

BOROUGH OF FRANKLIN PARK
2344 WEST INGOMAR ROAD, PITTSBURGH, PA 15237-1619

(412) 364-4115 ext 343

FAX (412)847-0505

LAND DEVELOPMENT APPLICATION

FOR BOROUGH USE ONLY

Borough Application Number: _____	Preliminary
Zoning District: _____	Final
Use permitted by: Right Non-conforming Conditional Use	Preliminary & Final

Location/Site Address of Property _____

Drawing File/Project No. _____ Drawing Plan Date _____

Name of Applicant _____ Phone No. _____
Address _____ Fax No. _____
_____ Email _____

Name of Property Owner(s) _____ Phone No. _____
Address _____ Fax _____
No. _____ Email _____

Name of Engineer/Surveyor/Architect _____ Phone No. _____
Address _____ Fax _____
No. _____ Email _____

Total Acreage of Tract _____ Net Lot Area _____ Site Area _____

Proposed Use(s) as defined in Chapter 212, Zoning Ordinance of Borough of Franklin Park

Proposed Water Supply: Public Other (specify) _____

Proposed Sewage Public Other (specify) _____

Disposal: If this is a Final
Preliminary approval granted _____

Application: _____ (date)

List any variances, modifications, or waivers previously granted for site: _____

List any modifications or waivers requested for site: _____

Existing Condition(s)/use(s):

Existing use(s): _____

Number of structures: _____ Number of current parking spaces: _____ Number Handicap: _____

Land Development Information Required

This section will be used to evaluate all applications for land development review. The following information is required by ordinance. Please check box if information is provided with this application:

General:

- | | |
|-------------------------------------------|---------------------------------------|
| 1 Total acreage of parcel to be developed | 9 Existing streets |
| 2 Property Lines | 10 Right-of-ways |
| 3 Number of lots | 11 Easements |
| 4 Scale shown | 12 Streams, watersheds & watercourses |
| 5 North arrow shown | 13 Location of existing structures |
| 6 Vicinity map | 14 Building setback lines |
| 7 Abutting property owners and uses | 15 Unusual physical conditions |
| 8 Zoning Districts | |

Proposed Development:

- | | |
|---------------------------------|--------------------------------------|
| 1 Recording plan | 10 Slope disturbance map |
| 2 Structures layout | 11 Contours and elevations |
| 3 Pedestrian walkways/sidewalks | 12 Construction drawings |
| 4 Driveways and entrances | 13 Utilities plan |
| 5 Parking facilities plan | 14 Building setback lines |
| 6 Loading and unloading spaces | 15 Unusual physical conditions |
| 7 Landscaping plan | 16 Grading plan |
| 8 Exterior lighting plan | 17 Traffic Plan |
| 9 Environmental protection map | 18 Improvement security calculations |

Applicant, being duly sworn, says he/she is:

the owner of the property in question.
 the authorized agent for the owner of record of the property for which the application is made. The owner's signed and notarized authorization to his/her agent to act on owner's behalf is required to be submitted.
 has an equitable interest in the property as submitted and documentation is attached to this application.

All information provided on and with this application is true and correct to the best of my knowledge or belief.

INDIVIDUAL APPLICANT

PARTNERSHIP APPLICANT

CORPORATE APPLICANT

Signature of individual

Name of Applicant

Name of Corporation

By: _____
Signature Partner

By: _____
Signature Partner

****ORIGINAL FORM WITH ORIGINAL APPLICANTS SIGNATURE MUST BE SUBMITTED.
 SCANNED, FAXED, OR E-SIGNATURE FILES WILL NOT BE ACCEPTED.****

SUBDIVISION AND LAND DEVELOPMENT REVIEW APPLICATION
MPC §502(b) County Advisory Review

COUNTY REVIEW REQUIRED: Municipality has adopted a subdivision and land development ordinance

Complete and submit with plans and other information M-F, 8:30 AM - 4:00 PM to:
ACED Planning Division, One Chatham Center, Suite 900, 112 Washington Place, Pittsburgh, PA 15219

For questions, help, or additional information please email ACEDPlanning@alleghenycounty.us

Part 1: General Information

Property Owner: _____

Contact Name: _____ Phone: _____

Email Address: _____

Mailing Address: _____

Name of Applicant: _____

Contact Name: _____ Phone: _____

Email Address: _____

Mailing Address: _____

Plan Preparer: _____

Contact Name: _____ Phone: _____

Email Address: _____

Mailing Address: _____

Application Status: Preliminary Plan Final Plan

Application Type:

- Plat Adj./Lot Consolidation
- Minor Subdivision/Site Development
- Major Subdivision/Site Development

Part 2: Location Information

Project Name: _____

Municipality: _____

Address/Location of Project: _____

Tax Map Parcel(s) #: _____

Part 3: Zoning Information

Zoning:

Existing: _____

Proposed: _____ (if applicable)

Variances Requested: Yes No (if yes, please attached description of all variances requested or approved)

Conditional Use: Yes No

Special Exception: Yes No

Part 4: Project Information

Total Plan Area: _____ (acres)
_____ (square feet)

Total Acreage to be Developed: _____

Total Impervious Area (Sq. Ft.): _____

Total Building Area (Sq. Ft.): _____

Phasing:

Is the development proposed to be constructed in phases? Yes No

If Yes, a phasing plan and a schedule of the projected dates that the final application for each phase will be filed must be provided.

Proposed Utilities:

	Water	Sewer
Public:	<input type="checkbox"/>	<input type="checkbox"/>
Onsite:	<input type="checkbox"/>	<input type="checkbox"/>

Street Information:

Ownership (check any that apply):

<input type="checkbox"/> State	<input type="checkbox"/> Local
<input type="checkbox"/> County	<input type="checkbox"/> Private

Lineal feet of new streets: _____

Part 5: Notification to Others

As applicable, the following agencies have been notified about the proposed subdivision or site development:

- | | |
|----------------------------------------------------------------------|------------------------------------------------------|
| <input type="checkbox"/> County Health Department
Date: _____ | <input type="checkbox"/> PennDOT
Date: _____ |
| <input type="checkbox"/> County Public Works
Date: _____ | <input type="checkbox"/> PA DEP
Date: _____ |
| <input type="checkbox"/> County Conservation District
Date: _____ | <input type="checkbox"/> Other: _____
Date: _____ |
-

The applicant declares the following:

- He/she is the owner of the property in question; OR
- He/she is the authorized agent for the owner of record to the property for which the application is made; OR
- He/she is a beneficial land owner as defined by the PA Municipalities Planning Code (MPC). If this box is checked, a copy of the agreement recorded with the ACDRE authorizing the applicant to subdivide or develop the property must be provided.

I/We hereby submit the enclosed land development application to the Allegheny County Department of Economic Development for review and consideration in accordance with the PA Municipalities Planning Code (Act 247 of 1968, as amended) and Art. III §780-302 of the Allegheny County Subdivision and Land Development Ordinance:

Signature of Applicant

Date

Revised August 2021