



# Development Review Board Processes

Harnett County Planning Department

## **ANNOUNCEMENT**

### SPECIAL POINTS OF INTEREST:

- PLEASE READ ALL NEW DEVELOPMENTAL REGULATIONS PERTAINING TO THE ITEMS MENTIONED IN THIS FLYER. STAFF WILL BE AVAILABLE TO ANSWER QUESTIONS.
- DEVELOPERS, ENGINEERS, LANDOWNERS, SURVEYORS, AND OTHER STAKEHOLDERS ARE ENCOURAGED TO NOTE THESE NEW CHANGES AND MAKE SURE THAT ALL MATERIALS ARE SUBMITTED ACCORDINGLY SO THEIR PROJECTS ARE REVIEWED IN A TIMELY MANNER.
- DO YOU HAVE ANY QUESTIONS/CONCERNS? CONTACT LANDON CHANDLER AT (910)893-7525 LCHANDLER@HARNETT.ORG OR AMANDA BADER AT ABADER@HARNETT.ORG

## New Requirements for DRB Submittals Effective 10-18-11 Per Adoption of The Unified Development Ordinance

Anyone who submits project to the Harnett County Developmental Review Board for: Commercial Site Plans (Neighborhood, Community, or Regional), Major Subdivisions, Multi-Family, and Planned Unit Developments. Please take note as there are new requirements that have taken effect with the adoption of the UDO.

### DRB Policies

- There will now be a mandatory Pre-Development meeting required before any projects as listed above can be submitted at the **Preliminary** level to the DRB.
- Meetings will be setup immediately following normal DRB proceedings, and can be scheduled by calling the Planning Department at (910) 893-7525 opt. 4.
- From this point forward Construction Drawings will be submitted before **Final Submittal** for all projects seeking approval.
- "As-built" surveys must be submitted with both Mylar & paper copies sent directly to Public Utilities & Fire Marshal at or before **Final** plat submittal to be considered.
- A **Conceptual Design Plan** must be completed and submitted accompanying the Preliminary DRB application as deemed necessary.

### Conceptual Design Plan Requirements

- a **Conceptual Design Plan** will be required showing the items listed below, with at least 3 copies on a scale not greater than 1"= 200'
- The proposed layout of the water and sewer extensions
- All proposed pipeline sizes, manholes, valves, fire hydrants, & pump stations
- Nearest existing utility facilities, & where the new extensions will connect
- All proposed easements on site and any that are proposed
- Preliminary engineering design calculations for determining average & peak utility demands (Water & Sewer)
- Calculations for line sizes, pump stations, fire protection to include initial & future populations to be served
- Whether the project is domestic or commercial, & character of wastewater generated
- A hydraulic analysis showing capability of the system to meet domestic & fire flows for water as well as downstream sewer capacity
- A time schedule showing completion dates for finals & specs., & phase construction dates. Storm water statements will be submitted when required.