

SCHEDULE OF DEVELOPMENT STANDARDS

NOTE: Larger lot sizes, setbacks or other standards may be required by other sections of this Ordinance. In any case the most restrictive shall apply.

Minimum lot size and density

Type of Sewage Disposal and Water Supply	Minimum Lot Size (acres)		Minimum Land Area for Multi-Family Dwellings (acres/dwelling unit)
	single-family dwellings and non-residential uses	two-family dwellings	
on-site sewage disposal and on-site water	1.00	1.50	(central sewage and central water required) See §603
on-site sewage disposal and central water	1.00	1.50	
central sewage and on-site water	1.00	1.50	
central sewage and central water	0.50	0.75	

Lot dimensions for lots proposed in a standard subdivision (See §601 for Conservation Design)

	Lot size equal to or greater than (acres)		
	1.00	0.75	0.50
Minimum width (feet)	125	100	75
Maximum depth to width ratio (no lot need exceed a width of 300 ft)	4:1	4:1	4:1
Minimum street frontage (feet)	not less than 50% of required lot width except for flag lots as provided by the SALDO		

Minimum building setback requirements for all uses (See §601 for Conservation Design)

	Lot size equal to or greater than (acres)			nonconforming lots less than 0.75 acres
	1.00	0.75	0.50	
Front - from edge of each right-of-way (feet)	30	25	25	20
Each side - from property line (feet)	20	20	15	15
Rear - from property line (feet)	20	20	15	15
Residential maximum lot coverage (percent)	25	25	30	30
Non-residential maximum lot coverage (percent)	commercial and institutional - 50 light manufacturing; manufacturing and industry - 60			

Maximum building height (feet) — see §501.4 for exceptions

residential	35
commercial and institutional	40
light manufacturing; manufacturing and industry	50

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Wyoming County Office of Community Planning
REVIEW Checklist Form_Minor Sub Prelim/Final Plan
Falls Township

WCCP File # _____ - _____

Name of Subdivision and Land Development: _____

CONTACT INFORMATION

Office: Wyoming County Office of Community Planning
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CHECKLIST

- Yes No N/A **Drafting Standards:**
- A. The plan shall be clearly and legibly drawn at a scale of 10 feet, 20 feet, 30 feet, 40 feet, 50 feet, 60 feet, 80 feet, 100 feet or 200 feet to the inch.
 - B. Dimensions shall be in feet and hundredths of feet; bearings shall be in degrees, minutes and seconds for the boundary of the entire tract, and dimensions in feet for lot lines. Section 404.1
 - C. The survey shall not have an error of closure greater than one (1) in ten thousand (10,000) feet. [A-E]
 - D. The sheet size shall be no smaller than twelve by eighteen (12x18) inches and no larger than twenty-four by thirty-six (24x36) inches (*check ordinance for additional info if the plan is drawn on two or more sheets*).
 - E. Plans shall be legible in every detail.
- Yes No N/A Name of Subdivision. Section 404.2.A
Click here to enter text. [Minor Plan Info]
- Yes No N/A Name and Address of owner of record (if a corporation give name of each officer). Section 404.2.B
Click here to enter text.
- Yes No N/A Name and address of developer if different from landowner (if a corporation give name of each officer). Section 404.2.C
Co. Planner's Comment.
- Yes No N/A Name, address, license number, seal, and signature of the Qualified Professional (*see definition in Article II*) responsible for the preparation of the subdivision plan. Section 404.2.D
Click here to enter text.
- Yes No N/A Date, including the month, day, and year that the Final Plan for the minor subdivision was completed and the month, day, and year for each Plan revision along with a description of the revision. Section 404.2.E
Click here to enter text.

- Yes No N/A The Deed Book, Volume and page number reference of the latest source(s) of title to the land being subdivided. Section 404.2.F
Click here to enter text.
- Yes No N/A North Arrow (true or magnetic). Section 404.2.G
Co. Planner's Comment
- Yes No N/A Graphic scale and written scale. Section 404.2.H
Click here to enter text.
- Yes No N/A Lots numbered in consecutive order, along with lots previously subdivided from the parcel. Section 404.4.I
Co. Planner's Comment
- Yes No N/A A plat of the area proposed to be subdivided, including the tract boundaries, if appropriate, street lines and names, lot lines, **rights-of-way or easements** (existing and/or proposed, if any). Section 404.2.J
Co. Planner's Comment
- Yes No N/A Sufficient data, acceptable to the Township, to determine readily the location, bearing and length of every boundary, street, or lot line. All dimensions shall be shown in feet and hundredths of a foot. All bearings shall be shown to the nearest one second of the arc. Section 404.2.K
Co. Planner's Comment
- Yes No N/A The area of each lot or parcel shall be shown within each lot or parcel, the area of each shown in the nearest 1/100th of an acre or square feet. Section 404.2.L
Click here to enter text.
- Yes No N/A Reference monuments and/or lot markers shall be shown on the plan and shall be **placed** as required by this Ordinance. Section 404.2.M
Co. Planner's Comment
- Yes No N/A Any existing building located on the tract being subdivided shall be platted to demonstrate compliance with setback requirements. Section 404.2.N
Co. Planner's Comment
- Yes No N/A The proposed building reserve (setback) lines for each lot, or the proposed placement of each building. Section 404.2.O
Co. Planner's Comment
- Yes No N/A The name and/or number and pavement width and right-of-way lines of all existing public streets and the name, location and pavement width and right-of-way lines of all other roads within or abutting the property. Section 404.2.P
Co. Planner's Comment
- Yes No N/A Names of adjoining property owners including those across adjacent roads, and the names of all adjoining subdivisions including those across adjacent roads with the book and page where each property and/or subdivision is recorded; along with the tax map number for each property shown. Section 404.2.Q
Co. Planners Comment
- Yes No N/A Water courses, lakes, streams, ponds with names, rock outcrops and stone fields, approximate location of existing tree masses and other significant features, constructed or natural including utilities, wells and sewage systems. Section 404.2.R
Co. Planner's Comment
- Yes No N/A Wetlands in accord with §620s. Section 404.2.S
Co. Planner's Comment

- Yes No N/A A clear sight triangle shall be clearly shown for all street intersections. Section 404.2.T
Co. Planner's Comment
- Yes No N/A Site data including, total acreage, number of lots, existing zoning district and tax map number. Section 404.2.U
Co. Planner's Comment
- Yes No N/A Contour lines at an interval of **not greater than twenty (20) feet** as superimposed from the latest USGS quadrangle or from a field survey. A minimum of two contour lines are required to show direction and amount of slope. Section 404.2.V
20 Interval
- Yes No N/A Location of all flood hazard areas as shown on the most recent FIA/FEMA mapping. Section 404.2.W
Co. Planner's Comment
- Yes No N/A The location and extent of various soil types by SCS classifications for each type. Section 404.2.X
Co. Planner's Comment
- Yes No N/A The location of any soil test pits and/or percolation tests. The logs of the test pit evaluations and the results of the percolation tests shall accompany the plan. Section 404.2.Y
Co. Planner's Comment
- Yes No N/A Any existing or proposed areas of wells and subsurface sewage disposal fields when on-site disposal is proposed. Section 404.2.Z
Co. Planner's Comment
- Yes No N/A A key map for the purpose of locating the property being subdivided. Section 404.2.AA
Co. Planner's Comment
- Yes No N/A Approval/Signature block for the township. Section 404.2.BB
Co. Planner's Comment
- Yes No N/A A title block on the lower right corner. Section 404.2.CC
Co. Planner's Comment
- Yes No N/A The following items and notes shall be on all Final Plans **when applicable**, in the form of protective and/or restrictive covenants:
1. Building setbacks.
 2. Corner lot easements for clear sight triangles.
 3. Corner lot driveway locations.
 4. Utility and drainage easements including ownership and maintenance responsibility.
 5. "Wells and sewage disposal systems shall be constructed in accord with the current standards of the Pennsylvania Department of Environmental Protection and Falls Township."
 6. "Individual owners of lots must apply to the Townships for a sewage permit prior to the construction of any on-lot disposal system."
 7. "In granting this approval, the Township has not certified or guaranteed the feasibility of the installation of any type of well or sewage disposal system on any individual lot shown on this plan."
- Section 404.2.DD [1-7]
Co. Planner's Comment
- Yes No N/A The following general notes shall be on all Final Plans, if applicable:
In the event the subdivision incorporates a minimum access street as defined in this Ordinance, the following --- **"The improvement and maintenance of any minimum access street shall be the sole responsibility of those persons benefitting from the use thereof."** Section 404.3.A
[General Notes]

- Co. Planner's Comment*
- Yes No N/A In the event of a "lot improvement" proposal --- "Lot/parcel ____ shall be joined to and become an inseparable part of lot/parcel ____ as recorded in Deed Book Volume ____, Page ____ and cannot be subdivided, conveyed, or sold separately or apart therefrom without prior Township approval" and "Approval is granted for recording purposes only."
- Section 404.3.B
[General Notes]
- Co. Planner's Comment*
- Yes No N/A "Highway Occupancy Permits are required for access to roads under the jurisdiction of the Pennsylvania Department of Transportation pursuant to the State Highway Law (P.L. 1242, No. 428, §420) and for access to roads under the jurisdiction of _____ Township pursuant to the _____ Township Road Encroachment Ordinance."
- Section 404.3.C
[General Notes]
- Co. Planner's Comment*
- Yes No N/A In the case where wetlands are present or if otherwise required by the Township --- "The Developer and/or the lot purchaser(s) assumes full responsibility for obtaining any local, state, and federal permits and/or approvals, relating to wetlands. This approval by the Township Supervisors shall not in any manner be construed to be an approval of compliance with statutes or regulations relating to wetlands. The Township shall have no liability or responsibility for same to the Developer or purchaser(s)."
- Section 404.3.D
[General Notes]
- Co. Planner's Comment*
- Yes No N/A When on-site subsurface sewage disposal is proposed --- "This approval in no way certifies or guarantees the suitability of any lot for the installation of a subsurface sewage disposal system. The DEP planning conducted as part of the subdivision plan approval process is for general suitability only; and a sewage permit will be required prior to the issuance of any building permit."
- Section 404.3.E
[General Notes]
- Co. Planner's Comment*
- Yes No N/A In cases where the requirement for sewage planning is waived by the Township --- "The lot(s) shown on this plan have not been approved for any type of sewage disposal, based upon the representation by the developer that the lot(s) will be used for the purposes other than a dwelling, commercial establishment, or any use which generates wastewater. The development of the lot(s) for any such purpose shall require a sewage permit, zoning and other applicable approvals by the Township."
- Section 404.3.F
[General Notes]
- Co. Planner's Comment*
- Yes No N/A The required Sewage Facilities Planning Modules along with the site investigation reports.
- Section 404.4.A
[Supporting Docs]
- Co. Planners Comment*
- Yes No N/A Typical cross-sections for any minimum access streets of a design adequate for anticipated traffic along with center-line profiles and vertical curve data.
- Section 404.4.B
[Supporting Docs]
- Co. Planner's Comment*
- Yes No N/A The Township shall request any other necessary information based on the specific characteristics of the proposed project.
- Section 404.5
[Additional Info]
- Co. Planner's Comment*
- Yes No N/A The applicant shall complete and submit such application forms and certifications as prescribed by the Township for submission with minor subdivision applications.
- Section 404.6
[Application Forms & Cert.]
- Co. Planner's Comment*

Section 404.2.DD [1-7] – ensure all applicable *protective and/or restrictive covenants* are listed on the plan

Yes No N/A

Section 404.3 [A-F] – ensure all applicable *general notes* are on the plans

Yes No N/A

Additional Comments:

Article VI: Design Standards and Specifications

[Comments listed below]

Section 404.3.DD (1-7) - ensure all applicable protective and/or restorative covenants are listed on the plan

Yes No NA

Section 404.3.A(2) - ensure all applicable general notes are on the plan

Yes No NA

Plan Review Completion

Additional Comments

Planning Director (Printed Name)

Planning Director (Signature)

Date

Horizontal lines for signature and date entry.

Article VI: Design Standards and Specifications
(Comments listed below)

Horizontal lines for design standards and specifications comments.