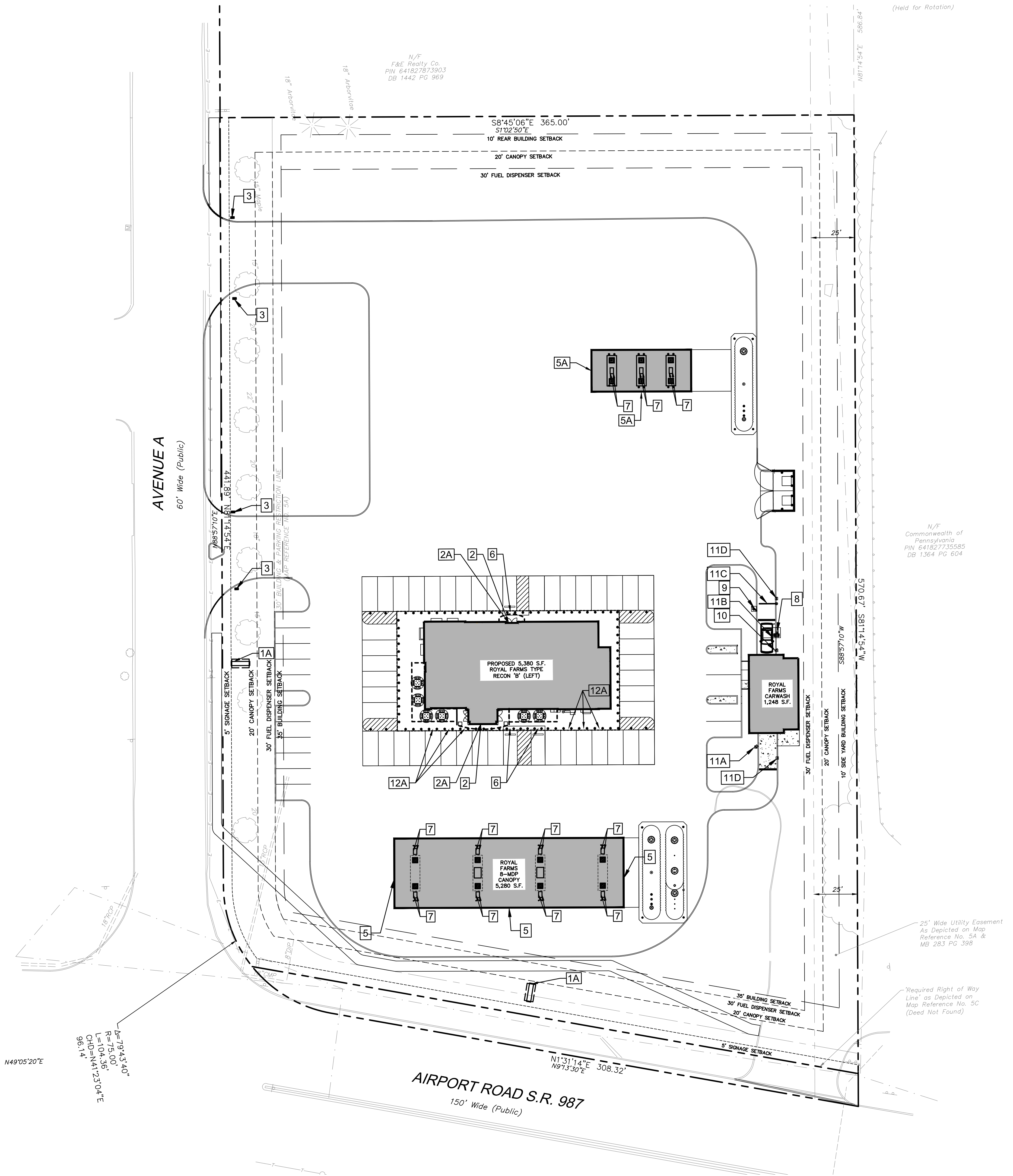


11/2/2020, WASHINGTON, DC \Users\j\OneDrive\Work\19001\DWG\SGP1\001.DWG (SGP1)



ROYAL FARMS SIGN LEGEND

NO.	SIGN
1A	2020 GOALPOST W/CAR WASH
2	ROYAL FARMS BUILDING CHANNEL LETTERS
2A	ROYAL FARMS CHANNEL LETTERS
3	STANDARD DIRECTIONAL SIGN
5	ROYAL FARMS FUEL CANOPY CHANNEL LETTER
5A	HI-FLOW DIESEL CANOPY SIGNAGE
6	HANDICAP PARKING SIGN DETAIL
7	PUMP DESIGNATOR BLADE SIGN
8	C START PAY STATION
9	MS 3X3 ILLUMINATED PRICE MENU
10	T120L2S RED GREEN TRAFFIC CONTROL
11A	TCTIP COUNTDOWN TIMER
11B	STANDARD CANOPY
11C	ROYAL FARMS CARWASH CRASHBAR
11D	CARWASH ENTER/EXIT SIGNS
12A	PARKING RESTRICTION SIGNAGE

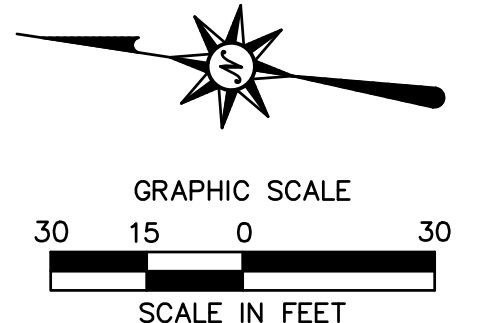
SIGN INFORMATION

ITEM #	ITEM	REQUIREMENTS	PROPOSED	VARIANCE	CODE REFERENCE
1	AWNING SIGN	SHALL NOT EXCEED 20 PERCENT OF THE AREA OF THE EXTERIOR BUILDING FACE	<20 PERCENT (SEE BELOW TABLE)	NO	1320.09.a.2.ii
2	WALL MOUNTED SIGNS (BUILDING AND CANOPY)	SHALL NOT EXCEED 20 PERCENT OF THE AREA OF THE EXTERIOR BUILDING FACE	<20 PERCENT (SEE BELOW TABLE)	NO	1320.09.a.2.ii
3	WALL MOUNTED SIGNS (CARWASH)	SHALL NOT EXCEED 20 PERCENT OF THE AREA OF THE EXTERIOR BUILDING FACE	NONE	NO	1320.09.a.2.ii
4	FREESTANDING SIGN AREA	*50 SF MAXIMUM AREA	*(2 SIGNS) 246 SF EACH FACE TOTAL SIGN FACE AREA = 492 S.F.	YES	1320.09.a.3.iii
5	FREESTANDING SIGN HEIGHT	30 FEET IN HEIGHT	32' 8"	YES	1320.09.a.3.ii
6	SIGNAGE SETBACK	5 FEET FROM ROW	>5 FEET FROM ROW	NO	1320.07.k
7	ON-PREMISES SIGN (DIRECTIONAL SIGNS)	6 SF MAXIMUM AREA	<6 SF	NO	1320.06

\*PER SECTION 1320.09.A.3.I FREE STANDING SIGNS SHALL BE LIMITED TO ONE (1) EXCEPT FOR AN ESTABLISHMENT WHICH FRONTS ON TWO (2) OR MORE STREETS, IN WHICH CASE A SIGN MAY BE ERECTED IN EACH YARD FRONTING ON A STREET. IF A LOT IS ALLOWED 2 FREESTANDING SIGNS, THE APPLICANT MAY COMBINE THE ALLOWED SIGN AREA ONTO A SINGLE FREE-STANDING SIGN.

WALL MOUNTED SIGNAGE

ITEM #	LOCATION OF BUILDING MOUNTED SIGNAGE	APPROXIMATE BUILDING FACE AREA	PROPOSED SIGNAGE AREA	TOTAL COMBINED AREA OF ALL WALL AND PROJECTING SIGNS	PERMITTED PERCENT OF BUILDING FACE	VARIANCE
1	RECON 'B' BUILDING (FRONT)	2440 SF	49.60 SF	2.03 PERCENT	20 PERCENT	NO
2	RECON 'B' BUILDING (REAR)	2184 SF	42.26 SF	1.93 PERCENT	20 PERCENT	NO
3	GAS CANOPY (LONG)	396 SF	37.85 SF	9.5 PERCENT	20 PERCENT	NO
4	GAS CANOPY (SHORT)	84 SF	37.85 SF	45.05 PERCENT	20 PERCENT	YES
5	DIESEL CANOPY (LONG)	174 SF	31.4 SF	18.05 PERCENT	20 PERCENT	NO
6	DIESEL CANOPY (SHORT)	72 SF	19.6 SF	27.22 PERCENT	20 PERCENT	YES
7	CARWASH	392 SF	NONE	N/A	N/A	NO

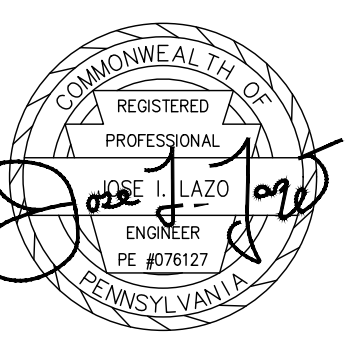


PROPOSED LEGEND

---	PROPERTY LINE
- - -	PROPOSED SIGN
---	SIGNAGE SETBACK



1100 First Avenue, Suite 104  
King of Prussia, PA 19406  
(610) 337-3630  
(610) 337-3642 Fax



PROPOSED ROYAL FARMS BETHLEHEM  
2355 AVENUE A  
CITY OF BETHLEHEM, LEHIGH COUNTY, PA

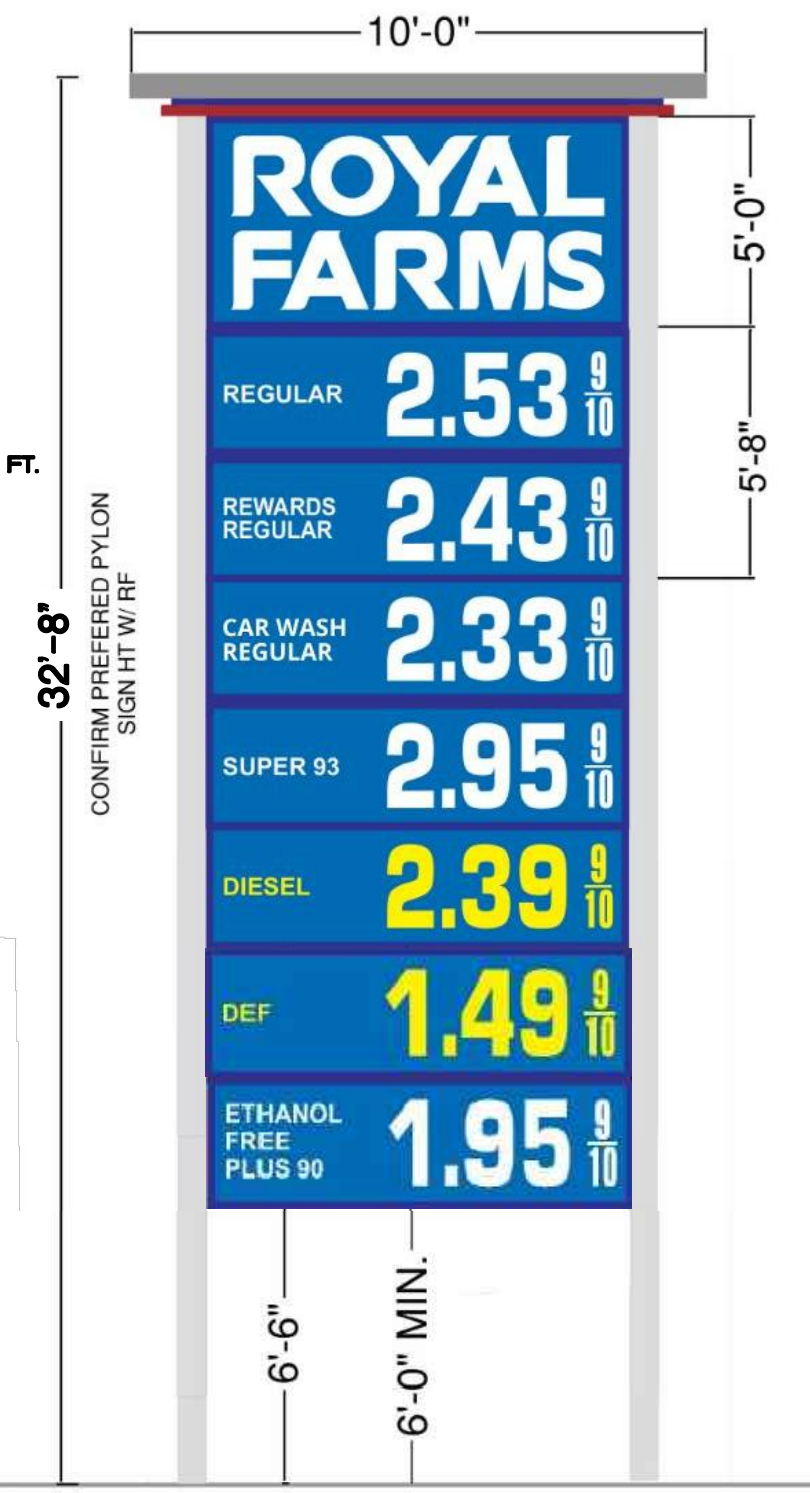
REVISIONS  
No. Date Desc.

Designed M.B.H.  
Drawn M.B.H.  
Reviewed J.J.L.  
Scale 1"=30'  
Project No. 190016  
Date 11/03/2020  
CAD File: SGP19001601

Title  
ZONING EXHIBIT  
Sheet No.  
**EXB-1**  
NO. 01 OF 03

**PYLON SIGN  
SQ. FTG.**

"ROYAL FARMS" - 50 SQ. FT.  
 "REGULAR" - 28 SQ. FT.  
 "PRO Rewards REGULAR" -  
 28 SQ. FT.  
 "CAR WASH REGULAR" -  
 28 SQ. FT.  
 "DIESEL" - 28 SQ. FT.  
 "DEF" - 28 SQ. FT.  
 "ETHANOL FREE PLUS 90" - 28 SQ. FT.  
**TOTAL = 248 SF**



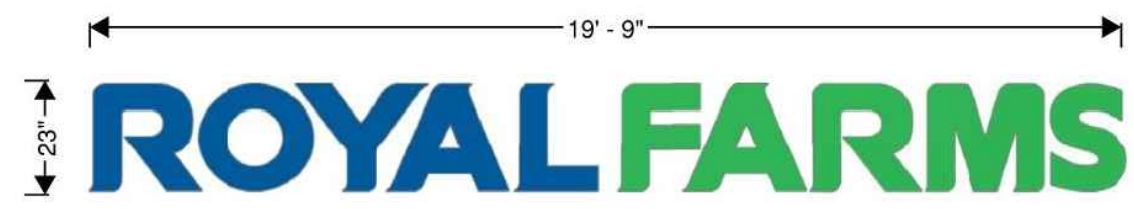
**1A** 2020 GOALPOST WITH CAR WASH  
NOT TO SCALE

"DEF" - 28 SQ. FT.  
 "ETHANOL FREE PLUS 90" - 28 SQ. FT.  
 "FLEX FUEL" - 28 SQ. FT.  
**TOTAL - 162 SQ. FT.**

FUEL TYPE PRICING QUANTITY AND TYPE BASED ON PROJECT LOCATION AND PROJECT SCOPE.

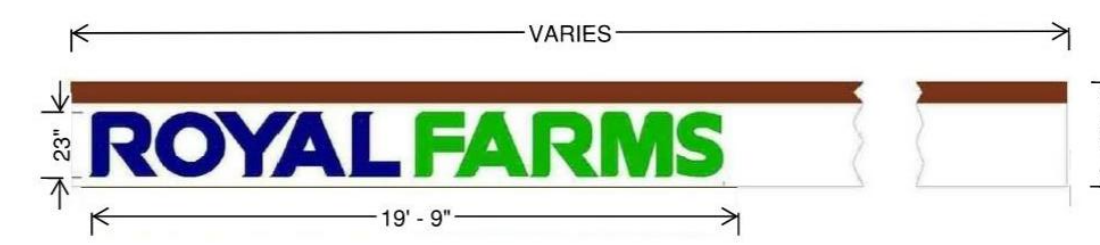
ETHANOL FREE PLUS 90	1.95 <sup>9</sup> / <sub>10</sub>	E-15
FLEX FUEL	1.85 <sup>9</sup> / <sub>10</sub>	E-85
DEF	1.49 <sup>9</sup> / <sub>10</sub>	WITH HI-FLOW DIESEL ONLY
REGULAR 85	1.55 <sup>9</sup> / <sub>10</sub>	E-15
PLUS	1.75 <sup>9</sup> / <sub>10</sub>	NEW JERSEY STORES NO REWARDS ALLOWED

**1B** ALTERNATE FUEL TYPES - SIGNAGE  
NOT TO SCALE



CABINET: 0.40 ALUMINUM WITH ACRYLIC LETTERING.  
 ILLUMINATED WITH LED LIGHTS.  
 INSTALLATION: WALL MOUNT.  
 TOTAL SIGN SQUARE FOOTAGE: 37.85

**2** ROYAL FARMS BUILDING CHANNEL LETTERS  
NOT TO SCALE



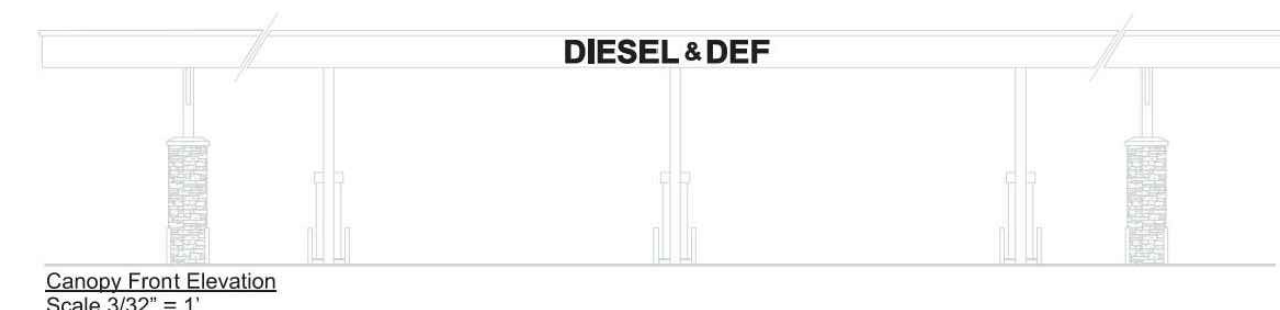
TOTAL SIGN SQUARE FOOTAGE: 37.85

**5** ROYAL FARMS FUEL CANOPY CHANNEL LETTERS  
NOT TO SCALE

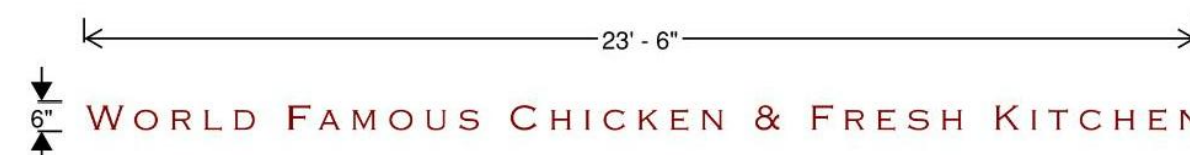


31.4 sq ft

Scale 1/2" = 1'



**5A** HI-FLOW DIESEL CANOPY SIGNAGE  
NOT TO SCALE



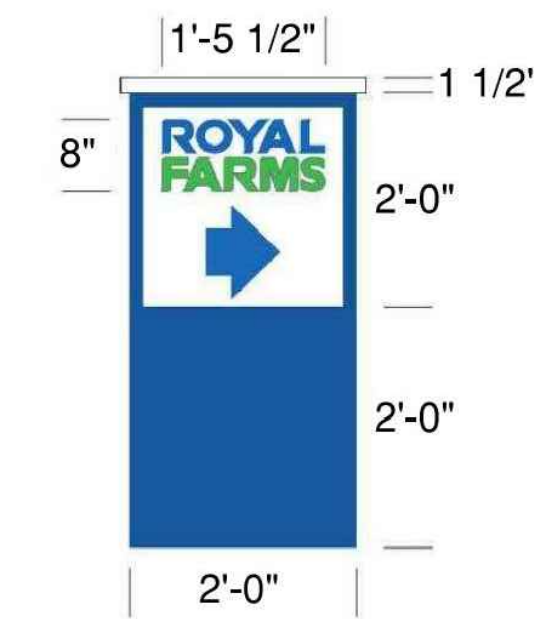
@ FRONT TRELLIS  
 FONT: COPPERPLATE GOTHIC BOLD  
 COLOR: ROYCROFT COPPER RED  
 NOTE: FIRST LETTER OF EACH WORD ARE  
 UPPERCASE, ALL OTHER LETTERS ARE  
 LOWERCASE.  
 TOTAL SIGN SQUARE FOOTAGE: 11.75



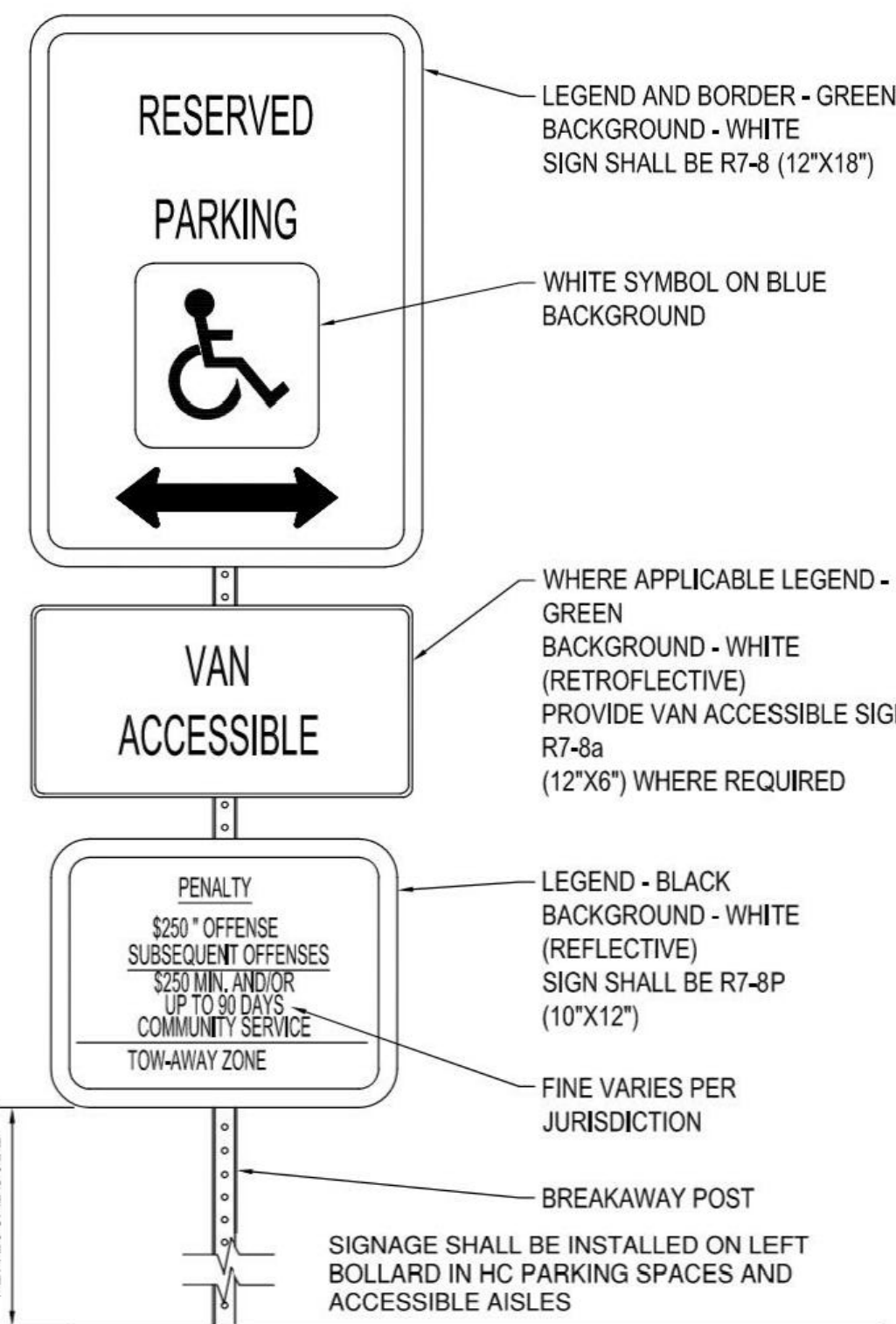
@ REAR ENTRY CANOPY  
 FONT: COPPERPLATE GOTHIC BOLD  
 COLOR: ROYCROFT COPPER RED  
 NOTE: FIRST LETTER OF EACH WORD ARE  
 UPPERCASE, ALL OTHER LETTERS ARE  
 LOWERCASE.  
 TOTAL SIGN SQUARE FOOTAGE: 4.41

**2A** ROYAL FARMS CHANNEL LETTERS  
NOT TO SCALE

**3** STANDARD DIRECTIONAL SIGN  
NOT TO SCALE

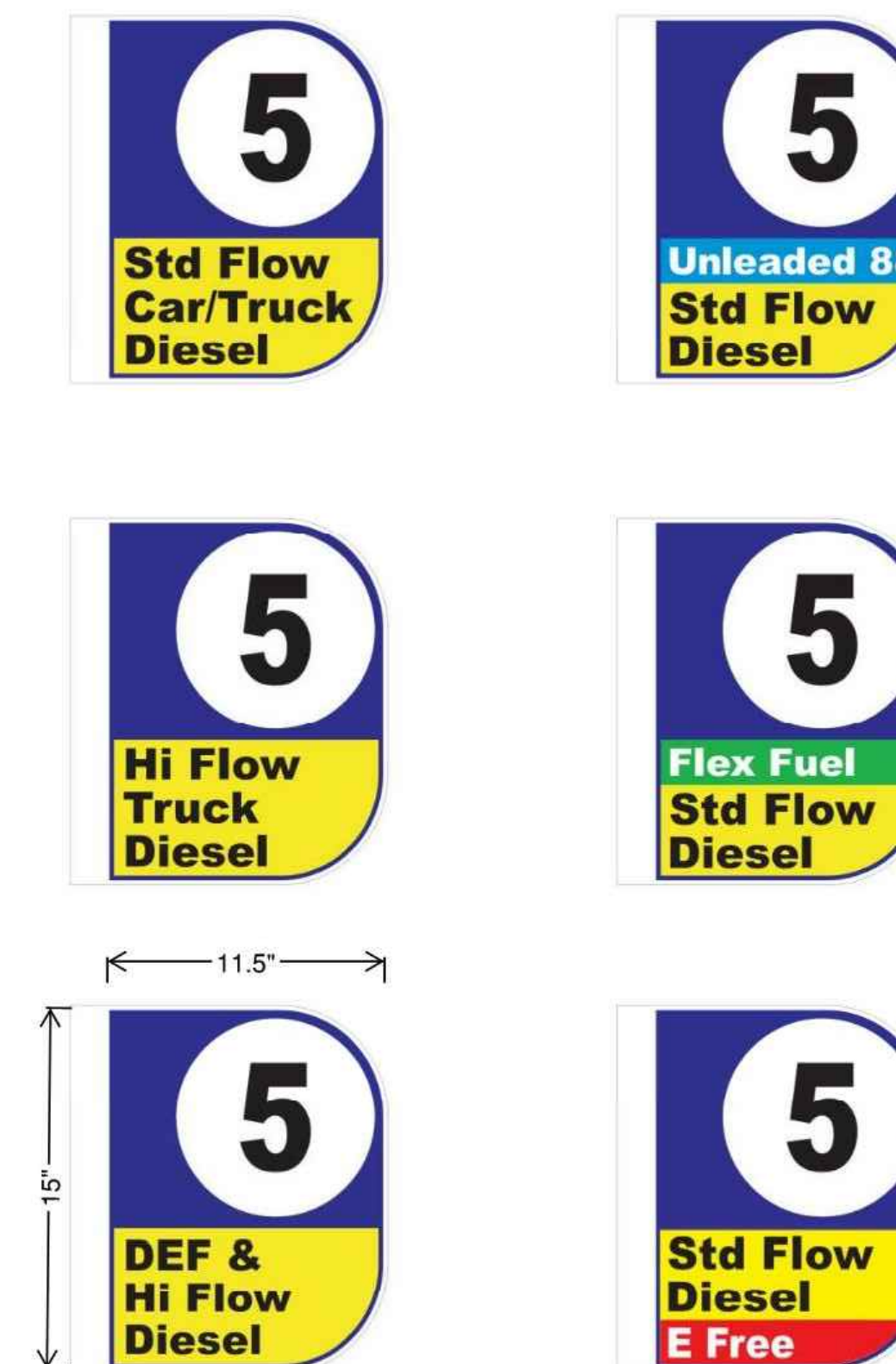


TOTAL SIGN SQUARE FOOTAGE: 1



**NOTE:**  
 1. SIGNS SHALL MEET THE REQUIREMENTS OF THE MANUAL ON UNIFORM  
 TRAFFIC CONTROL DEVICES.  
 2. SIGNS ATTACHED WITH ACORN NUT TYPE FASTENERS.

**6** ACCESSIBLE PARKING SIGN DETAIL  
NOT TO SCALE



TOTAL SIGN SQUARE FOOTAGE: 1.2

**7** PUMP DESIGNATOR BLADE SIGNS  
NOT TO SCALE

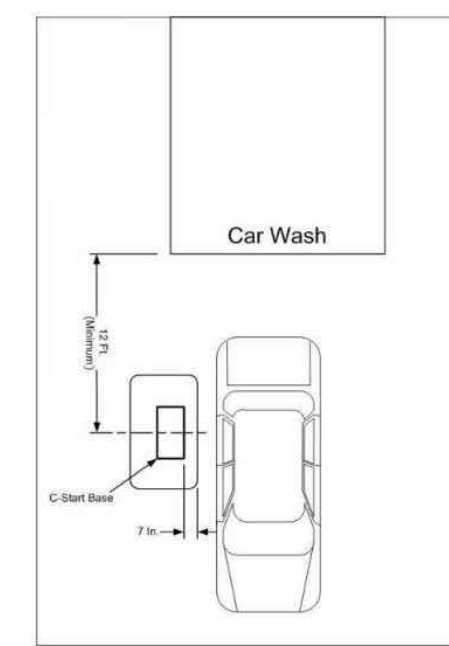


Figure 1. C-Start Position

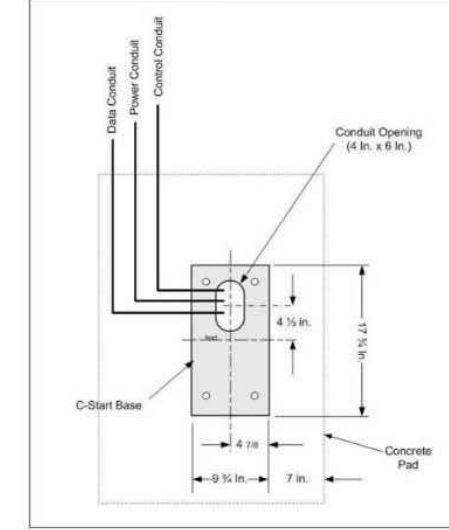
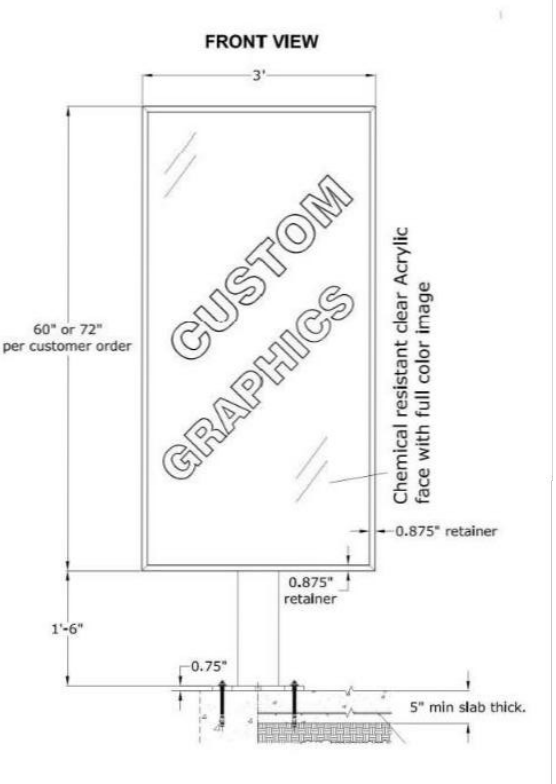


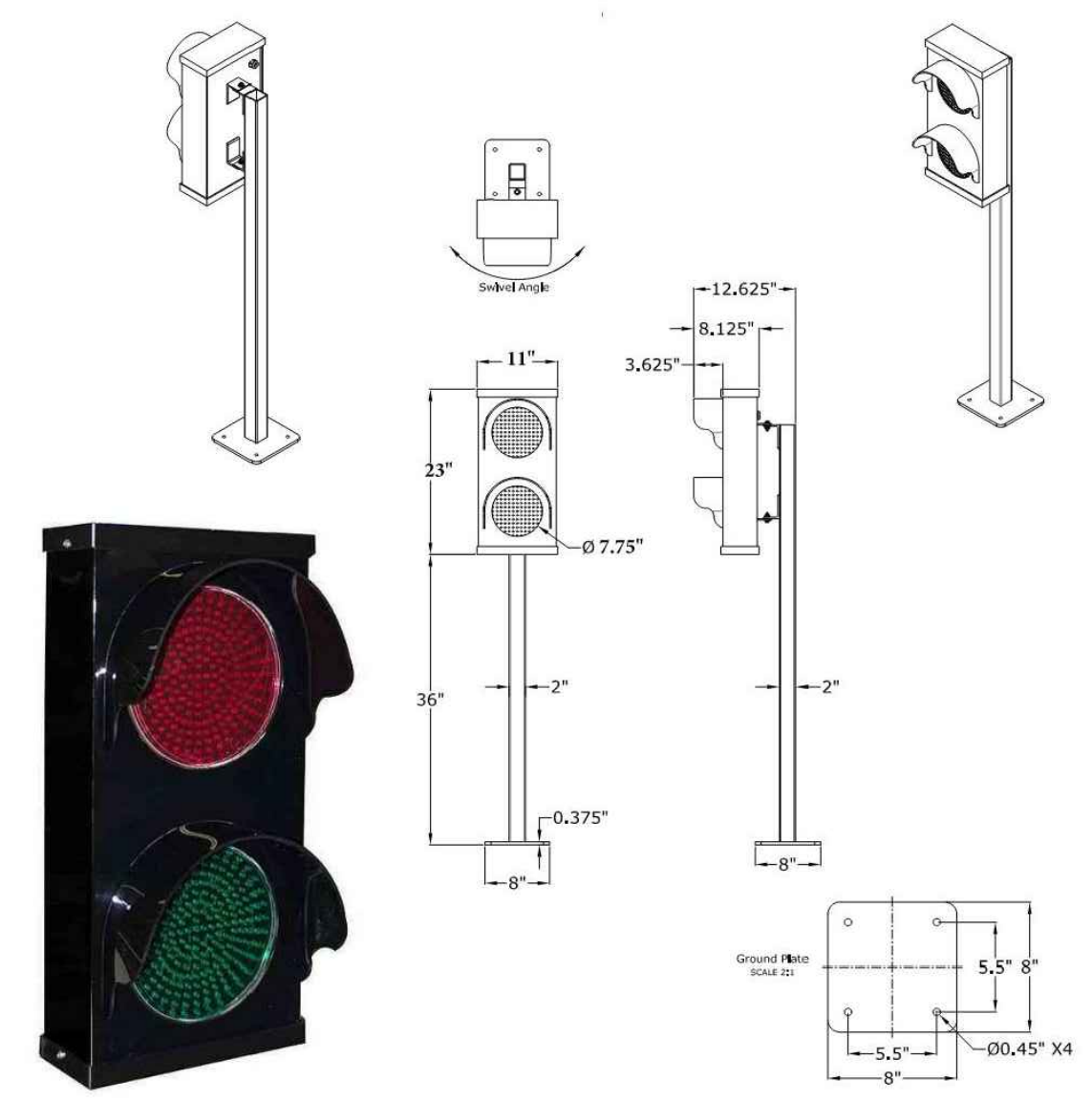
Figure 2. Conduit Runs

8 C START PAY STATION  
NOT TO SCALE

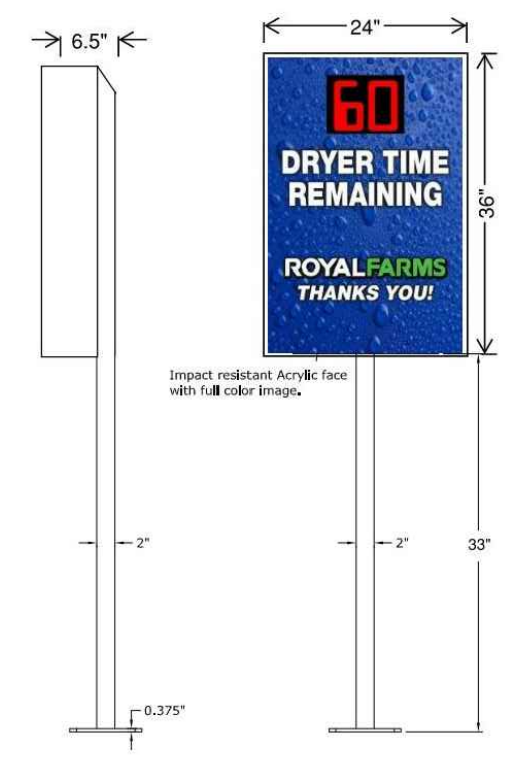


TOTAL SIGN SQUARE FOOTAGE: 15

9 MS3X5 ILLUMINATED PRICE MENU  
NOT TO SCALE

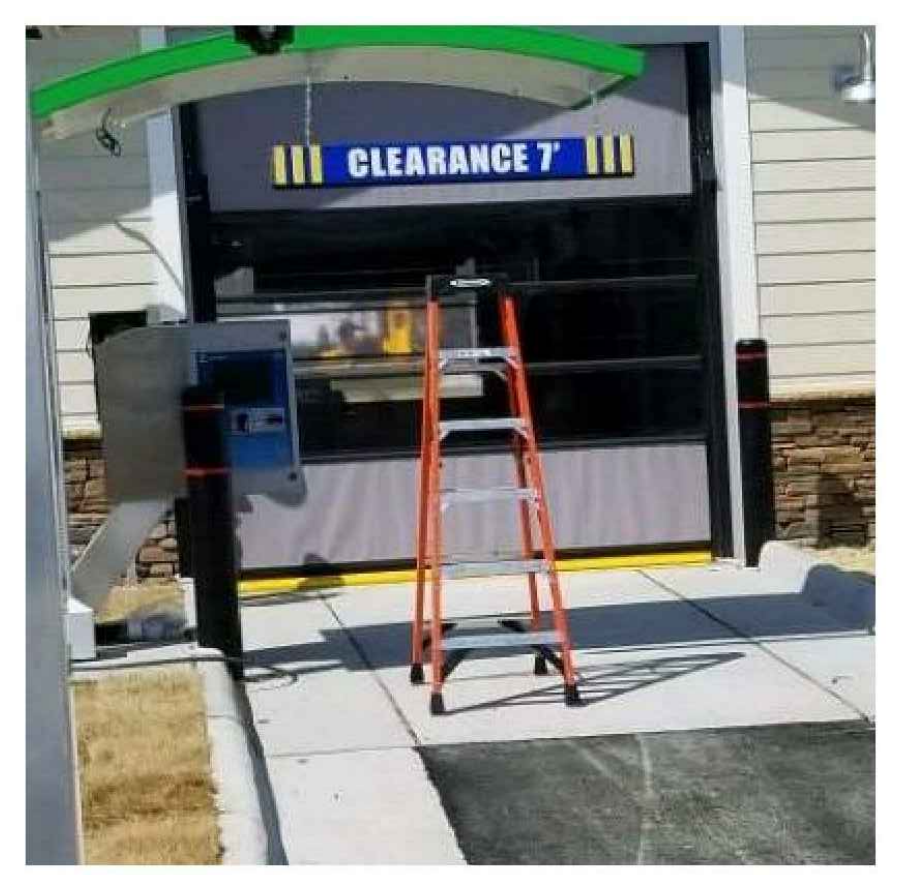


10 TR120L2S RED GREEN TRAFFIC CONTROL  
NOT TO SCALE



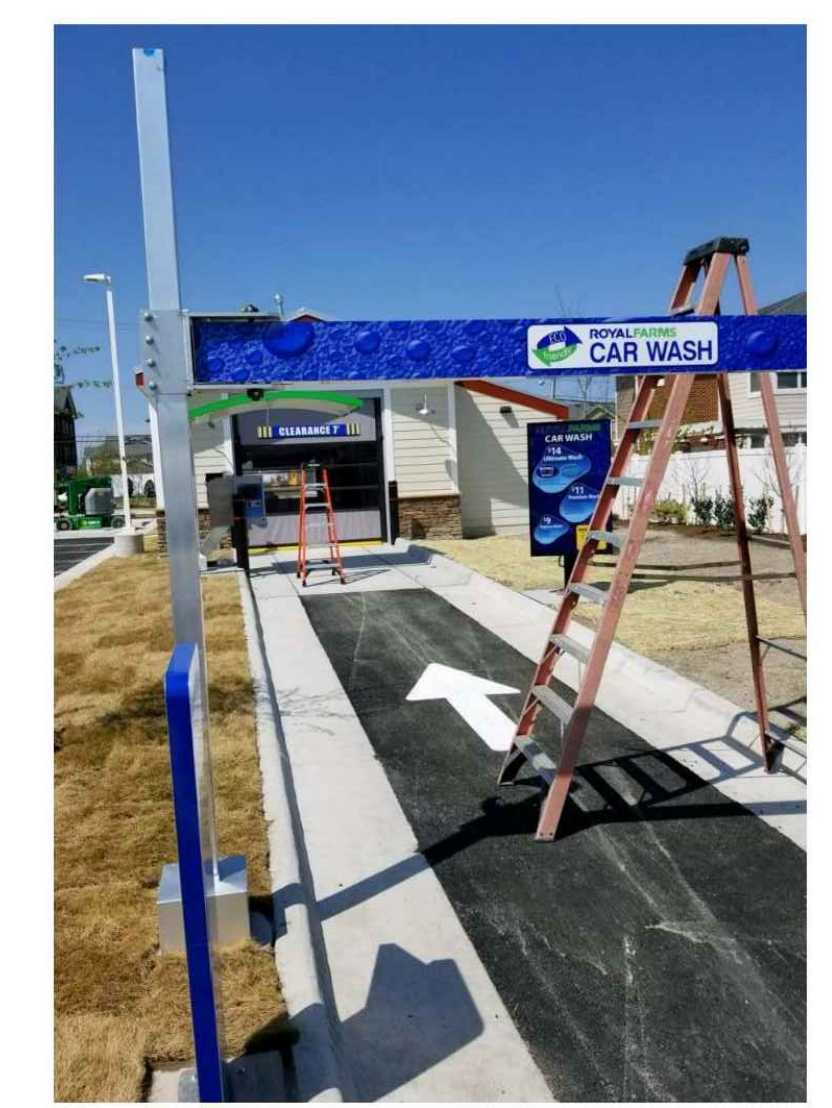
TOTAL SIGN SQUARE FOOTAGE: 6

11A TCT1P COUNTDOWN TIMER  
NOT TO SCALE



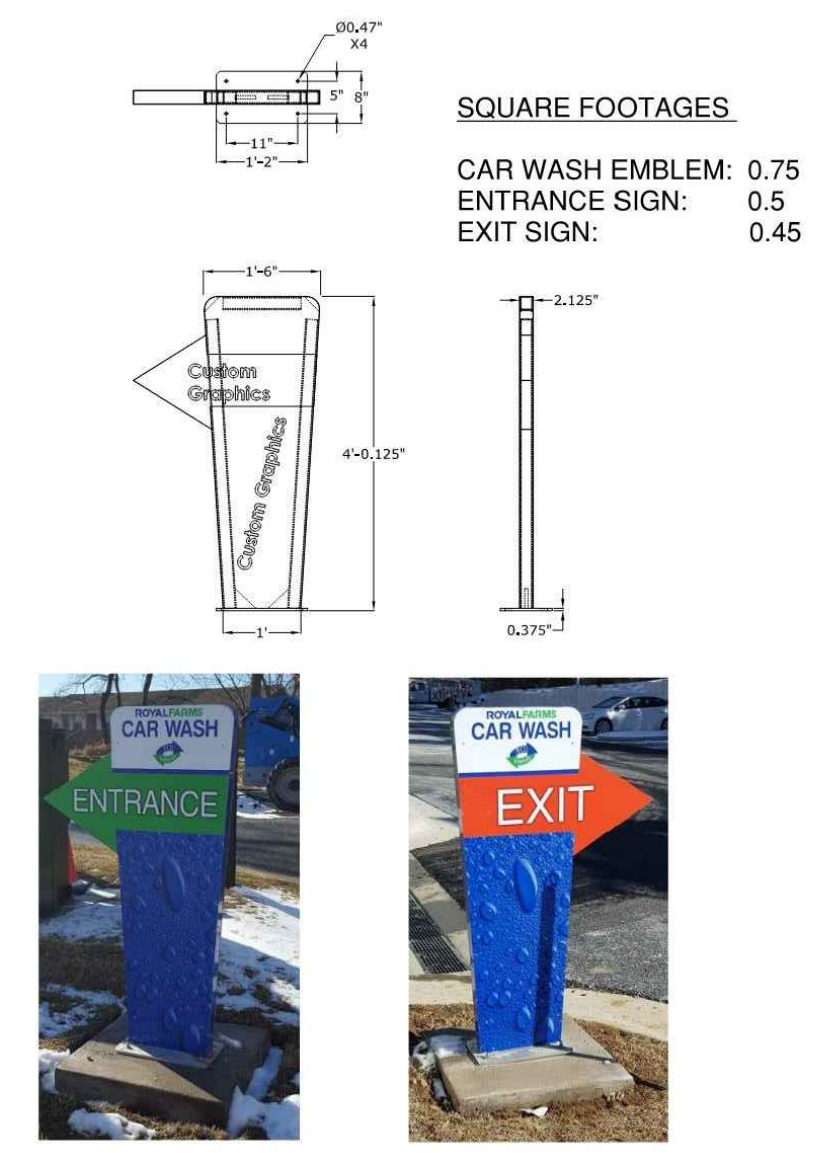
CLEARANCE BAR SQUARE FOOTAGE: 1

11B STANDARD CANOPY  
NOT TO SCALE

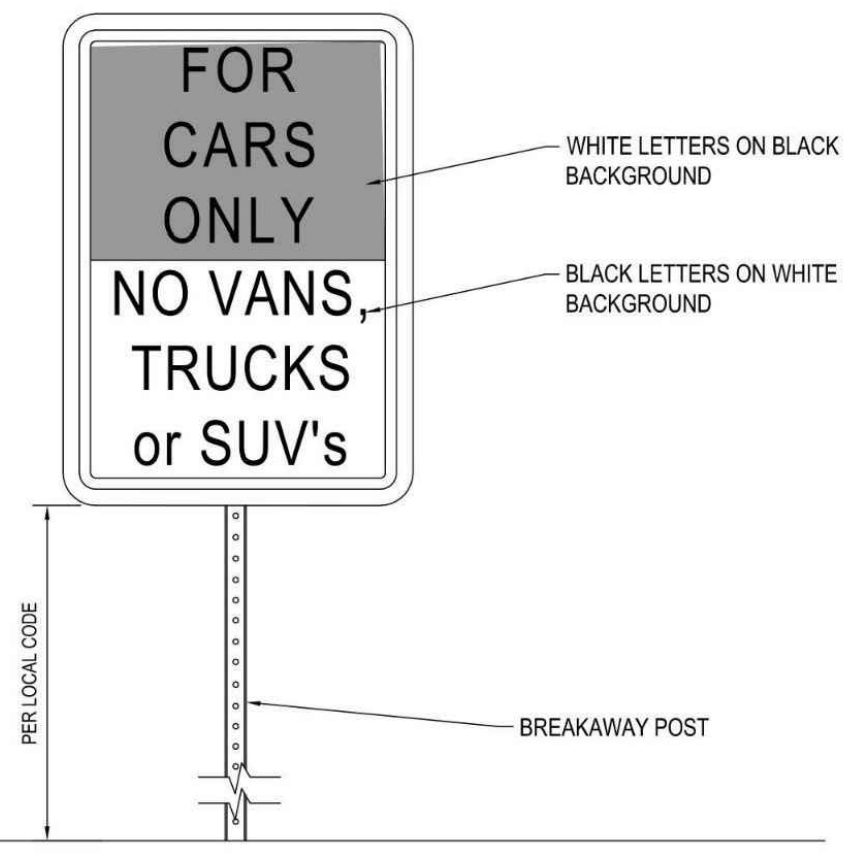


RF CAR WASH BAR SIGNAGE SQUARE FOOTAGE: 1

11C RF CAR WASH CRASHBAR  
NOT TO SCALE



11D ENTER / EXIT SIGNS  
NOT TO SCALE



NOTE:  
SIGN FOR PA. STORES ONLY

12A PARKING RESTRICTION SIGNAGE  
PA. STORES ONLY  
NOT TO SCALE