SITE DESIGN REQUIREMENTS (EXISTING BLDG)

ZONED: RT – HIGH DENSITY RESIDENTIAL DISTRICT

EXISTING USE: TWO–FAMILY DWELLING
PROPOSED USE: TWO–FAMILY DWELLING (DUPLEX)
SINGLE–FAMILY ATTACHED DWELLING (TOWN)

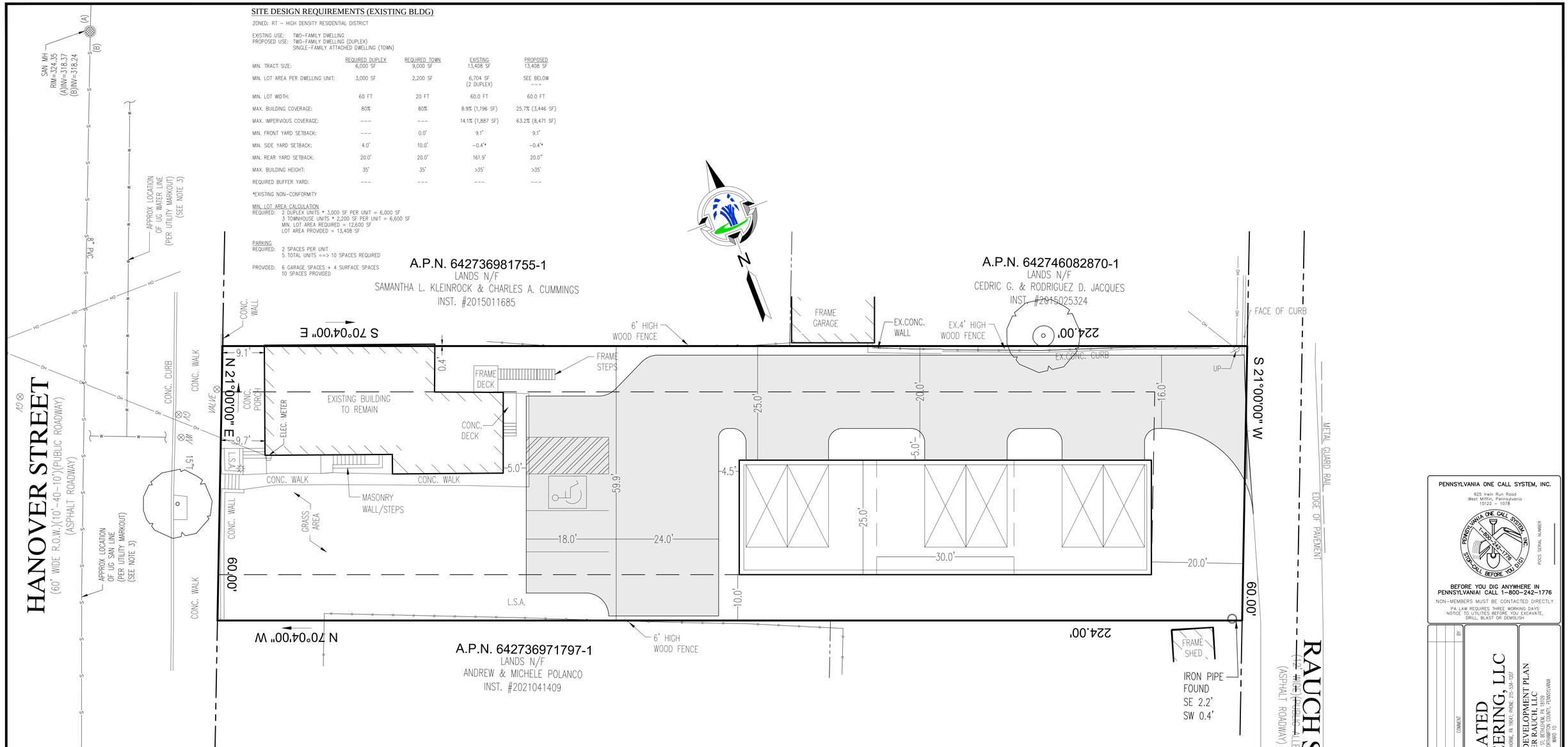
	REQUIRED DUPLEX	REQUIRED TOWN	EXISTING	PROPOSED
MIN. TRACT SIZE:	6,000 SF	9,000 SF	13,408 SF	13,408 SF
MIN. LOT AREA PER DWELLING UNIT:	3,000 SF	2,200 SF	6,704 SF (2 DUPLEX)	SEE BELOW ---
MIN. LOT WIDTH:	60 FT	20 FT	60.0 FT	60.0 FT
MAX. BUILDING COVERAGE:	80%	80%	8.9% (1,196 SF)	25.7% (3,446 SF)
MAX. 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 DUPLEX 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



SITE/RECORD PLAN GENERAL NOTES

1.) THIS DRAWING REFERENCES A PLAN OF SURVEY BY:
BLUE MARSH ASSOCIATES INC
551 EASTON RD; SUITE A
WARRINGTON, PA 18976
PHONE: 215–278–4053

2.) ELEVATIONS ARE BASED UPON (NAVD 88) DATUM ESTABLISHED ONSITE UTILIZING GLOBAL POSITIONING SYSTEM DATA COLLECTION.

3.) OWNER/APPLICANT: HANOVER RAUCH, LLC
2430 BUTLER ST; UNIT 266
EASTON, PA 18042

4.) PARCEL DATA: TAX MAP PARCEL NUMBER 642736986311
DEED REFERENCE: 2023007970

5.) 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.

6.) 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.

7.) 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.

8.) 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.

9.) 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.

10.) ALL DIMENSIONS SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.

11.) 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.

12.) 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.

13.) 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.

14.) THE CONTRACTOR IS TO EXERCISE EXTREME CARE WHEN PERFORMING ANY WORK ACTIVITIES ADJACENT TO PAVEMENT, STRUCTURE, ETC. TO REMAIN.

15.) 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.

16.) 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.

17.) THE ENGINEER OF RECORD HEREIN IS NOT RESPONSIBLE FOR JOB SITE SAFETY NOR HAS HE BEEN RETAINED FOR SUCH PURPOSES.

18.) THE PROPOSED SITE SHALL BE SERVED BY PUBLIC WATER AND SEWER.

19.) TOPSOIL SHALL NOT BE REMOVED FROM THE SITE.

20.) NO AREA IS OFFERED FOR DEDICATION TO ANY JURISDICTION AS PART OF THIS PROJECT.

21.) A BLANKET EASEMENT SHALL BE PROVIDED TO THE CITY TO INSPECT THE PROPOSED STORM SEWER PIPING OUTSIDE OF THE ROAD RIGHT OF WAY.

PENNSYLVANIA ONE CALL SYSTEM, INC.
925 Irwin Run Road
West Mifflin, Pennsylvania
15122 – 1078
PENNSYLVANIA ONE CALL SYSTEM, INC. 1-800-242-1776 STOP! CALL BEFORE YOU DIG!
PO05 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

REV.	DATE:	COMMENT	BY:

INTEGRATED ENGINEERING, LLC
151 TRIPPE LN, LANSDOWNE, PA 19041 PHONE: 215–254–3120

PROJECT: MINOR LAND DEVELOPMENT PLAN
HANOVER RAUCH, LLC
312 HANOVER ST, BETHLEHEM, PA 18109
CITY OF BETHLEHEM, NORTHAMPTON COUNTY, PENNSYLVANIA
WARD 10

PLAN: CONCEPT PLAN

DATE: 10/25/2024	SCALE (H): 1" = 10' (V):	SHEET NO: D2 OF 3
GROSS AREA: 0.31 AC	PARCEL ID NUMBER: 642736986311	
MUNICIPAL FILE #: 24–001	PROJECT No: 24–9002	

DESIGNED BY: BSS
DRAWN BY: BSS

B. D. SPRAY
PROFESSIONAL ENGINEER
PENNSYLVANIA LICENSE No. PE062154
NEW JERSEY LICENSE No. GE045990