

Altoona Development Standards

Introduction

As the City of Altoona continues to grow and develop quickly, there is a rising need to establish an authoritative set of development standards which can be easily communicated to developers. These standards would provide developers with the information needed to make an informed development proposal. Development standards would also offer clear guidance as to which improvements are required on the Developer's bill and which warrant the City's financial support.

Development Standards

Below is a list of basic development standards, as recommended by City Staff. Developer's will comply with these standards, at their own cost, regardless if they exceed minimum SUDAS' requirements. For standards that include a range of values, the City may require the highest value within the specified range, at developer's cost. The City will pay for an upcharge only when requiring infrastructure outside of the ranges outlined below.

Disputes involving development standards not specifically addressed by this list will be reviewed on a case-by-case basis. Additional development standards may be added to this list in the future, as needed, with the end goal of creating an official City policy.

"Local" Streets:

- *Shall be a minimum of 27' across, from back of curb to back of curb*
- *Cul-de-sac minimum of 48' radius*
- *Shall be a minimum of 7" thick*
- *Shall have 60' of ROW*

"Residential Collector" Streets:

- *Shall be a minimum of 31' across, from back of curb to back of curb*
- *Shall be a minimum of 8" thick with 6" rock base & subdrain*
- *Shall have 100' of ROW*

Residential Sidewalks:

- *Shall be a minimum of 5' wide and 4" thick along residential streets*
- *Shall be a minimum of 6' wide and 5" thick along arterial streets*

Designated Trails:

- *Shall be a minimum of 8' wide*
- *Shall be 6" thick*
- *Shall be paved with asphalt, unless ground conditions require concrete or adjacent to roadway*
- *Shall be designed straight or with minimal curving, whenever possible*
- *Shall have cast iron truncated domes*

Sanitary Sewer Main

- *Shall be a minimum of 8" and up to 12" in diameter without being considered oversized*
- *Standard depth shall be considered up to 22' deep without being considered over depth*
- *Shall follow SUDAS minimum slope*
- *Developer shall pay to bring sanitary sewer to the site and through the site*

Water Main

- *Shall be a minimum of 8" and up to 12" in diameter without being considered oversized*
- *Developer shall pay to bring water to the site and through the site at an adequate size*

Parkland Dedication

- *Shall be a minimum of 16% of the gross development land (or 30% in a conservation design)*
- *Shall be planted with Type 1 turf grass*

Wet Detention Basins

- *Shall be a minimum of 1 acre*
- *Shall be a minimum of 10' deep*
- *Shall be planted with Type 1 turf grass at the top of the slope*
- *Shall be planted with current SUDAS Native Grass & Forbs Seeding Mix on the slope Shall not exceed a slope of 4:1 on banks*

Dry Detention Basins

- *Shall be planted with current SUDAS Native Grass & Forbs Seeding Mix on the slope*
- *Shall be planted with Type 1 turf grass at the top of the slope*

Street Lights

- *Shall be spaced 150'-200' apart*
- *Shall be black along arterial streets and galvanized along residential collectors*