

LINE	BEARING	DISTANCE
F1	N 28°33'32" W	17.72'
F2	S 84°39'41" E	103.47'
F3	S 89°32'24" E	74.57'
F4	N 45°12'42" E	137.83'
F5	N 04°36'55" E	161.48'
F6	N 55°21'23" E	188.23'
F7	S 59°59'22" E	57.86'
F8	N 75°28'17" E	109.22'
F9	N 55°57'25" E	47.51'
F10	S 70°19'37" E	86.56'
F11	N 89°57'31" E	84.42'
F12	N 40°55'28" E	62.47'
F13	N 50°03'40" E	76.30'
F14	N 63°33'40" E	211.20'
F15	S 14°09'52" E	15.14'
L26	S 83°33'40" W	206.72'
L24	S 50°03'40" W	70.59'
L23	S 40°55'28" W	67.64'
L22	S 86°57'43" W	93.81'
L21	N 70°19'37" W	82.14'
L20	S 89°57'31" W	45.25'
L19	S 78°28'17" W	118.27'
L18	N 55°57'25" W	8.06'
L17	N 55°57'25" W	46.13'
L16	S 55°21'23" W	142.07'
L15	S 04°36'55" W	180.36'
L14	S 49°10'47" W	149.02'
L13	N 89°32'24" W	81.01'
L12	N 84°39'41" W	94.65'

Area = 0.4713 Acres

LINE	BEARING	DISTANCE
L2	N 75°31'53" E	24.38'
L3	N 05°21'16" W	83.84'
L4	N 51°19'37" E	107.94'
L5	N 05°14'55" W	57.10'
L6	N 49°13'02" E	73.88'
L7	S 22°20'23" E	26.89'
L8	S 21°22'27" E	25.62'
L9	S 21°34'15" E	15.94'
L10	S 74°09'54" E	47.41'
L11	N 67°53'07" E	29.72'
L12	S 84°39'41" E	84.65'
L13	S 89°32'24" E	81.01'
L14	N 49°10'47" E	149.02'
L15	N 04°36'55" E	160.36'
L16	N 55°21'23" E	142.07'
L17	S 55°57'25" E	46.13'
L18	S 55°57'25" E	8.06'
L19	N 75°28'17" E	118.27'
L20	N 56°57'25" E	42.52'
L21	S 70°19'37" E	82.14'
L22	N 89°57'31" E	84.42'
L23	N 40°55'28" E	67.64'
L24	N 50°03'40" E	76.30'
L25	N 63°33'40" E	206.72'

LINE	BEARING	DISTANCE
E1	N 28°33'32" W	55.01'
E2	N 23°09'03" W	99.74'
E3	S 57°43'14" W	30.87'
E4	S 32°16'48" E	15.59'
E5	S 23°09'03" E	39.00'
E6	S 18°51'37" W	21.25'
E7	S 42°57'20" W	21.25'
E8	S 21°22'27" E	29.62'
E9	S 21°34'15" E	15.94'
E10	S 74°09'54" E	47.41'
E11	N 67°53'07" E	29.72'

Area = 0.1524 Acre

Existing Non-Conformities

Lot #1 - Ex. House 10.36' to Ultimate R/W Line
 Lot #1 - Ex. Storage Building #1 4.88' to Ultimate R/W Line
 Lot #1 - Ex. Storage Building #2 8.61' to Ultimate R/W Line

Lot #2 - Ex. House Front Corner (West) 69.89' to Ultimate R/W Line
 Lot #2 - Ex. House Front Corner (East) 70.42' to Ultimate R/W Line

Access Easement

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N/L
 John William Spencer
 4003 Lime Kiln Road
 Allentown, PA 18104
 F07 - 036 - 007
 Document ID 7483836
 Pin #547851040953 1

Lot Areas

Ex. Lot Area	2,786,133 S.F. / 63.9608 Ac.
Lot #1	56,484 S.F. / 1.2967 Ac.
Lot #2	80,216 S.F. / 1.8415 Ac.
Lot #3 (remaining area)	2,649,433 S.F. / 60.8226 Ac.

Lot #3 (Area Outside Environmental Restriction Area)	185,032 S.F. / 4.2477 Ac.
Lot #3 (Area Inside Environmental Restriction Area)	2,464,401 S.F. / 56.5749 Ac.

Existing Building Coverage	Existing Impervious Coverage
Lot #1 6,294 S.F.	Lot #1 11,984 S.F. (Max. 25% Lot Coverage) = 21.2%
Lot #2 3,168 S.F.	Lot #2 6,655 S.F. (Max. 25% Lot Coverage) = 8.3%
Lot #3 387 S.F.	Lot #3 2,541 S.F. (Max. 15% Lot Coverage) = 0.1%

LEGEND

---	Property Line
---	Adjacens Property Line
---	Building Restriction Line
---	Fence Easement
---	Ex. Edge of Road
---	Clear Sight Triangle

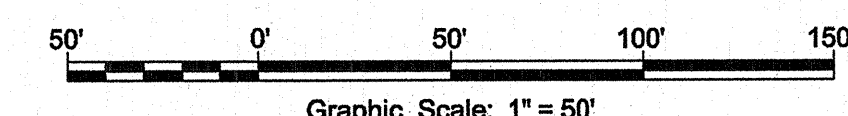
NOTE

All underground utility locations are approximate and must be field verified, both horizontally and vertically, prior to construction.

CALL BEFORE YOU DIG

1-800-242-1778

PA One-Call Serial #20203011030



Zoning Exhibit (Enlargement) Plan
 3926 Lime Kiln Road

South Whitehall Township, Lehigh County, Pennsylvania

MARTIN BRADBURY & LAND SURVEYORS
GRIFFITH, INC. PLANNERS

(610) 437-6200 Fax (610) 437-1320
 Email: mbr@mbgplanners.com

1201 Washington Street - Allentown, PA 18102

DATE	SCALE	DRAWN BY	PLAN NO.	SHEET NO.
10/29/2020	1" = 50'	NWK	3411	3 of 3

Revised: 12/18/2020 Township Engineer Comments