



DEVELOPMENT REVIEW BOARD

Harnett County, North Carolina
Planning Department
420 McKinney Pkwy. Lillington, NC
Phone: (910) 893-7525 opt. 2 /Fax: (910) 814-6459

Development Name: _____

Phase (If applicable): _____

Development Type: Major Subdivision Preliminary Plan/Plat Commercial Site Plan
 Major Subdivision Final Plan/Plat Multi-Family Site Plan

HTE Tracking Number: _____
Planner: _____

Required Data	Date	Confirmed
Pre-Development Meeting Completed?		<input type="checkbox"/>
Conceptual Design Plans Submitted?		<input type="checkbox"/>
Construction Drawings Submitted?		<input type="checkbox"/>
As-Built Plans Submitted?		<input type="checkbox"/>

Applicant Information

Owner of Record:

Name: _____
Address: _____
City/State/Zip: _____
E-mail: _____
Phone: _____
Fax: _____
Mobile: _____

Developer:

Name: _____
Address: _____
City/State/Zip: _____
E-mail: _____
Phone: _____
Fax: _____
Mobile: _____

Representative:

Name: _____
Address: _____
City/State/Zip: _____
E-mail: _____
Phone: _____
Fax: _____
Mobile: _____

Engineer/Surveyor:

Name: _____
Address: _____
City/State/Zip: _____
E-mail: _____
Phone: _____
Fax: _____
Mobile: _____

Property Description

PIN(s): _____ Acreage: _____ Acres
Deed Book: _____ Page: _____ Plat Book: _____ Page: _____

Zoning:

- Conservation
- RA-20M
- RA-20R
- RA-30
- RA-40
- Commercial
- Industrial
- Office & Institutional

Township:

- (01) Anderson Creek
- (02) Avasboro
- (03) Barbecue
- (04) Black River
- (05) Buckhorn
- (06) Duke
- (07) Grove
- (08) Hectors Creek
- (09) Johnsonville
- (10) Lillington
- (11) Neill's Creek
- (12) Stewart's Creek
- (13) Upper Little River

Land Use:

- Agriculture & Low Density Residential
- Low Density Residential
- Medium Density Residential
- Compact Mixed Use
- Rural Development Node
- Conservation
- Municipal Growth

Adjoining Agricultural Uses:

- Cattle
- Crops (Nursery or Row Crops)
- Equestrian
- Hog
- Poultry
- Voluntary Agricultural District
- Other: _____

Unique Features (Cemeteries, etc...): _____

Environmental Description

Does this site contain any perennial, intermittent streams or rivers? Yes No

Stream Name(s): _____

Does this site contain any Flood Zone areas? Yes No; Approximate acreage: _____ Acres

Does this site lie within a Watershed? Yes No

If applicable, what is the total amount of impervious surfaces? _____

Were any wetlands observed on the site? Yes No

Project Description

SINGLE FAMILY SUBDIVISIONS

- Site Built
- Modular Homes
- Singlewide Manufactured Homes
- Doublewide Manufactured Homes

COMMERCIAL/MULTIFAMILY/ATTACHED SF

- Masonry Structure
- Aluminum Structure
- Frame Structure
- Single Story Structure
- Multiple Story Structure

Total number of lots/units: _____

Total acreage of proposed open space (if applicable): _____ acres

COMMERCIAL DEVELOPMENTS

Business Type/Description: _____

Hours & Days of Operation: _____

Hazardous Materials on Site: _____

Utilities' Impact

Water: Public (Harnett County) Private (Well) Sewer: Public (Harnett County) Private (Septic System) Electrical: Above Ground Underground

Have all of the Harnett County Public Utilities requirements been completed? Yes No

Have inspections been done to meet Public Utilities and Fire Marshal requirements? Yes No

Distance (in feet) to nearest water line: _____

Distance (in feet) to nearest sewer line: _____

Traffic Analysis Impact

Has a Traffic Impact Analysis (TIP) been done for this development? Yes No

Please list any anticipated circulation improvements that will accompany the development:

1. _____
2. _____
3. _____

Characteristics of road(s) within development:

Private Roads DOT Maintained

Have you received Street Name Pre-Approval? Yes No

COMMERCIAL/MULTIFAMILY/ATTACHED SINGLE FAMILY

Total Number of Proposed Parking Spaces: _____

Parking Area Surface Material: _____

Attachments (Must be submitted with application)

	MAJOR SUBDIVISION PRELIMINARY PLAN/PLAT	MAJOR SUBDIVISION FINAL PLAN/PLAT	COMMERCIAL SITE PLANS* (7 copies)	MULTI- FAMILY SITE PLANS
PLEASE PROVIDE 6* COPIES OF:				
Master Plan (For ALL phased development)	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Plat Of Survey	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Site Plan			<input type="checkbox"/>	<input type="checkbox"/>
Pre-Development Meeting Completed & Materials	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>
Conceptual Design Plan (4 Copies As Required)	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>
As-built Drawings (3 Copies)		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PLEASE PROVIDE 1 COPY OF: All items are required if applicable				
Condominium Declaration				<input type="checkbox"/>
Preliminary Soils Report	<input type="checkbox"/>		<input type="checkbox"/>	
HOA Documents		<input type="checkbox"/>		<input type="checkbox"/>
Outline Development Plan	<input type="checkbox"/> (PUD)			
Restrictive Covenants		<input type="checkbox"/>		<input type="checkbox"/>
Final Soils Report		<input type="checkbox"/>	<input type="checkbox"/>	
Street Name Pre-Approval Letter	<input type="checkbox"/>			<input type="checkbox"/>
Traffic Impact Analysis	<input type="checkbox"/> (PUD)			
Street Sign Invoice		<input type="checkbox"/>		<input type="checkbox"/>
Stormwater Management Permit & Plan		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Erosion Control Plan		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Land Use Application			<input type="checkbox"/>	<input type="checkbox"/>

Item	Fee	Subtotal	Total Due
MAJOR SUBDIVISION PRELIMINARY PLAN/PLAT			
Plat Review Fee	\$500.00		
Additional Per Lot Fee	\$20.00		
Fire Marshal Review Fee	\$100.00		
MAJOR SUBDIVISION FINAL PLAN/PLAT			
Planning Review Fee	\$100.00		
Per Street Sign Fee	\$250.00		
Per Lot Recreation Fee	\$500.00		
COMMERCIAL SITE PLAN			
Site Plan Review Fee: Neighborhood, Community, or Regional	\$250,\$400, or \$1,200		
Highway Corridor Overlay Review Fee	\$60.00		
MULTI-FAMILY SITE PLAN			
Per Street Sign Fee	\$250.00		
Site Plan Review Fee: Neighborhood, Community, or Regional	\$250,\$400, or \$1,200		
Highway Corridor Overlay Review Fee	\$60.00		
ATTACHED SINGLE FAMILY SITE PLAN			
Per Street Sign Fee (due upon Final submittal)	\$250.00		
Site Plan Review Fee: Neighborhood, Community, or Regional	\$250, \$400, or \$1,200		

Signatures

The undersigned applicant hereby certifies that, to the best of his or her knowledge and belief, all information supplied with this application is true and accurate:

Property Owner Signature

Date

Authorized Agent Signature

Date

This document must be signed by the property owner and the authorized agent, or a letter of authorization must be provided. All questions provided herein must be addressed to prevent the application from being considered incomplete. All documents required must be submitted. If any of these items are not addressed DRB will not review the application.

New Residential Development Notification

Date of Application _____

Developer _____ Phone number _____

Developer's Representative _____ Phone Number _____

E-mail address _____ Fax Number _____

Name of residential development _____

Location- address _____

If no address, located on _____ between _____ and _____

PIN (s) _____ Total acres _____

Project Information

Number of single-family lots proposed _____

Number of multi-family units proposed _____

There is a correlation between the size of housing and the number of school children added to the system. Could you estimate the range of how large the dwelling units in your subdivision will be, either in square feet or in number of bedrooms?

_____ Sq. ft _____ Bedrooms

Phasing: How many dwelling units do you anticipate will be constructed each year? _____

What is your target market?

- Empty nesters or senior housing? _____
- First-time homebuyers? _____
- Move-up buyers with young children? _____
- Move-up buyers with older children? _____

PLEASE RETURN THIS INFORMATION TO HARNETT COUNTY PLANNING SERVICES AT TIME OF THE DEVELOPMENT REVIEW APPLICATION SUBMITTAL.

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