

**SITE DATA TABLE:**

TAX PARCEL IDENTIFICATION NUMBERS:  
 RB0107-001-01-000  
 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  
 BUILDING GFA = 1,805 SF = APPROX. 1,805 SF GFA

LOT COVERAGE:  
 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": 1/80SF "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" NOTE: OUTDOOR LIGHTING SHALL NOT SHINE OR REFLECT DIRECTLY ONTO ANY RESIDENTIAL PROPERTY.

LANDSCAPING AREAS:  
 85'X 17'X 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 3020 USED IN FIELD  
 5. IRONS SET AT ALL CORNERS, UNLESS OTHERWISE NOTED

# Dunkin' Donuts at the Village at College and Oleander

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

Preliminary Site Plan of

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

NOTE: NO WETLANDS ON THIS SITE.  
 CAMA LAND USE CLASSIFICATION: "DEVELOPED"  
 SITE NOT IN A SHOD OR COD.  
 APPROXIMATE TIME TO COMPLETION: UNDER 1 YEAR.  
 REFERENCE: DENR / DWQ SWB 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

**GENERAL NOTES:**

- This map is not for conveyance, recordation, or sales.
- This property is not located within a special flood hazard area according to Flood Insurance Rate Map Community Panel #3720313600A, effective date April 3, 2006.
- Area zoned RB 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 intersections and one per building.
- 15 suitable trees per acre are to be preserved or planted in accordance with City of Wilmington standards. 0.5 ACRES DISTURBED.
- Parking areas and streets to be lighted in accordance with City of Wilmington standards.
- Refuse collection by dumpster and private hauler.
- 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. 1-800-632-4949
- 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.
- Project shall comply with CFPWA Cross Connection Control requirements. Water meter(s) 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 Connection Control regulations.

**OTHER NOTES:**

- THIS PLAN IS PRELIMINARY, NOT INTENDED FOR RECORDATION, SALES, OR CONVEYANCE.
- SURVEYED IN 2001, 2003, and 2007 AND 2013.
- ALL DISTANCES AS SHOWN ARE HORIZONTAL.
- SEWER PROVIDED BY CAPE FEAR PUBLIC UTILITY AUTHORITY (CFPUA).
- WATER PROVIDED BY CFPWA.
- ANTICIPATED USE = 50 GPD PER CAR SPACE  
 50 X 12 = 600 GPD TOTAL
- SITE WILL MEET ALL ZONING REQUIREMENTS.
- AREA COMPUTED BY COORDINATE METHOD.
- REGULATED TREES ON SITE TO BE PRESERVED AS SHOWN.
- STRIPING AND LANES TO CITY STANDARDS (THERMOPLASTIC).
- NO VEHICULAR ACCESS TO SITE EXCEPT AS SHOWN.
- ALL UTILITIES UNDERGROUND.
- COMBINED GRID FACTOR = 1.00000.
- FOR REFERENCE SEE:  
 DB 818 PG 516  
 DB 593 PG 154
- ONE SIGNIFICANT TREE ON SITE TO BE PRESERVED.
- REGULATED TREES TO BE REMOVED ARE FOR ESSENTIAL SITE IMPROVEMENTS. NO REGULATED TREES ARE LOCATED IN EXCESS PARKING AREAS.
- LANDSCAPING PLAN BY OTHERS.
- CONTRACTOR TO COORDINATE STAGING OF CONSTRUCTION ACTIVITIES WITH THE OWNER AND ARCHITECT TO FACILITATE ONGOING BUSINESS ACTIVITIES.
- 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.
- CONTRACTOR TO COORDINATE CONSTRUCTION OF PARKING LOT, ISLANDS, AND EXTERIOR FENCING AND SCREENING WITH THE OWNER AND ARCHITECT.
- NOCDT PERMIT REQUIRED FOR ANY WORK IN OLEANDER R/W.
- ALL SERVICES TO BE INSTALLED IN ACCORDANCE WITH CITY and CFPWA TECHNICAL STANDARDS.

STORMWATER MANAGEMENT PLAN APPROVED  
 CITY OF WILMINGTON  
 ENGINEERING DEPARTMENT  
 DATE \_\_\_\_\_  
 PERMIT # \_\_\_\_\_  
 SIGNED \_\_\_\_\_

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

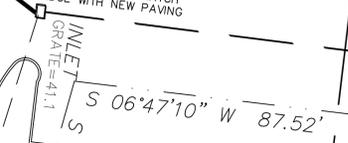
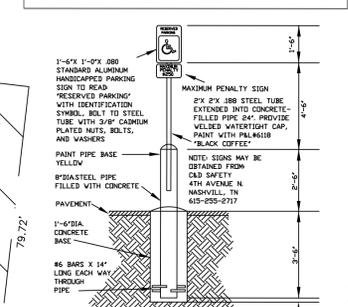
**Parking: "Restaurant"**  
 950 sf exclusive of kitchen and restroom  
 15 spaces maximum @ 1/65sf  
 12 spaces minimum @ 1/80sf  
 11 regular spaces provided  
 1 van accessible HC spaces provided  
 No loading space required - one provided  
 No bicycle spaces required  
 6 ADDITIONAL LEASE SPACES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

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

**Approved Construction Plan**

Name	Date
Planning	
Traffic	
Fire	



**CITY STANDARD NOTES:**

- 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.
- ANY TREES AND / OR AREAS DESIGNATED TO BE PROTECTED MUST BE PROPERLY BARICADED WITH FENCING AND PROTECTED THROUGHOUT CONSTRUCTION TO INSURE THAT NO CLEARING, GRADING OR STAGING OF MATERIALS WILL OCCUR IN THOSE AREAS.
- 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 TRAINING TO MAINTAIN AND REPAIR FENCING.
- ALL PAVERS AND MARKINGS IN PUBLIC RIGHTS-OF-WAY AND FOR DRIVEWAYS ARE TO BE THERMOPLASTIC AND MEET CITY AND/OR NCDOT STANDARDS.
- 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.
- CONTACT TRAFFIC ENGINEERING AT 341-7888 TO ENSURE THAT ALL TRAFFIC SIGNAL FACILITIES AND EQUIPMENT ARE SHOWN ON THE PLAN.
- CALL TRAFFIC ENGINEERING AT 341-7888 FORTY-EIGHT HOURS PRIOR TO ANY EXCAVATION IN THE RIGHT-OF-WAY.
- TRAFFIC ENGINEERING MUST APPROVE OF PAVEMENT MARKING PRIOR TO ACTUAL STRIPING.
- ALL PARKING SLIP MARKINGS AND LANE ARROWS WITHIN THE PARKING AREAS SHALL BE WHITE.
- ALL TRAFFIC CONTROL SIGNS AND MARKINGS OFF THE RIGHT-OF-WAY ARE TO BE MAINTAINED BY THE OWNER IN ACCORDANCE WITH MUTCD STANDARDS.
- STOP SIGNS AND STREET SIGNS TO REMAIN IN PLACE DURING CONSTRUCTION.
- A UTILITY CUT PERMIT IS REQUIRED FOR EACH OPEN CUT OF A CITY STREET.
- ANY BROKEN OR MISSING SIDEWALK PANELS OR CURBING WILL BE REPLACED.
- WATER AND SEWER SERVICE SHALL MEET CAPE FEAR PUBLIC UTILITY AUTHORITY (CFPUA) DETAILS AND SPECIFICATIONS.
- 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.
- 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. CALL 343-3910 FOR INFORMATION.
- ANY IRRIGATION SYSTEM SHALL BE EQUIPPED WITH A RAIN AND FREEZER SENSOR.
- ANY BACKFLOW PREVENTION DEVICES REQUIRED BY CFPWA WILL NEED TO BE ON THE LIST OF APPROVED DEVICES BY USFCC/COFCR OR ASSE.
- CONTRACTOR TO FIELD VERIFY EXISTING WATER AND SEWER SERVICE LOCATIONS, SIZES AND MATERIALS PRIOR TO CONSTRUCTION. ENGINEER TO BE NOTIFIED OF ANY CONFLICTS.
- CONTRACTOR SHALL MAINTAIN ALL WEATHER ACCESS FOR EMERGENCY VEHICLES AT ALL TIMES DURING CONSTRUCTION.
- 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.
- NO CONSTRUCTION SHALL BE PERMITTED IN THE SPACE BETWEEN THIRTY (30) INCHES AND TEN (10) FEET ABOVE THE GROUND WITHIN THE TRIANGULAR SIGHT DISTANCE.
- CONTACT THE NORTH CAROLINA ONE CALL CENTER AT 1-800-632-4949 PRIOR TO ANY DIGGING, CLEARING OR GRADING.
- ANY PVC MAINS ARE TO BE MARKED WITH NO.10 INSULATED COPPER WIRE INSTALLED THE ENTIRE LENGTH AND STRAPPED TO THE PIPE WITH DUCT TAPE, AND STRIPPED TO BARE WIRE AND SECURED TO ALL VALVES AND FITTINGS, ACCESSIBLE IN ALL TRUCK AND METER BOXES. ALL WATER MAINS ARE TO HAVE A MINIMUM OF 3" COVER.
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**MINIMUM PARKING BAY SECTION - NTS**



**ELEVATION VIEW**

Front View - NTS



**METHOD OF TREE PROTECTION DURING CONSTRUCTION**

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

1. CLEARLY MARK THE TREE TO BE SAVED PRIOR TO CONSTRUCTION AND ERECT A PROTECTIVE BARRIER AT THE DRIPLINE. DO NOT COMPACT SOIL BEYOND THE DRIPLINE. A PROTECTIVE BARRIER IS TO BE INSTALLED AT THE DRIPLINE. THE DRIPLINE IS THE AREA OF SOIL DIRECTLY BENEATH THE TREE EXTENDING OUT TO THE TIP OF THE BRANCHES.

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 NEAR FINISH OF BUILDING LEVELS BEING CONSTRUCTED. THESE ARE ESSENTIAL IN SUPPORTING THE TREE AND HOLDING IT UPRIGHT IN THE WIND.

3. AVOID CUT AND FILL WITHIN DIAMETER OF TREE CROWN DURING CONSTRUCTION.

4. EXISTING TREE

5. DRIPLINE

6. PROTECTIVE BARRIER

7. PROTECTIVE BARRIER

8. PROTECTIVE BARRIER

9. PROTECTIVE BARRIER

10. PROTECTIVE BARRIER

11. PROTECTIVE BARRIER

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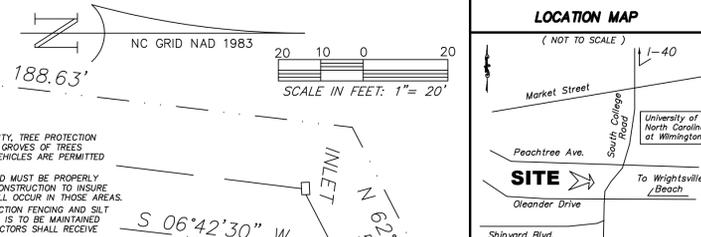
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REFERENCE: DENR / DWQ SWB 990341  
 EXISTING ON-SITE STORMWATER  
 DETENTION / RETENTION FACILITY.

DATE: 4-17-13  
 SCALE: 1" = 20'  
 DRAWN: DSH  
 CHECKED: GAW  
 PROJECT NO: 2466-dunkin  
 SHEET NO: 1

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 & DESIGN PLANNERS  
 1123 FLORAL PARKWAY  
 WILMINGTON, N.C. 28403  
 PHONE: (910) 343-8002

PROFESSIONAL SEAL 20007  
 DAVID S. HOLLIS  
 6-11-13  
 dhollis@hdsim.com

REV. NO. 1  
 REVISIONS: REVISED AS PER CITY COMMENTS  
 DATE: 6-11-13

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