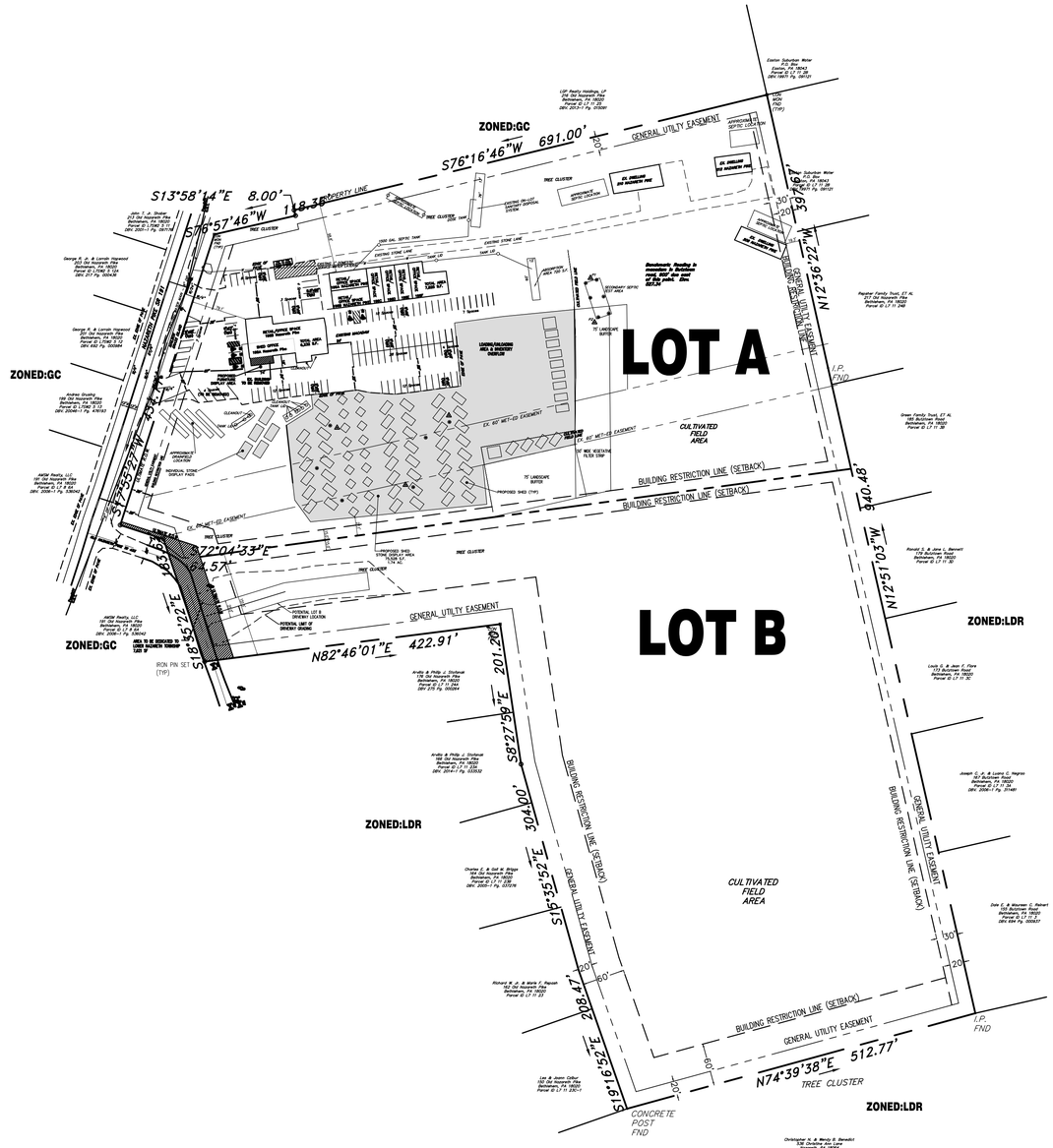

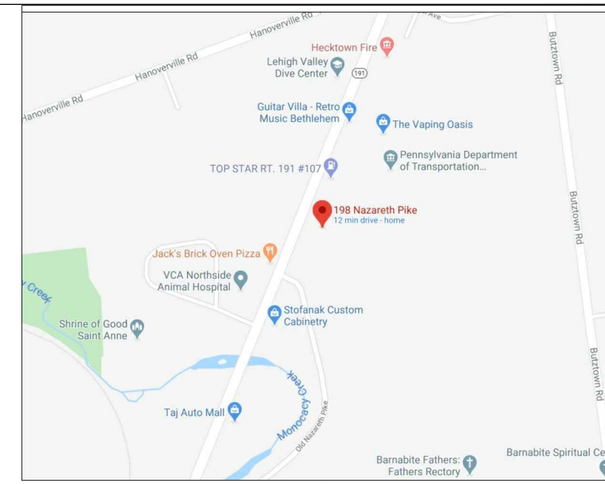

LOCATION MAP
SCALE: 1" = 400'

GENERAL NOTES

1. THIS PLAN REFERENCES A:
   - A RECORD DRAWINGS BY: LEHIGH ENGINEERING ASSOCIATES, INC., TITLED:"KEYSTONE SHED COMPANY PRELIMINARY/FINAL LAND DEVELOPMENT RECORD PLANS" DATED: 08-25-2014
2. PROJECT INFORMATION:
   - PROPERTIES KNOWN AS 198 NAZARETH PIKE, TOWNSHIP OF LOWER NAZARETH, COUNTY OF NORTHAMPTON, PENNSYLVANIA (PIN#5063-12-3082-9607)
   - LOT AREA = 22.12 LOTS A AND B
   - TOTAL LOTS BEING SUBDIVIDED = 2 (LOT A = 10.52 - LOT B = 11.60)
   - TOTAL RIGHT OF WAY OFFERED FOR DEDICATION = 7,621
3. ALL LOTS TO BE SERVED BY PUBLIC SANITARY SEWER AND WATER SERVICES

ZONING NOTES

ZONING DISTRICT: GC, GENERAL COMMERCIAL DISTRICT

BULK REQUIREMENTS

BASED ON PROJECT AREA (NET)

DESCRIPTION	REQUIRED	PROPOSED LOT A	PROPOSED LOT B
MIN LOT AREA	1.492 AC. (65,000 SF)	10.516 AC. (458,056 SF)	11.559 AC. (503,539 SF)
MIN LOT WIDTH @ SETBACK	150'	477'	150'
MIN LOT DEPTH	150'	932'	512'
MAX BUILDING HEIGHT	40FT	40'	TBD
MAX BUILDING COVERAGE	40%	3%	TBD
MAX IMPERVIOUS COVERAGE	70%	36%	TBD
MIN YARD REQUIREMENTS			
FRONT YARD	30FT	79.1'	TBD
SIDE YARD	15FT (60FT ADJ. RESIDENTIAL)	27.1'	TBD
REAR YARD	30FT	19.3' *	TBD

* EXISTING NON-CONFORMITY

PARKING LOT A:
REQUIRED: 1 SP/150 SF OF TOTAL FLOOR AREA +1 SP PER EMPLOYEE =
14,057 SF/105 SF + 16 EMPLOYEES = 110 SPACES
PROVIDED: 110 (INC. 5 ADA SPACES)

PERMITTED USES:

THE FOLLOWING USES ARE PERMITTED BY RIGHT UNDER ZONING ORDINANCE SECTION 902
AUTO SERVICE STATION *
FINANCIAL INSTITUTION WITH OR WITHOUT DRIVE-THRU SERVICE *
CAR WASH *
BUS STATION OR TAXI TERMINAL *
HOTEL OR MOTEL *
CONVENIENCE STORE
DRIVE-THRU SERVICE OR DELIBERY SERVICE AS ACCESSORY USE
SUPERMARKET
FUNERAL HOME *
COMMERCIAL INDOOR OR OUTDOOR RECREATION
ANIMAL HOSPITAL, SMALL *
BUILDING CONTRACTOR'S OFFICE AND STORAGE
HOME OCCUPATIONOR HOME OFFICE **
RETAIL STORE
ANY TYPE OF RESTAURANT *
PERSONAL SERVICES
PRINTING AND BOOKBINDING
TRADE SCHOOL
FLEA MARKET *
INDOOR STORAGE AS AN ACCERSSORY USE
BEVERAGE DISTRIBUTOR
CRAFTS OR ARTISAN'S STUDIO
KENNEL *
US POSTAL SERVICE FACILITY
AUDITORIUM, COMMERCIAL *
NURSERY SCHOOL / DAY CARE CENTER *
RECYCLING COLLECTION CENTER *
ADULT DAY CARE *
BUSINESS, PROFESSIONAL, MEDICAL, DENTAL OR GOVERNMENTAL OFFICES
BAKERY
LAUNDROMAT
MEMBERSHIP CLUB *
CROP FARMING
SWIMMING POOL, PUBLIC
PUBLICLY OWNED RECREATION
WILDLIFE SANCTUARY
TOWNSHIP-OWNED USE
ACCESSORY USE OR STRUCUTRE CLEARLY CUSOTMRY AND INCIDENTAL TO PERMITTED USE **
ACCESSORY USE OR STRUCUTRE PERMITTED UNDER SECTION 1503.C **
FAIRGROUNDS OR MOTOR VEHICLE RACE TRACK *
COMMERCIAL FORESTRY *
PLACE OR WORSHIP *

THE FOLLOWING USES ARE SPECIAL EXCEPTION USES UNDER ZONING ORDINANCE SECTION 903
AUTO REPAIR GARAGE *
TAVERN
COMMERCIAL OUTDOOR STORAGE & DISPLAY (NOT INCLUDING AUTO SALES OR NURSERY/GREENHOUSE) **

THE FOLLOWING USES ARE CONDITIONAL USES UNDER ZONING ORDINANCE SECTION 903
EMERGENCY SERVICES STATION *
PERSONAL CARE CENTER *
SHOPPING CENTER *
AUTO, BOAT, OR MOBILE/MANUFACTURED HOME SALES *
LUMBER YARD/BUILDING SUPPLIES

NOTES
(*)SEE ADDITIONAL REQUIREMENTS IN ZONING ORDINANCE SECTION 1502
(**) SEE ADDITIONAL REQUIREMENTS IN ZONING ORDINANCE SECTION 1503

SEE ZONING ORDINANCE SECTION 905 FOR SPECIFICALLY PROHIBITED USES

GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

KEYSTONE SHED COMPANY

Cornerstone
Consulting Engineers & Architectural, Inc.
1176 N. Irving Street . Allentown . PA 18109
Phone: 610-820-8200 . Fax: 610-820-3706
WWW.CORNERSTONENET.COM
Philadelphia, PA Orlando, FL Leesburg, VA Dallas, TX

REVISIONS

NO	BY	DESCRIPTION	DATE

KEVIN H. FRUCK
PROFESSIONAL ENGINEER
PENNSYLVANIA LICENSE No. PE-55786-E
NEW JERSEY LICENSE No. 24GE04519000
DELAWARE LICENSE No. 12964
RHODE ISLAND No. 8619
MARYLAND No. 35700
NEW YORK No. 088698

PROJECT LOCATION

198 NAZARETH PIKE
TOWNSHIP OF LOWER NAZARETH
NORTHAMPTON COUNTY
PENNSYLVANIA

TITLE

SKETCH PLAN OVERALL

PROJ. #	20-0161	DATE	03-02-2020
CAD ID.	20-0161	DRN BY	KPD
SCALE	AS NOTED	CHK BY	KHF

SHEET 1 OF 2

REVISION 0