

**PENN TOWNSHIP LAND DEVELOPMENT REVIEW CHECKLIST
DESIGN STANDARDS**

Name of Land Development: _____

Date Land Development Plans Received by EADS: _____

Developer's Contact Person: _____

Land Development Plans Reviewed by: _____ Date of Review: _____

Development Review Acknowledged: _____ Date Acknowledged: _____

Developer's Email Address: _____

Code Section	Code Requirement	Plans Meet Code	Plans Do Not Meet Code	Other	Comments, if any	Sheet/s on which Requirement is Met	Developer's Comments, if any
General Item	Does the information presented on the plans appear accurate (e.g. correct zoning, parcel size, etc.)?						
156-20	Streets.						
156-20 A	General. The arrangement, character, extent, width, grade, and location of all streets shall conform to the Comprehensive Plan or Official Map, if either exists. Where not shown on the Comprehensive Plan or Official Map, the arrangement and other design standards of streets shall conform to the provisions found herein. Every subdivision shall have access to a public street.						
156-20 B	Design and arrangement.						
156-20 B(1)	In general, all streets shall be continuous and in alignment with existing streets and shall compose a convenient system to ensure circulation of vehicular and pedestrian traffic.						
156-20 B(2)	Where a subdivision abuts or contains an existing or proposed arterial street, marginal access streets or other arrangements may be required in order to protect residential areas from heavy traffic and also to provide separation between local and through traffic.						
156-20 B(3)	Streets shall be logically related to the topography so as to produce usable lots and reasonable grades.						
156-20 B(4)	Half or partial streets shall not be permitted. Whenever a tract to be subdivided borders an existing half or partial street, the remaining portion of the street shall be platted within such tract.						

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156-20 B(5)	Dead-end streets.						
156-20 B(5)(a)	Dead-end streets shall be permitted in all zoning classifications to be used as stubs utilizing temporary culs-de-sac to permit future street extension into adjoining tracts of ground or in residential zoning classifications when designed as permanent culs-de-sac of less than or equal to 1,250 feet in length. Culs-de-sac shall be a minimum of 250 feet in length, measured from the center line of an intersecting through street to the midpoint of the cul-de-sac turnaround. In all other zoning classifications, culs-de-sac shall be permitted and shall meet all of the standards of this chapter except the length requirement of 1,250 feet. Said culs-de-sac may exceed 1,250 feet subject to the approval of the Board of Commissioners of the Township of Penn. [Amended 7-21-1998 by Ord. No. 708]						
156-20 B(5)(b)	Where a street is proposed to be extended into property proposed for future development, a hammerhead turnaround shall be provided in an extension of the right-of-way onto the property proposed for future development. The extension of the right-of-way containing the hammerhead turnaround shall not include any portion of frontage for a residential lot.						
156-20 B(6)	Where adjoining areas are not subdivided, the arrangement of streets in new subdivisions shall make provision for the proper projection of streets. Where a new subdivision adjoins unsubdivided land susceptible of being subdivided, then the new streets shall be carried to the boundaries of the tract proposed to be subdivided.						

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156-20 B(7)	Streets shall be laid out to intersect as nearly as possible at right angles; in any event, no street shall intersect another at less than 60°. Intersections of more than two streets shall be avoided. Where this proves impossible, such intersections shall be designed with care for safety, and suitable curbs, barriers, signs, and other devices may be required. Streets entering opposite sides of another street shall be laid out directly opposite one another.						
156-20 B(8)	Direct access from minor local streets onto arterials shall not be permitted, and collector road intersections with arterial and other major streets and highways shall not be so numerous nor so close to each other as to impede the flow of traffic or create a safety hazard.						
156-20 B(9)	Clear sight triangles shall measure a minimum distance of 75 feet along street center lines from their point of junction at all intersections; no structures or other obstructions to vision shall be permitted.						
156-20 B(10)	The vacation of any street or part of a street dedicated for public use shall not be approved if such vacation interferes with the uniformity of the existing street pattern or any future street plans prepared for the area.						
156-20 B(11)	A maximum design speed of 30 miles per hour shall be utilized, unless traffic patterns and volumes dictate an increase. Said increase shall be as approved by the Township Engineer.						

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156-20 B(12)	If undeveloped property has an alternative means of vehicular access, a single-family lot in an adjoining recorded plan which is under separate ownership shall not be used as a future right-of-way for a public street, unless both plans are developed for single-family lots.						
156-20 B(13)	Private roads. [Added 7-21-1998 by Ord. No. 707]						
156-20 B(13)(a)	If a subdivision is proposed with the intention of utilizing a privately owned and maintained road, said road shall not serve more than three lots (as a lot is defined by the Penn Township Zoning Ordinance, Chapter 190 of the Code of the Township of Penn).						
156-20 B(13)(b)	When the private road is to be utilized as the only access, the road shall not be required to meet the street design standards contained in this Code, nor shall it be required to meet the requirements of Article IV of Chapter 156 of the Code of the Township of Penn.						
156-20 B(13)(c)	The proposed subdivision utilizing a private road shall be subject to the following standards:						
156-20 B(13)(c)[1]	Each lot in the proposed subdivision shall have erected thereon not more than one single family dwelling or one two-family dwelling as the same is defined by the Zoning Ordinance of the Township of Penn, provided that the type of dwelling to be erected shall be in conformance with the existing zoning classification of the property in which the subdivision is proposed.						
156-20 B(13)(c)[2]	The proposed private road shall be installed with a dust-free and mud-free surface.						
156-20 B(13)(c)[3]	The private road shall have a minimum width of 50 feet of dedicated road right-of-way.						

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156-20 B(13)(c)[4]	The beginning point of said private road shall be at the intersection with a public road or street.						
156-20 B(13)(c)[5]	The proposed private road shall not be extended in the future to service any other lots.						
156-20 B(13)(c)[6]	The lots in the approved subdivision shall not be subdivided in the future unless the private road meets the requirements of Articles II and IV of Chapter 156 of the Code of the Township of Penn as it may from time to time be amended.						
156-20 B(13)(c)[7]	A private road agreement shall be executed by the developer, and the same shall be recorded in the office of the Recorder of Deeds in and for Westmoreland County, Pennsylvania. Said private road agreement shall provide for the allocation of maintenance costs between the respective owners of the lots serviced by the private road. The private road agreement shall be in a form as approved by the Township Solicitor.						
156-20 B(13)(c)[8]	The subdivision plat shall have a notation thereon identifying said road as a private road, and a reference shall be made to the private road agreement.						
156-20 B(13)(c)[9]	The proposed private road shall not be adopted as a Township-maintained public road unless said private road is installed in conformity to the then-existing Township regulations for public streets. The plan submitted for subdivision shall have specifically noted thereon a statement indicating that said private road will not be maintained or owned by the Township of Penn.						

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156-20 C	Street grades. [Amended 7-21-1998 by Ord. No. 708]														
156-20 C(1)	Profiles.														
156-20 C(1)(a)	No street grade shall be less than 0.50% nor exceed the following with due allowance for reasonable vertical curves. <table border="0" style="width: 100%;"> <tr> <td style="width: 60%;">Type of Street</td> <td style="width: 40%;">Max. Street Grade</td> </tr> <tr> <td>Arterial highways and major streets</td> <td>4%</td> </tr> <tr> <td>Arterial collector streets</td> <td>7%</td> </tr> <tr> <td>Marginal access streets and other minor streets</td> <td>10%</td> </tr> </table>	Type of Street	Max. Street Grade	Arterial highways and major streets	4%	Arterial collector streets	7%	Marginal access streets and other minor streets	10%						
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156-20 C(1)(b)	Streets shall have a grade not to exceed 4% for a distance within 75 feet of the street right-of-way line of any intersecting street.														
156-20 C(2)	Cross section. The gradients of streets shall not be less than 0.02 foot per foot and a maximum of 0.08 foot per foot.														
156-20 D	Horizontal and vertical curve design.														
156-20 D(1)	Vertical curves in profile design. For arterial streets, profile grades shall be connected by vertical curves as established in the American Association of State Highway and Transportation Officials' (AASHTO) Policy on Geometric Design of Highways and Streets, latest edition. Collector and minor streets shall utilize vertical curves as established in the AASHTO book as well; however, a minimum vertical curve length of 100 feet shall be utilized.														

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156-20 D(2)	Horizontal curves.																
156-20 D(2)(a)	Horizontal curvatures shall conform to the following minimum center line radii. <table border="0" style="width: 100%; border-collapse: collapse;"> <tr> <td style="text-align: center;">Type of Street</td> <td style="text-align: center;">Min. Center Line Radius (feet)</td> </tr> <tr> <td>Arterial highways and major streets</td> <td style="text-align: center;">650</td> </tr> <tr> <td>Collector roads</td> <td style="text-align: center;">300</td> </tr> <tr> <td>Marginal access and minor streets</td> <td style="text-align: center;">150</td> </tr> <tr> <td>Streets shorter than 500 feet</td> <td style="text-align: center;">100</td> </tr> </table>	Type of Street	Min. Center Line Radius (feet)	Arterial highways and major streets	650	Collector roads	300	Marginal access and minor streets	150	Streets shorter than 500 feet	100						
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156-20 D(2)(b)	A minimum one-hundred-foot tangent shall be introduced between reverse curves on arterial and collector roads and a minimum fifty-foot tangent on minor streets.																
156-20 D(3)	Visibility requirements.																
156-20 D(3)(a)	Minimum vertical visibility (measured 4-1/2 feet at eye level to taillights 18 inches above ground level). <table border="0" style="width: 100%; border-collapse: collapse;"> <tr> <td style="text-align: center;">Type of Street</td> <td style="text-align: center;">Min. Vertical Visibility (feet)</td> </tr> <tr> <td>Arterial highways and major streets</td> <td style="text-align: center;">500</td> </tr> <tr> <td>Collector roads</td> <td style="text-align: center;">75</td> </tr> <tr> <td>Marginal access and minor streets</td> <td style="text-align: center;">200</td> </tr> <tr> <td>Streets shorter than 500 feet</td> <td style="text-align: center;">100</td> </tr> </table>	Type of Street	Min. Vertical Visibility (feet)	Arterial highways and major streets	500	Collector roads	75	Marginal access and minor streets	200	Streets shorter than 500 feet	100						
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156-20 D(3)(b)	Minimum horizontal visibility, measured on center line, shall be: <table border="0" style="width: 100%; border-collapse: collapse;"> <tr> <td style="text-align: center;">Type of Street</td> <td style="text-align: center;">Min. Horizontal Visibility (feet)</td> </tr> <tr> <td>Arterial highways and major streets</td> <td style="text-align: center;">550</td> </tr> <tr> <td>Collector roads</td> <td style="text-align: center;">350</td> </tr> <tr> <td>All other streets</td> <td style="text-align: center;">100</td> </tr> </table>	Type of Street	Min. Horizontal Visibility (feet)	Arterial highways and major streets	550	Collector roads	350	All other streets	100								
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156-20 E	Street width.						
156-20 E(1)	The width of all major thoroughfares shall conform to the width designated on the Township's Official Map or Comprehensive Plan.						
156-20 E(2)	The minimum right-of-way widths for streets shall be 50 feet, unless specified otherwise.						
156-20 E(3)	Culs-de-sac. Each cul-de-sac shall be provided with a turnaround having a minimum right-of-way radius of 60 feet. The outside of the road surface within the turnaround right-of-way shall have a minimum radius of 50 feet. [Amended 7-21-1998 by Ord. No. 708]						
156-21	Blocks and lots.						
156-21 A	Blocks.						
156-21 A(1)	No block shall be longer than 1,200 feet nor less than 500 feet, except in unusual circumstances when a modification to this requirement is granted by the Board in accordance with §156-7 of this chapter. Where a subdivision adjoins a major street or highway, the greater dimension of block shall front along such major highway, and marginal access streets shall be introduced or other arrangements made to minimize the number of points of ingress or egress.						
156-21 A(2)	Blocks shall be of sufficient width to permit two tiers of lots of appropriate depth, except where they back up to a railroad, highway, creek, or other natural barrier.						
156-21 A(3)	Blocks exceeding 800 feet in length shall be provided with fifteen-foot easements for crosswalks, located at the midpoint.						

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156-21 B	Lots.						
156-21 B(1)	Land shall be suited to the purpose for which it is to be subdivided, whether for residential, business, or industrial use.						
156-21 B(2)	Land unsuited for development which could entail hazards to life, health, or property or would be uneconomic to provide with public services shall not be subdivided. Major land areas having slopes of 16% or more and land subject to flooding shall not be subdivided unless such deficiencies can be eliminated.						
156-21 B(3)	The lot arrangement and design shall be such that all lots will provide satisfactory and desirable building sites, properly related to topography and the character of surrounding development.						
156-21 B(4)	All side lines of lots shall be at approximate right angles to straight street lines and radial to curved street lines, except where a variation to this rule will provide a better street and lot layout. Lots with double frontage shall not be permitted.						
156-21 B(5)	Lots shall be laid out so as to provide the possibility of positive drainage away from buildings, water wells, and sewage disposal fields when developed.						
156-21 B(6)	In cases of unusual soil conditions or other physical factors which may impair the health and safety of the neighborhood in which a subdivision may be located upon recommendation of the DEP, larger lot widths and lot areas than might otherwise be necessary may be required.						

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156-21 B(7)	No corner lot shall have a width at the building line of less than 85 feet. Either of the two sides of a corner lot fronting on a street may be designated the front of a lot. The rear yard shall always be opposite the frontage so designated.						
156-21 B(8)	All corner lots, whether they are located at the intersection of the rights-of-way of two streets or of an alley and a street, shall have a curve with a minimum radius of 10 feet joining the two intersecting right-of-way lines.						
156-21 B(9)	Business or industrial lots shall be of such size and shape as may be suitable for their prospective use and to provide sufficient space for off-street parking and loading and water supply and sanitary sewage disposal (if either or both are to be provided by individual on-lot facilities). The minimum lot dimensions shall be in accordance with the applicable zoning regulations, unless a variance is granted by the Zoning Hearing Board.						

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156-21 B(10)	Every lot shall abut on a public street, except as provided for herein under §156-20 B(13). Lots fronting directly on arterial streets, major thoroughfares, major streets, and major highways as defined herein shall be avoided. Where property which fronts on such streets or highways has sufficient depth to accommodate lots which do not front on such streets or highways, the plan shall be designed to maximize the number of lots, fronting on minor streets, marginal access streets or collector roads, as defined herein, and to minimize the number of points of access to the arterial street or major street, highway, or thoroughfare. [Amended 7-21-1998 by Ord. No. 708]						
156-21 B(11)	If remnants of land exist after subdividing, they shall be suitably incorporated in existing or proposed lots, or they may be dedicated to public use if acceptable for such public use.						
156-21 B(12)	No lot shall have less area or width than is required by the zoning regulations applying to the area in which the subdivision is located.						
156-21 B(13)	In subdivisions provided with an on-site sewage disposal system, the minimum width at the building setback line and minimum area of lots shall be as required by the zoning regulations applying to the area in which the subdivision is located and approved by the DEP for on site-sewage disposal.						
156-22	Building setback lines and easements.						
156-22 A	Building setback lines shall be established according to the front yard requirement set forth in Chapter 190, Zoning.						

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156-22 B	In no case shall the setback line be less than 90 feet from the center line of any arterial street, major street, major thoroughfare, or major highway, as defined herein, unless a greater requirement is specified by Chapter 190, Zoning.						
156-22 C	Easements of appropriate width shall be provided on each side of all lot lines and along side lot lines, where necessary, for poles, wires, conduits, and gas mains, water, and sewer.						
156-22 D	Easements along streams. Whenever any stream or important surface drainage course is located in the area being subdivided, the applicant shall provide an adequate easement along each side of the stream for the purpose of widening, deepening, relocating, or protecting the stream for drainage or public use.						
156-23	Criteria for approving a land development plan. When required by this chapter, land development plan approval shall be prerequisite to the granting of a zoning permit by the Zoning Officer. In considering approval of a land development plan, the following criteria shall be met:						
156-23 A	Traffic circulation on the site and ingress/egress to and from the site onto streets providing access to the site shall be designed to ensure safety and convenience.						
156-23 B	The location of buildings on the site shall be designed to ensure adequate access by firefighting and other emergency vehicles and shall bear a harmonious relationship with buildings or contiguous properties.						

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156-23 C	Parking areas and pedestrian walkways shall be lighted to create a level of lighting throughout the area of not less than one foot-candle when measured three feet above the pavement. Lighting shall be directed or shielded so as to not create glare on adjacent residential properties or public streets. Light standards in parking areas shall be protected from accidental damage by vehicles.						
156-23 D	Outside storage. All outside storage shall comply with the provisions of Chapter 190, Zoning.						
156-23 D(1)	In addition, on properties where food is served in paper or Styrofoam containers, covered waste receptacles shall be conspicuously located on the premises for use by the patrons. The management shall be responsible for maintaining the property free from litter.						
156-23 D(2)	Any establishment which furnishes carts or mobile baskets to shoppers shall provide definite enclosed areas within the required parking area for storage of the carts or mobile baskets. The storage areas shall be clearly marked for storage of shopping carts.						
156-23 D(3)	In any multifamily residential development where dumpsters are provided for common use by the residents, the dumpsters shall be located at least 10 feet from any property line adjoining a single-family dwelling and shall be screened by a six-foot hedge or opaque screening fence. The area shall be maintained free from litter.						
156-23 E	All areas of the property not paved or occupied by buildings shall be landscaped and maintained in grass or other vegetative ground cover.						

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156-23 F	Erosion and sedimentation control and stormwater management plans shall comply with the minimum requirements of this chapter and any other applicable regulation of the Township, county, or commonwealth.						
156-23 G	All site grading shall be performed in compliance with the Township Grading Ordinance.						
156-23 H	The land development plan shall demonstrate compliance with all applicable requirements of this chapter and Chapter 190, Zoning.						
General Item	Are there any conditions of approval recommended for this subdivision? (See §156 14 E for a description of conditional approval.)						
Reviewer's Additional Comments, Questions, or Concerns							