

ZONING SITE PLAN REVIEW CHECKLIST

Town of Harrisburg

Project Name _____ Date _____

Have projects previously been submitted under this name? Yes No If yes, submittal Number _____

Project Description New Construction Addition Other (explain) _____

PIN# _____ Description of Use (NAICS Code) _____

Proposed Use Permitted? Yes No Conditional Use? Yes No

Physical Address of Property (911 Address) _____

Subdivision _____ Zoning District _____ Overlay District (if applicable) _____

Off-Street Parking (Article 8)

Required Number of Spaces _____ Proposed Number of Spaces _____

Accessible Spaces Required _____ Accessible Spaces Proposed _____

Interior Driveways _____ Typical Bay Width _____ Typical Stall _____

Meets Standard Yes No

Off-Street Loading/Unloading (Article 8)

Building Area(s) _____ sq. ft. Required Parking Space(s) _____

Proposed Space(s) _____ Additional Screening Required Yes No

Meets Requirements Yes No

Drive-Way/Curb Cuts (Article 10)

Number of Proposed Drive-Way(s) _____ Drive-way Width(s) _____

Will the driveway connect to a thoroughfare? Yes No

Does the project require a driveway permit from NCDOT? Yes No

Sidewalks required for project? Yes No

Meets Standard Yes No

Landscape (Article 7)

Parking Lot Yard

Total Area of Proposed Parking Lot _____ x 10% = _____

Total parking spaces proposed _____ /10 = _____

Shade = _____ Ornamental = _____ Shrubs = _____

Planting Islands meet minimum? Yes No

Trees within 60' of parking spaces? Yes No

Building Yard(s) required? Yes No Shown? Yes No *(Footprint * number of floors multiple stories)*

Buffer Yard(s) required? Yes No Shown? Yes No

Street Yard Required? Yes No Shown? Yes No

Meets Standard  Yes No

MUST SHOW ALL LANDSCAPE CALCULATIONS ON SITE PLAN

Dimensional/Density Requirements (§ 4.7)

Required Lot Size _____ Proposed Lot Size _____

Permitted Density _____ Proposed Density _____

Max Allowed Height of building(s) _____ Proposed height of building(s) _____

Meets standard Yes No

Impervious Surface Calculation (§ 4.7)

Existing Footprint(s) _____ Proposed Footprint(s) _____ + Parking(s) _____ + other _____ = _____ Total IS Proposed

Calculation Total Lot _____ x _____ ratio = _____ Total IS Permitted

Meets Standard Yes No

Setbacks (Article 4)

Front _____ Interior _____

Street Side _____ Rear _____

Meets standard Yes No

Adjoining Property Use and Zoning (Article 7)

Flood Hazard Data

Is proposed project located in the 100-Year Floodplain? Yes No

Flood Map Panel _____ Date _____ Flood Zone(s) _____

Required Finished Floor Elevation _____

Is proposed project located in Wetlands area? Yes No

Meets Standard Yes No

River Stream Overlay District (Article 4)

Is the proposed project subject to the RSOD? Yes No

RSOD shown on plan? Yes No Copy of Calculations Received? Yes No

Meets Standard Yes No

Property Splits/City Limits

Is the property located in the Town Limits? Yes No ETJ Area Yes No

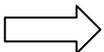
Annexation in progress? Date of Town Council Meeting _____

Are new property lines shown on the site plans? Yes No

Do new lot lines meet Town subdivision/zoning standards? Yes No

Is plat recorded? Yes No Deed Book Reference _____

Meets Standard Yes No

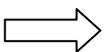


Plat must be recorded. If not recorded, site plan on hold until plat is recorded and copy received

Conditional Use (§3.4 or §3.5)

Is this a Conditional Use Project Yes No

If yes, has it been through the review and approval? Yes No Case Number _____ Approval Date _____



Conditional Use Permit must be approved prior to site plan submittal/approval to Zoning.

Overlay District Standards (Article 4 and Article 15)

Is the proposed project located in Overlay District or subject to Architectural Design Standards? Yes No

Please complete the following as applicable:

Does the project meet the district design standards? Yes No

Comments _____

Does the building material meet the design requirements? Yes No

Comments _____

Is access requested off a thoroughfare? Yes No

Comments _____

Elevations and renderings submitted? Yes No

Comments _____

Landscape requirements met for District? Yes No

Comments _____

Grading Permit/Erosion Control (Article 3)

Does the proposed project disturb 1 acre or more of area? Yes No

If yes, have the appropriate permits been obtained? Please Mark as Appropriate Yes No

NCDENR (if applicable) _____ _____

CABARRUS COUNTY EROSION CONTROL _____ _____

Does project meet criteria in Appendix B (B-7) Grading and Conservation Plan? Yes No

Comments _____

Does project meet criteria in the Flood Prevention Plan Appendix B (B-9)? Yes No

Comments _____

Does the project meet criteria for Vegetation Protection (§3.2.7.6) Yes No

Comments _____

Additional requirements placed on project (CUP, Rezoning Request, etc.) Yes No

Comments _____

Lighting (Article 7)

Interior: Parking Lot Yard

Exterior: Street Yard, please work with Duke Energy or other licensed utility contractor to fulfil their requirements.

Does the lighting plan meet the Town's specifications? Yes No

Comments _____

Stormwater (Article 9)

Does project meet the district design standards? Yes No

Comments _____

Does the submittal include a Stormwater Management Plan, including calculations? Yes No

(Some calculations may not be applicable. Please provide the following with the Stormwater Management Plan unless not applicable to the subject project. Calculations may include, but are not limited to: Sediment Basin, BMP, Storm Water Conveyance, Rip Rap Apron, Curve Number, Time of Concentration)

Comments _____

Is a map of the phased drainage areas included with the submittal? Yes No

Comments _____

Site Design Standards

Please Check Article 11 and Article 5 for additional Site Design Standards that may be required for the proposed project.

Supplemental sheets may be required for Application to be considered complete.