

Franklin Township, Adams County Guide to Applying for a Zoning-Land Use Permit

FRANKLIN TOWNSHIP: Phone: 717-334-4901 ext. 100
55 Scott School Rd, Orrtanna, PA 17353
Email: info@franklintwp.us Website: franklintwp.us

PMCA: Phone 717-496-4996

PMCA: Phone 717-496-4996 Email: pmca@pacodealliaince.com

Prior to applying for a Zoning-Land Use Permit, please research to make sure your property is an approved building lot located in the correct zoning district for the use being proposed.

► Checklist to assist in the Zoning-Land Use Permit Application process Completed application - signed and legible [Obtain at the Twp. Office OR the Franklin Twp. Website under "Forms & Documents"] Please fill out the Application – if the question does not apply to you put "N/A" in the field Detailed project description Be specific, provide the size (length, width, height) describe the intended use of the structure. Plot plan/site sketch (can be hand drawn and not to scale) ✓ Property boundaries comprising the lot/parcel shape ✓ Existing and proposed structures √ Flood Plain (if applicable) ✓ Well or Public Water Line ✓ Distances from property lines to proposed structures ✓ Driveway (proposed or existing) ✓ Public & Private Roads w/R/W width ✓ Septic Tank & Drain Field OR Public Serwer Lateral ✓ Stormwater retention & Infiltration facilities (if applicable) ✓ Swales, Drainageways, streams, ponds & wetlands ✓ Easements and right of ways, including utility, stormwater, conservation, open space and agricultural preservation, etc. **Correct Application Fee** Franklin Township has a two-tiered fee structure for Zoning-Land Use Permits. There is an initial fee for review of the application and a square footage fee assessed during the review and communicated to the applicant, payable prior to permit issuance. [Obtain Fee Schedule at the Twp. Office OR the Franklin Twp. Website under "Forms & Documents"] ► THE FOLLOWING MAY BE REQUIRED, IF BUILDING A NEW STRUCTURE OR ADDING TO AN EXISTING STRUCTURE ◀ Stormwater Design Worksheets - Anytime there is an increase in Impervious Coverage Obtain the Stormwater Management Worksheets from the Twp. or Twp. Website under "Forms & Documents" Stormwater plan submissions will be reviewed by the Township Engineer (KPI Technology, 143 Carlisle Street, Gettysburg, Phone: 717 339-0612. Any review Fee shall be reimbursed to the Township. PA 17325

☐ Septic

On-Lot Septic Permit from the Township Sewage Enforcement Officer (SEO)

Gil Picarelli, Franklin Twp. SEO

Phone: 717 339-

Gil Picarelli, Franklin Twp. SEO Phone: 717 339-0612

Address: KPI Technology, 143 Carlisle Street, Gettysburg, PA 17325

Public Sewer - Provide a copy of paid sewer tap permit from the Public Sewer Service

☐ Well

On-Lot Well Permit Application needs to be Provided for review and approval. "Well Permit Application"

[Obtain at the Twp. office OR the Franklin Twp. Website under "Forms & Documents"]

Public Water – Provide a copy of paid water tap permit from the Public Water Service Provider

Driveway

Driveway on Township Road / Road Encroachment Permit - "Minimum Use Driveway Permit Application"

Obtain at the Twp. office OR the Franklin Twp. Website under "Forms & Documents"

State Road Highway Occupancy Permit - Contact Penn DOT 717 549-3018

Contractor Workman's Compensation Insurance certificate or exemption form

County Conservation District approved Erosion and Sediment Control plan

NPDES Permit (National Pollutant Discharge Elimination System)

[Obtain Exemption Form at the Twp. office OR the Franklin Twp. Website under "Forms & Documents"]

5,000 sq. ft or more disturbed area [Obtain the Adams County Conservation District Earth Disturbance Checklist from the

Twp. or Twp. Website under "Forms & Documents" 1 Acre or greater disturbed area requires an approved DEP issued

After Zoning-Land Use Permit Approval:

A Uniform Construction Code (UCC) Building Permit may also be required for your project. Please visit Pa. Municipal Code Alliance website for UCC Building Permit application information: https://pacodealliance.com/Permit-Applications

You may apply for a Zoning - Land Use Permit and a UCC Building Permit concurrently. It is, however, a better practice to wait until you have full zoning approval. Regardless, the Building Permit will not be issued before the Zoning-Land Use Permit is approved.

An Adams County Property Improvement Permit may also be required. Call 717-337-9837 or visit the Tax Services Website: http://www.adamscounty.us/Dept/TaxServices/AssessmentAppraising/Pages/BuildingConstructionPermits.aspx



► FRANKLIN TOWNSHIP ◀

Office: 55 Scott School Road, Orrtanna, PA 17353 Mail: P. O. Box 309, Cashtown, PA 17310 Phone: 717-334-4901 Email: info@franklintwp.us

Date Received: Permit No.:

ZONING / LAND USE PERMIT APPLICATION

TO BE FILLED IN BY APPLICANT:

Application is hereby made for a permit in compliance with the Municipal Zoning Ordinance. The application shall be considered complete when all adequate required documentation is submitted, zoning permit fee has been paid and the application is signed by the applicant.

A Site Sketch Plan/Plot Plan shall be submitted with this application showing the location of the proposed building or use (scale not needed). Show dimensions of all property boundaries comprising the lot/parcel shape, locations of existing right-of-ways, stream(s), flood plain(s), public roadway(s), private road(s), driveway(s), well(s), septic(s), existing structures, and present usage or occupancy. No changes will be made to this application and/or Plot Plan without submitting written notification and plans for such changes.

| (sq.ft or acres): | |
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| Fence / Wall | |
| with this application) | |
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| r Actual | |
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| 1. I | Is existing septic system in go | | A C STORY | | | |
|-------------------------|--|--|---|--|---|--|
| 2.] | Has a Permit for an on lot sep | ptic system | m been obtained: | YES NO | ☐ NOT APPLICA | BLE |
| | If yes, date Permit issu exist nor septic permit for on lot septic dispos | has not b | een issued, no zo | and Permit #: oning permit will b | e issued until proof o | NOTE: If septic system do of compliance with DEP reg |
| 3.] | Road encroachment permit: | ☐ Mun | icipal Star | te | | |
| | | ☐ Priva | ate. Permit issued | : TYes TNo | ☐ Not Applicable | |
| 4 1 | If applicable, Stake corners of | | | | 8.6 | |
| | approval. Failure to do this | | | | oc completed at the t | ane application is submitte |
| | I verify that the foregoing state herein are subject to the pensis the applicant's responsibility. I am the owner of record of have been authorized by the responsibility for the establishagree to conform to all applicant authority to enter the areas. Codes governing this project. | nalties of lity to obtain the name of the name of shape of icable law in which to | 18 PA C.S.A. related in a Building Per dependency or that make this applicate official property of this jurisdictions. | ting to unsworn false rmit prior to starting at the proposed work ation as his authorized lines for required so on. I certify that the | ifications to authoritie g construction as per A k is authorized by the ed agent and I underst etbacks prior to the sta e Code official or his re | s. I also understand that it Act 45. I hereby certify that owner of record and that I tand and assume art of construction, and epresentative shall have the |
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TO BE FILLED IN BY ZONING OFFICER/ADMINISTRATOR:

The following shall be the minimum requirements for the proposed project(s) as set forth in the Franklin Township Zoning Ordinance. 1. Plot Plan Submitted? YES NO NOT REQUIRED 2. Zoning District of Property: Required Building Setback: Front: Rear: Side: Proposed Structure Setback: Front: _____ Rear: ____ Side: ____ Second Structure Setback: Front: Rear: Side: Does proposed project conform with Building Setback requirements?: Yes No ☐ Not Applicable Remarks: 3. Minimum Loading Space: Loading Space Provided: 4. Maximum Sign Area: _____ Proposed Sign Area: ____ 5. Maximum Lot Coverage: _____ Proposed Lot Coverage: ____ 6. Remarks: CERTIFICATION The proposal ☐ DOES DOES NOT comply with the Franklin Township Zoning Ordinance. 1. DOES NOT require any new water and sewer connection, tapping fees or connection ☐ DOES The proposal fees and complies with local regulation for water and sewer. 3 A Uniform Construction Code Building Permit is required YES ☐ NO Remark: A variance is required YES NO 4. A Special Exception is required YES NO A Conditional Use is required YES ☐ NO 5. A permit for the above described project/use was GRANTED DENIED EXEMPT 6. on this _____, 20 _____ This permit expires on the _____day of ______, 20_____ 7. 8. If applicable, the following conditions were placed on a special exception permit by the Zoning Hearing Board: a. _____ C. _______ Signature of Zoning Officer: 9. Date:

✓ Checklist for the Site Plan to be provided with the Permit Application

- Site plans are essential and must be clearly legible and reproducible regardless of the reason for requesting the permit.
- 2. Use an 8 1/2" X 11" sheet of paper at minimum.
- After locating all the structures on your property show distances in feet to the lot lines and between the structures.

Provide dimensions of the property getting the proposed improvement

- Drawing of approx. property layout (Can use hand drawing, photocopy of survey, etc.)
- Acreage (Refer to deed or survey drawing)
- o Approx. boundary dimensions (Can be from the deed, field measurement, or a survey drawing)
- Parcel Number (Not mandatory obtained from deed or property tax notice)

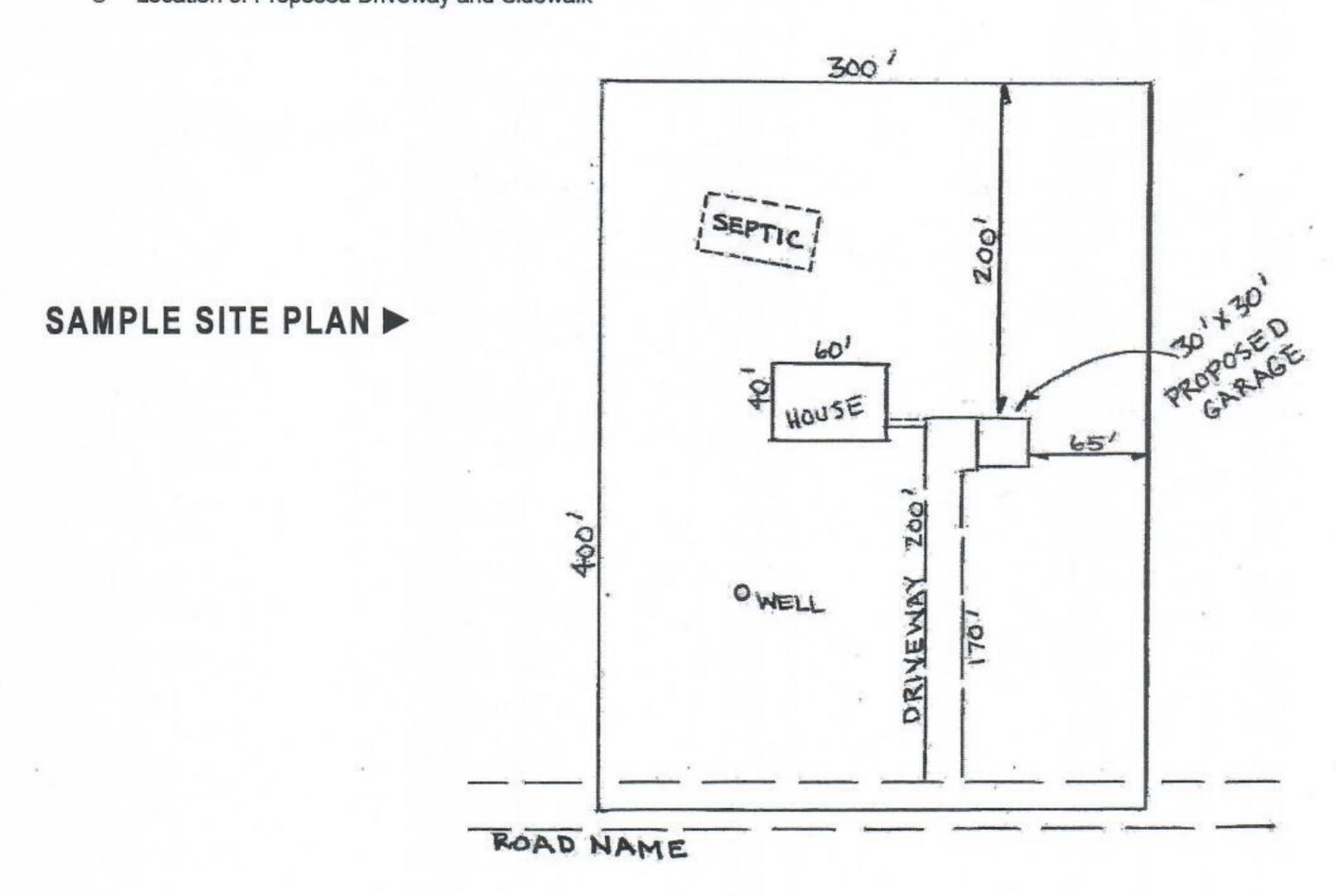
Existing Buildings / Structures with Corresponding Dimensions

- o Houses
- o Sheds
- o Barns
- Swimming Pools

- o Deck / Patios
- Other buildings or structures on the property
- Location of on lot well and septic IF applicable

Proposed Improvement(s)

- Proposed Structure Dimensions (House, Shed, Barn, Addition, Deck, etc.)
- Location of Proposed Driveway and Sidewalk



| For Municipal Use and Record of | Project Area |
|--|---|
| Property Owner's Name | |
| Address of Property | |
| Parcel ID # | Municipality |
| Phone Number | New Impervious Area Associated with this Project |
| Stormwater Project Type: | Exempt Minor Plan Project Requires Formal SWM Plan |
| Total New Impervious Area S | Since Adoption of SWM Plan |
| information provided is accur affect adjacent properties or b false information may result i | that I am the property owner, or representative of the owner, and that the rate to the best of my knowledge. I understand that stormwater may not adversely be directed onto another property without written permission. I also understand that in a stop work order or revocation of permits. Municipal representatives are also the property for review and/ or inspection of this project if necessary. |
| Signature | Date |

Step 1: Determine the amount of new impervious area created by the proposed project. This includes any new surface areas that prevent infiltration of stormwater into the ground. New stone and gravel areas are considered impervious. Impervious areas existing before November 23, 2011 are not included in this calculation. Use additional sheets if necessary

Calculate new impervious area by completing this table.

| Surface | Length (ft) | X | Width (ft) | = | Impervious Area (ft²) |
|------------------|-------------|---|--|---|-----------------------|
| Buildings | | х | | = | |
| Driveway | | x | | = | |
| Parking Areas | | x | | = | |
| Patios/ walkways | | х | | = | |
| Other | | x | | = | |
| | То | | sed Impervious Surfa Sum of all imperviou | | |

- If the total new impervious surface area is up to 1,000 ft², the project is exempt from the requirement to submit
 a plan for approval. Sign Acknowledgement and file this sheet with municipality.
- If total impervious surface area is 1,001 ft² to 10,000 ft², continue to Step 2.
 - If project area can be entirely disconnected, sign Acknowledgement and file worksheets with municipality.
 - If project is between 1,000 ft² and 5,000 ft² and requires BMPs, complete step 3.
 - If project area is 5,000 ft² 10,000 ft² and can't be disconnected, the project does not qualify for the Simplified Approach.

Step 2: Determine Disconnected Impervious Area (DIA). All or parts of proposed impervious surfaces may qualify as Disconnected Impervious Area if runoff is directed to a pervious area that allows for infiltration, filtration, and increased time of concentration. The volume of stormwater that needs to be managed could be reduced through DIA. Prepare a minor stormwater site plan (see pg C-5 for requirements).

Partial Rooftop Disconnection

Length of

Pervious

Flow Path (ft)

75 or more

60 - 74

45 - 59

30 - 44

15 - 29

0-14

Pervious flow path must be at least 15 feet from any

impervious surface

DIA

Credit

Factor

0

0.2

0.4

0.6

0.8

1.0

Length of

Pervious

Flow Path (ft)

Lots ≤ 10,000 ft2

35 or more

30 - 34.9

23 - 29.9

16 - 22.9

8 - 15.9

0 - 7.9

Criteria

- Overland flow path from the discharge area or impervious area has a positive slope of 5% or less.
- Contributing area to each rooftop discharge (downspout) is 500 ft² or less.
- Soils are not classified as hydrologic soil group "D".
- The receiving pervious area shall not include another person's property unless written permission has been obtained from the affected property owner.

Paved Disconnection Criteria: Paved surfaces (driveways,

walkways, etc.) and gravel can be considered disconnected if it meets the criteria above and:

- Runoff does not flow over impervious area for more than 75 feet.
- The length of overland flow is greater than or equal to the contributing flow path.
- The slope of the contributing impervious areas is 5% or less.
- If discharge is concentrated at one or more discrete points, no more than 1,000 ft² may discharge to
 any one point. In addition, a gravel strip or other spreading device is required for concentrated
 discharges. Non-concentrated discharges along the entire edge of paved surface must include
 provisions for the establishment of vegetation along the paved edge and temporary stabilization of the
 area until the vegetation is established.
- If these criteria can be met, the DIA credit = 0

Using the calculations from Step 1, complete the table below. This will determine the impervious area that may be excluded from the area that needs to be managed through stormwater BMPs. If the total impervious area to be managed =0, the area can be considered entirely disconnected.

| Surface | Proposed Impervious Area | х | DIA Credit | = | Impervious Area (ft²) to be Managed |
|------------------------------------|-------------------------------|---|----------------|---|--|
| Buildings (area to each downspout) | | x | | = | |
| Driveway | | x | | = | |
| Parking Areas | | х | | = | |
| Patios/ walkways | | х | | = | |
| Other | | x | | = | |
| Total | Proposed Impervious So (So | | Area to be man | | |

If total surface area to be managed if greater than 0, continue to Step 3.

Adams County, Pennsylvania

Step 3: Calculate the volume of stormwater runoff created by proposed impervious surfaces or see Simple BMP Sizing in Step 4.

| Impervious Area (ft²) to be Managed (Sum of Step 2) | x | 3.0 in/12 in = 0.25 (3.0 in is 2-year 24-hour rainfall amount) | = | Amount of Stormwater to be Managed (ft³) |
|--|---|--|---|--|
| | Х | 0.25 | = | |

Best Management Practices need to be used to manage the volume of stormwater created by the proposed impervious areas. The cubic feet of stormwater that need to be managed may also be further reduced by planting new trees. If the criteria below can be met, the amount of stormwater to be managed can be reduced per the following:

Deciduous Trees = 6 ft³ per tree

Evergreen Trees = 10 ft3 per tree

Criteria:

- Trees must be PA native species (See PA Stormwater BMP Manual for a list)
- Trees shall be a minimum 1" caliper tree and 3 feet tall shrub (min)
- Trees shall be adequately protected during construction
- No more than 25% of the required capture volume can be mitigated through the use of trees
- Dead trees shall be replaced by the property owner within 12 months
- Please consider the specifications for each tree species when determining location and spacing

| Amount of Stormwater to be Managed (ft³) (Sum of Step 3) | 1 | Tree Planting Credit (ft³) | = | Amount of Stormwater to be Managed (ft³) |
|--|---|----------------------------|---|--|
| | - | | = | |

Step 4: Select BMPs and size according to the volume of stormwater that needs to be managed. The Guide to Choosing Stormwater BMPs, included in the Simplified Approach, includes sizing calculations for specific techniques. *Simple BMP Sizing* - Sizing BMPs may also be simplified through the use of this chart. Take the sum of Step 2 and match it to the "Amount of New Impervious Area to be Managed" in white boxes in the table below (rounding **up** to the next value if the number is between two values). Then look in the light grey box to determine the cubic footage based on the type of BMP (bioretention or infiltration). For example, if a proposed 1,000 square foot impervious area must handle 240 cubic feet of stormwater in a bioretention system, a 13'x 13'x 1.5' rain garden or a 36'x 2'x 3.5' vegetated swale could be used. Show the location and size of proposed BMPs on the minor stormwater site plan. (The following was based on a chart from the Lycoming Co. Planning Dept)

| | | | S | imple Bl | MP Sizing | g - Amou | nt New I | mperviou | ıs Area to | o be Mar | naged (fi | :²) | |
|--------------|--|-----------------|------------------------------|------------------------------|------------------------------|------------------------------|------------------------------|------------------------------|------------------------------|------------------------------|------------------------------|--------------------------------|--------------------------------|
| ВМР | Туре | 250 | 500 | 750 | 1000 | 1500 | 2000 | 2500 | 3000 | 3500 | 4000 | 4500 | 5000 |
| Bioretention | Ex. Rain garden, Veg- etated swale | 60 ft³ or | 120 ft ³ or | 180 ft ³ or | 240 ft ³ or | 360 ft ³ or | 480 ft ³ or | 600 ft ³ or | 720 ft ³ or | 840 ft ³ or | 960 ft ³ or | 1,080 ft ³ or | 1,200 ft ³ or |
| Infiltration | Ex. Dry well, Infiltration trench | 180 ft³ | 360 ft ³ | 540 ft ³ | 720 ft ³ | 1,080 ft ³ | 1,440 ft ³ | 1,800 ft ³ | 2,160 ft ³ | 2,520 ft ³ | 2,880 ft ³ | 3,240 ft ³ | 3,600 ft ³ |

Bring the worksheets, plan, Owner Acknowledgement, and BMP Facilities and Maintenance Agreement (if applicable) to your municipality. If an area greater than 5,000 square feet of earth is disturbed, an erosion and sedimentation (E & S) control plan must be prepared. The municipality may require that the E&S plan be submitted to, reviewed, and approved by the Adams County Conservation District.

Adams County, Pennsylvania

The minor stormwater site plan assists the owner / applicant in preparing the necessary information for the municipality to review and approve.

OWNER ACKNOWLEDGMENT

(Municipality may decide if the Owner Acknowledgement should be notarized and/ or recorded, based on municipal process)

- Development activities shall begin only after the municipality approves the plan.
- The installed BMPs will not adversely affect any property, septic systems, or drinking water wells on this or any other property.
- If a stormwater management alternative to the approved minor stormwater site plan is
 used, the applicant will submit a revised plan to the municipality for approval. If a site
 requires a more complex system or if problems arise, the applicant may need the
 assistance of a licensed professional.
- The applicant acknowledges that the proposed stormwater management BMPs will be a permanent fixture of the property that can not be altered or removed without approval by the Township.

| I (we) | , hereby acknowledge the above |
|--|--|
| statements and agree to assume full re | esponsibility for the implementation, construction, operation, and |
| maintenance of the proposed stormwa | ter management facilities. Furthermore, I (we) also acknowledge |
| that the steps, assumptions, and gu | idelines provided in this simplified approach package (minor |
| stormwater site plan & Municipal Stor | rmwater Worksheet(s)) will be adhered to. |
| Signature: | Date: |
| Signature: | Date: |

Adams County, Pennsylvania



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Revised February 2011

BASIC CHECKLIST FOR INFORMING THE PUBLIC ABOUT REQUIREMENTS PERTAINING TO EARTH DISTURBANCE ACTIVITIES IN PA

- 1. Will the project involve an earth disturbance activity? Yes, No (circle one)
- 2. If yes, what is the approximate size of the earth disturbance activity in sqft?

 ** A plan should be provided which depicts to scale, the limits of earth disturbance boundary over the life of the project.
- 3. Does the project involve earth disturbance activities greater than 5000 sqft but below one acre?

 YES NO

 If YES, a written e&s plan is required. Refer to "typical" for general guidance
- 4. Could the project have a sum total of 1 or more acres of earth disturbance over the entire life of the project? YES NO

 If YES, you should inform the applicant to contact the Conservation

 District to obtain an NPDES construction permit application.
- 5. Does the proposed project involve earth disturbance activities in, along or adjacent to Waters of this Commonwealth? YES NO If YES, contact the Conservation District

Definitions -taken from the Ch. 102 (erosion and sediment control regulations):

<u>Earth disturbance activity</u> – a construction or other human activity which disturbs the surface of the land, including, but not limited to, clearing and grubbing, grading, excavations, embankments, land development, agricultural plowing or tilling, timber harvesting activities, road maintenance activities, mineral extraction, and the moving, depositing, stockpiling, or storing of soil, rock or earth materials

Waters of this Commonwealth – rivers, streams, creeks, rivulets, impoundments, ditches, watercourses, storm sewers, lakes, dammed water, wetlands, ponds, springs and other bodies or channels of conveyance of surface and underground water, or parts thereof, whether natural or artificial, within or on the boundaries of this Commonwealth

**** For earth disturbance activities of less than 5000 sqft, erosion and sediment control best management practices shall still be incorporated into the project.

► Workers' Compensation Insurance Coverage Information < A. The applicant is A contractor within the macning of the Deposition is Workers' Compensation.

| A contractor within the meaning of the Pennsylvania Workers' Compensation Law Yes No |
|---|
| If the answer is "Yes," complete Sections B and C below as appropriate. |
| B. Insurance Information |
| Name of Applicant: |
| Federal or State Employer Identification No. |
| Applicant is a qualified self-insurer for workers' compensation. Certificate attached |
| Name of Workers' Compensation Insurer: |
| Workers' Compensation Insurance Policy No |
| Policy Expiration Date: |
| C. Exemption – MUST BE NOTORIZED Complete Section C if the applicant is a contractor claiming exemption from providing workers' compensation insurance. |
| The undersigned swears or affirms that he/she is not required to provide workers' compensation insurance under the provisions of Pennsylvania's Workers' Compensation Law for one of the following reasons, as indicated: |
| Contractor with no employees. Contractor prohibited by law from employing any individual to perform work pursuant to this building permit unless contractor provides proof of insurance to the township. |
| Homeowner who elects to do all work without contracting or hiring others to assist. |
| Religious exemption under the Workers' Compensation Law. |
| |
| Signature of Applicant: Print Name: |
| Address: Date: |
| Commonwealth of Pennsylvania, County of |
| On this, the day of, 20 before me, |
| (Notary) the undersigned personally appeared, known to me (or satisfactorily proven) |
| (Signatory) to be the person whose name subscribed to the within instrument, and acknowledged that he/she executed the same for the purpose herein contained. |
| In Witness whereof, I hereunto set my hand and official seal. |
| |
| Notary Public |