

REF: BING MAPS LOCATION MAP SCALE: 1"=800'

EQUITABLE OWNER INFORMATION:  
 HALLMARK BUILDING GROUP, INC.  
 865 EASTON ROAD, STE 320  
 WARRINGTON, PA 18976

Holmes Cunningham LLC  
 409 E. Butler Ave., Unit 5  
 Doylestown, PA 18901  
 (215) 586-3330  
 www.hcengineering.net

REVISIONS	Description	Date
1	REVISED PER SURVEY INFORMATION	11/30/2023

CALL BEFORE YOU DIG!!  
 THIS DRAWING IS FOR INFORMATION ONLY AND IS NOT TO BE USED FOR CONSTRUCTION. THE USER ASSUMES ALL RESPONSIBILITY FOR VERIFYING THE ACCURACY OF ALL INFORMATION AND FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND UTILITIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND UTILITIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND UTILITIES.

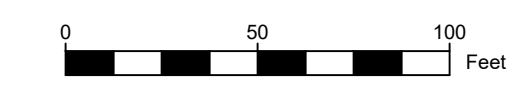
**81 SOUTH CEDAR CREST**  
 TP# 548674051816 & 548664952010  
 SOUTH WHITEHALL TOWNSHIP, LEHIGH COUNTY, PA

**CONCEPTUAL PLAN**

**ROBERT T. CUNNINGHAM, P.E.**  
 PA PE076424

ZONING DATA TABLE	
ZONING DISTRICT: R4 RESIDENTIAL DISTRICT	
ITEM	REQUIRED/PERMITTED
Land Use:	Single Family Detached Dwelling
<b>Use Requirements:</b>	
Min. Lot Area	9,600 SF
Min. Lot Frontage	80 FT
Min. Front Yard Setback	25 FT
Min. Side Yard Setback (Each)	10FT
Min. Rear Yard Setback	30 FT
Max. Building Height	35 FT

- NOTES:  
 1) SUBJECT PROPERTY CONSISTS OF TAX PARCEL NO. 548674051816 AND 548664952010 BEING APPROXIMATELY 8.4 ACRES.  
 2) TOPOGRAPHIC INFORMATION IS TAKEN FROM PASDA LIDAR.  
 3) AERIAL PHOTOGRAPH IS TAKEN FROM DVRPC 2010 AERIALS.  
 4) THE PROPOSED DEVELOPMENT IS TO BE SERVED BY PUBLIC SEWER AND PUBLIC WATER.



HCE Job	1805	File No.	1805_CP3.DWG
Date	8/12/2022	Scale	1"=50'
Designed	RC	Sheet	1 of 1

Drawing No.  
**CP3**