



Administrative Approval Action

Case File / Name: SUB-0076-2020
DSLCL - North River

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

LOCATION: This 10.5 acre site zoned R-10-CU (Z-24-20) is located on the west side of Buffalo Road at the intersection of Buffalo Road and River Landings Drive at 6215 Buffalo Road. This site is inside the city limits.

REQUEST: This is a REVISION to a PREVIOUSLY APPROVED townhome subdivision comprised of 102 townhome lots and 4 HOA open lots for a total of 106 lots to be recorded in two phases. The purpose of this revision is the addition of a phasing plan allowing the project to be recorded in two phases.

**DESIGN
ADJUSTMENT(S)/
ALTERNATES, ETC:** SUR-1268-2021: DSENG - Surety/Infrastructure
SPR-0122-2021: DSLCL - Site Permitting Review/Major [Signature Set]

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 December 3, 2021 by Swift Partners PLLC.

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. Solid Waste Services: A Will Serve Letter From Private Hauler is required prior to Site Permit approval. Solid waste contact information - E-mail: swscodescompliance@raleighnc.gov, Phone #: 919-996-3245
2. 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.p>
3. Demonstrate compliance with short term bike parking (Raleigh Street Design Manual B-20.01) by providing Bike Rack Placement detail in as an inset. Please review the following link for standard detail dimensions:
<https://cityofraleigh0drupal.blob.core.usgovcloudapi.net/drupal-prod/COR16/B-20.01.pdf>
4. 1) The project name on the cover sheet should read "North River" as this was the latest name change request approved on 9/9/21; 2) A phasing line with labels needs to be added to all plan sheets, specifically sheet L-100 (still missing phasing line); and 3) The phasing line needs to be adjusted to show it contiguous with all lot lines for both building lots and open space lots.



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Engineering

5. Required NCDOT encroachment and/or driveway permits must be approved and copies provided to Development Services – Development Engineering prior to concurrent review approval.

Public Utilities

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.

Stormwater

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

Urban Forestry

10. Tree protection fence must be inspected by Urban Forestry staff prior to the issuance of a grading permit.
11. 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"/>	Stormwater Maintenance Covenant Required
<input checked="" type="checkbox"/>	Slope Easement Required

<input checked="" type="checkbox"/>	City Code Covenant Required
<input checked="" type="checkbox"/>	Utility Placement Easement Required

☒ **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:

General



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1. The City Code Covenant shall be approved by the City and recorded with the county register of deeds office where the property is located and a copy of the recorded document shall be provided to the City by the end of the next business day following the recordation of the final plat. Further recordings and building permits will be withheld if the recorded document is not provided to the City.
2. A demolition permit shall be issued and this building permit number shown on all maps for recording.
3. Street names for this development shall be approved by the Raleigh GIS Division and by Wake County.

Engineering

4. A public infrastructure surety for 84 street trees is provided to the City of Raleigh Development Services – Development Engineering program (UDO 8.1.3).
5. A fee-in-lieu for required infrastructure not being built with this project shall be paid to the City of Raleigh (UDO 8.1.10). Continue coordinating with your reviewer to generate total.
6. A 5' utility placement easement and associated deed of easement shall be approved by the City and the location of the easement shall be shown on the map approved for recordation. The deed of easement shall be recorded at Wake County Register of Deeds within one day of recordation of the recorded plat. A recorded copy of these documents must be provided to the Development Services Department within one day from authorization of lot recordation. If recorded copies of the documents are not provided, further recordings and building permit issuance will be withheld.
7. A public infrastructure surety is provided to the City of Raleigh Development Services – Development Engineering program (UDO 8.1.3).
8. A Slope easement deed of easement shall be approved by City staff and the location of the easement shall be shown on a plat approved for recordation. The deed of easement shall be recorded at Wake County Register of Deeds within one day of recordation of the recorded plat. A recorded copy of these documents must be provided to the Development Services Department within one day from authorization of lot recording. If a recorded copy of the document is not provided, further recordings and building permit issuance will be withheld.
9. The required right of way for proposed and/or existing streets shall be dedicated to the City of Raleigh and shown on the map approved for recordation.

Public Utilities

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

Stormwater

11. If demolition causes a land disturbance of more than 12,000 sf, a mass grading permit will be required. (UDO 9.4.6)



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12. 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).
13. 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).
14. 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).
15. The City form document entitled Declaration of Maintenance Covenant and Grant of Protection Easement for Stormwater Control Facilities shall be approved by the City and recorded with the county register of deeds office (UDO 9.2.2.G).

Urban Forestry

16. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1). This development proposes .24 acres of tree conservation area.

☒ **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:

Public Utilities

1. A plat must be recorded at the Wake County Register of Deeds office for all utility easement dedications.

Urban Forestry

2. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 24 street trees along Road A, 30 street trees along Road B and 30 street trees along Road C.
3. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1).

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

General

1. Final inspection of all tree conservation areas and right of way street trees by Urban Forestry Staff



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Stormwater

2. 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: If significant construction has not taken place on a project after preliminary subdivision approval, that approval may "sunset" and be declared void, requiring re-approval before permits may be issued. To avoid allowing this preliminary approval to "sunset", the following must take place by the following dates:

3-Year Sunset Date: September 9, 2024
Record at least ½ of the land area approved.

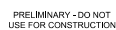
5-Year Sunset Date: September 9, 2026
Record entire subdivision.

I hereby certify this administrative decision.

Signed: *Alysia Bailey Taylor* Date: 01/05/2022
Development Services Dir/Designee
Staff Coordinator: Michael Walters



C1.0



PRELIMINARY - DO NOT
USE FOR CONSTRUCTION

[illegible]

VICINITY

Site

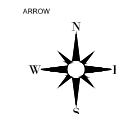
Highway 101

Highway 102

SCALE

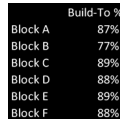
0 20 40

SCALE: 1" = 40'



DATE: 08.31.2021
CHECKED BY: LAP
DRAWN BY: LAP
PROJECT: NORTH RIVER LANDINGS
PROJECT #: C20006

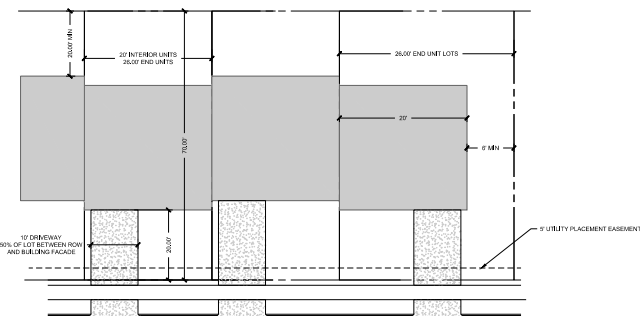
C3.00



C. Building Networks		
C1	Identify gateway address	10
C2	Identify class (netid)	10
C3	Identify host ID (hostname)	4 or 9
C4	Identify host ID (hostname)	20
C5	Identify host ID (hostname)	4 or 22 net
C6	Remember: UDP can only reply from 22.2.2	
D. Parking Networks		
D1	Identify gateway address	20
D2	Identify class (netid)	10
D3	Identify host ID (hostname)	4 or 9
D4	Identify host ID (hostname)	20
D5	Identify host ID (hostname)	4
E. Address Checkpoint		
E1	Primary address table is broadcast	10/20
E2	Backup table is primary backup table	10/5
E3	Primary backup table is backup	10/5
E4	Primary backup table is backup	10/5
F. Ping		
F1	Primary backup table is backup	40/10 answer
F2	Primary backup table is backup	20
F3	Remember: UDP can only reply from 22.2.2	

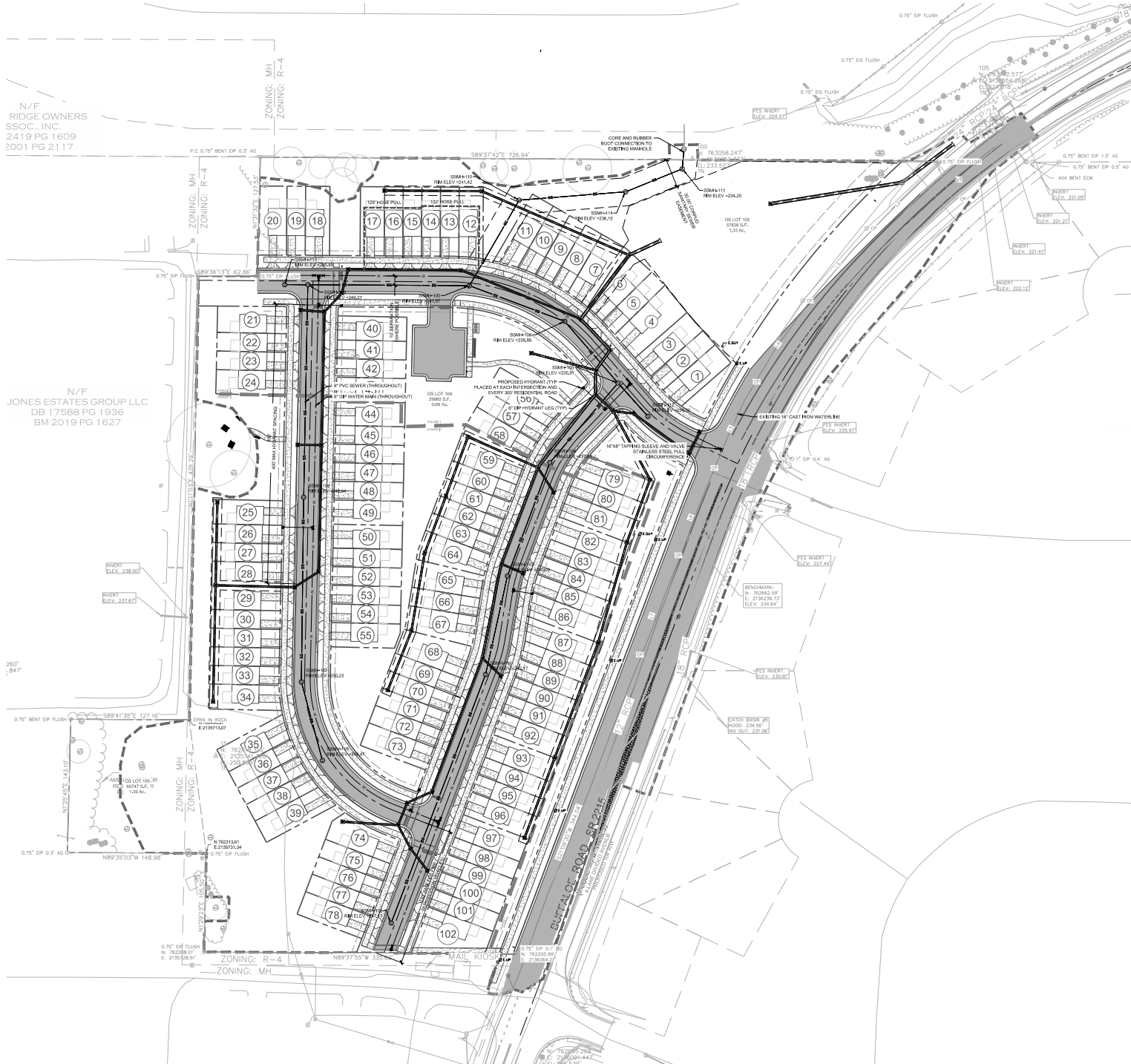
SITE DATA

PROJECT NAME:	1420 HENDER LANDING
SITE ADDRESS:	6125 BUFFALO ROAD, RALEIGH NC, 27616
COUNTY:	WAKE
PARCEL PER #:	170609867
PARCEL OWNER:	JONES ESTATE GROUP LLC
PARCEL AREA:	10.20
TOTAL SITE GROSS ACRES:	438.023 SF / 15.528 AC
NET ACRES:	10.00 AC (2.68 AC RIGHT OF WAY DEDICATION)
CURRENT ZONING:	R-100U
PROPOSED ZONING:	R-100U
EXISTING LAND USE:	SINGLE FAMILY DWELLING
PROPOSED LAND USE:	TOWNHOME DWELLING
FLOOD PLAIN DATA:	N/A
RIVER BASIN:	NELUSE
BUILDING TYPE:	TOWNHOME
MAX BUILDING HEIGHT:	40' 3 STOREYS
PROPOSED BUILDING HEIGHT:	TBD
PROPOSED NUMBER OF LOTS:	102 LOTS
TREE CONSERVATION AREA:	NO PRIMARY OR SECONDARY TCA-INDIVIDUAL TREE SEE LANDSCAPE PLAN
EXISTING IMPERVIOUS AREA:	0.31 AC / 13,359 SF
PROPOSED IMPERVIOUS AREA:	3.70 AC / 161,147 SF
AMENITY AREA REQUIRED:	1.05 AC
AMENITY AREA PROVIDED:	1.24 AC
PARKING DATA:	
REQUIRED PARKING:	204 SPACES (2 SPACES PER UNIT - ALL UNITS 3 BEDROOMS)
PROPOSED PARKING:	215SPACES
TOTAL PARKING:	215SPACES
ONE PARKING REQUIRED:	1 PER 20 UNITS
ONE PARKING PROVIDED:	6102 UNITS (20)
	PER TEXT CHANGE TO 1420 MULTI- REQUIREMENTS FOR 3 BEDROOM UNITS
	EACH TOWNHOME WILL HAVE 3 ADDITIONAL TOWNHOUSE SPACES IN

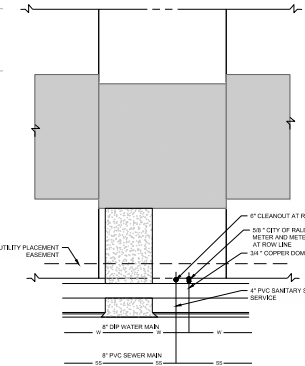


N/F
RIDGE OWNERS
SSOC, INC.
2419 PG 1609
2001 PG 2117

N/F
JONES ESTATES GROUP LLC
DB 17588 PG 1936
BM 2019 PG 1627



- UTILITY LEGEND:
- | SYMBOL | DESCRIPTION |
|--------|-------------------------------------|
| — | EXISTING WATER LINE |
| — | PROPOSED WATER LINE |
| — | EXISTING SANITARY SEWER LINE |
| — | PROPOSED SANITARY SEWER LINE |
| — | PROPOSED FIRE HYDRANT |
| — | PROPOSED WATER VALVE |
| — | EXISTING SANITARY SEWER MANHOLE |
| — | PROPOSED SANITARY SEWER MANHOLE |
| — | PROPOSED CLEANOUT |
| — | PROPOSED FDC |
| — | PROPOSED BACKFLOW METER |
| — | PROPOSED POST INDICATOR VALVE (PIV) |
| — | GREASE INTERCEPTOR |
| — | 300' HYDRANT COVERAGE CIRCLE |
| — | LIMITS OF DISTURBANCE |
- NOTES:
1. SEE SHEET C6.00 FOR GENERAL AND UTILITY NOTES.



SWIFT
PARTNERS



PRELIMINARY - DO NOT
USE FOR CONSTRUCTION



No.	Date	Description
1	08/11/2020	JOB RELEASED TO FIELD
2		
3		
4		
5		
6		
7		
8		
9		
10		

VICINITY



SCALE



SCALE: 1" = 40'

ARROW

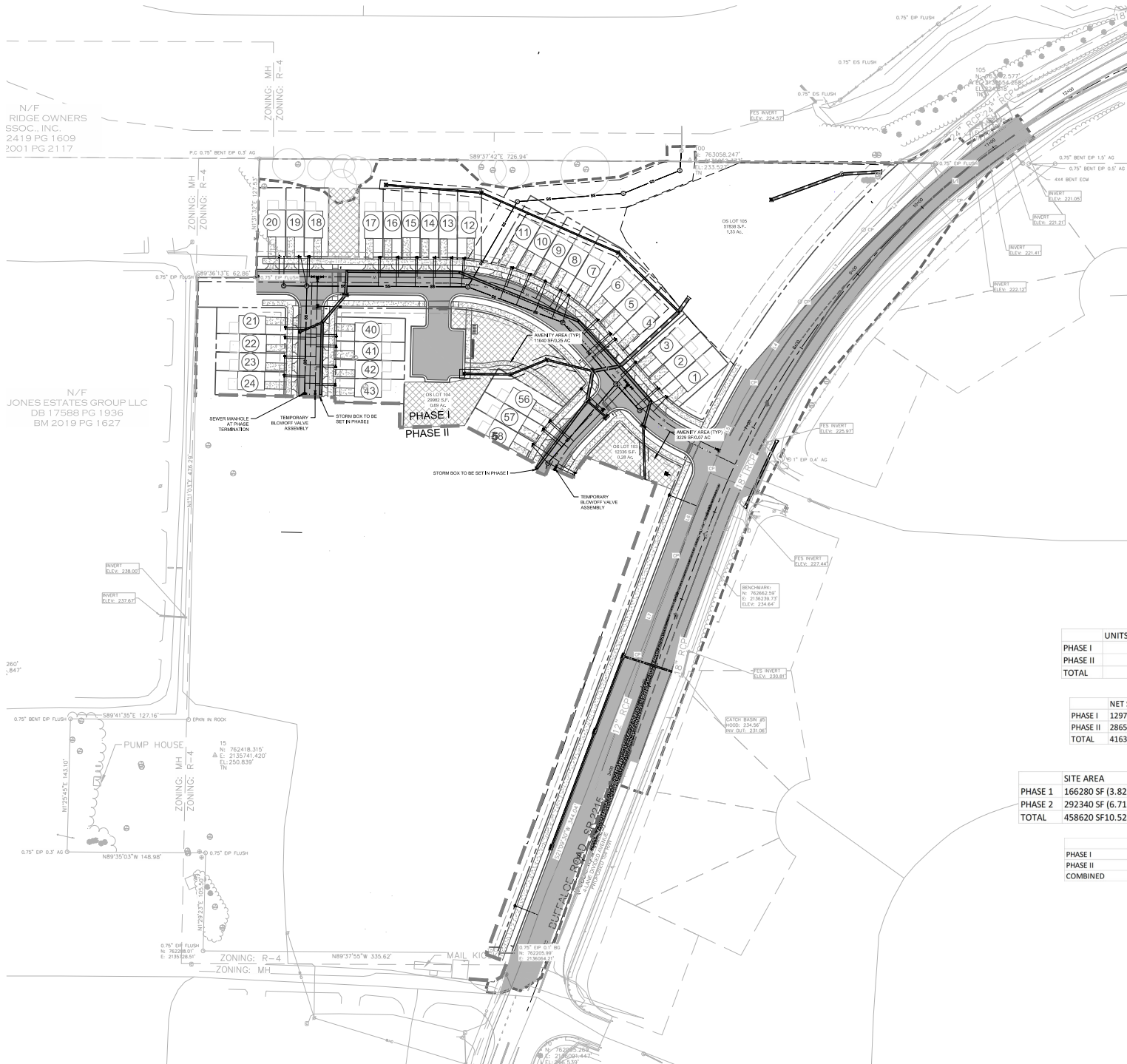


DATE: 08/11/2020
DRAWN BY: JAP
CHECKED BY: JAP
PROJECT # C6.00

SHEET TITLE
UTILITIES PLAN

SHEET NO.

C6.00



- UTILITY LEGEND:**
- SYMBOL DESCRIPTION**
- EXISTING WATER LINE
 - PROPOSED WATER LINE
 - EXISTING SANITARY SEWER LINE
 - PROPOSED SANITARY SEWER LINE
 - PROPOSED FIRE HYDRANT
 - PROPOSED WATER VALVE
 - EXISTING SANITARY SEWER MANHOLE
 - PROPOSED SANITARY SEWER MANHOLE
 - PROPOSED CLEANOUT
 - PROPOSED FDC
 - PROPOSED BACKFLOW METER
 - PROPOSED POST INDICATOR VALVE (PIV)
 - GREASE INTERCEPTOR
 - 300' HYDRANT COVERAGE CIRCLE
 - LIMITS OF DISTURBANCE
- NOTES:**
- SEE SHEET C-0.0 FOR GENERAL AND UTILITY NOTES.

PHASE I RESIDENTIAL LOTS	PHASE I OPENS SPACE LOTS
1	105
2	106
3	104 (INCLUDES FUTURE PHASE II)
4	
5	
6	
7	
8	
9	
10	
11	
12	
13	
14	
15	
16	
17	
18	
19	
20	
21	
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23	
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42	
43	
56	
57	
58	

	UNITS (3BR)	PARKING REQUIRED	PARKING PROVIDED
PHASE I	31	62	73
PHASE II	71	142	142
TOTAL	102	204	215

	NET SITE ACERAGE	UNITS ALLOWED	UNITS PROVIDED
PHASE I	129773 SF (2.979 AC)	43	31
PHASE II	286552 SF (6.578 AC)	95	71
TOTAL	416325 SF (9.558 AC)	138	102

	SITE AREA	AMENITY AREA REQUIRED	AMENITY AREA PROVIDED
PHASE 1	166280 SF (3.82 AC)	16628 SF (0.382 AC)	16684 SF (0.383 AC)
PHASE 2	292340 SF (6.71 AC)	29234 SF (0.671 AC)	45414 SF (1.043 AC)
TOTAL	458620 SF 10.528 AC	45862 SF (1.053 AC)	62098 SF (1.426 AC)

	BIKE PARKING REQUIRED	PROVIDED
PHASE I	1 PER 20 UNITS	3 6
PHASE II	1 PER 20 UNITS	3 6
COMBINED	1 PER 20 UNITS	6 6

NOTE:
ORDER THAT PHASES WILL BE RECORDED:
1. PHASE I
2. PHASE II

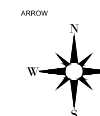
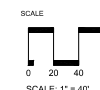
CITY OF RALEIGH - PLANS AUTHORIZED FOR CONSTRUCTION
These plans for the proposed project have been reviewed for general compliance with applicable codes. This limited review and authorization for construction is not to be considered to represent total compliance with all legal requirements for development and construction. The property owner, design consultants, and contractors are each responsible for compliance with all applicable City, State and Federal laws. This specific authorization is not a permit, nor shall it be construed to permit any violation of City, State or Federal law. All construction must be in accordance with all applicable laws and Federal Rules and Regulations. This approval of this electronic document is only valid if the document has not been modified since the digital signature was made.

City of Raleigh Development Approval

SWIFT PARTNERS



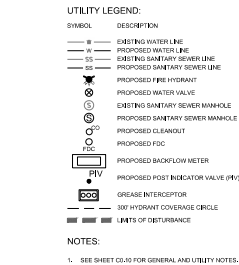
No.	Date	Description
1	11/22/2021	REVISION 1



PHASING PLAN P1
DATE: 06/27/2023
DRAWN BY: J. L. LAM
CHECKED BY: J. L. LAM
PROJECT # C-0.00

SHEET NO.

C8.00



PHASE II RESIDENTIAL LOTS	PHASE II OPER. SPACE LOTS
25	10
26	11
27	12
28	13
29	14
30	15
31	16
32	17
33	18
34	19
35	20
36	21
37	22
38	23
39	24
40	25
41	26
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96	81
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98	83
99	84
100	85
101	86
102	87

NOTE:
ORDER THAT PHASES WILL BE RECORDED

1. PHASE I
2. PHASE II

CITY OF RALEIGH - PLANS AUTHORIZED FOR CONSTRUCTION

Plans for the proposed use have been reviewed for general compliance with applicable codes. This limited review, and authorization for construction is not to be considered to represent total compliance with all legal requirements for development and construction. The property owner, design consultants, and contractors are each responsible for compliance with all applicable City, State and Federal laws. This specific authorization below is not a permit, nor shall it be construed to permit any violation of City, State or Federal Law. All Construction must be in accordance with all Local, State and Federal Rules and Regulations. This approval of this electronic document is only valid if the document has not been modified and the digital signature below is valid.

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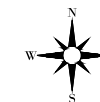
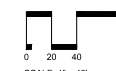
SWIFT
PARTNERS

[illegible]

VICINITY



SCALE



PHASING PLAN P2

DATE: 05.27.2021

C8



No.	Date	Description
1	10/18/2021	ADMINISTRATIVE SITE REVIEW
2	11/11/2021	ADMINISTRATIVE SITE REVIEW
3	11/11/2021	ADMINISTRATIVE SITE REVIEW
4	11/11/2021	ADMINISTRATIVE SITE REVIEW
5	11/11/2021	ADMINISTRATIVE SITE REVIEW
6	11/11/2021	ADMINISTRATIVE SITE REVIEW
7	11/11/2021	ADMINISTRATIVE SITE REVIEW
8	11/11/2021	ADMINISTRATIVE SITE REVIEW
9	11/11/2021	ADMINISTRATIVE SITE REVIEW
10	11/11/2021	ADMINISTRATIVE SITE REVIEW

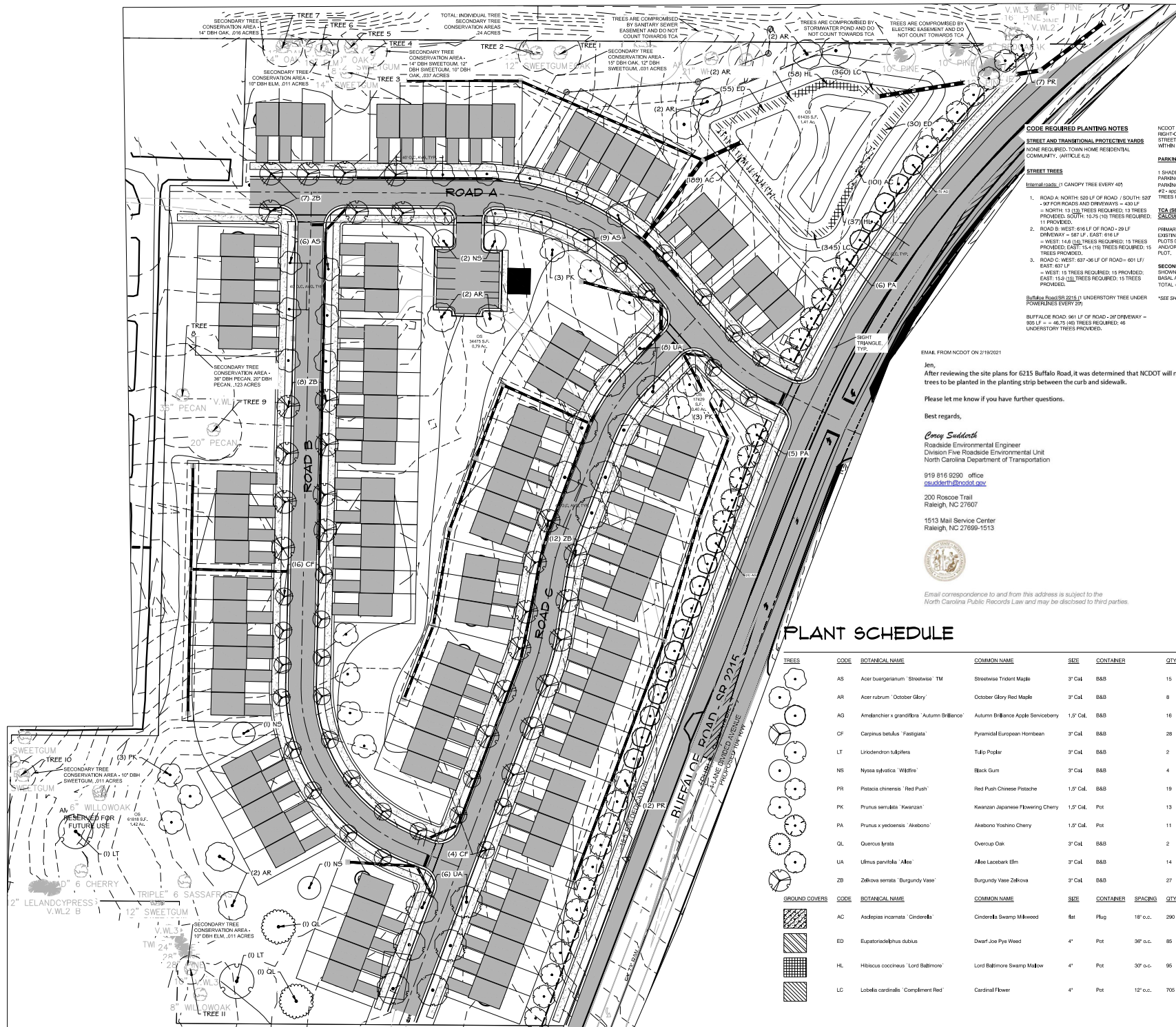
VELOCITY



SCALE
1"=30'



ARROW



CODE REQUIRED PLANTING NOTES

STREET AND TRANSITIONAL PROTECTIVE YARDS

NONE REQUIRED. TOWN HOME RESIDENTIAL COMMUNITY. ARTICLE 6.6

STREET TREES

Internal roads: 1 CANOPY TREE EVERY 40'

- ROAD A: NORTH: 520 LF OF ROAD / SOUTH: 527 LF OF ROAD AND DRIVEWAYS = 430 LF = NORTH: 15 (10) TREES REQUIRED; 13 TREES PROVIDED; SOUTH: 10.75 (10) TREES REQUIRED; 11 PROVIDED
- ROAD B: WEST: 916 LF OF ROAD - 29 LF DRIVEWAY = 887 LF; EAST: 916 LF = WEST: 14.6 (10) TREES REQUIRED; 15 TREES PROVIDED; EAST: 15.4 (15) TREES REQUIRED; 15 TREES PROVIDED
- ROAD C: WEST: 637-36 LF OF ROAD = 601 LF; EAST: 637 LF = WEST: 15 TREES REQUIRED; 15 PROVIDED; EAST: 15.4 (15) TREES REQUIRED; 15 TREES PROVIDED

Buffalo Road (SR 2215) UNDERSTORY TREES UNDER POWERLINES EVERY 25'

BUFFALO ROAD: 961 LF OF ROAD - 28' DRIVEWAY = 933 LF = 46.75 (40) TREES REQUIRED; 46 UNDERSTORY TREES PROVIDED

NCDOT DOES NOT ALLOW TREES IN THE RIGHT-OF-WAY UNLESS THEY ARE THEREFORE, STREET TREES SHOWN ON PRIVATE PROPERTY WITHIN 15' OF RIGHT-OF-WAY PER TO-15-18

PARKING LOT PLANTING

1 SHADE TREE EVERY 10 SPACES; 1 TREE / 2,000 SF PARKING AREA
PARKING AREA #1 - approx. 3,270 SF; PARKING AREA #2 - approx. 3,040 SF = approx. 7,110 SF = 3.5 (3) TREES REQUIRED; 4 PROVIDED

TCA (SEE SUPPORTING BASAL AREA CALCULATIONS AND REPORT)

PRIMARY THOROUGHFARE ALONG BUFFALO RD (NO EXISTING TREES); SECONDARY TCA - NO QUALIFYING PLOTS DUE TO LACK OF BASAL AREA REQUIREMENTS AND/OR REQUIRED SIZE OF INDIVIDUAL STANDING PLOT

SECONDARY TCA - INDIVIDUAL QUALIFYING TREES SHOWN AND LABELED ON PLAN AND IN ATTACHED BASAL AREA CALCULATIONS AND TCA REPORT. TOTAL = 24 ACRES (2% OF SITE)

SEE SHEET L200 / DTL 5 FOR PLANTING NOTES

EMAIL FROM NCDOT ON 2/18/2021

Jen,
After reviewing the site plans for 6215 Buffalo Road, it was determined that NCDOT will not allow street trees to be planted in the planting strip between the curb and sidewalk.

Please let me know if you have further questions.

Best regards,

Cory Suddeth
Roadside Environmental Engineer
Division Five Roadside Environmental Unit
North Carolina Department of Transportation

919 616 9290 office
csuddeth@ncdot.gov

















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PLANT SCHEDULE

TREES	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY	DETAIL	REMARKS	
	AS	Acer buergerianum 'Streetwise'™	Streetwise Trident Maple	3" Cal.	B&B	15		matching	
	AR	Acer rubrum 'October Glory'	October Glory Red Maple	3" Cal.	B&B	8		10' min. at installation	
	AG	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Apple Serviceberry	1.5" Cal.	B&B	16		strong central leader	
	CF	Carpinus betulus 'Fastigiata'	Pyramidal European Hornbeam	3" Cal.	B&B	26		matching	
	LT	Liriodendron tulipifera	Tulip Poplar	3" Cal.	B&B	2			
	NS	Nyssa sylvatica 'Wildfire'	Black Gum	3" Cal.	B&B	4			
	PR	Pistacia chinensis 'Red Push'	Red Push Chinese Pistache	1.5" Cal.	B&B	19		single-stem	
	PK	Prunus serrulata 'Kwanzan'	Kwanzan Japanese Flowering Cherry	1.5" Cal.	Pot	13		single-stem	
	PA	Prunus x yedoensis 'Akebono'	Akebono Yoshino Cherry	1.5" Cal.	Pot	11		single-stem	
	QL	Quercus lyrata	Overcup Oak	3" Cal.	B&B	2		matching	
	UA	Ulmus parviflora 'Allée'	Allée Lombardy Elm	3" Cal.	B&B	14		matching	
	ZB	Zelkova serata 'Burgundy Vase'	Burgundy Vase Zelkova	3" Cal.	B&B	27		matching	
GROUND COVERS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING	QTY	DETAIL	REMARKS
	AC	Asclepias incarnata 'Cinderella'	Cinderella Swamp Milkweed	8"t	Plug	18" o.c.	290		
	ED	Eupatorium altissimum dubius	Dwarf Joe Pye Weed	4"	Pot	36" o.c.	86		
	HL	Hibiscus coccineus 'Lord Baltimore'	Lord Baltimore Swamp Mallow	4"	Pot	36" o.c.	96		
	LC	Lobelia cardinalis 'Compliment Red'	Cardinal Flower	4"	Pot	12" o.c.	706		