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.

PARKING DATA:

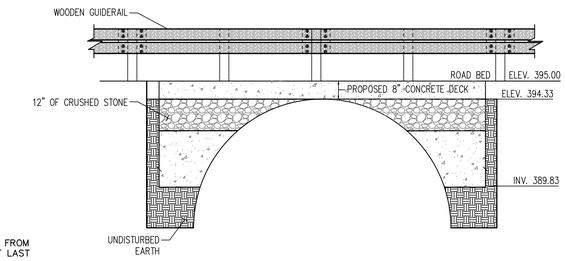
6 SPACES / PHYSICIAN
1.2 SPACES / EMPLOYEE

10 PHYSICIANS x 6 SPACES= 60 SPACES
45 EMPLOYEES x 1.2 SPACES= 54 SPACES
114 REQUIRED

REQUIRED:114 SPACES
PROPOSED:115 SPACES

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.

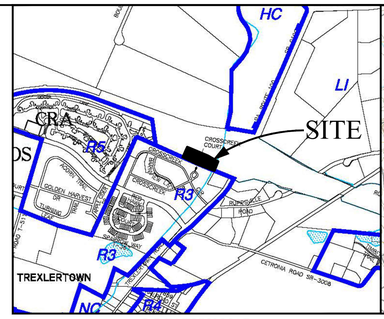


PROPOSED BRIDGE CULVERT CROSS-SECTION A-A

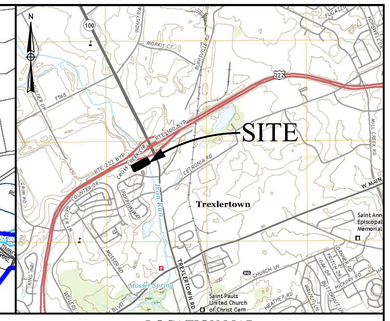
NOT TO SCALE

LEGEND

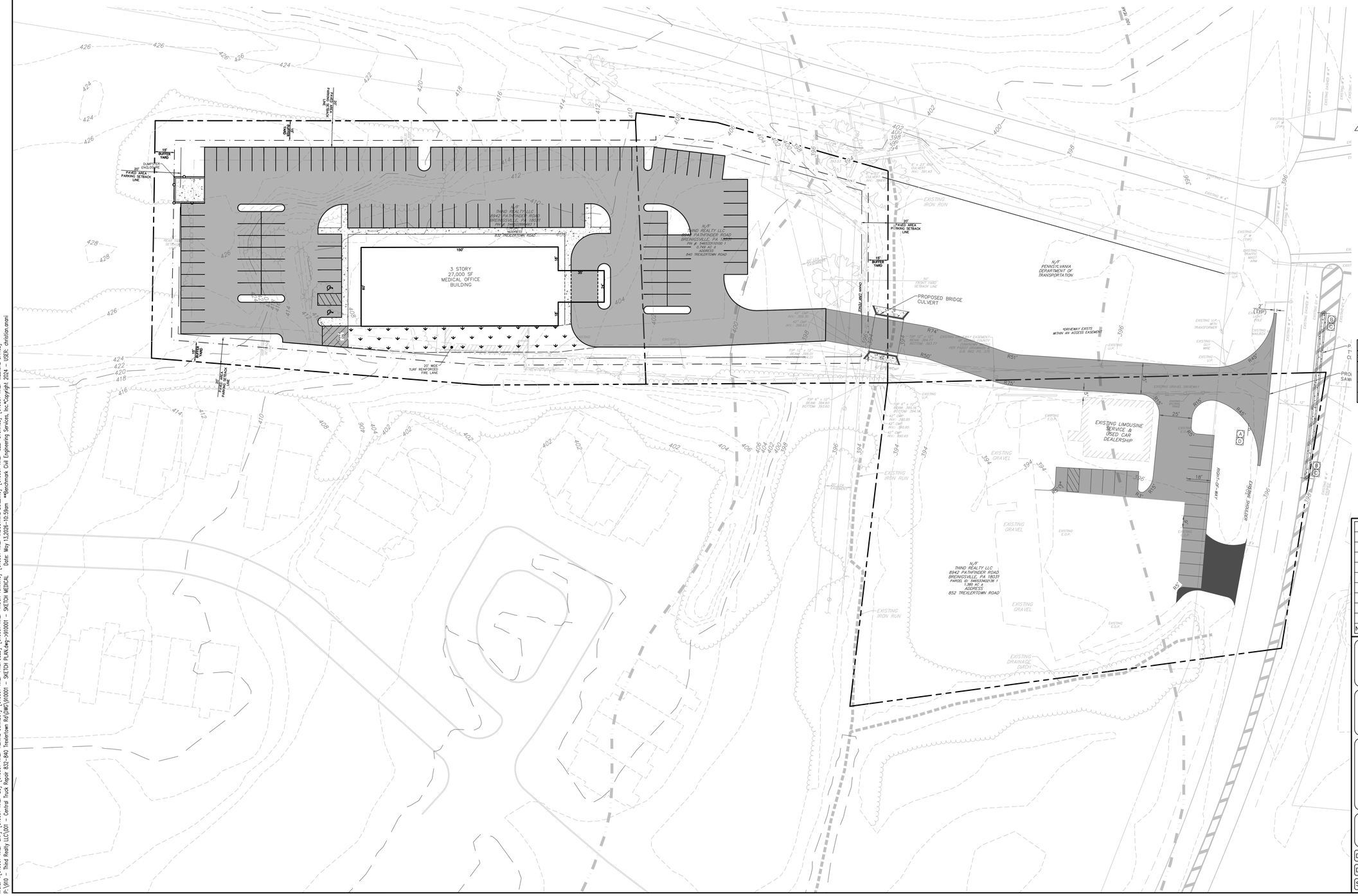
EXISTING PROPERTY LINE
EXISTING MINIMUM BUILDING SETBACK LINE
EXISTING PARKING SETBACK LINE
EXISTING BUFFER YARD
EXISTING EDGE OF GRAVEL
EXISTING EDGE OF GRAVEL TO BE REMOVED
EXISTING EDGE OF GRAVEL FROM 2015
EXISTING IRON RUN CREEK
EXISTING 100 YEAR FLOOD PLAIN
EXISTING 10 FOOT CONTOUR — 350 —
EXISTING 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
1–CALL NO. XXXXXXXX DATE: 11/13/23
811 Know what's below. Call before you dig.

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:
27,000 SF MEDICAL OFFICE 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	

xrefs:~$910001-XREF-CAT] [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 MEDICAL Date: May 13,2026-10:59am *Benchmark Civil Engineering Services, Inc.*Copyright 2024 – USER: christian.ganoni