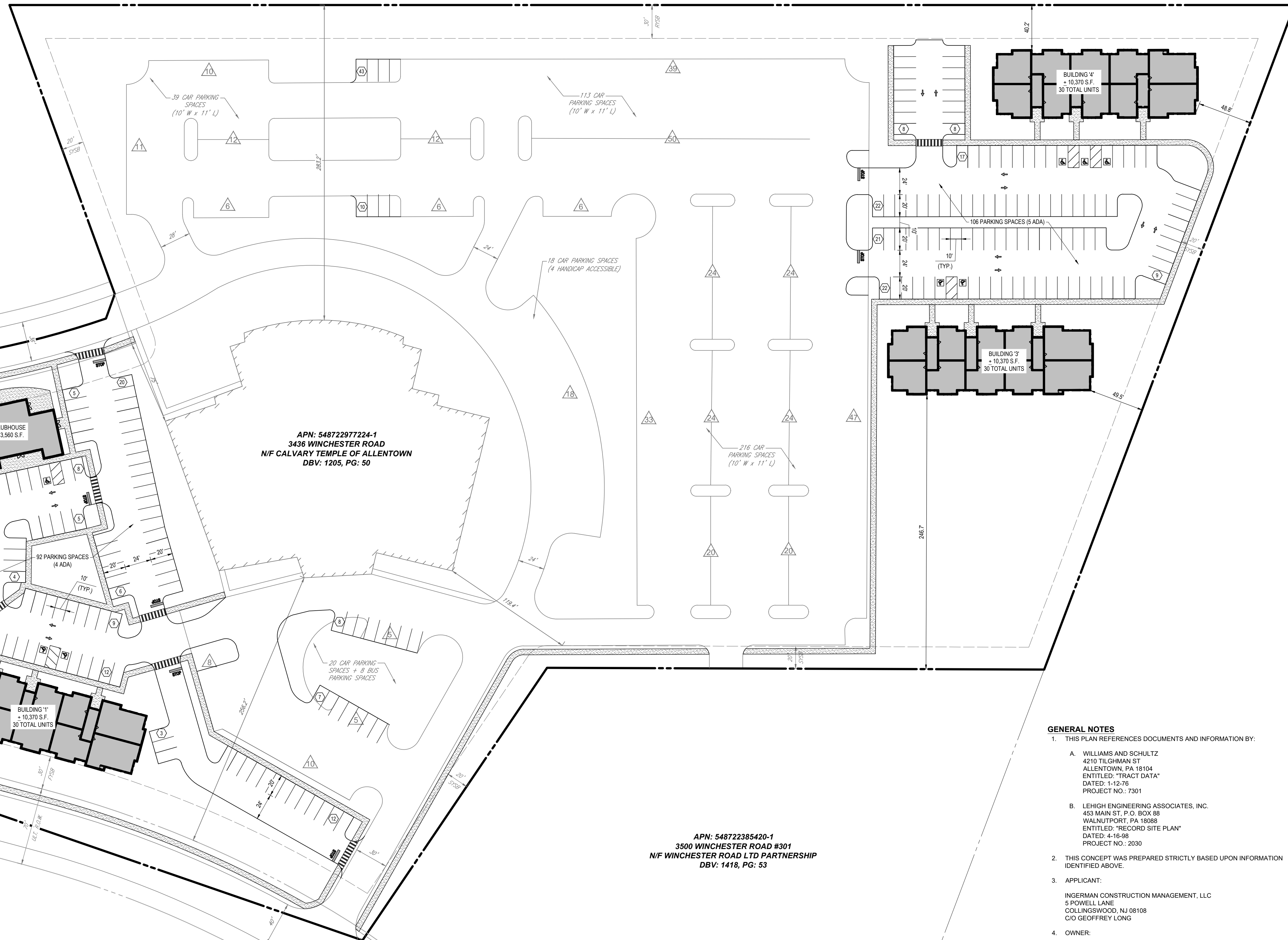


**SITE LOCATION MAP**

**LEHIGH VALLEY THRUWAY**

(A.K.A S.R. 22 / L.R. 771)



APN: 54872297224-1  
3436 WINCHESTER ROAD  
N/F CALVARY TEMPLE OF ALLENTOWN  
DBV: 1205, PG: 50

APN: 548722385420-1  
3500 WINCHESTER ROAD #301  
N/F WINCHESTER ROAD LTD PARTNERSHIP  
DBV: 1418, PG: 53

**PARKING REQUIREMENTS (CHURCH)**

3. PLACE OF WORSHIP:  
TOTAL REQUIRED = 1 SPACE FOR EVERY 4 PERMANENT SEATS OR 1 SPACE PER 70 S.F. OF ASSEMBLY AREA  
EXISTING PROVIDED PARKING = 414 PARKING SPACES  
PROVIDED PARKING = 414 PARKING SPACES (NO NET CHANGE)

ZONING TABLE			
ZONE: R-10 - HIGH DENSITY RESIDENTIAL			
EXISTING USE: PLACE OF WORSHIP (PERMITTED BY RIGHT)			
PROPOSED USE: PLACE OF WORSHIP & APARTMENT BUILDING (PERMITTED BY RIGHT)			
BULK REQUIREMENTS			
ITEM	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	5 ACRES	757,577 SF (17.39 AC GROSS) 723,691 (16.61 AC NET)	NO CHANGE
MIN. LOT WIDTH	200.0'	482.0'	NO CHANGE
MIN. LOT DEPTH	50.0'	928.2'	NO CHANGE
MIN. YARD SETBACKS			
FRONT YARD	30.0'	256.2'	30.0'
SIDE YARD	20.0'	75.0'	20.0'
REAR YARD	30.0'	283.2'	40.2'
MAX. PERMITTED HEIGHT	35.0' / APARTMENT 50.0' / CHURCH	<50.0'	3 STORIES / 35.0'
MAX. LOT COVERAGE	15% / RESIDENTIAL 75% / NON-RESIDENTIAL	38.4% (277,540 SF)	41.0% (145,032 SF)**
MAX. DWELLING UNIT DENSITY	10 UNITS / AC	N/A	14.8 UNITS / AC**
MAX. UNITS PER BUILDING	16 UNITS / BLDG.	N/A	30 UNITS / BLDG.
KEY = VARIANCE REQUIRED			

**PARKING REQUIREMENTS (APARTMENTS)**

1. APARTMENT BUILDINGS:  
REQUIRED = 2 SPACES FOR EACH DWELLING UNIT + 0.25 OVERFLOW SPACES PER UNIT + 1 LARGE SPACE FOR EACH LOT OF 50 SPACES  
= (120 UNITS X 2) + (120 UNITS X 0.25) = 270 SPACES + 6 LARGE SPACES

2. RECREATIONAL CLUBHOUSE:  
REQUIRED = 1 SPACE FOR EVERY 300 S.F. OF OFFICE AREA + 1 SPACE FOR EACH 50 S.F. OF ADDITIONAL GUEST/RESIDENT ASSEMBLY ROOM  
= (600 S.F. / 300) + (2,000 S.F. / 50) = 43 SPACES

TOTAL REQUIRED = 313 PARKING SPACES  
PROVIDED PARKING = 198 PARKING SPACES  
(106 SOUTH @ 1.77 SPACES / UNIT)  
(92 NORTH @ 1.53 SPACES / UNIT)  
(VARIANCE)

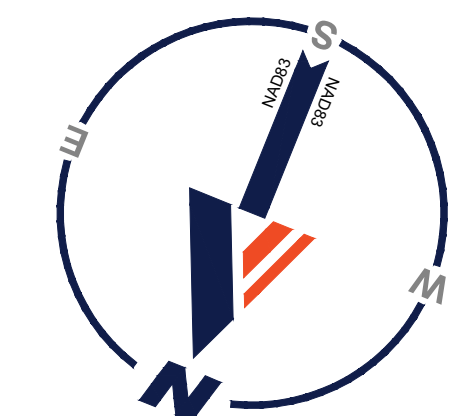
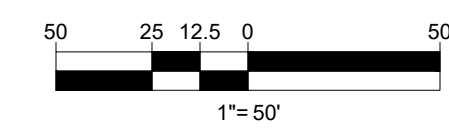
**DENSITY/IMPERVIOUS REQUIREMENTS**

\* FOR THE EXISTING CHURCH IMPERVIOUS COVERAGE TO REMAIN COMPLIANT FOR ITS USE THE REQUIRED LOT AREA FOR THE PURPOSES OF CALCULATIONS SHALL BE 8.50 AC (277,540 / X) = 0.75 = 370,053 SF OR 8.50 AC

\*\* THE REMAINING 353,638 SF (8.11 AC) SHALL BE UTILIZED FOR DETERMINATION OF THE DENSITY AND IMPERVIOUS COVERAGE OF THE RESIDENTIAL USE.  
(120 UNITS / 8.11 AC) = 14.8 UNITS / AC  
(145,032 SF / 353,638) = 41.0%

**GENERAL NOTES**

- THIS PLAN REFERENCES DOCUMENTS AND INFORMATION BY:
  - A. WILLIAMS AND SCHULTZ  
4210 TILGHMAN ST  
ALLENTOWN, PA 18104  
ENTITLED: "TRACT DATA"  
DATED: 1-12-76  
PROJECT NO: 7301
  - B. LEHIGH ENGINEERING ASSOCIATES, INC.  
453 MAIN ST., P.O. BOX 88  
WALNUTPORT, PA 18088  
ENTITLED: "RECORD SITE PLAN"  
DATED: 4-16-98  
PROJECT NO: 2030
- THIS CONCEPT WAS PREPARED STRICTLY BASED UPON INFORMATION IDENTIFIED ABOVE.
- APPLICANT:  
INGERMAN CONSTRUCTION MANAGEMENT, LLC  
5 POWELL LANE  
COLLINGSWOOD, NJ 08108  
C/O GEOFFREY LONG
- OWNER:  
CALVARY TEMPLE OF ALLENTOWN PA  
3436 WINCHESTER ROAD  
ALLENTOWN, PA 18104-2239



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**REVISIONS**

REV	DATE	COMMENT	DRAWN BY	CHECKED BY

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**FOR CONCEPT PURPOSES ONLY**

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.: PY212081  
DRAWN BY: ABN  
CHECKED BY: MEJ  
DATE: 03/29/2022  
CAD ID: PY212081-SKTA-0A

**SKETCH PLAN**

FOR  
**INGERMAN CONSTRUCTION MANAGEMENT, LLC**

WILLOWS AT CALVARY TEMPLE  
3436 WINCHESTER ROAD  
SOUTH WHITEHALL TOWNSHIP  
LEHIGH COUNTY, PA

**BOHLER**  
74 W BROAD STREET, SUITE 500  
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Fax: (610) 709-9976  
www.BohlerEngineering.com

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New Jersey State Board of Professional Engineering and Land Surveying

SHEET TITLE:  
**SITE LAYOUT PLAN**

SHEET NUMBER:  
**C-301**

ORG. DATE - 03/29/2022

R:\1\1\1\1\1\CADD\DRAWINGS\CONCEPTS\SKETCH\APY212081-SKTA-0A-LAYOUT-C-301 SITE