

## **ARTICLE IV**

### **OPTIONAL SKETCH PLAN SUBMISSION**

#### **Section 401. Sketch Plan**

- a. Prior to the submission of a Preliminary Plan, the developer may submit a Sketch Plan directly to the Planning Commission. Sketch Plan submission is strongly encouraged by the municipality as a way of helping applicants and officials develop a better understanding of the property and to help establish an overall design approach that respects its special or noteworthy features, while providing for the density permitted under the zoning ordinance, particularly in the case of Conservation Subdivision Design.
- b. Sufficient information should be included in the Sketch Plan to clearly indicate the character and extent of the proposed subdivision or land development and its relationship to existing conditions and facilities within the area in which the same is to be located.
- c. Prospective applicants should consult the York County Conservation District concerning potential problems with floodplain, wetlands, geologic and soil conditions on the proposed site. Submission and review of a Sketch Plan shall not constitute official submission of a plan to the Township.

#### **Section 402. Required Information**

To provide a full understanding of the site's potential and to facilitate the most effective exchange with the Planning Commission, the Sketch Plan shall include the information listed below.

- a. A plan designated, Sketch Plan, drawn at a scale not smaller than 1" – 200' (dimensions on the plan need not be exact at this stage).
- b. An approximate key map showing the generalized location of the tract and adjacent streets.
- c. Name and address of the legal owner, the equitable owner, and/or the applicant;
- d. Name and address of the professional landscape architect, engineer, surveyor, planner, architect, or site designer responsible for preparing the plan;
- e. Zoning district.

- f. Streets on and adjacent to the tract (both existing and proposed);
- g. 100-year floodplain limits, and approximate location of wetlands, if any.
- h. Topographic, physical, and cultural features including fields, pastures, meadows, wooded areas, trees with a diameter of fifteen inches or more, hedgerows and other significant vegetation, steep slopes (over 25%), rock outcrops, soil types, ponds, ditches, drains, dumps, storage tanks, streams within two hundred (200) feet of the tract, and existing rights-of-way and easements, and cultural features such as structures, foundations, walls, wells, trails, and abandoned roads. An enlarged USGS topographic map is acceptable to show topography.
- i. Schematic layout indicating a general concept for land conservation and development.
- j. Proposed location of buildings and major structures, parking areas and other improvements.
- k. General description of proposed method of water supply, sewage disposal, and stormwater management.

#### **Section 403. Review Procedure**

The Planning Commission shall review the Sketch Plan in accordance with the criteria contained in this ordinance and with other applicable ordinances of the municipality. Their review shall informally advise the applicant of the extent to which the proposed subdivision or land development conforms to the relevant standards of this Ordinance, and may suggest possible plan modifications that would increase its degree of conformance. Their review shall include but is not limited to the following.

- a. The location of all areas proposed for land disturbance (streets, foundations, yards, septic disposal systems, storm water management areas, etc.) with respect to notable features of natural or cultural significance as identified on the applicant's Existing Resources and Site Analysis Plan and on the Municipality's Map of Potential Conservation Lands.
- b. The potential for street connections with existing streets, other proposed streets, or potential developments on adjoining parcels.
- c. The location of proposed access points along the existing road network.
- d. The proposed building density and impervious coverage.

- e. The compatibility of the proposal with respect to the objectives and policy recommendations of the Comprehensive Plan and the Open Space Plan (when adopted).
- f. Consistency with the zoning ordinance.