PROJECT TITLE:
DEMAREST POINTE
MASTER DEVELOPMENT PLAN
New Hanover County, North Carolina

This is a Conceptual rendering prepared based on preliminary information. All images and uses are exhibited solely for the purpose of representing scale, texture, spatial relationships, potential land uses and the physical relationships intended between existing natural known land features and proposed future improvements which are subject to additions, deletions, total modifications and/or may not be improved or developed at all. All improvements will be in accordance with detailed design plans by required professionals and subject to permits and approvals by applicable government agencies before consideration to be developed. All plans subject to change.

PROJECT NO.

GRAPHIC SCALE: APPROXIMATE

DWG TITLE: |

REF. NO.
DATE: 3/28/20
DRAWN
DRAWING NO.: SDS
CHECKED: SDS
DRAWING SCALE: NTS

TABLE OF CONTENTS

1 Zoning Map
2 Vicinity & Sidewalk Map
3 Wetlands Map
4 Flood Map
5 Land Area Map
6 Easement Entitlements
7 Property Survey
8 Master Development Plan Existing Conditions
9 Master Development Plan
10 Architectural Elevation
11 Residence Definition
12 Residence Floor Plan Trees To Be Preserved & Relocated
13 Vehicular Circulation
14 Vehicular Circulation NCDOT
15 Setback Plan
16 Parking Plan
17 Stormwater Plan
18 Stormwater Plan CSD
Engineering Assessment
19 Sidewalk, Post Office & Sign Plan
20 Open Space Plan
21 Fencing & Buffer Plan
22 Tree Survey Existing Conditions
23 Tree Survey
24 Tree Survey Overlaid On Site Plan With Existing Trees To Be Removed, Relocated
25 Tree Survey Overlaid On Site Plan With Existing Trees To Be Preserved & Relocated

DKC|NWD|etaD|veR

DEVRESTERSTHGIRLLA0202THGIRYPOC

DEMAREST COMPANY LANDSCAPE ARCHITECTS
6933 Running Brook Terrace Wilmington, NC 28411
910•231•2428

DEMAREST COMPANY
15

COVER SHEET
DEVELOPER:
Middlesound LLC
6933 Running Brook Terrace
Wilmington, North Carolina 28411

LAND PLANNING LANDSCAPE ARCHITECTURE:
BUILDER
SURVEYOR:
Atlantic Coast Survey
1200 N 23rd Street, Suite 107
CDS Engineering
3805 Cherry Avenue
Wilmington, North Carolina 28403
314 Walnut Street Wilmington, North Carolina 28401

PROJECT NO.

DEMAESTRE COMPANY LANDSCAPE ARCHITECTS

LEGEND:

TOWNHOMES (12 Acres)____________________________________
101 RESIDENCES (12 ACRES @ 8/ACRE)
101 – 2 STORY (20' X 45') RESIDENCES
73 TWO BEDROOM @ 2.5 PARKING SPACES/RESIDENCE OR 183 SPACES
28 THREE BEDROOM @ 3.5 PARKING SPACES/RESIDENCE OR 98 SPACES
TOTAL: 101 RESIDENCES WITH 281 PARKING SPACES (290 PROVIDED)
7000 SQ FT CLUB HOUSE W/POST OFFICE
2,500 SQ. FT. 1 LANE LAP POOL, 450 SQ. FT. OUTDOOR KITCHEN
1 FIRE PIT, 2 GAZEBO'S, 2,500 SQ. FT. PLAYGROUND; 4,000 SQ. FT DOG PARK
1 MILE OF SIDEWALKS; 10 BYCYCLE RACKS: 65,000 SQ FT WATER FEATURE
2-12'X24' PARK GAZEBO; 1-12'X30' LANDSCAPE PARK ARBOR POND OVERLOOOK
1,500 LF PERIMETER MULTI USE PATHS TO 1.5 MILE DEMAREST PARK PATH

MULTIFAMILY (22 Acres)_____________________________________
336 RESIDENCES (22 ACRES @ 15/ACRE)
14 - 3 STORY (70' X 170') RESIDENCES, 24 RESIDENCES/BUILDING
168 ONE BEDROOM @ 1.5 PARKING SPACES/RESIDENCE OR 252 SPACES
168 TWO BEDROOM @ 2.5 PARKING SPACES/RESIDENCE OR 420 SPACES
TOTAL: 336 RESIDENCES WITH 672 PARKING SPACES (690 PROVIDED)
8,000 SQ. FT. CLUB HOUSE; 2,000 SQ. FT. POST OFFICE
2,500 SQ. FT. 2 LANE LAP POOL, 600 SQ. FT. OUTDOOR KITCHEN
2 FIRE PITS, 8 GAZEBO'S, 3,600 SQ. FT. PLAYGROUND; 6,000 SQ. FT DOG PARK
200 LF CLUB ARBOR; 75 LF POOL ARBOR;
2.75 MILES OF SIDEWALKS; 20 BICYCLE RACKS: 1 ACRE WATER FEATURE
500 LF 6' WIDE TIMBER PEDESTRIAN BRIDGES; 4-18'X24' PARK GAZEBO'S
26-12'X26' GARAGE PARKING SPACES; 25'X40' MAINTENANCE BUILDING
20'X30' CAR WASH; 25'X50' COMPACTOR; 18'X24' RECYCLE COMPACTOR
1,100 LF PERIMETER MULTI USE PATH TO 1.5 MILE DEMAREST PARK PATH

COMMERCIAL/RETAIL/OFFICE (36 Acres)_________________________
271,000 SQ. FT (36 ACRES)
3 X 41,700 SQ.FT = 125,000 SQ.; 2 X 37,150 SQ.FT. = 74,300 SQ.FT.
1 @ 21,450 SQ.FT; 1 @ 19,350 SQ.FT.; 1 @ 16,850 SQ.FT.
1 @ 8,000 SQ.FT.; 1 @ 6,000 SQ.FT.
1,300 PARKING SPACES (4.8 SPACES/1000 SQ. FT.)

HOTEL (2 Acres)_______________________________________________
150 ROOMS
160 PARKING SPACES

ATHLETIC CLUB (18.95 Acres)___________________________________
154,000 SQ.FT. ATHLETIC CLUB W/8 LANE 50 METER INDOOR POOL
4 5 0L FL A Z YR I V E RW /  8,0 0 0S Q .F T .Z E R OE N T R YB E A C H&T H EL A Z Y  I S L A N D
4,000 SQ. FT. SLASH PARK, SLIDE TOWER W/3 FLUMES, 7- 20' DIA WATER UMBRELLAS
3,800 SQ.FT. 2 LANE LAP POOL W/SPA, 60 LF SWING ARBOR OVERLOOKING 1.5 ACRE LAKE
320 LF SHADED ARBOR W/ 20' 40' COVERED OVERLOOK PAVILION
5 INDOOR TENNIS COURTS, 5 INDOOR BEACH VOLLEY BALL COURTS
1.5 MILE MULTI USE TRAIL PARK, 325 PRIMARY PARKING SPACES & 250 OFFSITE PARKING

OGDEN ELEMTARY SCHOOL
New Hanover County, NC | New Hanover County NC
This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.
DEVELOPER: Middlesound LLC
6933 Running Brook Terrace
Wilmington, North Carolina 28411

LAND PLANNING LANDSCAPE ARCHITECT: [Name]
BUILDER: Atlantic Coast Survey
1200 N 23rd Street, Suite 107
CDS Engineering
3805 Cherry Avenue
Wilmington, North Carolina 28403

314 Walnut Street
Wilmington, North Carolina 28401
Wilmington, North Carolina 28405

PROJECT TITLE: DEMAREST POINTE
MASTER DEVELOPMENT PLAN
New Hanover County, North Carolina

This is a Conceptual rendering prepared based on preliminary information. All images and uses are exhibited solely for the purpose of representing scale, texture, spatial relationships, potential land uses and the physical relationships intended between existing natural known land features and proposed future improvements which are subject to additions, deletions, total modifications and/or may not be improved or developed at all. All improvements will be in accordance with detailed design plans by required professionals and subject to permits and approvals by applicable government agencies before consideration to be developed. All plans subject to change.

PROJECT NO.: [Project Number]
GRAPHIC SCALE: APPROXIMATE

DWG TITLE: [Drawing Title]
REF. NO.: [Reference Number]
DATE: 3/28/20
DRAWN: [Drawing Number]
CHECKED: [Checked by]
DRAWING SCALE: NTS

FLOOD MAP
6933 Running Brook Terrace   Wilmington, NC 28411   910•231•2428
Landscape Architects
Land Planners
ASLA
DEMAREST COMPANY

LEGEND:
TOWNHOMES_ (12 Acres)____________________________________
101 RESIDENCES (12 ACRES @ 8/ACRE)
101 – 2 STORY (20' X 45') RESIDENCES
73 TWO BEDROOM @ 2.5 PARKING SPACES/RESIDENCE OR 183 SPACES
28 THREE BEDROOM @ 3.5 PARKING SPACES/RESIDENCE OR 98 SPACES
TOTAL: 101 RESIDENCES WITH 281 PARKING SPACES (290 PROVIDED)
7000 SQ FT CLUB HOUSE W/POST OFFICE
2,500 SQ. FT. 1 LANE LAP POOL, 450 SQ. FT. OUTDOOR KITCHEN
1 FIRE PIT, 2 GAZEBO'S, 2,500 SQ. FT. PLAYGROUND; 4,000 SQ. FT DOG PARK
1 MILE OF SIDEWALKS; 10 BYCYCLE RACKS: 65,000 SQ FT WATER FEATURE
2-12'X24' PARK GAZEBO; 1-12'X30' LANDSCAPE PARK ARBOR POND OVERLOOOK
1,500 LF PERIMETER MULTI USE PATHS TO 1.5 MILE DEMAREST PARK PATH

MULTIFAMILY_ (22 Acres)_____________________________________
336 RESIDENCES (22 ACRES @ 15/ACRE)
14 - 3 STORY (70' X 170') RESIDENCES, 24 RESIDENCES/BUILDING
168 ONE BEDROOM @ 1.5 PARKING SPACES/RESIDENCE OR 252 SPACES
168 TWO BEDROOM @ 2.5 PARKING SPACES/RESIDENCE OR 420 SPACES
TOTAL: 336 RESIDENCES WITH 672 PARKING SPACES (690 PROVIDED)
8,000 SQ. FT. CLUB HOUSE; 2,000 SQ. FT. POST OFFICE
2,500 SQ. FT. 2 LANE LAP POOL, 600 SQ. FT. OUTDOOR KITCHEN
2 FIRE PITS, 8 GAZEBO'S, 3,600 SQ. FT. PLAYGROUND; 6,000 SQ. FT DOG PARK
2 0 0L FC L U BA R B O R ;7 5L FP O O LA R B O R ;
2.75 MILES OF SIDEWALKS; 20 BICYCLE RACKS: 1 ACRE WATER FEATURE
500 LF 6' WIDE TIMBER PEDESTRIAN BRIDGES; 4-18'X24' PARK GAZEBO'S
26-12'X26' GARAGE PARKING SPACES; 25'X40' MAINTENANCE BUILDING
20'X30' CAR WASH; 25'X50' COMPACTOR; 18'X24' RECYCLE COMPACTOR
1,100 LF PERIMETER MULTI USE PATH TO 1.5 MILE DEMAREST PARK PATH

COMMERCIAL/RETAIL/OFFICE (36 Acres)_________________________
271,000 SQ. FT (36 ACRES)
3 X 41,700 SQ.FT = 125,000 SQ.; 2 X 37,150 SQ.FT. = 74,300 SQ.FT.
1 @ 21,450 SQ.FT; 1 @ 19,350 SQ.FT.; 1 @ 16,850 SQ.FT.
1 @ 8,000 SQ.FT.; 1 @ 6,000 SQ.FT.
1,300 PARKING SPACES (4.8 SPACES/1000 SQ. FT.)

HOTEL (2 Acres)_______________________________________________
150 ROOMS; 160 PARKING SPACES

ATHLETIC CLUB_ (18.95 Acres)___________________________________
154,000 SQ.FT. ATHLETIC CLUB
W/8 LANE 50 METER INDOOR POOL
4 5 0L FL A Z YR I V E RW /8 , 0 0 0S Q .F T .Z E R OE N T R B E A C H&T H EL A Z YI S L A N D
4,000 SQ. FT. SLASH PARK, SLIDE TOWER W/3 FLUMES, 7- 20' DIA WATER UMBRELLAS
3,800 SQ.FT. 2 LANE LAP POOL W/SPA, 60 LF SWING ARBOR OVERLOOKING 1.5 ACRE LAKE
320 LF SHADED ARBOR W/ 20' 40' COVERED OVERLOOK PAVILION
5 INDOOR TENNIS COURTS, 5 INDOOR BEACH VOLLEY BALL COURTS
1.5 MILE MULTI USE TRAIL PARK, 325 PRIMARY PARKING SPACES & 250 OFFSITE PARKING
This is a Conceptual rendering prepared based on preliminary information. All images and uses are exhibited solely for the purpose of representing scale, texture, spatial relationships, potential land uses and the physical relationships intended between existing natural known land features and proposed future improvements which are subject to additions, deletions, total modifications and/or may not be improved or developed at all. All improvements will be in accordance with detailed design plans by required professionals and subject to permits and approvals by applicable government agencies before consideration to be developed. All plans subject to change.
DEVELOPER:
Middlesound LLC
6933 Running Brook Terrace
Wilmington, North Carolina 28411

LAND PLANNING LANDSCAPE ARCHITECTURE:

BUILDER

SURVEYOR:
Atlantic Coast Survey
1200 N 23rd Street, Suite 107
CDS Engineering
3805 Cherry Avenue
Wilmington, North Carolina 28403

CIVIL ENGINEERING:

PROJECT TITLE:
DEMAREST POINTE
MASTER DEVELOPMENT PLAN
New Hanover County, North Carolina

This is a Conceptual rendering prepared based on preliminary information. All images and uses are exhibited solely for the purpose of representing scale, texture, spatial relationships, potential land uses and the physical relationships intended between existing natural known land features and proposed future improvements which are subject to additions, deletions, total modifications and/or may not be improved or developed at all. All improvements will be in accordance with detailed design plans by required professionals and subject to permits and approvals by applicable government agencies before consideration to be developed. All plans subject to change.

PROJECT NO.

GRAPHIC SCALE: APPROXIMATE

DWG TITLE

REF. NO.

DATE: 3/28/20

DRAWN

DRAWING NO.

CHECKED:

CHECKED:

DRAWING SCALE: NTS

LEGEND:

TOWNHOMES

101 RESIDENCES

(12 Acres)

101 – 2 STORY (20’ X 45’) RESIDENCES

73 TWO BEDROOM @ 2.5 PARKING SPACES/RESIDENCE OR 183 SPACES

28 THREE BEDROOM @ 3.5 PARKING SPACES/RESIDENCE OR 98 SPACES

TOTAL: 101 RESIDENCES WITH 281 PARKING SPACES (290 PROVIDED)

7000 SQ FT CLUB HOUSE W/POST OFFICE

2,500 SQ. FT. 1 LANE LAP POOL, 450 SQ. FT. OUTDOOR KITCHEN

1 FIRE PIT, 2 GAZEBO’S, 2,500 SQ. FT. PLAYGROUND; 4,000 SQ. FT DOG PARK

1 MILE OF SIDEWALKS; 10 BICYCLE RACKS; 65,000 SQ FT WATER FEATURE

2-12’X24’ PARK GAZEBO; 1-12’X30’ LANDSCAPE PARK ARBOR POND OVERLOOOK

1,500 LF PERIMETER MULTI USE PATHS TO 1.5 MILE DEMAREST PARK PATH

MULTIFAMILY

(22 Acres)

336 RESIDENCES

(22 ACRES @ 15/ACRE)

14 - 3 STORY (70’ X 170’) RESIDENCES, 24 RESIDENCES/BUILDING

168 ONE BEDROOM @ 1.5 PARKING SPACES/RESIDENCE OR 252 SPACES

168 TWO BEDROOM @ 2.5 PARKING SPACES/RESIDENCE OR 420 SPACES

TOTAL: 336 RESIDENCES WITH 672 PARKING SPACES (690 PROVIDED)

8,000 SQ. FT. CLUB HOUSE; 2,000 SQ. FT. POST OFFICE

2,500 SQ. FT. 2 LANE LAP POOL, 600 SQ. FT. OUTDOOR KITCHEN

2 FIRE PITS, 8 GAZEBO’S, 3,600 SQ. FT. PLAYGROUND; 6,000 SQ. FT DOG PARK

200 LF CLUB ARBOR; 75 LF POOL ARBOR;

2.75 MILES OF SIDEWALKS; 20 BICYCLE RACKS; 1 ACRE WATER FEATURE

500 LF 6’ WIDE TIMBER PEDESTRIAN BRIDGES; 4-18’X24’ PARK GAZEBO’S

26-12’X26’ GARAGE PARKING SPACES; 25’X40’ MAINTENANCE BUILDING

20’X30’ CAR WASH; 25’X50’ COMPACTOR; 18’X24’ RECYCLE COMPACTOR

1,100 LF PERIMETER MULTI USE PATH TO 1.5 MILE DEMAREST PARK PATH

COMMERCIAL/RETAIL/OFFICE

(36 Acres)

271,000 SQ. FT

(36 ACRES)

3 X 41,700 SQ.FT = 125,000 SQ.; 2 X 37,150 SQ.FT. = 74,300 SQ.FT.

1 @ 21,450 SQ.FT; 1 @ 19,350 SQ.FT.; 1 @ 16,850 SQ.FT.

1 @ 8,000 SQ.FT.; 1 @ 6,000 SQ.FT.

1,300 PARKING SPACES (4.8 SPACES/1000 SQ. FT.)

HOTEL

(2 Acres)

150 ROOMS; 160 PARKING SPACES

ATHLETIC CLUB

(18.95 Acres)

154,000 SQ.FT. ATHLETIC CLUB

W/8 LANE 50 METER INDOOR POOL

4 5 0L FL A Z YR I V E RW /  8 , 0 0 0S Q .F T .Z E R OE N T R YB E A C H&T H EL A Z Y  I S L A N D

4,000 SQ. FT. SLASH PARK, SLIDE TOWER W/3 FLUMES, 7- 20’ DIA WATER UMBRELLAS

3,800 SQ.FT. 2 LANE LAP POOL W/SPA, 60 LF SWING ARBOR OVERLOOKING 1.5 ACRE LAKE

320 LF SHADED ARBOR W/ 20’ 40’ COVERED OVERLOOK PAVILION

5 INDOOR TENNIS COURTS, 5 INDOOR BEACH VOLLEY BALL COURTS

1.5 MILE MULTI USE TRAIL PARK, 325 PRIMARY PARKING SPACES & 250 OFFSITE PARKING

With this recording New Hanover County accepts the dedication for stormwater and sewers.

With this recording New Hanover County accepts the dedication for stormwater and sewers.

With this recording New Hanover County accepts the dedication for stormwater and sewers.

With this recording New Hanover County accepts the dedication for stormwater and sewers.

With this recording New Hanover County accepts the dedication for stormwater and sewers.
DEVELOPER:
Middlesound LLC
6933 Running Brook Terrace
Wilmington, North Carolina 28411

LAND PLANNING LANDSCAPE ARCHITECTURE:
BUILDER:
SURVEYOR:
Atlantic Coast Survey
1200 N 23rd Street, Suite 107
CDS Engineering
3805 Cherry Avenue
Wilmington, North Carolina 28403
314 Walnut Street Wilmington, North Carolina 28401
Wilmington, North Carolina 28405

PROJECT TITLE:
DEMAREST POINTE
MASTER DEVELOPMENT PLAN
New Hanover County, North Carolina

This is a Conceptual rendering prepared based on preliminary information. All images and uses are exhibited solely for the purpose of representing scale, texture, spatial relationships, potential land uses and the physical relationships intended between existing natural known land features and proposed future improvements which are subject to additions, deletions, total modifications and/or may not be improved or developed at all. All improvements will be in accordance with detailed design plans by required professionals and subject to permits and approvals by applicable government agencies before consideration to be developed. All plans subject to change.

PROJECT NO.

GRAPHIC SCALE: APPROXIMATE
DWG TITLE
REF. NO.
DATE: 3/28/20
DRAWN
DRAWING NO.: SDS
CHECKED: SDS
DRAWING SCALE: NTS

DEMAREST COMPANY LANDSCAPE ARCHITECTS
PROPERTY SURVEY
6933 Running Brook Terrace   Wilmington, NC 28411   910•231•2428

LEGEND:
TOWNHOMES _ (12 Acres)____________________________________
101 RESIDENCES (12 ACRES @ 8/ACRE)
101 – 2 STORY (20’ X 45’) RESIDENCES
73 TWO BEDROOM @ 2.5 PARKING SPACES/RESIDENCE OR 183 SPACES
28 THREE BEDROOM @ 3.5 PARKING SPACES/RESIDENCE OR 98 SPACES
TOTAL: 101 RESIDENCES WITH 281 PARKING SPACES (290 PROVIDED)

7000 SQ FT CLUB HOUSE W/POST OFFICE
2,500 SQ. FT. 1 LANE LAP POOL, 450 SQ. FT. OUTDOOR KITCHEN
1 FIRE PIT, 2 GAZEBO’S, 2,500 SQ. FT. PLAYGROUND; 4,000 SQ. FT DOG PARK
1 MILE OF SIDEWALKS; 10 BYCYCLE RACKS: 65,000 SQ FT WATER FEATURE
2-12’X24’ PARK GAZEBO; 1-12’X30’ LANDSCAPE PARK ARBOR POND OVERLOOOK
1,500 LF PERIMETER MULTI USE PATHS TO 1.5 MILE DEMAREST PARK PATH

MULTIFAMILY _ (22 Acres)_____________________________________
336 RESIDENCES (22 ACRES @ 15/ACRE)
14 - 3 STORY (70’ X 170’) RESIDENCES, 24 RESIDENCES/BUILDING
168 ONE BEDROOM @ 1.5 PARKING SPACES/RESIDENCE OR 252 SPACES
168 TWO BEDROOM @ 2.5 PARKING SPACES/RESIDENCE OR 420 SPACES
TOTAL: 336 RESIDENCES WITH 672 PARKING SPACES (690 PROVIDED)

8,000 SQ. FT. CLUB HOUSE; 2,000 SQ. FT. POST OFFICE
2,500 SQ. FT. 2 LANE LAP POOL, 600 SQ. FT. OUTDOOR KITCHEN
2 FIRE PITS, 8 GAZEBO’S, 3,600 SQ. FT. PLAYGROUND; 6,000 SQ. FT DOG PARK
200 LF CLUB ARBOR; 75 LF POOL ARBOR; 2.75 MILES OF SIDEWALKS; 20 BICYCLE RACKS: 1 ACRE WATER FEATURE
500 LF 6’ WIDE TIMBER PEDESTRIAN BRIDGES; 4-18’X24’ PARK GAZEBO’S
26-12’X26’ GARAGE PARKING SPACES; 25’X40’ MAINTENANCE BUILDING
20’X30’ CAR WASH; 25’X50’ COMPACTOR; 18’X24’ RECYCLE COMPACTOR
1,100 LF PERIMETER MULTI USE PATH TO 1.5 MILE DEMAREST PARK PATH

COMMERCIAL/RETAIL/OFFICE (36 Acres)_________________________
271,000 SQ. FT (36 ACRES)
3 X 41,700 SQ.FT = 125,000 SQ.; 2 X 37,150 SQ.FT. = 74,300 SQ.FT.
1 @ 21,450 SQ.FT; 1 @ 19,350 SQ.FT.; 1 @ 16,850 SQ.FT.
1 @ 8,000 SQ.FT.; 1 @ 6,000 SQ.FT.
1,300 PARKING SPACES (4.8 SPACES/1000 SQ. FT.)

HOTEL _ (2 Acres)______________________________________________
150 ROOMS; 160 PARKING SPACES

ATHLETIC CLUB _ (18.95 Acres)___________________________________
154,000 SQ.FT. ATHLETIC CLUB W/8 LANE 50 METER INDOOR POOL
4 50L FL AZY R IV E RW / 8,000 SQ. FT . Z ER OE N T R E B A C H & TH E LA Z Y I S L A N D
4,000 SQ. FT. SLASH PARK, SLIDE TOWER W/3 FLUMES, 7- 20’ DIA WATER UMBRELLAS
3,800 SQ.FT. 2 LANE LAP POOL W/SPA, 60 LF SWING ARBOR OVERLOOKING 1.5 ACRE LAKE
320 LF SHADED ARBOR W/ 20’ 40’ COVERED OVERLOOK PAVILION
5 INDOOR TENNIS COURTS, 5 INDOOR BEACH VOLLEY BALL COURTS
1.5 MILE MULTI USE TRAIL PARK, 325 PRIMARY PARKING SPACES & 250 OFFSITE PARKING
This is a Conceptual rendering prepared based on preliminary information. All images and uses are exhibited solely for the purpose of representing scale, texture, spatial relationships, potential land uses and the physical relationships intended between existing natural known land features and proposed future improvements which are subject to additions, deletions, total modifications and/or may not be improved or developed at all. All improvements will be in accordance with detailed design plans by required professionals and subject to permits and approvals by applicable government agencies before consideration to be developed. All plans subject to change.
This is a Conceptual rendering prepared based on preliminary information. All images and uses are exhibited solely for the purpose of representing scale, texture, spatial relationships, potential land uses and the physical relationships intended between existing natural known land features and proposed future improvements which are subject to additions, deletions, total modifications and/or may not be improved or developed at all. All improvements will be in accordance with detailed design plans by required professionals and subject to permits and approvals by applicable government agencies before consideration to be developed. All plans subject to change.

PROJECT NO.

GRAPHIC SCALE: APPROXIMATE

DWG TITLE: REF. NO.

DATE: 3/28/20

DRAWN

DRAWING NO.: SDS

CHECKED: SDS

DRAWING SCALE: NTS

DEVELOPMENT: DEMAREST POINTE

MASTER DEVELOPMENT PLAN

New Hanover County, North Carolina

LAND PLANNING LANDSCAPE ARCHITECT: DEMAREST COMPANY LANDSCAPE ARCHITECTS

SURVEYOR: Atlantic Coast Survey

LANDSCAPE ARCHITECT: DEMAREST COMPANY

BUILDER: PBC | DESIGN BUILD

ARCHITECTURE: CDS Engineering

CIVIL ENGINEERING: CDS Engineering

PROJECT TITLE:

DEMAREST POINTE

MASTER DEVELOPMENT PLAN

New Hanover County, North Carolina

.72 ACRES STORMWATER EASEMENT

.35 ACRES CONDITIONAL R-5 REZONING

4.07 ACRES PROVIDED FOR IMPROVEMENTS

R-5 ZONING

6 RESIDENCES PER ACRE

3.35 ACRES x 8 = 26.8 RESIDENCES

24 TOWNHOMES PROPOSED

4.07 ACRES PROVIDED

24 TOWNHOMES PROPOSED

24 DIVIDED BY 4.07 ACRES = 5.91 RES./AC.

6 RESIDENCES PER ACRE ON LAND PROVIDED

Sustainability-Diversity-Ecology-Connectivity

™
DEVELOPER:
Middlesound LLC
6933 Running Brook Terrace
Wilmington, North Carolina 28411

PROJECT TITLE:
DEMAREST POINTE
MASTER DEVELOPMENT PLAN
New Hanover County, North Carolina

This is a Conceptual rendering prepared based on preliminary information. All images and uses are exhibited solely for the purpose of representing scale, texture, spatial relationships, potential land uses and the physical relationships intended between existing natural land features and proposed future improvements which are subject to additions, deletions, total modifications and/or may not be improved or developed at all. All improvements will be in accordance with detailed design plans by required professionals and subject to permits and approvals by applicable government agencies before consideration to be developed. All plans subject to change.

PROJECT NO.

GRAPHIC SCALE: APPROXIMATE

LEGEND:

TOWNHOMES
(12 Acres)____________________________________
101 RESIDENCES
(12 ACRES @ 8/ACRE)
101 – 2 STORY (20’ X 45’) RESIDENCES
73 TWO BEDROOM @ 2.5 PARKING SPACES/RESIDENCE OR 183 SPACES
28 THREE BEDROOM @ 3.5 PARKING SPACES/RESIDENCE OR 98 SPACES
TOTAL: 101 RESIDENCES WITH 281 PARKING SPACES (290 PROVIDED)
7000 SQ FT CLUB HOUSE W/POST OFFICE
2,500 SQ. FT. 1 LANE LAP POOL, 450 SQ. FT. OUTDOOR KITCHEN
1 FIRE PIT, 2 GAZEBO’S, 2,500 SQ. FT. PLAYGROUND; 4,000 SQ. FT DOG PARK
1 MILE OF SIDEWALKS; 10 BICYCLE RACKS: 65,000 SQ FT WATER FEATURE
2-12’X24’ PARK GAZEBO; 1-12’X30’ LANDSCAPE PARK ARBOR POND OVERLOOK
1,500 LF PERIMETER MULTI USE PATHS TO 1.5 MILE DEMAREST PARK PATH

MULTIFAMILY
(22 Acres)_____________________________________
336 RESIDENCES
(22 ACRES @ 15/ACRE)
14 - 3 STORY (70’ X 170’) RESIDENCES, 24 RESIDENCES/BUILDING
168 ONE BEDROOM @ 1.5 PARKING SPACES/RESIDENCE OR 252 SPACES
168 TWO BEDROOM @ 2.5 PARKING SPACES/RESIDENCE OR 420 SPACES
TOTAL: 336 RESIDENCES WITH 672 PARKING SPACES (690 PROVIDED)
8,000 SQ. FT. CLUB HOUSE; 2,000 SQ. FT. POST OFFICE
2,500 SQ. FT. 2 LANE LAP POOL, 600 SQ. FT. OUTDOOR KITCHEN
2 FIRE PITS, 8 GAZEBO’S, 3,600 SQ. FT. PLAYGROUND; 6,000 SQ. FT DOG PARK
200 LF CLUB ARBOR; 75 LF POOL ARBOR; 2.75 MILES OF SIDEWALKS; 20 BICYCLE RACKS: 1 ACRE WATER FEATURE
500 LF 6’ WIDE TIMBER PEDESTRIAN BRIDGES; 4-18’X24’ PARK GAZEBO’S
26-12’X26’ GARAGE PARKING SPACES; 25’X40’ MAINTENANCE BUILDING
20’X30’ CAR WASH; 25’X50’ COMPACTOR; 18’X24’ RECYCLE COMPACTOR
1,100 LF PERIMETER MULTI USE PATH TO 1.5 MILE DEMAREST PARK PATH

COMMERCIAL/RETAIL/OFFICE
(36 Acres)_________________________
271,000 SQ. FT (36 ACRES)
3 X 41,700 SQ.FT = 125,000 SQ.; 2 X 37,150 SQ.FT. = 74,300 SQ.FT.
1 @ 21,450 SQ.FT; 1 @ 19,350 SQ.FT.; 1 @ 16,850 SQ.FT.
1 @ 8,000 SQ.FT.; 1 @ 6,000 SQ.FT.
1,300 PARKING SPACES (4.8 SPACES/1000 SQ. FT.)

HOTEL
(2 Acres)__________________________________________
150 ROOMS; 160 PARKING SPACES

ATHLETIC CLUB
(18.95 Acres)___________________________________
154,000 SQ.FT. ATHLETIC CLUB
W/8 LANE 50 METER INDOOR POOL
4 5 0L FL A ZY R I V E RW /  8 , 0 0 0S Q .F T .Z E R OE N T R YB E A C H&T H EL A Z Y  I S L A N D
4,000 SQ. FT. SLASH PARK, SLIDE TOWER W/3 FLUMES, 7- 20’ DIA WATER UMBRELLAS
3,800 SQ.FT. 2 LANE LAP POOL W/SPA, 60 LF SWING ARBOR OVERLOOKING 1.5 ACRE LAKE
320 LF SHADED ARBOR W/ 20’ 40’ COVERED OVERLOOK PAVILION
5 INDOOR TENNIS COURTS, 5 INDOOR BEACH VOLLEY BALL COURTS
1.5 MILE MULTI USE TRAIL PARK, 325 PRIMARY PARKING SPACES & 250 OFFSITE PARKING
DEVELOPER:
Middlesound LLC
6933 Running Brook Terrace
Wilmington, North Carolina 28411

LAND PLANNING LANDSCAPE ARCHITECTURE:

BUILDER:
SURVEYOR:
CDS Engineering
3805 Cherry Avenue
Wilmington, North Carolina 28403

CIVIL ENGINEERING:

PROJECT TITLE:
DEMAREST POINTE
MASTER DEVELOPMENT PLAN
New Hanover County, North Carolina

This is a Conceptual rendering prepared based on preliminary information. All images and uses are exhibited solely for the purpose of representing scale, texture, spatial relationships, potential land uses and the physical relationships intended between existing natural known land features and proposed future improvements which are subject to additions, deletions, total modifications and/or may not be improved or developed at all. All improvements will be in accordance with detailed design plans by required professionals and subject to permits and approvals by applicable government agencies before consideration to be developed. All plans subject to change.

PROJECT NO.

GRAPHIC SCALE: APPROXIMATE

DWG TITLE

REF. NO.

DATE: 3/28/20

DRAWN

DRAWING NO.: SDS

CHECKED: SDS

DRAWING SCALE: NTS

RESIDENCE DEFINITION
6933 Running Brook Terrace   Wilmington, NC 28411   910•231•2428

LEGEND:

TOWNHOMES_ (12 Acres)____________________________________
101 RESIDENCES (12 ACRES @ 8/ACRE)
73 TWO BEDROOM @ 2.5 PARKING SPACES/RESIDENCE OR 183 SPACES
28 THREE BEDROOM @ 3.5 PARKING SPACES/RESIDENCE OR 98 SPACES
TOTAL: 101 RESIDENCES WITH 281 PARKING SPACES (290 PROVIDED)

7000 SQ FT CLUB HOUSE W/POST OFFICE
2,500 SQ. FT. 1 LANE LAP POOL, 450 SQ. FT. OUTDOOR KITCHEN
1 FIRE PIT, 2 GAZEBO'S, 2,500 SQ. FT. PLAYGROUND; 4,000 SQ. FT DOG PARK
1 MILE OF SIDEWALKS; 10 BYCYCLE RACKS: 65,000 SQ FT WATER FEATURE
2-12'X24' PARK GAZEBO; 1-12'X30' LANDSCAPE PARK ARBOR POND OVERLOOK
1,500 LF PERIMETER MULTI USE PATHS TO 1.5 MILE DEMAREST PARK PATH

MULTIFAMILY_ (22 Acres)_____________________________________
336 RESIDENCES (22 ACRES @ 15/ACRE)
14 - 3 STORY (70' X 170') RESIDENCES, 24 RESIDENCES/BUILDING
168 ONE BEDROOM @ 1.5 PARKING SPACES/RESIDENCE OR 252 SPACES
168 TWO BEDROOM @ 2.5 PARKING SPACES/RESIDENCE OR 420 SPACES
TOTAL: 336 RESIDENCES WITH 672 PARKING SPACES (690 PROVIDED)

8,000 SQ. FT. CLUB HOUSE; 2,000 SQ. FT. POST OFFICE
2,500 SQ. FT. 2 LANE LAP POOL, 600 SQ. FT. OUTDOOR KITCHEN
2 FIRE PITS, 8 GAZEBO'S, 3,600 SQ. FT. PLAYGROUND; 6,000 SQ. FT DOG PARK
2 0 0L FC L U BA R B O R ;7 5L FP O O LA R B O R ;
2.75 MILES OF SIDEWALKS; 20 BICYCLE RACKS: 1 ACRE WATER FEATURE
500 LF 6' WIDE TIMBER PEDESTRIAN BRIDGES; 4-18'X24' PARK GAZEBO'S
26-12'X26' GARAGE PARKING SPACES; 25'X40' MAINTENANCE BUILDING
20'X30' CAR WASH; 25'X50' COMPACTOR; 18'X24' RECYCLE COMPACTOR
1,100 LF PERIMETER MULTI USE PATH TO 1.5 MILE DEMAREST PARK PATH

COMMERCIAL/RETAIL/OFFICE (36 Acres)_________________________
271,000 SQ. FT (36 ACRES)
3 X 41,700 SQ.FT = 125,000 SQ.; 2 X 37,150 SQ.FT. = 74,300 SQ.FT.
1 @ 21,450 SQ.FT; 1 @ 19,350 SQ.FT.; 1 @ 16,850 SQ.FT.
1 @ 8,000 SQ.FT.; 1 @ 6,000 SQ.FT.
1,300 PARKING SPACES (4.8 SPACES/1000 SQ. FT.)

HOTEL (2 Acres)_______________________________________________
150 ROOMS; 160 PARKING SPACES

ATHLETIC CLUB_ (18.95 Acres)___________________________________
154,000 SQ.FT. ATHLETIC CLUB W/8 LANE 50 METER INDOOR POOL
4 5 0L FL A Z YR I V E RW /8 , 0 0 0S Q .F T .Z E R OE N T R YB E A C H&T H EL A Z YI S L A N D
4,000 SQ. FT. SLASH PARK, SLIDE TOWER W/3 FLUMES, 7- 20' DIA WATER UMBRELLAS
3,800 SQ.FT. 2 LANE LAP POOL W/SPA, 60 LF SWING ARBOR OVERLOOKING 1.5 ACRE LAKE
320 LF SHADED ARBOR W/ 20' 40' COVERED OVERLOOK PAVILION
5 INDOOR TENNIS COURTS, 5 INDOOR BEACH VOLLEY BALL COURTS
1.5 MILE MULTI USE TRAIL PARK, 325 PRIMARY PARKING SPACES & 250 OFFSITE PARKING

DEMAREST POINTE
A Classic American Neighborhood
Sustainability-Diversity-Ecology-Connectivity
™

35'
DEVELOPER:
Middlesound LLC
6933 Running Brook Terrace
Wilmington, North Carolina 28411

LAND PLANNING LANDSCAPE ARCHITECTURE:

BUILDER

SURVEYOR:
Atlantic Coast Survey
1200 N 23rd Street, Suite 107
Wilmington, North Carolina 28403

CIVIL ENGINEERING:

PROJECT TITLE:
DEMAREST POINTE
MASTER DEVELOPMENT PLAN
New Hanover County, North Carolina

This is a Conceptual rendering prepared based on preliminary information. All images and uses are exhibited solely for the purpose of representing scale, texture, spatial relationships, potential land uses and the physical relationships intended between existing natural known land features and proposed future improvements which are subject to additions, deletions, total modifications and/or may not be improved or developed at all. All improvements will be in accordance with detailed design plans by required professionals and subject to permits and approvals by applicable government agencies before consideration to be developed. All plans subject to change.

PROJECT NO.

GRAPHIC SCALE: APPROXIMATE

DWG TITLE: 

REF. NO.

DATE: 3/28/20

DRAWN

DRAWING NO.: SDS

CHECKED: SDS

DRAWING SCALE: NTS


DEMAFEST POINTE
A Classic American Neighborhood
Sustainability-Diversity-Ecology-Connectivity

ALLEY

ALLEY

ALLEY

ALLEY

GROUND FLOOR
ENTRANCE • OFFICE / BEDROOM / BATH • GARAGE

PBC DESIGN • BUILD

FIRST FLOOR
LIVING RM • DINING RM • KITCHEN • BATH

PBC DESIGN • BUILD

SECOND FLOOR
2 BEDROOMS • 2 BATHROOMS

PBC DESIGN • BUILD

STREET

STREET

STREET

STREET

64'

16'

16'

16'

51'

16'

64'

G  R  O  U  N  D  F  L  O  O  R

F  I  R  S  T  F  L  O  O  R

S  E  C  O  N  D  F  L  O  O  R

16'

16'

16'

314 Walnut Street
Wilmington, North Carolina 28401

ALLEY

STREET

GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

16' 16' 16'

64'

16'

64'

12
Traffic Impact - A Traffic Impact Analysis (TIA) Must Be Completed For All Proposed Developments That Generate More Than 100 Peak Hour Trips

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Type</th>
<th>ITE Code*</th>
<th>Size</th>
<th>Unit</th>
<th>Adj/Gen</th>
<th>Rate</th>
<th>Eq</th>
<th>24 Hour Volumes</th>
<th>AM Peak Hour Trips</th>
<th>PM Peak Hour Trips</th>
</tr>
</thead>
<tbody>
<tr>
<td>Multifamily-Housing (Low-Rise) [Data Range: 0-500]</td>
<td>Residential</td>
<td>220</td>
<td>24</td>
<td>Dwelling Units</td>
<td>Adjacent</td>
<td>X</td>
<td>141</td>
<td></td>
<td>Enter: 3 Exit: 9</td>
<td>Enter: 10 Exit: 6</td>
</tr>
</tbody>
</table>

Institute of Transportation Engineer (ITE) Trip Generation Manual Estimated Number Of Trips Generated
Thank you again for coordinating with NCDOT on the review of your proposed development. Please see below NCDOT responses to the items below related to the Demarest Pointe proposed development:

1. Requirement for a Traffic Impact Analysis (TIA):
   A TIA will not be required by NCDOT and is below the WMPO and County thresholds for requirement of a TIA.

2. Location and proposed alignment for Demarest Pointe entrance, point of ingress:
   NCDOT is in agreement with the entrance access as proposed in your conceptual plan. A turn lane will not be required based on our review of the roadway and site traffic volumes.

3. Location and proposed alignment for Demarest Pointe exit, point of egress:
   NCDOT is in agreement with the exit access as proposed in your conceptual plan.

4. Commentary regarding preference specific to egress onto Middle Sound Loop Road, as shown on the attached Master Development Plan or is there a preference for the possible alternate egress location utilizing the access/utility/driveway provisions through 1018 Middle Sound Loop Road onto Pidkway Court and Middle Sound Loop Road.
   NCDOT does not have a preference with regard to exit access alternative described above.

5. General internal vehicular circulation alignment and vehicular flow pattern of the Demarest Pointe neighborhood design relationship (one way vehicular pattern, right in, right out) to the surrounding vehicular access to Middle Sound Loop Road, the Middle Sound Loop Round-A-Boat and Ocean Elementary School points of ingress, egress and vehicular flow patterns.

   The Demarest Pointe access design provides excellent access management with limited movement right-in and right-out driveways. Instead of traditional full movement intersections, the roundabout provides a nearby intersection for vehicular access to make a turn from the roundabout and the development site. NCDOT does not have any concerns related to the development site access relative to the school driveways. In general, the development design is well thought out in regard to circulation and flow of traffic.

Please let me know if you have any questions or if additional information is needed.

Sincerely,

Dan

Daniel R. Cumbo, PE
Deputy District Engineer
Division 3 | District 5
(910) 368-9108
This is a Conceptual rendering prepared based on preliminary information. All images and uses are exhibited solely for the purpose of representing scale, texture, spatial relationships, potential land uses and the physical relationships intended between existing natural known land features and proposed future improvements which are subject to additions, deletions, total modifications and/or may not be improved or developed at all. All improvements will be in accordance with detailed consideration to be developed. All plans subject to change.

This MASTER DEVELOPMENT PLAN is approved by the New Hanover County Planning Commission and the New Hanover County Board of Commissioners.

DEMADEST POINTE
A Classic American Neighborhood

DEMADEST COMPANY
LANDSCAPE ARCHITECTS

CIVIL ENGINEERING:

Atlantic Coast Survey

SURVEYOR:

DEMADEST COMPANY

CIVIL ENGINEERING:

Atlantic Coast Survey

SURVEYOR:

DEMADEST COMPANY

CIVIL ENGINEERING:

Atlantic Coast Survey

SURVEYOR:

DEMADEST COMPANY

CIVIL ENGINEERING:

Atlantic Coast Survey

SURVEYOR:

DEMADEST COMPANY

CIVIL ENGINEERING:

Atlantic Coast Survey

SURVEYOR:

DEMADEST COMPANY

CIVIL ENGINEERING:

Atlantic Coast Survey

SURVEYOR:
DEVELOPER:
Middlesound LLC
6933 Running Brook Terrace
Wilmington, North Carolina 28411

LAND PLANNING LANDSCAPE ARCHITECTURE:
SURVEYOR:
Atlantic Coast Survey
1200 N 23rd Street, Suite 107
Wilmington, North Carolina 28403
CDS Engineering
3805 Cherry Avenue
Wilmington, North Carolina 28403
314 Walnut Street
Wilmington, North Carolina 28401
Wilmington, North Carolina 28405

PROJECT TITLE:
DEMAREST POINTE
MASTER DEVELOPMENT PLAN
New Hanover County, North Carolina

This is a Conceptual rendering prepared based on preliminary information. All images and uses are exhibited solely for the purpose of representing scale, texture, spatial relationships, potential land uses and the physical relationships intended between existing natural known land features and proposed future improvements which are subject to additions, deletions, total modifications and/or may not be improved or developed at all. All improvements will be in accordance with detailed design plans by required professionals and subject to permits and approvals by applicable government agencies before consideration to be developed. All plans subject to change.

PROJECT NO.

GRAPHIC SCALE: APPROXIMATE

DWG TITLE
REF. NO.
DATE: 3/28/20
DRAWN
DRAWING NO.: SDS
CHECKED: SDS
DRAWING SCALE: NTS
CHECKED: 

DEMAREST COMPANY LANDSCAPE ARCHITECTS

LEGEND:

101 RESIDENCES
(12 Acres @ 8/ACRE)
73 TWO BEDROOM @ 2.5 PARKING SPACES/RESIDENCE OR 183 SPACES
28 THREE BEDROOM @ 3.5 PARKING SPACES/RESIDENCE OR 98 SPACES
TOTAL: 101 RESIDENCES WITH 281 PARKING SPACES (290 PROVIDED)
7000 SQ FT CLUB HOUSE W/POST OFFICE
2,500 SQ. FT. 1 LANE LAP POOL, 450 SQ. FT. OUTDOOR KITCHEN
1 FIRE PIT, 2 GAZEBO'S, 2,500 SQ. FT. PLAYGROUND; 4,000 SQ. FT. DOG PARK
1 MILE OF SIDEWALKS; 10 BYCYCLE RACKS: 65,000 SQ FT WATER FEATURE
2-12'X24' PARK GAZEBO; 1-12'X30' LANDSCAPE PARK ARBOR POND OVERLOOOK
1,500 LF PERIMETER MULTI USE PATHS TO 1.5 MILE DEMAREST PARK PATH

MULTIFAMILY
(22 Acres)
336 RESIDENCES
(22 ACRES @ 15/ACRE)
14 - 3 STORY (70' X 170') RESIDENCES, 24 RESIDENCES/BUILDING
168 ONE BEDROOM @ 1.5 PARKING SPACES/RESIDENCE OR 252 SPACES
168 TWO BEDROOM @ 2.5 PARKING SPACES/RESIDENCE OR 420 SPACES
TOTAL: 336 RESIDENCES WITH 672 PARKING SPACES (690 PROVIDED)
8,000 SQ. FT. CLUB HOUSE; 2,000 SQ. FT. POST OFFICE
2,500 SQ. FT. 2 LANE LAP POOL, 600 SQ. FT. OUTDOOR KITCHEN
2 FIRE PITS, 8 GAZEBO'S, 3,600 SQ. FT. PLAYGROUND; 6,000 SQ. FT. DOG PARK
200LF CLUB BAR; 75LF POOL BAR;
2.75 MILES OF SIDEWALKS; 20 BICYCLE RACKS: 1 ACRE WATER FEATURE
500 LF 6' WIDE TIMBER PEDESTRIAN BRIDGES; 4-18'X24' PARK GAZEBO'S
26-12'X26' GARAGE PARKING SPACES; 25'X40' MAINTENANCE BUILDING
20'X30' CAR WASH; 25'X50' COMPACTOR; 18'X24' RECYCLE COMPACTOR
1,100 LF PERIMETER MULTI USE PATH TO 1.5 MILE DEMAREST PARK PATH

COMMERCIAL/RETAIL/OFFICE
(36 Acres)
271,000 SQ. FT
(36 ACRES)
3 X 41,700 SQ.FT = 125,000 SQ.; 2 X 37,150 SQ.FT. = 74,300 SQ.FT.
1 @ 21,450 SQ.FT; 1 @ 19,350 SQ.FT.; 1 @ 16,850 SQ.FT.
1 @ 8,000 SQ.FT.; 1 @ 6,000 SQ.FT.
1,300 PARKING SPACES (4.8 SPACES/1000 SQ. FT.)

HOTEL
(2 Acres)
150 ROOMS; 160 PARKING SPACES

ATHLETIC CLUB
(18.95 Acres)
154,000 SQ.FT. ATHLETIC CLUB
W/8 LANE 50 METER INDOOR POOL
4 50L FLAZY RIVER /8,000 SQ.FT. ZER OE NTRY B EAC H & T H EL A ZY IS L A N D
4,000 SQ. FT. SLASH PARK, SLIDE TOWER W/3 FLUMES, 7- 20' DIA WATER UMBRELLAS
3,800 SQ.FT. 2 LANE LAP POOL W/SPA, 60 LF SWING ARBOR OVERLOOKING 1.5 ACRE LAKE
320 LF SHAD ED ARBOR W/20' 40' COVERED OVERLOOK PAVILION
5 INDOOR TENNIS COURTS, 5 INDOOR BEACH VOLLEY BALL COURTS
1.5 MILE MULTI USE TRAIL PARK, 325 PRIMARY PARKING SPACES & 250 OFFSITE PARKING
DEVELOPER:
Middlesound LLC
6933 Running Brook Terrace
Wilmington, North Carolina 28411

LAND PLANNING LANDSCAPE ARCHITECTURE:
BUILDER
SURVEYOR:
Atlantic Coast Survey
1200 N 23rd Street, Suite 107
CDS Engineering
3805 Cherry Avenue
Wilmington, North Carolina 28403

CIVIL ENGINEERING:

PROJECT TITLE:
DEMAREST POINTE
MASTER DEVELOPMENT PLAN
New Hanover County, North Carolina

This is a Conceptual rendering prepared based on preliminary information. All images and uses are exhibited solely for the purpose of representing scale, texture, spatial relationships, potential land uses and the physical relationships intended between existing natural known land features and proposed future improvements which are subject to additions, deletions, total modifications and/or may not be improved or developed at all. All improvements will be in accordance with detailed design plans by required professionals and subject to permits and approvals by applicable government agencies before consideration to be developed. All plans subject to change.

PROJECT NO. GRAPHIC SCALE: APPROXIMATE
DWG TITLE
REF. NO.
DATE: 3/28/20
DRAWN
DRAWING NO.: SDS
CHECKED: SDS
DRAWING SCALE: NTS
CHECKED:

DEMAREST COMPANY LANDSCAPE ARCHITECTS
6933 Running Brook Terrace   Wilmington, NC 28411   910•231•2428

LEGEND:
TOWNHOMES (12 Acres)____________________________________
101 RESIDENCES (12 ACRES @ 8/ACRE)
101 – 2 STORY (20’ X 45’) RESIDENCES
73 TWO BEDROOM @ 2.5 PARKING SPACES/RESIDENCE OR 183 SPACES
28 THREE BEDROOM @ 3.5 PARKING SPACES/RESIDENCE OR 98 SPACES
TOTAL: 101 RESIDENCES WITH 281 PARKING SPACES (290 PROVIDED)

7000 SQ FT CLUB HOUSE W/POST OFFICE
2,500 SQ. FT. 1 LANE LAP POOL, 450 SQ. FT. OUTDOOR KITCHEN
1 FIRE PIT, 2 GAZEBO’S, 2,500 SQ. FT. PLAYGROUND; 4,000 SQ. FT DOG PARK
1 MILE OF SIDEWALKS; 10 BYCYCLE RACKS: 65,000 SQ FT WATER FEATURE
2-12’X24’ PARK GAZEBO; 1-12’X30’ LANDSCAPE PARK ARBOR POND OVERLOOOK
1,500 LF PERIMETER MULTI USE PATHS TO 1.5 MILE DEMAREST PARK PATH

MULTIFAMILY (22 Acres)_____________________________________
336 RESIDENCES (22 ACRES @ 15/ACRE)
14 - 3 STORY (70’ X 170’) RESIDENCES, 24 RESIDENCES/BUILDING
168 ONE BEDROOM @ 1.5 PARKING SPACES/RESIDENCE OR 252 SPACES
168 TWO BEDROOM @ 2.5 PARKING SPACES/RESIDENCE OR 420 SPACES
TOTAL: 336 RESIDENCES WITH 672 PARKING SPACES (690 PROVIDED)

8,000 SQ. FT. CLUB HOUSE; 2,000 SQ. FT. POST OFFICE
2,500 SQ. FT. 2 LANE LAP POOL, 600 SQ. FT. OUTDOOR KITCHEN
2 FIRE PITS, 8 GAZEBO’S, 3,600 SQ. FT. PLAYGROUND; 6,000 SQ. FT DOG PARK
200L FC LUBR B O R ;7 5L FP O O LA R B O R ;
2.75 MILES OF SIDEWALKS; 20 BICYCLE RACKS: 1 ACRE WATER FEATURE
500 LF 6’ WIDE TIMBER PEDESTRIAN BRIDGES; 4-18’X24’ PARK GAZEBO’S
26-12’X26’ GARAGE PARKING SPACES; 25’X40’ MAINTENANCE BUILDING
20’X30’ CAR WASH; 25’X50’ COMPACTOR; 18’X24’ RECYCLE COMPACTOR
1,100 LF PERIMETER MULTI USE PATH TO 1.5 MILE DEMAREST PARK PATH

COMMERCIAL/RETAIL/OFFICE (36 Acres)_____________________
271,000 SQ. FT (36 ACRES)
3 X 41,700 SQ.FT = 125,000 SQ.; 2 X 37,150 SQ.FT. = 74,300 SQ.FT.
1 @ 21,450 SQ.FT; 1 @ 19,350 SQ.FT.; 1 @ 16,850 SQ.FT.
1 @ 8,000 SQ.FT.; 1 @ 6,000 SQ.FT.
1,300 PARKING SPACES (4.8 SPACES/1000 SQ. FT.)

HOTEL (2 Acres)___________________________________________
150 ROOMS; 160 PARKING SPACES

ATHLETIC CLUB (18.95 Acres)_________________________________
154,000 SQ.FT. ATHLETIC CLUB
W/8 LANE 50 METER INDOOR POOL
4 5 0L FL A ZYR IV E RW /8 , 0 0 0S Q .F T .Z E R OE N T B EA C H&T H EL A Z YI S L A N D
4,000 SQ. FT. SLASH PARK, SLIDE TOWER W/3 FLUMES, 7- 20’ DIA WATER UMBRELLAS
3,800 SQ.FT. 2 LANE LAP POOL W/SPA, 60 LF SWING ARBOR OVERLOOKING 1.5 ACRE LAKE
320 LF SHADED ARBOR W/ 20’ 40’ COVERED OVERLOOK PAVILION
5 INDOOR TENNIS COURTS, 5 INDOOR BEACH VOLLEY BALL COURTS
1.5 MILE MULTI USE TRAIL PARK, 325 PRIMARY PARKING SPACES & 250 OFFSITE PARKING

DEMAREST POINTE
A Classic American Neighborhood
Sustainability-Diversity-Ecology-Connectivity

DEMAEST POINTE
A Classic American Neighborhood
Sustainability-Diversity-Ecology-Connectivity

CIRCULATION
RAIN GARDEN RETENTION
March 27, 2020

Scott D. Stovall
Middleground, LLC
6933 Running Brook Terrace
Wilmington, North Carolina 28411

Re: Demarest Pointe
Pre/Conceptual Stormwater Calculations
New Hanover County

Dear Scott,

We have reviewed the conceptual stormwater management program for Demarest Pointe and ran calculations using 65,000 sf of impervious coverage you suggested as the maximum built-up area for all improvements and arrived at the following assessments for the various design storms:

1yr 24 hr pre volume = 5,359 cf
1yr 24 hr post volume = 19,385 cf
Pre-peak flow = 0.96 cfs
Routed flow = 0.05 cfs

10yr 24 hr pre volume = 26,002 cf
10yr 24 hr post volume = 50,367 cf
Pre-peak flow = 5.67 cfs
Routed flow = 1.21 cfs

25yr 24 hr pre volume = 37,516 cf
25yr 24 hr post volume = 61,877 cf
Pre-peak flow = 10.48 cfs
Routed flow = 2.59 cfs

100yr 26 hr pre volume = 48,774 cf
100yr 24 hr post volume = 82,322 cf
Pre-peak flow = 16.17 cfs
Routed flow = 7.31 cfs

This evaluation was limited to the larger area reserved for stormwater management within the “drainage assessment” area to understand its potential storage capacity. In performing this analysis, we found that this area is capable of managing all the storm events referenced.

Please let us know if you have any questions or require any additional information on the matter.

Sincerely,

Howard Rusk, PE, LEED AP

DEVELOPER:
Middlesound LLC
6933 Running Brook Terrace
Wilmington, North Carolina 28411

LAND PLANNING LANDSCAPE ARCHITECTURE:
BUILDER:
SURVEYOR:

CIVIL ENGINEERING:

PROJECT TITLE:
DEMAREST POINTE
MASTER DEVELOPMENT PLAN
New Hanover County, North Carolina

This is a Conceptual rendering prepared based on preliminary information. All images and uses are exhibited solely for the purpose of representing scale, texture, spatial relationships, potential land uses and the physical relationships intended between existing natural known land features and proposed future improvements which are subject to additions, deletions, total modifications and/or may not be improved or developed at all. All improvements will be in accordance with detailed design plans by required professionals and subject to permits and approvals by applicable government agencies before consideration to be developed. All plans subject to change.

DEMAREST POINTE
A Classic American Neighborhood
Sustainability-Diversity-Ecology-Connectivity

3805 Cherry Avenue - Wilmington, NC 28403 - 910-791-4441 - www.csd-engineering.com - License # C-2710
DEVELOPER:
Middlesound LLC
6933 Running Brook Terrace
Wilmington, North Carolina 28411

LAND PLANNING LANDSCAPE ARCHITECTURE:
BUILDER
SURVEYOR:
Atlantic Coast Survey
1200 N 23rd Street, Suite 107
Wilmington, North Carolina 28403
CDS Engineering
3805 Cherry Avenue
Wilmington, North Carolina 28403
314 Walnut Street Wilmington, North Carolina 28401
Wilmington, North Carolina 28405

PROJECT TITLE:
DEMAREST POINTE
MASTER DEVELOPMENT PLAN
New Hanover County, North Carolina

This is a Conceptual rendering prepared based on preliminary information. All images and uses are exhibited solely for the purpose of representing scale, texture, spatial relationships, potential land uses and the physical relationships intended between existing natural known land features and proposed future improvements which are subject to additions, deletions, total modifications and/or may not be improved or developed at all. All improvements will be in accordance with detailed design plans by required professionals and subject to permits and approvals by applicable government agencies before consideration to be developed. All plans subject to change.

PROJECT NO.

GRAPHIC SCALE: APPROXIMATE

DWG TITLE
SIDEWALK, P. O., SIGN PLAN
6933 Running Brook Terrace   Wilmington, NC 28411   910•231•2428

Landscape Architects
Land Planners
ASLA

DEMAREST COMPANY LANDSCAPE ARCHITECTS

LEGEND:

TOWNHOMES_ (12 Acres)____________________________________
101 RESIDENCES (12 ACRES @ 8/ACRE)
101 – 2 STORY (20' X 45') RESIDENCES
73 TWO BEDROOM @ 2.5 PARKING SPACES/RESIDENCE OR 183 SPACES
28 THREE BEDROOM @ 3.5 PARKING SPACES/RESIDENCE OR 98 SPACES
TOTAL: 101 RESIDENCES WITH 281 PARKING SPACES (290 PROVIDED)
7000 SQ FT CLUB HOUSE W/POST OFFICE
2,500 SQ. FT. 1 LANE LAP POOL, 450 SQ. FT. OUTDOOR KITCHEN
1 FIRE PIT, 2 GAZEBO'S, 2,500 SQ. FT. PLAYGROUND; 4,000 SQ. FT DOG PARK
1 MILE OF SIDEWALKS; 10 BYCYCLE RACKS: 65,000 SQ FT WATER FEATURE
2-12'X24' PARK GAZEBO; 1-12'X30' LANDSCAPE PARK ARBOR POND OVERLOOOK
1,500 LF PERIMETER MULTI USE PATHS TO 1.5 MILE DEMAREST PARK PATH

MULTIFAMILY_(22 Acres)_____________________________________
336 RESIDENCES (22 ACRES @ 15/ACRE)
14 - 3 STORY (70' X 170') RESIDENCES, 24 RESIDENCES/BUILDING
168 ONE BEDROOM @ 1.5 PARKING SPACES/RESIDENCE OR 252 SPACES
168 TWO BEDROOM @ 2.5 PARKING SPACES/RESIDENCE OR 420 SPACES
TOTAL: 336 RESIDENCES WITH 672 PARKING SPACES (690 PROVIDED)
8,000 SQ. FT. CLUB HOUSE; 2,000 SQ. FT. POST OFFICE
2,500 SQ. FT. 2 LANE LAP POOL, 600 SQ. FT. OUTDOOR KITCHEN
2 FIRE PITS, 8 GAZEBO'S, 3,600 SQ. FT. PLAYGROUND; 6,000 SQ. FT DOG PARK
200 LF CLUB ARBOR; 75 LF POOL ARBOR; 2.75 MILES OF SIDEWALKS; 20 BICYCLE RACKS: 1 ACRE WATER FEATURE
500 LF 6' WIDE TIMBER PEDESTRIAN BRIDGES; 4-18'X24' PARK GAZEBO'S
26-12'X26' GARAGE PARKING SPACES; 25'X40' MAINTENANCE BUILDING
20'X30' CAR WASH; 25'X50' COMPACTOR; 18'X24' RECYCLE COMPACTOR
1,100 LF PERIMETER MULTI USE PATH TO 1.5 MILE DEMAREST PARK PATH

COMMERCIAL/RETAIL/OFFICE__(36 Acres)_________________________
271,000 SQ. FT (36 ACRES)
3 X 41,700 SQ.FT = 125,000 SQ.; 2 X 37,150 SQ.FT. = 74,300 SQ.FT.
1 @ 21,450 SQ.FT; 1 @ 19,350 SQ.FT.; 1 @ 16,850 SQ.FT.
1 @ 8,000 SQ.FT.; 1 @ 6,000 SQ.FT.
1,300 PARKING SPACES (4.8 SPACES/1000 SQ. FT.)

HOTEL_(2 Acres)_______________________________________________
150 ROOMS; 160 PARKING SPACES

ATHLETIC CLUB__(18.95 Acres)___________________________________
154,000 SQ.FT. ATHLETIC CLUB W/8 LANE 50 METER INDOOR POOL
4 5 0L FL A Z YR I V E RW /  8 , 0 0 0S Q .F T .Z E R OE N T R YB E A C H&T H EL A Z Y  I S L A N D
4,000 SQ. FT. SLASH PARK, SLIDE TOWER W/3 FLUMES, 7- 20' DIA WATER UMBRELLAS
3,800 SQ.FT. 2 LANE LAP POOL W/SPA, 60 LF SWING ARBOR OVERLOOKING 1.5 ACRE LAKE
320 LF SHADED ARBOR W/ 20' 40' COVERED OVERLOOK PAVILION
5 INDOOR TENNIS COURTS, 5 INDOOR BEACH VOLLEY BALL COURTS
1.5 MILE MULTI USE TRAIL PARK, 325 PRIMARY PARKING SPACES & 250 OFFSITE PARKING

DEMAREST POINTE
A Classic American Neighborhood
Sustainability-Diversity-Ecology-Connectivity™
This is a Conceptual rendering prepared based on preliminary information. All images and uses are exhibited solely for the purpose of representing scale, texture, spatial relationships, potential land uses and the physical relationships intended between existing natural known land features and proposed future improvements which are subject to additions, deletions, total modifications and/or may not be improved or developed at all. All improvements will be in accordance with detailed design plans by required professionals and subject to permits and approvals by applicable government agencies before consideration to be developed. All plans subject to change.
DEMAREST POINTE
A Classic American Neighborhood
Located in New Hanover County, North Carolina

MASTER DEVELOPMENT PLAN
DEMAREST POINTE

LEGEND:
- EXISTING FENCE
- NEW FENCE
- TREE SPADED TREE
- BUFFER (.68 AC)
- 30,000 SQ FT

1.5 MILE MULTI USE TRAIL PARK, 325 PRIMARY PARKING SPACES & 250 OFFSITE PARKING
5 INDOOR TENNIS COURTS, 5 INDOOR BEACH VOLLEY BALL COURTS
320 LF SHADED ARBOR W/ 20' 40' COVERED OVERLOOK PAVILION
3,800 SQ.FT. 2 LANE LAP POOL W/SPA, 60 LF SWING ARBOR OVERLOOKING 1.5 ACRE LAKE
4,000 SQ. FT. SLASH PARK, SLIDE TOWER W/3 FLUMES, 7- 20' DIA WATER UMBRELLAS
4 5 0L FL A ZYR I V E RW /8 , 0 0 0S Q .F T .Z E R OE N T R YB E A C H&T H EL A Z I S L A N D
154,000 SQ.FT. ATHLETIC CLUB
W/8 LANE 50 METER INDOOR POOL

150 ROOMS HOTEL
(2 Acres
1,300 PARKING SPACES (4.8 SPACES/1000 SQ. FT.)
1 @ 21,450 SQ.FT; 1 @ 19,350 SQ.FT.; 1 @ 16,850 SQ.FT.
3 X 41,700 SQ.FT = 125,000 SQ.; 2 X 37,150 SQ.FT. = 74,300 SQ.FT.
271,000 SQ. FT (36 ACRES)

COMMERCIAL/RETAIL/OFFICE
1,100 LF PERIMETER MULTI USE PATH TO 1.5 MILE DEMAREST PARK PATH
26-12'X26' GARAGE PARKING SPACES; 25'X40' MAINTENANCE BUILDING
500 LF 6' WIDE TIMBER PEDESTRIAN BRIDGES; 4-18'X24' PARK GAZEBO'S
2.75 MILES OF SIDEWALKS; 20 BICYCLE RACKS: 1 ACRE WATER FEATURE
2 0 0L FC L U BA R B O R ;7 5L FP O O LA R B O R ;
2 FIRE PITS, 8 GAZEBO'S, 3,600 SQ. FT. PLAYGROUND; 6,000 SQ. FT DOG PARK
2,500 SQ. FT. 2 LANE LAP POOL, 600 SQ. FT. OUTDOOR KITCHEN
TOTAL: 336 RESIDENCES WITH 672 PARKING SPACES (690 PROVIDED)
168 TWO BEDROOM @ 2.5 PARKING SPACES/RESIDENCE OR 420 SPACES
168 ONE BEDROOM @ 1.5 PARKING SPACES/RESIDENCE OR 252 SPACES
14 - 3 STORY (70' X 170') RESIDENCES, 24 RESIDENCES/BUILDING
336 RESIDENCES (22 ACRES @ 15/ACRE)

MULTIFAMILY
1,500 LF PERIMETER MULTI USE PATHS TO 1.5 MILE DEMAREST PARK PATH
2-12'X24' PARK GAZEBO; 1-12'X30' LANDSCAPE PARK ARBOR POND OVERLOOOK
1 MILE OF SIDEWALKS; 10 BYCYLCE RACKS: 65,000 SQ FT WATER FEATURE
1 FIRE PIT, 2 GAZEBO'S, 2,500 SQ. FT. PLAYGROUND; 4,000 SQ. FT DOG PARK
7000 SQ FT CLUB HOUSE W/POST OFFICE
TOTAL: 101 RESIDENCES WITH 281 PARKING SPACES (290 PROVIDED)
28 THREE BEDROOM @ 3.5 PARKING SPACES/RESIDENCE OR 98 SPACES
73 TWO BEDROOM @ 2.5 PARKING SPACES/RESIDENCE OR 183 SPACES
101 – 2 STORY (20' X 45') RESIDENCES
101 RESIDENCES (12 ACRES @ 8/ACRE)

TOWNHOMES
1,100 LF PERIMETER MULTI USE PATH TO 1.5 MILE DEMAREST PARK PATH
2-12'X24' PARK GAZEBO; 1-12'X30' LANDSCAPE PARK ARBOR POND OVERLOOOK
1 MILE OF SIDEWALKS; 10 BYCYLCE RACKS: 65,000 SQ FT WATER FEATURE
1 FIRE PIT, 2 GAZEBO'S, 2,500 SQ. FT. PLAYGROUND; 4,000 SQ. FT DOG PARK
7000 SQ FT CLUB HOUSE W/POST OFFICE
TOTAL: 101 RESIDENCES WITH 281 PARKING SPACES (290 PROVIDED)
28 THREE BEDROOM @ 3.5 PARKING SPACES/RESIDENCE OR 98 SPACES
73 TWO BEDROOM @ 2.5 PARKING SPACES/RESIDENCE OR 183 SPACES
101 – 2 STORY (20' X 45') RESIDENCES
101 RESIDENCES (12 ACRES @ 8/ACRE)
PROJECT TITLE: DEMAREST POINTE
MASTER DEVELOPMENT PLAN
New Hanover County, North Carolina

This is a Conceptual rendering prepared based on preliminary information. All images and uses are exhibited solely for the purpose of representing scale, texture, spatial relationships, potential land uses and the physical relationships intended between existing natural known land features and proposed future improvements which are subject to additions, deletions, total modifications and/or may not be improved or developed at all. All improvements will be in accordance with detailed design plans by required professionals and subject to permits and approvals by applicable government agencies before consideration to be developed. All plans subject to change.

DEVELOPER: Middlesound LLC
6933 Running Brook Terrace
Wilmington, North Carolina 28411

LAND PLANNING LANDSCAPE ARCHITECTURE: DEMAREST COMPANY LANDSCAPE ARCHITECTS
6933 Running Brook Terrace   Wilmington, NC 28411   910•231•2428

SURVEYOR: Atlantic Coast Survey
1200 N 23rd Street, Suite 107
Wilmington, North Carolina 28401

BUILDER: CDS Engineering
3805 Cherry Avenue
Wilmington, North Carolina 28403

PROJECT NO.

GRAPHIC SCALE: APPROXIMATE

DWG TITLE

REF. NO.

DATE: 3/28/20

DRAWN

DRAWING NO.

CHECKED: SDS

DRAWING SCALE: NTS

CHECKED:

DEMA REST CO MPA N Y L AND S C AP E A R C H IT EC T U R ES

TREE SURVEY EXISTING CONDITIONS

6933 Running Brook Terrace   Wilmington, NC 28411   910•231•2428

Demarest Pointe
A Classic American Neighborhood
Sustainability-Diversity-Ecology-Connectivity

™

.72 ACRES STORMWATER EASEMENT

3.35 ACRES CONDITIONAL R-5 REZONING

4.07 ACRES PROVIDED FOR IMPROVEMENTS
This is a Conceptual rendering prepared based on preliminary information. All images and uses are exhibited solely for the purpose of representing scale, texture, spatial relationships, potential land uses and the physical relationships intended between existing known land features and proposed future improvements which are subject to additions, deletions, total modifications and/or may not be improved or developed at all. All improvements will be in accordance with detailed design plans by required professionals and subject to permits and approvals by applicable government agencies before consideration to be developed. All plans subject to change.
PROJECT TITLE:
DEMAREST POINTE
MASTER DEVELOPMENT PLAN
New Hanover County, North Carolina

This is a Conceptual rendering prepared based on preliminary information. All images and uses are exhibited solely for the purpose of representing scale, texture, spatial relationships, potential land uses and the physical relationships intended between existing natural known land features and proposed future improvements which are subject to additions, deletions, total modifications and/or may not be improved or developed at all. All improvements will be in accordance with detailed design plans by required professionals and subject to permits and approvals by applicable government agencies before consideration to be developed. All plans subject to change.

TOTAL EXISTING TREES (2"-20" DBH)
+ 795 Trees Perimeter Buffer
+ 90 Trees Site Interior
= 846 Trees
- 45 Trees Removed
801 Trees To Remain

TOTAL PROTECTED TREES (8"-24" DBH)
+ 102 Trees Perimeter Buffer
+ 80 Trees Site Interior
= 182 Trees
- 45 Trees Removed
137 Trees To Remain

TOTAL PROTECTED TREES TO TREE SPADE
Trees To Be Tree Spade
+ 137 Trees To Remain
- 10 Trees To Be Tree Spade
127 Trees To Remain

100%
25%
75%
25%
75%

DEVELOPER:
Middlesound LLC
6933 Running Brook Terrace
Wilmington, North Carolina 28411

LAND PLANNING LANDSCAPE ARCHITECTURE:

BUILDER

SURVEYOR:
Atlantic Coast Survey
1200 N 23rd Street, Suite 107
Washington, North Carolina 28403

CDS Engineering
3805 Cherry Avenue
Wilmington, North Carolina 28403

314 Walnut Street
Wilmington, North Carolina 28401

CIVIL ENGINEERING:

PROJECT NO.
GRAPHIC SCALE: APPROXIMATE
DWG TITLE: TREE SURVEY
REF. NO.:
DATE: 3/28/20
DRAWN:
DRAWING NO.: SDS
CHECKED: SDS
DRAWING SCALE: NTS

DEMAREST COMPANY LANDSCAPE ARCHITECTS
6933 Running Brook Terrace   Wilmington, NC 28411   910•231•2428
Landscape Architects
Land Planners
ASLA

DEMAREST POINTE
A Classic American Neighborhood
Sustainability-Diversity-Ecology-Connectivity
™

15
24

TOTAL EXISTING TREES (2"-20" DBH)
+ 795 Trees Perimeter Buffer
+ 90 Trees Site Interior
= 846 Trees
- 45 Trees Removed
801 Trees To Remain

TOTAL PROTECTED TREES (8"-24" DBH)
+ 102 Trees Perimeter Buffer
+ 80 Trees Site Interior
= 182 Trees
- 45 Trees Removed
137 Trees To Remain

TOTAL PROTECTED TREES TO TREE SPADE
Trees To Be Tree Spade
+ 137 Trees To Remain
- 10 Trees To Be Tree Spade
127 Trees To Remain

100%
25%
75%
25%
75%

DEMOESTER COMPANY
DEMAREST POINTE
A Classic American Neighborhood
Sustainability-Diversity-Ecology-Connectivity
™

15
24

TOTAL EXISTING TREES (2"-20" DBH)
+ 795 Trees Perimeter Buffer
+ 90 Trees Site Interior
= 846 Trees
- 45 Trees Removed
801 Trees To Remain

TOTAL PROTECTED TREES (8"-24" DBH)
+ 102 Trees Perimeter Buffer
+ 80 Trees Site Interior
= 182 Trees
- 45 Trees Removed
137 Trees To Remain

TOTAL PROTECTED TREES TO TREE SPADE
Trees To Be Tree Spade
+ 137 Trees To Remain
- 10 Trees To Be Tree Spade
127 Trees To Remain

100%
25%
75%
25%
75%
TOTAL EXISTING TREES (2"-20" DBH)
+ 795 Trees Perimeter Buffer
+ 90 Trees Site Interior
= 846 Trees
- 45 Trees Removed
801 Trees To Remain

TOTAL PROTECTED TREES (8"-24" DBH)
+ 102 Trees Perimeter Buffer
+ 80 Trees Site Interior
= 182 Trees
- 45 Trees Removed
137 Trees To Remain

TOTAL PROTECTED TREES TO BE TREE SPACED
Trees To Be Tree Spaced
+ 137 Trees To Remain
- 10 Trees To Be Tree Spaced
127 Trees To Remain

100% 100%
25% 75%
5% 95%
7% 93%