

What Do I Need to Consider to Subdivide My Property?

Sketch Plan Preparation: A Recommended Path Forward

Charlestown Township - Chester County, PA

What are the *Primary Purposes* for Preparing a Voluntary Sketch Plan?

1. to initiate a process of creating an informal solution for subdivision design;
2. to create an opportunity for dialogue with the Township early in the subdivision process;
3. to explore options & opportunities for Site Design;
4. to determine best locations for ingress, egress, and effective sight distance;
5. to create a concept for the layout of roads, lots, buildings, and open spaces; and
6. to economize on the preparation of engineering drawing, by initially producing informal drawings.

How do I Start?

- Call the Township at 610-240-0326 to discuss procedures, and to schedule a meeting
- Obtain and review applicable Ordinances (www.charlestown.pa.us/)
- Create a Base Map depicting property lines and neighboring properties
- Evaluate Access Opportunities for entering and exiting the property
- Access readily available information
- Evaluate development Opportunities & Constraints
- If necessary, consider hiring a Design Professional (such as a Civil Engineer or a Land Planner)

What Sources of Information are Readily Available?

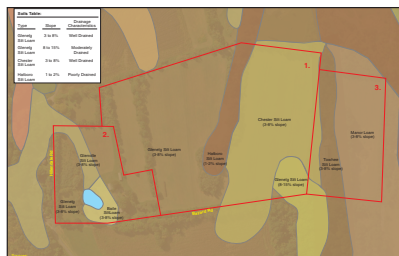
1. Aerial: Google EarthPro



Aerial Photo

2. Soils: GIS ChescoViews

<http://chesco.org/2198/GIS-ChescoViews>



Soils Map

3. Topography: GIS ChescoViews

<http://chesco.org/2198/GIS-ChescoViews>



Topography Map

Note:

Review Fees shall be in accordance with the Charlestown Township Fee Schedule.



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Utilize Google Earth Aerials to better Discern and Evaluate:

- Land Cover Characteristics
- Site Assets
- Site Layout Opportunities & Constraints
- Access Opportunities
- Perimeter Conditions
- Adjoining Properties

What are *Critical Items* Common to all Sketch Plans?

- Use of Accurate Data
- Use of Available Web Information
- Site Visit(s)
- Start with a Concept Plan
- Conserve Natural Resources
- Consider Best Location for Ingress/Egress
- Consider Stormwater Management
- Consider Plan Alternatives
- Minimize Adverse Effects
- Consider Neighboring Properties

What are *Other Considerations* for Subdivision Design?

- Diversify lot sizes;
- Vary the siting/orientation of dwellings;
- Retain open areas for common use;
- Reserve space for usable outdoor areas;
- Minimize landform alteration;
- Minimize encroachment in wetlands;
- Minimize encroachment in woodlands;
- Utilize shared driveways when possible;
- Hide/conceal garages;
- Be Mindful of off-site impacts; and
- Notify the Neighbors