

Town of Harrisburg

Planning Department Preliminary Plat Check Sheet

Subdivision Name _____

Date of Review _____

Labeling: Section B.2

- ___ Title
- ___ Owner name and address
- ___ Revision number
- ___ Location map
- ___ Lot lines, scaled dimensions
- ___ Lot numbers
- ___ Proposed street names
- ___ Zoning classification
- ___ Zoning classification of adjoining properties
- ___ Names and PIN numbers of adjoining property owners and subdivisions both proposed and of record
- ___ Total acreage
- ___ Total number of lots in the subdivision
- ___ Acreage in lots
- ___ Acreage in street rights-of-way
- ___ Linear feet of each individual street
- ___ Anticipated date of final platting
- ___ Location and size of parks, school sites, open space areas, etc. and their ownership
- ___ Boundaries of floodways and one hundred-year flood plains +RSOD and no build buffer (if applicable)
- ___ Flood Panel(s) and flood statement
- ___ Building setbacks in table format
- ___ Sidewalks on both sides of all new streets
- ___ Scale of not more than 100 feet to an inch

Standards met yes no

Phasing: Section 6.4.8

PHASING OF A PRELIMINARY PLAT.

"Whenever a subdivider applies for approval of a final plat which contains only a portion of the land encompassed in the approved preliminary plat, the final plat shall coincide with phase lines as established on the preliminary plat. Phasing of a preliminary plat shall not be permitted unless the phase lines are established and approved under the action of the Planning and Zoning Board."

***If final platting will be done in phases, phase lines must be shown on the preliminary plat. Any deviation from the approved phase lines on construction drawings or final plat will not be allowed.

Phase lines shown on plat yes no
Number of lots in each phase listed yes no

Maximum Density Per Acre: Table 4.7-1

Maximum density per acre allowed _____

Proposed density per acre _____

Standards met yes no

Open Space: Section 6.5 and B.2

All areas to be preserved for open space must be accessible to pedestrians by one of the following: frontage (min. 15 feet width) on a public street right-of-way, recorded pedestrian easement (min. 15 feet width), or fee simple property.

All open space accessible to pedestrians yes no
All open space a minimum of 15 feet in width yes no

Open space within one-half (1/2) mile (2,640 feet) from any lot upon which a dwelling is intended to be built yes no
Amount of open space required _____
Amount of open space proposed _____
Maximum allowed in inaccessible land _____
Amount proposed in inaccessible land _____

For developments consisting of 200 lots or more, note of compliance with Section 6.5.3.6.4 (see Appendix B of the UDO) yes
no

Standards met yes no

Blocks: Section 6.6.3

The maximum and average perimeter of any blocks within a subdivision shall not exceed the following:

<u>Zoning District</u>	<u>Maximum Length (in feet)</u>
RL, RM-1, RM-2, RV, RC, B-1, CC, TC, C-1, C-2	1,800
PUD, TND	1,500

Standards met yes no

Street Connectivity: Section 10.1.5

1.40 required
_____ links / _____ nodes = _____ **Standard met:** yes no

Street Trees: Article 7

Minimum required shade trees _____ OR ornamental trees _____
Proposed shade trees _____ OR ornamental trees _____
Standards met yes no

Buffer Yard: Sections 6.6.8 and 7.4

Buffer yard required for residential subdivision abutting thoroughfare: yes no
Size of buffer yard required _____ proposed _____
Standards met yes no
Buffer yard required for residential subdivision abutting non-residential uses: yes no
Size of buffer yard required _____ proposed _____
Standards met yes no
Statement of compliance with required landscaping for buffers: yes no

Secondary Access: Section 10.1.8.4

Secondary access required for subdivisions of 100 or more lots
Secondary access required yes no
Secondary access proposed yes no
Standards met yes no

Lot Design Standards: Section 6.6

Residential Subdivision in the AG Zone: Section 5.25

Subdivision in AG zone yes no

Required density = 1 lot per acre for the first ten acres of property and 1 lot per four acres of property for additional acreage above ten acres

Proposed density ___ lot(s) per acre for first ten acres and ___ lot(s) per four acres for additional acreage above ten acres

New road required for subdivisions exceeding 5 lots:

New road required yes no

New road proposed yes no

Front yards must be oriented to the interior access road:

Lots oriented to the interior access road yes no

Buffer Yard Type A required. Buffer Yard Type A proposed yes no

Existing trees of 12 inch diameter at breast height (dbh) or greater

identified and shall not be removed except when buildings, roads or required utilities are to be constructed.

Existing trees of 12 inch diameter at breast height (dbh) or greater identified yes no

Standards met yes no

Cluster Developments: Section 4.8

Cluster Development regulations applicable yes no

If yes, please see Section 4.8 for specific requirements.

Standards met yes no

Comments regarding cluster regulations:

River/Stream Overlay District: Section 4.15

River/Stream Overlay applicable yes no

Correct River/Stream Overlay shown on plat yes no

Standards met yes no

GENERAL COMMENTS:

Reviewer: _____ Phone: 704-920-_____