

APPENDIX A

SKETCH PLAN SPECIFICATIONS

A-1 General Description

A Sketch Plan is a plan showing the basic resource features of the site as well as the proposed lot divisions, roadway layout and general drainage features. The Sketch Plan may be hand drawn. For easy interpretation, a scale of 1" = 100' is recommended.

A-2 Items to be Shown on the Plan

The following information shall be shown on the Sketch Plan itself:

- A. The title "Sketch Plan" with the name of the proposed subdivision underneath. The name of the subdivision shall not be a duplicate of any other in the County except in the case of additions. The name and address of the owner shall also be shown.
- B. A separate location map on the same sheet at an appropriate scale.
- C. The present zoning and proposed zoning, if petition is pending or if applicant will file same prior to filing Tentative Plat.
- D. Existing property lines and roads, and proposed lot lines and roads.
- E. Existing man-made features, such as buildings, structures, water lines and hydrants, sewer lines and manholes, major gas and electric utility lines, septic systems and wells; and significant proposed man-made features and their approximate location.
- F. Areas shown on the Future Land Use Map as "Natural Resources" or "Public/Semi-Public."
- G. Future roads and other features shown on the Future Lane Use Map.
- H. Adjacent areas - general features necessary to show how the proposed development fits into the surrounding area.

A-3 Supplementary Information

The following information shall be submitted on a separate 8 1/2" x 11" sheet:

- A. Name of subdivision;
- B. Location (Section, Township, Range);

- C. Area of the subdivision and the proposed number of lots;
- D. Name, address and telephone number of the owner, the engineer and any other contact persons; and
- E. The zoning proposed and case number of the petition if the development is not approvable without a rezoning.

A-4 Septic Systems - Special Requirement

When septic systems will be utilized in the subdivision, the Sketch Plan shall take soil types into consideration, based on the best information available at the Sketch Plan stage, and include at least a half acre of non-critical (suitable) soils on each proposed lot. (See Appendix H, Sections H-1 and H-2.)

A-5 Illinois Endangered Species Protection Act

Compliance with the Illinois Endangered Species Protection Act, 520 ILCS 10/1 et seq., is required (see Section 402.6).

A-6 General Requirements

The developer will file nine copies of the Sketch Plan with the Village and one with the Village Engineer.