

**USES PERMITTED BY-RIGHT:**

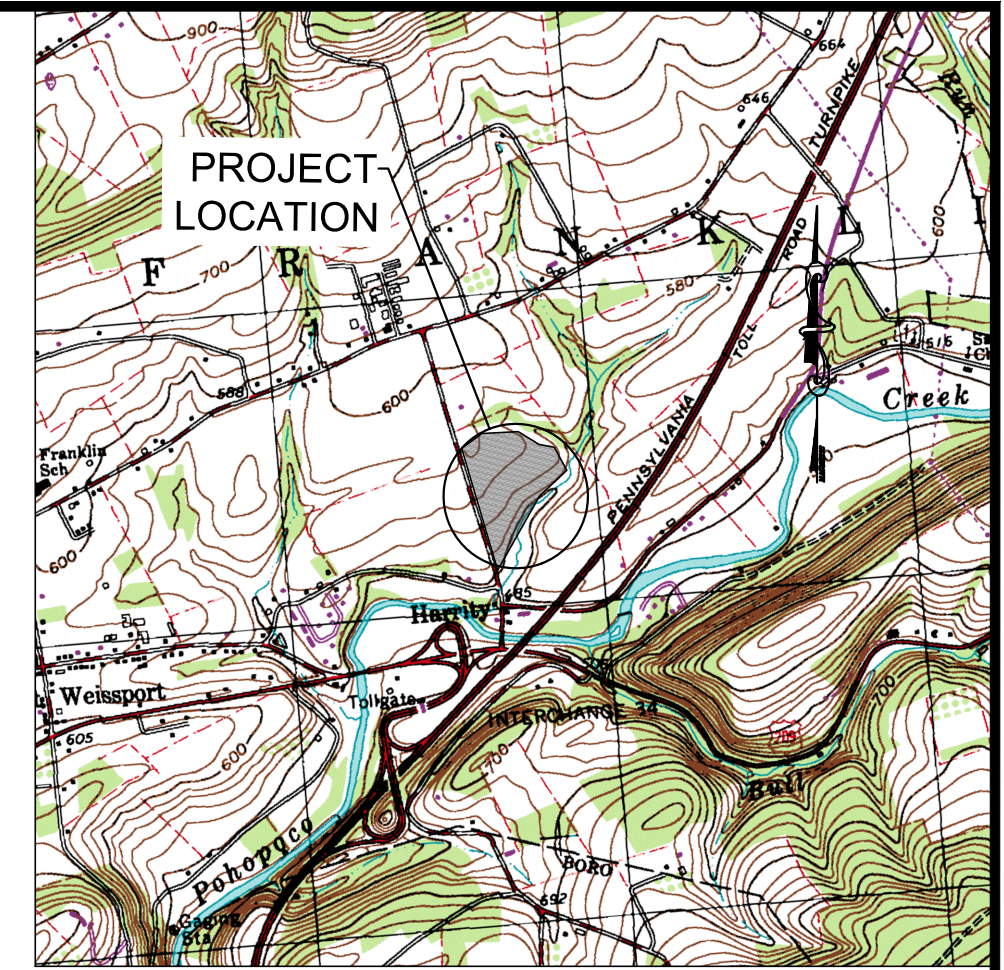
- HEAVY COMMERCIAL USES, WHICH SHALL BE CARRIED ON IN COMPLETELY ENCLOSED BUILDING, EXCEPT FOR OFF-STREET PARKING AND LOADING FACILITIES, INCLUDING WHOLESALE BUSINESS, STORAGE AND WAREHOUSING ESTABLISHMENT, TRUCK AND FREIGHT TERMINALS, DELIVERY AND DISTRIBUTION CENTERS.
- INDUSTRIAL PARKS, PURSUANT TO 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 CONTAINS 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 ONLOT  
 WATER: ASSUMED ONLOT

**ZONING DATA:**

ZONING DISTRICT:	I - INDUSTRIAL	
EXISTING USE:	UNDEVELOPED	
PROPOSED USE:	GENERAL INDUSTRIAL	
	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.
PARKING REQUIREMENTS:	MANUFACTURING AND/OR INDUSTRIAL	
	1 PER EVERY 2 EMPLOYEES ON MAXIMUM SHIFT	
	1 PER SPACE PER 5,000 S.F. GROSS FLOOR AREA	
PARKING CALCULATION:	15 SPACES	68 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-Warehouse/5k.dwg-->CONCEPT PLAN-PDF Date: May 22, 2020 11:31am \*\*Acela Engineering Company, Inc.\*\* USER: CMGeary