

## Franklin Township Subdivision & Land Development Procedure

- PLEASE PLAN TO ATTEND ALL MEETINGS THAT PERTAIN TO YOUR SUBDIVISION.
- The Planning Commission meets the first Wednesday of each month at 7:00 P. M. at the Franklin Township Building.
- At the first meeting please provide a drawing explaining what is to be divided. At this time the Planning Commission will explain the steps required to subdivide. The Planning Commission should check the proposed use with the zoning map.
- After the Planning Commission approves the preliminary drawings, you will have a registered surveyor provide you with four (4) copies of the preliminary plan. Items which appear on the drawing plan:
  1. Building Setback lines.
  2. Access to public road.
  3. Utility rights of way (if any)
  4. Elevations if in flood area.
  5. Building site (if known)
  6. Proposed land use (residential or non-residential).
  7. If proposed land use is multi family or non-residential – needs zoning review
  8. If the proposed plan requires any of the following:
    - a. Streets
    - b. Storm Sewers
    - c. Sanitary Sewers
    - d. Storm Water Management
    - e. Erosion & Sediment control
    - f. NPDES Permit
    - g. DEP Land Planning Module
    - h. PennDot Highway Occupancy Permits
  9. If any of the items a thru d is involved, construction plan and profiles will be required by the Township; including a grading plan.
  10. If items e thru h are involved, the Developer shall provide permits or letters of approvals from the involved Agency before any final plans are approved.
  11. Flood Plains and wetlands shall be shown on plans. If flood plains are involved, all development must comply with the Township Flood Plain Ordinance. Wetlands must comply with DEP regulations.
  12. If the plan will generate more that 5,000 sq. ft. of impervious surface, a Storm Water Management Plan is required.
- All plans will be reviewed under both the subdivision and land development ordinance and the zoning ordinance.

- Some plans will require reviews by the Zoning Officer. If items a thru d are included, review by the Township Engineer should be required.
- If the plan involves a tap or an extension of an existing sanitary sewer, the Developer must obtain written approval from the Township Sewer Authority.
- Prior to final approval, a completed planning module and all required performance bonds (including any required by the Sewer Authority) must be in place.
- The Township Secretary will send a letter, along with the copy of the preliminary drawings and all related fees, to the Beaver County Planning Commission. The commission will review the plan and return their recommendations to the township and to you.
- The mylar should be brought to the next Franklin Township Planning Commission with all recommendations and changes along with a copy of the DEP approval of the planning module. The planning module must be returned before final approval.
- If you cannot make the next Franklin Township Planning Commission meeting, you must file for an extension of the 90 days or your plan will be rejected. You would then have to start the process over again.
- The mylar is then taken to the supervisors for approval at their regular meeting.
- The plan must be recorded at the Beaver County Court House within 90 days.

**PLEASE REMEMBER:** Subdivision is a time consuming process. Please allow at least three months for approval. Land Developments sometimes take longer.



SUBDIVISION AND LAND DEVELOPMENT APPLICATION

11. ADDITIONAL INFORMATION:

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SIGNATURE OF APPLICANT



Twp Subdivision Fee: \$50.00 per lot.

Twp Land Development Fee: \$100.00

\*Make check payable to Franklin Township

County Subdivision Fee: \$75.00 plus \$10.00 per lot

County Land Development Fee: \$75.00 plus \$10.00 per acre

\*Make check payable to Beaver County Planning Commission

