



5. Property Details:
- a. Present Zoning Classification: IR District / Billboard Overlay
  - b. Present Land Use: Vacant yard between Turnpike and adjacent office building
  - c. Location (Street Address):  
2750 Morris Road, Lansdale, PA 19446
  - d. Parcel #: Portion of 67-00-02512-00-4
  - e. Lot Dimensions:
    - (1) Area: See Exhibit "A" attached hereto.
    - (2) Frontage: Attachment "5(c)"
    - (3) Depth: \_\_\_\_\_
  - f. Circle all that apply in regards to the above specified property:
 

Public Water	Public Sewer
Private Well	Private Septic
  - g. Size, construction, and use of existing improvements; use of land, if unimproved: **(Please submit as an attachment)**
6. Proposed Use(s):
- a. Proposed use(s) and construction: Please provide size, construction and proposed use(s). **(Please submit as an attachment)**
7. Legal grounds for appeal (Cite specific sections of Pennsylvania Municipalities Planning Code, Zoning Ordinance, Subdivision Regulations, and/ or other Acts or Ordinances). All sections that apply must be listed in which relief is required and an explanation provided. **(Please submit as an attachment)**
8. Has any previous appeal been filed concerning the subject matter of this appeal?  
 Yes  No
- If yes: specify: **(Please submit as an attachment)**
9. Challenges please list requested issues of fact or interpretation: **(Please submit as an attachment)**
10. Worcester Township to provide the list of names and addresses of all property within 500 feet of the perimeter of the subject property. **(REQUIRED: SECTION 150-224)**

**CERTIFICATION**

I (We) hereby certify that the above information is true and correct to the best of my (our) knowledge, information or belief.

  
Signature

Brandon Sarran, Esq.  
Printed Name *Attorney for Applicant*

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name

COMMONWEALTH OF PENNSYLVANIA:

COUNTY OF Chester : SS

The undersigned, being duly sworn according to law, deposes and says the he/she is the above named applicant, that he/she is authorized to and does take this affidavit on behalf of the owner, and foregoing facts are true and correct.

*Applicant*  
*attorney for*

*Brandon Sarron*  
Applicant *Brandon Sarron, Esq., attorney for applicant*

Applicant

Sworn to and subscribed before me this 10<sup>th</sup> day of January, 2020

Notary Public

Commonwealth of Pennsylvania - Notary Seal  
Patricia A. Desmond, Notary Public  
Chester County  
My commission expires August 24, 2022  
Commission number 1038631  
Member, Pennsylvania Association of Notaries

Date Received: January 10, 2020

*Andrew R. Laguarda*

Zoning Officer

# **Attachment 3(d)**

EXHIBIT C

MEMORANDUM OF LEASE

WHEN RECORDED MAIL TO:

CLEAR CHANNEL OUTDOOR, INC.  
Attn: Legal Department  
2325 East Camelback Road, Suite 400  
Phoenix, Arizona 85016

---

MEMORANDUM OF LEASE

THIS MEMORANDUM OF LEASE (this "Memorandum") is made by DIV-AR Property LP, a Delaware Limited Partnership, ("Landlord"), whose address is 1041 US Highway 202/206, Bridgewater, NJ 08807 and CLEAR CHANNEL OUTDOOR, INC., a Delaware corporation ("Tenant"), whose address is 9130 State Road, Philadelphia, PA 19136 upon the following terms:

1. Landlord is the owner of the following described Property:

2750 Morris Road, Lansdale (Worcester Township ), County of Montgomery, in the Commonwealth of Pennsylvania

2. Landlord and Tenant have entered into that certain Clear Channel Outdoor Lease Agreement, dated January 1, 2018 (the "Lease"), wherein Tenant has leased portion(s) of the Property for the construction, maintenance and operation of one or more outdoor advertising structures for a term beginning 6/20/2018, and continuing for a maximum period of Fifteen (15) years, including extensions and renewals, if any.

~~3. Under the Lease, Tenant has a right of first refusal with respect to the Property on terms set forth therein.~~

8/1/18 

4. The purpose of this Memorandum is to give record notice of the Lease and of the rights created thereby, all of which are hereby confirmed.

[SIGNATURE PAGE FOLLOWS]

20 18 IN WITNESS WHEREOF, Tenant and Landlord have executed this Memorandum as of the 1 day of AUGUST

TENANT:

CLEAR CHANNEL OUTDOOR, INC., a Delaware corporation

By: [Signature]  
Name: David Lamberger  
Title: President - Philadelphia Division

LANDLORD:

DIV-AR Property LP, a Delaware Limited Partnership

By: [Signature]  
Name: Name **KURT R. PADAVANO**  
Title: Title **Authorized Representative**

[INSERT WITNESS SIGNATURES IF REQUIRED IN YOUR STATE]

STATE OF PENNSYLVANIA )  
 ) ss.  
COUNTY OF PHILADELPHIA )

The foregoing instrument was acknowledged before me this 18<sup>th</sup> day of JULY, 2018 by DAVID LAMBERGER, the BRANCH PRESIDENT of CLEAR CHANNEL OUTDOOR-PHILA, a DELAWARE, on behalf of said corporation.

[Signature]  
Notary Public  
Commonwealth of Pennsylvania - Notary Seal  
JEFFREY O JONES - Notary Public  
Delaware County  
My Commission Expires May 1, 2022  
Commission Number 1273570

My commission expires:

may 1 2022

STATE OF New Jersey )  
 ) ss.  
COUNTY OF Hunterdon )

The foregoing instrument was acknowledged before me this 1<sup>st</sup> day of August, 2018 by Kurt R. Padavano, the Authorized Representative of DIV-AR Property LP, a Delaware, on behalf of said corporation.

[Signature]  
Notary Public

My commission expires:

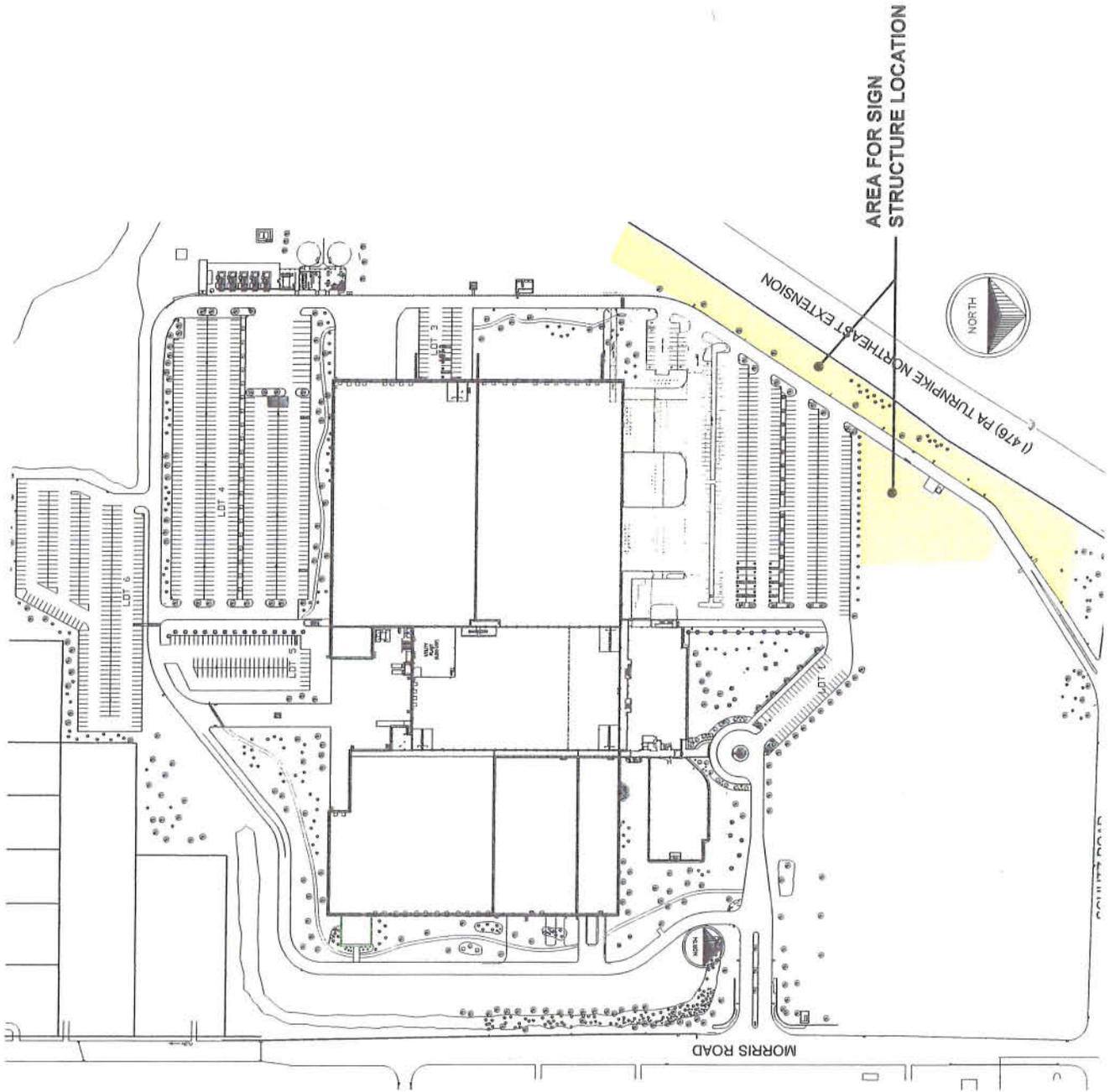
April 17, 2023

**HEATHER RELLA**  
**NOTARY PUBLIC OF NEW JERSEY**  
**Comm. # 50080810**  
**My Commission Expires 4/17/2023**

# **Attachment 5(e)**

The first site plan in this Attachment 5(e) is offered for its measurements of the boundaries of the full area in which the Applicant is permitted under its Lease to build the proposed structure. The ensuing site plan and survey, which concern a smaller area, are offered for their depiction and measurements of the vicinity immediately surrounding the location at which the Applicant, per this Application, desires to construct the structure. The precise location at which Applicant desires to construct the structure is illustrated at Attachment 6(a).





AREA FOR SIGN  
STRUCTURE LOCATION

(176) PA TURNPIKE NORTHEAST EXTENSION



MORRIS ROAD

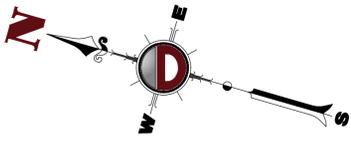


# **Attachment 5(g)**

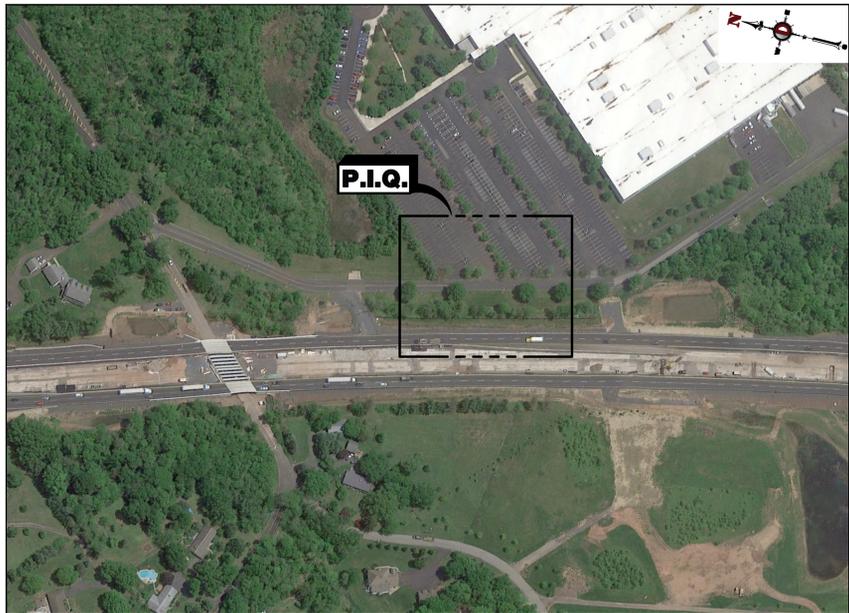
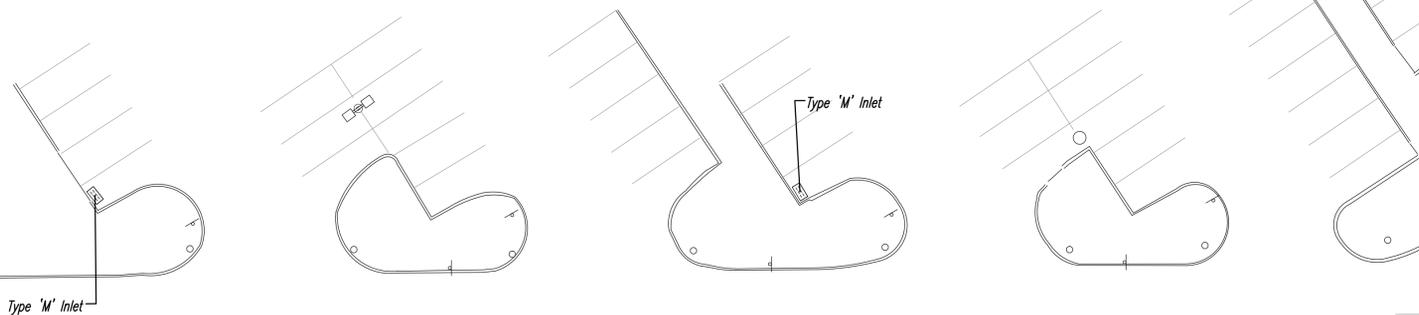
The land within Applicant's leasehold is currently used as vacant buffer space between the parking lot serving 2750 Morris Road and the Turnpike, containing shrubs and trees in some areas.

# **Attachment 6(a)**

The contents of this Attachment 6(a) are offered to show the location, size, construction and views from the Turnpike of the proposed structure.



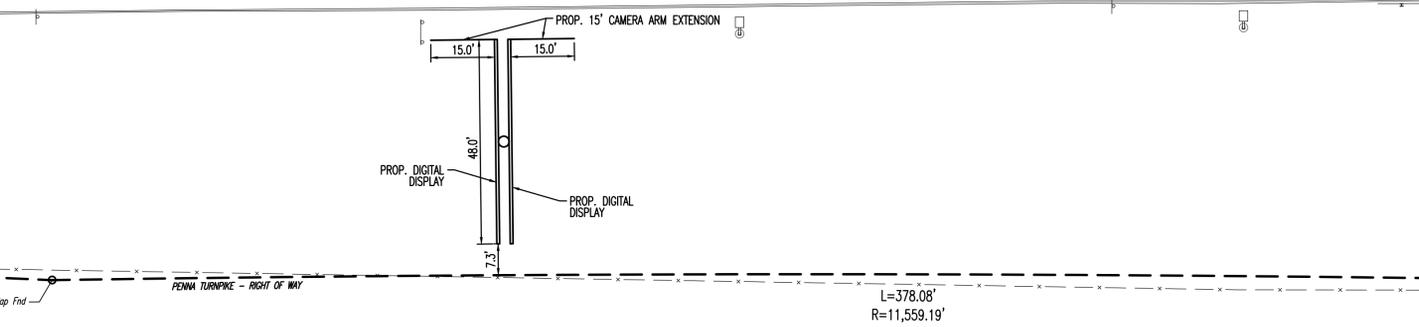
N/F DV-AR PROPERTY LP  
2750 MORRIS ROAD  
DB 5928, PG. 358  
PID:67-00-02512-00-4



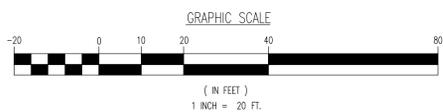
**AREA MAP**  
1" = 200'

**GENERAL NOTES**

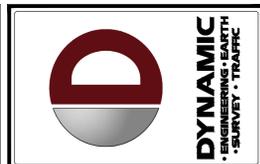
- THIS PLAN HAS BEEN PREPARED BASED ON REFERENCES INCLUDING:
  - DYNAMIC SURVEY, LLC  
1904 MAIN STREET  
LAKE COMO, NJ 07719  
SURVEYOR FILE NO. 50670990175V0
- APPLICANT: CLEAR CHANNEL OUTDOOR  
9130 STATE ROAD  
PHILADELPHIA, PA 19136
- OWNER: DV-AR PROPERTY LP  
2750 MORRIS ROAD  
LANGDALE, PA 19446
- PARCEL DATA: PARCEL ID: 670002512004  
WORCESTER TOWNSHIP  
MONTGOMERY COUNTY, PENNSYLVANIA
- ZONE: ZONE IR (INDUSTRIAL RESEARCH DISTRICT)
- PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS BY ALL OF THE PERMITTING AUTHORITIES.
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE REQUIREMENTS AND STANDARDS OF THE LOCAL GOVERNING AUTHORITY.
- THE SOILS REPORT AND RECOMMENDATIONS SET FORTH THEREIN ARE A PART OF THE REQUIRED CONSTRUCTION DOCUMENTS AND IN CASE OF CONFLICT SHALL TAKE PRECEDENCE UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER CONSTRUCTION MANAGER OF ANY DISCREPANCY BETWEEN SOILS REPORT & PLANS.
- SITE CLEARING SHALL INCLUDE THE LOCATION AND REMOVAL OF ALL UNDERGROUND TANKS, PIPES, VALVES, ETC.
- THE PROPERTY SURVEY SHALL BE CONSIDERED A PART OF THESE PLANS.
- ALL DIMENSIONS SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
- SOLID WASTE TO BE DISPOSED OF BY CONTRACTOR IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS.
- ALL EXCAVATED UNSUITABLE MATERIAL MUST BE TRANSPORTED TO AN APPROVED DISPOSAL LOCATION.
- CONTRACTOR IS RESPONSIBLE FOR ALL SHORING REQUIRED DURING EXCAVATION AND SHALL BE PERFORMED IN ACCORDANCE WITH CURRENT OSHA STANDARDS, AS WELL AS ADDITIONAL PROVISIONS TO ASSURE STABILITY OF CONTIGUOUS STRUCTURES, AS FIELD CONDITIONS DICTATE.
- ALL CONTRACTORS MUST CARRY STATUTORY WORKERS COMPENSATION, EMPLOYERS LIABILITY INSURANCE AND APPROPRIATE LIMITS OF COMMERCIAL GENERAL LIABILITY INSURANCE (CGL). ALL CONTRACTORS MUST HAVE THEIR CGL POLICIES ENDORSED TO NAME DYNAMIC ENGINEERING CONSULTANTS, P.C., ITS SUBCONSULTANTS AS ADDITIONAL INSURED AND TO PROVIDE CONTRACTUAL LIABILITY COVERAGE SUFFICIENT TO INSURE THE HOLD HARMLESS AND INDEMNIFY OBLIGATIONS ASSUMED BY THE CONTRACTORS. ALL CONTRACTORS MUST FURNISH DYNAMIC ENGINEERING CONSULTANTS, P.C. WITH CERTIFICATES OF INSURANCE AS EVIDENCE OF THE REQUIRED INSURANCE PRIOR TO COMMENCING WORK AND UPON RENEWAL OF EACH POLICY DURING THE ENTIRE PERIOD OF CONSTRUCTION. IN ADDITION, ALL CONTRACTORS WILL, TO THE FULLEST EXTENT PERMITTED BY LAW, INDEMNIFY AND HOLD HARMLESS DYNAMIC ENGINEERING CONSULTANTS, P.C. AND ITS SUBCONSULTANTS FROM AND AGAINST ANY DAMAGES, LIABILITIES OR COSTS, INCLUDING REASONABLE ATTORNEYS' FEES AND DEFENSE COSTS, ARISING OUT OF OR IN ANY WAY CONNECTED WITH THE PROJECT, INCLUDING ALL CLAIMS BY EMPLOYEES OF THE CONTRACTORS.
- NEITHER THE PROFESSIONAL ACTIVITIES OF DYNAMIC ENGINEERING CONSULTANTS, P.C., NOR THE PRESENCE OF DYNAMIC ENGINEERING CONSULTANTS, P.C. OR ITS EMPLOYEES AND SUBCONSULTANTS AT A CONSTRUCTION/PROJECT SITE, SHALL RELIEVE THE GENERAL CONTRACTOR OF ITS OBLIGATIONS, DUTIES AND RESPONSIBILITIES INCLUDING, BUT NOT LIMITED TO, CONSTRUCTION MEANS, METHODS, SEQUENCE, TECHNIQUES OR PROCEDURES NECESSARY FOR PERFORMING, SUPERINTENDING AND COORDINATING THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND ANY HEALTH OR SAFETY PRECAUTIONS REQUIRED BY ANY REGULATORY AGENCIES. DYNAMIC ENGINEERING CONSULTANTS, P.C. AND ITS PERSONNEL HAVE NO AUTHORITY TO EXERCISE ANY CONTROL OVER ANY CONSTRUCTION CONTRACTOR OR ITS EMPLOYEES IN CONNECTION WITH THEIR WORK OR ANY HEALTH OR SAFETY PROGRAMS OR PROCEDURES. THE GENERAL CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR JOBSITE SAFETY. DYNAMIC ENGINEERING CONSULTANTS, P.C. SHALL BE INDEMNIFIED BY THE GENERAL CONTRACTOR AND SHALL BE MADE ADDITIONAL INSURED UNDER THE GENERAL CONTRACTOR'S POLICIES OF GENERAL LIABILITY INSURANCE.
- DYNAMIC ENGINEERING CONSULTANTS, P.C. SHALL REVIEW AND APPROVE OR TAKE OTHER APPROPRIATE ACTION ON THE CONTRACTOR SUBMITTALS, SUCH AS SHOP DRAWINGS, PRODUCT DATA, SAMPLES AND OTHER DATA, WHICH THE CONTRACTOR IS REQUIRED TO SUBMIT, BUT ONLY FOR THE LIMITED PURPOSE OF CHECKING FOR CONFORMANCE WITH THE DESIGN CONCEPT AND THE INFORMATION SHOWN IN THE CONSTRUCTION MEANS OR METHODS. COORDINATION OF THE WORK WITH OTHER TRADES OR CONSTRUCTION SAFETY REGULATIONS, ALL OF WHICH ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. DYNAMIC ENGINEERING'S REVIEW SHALL BE CONDUCTED WITH REASONABLE PROMPTNESS WHILE ALLOWING SUFFICIENT TIME TO PERMIT ADEQUATE REVIEW. REVIEW OF A SPECIFIC ITEM SHALL NOT INDICATE THAT DYNAMIC ENGINEERING CONSULTANTS, P.C. HAS REVIEWED THE ENTIRE ASSEMBLY OF WHICH THE ITEM IS A COMPONENT. DYNAMIC ENGINEERING CONSULTANTS, P.C. SHALL NOT BE RESPONSIBLE FOR ANY DEVIATIONS FROM THE CONSTRUCTION DOCUMENTS NOT BROUGHT TO THE ATTENTION OF DYNAMIC ENGINEERING CONSULTANTS, P.C. IN WRITING BY THE CONTRACTOR. DYNAMIC ENGINEERING CONSULTANTS, P.C. SHALL NOT BE REQUIRED TO REVIEW PARTIAL SUBMISSIONS OR THOSE FOR WHICH SUBMISSIONS OF CORRELATED ITEMS HAVE NOT BEEN RECEIVED.
- IN AN EFFORT TO RESOLVE ANY CONFLICTS THAT ARISE DURING THE DESIGN AND CONSTRUCTION OF THE PROJECT OR FOLLOWING THE COMPLETION OF THE PROJECT, DYNAMIC ENGINEERING CONSULTANTS, P.C. AND THE CONTRACTOR MUST AGREE THAT ALL DISPUTES BETWEEN THEM ARISING OUT OF OR RELATING TO THIS AGREEMENT OR THE PROJECT SHALL BE SUBMITTED TO NONBINDING MEDIATION UNLESS THE PARTIES MUTUALLY AGREE OTHERWISE.
- THE CONTRACTOR MUST INCLUDE A MEDIATION PROVISION IN ALL AGREEMENTS WITH INDEPENDENT SUBCONTRACTORS AND CONSULTANTS RETAINED FOR THE PROJECT AND TO REQUIRE ALL INDEPENDENT CONTRACTORS AND CONSULTANTS ALSO TO INCLUDE A SIMILAR MEDIATION PROVISION IN ALL AGREEMENTS WITH THEIR SUBCONTRACTORS, SUBCONSULTANTS, SUPPLIERS AND FABRICATORS, THEREBY PROVIDING FOR MEDIATION AS THE PRIMARY METHOD FOR DISPUTE RESOLUTION BETWEEN THE PARTIES TO ALL THESE AGREEMENTS.
- IF THE CONTRACTOR DEVIATES FROM THE PLANS AND SPECIFICATIONS, INCLUDING THE NOTES CONTAINED THEREON, WITHOUT FIRST OBTAINING PRIOR WRITTEN AUTHORIZATION FOR SUCH DEVIATIONS FROM THE OWNER AND ENGINEER, IT SHALL BE RESPONSIBLE FOR THE PAYMENT OF ALL COSTS TO CORRECT ANY WORK DONE, ALL FINES OR PENALTIES ASSESSED WITH RESPECT THERETO AND ALL COMPENSATORY OR PUNITIVE DAMAGES RESULTING THEREFROM AND IT SHALL INDEMNIFY AND HOLD THE OWNER AND ENGINEER HARMLESS FROM ALL SUCH COSTS TO CORRECT ANY SUCH WORK AND FROM ALL SUCH FINES AND PENALTIES, COMPENSATION AND PUNITIVE DAMAGES AND COSTS OF ANY NATURE RESULTING THEREFROM.
- CONTRACTOR MUST VERIFY THE LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES AND FACILITIES PRIOR TO THE START OF CONSTRUCTION AS REQUIRED BY PENNSYLVANIA ACT 172 (FORMER ACT 287). CONTACT PENNSYLVANIA ONE CALL AT (800) 242-1776 PRIOR TO BREAKING GROUND.
- ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH TOWNSHIP CODES AND SPECIFICATIONS AND PADOT PUBLICATION 408 LATEST REVISION, OR AS (LATER AMENDED), UNLESS OTHERWISE NOTED.



**PENNSYLVANIA TURNPIKE EXTENSION**  
(A.K.A. INTERSTATE 476)  
(VARIABLE ROW WIDTH PER TAX MAP)



Plotted: 01/14/2020 - 1:43 PM, By: etotman  
File: P:\VEPC PROJECTS\0670 Clear Channel Outdoor\99-017 Lansdale PA\DWG\Exhibits (Misc)\11-27-19 Sign Alteration Exhibit\067099017SS.dwg, ---> 01 SIGN EXHIBIT



REV.	DATE	REV. PER CLIENT COMMENTS
1	01/14/20	

THIS PLAN SET IS FOR PERMITTING PURPOSES ONLY AND MAY NOT BE USED FOR CONSTRUCTION

PROJECT: CLEAR CHANNEL OUTDOOR, LLC  
PROPOSED BILLBOARDS  
PARCEL ID: 670002512004  
2750 MORRIS ROAD  
WORCESTER TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

**811** PROTECT YOURSELF  
ALL STATES REQUIRE NOTIFICATION OF EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DIG BEFORE THE SAFETY SURFACE ANCHOR IN ANY STATE.  
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Delray Beach, Florida • 1.561.921.8510

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**JUSTIN A. GEONNOTTI**  
PROFESSIONAL ENGINEER  
PENNSYLVANIA LICENSE No. 080629

**STEVEN R. CATTANI**  
PROFESSIONAL ENGINEER  
PENNSYLVANIA LICENSE No. 78554

TITLE:  
**SIGN EXHIBIT**

SCALE: (H) AS SHOWN (V)  
DATE: 11/27/19  
PROJECT No: 0670-99-017

SHEET No: **1** Rev. #: 1  
OF 1 1

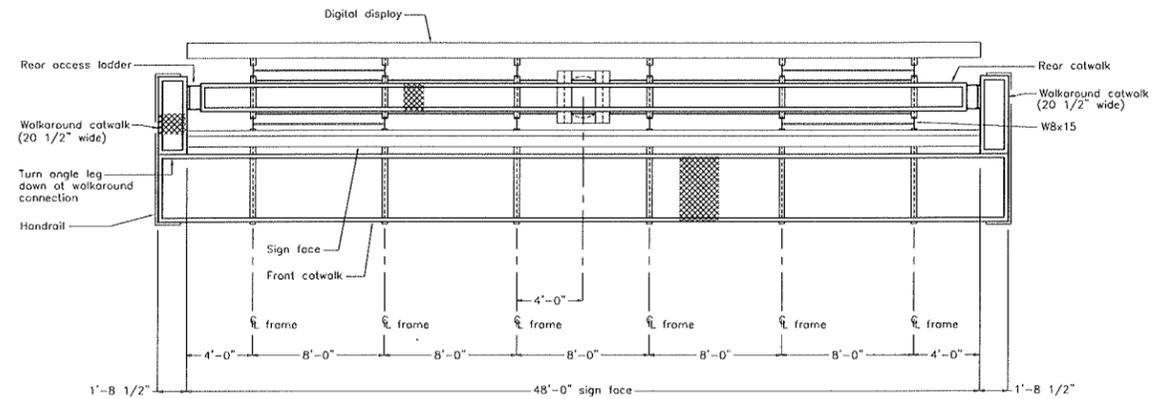
seal

ENGINEER	DATE	REMARKS
IV	5-20-19	for approval
CAD		
MD		

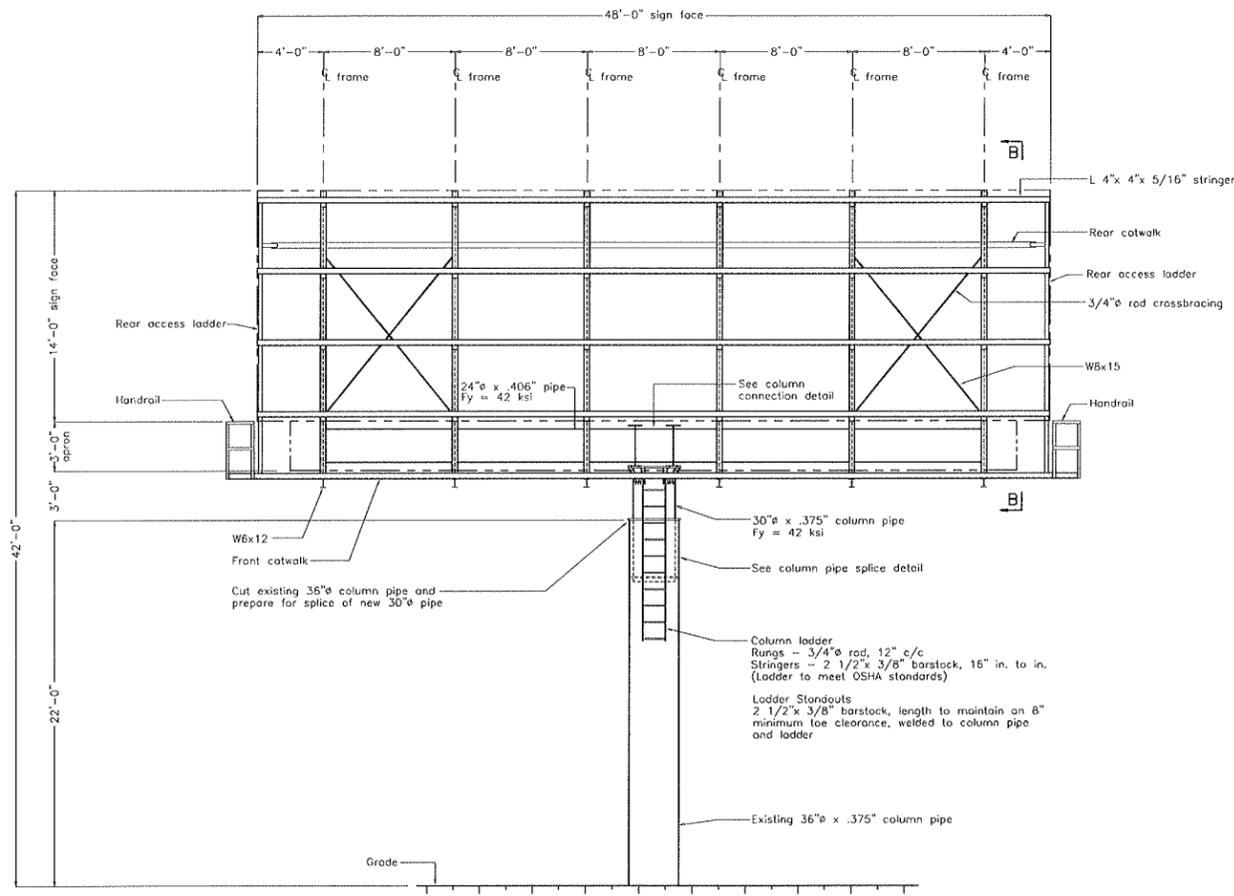


**SIGN ALTERATION**  
14'-0" x 48'-0"  
MONOPOLE SIGN STRUCTURE  
CENTERMOUNT BACK TO BACK  
42'-0" OVERALL HEIGHT  
RT 332 N/S 1000' E/O CHERRY TREE RD  
CHICHESTER TOWNSHIP, PA

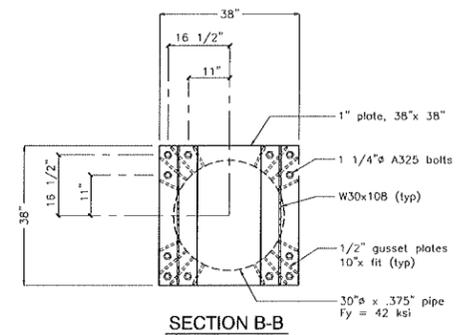
CLIENT NO. 84-4350  
GRC NO. 19-017-204  
DRAWING NO. 84-4350  
SHEET 1 of 2



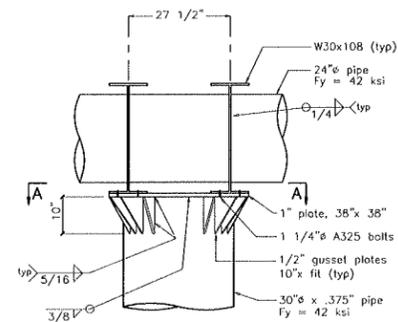
**PLAN VIEW  
SIGN STRUCTURE**



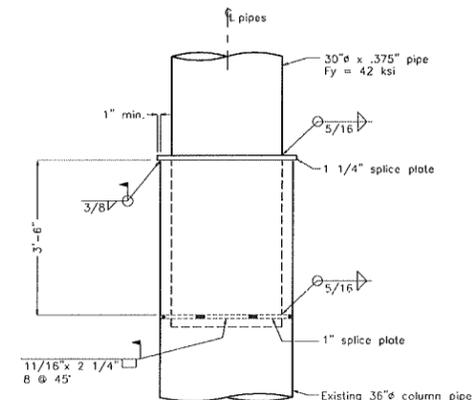
**SIGN FACE ELEVATION**



**SECTION B-B**



**COLUMN CONNECTION DETAIL**



**COLUMN PIPE SPLICE DETAIL**

**NOTES**

- Structural design conforms to the 2015 International Building Code.
- Design standard is ASCE 7-10.
- Design dead load of the superstructure without faces is 19,400 pounds.
- Superstructure can accommodate two faces weighing up to 8,000 pounds each.

**WIND**

- Design winds - 105 mph, (3 sec. gust) Exposure C.
- Structure is classified risk category 1.
- Wind importance factor - Iw = 1.0
- Design wind pressure is 22.4 p.s.f.

**SEISMIC**

- Seismic load importance factor: Ie = 1.0
- Structure is classified occupancy category 1.
- Mapped spectral response accelerations:  
S<sub>v</sub> = 0.096 g  
S<sub>i</sub> = 0.052 g
- Site class : D
- Spectral response coefficients:  
S<sub>rs</sub> = 0.102  
S<sub>ri</sub> = 0.083
- Seismic design category is B.
- Seismic basic force resisting system:  
Non-buildings structure not similar to building - signs and billboards.
- Design base shear : 1.23 kips
- Seismic response coefficient: Cs = 0.034
- Response modification factor : R = 3.
- Analysis procedure used: Equivalent lateral force method.

**STEEL**

- Structural steel pipe shall conform to ASTM A252 or API 5L, with grade that corresponds to the specified yield stress.
- Structural steel plate, rods, angles, and channels shall conform to ASTM A36.
- Structural steel wide flange shapes shall conform to ASTM A992.
- High strength bolts shall conform to ASTM A325 (unless noted otherwise)
- Nuts shall conform to ASTM A563.
- A325 bolts and nuts to be cadmium plated or galvanized.
- High strength A325 bolts shall be installed according to the latest RCSC specifications.
- Bolt holes shall be the AISC standard size (unless noted otherwise).
- All high strength bolts shall be fully pretensioned (unless noted otherwise).
- Steel shall be primed and painted, except for the embedded portions of members.
- Steel welding shall be in accordance with AWS standards.
- Steel members and elements of the structure shall be fabricated and erected according to the latest AISC specifications and standard practice.

**FOUNDATION & CONCRETE**

- Loads on existing concrete foundation & existing column pipe are not increased 5% by this sign alteration.

**GENERAL**

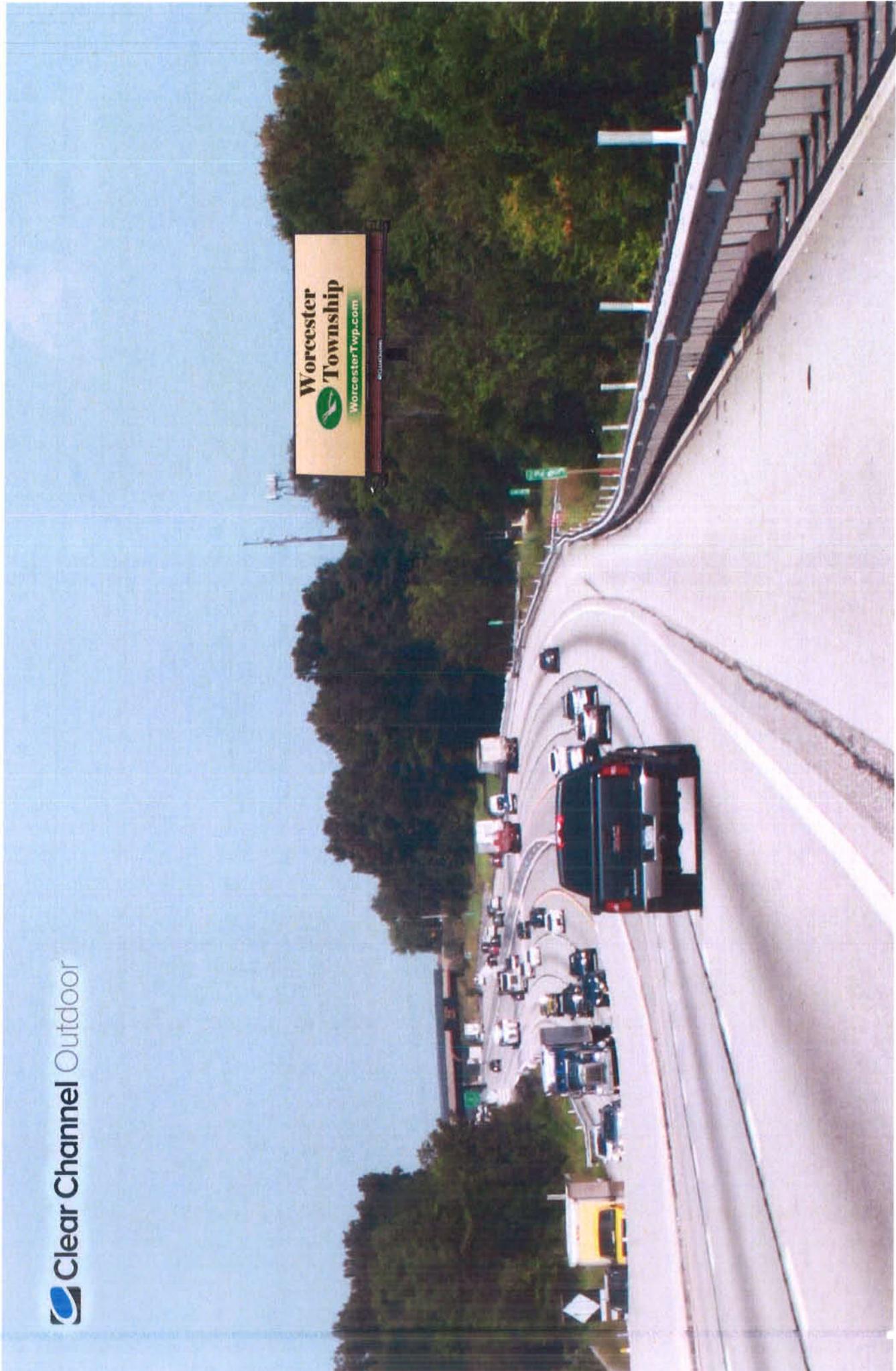
- The contractor shall verify all dimensions and conditions in the field and notify the engineer of any discrepancies.
- GRC Engineering, Inc. will not be supervising or monitoring the erection/installation of this structure.

This is an original unapproved drawing. It is not to be reproduced, copied, or exhibited in any fashion without written permission of Quantum Structure & Design.



 Clear Channel Outdoor

**Worcester  
Township**  
WorcesterTwp.com



 Clear Channel Outdoor

Worcester  
Township  
WorcesterTwp.com



 Clear Channel Outdoor



# **Attachment 7**

Worcester Township permits off-premises billboard advertising only in its Billboard Overlay District (per Section 150-151(A) of the Zoning Ordinance), which by its location only allows billboards that are oriented to the Pennsylvania Turnpike (I-476), and no other roadways. As the Pennsylvania Turnpike is a high speed, limited-access highway, if Applicant desires to construct a billboard structure, said structure must meet standards for safe viewing by high speed motorists. Further, to be economically viable, the structure must be of qualities necessary to attract placements versus like-kind competing billboards on this and other interstate highways in the region. For these reasons, Applicant desires relief from the following sections of the Zoning Ordinance:

- Sections 150-147(C)(1) and 150-152.2(G) (Applicant desires its structure to have two internally-illuminated, digital sign faces that operate 24 hours per day);
- Section 150-147(F) and 150-152.2(G)(2) (Applicant desires the copy on each sign face to be changed electronically (but such copy will not flash nor be animated));
- Section 150-152.2(B) (Applicant desires its structure to have two sign faces each measuring 14 by 48 feet);
- Section 150-152.2(C) (Applicant desires its structure to have a total height of 42 feet);  
and
- Section 150-152.2(D) (Applicant desires its structure to be located 7.3 feet from the Turnpike's property line, as measured from the nearest edge of each sign face, and Applicant desires its structure to be located approximately 650 feet from the right-of-way of Schultz Road).