
Sec. 17-81. Outline Development Plan and data.

The Outline Development Plan and data shall contain the following information presented in generalized and schematic form:

- (1) Location map: The location map shall be prepared on a published sheet map or zoning map and shall indicate clearly the relationship of the proposed subdivision to the surrounding area within one-quarter ($\frac{1}{4}$) mile of the subdivision's boundaries. The map shall show existing development including major streets, existing public sewers, public water supply and storm drainage systems; major land use concentration; principal places of employment; community facilities such as schools and parks; zoning on and adjacent to the tract; school districts, taxing districts and other special districts, if any. The location map shall include a title, scale, total acreage of the tract, north arrow and date. Scale not less than 1" = 600 feet.
- (2) Sketch plan: The sketch plan may be a free-hand drawing at suitable scale not less than 1" = 200 feet, in a legible medium, and shall clearly show the following: the proposed layout of streets and lots in relation to topographic conditions and natural landscape features on the site; the proposed location and extent of major open spaces and public sites; general locations of utilities, easements and installations; proposed land uses; and indication of building types, with approximate location of major buildings exclusive of single-family residential dwellings.
- (3) General development information: This information shall describe or outline the existing conditions of the site and the proposed development as necessary to supplement the drawings required in Subsections (1) and (2) above, and shall include information on existing covenants, land characteristics and information describing the development proposal, such as number of residential lots or dwelling units, typical lot width and depth, price ranges of lots and dwelling units, proposed protective covenants, proposed utilities and street improvements.