



# PLANNING STAFF REPORT

Harnett County, North Carolina  
 Planning Department  
 108 E. Front Street, Lillington, NC 27546  
 Phone: (910) 893-7525 Fax: (910) 893-2793

## Development Name:

### Property Description

PIN(s): \_\_\_\_\_ Acreage: \_\_\_\_\_ acres  
 Address/SR No.: \_\_\_\_\_  
 Deed Reference(s): \_\_\_\_\_ Zoning: \_\_\_\_\_  
 Land Use: \_\_\_\_\_ Township: \_\_\_\_\_  
 # of Lots: \_\_\_\_\_ Developer: \_\_\_\_\_

### Plan/Plat Review

	Correct	Incorrect	N/A
<b>TITLE BLOCK INFORMATION</b>			
Name of Project & Date (Including all Revision Dates)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Applicant/Owner(s) Contact Information (Name, Address, & Phone)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Surveyor/Engineer Contact Information (Name, Address, & Phone)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Parcel ID Number/Tax ID of Tract(s)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Deed Reference of Tract(s)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Zoning Classification of Tract(s)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Location (Including Township, County, & State)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Flood Plain Depicted & Noted (Zone, Map Number, & Effective Date)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Watershed District Noted & Extent of Coverage Depicted	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Land Use Classification of Tract(s)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>GENERAL REQUIREMENTS</b>			
Map Size 18" X 24" & Scale 1"=200' or Larger	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
North Point, Graphic Scale, & Vicinity Map	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Name(s) & Location(s) of Adjacent Property Owner(s) & Use(s)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Existing Boundaries of Tract(s) Showing Bearings & Distances	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Gross Acreage of Development	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Name(s) & Right(s)-of-way of Streets & State Road Number(s), Including Notation of Public or Private	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Name, Location, Width, & Acreage of Additional Easement(s) & Right(s)-of-way Within or Adjacent to Site	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Building Envelope & Required Setbacks	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Existing & Proposed Utilities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Signage Location, Easement, Type, & Size	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Thoroughfare Plan Notation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Existing Structure(s) Located on Site	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Wetlands Delineated	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Easements, Open Space, & Areas Other Than for Residential Use with Explanation of Purpose & Maintenance Responsibility	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>PRELIMINARY PLAT ONLY</b>			
Total Number of Lots Proposed	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Individual Lot Dimensions	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Net Acreage for Each Lot	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Lot Lines & Building Lines Showing Bearings & Distances	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Minimum Lot Size & Width	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Lot & Block Numbers in Consecutive Order	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Linear Feet per Street (Note Either Public or Private)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Cul-De-Sac Diameter	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Fire Hydrant(s) & Street Light(s) Depicted	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Topography (Max Contour Levels of 5')	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Natural Feature(s) Located on Site	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Name(s) & Location(s) of Property or Building on the National Register of Historic Places or Locally Designated Historic Property	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Preliminary Soils Report Provided	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Open Space Calculations & Totals Noted	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
All Required Amenities Shown; Including Typicals	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Foundation Survey Requirement Noted	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Detailed Description of Recreational Facilities if Provided	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Prime Views & Open Vistas Shown	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>FINAL PLAT ONLY</b>			
Total Number of Lots Proposed	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Individual Lot Dimensions	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Net Acreage for Each Lot	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Lot Lines & Building Lines Showing Bearings & Distances	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Minimum Lot Size & Width	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Lot & Block Numbers in Consecutive Order	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Fire Hydrant(s) & Street Light(s) Noted	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Verification of Purchase of Road Signs	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Homeowners Association Bylaws & Covenants to be Imposed	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HOA Documents Reference All Improvements to be Maintained	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Open Space Calculations & Totals Noted	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
All Required Amenities Shown; Including Typicals	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Prime Views & Open Vistas Shown	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Foundation Survey Requirement Noted	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>SITE PLAN ONLY</b>			
Topography (Max Contour Levels of 5')	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Fire Hydrant(s) & Street Light(s) Noted	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Erosion Control Plan Submitted	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Hours & Days of Operation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Impervious Surface (% Coverage of Lot)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Hazardous Materials to be Stored on Site	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Existing & Proposed Mechanical Areas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Existing & Proposed Trash Containment Areas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Existing & Proposed Utility Areas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Parking Lot Material & Space Typical	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
All parking areas on site (Based on Type of Business and/or Sq. Ft.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Existing & Proposed Fencing, Screening, Gate(s) and/or Dock(s)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Spillage & Pollution Prevention & Response Methods	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Verification of Purchase of Road Signs	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>BUFFERING REQUIREMENTS</b>			
Buffering Regulations (Per Harnett County Zoning Ordinance Section 8.0)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Streetscape Buffer (Required Width, Landscaping Type, & Maintenance Responsibility)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>STORMWATER MANAGEMENT:</b>			
Drainage Easement(s) & Maintenance Responsibility	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Proposed Storm Water Management Plan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Storm Water Management Plan Calculations	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>CERTIFICATIONS</b>			
Harnett County Development Review Board	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Harnett County Register of Deeds	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Harnett County Review Officer	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ownership, Dedication, & Jurisdiction	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Professional North Carolina Land Surveyor or Engineer	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

NCDOT (Driveway Permit Approval)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>REQUIRED INSPECTION</b>			
Drainage Easements are Stabilized Without Possible Erosion	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Fire Hydrants Installed where 6" Public Water Lines Exist	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Improvements Installed in Accordance with Preliminary Plat	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Necessary Buffering is in Place or Security has Been Guaranteed	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Street Lights Installed Every 300'	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Streets Installed in Accordance with DOT Standards	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
All Required Amenities Installed (EX- Street Trees, Sidewalks, Etc.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>FEES</b>			
All Review Fees Paid	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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## Ballot

**REVIEWER:**      **Date:**

**VOTE: Hold**

CONDITIONS:

    SHORT TERM:

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    LONGE RANGE:

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