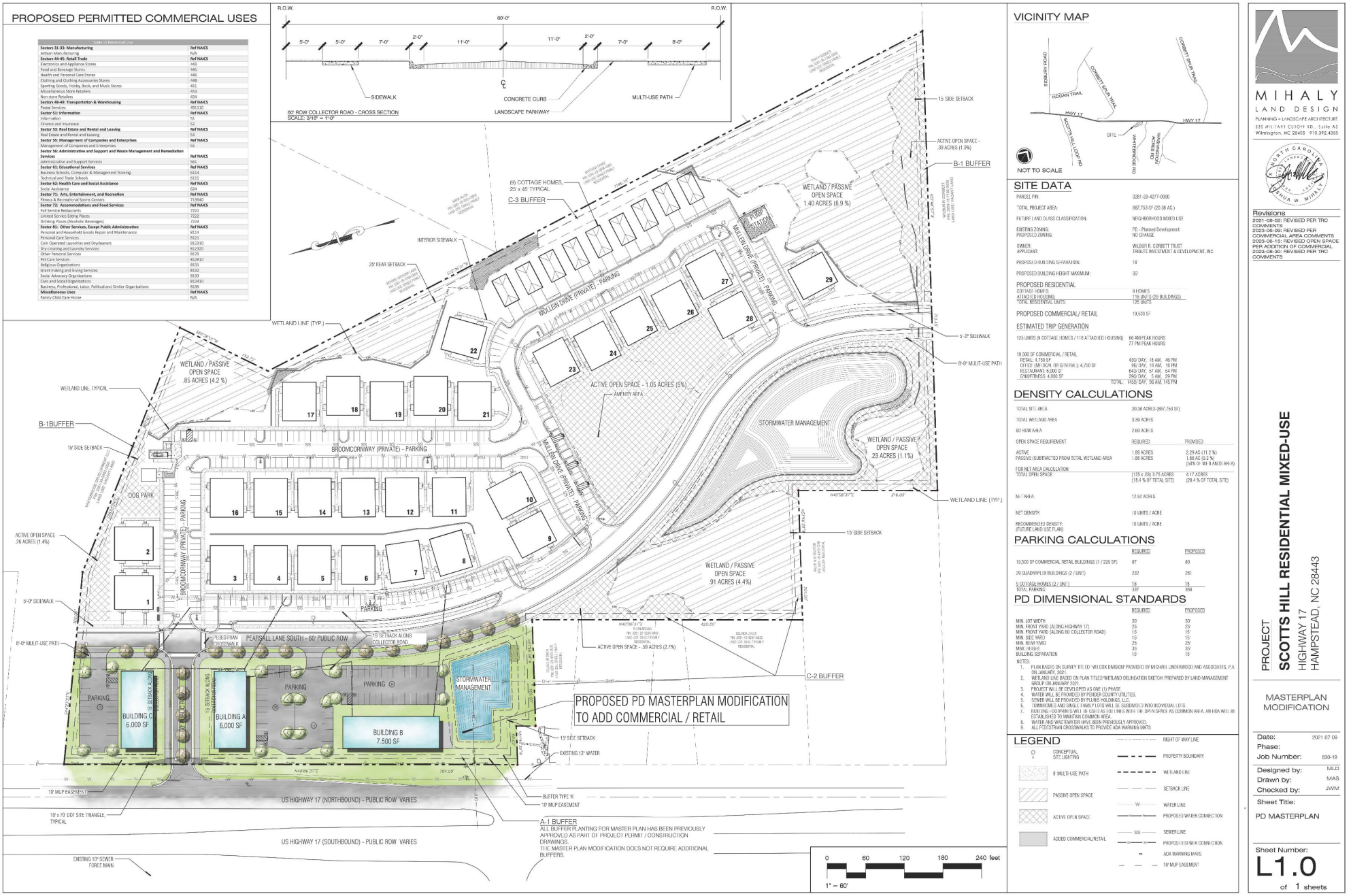
Revised Master Plan



VICINITY MAP

NOT TO SCALE

SITE DATA

PARCEL PIN:	3281-29-4277-0000
TOTAL PROJECT AREA:	887,753 SF (20.38 AC.)
FUTURE LAND CLASS CLASSIFICATION:	NEIGHBORHOOD MIXED USE
EXISTING ZONING:	PD - Planned Development
PROPOSED ZONING:	NO CHANGE
OWNER:	WILBUR R. CORBETT TRUST
APPLICANT:	TRIBUTE INVESTMENT & DEVELOPMENT, INC.
PROPOSED BUILDING SEPARATION:	16'
PROPOSED BUILDING HEIGHT MAXIMUM:	35'

PROPOSED RESIDENTIAL

COTTAGE HOMES:	9 HOMES
ATTACHED HOUSING:	116 UNITS (29 BUILDINGS)
TOTAL RESIDENTIAL UNITS:	125 UNITS

PROPOSED COMMERCIAL/ RETAIL 19,500 SF

ESTIMATED TRIP GENERATION

125 UNITS (9 COTTAGE HOMES / 116 ATTACHED HOUSING)	66 AM PEAK HOURS 77 PM PEAK HOURS

19,500 SF COMMERCIAL / RETAIL

RETAIL: 4,750 SF	430/ DAY, 18 AM, 46 PM
OFFICE (MEDICAL OR GENERAL): 4,750 SF	86/ DAY, 16 AM, 16 PM
RESTAURANT: 6,000 SF	643/ DAY, 57 AM, 64 PM
GYM/FITNESS: 4,000 SF	290/ DAY, 5 AM, 29 PM
	TOTAL: 1459/ DAY, 96 AM, 145 PM

DENSITY CALCULATIONS

TOTAL SITE AREA	20.38 ACRES (887,753 SF)	
TOTAL WETLAND AREA	3.39 ACRES	
60' ROW AREA	2.60 ACRES	
OPEN SPACE REQUIREMENT:	REQUIRED:	PROVIDED:
ACTIVE: PASSIVE (SUBTRACTED FROM TOTAL WETLAND AREA	1.88 ACRES 1.88 ACRES	2.29 AC (11.2 %) 1.88 AC (9.2 %) (50% OF WETLANDS AREA)
FOR NET AREA CALCULATION TOTAL OPEN SPACE:	(135 x 100) 3.75 ACRES (18.4 % OF TOTAL SITE)	4.17 ACRES (20.4 % OF TOTAL SITE)
NET AREA:	12.52 ACRES	
NET DENSITY:	10 UNITS / ACRE	
RECOMMENDED DENSITY: (FUTURE LAND USE PLAN)	10 UNITS / ACRE	

PARKING CALCULATIONS

	REQUIRED	PROPOSED
19,500 SF COMMERCIAL/RETAIL BUILDINGS (1 / 225 SF):	87	89
29 QUADRAPLEX BUILDINGS (2 / UNIT)	232	261
9 COTTAGE HOMES (2 / UNIT)	18	18
TOTAL PARKING:	337	368

PD DIMENSIONAL STANDARDS

	REQUIRED	PROPOSED
MIN. LOT WIDTH	30'	30'
MIN. FRONT YARD (ALONG HIGHWAY 17)	25'	25'
MIN. FRONT YARD (ALONG 60' COLLECTOR ROAD)	15'	15'
MIN. SIDE YARD	15'	15'
MIN. REAR YARD	25'	25'
MAX. HEIGHT	35'	35'
BUILDING SEPARATION	16'	16'

NOTES:
1. PLAN BASED ON SURVEY TITLED 'WILCOX DIVISION PROVIDED BY MICHAEL UNDERWOOD AND ASSOCIATES, P.A. ON JANUARY, 2021.
2. WETLAND LINE BASED ON PLAN TITLED 'WETLAND DELINEATION SKETCH' PREPARED BY LAND MANAGEMENT GROUP ON JANUARY 2021.
3. PROJECT WILL BE DEVELOPED AS ONE (1) PHASE.
4. WATER WILL BE PROVIDED BY PENDER COUNTY UTILITIES.
5. SEWER WILL BE PROVIDED BY FLURO HOLDINGS, LLC.
6. TOWNHOMES AND SINGLE FAMILY LOTS WILL BE SUBDIVIDED INTO INDIVIDUAL LOTS.
7. BUILDING FOOTPRINTS WILL BE USED AS LOT LINES WITH THE OPEN SPACE AS COMMON AREA. AN HOA WILL BE ESTABLISHED TO MAINTAIN COMMON AREA.
8. WATER AND WASTEWATER HAVE BEEN PREVIOUSLY APPROVED.
9. ALL PEDESTRIAN CROSSWALKS TO PROVIDE ADA WARNING MATS

LEGEND

- CONCEPTUAL SITE LIGHTING
- 8' MULTI-USE PATH
- PASSIVE OPEN SPACE
- ACTIVE OPEN SPACE
- ADDED COMMERCIAL/RETAIL
- RIGHT OF WAY LINE
- PROPERTY BOUNDARY
- WETLAND LINE
- SETBACK LINE
- W — WATER LINE
- PROPOSED WATER CONNECTION
- SS — SEWER LINE
- PROPOSED SEWER CONNECTION
- ADA WARNING MATS
- 10' MUP EASEMENT

MIHALY LAND DESIGN
PLANNING + LANDSCAPE ARCHITECTURE
335 WILLARD CLOFF RD., Suite A3
Wilmington, NC 28405 910.392.4355

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT JOSHUA W. MIHALY

Revisions
2021-08-02: REVISED PER TRC COMMENTS
2023-06-09: REVISED PER COMMERCIAL AREA COMMENTS
2023-06-15: REVISED OPEN SPACE PER ADDITION OF COMMERCIAL
2023-08-30: REVISED PER TRC COMMENTS

PROJECT
SCOTTS HILL RESIDENTIAL MIXED-USE
HIGHWAY 17
HAMPSTEAD, NC 28443

MASTERPLAN MODIFICATION

Date:	2021 07 09
Phase:	
Job Number:	630-19
Designed by:	MLD
Drawn by:	MAS
Checked by:	JWM

Sheet Title:
PD MASTERPLAN

Sheet Number:
L1.0
of 1 sheets