STATEMENT OF INTENT
TO DEVELOP A 54,930 SF BUILDING FOR LIGHT MANUFACTURING (GENERAL, METAL, ELECTRONICS OR WOOD PRODUCTS), ULTRA LIGHT MANUFACTURING, PACKAGING OF PRODUCTS.

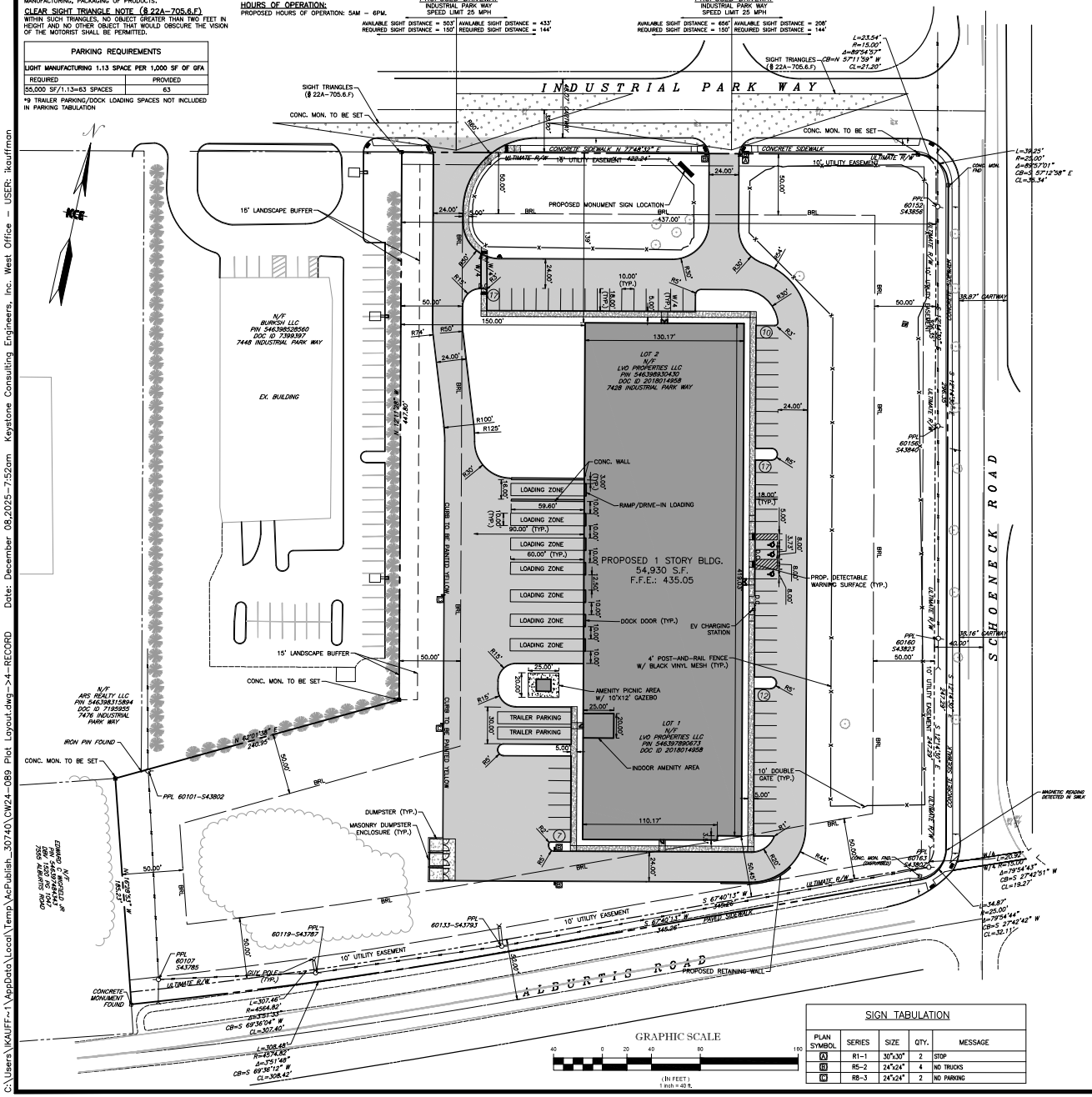
CLEAR SIGHT TRIANGLE NOTE (§ 22A-705.6.F)
WITHIN SUCH TRIANGLES, NO OBJECT GREATER THAN TWO FEET IN HEIGHT AND NO OTHER OBJECT THAT WOULD OBSCURE THE VISION OF THE MOTORIST SHALL BE PERMITTED.

LOADING ZONE NOTE:
ALL LOADING AND UNLOADING ZONES FOR DELIVERY TRUCKS/TRACTOR TRAILERS SHALL HAVE ELECTRICAL OUTLETS PROVIDED FOR THE USE OF THE VEHICLE.

HOURS OF OPERATION:
PROPOSED HOURS OF OPERATION: 5AM – 6PM.

PARKING REQUIREMENTS	
LIGHT MANUFACTURING 1.13 SPACE PER 1,000 SF OF GFA	
REQUIRED	PROVIDED
55,000 SF/1.13=63 SPACES	63

*9 TRAILER PARKING/DOCK LOADING SPACES NOT INCLUDED IN PARKING TABULATION



SIGN TABULATION				
PLAN SYMBOL	SERIES	SIZE	QTY.	MESSAGE
A	R1-1	30"x30"	2	STOP
B	R5-2	24"x24"	4	NO TRUCKS
C	R8-3	24"x24"	2	NO PARKING

SITE DATA	
RECORD OWNER:	LVO PROPERTIES LLC ATTN: JOHN HUMMEL PH: 636-577-4441 EMAIL: JOHN@TRUCKMOVERS.COM
EQUITABLE OWNER:	NP LAND HOLDINGS ATTN: NIK NAIDU & LISA PEKTOR PH: 610-442-3006 EMAIL: LISA@NPLANDHOLDINGS.COM NIK@NPLANDHOLDINGS.COM
PROPERTY ADDRESS:	7428 INDUSTRIAL PARK WAY MACUNGIE, PA 18062
TAX ASSESSMENT PARCEL I.D.:	LOT 1: 546397890673-1 LOT 2: 546398930430-1
LOT AREA:	328,006.80 S.F. OR 7.53 AC.
WATER:	PUBLIC
SANITARY SEWER:	PUBLIC
ZONING DISTRICT:	(ORLIC) OFFICE, RESEARCH, LIGHT INDUSTRIAL DISTRICT

(ORLIC) OFFICE RESEARCH, LIGHT INDUSTRIAL CENTER DISTRICT AREA, YARD AND HEIGHT RESTRICTIONS		
MAXIMUM PERMITTED	PERMITTED	PROPOSED
BUILDING HEIGHT	50 FEET	50 FEET
IMPERVIOUS LOT COVERAGE	70%	41.7% (136,835 S.F.)
BUILDING COVERAGE	30%	16.8% (54,930 S.F.)
MINIMUM REQUIREMENTS		
LOT SIZE	5 ACRES	7.53 ACRES
LOT WIDTH	250 FEET	437 FEET
MINIMUM SETBACKS		
FRONT	50 FEET	139 FEET
SIDE YARD	50 FEET	150 FEET
REAR YARD	50 FEET	50.45 FEET

NOTE:
WITH RESPECT TO ANY LAND OF A SUBDIVISION OR LAND DEVELOPMENT TO BE CONVEYED OR GRANTED BY DEED OF DEDICATION OR DEED OF EASEMENT TO LOWER MACUNGIE TOWNSHIP FOR ANY DETENTION POND, OR FOR ANY RECREATION OR OPEN SPACE AREAS, NO EASEMENTS OR RIGHTS OF WAY OF ANY KIND, INCLUDING THOSE REQUIRED BY PUBLIC OR PRIVATE UTILITIES, SHALL BE GRANTED BY THE LANDOWNER OR APPLICANT TO ANY PERSON OR ENTITY OTHER THAN LOWER MACUNGIE TOWNSHIP. ANY GRANTS OF EASEMENTS OR OTHER RIGHTS OF LAND OR ANY MODIFICATIONS TO THE QUALITY OF TITLE OF THE LAND MADE SUBSEQUENT TO THE BOARD OF COMMISIONERS' APPROVAL OF SUCH PRELIMINARY PLAN SHALL BE NULL AND VOID.

NOTE:
IN ACCORDANCE WITH LOWER MACUNGIE TOWNSHIP ORD. 2003-13, THE DEVELOPER/APPLICANT, UPON NOTIFYING PUBLIC OR PRIVATE UTILITIES OF THE OPPORTUNITY TO SERVE SUCH SUBDIVISION/LAND DEVELOPMENT, SHALL ALSO NOTIFY ALL CABLE OPERATORS LICENSED TO OPERATE A CABLE SYSTEM IN THE TOWNSHIP OF THE OPPORTUNITY TO INSTALL CABLE FACILITIES TO SERVE THAT SUBDIVISION OR LAND DEVELOPMENT.

RIGHT-OF-WAY DEDICATION:
THE ULTIMATE RIGHTS-OF-WAY ALONG SCHOENECK ROAD AND ALBURTIS ROAD ARE BEING OFFERED FOR DEDICATION TO THE AGENCY HAVING JURISDICTION AT THE TIME OF DEDICATION. THE TOTAL AREA OFFERED FOR DEDICATION IS 12,412 S.F.

OWNER'S STATEMENT

I/WE MAKE THIS STATEMENT BEING DULY SWORN ACCORDING TO LAW. I/WE STATE THAT FOR THE LAND INVOLVING THE ACCOMPANYING PLANS, WE ARE THE MAJORITY OWNERS OF THIS PROPERTY OR THE AUTHORIZED OFFICERS OF THE CORPORATION THAT OWNS THIS PROPERTY, AND ARE IN PEACEFUL POSSESSION OF IT, AND THAT THERE ARE NO SUITS PENDING AFFECTING THE TITLE OF SAME, AND THAT I/WE ACKNOWLEDGE AND ENDORSE THE ACCOMPANYING PLANS AND THAT WE WILL PROPOSE A RECORD PLAN FOR RECORDING (AS APPLICABLE), AFTER RECEIVING ALL REQUIRED TOWNSHIP APPROVALS.

_____
NP LAND HOLDINGS, LLC
LISA PEKTOR/NIK NAIDU

_____
NOTARY PUBLIC
SWORN AND SUBSCRIBED BEFORE ME THIS _____ DAY OF _____, 20___.

PROFESSIONAL ENGINEER'S CERTIFICATION

I, ALAN R. FORNWALT, P.E., A LICENSED PROFESSION ENGINEER IN THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY THAT THE ACCOMPANYING APPLICATION, PLANS AND SUPPORTING DOCUMENTATION ARE TRUE AND ACCURATE, TO THE BEST OF MY KNOWLEDGE.

ALAN R. FORNWALT P.E. PE 070819
KEYSTONE CONSULTING ENGINEERS, INC.
5012 MEDICAL CENTER CIRCLE
ALLENTOWN, PA 18106

REVIEWED BY THE LEHIGH VALLEY PLANNING COMMISSION:

_____ _____
LEHIGH VALLEY PLANNING COMMISSION STAFF PERSON DATE

LEHIGH COUNTY RECORDER OF DEEDS:

THIS PLAN HAS BEEN RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS, IN AND FOR THE COUNTY OF LEHIGH, PENNSYLVANIA, ON THIS _____DAY OF _____, 20___, IN DOCUMENT ID NO. _____.

_____
RECORDER OF DEEDS

REVIEWED BY THE TOWNSHIP ENGINEER:

_____ _____
TOWNSHIP ENGINEER DATE

REVIEWED BY THE LOWER MACUNGIE TOWNSHIP PLANNING COMMISSION:

_____ _____ _____ _____
CHAIRMAN SECRETARY DATE

APPROVED BY THE LOWER MACUNGIE TOWNSHIP BOARD OF COMMISSIONERS AND ACCEPTED FOR RECORDING:

_____ _____ _____ _____
CHAIRMAN SECRETARY DATE

STORMWATER BLANKET EASEMENT:
THE PROPERTY OWNER SHALL HAVE THE RESPONSIBILITY FOR THE PERPETUAL MAINTENANCE OF THE PERMANENT STORMWATER MANAGEMENT FACILITIES. NO CHANGES SHALL BE MADE TO THE STORMWATER MANAGEMENT FACILITIES OR FINISH GRADING WITHOUT PRIOR WRITTEN APPROVAL FROM THE TOWNSHIP, GIVING THE TOWNSHIP THE RIGHT, BUT NOT THE OBLIGATION, TO ENTER THE PROPERTY TO PERFORM ANY REQUIRED MAINTENANCE WHICH HAS NOT BEEN PROPERLY PERFORMED IN A TIMELY MANNER. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE COST OF ANY MAINTENANCE WHICH IS PERFORMED BY THE TOWNSHIP. THE TOWNSHIP SHALL LIEN THE PROPERTY FOR SAID COSTS UNTIL THE TOWNSHIP HAS BEEN REIMBURSED IN FULL.

LEGEND
SLANTED TEXT INDICATES EXISTING
UPRIGHT TEXT INDICATES PROPOSED

IRON PIN FOUND
IRON PIPE FOUND
CONCRETE MONUMENT FOUND
UTILITY POLE
GUY WIRE
UTILITY POLE LIGHT POLE
ELECTRIC MANHOLE
ELECTRIC METER
ELECTRIC BOX
STORM MANHOLE
STORM INLET
STORM FLARED END SECTION
SANITARY CLEANOUT
SANITARY MANHOLE
VENT
GAS VALVE
GAS MANHOLE
GAS BOX
GAS METER
WATER VALVE
FIRE HYDRANT
SIGN
MAILBOX
AREA LIGHT
PINE TREE
DECIDUOUS TREE
BUSH
SPRINKLER HEAD
BOUNDARY
LEGAL RIGHT-OF-WAY
ULTIMATE RIGHT-OF-WAY
REQUIRED RIGHT-OF-WAY
EASEMENT LINE
ADJOINER PROPERTY LINE
BUILDING RESTRICTION LINE
EDGE OF PAVEMENT
CURB
TREELINE
CONTOUR
SOIL BOUNDARY
OVERHEAD WIRES
SANITARY SEWER
ELECTRIC LINE
WATER LINE
STORM SEWER

PROPOSED LEGEND

PARKING COUNT
SIGN
DEPRESSED CURB
PAVEMENT
BUILDING
CONCRETE SIDEWALK
SIGHT TRIANGLE

KEYSTONE CONSULTING ENGINEERS, INC.
Engineering firm of choice since 1972
5012 MEDICAL CENTER CIRCLE, SUITE 1, ALLENTOWN, PA 18106 610-395-0971
East Office: Bethlehem, West Office: Allentown, North Office: Kresgeville
www.KCEINC.com

PRELIMINARY/FINAL PLAN

RECORD PLAN
NP LAND HOLDINGS 1
7428 INDUSTRIAL PARK WAY
LOWER MACUNGIE TOWNSHIP
LEHIGH COUNTY, PENNSYLVANIA

REVISIONS		
BY		
IMK	10/14/25	
IMK	12/08/25	

DESIGNED BY:	IMK
DRAWN BY:	IMK
CHECKED BY:	ARF
DATE:	MAY 14, 2025
SCALE:	1" = 40'
JOB NUMBER:	CW-24-089
SHEET:	4 OF 25

C:\Users\KAUFF~1\AppData\Local\Temp\AcPublish_30740\CW24-089 Plot Layout.dwg->4-RECORD Date: December 08,2025-7:52am Keystone Consulting Engineers, Inc. West Office – USER: tkauffman