

ARTICLE IV

VOLUNTARY SKETCH PLAN SUBMISSION

401. Sketch Plan (Option to Developer)

- (1.) Prior to the submission of a Preliminary Plan, applicants at their option may submit a Sketch Plan to the Township for advice, suggestions and non-binding opinions from the Township Planning Department, Planning Commission and the Board of Supervisors. While submission of a Sketch Plan is optional, the Township strongly recommends the submission of Sketch Plans. Submission of Sketch Plans affords applicants the opportunity for meaningful discussion with Township officials prior to incurring the expense of preparing preliminary plans.
- (2.) At the option of the applicant/developer, Sketch Plans may be submitted for review by the Township Staff and the Planning Commission. No Sketch Plan shall be considered by the Board of Supervisors unless it has first been reviewed by the Township Planning Department and the Township Planning Commission. Sketch plans reviewed by the Township staff shall be subject to all fees and costs incurred by the Township pursuant to §404 hereof.
- (3.) Any and all options, discussion or representations made by the Township staff, the Planning Commission or the Board of Supervisors shall not be binding upon the Board of Supervisors when acting upon subsequently submitted preliminary or final plans. Applicants submitting Sketch Plans acknowledge the non-binding nature of such discussions, opinions and/or representations. All preliminary and final plans must comply with the requirements of the Township ordinances and all other applicable laws and regulations. Discussions, opinions and/or representations made during the review of a Sketch Plan shall not be a basis for non-compliance with the applicable requirements for plan approval. In addition, discussions with and/or opinions or representations by Township staff shall not be binding upon the Board of Supervisors when taking action on a plan.
- (4.) Although the Township encourages the submission of Sketch Plans and submissions of as much technical data as possible, such submission and review of a Sketch Plan shall NOT constitute an official submission of a plan to the Township that requires action by the Board of Supervisors pursuant to the terms of the Municipalities Planning Code.

402. Suggested Information Submitted

The following information is suggested to be submitted for review under this Article:

- (1.) A plan drawn at a scale not smaller than 1 inch = 100 feet. This plan must be designated "sketch plan" thereon.
- (2.) An approximate key map showing the generalized location of the tract and adjacent streets.
- (3.) Tract boundaries with approximate dimensions.
- (4.) North point, topography, swales, major tree stands and other significant existing site features.
- (5.) Proposed street and lot layout with information as to the kinds of uses contemplated.
- (6.) The name and mailing address of the property owner and date.
- (7.) Such other information necessary for a meaningful discussion.

403. Meetings

The applicants may, subject to availability, obtain meetings with Township officials, including members of the Board of Supervisors, the Township Manager, the Township Engineer, the Township Solicitor, and others. However, such meetings are purely voluntary and no particular Township officer or his representative may be compelled to attend.

404. Applicant's Liability for Costs

The applicant shall be liable for the costs incurred by the Township pursuant to its efforts arising out of this article including, but not limited to, costs, engineer and solicitor fees and administrative costs.

405. Not Official Submission

Submission of data or any other discussions pursuant to this Article shall not constitute official submission of a plan to the Township requiring it to render a decision thereon pursuant to the Municipalities Planning Code.