



County of Berks South Campus | 400 E. Wyomissing Ave., Suite D, Box 2 | Mohnnton, PA 19540
Phone: 610.478.6300 | Email: planning@berkspa.gov

*Glenn R. Knoblauch, Chair | Lisa Weaver-Gonzalez, Vice-Chair | Lee C. Olsen, AIA, NCARB, Secretary
Jodi L. Gauker | Thomas C. McKeon, AICP, CECD | David Mattes | Sarah Phillips | Kevin Lerch | Gavin Milligan
Ashley J. Showers, Executive Director | David N. Peris, Assistant County Solicitor*

TO: Berks County Planning Commission Board

FROM: Michelle D. Franklin
Planner III

RE: Admin 3 Building - East Penn Manufacturing Co.
Lyons Borough

DATE: December 5, 2025

The Berks County Planning Commission has been notified of an East Penn Manufacturing Co., land development project within the limits of Lyons Borough. The Borough does not have its own Subdivision and Land Development Ordinance; therefore, the plan review will follow the *Berks County Planning Commission's Land Subdivision and Land Development Regulations of 1990* (SALDO). Representatives from Barry Isett & Associates, project engineer, East Penn Manufacturing Company, and MKSD Architects will be attending the December 10 meeting to present the project and plans, answer questions, and obtain comments from the Planning Commission. The project was presented to the Borough at its last Council meeting on Monday, December 1.

The presentation is for the Boards information. Formal plan submission will be forthcoming.

The aerial below provides the location of the proposed 2-story office building.





5420 Crackersport Road, Allentown, PA 18104

610.398.0904 610.481.9098

barryisett.com

November 25, 2025
Project #1101325.000

Ms. Michelle D. Franklin, Planner III
Berks County Planning Commission
400 E. Wyomissing Ave., Box 2
Mohnton, PA 19540

Dear Ms. Franklin:

RE: EAST PENN MANUFACTURING COMPANY – ADMIN 3 BUILDING PROJECT
Lyons Borough, Berks County, Pennsylvania
Schematic Plans for Planning Commission Meeting

On behalf of our client, East Penn Manufacturing Company, Barry Isett & Associates, Inc. (Isett) is pleased to submit site development and architectural sketch plans for the proposed "Admin 3 Building Project." As we previously corresponded, we are requesting placement on the agenda of the December 10, 2025, Berks County Planning Commission meeting for informal discussion. Representatives of Isett, East Penn Manufacturing Company, and MKSD Architects will be attending the meeting to present the project and plans, answer questions, and obtain comments from the Planning Commission. We appreciate your assistance and look forward to meeting with the Planning Commission.

Sincerely yours,

James A. Mazeika, PE, LEED AP
Project Manager, Civil Department

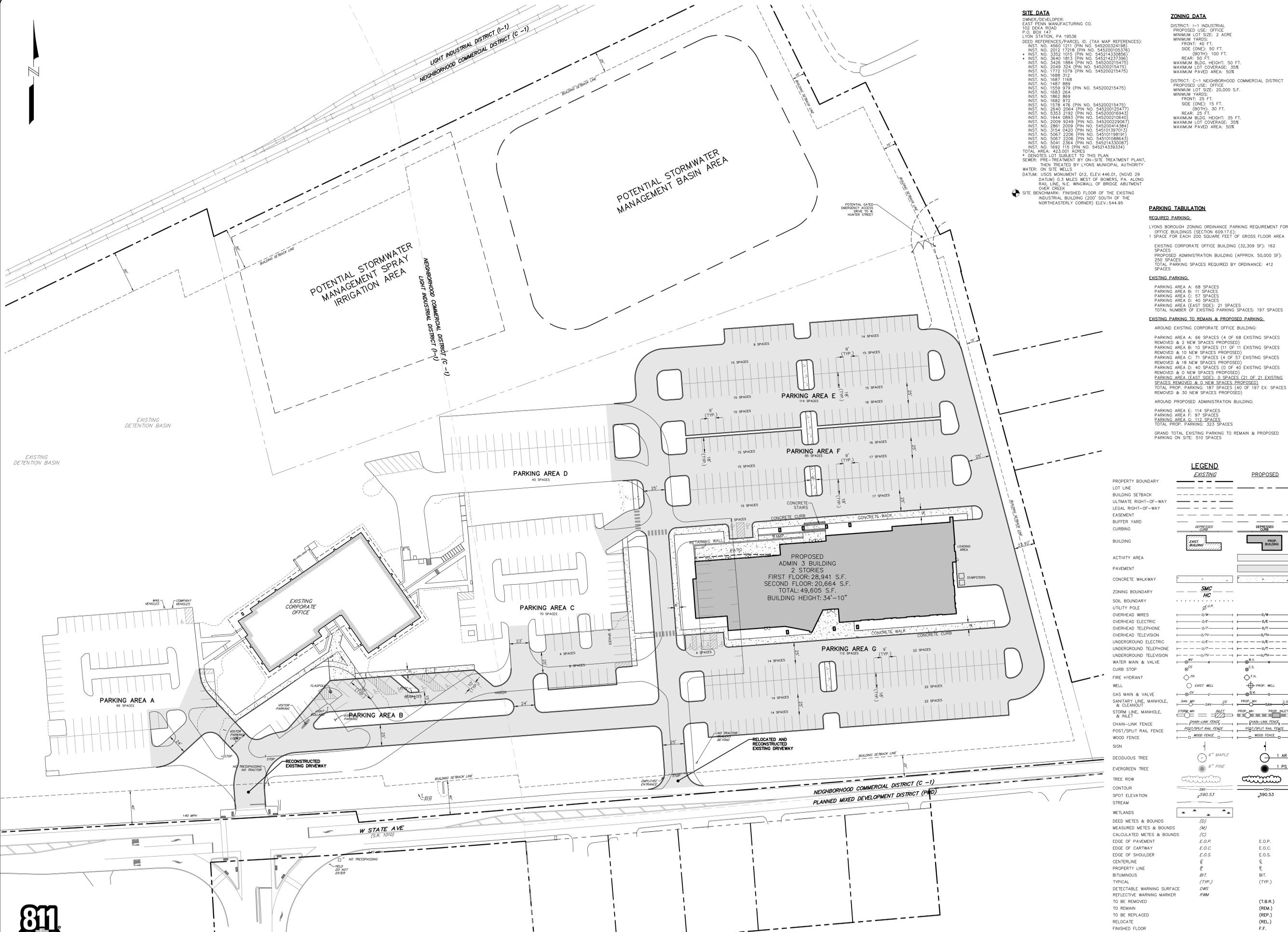
Attachments (electronic files)

Copies (via email):

Michael Angelina and Dan Winkler (East Penn Manufacturing Company)

Chris Williams (Isett)

Todd Chambers, Blayne Keenan, Nick Hewes, and Chris Connors (MKSD Architects)



SITE DATA
 OWNER/DEVELOPER:
 EAST PENN MANUFACTURING CO.
 102 DEKA ROAD
 P.O. BOX 142
 LYON STATION, PA 19536
 DEED REFERENCES/PARCEL ID. (TAX MAP REFERENCES):
 INST. NO. 4560 1211 (PIN NO. 545200324198)
 INST. NO. 2012 17218 (PIN NO. 545200105376)
 INST. NO. 3352 1015 (PIN NO. 545214330956)
 INST. NO. 3640 1813 (PIN NO. 545214237396)
 INST. NO. 3428 1884 (PIN NO. 545200215475)
 INST. NO. 2049 324 (PIN NO. 545200215475)
 INST. NO. 1772 1079 (PIN NO. 545200215475)
 INST. NO. 1868 312
 INST. NO. 1887 1168
 INST. NO. 1487 889
 INST. NO. 1559 979 (PIN NO. 545200215475)
 INST. NO. 1893 264
 INST. NO. 1862 869
 INST. NO. 1892 972
 INST. NO. 1578 476 (PIN NO. 545200215475)
 INST. NO. 2040 2084 (PIN NO. 545200294472)
 INST. NO. 5353 2192 (PIN NO. 54520016943)
 INST. NO. 1944 0993 (PIN NO. 54520016943)
 INST. NO. 2009 9249 (PIN NO. 545200229067)
 INST. NO. 2861 2309 (PIN NO. 545200414584)
 INST. NO. 3154 0420 (PIN NO. 545101397013)
 INST. NO. 5067 2206 (PIN NO. 545101397013)
 INST. NO. 5067 2206 (PIN NO. 545101397013)
 INST. NO. 5041 2364 (PIN NO. 545214330087)
 INST. NO. 1892 115 (PIN NO. 545214330087)
 TOTAL AREA: 423,001 ACRES
 * DENOTES LOT SUBJECT TO THIS PLAN
 SEWER: PRE-TREATMENT BY ON-SITE TREATMENT PLANT, THEN TREATED BY LYONS MUNICIPAL AUTHORITY
 WATER: ON SITE WELLS
 DATUM: USGS MONUMENT G12, ELEV: 446.01, (NGVD 29 DATUM) 0.5 MILES WEST OF BOWERS, PA, ALONG RAIL LINE, N.E. WINGWALL OF BRIDGE ABUTMENT OVER CREEK
 * SITE BENCHMARK: FINISHED FLOOR OF THE EXISTING INDUSTRIAL BUILDING (200' SOUTH OF THE NORTHEASTERLY CORNER) ELEV: 544.95

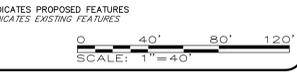
ZONING DATA
 DISTRICT: I-1 INDUSTRIAL
 PROPOSED USE: OFFICE
 MINIMUM LOT SIZE: 2 ACRE
 MINIMUM YARDS:
 FRONT: 40 FT.
 SIDE (ONE): 50 FT.
 (BOTH): 100 FT.
 REAR: 50 FT.
 MAXIMUM BLDG. HEIGHT: 50 FT.
 MAXIMUM LOT COVERAGE: 35%
 MAXIMUM PAVED AREA: 50%
 DISTRICT: C-1 NEIGHBORHOOD COMMERCIAL DISTRICT
 PROPOSED USE: OFFICE
 MINIMUM LOT SIZE: 20,000 S.F.
 MINIMUM YARDS:
 FRONT: 25 FT.
 SIDE (ONE): 15 FT.
 (BOTH): 30 FT.
 REAR: 25 FT.
 MAXIMUM BLDG. HEIGHT: 35 FT.
 MAXIMUM LOT COVERAGE: 35%
 MAXIMUM PAVED AREA: 50%

PARKING TABULATION
REQUIRED PARKING:
 LYONS BOROUGH ZONING ORDINANCE PARKING REQUIREMENT FOR OFFICE BUILDINGS (SECTION 609.17.1):
 1 SPACE FOR EACH 200 SQUARE FEET OF GROSS FLOOR AREA
 EXISTING CORPORATE OFFICE BUILDING (32,309 SF): 162 SPACES
 PROPOSED ADMINISTRATION BUILDING (APPROX. 50,000 SF): 250 SPACES
 TOTAL PARKING SPACES REQUIRED BY ORDINANCE: 412 SPACES
EXISTING PARKING:
 PARKING AREA A: 68 SPACES
 PARKING AREA B: 11 SPACES
 PARKING AREA C: 70 SPACES
 PARKING AREA D: 40 SPACES
 PARKING AREA (EAST SIDE): 21 SPACES
 TOTAL NUMBER OF EXISTING PARKING SPACES: 197 SPACES
EXISTING PARKING TO REMAIN & PROPOSED PARKING:
 AROUND EXISTING CORPORATE OFFICE BUILDING:
 PARKING AREA A: 66 SPACES (4 OF 68 EXISTING SPACES REMOVED & 2 NEW SPACES PROPOSED)
 PARKING AREA B: 10 SPACES (11 OF 11 EXISTING SPACES REMOVED & 10 NEW SPACES PROPOSED)
 PARKING AREA C: 71 SPACES (4 OF 57 EXISTING SPACES REMOVED & 18 NEW SPACES PROPOSED)
 PARKING AREA D: 40 SPACES (0 OF 40 EXISTING SPACES REMOVED & 0 NEW SPACES PROPOSED)
 PARKING AREA (EAST SIDE): 0 SPACES (21 OF 21 EXISTING SPACES REMOVED & 0 NEW SPACES PROPOSED)
 TOTAL PROP. PARKING: 187 SPACES (40 OF 197 EX. SPACES REMOVED & 30 NEW SPACES PROPOSED)
 AROUND PROPOSED ADMINISTRATION BUILDING:
 PARKING AREA E: 114 SPACES
 PARKING AREA F: 97 SPACES
 PARKING AREA G: 112 SPACES
 TOTAL PROP. PARKING: 323 SPACES
 GRAND TOTAL EXISTING PARKING TO REMAIN & PROPOSED PARKING ON SITE: 510 SPACES

LEGEND

	EXISTING	PROPOSED
PROPERTY BOUNDARY	---	---
LOT LINE	---	---
BUILDING SETBACK	---	---
ULTIMATE RIGHT-OF-WAY	---	---
LEGAL RIGHT-OF-WAY	---	---
EASEMENT	---	---
BUFFER YARD	---	---
CURBING	---	---
BUILDING	[EXIST. BUILDING]	[PROP. BUILDING]
ACTIVITY AREA	---	---
PAVEMENT	---	---
CONCRETE WALKWAY	---	---
ZONING BOUNDARY	SMC	---
SOIL BOUNDARY	HC	---
UTILITY POLE	U.P.	---
OVERHEAD WIRES	O/W	---
OVERHEAD ELECTRIC	O/E	---
OVERHEAD TELEPHONE	O/T	---
OVERHEAD TELEVISION	O/TV	---
UNDERGROUND ELECTRIC	U/E	---
UNDERGROUND TELEPHONE	U/T	---
UNDERGROUND TELEVISION	U/TV	---
WATER MAIN & VALVE	W.M.	---
CURB STOP	C.S.	---
FIRE HYDRANT	F.H.	---
WELL	W.	---
GAS MAIN & VALVE	G.M.	---
SANITARY LINE, MANHOLE, & CLEANDOUT	SAN. LN.	---
STORM LINE, MANHOLE, & WILET	STORM LN.	---
CHAIN-LINK FENCE	CL.F.	---
POST/SPLIT RAIL FENCE	PS/S.R.F.	---
WOOD FENCE	W.F.	---
SIGN	S.	---
DECIDUOUS TREE	6" MAPLE	1 AR
EVERGREEN TREE	6" PINE	1 PS
TREE ROW	---	---
CONTOUR	580	590.53
SPOT ELEVATION	---	---
STREAM	---	---
WETLANDS	---	---
DEED METES & BOUNDS	(D)	---
MEASURED METES & BOUNDS	(M)	---
CALCULATED METES & BOUNDS	(C)	---
EDGE OF PAVEMENT	E.O.P.	E.O.P.
EDGE OF CARTWAY	E.O.C.	E.O.C.
EDGE OF SHOULDER	E.O.S.	E.O.S.
CENTERLINE	CL	CL
PROPERTY LINE	P.L.	P.L.
BITUMINOUS	BIT.	BIT.
TYPICAL	(TYP.)	(TYP.)
DETECTABLE WARNING SURFACE	DWS	DWS
REFLECTIVE WARNING MARKER	RWM	(T.B.R.)
TO BE REMOVED	---	(R.M.)
TO REMAIN	---	(R.E.M.)
TO BE REPLACED	---	(R.E.P.)
RELOCATE	---	(R.E.L.)
FINISHED FLOOR	---	(F.F.)
DOOR SILL	---	(D.S.)

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



DATE	
REVISIONS	

MK SD architects
 610.398.0904
 barryiset@gmail.com
BARRY ISETT & ASSOCIATES
 5420 Crackersport Road
 Allentown, PA 18104

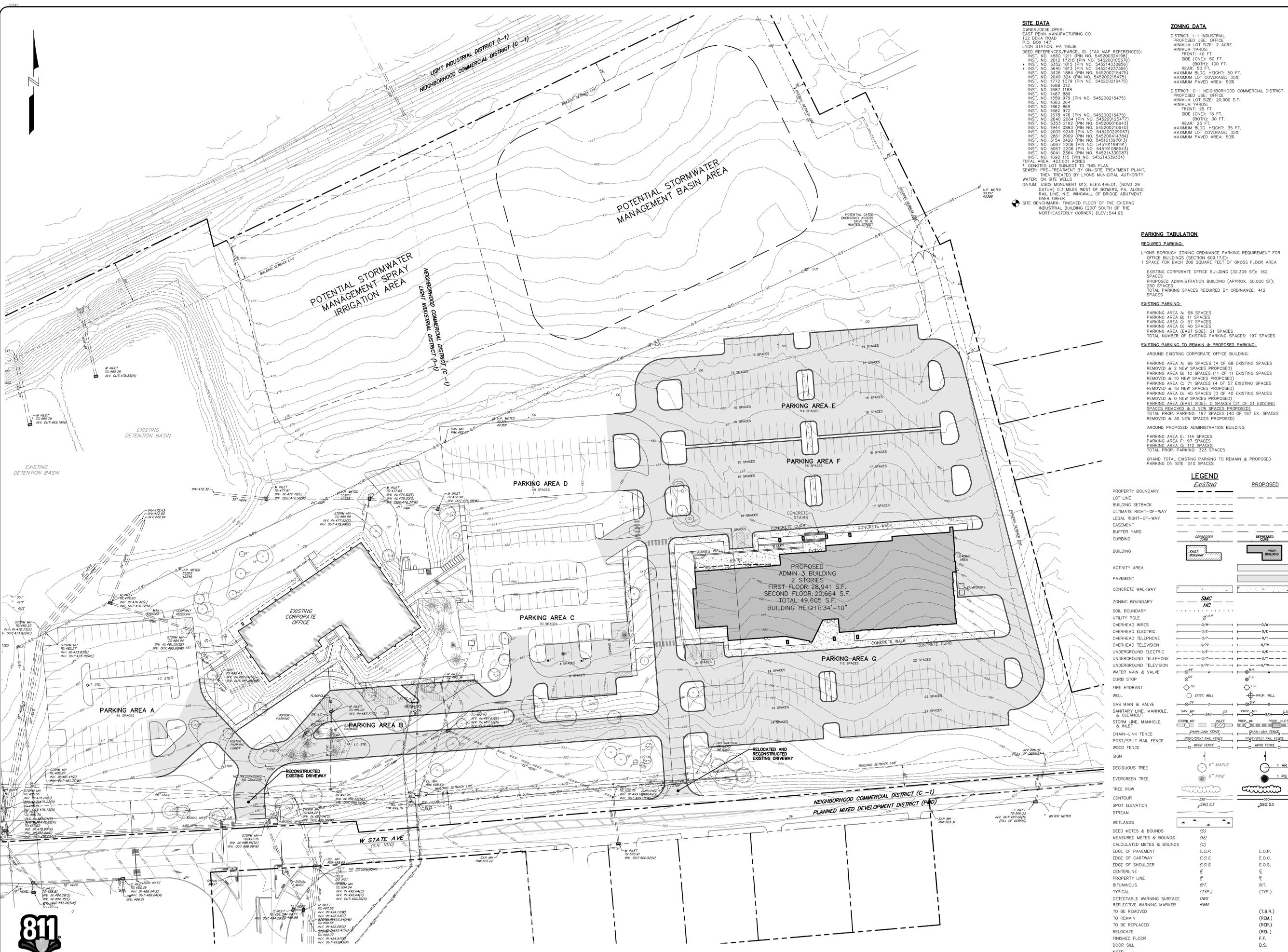
SITE LAYOUT SKETCH PLAN
 ADMINISTRATION 3 BUILDING
 EAST PENN MANUFACTURING CO.
 LYONS BOROUGH
 BERKS COUNTY, PENNSYLVANIA

DATE:	11/25/2025	DSGN:	DDR/DFG
SCALE:	1"=40'	CHK:	JAM
DRAWN:	JAZ	APPRD:	CJW
JOB:	1101325.000	P MGR:	CJW
SHEET:	1 OF 3	COPYRIGHT:	2025

SP-1



FILENAME: C:\Users\mgyamer\OneDrive\Documents\Barr\1101325.000\EPM_Admin3\Project Files\Drawings\Site\SP-1.dwg - November 25, 2025 11:22 PM



SITE DATA
 OWNER/DEVELOPER: EAST PENN MANUFACTURING CO.
 102 DEKA ROAD
 P.O. BOX 142
 LYON STATION, PA 19536
 DEED REFERENCES/PARCEL ID. (TAX MAP REFERENCES):
 INST. NO. 4560 1211 (PIN NO. 545200324198)
 INST. NO. 2012 17218 (PIN NO. 545200105376)
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 INST. NO. 1893 264
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	EXISTING	PROPOSED
PROPERTY BOUNDARY	---	---
LOT LINE	---	---
BUILDING SETBACK	---	---
ULTIMATE RIGHT-OF-WAY	---	---
LEGAL RIGHT-OF-WAY	---	---
EASEMENT	---	---
BUFFER YARD	---	---
CURBING	---	---
BUILDING	█	█
ACTIVITY AREA	---	---
PAVEMENT	---	---
CONCRETE WALKWAY	---	---
ZONING BOUNDARY	---	---
SOIL BOUNDARY	---	---
UTILITY POLE	---	---
OVERHEAD WIRES	---	---
OVERHEAD ELECTRIC	---	---
OVERHEAD TELEPHONE	---	---
OVERHEAD TELEVISION	---	---
UNDERGROUND ELECTRIC	---	---
UNDERGROUND TELEPHONE	---	---
UNDERGROUND TELEVISION	---	---
WATER MAIN & VALVE	---	---
CURB STOP	---	---
FIRE HYDRANT	---	---
WELL	---	---
GAS MAIN & VALVE	---	---
SANITARY LINE, MANHOLE, & CLEANDOUT	---	---
STORM LINE, MANHOLE, & INLET	---	---
CHAIN-LINK FENCE	---	---
POST/SPLIT RAIL FENCE	---	---
WOOD FENCE	---	---
SIGN	---	---
DECIDUOUS TREE	---	---
EVERGREEN TREE	---	---
TREE ROW	---	---
CONTOUR	---	---
SPOT ELEVATION	---	---
STREAM	---	---
WETLANDS	---	---
DEED METES & BOUNDS	(D)	(D)
MEASURED METES & BOUNDS	(M)	(M)
CALCULATED METES & BOUNDS	(C)	(C)
EDGE OF PAVEMENT	E.O.P.	E.O.P.
EDGE OF CARTWAY	E.O.C.	E.O.C.
EDGE OF SHOULDER	E.O.S.	E.O.S.
CENTERLINE	CL	CL
PROPERTY LINE	PL	PL
BITUMINOUS	BIT.	BIT.
TYPICAL (TYP.)	(TYP.)	(TYP.)
DETECTABLE WARNING SURFACE	DWS	DWS
REFLECTIVE WARNING MARKER	RWM	RWM
TO BE REMOVED	(T.B.R.)	(T.B.R.)
TO REMAIN	(REM.)	(REM.)
TO BE REPLACED	(REP.)	(REP.)
RELOCATE	(REL.)	(REL.)
FINISHED FLOOR	F.F.	F.F.
DOOR SILL	D.S.	D.S.

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



DATE	BY

MK SD architects
 610.398.0904
 barry@mk-sd.com
 5420 Crackersport Road
 Allentown, PA 18104

BARRY ISETT & ASSOCIATES
 Mechanical, Electrical, Plumbing, and Fire Protection Engineers and Architects

SITE DEVELOPMENT SKETCH PLAN
ADMINISTRATION 3 BUILDING
EAST PENN MANUFACTURING CO.
LYONS BOROUGH
BERKS COUNTY, PENNSYLVANIA

DATE:	11/25/2025	DSGN:	DDR/DFG
SCALE:	1"=40'	CHK:	JAM
DRAWN:	JAZ	APPRD:	CJW
JOB:	1101325.000	P.MGR:	CJW
SHEET:	2 OF 3	COPYRIGHT:	2025

SP-2

811
 Know what's below.
 Call before you dig.
 SITE SERIAL: #

FILENAME: C:\Users\jmgomer\OneDrive\Documents\Projects\1101325.000\SP-2_SiteDevelopment\1101325.000_SiteDevelopment.dwg - November 25, 2025 11:22 PM

- ADJOINER PROPERTY INFO**
- (A) 301 S. KEMP ST. LYONS, LLC
R.B.V. 4875, PAGE 307
 - (B) DEBRA L. SCHLEGEL
INSTRUMENT NO. 2017 012080
 - (C) DEBRA L. SCHLEGEL
INSTRUMENT NO. 2017 012080
 - (D) KENNETH E. KECK
R.B.V. 4881, PAGE 1432
 - (E) DENNIS J. & DA E. MANWILLER
D.B.V. 1773, PAGE 568
 - (F) RICHARD L. & RANDY S. ANGSTADT
D.B.V. 1607, PAGE 505
 - (G) STEPHAN M. HARING
D.B.V. 1767, PAGE 416
 - (H) WILLIAM C. & CAROL A. DELONG
R.B.V. 3152, PAGE 1944
 - (I) LYONS BORO. MUNICIPAL AUTHORITY
PREMISES C, D.B.V. 1757, PAGE 1200
 - (J) EAST PENN MANUFACTURING CO
INSTRUMENT NO. 2015 017935
 - (K) EAST PENN MANUFACTURING CO
INSTRUMENT NO. 2015 017935
 - (L) LYONS BORO. MUNICIPAL AUTHORITY
PREMISES B, D.B.V. 1757, PAGE 1200
 - (M) SM & TD REAL ESTATE LLC ATTN: NANCY ANDERSON
INSTRUMENT NO. 2016 020929
 - (N) MELVIN J. & MILDRED L. BURKHOLDER
INSTRUMENT NO. 2009 01813
 - (O) CLARENCE W. HETNER
D.B.V. 1687, PAGE 1172
 - (P) DALE R. & ALTA L. BROBST
D.B.V. 1550, PAGE 294
 - (Q) DELORES E. MUSSER
D.B.V. 1495, PAGE 667
 - (R) CLARENCE H. & MARIAN M. HEFFNER
D.B.V. 1341, PAGE 183
 - (S) JUDITH A. & MICHAEL E. LESHER
R.B.V. 2989, PAGE 1777
 - (T) KELLY J. & JOE HARRELL
INSTRUMENT NO. 2016 003188
 - (U) STANLEY R. & KATHY J. HELBERT
D.B.V. 1830, PAGE 677
 - (V) LYNN C. DERAGON
R.B.V. 2946, PAGE 763
 - (W) DAVID A. ABEI
R.B.V. 3152, PAGE 1692
 - (X) MARY E. KUTZ
D.B.V. 1758, PAGE 684
 - (Y) RANDY L. & SALLYANN R. SCHLEGEL
D.B.V. 1792, PAGE 284
 - (Z) CHRISTOPHER D. & ANTONETTE M. MARKEY
R.B.V. 2537, PAGE 665
 - (AA) P.B.V. 141, PAGE 80, LOT 3
 - (BB) ELAINE A. PURSELL
R.B.V. 2779, PAGE 2079
 - (CC) P.B.V. 141, PAGE 80, LOT 2
 - (DD) WILLIAM G. PATERSON AND DORIS M. PATERSON
FAMILY TRUST
R.B.V. 3214, PAGE 1667
 - (DE) GARY CHARLES DILTZ
INSTRUMENT NO. 2016 015194
 - (DF) P.B.V. 196, PAGE 55 LOT 3
 - (DG) MICHAEL A. TUCKER AND AUDREY L. TUCKER
INSTRUMENT NO. 2011 009597
 - (DH) P.B.V. 196, PAGE 55 LOT 4
 - (DI) PAUL E. BRAUER AND LORI E. BRAUER
R.B.V. 2847, PAGE 1870
 - (DJ) P.B.V. 196, PAGE 55 LOT 5
 - (DK) RANDY L. GREEN
R.B.V. 3430, PAGE 1391
 - (DL) P.B.V. 196, PAGE 55 LOT 6
 - (DM) TIMOTHY E. KEISER AND KATHLEEN M. KEISER
R.B.V. 2644, PAGE 412
 - (DN) P.B.V. 196, PAGE 55 LOT 7
 - (DO) GERALD H. BOLLINGER AND TAMI R. BOLLINGER
R.B.V. 2709, PAGE 2343
 - (DP) P.B.V. 196, PAGE 55 LOT 8
 - (DQ) MICHAEL S. WAGNER
INSTRUMENT NO. 2014 008549
 - (DR) P.B.V. 196, PAGE 55 LOT 9

SITE DATA

RECORD OWNER/DEVELOPER:
EAST PENN MANUFACTURING CO.
102 DEKA ROAD
LYONS STATION, PA 19536

DEED REFERENCES/PARCEL ID. (TAX MAP REFERENCES):
INST. NO. 2016 14180 (PIN NO. 545200215475)
INST. NO. 2012 17218 (PIN NO. 545200103376)
INST. NO. 3352 1015 (PIN NO. 545214330856)
INST. NO. 3540 1613 (PIN NO. 545214237396)
INST. NO. 2016 14180 (PIN NO. 545200215475)
INST. NO. 1772 1079 (PIN NO. 545200215475)
INST. NO. 1559 979 (PIN NO. 545200215475)
INST. NO. 1862 869 (PIN NO. 545200215475)
INST. NO. 2640 284 (PIN NO. 545200125477)
INST. NO. 5353 2192 (PIN NO. 545200016943)
INST. NO. 1944 0893 (PIN NO. 545200210640)
INST. NO. 2016 14180 (PIN NO. 545200229987)
INST. NO. 2016 14180 (PIN NO. 545200414384)
INST. NO. 3154 0410 (PIN NO. 545101397013)
INST. NO. 5067 2206 (PIN NO. 545101188191)
INST. NO. 5067 2206 (PIN NO. 545101386443)
INST. NO. 5041 2364 (PIN NO. 545214330087)
INST. NO. 1692 115 (PIN NO. 545214339334)

TOTAL AREA: 423.001 ACRES
* DENOTES PARCELS SUBJECT TO THIS PLAN

SEWER: PRE-TREATMENT BY ON-SITE TREATMENT PLANT,
THEN TREATED BY LYONS MUNICIPAL AUTHORITY

WATER: ON-SITE WELLS

DATUM: USGS MONUMENT Q12, ELEV. 446.01, (NGVD 29 DATUM) 0.3 MILES WEST OF BOWERS, PA. ALONG RAIL LINE, N.E. WINDMILL OF BRIDGE ABUTMENT OVER CREEK

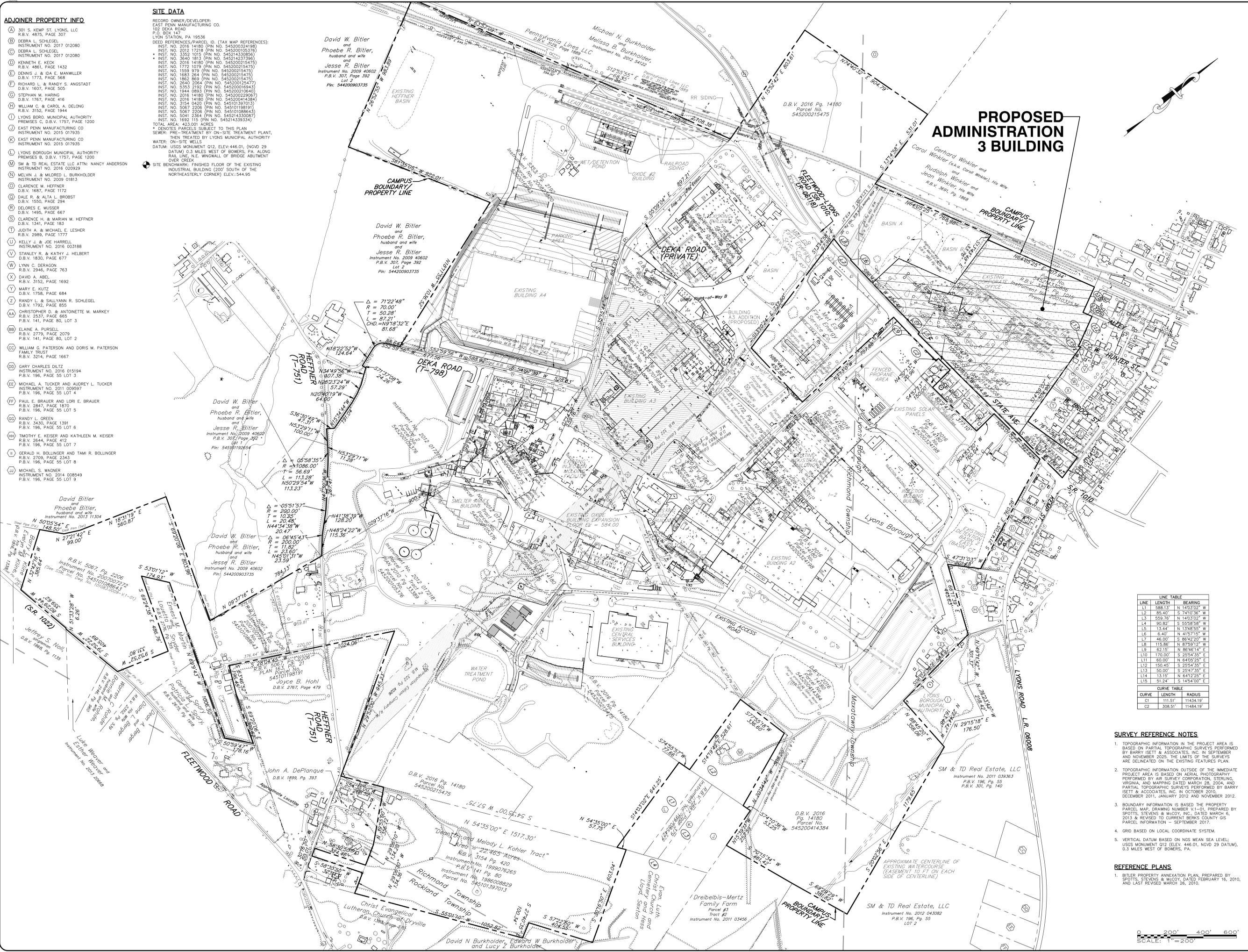
▲ SITE BENCHMARK: FINISHED FLOOR OF THE EXISTING INDUSTRIAL BUILDING (200' SOUTH OF THE NORTHEASTERLY CORNER) ELEV.: 544.95

David W. Bitler
and
Phoebe R. Bitler,
husband and wife
and
Jesse R. Bitler
Instrument No. 2009 40602
Lot 2
P.B.V. 307, Page 392
Pin: 544200903735

CAMPUS BOUNDARY PROPERTY LINE

David W. Bitler
and
Phoebe R. Bitler,
husband and wife
and
Jesse R. Bitler
Instrument No. 2009 40602
Lot 2
P.B.V. 307, Page 392
Pin: 544200903735

PROPOSED ADMINISTRATION 3 BUILDING



LINE TABLE	
LINE LENGTH	BEARING
L1	588.13' N 140°30'2" W
L2	85.40' S 74°10'36" W
L3	559.78' N 140°30'2" W
L4	90.82' S 50°58'58" W
L5	13.44' N 134°85'5" W
L6	6.40' N 41°57'15" W
L7	46.00' S 89°22'00" W
L8	115.86' N 87°59'12" W
L9	62.15' N 86°46'14" E
L10	120.00' S 25°43'35" E
L11	60.00' N 64°09'25" E
L12	150.45' S 25°43'35" E
L13	50.00' S 25°47'35" E
L14	13.15' N 64°12'25" E
L15	51.24' S 14°54'00" E

CURVE TABLE		
CURVE	LENGTH	RADIUS
C1	111.51'	11434.19'
C2	308.51'	11484.19'

- SURVEY REFERENCE NOTES**
- TOPOGRAPHIC INFORMATION IN THE PROJECT AREA IS BASED ON PARTIAL TOPOGRAPHIC SURVEYS PERFORMED BY BARRY ISETT & ASSOCIATES, INC. IN SEPTEMBER AND NOVEMBER 2025. THE LIMITS OF THE SURVEYS ARE DELINEATED ON THE EXISTING FEATURES PLAN.
 - TOPOGRAPHIC INFORMATION OUTSIDE OF THE IMMEDIATE PROJECT AREA IS BASED ON AERIAL PHOTOGRAPHY PERFORMED BY AIR SURVEY CORPORATION, STERLING, VIRGINIA, AND MAPPING DATED MARCH 28, 2004, AND PARTIAL TOPOGRAPHIC SURVEYS PERFORMED BY BARRY ISETT & ASSOCIATES, INC. IN OCTOBER 2010, DECEMBER 2011, JANUARY 2012 AND NOVEMBER 2012.
 - BOUNDARY INFORMATION IS BASED ON THE PROPERTY PARCEL MAP, DRAWING NUMBER V1-01, PREPARED BY SPOTTS, STEVENS & MCCOY, INC., DATED MARCH 6, 2013 & REVISED TO CURRENT BERKS COUNTY GIS PARCEL INFORMATION - SEPTEMBER 2017.
 - GRID BASED ON LOCAL COORDINATE SYSTEM.
 - VERTICAL DATUM BASED ON NGS MEAN SEA LEVEL; USGS MONUMENT Q12 (ELEV. 446.01, NGVD 29 DATUM), 0.3 MILES WEST OF BOWERS, PA.

- REFERENCE PLANS**
- BITLER PROPERTY ANNEXATION PLAN, PREPARED BY SPOTTS, STEVENS & MCCOY, DATED FEBRUARY 16, 2010, AND LAST REVISED MARCH 26, 2010.



DATE	BY

MK SD architects

610.398.0904
baryisett.com

BARRY ISETT & ASSOCIATES

5420 Crakersport Road
Allentown, PA 18104

PROPERTY MAP

ADMINISTRATION 3 BUILDING
EAST PENN MANUFACTURING CO.
LYONS BORO. MUNICIPAL AUTHORITY
BERKS COUNTY, PENNSYLVANIA

DATE: 11/25/2025
SCALE: 1"=200'
DRAWN: JAZ
JOB: 1101325.000
SHEET: 3 OF 3

DSGN: DDR/DFG
CHK: JAM
APPRD: CJW
P MGR: CJW
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