Preliminary Site Plan of

Dunkin' Donuts at the Village at College and Oleander

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

SITE DATA TABLE:

TAX PARCEL IDENTIFICATION NUMBERS:
R06107-001-011-000
DB 818 PG 516
DB 593 PG 154

ZONING: RB

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

TOTAL AMOUNT OF ACREAGE: VILLAGE at COLLEGE–OLEANDER = 7.04 ACRES
DUNKIN DONUTS (LOT 3R) = 0.69 ACRES
LOT COVERAGE: BUILDING SIZE = APPROX. 1,805 SF GFA
BUILDINGS & OVERHANGS ETC – 2,090 SF
PARKING & DRIVES – 16,330 SF
SIDEWALKS ETC – 2,530 SF
SAFETY MISC ETC – 50 SF
TOTAL IMPERVIOUS = 21,000 SF = 0.48 ac. = 70% OF 0.69 ACRES
ONE BUILDING PROPOSED FOR DUNKIN DONUTS at the VILLAGE at COLLEGE–OLEANDER
17' HEIGHT – ONE STORY – ADDRESS: 4511 OLEANDER DRIVE
BUILDING GFA = 1,805 SF = 0.04 Ac. ; BUILDING LOT COVERAGE = 6%

PARKING "RESTAURANT":
11 REGULAR SPACES PROVIDED
1 VAN ACCESSIBLE SPACE PROVIDED
ONE 12X25 LOADING SPACE PROVIDED, NOT REQUIRED
6 ADDITIONAL LEASE SPACES PROVIDED
20 SPACES TOTAL PROVIDED

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 :
Foundation landscaping as per landscaping plan
20% CANOPY coverage required as per landswcaping plan
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 Site
SITE DATA: ***ZONING: RB***
Lot Area = 0.69 acre
1 BLDG–Height = 17'

NOTE: NO WETLANDS ON THIS SITE.

SITE NOT IN A SHOD OR COD.
APPROXIMATE TIME TO COMPLETION: UNDER 1 YEAR.

REFERENCE: DENR / DWQ SW8 990341
EXISTING ON–SITE STORMWATER DETENTION / RETENTION FACILITY.

PROPERTY ADDRESS:
4511 OLEANDER DRIVE
WILMINGTON NC 28403
OWNER: CRR PROPERTIES LLC
1201 GLEN MEADE ROAD
WILMINGTON NC 28401
DEVELOPER: COASTAL OLEANDER DRIVE, LLC
ATT SANDY SPRING
100 CLEARBROOK ROAD
ELMSFORD, NY 10523

STORMWATER MANAGEMENT
PLAN
APPROVED
CITY OF WILMINGTON
ENGINEERING DEPARTMENT
DATE 9/27/13
PERMIT # 2013028
SIGNED [signature]

GENERAL NOTES:

1. *This map is not for conveyance, recordation, or sales.*
2. *This property is not located within a special flood hazard area according to Flood Insurance Rate Map Community Panel #3720313600J, effective date April 3, 2006.*
3. *Area zoned RB LOT 3R = 0.69 acre.*
4. *Building layout and dimensions by others.*
5. *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
6. *Handicap Ramps provided at all intersections and one per building.*
7. *15 suitable trees per acre are to be preserved or planted in accordance with City of Wilmington standards. 0.5 ACRES DISTURBED.*
8. *Parking areas and streets to be lighted in accordance with City of Wilmington standards.*
9. *Refuse collection by dumpster and private hauler.*
10. *12 total parking spaces provided this Phase, 6 additional lease spaces.*
11. *NO CONSTRUCTION IS TO BEGIN BEFORE LOCATION OF EXISTING UTILITIES HAS BEEN DETERMINED. CALL "NC ONE–CALL" AT LEAST 48 HOURS BEFORE COMMENCING CONSTRUCTION. 1–800–632–4949*
12. *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 DUKE ENERGY PROGRESS.*
13. *Project shall comply with CFPUA Cross Connection Control requirements. Water meter(s) cannot be released until all requirements are met.*
14. *If the contractor desires CFPUA 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.*
15. *Any irrigation system supplied by CFPUA water shall comply with CFPUA Connection Control regulations.*

OTHER NOTES:

1. THIS PLAT IS PRELIMINARY, NOT INTENDED FOR RECORDATION, SALES, OR CONVEYANCE.
2. SURVEYED IN 2001, 2003, and 2007 AND 2013.
3. ALL DISTANCES AS SHOWN ARE HORIZONTAL.
4. SEWER PROVIDED BY CAPE FEAR PUBLIC UTILITY AUTHORITY (CFPUA).
5. WATER PROVIDED BY CFPUA.
   ANTICIPATED USE = 50 GPD PER CAR SPACE
   50 X 12 = 600 GPD TOTAL
6. SITE WILL MEET ALL ZONING REQUIREMENTS.
7. AREA COMPUTED BY COORDINATE METHOD.
8. **REGULATED TREES ON SITE TO BE PRESERVED AS SHOWN.**
9. STRIPING AND LANES TO CITY STANDARDS (THERMOPLASTIC).
10. NO VEHICULAR ACCESS TO SITE EXCEPT AS SHOWN.
11. ALL UTILITIES UNDERGROUND.
12. COMBINED GRID FACTOR = 1.00000.
13. FOR REFERENCE SEE :
    DB 818 PG 516
    DB 593 PG 154
14. ONE SIGNIFICANT TREE ON SITE TO BE PRESERVED.
15. REGULATED TREES TO BE REMOVED ARE FOR ESSENTIAL SITE IMPROVEMENTS. NO REGULATED TREES ARE LOCATED IN EXCESS PARKING AREAS.
16. LANDSCAPING PLAN BY OTHERS.
17. CONTRACTOR TO COORDINATE STAGING OF CONSTRUCTION ACTIVITIES WITH THE OWNER AND ACHITECT TO FACILITATE ONGOING ADJOINING BUSINESS ACTIVITIES.
18. CONTRACTOR TO COORDINATE REMOVAL AND RELOCATION OF LIGHTING AND OTHER NON–MUNICIPAL UTILITIES SUCH AS ELECTRICAL AND TELEPHONE CONNECTIONS WITH THE AFFECTED AGENCIES AND THE OWNER AND ARCHITECT.
19. CONTRACTOR TO COORDINATE CONSTRUCTION OF PARKING LOT, ISLANDS, AND EXTERIOR FENCING AND SCREENING WITH THE OWNER AND ARCHITECT.
    NCDOT PERMIT REQUIRED FOR ANY WORK IN OLEANDER R/W.
20. **ALL SERVICES TO BE INSTALLED IN ACCORDANCE WITH CITY and CFPUA TECHNICAL STANDARDS.**

ADDITIONAL CFPUA NOTES:

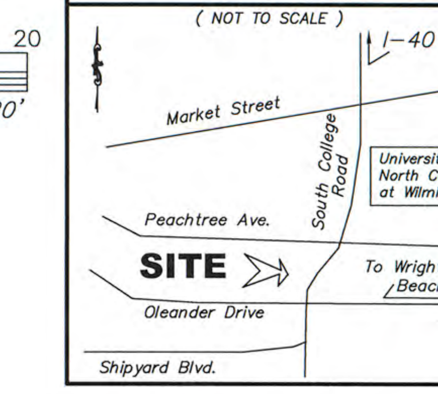
1. CFPUA STANDARD DETAIL SHEETS FOR SEWER AND WATER TAPS TO BE INCLUDED AS A PART OF THIS PLAN, ATTACHED.
2. 48–HOUR NOTICE AND 3 COMPLETE SETS OF PLANS REQUIRED FOR PRE–CONSTRUCTION MEETING BY CONTRACTOR.
3. NCDOT ENCROACHMENT REQUIRED FOR ANY WORK IN PUBLIC R/W.
4. ALL FEES TO BE PAID PRIOR TO PRE–CONSTRUCTION MEETING.

Approved Construction Plan

	Name	Date
Planning	[signature]	8/26/2013
Traffic	[signature]	8/26/2013
Fire	[signature]	8/27/2013

CITY STANDARD NOTES:

1. PRIOR TO ANY CLEARING, GRADING OR CONSTRUCTION ACTIVITY, TREE PROTECTION FENCING WILL BE INSTALLED AROUND PROTECTED TREES OR GROVES OF TREES AND NO CONSTRUCTION WORKERS, TOOLS, MATERIALS, OR VEHICLES ARE PERMITTED WITHIN THE TREE PROTECTION FENCING.
2. ANY TREES AND / OR AREAS DESIGNATED TO BE PROTECTED MUST BE PROPERLY BARRICADED WITH FENCING AND PROTECTED THROUGHOUT CONSTRUCTION TO INSURE THAT NO CLEARING, GRADING OR STAGING OF MATERIALS WILL OCCUR IN THOSE AREAS.
3. NO EQUIPMENT IS ALLOWED ON SITE UNTIL ALL TREE PROTECTION FENCING AND SILT FENCING IS INSTALLED AND APPROVED. PROTECTIVE FENCING IS TO BE MAINTAINED THROUGHOUT THE DURATION OF THE PROJECT, AND CONTRACTORS SHALL RECEIVE ADEQUATE INSTRUCTION ON TREE PROTECTION METHODS.
4. ALL PAVEMENT MARKINGS IN PUBLIC RIGHTS–OF–WAY AND FOR DRIVEWAYS ARE TO BE THERMOPLASTIC AND MEET CITY AND/OR NCDOT STANDARDS.
6. TRAFFIC CONTROL DEVICES (INCLUDING SIGNS AND PAVEMENT MARKINGS) IN AREAS OPEN TO PUBLIC TRAFFIC ARE TO MEET MUTCD (MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES) STANDARDS.
7. CONTACT TRAFFIC ENGINEERING AT 341–7888 TO ENSURE THAT ALL TRAFFIC SIGNAL FACILITIES AND EQUIPMENT ARE SHOWN ON THE PLAN.
8. CALL TRAFFIC ENGINEERING AT 341–7888 FORTY–EIGHT HOURS PRIOR TO ANY EXCAVATION IN THE RIGHT–OF–WAY.
9. TRAFFIC ENGINEERING MUST APPROVE OF PAVEMENT MARKING PRIOR TO ACTUAL STRIPING.
10. ALL PARKING STALL MARKINGS AND LANE ARROWS WITHIN THE PARKING AREAS SHALL BE WHITE.
11. ALL TRAFFIC CONTROL SIGNS AND MARKINGS OFF THE RIGHT–OF–WAY ARE TO BE MAINTAINED BY THE OWNER IN ACCORDANCE WITH MUTCD STANDARDS..
12. STOP SIGNS AND STREET SIGNS TO REMAIN IN PLACE DURING CONSTRUCTION.
13. TACTILE WARNING MATS WILL BE INSTALLED ON ALL WHEELCHAIR RAMPS.
14. A UTILITY CUT PERMIT IS REQUIRED FOR EACH OPEN CUT OF A CITY STREET.
15. ANY BROKEN OR MISSING SIDEWALK PANELS OR CURBING WILL BE REPLACED.
17. WATER AND SEWER SERVICE SHALL MEET CAPE FEAR PUBLIC UTILITY AUTHORITY (CFPUA) DETAILS AND SPECIFICATIONS.
18. PROJECT SHALL COMPLY WITH CAPE FEAR PUBLIC UTILITY AUTHORITY CROSS CONNECTION CONTROL REQUIREMENTS. WATER METERS CANNOT BE RELEASED UNTIL ALL REQUIREMENTS ARE MET AND THE STATE HAS GIVEN THEIR FINAL APPROVAL. CALL 343–3910 FOR INFORMATION.
19. IF THE CONTRACTOR DESIRES CFPUA 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.
20. ANY IRRIGATION SYSTEM SUPPLIED BY CFPUA WATER SHALL COMPLY WITH CFPUA CROSS CONNECTION CONTROL REGULATIONS. CALL 343–3910 FOR INFORMATION.
21. ANY IRRIGATION SYSTEM SHALL BE EQUIPPED WITH A RAIN AND FREEZER SENSOR.
22. ANY BACKFLOW PREVENTION DEVICES REQUIRED BY CFPUA WILL NEED TO BE ON THE LIST OF APPROVED DEVICES BY USCFCCCHR OR ASSE.
23. CONTRACTOR TO FIELD VERIFY EXISTING WATER AND SEWER SERVICE LOCATIONS, SIZES AND MATERIALS PRIOR TO CONSTRUCTION. ENGINEER TO BE NOTIFIED OF ANY CONFLICTS.
24. CONTRACTOR SHALL MAINTAIN ALL–WEATHER ACCESS FOR EMERGENCY VEHICLES AT ALL TIMES DURING CONSTRUCTION.
25. UNDERGROUND FIRE LINES MUST BE PERMITTED AND INSPECTED BY THE WILMINGTON FIRE DEPARTMENT FROM THE PUBLIC RIGHT–OF–WAY TO THE BUILDING. CONTACT THE WILMINGTON FIRE DEPARTMENT DIVISION OF FIRE AND LIFE SAFETY AT 910–341–0696.
26. NO OBSTRUCTIONS ARE PERMITTED IN THE SPACE BETWEEN THIRTY (30) INCHES AND TEN (10) FEET ABOVE THE GROUND WITHIN THE TRIANGULAR SIGHT DISTANCE.
27. CONTACT THE NORTH CAROLINA ONE CALL CENTER AT 1–800–632–4949 PRIOR TO ANY DIGGING, CLEARING OR GRADING.
28. ANY PVC MAINS ARE TO BE MARKED WITH NO.10 INSULATED COPPER WIRE INSTALLED THE ENTIRE LENGTH AND STAPPED TO THE PIPE WITH DUCT TAPE, AND STRIPPED TO BARE WIRE AND SECURED TO ALL VALVES AND FITTINGS, ACCESSIBLE IN ALL VALVE AND METER BOXES. ALL WATER MAINS ARE TO HAVE A MINIMUM OF 3' COVER.



REFERENCE: DENR / DWQ SW8 990341
EXISTING ON–SITE STORMWATER DETENTION / RETENTION FACILITY.

NC GRID NAD 1983
SCALE IN FEET: 1"= 20'

DUNKIN' DONUTS @ COLLEGE and OLEANDER
83LF Primary frontage
2075sf Streetyard required
As per Landscaping Plan

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.
NOTE: DETAILED LANDSCAPING PLAN TO CITY STANDARDS BY OTHERS.

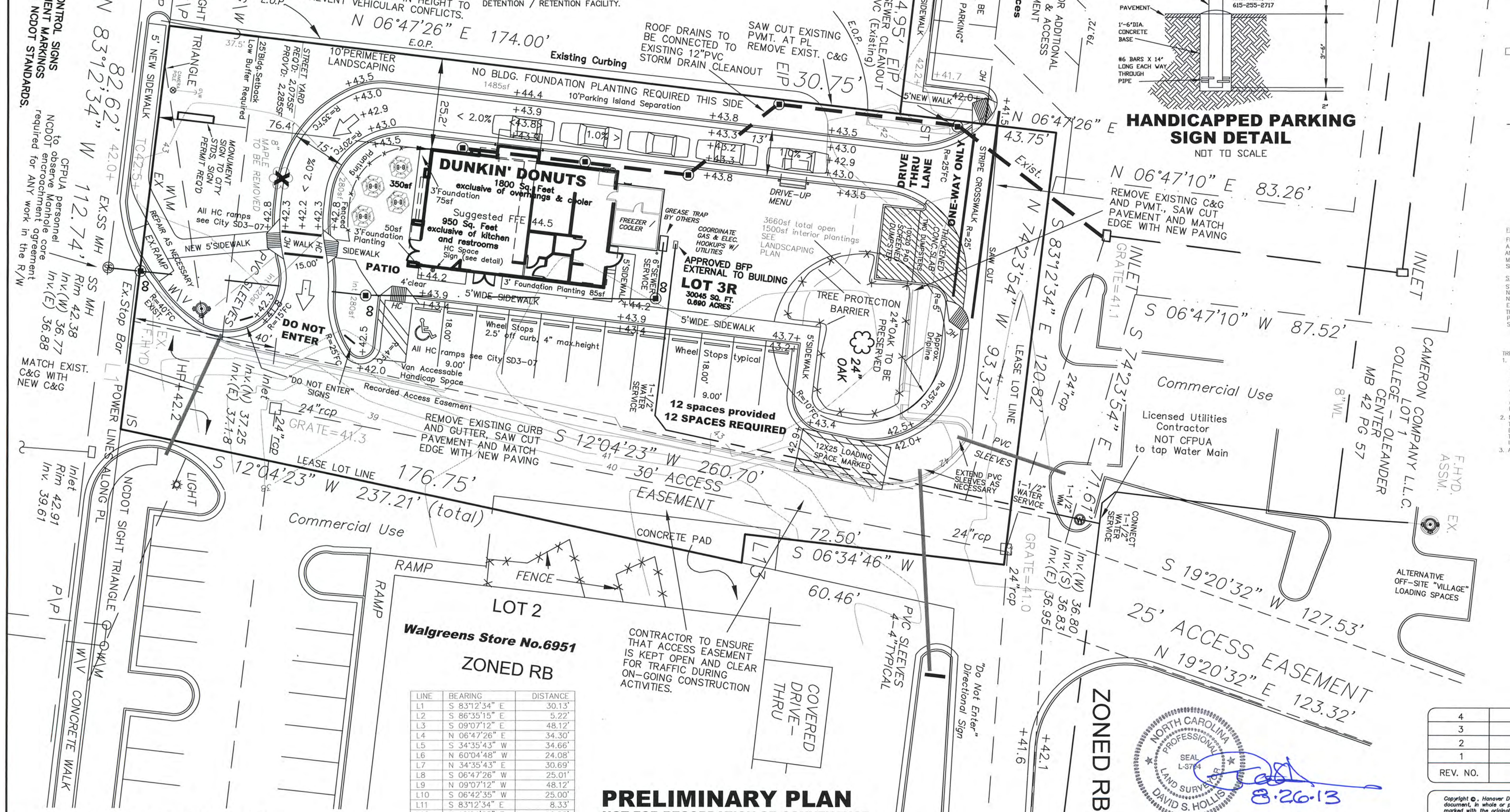
ADDITIONAL FIRE DEPARTMENT NOTES:
– HYDRANTS MUST BE WITHIN 150' OF THE FDC
– THE FDC MUST BE WITHIN 40' OF FIRE APPARATUS PLACEMENT
– LANDSCAPING MAY NOT BLOCK ANY FDC OR HYDRANT WITH A 3' CLEAR SPACE MAINTAINED
– CONTRACTOR TO MAINTAIN ALL WEATHER ACCESS FOR EMERGENCY VEHICLES DURING CONSTRUCTION
– HYDRANTS MUST BE LOCATED WITHIN 8' OF THE CURB
– NEW HYDRANTS MUST BE AVAILABLE FOR USE PRIOR TO BUILDING CONSTRUCTION

Parking: "Restaurant"
950 sf exclusive of kitchen and restroom
350 sf additional outdoor seating area
20 spaces maximum @ 1/65sf
16 spaces minimum @ 1/80sf
11 regular spaces provided ONSITE
1 van accessible HC spaces provided ONSITE
No loading space required – one provided
No bicycle spaces required
6 ADDITIONAL LEASE SPACES PROVIDED OFFSITE
18 spaces total provided

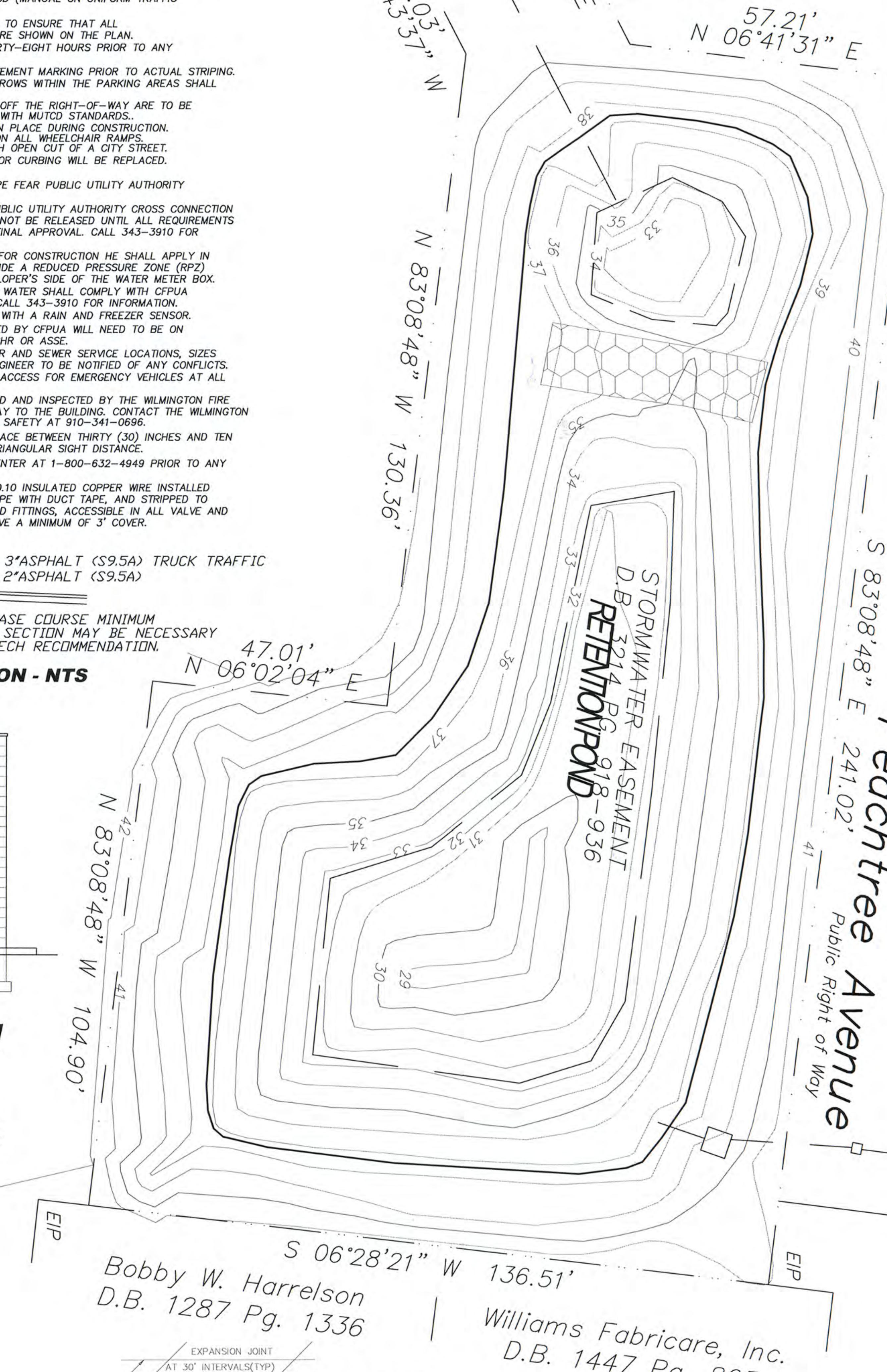
NOTE: NO WETLANDS ON THIS SITE.
CAMA LAND USE CLASSIFICATION: "URBAN"
SITE NOT IN A SHOD OR COD.
APPROXIMATE TIME TO COMPLETION: UNDER 1 YEAR.

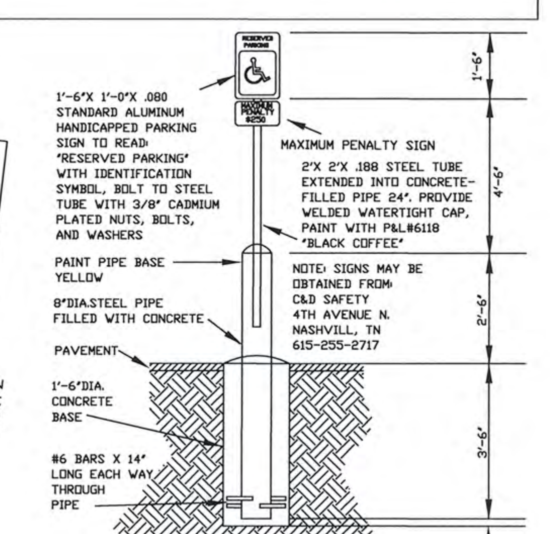
REFERENCE: DENR / DWQ SW8 990341
EXISTING ON–SITE STORMWATER DETENTION / RETENTION FACILITY.

For each open utility cut of City streets, a $325 permit shall be required from the City prior to occupancy and/or project acceptance.

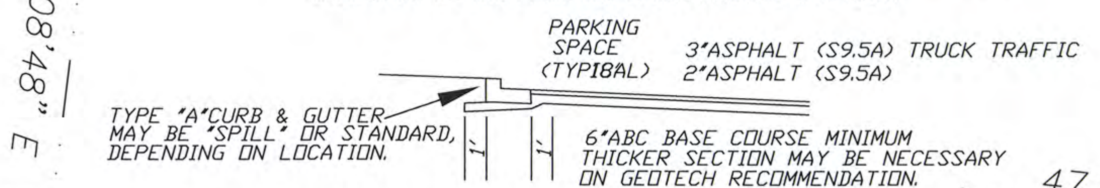


LINE	BEARING	DISTANCE
L1	S 83°12'34" E	30.13'
L2	S 86°35'15" E	5.22'
L3	S 09°07'12" E	48.12'
L4	N 06°47'26" E	34.30'
L5	S 34°35'43" W	34.66'
L6	N 60°04'48" W	24.08'
L7	N 34°35'43" E	30.69'
L8	S 06°47'26" W	25.01'
L9	N 09°07'12" W	48.12'
L10	S 06°42'35" W	25.00'
L11	S 83°12'34" E	8.33'
L12	N 12°04'23" E	12.55'





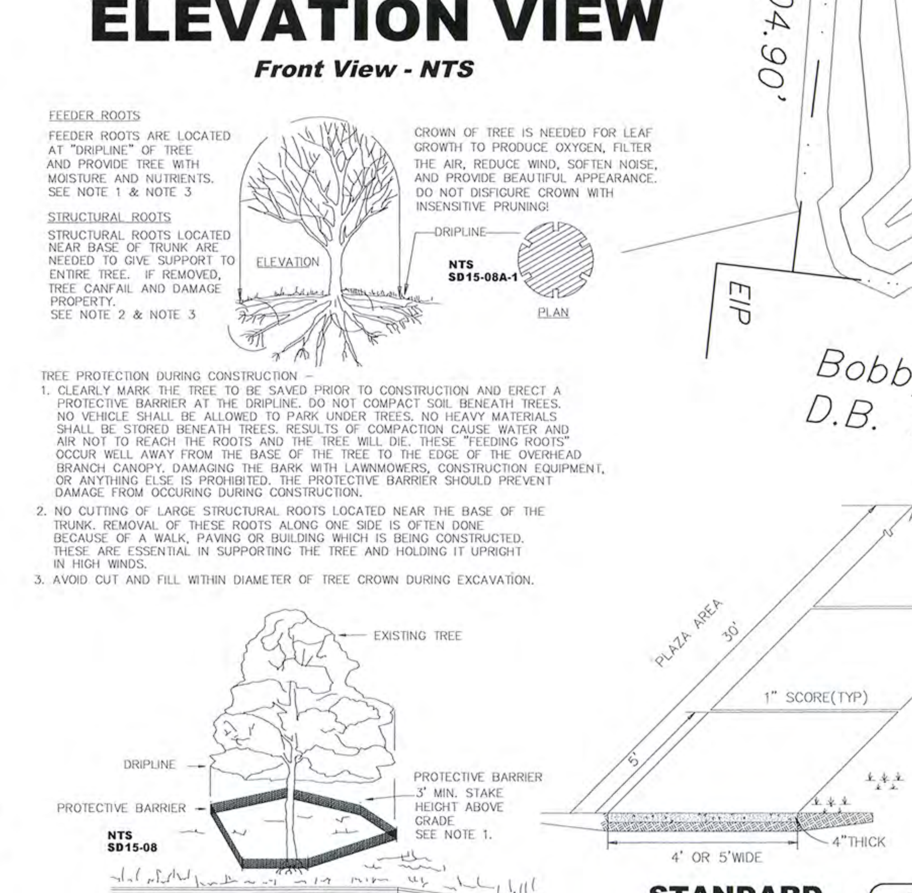
HANDICAPPED PARKING SIGN DETAIL
NOT TO SCALE



MINIMUM PARKING BAY SECTION - NTS

ELEVATION VIEW

Front View - NTS

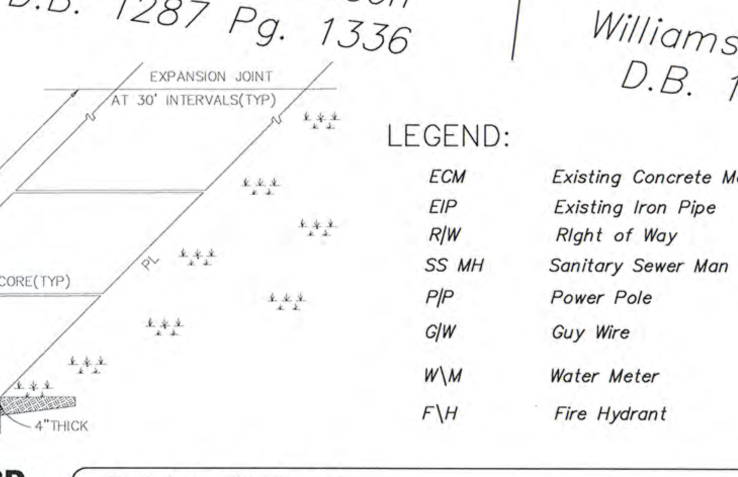


TREE PROTECTION DURING CONSTRUCTION –
1. CLEARLY MARK THE TREE TO BE SAVED PRIOR TO CONSTRUCTION AND ERECT A PROTECTIVE BARRIER AT THE DRIPLINE. DO NOT COMPACT SOIL BENEATH TREES. NO VEHICLE SHALL BE ALLOWED TO PARK UNDER TREES. NO HEAVY MATERIALS SHALL BE STORED BENEATH TREES. RESULTS OF COMPACTION CAUSE WATER AND AIR NOT TO REACH THE ROOTS AND THE TREE WILL DIE. THESE "FEEDING ROOTS" OCCUR WELL AWAY FROM THE BASE OF THE TREE TO THE EDGE OF THE OVERHEAD BRANCH CANOPY. DAMAGING THE BARK WITH LAWNMOWERS, CONSTRUCTION EQUIPMENT, OR ANYTHING ELSE IS PROHIBITED. THE PROTECTIVE BARRIER SHOULD PREVENT DAMAGE FROM OCCURING DURING CONSTRUCTION.
2. NO CUTTING OF LARGE STRUCTURAL ROOTS LOCATED NEAR THE BASE OF THE TRUNK. REMOVAL OF THESE ROOTS ALONG ONE SIDE IS OFTEN DONE BECAUSE OF A WALK, PAVING OR BUILDING WHICH IS BEING CONSTRUCTED. THESE ARE ESSENTIAL IN SUPPORTING THE TREE AND HOLDING IT UPRIGHT IN HIGH WINDS.
3. AVOID CUT AND FILL WITHIN DIAMETER OF TREE CROWN DURING EXCAVATION.

TREES TO BE SAVED WILL BE CLEARLY MARKED PRIOR TO CONSTRUCTION AND A PROTECTIVE BARRIER IS TO BE INSTALLED AT THE DRIPLINE.
DRIP LINE – THE AREA OF SOIL DIRECTLY BENEATH THE TREE EXTENDING OUT TO THE TIPS OF THE OUTERMOST BRANCHES.

METHOD OF TREE PROTECTION DURING CONSTRUCTION
NTS

NOTE: TREE PROTECTION TO REMAIN IN PLACE THROUGH COMPLETION OF CONSTRUCTION ACTIVITIES.



STANDARD SIDEWALK DETAIL
NTS SD8-15

LEGEND:

ECM	Existing Concrete Monument		EXIST. STORM DRAIN MANHOLE
EIP	Existing Iron Pipe		CATCH BASIN
R/W	Right of Way		EXIST. SANITARY SEWER MANHOLE
SS MH	Sanitary Sewer Man Hole		EXIST. WATERLINE & F/H ASSEMBLY
P/P	Power Pole		EXIST. DRAINAGE PIPE
G/W	Guy Wire		EXIST. GAS LINE
W\M	Water Meter		
F\H	Fire Hydrant		

REV. NO.	REVISIONS	DATE
4	REVISED AS PER CITY & CFPUA COMMENTS	8–12–13
3	REVISED AS PER CITY COMMENTS	7–10–13
2	REVISED AS PER CITY COMMENTS	6–27–13
1	REVISED AS PER CITY COMMENTS	6–11–13

NORTH CAROLINA PROFESSIONAL LAND SURVEYOR SEAL L-3794 DAVID S. HOLLIS
8·26·13

PRELIMINARY PLAN
NOT FOR RECORDATION OR CONVEYANCE

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

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 20007 DAVID S. HOLLIS
8·26·13
dhollis@hdsilm.com

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

HANOVER DESIGN SERVICES, P.A.
LAND SURVEYORS, ENGINEERS & LAND PLANNERS
1123 FLORAL PARKWAY
WILMINGTON, N.C. 28403
PHONE: (910) 343–8002

Date: 4–17–13
Scale: 1"= 20'
Drawn: DSH
Checked: GAW
Project No: 2466–dunkin
Sheet No: 1 Of: 2

F: ALL \ PROJECT \ DUNKIN \ 2466DUNKIN–PRE1

aka "The Village at College and Oleander"

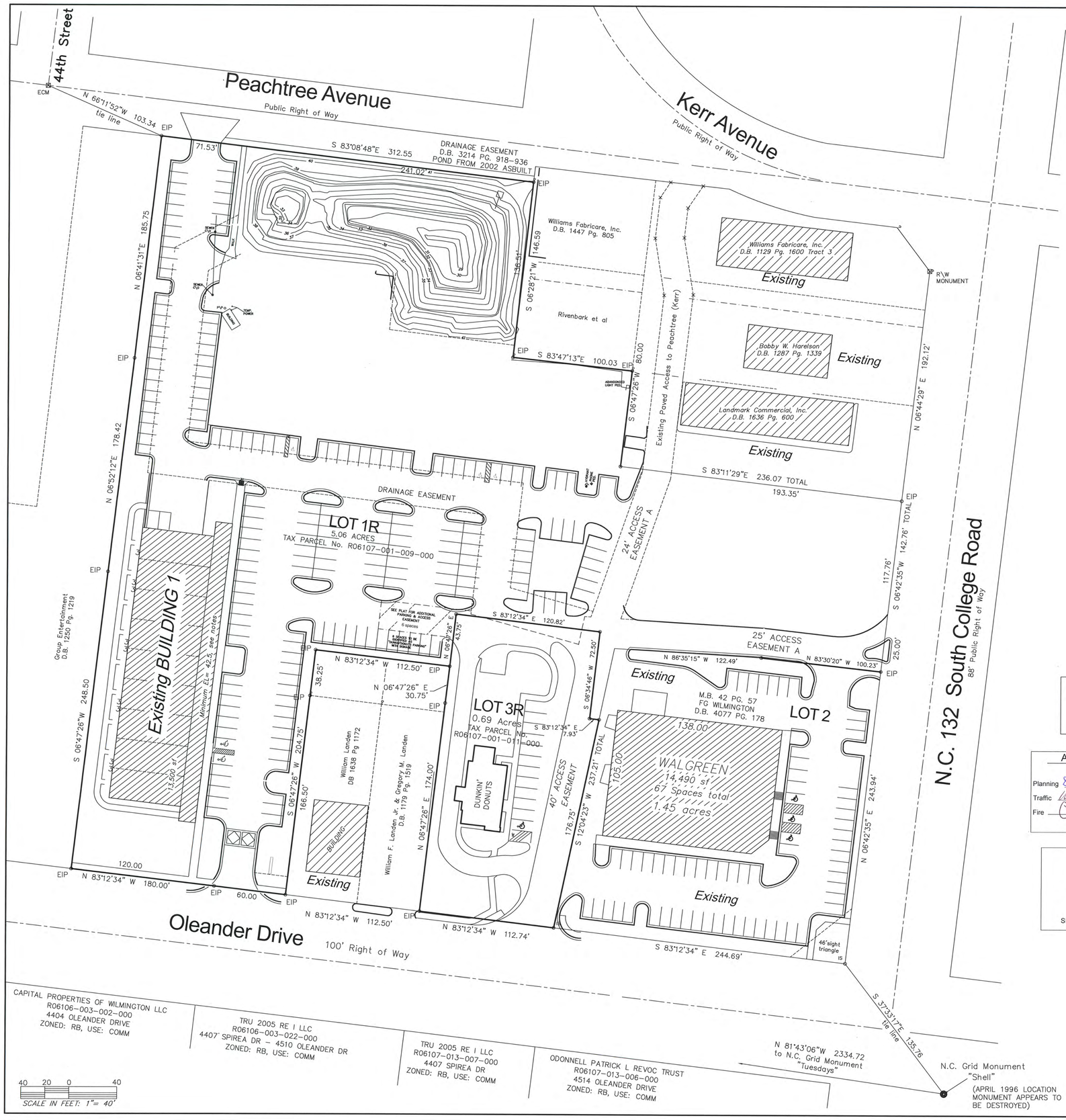
ADDITIONAL PLAN of

COLLEGE - OLEANDER CENTER

LOT 1R, 2, and 3R

CITY OF WILMINGTON
WILMINGTON TOWNSHIP
NEW HANOVER COUNTY
NORTH CAROLINA
DATE: JAN. 25, 2013

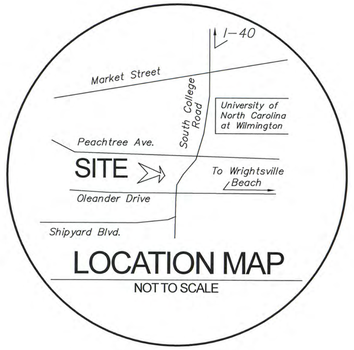
OWNERS: CRR PROPERTIES LLC (LOT 3R)
CAMERON COMPANY LLC (LOT 1R)
1201 GLEN MEADE ROAD
WILMINGTON NC 28401



LEGEND:

ECM	Existing Concrete Monument
EIP	Existing Iron Pipe
R\W	Right of Way
SS MH	Sanitary Sewer Man Hole
P\P	Power Pole
G\W	Guy Wire
W\M	Water Meter
F\H	Fire Hydrant
	EXIST. STORM DRAIN MANHOLE CATCH BASIN
	EXIST. SANITARY SEWER MANHOLE
	EXIST. WATERLINE & F/H ASSEMBLY
	EXIST. DRAINAGE PIPE
	EXIST. GAS LINE
	DRAINAGE FLOW

NC GRID N.A.D. 1983



LOCATION MAP
NOT TO SCALE

NOTES AS PER APPROVED PLANS 1998
REVISED AS PER TRC and NCDOT COMMENTS: 6-19-98

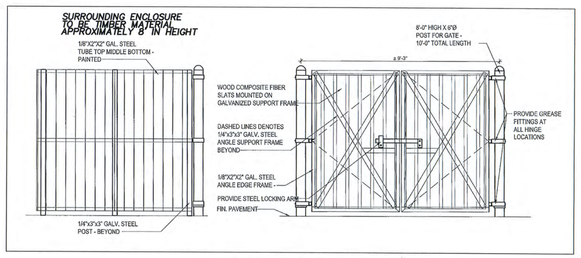
GENERAL NOTES:

1. *This map is not for conveyance, recordation, or sales.*
2. *This property is not located within a special flood hazard area according to Flood Insurance Rate Map Community Panel #370171-00108, effective date April 2, 1986.*
3. *Overall site area = 5.62 acres.*
4. *Building layout and dimensions by others.*
5. *This property is zoned City of Wilmington RB.*
6. *Handicap Ramps provided at all intersections and one per building.*
7. *Street lights and trees to be provided in accordance with City of Wilmington standards.*
8. *15 suitable trees per acre are to be preserved or planted in accordance with City of Wilmington standards, or 84 trees.*
9. *Water to be public. Generally, all water mains to be 8" unless otherwise indicated. Specific location, sizing, and details of utilities construction to be approved by the City Engineer.*
10. *Parking areas and streets to be lighted in accordance with City of Wilmington standards.*
11. *Refuse collection by dumpster and private hauler.*

For each open utility cut of City streets, a $325 permit shall be required from the City prior to occupancy and/or project acceptance.

Approved Construction Plan	Name	Date
Planning	Dawn M. Drafflenty	8/26/2013
Traffic	William Gilchrist	8/26/2013
Fire	[illegible]	8/27/2013

STORMWATER MANAGEMENT
PLAN
APPROVED
CITY OF WILMINGTON
ENGINEERING DEPARTMENT
DATE 8/27/13
PERMIT # 20130028
SIGNED [illegible]



DUNKIN DONUTS DUMPSTER
ENCLOSURE DETAIL
NOT TO SCALE

REV. NO.	REVISIONS	DATE
2	REVISED AS PER CITY COMMENTS	8-22-13
1	REVISED AS PER CITY COMMENTS	7-22-13

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Preliminary Site Plan of

Dunkin' Donuts at the Village at College and Oleander

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

Date: 3-19-13
Scale: 1"= 40'
Drawn: DSH
Checked: GAW
Project No: 2466-C1

NORTH CAROLINA PROFESSIONAL SEAL 20007 ENGINEER DAVID S. HOLLIS
8-26-13
dhollis@hdsilm.com

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

HANOVER DESIGN SERVICES, P.A.
LAND SURVEYORS, ENGINEERS & LAND PLANNERS
1123 FLORAL PARKWAY
WILMINGTON, N.C. 28403
PHONE: (910) 343-8002

Sheet No: 2 Of: 2

Dunkin' Donuts at the Village at College and Oleander

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

SITE DATA TABLE:

TAX PARCEL IDENTIFICATION NUMBERS:
R07817.001.011.000
DB 918 PG 918
DB 951 PG 184
ZONING: RB
SETBACKS OF BUILDING:
REQUIRED: FRONT - 25' REAR - 15' SIDE - 0'
PROVIDED: FRONT - 70.4' REAR - 106.4' SIDE - 25.2'
TOTAL AMOUNT OF ACREAGE: VILLAGE AT COLLEGE-OLEANDER = 7.04 ACRES
DUNKIN DONUTS (LOT 3R) = 0.69 ACRES or 15 + 10 Tree 2' Cal. Req'd and 14 2' Cal. + Prov'd
LOT COVERAGE: BUILDING SIZE = APPROX. 1,800 SF GFA
BUILDINGS & OVERHANGS ETC - 2,000 SF
PARKING & DRIVES - 16,330 SF = 20% = 3,266sf Req'd. Canopy Coverage, 4767sf Prov'd.
SIDEWALKS ETC. - 3,930 SF
SAFETY MISC ETC. - 50 SF
TOTAL IMPERVIOUS = 21,006 SF = 0.48 ac. = 70% OF 0.68 ACRES.
ONE BUILDING PROPOSED FOR DUNKIN DONUTS at the VILLAGE at COLLEGE-OLEANDER
17' HEIGHT - ONE STORY - ADDRESS: 4511 OLEANDER DRIVE
BUILDING SIZE = 2,000 SF + 0.05 AC. = BUILDING LOT COVERAGE = 7%

PARKING "RESTAURANT": 1/800sf "exclusive of kitchen and restroom"
11 REGULAR SPACES PROVIDED
1 VAN ACCESSIBLE SPACE PROVIDED
ONE 10'x25 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:
8.5'X 17'X 12% = 175 sf foundation landscaping required, 210 sf provided
foundation landscaping as per landscaping plan
1500 sf interior landscaping required (16330sf X12%) - 2000sf + provided
exterior landscaping as per landscaping plan
perimeter landscaping as per landscaping plan

NOTES:
1. SURVEYED AUGUST 2004 - MAY 2005- JULY 2007 - APRIL 2013
2. AREA COMPUTED BY COORDINATE METHOD
3. FOR REFERENCE SEE MB 42 PG 57 & DB 2214 PG 918
4. TOPCON GTS 202D USED IN FIELD
5. IRONS SET AT ALL CORNERS, UNLESS OTHERWISE NOTED

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

NOTE: NO WETLANDS ON THIS SITE.
CAMA LAND USE CLASSIFICATION: "DEVELOPED"
SITE NOT IN A FLOOD OR COD.
APPROXIMATE TIME TO COMPLETION: UNDER 1 YEAR.
REFERENCE: DENR / DWQ SWB 990341
EXISTING ON-SITE STORMWATER DETENTION / RETENTION FACILITY.

Parking: "Restaurant"
800 sf exclusive of kitchen and restroom
13 spaces maximum @ 1/65sf
12 spaces minimum @ 1/80sf
11 regular spaces provided
1 van accessible HC spaces provided
No loading space required - one provided
No bicycle spaces required
6 ADDITIONAL LEASE SPACES PROVIDED

NOTE: NO WETLANDS ON THIS SITE.
CAMA LAND USE CLASSIFICATION: "DEVELOPED"
SITE NOT IN A FLOOD OR COD.
APPROXIMATE TIME TO COMPLETION: UNDER 1 YEAR.
REFERENCE: DENR / DWQ SWB 990341
EXISTING ON-SITE STORMWATER DETENTION / RETENTION FACILITY.

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

PARKING & DRIVES - 16,330 SF = 20% = 3,266sf Req'd. Canopy Coverage, 4767sf Prov'd.
9 x 325sf = 2927sf + 3 x 530= 1590sf

GENERAL NOTES:
1. This map is not for commercial recreation, or sales.
2. New property lines have located within a specified base flood elevation according to Flood Insurance Rate Map Community Panel#3700170100J dated 4-2-91 & effective 4-2-1996.
3. Area zone: X0 = 7.0' above, LOT 3R = 8.0' above.
4. Building dimensions and dimensions by others.
5. The 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
6. Handicap Ramps provided at intersections and one per building.
7. No outside trees per code are to be preserved or pruned in accordance with City of Wilmington standards.
8. Parking areas and streets to be lighted in accordance with City of Wilmington standards.
9. Refuse collection by dumpster and private hauler.
10. 12 end parking spaces provided by Phase 3 additional lease spaces.
11. NO CONSTRUCTION IS TO BEGIN BEFORE LOCATION OF EXISTING UTILITIES AND EASEMENTS ARE CALL "NC CAROLINA" AT LEAST 48 HOURS BEFORE COMMENCING CONSTRUCTION. 1-800-632-4949
12. Affected Non-Municipal Utilities shall be contacted and provided with plans and other pertinent information, which include, but are limited to: scheduling and placement. At the minimum this should include backbone and PEDs.
13. Project shall comply with CP PUA Cross Connection Control requirements. Where every (2) years all unmetered water all requirements are met.
14. If the contractor requires CFPUA water for construction he shall apply in advance for non service and must provide a metered pressure zone (BPZ) backflow prevention device on the developer's side of the water main feed.
15. Any irrigation water supplied by CFPUA water shall comply with CFPUA Connection Control requirements.

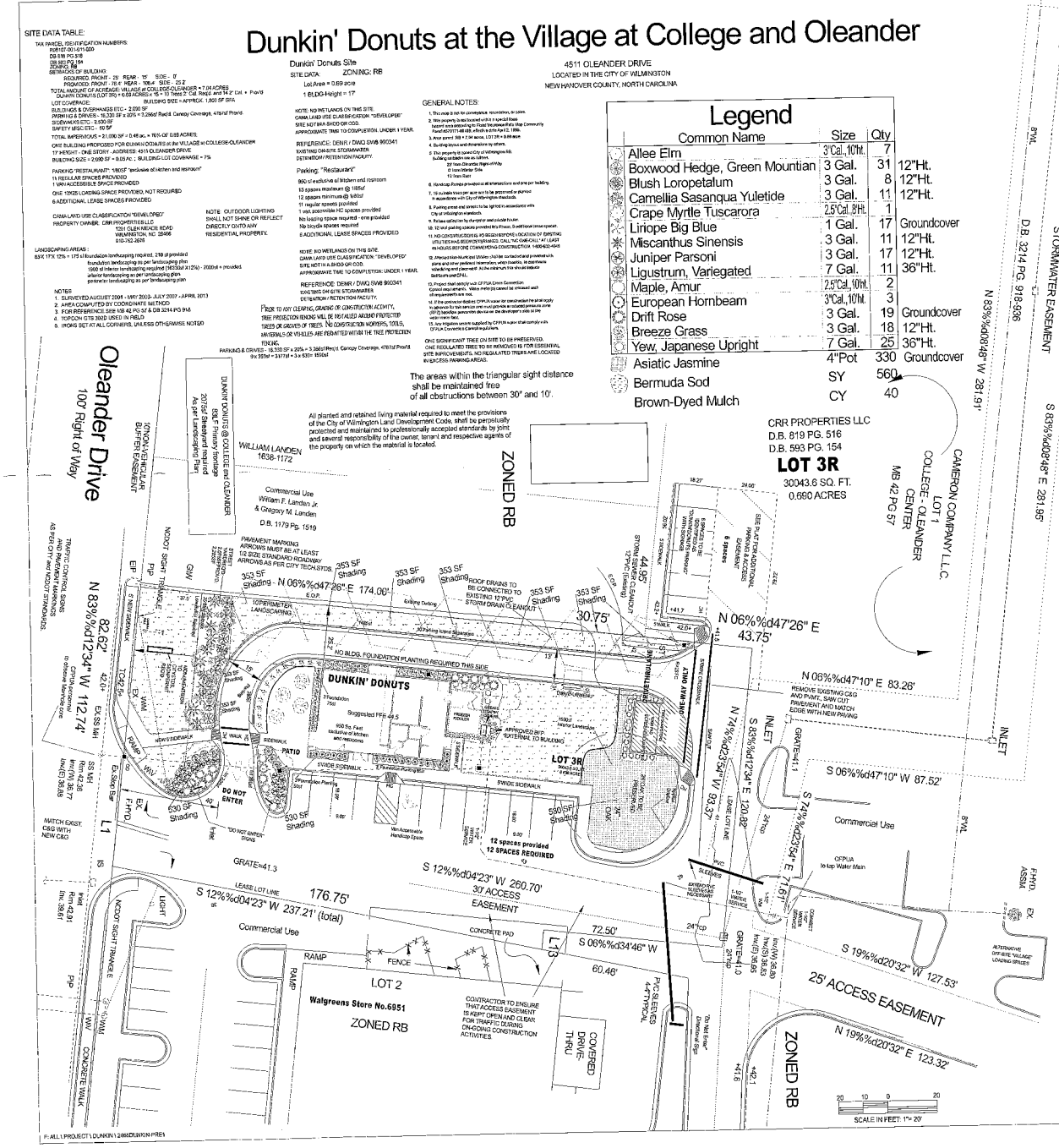
ONE SIGNIFICANT TREE ON SITE TO BE PRESERVED.
ONE REGULATED TREE TO BE REMOVED IS FOR ESSENTIAL SITE IMPROVEMENTS. NO REGULATED TREES ARE LOCATED IN EXCESS PARKING AREAS.

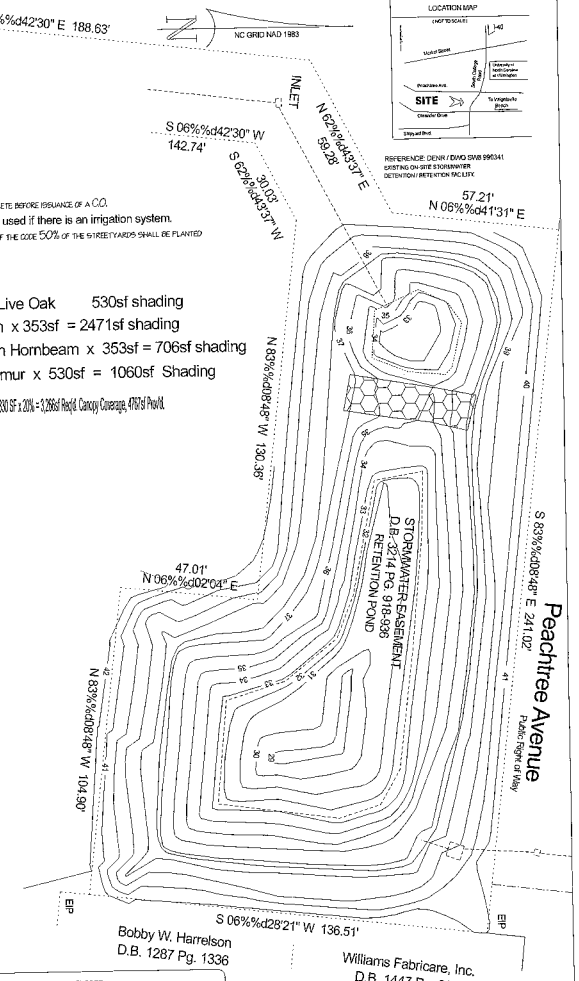
The areas within the triangular sight distance shall be maintained free of all obstructions between 30" and 10'.

All planted and retained living material required to meet the provisions of the City of Wilmington Land Development Code, shall be perpetually protected and maintained to professionally accepted standards by joint and several responsibility of the owner, tenant and respective agents of the property on which the material is located.

Legend

Common Name	Size	Qty	
Allee Elm	3"Cal., 10'ht.	7	
Boxwood Hedge, Green Mountian	3 Gal.	31	12"Ht.
Blush Loropetalum	3 Gal.	8	12"Ht.
Camellia 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	





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

DEVELOPER:
COASTAL OLEANDER DRIVE, LLC
165 CLEARBROOK ROAD
ELMSFORD, NY 10523
914-908-1076

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
Revision# 2 7-16-13
Revision#3 7-22-13

APPROVED LANDSCAPE PLAN
Signature
8/29/2013

Scale:
1" = 20'
0' 10' 20' 30'

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