

**CONCORD TOWNSHIP****SKETCH PLAN CHECKLIST****For Subdivision and/or Land Development Plans - Processing and Review**

\_\_\_\_\_  
Name of Subdivision and/or Land Development

Application No. \_\_\_\_\_

Date of Filing \_\_\_\_\_

\_\_\_\_\_  
Name of Applicant

Sketch Plan Requirements

Concurrence

Comments

Yes

No

NA

**SECTION 160-20 - SKETCH PLAN REQUIREMENTS**

- A. A Sketch Plan at a scale of not more than 1"=100' should be submitted. It should depict and note the following:
1. Name of the Subdivision or Land Development.
  2. Name and address of the owner of record and the Applicant.
  3. Name and address of the person who prepared the plan.
  4. Zoning requirements and the degree to which the plan conforms to such requirements including:
    - a. Applicable districts, including overlay districts
  5. Location map showing the relation of the site to adjoining properties and streets within one thousand (1000) feet.
  6. North arrow and date.
  7. Written and graphic scale.
  8. Total acreage of the site, together with the approximate gross and net lot area for each proposed lot.
  9. Tract boundaries.
  10. Names of the abutting owners, adjoining lot lines, and structures on abutting lots within one hundred (100) feet of the tract.
  11. Streets on or adjacent to the site with existing cartways and existing and proposed rights-of-way.

Completed by \_\_\_\_\_ Date: \_\_\_\_\_ Sheet 1 of 3

Sketch Plan Requirements

	Concurrence			Comments
	Yes	No	NA	
<b>SECTION 160-20, continued</b>				
<p>12. Existing man-made features such as: buildings and their uses, driveways, sewer lines, storm drains, culverts, bridges, utility easements, water lines, and other significant man-made features within the site. Any structure which is contained within the Delaware County Historic Resources Study of 1983 for Concord Township shall be so identified on the Plan.</p> <p>13. Proposed general street and lot layout, with building setback lines and buildable areas as defined in Article II.</p> <p>14. Types and number of buildings proposed.</p> <p>15. Proposed open space and/or recreation areas, including notes on the plan describing the proposed use, activity area and improvement.</p> <p>16. Proposed methods of water supply and sewage disposal.</p> <p>17. A note pertaining to the uses proposed for the tract in the Comprehensive Plan.</p> <p>18. 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 not less than ten (10) feet, including the date and source of the contours. 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 specified in Section 160-49.</p> <p>c. Floodway and floodway fringe areas as related to the Flood Plain Conservation District Map.</p> <p>d. Wetlands derived from sources such as the National Wetland Inventory Maps. Sources for any wetlands plotted shall be indicated.</p> <p>e. Conservation Areas as depicted in the Comprehensive Plan.</p>				
Completed by: _____ Date: _____ Sheet <u>2</u> of <u>3</u>				
Sketch Plan Requirements		Concurrence		Comments

Yes No NA

**SECTION 160-20**, continued

f. Other significant natural features within the lot, including watercourses, ponds, lakes, soils, wetlands, 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).

19. In the case of a land development, the following additional requirements shall apply:

- a. Proposed location of all buildings and major structures.
- b. Proposed location of parking areas and parking lots.

20. 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.

21. A note indicating ownership of the subject tract, or proof that the Applicant is an authorized agent of the owner.

