

Notes:

Uses, including density:  
The plan encompasses 550 residential units across three separate buildings  
The total plan density is 85.37 dwelling/hospitality units.  
The total building square footage is 1,484,868 , with 538,000 , square feet in Building 1, 408,868 square feet in each building 2 & 3.  
Uses include: 1,291,324 square feet of 1,2,3 and penthouse dwelling units.  
76,000 sqft Hospitality unit  
99,000 sqft total lifestyle retail which includes:  
6,000 sqft drinking/eating; 4,500 sqft quality sit down restaurant.

Resource Protection:  
3,000 linear feet of re-established Living Shore Line; 3 plus acres of natural Costal Marsh/Wetlands  
Open Space:  
4-1/2 acres of dedicated open space includes Coastal Marsh / Wetlands

Development Schedule:  
Groundbreaking 2023 with build out 2028

Buffers:  
As required by CAMA, NCDEQ, USACE

Flood Hazard Areas:  
By design limited to existing Costal Marsh, Wetlands and Riverfront. No Habitable dwelling/retail units will be exposed to Flood Hazard.

Existing Vegetation:  
Costal Marsh, documented wetlands will maintain existing vegetation. CAMA setbacks/Riverfront will be developed to USACE "living Shoreline" requirements. Balance of site will be landscaped/streetscaped in accordance with the Philosophy of celebrating the ecological sprit and balance of the surrounding area.

LEGEND

-  = OPENSOURCE
-  = CAMA SETBACK

SITE FEATURES

SCALE: 1" = 100'



DRAWING SET:  
CONSTRUCTION DOCUMENTS

RELEASE DATE: 10/15/2021

SHEET REVISED:

PRELIMINARY  
SHEET  
NOT FOR  
CONSTRUCTION

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Battleship  
Point  
Point Harbor Rd.  
Wilmington, NC

Contact:  
Toby Keeton  
toby@kerstingarchitecture.com  
865.806.3713  
4022 Market Street, Suite 201  
Wilmington, NC, 28403

KERSTING  
ARCHITECTURE  
WILMINGTON · RALEIGH  
www.kerstingarchitecture.com



SITE