

## WHITPAIN TOWNSHIP

### NOTICE OF CONDITIONAL USE HEARING

At the request of UMR Outco, LLC, and in accordance with the requirements of the Whitpain Township Zoning Ordinance of 1950, as amended, the Whitpain Township Board of Supervisors will conduct a Conditional Use Hearing at 6:00 p.m. on July 2, 2024 during its regularly scheduled meeting, to be held at the Township Building for Conditional Use Application No. CU46-23. The Applicant seeks conditional use approval pursuant to Section 160-191.2 of the Township Zoning Ordinance to permit an Off-Premises Advertising Sign. The Subject Property is located at 1625 Union Meeting Road, Blue Bell, PA 19422 and is located in the R-E – Research and Engineering District and subject to the Off-Premises Advertising Sign Overlay District.

A copy of the Conditional Use Application is on file at the Whitpain Township Building, and may be viewed at the Whitpain Township Building, 960 Wentz Road, Blue Bell, PA 19422, during normal business hours, Monday through Friday 8:30 a.m. until 4:30 p.m. or on the Township's website.

The public is invited to attend and will be given an opportunity to provide comments regarding this application. Persons with disabilities wishing to participate at the public meeting and requiring auxiliary aid, service or other accommodations to participate, should contact the Township ADA Coordinator at 610-277-2400.

**ROMAN M. PRONCZAK**  
*Township Manager*

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TO BE INSERTED in the Time Herald on June 17, 2024 and June 24, 2024. Please send proof of Publication to Whitpain Township, Attn: Roman M. Pronczak, P.E., Township Manager, 960 Wentz Road, Blue Bell, PA 19422.

## CODE ENFORCEMENT OFFICE

**Whitpain Township  
960 Wentz Road  
Blue Bell, PA 19422  
[buildingandzoning@whitpaintownship.org](mailto:buildingandzoning@whitpaintownship.org)**

Phone: (610) 277-2400  
Fax: (610) 277-2209  
Office Hours: Mon-Fri 1-2pm  
or By Appointment

# **CONDITIONAL USE HEARING APPLICATION**

## **TO WHITPAIN TOWNSHIP BOARD OF SUPERVISORS**

**Note to Applicants:** Please view the attached guidelines before submitting your application. All documents shall now be sent digitally.

1. Applicant Name: UMR Outco, LLC

Address: 2911 N 2nd Street, Harrisburg, PA 17110-1209

Phone Number: (H) \_\_\_\_\_ (W) 717-319-0958 (F) \_\_\_\_\_

2. If other than owner, state interest in property: Lessee

3. Property Address: 1625 Union Meeting Road (Parcel# 66-00-06080-00-1)

4. Zoning District: R-E Research and Engineering / Off-Premises Advertising Sign Overlay District

5. Conditional Use Request: See attached addendum.

6. The Pertinent section(s) of Ordinance for this request: Section 160-191.2

I (we) certify that the foregoing statements are true:

Attorney: Gregg Adelman, Esquire  
Address: Kaplin Stewart Meloff, Reiter & Stein, P.C.  
P.O. Box 3037, Blue Bell, PA 19422  
Phone #: 610-941-2552  
Fax #: \_\_\_\_\_  
Email: [gadelman@kaplaw.com](mailto:gadelman@kaplaw.com)

Signature of Applicant: 

**(DO NOT WRITE BELOW THIS LINE)**

**Scheduled Hearing Date:** May 7, 2024

**Petition Granted:** \_\_\_\_\_

**Petition Denied:** \_\_\_\_\_

**Whitpain Township Board of Supervisors  
by: \_\_\_\_\_**

**Addendum to Conditional Use Application for UMR Outco, LLC**

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**5. Conditional Use Request:**

The Applicant is proposing to construct a new off-premises LED advertising sign on the vacant parcel located at 1625 Union Meeting Road (Parcel# 66-00-06080-00-1) along the eastern side of the Pennsylvania Turnpike (Interstate 476) as shown on the attached plan.

The Subject Property consists of a small triangle-shaped lot with a total area of 14,927 square feet. The parcel was created when the right of way was condemned for the construction of the Pennsylvania Turnpike. The condemnation for the Turnpike physically subdivided the subject property from the remaining original parcel on the western side of the Turnpike. The condemnation also caused the Subject Property to become landlocked with no direct access to the Property from any public street.

The proposed advertising sign has two sign faces in a V-type configuration with each face having an area of 360 square feet. The height of the sign structure, measured from the grade of road surface of the Pennsylvania Turnpike, is proposed to be 60 feet. The proposed height of 60 feet is the minimum height required in order for the sign to be safely visible to vehicles travelling on the Pennsylvania Turnpike in conformance with Ordinance Section 160-191.2.C(3).

The proposed advertising sign complies with all applicable criteria of the zoning ordinance.

**Gregg I Adelman, Esquire**  
Direct Dial: (610) 941-2552  
Direct Fax: (610) 684-2001  
gadelman@kaplaw.com  
www.kaplaw.com

November 3, 2023

**VIA HAND DELIVERY & EMAIL**

Travis DeCaro, Code Enforcement Officer  
Whitpain Township  
960 Wentz Road  
Blue Bell, PA 19422  
([buildingandzoning@whitpaintownship.org](mailto:buildingandzoning@whitpaintownship.org))

**RE: Conditional Use Application – 1625 Union Meeting Road**

Dear Travis:

I represent UMR Outco, LLC (“UMR”), equitable owner of the property at 1625 Union Meeting Road, Blue Bell, PA (“Property”), in connection with the proposed construction of a 60’ high LED advertising sign, which conforms to the Whitpain Township Zoning Ordinance Section 160-191.2.C(3).

On behalf of UMR, I am enclosing seven (7) copies of the following:

- A completed and signed Conditional Use Application with Addendum;
- A copy of the Deed to the subject Property;
- A redacted Lease; and
- Full size Sign Plans (“Plans”) prepared by Tantala Associates, LLC, dated 10/27/23.

Also enclosed is a check in the amount of \$2,000.00 representing the application fee, along with an extra copy of the Application to be time-stamped and returned to the courier as proof of filing.

Please confirm when the Application will be scheduled before the Board of Supervisors.

Please call if you have any questions or require anything further. Thank you.

Whitpain Township

November 3, 2023

Page 2

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Sincerely yours,



Gregg I Adelman, Esquire

GIA/kds

Enclosures

cc: Roman M. Pronczak, Township Manager  
UMR Outco, LLC

# Applicant Request for County Review

This request should be filled out by the applicant and submitted to the municipality where the application is being filed along with digital copies of all plan sets/information. Municipal staff will electronically file the application with the county, and a notice for the prompt payment of any fees will be emailed to the Applicant's Representative.



Date:	11/14/2023
Municipality:	Whitpain Township
Proposal Name:	UMR Outco, LLC
Applicant Name:	UMR Outco, LLC
Address:	2911 N. 2nd Street
City/State/Zip:	Harrisburg, PA 17110
Phone:	717-319-0958
Email:	

Applicant's Representative:	Gregg I. Adelman, Esquire
Address:	Kaplin Stewart, 910 Harvest Drive
City/State/Zip:	Blue Bell, PA 19422
Business Phone (required):	610-941-2552
Business Email (required):	gadelman@kaplaw.com

## Type of Review Requested:

(Check All Appropriate Boxes)

- Land Development Plan
- Subdivision Plan
- Residential Lot Line Change
- Nonresidential Lot Line Change
- Zoning Ordinance Amendment
- Zoning Map Amendment
- Subdivision Ordinance Amendment
- Curative Amendment
- Comprehensive / Other Plan
- Special Review\*

*(Not included in any other category - includes parking lot or structures that are not associated with new building square footage)*

## Type of Plan:

- Tentative (Sketch)
- New Proposal
- Preliminary / Final
- Resubmission\*

*\* A proposal is NOT a resubmission if A) The proposed land use changes, or B) The amount of residential units or square footage proposed changes more than 40%, or C) The previous submission was over 5 years ago.*

## Zoning:

Existing District: RE - Research & Engineering/Off-Premises Ad Si+

Special Exception Granted  Yes  No

Variance Granted  Yes  No For

## Plan Information:

Tax Parcel Number(s)	66-00-06080-00-1
Location	1625 Union Meeting Road
Nearest Cross Street	Jolly Road
Total Tract Area	14,927 s.f.
Total Tract Area Impacted By Development	

*(If the development is a building expansion, or additional building on existing development, or only impacts a portion of the tract, please provide a rough estimate of the land impacted, including associated yards, drives, and facilities.)*

Land Use(s)	Number of New		Senior Housing		Open Space Acres*	Nonresidential New Square Feet
	Lots	Units	Yes	No		
Single-Family	0	0	<input type="radio"/>	<input checked="" type="radio"/>	0	
Townhouses/Twins	0	0	<input checked="" type="radio"/>	<input type="radio"/>	0	
Apartments	0	0	<input type="radio"/>	<input checked="" type="radio"/>	0	
Commercial	0				0	0
Industrial	0				0	0
Office	0				0	0
Institutional	0				0	0
Other	0				0	0

*\*Only indicate Open Space if it will be on a separate lot or deed restricted with an easement shown on the plan.*

## Additional Information:

Applicant seeks Conditional Use approval from Section 160-1912.C (3) of the Whitpain Township Zoning Ordinance for the proposed construction of a 60' LED advertising sign.

**RESET**

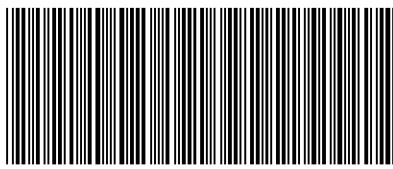
Effective 5/1/18



RECORDER OF DEEDS  
MONTGOMERY COUNTY  
*Nancy J. Becker*

One Montgomery Plaza  
Swede and Airy Streets ~ Suite 303  
P.O. Box 311 ~ Norristown, PA 19404  
Office: (610) 278-3289 ~ Fax: (610) 278-3869

DEED BK 5803 PG 01150 to 01152  
INSTRUMENT # : 2011050632  
RECORDED DATE: 06/08/2011 12:05:43 PM



2564325-0012N

MONTGOMERY COUNTY ROD

OFFICIAL RECORDING COVER PAGE

Page 1 of 3

Document Type: Deed	Transaction #:	2485742 - 1 Doc(s)
Document Date: 06/06/2011	Document Page Count:	2
Reference Info:	Operator Id:	gbrown
<b>RETURN TO:</b> (Mail) JASMINE ASSOCIATES LLC 1340 US HIGHWAY ONE STE 102 JUPITER, FL 33469		<b>SUBMITTED BY:</b> JUHL INC 132 MONTFORT DRIVE BELLE MEAD, NJ 08502

\* PROPERTY DATA:

Parcel ID #: 66-00-06080-00-1  
Address: SHEFFIELD DR

PA  
Municipality: Whitpain Township (100%)  
School District: Wissahickon

\* ASSOCIATED DOCUMENT(S):

CONSIDERATION/SECURED AMT:	\$575.00	DEED BK 5803 PG 01150 to 01152 Recorded Date: 06/08/2011 12:05:43 PM
FEES / TAXES:		I hereby CERTIFY that this document is recorded in the Recorder of Deeds Office in Montgomery County, Pennsylvania.

Recording Fee:Deed \$65.00  
State RTT \$5.75  
Whitpain Township RTT \$2.87  
Wissahickon School District RTT \$2.88  
Total: \$76.50



*Nancy J. Becker*  
Nancy J. Becker  
Recorder of Deeds

**PLEASE DO NOT DETACH**  
THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT

NOTE: If document data differs from cover sheet, document data always supersedes.

\*COVER PAGE DOES NOT INCLUDE ALL DATA, PLEASE SEE INDEX AND DOCUMENT FOR ANY ADDITIONAL INFORMATION.

RECORDER OF DEEDS  
MONTGOMERY COUNTY

After Recording Return To:  
Jasmine Associates, LLC  
1340 US Highway One, Suite 102  
Jupiter, FL 33469

2011 JUN -8 AM 10: 17

DEED

THIS DEED

MONTGOMERY COUNTY COMMISSIONERS REGISTRY  
66-00-06080-00-1 WHITPAIN  
SHEFFIELD DR  
JUHI INC  
B 014B U 085 L 2303 DATE: 06/08/2011  
\$10.00  
JO

Made this 6<sup>th</sup> day of June, Two thousand and eleven

Between

**Juhi, Inc**, located at 132 Montfort Drive, Belle Mead, New Jersey 08502,  
GRANTOR, party of the first part, and

**JASMINE ASSOCIATES, LLC., 1340 US HIGHWAY ONE, SUITE 102,  
JUPITER, FL 33469**. GRANTEE, party of the second part

**3**  
**2**  
WITNESSETH, that the party of the first part, in consideration of the sum of \$575.00 in full payment, transfer all rights, title and interest which Juhi, Inc may have acquired in and to said property does hereby remise, release and quit claim unto the party of the second part, and said party's heirs, successors and assigns forever.

TOGETHER with the appurtenances and all the estate and rights of the first party in and to said premises.

**ALL THAT CERTAIN PROPERTY SITUATED AND BEING KNOW AS**

Sheffield Drive  
BLOCK014B UNIT 085  
TOWNSHIP OF WHITPAIN  
County Of Montgomery  
Commonwealth of Pennsylvania  
PARCEL # 66-00-06080-001

BEING the same premises recorded in the Montgomery County Recorder's office on the 24th day of March 2006, in **DE BK 05594-1933**

**In Witness Whereof** the party of the first part has hereunto caused this Deed to be executed by its President on the day and year first above written

SIGNED, SEALED AND DELIVERED  
IN THE PRESENCE OF



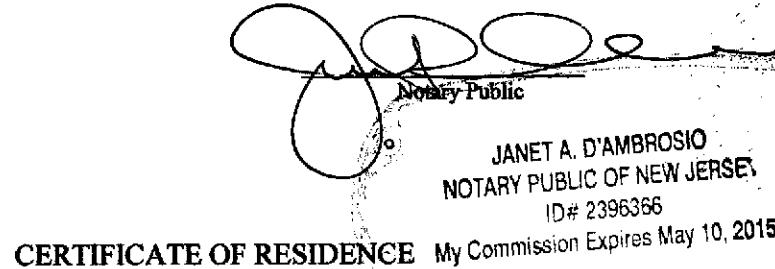
JUHI, INC



By \_\_\_\_\_  
Peter Shah, President

State of New Jersey ) ss:  
County of Somerset )

On this 6<sup>th</sup> day of June, in the year 2011 before me, the undersigned, a Notary Public personally appeared, Peter Shah, President, Juhi, Inc personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the company on behalf of which the individual acted, executed the instrument.



I hereby certify that the precise address of the Grantee here is;

1340 US Highway One, Suite 102  
Jupiter, FL 33469



On behalf of Grantee

SIGN LOCATION LEASE

1. This Lease Agreement (the "Lease" or "Agreement") dated this 31 day of MAY, 2023 ("Effective Date"), is by and between JASMINE ASSOCIATES, LLC ("LESSOR"), and UMR OUTCO, LLC ("LESSEE"), wherein LESSOR hereby leases and grants exclusively to LESSEE the exclusive use of the "Leased Premises" (as hereinafter defined) consisting of a portion of the real property known as: 1625 Union Meeting Road, Blue Bell, PA 19422 (Parcel # 66-00-06080-00-1) (the "Property") as more particularly described on Exhibit "A" (with free access over and across same) for the purpose of erecting, constructing, installing, placing, operating, maintaining, modifying, servicing, relocating and removing LESSEE's advertising sign(s) thereon, including supporting structures, illumination facilities and connections, back-up panels, service ladders and other appurtenances and ancillary equipment (the "Sign Structure(s)").

2. The "Leased Premises" shall consist of the area where the supporting structure of the Sign Structure(s) is/are affixed to the Property, the surrounding area and the airspace above the same, as more particularly described on Exhibit "B" attached hereto and made a part hereof.

3. LESSOR grants to LESSEE and/or its agents the right to vehicular and pedestrian ingress and egress to and from the Sign Structure(s) over and across the Property for all purposes reasonably necessary for (i) the erection, construction, installation, placing, operating, maintaining, modifying, servicing and removal of the Sign Structure(s), (ii) providing or establishing electrical power to the Sign Structure(s) (at LESSEE's sole expense), (iii) the placement of incidental and ancillary equipment thereon, (iv) relocating the Sign Structure(s) to lawful site(s) satisfactory to LESSEE on LESSOR'S Property if the maintenance of the Sign Structure(s) on the Leased Premises are proscribed by federal, State or Local statute, ordinance or regulation. LESSEE shall keep the Property free from liens and encumbrances arising out of or in connection with labor, materials, goods, services or other items furnished, work performed, or obligations incurred by, through, at the request of or on behalf of LESSEE ("Mechanics Lien"). If a Mechanics Lien shall at any time be filed, LESSEE shall either cause the same to be discharged of record within thirty (30) days, or if LESSEE, in LESSEE's discretion and in good faith, determines that such Mechanics Lien shall be contested, LESSEE shall furnish such security as may be reasonably necessary, in LESSOR's discretion, to (i) prevent any foreclosure proceedings against the Property during the pendency of such contest, or (ii) cause the title insurance company of LESSOR's choosing to remove such Mechanics Lien as a matter affecting title to the Property. If any such Mechanics Line is not released of record within thirty (30) days after the recordation thereof and written notice of same to LESSEE or, alternatively, if LESSEE shall fail to furnish security as provided in this Section 3, LESSOR may, at LESSEE's expense, secure such release by payment, posting of a bond or any other means available to LESSOR. LESSEE shall reimburse LESSOR for all reasonable out-of-pocket costs and expenses (including, but not limited to, attorneys' fees) incurred by LESSOR to secure such release, and shall otherwise indemnify LESSOR from any damages arising from such Mechanics Lien.

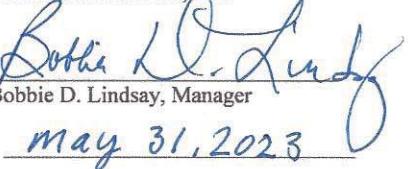
4. The initial term of this Lease ("Term") shall commence on the date of this Lease and shall continue for a period of                    years commencing on the first day of the calendar month immediately following the date on which construction of the Sign Structure(s) is completed and a certificate of occupancy or final inspection (or equivalent) is issued (the "Commencement Date"). This Lease shall be automatically renewed for successive                    periods on the same terms and conditions as herein contained (each a "Renewal Term"), unless either party delivers written notice to the other party by certified or registered mail not less than                    days before the end of the term of this Lease then in effect expressing its intent not to renew the Lease. The initial term and any Renewal Term(s) are hereinafter collectively referred to as the "Term". Each full consecutive twelve (12) month period of the Term immediately following the Rent Commencement Date is hereinafter referred to as a "Lease Year". If LESSEE remains in possession of all or any part of the Property after the expiration or termination of the Term, LESSOR may at its option either (a) pursue any or all of the rights and remedies available to LESSOR under this Lease or otherwise by law for default under or breach of this Lease, or (b) permit LESSEE to remain in possession of the Premises as a LESSEE under the provisions of this Lease; provided that such tenancy shall be from month to month only and shall not be a renewal or extension of the Term; and provided further that the Rent for each month of such holdover period shall be the greater of (i)                    of the Rent payable under this Lease for the last full calendar month of the Term or (ii) such amount as LESSOR designates in a written notice to LESSEE at least forty five (45) days prior to the commencement of such month.

5. During the Term, LESSEE shall pay to LESSOR rent beginning on the earlier of: (i) Commencement Date as defined herein, or (ii) within                    of LESSEE receipt of Approvals as defined herein, in accordance with the attached Rent Schedule "A" ("Rent"). Rent shall be due and payable in advance within five (5) days of the Rent Commencement Date and by the fifth (5<sup>th</sup>) days of each succeeding calendar month throughout the Term thereafter. LESSEE shall pay the Rent to the order of LESSOR, as mutually agreed by the parties, in lawful money of the United States via check or ACH (Automatic Clearing House) payment to the account specified by LESSOR from time to time without deduction, offset or prior notice or demand. If any installment of Rent or of a sum due from LESSEE shall not be received by LESSOR within                    after the date due, LESSEE shall pay to LESSOR a late charge at the accrual rate of                    per annum of such overdue amount for the duration the payment remains overdue. The parties hereby agree that such late charge represents a fair and reasonable estimate of the cost that LESSOR will incur by reason of the late

IN WITNESS WHEREOF, LESSOR and LESSEE have caused this Lease to be executed by their duly authorized representatives as of the Effective Date set forth above.

**LESSOR:**

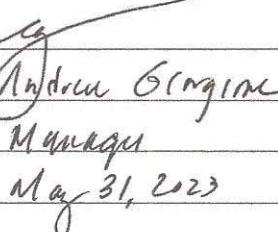
JASMINE ASSOCIATES, LLC

By:   
Bobbie D. Lindsay, Manager

Date: May 31, 2023

**LESSEE:**

UMR OUTCO, LLC

By:   
Name: Andrew Gragin  
Title: Manager  
Date: May 31, 2023

**LESSOR ADDRESS:**

1340 N. US Hwy Rt-1, Ste 102  
Jupiter, FL, 33469  
P: 516-568-7004

**LESSEE ADDRESS:**

1426 North Third St  
Harrisburg, PA 17102  
P: 717-319-0958

EXHIBIT "A"

PROPERTY

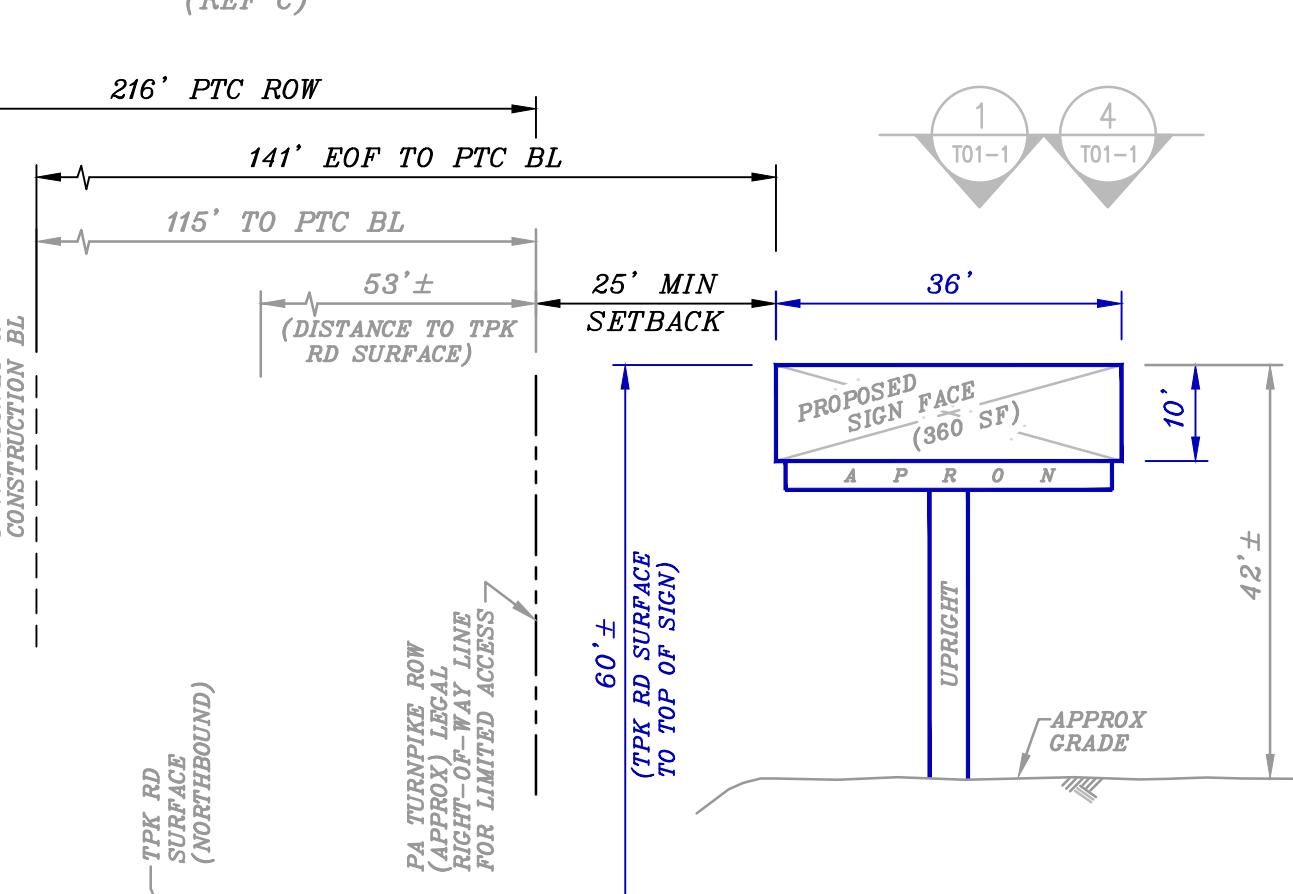
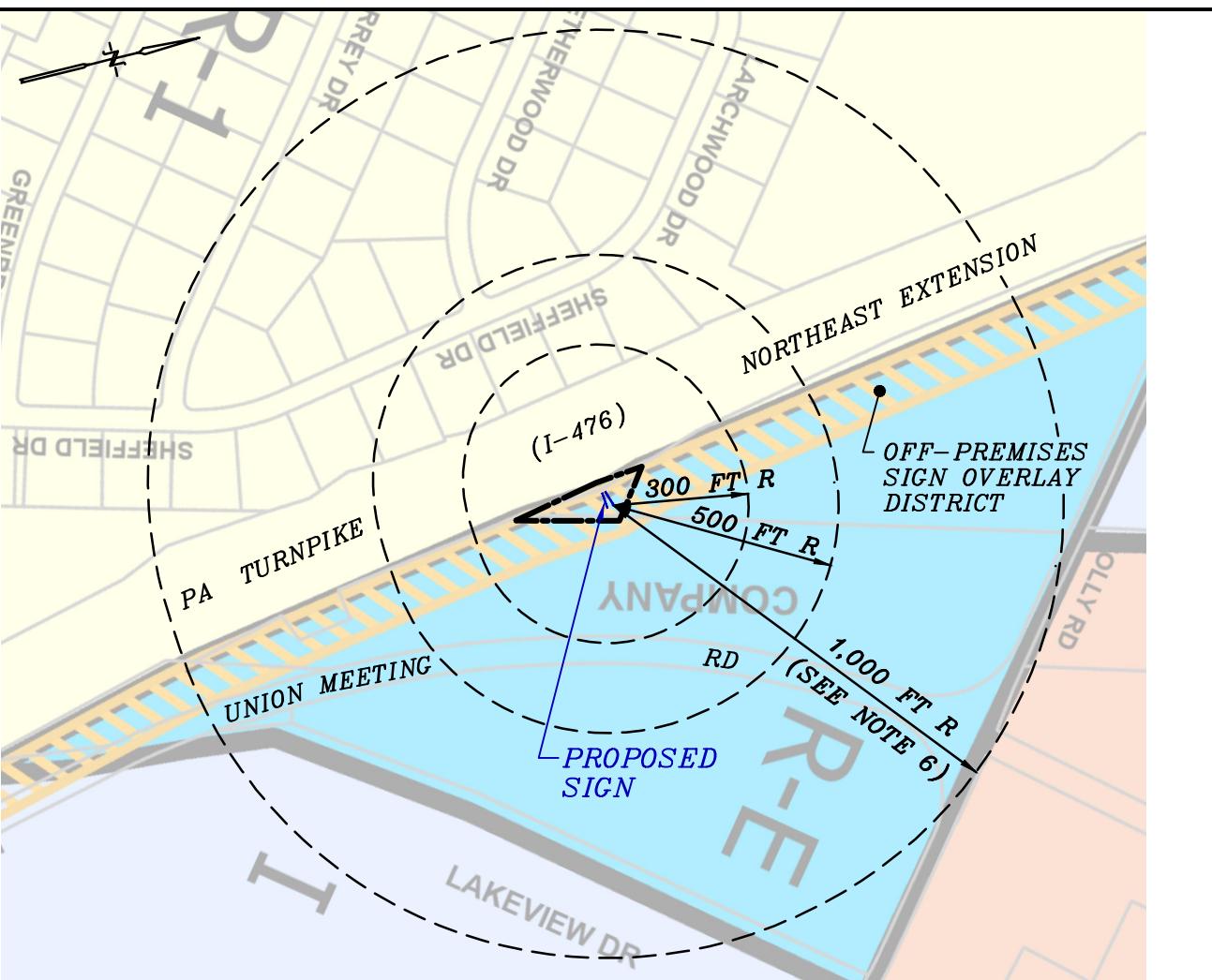
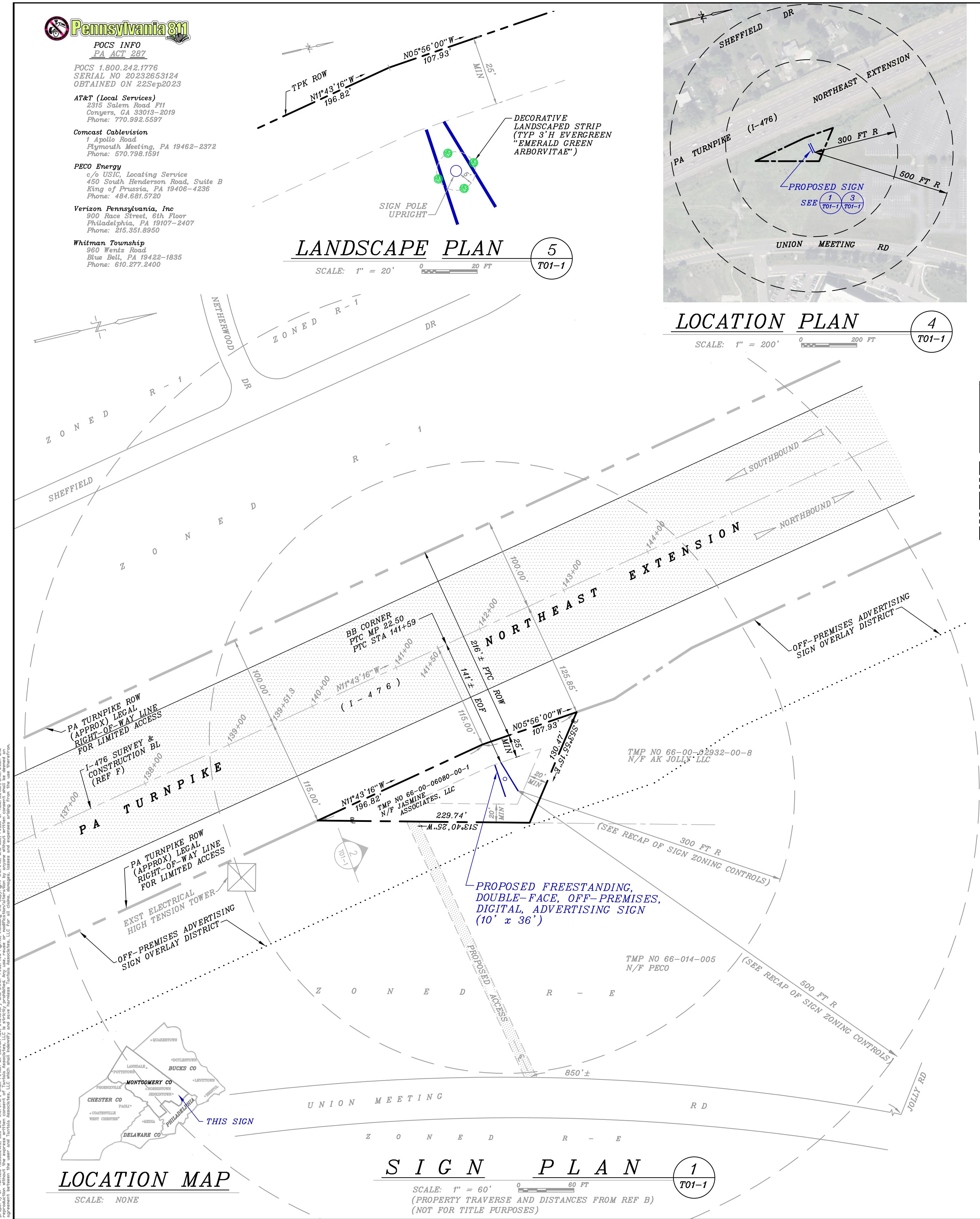
TOGETHER with the appurtenances and all the estate and rights of the first party  
in and to said premises.

ALL THAT CERTAIN PROPERTY SITUATED AND BEING KNOWN AS

Sheffield Drive  
BLOCK 014B UNIT 005  
TOWNSHIP OF WHITETAIL  
County Of Montgomery  
Commonwealth of Pennsylvania  
PARCEL # 66-00-06000-001

BEING the same premises recorded in the Montgomery County Recorder's office  
on the 24th day of March 2006, in DE BK 05994-1933

*WJ Burch*



## REFERENCES:

- A. Deed dated 8Jun11, recorded in Book 5803, Page 01150
- B. Boundary Survey Plan, prepared for CBS Outdoor, dated 5Aug13, by Urwiler & Walter, Inc, Sunnystown, PA, Project NO 13044-CBS OUTDOOR-JASMINE ASSOC'S LLC, Project File: 13044-01-Survey, Sheet NO 1 of 1
- C. Whitpain Township Zoning Map, revised 8Dec21, by Ordinance 4-254 dated 2Mar21
- D. Whitpain Township Ordinance NO 4-262, Enacted 19Sep23
- E. Flood Insurance Rate Map, Community-Panel NO 42091C0270 G, revised 2Mar16, Federal Emergency Management Agency, Panel 270 of 451
- F. Pennsylvania Turnpike Commission, Property to be Acquired from The Philadelphia Electric Company dated 18Jan1954, Plan NO 6420-A-TR #1 & 6421
- G. Roadway Plan (Median Reconstruction), Between STA 131+75 to 146+75, undated, by Pennsylvania Turnpike Commission, Drawing NO 8 of 83, Sheet NO 30 of 120, and Contract NO 99-009-RQ44
- H. Roadway and Bridge Reconstruction Plan, Between STA 126+50 to 141+50, and STA 141+50 to 156+50, undated, District 4, Montgomery CO, Whitpain TWP, by Urban Engineers, Philadelphia, PA, Drawings 15 & 17 of 46, Sheets 283 & 285 of 314

## LEGEND:

141+00	Station NO along PA TPK	NO	Number(s)
APPROX	Approximate	R	Property Line
BL	Base Line	PTC	Pennsylvania Turnpike Commission
CO	Company	R	Radius
DR	Drive	RD	Road
EOF	Edge of Face	REF	Reference
EXIST	Existing	ROW	Right of Way
FT	Feet	SF	Square FT
MAX	Maximum	ST	Street
MIN	Minimum	TMP	Tax Map Parcel NO
N/A	Not Applicable	TPK	PA Turnpike Extension
N/F	Now or the Former		

## RECAP OF SIGN ZONING CONTROLS

ORDINANCE SECTION 4-262	CONTROL	REQUIRED	PROPOSED	COMMENT
A.	OFF-PREMISES SIGN OVERLAY DISTRICT	YES	YES	SATISFIED
B.	AREA PER FACE (SF)	360 MAX	360	SATISFIED, SEE <u>2</u> <u>-1</u>
C.	HEIGHT (FROM GRADE OF TPK ADJACENT PAVING TO TOP OF SIGN) (FT)	35 MAX	60	HEIGHT PER ORDINANCE 4-262, SECTION I.C.(3)
D.	LOCATION OF SIGN	FROM PROPERTY LINE (FT) FROM ROW (FT) FROM OTHER BILLBOARDS (FT) IN SIGHT TRIANGLE (FT) FROM HISTORIC SITE, SCHOOL, RELIGIOUS, ETC (FT) FROM EXIST RESIDENTIAL DWELLING (FT)	20 MIN 25 MIN 1,000 MIN 300 MIN 1,000 MIN N/A	SATISFIED SATISFIED SATISFIED SATISFIED SATISFIED N/A
E.	NO OF SIGNS PER LOT	ONE MAX	ONE	SATISFIED
F., G., H.	CONTENT, LIGHTING, & LUMINANCE	AS PERMITTED		
I.	LOT SIZE (SF)	10,000 MIN	14,927	SATISFIED
K.(2)	SIGN ARRANGEMENT (V-TYPE SIGN) (FT)	15	15	SATISFIED DOUBLE-FACE, V-TYPE
M.	LANDSCAPING	TREES REMOVED DECORATIVE STRIP	AS PERMITTED	SEE NOTE 8 AND <u>5</u> <u>-1</u>
L., N., O., & P.	OWNER AGREEMENT, IDENTIFICATION, DISCONTINUED SIGN, & ADDITIONAL REGULATIONS	AS PERMITTED		

## RECAP OF PennDOT STANDARDS

SECTION 1445.4	STANDARD	REQUIRED/ALLOWED	PROPOSED (±)	COMMENTS
(a)(2)	ZONED COMMERCIAL OR INDUSTRIAL ALONG THE INTERSTATE SYSTEM AND LYING WITHIN THE BOUNDARY OF AN INCORPORATED MUNICIPALITY	YES	YES	ZONED R-E ALONG PA TURNPIKE
(b)(1)	(i) MAX SIZE OF SIGNS HEIGHT (FT) (ii) LENGTH (FT) (iii) MAX NO OF SIGNS PER FACING	1200 30 60 1 OR 2	360 10 36 1	
(b)(2)(i)	SPACING BETWEEN SIGNS (FT)	500	> 500	
(b)(3)	TO AN INTERCHANGE (FT)	500	> 500	
(b)(4)	LIGHTING OF SIGNS	VARIOUS	YES	SEE NOTE 7
	GENERAL PROVISIONS	VARIOUS	AS PERMITTED	

## NOTES:

1. Do not physically or electronically scale drawing.
2. Owner-of-Record: **Jasmine Associates, LLC**  
1340 N US Highway 1, Suite 102  
Jupiter, FL 33469-3237
3. Property is zoned R-E, Research and Engineering District, & is located within the Off-Premises Advertising Sign Overlay District (REF C).
4. Tract Area = 14,927 SF (REF B)  
= 0.3434 Acre
5. This sign is not within the flood plain 100-year. Location lines were scaled from Flood Plain Maps and it appears that the location of the sign is not within the 100-year Flood Plain (REF E).
6. The property has frontage on the PA Turnpike (I-476). The sign faces are proposed to principally advertise to northbound and southbound traffic on the PA Turnpike. Both faces are proposed to be digital format. Per Ordinance 4-262, Section 4-262, 1.D.(6) separations exist from the property with I-476 and a utility-owned right-of-way or property on which overhead transmission lines are located.
7. The proposed off-premises, double-face sign is not intermittently-illuminated, flashing, and or rotating.
8. A decorative landscaped strip shall be located immediately adjoining every side of the supporting structure of the off-premises advertising sign and extending a minimum of 5 feet from the supporting structure in all directions.
9. The location of the proposed off-premises sign is approximately shown and was not surveyed. The location of any property lines, rights of way, easements, encumbrances, etc are based on provided references. Tantala Associates, LLC does not guarantee the accuracy of references. It is the sole responsibility of the owner and contractor to determine their adequacy. No encroachments are permitted. The owner and contractors shall, to the fullest extent permitted by law, indemnify and hold harmless Tantala Associates, LLC from and against any damages and liability (including attorneys fees) arising from any claims connected to the project.
10. The Horizontal Datum is NAD83. The Vertical Datum is NAVD88, GEDOD 18. Turnpike stationing is derived from reference plan (REF F).

Scale:  
AS NOTED

Drawn by:  
PDX

Checked by:  
MWJ

Date: 27Oct23

**TANTALA ASSOCIATES, LLC**  
ENGINEERS & ARCHITECTS  
6200 FRANKFORD AVENUE  
PHILADELPHIA, PA 19135-3400  
215.289.4600  
www.TANTALA.com

Proposed Freestanding, Off-Premises, Advertising Sign for & at:  
**UMR OUTCO, LLC**  
1625 UNION MEETING ROAD  
TMP NO 66-00-06080-00-1  
WHITPAIN TOWNSHIP, MONTGOMERY CO, PA

**SIGN PLAN** Drawing NO D23020-T01-1

**MICHAEL W. TANTALA, P. E.**  
PROFESSIONAL ENGINEER NY NO 096302  
PA NO 071443 CT NO 3261  
NJ NO 24GE04914100 DE NO 1640  
MICHAEL W. TANTALA DATE 27Oct23

Michael W. Tantala  
MICHAEL W. TANTALA  
DATE 27Oct23  
ENGINEER PE071443  
SCEA VAL