

Elements of Concept Plan (Sketch Plan)

- Area Map Denoting:
 - Name of Applicant Name of Project (Development)
 - Lots Proposed for Development (With Tax Parcel Numbers & Acreage)

- Following Data within Five Hundred (500) feet of the Lot Boundary Line:
 - All Lots and their Ownership Existing & Proposed Uses
 - Existing Zoning Districts Existing & Proposed Roads
 - Existing (if known) & Proposed Easements Existing & Proposed Structures
 - All Existing Natural Features-Water Bodies, Watercourses, Wetlands, Flood Hazard Areas, and Individual Large Trees
 - All District Boundaries-Fire, School, Sewer & Water and Zoning
 - Soil Classifications (if known)

- Topographic Map (Min. Scale 1 in. = 2000 ft.) showing Site Area & Lots of Proposed Development

- Site Development Map Denoting:
 - Existing & Proposed Structures Existing & Proposed Public & Private Improvements

- Written Description of Proposed Development Denoting:
 - Purpose/ Nature & Magnitude of the Use Square Footage of Structures
 - Projected Time Frame

Site Plan Requirements

- All Elements/Documents Required for Concept Plan (Sketch Plan)

- A Site Plan Drawing that includes:
 - North Point, Scale & Date Existing & Proposed Contours (Min. 5 ft. Elevation Intervals)
 - Location of all Drives/Driveways, Parking/Loading Areas, Culverts & Retaining Walls
 - Utilities Location-Water, Sanitary Sewer and Storm Sewer Laterals, Electrical, Gas and any Wind and Solar Energy Systems if Applicable (Including Designs)
 - Location of any Proposed Fences, Buffer, Barrier, Landscaping, Neighborhood Park/Playground or other Recreational Open Space or Land Offered for Government, Public or Common Use
 - Grading Plan Building Orientation/Design for Energy Efficiency
 - Outdoor Lighting Location Sign Location, Design and Size
 - Dwelling Unit Type and Density Calculation (if Applicable)

- Survey Map (by Design Professional) Showing Development Boundaries (Min. Scale 1 in. = 100 ft.)

- Storm Water Management/Erosion Control Plan (if Project is Disturbing 1 Acre of Land or More)