

USES PERMITTED BY-RIGHT:

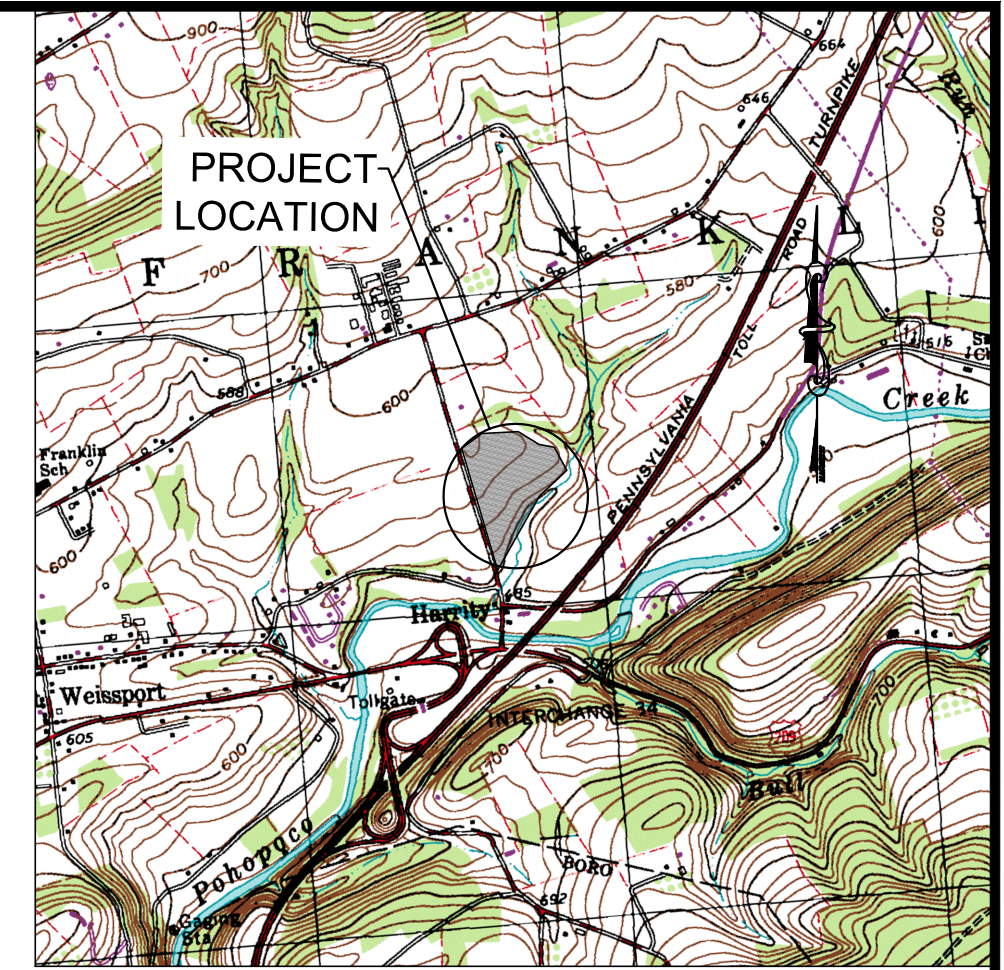
- HEAVY COMMERCIAL USES, WHICH SHALL BE CARRIED ON IN COMPLETELY ENCLOSED BUILDING, EXCEPT FOR OFF-STREET PARKING AND LOADING FACILITIES, INCLUDING WHOLESALE BUSINESS, STORAGE AND WAREHOUSING ESTABLISHMENT, TRUCK AND FREIGHT TERMINALS, DELIVERY AND DISTRIBUTION CENTERS.
- INDUSTRIAL PARKS, PURSUANT TO Z.O. SECTION 508.
- GENERAL INDUSTRIAL USES WHICH SHALL BE CARRIED ON IN A COMPLETELY ENCLOSED BUILDING AND WHICH INCLUDE THE STORAGE, MANUFACTURE, ASSEMBLY, FABRICATION, PACKING, TESTING OR OTHER HANDLING OF PRODUCTS FROM RAW MATERIALS AND FROM OTHER PREVIOUSLY PREPARED MATERIALS, NOT INCLUDED RETAIL ACTIVITY.

USES PERMITTED BY SPECIAL EXCEPTION:

- ACCESSORY USES NOT LOCATED ON THE SAME LOT AS THE PRINCIPAL USE.

PROHIBITED USES:

- RESIDENTIAL DEVELOPMENT OR THE CONSTRUCTION OF DWELLINGS ON EXISTING LOTS OR PORTIONS OF LOTS ZONED INDUSTRIAL; WILL BE PERMITTED ON 1 ACRE WITH STIPULATION THAT THEY ARE INFORMED THAT THE AREA IS ZONED INDUSTRIAL.
- PUBLIC BUILDINGS
- ANY BUILDING FOR RETAIL BUSINESS OR SERVICES, EXCEPT WHERE INCIDENTAL TO THE PRINCIPAL PERMITTED USE.



LOCATION MAP
SCALE: 1"=2,000'
LEIGHTON USGS MAP

GENERAL NOTES:

1. INFORMATION CONTAINED IS BASED UPON GIS DATA, AERIAL PHOTOGRAPHY, LIDAR CONTOURS, AND OTHER DESKTOP AVAILABLE INFORMATION. THIS INFORMATION SHALL ONLY BE USED FOR CONCEPTUAL PLANNING AND SHALL BE CONFIRMED FOR ACCURACY AND/OR CAPACITY.
2. CONCEPTUAL PLAN WAS PREPARED WITHOUT A TITLE REPORT, THEREFORE IT IS NOT KNOWN IF EXISTING EASEMENTS EXIST ON THE SITE.
3. THE SITE DOES NOT CONTAIN FLOODPLAINS AS IDENTIFIED ON FLOOD INSURANCE RATE MAP PANEL 42025C0281D AND 42025C0283D.
4. IT IS ASSUMED THAT THE LOT WILL BE SERVICED WITH AN ONLOT SEWAGE DISPOSAL SYSTEM, THE SYSTEM SHOWN IS CONCEPTUAL. THE PROJECT WILL NEED TO BE SIZED FOR THE ACTUAL NEEDS, TESTED AND BE PERMITTED THROUGH FRANKLIN TOWNSHIP AND PADEP.

SITE DATA:

SITE ADDRESS: 381 HARRITY RD., LEIGHTON, PA 18235
OWNER: DEVANI, RADHA S
MUNICIPALITY: FRANKLIN TOWNSHIP, CARBON COUNTY
PARCEL ID: 55-12-A25-02
DEED: DBV: 836-994
WATER & SEWER SERVICE: SEWER: ASSUMED PUBLIC
 WATER: ASSUMED PUBLIC

ZONING DATA:

ZONING DISTRICT: I - INDUSTRIAL UNDEVELOPED
EXISTING USE: RETAIL - (VARIANCE REQUIRED)
PROPOSED USE: RETAIL - (VARIANCE REQUIRED)

INDUSTRIAL REGULATIONS:

	REQUIRED	EXISTING
MINIMUM LOT AREA:	50,000 S.F	18± ACRES
MINIMUM LOT WIDTH:	100 FT.	1,300± FT.
MAXIMUM BUILDING HEIGHT:	35 FT.	
MAXIMUM BUILDING COVERAGE:	25%	12±%
YARD REQUIREMENTS		
FRONT YARD:	40 FT.	40 FT.
SIDE YARD:	20 FT.	20 FT.
REAR YARD:	20 FT.	20 FT.

SHOPPING CENTER REGULATIONS:

	REQUIRED
MINIMUM LOT AREA:	5 ACRES
MAXIMUM BUILDING HEIGHT:	35 FT.
MAXIMUM BUILDING COVERAGE:	20%
YARD REQUIREMENTS	
FRONT YARD:	200 FT.
SIDE YARD:	100 FT.
REAR YARD:	100 FT.

PARKING REQUIREMENTS:

RETAIL STORE: 1 PER 100 S.F. OF GROSS FLOOR AREA
OFFICE: 1 PER 400 S.F. OF NET RENTABLE FLOOR AREA

PARKING CALCULATION:

243 SPACES 259 SPACES



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381 HARRITY ROAD
 FRANKLIN TOWNSHIP, CARBON COUNTY, PENNSYLVANIA
 CONCEPT PLAN

SCALE: 1"=50'	DATE: 5/21/2020
DRAWN: CMG	DSGN: CMG
JOB: P17019	P MGR: DIW

SHEET:
CP-1
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xrefs:-->[P17019] [P17001_Base] [P17019_slope_shading] [P17019_Layout]
 P17019 Aerial Site Plan-Retail.dwg->CONCEPT PLAN-PDF Date: May 22, 2020 11:36am **Acela Engineering Company, Inc.** USER: CMGeary