

APPLICATION FOR MASTER DEVELOPMENT PLAN

THIS SECTION FOR OFFICE USE			
Application No.	MDP 11461	Date	8-18-15
Application Fee	\$ 550.00	Receipt No.	152207
Pre-Application Conference	7-30-15	Hearing Date	10-13-15 TRC, 11-4-15 PB
SECTION 1: APPLICANT INFORMATION			
Applicant's Name:	Joseph K. Bland, P.E. / Norris & Tunstall	Owner's Name:	Par 5 Development Group, LLC PH Lanco Inc.
Applicant's Address:	902 Market Street	Owner's Address:	2860-B NC Hwy 5
City, State, & Zip	Wilmington, NC 28401	City, State, & Zip	Aberdeen, NC 28315
Phone Number:	910-287-5900	Phone Number:	910-944-0881
Legal relationship of applicant to land owner: Project Engineer			
SECTION 2: PROJECT INFORMATION			
Type of Master Development Plan	<input type="checkbox"/> Residential <i>RP, PD, RM MH District</i>	<input type="checkbox"/> Commercial <i>GB, OI, IT, GI District</i>	<input checked="" type="checkbox"/> Mixed Use <i>PD</i>
Property Identification Number (PIN):	4204-65-8579-0000	Total property acreage:	4.73
Zoning Classification:	PD	Acreage to be disturbed:	4.0 +/-
Project Address :	No Address Assigned		
Description of Project Location:	Property Resides at the corner of US 17 and Pinnacle Parkway		
Describe activities to be undertaken on project site:	Phase I development consists of construction of a 9100 SF Retail Store. Phase II will be for the construction of a future 1200 SF Office Space.		
SECTION 3: SIGNATURES			
Applicant's Signature		Date:	8/18/15
Owner's Signature		Date:	8/14/2015

NOTICE TO APPLICANT

1. Applicant or agent authorized in writing must attend the public hearing.
2. Once the public hearing has been advertised, the case will be heard unless the applicant withdraws the application or unless the Planning Board or other authorized person agrees to table or delay the hearing.
3. All fees are non-refundable
4. A complete application packet must be submitted prior to the deadline in order to be placed on the next Planning Board Agenda

Office Use Only

MDP Fees: (\$500.00 plus \$10/acre for the first 100 acres \$5/acre thereafter) **Total Fee Calculation:** \$ 550.00

Attachments Included with Application: (Please include # of copies)

CD /other digital version	<input checked="" type="checkbox"/> Y <input type="checkbox"/> N	Plan Sets	# of large 2	# of 11X17	Other documents/Reports	<input type="checkbox"/> Y <input type="checkbox"/> N
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Payment Method:	Cash : <input type="checkbox"/> \$ _____	Credit Card: <input type="checkbox"/> Master Card <input type="checkbox"/> Visa	Check: <input type="checkbox"/> Check # _____
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Application received by: <i>Rick Omy</i>	Date: 8-19-15
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Application completeness approved by: <i>Rick Omy</i>	Date: 9-15-15
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Date scheduled for public hearing: 11-4-15 PB

MASTER DEVELOPMENT PLAN CHECKLIST

<input checked="" type="checkbox"/>	Signed Application Form (Both Applicant and Owner)
<input checked="" type="checkbox"/>	Application fee
<input checked="" type="checkbox"/>	Legible list of all property owners adjacent to the property upon which the use is to be located. The list shall include the mailing address & physical address of these property owners (The application will not be advertised for public hearing until the list is accurate & complete)
<input checked="" type="checkbox"/>	One business size envelope legibly addressed with first class postage for each of the adjacent property owners on the above list.
<input checked="" type="checkbox"/>	Project Narrative --Written description of the project (max of 3 pages) including the following: <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Location of the project and type of access to project site <input checked="" type="checkbox"/> Detailed description of the activities to be undertaken on the site, including hrs. of operation, # of employees, etc. <input checked="" type="checkbox"/> Description of all construction activities to be undertaken on the site <input checked="" type="checkbox"/> Describe type of utilities that will serve project and status of approval from applicable providers <input checked="" type="checkbox"/> List of all state and federal permits that will be required for the project <input checked="" type="checkbox"/> Describe any potential impacts the project will have on the community or adjacent properties such as traffic, noise, etc. and explain efforts to mitigate these impacts (this item must be addressed by the applicant). The applicant may also wish to describe any positive benefits the project will provide for the community &/or neighbors of the project.

Master Development Plan Contents

All MDP's shall be prepared in accordance with the following specifications:

<input checked="" type="checkbox"/>	The scale shall be one inch equals 100 feet or larger (the ratio of feet to inches shall be no more than one hundred feet to one inch) or at a scale acceptable to the Director. The scale shall be sufficient so that all features are discernible.
<input checked="" type="checkbox"/>	No sheet shall be smaller than 24"x36" in size unless approved by the Administrator. If the MDP is prepared on more than one sheet, match lines shall clearly indicate where the sheets join.
<input checked="" type="checkbox"/>	North arrow, a scale of 1:100 or larger and a legend describing all symbols.
<input checked="" type="checkbox"/>	A boundary survey of the entire property related to true meridian & certified by a registered surveyor with all dimensions in ft & decimals of ft. A vicinity map at a suitable scale shall be provided showing the location of the project along with the location of all existing or approved public roads, streets or rights-of-way within 2,000 ft of the boundaries of the project.
<input checked="" type="checkbox"/>	The total area of the property shall be specified.
<input checked="" type="checkbox"/>	The topography shall be shown at 2 foot contour intervals.
<input checked="" type="checkbox"/>	The title of the proposed project; the date, month, year the plan was prepared or revised; the name of the applicant(s), owner(s) and contract owner(s); and the names of the individuals or firms preparing the plan shall be clearly specified.
<input checked="" type="checkbox"/>	A schedule of phases, with the approximate location of phase boundaries & the order in which the phases are to be developed, shall be provided.

	and land uses, including the following information:
✓	A land use plan, showing the location, arrangement and approximate boundaries of all proposed land uses.
N/A	The location and approximate boundaries of proposed housing types conceptually shown in accord and with other non-residential uses dimensional requirements.
N/A	The proposed number of dwelling units of each type in each phase and in the total development accompanied by density calculation of the development.
✓	The location and approximate boundaries of existing environmental features as defined.
N/A	The location of environmental protection land to be included in common open space.
N/A	The approximate acreage in common open space, each use, housing type and in roads, streets or right-of-ways for each phase and the total development.
N/A	The approximate boundaries and location of common open space, with the percentage of the total acreage of the site to be placed in common open space.
N/A	The location and general configuration of recreational facilities, with a general statement of the types of recreational facilities to be provided if applicable.
✓	The location and extent of proposed buffers, with statements, profiles, cross sections or examples clearly specifying the screening to be provided if applicable.
N/A	The proposed location, arrangement, and right-of-way widths of roads and streets, including roads and streets providing access to adjoining parcels.
✓	The location and arrangement of street entrances, driveways and parking areas.
✓	The use of adjoining parcels and the location of adjoining streets and utilities.
✓	Estimated AM and PM Peak Hour Trips per the Institute of Transportation Engineers Trip Generation Manual.
✓	Estimated Average Daily Trips created by the development at build-out per the Institute of Transportation Engineers Trip Generation Manual.
N/A	Based on estimated traffic counts, a Traffic Impact Analysis may be required stating the dates and times counts were conducted for the proposed development.
✓	The approximate location of sewer and water mains, sewage disposal and water source with statements concerning the connection with and availability of existing facilities.
✓	A conceptual plan for stormwater management with the location of stormwater facilities designed to serve more than one lot.
N/A	Calculations describing all proposed bonus factors with the location of and specifications for bonus improvements, when proposed.
N/A	The location and treatment proposed for all historical structures and sites recognized as significant by the County Commissioners or as identified on any historical landmarks survey for Pender County.
N/A	Location and timing of construction for all amenities.
✓	Landscaping and Buffer requirements per Article 8.
N/A	All subdivided land and parcels shall comply with Section 7.2, Lot Design.
N/A	Homeowners Association shall be required for all major residential subdivisions with privately maintained streets, open space, and other dedicated land as stated in Section 7.3, Homeowners Association Requirements.
N/A	Street layout and access shall conform to Section 7.4, Access and Section 7.5, Street Design
N/A	Calculated open space requirements shall adhere to Section 7.6, Open Space.

Contents of a Preliminary Master Development Plan – Commercial and Industrial Districts

The site plan shall contain a conceptual plan, showing the location and functional relationship between streets and land uses, including the following:	
	A conceptual plan, showing the location and arrangement of proposed uses.
	The location and treatment proposed for all historical structures and sites recognized as significant by the County Commissioners or identified on any historical survey for Pender County.
	The location and extent of proposed buffers, with statements, profiles, cross sections or examples clearly specifying the screening to be provided. The location and approximate boundaries of existing environmental features as defined.
	Estimated AM and PM Peak Hour Trips per the Institute of Transportation Engineers Trip Generation Manual.
	Estimated Average Daily Trips created by the development at build-out per the Institute of Transportation Engineers Trip Generation Manual.
	Based on estimated traffic counts, a Traffic Impact Analysis may be required stating the dates and times counts were conducted for the proposed development.
	The proposed location of entrances to the development from existing public streets and proposed parking areas.
	The proposed location, arrangement, and right-of-way widths of roads and streets, including roads and streets providing access to adjoining parcels.
	Landscaping and Buffer requirements per Article 8.
	The use of adjoining parcels and the location of adjoining streets and utilities.
	The approximate location of sewer and water mains, sewage disposal and water source with statements concerning the connection with and availability of existing facilities.

Contents of a Preliminary Master Development Plan – Mixed Use Districts

	Site plan shall contain a conceptual plan, showing the location and functional relationship between all proposed housing types and land uses, including the following information:
✓	A land use plan, showing the location, arrangement and approximate boundaries of all proposed land uses.
✓	The location and approximate boundaries of existing environmental features as defined.
✓	The proposed location of entrances to the development from existing public streets and proposed parking areas.
N/A	The approximate acreage in common open space, each use, housing type and in roads, streets or right-of-ways for each phase and the total development.
N/A	The approximate boundaries and location of common open space, with the percentage of the total acreage of the site to be placed in common open space.
N/A	The proposed location, arrangement, and right-of-way widths of roads and streets, including roads and streets providing access to adjoining parcels.
✓	The use of adjoining parcels and the location of adjoining streets and utilities.
✓	The approximate location of sewer and water mains, sewage disposal and water source with statements concerning the connection with and availability of existing facilities.
✓	A conceptual plan for stormwater management and description and the location of all stormwater facilities designed to serve more than one parcel.
✓	The proposed location and arrangement of all streets and utility systems.
✓	The location and extent of proposed buffers, with statements, profiles, cross sections or examples clearly specifying the screening to be provided if applicable.
N/A	The location and approximate boundaries of proposed housing types conceptually shown in accord and with other non-residential uses dimensional requirements.
N/A	The proposed number of dwelling units of each type in each phase and in the total development accompanied by density calculation of the development
✓	Estimated AM and PM Peak Hour Trips per the Institute of Transportation Engineers Trip Generation Manual.
✓	Estimated Average Daily Trips created by the development at build-out per the Institute of Transportation Engineers Trip Generation Manual.
N/A	Based on estimated traffic counts, a Traffic Impact Analysis may be required stating the dates and times counts were conducted for the proposed development.
✓	The approximate location of sewer and water mains, sewage disposal and water source with statements concerning the connection with and availability of existing facilities.
N/A	Calculations describing all proposed bonus factors with the location of and specifications for bonus improvements, when proposed.
N/A	The location and treatment proposed for all historical structures and sites recognized as significant by the County Commissioners or as identified on any historical landmarks survey for Pender County.
N/A	Location and timing of construction for all amenities.
✓	Landscaping and Buffer requirements per Article 8.
N/A	All subdivided land and parcels shall comply with Section 7.2, Lot Design.
N/A	Homeowners Association shall be required for all major residential subdivisions with privately maintained streets, open space, and other dedicated land as stated in Section 7.3, Homeowners Association Requirements.
✓	Street layout and access shall conform to Section 7.4, Access and Section 7.5, Street Design.
N/A	Calculated open space requirements shall adhere to Section 7.6, Open Space.

Print Form