**FRANKLIN TOWNSHIP**

191 Election House Road

Prospect, PA 16052

**SUBDIVISION GUIDELINES/CONSIDERATIONS**

**Minor Subdivision = less than five lots:**

-all lots must be a minimum of one acre

-lots must have 100’ road frontage and maximum depth-to-width ratio is 4 to 1 (there may be other SALDO requirements as well)

-50’ Rights of Way are required for new private lanes in subdivisions

-up to five lots can access a private lane with a 50’ Right of Way; may have 5+ lots in your subdivision but some of them must access another roadway

-can ask for a modification to do a 33’ Right of Way but if you do that, the property accessed by the 33’ R/W cannot ever be subdivided again. Township can adopt roads created by subdivisions but the roads must be put in place and then meet all township and PennDOT requirements for adoption; a 33’ R/W does not meet those requirements. 50’ R/W are required and are eligible for further subdivision.

-all lots must have building space 40’ off edge of front R/W, 50’ off back property line, 15’ off side property lines [consider buildable area when thinking about lots]

-if disturbing more than one acre of ground, must get permit from Butler County Conservation Office

**Major Subdivision = more than five lots** OR if parent tract has been divided into more than 10 lots since May 15, 1972 (which fact should be discovered by your surveyor):

-maximum of five lots can access a private lane with a 50’ Right of Way; may have 5+ lots in your subdivision but some of them must access another roadway or provisions must be made for a developer’s agreement which provides for road creation and then adoption by the township

-same requirements as for minor subdivision, above

-sewage planning must be more specifically approved by DEP

**All Subdivisions:**

-decide how to divide the original parcel and consult with surveyor

-surveyor surveys property and shows all requirements listed on the township Subdivision and Land Development Application

-surveyor begins DEP planning by submitting the “Sewage Facilities Planning Module Application Mailer.” DEP’s response will confirm what type of planning needs to be done: a DEP planning module (which can take a few months to complete and get approvals for) and/or using a “DEP Sewage Permit Application” for each lot [need 20” good soil for sandmound, 60” good soil for conventional/inground system and if first testing is not good, must do a primary and an alternate site and neither site can be disturbed or built upon (if residential)] or a waiver or etc.

-obtain driveway permits for private lanes or driveways on township roads and have township give street numbers and addresses for each proposed parcel OR obtain PennDOT HOPs for access points on state routes

-DEP planning module preparation and progression through township and county planning commissions and etc. continues

-apply with application at township and pay fees

-review by the township planning commission; someone must attend to answer question

-submit to Butler County Planning Commission for review (can be done concurrently with township planning commission review)

-Franklin Township Board of Supervisors considers application once all other reviews and approvals have been received

-once approved and signed by Franklin Township Board of Supervisors:

- record at county courthouse

-then owner can sell or give new parcels by legal deeds for individual lots

-then can get building permits for new parcels (one could get a building permit at any time for structures on the original parcel by applying in the current owner’s name)

See current Subdivision and Land Development Application for more specific requirements for plan application and approval.

12/2014: Zoning: Subdivision Guidelines