



FALLS TOWNSHIP

188 Lincoln Highway
Fairless Hills, PA 19030
215-949-9000

LAND DEVELOPMENT / SUBDIVISION APPLICATION

NAME OF PROJECT: _____

ADDRESS OF PROJECT: _____

PROJECT INFORMATION:

Plan Status (check one): Sketch Plan _____ Prelim. Plan _____ Final Plan _____

Plan Type (check one): Minor Sub _____ Major Sub _____ Land Develop _____

Tax Parcel No. _____ Zoning District: _____

No. of Proposed Lots/Bldg. _____ Area of Property: _____

Scope of Work: _____

APPLICANT'S INFORMATION:

Owner(s): _____ Phone #: _____

Address & Email: _____

Equitable Owner(s): _____ Phone #: _____

Address: _____

Attorney: _____ Phone #: _____

Address & Email: _____

Engineer: _____ Phone #: _____

Address & Email: _____

Architect: _____ Phone #: _____

Address & Email: _____

PLAN INFORMATION (NON-COMPLIANCE)

Note: All sections of the Falls Township Code which have not been met MUST be listed below. A letter requesting waivers of applicable sections with an explanation of why the requests are needed MUST be submitted with this application. If it is found during the review process that additional waivers are needed, all reviews will cease until the new waivers have been requested in writing.

Sections of the Falls Township Code that are not complied with:

Subdivision & Land Development (Chapter 191)

Zoning (Chapter 209):

Design Standards:

HAVE ANY VARIANCES BEEN GRANTED FOR THIS PROPERTY? Yes ____ No ____
(If yes, indicate date granted and what for)

APPLICANT'S CERTIFICATION

I hereby certify that I am the (*circle one*) Owner/Equitable Owner/ Agent of this property and that I am authorized to make this application.

SIGNATURE: _____ DATE: _____

PRINT NAME: _____

ADDRESS: _____ PHONE NO. _____



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Pursuant to the Falls Township Code at Chapter 191, Section 8, Subsection C, Applicant hereby indefinitely waives the timelines associated with review process required for all submissions to the Planning Commission and Board of Supervisors. Applicant acknowledges that this written waiver can be revoked in writing at any time with at least 90 days' written notice to the Township Manager.

APPLICANT'S SIGNATURE: _____

DATE: _____



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Requirements for appearing before the Board of Supervisors

In order to be deemed ready to proceed for either Preliminary or Final Land Development approval in front of the Board of Supervisors, all Applicants must comply with the following requirements, before or at the scheduled hearing in front of the Board of Supervisors:

- Applicants must bring with them two (2) sets of plans which can be referenced during their presentation to the Board of Supervisors. The plans must be no smaller than 24" by 36" and must be appropriately mounted for ease of viewing by both the Board of Supervisors and the general public. The plans must be easily visible and must be capable of standing on an easel without assistance.
- The Applicant shall consult with the Township Engineer prior to the presentation to the Board of Supervisors to determine which plans shall be brought to the Land Development hearing.
- The Applicant shall be prepared to answer any and all questions related to the project, including but not limited to any Resolution under consideration by the Board of Supervisors as relates to the project.
- The Applicant shall ensure that it has reviewed any and all comments or correspondence from the Falls Township Fire Marshal, the Township's Traffic Engineer, the Bucks County Planning Commission and the Township Engineer.

Failure to comply with the above requirements will cause the application to be deemed not ready to proceed and the matter will be either removed from the Board of Supervisors' agenda or continued to a subsequent Board of Supervisors meeting.

***CHECKLIST
SKETCH PLAN***

NAME OF PROJECT: _____

ADDRESS OF PROJECT: _____

WAIVER SOUGHT: (include written explanation)

General Submission (submissions must be in sets and plans must be folded)

- Application form (21 copies) attached to each plan
- Plans (21 copies) containing the following information:
 - Name of Subdivision or Land development
 - Name and address of owner
 - Tract boundaries and size
 - North point and date
 - Location map
 - Streets on and adjacent to the tract
 - Proposed general street layout
 - Proposed general lot layout or building layout
- Fees: see Township fee schedule (application fee & escrow fees are required)

Signature

Date: _____

Print Name: _____

CHECKLIST
PRELIMINARY PLAN

NAME OF PROJECT: _____

ADDRESS OF PROJECT: _____

WAIVER SOUGHT: (include written explanation)

General Submission (submissions must be in sets and plans must be folded)

- Application form (26 copies) attached to each plan
- Preliminary plan (26 copies)
- Fees: see Township fee schedule (application fee & escrow fees are required)
- Protective Covenants and Deed Restrictions (26 copies)
- Drainage Calculations (5 copies)
- Traffic Analysis (26 copies)
- Environmental Impact Statement (26 copies)
- Other (specify) _____

Drafting Standards

- Plan drawn to scale, one inch equals fifty feet or one inch equals one hundred feet
- Dimensions set in feet and decimal parts thereof and bearings in degrees, minutes and seconds
- Boundary line of subdivision or land development shown as a heavy solid line
- Plans on sheets either 18 x 24 inches OR 36 x 48 inches

General Plan Information

- Name of subdivision or land development
- Name and address of owner
- Name and address of the registered professional engineer, surveyor or architect responsible for the plan
- Present zoning classification
- Date, North point and scale
- Location map at a scale of not less than 800 feet to the inch showing the relation of the tract to adjoining property and to all streets, roads and municipal boundaries existing and to all streets, roads and municipal boundaries existing within 1,000 feet of any part of the property proposed to be subdivided or developed

Existing Features

- Complete outline survey of the property, showing all course, distances, area and tie-ins to all adjacent street intersections
- Location, names and widths of streets
- Location and names of railroads
- Location of property lines
- Names of adjacent owners
- 5 foot intervals with sufficient detail to show the course, structure and capacity of all drainage facilities and the method of drainages of the adjacent or contiguous properties shall be exact elevations about US States and Geodetic data
- Location and character of existing building and soil, species and sizes of large trees standing alone, the outline of all wooded areas, quarries, slopes over 15% marshy areas, areas subject to inundation and other data which may affect street or building layout.

Proposed Layout

- Layouts of streets, including name and width of street, alleys and crosswalks
- Layouts and dimensions of lots
- Arrangement of buildings and parking areas of commercial, industrial and multi-family developments
- Applicable zoning requirements and the location of zoning district boundary lines affecting the subdivision or development
- Reference to any land dedicated for public use or offered for dedication for parks, recreation areas, schools, widening of streets or other public uses
- For multi-family developments – the total number of dwelling units, number of buildings proposed, density, total number of parking spaces, building coverage and bedroom ratio
- For subdivisions – the total area, number of lots, density, average and minimum lot size and proposed length of new streets
- Location and size of storm drains, sanitary sewers, culverts, water courses and all appurtenances thereof
- On site sewage disposal facilities
- Gas mains, water mains, fire hydrants, street lights, plantings, special structures and all other underground conduits or structure
- Plan for the surface drainage of the tract to be subdivided, including the impervious surface ratio
- Rights of ways and/or easements proposed to be created for all drainage purposes, utilities or other pertinent reasons
- Tentative typical cross sections and center line profiles of each proposed street.
- Plan of proposed plantings showing the general landscape treatment, including any required buffer strips. Plan shall designate open space ratio
- Where the preliminary plan covers only a part of the owner's building, a sketch shall be submitted of the prospective street layout for the remainder
- The words "Preliminary Plan – Not to be Recorded"

- The above checklist has been prepared in accordance with Chapter 191 of the Code of the Township of Falls.

Signature

Date: _____

Print Name: _____

CHECKLIST FINAL PLAN

NAME OF PROJECT: _____

ADDRESS OF PROJECT: _____

WAIVER SOUGHT: (include written explanation)

General Submission (submissions must be in sets and plans must be folded)

- Application form (26 copies) attached to each plan
- Final plan (26 copies)
- Fees: see Township fee schedule (application fee & escrow fees are required)

Design Standards

- Plans to be clear and legible white paper print
- Plans on sheets of either 18 x 24 inches OR 36 x 48 inches
- All lettering shall be drawn as to be legible if the plan should be reduced to half size

Proposed Layout

- Lot layout, including exact dimensions, bearing and consecutive number of lots
- Proposed names, cartway widths and right of way widths of all proposed streets
- Accurate locations of all monuments
- Location, width and purpose of all easements or rights of way and boundaries by bearings and dimensions
- For multi-family developments – the total area, total number of dwelling units, number of buildings, proposed density, total number of parking spaces, building coverage and bedroom ratio
- For subdivisions – the total area, number of lots, average and minimum lot size and proposed length of new streets
- Location of all existing and proposed fire hydrants and utilities
- Certification of water and sewer facilities from the serving authority
- All lots to have a number for each house or lot as assigned by Township
- Area of each proposed lot included in the plan
- Appropriate contours by aerial or on site survey at 2 to 5 foot intervals with sufficient details to show the course, structure and capacity of all drainage facilities, and the method of drainage of the adjacent or contiguous properties shall be exact elevations about US Coast and Geodetic data

Improvement Construction Plan (Drainage and Construction)

- Improvement and construction plan at any of the following scales:
Horizontal: 50' / inch – 40' inch Vertical: 5' / inch
- Beginning and end of proposed construction
- Tie-ins by course and distances to intersection of all public roads with their names and widths
- Location of all monuments, with reference to them
- Property lines and ownership of abutting properties
- Location and size of all drainage structures, public utilities and street name signs
- Location of sidewalks
- Profile:
 - a. Profile of existing ground surface along center line of street
 - b. Proposed center line grade, with percent of tangents and elevations at 50 foot
 - c. Intervals at grade intersection and at either end of curb radii
 - d. Vertical curve data, including length and elevation as required by the Township engineer
- Cross Sections:
 - a. right of way width and location and width of paving
 - b. type, thickness and crown of paving
 - c. type and size of curb
 - d. grading of sidewalk area, location, width, type and thickness of sidewalk, typical location of sewers and utilities, with sizes
- Horizontal Plan (Storm drains and sanitary sewers)
 - a. location and size of line, with stations corresponding to the profile
 - b. location of manholes or inlets
- Profile (Storm Drains and Sanitary Sewers)
 - a. profile of existing ground surface with elevations at top of manholes or inlets
 - b. profile of storm drain or sewer, showing size of pipe, grade manhole, inlet locations and elevations at flow line
 - c. individual lot grading plans to be approved by the Township engineer prior to the issuance of a building permit.

Signature

Date: _____

Print Name: _____

CHECKLIST RECORD PLAN

NAME OF PROJECT: _____

ADDRESS OF PROJECT: _____

The following information shall appear on the record plan:

Impressed Seals of:

- the licensed engineer or surveyor responsible for the plan
- the corporation, corporate seals, if applicant is a corporation
- a notary public or other qualified officer acknowledging owner's statement of intent

Acknowledgements

- a statement to the effect that the applicant is the owner of the land proposed to be developed and that the subdivision or land development shown on the final plan is made with the applicant's consent and that it is desired to record the same.
- Notary public acknowledging the owner's statement of intent.
- Licensed engineer or surveyor who prepared the plan.

Signatures Blocks for

- Township Engineer
- Falls Township Planning Commission
- Falls Township Board of Supervisors
- Bucks County Planning Commission

The Record Plan shall be clear and legible blue or black line print on mylar and shall be an exact copy of the approved Final Plan on a sheet of the size required for the Final Plan.

Submittal to the Township for signatures: Upon execution by the owner and engineer, the applicant shall submit 3 paper and 2 mylar copies of the approved Final Plan to the Township engineer for approval and signatures. Once obtained, the applicant will be notified to pick up the plans for recording with the county.

Once the plan is recorded, one mylar and one paper copy is returned to the Township.

CHECKLIST MINOR SUBDIVISION

NAME OF PROJECT: _____

ADDRESS OF PROJECT: _____

WAIVER SOUGHT: (include written explanation)

General Submission (submissions must be in sets and plans must be folded)

- Application form (26 copies) attached to each plan
- Plans, signed and sealed (26 copies)
- Fees: see Township fee schedule (application fee & escrow fees are required)

Drafting Standards

- Plan drawn at a scale of one inch equals fifty feet or one inch equals one hundred feet
- Dimensions in feet and decimal parts thereof and bearings in degrees, minutes and seconds
- Plans on sheets 18 x 24 inches OR 36 x 48 inches

Existing Features

- Complete outline survey of the property to be subdivided showing all courses, distances, area and tie-ins to all adjacent street intersection
- Location, names and widths of streets
- Location of property lines
- Names of adjacent owners
- Location of water courses, sanitary sewers, storm drain easements or right of way and similar features
- Location and character of existing buildings, wooded area and other features

Proposed Layout

- Proposed layouts of lots
- Proposed lot numbers
- Building setback lines
- Total area and minimum lot size

- The arrangement and parking areas in industrial, commercial and multi-family developments with all necessary dimensions
- The location, width and purpose of all easements or rights of way and boundaries by bearings and dimensions
- The location of all existing and proposed fire hydrants and utilities
- Certification of water and sewer facilities from the service authority

Signature

Date: _____

Print Name: _____