

HANOVER STREET

(60' WIDE R.O.W.)(10'-40'-10' (PUBLIC ROADWAY)  
(ASPHALT ROADWAY)

SAN MH  
RM=310.74  
(SEALED)

SAN MH  
RM=324.35  
(A)NW=318.37  
(B)NW=318.24

SITE DESIGN REQUIREMENTS (EXISTING BLDG)

ZONED: RT - HIGH DENSITY RESIDENTIAL DISTRICT

EXISTING USE: TWO-FAMILY DWELLING  
PROPOSED USE: TWO-FAMILY DWELLING (DUPEX)  
SINGLE-FAMILY ATTACHED DWELLING (TOWN)

MIN. TRACT SIZE:	REQUIRED DUPEX 6,000 SF	REQUIRED TOWN 9,000 SF	EXISTING 13,408 SF	PROPOSED 13,408 SF
MIN. LOT AREA PER DWELLING UNIT:	3,000 SF	2,200 SF	6,704 SF (2 DUPEX)	SEE BELOW ----
MIN. LOT WIDTH:	60 FT	20 FT	60.0 FT	60.0 FT
MAX. BUILDING COVERAGE:	80%	80%	8.9% (1,196 SF)	25.7% (3,446 SF)
MAX. IMPERVIOUS COVERAGE:	----	----	14.1% (1,887 SF)	63.2% (8,471 SF)
MIN. FRONT YARD SETBACK:	----	0.0'	9.1'	9.1'
MIN. SIDE YARD SETBACK:	4.0'	10.0'	-0.4'	-0.4'
MIN. REAR YARD SETBACK:	20.0'	20.0'	161.9'	20.0'
MAX. BUILDING HEIGHT:	35'	35'	>35'	>35'
REQUIRED BUFFER YARD:	----	----	----	----

\*EXISTING NON-CONFORMITY

MIN. LOT AREA CALCULATION  
REQUIRED: 2 DUPEX UNITS \* 3,000 SF PER UNIT = 6,000 SF  
3 TOWNHOUSE UNITS \* 2,200 SF PER UNIT = 6,600 SF  
MIN. LOT AREA REQUIRED = 12,600 SF  
LOT AREA PROVIDED = 13,408 SF

PARKING  
REQUIRED: 2 SPACES PER UNIT  
5 TOTAL UNITS ==> 10 SPACES REQUIRED

PROVIDED: 6 GARAGE SPACES + 4 SURFACE SPACES  
10 SPACES PROVIDED

A.P.N. 642736981755-1

LANDS N/F

SAMANTHA L. KLEINROCK & CHARLES A. CUMMINGS

INST. #2015011685

A.P.N. 642746082870-1

LANDS N/F

CEDRIC G. & RODRIGUEZ D. JACQUES

INST. #2015025324

A.P.N. 642736971797-1

LANDS N/F

ANDREW & MICHELE POLANCO

INST. #2021041409

SITE/RECORD PLAN GENERAL NOTES

- THIS DRAWING REFERENCES A PLAN OF SURVEY BY:  
BLUE MARSH ASSOCIATES INC.  
651 EASTON RD, SUITE A  
WARRINGTON, PA 18976  
PHONE: 215-278-4053
- ELEVATIONS ARE BASED UPON (NAVD 88) DATUM ESTABLISHED ONSITE UTILIZING GLOBAL POSITIONING SYSTEM DATA COLLECTION.
- OWNER/APPLICANT: HANOVER RAUCH, LLC  
2430 BUTLER ST, UNIT 266  
EASTON, PA 18042
- PARCEL DATA: TAX MAP PARCEL NUMBER 642736986311  
DEED REFERENCE: 2023007970
- THE PURPOSE OF THIS PROJECT IS TO MODIFY AN EXISTING BUILDING AND CONSTRUCT A NEW BUILDING. THE PROPERTY CURRENTLY CONTAINS A TWO-FAMILY RESIDENTIAL BUILDING. THE PROPOSED BUILDING WILL BE A 3 UNIT TOWNHOUSE.
- STEEP SLOPES: THERE ARE AREAS ONSITE WHICH CONTAIN GREATER THAN 15% SLOPES. THESE AREAS ARE MAN-MADE AND LESS THAN 500 SF. THEREFORE THEY ARE EXEMPT UNDER SECTION 1316.01(b) OF THE ZONING ORDINANCE.
- PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS BY ALL OF THE PERMITTING AUTHORITIES.
- THE OWNER/CONTRACTOR SHALL BE FAMILIAR WITH AND RESPONSIBLE FOR ANY/ALL CERTIFICATIONS, INSPECTIONS, ETC. REQUIRED BY ALL GOVERNING JURISDICTIONAL AGENCIES DURING AND AFTER CONSTRUCTION FOR SIGN-OFF AND CERTIFICATE OF OCCUPANCY ISSUANCE, INCLUDING BUT NOT LIMITED TO PROCUREMENT OF SERVICES, SCHEDULING OF FIELD OBSERVATIONS AND COORDINATION WITH REPRESENTATIVES OF THE APPROPRIATE PARTIES. CONTRACTOR IS RESPONSIBLE TO COORDINATE CERTIFICATIONS, SIGN-OFFS, ETC. NECESSARY FOR JOB CLOSEOUT AND ISSUANCE OF CERTIFICATE OF OCCUPANCY.
- THESE PLANS ARE BASED ON INFORMATION PROVIDED TO OUR OFFICE AT THE TIME OF PLAN PREPARATION. CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS AND NOTIFY OUR OFFICE IF ACTUAL SITE CONDITIONS DIFFER FROM THAT SHOWN ON THE PLAN, OR IF THE PROPOSED WORK WOULD BE INHIBITED BY ANY OTHER SITE FEATURES.
- ALL DIMENSIONS SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.

- THE CONTRACTOR SHALL REFER TO THE ARCHITECTURAL/BUILDING PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF ENTRY/EXIT POINTS, ELEVATIONS, PRECISE BUILDING DIMENSIONS, EXACT BUILDING UTILITY LOCATIONS AND SITE LIGHTING ELECTRICAL DESIGN AND LAYOUT.
- DEBRIS SHALL NOT BE BURIED ON THE SUBJECT SITE. ALL EXCAVATED MATERIAL AND DEBRIS (SOLID WASTE) SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL TOWN, COUNTY, STATE AND FEDERAL LAWS AND APPLICABLE CODES.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL SHORING REQUIRED DURING EXCAVATION AND SHALL BE PERFORMED IN ACCORDANCE WITH CURRENT OSHA STANDARDS, AS WELL AS ADDITIONAL PROVISIONS TO ASSURE STABILITY OF CONTIGUOUS STRUCTURES, AS FIELD CONDITIONS DICTATE.
- THE CONTRACTOR IS TO EXERCISE EXTREME CARE WHEN PERFORMING ANY WORK ACTIVITIES ADJACENT TO PAVEMENT, STRUCTURE, ETC. TO REMAIN.
- THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING THE DAMAGE DONE TO ANY EXISTING ITEM DURING CONSTRUCTION SUCH AS BUT NOT LIMITED TO DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURB, ETC. REPAIR SHALL BE EQUAL TO OR BETTER THAN, EXISTING CONDITIONS. CONTRACTOR IS RESPONSIBLE TO DOCUMENT ALL EXISTING DAMAGE NOTIFY CONSTRUCTION MANAGER PRIOR TO CONSTRUCTION START.
- THE ENGINEER IS NOT RESPONSIBLE FOR CONSTRUCTION METHODS/MEANS FOR COMPLETION OF THE WORK DEPICTED ON THESE PLANS NOR ANY CONFLICTS/SCOPE REVISIONS WHICH RESULT FROM SAME.
- THE ENGINEER OF RECORD HEREIN IS NOT RESPONSIBLE FOR JOB SITE SAFETY NOR HAS HE BEEN RETAINED FOR SUCH PURPOSES.
- THE PROPOSED SITE SHALL BE SERVED BY PUBLIC WATER AND SEWER.
- TOPSOIL SHALL NOT BE REMOVED FROM THE SITE.
- NO AREA IS OFFERED FOR DEDICATION TO ANY JURISDICTION AS PART OF THIS PROJECT.
- A BLANKET EASEMENT SHALL BE PROVIDED TO THE CITY TO INSPECT THE PROPOSED STORM SEWER PIPING OUTSIDE OF THE ROAD RIGHT OF WAY.

SPRING STREET

RAUCH ST.

(12' WIDE PUBLIC ALLEY)  
(ASPHALT ROADWAY)

METAL GUARD RAIL

EDGE OF PAVEMENT

S 21°00'00" W

60.00'

IRON PIPE  
FOUND  
SE 2.2'  
SW 0.4'

FRAME  
SHED

224.00'

224.00'

EX. CONC.  
CURB

EX. 4" HIGH  
WOOD FENCE

EX. CONC.  
WALL

FRAME  
GARAGE

6" HIGH  
WOOD FENCE

FRAME  
STEPS

FRAME  
DECK

EXISTING BUILDING  
TO REMAIN

CONC. WALK

CONC. WALK

CONC. WALK

CONC. WALK

CONC. WALK

CONC. WALK

CONC. WALK

PENNSYLVANIA ONE CALL SYSTEM, INC.

925 Irwin Run Road  
West Mifflin, Pennsylvania  
15122 - 1078



POCS SERIAL NUMBER

BEFORE YOU DIG ANYWHERE IN  
PENNSYLVANIA CALL 1-800-242-1776

NON-MEMBERS MUST BE CONTACTED DIRECTLY  
PA LAW REQUIRES THREE WORKING DAYS  
NOTICE TO UTILITIES BEFORE YOU EXCAVATE,  
DRILL, BLAST OR DEMOLISH

INTEGRATED  
ENGINEERING, LLC

516 THORPE LN., LANCASTER, PA 17601; PHONE: 717-534-1207

MINOR LAND DEVELOPMENT PLAN  
HANOVER RAUCH, LLC

372 HANOVER ST., BETHLEHEM, PA 18018  
CITY OF BETHLEHEM, PA COUNTY, PENNSYLVANIA  
WARD 10

CONCEPT PLAN

DATE: 10/25/2024  
GROSS AREA: 0.31 AC  
MUNICIPAL FILE #: 24-00

SCALE (H): 1" = 10'  
(V):  
PARCEL ID NUMBER: 642736986311  
PROJECT No: 24-9002

SHEET No:  
D2  
OF 3

B. D. SPRAY

PROFESSIONAL ENGINEER  
PENNSYLVANIA LICENSE No. PED62154  
NEW JERSEY LICENSE No. 0E04599000