

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 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.
- D. Existing property lines and roads, and proposed lot lines and roads.
- E. Existing man-made features such as buildings, structures, septic systems and wells.
- F. General natural features such as:
 - 1. Lakes, streams, drainage-ways and areas subject to flooding;
 - 2. Areas of woods; and
 - 3. Areas of steep slopes.
- G. 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 separate 8½" 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;
- E. Type of zoning and zoning case number if zoning is not “original.”

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 G, Sections G-1 and G-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 5B-4-2-F).