APPLICATION FOR MASTER DEVELOPMENT PLAN

THIS SECTION FOR OFFICE USE			
Application No.	MDP 111005	**Date**	12·20·2013
Application Fee	$ 960.00	**Receipt No.**	140015
Pre-Application Conference	N/A	**Hearing Date**	PB 2·4·14

SECTION 1: APPLICANT INFORMATION

Applicant's Name:	OPV Development, LLC	**Owner's Name:**	same
Applicant's Address:	1202 Eastwood Rd.	**Owner's Address:**	↓
City, State, & Zip	Wilmington, NC 28403	**City, State, & Zip**	↓
Phone Number:	910-799-8755	**Phone Number:**	↓

Legal relationship of applicant to land owner: same

SECTION 2: PROJECT INFORMATION

Type of Master Development Plan	☐ **Residential** *RP, PD, RM MH District*	☐ **Commercial** *GB, OI, IT, GI District*	☑ **Mixed Use** *PD*	☐ **Exempt**

Property Identification Number (PIN):	4203-14-3306-0000 4203-05-8711-0000	**Total property acreage:** 45.87	
Zoning Classification:	PD	**Acreage to be disturbed:** 28.1	
Project Address :	Country Club Drive		
Description of Project Location:	Going east on Country Club Rd 1 mile from Hwy 17. Directly across Country Club from Captain Beam Blvd.		
Describe activities to be undertaken on project site:	Construction of residential mixed use subdivision. 95 lots total.		

SECTION 3: SIGNATURES

Applicant's Signature	Tammy M. Spivey	**Date:**	12/19/13
Owner's Signature		**Date:**	12/19/13

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: $** 960.00

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

CD /other digital version	☐ Y ☐ N	Plan Sets	# of large	# of 11X17	Other documents/Reports	☐ Y ☐ N

Payment Method:	**Cash :** ☐ $_____	**Credit Card:** ☐ Master Card ☐ Visa	**Check:** ☒ Check # 2151

Application received by:	Megan O'Hare	Date: 12/20/13
Application completeness approved by:	Megan O'Hare	Date: 1/13/14
Date scheduled for public hearing:	Planning Board 2/4/14	

MASTER DEVELOPMENT PLAN CHECKLIST

✓	Signed Application Form (Both Applicant and Owner)
✓	Application fee
✓	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)
✓	One business size envelope legibly addressed with first class postage for each of the adjacent property owners on the above list.
✓	Project Narrative--Written description of the project (max of 3 pages) including the following: ☑ Location of the project and type of access to project site ☑ Detailed description of the activities to be undertaken on the site, including hrs. of operation,# of employees, etc. ☑ Description of all construction activities to be undertaken on the site ☑ Describe type of utilities that will serve project and status of approval from applicable providers ☑ List of all state and federal permits that will be required for the project ☐ 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:
✓	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.
✓	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.
✓	North arrow, a scale of 1:100 or larger and a legend describing all symbols.
✓	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.
✓	The total area of the property shall be specified.
✓	The topography shall be shown at 2 foot contour intervals.
✓	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.
✓	A schedule of phases, with the approximate location of phase boundaries & the order in which the phases are to be developed, shall be provided.
✓	The use of all adjoining properties by zoning, parcel identification number (PIN) and current property owner(s).