

**PENN TOWNSHIP LAND DEVELOPMENT REVIEW CHECKLIST
PLAN SET REQUIREMENTS**

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 | Have the application, plans, deeds, and any other supporting documentation been submitted? | | | | | | |
| General Item | Does the information presented on the application appear accurate (e.g. correct zoning, parcel size, etc.)? | | | | | | |
| 156-18 | Approval of plan not involving a subdivision [Amended 5-22-2001 by Ord. No. 739] | | | | | | |
| 156-18 A | The procedure for approval of a land development plan for two or more buildings on a lot of record or for one nonresidential building on a lot of record not involving the resubdivision or consolidation of any lot or lots of record or the construction of any new public improvements to be dedicated to the Township shall be granted final approval if all of the following requirements are met, subject to submission of the development agreement required by §156-15 and the completeness guaranty if required by §156-31. | | | | | | |
| 156-18 B | The plan set for the proposed land development shall: | | | | | | |
| 156-18 B(1) | Be clearly and legibly drawn. The plat shall be prepared on one or more sheets uniformly measuring 18 inches by 24 inches. Plans of land developments of 10 acres or less shall be drawn to a scale of one inch equals 50 feet or less. Plans involving subdivisions of 10 acres or more shall be drawn to a scale not to exceed one inch equal to 100 feet. | | | | | | |

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| 156-18 B(2) | Be prepared and sealed by a registered professional engineer, registered professional land surveyor, licensed architect, or registered landscape architect in accordance with standard architectural surveying and engineering practices. | | | | | | |
| 156-18 B(3) | Include a drawing title block with: | | | | | | |
| 156-18 B(3)(a) | The proposed name of the land development. | | | | | | |
| 156-18 B(3)(b) | The location by municipality, county, and state, including the county-designated tax parcel number. | | | | | | |
| 156-18 B(3)(c) | The names and addresses of the developer(s)/owner(s) and the principal engineer and/or architect and/or registered landscape architect and/or registered land surveyor. | | | | | | |
| 156-18 B(4) | Contain a cover sheet which shall include the following: | | | | | | |
| 156-18 B(4)(a) | The scale of the plan. | | | | | | |
| 156-18 B(4)(b) | The North point and graphic scale. | | | | | | |
| 156-18 B(4)(c) | The date the plan was prepared, including all revision dates. | | | | | | |
| 156-18 B(4)(d) | The assigned project number. | | | | | | |
| 156-18 B(5) | Include a legend identifying existing and proposed features. | | | | | | |
| 156-18 B(5)(a) | Identify existing contours with intervals of not more than five feet where the slope is greater than 10% and not more than two feet where the slope is less than 10%. Elevations are to be based on sea level datum, if available. Referenced benchmarks shall be indicated. The existing contour shall be indicated by a dashed line. | | | | | | |
| 156-18 B(6) | Identify the boundaries of the land development, indicated by a heavy line, showing dimensions, bearings, and corners and the approximate acreage of the site. | | | | | | |

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| 156-18 B(7) | Identify the layout of any streets and parking areas, including proposed names and widths of proposed streets, and widths of proposed alleys, crosswalks, and easements. Names of streets which are the continuation of existing streets shall not duplicate nor closely approximate, phonetically, the name of other streets located within the Township of Penn. | | | | | | |
| 156-18 B(8) | Identify the land development layout, lot numbering, lot dimensions, lot areas, and lot widths provided at the front yard building setback line and the locations of any proposed structures, buildings, and parking areas. | | | | | | |
| 156-18 B(9) | Identify the location and widths of all existing streets and roads abutting the proposed land development (unimproved roads shall be shown with dashed lines). | | | | | | |
| 156-18 B(10) | Identify the location of existing utility rights-of-way and/or easements. The location of existing utilities (cable, electric, gas, sanitary, storm, telephone, and water), including valves, mains, inlets, and drainageways within the tract and immediately adjacent thereto, with the direction of flow indicated. | | | | | | |
| 156-18 B(11) | Identify the area proposed for stormwater management and drainage. | | | | | | |
| 156-18 B(12) | Identify the existing watercourses, floodplains, wetlands, woodlands, tree masses, specimen trees, and all other natural features. | | | | | | |
| 156-18 B(13) | Identify the required setbacks as required by the applicable development standards of the Code of the Township of Penn and other applicable regulations for all watercourses, flat plans, wetlands, et. seq. | | | | | | |

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| 156-18 B(14) | Identify the names and addresses of the current owners of contiguous property, together with all boundaries that intersect the boundaries of the proposed development. | | | | | | |
| 156-18 B(15) | Identify the parcels of land intending to be dedicated or reserved for public use or to be reserved for covenant for the use of the occupants of the land development. | | | | | | |
| 156-18 B(16) | Identify the existing parks, open spaces, and permanent buildings within or adjacent to the tract or within such close proximity of the tract so as to effect the design of the land development. | | | | | | |
| 156-18 B(17) | Include the site data information which shall include the zoning classification of the parcel, the gross area of the parcel, and the gross square footage of each proposed building. | | | | | | |
| 156-18 B(18) | Include a plan in accordance with Chapter 105, Land Disturbance Activity, of the Code of the Township of Penn. | | | | | | |
| 156-18 B(19) | Include evidence of a source of water supply and an indication of the adequacy of the pressure and volume of the water supply for the intended use. | | | | | | |
| 156-18 B(20) | Include evidence of compliance with Chapter 144, Stormwater Management, as amended. | | | | | | |
| 156-18 B(21) | Include a statement outlining the method to be used and provisions to be made for drainage and flood control in compliance with Chapter 86, Floodplain Management, as amended. | | | | | | |
| 156-18 B(22) | Include plans for erosion and sedimentation and pollution control in compliance with Chapter 102 of the Pennsylvania Code as now or hereinafter amended. | | | | | | |

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| 156-18 B(23) | Include evidence of compliance with the rules and regulations of the Penn Township Sewage Authority for the installation of sanitary sewer lines and manholes. | | | | | | |
| 156-18 B(24) | Include evidence of compliance with Chapter 156 (Streets) of the Code of the Township of Penn. (See Design Standards Review Checklist.) | | | | | | |
| 156-18 B(25) | Include evidence of compliance with the Zoning Code of the Township of Penn, Chapter 190, including designation of parking areas and the final grade percentages of said parking areas. | | | | | | |
| 156-18 B(26) | Include a resource protection inventory and natural features plan which shall include the following: | | | | | | |
| 156-18 B(26)(a) | A percentage of existing slopes within the tract and 100 feet immediately adjacent to the parcel proposed for development, shown as a grade percentage and ratio (example: 25% slope, 4:1). The areas shown as polygons of all existing slopes from 25% to 40% and existing slopes that exceed 40%. | | | | | | |
| 156-18 B(26)(b) | The areas subject to periodic overflow of flood or stormwaters or designated wetland areas. | | | | | | |
| 156-18 B(26)(c) | The areas which have been the subject of commercial forestry operations within the last five-year period. | | | | | | |
| 156-18 B(26)(d) | A plan for mitigation and minimization of the disturbance to the natural resources on the site and providing detail of any required or proposed vegetation for the site. | | | | | | |
| 156-18 B(26)(e) | A landscape plan in accordance with Chapter 190, Zoning, of the Code of the Township of Penn. | | | | | | |

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| 156-18 B(27) | Include evidence of compliance with the landscape requirements of Chapter 190, Zoning, of the Code of the Township of Penn. | | | | | | |
| 156-18 B(28) | Include elevations and floor plans of all proposed buildings exclusively for single-family residences. | | | | | | |
| 156-18 B(29) | Include detailed construction drawings and specifications for all site improvements for the proposed land development. | | | | | | |
| General Item | Would the proposed development violate any of the development standards listed in Table 1 of Chapter 190, Zoning, of the Penn Township Code? | | | | | | |
| General Item | If the existing use of the land is a Special Exception or Conditional Use for the zone (as listed in Chapter 190, Zoning, of the Penn Township Code), would any conditions of approval for such use be violated by the proposed land development? | | | | | | |
| Reviewer's Additional Comments, Questions, or Concerns | | | | | | | |