The site plan and landscape plan for Phase 1 of the Davis Community Expansion have been approved. The approved commercial site plan consists of a 7,290 square foot centralized service building and two 4,980 square foot duplexes with associated parking and landscaping for Phase 1 of the Davis Community on 17.34 acres of land located at 1011 Porters Neck Road. Enclosed is the approved site plan and landscape plan. Please note that a separate tree removal permit has been issued (TR-20-000032) for this phase.

Please note that this approval supersedes the approval issued on September 3, 2020 due to the revisions of the limits of disturbance.

This approval is valid for two years unless a building permit or zoning compliance approval authorizing the approved development is obtained.

Please note the project may be subject to additional regulations of the County’s development ordinances, including, but not limited to, those referenced in the TRC comments dated July 10, 2020, and as revised. In addition, this approval does not relieve the applicant from any law, regulation, or requirement of any other government or regulatory agency.

If you have any questions or concerns, please do not hesitate to contact me at (910) 798-7571 or gismith@nhcgov.com.

Sincerely,

Gideon Smith
Current Planner
1. Plan based on survey provided by Derek Danford, dated April 1, 2020.
2. All information for adjacent properties provided by New Hanover County GIS Data.
3. Provided locations are conceptual. Existing water and sewer lines are owned by Cape Fear Public Utility Authority.
4. Site is not located within a special highway overlay district.
5. All utilities shall be underground.
6. All signs will be located and approved by New Hanover County.
7. Tactile warning mats will be installed on all wheelchair ramps.
8. Contractor shall maintain all-weather access for emergency vehicles at all times during construction.
9. 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.
10. Water and sewer service shall meet CFPUA details and specifications.
11. Proposed water service will require a state water permit.
12. No land disturbance including tree removal is to occur outside the limits of disturbance shown on the plans.
13. Protective fencing is to be properly maintained throughout the duration of the project.
14. Land clearing and construction contractors shall receive adequate instruction on tree protection requirements and methods.
15. Any trees and/or areas designated to be protected must be properly barricaded with fencing and protected throughout construction to insure that no clearing and grading or staging of materials will occur in those areas.
Plant Schedule: Enlargement Plan

**Shrubs**

- *Agapanthus africanus / Lily of the Nile* (1 gal, 12-15" HT, 28 QTY)
- *Fatsia japonica / Japanese Fatsia* (7 gal, 24-30" HT, 3 QTY)
- *Hydrangea m. `Nikko Blue` / Nikko Blue Hydrangea* (3 gal, 18-24" HT, 6 QTY)
- *Ilex vomitoria / Tree Form Yaupon Holly* (B&B, 7-8` HT, 6 QTY)
- *Ilex vomitoria `Nana` / Dwarf Yaupon* (3 gal, 15-18" HT, 19 QTY)
- *Ligustrum japonicum / Tree Form Ligustrum* (B&B, 6-8` HT, 2 QTY)
- *Miscanthus s. `Adagio` / Adagio Eulalia Grass* (3 gal, 18-24" HT, 11 QTY)
- *Myrica cerifera / Treeform Wax Myrtle* (B&B, 6-8` HT, 1 QTY)
- *Nandina domestica `Harbour Dwarf` / Dwarf Heavenly Bamboo* (7 gal, 18-24" HT, 10 QTY)
- *Pittosporum tobira `Wheeler`s Dwarf` / Dwarf Pittosporum* (3 gal, 12-15" HT, 18 QTY)
- *Podocarpus macrophyllus maki / Shrubby Yew* (7 gal, 3-4` HT, 26 QTY)
- *Rosa x `Knockout` TM / Rose* (3 gal, 18-24" HT, 10 QTY)
- *Viburnum a. `Chindo` / Chindo Viburnum* (15 gal, 3-4` HT, 4 QTY)

**Ground Covers**

- *Liriope gigantea / Giant Liriope* (1 gal, 12-18" HT, 18" o.c. 22 QTY)
- *Ophiopogon japonicus / Mondo Grass* (1 gal, 6" HT, 12" o.c. 72 QTY)
**Shrub Planting**

- **Legend:**
  1. Shrub
  2. 3" layer of mulch
  3. 3' water basin
  4. Finish grade
  5. Topsoil & native backfill mixture
  6. Scarey's edge of pin
  7. Root ball
  8. Native subsurface

**Notes:**
- Scarey's footballs of plants with circling roots
- Heavy foot bound shrubs will not be accepted

**Groundcover**

- **Legend:**
  1. Shrub
  2. 3" layer of mulch
  3. 3' water basin
  4. Finish grade
  5. Topsoil & native backfill mixture
  6. Native subsurface

**Notes:**
- Scarey's footballs of plants with circling roots
- Heavy foot bound shrubs will not be accepted

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**Tree Staking**

**Legend:**

1. 2 x 6 cap
2. 2 x 6 stringer
3. 1 x 6 vertical board, 1" overlap
4. 6 x 6 posts at cap d.o.
5. Decorative post cap
6. Finish grade
7. Concrete footing
8. Compacted subgrade

**Notes:**
- Scarey's footballs of plants with circling roots
- Heavy foot bound shrubs will not be accepted

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**Plant Spacing**

**Legend:**

- Ground cover plant, refers to planting plan for spacing information
- Mulch, refers to planting specifications for type and depth
- Finish grade
- Topsoil & native backfill mixture
- Compacted subgrade

**Notes:**
- Scarey's footballs of plants with circling roots
- Heavy foot bound shrubs will not be accepted

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**8'-0" Privacy Fence**

**Legend:**

1. 2 x 6 cap
2. 2 x 6 stringer
3. 1 x 6 vertical board, 1" overlap
4. 6 x 6 posts at cap d.o.
5. Decorative post cap
6. Finish grade
7. Concrete footing
8. Compacted subgrade

**Notes:**
- All lumber shall be treated
- All lumber shall be stained
- Finish grade to be selected
- All connectors, fasteners, and other hardware shall be hot-dipped galvanized

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**Site & Planting Details**

- MLD
- MAS
- JWM

**Legend:**

1. Ground cover plant, refers to planting plan for spacing information
2. Mulch, refers to planting specifications for type and depth
3. Finish grade
4. Topsoil & native backfill mixture
5. Compacted subgrade

**Notes:**
- Scarey's footballs of plants with circling roots
- Heavy foot bound shrubs will not be accepted

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**Planting Details**

- MLD
- MAS
- JWM

**Legend:**

1. Shrub
2. 3" layer of mulch
3. 3" water basin
4. Finish grade
5. Topsoil & native backfill mixture
6. Native subsurface

**Notes:**
- Scarey's footballs of plants with circling roots
- Heavy foot bound shrubs will not be accepted

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**Tree Staking**

**Legend:**

1. 24" corded black rubber tree tie, loop at trunk and nail to stake
2. 2 x 6 x 12' long treated lodgepole pine stake
3. 3" layer of mulch
4. Root ball
5. 3" water basin
6. Finish grade
7. Concrete footing
8. Compacted subgrade

**Notes:**
- Scarey's footballs of plants with circling roots
- Heavy foot bound shrubs will not be accepted

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**Planting Area**

**Legend:**

1. Ground cover plant, refers to planting plan for spacing information
2. Mulch, refers to planting specifications for type and depth
3. Finish grade
4. Topsoil & native backfill mixture
5. Compacted subgrade

**Notes:**
- Scarey's footballs of plants with circling roots
- Heavy foot bound shrubs will not be accepted

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**Fence Details**

**Legend:**

1. 2 x 6 cap
2. 2 x 6 stringer
3. 1 x 6 vertical board, 1" overlap
4. 6 x 6 posts at cap d.o.
5. Decorative post cap
6. Finish grade
7. Concrete footing
8. Compacted subgrade

**Notes:**
- All lumber shall be treated
- All lumber shall be stained
- Finish grade to be selected
- All connectors, fasteners, and other hardware shall be hot-dipped galvanized

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**Project Details**

**The Davis Community - Phase 1**

**Client:** Cornelia Nixon Davis Inc.

**Address:** 1011 Porters Neck Road, Wilmington, NC

**Phase 1 Permit Set**

**Sheet Title:** Site & Planting Details

**Sheets:** 1 of 7 sheets