



Administrative Approval Action

Case File / Name: ASR-0001-2023
DSLCL - TERRACE AT ROCK QUARRY

City of Raleigh
Development Services Department
One Exchange Plaza
Raleigh, NC 27602
(919) 996-2492
currentplanning@raleighnc.gov
www.raleighnc.gov

- LOCATION:** This 6.80 acre site is zoned RX-4 CU (Z-4-21) and located on the west side of Sunnybrook Road just north of the intersection of Rock Quarry and Sunnybrook Roads and addressed at 3425 Rock Quarry Road. The proposed development is on a portion of existing Lot 2 shown in BM 2004, page 1617 in the Wake County Registry. Existing lot lines will be recombined to create a new lot for the proposed development.
- REQUEST:** A Multi-family affordable housing project consisting of 132 residential units (apartments) and associated infrastructure. This project has 175,044 square feet of space in one building.
- DESIGN
ADJUSTMENT(S)/
ALTERNATES, ETC:** N/A
- FINDINGS:** City Administration finds that this request, with the below conditions of approval being met, conforms to the Unified Development Ordinance. This approval is based on a preliminary plan dated June 23, 2023 by South Creek Development.

CONDITIONS OF APPROVAL and NEXT STEPS:

This document must be applied to the second sheet of all future submittals except for final plats. This is a preliminary plan and as such no permits have been issued with this approval. To obtain permits and/or completion of the project, the following steps are required:

☒ **SITE PERMITTING REVIEW** - For land disturbance of 12,000 square feet or greater, public or private infrastructure, shared stormwater devices, etc. Site Permitting Review may be submitted upon receipt of this signed approval document.

The following items are required prior to approval of Site Permitting Review plans:

General

1. Provide detail demonstrating how long term bike parking is out of the weather AND demonstrate compliance with Raleigh Street Design Manual B-20.01. by providing Bike Rack Placement detail in an inset. Please review the following link for standard detail dimensions :<https://cityofraleigh0drupal.blob.core.usgovcloudapi.net/drupal-prod/COR16/B-20.01.pdf>
2. Provide lighting plan demonstrating compliance to 7.4.4 and 7.4.5 as well as 7.1.7 G.
3. Solid waste approval and will serve letter approved by solid waste and attached to spr. (Reminder as this was requested by applicant - see SWS email dated 5/26/23 (specs for the dumpster enclosure, dumpster pad including concrete PSI, entry and exit path the collection vehicle will take to collect, turn radius for all turns, and a Will Serve Letter from the private hauler that will be collecting.)

General Condition

4. Prior to SPR, Wake County will need to update Lot Lines and assign new PINs to reflect BM2004 Pg 1617.



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Public Utilities

5. Lots 1 and 2 of church property must be recombined with plat reference on SPR (new interior PL to coincide with west edge of future Stoney Spring Drive ext), thus establishing the project boundary for ASR-0001-2023.
6. A deed shall be recorded prior to concurrent approval for all necessary offsite City of Raleigh Sanitary Sewer Easements to accommodate future sewer line construction.
7. A Downstream Sewer Capacity Study in compliance with the City of Raleigh Public Utilities Department Handbook shall be submitted by the Project Engineer for review and approval (NOTE: study shall include permitted but not yet tributary flow from new projects immediately south & east of site as exist base flow)

Stormwater

8. A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).
9. A nitrogen offset payment must be made to a qualifying mitigation bank (UDO 9.2.2.B).
10. A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved (UDO 9.2).

Urban Forestry

11. Tree protection fence must be inspected by Urban Forestry staff prior to the issuance of a grading permit.
12. Submit a final tree conservation plan that includes metes and bounds descriptions of all tree conservation areas and tree protection fencing as required (UDO 9.1.5).

☒ **LEGAL DOCUMENTS** - Email to legaldocumentreview@raleighnc.gov. Legal documents must be approved, executed, and recorded prior to or in conjunction with the recorded plat on which the associated easements are shown. Copies of recorded documents must be returned to the City within one business day of recording to avoid withholding of further permit issuance.

<input checked="" type="checkbox"/>	Utility Placement Deed of Easement Required
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<input checked="" type="checkbox"/>	Right of Way Deed of Easement Required
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☒ **RECORDED MAP(S)** - Submit plat to record new property lines, easements, tree conservation areas, etc.). Plats may be submitted for review when the Site Permitting Review plans, if required, have been deemed ready for mylar signature.

The following items must be approved prior to recording the plat:

Engineering



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1. A 5' utility placement easement deed of easement, in addition to a plat showing the location of the easement, shall be submitted to the Planning and Development Services Department for review, and if acceptable, approved for recordation. Approved plats must be recorded at the Wake County Register of Deeds Office on or before the 14th day following approval by the City. The 14-day expiration date shall be clearly indicated on the plat. By the end of the next business day following recordation of the plat, all required legal instruments (including deeds of easement) shall be recorded, and recorded copies of the plat and all legal instruments required by the City in association with development approval shall be provided to the City. (Reference: UDO 8.1.7.A; 10.2.5.F.4.d)
2. A public street right-of-way deed of easement, in addition to a plat showing the location of the easement, shall be submitted to the Planning and Development Services Department for review, and if acceptable, approved for recordation. Approved plats must be recorded at the Wake County Register of Deeds Office on or before the 14th day following approval by the City. The 14-day expiration date shall be clearly indicated on the plat. By the end of the next business day following recordation of the plat, all required legal instruments (including deeds of easement) shall be recorded, and recorded copies of the plat and all legal instruments required by the City in association with development approval shall be provided to the City. (Reference: UDO 8.1.7.A; 10.2.5.F.4.d)

Public Utilities

3. Infrastructure Construction Plans (concurrent submittal) must be approved by the City of Raleigh Public Utilities Department for all public water, public sewer and/or private sewer extensions.

Stormwater

4. A payment equal to twenty-four percent (24%) of the estimated cost of constructing all stormwater control facilities shown on the development plans shall be paid by the developer to the City stormwater facility replacement fund (UDO 9.2.2.G.3).
5. All stormwater control measures and means of transporting stormwater runoff to and from any nitrogen and stormwater runoff control measures shall be shown on all plats for recording as private drainage easements (UDO 9.2).
6. A surety equal to 125% of the cost of the construction of a stormwater device shall be paid to the Engineering Services Department (UDO 9.2.2.D.1.d).

Urban Forestry

7. Abandon the existing 20' Permanent Slope Easement (BM2004, PG 760 and BM2004, PG 1616-1617) along Sunnybrook Road.
8. Abandon the existing 50' Wide Natural Protective Area (BM2004, PG 1616-1617) along Sunnybrook Road.
9. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1). This development proposes 0.64 acres of tree conservation area.



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☒ **BUILDING PERMITS** - For buildings and structures shown on the approved plans. Commercial building permit plans must include the signed, approved Site Permitting Review plans attached, if applicable. Permit sets may be reviewed prior to the recordation of required plats, but cannot be approved.

The following items must be approved prior to the issuance of building permits:

General

1. A recombination map shall be recorded, recombining the lot lines for existing Lots 1 and 2 (BM 2004, page 1617), to establish the parcel for the proposed development. A copy of the recorded recombination map and the recorded right-of-way dedication map for extension of Stony Spring Drive as shown on the preliminary plan shall be provided to the City.

Engineering

2. A public infrastructure surety shall be provided to City of Raleigh Transportation – Development Engineering Division (UDO 8.1.3) in the amount of 100% of the improvement cost for the NCDOT portion and 125% of the improvement cost for the City of Raleigh infrastructure.

Public Utilities

3. exist (offsite) sanitary sewer outfall downstream of tie-in MH shall be installed, inspected, tested and accepted by the City of Raleigh Public Utilities Department for operations and maintenance
4. A plat for ASR-0001-2023 site must be recorded at the Wake County Register of Deeds office for all utility easement dedications.

Stormwater

5. A surety equal to 125% of the cost of the construction of a stormwater device shall be paid to the Engineering Services Department (UDO 9.2.2.D.1.d).
6. All stormwater control measures and means of transporting stormwater runoff to and from any nitrogen and stormwater runoff control measures shall be shown on all plats for recording as private drainage easements (UDO 9.2).
7. A payment equal to twenty-four percent (24%) of the estimated cost of constructing all stormwater control facilities shown on the development plans shall be paid by the developer to the City stormwater facility replacement fund (UDO 9.2.2.G.3).

Urban Forestry

8. A public infrastructure surety for 20 street trees shall be provided to City of Raleigh Transportation – Development Engineering Division (UDO 8.1.3) in the amount of 125% of the improvement cost for the City of Raleigh infrastructure.
9. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1).



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10. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 20 street trees along Stoney Spring Drive.

The following are required prior to issuance of building occupancy permit:

General

1. All new (onsite / offsite) Water & Sanitary Sewer facilities shall be installed, inspected, tested and accepted by the City of Raleigh Public Utilities Department for operations and maintenance
2. Final inspection of all tree conservation areas and right of way street trees by Urban Forestry Staff

Stormwater

3. As-built impervious survey is accepted by the Engineering Services Department (UDO 9.2).
4. As-built drawings and associated forms for all Stormwater devices are accepted by the Engineering Services Department (UDO 9.2.2.D.3).

EXPIRATION DATES: The expiration provisions of UDO Section 10.2.8 E, including the ability to request extensions in the expiration date, apply to this site plan. If significant construction has not taken place on a project after administrative site review approval, that approval may expire and be declared void, requiring re-approval before permits may be issued. To avoid allowing this plan approval to expire the following must take place by the following dates:

3-Year Expiration Date: July 26, 2026

Obtain a valid building permit for the total area of the project, or a phase of the project.

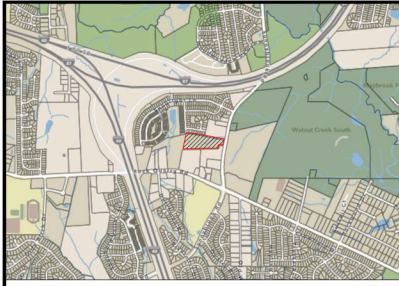
4-Year Completion Date:

Within four years after issuance of the first building permit for the site plan, the construction of the entire site plan must be completed unless an applicant has been granted vested rights. Failure to complete construction within this specified time frame shall automatically void the approved site plan for which no building permits have been issued.

I hereby certify this administrative decision.

Signed: Daniel L. Stegall Date: 07/26/2023
Development Services Dir/Designee

Staff Coordinator: Michael Walters



VICINITY MAP

SCALE: 1"=500'

TERRACE AT ROCK QUARRY ROAD

ADMINISTRATIVE SITE REVIEW PLAN

LOCATED IN
RALEIGH/WAKE COUNTY, NC
ASR-0001-2023

SITE DATA TABLE

PAR:	PORTION OF 1722177865
EXISTING SITE AREA:	~4.60 ACRES OF 14.60 ACRES (266,369 S.F.)
ROW DEDICATION DEVELOPABLE SITE AREA:	~1.30 ACRES (27,748 S.F.) ~4.32 ACRES (271,196 S.F.)
ZONING:	RK-4-CU (REZONING CASE 2-4-21 - SEE ZONING CONDITION THIS SHEET)
OVERLAY DISTRICT:	N/A
FRONTAGE TYPE:	N/A
CURRENT USE:	CIVIC
PROPOSED USE:	MULTI-FAMILY RESIDENTIAL
BUILDING FOOTPRINT SQUARE FOOTAGE(S):	163,174 S.F.
BUILDING:	~42,323 SF (NOT INCLUDING OVERHEAD CANOPIES)
MULTI-FAMILY RESIDENTIAL BUILDING GFA:	175,044 SF
RESIDENTIAL UNITS:	132 (84 + 22) BEDROOM UNITS: 48 + (1) BEDROOM UNITS
EXISTING PARKING CALCULATION:	NO EXISTING PARKING
PARKING CALCULATIONS:	NO MINIMUM PARKING REQUIREMENT
RALEIGH VEHICLE PARKING REQUIREMENTS:	261 MAXIMUM ALLOWED SPACES 84 UNITS * 2.25 = 48 UNITS * 1.5 = 261 SPACE
NCHFA VEHICLE PARKING REQUIREMENTS:	1 SPACE/UNIT 1 ADA PARKING SPACE / TYPE A UNIT 132 UNITS = 132 SPACES 14 TYPE A UNIT = 14 ADA PARKING SPACES
PROPOSED VEHICLE PARKING:	116 REGULAR PARKING SPACES 18 ADA PARKING SPACES 132 SPACES TOTAL
RALEIGH REQUIRED BICYCLE PARKING:	1 SPACE / 20 UNITS = 7 SPACES COVERED LONG TERM
PROPOSED BICYCLE PARKING:	1 SPACE / 7 BEDROOM = 31 SPACES COVERED LONG TERM
AMENITY AREA CALCULATIONS:	REQUIRED 10% TOTAL SITE AFTER ROW DEDICATION - 27,721.80 SF (422 ACRES) PROPOSED AMENITY AREA - 28,000 SF PROPOSED 19,038 SF (70% OF OUTDOOR AMENITY AREA USABLE TO PEDESTRIAN AND ADA ACCESSIBLE, AS REQUIRED PER OUR UDO SEC.15.6.2 OUTDOOR AMENITY AREA

NCHFA REQUIRED SITE AMENITIES:
MANDATORY:
1. OUTDOOR SITTING AREA (3 PARK BENCHES)
2. MULTIPURPOSE ROOM (WITH KITCHENETTE)
3. TENANT STORAGE ROOMS
ADDITIONAL:
1. COVERED DROP-OFF CANOPY
2. GAZEBO
3. FITNESS ROOM

BLOCK PRIMER:
REQUIRED 5.00 LF MAX. - PROPOSED: EXCEPTION PER UDO 8.3.2.4.1.3.1
PRIMARY STREET DESIGNATION:
PER SEC.15.6.2 OF CITY OF RALEIGH UDO, THE PRIMARY STREET DESIGNATION SHALL BE STONEY SPRING DRIVE

PROPOSED ADDRESS:
2221 STONEY SPRING DRIVE

FIRE APPARATUS ACCESS REQUIREMENTS
1. FIRE DEPARTMENT APPARATUS ACCESS SHALL BE PROVIDED TO WITHIN 25' OF ALL PORTIONS OF GROUND FLOOR OF PROPOSED BUILDINGS WITH TYPE 13 SPRINKLER SYSTEM. PROPOSED BUILDING AT TERRACE AT ROCK QUARRY WILL INCLUDE TYPE 13 SPRINKLER SYSTEM.

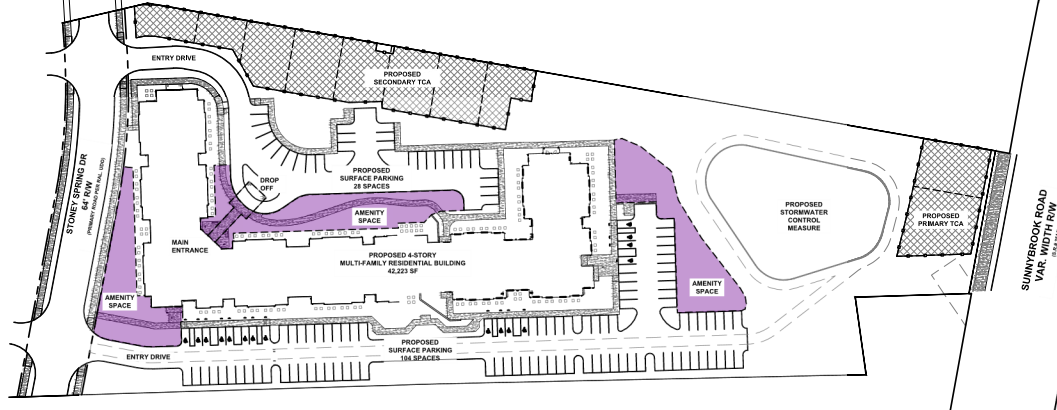
APPARATUS ACCESS ROAD (DEAD-END) GREATER THAN 10' REQUIRE APPROVED AREA TO TURN APPARATUS AROUND. ALTERNATE 10' (HARDWARE) PROVIDED.
2. MINIMUM APPARATUS ACCESS WIDTH 20' INSIDE TURN RADIUS 28'

SOLID WASTE INSPECTIONS STATEMENT
1. SOLID WASTE MANAGEMENT PLAN AND PRIVATE UTILITY PROVIDER WILL SERVE LETTER WILL BE PROVIDED AT TIME OF SITE PERMIT REVIEW AS REQUIRED BY CITY OF RALEIGH CHECKLIST AND PER APPLICABLE CODE REQUIREMENTS.

LIGHTING PLAN STATEMENT
1. LIGHTING PLAN WILL BE PROVIDED AT TIME OF SITE PERMIT REVIEW AS REQUIRED BY CITY OF RALEIGH CHECKLIST AND PER APPLICABLE CODE REQUIREMENTS.

2-4-21 ROCK QUARRY ROAD, 34-4200 IMPROVED ZONING CONDITIONS
1. THE MAXIMUM DENSITY SHALL BE 22 DWELLING UNITS PER ACRE NOT TO EXCEED A TOTAL OF 146 DWELLING UNITS.

THE DENSITY PROPOSED FOR THE DEVELOPMENT IS 21.18 DW/AC.
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SCALE: NTS

INDEX OF SHEETS

SHEET NO.	SHEET NAME
C-0.0	COVER SHEET
S1-8-1.4	PARTIAL BOUNDARY AND EXISTING CONDITIONS SURVEY
C-1.1	DEMOLITION PLAN
C-2.0	PRELIMINARY SITE PLAN
EX-1	FIRE EXHIBIT
C-3.0	PRELIMINARY GRADING PLAN
C-4.0	PRELIMINARY STORMWATER PLAN
C-5.0	PRELIMINARY UTILITY PLAN
T-1.0	TREE CONSERVATION PLAN
L-1.0	PLANTING PLAN
A-303	EXTERIOR WEST ELEVATION CALCULATIONS

ENGINEERING FIRM:
ESP ASSOCIATES, INC.
2200 GATEWAY CENTRE BLVD, SUITE 216
MORRISVILLE, NC 27560
(919) 676-1070
(919) 677-1232
EMILY ROTHROCK, PLA
CONTACT:
SOUTH CREEK DEVELOPMENT
P.O. BOX 543
6704 PEGAN ROAD
SUMMERFIELD, NC 27358
336-669-3587
CHARLIE HERATGE
CONTACT:

ARCHITECTURAL FIRM:
MOORE HOCUTT ARCHITECTS
3300 BATTLEGROUND AVE, SUITE 306
GREENSBORO, NC 27410
(336) 697-0390
MICHAEL L. MOORE, AIA
CONTACT:

REVIEW AGENCY:
CITY OF RALEIGH
1 EXCHANGE PLAZA
SUITE 400
RALEIGH, NC 27601
(919) 996-2455

OWNERS INFORMATION:
PAR #: 1722177865
OWNER: REDEMPTION LOVE MISSIONARY BAPTIST CHURCH
MAIL ADDRESS: 3425 ROCK QUARRY RD., RALEIGH, NC 27610

Administrative Site Review Application

This form is required when submitting site plan for: If assistance determining a Site Plan Tier is needed a Site Plan Tier Verification request can be submitted online via the [Form and Development Portal](#). (Note: There is a fee for this verification service.)

Office Use Only: Case # _____ Planner (print): _____

Site Plan Tier	Tier Two Site Plan	Tier Three Site Plan
Building Type	<input type="checkbox"/> Detached <input type="checkbox"/> Attached <input type="checkbox"/> Mixed use <input type="checkbox"/> Townhouse <input type="checkbox"/> Triplex	<input type="checkbox"/> Cottage Court <input type="checkbox"/> Board of Adjustment # N/A <input type="checkbox"/> Open lot <input type="checkbox"/> Civic

Site Transaction History
Subdivision case # N/A Certificate of Appropriateness # N/A Board of Adjustment # N/A Zoning Case # 2-4-21 Design Alternate # N/A

Development name: Terrace at Rock Quarry
Inside City limit? ☒ Yes ☐ No
Property address: 3425 Rock Quarry Road, Raleigh, NC 27620
Site P.I. No: 1722177865

Please describe the scope of work, include any additions, expansions, and uses (UDO 6.1.4):
Proposed affordable housing project for multi-family apartment building, associated parking areas, outdoor amenity spaces, stormwater control measure, extension of Storm Sipping Rd and required ROW improvements for half section of Sunbrook along project frontage

Current Property Owner(s): Redemptio Love Missionary Baptist Church, Inc.
Company: N/A
Address: 3425 Rock Quarry Road, Raleigh, NC 27620
Phone #: 919-633-4815 Email: info@redemptionlove.com
Applicant Name (if different from owner, see "who can apply" in instructions): Charlie Heritage
Relationship to project: ☒ Lessee or contract purchaser ☐ Owner's authorized agent ☐ Easement holder

Company: South Creek Development, I Address: P.O. Box 543 Summerfield, NC 27358
Page 1 of 3
raleigh.gov

Phone #: 336-669-3587 Email: Charlie@SouthCreekDevelopment.com
NOTE: please attach purchase agreement or contract, lease or easement when submitting this form.
Developer Contact: Charlie Heritage
Company: South Creek Development, LLC Title: Managing Partner
Address: P.O. Box 543 Summerfield, NC 27358
Phone #: 336-669-3587 Email: Charlie@SouthCreekDevelopment.com
Applicant Name: Charlie Heritage
Company: South Creek Development, I Address: P.O. Box 543 Summerfield, NC 27358
Phone #: 336-669-3587 Email: Charlie@SouthCreekDevelopment.com

DEVELOPMENT TYPE / SITE DATA TABLE
(Apply to all developments)
Site Data
Zoning district(s) (please provide the acreage of each): R-4-CU (6.89 AC) Gross site acreage: Existing gross floor area (not to be demolished): Existing gross floor area to be demolished: N/A New gross floor area: 175044 Total of gross (to remain and new): 175044 Max # of parking spaces proposed: 132 SPACES Total # of buildings: 1 Proposed # of stories for each: 4 Proposed use (UDO 6.1.4): Civic Proposed use (UDO 6.1.4): Residential (Multi-Fam) Proposed # of # of basement levels (UDO 1.5.7 A.6) 1

STORMWATER INFORMATION
Impervious Area on Parcel(s): Existing (sf) 14913 Proposed total (sf) 117384 Impervious Area for Compliance (includes ROW): Existing (sf) 22132 Proposed total (sf) 145173

RESIDENTIAL & OVERNIGHT LODGING DEVELOPMENTS
Total # of dwelling units: 132 # of bed units: 132 # of beds: 1 Is your project a cottage court? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No A frequent travel development? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

APPLICANT SIGNATURE BLOCK
Pursuant to state law (N.C. Gen. Stat. § 160D-433(a)), applications for development approvals may be made by the landowner, a lessee or person holding an option or contract to purchase or lease land, or an authorized agent of the landowner. An assessment holder may also apply for development approval for such development as is authorized by the assessment.

By submitting this application, the undersigned applicant acknowledges that they are either the property owner or one of the persons authorized by state law (N.C.G.S. 160D-433(a)) to make this application, as specified in the application. The undersigned also acknowledges that the information and statements made in this application are correct and the undersigned understands that developments approvals are subject to revocation for false statements or misrepresentations made in securing the development approval, pursuant to N.C. Gen. Stat. § 160D-433(b).

The undersigned indicates that the property owner(s) is aware of this application and the proposed project described in this application will be maintained in all respects in accordance with the plans and specifications submitted herewith, and in accordance with the provisions and regulations of the City of Raleigh Unified Development Ordinance.

The undersigned hereby acknowledges that, pursuant to state law (N.C.G.S. 163-750(1)), if the permit application is placed on hold at the request of the applicant for a period of six consecutive months or more, or if the applicant fails to respond to comments or provide additional information requested by the City for a period of six consecutive months or more, then the application review is discontinued and a new application is required to proceed and the development regulations in effect at the time permit processing is resumed shall apply to the new application.

Signature: *Charlie Heritage* Date: 06/23/2023
Printed Name: Charlie Heritage



DATE	REVISION	DESCRIPTION
06/23/2023	1	FIRST COMMENTS REVIEW
06/23/2023	2	SECOND COMMENTS REVIEW
06/23/2023	3	THIRD COMMENTS REVIEW
06/23/2023	4	FOURTH COMMENTS REVIEW

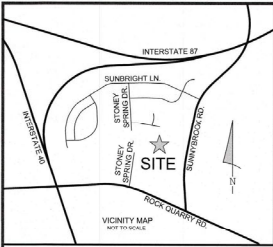
COVER SHEET
TERRACE AT ROCK QUARRY
SOUTH CREEK DEVELOPMENT
RALEIGH, NC

PROJECT INFORMATION
PROJECT MANAGER: ER
DESIGNED BY: ER
DRAWN BY: MW
PROJECT NUMBER: A-17-100
ORIGINAL DATE: 06/03/2023
SHEET: C0.0

THIS SET IS CURRENT THROUGH SHEET DATE 06/23/2023

PARTIAL BOUNDARY AND EXISTING CONDITION SURVEY:

THE REDEEMING LOVE MISSIONARY BAPTIST CHURCH, INC. PROPERTY FOR THE PROPOSED TERRACE AT ROCK QUARRY APARTMENTS 3425 ROCK QUARRY ROAD RALEIGH, NC 27610



I, Gary W. Kuroski, certify that this map was drawn under my supervision from an actual GPS survey made under my supervision and the following information was used to perform the survey:

1. Class of Survey: Class A
2. Positional Accuracy: Horiz.: 0.03' / Vert.: 0.05'
3. Type of GPS Field Protocol: NAD 83 VRS Network
4. Date of Survey: January 11th, 2022
5. Datum/EPOCH: NAD 83 (NARS 2011)
6. Published/Field-control use: See Below
7. Geoid Model: Geoid 12B
8. Combined Grid Factor: 0.999916808
9. Units: US Survey Feet

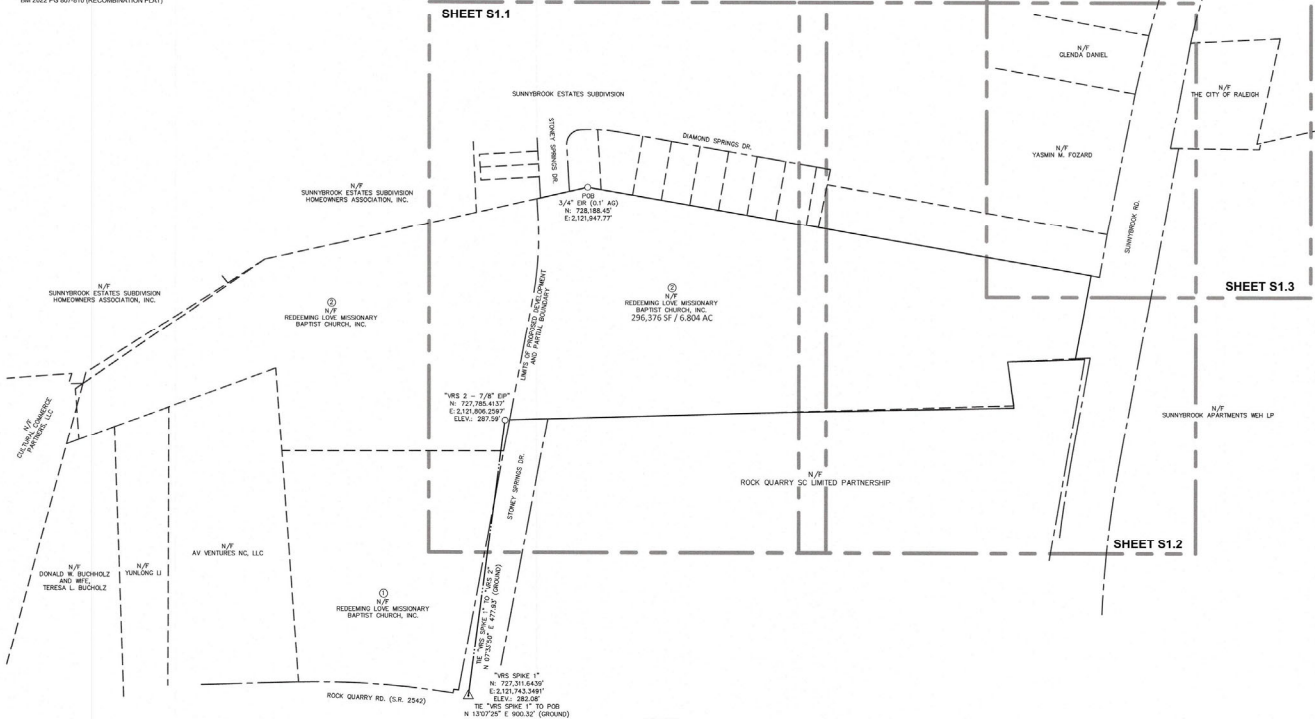
Fixed Station utilized for this project:

Designation: RALEIGH DOT CORS ARP
CORS ID: NC02
PID: D34587
Northing: 723,167.47' (NAD 83/NGS 2011)
Easting: 2,124,886.38'
Elevation: 279.0' (NAVD 88)

SUBJECT PARCEL REFERENCES:

- DB 9584 PG 64 (CURRENT DEED)
- DB 19010 PG 402 (QUIT CLAIM DEED OF PORTION OF BM 2022 PG 807-810)
- DB 11544 PG 1056 (CITY OF RALEIGH TRANSFER EASEMENT - OUTSIDE OF PROPOSED DEVELOPMENT AREA)
- DB 11407 PG 877 (PROGRESS ENERGY CAROLINAS, INC. EASEMENT)
- DB 18881 PG 1866 (DRAINAGE/UTILITY EASEMENT - OUTSIDE OF PROPOSED DEVELOPMENT AREA)
- BM 1982 PG 193
- BM 1989 PG 558 (RECOMBINATION PLAT)
- BM 2054 PG 760 (RIGHT-OF-WAY DEDICATION / SLOPE EASEMENT)
- BM 2054 PG 1916-1917 (FINAL PLAT)
- BM 2022 PG 807-810 (RECOMBINATION PLAT)

N.C. GRID (NAD 83)
COMBINED GRID FACTOR
0.999916808 (GROUND TO GRID)



CLIENT IS REQUIRED BY STATE LAW TO
CONTACT 811 PRIOR TO ANY EXCAVATION
WORK BEING PERFORMED ON THIS SITE

SURVEYORS CERTIFICATE:

I, Gary W. Kuroski, PLS, certify that this project was completed under my direct and responsible charge from an actual survey made under my supervision. This ground survey was performed at the 90 percent confidence level to meet Federal Geographic Data Committee Standards; that this survey was performed to meet the requirements for a cadastral/geodetic survey to the accuracy of Class A, and vertical accuracy when applicable to the Class A standard; that the unadjusted ratio of precision as calculated is 1:172,547; and that the original data was obtained between January 10th and August 28th, 2022, that the survey was completed on August 29, 2022; that contours shown as broken lines may not meet the stated standard; that all coordinates and elevations are based on ESP VRS SPINE 1 (NAD 83/2011) (NAVD 88) (see plat for control details) and that this survey was prepared in accordance with the Standards of Practice For Land Surveying in North Carolina (21 NCAC 15.1000), and that this survey is of an existing parcel or parcels of land and does not create a new street or change an existing street.

I, Gary W. Kuroski, PLS, certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed description recorded in DB 9584 PG 64); that the boundaries not surveyed are clearly indicated as broken lines; that the ratio of precision as shown above was also used for this boundary survey; that this boundary survey was prepared in accordance with the Standards of Practice For Land Surveying in North Carolina (21 NCAC 15.1000), and that this survey is of an existing parcel or parcels of land and does not create a new street or change an existing street.

GARY W. KUROSKI, PLS L-4876

LEGEND

- ▲ VRS CONTROL POINT
- EXISTING CONCRETE MONUMENT
- EXISTING IRON PIPE/ROD/REBAR
- COMPUTED POINT
- CP - COMBIO POLE
- L.T. LIGHT POLE
- POWER POLE
- POWER TRANSFORMER
- GUY ANCHOR
- GAS VALVE
- SANITARY SEWER MANHOLE
- STORM MANHOLE
- TELEPHONE PEDESTAL
- TELEPHONE HANGAR
- TELEVISION PEDESTAL
- WATER VALVE
- WATER HYDRANT
- WATER METER
- TOPO OBJECT
- SIGN
- FENCE
- WATER RECORD
- POWER RECORD
- TELEPHONE RECORD
- GAS RECORD
- TREE LINE / WOODS
- OVERHEAD UTILITY LINE
- STORM PIPE
- SANITARY SEWER LINE
- MAJOR CONTOUR LINE
- MINOR CONTOUR LINE
- EXISTING EASEMENT LINE
- BOUNDARY LINE
- BOUNDARY LINE (NON-SURVEYED)
- LIMITS OF PROPOSED DEVELOPMENT (NON-SURVEYED)
- RIGHT-OF-WAY (NON-SURVEYED)
- TIE LINE

SURVEY NOTES:

1. THIS PLAT IS DERIVED FROM INFORMATION GATHERED BY AN ACTUAL FIELD SURVEY PERFORMED BY THIS OFFICE BETWEEN JANUARY 10, 2022 AND AUGUST 28, 2022. EXISTING CONDITION SURVEYS WERE LAST PERFORMED ON FEBRUARY 9TH WHILE BOUNDARY AND TIE INFORMATION WERE CONCLUDED IN THE FIELD ON AUGUST 29, 2022.
2. THE PROJECT CONTROL WAS ESTABLISHED BY ESP ASSOCIATES, INC. USING THE NCOS VRS NETWORK.
3. HORIZONTAL DATUM USED FOR THIS PROJECT IS NAD 83/2011 (60 SURVEY FEET). VERTICAL DATUM USED FOR THIS PROJECT IS NAVD 88.
4. THE GROUND CONTROL COORDINATES ARE LOCALIZED COORDINATES BASED ON STATE PLANE COORDINATES FOR ESP VRS SPINE 1 HAVING THE FOLLOWING NAD 83/2011 COORDINATE VALUES AND NAVD 88 (IGD03 12B) ELEVATION:
NORTHING: 727,311.6429
EASTING: 2,124,743.3497
ELEVATION: 282.28'
5. PROJECT COMBINED GRID FACTOR USED IS 0.999916808 (GROUND TO GRID).
6. UNLESS NOTED AS GRID, ALL COORDINATES SHOWN ARE GROUND COORDINATES.
7. UNLESS OTHERWISE NOTED, ALL DISTANCES ARE HORIZONTAL GROUND MEASUREMENTS.
8. ALL ANGLES COMPUTED BY COORDINATE COMPUTATION METHOD.
9. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT, AND IS SUBJECT TO ALL FACTS AND EASEMENTS WHICH MAY BE DISCLOSED WITHIN AN ACCURATE AND COMPLETE TITLE REPORT.
10. BOUNDARY INFORMATION PER DEEDS AND PLATS OF THE WAKE COUNTY REGISTRY AS SHOWN.
11. THE PROJECT SITE IS NOT LOCATED IN A FLOOD ZONE. REFER TO FEMA MAP NUMBER 150172200K WITH AN EFFECTIVE DATE OF 07/19/2020.
12. ALL EXISTING FIELD EVIDENCE IS SHOWN WITH OUTER DIAMETER DIMENSIONS, UNLESS NOTED OTHERWISE. ALL FIELD EVIDENCE WAS FOUND AT OR BELOW GROUND LEVEL.
13. ESP CONDUCTED NORTH CAROLINA D11 TO GATHER UTILITY MANHOLES WITHIN THE PROJECT LIMITS. THESE LINES WERE NOT FIELD SURVEYED AND ARE SHOWN HEREIN AS A RECORD UTILITY LINE AT THE QUALITY LEVEL, C.A.B.E.R.G. DESIGNATED BY OTHERS (NC 811- UTILITY LOCATE).
14. CLIENT IS REQUIRED BY STATE LAW TO CONTACT 811 PRIOR TO ANY EXCAVATION WORK BEING PERFORMED ON SITE.

SHEET
S1.0

PARTIAL BOUNDARY AND EXISTING CONDITION SURVEY:

THE REDEEMING LOVE
MISSIONARY BAPTIST CHURCH, INC. PROPERTY
PROPOSED TERRACE AT ROCK QUARRY APARTMENTS
ST. MARY'S TOWNSHIP WAKE COUNTY, NORTH CAROLINA

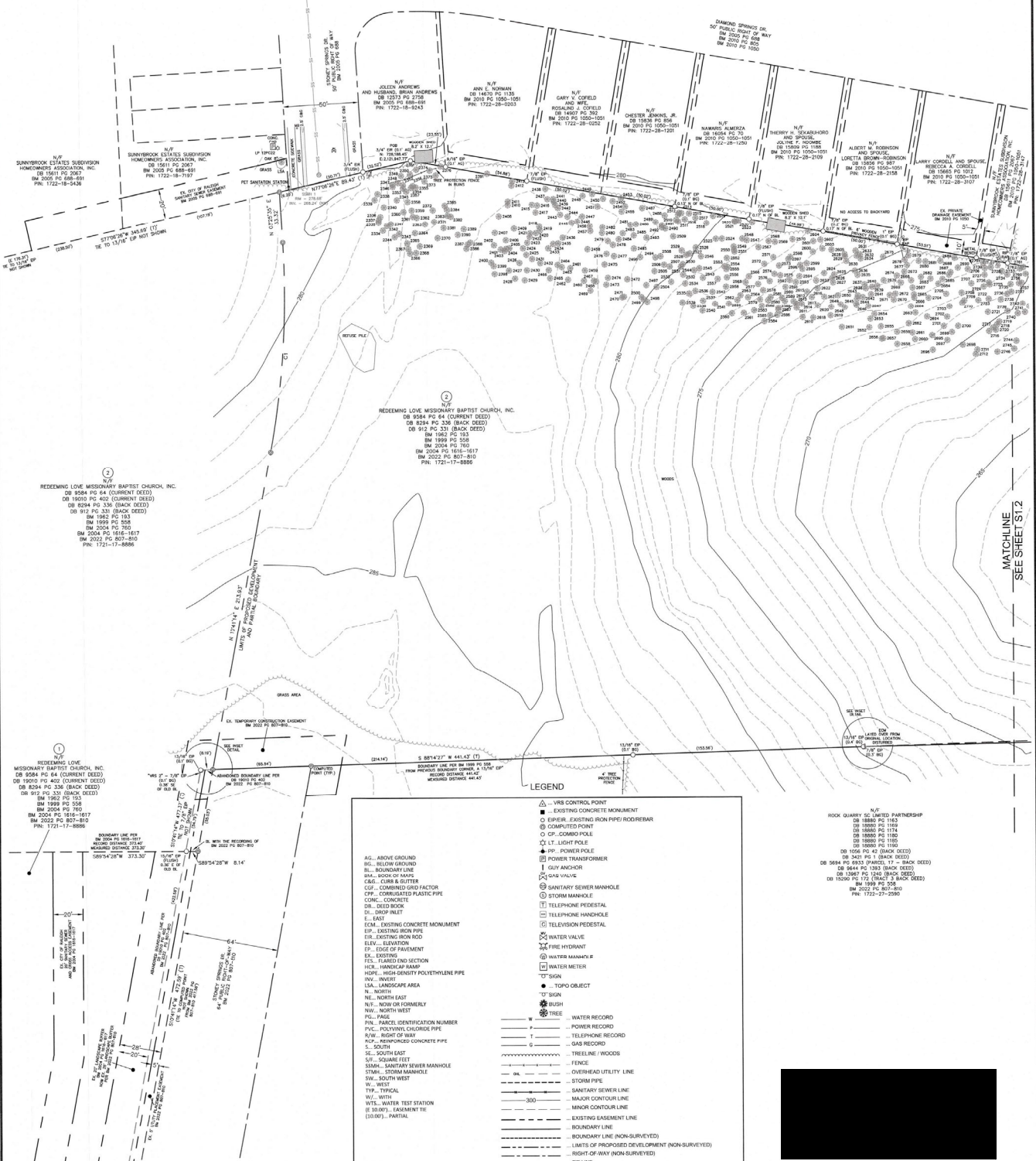
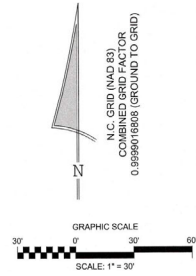
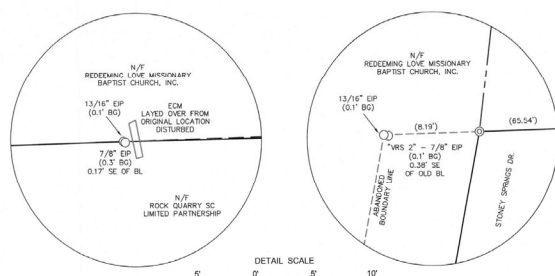
NO.	DATE	REVISION	BY

PREPARED FOR:

SOUTH CREEK DEVELOPMENT, LLC
7204 W. FRIENDLY AVENUE, SUITE C
GREENSBORO, NC 27410

ESP Associates, Inc.
2501 Gateway Center Blvd
Suite 210
Mooresville, NC 28115
phone 704.678.1075
fax 704.677.1222
www.espace.com
NC LICENSE: 7-1407

Parcel Curve Table					
Curve #	Radius	Length	Bearing	Chord	Delta
C1	568.00	139.92	N 3°37'50" E	139.56	14°06'49"



MATCHLINE
SEE SHEET S1.2

SHEET:
S1.1

PARTIAL BOUNDARY AND EXISTING CONDITION SURVEY:
THE REDEEMING LOVE
MISSIONARY BAPTIST CHURCH, INC. PROPERTY
PROPOSED TERRACE AT ROCK QUARRY APARTMENTS
ST. MARY'S TOWNSHIP WAKE COUNTY, NORTH CAROLINA

[illegible]

PREPARED FOR:
SOUTH CREEK DEVELOPMENT, LLC
7204 W. FRIENDLY AVENUE, SUITE C
GREENSBORO, NC 27410



ESP Associates, Inc.
2200 Gateway Centre Blvd
Suite 216
Morrisville, NC 27607
phone 919.678.1070
fax 919.677.1252
www.espassociates.com
NC LICENSE #T-1407

LEGEND

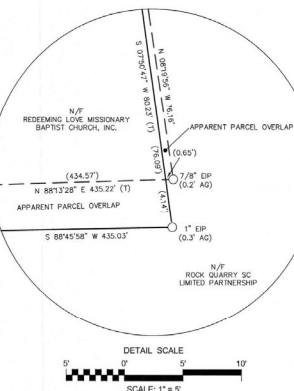
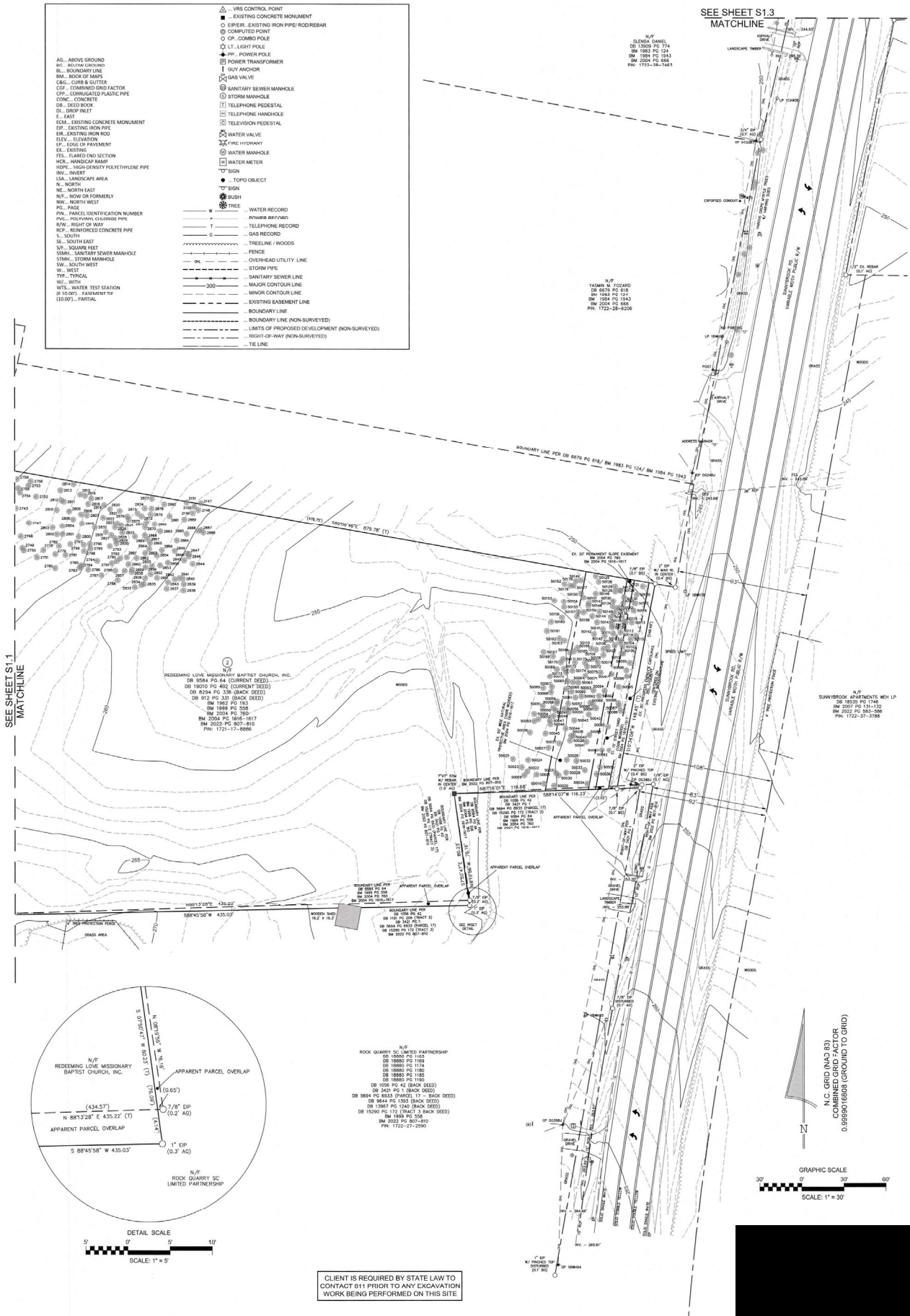
AG - ABOVE GROUND	△ - VRS CONTROL POINT
BL - BELOW GROUND	■ - EXISTING CONCRETE MONUMENT
BM - BENCH MARK	○ - EXISTING IRON PIPE/ROD/REBAR
C&G - CURB & GUTTER	○ - COMPUTED POINT
CP - COMBINED DRAIN FACTOR	○ - CP - COMB POLE
CPV - CORRUGATED PLASTIC PIPE	○ - LT - LIGHT POLE
CONC - CONCRETE	⚡ - POWER POLE
DL - DIED ROCK	⚡ - POWER TRANSFORMER
DL - DRAIN INLET	⚡ - GUY ANCHOR
E - EAST	⚡ - GAS VALVE
E&M - EXISTING CONCRETE MONUMENT	⚡ - SANITARY SEWER MANHOLE
EP - EXISTING IRON PIPE	⚡ - STORM MANHOLE
EL - EXISTING IRON ROD	⚡ - TELEPHONE PEDESTAL
ELEV - ELEVATION	⚡ - TELEPHONE HANDHOLE
EP - EDGE OF PAVEMENT	⚡ - WATER VALVE
EX - EXISTING	⚡ - HYDRANT
FDS - FLARED END SECTION	⚡ - WATER MANHOLE
H&C - HANDICAP RAMP	⚡ - WATER METER
H&C - HIGH DENSITY POLYETHYLENE PIPE	⚡ - SIGN
INV - INVERT	⚡ - TOPO OBJECT
LSA - LANDSCAPE AREA	⚡ - SIGN
N - NORTH	⚡ - BUSH
NE - NORTH EAST	⚡ - TREE
NW - NORTH WEST	⚡ - WATER RECORD
PG - PAGE	⚡ - POWER RECORD
PI - PANEL IDENTIFICATION NUMBER	⚡ - TELEPHONE RECORD
POL - POLYMER CONDUIT PIPE	⚡ - GAS RECORD
R&W - RIGHT OF WAY	⚡ - OVERHEAD UTILITY LINE
R&F - REINFORCED CONCRETE PIPE	⚡ - STORM PIPE
S - SOUTH	⚡ - SANITARY SEWER LINE
SE - SOUTH EAST	⚡ - MAJOR CONTOUR LINE
SL - SQUARE FEET	⚡ - MINOR CONTOUR LINE
SSMH - SANITARY SEWER MANHOLE	⚡ - EXISTING EASEMENT LINE
STMH - STORM MANHOLE	⚡ - BOUNDARY LINE
SW - SOUTH WEST	⚡ - BOUNDARY LINE (NON-SURVEYED)
W - WEST	⚡ - LIMITS OF PROPOSED DEVELOPMENT (NON-SURVEYED)
WV - WATER	⚡ - RIGHT-OF-WAY (NON-SURVEYED)
WTS - WATER TEST STATION	⚡ - TIE LINE
WTS - EAST/WEST TIE	
(10.00) - PARTIAL	

SEE SHEET S1.3
MATCHLINE

N/A
Q.D. PANEL
DB 1500 PG 174
DB 1500 PG 174
DB 1500 PG 174
DB 1500 PG 174
DB 1500 PG 174
DB 1500 PG 174

N/A
TANK & PUMP
DB 600 PG 615
DB 600 PG 615
DB 600 PG 615
DB 600 PG 615
DB 600 PG 615
DB 600 PG 615

SEE SHEET S1.1
MATCHLINE



CLIENT IS REQUIRED BY STATE LAW TO
CONTACT (919) 999-1111 PRIOR TO ANY EXCAVATION
WORK BEING PERFORMED ON THIS SITE

GRAPHIC SCALE
SCALE: 1" = 30'

N.C. GRID (NAD 83)
COMBINED GRID FACTOR
0.9999016803 (GROUND TO GRID)

S1.2

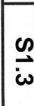
PARTIAL BOUNDARY AND EXISTING CONDITION SURVEY:

THE REDEEMING LOVE
MISSIONARY BAPTIST CHURCH, INC. PROPERTY
PROPOSED TERRACE AT ROCK QUARRY APARTMENTS
ST. MARY'S TOWNSHIP

NO.	DATE	REVISION	BY

PREPARED FOR:
SOUTH CREEK DEVELOPMENT, LLC
7204 W. FRIENDLY AVENUE, SUITE C
GREENSBORO, NC 27410

ESP Associates, Inc.
2000 Gateway Center Blvd
Suite 210
Merrimack, NC 27667
Phone: (919) 427-1200
Fax: (919) 427-1202
www.espnc.com
N.C. LICENSE # 9-14087



THE REDEEMING LOVE
MISSIONARY BAPTIST CHURCH, INC. PROPERTY
PROPOSED TERRACE AT ROCK QUARRY APARTMENTS
ST. MARY'S TOWNSHIP WAKE COUNTY, NORTH CAROLINA

PREPARED FOR:

SOUTH CREEK DEVELOPMENT, LLC

7204 W. FRIENDLY AVENUE, SUITE C
GREENSBORO, NC 27410



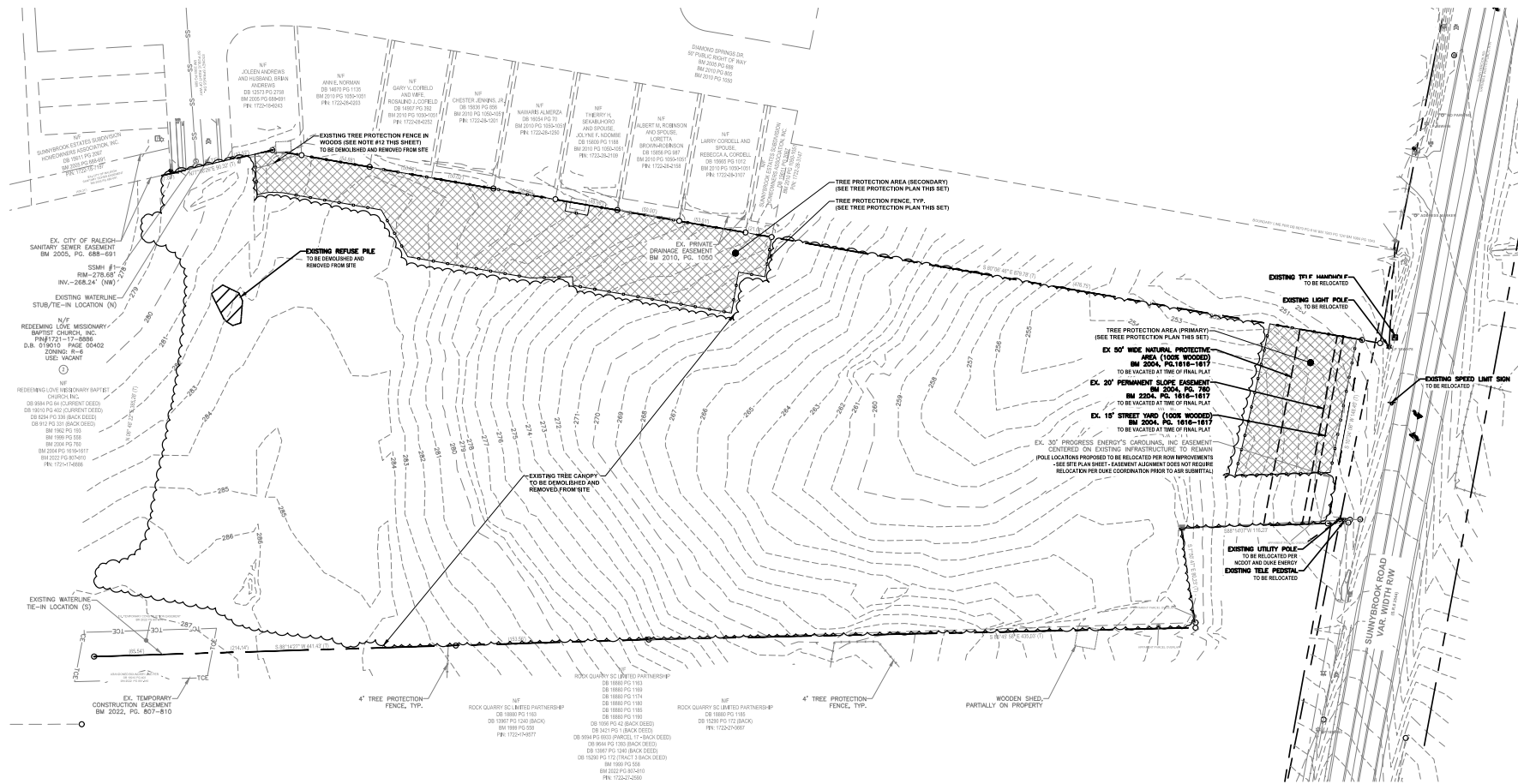
TREE TABLE	
Point #	Description
2147	QUM 11"
2148	QUM 10"
2149	QUM 3"
2150	QUM 5"
2151	QUM 15" DOUBLE
2204	PINE 8"
2236	PINE 7"
2238	PINE 4"
2239	QUM 3"
2240	QUM 4"
2241	QUM 6"
2242	QUM 4"
2243	PINE 5"
2244	QUM 7"
2245	MAPLE 4"
2246	MAPLE 3"
2247	QUM 4"
2248	QUM 4"
2249	QUM 3"
2250	HICKORY 11"
2251	QUM 4"
2252	QUM 5"
2253	QUM 3"
2254	QUM 4"
2255	QUM 7"
2256	QUM 4"
2257	QUM 7"
2258	QUM 10" DOUBLE
2259	QUM 3"
2260	QUM 3"
2261	QUM 3"
2262	QUM 4"
2263	QUM 4"
2264	PINE 15"
2265	PINE 7"
2266	PINE 12"
2267	QUM 3"
2268	QUM 4"
2269	QUM 4"
2270	HICKORY 15"
2271	QUM 9"
2272	QUM 14" DOUBLE
2273	QUM 12"
2274	QUM 3"
2275	MAPLE 7"
2276	QUM 6"
2277	MAPLE 4"
2278	QUM 4"
2279	QUM 4"
2280	QUM 4"
2281	QUM 4"
2282	QUM 4"
2283	QUM 4"
2284	QUM 4"
2285	QUM 4"
2286	QUM 4"
2287	QUM 4"
2288	QUM 4"
2289	QUM 4"
2290	QUM 4"
2291	QUM 4"
2292	QUM 4"
2293	QUM 4"
2294	QUM 4"
2295	QUM 4"
2296	QUM 4"
2297	QUM 4"
2298	QUM 4"
2299	QUM 4"
2300	QUM 4"
2301	QUM 4"
2302	QUM 4"
2303	QUM 4"
2304	QUM 4"
2305	QUM 4"
2306	QUM 4"
2307	QUM 4"
2308	QUM 4"
2309	QUM 4"
2310	QUM 4"
2311	QUM 4"
2312	QUM 4"
2313	QUM 4"
2314	QUM 4"
2315	QUM 4"
2316	QUM 4"
2317	QUM 4"
2318	QUM 4"
2319	QUM 4"
2320	QUM 4"
2321	QUM 4"
2322	QUM 4"
2323	QUM 4"
2324	QUM 4"
2325	QUM 4"
2326	QUM 4"
2327	QUM 4"
2328	QUM 4"
2329	QUM 4"
2330	QUM 4"
2331	QUM 4"
2332	QUM 4"
2333	QUM 4"
2334	QUM 4"
2335	QUM 4"
2336	QUM 4"
2337	QUM 4"
2338	QUM 4"
2339	QUM 4"
2340	QUM 4"
2341	QUM 4"
2342	QUM 4"
2343	QUM 4"
2344	QUM 4"
2345	QUM 4"
2346	QUM 4"
2347	QUM 4"
2348	QUM 4"
2349	QUM 4"
2350	QUM 4"
2351	QUM 4"
2352	QUM 4"
2353	QUM 4"
2354	QUM 4"
2355	QUM 4"
2356	QUM 4"
2357	QUM 4"
2358	QUM 4"
2359	QUM 4"
2360	QUM 4"
2361	QUM 4"
2362	QUM 4"
2363	QUM 4"
2364	QUM 4"
2365	QUM 4"
2366	QUM 4"
2367	QUM 4"
2368	QUM 4"
2369	QUM 4"
2370	QUM 4"
2371	QUM 4"
2372	QUM 4"
2373	QUM 4"
2374	QUM 4"
2375	QUM 4"
2376	QUM 4"
2377	QUM 4"
2378	QUM 4"
2379	QUM 4"
2380	QUM 4"
2381	QUM 4"
2382	QUM 4"
2383	QUM 4"
2384	QUM 4"
2385	QUM 4"
2386	QUM 4"
2387	QUM 4"
2388	QUM 4"
2389	QUM 4"
2390	QUM 4"
2391	QUM 4"
2392	QUM 4"
2393	QUM 4"
2394	QUM 4"
2395	QUM 4"
2396	QUM 4"
2397	QUM 4"
2398	QUM 4"
2399	QUM 4"
2400	QUM 4"
2401	QUM 4"
2402	QUM 4"
2403	QUM 4"
2404	QUM 4"
2405	QUM 4"
2406	QUM 4"
2407	QUM 4"
2408	QUM 4"
2409	QUM 4"
2410	QUM 4"
2411	QUM 4"
2412	QUM 4"
2413	QUM 4"
2414	QUM 4"
2415	QUM 4"
2416	QUM 4"
2417	QUM 4"
2418	QUM 4"
2419	QUM 4"
2420	QUM 4"
2421	QUM 4"
2422	QUM 4"
2423	QUM 4"
2424	QUM 4"
2425	QUM 4"
2426	QUM 4"
2427	QUM 4"
2428	QUM 4"
2429	QUM 4"
2430	QUM 4"
2431	QUM 4"
2432	QUM 4"
2433	QUM 4"
2434	QUM 4"
2435	QUM 4"
2436	QUM 4"
2437	QUM 4"
2438	QUM 4"
2439	QUM 4"
2440	QUM 4"
2441	QUM 4"
2442	QUM 4"
2443	QUM 4"
2444	QUM 4"
2445	QUM 4"
2446	QUM 4"
2447	QUM 4"
2448	QUM 4"
2449	QUM 4"

TREE TABLE	
Point #	Description
2450	QUM 4"
2451	QUM 5"
2452	CHERRY 5"
2453	QUM 5"
2454	QUM 1"
2455	QUM 14"
2456	HICKORY 3"
2457	QUM 10"
2458	MAPLE 16" CLUSTER
2459	QUM 11"
2460	MAPLE 4"
2461	MAPLE 12"
2462	QUM 5"
2463	QUM 3"
2464	QUM 5"
2465	QUM 6"
2466	PINE 4"
2467	QUM 4"
2468	QUM 4"
2469	QUM 6"
2470	MAPLE 5"
2471	MAPLE 5"
2472	MAPLE 21" CLUSTER
2473	QUM 5"
2474	POPLAR 6"
2475	QUM 5"
2476	PINE 15"
2477	MAPLE 12" DOUBLE
2478	PINE 5"
2479	PINE 5"
2480	PINE 5"
2481	QUM 3"
2482	UNKNOWN 3"
2483	MAPLE 2"
2484	QUM 4"
2485	POPLAR 9"
2486	MAPLE 3"
2487	QUM 7"
2488	QUM 12" TRIPLE
2489	QUM 9"
2490	POPLAR 6"
2491	POPLAR 7"
2492	POPLAR 4"
2493	MAPLE 22"
2494	MAPLE 4"
2495	MAPLE 4"
2496	PINE 7"
2497	MAPLE 3"
2498	QUM 4"
2499	QUM 4"
2500	QUM 4"
2501	MAPLE 22" CLUSTER
2502	MAPLE 21"
2503	QUM 4"
2504	PINE 8"
2505	QUM 5"
2506	QUM 4"
2507	PINE 8"
2508	QUM 5"
2509	QUM 3"
2510	PINE 16"
2511	QUM 3"
2512	QUM 3"
2513	QUM 3"
2514	QUM 4"
2515	QUM 6"
2516	QUM 6"
2517	QUM 6"
2518	MAPLE 12" DOUBLE
2519	QUM 10"
2520	QUM 7"
2521	QUM 5"
2522	QUM 3"
2523	QUM 3"
2524	QUM 3"
2525	QUM 3"
2526	QUM 14"
2527	QUM 24" DOUBLE
2528	QUM 4"
2529	QUM 5"
2530	BIRCH 3"
2531	UNKNOWN 3"
2532	HOLLY 8"
2533	MAPLE 4"
2534	QUM 3"
2535	PINE 7"
2536	PINE 7"
2537	PINE 5"
2538	PINE 7"
2539	QUM 4"
2540	PINE 9"
2541	PINE 10"
2542	PINE 9"
2543	POPLAR 5"
2544	MAPLE 14" CLUSTER
2545	QUM 4"
2546	QUM 4"
2547	QUM 3"
2548	QUM 3"
2549	MAPLE 4"
2550	MAPLE 5"
2551	MAPLE 4"
2552	MAPLE 16"
2553	POPLAR 9"
2554	POPLAR 9"
2555	POPLAR 6"
2556	QUM 5"
2557	MAPLE 12"
2558	PINE 5"
2559	PINE 10"
2560	PINE 6"
2561	PINE 4"
2562	BIRCH 4"
2563	PINE 15"

TREE TABLE	
Point #	Description
2564	PINE 6"
2565	PINE 5"
2566	PINE 7"
2567	QUM 18" DOUBLE
2568	QUM 4"
2569	MAPLE 15"
2570	QUM 24" TRIPLE
2571	HOLLY 3"
2572	QUM 12" DOUBLE
2573	QUM 5"
2574	QUM 5"
2575	QUM 4"
2576	PINE 9"
2577	PINE 9"
2578	PINE 9"
2579	PINE 7"
2580	PINE 6"
2581	PINE 7"
2582	PINE 7"
2583	PINE 7"
2584	PINE 5"
2585	PINE 10"
2586	QUM 4"
2587	QUM 4"
2588	QUM 10"
2589	QUM 10"
2590	QUM 10"
2591	PINE 6"
2592	PINE 10"
2593	PINE 7"
2594	PINE 12"
2595	QUM 3"
2596	QUM 3"
2597	QUM 4"
2598	QUM 4"
2599	QUM 3"
2600	PINE 12"
2601	PINE 9"
2602	PINE 5"
2603	PINE 5"
2604	QUM 7"
2605	PINE 10"
2606	PINE 4"
2607	PINE 12"
2608	PINE 7"
2609	QUM 4"
2610	QUM 5"
2611	PINE 12"
2612	PINE 7"
2613	PINE 6"
2614	PINE 5"
2615	PINE 5"
2616	PINE 12"
2617	PINE 7"
2618	MAPLE 14"
2619	MAPLE 3"
2620	QUM 5"
2621	PINE 7"
2622	QUM 4"
2623	POPLAR 5"
2624	MAPLE 3"
2625	PINE 15"
2626	PINE 6"
2627	QUM 3"
2628	QUM 3"
2629	PINE 15"
2630	UNKNOWN 3"
2631	PINE 7"
2632	PINE 6"
2633	PINE 7"
2634	PINE 7"
2635	PINE 7"
2636	PINE 10"
2637	QUM 4"
2638	QUM 4"
2639	QUM 3"
2640	QUM 3"
2641	QUM 3"
2642	QUM 3"
2643	QUM 3"
2644	QUM 3"
2645	QUM 3"
2646	QUM 3"
2647	QUM 3"
2648	QUM 3"
2649	QUM 3"
2650	QUM 3"
2651	QUM 3"
2652	QUM 3"
2653	QUM 3"
2654	QUM 3"
2655	QUM 3"
2656	QUM 3"
2657	QUM 3"
2658	QUM 3"
2659	QUM 3"
2660	QUM 3"
2661	QUM 3"
2662	QUM 3"
2663	QUM 3"
2664	QUM 3"
2665	QUM 3"
2666	QUM 3"
2667	QUM 3"
2668	QUM 3"
2669	QUM 3"
2670	QUM 3"
2671	QUM 3"
2672	QUM 3"
2673	QUM 3"
2674	QUM 3"
2675	QUM 3"
2676	QUM 3"
2677	QUM 3"

TREE TABLE	
Point #	Description
2678	QUM 4"
2679	QUM 4"
2680	QUM 10"
2681	QUM 5"
2682	QUM 14"
2683	QUM 3"
2684	QUM 5"
2685	QUM 7"
2686	QUM 12"
2687	QUM 5"
2688	QUM 5"
2689	QUM 10"
2690	QUM 4"
2691	QUM 9"
2692	QUM 9"
2693	QUM 9"
2694	QUM 9"
2695	QUM 9"
2696	QUM 9"
2697	QUM 9"
2698	QUM 9"
2699	QUM 9"
2700	QUM 9"
2701	QUM 9"
2702	QUM 9"
2703	QUM 9"
2704	QUM 9"
2705	QUM 9"
2706	QUM 9"
2707	QUM 9"
2708	QUM 9"
2709	QUM 9"
2710	QUM 9"
2711	QUM 9"
2712	QUM 9"
2713	QUM 9"
2714	QUM 9"
2715	QUM 9"
2716	QUM 9"
2717	QUM 9"
2718	QUM 9"
2719	QUM 9"
2720	QUM 9"
2721	QUM 9"
2722	QUM 9"
2723	QUM 9"
2724	QUM 9"
2725	QUM 9"
2726	QUM 9"
2727	QUM 9"
2728	QUM 9"
2729	QUM 9"
2730	QUM 9"
2731	QUM 9"
2732	QUM 9"
2733	QUM 9"
2734	QUM 9"
2735	QUM 9"
2736	QUM 9"
2737	QUM 9"
2738	QUM 9"
2739	QUM 9"
2740	QUM 9"
2741	QUM 9"
2742	QUM 9"
2743	QUM 9"
2744	QUM 9"
2745	QUM 9"
2746	QUM 9"
2747	QUM 9"
2748	QUM 9"
2749	QUM 9"
2750	QUM 9"
2751	QUM 9"
2752	QUM 9"
2753	QUM

8-1811-2022 (c) 2022, prepared by ESP, Inc., located at 10000 Shallowford Road, Suite 100, Raleigh, NC 27615. All rights reserved.



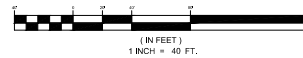
DEMOLITION NOTES

1. THE PURPOSE OF THIS PLAN IS FOR DEMOLITION ONLY.
2. ALL NECESSARY PERMITS FOR DEMOLITION SHALL BE OBTAINED BY THE CONTRACTOR PRIOR TO BEGINNING WORK. CONTRACTOR SHALL PROTECT ALL ADJACENT LANDS FROM DAMAGE DURING DEMOLITION WORK.
3. ANY OFF SITE AREAS DISTURBED SHALL BE RETURNED TO A CONDITION EQUAL TO OR BETTER THAN THE EXISTING CONDITION.
4. DEMOLITION MATERIALS SHALL NOT BE USED FOR FILL MATERIAL. UNSUITABLE FILL MATERIAL SHALL BE LEGALLY DEPOSITED OFF SITE. ALL DEBRIS SHALL BE LEGALLY HAULED OFF SITE TO A DISPOSAL AREA APPROVED BY THE STATE OF NORTH CAROLINA FOR THE HANDLING OF DEMOLITION DEBRIS.
5. ALL MATERIAL EXCEPT THAT BELONGING TO A PUBLIC OR PRIVATE UTILITY COMPANY SHALL BECOME THE PROPERTY OF THE CONTRACTOR. THE CONTRACTOR SHALL NOTIFY ALL UTILITY PROVIDERS WITH LINES AND APPURTENANCES TO BE AFFECTED BY CONSTRUCTION. WHEN WATER, GAS, AND ELECTRIC LINES, PIPES, AND APPURTENANCES ARE READY FOR REMOVAL OR ADJUSTMENT AND SHALL BE RESPONSIBLE FOR DISCONNECTING ALL UTILITIES IN COMPLIANCE WITH THE CITY OF RALEIGH, WAKE COUNTY AND UTILITY PROVIDER REQUIREMENTS.
6. ALL STRUCTURES NOT LABELED FOR DEMOLITION SHALL BE PROTECTED FROM DAMAGE DURING ALL PHASES OF CONSTRUCTION. CONTRACTOR SHALL PHOTOGRAPH AND DOCUMENT CONDITION OF ALL STRUCTURES TO REMAIN, AND SHALL STORE PHOTOGRAPHS AND DOCUMENTATION. ANY STRUCTURES THAT ARE TO REMAIN THAT ARE DAMAGED SHALL BE REPAIRED BY THE CONTRACTOR TO A CONDITION EQUAL TO OR BETTER THAN THE EXISTING CONDITION AT NO ADDITIONAL COST. THE OWNER AND LANDSCAPE ARCHITECT SHALL BE IMMEDIATELY NOTIFIED OF DAMAGE TO ANY EXISTING STRUCTURE.
7. ALL CURB AND GUTTER AND SIDEWALKS NOTED FOR REMOVAL SHALL BE REMOVED TO THE NEAREST JOINT BEYOND NEW CONSTRUCTION OR CUT WITH A SAW AND REMOVED.
8. ALL ASPHALT CUTS SHALL BE MADE WITH A SAW WHEN PREPARING PAVED SURFACES FOR PATCHING OR WIDENING.
9. CONSTRUCTION ENTRANCE AND S/L FENCE PER THE APPROVED EROSION CONTROL PLANS SHALL BE IN PLACE PRIOR TO DEMOLITION OPERATIONS.
10. NECESSARY BARRICADES, SUFFICIENT LIGHTS, SIGNS, AND OTHER TRAFFIC CONTROL METHODS AS MAY BE NECESSARY FOR THE PROTECTION AND SAFETY OF THE PUBLIC SHALL BE PROVIDED AND MAINTAINED THROUGHOUT THE LIFE OF THE PROJECT.
11. AS SOON AS DEMOLITION WORK HAS BEEN COMPLETED AND APPROVED BY THE OWNER, INSTALLATION OPERATIONS SHALL BE PERFORMED AS DESCRIBED IN SITE PLAN, LAYOUT AND PLANTING PLANS.
12. TREE PROTECTION FENCE IN RUINS WITHIN THE TREE CONSERVATION AREA IS TO BE REMOVED BY HAND ONLY.

LEGEND

- PROPOSED TREE PROTECTION FENCE
- TREE PROTECTION AREA
- EXISTING FEATURE TO BE REMOVED

GRAPHIC SCALE



DEMOLITION PLAN

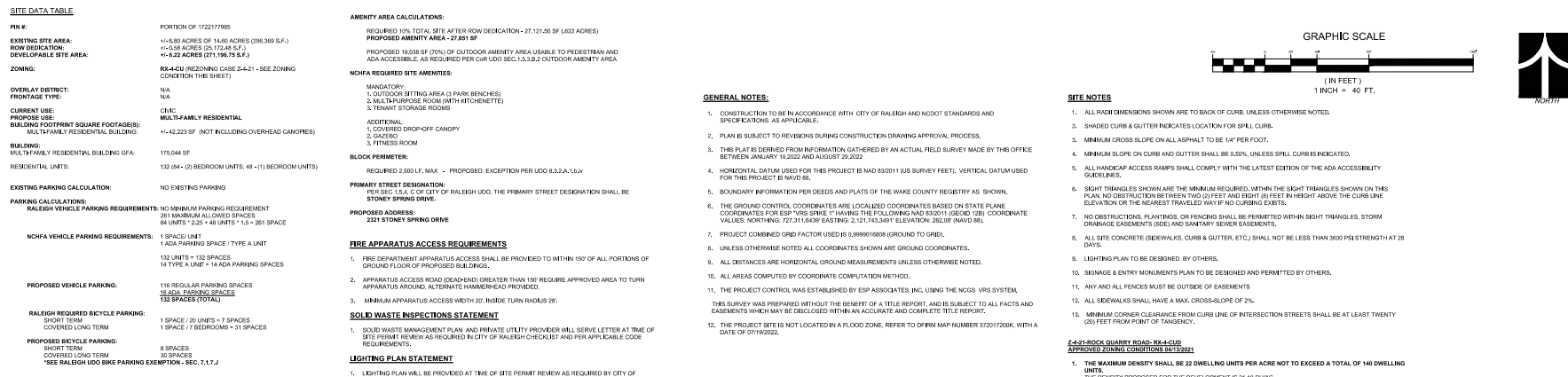
TERRACE AT ROCK QUARRY

SOUTH CREEK DEVELOPMENT

PROJECT INFORMATION	
PROJECT MANAGER:	ER
DESIGNED BY:	ER
DRAWN BY:	MM
PROJECT NUMBER:	8-1811-2022
ORIGINAL DATE:	01/03/2023
SHEET:	C1.1

NO.	DATE	REVISION	BY
1	03/04/2023	FIRST COMMENTS REVIEW	MM
2	05/01/2023	SECOND COMMENTS REVIEW	MM
3	06/02/2023	THIRD COMMENTS REVIEW	MM

ESP
ESP Associates, Inc.
2001 W. Hargett Street, Suite 100
Raleigh, NC 27601
www.espsouth.com
NC LICENSE #7-5407







1. ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS (REFERENCE: CORPUD HANDBOOK, CITY OF RALEIGH, NC).

HORIZONTAL SEPARATIONS FOR PARALLEL PIPELINES

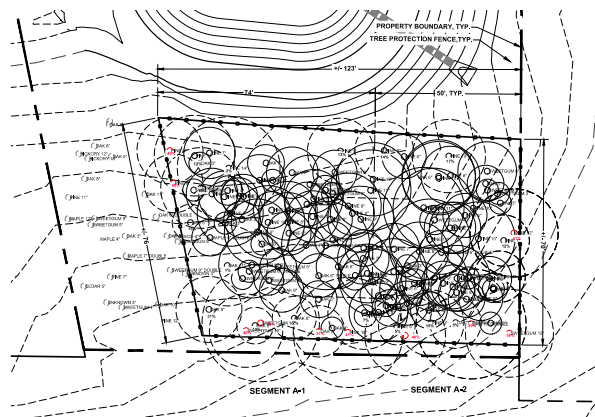
1. WATER SYSTEM PIPING AND WASTEWATER SYSTEM PIPING SHALL HAVE A MINIMUM HORIZONTAL SEPARATION DISTANCE OF 10 FEET.

- VERTICAL SEPARATIONS:

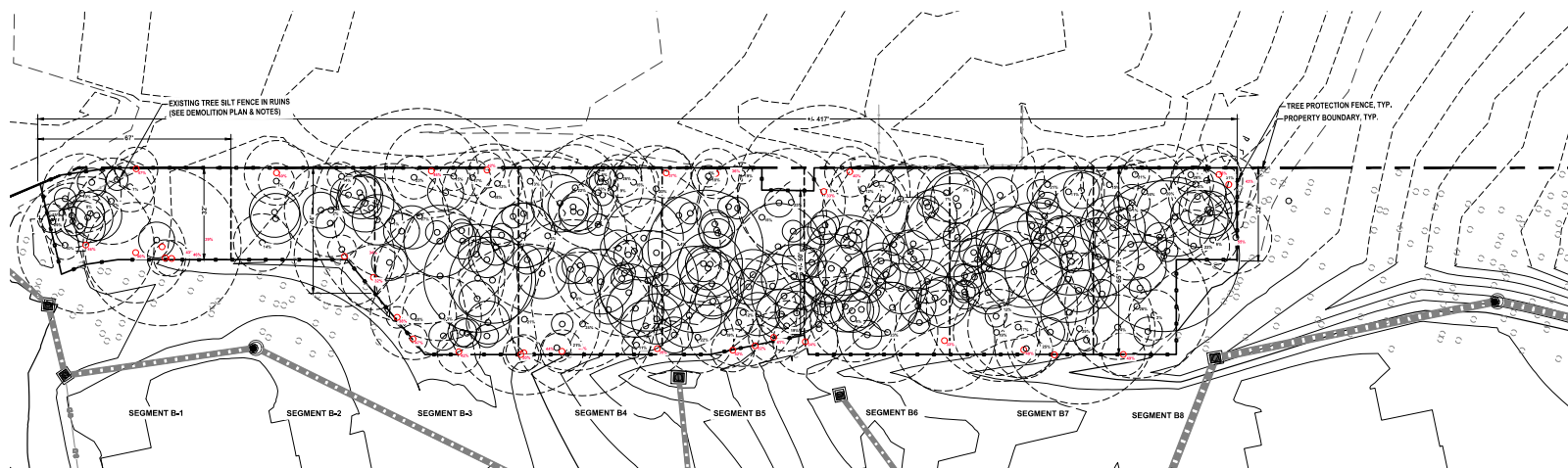
1. WATER MAINS SHALL CROSS

- SURFACE CONCRETE OR EACH TABLE FLOWABLE FILL THAT MEETS OR EXCEEDS NDOT SPECIFICATIONS.

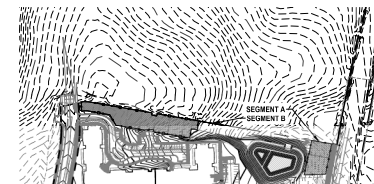
1. 100 FEET FROM ANY PRIVATE OR PUBLIC WATER SUPPLY SOURCE, INCLUDING WELLS, WS-1 WATERS, OR CLASS I OR CLASS II



PROPOSED PRIMARY TREE CONSERVATION AREA SEGMENT A (1-2)
 ±=8,277 SF/ 0.19 AC
 70'-76" WIDE UNDISTURBED AREA ADJOINING A THOROUGHFARE
 (SEE TREE CONSERVATION REPORT PREPARED BY ESP DATED 03-24-2023)



PROPOSED SECONDARY TREE CONSERVATION AREA SEGMENT B (1-8)
 ±=19,691 SF/ 0.45 AC
 ALTERNATE WIDTH 32' MIN. WIDE PERIMETER BUFFER ADJACENT TO NON-VACANT PROPERTY
 (SEGMENT 1); ALTERNATE VARIABLE WIDTH 32'-44' WIDE PERIMETER BUFFER (SEGMENT 2);
 ALTERNATE VARIABLE WIDTH 44'-45' WIDE PERIMETER BUFFER (SEGMENT 3);
 ALTERNATE 60' WIDE PERIMETER BUFFER (SEGMENT 4, 7-8);
 ALTERNATE VARIABLE WIDTH 50'-45' WIDE PERIMETER BUFFER (SEGMENTS 5-6)
 (SEE TREE CONSERVATION REPORT PREPARED BY ESP DATED 03-24-2023)



OVERALL MAP
 SCALE 1"= 200'

GENERAL NOTES:

- SEE SEPARATE TREE CONSERVATION REPORT PREPARED BY ESP DATED 05/01/2023 FOR CALCULATION OF EACH SEGMENT.
- TREES NOTED IN RED ARE NOT INCLUDED IN BASAL AREA CALCULATION (30% OR MORE OF ITS CRITICAL ROOT ZONE DISTURBED PER UDO 9-1-4.C.3).
- SEE SHEET C2.0 FOR TREE PROTECTION FENCE LAYOUT

LEGEND:

- CRITICAL ROOT ZONE OF TREES 7" DBH OR GREATER
- TREE WITH IMPACT TO CRITICAL ROOT ZONE (SEE PLANS FOR CALCULATIONS)
- TREE WITH 30% IMPACT OR GREATER (NOT INCLUDED IN BASAL AREA CALCULATIONS-SEE TREE REPORT)

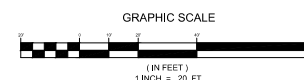
NO.		DATE	REVISION
1	03/24/2023	FIRST COMMENTS REVIEW	MM
2	05/01/2023	SECOND COMMENTS REVIEW	MM
3	05/02/2023	THIRD COMMENTS REVIEW	MM
		DATE	
		BY	

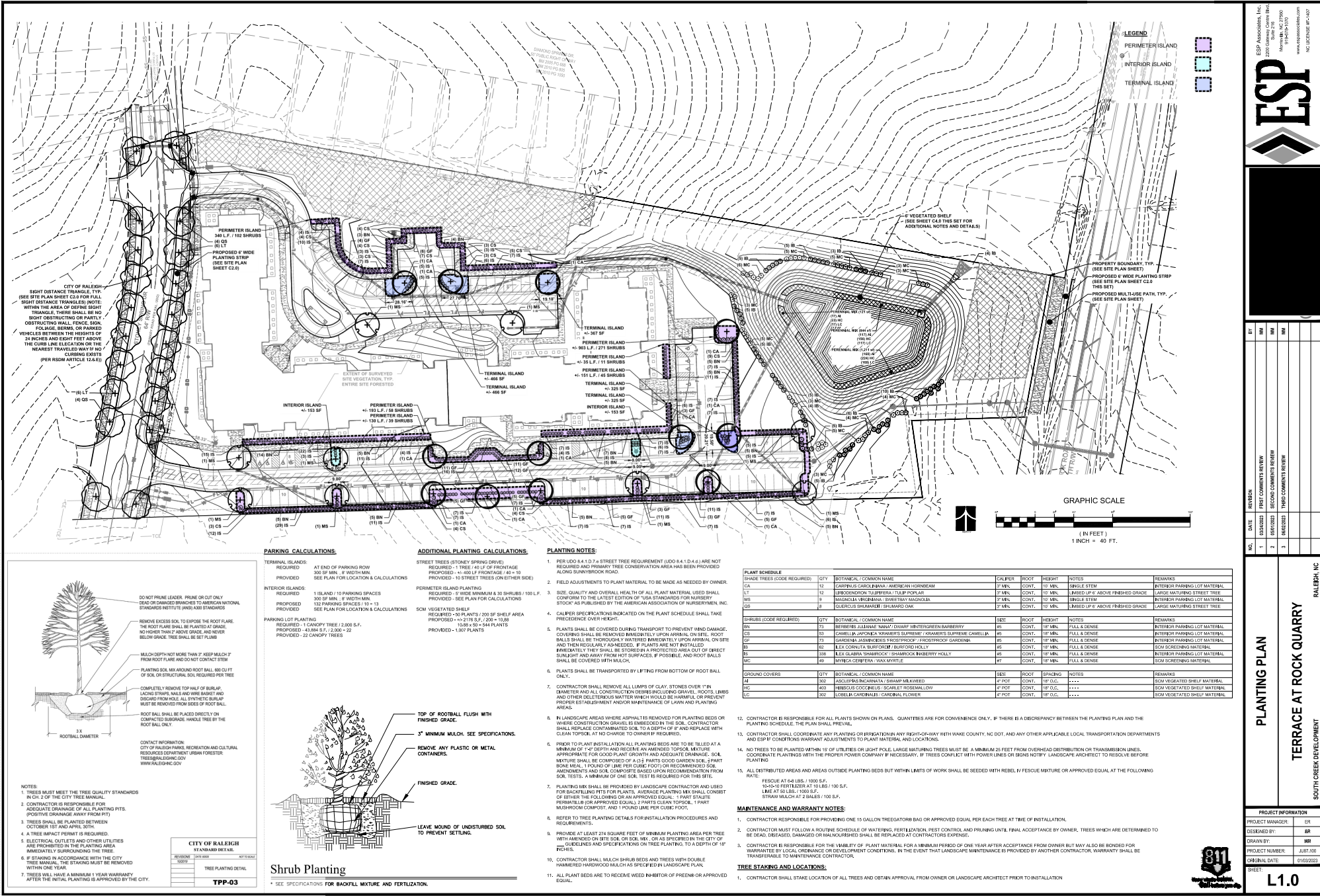
TREE CONSERVATION PLAN TERRACE AT ROCK QUARRY

RALEIGH, NC

SOUTH CREEK DEVELOPMENT

PROJECT INFORMATION	
PROJECT MANAGER:	ERI
DESIGNED BY:	ESP
DRAWN BY:	MM
PROJECT NUMBER:	4307-100
ORIGINAL DATE:	01/03/2023
SHEET:	T1.0





ESP Associates, Inc.
2007-2008 National Landscape Architectural Association (NLA) Award Winner
www.espanc.com

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PROJECT INFORMATION
PROJECT MANAGER: JBR
DESIGNED BY: JBR
DRAWN BY: JBR
PROJECT NUMBER: 4007-100
ORIGINAL DATE: 01/03/2003
SHEET: L1.0

DATE: 01/03/2003
BY: JBR
REVISION: 1
DESCRIPTION: FIRST COMMENTS REVIEW
DATE: 01/03/2003
BY: JBR
REVISION: 2
DESCRIPTION: SECOND COMMENTS REVIEW
DATE: 01/03/2003
BY: JBR
REVISION: 3
DESCRIPTION: THIRD COMMENTS REVIEW

DATE: 01/03/2003
BY: JBR
REVISION: 4
DESCRIPTION: FIRST COMMENTS REVIEW
DATE: 01/03/2003
BY: JBR
REVISION: 5
DESCRIPTION: SECOND COMMENTS REVIEW
DATE: 01/03/2003
BY: JBR
REVISION: 6
DESCRIPTION: THIRD COMMENTS REVIEW

DATE: 01/03/2003
BY: JBR
REVISION: 7
DESCRIPTION: FIRST COMMENTS REVIEW
DATE: 01/03/2003
BY: JBR
REVISION: 8
DESCRIPTION: SECOND COMMENTS REVIEW
DATE: 01/03/2003
BY: JBR
REVISION: 9
DESCRIPTION: THIRD COMMENTS REVIEW

DATE: 01/03/2003
BY: JBR
REVISION: 10
DESCRIPTION: FIRST COMMENTS REVIEW
DATE: 01/03/2003
BY: JBR
REVISION: 11
DESCRIPTION: SECOND COMMENTS REVIEW
DATE: 01/03/2003
BY: JBR
REVISION: 12
DESCRIPTION: THIRD COMMENTS REVIEW

DO NOT PRUNE LEADER, PRUNE OR CUT ONLY DEAD OR DAMAGED BRANCHES TO AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) AND STANDARDS

REMOVE EXCESS SOIL TO EXPOSE THE ROOT FLARE. THE ROOT FLARE SHALL BE PLANTED AT GRADE, NO HIGHER THAN 2" ABOVE GRADE, AND NEVER BELOW GRADE. THIS SHALL BE SET FLARE

MULCH DEPTH NOT MORE THAN 2". KEEP MULCH 2" FROM ROOT FLARE AND DO NOT CONTACT ROOTS

PLANTING SOIL MIX AND/OR ROOT BALL, AND CUT OF SOIL OR STRUCTURAL SOIL REQUIRED FOR TREE

COMPLETELY REMOVE TOP HALF OF BURLAP, LACING STRIPS, NAILS AND WIRE BASTED AND DISCARD FROM SITES. ALL SYNTHETIC BURLAP MUST BE REMOVED FROM SIDES OF ROOT BALL

ROOT BALL SHALL BE PLACED DIRECTLY ON COMPACTED SUBGRADE. HANDLE TREE BY THE ROOT BALL ONLY

CONTACT INFORMATION:
CITY OF RALEIGH
RECREATION AND CULTURAL RESOURCES DEPARTMENT
TREES@RALEIGH.GOV
WWW.RALEIGH.GOV

NOTES:

1. TREES MUST MEET THE TREE QUALITY STANDARDS IN CH. 2 OF THE CITY TREE MANUAL
2. CONTRACTOR IS RESPONSIBLE FOR ADEQUATE DRAINAGE OF ALL PLANTING PITS (POSITIVE DRAINAGE AWAY FROM PIT)
3. TREES SHALL BE PLANTED BETWEEN OCTOBER 1ST AND APRIL 30TH
4. A TREE IMPACT PERMIT IS REQUIRED
5. ELECTRICAL OUTLETS AND OTHER UTILITIES ARE PROHIBITED IN THE PLANTING AREA IMMEDIATELY SURROUNDING THE TREE
6. IF STAKING IN ACCORDANCE WITH THE CITY TREE MANUAL, THE STAKING MUST BE REMOVED WITHIN ONE YEAR
7. TREES WILL HAVE A MINIMUM 1 YEAR WARRANTY AFTER THE INITIAL PLANTING IS APPROVED BY THE CITY

CITY OF RALEIGH
STANDARD DETAIL
TREES PLANTING DETAIL
TTP-03

Shrub Planting
• SEE SPECIFICATIONS FOR BACKFILL MIXTURE AND FERTILIZATION.

PARKING CALCULATIONS.

TERMINAL ISLANDS:
REQUIRED: AT END OF PARKING ROW 300 SF MIN. 8' WIDTH MIN.
PROVIDED: SEE PLAN FOR LOCATION & CALCULATIONS

INTERIOR ISLANDS:
REQUIRED: 1 ISLAND / 10 PARKING SPACES 300 SF MIN. 8' WIDTH MIN.
PROVIDED: 12 PARKING SPACES 15' x 13'

PARKING LOT PLANTING:
REQUIRED: 1 CANOPY TREE / 2,000 S.F.
PROVIDED: 43.8M S.F. / 2,200 x 22'
PROVIDED: 22 CANOPY TREES

ADDITIONAL PLANTING CALCULATIONS.

STREET TREES (STONE SPRING DRIVE):
REQUIRED: 1 TREE / 40' OF FRONTAGE
PROPOSED: 1,400' OF FRONTAGE / 40' x 10'
PROVIDED: 10 STREET TREES (ON EITHER SIDE)

PERIMETER ISLAND PLANTING:
REQUIRED: 8' WIDE MINIMUM & 30 SHRUBS / 100' L.F.
PROVIDED: SEE PLAN FOR CALCULATIONS

SCM VEGETATED SHELF:
REQUIRED: 10 PLANTS / 200 SF SHELF AREA
PROPOSED: 11,276 S.F. / 200 x 1000'
10,500 x 50' x 344 PLANTS
PROVIDED: 1,907 PLANTS

PLANTING NOTES:

1. PER UDO 8.4.1 D.7 A STREET TREE REQUIREMENT (UDO 8.4.1 D.4.1) ARE NOT REQUIRED AND PRIMARY TREE CONSERVATION AREA HAS BEEN PROVIDED ALONG SUNSHINE ROAD.
2. FIELD ADJUSTMENTS TO PLANT MATERIAL TO BE MADE AS NEEDED BY OWNER.
3. SIZE, QUALITY AND OVERALL HEALTH OF ALL PLANT MATERIAL USED SHALL CONFORM TO THE LATEST EDITION OF USA STANDARDS FOR NURSERY STOCK AS PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERMEN, INC.
4. CALIPER SPECIFICATIONS INDICATED ON THE PLANT SCHEDULE SHALL TAKE PRECEDENCE OVER HEIGHT.
5. PLANTS SHALL BE COVERED DURING TRANSPORT TO PREVENT NICE DAMAGE. COVERING SHALL BE REMOVED IMMEDIATELY UPON ARRIVAL ON SITE. ROOT BALLS SHALL BE THOROUGHLY WATERED IMMEDIATELY UPON ARRIVAL ON SITE AND THEN REGULARLY AS NEEDED. IF PLANTS ARE NOT INSTALLED IMMEDIATELY THEY SHALL BE STORED IN A PROTECTED AREA OUT OF DIRECT SUNLIGHT AND AWAY FROM HOT SURFACES. IF POSSIBLE, AND ROOT BALLS SHALL BE COVERED WITH MULCH.
6. PLANTS SHALL BE TRANSPORTED BY LIFTING FROM BOTTOM OF ROOT BALL ONLY.
7. CONTRACTOR SHALL REMOVE ALL LUMPS OF CLAY, STONES OVER 1" IN DIAMETER AND ALL CONSTRUCTION WASTE INCLUDING GRAPNEL, ROOTS, LIMBS AND OTHER DELETERIOUS MATTER WHICH WOULD BE HARMFUL OR PREVENT PROPER ESTABLISHMENT AND/OR MAINTENANCE OF LAWN AND PLANTING AREAS.
8. IN LANDSCAPE AREAS WHERE ASPHALT IS REMOVED FOR PLANTING BEDS OR WHERE CONSTRUCTION SHALL BE UNDERTAKEN IN THE SOIL, CONTRACTOR SHALL REPLACE CONTAMINATED SOIL TO A DEPTH OF 6" AND REPLACE WITH CLEAN TOPSOIL AT NO CHARGE TO OWNER'S REQUIRED.
9. PRIOR TO PLANT INSTALLATION ALL PLANTING BEDS ARE TO BE TILLED AT A MINIMUM OF 12" DEPTH AND RECEIVE AN AMENDED TOPSOIL MIXTURE APPROPRIATE FOR GOOD PLANT GROWTH AND ADEQUATE DRAINAGE. SOIL MIXTURE SHALL BE COMPOSED OF A (3) PARTS GOOD GARDEN SOIL, 4 PARTS SOIL MIX, 1 POUND OF LIME PER CUBIC YARD AND 1 POUND OF FERTILIZER PER CUBIC YARD. AMENDMENTS AND SOIL COMPOSTS BASED UPON RECOMMENDATION FROM TREE TESTS, A MINIMUM OF ONE TEST IS REQUIRED FOR THE SITE.
10. PLANTING MIX SHALL BE PROVIDED BY LANDSCAPE CONTRACTOR AND USED FOR BACKFILLING PITS FOR PLANTS. AVERAGE PLANTING MIX SHALL CONSIST OF EITHER THE FOLLOWING OR AN APPROVED EQUAL: 1 PART STRAITS PERMATTAL 8 (OR APPROVED EQUAL), 2 PARTS CLEAN TOPSOIL, 1 PART MUSHROOM COMPOST, AND 1 POUND LIME PER CUBIC FOOT.
11. CONTRACTOR SHALL MULCH SHRUB BEDS AND TREES WITH DOUBLE HAMMERED HARDWOOD MULCH AS SPECIFIED IN LANDSCAPE PLAN.
12. CONTRACTOR SHALL MULCH SHRUB BEDS AND TREES WITH DOUBLE HAMMERED HARDWOOD MULCH AS SPECIFIED IN LANDSCAPE PLAN.
13. CONTRACTOR SHALL MULCH SHRUB BEDS AND TREES WITH DOUBLE HAMMERED HARDWOOD MULCH AS SPECIFIED IN LANDSCAPE PLAN.

PLANT SCHEDULE

SHADE TREES (CODE REQUIRED)	QTY	BOTANICAL / COMMON NAME	CALIPER	ROOT	HEIGHT	NOTES	REMARKS
CA	10	CORNUS COCCINEA / AMERICAN HORSEBAM	2" MIN.	CONT.	12' MIN.	SINGLE STEM	INTERIOR PARKING LOT MATERIAL
LT	10	LINDEN (FRONT) / LINDEN (FRONT)	2" MIN.	CONT.	12' MIN.	SINGLE STEM	INTERIOR PARKING LOT MATERIAL
MS	10	MAGNOLIA VIRGINICA / SWEETBAY MAGNOLIA	2" MIN.	CONT.	12' MIN.	SINGLE STEM	INTERIOR PARKING LOT MATERIAL
CS	10	CORNUS SHAWANA / SHAWANA CORNUS	2" MIN.	CONT.	12' MIN.	SINGLE STEM	INTERIOR PARKING LOT MATERIAL

SHRUBS (CODE REQUIRED)	QTY	BOTANICAL / COMMON NAME	CALIPER	ROOT	HEIGHT	NOTES	REMARKS
BN	10	BURNING BUSH / BURNING BUSH	1" MIN.	CONT.	12' MIN.	FULL & DENSE	INTERIOR PARKING LOT MATERIAL
CB	10	CAMELLIA JAPONICA / KRAMER'S SUPREMACY	1" MIN.	CONT.	12' MIN.	FULL & DENSE	INTERIOR PARKING LOT MATERIAL
GP	10	GARDENIA JASMINE / GARDENIA JASMINE	1" MIN.	CONT.	12' MIN.	FULL & DENSE	INTERIOR PARKING LOT MATERIAL
IB	10	IRIS / IRIS	1" MIN.	CONT.	12' MIN.	FULL & DENSE	INTERIOR PARKING LOT MATERIAL
IS	10	IRIS / IRIS	1" MIN.	CONT.	12' MIN.	FULL & DENSE	INTERIOR PARKING LOT MATERIAL
MS	10	MAGNOLIA VIRGINICA / SWEETBAY MAGNOLIA	1" MIN.	CONT.	12' MIN.	FULL & DENSE	INTERIOR PARKING LOT MATERIAL
WD	10	WEDDING WEDDING / WEDDING WEDDING	1" MIN.	CONT.	12' MIN.	FULL & DENSE	INTERIOR PARKING LOT MATERIAL

GROUND COVERS	QTY	BOTANICAL / COMMON NAME	CALIPER	ROOT	HEIGHT	NOTES	REMARKS
A	100	ASPERULA HYPERICUM / ASPERULA HYPERICUM	4" POT	CONT.	12" O.C.	...	SCM VEGETATED SHELF MATERIAL
HC	400	HIBISCUS CUCULIUS / SCARLET ROSEMALOW	4" POT	CONT.	12" O.C.	...	SCM VEGETATED SHELF MATERIAL
LC	800	LOBELIA CARDINALIS / CARDINAL FLOWER	4" POT	CONT.	12" O.C.	...	SCM VEGETATED SHELF MATERIAL

MAINTENANCE AND WARRANTY NOTES:

1. CONTRACTOR RESPONSIBLE FOR PROVIDING ONE (1) GALLON TREE TAPING BAG (OR APPROVED EQUAL) PER EACH TREE AT TIME OF INSTALLATION.
2. CONTRACTOR MUST FOLLOW A ROUTINE SCHEDULE OF WATERING, FERTILIZATION, PEST CONTROL, AND PRUNING UNTIL FINAL ACCEPTANCE BY OWNER. TREES WHICH ARE DETERMINED TO BE DEAD, DISEASED, DAMAGED OR MALNOURISHED SHALL BE REPLACED AT CONTRACTOR'S EXPENSE.
3. CONTRACTOR IS RESPONSIBLE FOR THE VIABILITY OF PLANT MATERIAL FOR A MINIMUM PERIOD OF ONE YEAR AFTER ACCEPTANCE FROM OWNER BUT MAY ALSO BE BONDED FOR WARRANTY BY LOCAL OR NATIONAL ASSOCIATION OF LANDSCAPE ARCHITECTS. IN THE EVENT THAT LANDSCAPE MAINTENANCE IS PROVIDED BY ANOTHER CONTRACTOR, WARRANTY SHALL BE TRANSFERRED TO MAINTENANCE CONTRACTOR.

TREE STAKING AND LOCATIONS:

1. CONTRACTOR SHALL STATE LOCATION OF ALL TREES AND OBTAIN APPROVAL FROM OWNER OR LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

