SITE DATA:

OWNER:	THIND REALTY, LLC 8942 PATHFINDER ROAD BREINIGSVILLE, PA 18031
APPLICANT:	THIND REALTY, LLC
SITE ADDRESS:	832/840 TREXLERTOWN ROAD, UPPER MACUNGIE TOWNSHIP, TREXLERTOWN, PENNSYLVANIA
PIN NUMBER:	546522896493–1 AND 546533110100–1
LOT AREA:	1.565 AND 0.749 ACRES

ZONING DATA:

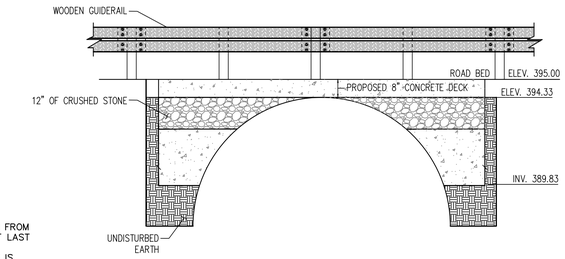
LI – LIGHT INDUSTRIAL PARK DISTRICT

USE: AUTO SERVICE STATION OR REPAIR GARAGE (PERMITTED USE)

	REQUIRED	PROVIDED
MINIMUM LOT AREA:	87,000 S.F.	103,376 S.F.
MINIMUM LOT WIDTH:	150 FT.	162 FT.
MAXIMUM BUILDING COVERAGE:	40%	3.39%
MAXIMUM IMPERVIOUS COVERAGE:	75%	58.18%
MINIMUM BUILDING SETBACK:		
FRONT:	50 FT.	50 FT.
SIDE :	30 FT.	30 FT.
REAR:	30 FT.	30 FT.

PLAN NOTES:

1. FLOODPLAIN INFORMATION TAKEN FROM FEMA FLOOD MAP #42077C0236F LAST REVISED JULY 16, 2004.
2. NO STORAGE OF ANY MATERIALS IS PROPOSED IN THE FLOODPLAIN.

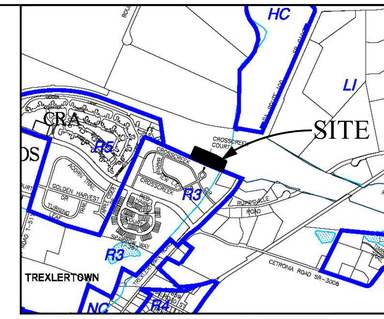


PROPOSED BRIDGE CULVERT CROSS-SECTION A-A

NOT TO SCALE

LEGEND

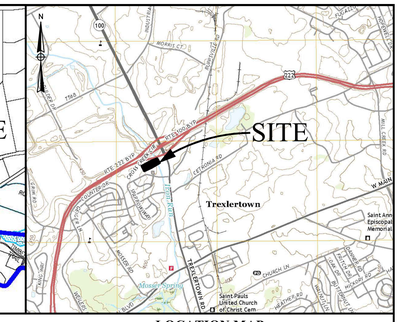
- EXISTING PROPERTY LINE
- EXISTING MINIMUM BUILDING SETBACK LINE
- EXISTING PARKING SETBACK LINE
- EXISTING BUFFER YARD
- EXISTING EDGE OF GRAVEL
- EXISTING EDGE OF GRAVEL TO BE REMOVED
- EXISTING EDGE OF GRAVEL FROM 2015
- EXISTING IRON RUN CREEK
- EXISTING 100 YEAR FLOOD PLAIN
- EXISTING 10 FOOT CONTOUR — 350
- EXISTING 2 FOOT CONTOUR — 352
- PROPOSED AREA OF NEW PAVING



LOCATION MAP

SCALE: 1" = 2000'

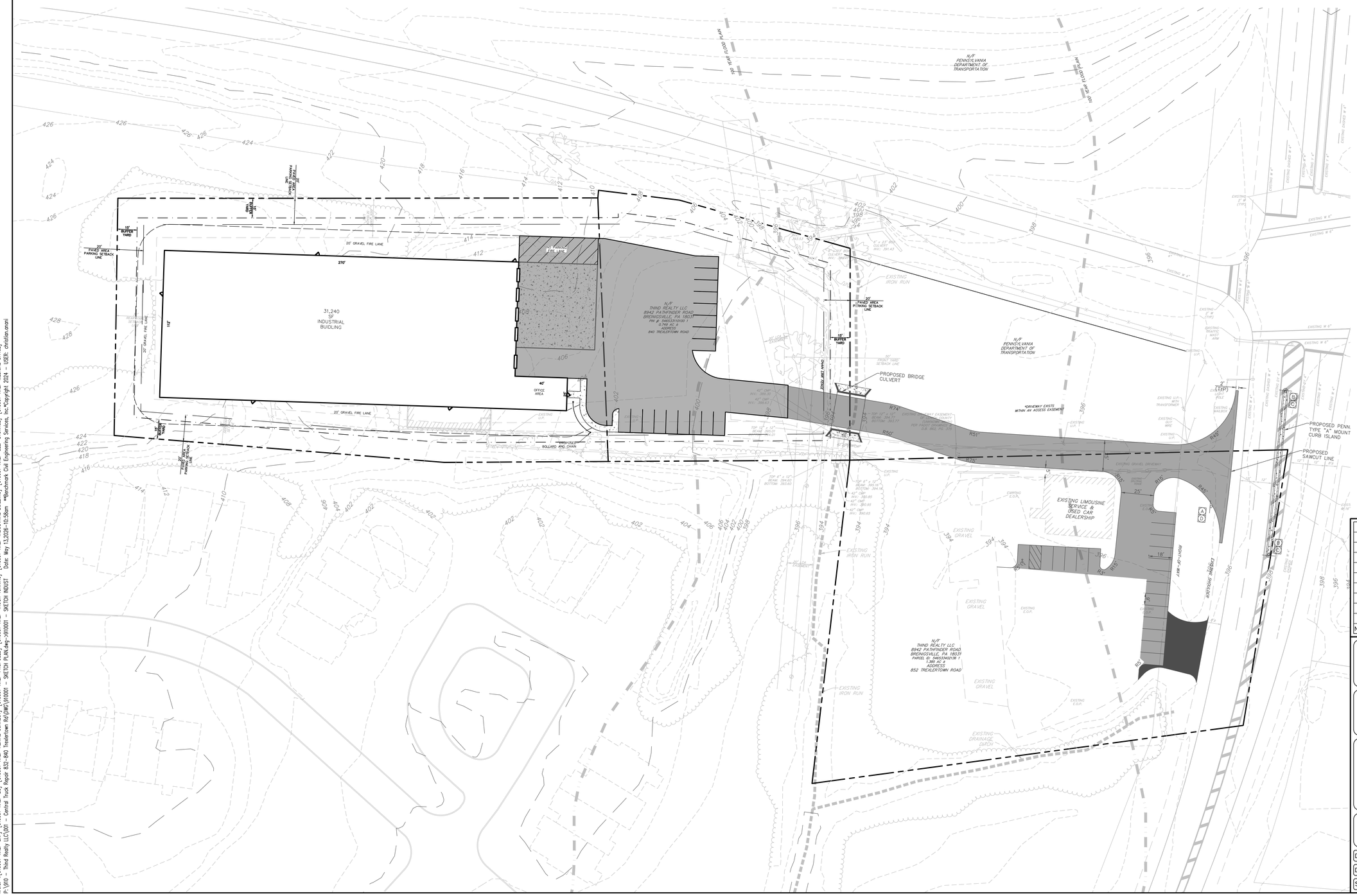
UPPER MACUNGIE ZONING MAP, PA.



LOCATION MAP

SCALE: 1" = 2000'

ALLENTOWN WEST, PA. U.S.G.S. QUADRANGLE, PA.



SIGN TABULATION CHART				
SYMBOL	TYPE	QUANTITY	SIZE	DESCRIPTION
A	R1–1	1	24"x24"	STOP SIGN
B	R4–7	2	12"x18"	KEEP RIGHT SIGN
C	OM1–3	2	18"x18"	OBJECT MARKER
D	R3–2	1	24"x24"	NO LEFT TURN

0 15' 30' 60'

Scale: 1"=30'

CALL BEFORE YOU DIG

PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE–STOP CALL

1-800-242-1776

811 Know what's below. Call before you dig.

1–CALL NO. XXXXXXXX DATE: 11/13/23

NO	REVISION	BY	DATE

PROJECT:

832 & 840 TREXLERTOWN ROAD

UPPER MACUNGIE TOWNSHIP,
TREXLERTOWN, PENNSYLVANIA

CLIENT:

THIND REALTY, LLC

PREPARER:

Benchmark
CIVIL ENGINEERING SERVICES, INC.
1727 JONATHAN STREET
ALLENTOWN, PA 18104
610.776.6700 610.776.1190 FAX
www.bencivil.com
• CIVIL ENGINEERING • TRAFFIC ENGINEERING • SURVEYING

TITLE:

31, 240 SF INDUSTRIAL BUILDING SKETCH PLAN

DESIGN: PAS	PLAN DATE: 05/12/26	SHT. NO.:
DRAWN: CNA	SCALE: 1" = 30'	1 OF 1
SURVEY DATE: BY OTHERS	DWG. FILE: 910001	

name=J:\910001-VREF-EVF\ [910001-VREF-EVF] [910001-VREF-EG] [910001-VREF-AERIAL CORRECT] [910001-VREF-PROPOSED] [910001-VREF-TRUCK TURNING] [910001-VREF-INDUSTRIAL BUILDING] [910001-VREF-MEDICAL OFFICE] [910001-VREF-SELF STORAGE] [910001-VREF-MEDICAL OFFICE]
E:\910 - Thind Realty LLC\001 - Central Truck Repair 832-840 Trexlertown Rd\DWG\910001 - SKETCH PLAN.dwg-910001 - SKETCH INDUST Date: May 13,2026-10:58am *Benchmark Civil Engineering Services, Inc.*Copyright 2024 - USER: christian.angeli