Notes:

Uses, including density:

A maximum of 56,500 square feet of commercial/nonresidential uses (excluding hotel/motel units)

A maximum of 1,183 residential units (including hospitality units, which could be hotel/motel rooms or residential units)

Resource Protection:

Re-establish living shoreline along river frontage as required by the UDO

Protection of Coastal Marsh/Wetlands as required by CAMA and USACE requirements

Open Space:

A Minimum of 25% dedicated open space (+/- 2 acres), which may include Coastal Marsh/Wetlands

Development Schedule:

No Phasing of Project

Each Building may be eligible for Certificate of Occupancy prior to construction of complete site.

No Certificate of Occupancy shall be issued for second building constructed until riverwalk is complete

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.

Subject site is located completely with AE flood zone

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.

Approximately 5 Significant Hardwoods (non-Live Oak species) are located on the site and are proposed for removal and mitigation as required by UDO

LEGEND

= OPENSPACE

= CAMA SETBACK

SITE FEATURES

SCALE: 1" = 100'

DRAWING SET:
CONSTRUCTION DOCUMENTS

RELEASE DATE: 10/07/2021
SHEET REVISED: 10/28/2021
11/09/2021

PRELIMINARY
SHEET
NOT FOR
CONSTRUCTION

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SITE