

SITE DATA TABLE:

TAX PARCEL IDENTIFICATION NUMBERS:
 RD6107-001-011-000
 DB 818 PG 516
 DB 593 PG 154
 COASSE 28

SETBACKS OF BUILDING:
 REQUIRED FRONT - 25' REAR - 15' SIDE - 0'
 PROVIDED FRONT - 76.4' REAR - 106.4' SIDE - 25.2'

TOTAL AMOUNT OF ACRES: VILLAGE AT COLLEGE-OLEANDER = 7.04 ACRES
 DUNKIN' DONUTS LOT 3R = 0.69 ACRES = 15' x 10' Trees 2" Cal. Req'd and 14.2' Cal. + Prov'd

LOT COVERAGE:
 BUILDING SIZE = APPROX. 1,800 SF GFA

BUILDINGS & OVERHANGS ETC. - 2,090 SF
 PARKING & DRIVES - 16,330 SF x 20% = 3,266 SF Req'd. Canopy Coverage, 4:12M Prov'd
 SIDEWALKS ETC. - 2,530 SF
 SAFETY MISC ETC. - 50 SF

TOTAL IMPERVIOUS = 21,000 SF = 0.48 ac = 70% of 0.69 ACRES; 30% x 21,000sf = 6,300sf Shading Req'd

ONE BUILDING PROVIDED FOR DUNKIN' DONUTS AT THE VILLAGE AT COLLEGE-OLEANDER
 17' HEIGHT - ONE STORY - ADDRESS: 4511 OLEANDER DRIVE
 BUILDING SIZE = 2,090 SF = 0.05 AC. + BUILDING LOT COVERAGE = 7%

PARKING "RESTAURANT": 1805SF "exclusive of kitchen and restroom"
 11 REGULAR SPACES PROVIDED
 1 VAN ACCESSIBLE SPACE PROVIDED

ONE 12X25 LOADING SPACE PROVIDED, NOT REQUIRED
 6 ADDITIONAL LEASE SPACES PROVIDED

CAMA LAND USE CLASSIFICATION "DEVELOPED"
 PROPERTY OWNER: CRR PROPERTIES LLC
 1201 GLEN MEADE ROAD
 WILMINGTON, NC 28406
 910-762-2676

NOTE: OUTDOOR LIGHTING SHALL NOT SHINE OR REFLECT DIRECTLY ONTO ANY RESIDENTIAL PROPERTY.

LANDSCAPING AREAS:
 85% 17X 12% = 175 sf foundation landscaping required, 210 sf provided
 foundation landscaping as per landscaping plan
 1960 sf interior landscaping required (16330sf X12%) - 2000sf + provided
 interior landscaping as per landscaping plan
 perimeter landscaping as per landscaping plan

NOTES:
 1. SURVEYED AUGUST 2001 - MAY 2003 - JULY 2007 - APRIL 2013
 2. AREA COMPUTED BY COORDINATE METHOD
 3. FOR REFERENCE SEE MB 42 PG 57 & DB 3214 PG 918
 4. TOPCON GTS 302D USED IN FIELD
 5. IRONS SET AT ALL CORNERS, UNLESS OTHERWISE NOTED

Dunkin' Donuts at the Village at College and Oleander

Dunkin' Donuts Site:
 ZONING: RB
 SITE DATA: ZONING: RB
 Lot Area = 0.69 acre
 1 BLDG-Height = 17'

4511 OLEANDER DRIVE
 LOCATED IN THE CITY OF WILMINGTON
 NEW HANOVER COUNTY, NORTH CAROLINA

GENERAL NOTES:

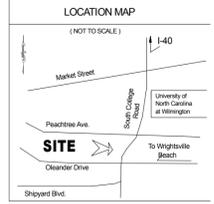
- This map is not for conveyance, record, or sales
- This property is not located within a special flood hazard area according to Flood Insurance Rate Map Community Panel #370171-0210L, effective date April 2, 1986.
- Area zoned RB = 7.04 acres, LOT 3R = 0.69 acre.
- Building layout and dimensions by others.
- This property is zoned City of Wilmington RB. Building setbacks are as follows:
 25' from Oleander Right-of-Way
 0' from Interior Side
 15' from Rear
- Handicap ramps provided at all entrances and one per building
- 15 stable trees per acre are to be planted and planted in accordance with City of Wilmington standards.
- Parking areas and streets to be lighted in accordance with City of Wilmington standards.
- Relief collection by sumpster and private leader
- 12 total parking spaces provided this Phase, 6 additional lease spaces.
- NO CONSTRUCTION IS TO BEGIN BEFORE LOCATION OF EXISTING UTILITIES HAS BEEN DETERMINED. CALL "NO ONE CALL" AT LEAST 48 HOURS BEFORE COMMENCING CONSTRUCTION. 1-800-852-9919
- Affected Non-Municipal Utilities shall be contacted and provided with plans and other pertinent information, when feasible, to coordinate scheduling and placement. At the minimum this should include BellSouth and O&E.
- Project shall comply with CFPWA Cross Connection Control requirements. Water meters cannot be released until all requirements are met.
- If the contractor desires CFPWA water for construction he shall apply in advance for this service and must provide a reduced pressure zone (RPZ) backflow prevention device on the developer's side of the water meter box.
- Any irrigation system supplied by CFPWA water shall comply with CFPWA Cross Connection Control regulations.
- One significant tree on site to be preserved. One regulated tree to be removed is for essential site improvements. No regulated trees are located in excess parking areas.

Legend

Common Name	Size	Qty	
Allee Elm	3" Cal., 10' ht.	7	
Boxwood Hedge, Green Mountain	3 Gal.	31	12" Ht.
Blush Loropetalum	3 Gal.	8	12" Ht.
Camelia Sasanqua Yuletide	3 Gal.	11	12" Ht.
Crape Myrtle Tuscarora	2.5" Cal., 8' ht.	1	
Liriope Big Blue	1 Gal.	17	Groundcover
Miscanthus Sinensis	3 Gal.	11	12" Ht.
Juniper Parsoni	3 Gal.	17	12" Ht.
Ligustrum, Variegated	7 Gal.	11	36" Ht.
Maple, Amur	2.5" Cal., 10' ht.	2	
European Hornbeam	3" Cal., 10' ht.	3	
Drift Rose	3 Gal.	19	Groundcover
Breeze Grass	3 Gal.	18	12" Ht.
Yew, Japanese Upright	7 Gal.	25	36" Ht.
Asiatic Jasmine	4" Pot	330	Groundcover
Bermuda Sod	SY	560	
Brown-Dyed Mulch	CY	40	

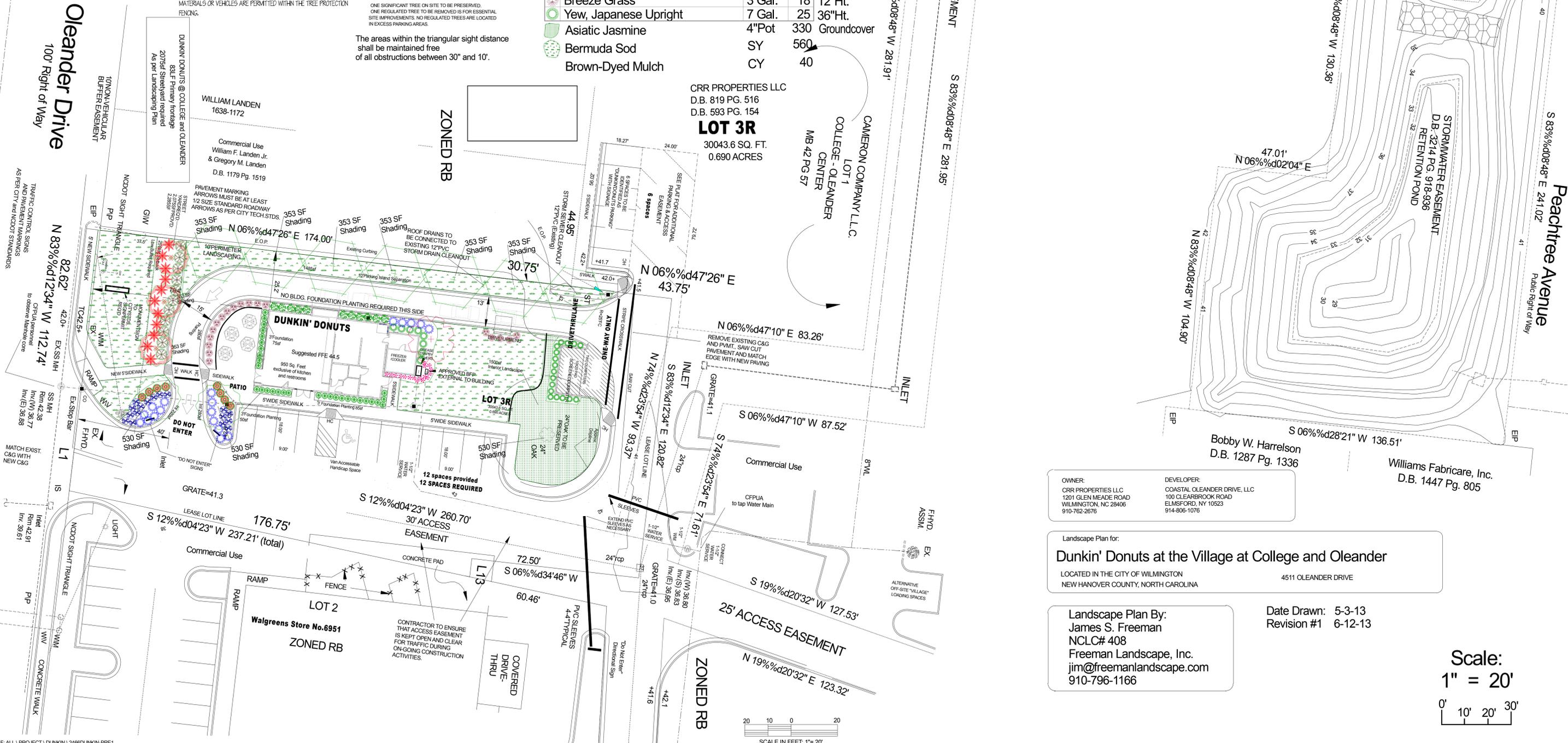
CITY STANDARD NOTES:

LANDSCAPING SHALL BE COMPLETE BEFORE ISSUANCE OF A C.O.
 A rain/freeze sensor shall be used if there is an irrigation system.
 USING THE CREATIVE STANDARD OF THE CODE 50% OF THE STREETYARDS SHALL BE PLANTED AS CALLED OUT.



PRIOR TO ANY CLEARING, GRADING OR CONSTRUCTION ACTIVITY, TREE PROTECTION FENCING WILL BE INSTALLED AROUND PROTECTED TREES OR GROVES OF TREES. NO CONSTRUCTION WORKERS, TOOLS, MATERIALS OR VEHICLES ARE PERMITTED WITHIN THE TREE PROTECTION FENCING.

The areas within the triangular sight distance shall be maintained free of all obstructions between 30" and 10'.



CRR PROPERTIES LLC
 D.B. 819 PG. 516
 D.B. 593 PG. 154
LOT 3R
 30043.6 SQ. FT.
 0.690 ACRES

OWNER:
 CRR PROPERTIES LLC
 1201 GLEN MEADE ROAD
 WILMINGTON, NC 28406
 910-762-2676

DEVELOPER:
 COASTAL OLEANDER DRIVE, LLC
 100 CLEARBROOK ROAD
 ELMSFORD, NY 10523
 914-806-1076

Landscape Plan for:
Dunkin' Donuts at the Village at College and Oleander
 LOCATED IN THE CITY OF WILMINGTON
 NEW HANOVER COUNTY, NORTH CAROLINA
 4511 OLEANDER DRIVE

Landscape Plan By:
 James S. Freeman
 NCLC# 408
 Freeman Landscape, Inc.
 jim@freemanlandscape.com
 910-796-1166

Date Drawn: 5-3-13
 Revision #1 6-12-13

