

LOCATION MAP
SCALE: 1" = 1000'

NOTES

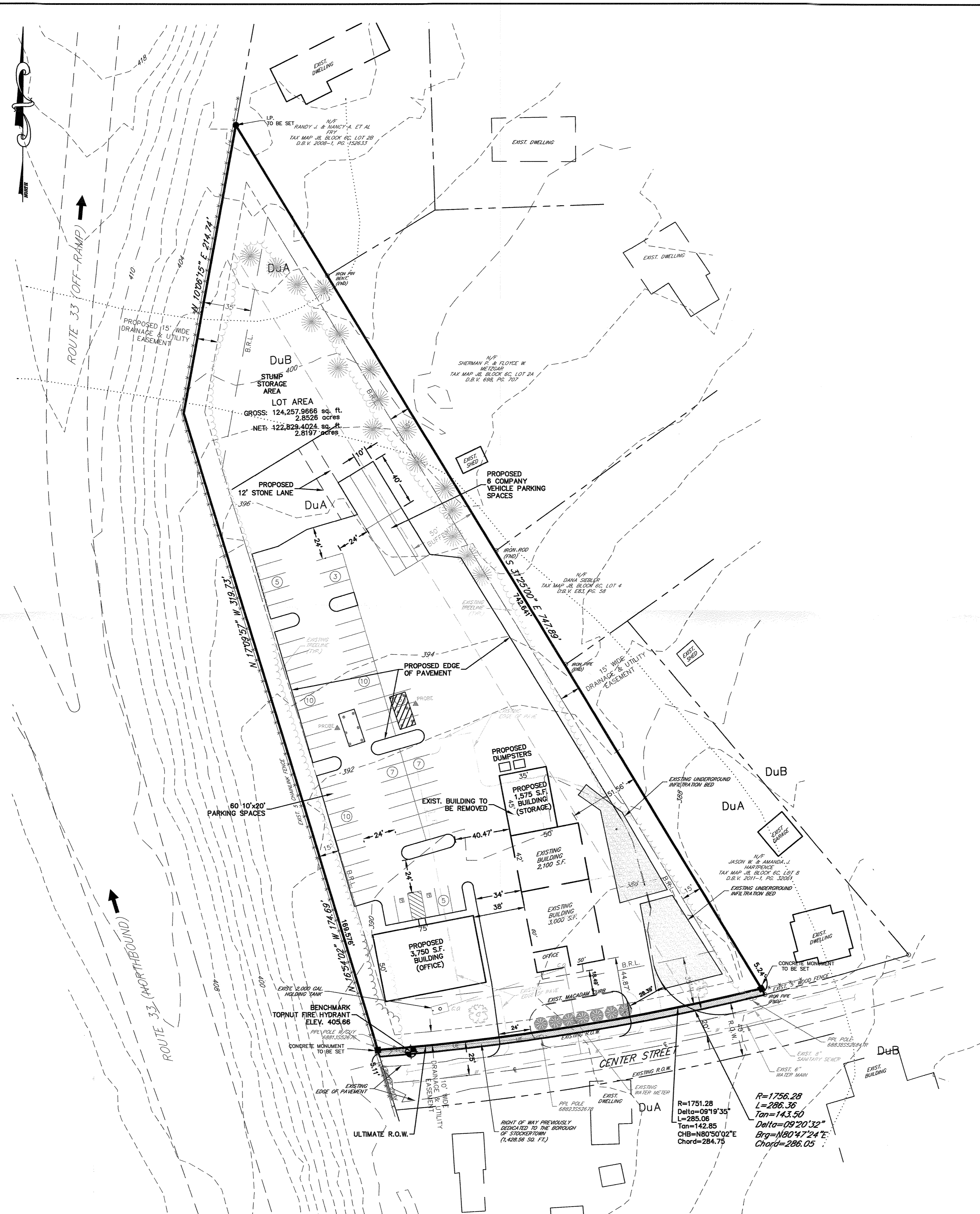
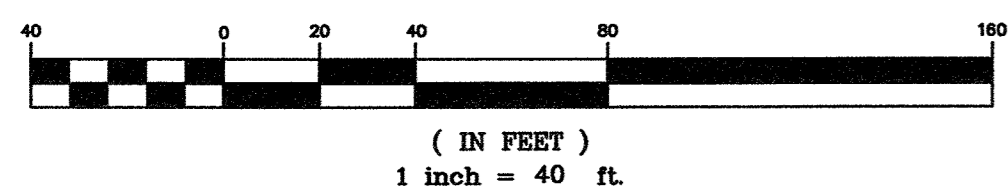
1. ALL UTILITIES SERVING THE PROPOSED BUILDING SHALL BE INSTALLED UNDERGROUND.
2. ANY FUTURE SIGNAGE SHALL BE DESIGNED, APPROVED & CONSTRUCTED IN ACCORDANCE WITH ARTICLE XI OF THE STOCKERTOWN BOROUGH ZONING ORDINANCE.

ON JANUARY 8, 2009 THE STOCKERTOWN ZONING HEARING BOARD GRANTED A USE VARIANCE TO PERMIT CONSTRUCTION OF A BUILDING TO BE USED TO STORE AND MAINTAIN EQUIPMENT AND SUPPLIES FOR A TREE CARE / LANDSCAPE BUSINESS.

THE GRANT OF THIS APPEAL WAS MADE EXPRESSLY AND CONDITIONED UPON THE FOLLOWING:

1. THERE WILL BE NO ILLUMINATION WHATSOEVER OUTSIDE OF THE SUBJECT PREMISES UPON ADJACENT PROPERTIES.
2. THERE WILL BE NO RETAIL USES AT THE SITE.
3. THE HOURS OF OPERATION WILL BE BETWEEN 7am AND 7pm.
4. THERE WILL BE NO ON SITE PLACEMENT AND/OR DISPOSAL OF WASTE.
5. THERE WILL BE NO APPLICATION OF CHEMICALS UPON THE SUBJECT REAL ESTATE.
6. THERE WILL BE NO OUTDOOR STORAGE OF CHEMICALS AT THE SITE.
7. THERE WILL BE NO OUTDOOR STORAGE OF SALT AT THE SITE.
8. ANY PLACEMENT OF MATERIAL UTILIZED IN THE BUSINESS OF JOSHUA TREE WILL BE LIMITED TO A HEIGHT OF 12 FT, SHALL NOT BE PLACED WITHIN 50 FT. OF THE EASTERN PROPERTY LINE OF THE PREMISES, AND SHALL NOT UTILIZE AN EXCESS OF 50% OF THE TOTAL LOT AREA.
9. THERE SHALL BE NO ALTERATION OF THE EXISTING TREE BUFFER UPON THE EAST SIDE OF THE PREMISES AND THE ADJOINING RESIDENTIAL USES.

GRAPHIC SCALE



SITE DATA

OWNER/APPLICANT:	JOSHUA M. & ANGELA MALIK PO BOX 70 STOCKERTOWN, PA. 18083	
PROPERTY ADDRESS:	310 CENTER STREET STOCKERTOWN, PA. 18083	
TRACT AREA:	2.8526 ACRES (GROSS) 2.8197 ACRES (NET)	
PROPOSED # OF LOTS:	1	
DEED BOOK REFERENCE:	VOL. 2009-1, PAGE 157,933	
TAX MAP REFERENCE:	JB, BLOCK 6C, LOT 9	
ZONING DISTRICT:	RESIDENTIAL DISTRICT	
MINIMUM LOT SIZE:	REQUIRED 8,000 S.F.	PROVIDED 122,829.4 S.F.
MINIMUM LOT WIDTH:	60 FT.	263.38 FT.
MAXIMUM BUILDING COVERAGE OF LOT:	55%	8.53%
MAXIMUM BUILDING HEIGHT:	35 FT.	35 FT.
MAXIMUM LOT COVERAGE:	70%	53.90%
BUILDING SETBACKS:		
FRONT:	35 FT.	35 FT.
REAR:	35 FT.	35 FT.
SIDE:	15 FT.	15 FT.
WATER:	PUBLIC	
SEWER:	TO BE PUBLIC	

IT IS THE INTENT OF THE OWNER TO BUILD A 3,750 SQ. FT. BUILDING FOR OFFICE USE AND A 1,575 SQ. FT. ADDITION FOR STORAGE WITH ADDITIONAL PARKING TO SUPPORT THE EXISTING TREE SERVICE BUSINESS.

PARKING CALCULATIONS

OFFICE FLOOR AREA:	3 1/2 SPACES PER 1000 SQ. FT.	
	3750 SF / 1000 SF x 3.5 = 11.25 = 12	
PARKING SPACES REQUIRED:	12	
PARKING SPACES PROVIDED:	10'x20' SPACES	58
	HANDICAP SPACES	2
TOTAL	60	

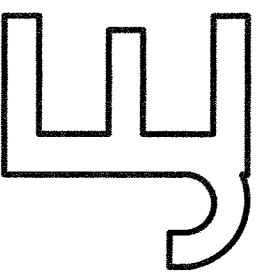
SOILS

DuA - DUFFIELD SILT LOAM, 0 TO 3 PERCENT SLOPES
DuB - DUFFIELD SILT LOAM, 3 TO 8 PERCENT SLOPES

NOTES:

1. PROPERTY PLOTTED FROM RECORD.
2. EXISTING TREE ROW'S SHALL REMAIN FOR SCREENING.
3. ZONING RESTRICTIONS FROM THE MIXED USE ZONE WERE USED FOR THE SITE DATA TABLE.

JENA ENGINEERING CORP.
CONSULTING ENGINEERS & SURVEYORS



SKETCH PLAN
JOSHUA TREE
310 CENTER STREET
BOROUGH OF STOCKERTOWN
NORTHAMPTON COUNTY
PENNSYLVANIA

SHEET : 1 of 1
PROJECT: 090308
DATE : 8/25/20
SCALE : 1" = 40'
DRAWN BY : GM
DESIGNED BY: DMB

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REVISIONS

DATE

BY