

ZONING AND SITE REQUIREMENTS SUMMARY
(A.K.A. LOT 1, BLOCK 2 - PARCEL ID M6SW2-2-1)

ZONING DATA AS SHOWN IS BASED ON THE TOWNSHIP OF HANOVER, NORTHAMPTON COUNTY ZONING ORDINANCE, TOWNSHIP CODE CHAPTER 185 AS AMENDED THROUGH OCTOBER 17, 2000 OBTAINED VIA ecode360.com

EXISTING ZONING DESIGNATION: LBD - LIMITED BUSINESS DISTRICT

BULK REQUIREMENTS	REQUIRED	PROVIDED
ARTERIAL STREET SETBACK	100 FEET	105.4 FEET
MINIMUM FRONT YARD SETBACK	35 FEET	40.8 FEET (MIN)
MINIMUM SIDE YARD SETBACK	20 FEET	N/A
MINIMUM REAR YARD SETBACK	30 FEET	62.3 FEET
MAXIMUM BUILDING HEIGHT	4 STORIES / 45 FEET	1 STORY / 24.4 FEET
MINIMUM LOT SIZE	43,560 S.F. / 1.0 ACRE	50,533 S.F. / 1.1600 AC.
MINIMUM LOT WIDTH	200 FEET	196.41 FEET
		260.00 FEET
		256.08 FEET

OFF-STREET PARKING REQUIREMENTS
BANK OR FINANCIAL INSTITUTION - 0.7 SPACE PER 100 S.F. = 28 REQUIRED 27 PROVIDED **

** DENOTES EXISTING NON-CONFORMITY

DESCRIPTION OF FORMER LOT 1B RESTRICTION AREA
(A.K.A. LOT 1, BLOCK 2 - PARCEL ID M6SW2-2-1)

ALL THAT CERTAIN PLOT PIECE OR PARCEL OF LAND SITUATE LYING AND BEING IN THE TOWNSHIP OF HANOVER, COUNTY OF NORTHAMPTON, COMMONWEALTH OF PENNSYLVANIA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY SIDE OF STROKE PARK ROAD (VARIABLE WIDTH), SAID POINT BEING THE WESTERLY END OF A LINE CONNECTING SAID LINE OF STROKE PARK ROAD WITH THE WESTERLY LINE OF BATH PIKE (A.K.A. S.R. 0512) (VARIABLE WIDTH), AND SAID LINE BEARING NORTH 88 DEGREES 00 MINUTES 53 SECONDS WEST, A DISTANCE OF 1.32 FEET FROM THE AFORESAID WESTERLY LINE OF BATH PIKE; FROM SAID POINT OF BEGINNING, THENCE:

NORTH 88 DEGREES 00 MINUTES 53 SECONDS WEST, A DISTANCE OF 251.08 FEET TO A POINT OF NON-TANGENT CURVATURE ON THE EASTERLY LINE OF FAIRVIEW STREET (PRIVATE, WIDTH VARIES), THENCE:

ALONG A CURVE TO THE RIGHT CONNECTING SAID LINE OF FAIRVIEW STREET WITH THE AFORESAID SOUTHERLY LINE OF STROKE PARK ROAD, SAID CURVE HAVING A RADIUS OF 26.58 FEET, AN ARC LENGTH OF 41.77 FEET, A CENTRAL ANGLE OF 90 DEGREES 03 MINUTES 10 SECONDS, A CHORD BEARING OF NORTH 47 DEGREES 00 MINUTES 42 SECONDS EAST, AND A CHORD LENGTH OF 37.60 FEET TO A POINT OF TANGENCY, THENCE:

ALONG SAID SOUTHERLY LINE OF STROKE PARK ROAD, SOUTH 87 DEGREES 57 MINUTES 43 SECONDS EAST, A DISTANCE OF 182.27 FEET TO A POINT OF CURVATURE, THENCE:

ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 47.00 FEET, AN ARC LENGTH OF 52.47 FEET, A CENTRAL ANGLE OF 63 DEGREES 57 MINUTES 57 SECONDS, A CHORD BEARING OF SOUTH 55 DEGREES 58 MINUTES 44 SECONDS EAST, AND A CHORD LENGTH OF 49.79 FEET TO THE POINT AND PLACE OF BEGINNING.

DESCRIPTION OF COMBINED LOT (LOTS 1 & 2, BLOCK 2 - PARCELS M6SW2-2-1 & M6SW2-2-2):

ALL THAT CERTAIN PLOT PIECE OR PARCEL OF LAND SITUATE LYING AND BEING IN THE TOWNSHIP OF HANOVER, COUNTY OF NORTHAMPTON, COMMONWEALTH OF PENNSYLVANIA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A CONCRETE MONUMENT FOUND AT THE INTERSECTION OF THE WESTERLY LINE OF BATH PIKE (A.K.A. S.R. 0512) (WIDTH VARIES) WITH THE SOUTHERLY LINE OF STROKE PARK ROAD (WIDTH VARIES),

FROM SAID POINT OF BEGINNING, THENCE:

ALONG SAID LINE OF BATH PIKE, SOUTH 01 DEGREES 59 MINUTES 07 SECONDS WEST, A DISTANCE OF 170.00 FEET TO A POINT, THENCE:

ALONG THE LINE BETWEEN THE HEREIN DESCRIBED PARCEL TO THE NORTH AND BLOCK 2 LOT 4 (PARCEL ID: M6SW2-2-4) TO THE SOUTH, NORTH 88 DEGREES 00 MINUTES 53 SECONDS WEST, A DISTANCE OF 260.00 FEET TO A POINT ON THE EASTERLY LINE OF FAIRVIEW STREET (PRIVATE, WIDTH VARIES), THENCE:

ALONG SAID LINE OF FAIRVIEW AVENUE, NORTH 01 DEGREES 59 MINUTES 07 SECONDS EAST, A DISTANCE OF 170.00 FEET TO A POINT OF CURVATURE, THENCE:

ALONG A CURVE TO THE RIGHT CONNECTING SAID LINE OF FAIRVIEW STREET WITH THE AFORESAID SOUTHERLY LINE OF STROKE PARK ROAD, SAID CURVE HAVING A RADIUS OF 26.58 FEET, AN ARC LENGTH OF 41.77 FEET, A CENTRAL ANGLE OF 90 DEGREES 03 MINUTES 10 SECONDS, A CHORD BEARING OF NORTH 47 DEGREES 00 MINUTES 42 SECONDS EAST, AND A CHORD LENGTH OF 37.60 FEET TO A POINT, THENCE:

ALONG SAID LINE OF STROKE PARK ROAD, SOUTH 87 DEGREES 57 MINUTES 43 SECONDS EAST, A DISTANCE OF 182.27 FEET TO A POINT OF CURVATURE, THENCE:

CONTINUING ALONG SAID LINE OF STROKE PARK ROAD, ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 47.00 FEET, AN ARC LENGTH OF 52.47 FEET, A CENTRAL ANGLE OF 63 DEGREES 57 MINUTES 57 SECONDS, A CHORD BEARING OF SOUTH 55 DEGREES 58 MINUTES 44 SECONDS EAST, AND A CHORD LENGTH OF 49.79 FEET TO A POINT, THENCE:

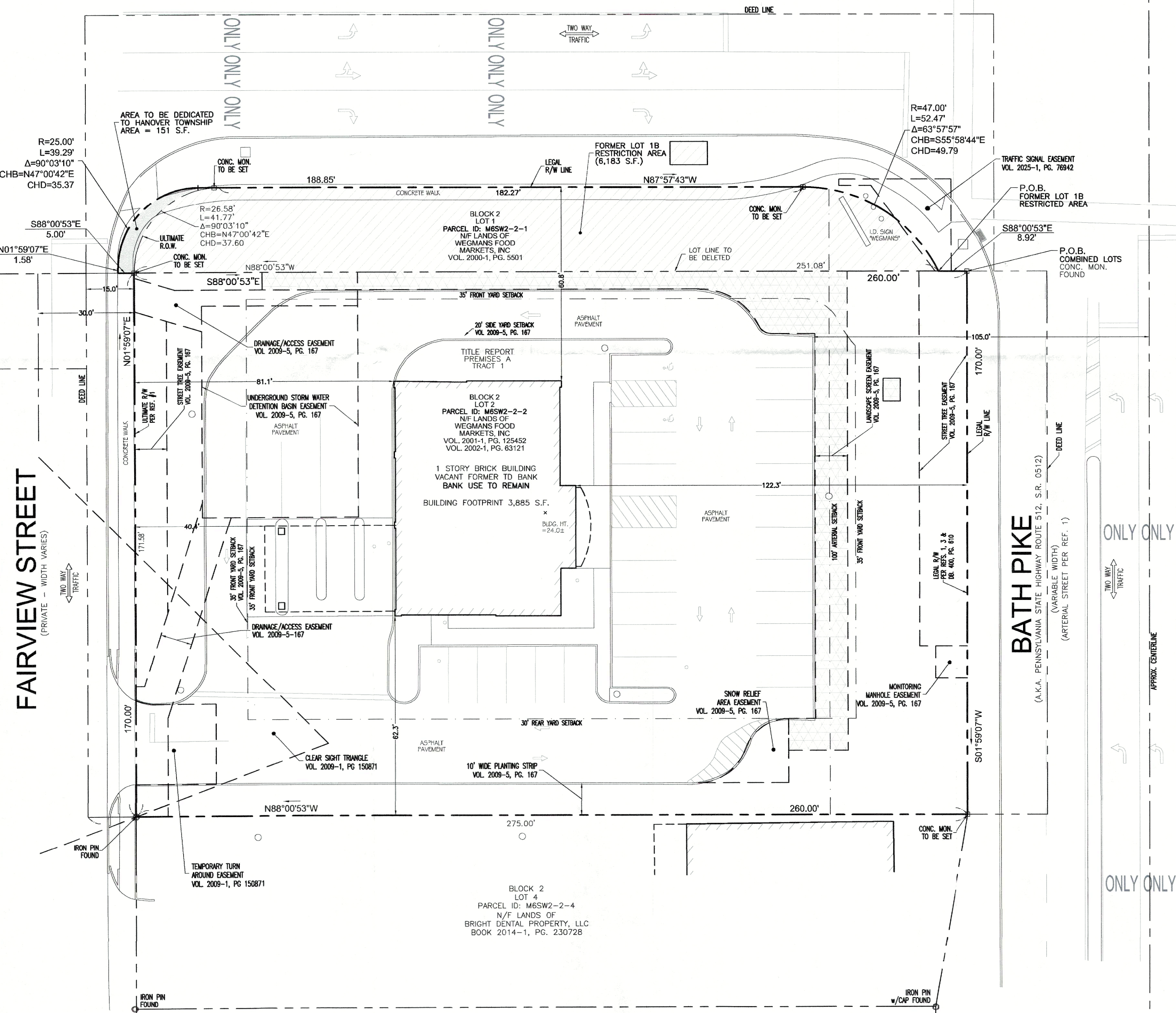
STILL ALONG SAID LINE OF STROKE PARK ROAD, SOUTH 88 DEGREES 00 MINUTES 53 SECONDS EAST, A DISTANCE OF 8.92 FEET TO THE POINT AND PLACE OF BEGINNING.

SAID DESCRIBED LANDS HAVING AN AREA OF 50,383 S.F. OR 1.1566 AC.



STROKE PARK ROAD

(A.K.A. T-453)(F.K.A. HIGHLAND AVENUE)
(VARIABLE WIDTH)
(COLLECTOR STREET PER REF. 1)



LEHIGH VALLEY PLANNING COMMISSION CERTIFICATION

REVIEWED BY THE LEHIGH VALLEY PLANNING COMMISSION OF LEHIGH AND NORTHAMPTON COUNTIES
THIS _____ DAY OF _____, 20____

LVPC STAFF PERSON RESPONSIBLE FOR REVIEW _____

BOARD OF SUPERVISORS APPROVAL

APPROVED BY THE BOARD OF SUPERVISORS OF HANOVER TOWNSHIP, NORTHAMPTON COUNTY
THIS _____ DAY OF _____, 20____

CHAIRMAN

SECRETARY

TOWNSHIP ENGINEER

PLANNING COMMISSION APPROVAL

APPROVED BY THE HANOVER TOWNSHIP NORTHAMPTON COUNTY PLANNING
THIS _____ DAY OF _____, 20____

SECRETARY

RECORDATION CERTIFICATION

RECORDED THIS _____ DAY OF _____, 20____ IN THE OFFICE FOR THE RECORDING OF DEEDS
IN AND FOR THE COUNTY OF NORTHAMPTON, PENNSYLVANIA, IN PLAN BOOK _____ PAGE _____

OWNERS CERTIFICATION

I HEREBY CERTIFY THAT I, _____ AM THE REGISTERED OWNER OF THE LAND HEREIN
SUBDIVIDED/CONSOLIDATED AND/OR DEVELOPED AND THAT I DO HEREBY ADOPT THIS PLAN.

(SIGNATURE)

(TITLE)

OWNERS ACKNOWLEDGMENT

STATE OF NEW YORK, COUNTY OF MONROE
ON _____ DAY OF _____, 20____ BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN
AND FOR THE COUNTY AND STATE AFORESAID, THE UNDERSIGNED OFFICER PERSONALLY
APPEARED _____ WHO ACKNOWLEDGED HIMSELF/HIMSELF
TO BE THE _____ (OFFICE) OF WEGMANS FOOD MARKETS, INC. AND THAT HE/SHE, AS
SUCH _____ BEING AUTHORIZED TO DO SO, EXECUTED THE WITHIN PLAN AND
ACKNOWLEDGED THAT THE SAME WAS EXECUTED AS THE OFFICIAL PLAN OF THE IMPROVEMENTS,
HIGHWAYS AND PROPERTY SHOWN THEREON AND DESIRED THAT THE PLAN BE RECORDED
ACCORDING TO LAW BY SIGNING THE NAME OF THE CORPORATION BY HIMSELF/HIMSELF AS

(OFFICE)

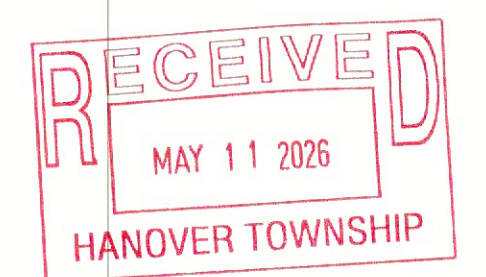
IN WITNESS WHEREOF, I HERETO SET MY HAND AND OFFICIAL SEAL,

NOTARY PUBLIC
MY COMMISSION EXPIRES _____ (SEAL)

- NOTES:**
- PROPERTY KNOWN AND DESIGNATED AS BLOCK 2, LOTS 1 & 2 ON THE OFFICIAL TAX MAP FOR THE TOWN OF HANOVER, NORTHAMPTON COUNTY, PENNSYLVANIA.
 - AREA: 50,383 S.F. OR 1.1566 AC.
 - THIS LOT LOCATION PLAN SUPERSEDES ALL PRIOR PLANS OF RECORD WITH RESPECT TO THE PROPERTY SHOWN HEREON, INCLUDING: (1) PLAN OF HANOVER HIGHLANDS, RECORDED IN MAP PLANBOOK NO. PLAN BOOK VOLUME 1999-5 PAGE 350, (2) PLAN OF HANOVER HIGHLANDS, RECORDED IN MAP PLANBOOK NO. PLAN BOOK VOLUME 1999-5 PAGE 400, (3) PLAN OF HANOVER HIGHLANDS, RECORDED IN MAP PLANBOOK NO. PLAN BOOK VOLUME 2000-3 PAGE 386, AND (4) PLAN OF HANOVER HIGHLANDS, RECORDED IN MAP PLANBOOK NO. PLAN BOOK VOLUME 2000-5 PAGE 307.

- REFERENCES:**
- PRELIMINARY/FINAL LAND DEVELOPMENT PLANS FOR TO BANK, PROPOSED RETAIL DEVELOPMENT, 3760 BATH PIKE, LOT 2, BLOCK 2, HANOVER TOWNSHIP, NORTHAMPTON COUNTY, COMMONWEALTH OF PENNSYLVANIA, PREPARED BY BOHLER ENGINEERING, LAST REVISED 1-07-2005.
 - COMMONWEALTH OF PENNSYLVANIA, DEPARTMENT OF TRANSPORTATION, DRAWINGS REESTABLISHING LIMITED ACCESS HIGHWAY AND AUTHORIZING ACQUISITION OF RIGHT-OF-WAY FOR STATE ROUTE 22, SECTION 004 ROW, IN NORTHAMPTON COUNTY, AND STATE ROUTE 512 SECTION 004, APPROVED 7-19-1990, SHEET 13 OF 61.
 - COMMONWEALTH OF PENNSYLVANIA, DEPARTMENT OF TRANSPORTATION, DRAWINGS FOR CONSTRUCTION OF STATE ROUTE 512, SECTION 004 IN NORTHAMPTON COUNTY, APPROVED 10-10-1991, SHEET 41 OF 72.
 - SUBDIVISION RECORD PLAN, HANOVER HIGHLANDS, HANOVER TOWNSHIP, NORTHAMPTON COUNTY, PENNSYLVANIA, SHEETS 1 - 4 OF 4, REVISED 10/17/98, PREPARED BY COSTICH ENGINEERING AND FILED AMONG THE LAND RECORDS OF NORTHAMPTON COUNTY AS VOL. 1999-5, PGS. 350-353.
 - PRELIMINARY/RECORD LAND DEVELOPMENT PLAN, HANOVER HIGHLANDS, HANOVER TOWNSHIP, NORTHAMPTON COUNTY, PENNSYLVANIA, SHEETS 1 - 3 OF 3, REVISED 11/19/98, PREPARED BY COSTICH ENGINEERING AND FILED AMONG THE LAND RECORDS OF NORTHAMPTON COUNTY AS VOL. 1999-5, PGS. 400-402.

PURSUANT TO THE DECISION OF THE HANOVER TOWNSHIP ZONING HEARING BOARD DATED APRIL 10, 2006, REGARDING PETITION 2678901, (A) THE AREA OF THE METES AND BOUNDS DESCRIPTION OF FORMER LOT 1B AS SET FORTH IN THE DEED RECORDED ON JANUARY 13, 2000, AT DEED BOOK 2000-1, PAGE 550, MAY NOT BE DEVELOPED IN ANY MANNER OTHER THAN FOR THE PURPOSE OF LOCATING THE EXISTING MONUMENT SIGN AND ASSOCIATED LANDSCAPING AND ACCESSORY USE TO THE LOT CURRENTLY OWNED BY WEGMANS FOOD MARKETS, INC. (TAX PARCEL M6 24 7) (THE "WEGMANS LOT"), AND (B) THE MONUMENT SIGN ON FORMER LOT 1B SHALL ONLY ADVERTISE THE GOODS OR SERVICES PRODUCED OR AVAILABLE ON THE WEGMANS LOT SUCH THAT THE MONUMENT SIGN WOULD QUALIFY AS AN ACCESSORY BUSINESS SIGN UNDER THE HANOVER TOWNSHIP ZONING ORDINANCE WERE IT LOCATED ON THE WEGMANS LOT. THE RESTRICTIONS UNDER (A) AND (B) ABOVE ARE COVENANTS RUNNING WITH THE LAND TO THE BENEFIT OF, AND ENFORCEABLE BY, HANOVER TOWNSHIP AND ITS SUCCESSORS AND ASSIGNS.



RECEIVED
MAY 12 2026
HANOVER ENGINEERING

PRELIMINARY/RECORD LOT CONSOLIDATION PLAN
CONSOLIDATION OF TAX PARCELS
M6SW2-2-1 & M6SW2-2-2
3760 FAIRVIEW STREET
BETHLEHEM, TOWNSHIP OF HANOVER
COUNTY OF NORTHAMPTON
COMMONWEALTH OF PENNSYLVANIA

GALLAS SURVEYING GROUP
2865 U.S. ROUTE 1
NORTH BRUNSWICK, NJ 08902
TELE: 732-422-6700
FAX: 732-940-8786
www.gallasurvey.com

DATE	SCALE	DRAWN:	CHECKED:
5-01-2026	1"=20'	R.S.E./D.A.H.	D.A.H.
FIELD DATE	FIELD BOOK	PAGE	FIELD CREW
5-05-2025	226	68	D.A./W.B.

FILE NO.: **G25066**
DRAWING NAME/SHEET NO.: **G25066L.DWG 1 OF 1**

I HEREBY CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE BY THE UNDERSIGNED ON MAY 5, 2025, THAT ALL DIMENSIONAL DETAILS ARE CORRECT, AND THAT THE MONUMENTS SHOWN HEREON EXIST, OR WILL EXIST, AS SHOWN.

NOT VALID UNLESS EMBOSSED WITH REGISTERED PROFESSIONAL SEAL OR BLUE INK SEAL
David G. Hinson
DAVID A. HINSON
PENNSYLVANIA PROFESSIONAL LAND SURVEYOR 303575274
DATE: 5/01/2026

