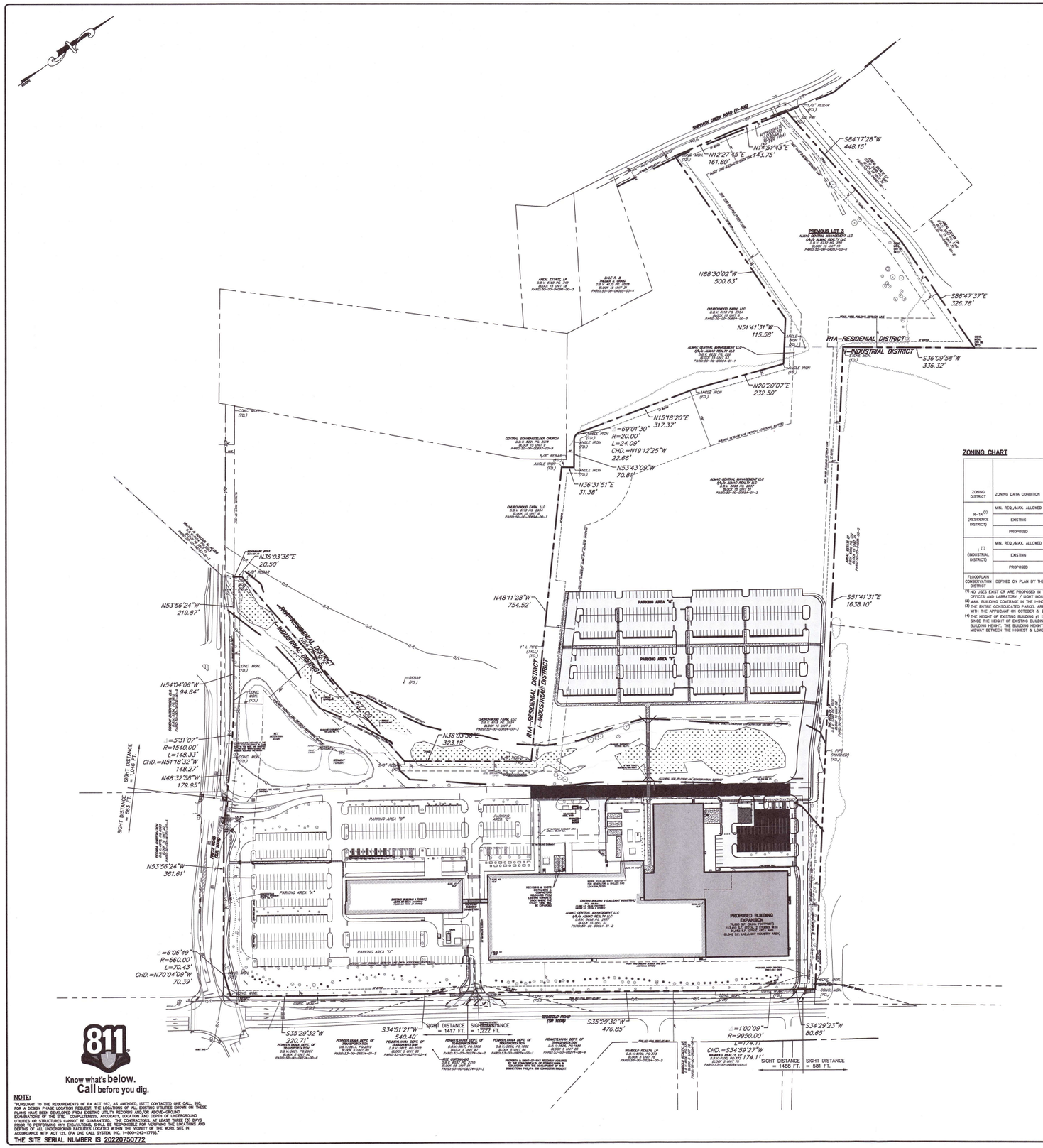

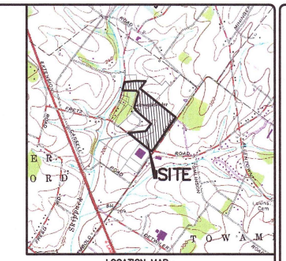

LOCATION MAP
(TELFORD QUADRANGLE)
SCALE: 1" = 2000'

SITE DATA

RECORD OWNER & DEVELOPER:
ALMAC CENTRAL MANAGEMENT LLC
25 FRETZ ROAD
SOUDERTON, PA 18964

- DEED REFERENCE: D.B.V. 5696, PG. 2637
  PARID NO. 50-00-00694-01-2
  AREA: 38.8 ACRES
- DEED REFERENCE: D.B.V. 6232, PG. 228
  PARID NO. 50-00-00694-01-1
  AREA: 0.11 ACRES
- DEED REFERENCE: D.B.V. 6232, PG. 228
  PARID NO. 50-00-04063-00-6
  AREA: 5.23 ACRES

TOTAL AREA: 44.14 ACRES
(CONSOLIDATED WITH THE FINAL MINOR SUBDIVISION PLAN RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF MONTGOMERY COUNTY, PENNSYLVANIA, IN M.B.V. 47, PG. 256 ON MARCH 19, 2018)

SEWER: PUBLIC
WATER: PUBLIC

SITE BENCHMARKS

BM 112: TOP OF CONCRETE MONUMENT (FOUND)
PROPERTY CORNER ALONG MARBLE ROAD
N 350297.268, E 2840529.744, ELEV. 277.79
– BASED ON NAD 83 DATUM

BM 1012: TOP OF CONCRETE MONUMENT (FOUND)
CONC. MON.–INTERSECTION OF FRETZ RD. RIGHT OF WAY & PROPERTY LINE OF CHURCHWOOD FARM LLC
N 349702.8605 E 2839816.2539 ELEV. 224.32
– BASED ON NAD 83 DATUM

PARKING SUMMARY

MINIMUM REQUIRED PARKING SPACES BASED ON ZONING ORDINANCE:
OFFICES: 1 SPACE PER OF 275 SF OF GROSS FLOOR AREA
[77,836 SF (EX. BUILDING 1) + 31,562 SF (PROP. BUILDING 2)] / 275 = 398 SPACES
LABORATORY / LIGHT INDUSTRY (BUILDING 2): 1 SPACE PER 650 SF OF GROSS FLOOR AREA or 1 SPACE PER EMPLOYEE ON THE LARGEST SHIFT, WHICHEVER IS GREATER
(EXISTING 168,056 SF + PROPOSED 81,848 SF) / 650 = 385 SPACES
321 EXISTING EMPLOYEES + 145 PROPOSED EMPLOYEES = 466 SPACES
TOTAL MINIMUM REQUIRED = 398 + 466 = 864 SPACES

AVAILABLE PARKING SPACES:
EXISTING: 714 SPACES
PROPOSED TO BE LOST: – 285 SPACES (INCLUDES PARKING SPACES LOST FOR CONVERSION TO ELECTRIC VEHICLE CHARGING SPACES)
PROPOSED NEW ADDITIONAL: 452 SPACES
TOTAL AVAILABLE: 881 SPACES (INCLUDES 12 EXISTING AND 13 PROPOSED ADA SPACES)

ZONING CHART

ZONING DISTRICT	ZONING DATA CONDITION	LOT AREA	LOT WIDTH @ BLDG. LINE (FT.)	YARDS (FT.) FRONT	YARDS (FT.) SIDE	YARDS (FT.) REAR	MIN. SETBACK FROM RESIDENTIAL ZONING DISTRICT (FT.) (ADDITIONAL BUFFER REQUIRED)	MIN. SETBACK FROM RESIDENTIAL ZONING DISTRICT (FT.) (ADDITIONAL BUFFER REQUIRED)	MIN. PARKING FROM RESIDENTIAL ZONING DISTRICT (FT.) (ADDITIONAL BUFFER REQUIRED)	MIN. PARKING FROM ADJACENT RESIDENTIAL ZONING DISTRICT, IF REQ'D NO ADDITIONAL BUFFER IS PROVIDED (FT.)	MAXIMUM BUILDING HEIGHT FROM ADJACENT RESIDENTIAL ZONING DISTRICT (FT.)	BLDG. HEIGHT (FT.)	BLDG. COVERAGE (AREA/ PERCENTAGE)	(3) IMPERVIOUS COVERAGE (AREA/ PERCENTAGE)	(3) MIN. GREEN SPACE (AREA/ PERCENTAGE)	MIN. SETBACKS BETWEEN BUILDINGS (FT.)
R-1A (1) (RESIDENCE DISTRICT)	MIN. REQ./MAX. ALLOWED	80,000 S.F.	200	75	40	75	N/A	N/A	N/A	N/A	N/A	35	10	N/A	N/A	N/A
	EXISTING	44.14 AC.	232	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0	13.15 AC./ 29.8%	30.99 AC./ 70.2%	N/A
	PROPOSED	44.14 AC.	232	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0	17.00 AC./ 38.5%	27.14 AC./ 61.5%	N/A
I (1) (INDUSTRIAL DISTRICT)	MIN. REQ./MAX. ALLOWED	3 AC.	200	75	25	40	150	75	75	50	200	65	40 (2)	75%	25	25
	EXISTING	44.14 AC.	1415	83+	79+	1,013+	288+	83+	109+	75+	225+	44.5	3.17 AC./ 7.2%	13.15 AC./ 29.8%	30.99 AC./ 70.2%	65
	PROPOSED	44.14 AC.	1415	83+	79+	884+	288+	83+	109+	50	225+	44.5	4.97 AC./ 11.3%	17.00 AC./ 38.5%	27.14 AC./ 61.5%	65
FLOODPLAIN CONSERVATION DISTRICT	DEFINED ON PLAN BY THE BOUNDARY OF THE ALLUVIAL SOILS AND THE FIRM ZONE "A" BOUNDARY															

(1) NO USES EXIST OR ARE PROPOSED IN THE R-1A RESIDENCE DISTRICT.
OFFICES AND LABRATORY / LIGHT INDUSTRIAL BY RIGHT PERMITTED USES EXIST AND ARE PROPOSED IN THE INDUSTRIAL DISTRICT.
(2) MAX. BUILDING COVERAGE IN THE I–INDUSTRIAL DISTRICT IS 20R PLUS 2.0R PER ACRE, NOT TO EXCEED 40%.
(3) THE ENTIRE CONSOLIDATED PARCEL AREA IS TO BE USED WHEN DETERMINING THE IMPERVIOUS COVERAGE ALLOWED ON THE NEW CONSOLIDATED LOT, PURSUANT TO THE BUILDING & ZONING COMMITTEE MEETING WITH THE APPLICANT ON OCTOBER 3, 2017. THE MINIMUM GREEN SPACE HAS ALSO BEEN CALCULATED USING THE ENTIRE CONSOLIDATED PARCEL AREA.
(4) THE HEIGHT OF EXISTING BUILDING #1 IS 44.5 FT., THE BUILDING HEIGHT OF EXISTING BUILDING #2 IS 40.5 FT., & THE HEIGHT OF THE EXISTING BUILDING #2 WITH THE PROPOSED BUILDING ADDITION IS 39.75 FT. SINCE THE HEIGHT OF EXISTING BUILDING #1 IS GREATER THAN THE HEIGHT OF EXISTING BUILDING #2 WITH BUILDING ADDITION, THE HEIGHT OF EXISTING BUILDING #1 IS PROVIDED IN THE CHART AS THE MAXIMUM BUILDING HEIGHT. THE BUILDING HEIGHT IS CALCULATED AS THE DIFFERENCE BETWEEN BUILDING'S VERTICAL MEASUREMENT FROM THE MEAN LEVEL OF THE GROUND SURROUNDING THE BUILDING TO A POINT MIDWAY BETWEEN THE HIGHEST & LOWEST POINTS OF THE ROOF.

LEGEND

	EXISTING	PROPOSED
PROPERTY BOUNDARY		
PARCEL LINE		
BUILDING SETBACK LINE		
ULTIMATE RIGHT-OF-WAY		
LEGAL RIGHT-OF-WAY		
EASEMENT		
CURBING	DEP. CURB	DEP. CURB
BUILDING	EXIST. BUILDING	PROP. BUILDING
PAVEMENT		
MILL & OVERLAY PAVEMENT		
CONCRETE		
ZONING BOUNDARY	R-1A-RESIDENCE DISTRICT / I-INDUSTRIAL DISTRICT	
SOIL BOUNDARY		
ALLUVIAL SOIL/ FLOODPLAIN CONSERVATION DISTRICT		
UTILITY POLE	U.P.	
OVERHEAD ELECTRIC	O/E	O/E
OVERHEAD TELEPHONE	O/T	O/T
UNDERGROUND ELECTRIC	U/E	U/E
WATER MAIN & VALVE	W.V.	W.V.
FIRE HYDRANT & FIRE SERVICE LINE	F.H.	F.H.
GAS MAIN & VALVE	G.V.	G.V.
SANITARY LINE, MANHOLE, & CLEANOUT	EXIST. MH / SAN / C.O.	PROP. MH / SAN / C.O.
STORM LINE, MANHOLE, & INLET	EXIST. MH / EXIST. INLET	PROP. MH / PROP. INLET
FORCE MAIN		FM
FENCE	X	X
SIGN		
DECIDUOUS TREE	6" MAPLE	1 Ar
EVERGREEN TREE	6" PINE	1 Ps
TREE ROW		
CONTOUR	590	590
SPOT ELEVATION	×590.53	×590.53
WETLANDS, STREAM & WATERS OF THE U.S.		
EDGE OF PAVEMENT	E.O.P. (TYP.)	E.O.P. (TYP.)
TYPICAL		(TYP.)
TO BE REMOVED		(T.B.R.)
RELOCATE		(REL.)
DOOR SILL		D.S.
FINISHED FLOOR		F.F.

NOTE:
VERTICAL TEXT INDICATES PROPOSED FEATURES
SLANTED TEXT INDICATES EXISTING FEATURES

0 100' 200' 300'
SCALE: 1"=100'

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

NOTE:
"PURSUANT TO THE REQUIREMENTS OF PA ACT 287, AS AMENDED, EDETT CONTACTED ONE CALL, INC. FOR A DESIGN PHASE LOCATION REQUEST. THE LOCATIONS OF UNDERGROUND UTILITIES SHOWN ON THESE PLANS HEREON WERE DERIVED FROM EXISTING UTILITY RECORDS AND/OR ABOVE-GROUND FEATURES. THE DATA, SIZE, TYPE, COMPLETENESS, ACCURACY, LOCATION AND DEPTH OF UNDERGROUND UTILITIES OR STRUCTURES CANNOT BE GUARANTEED. THE CONTRACTORS, AT LEAST THREE (3) DAYS PRIOR TO PERFORMING ANY EXCAVATIONS, SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATIONS AND DEPTHS OF ALL UNDERGROUND FACILITIES LOCATED WITHIN THE VICINITY OF THE WORK SITE IN ACCORDANCE WITH ACT 121, (PA ONE CALL SYSTEM, INC. 1–800–242–1776)."

THE SITE SERIAL NUMBER IS 202207507772

CLIENT

ALMAC

CIVIL / STRUCTURAL ENGINEER

BARRY ISETT & associates INC
MULTI-DISCIPLINE ENGINEERS AND CONSULTANTS
610.398.0904
barryisett.com
5420 Crackersport Road
Allentown, PA 18104

CONSULTING ARCHITECT/ENGINEER

CLARK, RICHARDSON AND BISKUP CONSULTING ENGINEERS, INC.
CRB ARCHITECTS-ENGINEERS P.C.
220 WEST GERMANTOWN PIKE
SUITE 170
PLYMOUTH MEETING, PA 19462
PHONE: 610-278-7644
FAX: 610-278-9194

PROJECT TITLE

PRELIMINARY/FINAL PLAN - ALMAC SOUDERTON EXPANSION

REV	BY	DATE	DESCRIPTION
1	MTG	6/20/2022	INITIAL PRELIM/FINAL LD SUBMISSION
2	DFG	9/21/2022	REVIEW COMMENTS
3	DFG	11/9/2022	REVIEW COMMENTS
4	DFG	1/26/2023	REVIEW COMMENTS
5	DFG	2/22/2023	REVIEW COMMENTS
6	DFG	3/14/2023	REVIEW COMMENTS
7	DFG	5/16/2023	REVIEW COMMENTS
8	DFG	6/30/2023	REVIEW COMMENTS
9	DFG	7/24/2023	REVIEW COMMENTS
10	DFG	8/10/2023	MISC. REVISIONS
11	DFG	9/19/2023	REVIEW COMMENTS

LICENSEE

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL JAMES A. WALSH III PE-067653 ENGINEER

INFORMATION CONTAINED HEREIN IS CONSIDERED CONFIDENTIAL. THIS DOCUMENT IS NOT TO BE USED, REPRODUCED, OR DISCLOSED IN WHOLE OR PART WITHOUT THE PRIOR WRITTEN PERMISSION OF ALMAC.

PROJ. NO. 227415	DESIGNED BY: DWR
SCALE: 1"=50'	CHECKED BY: JAM
SHEET SIZE: 30x42	APPROVED BY: JAM

DRAWING TITLE

CIVIL
MASTER SITE LAYOUT PLAN

DRAWING NUMBER SHEET 2 OF 39

C01-01

RECORD PLAN SHEET 2 OF 9

COPYRIGHT 2023 BY CLARK, RICHARDSON AND BISKUP CONSULTING ENGINEERS, INC.

FILENAME: \\Bisnas.com\Work\Projects\2019\U1479.0000_Almac\Admin\cover\submission\WORK_PRODUCT\PLAN\CAD_Production\01_1079419-SitePlanningPlan_v18_B90-Cover.dwg – October 10, 2023 11:53 PM