

**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 = 0.04 Ac. \* BUILDING LOT COVERAGE = 6%

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 LOT COVERAGE = 6%

11 REGULAR SPACES PROVIDED  
 1 VAN ACCESSIBLE SPACE PROVIDED  
 ONE 12X25 LOADING SPACE PROVIDED, NOT REQUIRED  
 6 ADDITIONAL LEASE SPACES PROVIDED

PROPERTY OWNER: CRR PROPERTIES LLC  
 1201 GLEN MEADE ROAD  
 WILMINGTON, NC 28406  
 910-782-2676

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'

NOTE: NO WETLANDS ON THIS SITE.

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

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

**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 #3720313600A, 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 "NO 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 CFPWA Cross Connection Control requirements. Water meter(s) cannot be released until all requirements are met.  
 14. 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.  
 15. Any irrigation system supplied by CFPWA water shall comply with CFPWA Connection Control regulations.

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20. All SERVICES TO BE INSTALLED IN ACCORDANCE WITH CITY and CFPWA TECHNICAL STANDARDS.

**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 \_\_\_\_\_

**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.  
 CMAA LAND USE CLASSIFICATION: "URBAN"  
 SITE NOT IN A SHOD OR COD.  
 APPROXIMATE TIME TO COMPLETION: UNDER 1 YEAR.

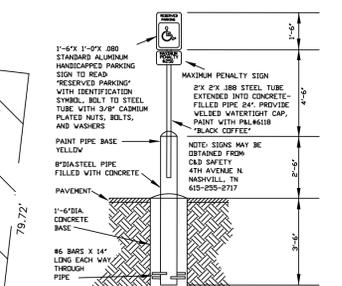
REFERENCE: DENR / DWQ SWB 990341  
 EXISTING ON-SITE STORMWATER  
 DETENTION / RETENTION FACILITY.

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

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**

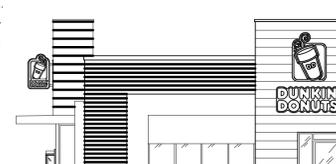
Name	Date
Planning	
Traffic	
Fire	



**HANDICAPPED PARKING SIGN DETAIL**

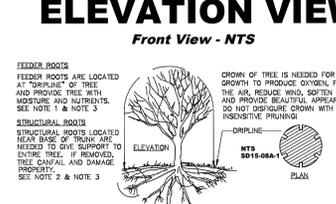
NOT TO SCALE  
 REMOVE EXISTING C&G AND P.W.M.T., SAW CUT PAVEMENT AND MATCH EDGE WITH NEW PAVING

**MINIMUM PARKING BAY SECTION - NTS**



**ELEVATION VIEW**

Front View - NTS



**STANDARD SIDEWALK DETAIL**

308-15

**METHOD OF TREE PROTECTION DURING CONSTRUCTION**

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

REV. NO.	REVISIONS	DATE
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

**Preliminary Site Plan of**

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OWNER: CRR PROPERTIES LLC  
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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

DATE: 7-10-13  
 DRAWN BY: DSH  
 CHECKED BY: GAW  
 PROJECT NO: 2466-dunkin  
 SHEET NO: 1  
 OF: 1