

**STOKE PARK ROAD**  
(A.K.A. T-453)(F.K.A. HIGHLAND AVENUE)  
(COLLECTION 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\_\_\_\_

TWC STAFF PERSON RESPONSIBLE FOR REVIEW

**BOARD OF SUPERVISORS APPROVAL**

APPROVED BY THE BOARD OF SUPERVISORS OF HANOVER TOWNSHIP, NORTHAMPTON COUNTY  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_

SECRETARY, HANOVER TOWNSHIP PLANNING COMMISSION

**PLANNING COMMISSION APPROVAL**

APPROVED BY THE HANOVER TOWNSHIP NORTHAMPTON COUNTY PLANNING COMMISSION  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_

SECRETARY, HANOVER TOWNSHIP PLANNING COMMISSION

**RECORDATION CERTIFICATION**

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

**OWNERS CERTIFICATION**

I HEREBY CERTIFY THAT \_\_\_\_\_ AM THE REGISTERED OWNER OF THE LAND HEREIN SUBMITTED/CONSOLIDATED AND/OR DEVELOPED AND THAT I DO HEREBY ADOPT THIS PLAN

**OWNERS ACKNOWLEDGMENT**

STATE OF NEW YORK, COUNTY OF MONROE  
ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_, BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, THE UNDERSIGNED (SEVERALLY AND JOINTLY) APPEARED \_\_\_\_\_ WHO ACKNOWLEDGED HERS/HESELF TO BE THE \_\_\_\_\_ OF MEANS FOOD MARKETS, INC. AND THAT HER/HE, AS SUCH \_\_\_\_\_ BEING AUTHORIZED TO DO SO, EXECUTED THE WITHIN PLAN AND ACKNOWLEDGED THAT THE SAME WAS EXECUTED AS THE OFFICIAL PLAN OF THE UNDERSIGNED, HIS/HERS AND PROPERTY SHOWN THEREON AND DESIRED THAT THE PLAN BE RECORDED ACCORDING TO LAW BY SIGNING THE NAME OF THE CORPORATION BY HIMSELF/HERSELF AS \_\_\_\_\_ (OFFICE)

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

NOTARY PUBLIC

MY COMMISSION EXPIRES \_\_\_\_\_ (SEAL)

**ZONING AND SITE REQUIREMENTS SUMMARY**

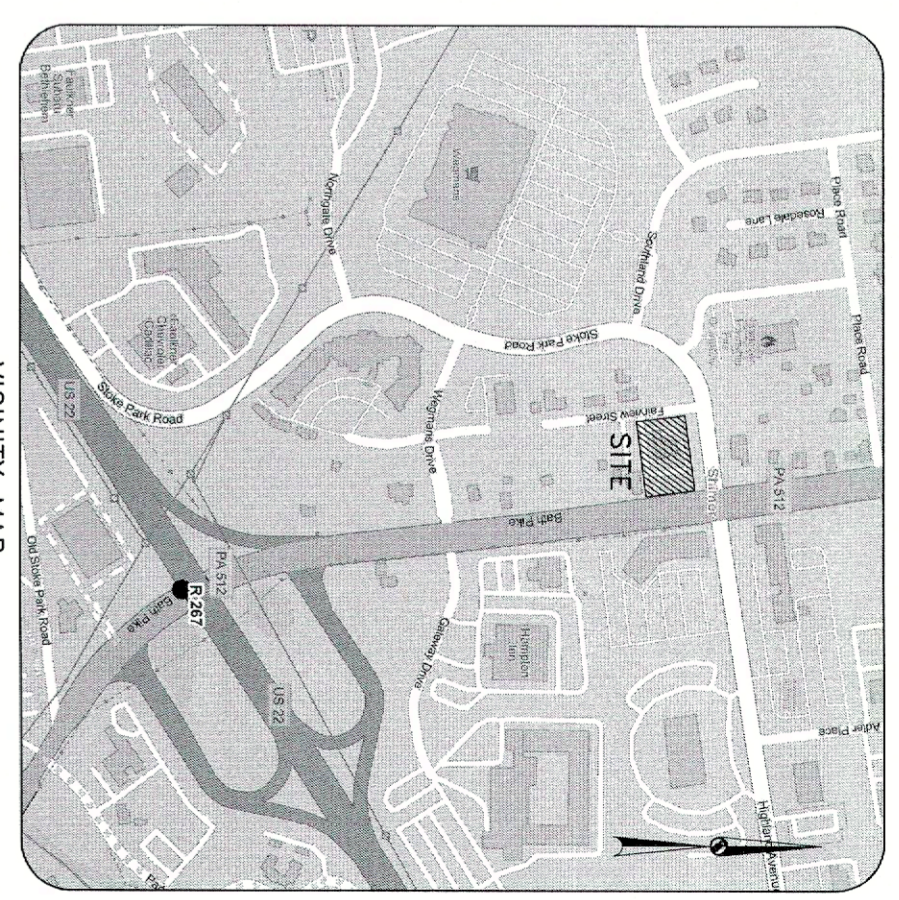
ZONING DATA AS SHOWN IS BASED ON THE TOWNSHIP OF HANOVER, NORTHAMPTON COUNTY ZONING ORDINANCE, TOWNSHIP CODE CHAPTER 189 AS AMENDED THROUGH OCTOBER 17, 2000 OBTAINED VIA 600493800.com

EXISTING ZONING DESIGNATION: LBD - LIMITED BUSINESS DISTRICT

BULK REQUIREMENTS	REQUIRED	PROVIDED
ARTERIAL STREET SETBACK	100 FEET	104 FEET
MINIMUM SIDE YARD SETBACK	20 FEET	N/A (SEE PLAN)
MINIMUM REAR YARD SETBACK	30 FEET	62.3 FEET / 244 FEET
MINIMUM LOT SIZE	43,560 S.F. / 1.0 ACRE	50,553 S.F. / 1.1600 AC
MINIMUM LOT WIDTH	200 FEET	260.00 FEET
OFF-STREET PARKING REQUIREMENTS		27 PROVIDED

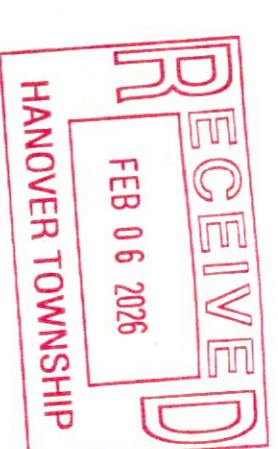
BANK OR FINANCIAL INSTITUTION - 0.75% PER 100 S.F. = 28 REQUIRED

\*\* DENOTES EXISTING NON-COMFORMITY



- NOTES:**
- PROPERTY OWNERSHIP DESIGNATED AS BLOCK 2, LOTS 1 & 2 ON THE OFFICIAL TAX MAP FOR THE TOWN OF HANOVER, NORTHAMPTON COUNTY, PENNSYLVANIA.
  - AREA: 0.633 SF OR 1.160 AC
  - THIS LOT LOCATION PLAN SUPERSEDES ALL PRIOR PLANS OF RECORD WITH RESPECT TO THE PROPERTY SHOWN HEREON, INCLUDING (1) PLAN OF HANOVER HIGHWAYS, HANOVER TOWNSHIP, NORTHAMPTON COUNTY, PENNSYLVANIA, VOLUME 1988-2, PAGE 200, (2) PLAN OF HANOVER PLAN OF HANOVER HIGHWAYS, HANOVER TOWNSHIP, NORTHAMPTON COUNTY, PENNSYLVANIA, VOLUME 1988-2, PAGE 200, (3) PLAN OF HANOVER PLAN OF HANOVER HIGHWAYS, HANOVER TOWNSHIP, NORTHAMPTON COUNTY, PENNSYLVANIA, VOLUME 2005-5, PAGE 387.

- REFERENCES:**
- PRELIMINARY/FINAL LAND DEVELOPMENT PLANS FOR 10 BANK, PROPOSED RETAIL COMMERCIAL TOWN CENTER, LOT 2, RECORDED BY REGISTERED PROFESSIONAL ENGINEER, TWC ENGINEERING, 1-07-2009
  - COMMONWEALTH OF PENNSYLVANIA, DEPARTMENT OF TRANSPORTATION DRAWINGS FOR STATE ROUTE 22, SECTION 004 NEW 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 STATE ROUTE 22, SECTION 004 NEW IN NORTHAMPTON COUNTY AND STATE ROUTE 512 SECTION 004, APPROVED 7-19-1990, SHEET 14 OF 61
  - SUBDIVISION RECORDED IN HANOVER HIGHWAYS, HANOVER TOWNSHIP, NORTHAMPTON COUNTY, PENNSYLVANIA, VOLUME 1988-2, PAGE 200, (2) PLAN OF HANOVER PLAN OF HANOVER HIGHWAYS, HANOVER TOWNSHIP, NORTHAMPTON COUNTY, PENNSYLVANIA, VOLUME 1988-2, PAGE 200, (3) PLAN OF HANOVER PLAN OF HANOVER HIGHWAYS, HANOVER TOWNSHIP, NORTHAMPTON COUNTY, PENNSYLVANIA, VOLUME 2005-5, PAGE 387.
  - PRELIMINARY/FINAL LAND DEVELOPMENT PLAN, HANOVER HIGHWAYS, HANOVER TOWNSHIP, NORTHAMPTON COUNTY, PENNSYLVANIA, VOLUME 1988-2, PAGE 200, (2) PLAN OF HANOVER PLAN OF HANOVER HIGHWAYS, HANOVER TOWNSHIP, NORTHAMPTON COUNTY, PENNSYLVANIA, VOLUME 1988-2, PAGE 200, (3) PLAN OF HANOVER PLAN OF HANOVER HIGHWAYS, HANOVER TOWNSHIP, NORTHAMPTON COUNTY, PENNSYLVANIA, VOLUME 2005-5, PAGE 387.



RECEIVED  
FEB - 9 2026  
HANOVER ENGINEERING

**LOT LOCATION PLAN  
CONSOLIDATION OF TAX PARCELS  
M65W2-2-1 & M65W2-2-2**

3780 FAIRVIEW STREET  
BETHLEHEM, TOWNSHIP OF HANOVER  
COUNTY OF NORTHAMPTON  
COMMONWEALTH OF PENNSYLVANIA

2895 U.S. ROUTE 1  
NORTH BRUNSWICK, NJ 08902  
DAVID A. HINSON  
FAX: 732-946-8788  
www.gallusurveying.com

DATE	SCALE	DRAWN	CHECKED
2-05-2026	1"=20'	R.S.E./A.H.	DAH
FIELD DATE	FIELD BOOK	PAGE	FIELD CREW
5-05-2025	228	68	D.A.M.B.

FILE NO.: G250961.C.DWG  
DRAWING NAME/SHEET NO.: 1 OF 1

G250961

I HEREBY CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE BY THE UNDERSIGNED ON JAN 9, 2026, THAT ALL DIMENSIONAL DETAILS ARE CORRECT, AND THAT THE REQUIREMENTS SHOWN HEREON COMPLY WITH ALL APPLICABLE CODES, AND THAT THE REQUIREMENTS SHOWN HEREON COMPLY WITH ALL APPLICABLE CODES.

NOTARY PUBLIC, PENNSYLVANIA  
DAVID A. HINSON  
PENNSYLVANIA PROFESSIONAL LAND SURVEYOR, FSI-075574

DATE: 2/5/26

