

Article 4. Sketch Plans**Sec. 19-4-1. Purpose.**

The purpose of the sketch plan requirement is to provide the subdivider with the Subdivision Agent's informal comments to assist in subdivision design, before investing in preparation of a preliminary or final plat. It is a tool to help the Subdivision Agent and the subdivider develop a better understanding of the property, and to help establish an overall design approach that respects the property's special or noteworthy features, and is consistent with the Comprehensive Plan, while providing for the density permitted under Chapter 22 of this code.

Sec. 19-4-1.1. Standards of review.

The Subdivision Agent shall review the sketch plan in accordance with the design criteria contained in Article 7, Subdivision Design Standards, of this chapter and with other applicable chapters of this code. The Agent's review shall informally advise the subdivider of the extent to which the proposed subdivision conforms to the standards of Article 7 and the objectives and policy recommendations of the Comprehensive Plan, and may suggest possible plan modifications that would increase its degree of conformance. The Agent's review shall include but is not limited to:

- (a) Location of all areas proposed for land disturbance with respect to notable features identified on the sketch plan;
- (b) Potential for street connections with existing streets, other proposed streets, or potential developments on adjoining parcels;
- (c) Location of proposed access points along the existing road network;
- (d) Consistency with chapter 22 of this code.

Sec. 19-4-2. Form.

Sketch plans shall consist of black or blue lines on white paper. Each page shall be no more than 42 inches wide or 30 inches high. Sketch plans shall be drawn to a scale of one inch equals 50, 100, or 200 feet, whichever is most convenient for the subject parcel.

Sec. 19-4-3. Sketch plan information.

The sketch plan shall clearly show:

- (a) Name, address and telephone number of the owner and the subdivider;
- (b) Name, address and telephone number of the professional engineer, surveyor, planner, architect, landscape architect, or site designer responsible for preparing the plan, if any;
- (c) Graphic scale, date and north arrow;
- (d) Approximate tract boundaries;
- (e) Zoning district;
- (f) Streets on and adjacent to the tract;
- (g) 100-year floodplain limits and approximate location of wetlands, if any; and
- (h) Approximate location of topographic and physical features including fields, pastures, meadows, wooded areas, trees of special merit, steep slopes, rock outcrops, ponds, existing rights-of-way and easements, and cultural features such as all structures, foundations, walls, trails, and abandoned roads.

Sec. 19-4-4. Proposed development.

The sketch plan, or accompanying drawings, shall clearly show:

- (a) Schematic layout indicating a general concept for land conservation and development;
- (b) Proposed general street and lot layout;
- (c) Proposed location of buildings, major structures, parking areas, driveways and other improvements; and
- (d) General description of proposed method of water supply, sewage disposal, and stormwater management.

Sec. 19-4-5. Yield plan required for cluster subdivision.

SUBDIVISIONS

12-31-08

The applicant for approval of any cluster subdivision shall submit a yield plan to determine the number of lots which could be practicably developed on the subject property as a conventional subdivision, in accordance with all applicable law, including, in particular, the density, lot size, setback, frontage and yard requirements of Chapter 22 of the code⁴; the design requirements of this Chapter; and all other applicable law. Consideration shall be given, among other things, to the area of land which would be occupied by roads and other areas not usable for building or individual sale, including, but not limited to, steep slopes, flood plain, land usually covered by water and land not suitable for building and/or installation of utilities due to soil type, topography or other physical or legal condition. Such yield plan shall be submitted contemporaneously with the sketch plan required by Article 3 of this Chapter and shall be in similar detail to such sketch plan, together with such additional data as may be necessary to show the information required hereinabove. The yield plan so submitted shall be considered by the planning commission in its review of the sketch plan for the proposed subdivision. In no case shall any cluster subdivision be approved which shows a greater number of lots than could be practicably developed as a conventional subdivision of the subject property.

⁴ *Editor's Note:* Capitalization corrected by editor.