

## **PUBLIC NOTICE**

Notice is hereby given that the Zoning Hearing Board of South Whitehall Township will hold a public hearing on **Thursday, March 5, 2026**, at **7:00 P.M.** in the **South Whitehall Township Municipal Building** located at **4444 Walbert Avenue**, Allentown, Lehigh County, Pennsylvania, for the following zoning appeal:

**ZHB-2025-01:** Appeal of Ingerman Construction Management, LLC, 5 Powell Lane, Collingswood, NJ, 08108 (Owner, Calvary Temple of Allentown, PA, 3436 Winchester Road, Allentown, PA 18104, requesting the following relief for property at 3436 Winchester Road, PIN 548722977224 -1 and -2:

**(1).** An Interpretation that Applicant's plan complies with Section **350-48(d)(5)(E)(i)[2]**, formerly Section **350-48(d)(4)(E)(i)[2]**, requiring apartment buildings to front on an improved street in accordance with Section 350-42(g) or upon a courtyard or a close fronting said street, or in the alternative Applicant seeks a variance from said Section;

**(2).** An Interpretation that Applicant's plan complies with **350-42(g)**, requiring a use or building to have frontage on a public street improved to Township standards or a private street because (a) proposed Lot 2 has over 500' of frontage on Winchester Road and there is no minimum "Build-To" distance; or (b) in the alternative an interpretation that Lot 2 is via a private street and no right of way applies as the private street is designed and constructed to Township standards; or in the alternative to (a) and (b), Applicant seeks a variance;

**(3).** An interpretation that Applicant's plan complies with **Section 350-42(d)(4)(C)** requiring among other things, that if the frontage of the lot or tract is greater than 300 feet, centerlines of driveways on the same tract shall be no closer to each other than 250 feet at the curblines, or the alternative Applicant seeks a variance; and

**(4).** A variance from **Section 350-48(p)(4)(D)** to authorize 342 parking spaces for a Place of Worship where 445 parking spaces are required.

The subject property is in the R-10 Zoning District (High Density Residential) and Apartment Buildings and Places of Worship are permitted uses by right. Copies of any plans, applications, and/or supporting documents submitted to the Township are available for public inspection at the Township Building, located at the above address, during normal business hours where they may be examined without charge or obtained for a charge not greater than the cost thereof (it is recommended that appointments be made in advance). All Applicants or their authorized representatives must attend. All objectors and interested parties are invited to attend and will have the opportunity to be heard.

Kent Baird, Zoning Officer

**DO NOT WRITE IN THIS SPACE. FOR OFFICIAL USE ONLY.**

Submission Date: \_\_\_\_\_ Appeal Number: \_\_\_\_\_

Fee Paid: \_\_\_\_\_ Receipt Number: \_\_\_\_\_ Meeting Date: \_\_\_\_\_

**SOUTH WHITEHALL  
TOWNSHIP**



**ZONING HEARING  
BOARD  
NOTICE OF APPEAL**

PROPERTY ADDRESS: 3436 Winchester Road APPLICATION DATE: 12/22/25

APPLICANT: Ingerman Construction Management, LLC

APPLICANT ADDRESS: 5 Powell Lane, Collingswood, NJ 08108

APPLICANT TELEPHONE: \_\_\_\_\_ APPLICANT EMAIL: \_\_\_\_\_

PROPERTY OWNER'S NAME: Calvary Temple of Allentown, PA

PROPERTY OWNER'S ADDRESS: 3436 Winchester Road, Allentown, PA 18104

OWNER'S TELEPHONE: \_\_\_\_\_ OWNER'S EMAIL: \_\_\_\_\_

APPLICANT'S RELATIONSHIP TO OWNER: Agent

**PROPERTY OWNER'S CERTIFICATION AND AUTHORIZATION:**

I hereby certify that I am the owner of the subject property and authorize the applicant named herein to make application and testify before the South Whitehall Township Zoning Hearing Board.

OWNER'S PRINTED NAME: Pastor Ray Ricketts SIGNATURE: 

SECTION	TYPE OF REQUEST*	DESCRIPTION
		Please see attached list and supplemental statement

\*Variance, Special Exception, Conditional Use, Temporary Use, or Favorable Interpretation

**LIST OF REQUESTED RELIEF**

<b>SECTION</b>	<b>TYPE OF REQUEST</b>	<b>DESCRIPTION</b>
§350-48(d)(4)E(i)(2)	Interpretation Variance in Alternative	Favorable interpretation that pertinent buildings comply with frontage requirement or a variance from this provision.
§350-42(g)	Interpretation Variance in Alternative	Favorable interpretation that provision is inapplicable as Lot 2 has frontage on Winchester Road or the apartment buildings are along a compliant private street without a right-of-way requirement or a variance from this provision.
§350-42(d)(4)(C)	Interpretation Variance in Alternative	Favorable interpretation that driveways on separate lots are compliant and Lot 1 complies or a variance from this provision.
§350-48(p)(4)(D)	Variance	Variance to have 342 parking spaces for the Place of Worship when 445 are required.



**ZONING HEARING BOARD  
SOUTH WHITEHALL TOWNSHIP  
LEHIGH COUNTY, PENNSYLVANIA**

**NOTICE OF APPEAL**

Please answer the following questions which apply to your appeal. The purpose of this information form is to assist both you and the Zoning Hearing Board in the quick and efficient review of your application. Please type or print clearly.

1. What is the full name and mailing address of the owner(s) of the property that is the subject of this appeal? **Please attach a copy of the current Lehigh County Property Assessment record.** (Available online at [www.lehighcounty.org/departments/assessments](http://www.lehighcounty.org/departments/assessments)).

NAME: Please see attached Supplemental Statement.

ADDRESS: \_\_\_\_\_

2. If the applicant is other than the owner(s), what is the full name and mailing address of the applicant, and the specific interest of the applicant in the subject property (e.g., equitable owner under a signed Agreement of Sale, lessee under a signed Lease Agreement with authorization from the landowner, holder of an Option or contract to purchase, authorized agent for owner, etc.). Please attach written proof of interest, or a written statement signed by the property owner(s) giving you authorization to present the property owner's interests before the Zoning Hearing Board.

NAME: Please see attached Supplemental Statement.

ADDRESS: \_\_\_\_\_

INTEREST: \_\_\_\_\_

3. What is the exact location of the property in question? Please include the county parcel identification number,

LOCATION: Please see attached Supplemental Statement.

4. Has any previous application or appeal been filed in connection with the subject property? YES  NO

If YES, please list the name and appeal number under which it was filed:

NAME: N/A

APPEAL: \_\_\_\_\_

5. What was the date of the acquisition of the subject property by the owner(s)?

DATE: June of 1975

6. What are the exact dimensions of the property (i.e. the length of the front, sides and rear property lines)?

DIMENSIONS: Please see attached Plan

7. What is the square footage of the property?

SQUARE FOOTAGE: 717,339

8. Please describe the dimensions (height, width, and depth) and the type of construction (materials used) for the proposed building or structure.

DIMENSIONS: Please see attached Plan.

TYPE OF CONSTRUCTION: \_\_\_\_\_

9. What is the specific nature of the present use being made of the property?

PRESENT USE: Place of Worship/Off-Street Parking

10. What is the approximate cost of the work involved?

COST: Unknown at this time

11. Upon what grounds do you base this appeal?

A.  Temporary Use. A Temporary Use is a certain use or activity which is not otherwise permitted in the Zoning Ordinance but its establishment and operation for a limited period of time would serve the public interest. The Zoning Hearing Board may approve a Temporary Uses if the use does not detrimentally affect the use of neighboring properties, and the use will materially contribute to the general welfare, needs and convenience of the Township, and the specific dates of the use, in the judgment of the Zoning Board, serve the intended purpose.

B.  Special Exception Use. A Special Exception Use is a specific use, shown as a Special Exception Use in the Zoning District Schedule, which is permitted upon the approval by the Zoning Hearing Board if the Board finds that the use is generally not detrimental to the neighborhood and that the minimum standards specified for the use are proposed. The Board can attach any reasonable conditions it deems appropriate.

C.  Variances. A variance to the Zoning Ordinance is required when a proposed use or structure does not meet all of the requirements placed on it by the Ordinance. The Zoning Hearing Board may grant a variance when the applicant demonstrates that the variance will not be contrary to the public interest and where, owing to unique conditions of the land, a literal enforcement of the provisions of the Ordinance will result in an unnecessary hardship. Such hardships occur only where circumstances affecting the land are unique and applicable to that land alone. If there is a general hardship, the situation should be remedied by a revision of the general Zoning Ordinance and not by the grant of a variance.

**NOTE: If your request is a Temporary Use or a Special Exception Use, please use the space**



**ANSWER QUESTIONS NUMBERS 12 THRU 22 FOR VARIANCE REQUEST**

12. Are there unique physical circumstances or conditions including irregularity, narrowness, or shallowness of the lot's size or shape, or exceptional topographical or other physical conditions peculiar to the subject property?

CONDITION: Please see attached.

13. Do the conditions stated in question number 13 prevent the possibility that the property can be developed within strict conformity of the Zoning Ordinance?

YES:  Please see attached.

NO:  \_\_\_\_\_

14. Has this hardship been created by the applicant?

YES:  Please see attached.

NO:  \_\_\_\_\_

15. Will the character of the neighborhood be altered by the granting of this variance?

YES:  Please see attached.

NO:  \_\_\_\_\_

16. Is the requested variance the minimum variance needed to afford relief from the Zoning Ordinance?

YES:  Please see attached.

NO:  \_\_\_\_\_

17. Is the proposed use of the property permitted in the Zoning District it is located within?

YES:  Please see attached.

NO:  \_\_\_\_\_

18. Will the specific intended use of the premises generate any nuisance characteristics such as noise, dust, odor, etc.?

YES:  Please see attached.

NO:  \_\_\_\_\_

19. How many employees will be employed and what are the hours of operation (if applicable)?

EMPLOYEES: N/A

HOURS: \_\_\_\_\_

20. What landscape/buffer is planned, if any?

Please see attached Plan for proposed landscape and buffering

21. What are the characteristics of the structures and uses on properties abutting the subject premises (e.g. single family residential dwelling, Church, etc.)?

ABUTTING STRUCTURES: Residential

22. What type of water and sewerage facilities are available on the property?

Public

NOTE: PLEASE ATTACH THE FOLLOWING DOCUMENTS WITH YOUR NOTICE OF APPEAL APPLICATION. FAILURE TO ATTACH THE REQUIRED DOCUMENTS WILL RESULT IN A DELAY IN THE CONSIDERATION AND DISPOSITION OF YOUR APPLICATION BY THE ZONING HEARING BOARD:

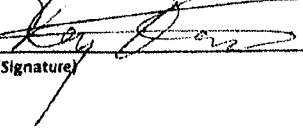
1. 10 Copies of the completed Zoning Appeal Application
2. 10 Sets of Supporting Documentation, including:
  - a. Applicable site/construction plans
  - b. Letter of Intent/Project Narrative/Description of Work
  - c. A Plot Plan/Location Map of the subject property. The Plot Plan must:
    - (i) Be drawn to scale;
    - (ii) Show the North Point;
    - (iii) Show all property lines;
    - (iv) Show the location of the buildings and structures on the property (both existing and proposed); and
    - (v) Show the distances to property lines of all proposed improvements.
  - d. Applicable construction documents
  - e. Copy of the current Lehigh County Property Assessment record. (You may attach a copy of your current Deed instead of, or in addition to, the Lehigh County Property Assessment record).
  - f. If the applicant is other than the property owner, written proof of interest, or a written statement signed by the owner(s) of the property giving you authorization to present the property owner's interests before the Zoning Hearing Board.
7. If applicable, completed copies of the Escrow and Reimbursement Agreement, the Required Escrow Account Opening Information form and the W-9 Form (attached).

**The Applicant or other person of legal standing must attend the hearing.**

I HEREBY CERTIFY THAT ALL OF THE ABOVE STATEMENTS, AND THE STATEMENTS CONTAINED IN ANY ATTACHMENTS SUBMITTED HERewith, ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

  
(Signature)

Geoffrey Long  
(Printed Name)

  
(Signature)

Pastor Ray Ricketts  
(Printed Name)

\_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Printed Name)

12/22/25

\_\_\_\_\_  
(Telephone Number)

(Date of Submission)

**BEFORE THE ZONING HEARING BOARD OF SOUTH WHITEHALL TOWNSHIP**

In Re: Application of Ingerman Construction Management, LLC

**AMENDED SUPPLEMENTAL STATEMENT**

- I. **Owner.** Calvary Temple of Allentown, PA
- II. **Applicant.** Ingerman Construction Management, LLC  
 (“Applicant”)
- III. **Property Location.** 3436 Winchester Road  
 Winchester Road, Allentown, PA 18104  
 Parcel ID Nos. 548722977224-1  
 548722977224-2
- IV. **Zoning District.** R-10 – High Density Residential
- V. **Requested Relief.**
- A. Favorable interpretation of §350-48(d)(4)(E)(i)(2) requiring apartment buildings to front on an improved street in accordance with §350-42(g) or upon a courtyard or a close front said street. Applicant requests variance relief in the alternative.
- B. Favorable interpretation that §350-42(g) is inapplicable because proposed Lot 2 has frontage on Winchester Road and there is no minimum “Build-To” distance. Alternatively, a favorable interpretation that Lot 2 is via a private street and that no right-of-way requirement applies to a private street that is designed and constructed to Township standards. Applicant requests variance relief in the alternative.
- C. Favorable interpretation that Applicant’s plan complies with Zoning Ordinance §350-42(d)(4)(C), requiring that if the frontage of the lot or tract is greater than 300 feet, centerlines of driveways on the same tract shall be no closer to each other than 250 feet at the curbline. Applicant requests variance relief in the alternative.
- D. Variance from §350-48(p)(4)(D) to allow 342 parking spaces for the Place of Worship when 445 parking spaces are required.
- VI. **Prior Relief**
- None.

**VII. Background.**

Applicant submitted a prior application, attached hereto as Appendix “A”, wherein Applicant requested several items of zoning relief. Applicant submits this revised plan to reduce the amount of necessary relief.

**VIII. Justification**

A. §350-48(d)(4)(E)(i)(2) – General Regulations for Apartments, Frontage

This provision requires apartment buildings to front on an improved street in accordance with §350-42(g) or upon a courtyard. Applicant requests an interpretation that the Plan is compliant with §350-48(d)(4)(E)(i)(2) and by extension §350-42(g). Applicant’s plan complies with this provision in that access to Lot 2 is via a private street or the layout includes a courtyard (which term is undefined in the Zoning Ordinance).

B. §350-42(g) – Frontage on Public Streets

The Plan depicts Lot 2 with 506.7’ of frontage along Winchester Road. There is no prohibition of flag lots in the Zoning Ordinance. The proposed building envelope includes the front yard along Winchester Road. Alternatively, access to Lot 2 is via a private street. The design of the private street meets all requirements of the Township road standards. To the extent necessary, Applicant requests an interpretation that a private street does not have a required right-of-way, since no dedication of right-of-way occurs for a private street.

C. §350-42(d)(4)(c) – Location of Driveways

The driveways closer than 250’ are not on the same tract. For the driveways on Lot 1 that are closer than 250’, Lot 1 has less than 300’ of frontage.

D. §350-48(p)(4)(D) – Minimum Off-Street Parking

Lot 1 exists and includes a surplus of parking. The proposed number of spaces is sufficient and reducing the number required results in a reduction to impervious coverage. (The number of provided spaces also still exceeds the minimum as prescribed by ITE for the relevant uses.)

**Variance**

Applicant, where applicable, is seeking variance relief. When, as here, the variance relief requested is dimensional, and only requests a reasonable adjustment of the regulations of a permitted use, a lesser standard is applied and the burden on an applicant to prove entitlement to a variance is softened. Hertzberg v. Zoning Bd. of Adjustment of City of Pittsburgh, 554 Pa. 249 (1998).

**IX. Conclusion.**

For the above stated reasons, Applicant’s requested relief should be granted.

**ZONING TABLE**

ZONE: R-10 - HIGH DENSITY RESIDENTIAL  
 EXISTING USE(S): PLACE OF WORSHIP (LOT 1) & OFF-STREET PARKING (LOT 2)  
 PROPOSED USE(S): PLACE OF WORSHIP & APARTMENT BUILDINGS (PERMITTED BY RIGHT)

**APPLICANT/ OWNER INFORMATION**

APPLICANT: INGERMAN CONSTRUCTION MANAGEMENT, LLC C/O GEOFFREY LONG  
 5 POWELL LANE  
 COLLINGSWOOD, NJ 08108

PROPERTY OWNER: CALVARY TEMPLE OF ALLENTOWN PA  
 3436 WINCHESTER ROAD  
 ALLENTOWN, PA 18104

**BULK REQUIREMENTS**

ITEM	REQUIRED	EXISTING LOT 1	PROPOSED LOT 1	EXISTING LOT 2	PROPOSED LOT 2
MIN LOT AREA	3 ACRES/ 5 ACRES <sup>2</sup>	8.28 ACRES (360,657 SF)	8.28 ACRES (360,657 SF) - NO CHANGE	8.19 ACRES (356,682 SF)	8.19 ACRES (356,682 SF) - NO CHANGE
MIN FRONTAGE	200 FT <sup>1</sup>	200'	200' - NO CHANGE	883.6'	883.6' - NO CHANGE
MIN YARD SETBACKS					
FRONT (TO STREET ULTIMATE R.O.W.)	50 FT <sup>1</sup> / 41 FT <sup>2</sup>	77.4' (KINGSTON PL)	77.4' (KINGSTON PL) - NO CHANGE	N/A	> 41.0'
SIDE TO LOT LINE	50 FT <sup>1</sup> / 31 FT <sup>2</sup>	57.3' (SHED)	79.5' (CHURCH)	N/A	31.0'
REAR TO LOT LINE	50 FT <sup>1</sup> / 41 FT <sup>2</sup>	109.9' (CHURCH)	109.9' (CHURCH) - NO CHANGE	N/A	124.5'
MAX PERMITTED HEIGHT	50 FT <sup>1</sup> / 35 FT <sup>2</sup>	+ 47.2'	+ 47.2' - NO CHANGE	N/A	± 46 (4 STORIES) <sup>3</sup>
MAX LOT COVERAGE	75%/ 15% <sup>2</sup>	61.0% (219,992 SF)	60.2% (216,985 SF)	17.7% (63,090 SF)	10.4% (37,178 SF)
MAX DWELLING UNIT DENSITY	10 UNITS / ACRE	N/A	N/A	N/A	5.9 UNITS / ACRE
MAX UNITS PER BUILDING	16 UNITS / BUILDING	N/A	N/A	N/A	24 UNITS / BUILDING <sup>3</sup>
MIN OPEN SPACE	20% <sup>2</sup>	N/A	N/A	N/A	2.96 ACRES (35.8%)
BUFFER STRIPS (INSTITUTIONAL - RESIDENTIAL)					
SIDE YARD	15 FT (30 FT COMBINED)	-	15 FT	-	15 FT
REAR YARD	15 FT (30 FT COMBINED)	-	15 FT	-	15 FT
PARKING SETBACKS (>8,000 SF PARKING AREA)					
FROM ULTIMATE RIGHT-OF-WAY LINE	50 FT	-	36.9 FT	-	50.2 FT
SIDE AND REAR LOT LINES	25 FT	-	53.7 FT	-	25.4 FT

<sup>1</sup> INDICATES REQUIREMENT FOR PLACE OF WORSHIP. <sup>2</sup> INDICATES REQUIREMENT FOR APARTMENT BUILDING. <sup>3</sup> REFER TO DESIGN CREDITS SUMMARY FOR INCREASES  
<sup>4</sup> SETBACKS SHALL BE INCREASED BY ONE FOOT FOR EVERY ONE FOOT THE BUILDING EXCEEDS THE MAXIMUM ALLOWABLE HEIGHT

**PARKING REQUIREMENTS**

ITEM	REQUIRED	EXISTING	PROPOSED
MIN NUMBER OF STALLS (CHURCH)	445	417	342 (INCLUDES 9 ADA SPACES) (VARIANCE REQUIRED)
PLACE OF WORSHIP (INCLUDING OFFICE SPACE, ELEMENTARY CLASSROOMS, GYMNASIUM AND FELLOWSHIP HALL): REQUIRED FOR ALL CUMULATIVE USES = 1 SPACE / 4 PERMANENT SEATS, 1 SPACE / 300 SF OF OFFICE, 2.5 SPACES / CLASSROOM, 1 SPACE / 150 SF GYMNASIUM, 1 SPACE FOR 75 SF (CLUBHOUSE OR LODGE) TOTAL REQUIRED = (1,300 SEATS / 4) + (1,500 SF / 300) + (5 CLASSROOMS X 2.5) + (5,000 SF / 150) + (5,000 SF / 75) = 445 TOTAL SPACES			
MIN NUMBER OF STALLS (APARTMENTS)	108	N/A	109 (INCLUDES 65 SURFACE SPACES, 5 BEING ADA ACCESSIBLE & 44 GARAGE SPACES, 4 BEING ADA ACCESSIBLE)
APARTMENT BUILDING: REQUIRED = 2 SPACES / DWELLING UNIT + 0.25 OVERFLOW SPACES / UNIT TOTAL REQUIRED = 48 UNITS X 2.25 SPACES = 108 TOTAL SPACES			
PARKING STALL SIZE	9.5'W X 18.5'L	VARIABLE	10'W X 20'L

**SITE PLAN NOTES**

- PROPERTY OWNER: CALVARY TEMPLE OF ALLENTOWN, PA 3436 WINCHESTER ROAD ALLENTOWN, PA 18104
- APPLICANT: INGERMAN CONSTRUCTION MANAGEMENT, LLC 5 POWELL LANE COLLINGSWOOD, NJ 08108
- UTILITIES: SEWER/WATER - PUBLIC (SOUTH WHITEHALL) ELECTRIC - PENNSYLVANIA POWER & LIGHT (PPL) GAS - UGI
- APPLICANT IS RESPONSIBLE FOR JOINING THE PA ONECALL SYSTEM AND IS RESPONSIBLE FOR THE MARKING OF ALL UNDERGROUND UTILITIES, PRIOR TO THE UTILITIES BEING FORMALLY ACCEPTED BY AND DEDICATED TO THE TOWNSHIP.
- ALL CONSTRUCTION WITHIN TOWNSHIP RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH TOWNSHIP SPECIFICATIONS AND STANDARDS FOR CONSTRUCTION.

**DESIGN CREDITS SUMMARY:**

- FOR EACH ADDITIONAL 5% OF THE GROSS TRACT AREA BEYOND THE MINIMUM PERCENTAGE OF GROSS TRACT AREA REQUIRED IN SUBSECTION (D)(4)(E)(II)(4) ABOVE DEDICATED FOR OPEN SPACE, 1/2 DENSITY CREDIT MAY BE PERMITTED ABOVE THE BASE DENSITY REQUIREMENTS.  
**PROVIDED 35.8% OPEN SPACE = 1.5 CREDITS**
  - FOR EACH 15% OF DWELLING UNITS WITHIN THE APARTMENT BUILDING(S) PROVIDED WITH AN ASSIGNED GARAGE, 1/2 DENSITY CREDIT MAY BE PERMITTED ABOVE THE BASE DENSITY REQUIREMENTS.  
**PROVIDED 22 GARAGES PER 48 UNITS = 45% = 1.5 CREDITS**
  - FOR EACH 25% OF DWELLING UNITS WITHIN THE APARTMENT BUILDING(S) PROVIDED WITH AN ASSIGNED CARPORT, 1/2 DENSITY CREDIT MAY BE PERMITTED ABOVE THE BASE DENSITY REQUIREMENTS.  
**PROVIDED 27 CARPORTS PER 48 UNITS = 56% = 1 CREDIT**
- TOTAL CREDITS ACHIEVED = 4 CREDITS

**BOHLER**  
 SITE CIVIL AND CONSULTING ENGINEERING  
 PROGRAM MANAGEMENT  
 LANDSCAPE ARCHITECTURE  
 SUSTAINABLE DESIGN  
 PERMITTING SERVICES  
 TRANSPORTATION SERVICES

**REVISIONS**

REV	DATE	COMMENT	DRAWN BY	CHECKED BY
1	03/19/2025	PER ZONING REVIEW	ABN	AMC
2	06/12/2025	PER ZONING REVIEW	ABN	AMC
3	07/03/2025	PER ZONING REVIEW	ABN	AMC
4	08/08/2025	PER STAFF MEETING	ABN	AMC
5	11/14/2025	PER COURTYARD ADDITION	ABN	AMC
6	12/15/2025	ZHS SUBMISSION	ABN	AMC

ATTENTION ALL CONTRACTORS: UTILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM UTILITY COMPANY RECORDS AND/OR ABOVE-GROUND INSPECTION OF THE SITE. COMPLETENESS OR ACCURACY OF TYPE, SIZE, DEPTH OR HORIZONTAL LOCATION OF UNDERGROUND FACILITIES OR STRUCTURES CANNOT BE GUARANTEED. PURSUANT TO REQUIREMENTS OF PENNSYLVANIA LEGISLATIVE ACT NUMBER 897 OF 2014 AS AMENDED BY ACT 50 OF 2017, CONTRACTORS MUST VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES AND FACILITIES PRIOR TO START OF WORK.  
 WWW.PA.CALL.ONE  
 #2024215644

**ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL**

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

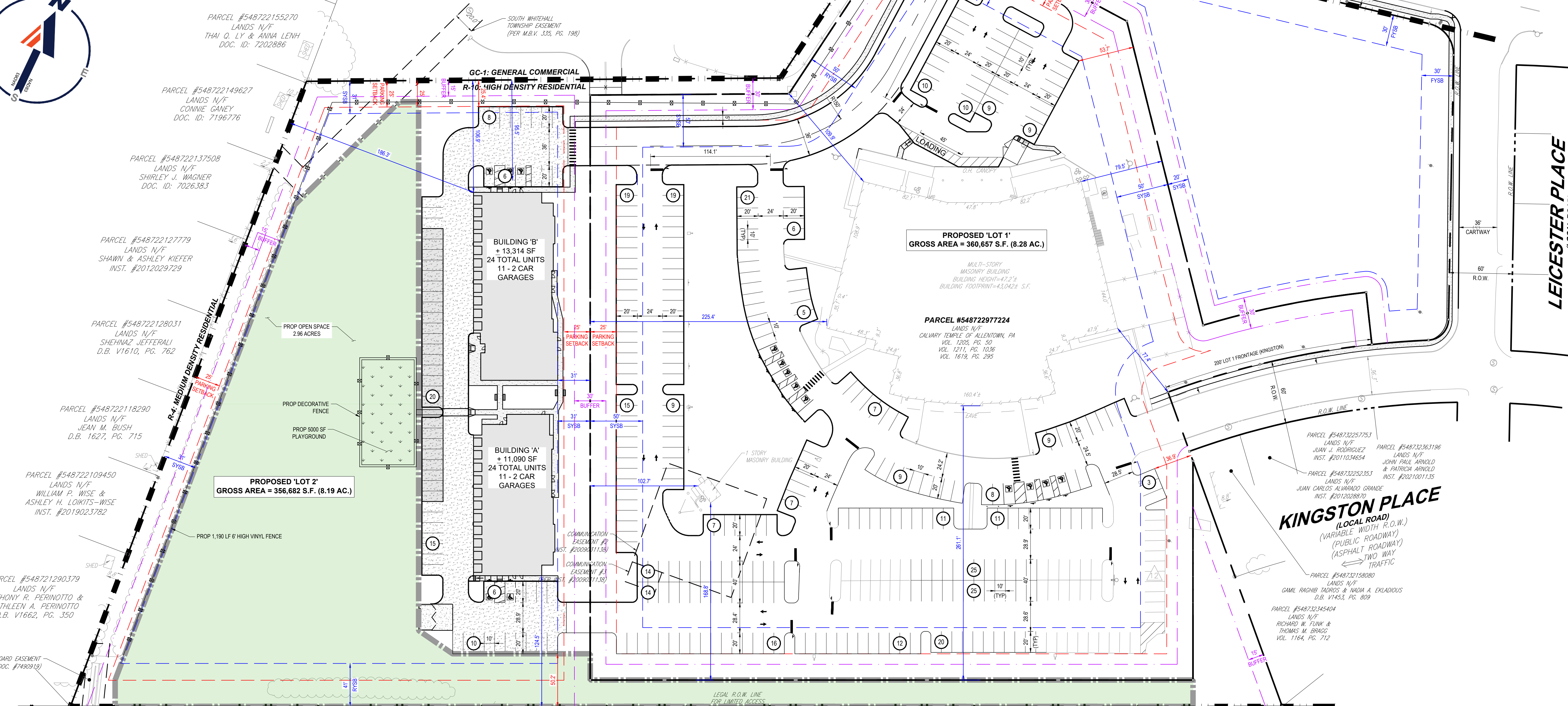
PROJECT No.: PAB240130-00-1A  
 DRAWN BY: ABN  
 DATE: 02/24/2025  
 CAD LDR: P-ZONING-ZONE

**ZONING 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  
 BETHEHEM, PA 18018  
 Phone: (610) 709-9971  
 Fax: (610) 709-9976  
 www.BohlerEngineering.com

**A. NAHAS**  
 PROFESSIONAL ENGINEER  
 PENNSYLVANIA LICENSE NO. PE096380

SHEET TITLE:  
**ZONING PLAN**  
 SHEET NUMBER:  
**C-002**  
 REVISION 6 - 12/15/2025



R:\2024\PA\B240130-00-1A\24-001-00-1A-LAYOUT-C-002.ZONING

**U.S. ROUTE 22**  
 (A.K.A. LEHIGH VALLEY THRUWAY - L.R. 771)  
 (120' WIDE R.O.W.)  
 (PUBLIC ROADWAY)  
 (ASPHALT ROADWAY)  
 TWO WAY TRAFFIC

