

§ 22-302. Sketch Plan.

1. Sketch plans should be legible and show the following data:
 - A. North arrow and approximate scale.
 - B. Location of existing and proposed road(s) and driveway(s).
 - C. Proposed lot layout.
 - D. Location of moderate or steep slopes.
 - E. Location of sinkholes and streams, if any.
2. At the request of the subdivider, members of the Planning Commission may meet at their convenience with the subdivider to inspect the property before the presentation of the preliminary plan. Based on a site visit and sketch plan, the Commission will advise the subdivider of the extent to which the sketch plan conforms to the design standards of this Chapter. The Commission may also suggest any modifications deemed advisable or necessary to secure conformance.
3. The Planning Commission may require a sketch plan showing the overall layout of a development where land under the same ownership is remaining but not immediately plotted for subdivision or development.
4. For minor subdivisions and minor land development, the sketch plan shall be modified by submittal of the following additional documentation:
 - A. A survey of the tract prepared and sealed by a registered professional land surveyor showing perimeter boundaries and pertinent existing and proposed features.
 - B. If slopes in excess of 8% are present, method of complying with § 22-409.
 - C. If streams are present, method of complying with § 22-413.
 - D. If sinkholes are present, method of complying with § 22-413 and § 22-414.
 - E. If located within or adjacent to the agricultural zoning district, method of complying with the buffer yard requirements of § 22-411(6).
 - F. If located within the village center zoning district, evaluation of the proposal shall be in accordance with the performance zoning standards as presented in § 27-805 of the Township Zoning Ordinance [Chapter 27].

(Ord. 3/9/1993A, § 301)

§ 26-131. Plan Contents.

The following items shall be included in the SWM Site Plan:

A. Appropriate sections from the Municipal Subdivision and Land Development Ordinance [Chapter 22] shall be followed in preparing the SWM Site Plans. In instances where the Municipality lacks Subdivision and Land Development regulations the County Subdivision and Land Development Ordinance [Chapter 22] shall be followed.

B. The SWM Site Plan shall provide the following supplemental information:

- (1) The overall stormwater management concept for the project.
- (2) A determination of Site Conditions in accordance with Appendix 26-B. A detailed site evaluation shall be completed for projects proposed in karst topography.
- (3) Stormwater runoff computations as specified in this Part.
- (4) Expected project time schedule.
- (5) An erosion and sediment pollution control plan, as prepared for and submitted to the approval authority. Proof of approval by the approval authority must be provided prior to execution of the Qualified Professional's signature block.
- (6) The effect of the project (in terms of runoff volumes and peak flows) on adjacent properties and on any existing municipal stormwater collection system that may receive runoff from the project site.
- (7) Plan and profile drawings of all SWM BMP's including open channels and swales.
- (8) SWM Site Plan shall show the locations of existing and proposed septic tank infiltration areas and wells.
- (9) A permanent 15-foot wide pathway for use by vehicles shall be provided around all SWM BMPs, such as ponds and infiltration structures. The pathways shall connect to a public thoroughfare.
- (10) The following signature block for the Municipality:
“ _____, on this date (date of signature), has reviewed this SWM Site Plan in accordance with the design standards and criteria of the applicable Municipal Ordinances.”
- (11) The following signature block for the qualified professional:
“ _____, on this date (date of signature), hereby certify that this SWM Site Plan was prepared in strict accordance with all of the design standards and criteria of all applicable Municipal Ordinances.”
- (12) An NPDES permit (when required by DEP) as prepared for and submitted to the approval authority. Proof of approval by the approval authority must be provided prior to execution of the qualified professional's signature block.

(Ord. 4-09-2007, 4/9/2007, § 401)