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:

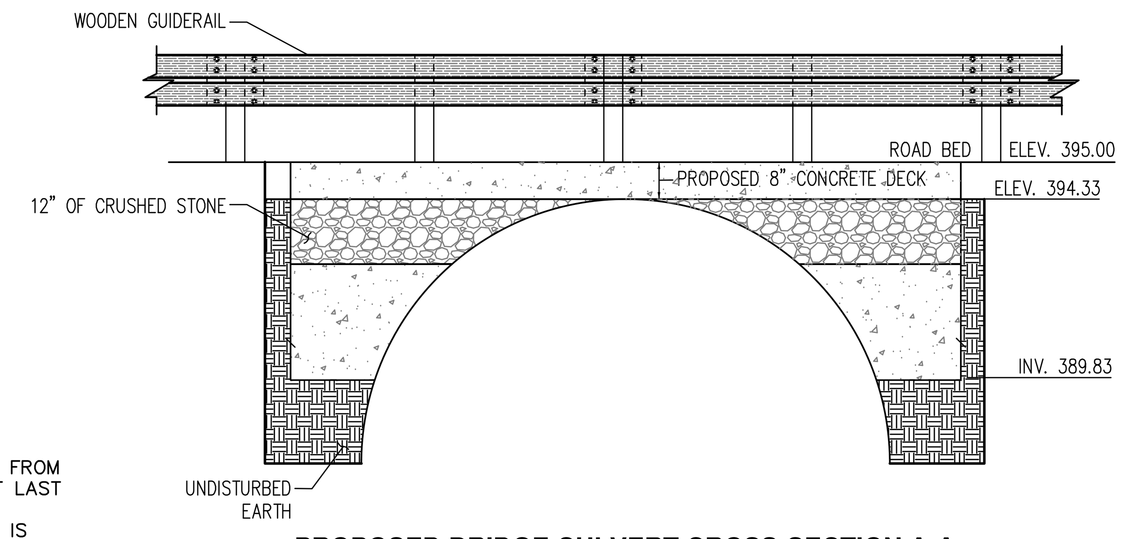
LI – LIGHT INDUSTRIAL PARK DISTRICT

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.

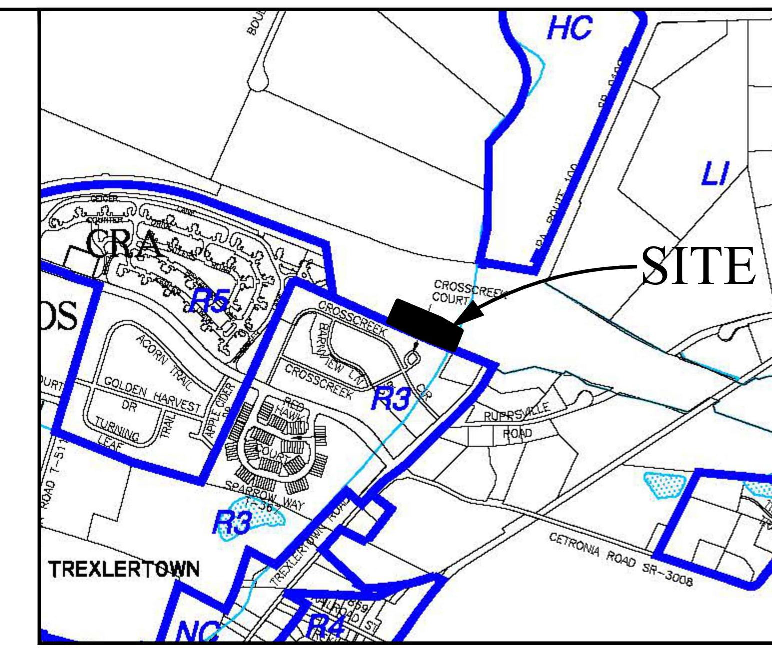


PROPOSED BRIDGE CULVERT CROSS-SECTION A-A

NOT TO SCALE

LEGEND

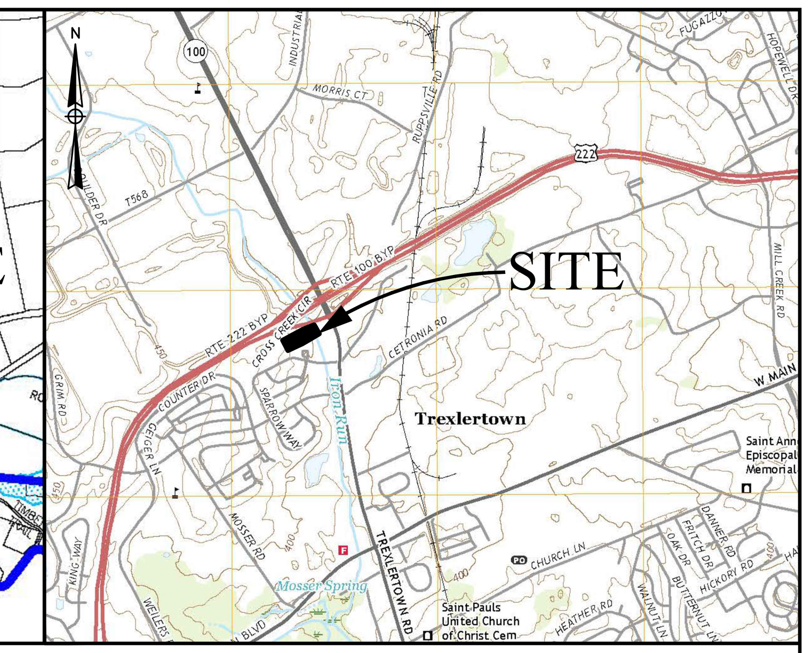
EXISTING PROPERTY LINE	
EXISTING MINIMUM BUILDING SETBACK LINE	
EXISTING PARKING SETBACK LINE	
EXISTING BUFFER YARD	
EXISTING EDGE OF GRAVEL	
EXISTING EDGE OF GRAVEL TO BE REMOVED	
EXISTING EDGE OF GRAVEL FROM 2015	
EXISTING IRON RUN CREEK	
EXISTING 100 YEAR FLOOD PLAIN	
EXISTING 10 FOOT CONTOUR	350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



LOCATION MAP

SCALE: 1" = 2000'

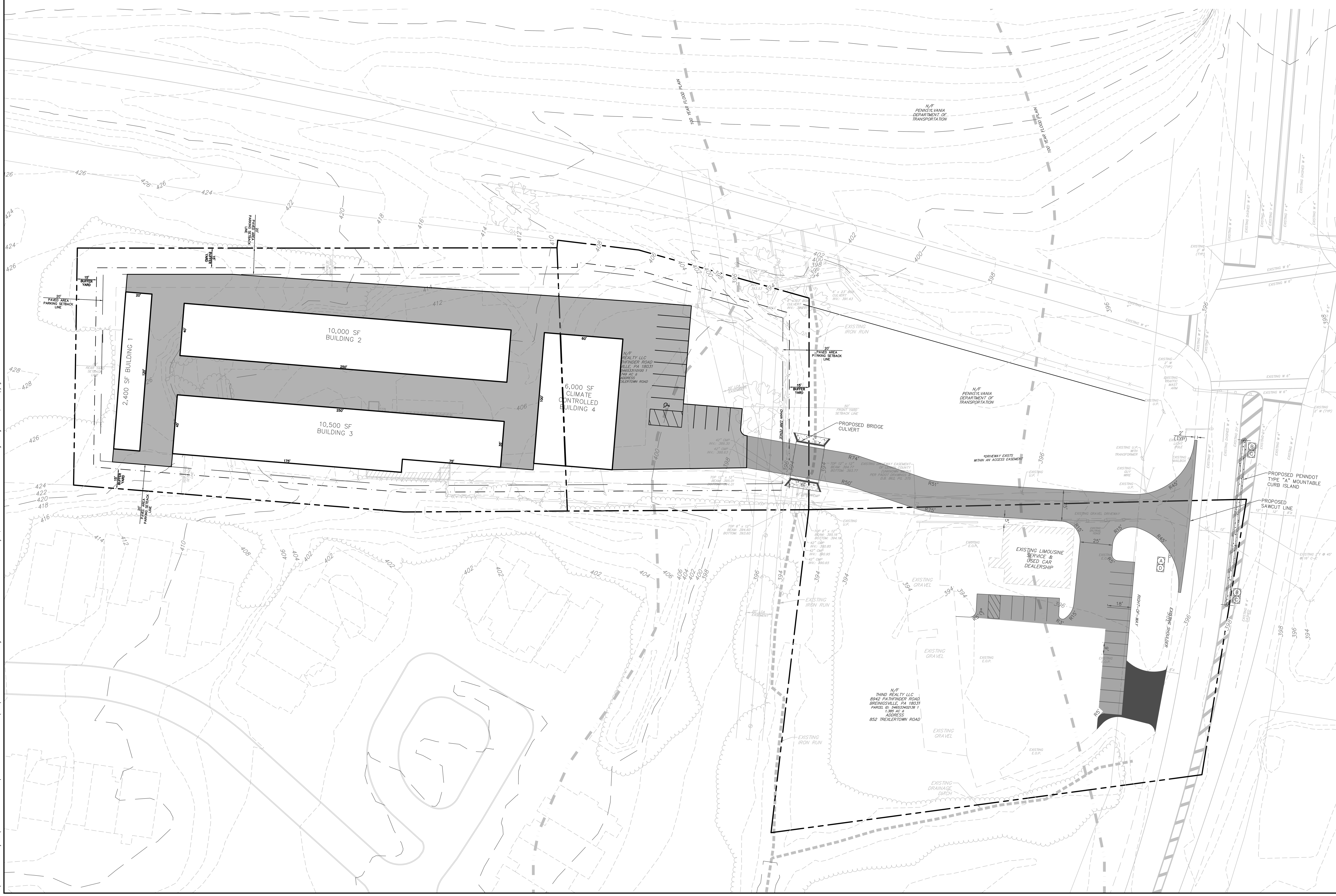
UPPER MACUNGIE ZONING MAP, PA.



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:

29,000 SF SELF STORAGE SKETCH PLAN

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

xrefs: ->[910001-XREF-EXF] [910001-XREF-EG] [910001-XREF-AERIAL CORRECT] [910001-XREF-PROPOSED] [910001-XREF-TRUCK TURNING] [910001-XREF-INDUSTRIAL BUILDING] [910001-XREF-SELF STORAGE] [910001-XREF-MEDICAL OFFICE]
P:\910 - Thind Realty LLC\001 - Central Truck Repair 832-840 Trexlertown Rd\DWG\910001 - SKETCH PLAN.dwg->910001 - SKETCH SELFSTORE Date: May 13,2026-10:59am **Benchmark Civil Engineering Services, Inc.*Copyright 2024 - USER: christian.anani