THE CONTRACTOR SHALL REMOVE ALL CABLE AND CONDUCTORS FROM REMAINING LIGHTING AND SIGNING CONDUITS TO BE ABANDONED. ANY REMAINING LIGHTING TO REMAIN IN PLACE SHALL BE RECIRCUITED OR REWIRED AS NECESSARY TO REMAIN IN OPERATION.
- NO WORK ON THIS SITE SHALL BE INITIATED BY THE CONTRACTOR UNTIL A PRE-CONSTRUCTION MEETING WITH OWNER AND THE CIVIL ENGINEER IS PERFORMED. THE CONTRACTOR SHOULD BE AWARE OF ANY SITE INFORMATION AVAILABLE SUCH AS GEOTECHNICAL AND ENVIRONMENTAL REPORTS. THE CONTRACTOR SHALL HAVE PENNSYLVANIA ONE CALL MARK OUTS OF EXISTING UTILITIES COMPLETED PRIOR TO MEETING.
- THE CONTRACTOR SHALL ARRANGE FOR AND INSTALL TEMPORARY OR PERMANENT UTILITY CONNECTIONS WHERE INDICATED ON PLAN OR AS REQUIRED. MAINTAIN UTILITY SERVICES TO BUILDINGS OR TO SERVICES TO REMAIN. CONTRACTOR TO COORDINATE WITH UTILITY PROVIDERS FOR INSTALLATION AND PAY UTILITY PROVIDER FEES.
- THE CONTRACTOR SHALL NOT COMMENCE DEMOLITION OR UTILITY DISCONNECTIONS UNTIL AUTHORIZED TO DO SO BY THE OWNER.
- THE CONTRACTOR SHALL PRESERVE EXISTING VEGETATION WHERE POSSIBLE AND/OR AS NOTED ON DRAWINGS. REFER TO SEDIMENT AND EROSION CONTROL PLAN FOR LIMIT OF DISTURBANCE AND EROSION CONTROL NOTES.
- TOPSOIL SHALL BE STRIPPED AND STOCKPILED ON SITE FOR USE IN FINAL LANDSCAPING.
- THE CONTRACTOR SHALL COMPACT FILL IN LIFT THICKNESS PER THE GEOTECHNICAL REPORT UNDER ALL PARKING, BUILDING, DRIVE, AND STRUCTURE AREAS TO 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D157 (MODIFIED PROCTOR TEST), OR AS REQUIRED BY THE GEOTECHNICAL ENGINEER.
- VERTICAL DATUM IS NAVD 88.
- CLEARING LIMITS SHALL BE PHYSICALLY MARKED IN THE FIELD AND APPROVED BY THE MUNICIPALITY AGENT PRIOR TO THE START OF WORK ON THE SITE.
- PROPER CONSTRUCTION PROCEDURES SHALL BE FOLLOWED ON ALL IMPROVEMENTS WITHIN THIS PARCEL, SO AS TO PREVENT THE SILTING OF ANY WATERCOURSE OR WETLANDS IN ACCORDANCE WITH THE REGULATIONS OF THE PADEP AND THE PADEP EROSION AND SEDIMENT POLLUTION CONTROL PROGRAM MANUAL, LATEST EDITION. IN ADDITION, THE CONTRACTOR SHALL STRICTLY ADHERE TO THE SEDIMENT AND EROSION CONTROL PLAN CONTAINED HEREIN. THE CONTRACTOR SHALL BE RESPONSIBLE TO POST ALL BONDS AS REQUIRED BY THE LOCAL MUNICIPALITIES, OR SOIL CONSERVATION DISTRICT WHICH WOULD GUARANTEE THE PROPER IMPLEMENTATION OF THE PLAN.
- ALL SITE WORK, MATERIALS OF CONSTRUCTION, AND CONSTRUCTION METHODS FOR EARTHWORK AND STORM DRAINAGE WORK SHALL CONFORM TO THE SPECIFICATIONS AND DETAILS AND APPLICABLE SECTION OF THE PROJECT SPECIFICATIONS MANUAL. OTHERWISE THIS WORK SHALL CONFORM TO THE STATE DEPARTMENT OF TRANSPORTATION SPECIFICATIONS AND PROJECT GEOTECHNICAL REPORT IF THERE IS NO PROJECT SPECIFICATIONS MANUAL. ALL FILL MATERIAL UNDER STRUCTURES AND PAVED AREAS SHALL BE PER THE ABOVE STATED APPLICABLE SPECIFICATIONS, AND/OR PROJECT GEOTECHNICAL REPORT, AND SHALL BE PLACED IN ACCORDANCE WITH THE APPLICABLE SPECIFICATIONS UNDER THE SUPERVISION OF A QUALIFIED PROFESSIONAL ENGINEER. MATERIAL SHALL BE COMPACTED IN LIFT THICKNESSES PER THE PROJECT GEOTECHNICAL REPORT TO 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D 157 AT MOISTURE CONTENT INDICATED IN PROJECT GEOTECHNICAL REPORT.
- ALL DISTURBANCE INCURRED TO MUNICIPAL, COUNTY, AND STATE PROPERTY DUE TO CONSTRUCTION SHALL BE RESTORED TO ITS PREVIOUS CONDITION OR BETTER, TO THE SATISFACTION OF THE MUNICIPALITY, COUNTY AND STATE AS APPLICABLE FOR THE LOCATION OF THE WORK.

DEFINITIONS

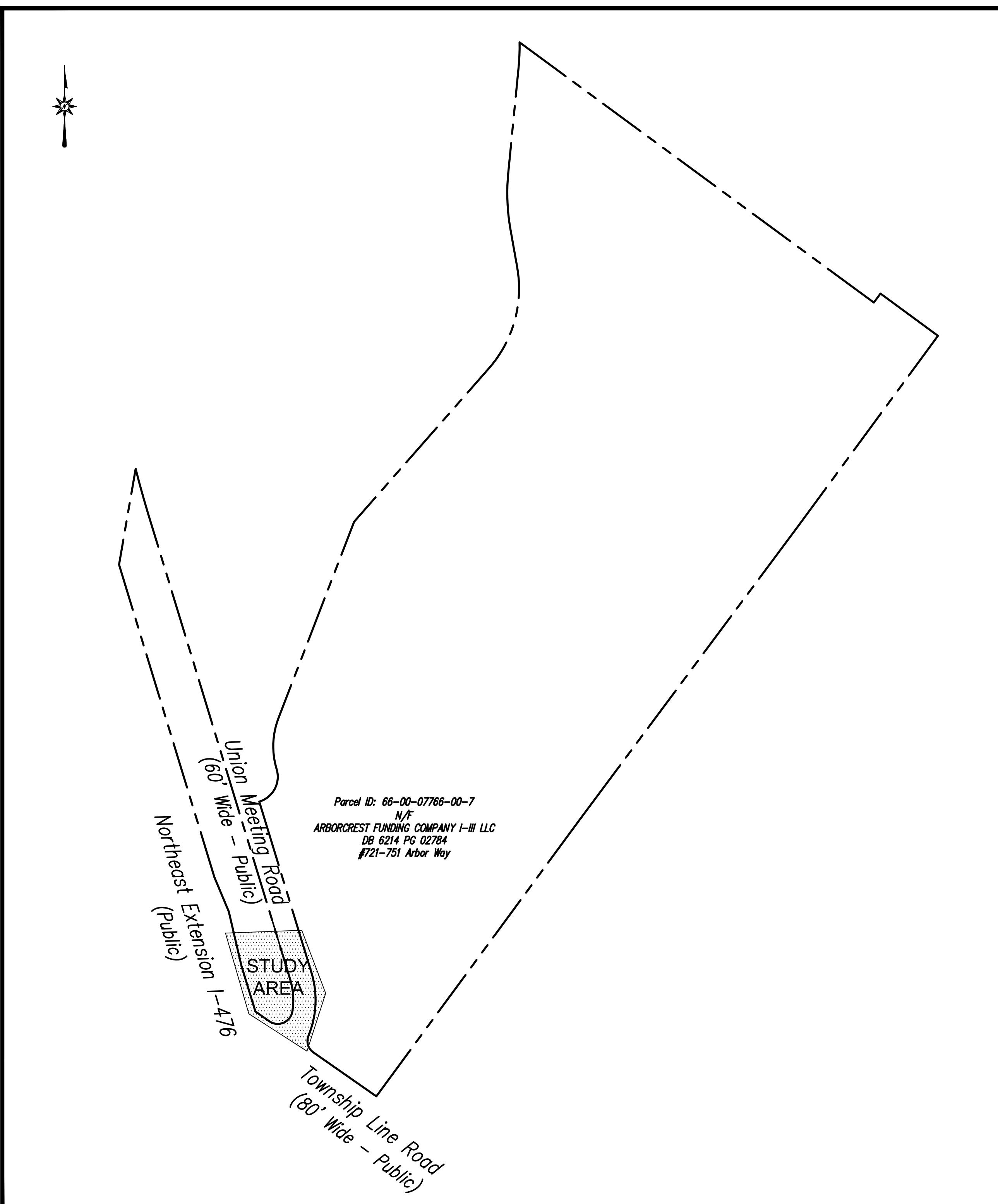
MUNICIPALITY SHALL MEAN BLUE BELL, WHITMIRE TOWNSHIP
COUNTY SHALL MEAN MONTGOMERY COUNTY
STATE SHALL MEAN PENNSYLVANIA
ELECTRIC UTILITY PROVIDER SHALL MEAN PECO
DOT SHALL MEAN THE PENNSYLVANIA DEPARTMENT OF TRANSPORTATION





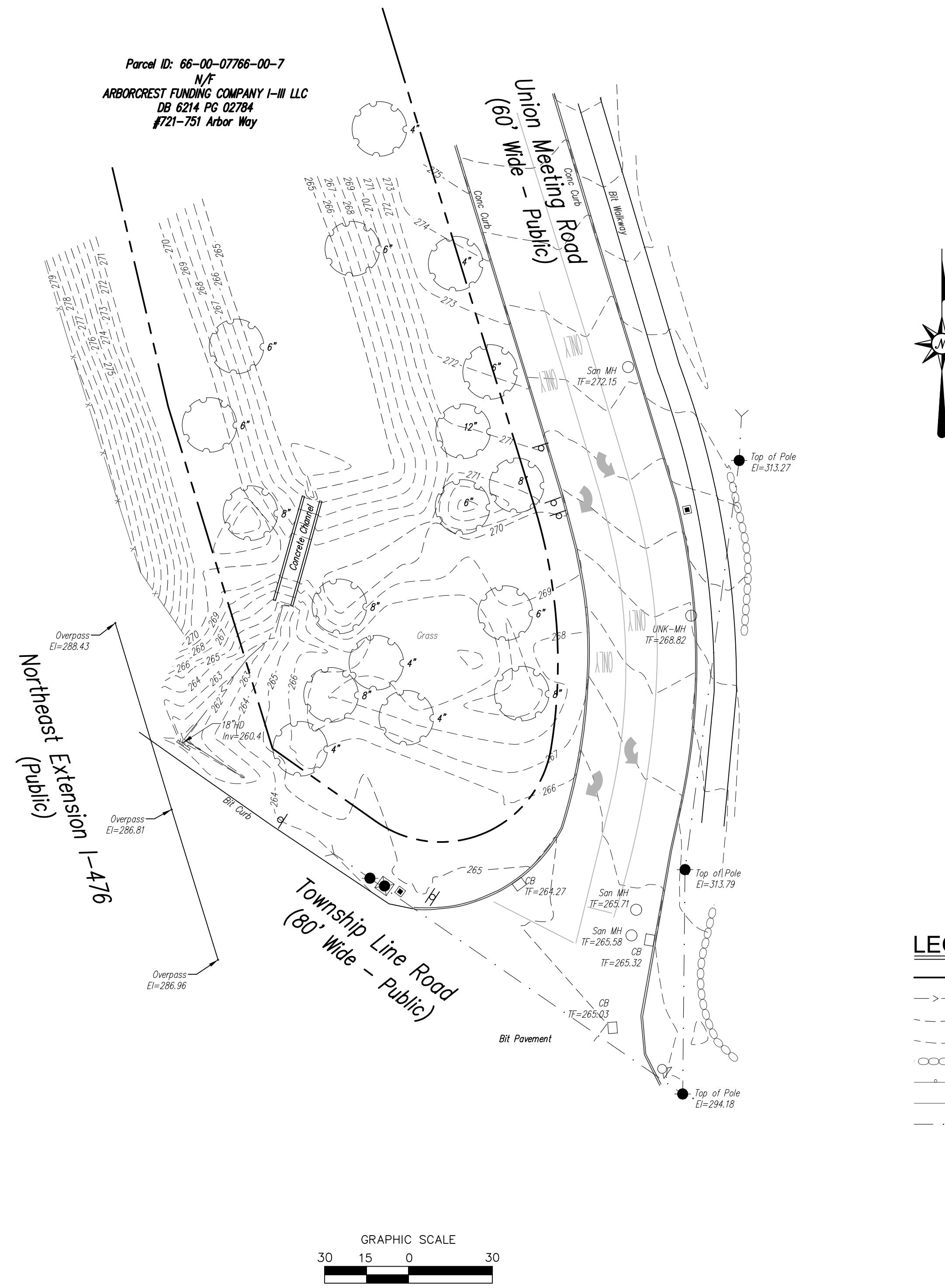
GENERAL NOTES

1. NORTH ARROW AND BEARINGS BASED ON NAD83 PER GPS READINGS BY BL COMPANIES IN JANUARY, 2025 UTILIZING THE KEYNET VRS NETWORK.
2. ELEVATIONS AND CONTOURS ARE BASED ON NAVD88 (GEOID 18) PER GPS READINGS BY BL COMPANIES IN JANUARY, 2025 UTILIZING THE KEYNET VRS NETWORK.
3. BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, PROPERTY IS LOCATED IN FLOOD HAZARD ZONE X (AREA OF MINIMAL FLOOD HAZARD) AS DEPICTED ON F.I.R.M. MAP NUMBER 42091C0270G, EFFECTIVE ON 3/2/2016.
4. THERE WAS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
5. THE SURVEYOR IS NOT AWARE OF ANY PROPOSED CHANGES IN STREET RIGHT OF WAY LINES. THERE WAS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
6. THIS IS A PARTIAL TOPOGRAPHIC SURVEY. A COMPLETED BOUNDARY AND TOPOGRAPHIC SURVEY OF THE SUBJECT PROPERTY WAS NOT COMPLETED.



KEY MAP

$$1'' = 200'$$



LEGEND

EXISTING CONDITIONS MAP

Ex-1

SITE PLAN LEGEND

PROPERTY LINE
BUILDING SETBACK LINE
LIMIT OF DISTURBANCE AND SITEWORK CONTRACT LIMIT LINE
TRENCH LINE
SIGN FACE
SILT FENCE
ELECTRICAL LINE
CONCRETE PAD

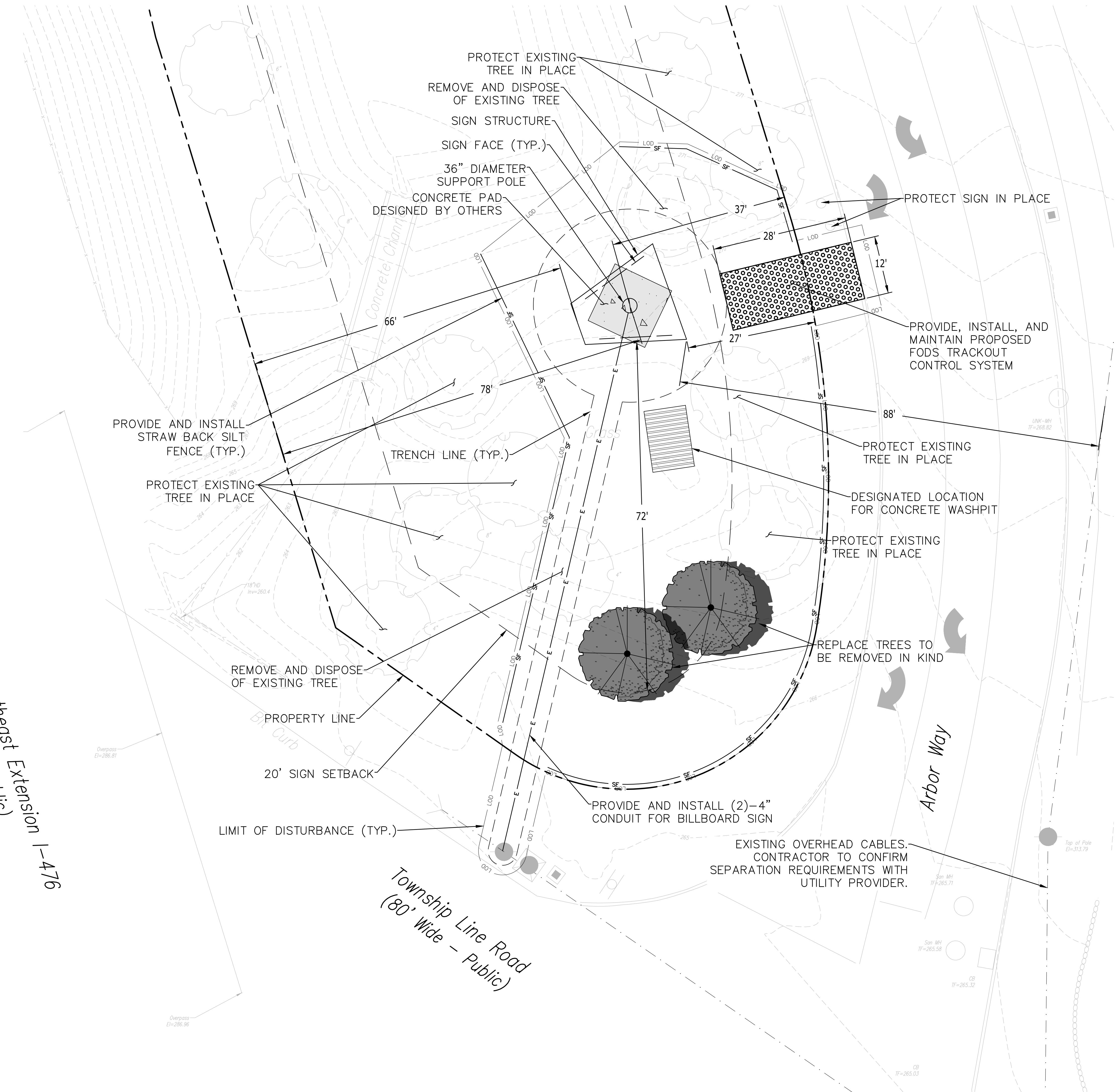
ZONING INFORMATION

LOCATION: BLUE BELL, WHITMIRE TOWNSHIP, MONTGOMERY COUNTY			
ZONE: I (ADMINISTRATIVE AND RESEARCH) (OFF-PREMISES ADVERTISING SIGN OVERLAY DISTRICT)			
USE: BILLBOARD			
ITEM	REQUIREMENTS	PROPOSED	VARIANCE
MINIMUM LOT AREA	10,000 S.F.	2,374,020 S.F. (54.5 AC.)	NO
MINIMUM LOT FRONTRAGE	N/A	905 FEET	NO
MINIMUM FRONT SETBACK	20 FEET	27 FEET	NO
MINIMUM SIDE SETBACK	20 FEET	+20 FEET	NO
MINIMUM REAR SETBACK	20 FEET	66 FEET	NO
MAXIMUM SIGN HEIGHT	35 FEET	60 FEET (41 FEET FROM HIGHWAY ELEVATION)	YES*

NOTES

* § 160-191.2. AS PART OF A CONDITIONAL USE APPROVAL, THE BOARD OF SUPERVISORS MAY PERMIT A SIGN HEIGHT IN EXCESS OF 35 FEET WHERE GOOD CAUSE IS SHOWN RELATED TO SAFE VISIBILITY FROM THE ROADWAY.

Northeast Extension I-476



PROPOSED BILLBOARD

751 ARBOR WAY

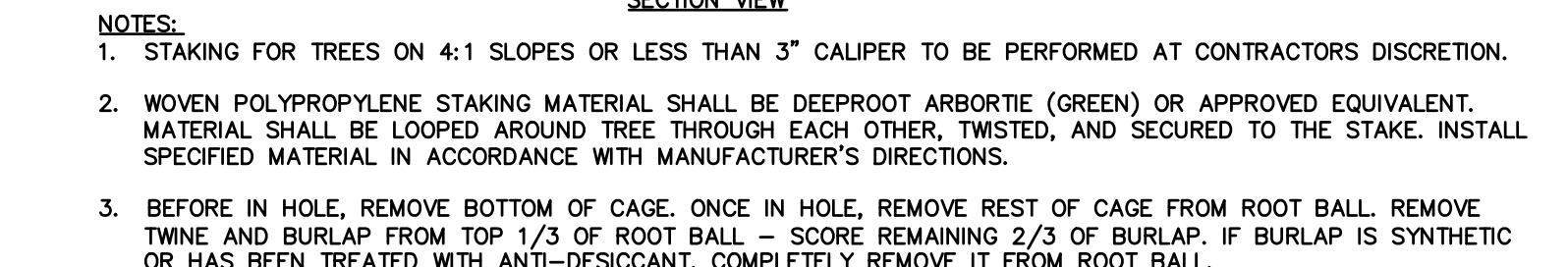
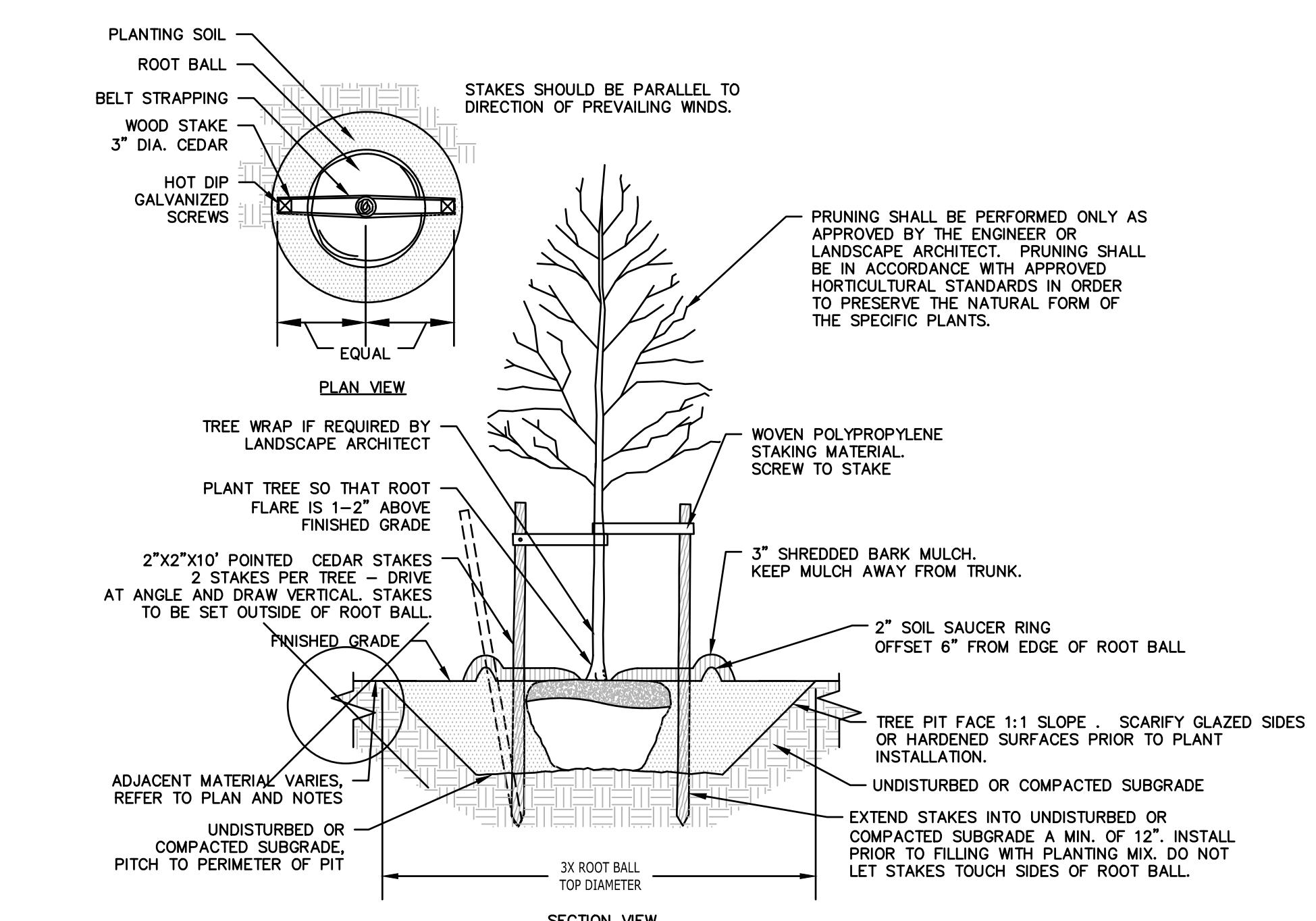
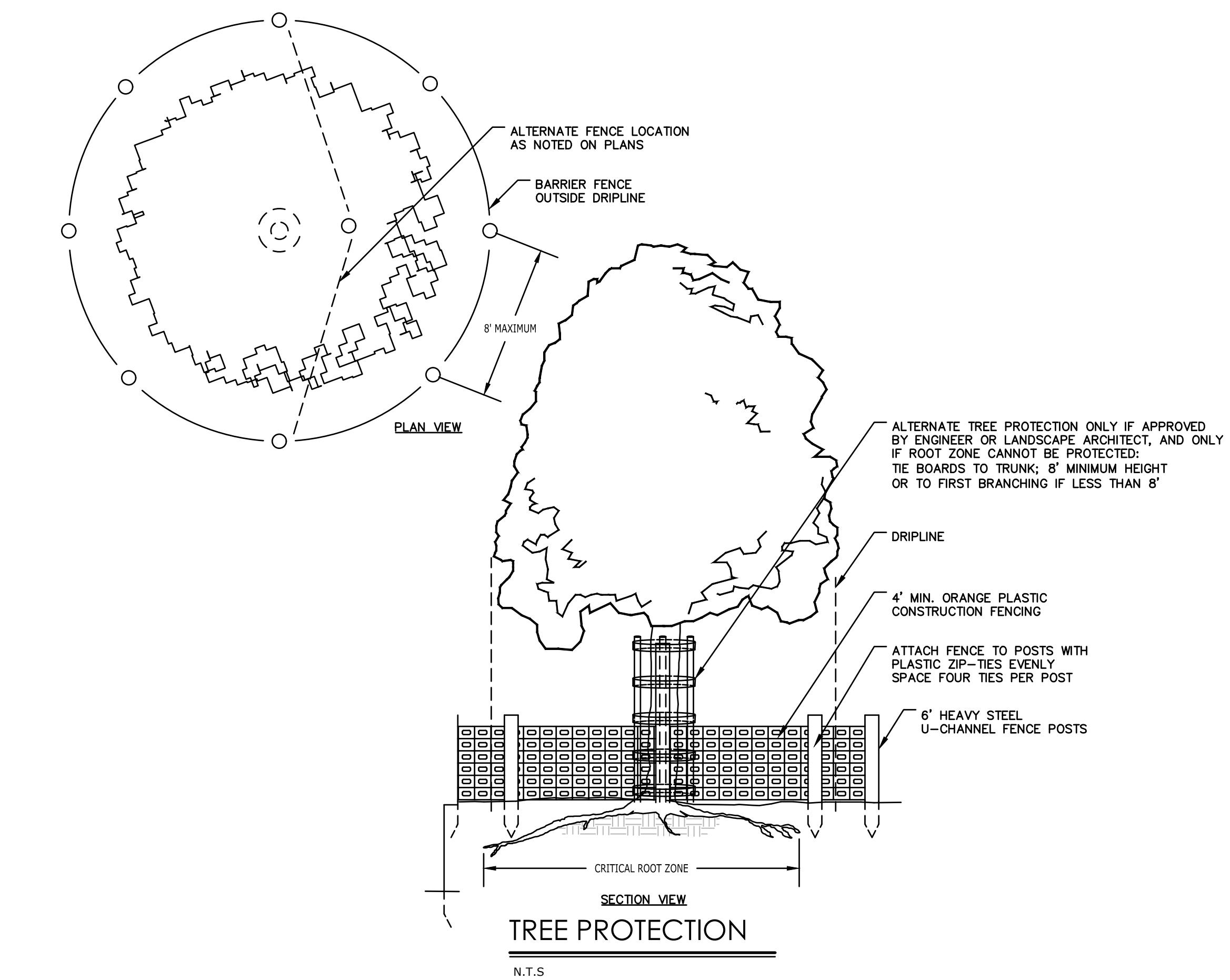
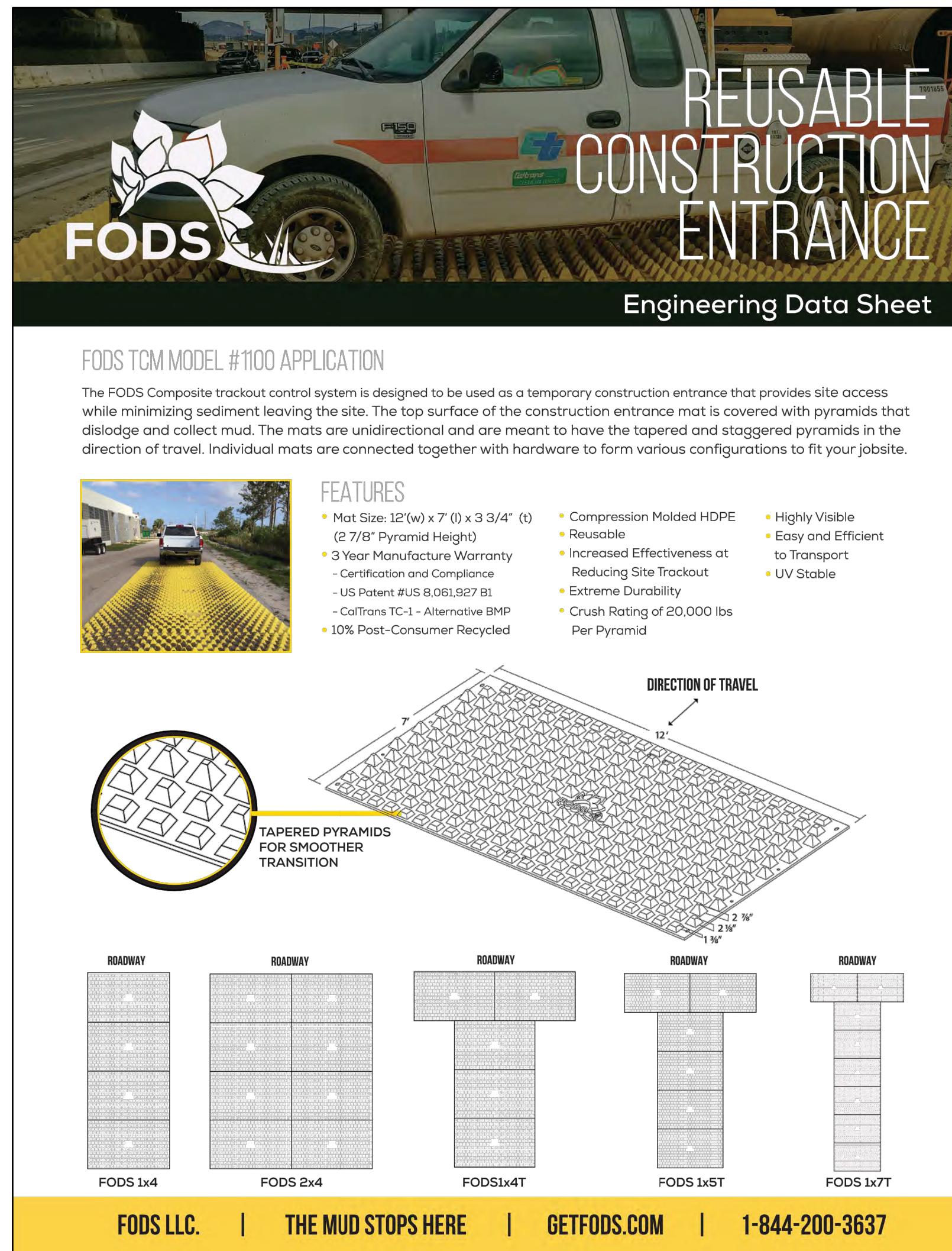
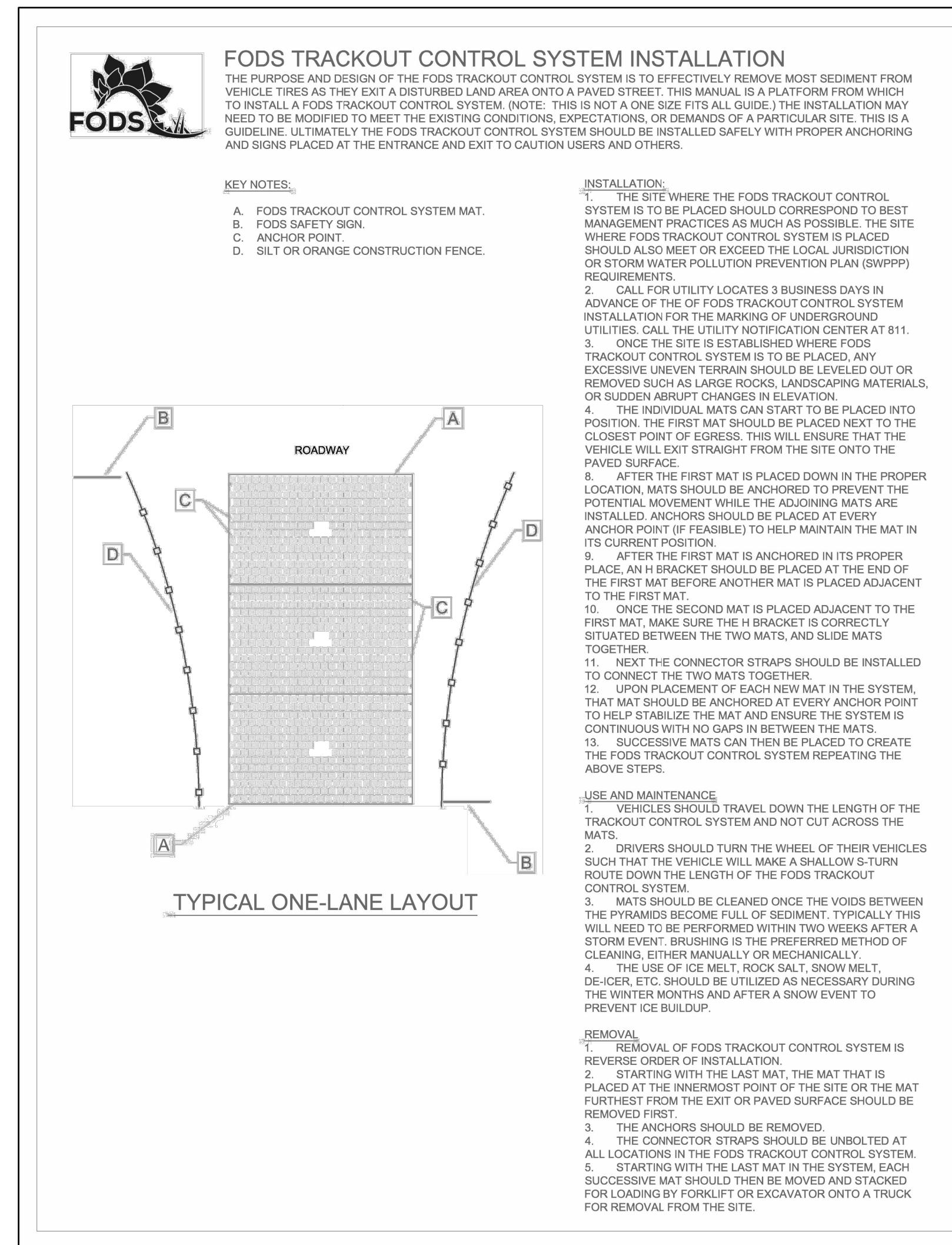
BLUE BELL, PENNSYLVANIA 19422

REVISIONS
No. Date Desc.
Designed K.R.
Drawn K.R.
Reviewed S.M.K.
Scale 1"=10'
Project No. 2402215
Date 02/18/2025
CAD File: EXH-1

SITE PLAN

Sheet No.

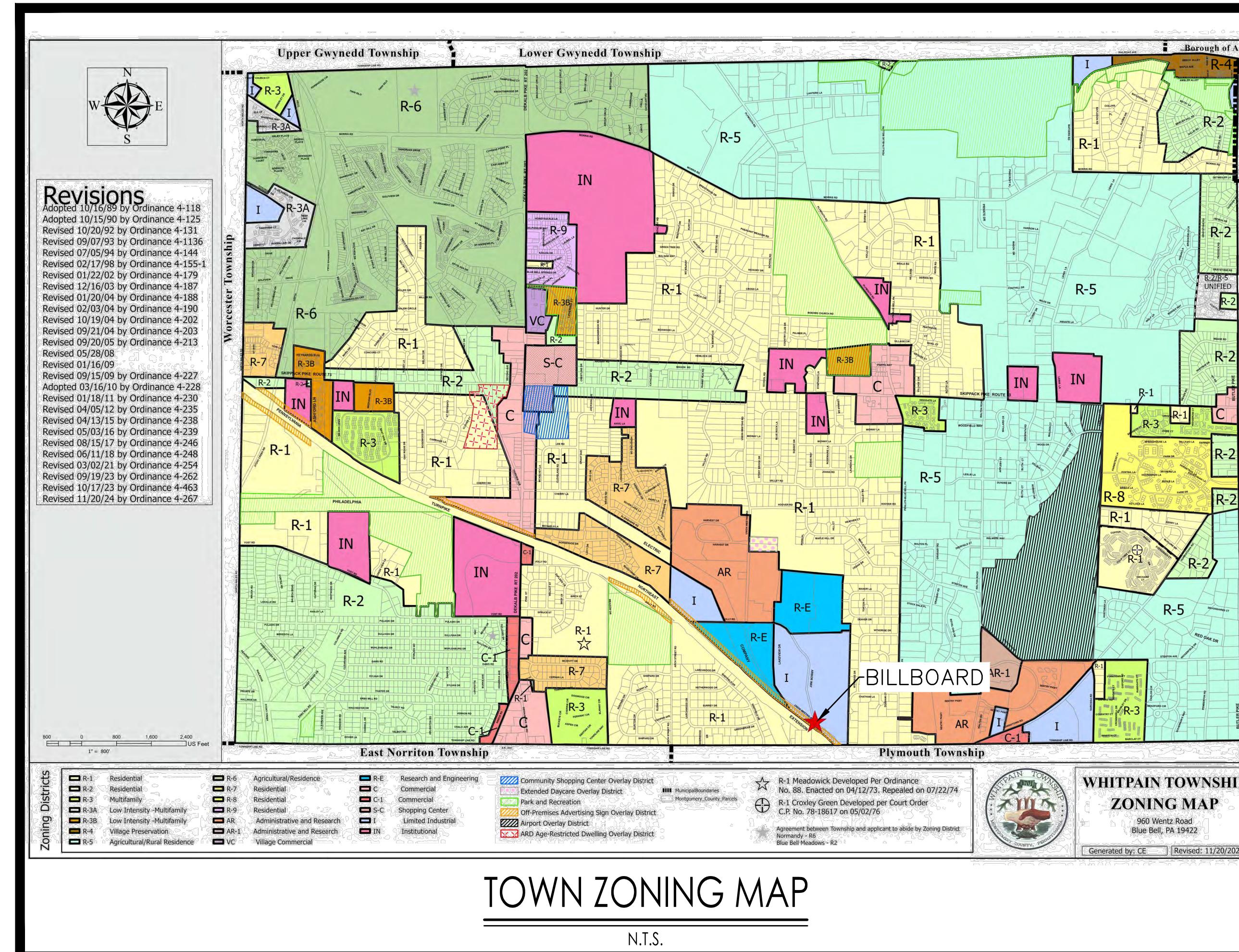
EXH-1



DECIDUOUS TREE PLANTING

REVISIONS	
No.	Date
Designed	K.R.
Drawn	K.R.
Reviewed	S.M.K.
Scale	N.T.S.
Project No.	2402215
Date	02/18/2025
CAD File:	EXH240221502
Title	
SITE DETAILS	
Sheet No.	
EXH-3	

Xref(s) : XB2402215-00 ; X\240221501



TOWN ZONING MAP

N.T.S.



PROPOSED BILLBOARD
751 ARBOR WAY
BLUE BELL, PENNSYLVANIA 19422

PROPOSED BILLBOARD
751 ARBOR WAY
BLUE BELL, PENNSYLVANIA 19422

No.	Date
designed	
drawn	
viewed	
date	1/18
object No.	24
date	02/18

LOCATION MAP

Sheet No.

ΕΥΠ Ι 4

EXH-4

EXH-4