

ARTICLE IV. SKETCH PLAN

SECTION 401. APPLICATION PROCEDURE

1. For the purpose of expediting applications, APPLICANTS are encouraged to discuss possible DEVELOPMENT with the TOWNSHIP Manager and/or the Manager's designees, prior to submission of the PRELIMINARY PLAN application, at a pre-application conference. Such pre-application conferences are not mandatory. The purpose of this conference is to:
 - A. Acquaint the APPLICANT with the substantive and procedural requirements of this ORDINANCE;
 - B. Provide for an exchange of information regarding the proposed DEVELOPMENT PLAN and applicable elements of the Manheim TOWNSHIP COMPREHENSIVE PLAN, Manheim TOWNSHIP Zoning ORDINANCE, Manheim TOWNSHIP STORMWATER ORDINANCE, Manheim TOWNSHIP FLOODPLAIN ORDINANCE, Manheim TOWNSHIP Parks and Recreation Plan, Manheim TOWNSHIP Comprehensive Traffic Study and other requirements of the TOWNSHIP.
 - C. Advise the APPLICANT of any public sources of information that may aid the application;
 - D. Identify policies and regulations that create opportunities or pose significant constraints for the proposed DEVELOPMENT;
 - E. Review any proposed SKETCH PLANS and consider opportunities to increase TOWNSHIP benefits and mitigate undesirable project consequences, and
 - F. Permit input into the project.
2. If desired by the APPLICANT and at the option of the APPLICANT, a SKETCH PLAN may be prepared and presented for review and discussion at the time of any such preliminary consultations. If the APPLICANT chooses to submit a SKETCH PLAN, ten (10) copies of the SKETCH PLAN should be submitted to the PLANNING COMMISSION which should include those items listed in Section 402. of this ORDINANCE.
3. Submission of a SKETCH PLAN, being at the option of the APPLICANT, shall not constitute the filing of a preliminary or FINAL PLAN application for any purpose of this ORDINANCE.

SECTION 402. APPLICATION REQUIREMENTS

1. The SKETCH PLAN of a proposed SUBDIVISION or LAND DEVELOPMENT should be drawn to a scale of one inch equals twenty feet (1"=20'), or a scale of one inch equals fifty feet (1"=50') or a scale of one inch equals thirty feet (1"=30') or a scale of one inch equals forty feet (1"=40'), except if the SUBDIVISION or LAND DEVELOPMENT contains more than two hundred (200) acres, the plan may be drawn to a scale of one inch equals two hundred feet (1"=200').
2. The SKETCH PLAN should contain at least the following information but not necessarily show precise dimensions:
 - A. Tract boundary and adjacent LANDOWNERS;
 - B. Location of the DEVELOPMENT within the TOWNSHIP and any other MUNICIPALITY;
 - C. North point, scale and date;
 - D. STREETS on and adjacent to the tract;
 - E. Significant topographical and physical features;
 - F. Proposed general STREET layout;
 - G. Proposed general LOT layout and relationship of uses including; but not limited to BUILDINGS, COMMON OPEN SPACE, off-STREET PARKING LOTS and other STRUCTURES;
 - H. Proposed land uses, intensity or DENSITY of each use proposed and the location of each use;
 - I. In the case of a LAND DEVELOPMENT PLAN, the proposed location and size of all BUILDINGS, parking compounds, and other planned features.
 - J. A written statement of a qualified professional concerning the feasibility of proposals for sewer, water, and STORMWATER MANAGEMENT, but not to include drawings.
 - K. Any other information that may be a benefit to the TOWNSHIP in reviewing the application.
3. No application shall be considered complete without the payment of the required filing fee.