

**APPLICANT'S
SKETCH PLAN CHECKLIST
TOWNSHIP OF WESTFALL**

“Sketch Plan”: An informal plan, identified as such with the title “Sketch Plan” on the map, indicating salient existing features of a tract and its surroundings and the general layout of the proposed subdivision or land development to be used as a basis for consideration by the Township. The purpose of a “Sketch Plan” is to allow an applicant the opportunity to informally discuss, prior to a formal submission, his overall objectives. In addition, the applicant will be made aware of any pending changes to the ordinances. The “Sketch Plan” procedure is intended to be a fast and inexpensive method for the applicant to make a preliminary determination on the feasibility of his plan in terms of the ordinances. A Sketch Plan allows an applicant to save substantial time and engineering costs, because concerns about layout and issues concerning Township Ordinances can be resolved prior to detail engineering. This can often reduce the need for future redesign at a more detailed stage, thereby saving the applicant significant time and money. A “Sketch Plan” review does not constitute formal submittal of a proposed development or subdivision nor any approval or disapproval of the proposed project.

When submitted all of the following information and materials listed (Article III) are required as part of the Sketch Plan Review Process for any Land Development or Major Subdivision. This list of requirements shall serve to establish the minimum requirements, and as a checklist for the applicant to follow for submission.

Submitted	Not Submitted	
_____	_____	A. GENERAL SUBMISSION ITEMS:
_____	_____	1. Five (5) Copies of the Sketch Plan
_____	_____	2. Proposed Subdivision or Land Development name, location, land owner and Developer’s name and address
_____	_____	3. Names and addresses of corporation officers and major shareholders or partners
_____	_____	4. Applicable zoning district and required minimum lot area, setbacks and proposed building coverage and impervious coverage (all applicable zoning data)
_____	_____	5. Location map at a scale of 1" = 2000'
_____	_____	6. Show major roads, points of interest and Township boundaries within 1000'
_____	_____	7. Name under which the subdivision or land development plan will be recorded (the name shall not duplicate any other record plan in Pike County)
_____	_____	8. Identify the plan as a “Sketch Plan”
_____	_____	9. North Arrow, true or magnetic, graphic scale (1"= 50' or 1" = 100' preferred) and date
_____	_____	10. Names of adjoining property owners including those across adjacent roads
_____	_____	11. Proposed and existing streets, water/sewers, gas, power and all other utilities lines existing and proposed buildings and lot layout on immediately adjoining tracts, including names and right-of-way widths that fall within 500' distance from the project boundary lines
_____	_____	12. Water courses, lakes and wetland locations and names (if any)
_____	_____	13. Show all Rock outcroppings and stone fields
_____	_____	14. Give location and description of any certified historic site or structure or certified natural feature.

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_____	_____	15. Show the locations of all soil types and identify poorly drained or expected seasonal high water tables less than 20"
_____	_____	16. The location of permanent and seasonal high water table areas and the 100-year flood zone
_____	_____	17. Lot layout and existing topography (general). Lot width, depth and area (typical), and lot identification by a number system. Street lines and names, lot lines, right-of-way, easements, community or public areas and areas to be dedicated
_____	_____	18. Site data: acreage, number of lots, average lot size and lineal feet of any new roads
_____	_____	19. Indicate the proposed uses of the various areas of the proposed subdivision or land development
_____	_____	20. Location and extent of various soil types from U.S. SCS Soil Survey
_____	_____	21. Locations and types of right-of-ways, easements or any other restrictive covenant which might affect the subdivision or land development
_____	_____	22. The location, purpose, nature and width of any existing right-of-way or easement shall be indicated on the plan
_____	_____	23. The location, purpose, nature and width of any proposed right-of-way or easements shall be indicated on the plan
		B. SUPPORTING DOCUMENTS AND INFORMATION (SALDO 401.2)
_____	_____	1. The latest U.S.G.S. Quadrangle map or portion thereof with the perimeter of the development accurately plotted thereon
_____	_____	2. A map of the entire contiguous holdings of the owner or developer showing sketch plans for roads and the location of the portion to be subdivided or developed
_____	_____	3. The Planning Commission shall, at its discretion, require that evidence be presented indicating the manner in which the Environmental Protection Requirements described in Section 502.2 are to be