

FALLS TOWNSHIP
WYOMING COUNTY, PENNSYLVANIA

FINAL MAJOR SUBDIVISION – LAND DEVELOPMENT
STATUS LOG AND SHEET

Development Name: _____

Number of lots: _____ Location: _____

Applicant/ Owner: _____

Address/Telephone: _____

Township application fee: \$ _____ Date fee paid: _____

County application fee: \$ _____ Date fee paid: _____

Supplemental fee due: \$ _____ Date fee paid: _____

PLAN FILING INFORMATION

- _____ 2 Copies of application form letter
- _____ 8 copies of preliminary plan
- _____ 4 copies of the following
 - _____ as-built road cross sections
 - _____ final road profiles
 - _____ final deed covenants and restrictions
 - _____ existing and proposed dedications/reservations
 - _____ deed and certification of title for any streets, improvements or other areas proposed for dedication
 - _____ latest deed of record or other proof of legal interest
 - _____ final water supply and sewage disposal information
 - _____ environmental permits
 - _____ final storm water management plan
 - _____ final bridge or stream crossing designs/permits
 - _____ zoning variance or subdivision waivers obtained
 - _____ utility right-of-way restrictions
 - _____ evidence that all taxes and special assessments have been paid
 - _____ improvements construction documentation – Township Engineer’s report verifying completion of improvements or improvements’ construction financial guarantee

FILING 10 WORKING DAYS PRIOR TO PLANNING COMMISSION MEETING

_____ Date of filing

_____ Zoning Officer

_____ Date filing returned

_____ Zoning Officer

(SEE ATTACHED REASONS FOR RETURN: INFORMATION MISSING, INCORRECT # OF COPIES, ETC.)

OFFICIAL SUBMISSION (to begin the 90-day review period)

_____ Official date of submission

_____ Planning Commission Chairman

_____ Submission rejection date

_____ Planning Commission Chairman

(SEE ATTACHED REASONS FOR REJECTION: INFORMATION MISSING, INCORRECT # OF COPIES, ETC.)

Wyoming County Office of Community Planning
REVIEW Checklist Form **Major Sub Final Plan**
Falls Township

WCCP File # _____ - _____

Name of Subdivision and Land Development: _____

CONTACT INFORMATION

Office:	Wyoming County Office of Community Planning
Address:	1 Courthouse Square, 3 rd Floor Tunkhannock, PA 18657
Telephone number:	570-996-2268
Email Address:	lbennett@wycopa.org
Website:	www.wycopa.org

CHECKLIST

<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<p>Existing Resources and Site Analysis Plan: A plan as required by §402.3 consistent with the terms of the approved Preliminary Plan and modified as necessary to reflect the proposal for final approval.</p>	Section 403.1
<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<p>Final Resource Impact and Conservation Plan: This plan shall comply with all of the requirements for the Preliminary Resource Impact and Conservation Plan, as set forth in §402.4 to reflect all proposed improvements described in the other Detailed Final Plan documents as required by this §403. <i>Co. Planner's Comment:</i></p>	Section 403.2.A
<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<p>In addition to the requirements of §402.4 the applicant shall submit an accompanying Resource Assessment.</p> <p>Report divided into the following sections:</p> <ol style="list-style-type: none"> 1. Description of existing resources (as documented in §402.3. 2. Impacts of the proposed development on existing resources, correlated to the areas depicted in the Final Resource Impact and Conservation Plan. 3. Measures taken to minimize and control such impacts both during and following the period of site disturbance and construction. 4. The qualifications and experience of the preparer of the report. <p><i>Co. Planner's Comment:</i></p>	Section 403.2.B
<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<p>Final Plan Information: The full plan of the proposed development, including but not limited to the following information and data:</p> <ol style="list-style-type: none"> 1. Sufficient bearings, lengths of lines, radii, arc lengths and chords of all lots, streets, rights-of-way, easements, community or public areas and areas to be dedicated to accurately and completely reproduce each and every course on the course. 2. All dimensions in feet and hundredths of a foot. 3. All bearings to the nearest one second of an arc. 	Section 403.3.A [1-14]

	<ol style="list-style-type: none"> 4. Street names. 5. Street widths and right-of-way and easement widths. 6. A clear sight triangle shall be shown for all street intersections 7. Block and lot numbers. 8. Total tract area and area of each lot to the nearest 1/100th of square foot or acre. 9. Location and type of permanent monuments and markers which have been found or set in place. 10. Building setback lines for each lot or the proposed placement of each building. 11. Excepted parcels or sections shall be marked "not included in this plat" and their boundary completely indicated by bearings and distances. 12. A statement of the intended use of all lots, with reference to restrictions of any type, which exist as covenants in the deed for the lots contained in the subdivision and if the covenants are recorded, including the book and page. 13. The deed book, volume and page number, as entered by the County Recorder of Deeds, referencing the latest source(s) of title to the land being developed. 14. Wyoming County tax map number. <p><i>Co. Planner's Comment:</i></p>	
<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<p>The following items and notes shall be on <u>all</u> Final Plans <i>when applicable</i>, in the form of protective and/or restrictive covenants:</p> <ol style="list-style-type: none"> 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 Township for a sewage permit prior to the construction of any on-lot sewage 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. 8. All lots shown on this plan are subject to the rules and regulation contained in the Township Zoning Ordinance. <p><i>Co. Planner's Comment:</i></p>	<p>Section 403.3.B [1-8]</p>
<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<p>The following general notes shall be included on all Final Plans, if applicable:</p> <ol style="list-style-type: none"> 1. 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." 2. 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." 3. "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 	<p>Section 403.3.C [1-6]</p>

	<p>Overfield Township pursuant to Falls Township Road Encroachment Ordinance.”</p> <p>4. 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 the same to the Developer or purchaser(s).”</p> <p>5. 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.”</p> <p>6. 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.”</p> <p><i>Co. Planner’s Comment:</i></p>	
<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<p>In the case of land developments, the location and configuration of project buildings, parking compounds, streets, access drives, driveways and all other planned facilities.</p> <p><i>Co. Planner’s Comment:</i></p>	<p>Section 403.3.D</p>
<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<p><u>Supporting Documents and Information</u></p> <p>The following supporting documents and information shall be submitted with the Final Plan for major subdivisions:</p> <p>Typical final street cross-section drawings for all proposed streets and/or roads showing the following:</p> <ul style="list-style-type: none"> ▪ Typical cut sections. ▪ Typical fill sections. ▪ Typical superelevated sections. ▪ Typical parallel drainage. <p><i>Co. Planner’s Comment:</i></p>	<p>Section 403.4.A</p>
<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<p>Final profiles along the top of cartway (pavement) center-line showing existing and final grade lines and printed elevations of the final grade line at fifty (50) foot intervals, unless otherwise required by this Ordinance.</p> <p><i>Co. Planner’s Comment:</i></p>	<p>Section 403.4.B</p>
<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<p>Any existing or finally proposed deed restrictions, protective and restrictive covenants that apply to the subdivision and/or development plan.</p> <p><i>Co. Planner’s Comment:</i></p>	<p>Section 403.4.C</p>

<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	All existing and offers of dedication and/or reservation of rights-of-way and land areas with conditions attached. <i>Co. Planner's Comment:</i>	Section 403.4.D
<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	Proof of legal interest in the property, and the latest deed of record. <i>Co. Planner's Comment:</i>	Section 403.4.E
<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	Water Supply and Sewage Disposal Information 1.) Final plan of any central water supply and/or sewage disposal system showing all pertinent details. 2.) All other documentation required to demonstrate compliance with §607 of this Ordinance. <i>Co. Planner's Comment:</i>	Section 403.4.F
<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	All required state and federal environmental permits. <i>Co. Planner's Comment:</i>	Section 403.4.G
<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	Highway Occupancy Permits. <i>Co. Planner's Comment:</i>	Section 403.4.H
<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	Soil erosion and sedimentation control plan approved by the Wyoming Conservation District. <i>Co. Planner's Comment:</i>	Section 403.4.I
<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	Final drainage/Stormwater management plan. <i>Co. Planner's Comment:</i>	Section 403.4.J
<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	Final bridge designs and required local, state or federal approvals. <i>Co. Planner's Comment:</i>	Section 403.4.K
<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	A statement setting forth any zoning variances or subdivision waivers/modifications obtained. <i>Co. Planner's Comment:</i>	Section 403.4.L
<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	Where the land included in the subject application has an electric transmission line, a gas pipeline, or a petroleum or petroleum products transmission line located within the tract, the Final Plan shall be accompanied by a letter from the owner or lessee of such right-of-way stating any conditions on the use of the land and the minimum building setback and/or right-of-way lines. This requirement may also be satisfied by submitting a copy of the recorded agreement. <i>Co. Planner's Comment:</i>	Section 403.4.M
<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<u>Additional Information</u> The Township shall request any other necessary information based on the specific characteristics of the proposed project. <i>Co. Planner's Comment:</i>	Section 403.5
<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<u>Application Forms and Certifications</u> The applicant shall complete and submit such application forms and certifications as prescribed by the Township for submission with Final Plan applications. <i>Co. Planner's Comment:</i>	Section 403.6
<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<u>Maintenance of Development Improvements</u> The Developer shall provide a proposed plan for the succession of ownership and continued operation and maintenance of all development improvements, amenities, and common use or open space areas in accord with Article V. The Township shall determine the adequacy of the plan and shall require any additional assurance to provide for proper operation and maintenance. <i>Co. Planner's Comment:</i>	Section 403.7

Section 403.3.B [1-8] – make sure these *protective and/or restrictive covenants* are listed on the plan.

Yes No N/A

Section 403.3.C [1-6] – make sure these *general notes* are on the plans.

Yes No N/A

Additional Comments:
