

### **1005.050 Sketch Plan.**

1. Prior to submitting a preliminary plat for the subdivision of land within the unincorporated area of St. Louis County, a developer may submit to the Department a sketch plan for the tract which shall include the following information, all of which may be based on sources of information other than field survey data:
  - a) The location of the tract in relation to the surrounding area.
  - b) The approximate location of all existing structures within the tract proposed to be retained and wooded areas within the tract and within one hundred (100) feet thereof.
  - c) The names of the owners of all property adjoining the tract as disclosed by the most recent Assessor's record.
  - d) All existing streets, roads, and approximate location of wet and dry weather water courses, flood plain areas, sink holes, and other significant physical features within the tract and within one hundred and fifty (150) feet thereof.
  - e) Approximate location of proposed streets and property lines.
  - f) A rough sketch of the proposed site plan.
  - g) A north arrow and scale.
  - h) Direction of and approximate distance to nearest existing major street intersection.
  - i) Approximate location of any historical building as identified by the St. Louis County Historic Building Commission within the boundaries of the tract.
2. The Department shall review and evaluate the sketch plan as soon as practicable and shall report to the developer its opinion as to the merits and feasibility of the improvements contemplated by the sketch plan.
3. In the event a developer elects not to submit a sketch plan, all information contained thereon shall be submitted on or with the preliminary plat. (O. No. 12035 - Adopted 4/25/85)

**1005.050-1**