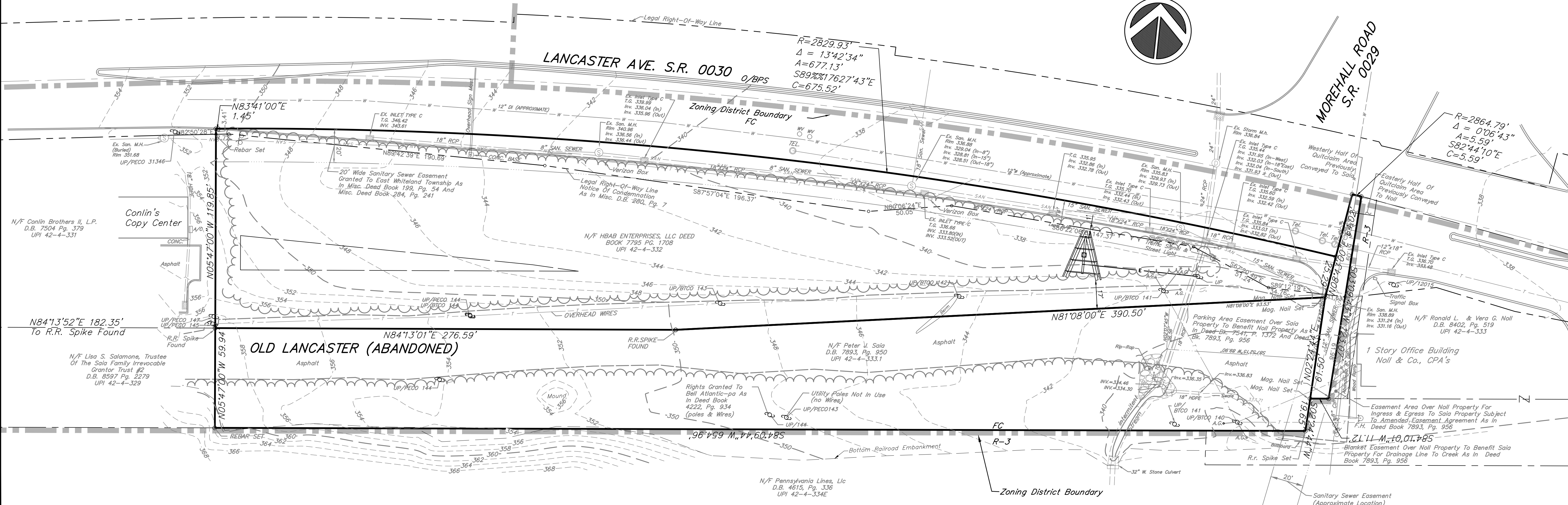


DIGITAL SIGN DETAIL

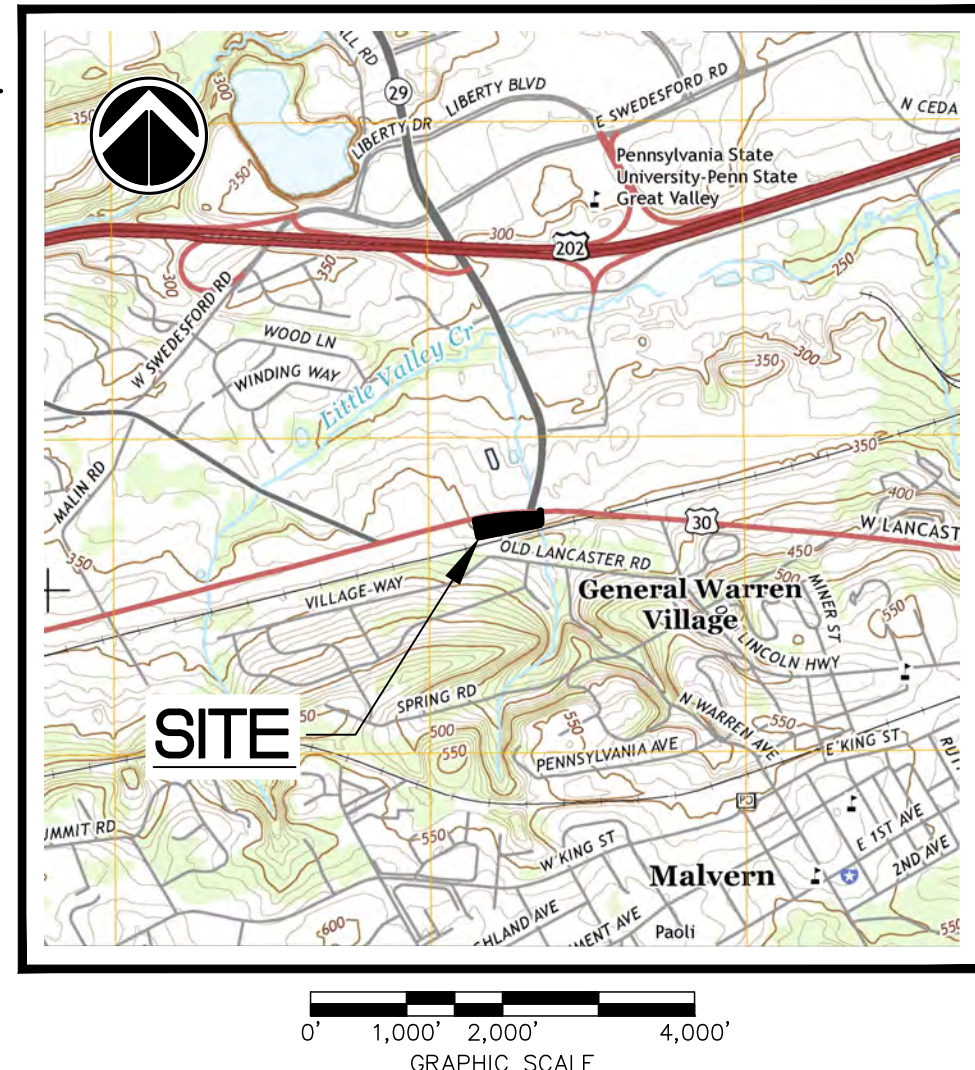


**GENERAL NOTES**

1. DEED TITLE AND EXISTING FEATURES DEPICTED HEREON HAS BEEN SUPPLIED BY APPLICANT. BASED ON A PLAN OF SURVEY PREPARED FOR HABA ENTERPRISES, LLC AND PETER J. SAIA, PREPARED BY EDWARD B WALSH & ASSOCIATES, INC., DATED AUGUST 5, 2013, LAST REVISED DECEMBER 5, 2014.
2. PURSUANT TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) MAP 42029C180G, EFFECTIVE DATE SEPTEMBER 29, 2017, NO 100-YEAR FLOOD LIMITS ARE CONTAINED WITHIN THE SUBJECT TRACT.
3. ATTENTION ALL CONTRACTORS: LOCATIONS OF ALL EXISTING UTILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM UTILITY COMPANY RECORDS AND/OR ABOVE-GROUND INSPECTION OF THE SITE. COMPLETENESS OR ACCURACY OF TYPE, SIZE, DEPTH OR HORIZONTAL LOCATION OF UNDERGROUND FACILITIES OR STRUCTURES CANNOT BE GUARANTEED. PURSUANT TO REQUIREMENTS OF PENNSYLVANIA LEGISLATIVE ACT NUMBER 38, CONTRACTORS MUST VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES AND FACILITIES PRIOR TO START OF WORK.
4. PERMITS SHALL BE OBTAINED FROM EAST WHITELAND TOWNSHIP PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
5. ALL UTILITY LOCATIONS DEPICTED HEREON ARE APPROXIMATE. CONTRACTOR IS RESPONSIBLE FOR LOCATION VERIFICATION PRIOR TO COMMENCEMENT OF ANY WORK.
6. ALL UTILITIES INCLUDING BUT NOT LIMITED TO GAS, ELECTRIC, TELEPHONE AND CABLE TV FACILITIES SHALL BE PROVIDED BY UNDERGROUND SERVICE.
7. ALL WORK IS TO BE IN ACCORDANCE WITH PADOT 408 OR EAST WHITELAND TOWNSHIP STANDARDS, WHICHEVER IS GREATER.
8. THE PROPOSED DIGITAL SIGN HAS BEEN PROVIDED BY CLIENT. HIBBELN ENGINEERING COMPANY, L.L.C. ACCEPTS AND ASSUMES NO LIABILITY OF SAME.

**SITE STATISTICS**

1. SUBJECT TRACT MAY BE IDENTIFIED BY CHESTER COUNTY TAX ASSESSMENT INFORMATION AS FOLLOWS:  
EAST WHITELAND TOWNSHIP  
(PIN: 420403320000)
2. RECORDED DEED DATA IS AS FOLLOWS:  
AS RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS, ETC., IN AND FOR THE COUNTY OF CHESTER IN WEST CHESTER, PENNSYLVANIA IN DEED BOOK 7795, PAGE 1708.
3. NAME AND ADDRESS OF THE OWNER OF THE SUBJECT TRACT:  
HABA ENTERPRISES LLC  
135 W SYLVAN DRIVE  
BROOMALOL, PA 19008
4. ADDRESS OF THE SUBJECT TRACT:  
32 LANCASTER AVENUE
5. AREA STATISTICS:  
GROSS TRACT AREA = 1.39 AC.



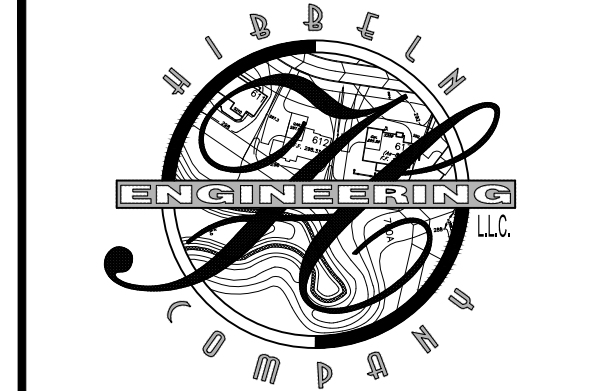
**ZONING DATA**

DATA OBTAINED FROM THE ZONING ORDINANCE OF EAST WHITELAND TOWNSHIP  
DISTRICT CLASSIFICATION - "FC" - FRONTAGE COMMERCIAL DISTRICT  
PROPOSED USE: OFF-PREMISES SIGN

	REQUIRED	PROVIDED
MINIMUM TRACT AREA:	20,000 SF	60,548 SF
MINIMUM LOT WIDTH @ BUILDING LINE:	80 FT.	893.5 FT.
MINIMUM LOT WIDTH @ STREET LINE:	60 FT.	678.58 FT.
MAXIMUM BUILDING COVERAGE:	35%	0.0%
MAXIMUM IMPERVIOUS COVERAGE:	55%	0.0%
MAXIMUM BUILDING HEIGHT:	35 FT.	45 FT.**
MAXIMUM DIST FROM MUNICIPAL BOUNDARY:	2,600 FT.	1,770 FT.
MAXIMUM AREA PER SIGN FACE:	300 S.F.	300 S.F.
MAXIMUM NUMBER OF OFF-PREMISES SIGNS:	1	1
MAXIMUM PRINCIPAL USES PER LOT:	1	1
MINIMUM FREQUENCY OF CHANGE OF ELECTRONIC DISPLAY:	10 SEC.	10 SEC.
MINIMUM PRINCIPAL STRUCTURE SETBACK FROM TRACT PERIMETER:	15 FT.	15 FT.

\*\* 45 FT TO TOP OF SIGN

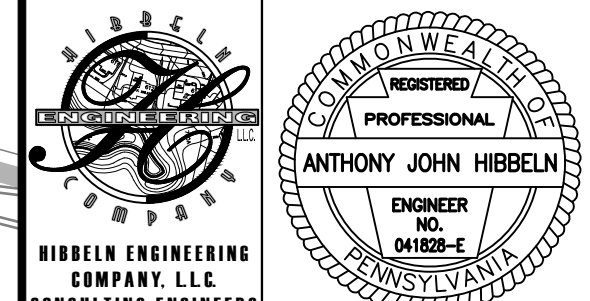
LOCATIONS OF ALL EXISTING UTILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM UTILITY COMPANY RECORDS AND/OR ABOVE-GROUND INSPECTION OF THE SITE. COMPLETENESS OR ACCURACY OF TYPE, SIZE, DEPTH OR HORIZONTAL LOCATION OF UNDERGROUND FACILITIES OR STRUCTURES CANNOT BE GUARANTEED. PURSUANT TO REQUIREMENTS OF THE PENNSYLVANIA LEGISLATIVE ACT NUMBER 38, CONTRACTORS MUST VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES AND FACILITIES PRIOR TO START OF WORK.  
SERIAL NUMBER: 2018142221 (05-22-2018)



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

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

NO.	REV.	PER CLIENT COMMENTS (12-12-2018)	DATE
1			JANUARY 7, 2019
2			JUNE 22, 2018



**CONDITIONAL USE PLAN**

**32 LANCASTER AVENUE**

SITE SITUATE IN  
**EAST WHITELAND TOWNSHIP  
CHESTER COUNTY, PENNSYLVANIA**

PROJECT MANAGER: <b>AJH</b>	DRAFTED BY: <b>RAF</b>
PROJECT NUMBER: <b>15360</b>	DRAWING FILE: <b>15360_SHT01</b>
PLAN SCALE: <b>1"=30'</b>	PLAN SHEET NUMBER: <b>1 OF 1</b>

GRAPHIC SCALE: 0, 15, 30, 60'