

_____ Name of Subdivision and/or Land Development	Application No. _____
_____ Name of Applicant	Date of Filing _____ _____

Plan Requirements	Concurrence			Comments
	Yes	No	NA	

**SECTION 400 - PURPOSE**

The purpose of the Sketch Plan is to provide an opportunity for the Applicant to consult early with the Township before preparing a Preliminary Plan. During the Sketch Plan review process, matters pertaining to access, circulation, lot layout, building layout and conceptual drainage design are analyzed relative to existing natural and man-made conditions, the Comprehensive Plan, the Zoning Ordinance, and proposals for water supply and sewage disposal.

**SECTION 401 - GENERAL REQUIREMENTS**

- A. Subdivision and/or land development plans shall be prepared by an Architect, Landscape Architect, Engineer, Surveyor or Land Planner.
- B. All Sketch Plans shall be in conformance with Article 3, Section 301, regarding Sketch Plan procedure. All Sketch Plans shall meet the requirements of this Section and Section 402.
- C. Sketch Plans shall be submitted as clear and legible prints or copies. The maximum sheet size shall be 30"x42". The minimum sheet size shall be 11"x17".
- D. Upon submission of a Sketch Plan, the landowner or developer shall authorize the Township and its representative to enter the site for the purpose of site visualization.

**SECTION 402 - SKETCH PLAN REQUIREMENTS**

- A. A Sketch Plan shall depict and note the following:
  - 1. The plan shall be drawn at a scale of no less than 1"=100'.
  - 2. Name of the Subdivision or Land Development.
  - 3. Name and address of the owner of record and applicant. The applicant shall identify the name, address and telephone number of the holder of legal title of the land involved, and the nature of the landowner's interest, whether holder of legal title, or other.
  - 4. Name and address of the Engineer, Surveyor, Architect, Landscape Architect, or Land Planner who prepared the Plan.
  - 5. Zoning requirements and the degree to which the Plan conforms to such requirements including:
    - a. Applicable zoning districts on and adjacent to the tract, including overlay districts (Flood Hazard District and/or Steep Slope Conservation District).
    - b. Maximum permitted density and proposed density, whenever a project is proposed under the open space option provisions, lot averaging provisions, or involves a Planned Residential Development.
    - c. Lot area and yard requirements and area and bulk requirements.
    - d. Required and proposed Open Space.
    - e. Any variances, special exceptions, conditional uses, or waivers requested or required.

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	Yes	No	NA	
<p>SECTION 402 Cont'd.</p> <p>6. Location map showing the relation of the site to adjoining properties and streets within one thousand (1000) feet. The Scale shall not be less than 1"=800' (this is the scale of the Township Zoning map at 22" x 34").</p> <p>7. North arrow and date.</p> <p>8. Written and graphic scale (including scale of the location map).</p> <p>9. Total acreage of the site, together with the gross and net lot area for each proposed lot, and the acreage of open space areas where applicable.</p> <p>10. Tract boundaries.</p> <p>11. Boundaries of all contiguous properties, with the names of the abutting owners.</p> <p>12. Streets on or adjacent to the site with existing cartways and existing and proposed rights-of-way.</p> <p>13. Location of existing man-made features such as: buildings and their uses, driveways, wells, sewer lines, septic tanks and other on-lot sewage disposal systems, storm drains, culverts, bridges, utility easements, utility poles, water lines and mains, fire hydrants and other significant man-made features within the lot; and the approximate location of such features within two hundred (200) feet of the lot (this includes properties across streets).</p> <p>(The Applicant is urged to use existing aerial photography available from the Delaware County Planning Department, existing community facilities and utilities data from the Comprehensive Plan; data from the U.S. Geological Survey Quadrangle maps; and other available information.)</p> <p>14. Proposed general street and lot layout.</p> <p>15. Building setback lines and buildable areas (refer to Article 2 for definitions).</p> <p>16. Location, type and number of buildings proposed, if known.</p> <p>17. Proposed open space and/or recreation areas, when applicable, including notes on the Plan describing the proposed use, activity areas and improvements.</p> <p>18. In the case of a Land Development Plan, the following additional requirements shall apply:</p> <p>a. Proposed location of all buildings and other major structures.</p> <p>b. Parking area and parking lots.</p> <p>c. Proposed grading and drainage.</p> <p>19. Proposed methods of water supply and sewage disposal.</p> <p>20. Conceptual stormwater management plan.</p> <p>21. Notes pertaining to the uses proposed for the tract in the Comprehensive Plan, and the compatibility of the proposal with the Comprehensive Plan.</p> <p>22. Natural Features Map. The following information shall be clearly and legibly depicted on a Natural Features Map, which shall be a separate sheet of the Sketch Plan submission:</p> <p>a. Contour lines measured at vertical intervals of two (2) feet. Topographic data derived from the U.S. Geological Survey Quadrangle maps may be used for the Sketch Plan submission.</p> <p>b. Steep and Very Steep Slopes as related to the Steep Slope Conservation District Map.</p>				
<p>Completed by: _____ Date: _____ Sheet <u>2</u> of <u>3</u></p>				

Plan Requirements	Concurrence			Comments
	Yes	No	NA	
<p>SECTION 402 - Cont'd.</p> <p>c. Flood hazard areas and flood prone areas as related to the Flood Hazard District Map.</p> <p>d. Wetlands derived from sources such as the National Wetland Inventory Maps.</p> <p>e. Areas of Environmental Concern as depicted in the Comprehensive Plan.</p> <p>f. Other significant natural features within the lot, including watercourses, ponds, lakes, soils, wetlands, notable trees and tree masses, and any proposed changes in these features; and the approximate location of such features within two hundred (200) feet of the lot (this includes properties across streets).</p> <p>g. The relationship of the proposed use(s), streets, and buildings to the above natural features.</p> <p>23. Consideration of the potential further development of adjoining lands which may not yet be subdivided, in terms of the proposed street and lot design.</p> <p>24. Any Improvement(s) to be offered for Dedication.</p> <p>B. The Sketch Plan shall also be accompanied by the following:</p> <p>1. An outline of the Environmental Impact Assessment (EIA) report, as per Section 1007, when applicable.</p> <p>2. A copy of the Sketch Plan Checklist for a Major Subdivision and/or Land Development, completed and signed by the Engineer or other design professional who prepared the Plan.</p> <p>3. A note indicating ownership of the subject tract, or proof that the applicant is an authorized agent of the owner.</p>				