



Administrative Approval Action

Case File / Name: SUB-0087-2021
DSLCL - Haymarket Lane - 2 LOT SUBDIVISION

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

LOCATION: This site is located east of Falls of Neuse Road at 7912 Haymarket Lane, inside the city limits.

REQUEST: Development of a 0.49 acre / 21,365 sf parcel zoned R-4 with an existing dwelling on it to create two detached single-family lots, proposed New Lots 1 and 2 with a right-of-way dedication of .024 acres/1,057 acres. The existing detached dwelling on New Lot 1 will remain on site as shown and demolition of a garage will take place.

**DESIGN
ADJUSTMENT(S)/
ALTERNATES, ETC:** FIL-0037-2023: DSENG - Fee-In-Lieu Estimator/Fee-In-Lieu Estimator
FIL-0038-2023: DSENG - Fee-In-Lieu Estimator/Fee-In-Lieu Estimator

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 15, 2022 by Crumpler Consulting Services.

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:

☒ **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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☒ **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

1. Applicant revises and correct the lot # references for proposed Lots 1, 2 as shown on the subdivision parcels and data table. The site information lot area references are reversed on the site data table and those labeled on the lots.
2. The overall site area information for new proposed lots 1, 2 and or right-of-way dedication sf is revised to match the overall gross area as shown.



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3. Per recorded plat book 2022 pg 2202, between 7912 Haymarket Ln (PIN # 1717-49-6744) and 1504 Stratlen Ct (PIN # 1717-49-7750), recorded deeds for the cross access agreement & recombination are recorded prior to any plat recording approval for the preliminary subdivision (SUB-0087-2021) and those deed book/pg #'s references are shown and labeled on all plat recordings.
4. All existing structures, adjacent lot conditions and uses for 1504 Stratlen Court (PIN # 1717-49-7750) are labeled on the plat recording and meet the setback standards, on all recorded plats.

Engineering

5. 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.
6. 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)
7. A fee-in-lieu for 6' of public sidewalk will be applied along the frontage of this development for both Stratlen Court and Haymarket Lane. The amount will be calculated when a plat is received for review and prior to approval of the plat to be recorded. (UDO Section 8.1.10)

☒ **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. The preliminary subdivision plat is recorded with Wake Co. Register of Deeds.

Stormwater

2. These lots are exempt per UDO Section 9.2.2.A.2.b.i as a residential subdivision of one acre or less approved after May 1, 2001, but are subject to impervious limitations of subsection A.4 and subject to further review upon placement of impervious surface areas.

Urban Forestry

3. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 1 street tree along Haymarket Ln.



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4. A public infrastructure surety for the 1 required street tree 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.

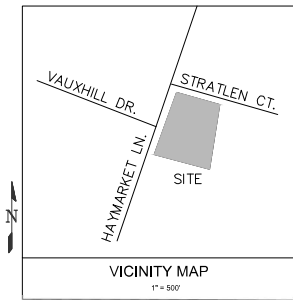
EXPIRATION DATES: If significant construction has not taken place on a project after preliminary subdivision approval, that approval may "sunset" and be declared void, requiring re-approval before permits may be issued. To avoid allowing this preliminary approval to "sunset", the following must take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

3-Year Sunset Date: January 26, 2026
Record at least ½ of the land area approved.

5-Year Sunset Date: January 26, 2028
Record entire subdivision.

I hereby certify this administrative decision.

Signed: *Daniel L. Stegall* Date: 01/26/2023
Development Services Dir/Designee
Staff Coordinator: Jermont Purifoy



SUBDIVISION PLANS FOR HAYMARKET LANE 2 LOT SUBDIVISION 7912 HAYMARKET LANE RALEIGH, NORTH CAROLINA

CITY OF RALEIGH FILE: SUB-0087-2021

PREPARED FOR:
DAVID MEDVETZ
1504 STRATLEN CT
RALEIGH, NC 27615

PREPARED BY:
CRUMPLER
Consulting Services, PLLC

2308 Ridge Road
Raleigh, North Carolina 27612
Ph. 919-413-1704
P-1533

SITE EXEMPTION NOTES:

- THE SITE WILL BE CONFORMING TO THE EXEMPTION OF BLOCK PERMITTER AS THE SITE WILL BE DEVELOPED FOR DETACHED RESIDENTIAL USES ON LOTS NO LARGER THAN 2 ACRES PER EXEMPTION BASED ON UDO SECTION 9.3.2.A.1.3.10-16.
- THE SITE WILL BE CONFORMING TO THE EXEMPTION OF TREE CONSERVATION REQUIREMENTS THROUGH THE CITY OF RALEIGH'S UNIFIED DEVELOPMENT CODE SECTION 9.1.2 FOR PARCELS LESS THAN 2 ACRES IN SIZE.
- THE SITE WILL BE CONFORMING TO THE EXEMPTION OF STORMWATER CONTROL REQUIREMENTS THROUGH THE CITY OF RALEIGH'S UNIFIED DEVELOPMENT CODE SECTION 9.2.2.A-2 AS AMENDED BY TC-2-16.

NOTES

- TOPOGRAPHY, AND EXISTING CONDITIONS SURVEY PROVIDED BY HAROLD A. SMITH DATED 10-1-21. BOUNDARY SURVEY PROVIDED BY RWK, PA ENGINEERING AND SURVEYING DATED 12-05-22 ON RECOMBINATION PLAT IN BM2022, PG 2202.
- THE PROPERTY IS LOCATED IN ZONE X (AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE AND FUTURE 1% ANNUAL CHANCE FLOODPLAIN) BASED ON THE FEMA MAP NUMBER 37201700J DATED MAY 2, 2006.
- NO ONSITE STREAMS OR WETLANDS HAVE BEEN IDENTIFIED WITHIN THE PROJECT OR PARCEL AS SHOWN.
- THIS DRAWING IS NOT FOR RECORDATION.
- EXISTING DRIVEWAY WILL BE ABANDONED AND REPLACED WITH STANDARD CITY OF RALEIGH CURB AND GUTTER. NEW DRIVEWAYS WILL CONFORM TO CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.
- DEVELOPER HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE DESIGN MANUAL. SOLID WASTE TO BE HANDLED BY ROLL-OUT TRASH CANS FOR EACH LOT PROVIDED BY THE CITY OF RALEIGH'S SOLID WASTE SERVICES.

PER TC-2A-18, PRIMARY STREET DESIGNATION FOR LOT 2 SHALL BE SHEET LANE.

SHEET	DESCRIPTION
C-1	COVER
C-2	EXISTING CONDITIONS
C-3	PROPOSED SUBDIVISION PLAN
C-4	PROPOSED GRADING AND STORMWATER PLAN
C-5	PROPOSED UTILITY PLAN
C-6	PROPOSED LANDSCAPING PLAN
D-1	DETAILS

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.

CALL 48 HOURS
BEFORE YOU DIG



NORTH CAROLINA
ONE-CALL CENTER
1-800-632-4949



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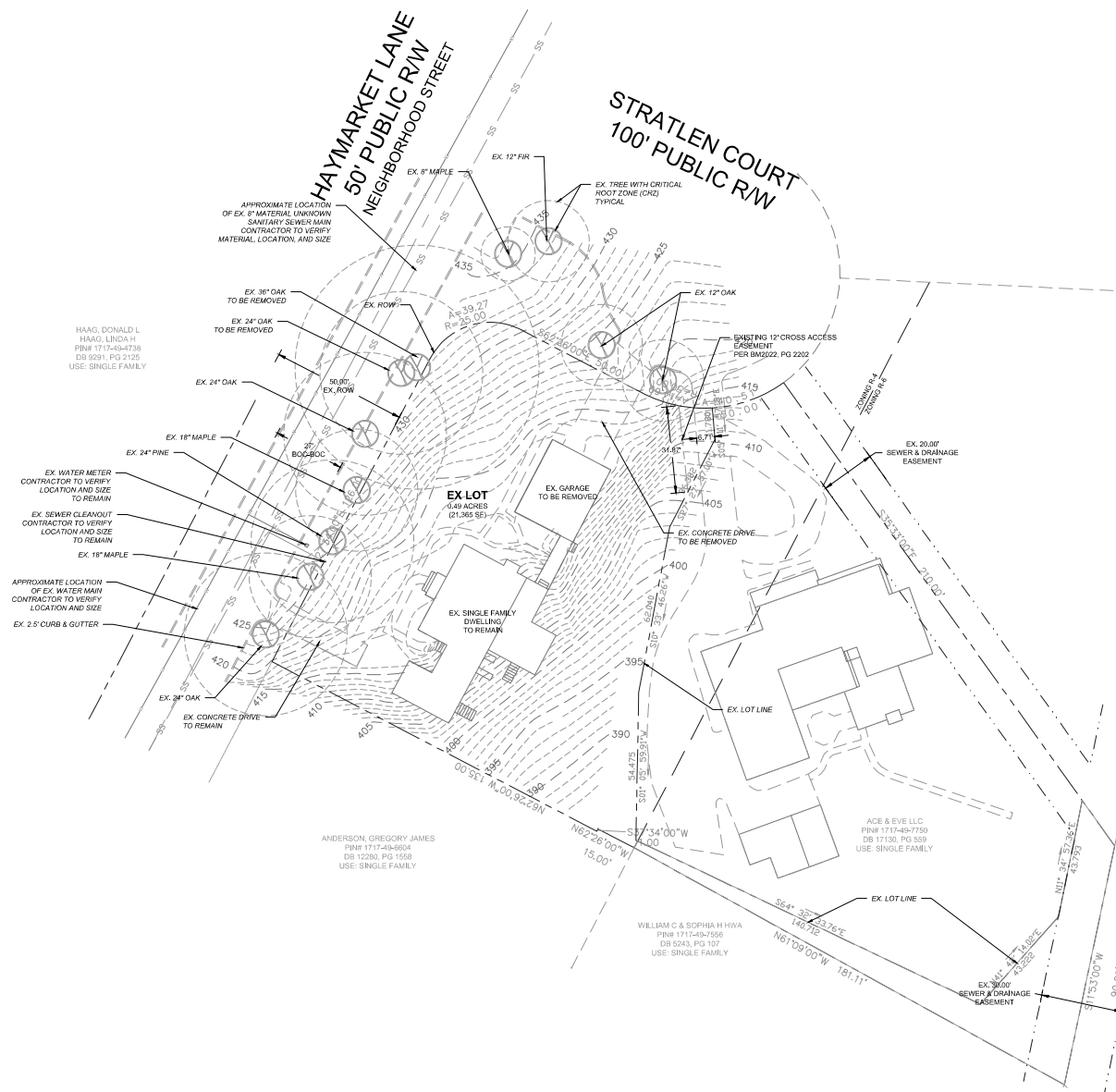
ISSUED FOR
PERMITTING

REV.	DATE	DESCRIPTION
1	02/01/22	CITY OF RALEIGH COMMENTS
2	12/16/22	CITY OF RALEIGH COMMENTS
3		
4		




COVER
HAYMARKET LANE 2 LOT SUBDIVISION
7912 HAYMARKET LANE
RALEIGH, NORTH CAROLINA

PROJECT NO.:	21036
DRAWN BY:	JAC
CHECKED BY:	JAC
DATE:	11/03/21
SCALE:	N.T.S.

C-1



LEGEND

-----	EXISTING PROPERTY LINE
-----	EXISTING ABUTTING PROPERTY LINE
-----	EXISTING RIGHT-OF-WAY
CHW CHW CHW	EXISTING OVERHEAD POWER LINE
-----	EXISTING ABUTTING PROPERTY LINE
-----	EXISTING EDGE OF PAVEMENT
-160-	EXISTING CONTOUR MAJOR
-----	EXISTING CONTOUR MINOR
SS SS	EXISTING SANITARY SEWER
SD SD SD	EXISTING STORM SEWER
W	EXISTING WATER MAIN
	EXISTING CATCH BASIN
	EXISTING SANITARY SEWER MANHOLE
	EXISTING STORMWATER MANHOLE

NOTES

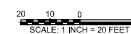
1. TOPOGRAPHY AND EXISTING CONDITIONS SURVEY PROVIDED BY HAROLD A. SMITH DATED 10-1-21. BOUNDARY SURVEY PROVIDED BY RINK, PA ENGINEERING AND SURVEYING DATED 12-4-25 ON RECOMBINATION PLAT 58-000, PG 20-20
2. THE PROPERTY IS LOCATED IN ZONE X AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE AND FUTURE 1% ANNUAL CHANCE FLOODPLAIN (BASED ON THE FEMA MAP NUMBER 372010J DATED MAY 2, 2006)
3. NO ONSITE STREAMS OR WETLANDS HAVE BEEN IDENTIFIED WITHIN THE PROJECT OR PARCEL AS SHOWN.
4. THIS DRAWING IS NOT FOR RECORDATION.
5. EXISTING DRIVEWAY WILL BE ABANDONED AND REPLACED WITH STANDARD CITY OF RALEIGH CURB AND GUTTER. NEW DRIVEWAYS WILL CONFORM TO CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.
6. DEVELOPER HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE CITY OF RALEIGH SET BACK REQUIREMENTS FOR SOLID WASTE. SOLID WASTE TO BE HANDLED BY ROLL ON TRASH CANS FOR EACH LOT.

SITE EXEMPTION NOTES:

-THE SITE WILL BE CONFORMING TO THE EXEMPTION OF BLOCK PERIMETER AS THE SITE WILL BE DEVELOPED FOR DETACHED RESIDENTIAL USES ON LOTS NO LARGER THAN 2 ACRES PER EXEMPTION BASED ON UDO SECTION 8.3.2 A.1 b. ix.

-THE SITE WILL BE CONFORMING TO THE EXEMPTION OF TREE CONSERVATION REQUIREMENTS THROUGH THE CITY OF RALEIGH'S UNIFIED DEVELOPMENT CODE SECTION 9.1.2 FOR PARCELS LESS THAN 2 ACRES IN SIZE.

-THE SITE WILL BE CONFORMING TO THE EXEMPTION OF STORMWATER CONTROL REQUIREMENTS THROUGH THE CITY OF RALEIGH'S UNIFIED DEVELOPMENT CODE SECTION 9.2.2.A-2 AS AMENDED BY TC-2-16.



CRUMPLER
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2308 Ridge Road
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Ph. 919-413-1704
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ISSUED FOR
PERMITTING

REV.	DESCRIPTION	DATE
1	CITY OF RALEIGH COMMENTS	02/01/22
2	CITY OF RALEIGH COMMENTS	12/15/22

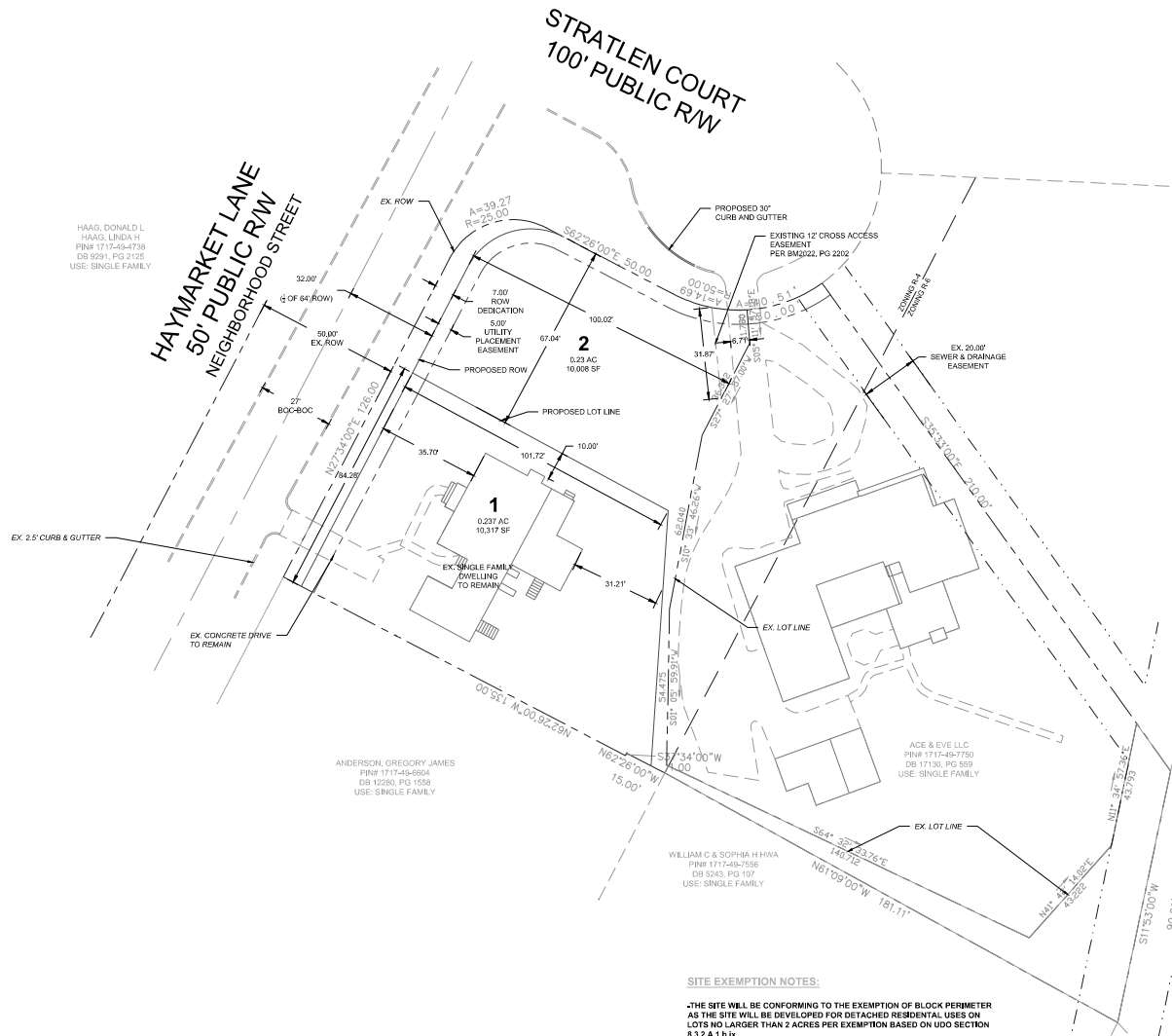
EXISTING CONDITIONS PLAN

HAYMARKET LANE 2 LOT SUBDIVISION

7912 HAYMARKET LANE
RALEIGH, NORTH CAROLINA

PROJECT NO.:	21036
DRAWN BY:	JAC
CHECKED BY:	JAC
DATE:	11/03/21
SCALE:	1" = 20'

C-2



HAAG, DONALD L.
HAAG, LINDA H.
PIN# 1717-49-4738
DB 9291, PG 2125
USE: SINGLE FAMILY

ANDERSON, GREGORY JAMES
PIN# 1717-49-6804
DB 12280, PG 1559
USE: SINGLE FAMILY

WILLIAM C & SOPHIA H HIRA
PIN# 1717-49-7556
DB 9243, PG 107
USE: SINGLE FAMILY

ACE & EVE LLC
PIN# 1717-49-7750
DB 17130, PG 559
USE: SINGLE FAMILY

SITE EXEMPTION NOTES:

- THE SITE WILL BE CONFORMING TO THE EXEMPTION OF BLOCK PERMETER AS THE SITE WILL BE DEVELOPED FOR DETACHED RESIDENTIAL USES ON LOTS NO LARGER THAN 2 ACRES PER EXEMPTION BASED ON UDO SECTION 8.3.2.A.1.a.k.
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LEGEND

- EXISTING PROPERTY LINE
- EXISTING ADJUTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- EXISTING OVERHEAD POWER LINE
- EXISTING ADJUTING PROPERTY LINE
- EXISTING EDGE OF PAVEMENT
- EXISTING EASEMENT
- PROPOSED CITY OF RALEIGH GENERAL UTILITY EASEMENT
- PROPOSED LOT LINE

SUMMARY INFORMATION

DEVELOPMENT NAME: HAYMARKET LANE 2 LOT SUBDIVISION

SITE ADDRESS: 7912 HAYMARKET LANE
RALEIGH, NORTH CAROLINA

PN NUMBER: 1717-49-6744

JURISDICTION: CITY OF RALEIGH
CURRENT ZONING DISTRICT: R-4
EXISTING USE: SINGLE FAMILY

TOTAL ACRES: 0.46 AC(1,368SF)
PROPOSED LOT 1: 0.23 AC(10,008 SF)
PROPOSED LOT 2: 0.23 AC(10,317 SF)
DEDICATED RIGHT OF WAY: 0.024 AC(1,057 SF)
DENSITY (U/A): N/A

BLOCK PERMETER REQUIRED (MAX.): 2,500 LF
BLOCK PERMETER PROVIDED: 1,150 LF
*EXEMPT BASED ON UDO SECTION 8.3.2.A.1.b.k FOR SITES LESS THAN 2 ACRES

ZONING R-4:
BUILDING SETBACKS:
PRIMARY: 20'
SIDE STREET: 20'
SIDE: 10'
REAR: 30'

OWNED/DEVELOPER:
DAVID MEDVETZ
1504 STRATLEN CT
RALEIGH, NC 27615

ENGINEER:
CRUMPLER CONSULTING SERVICES, PLLC
CONTACT: JOSH CRUMPLER, PE
2398 RIDGE ROAD
RALEIGH, NC 27612
(919) 413-1704

NOTES

1. TOPOGRAPHY, AND EXISTING CONDITIONS SURVEY PROVIDED BY HAROLD A. SMITH DATED 10-11-21. BOUNDARY SURVEY PROVIDED BY RWK, PA ENGINEERING AND SURVEYING DATED 12-05-22 ON RECOMBINATION PLAT IN BM2022, PG 2202.
2. THE PROPERTY IS LOCATED IN ZONE X (AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE AND FUTURE 1% ANNUAL CHANCE FLOODPLAIN) BASED ON THE FEMA, MAP NUMBER 37201700J DATED MAY 2, 2005.
3. NO ONSITE STREAMS OR WETLANDS HAVE BEEN IDENTIFIED WITHIN THE PROJECT OR PARCEL AS SHOWN.
4. THIS DRAWING IS NOT FOR RECORDATION.
5. EXISTING DRIVEWAY WILL BE ABANDONED AND REPLACED WITH STANDARD CITY OF RALEIGH CURB AND GUTTER, NEW DRIVEWAYS WILL CONFIRM TO CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.
6. DEVELOPER HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE DESIGN MANUAL. SOLID WASTE TO BE HANDLED BY ROLL OUT TRASH CANS FOR EACH LOT.



20 10 0 10
SCALE: 1" = 20' FEET

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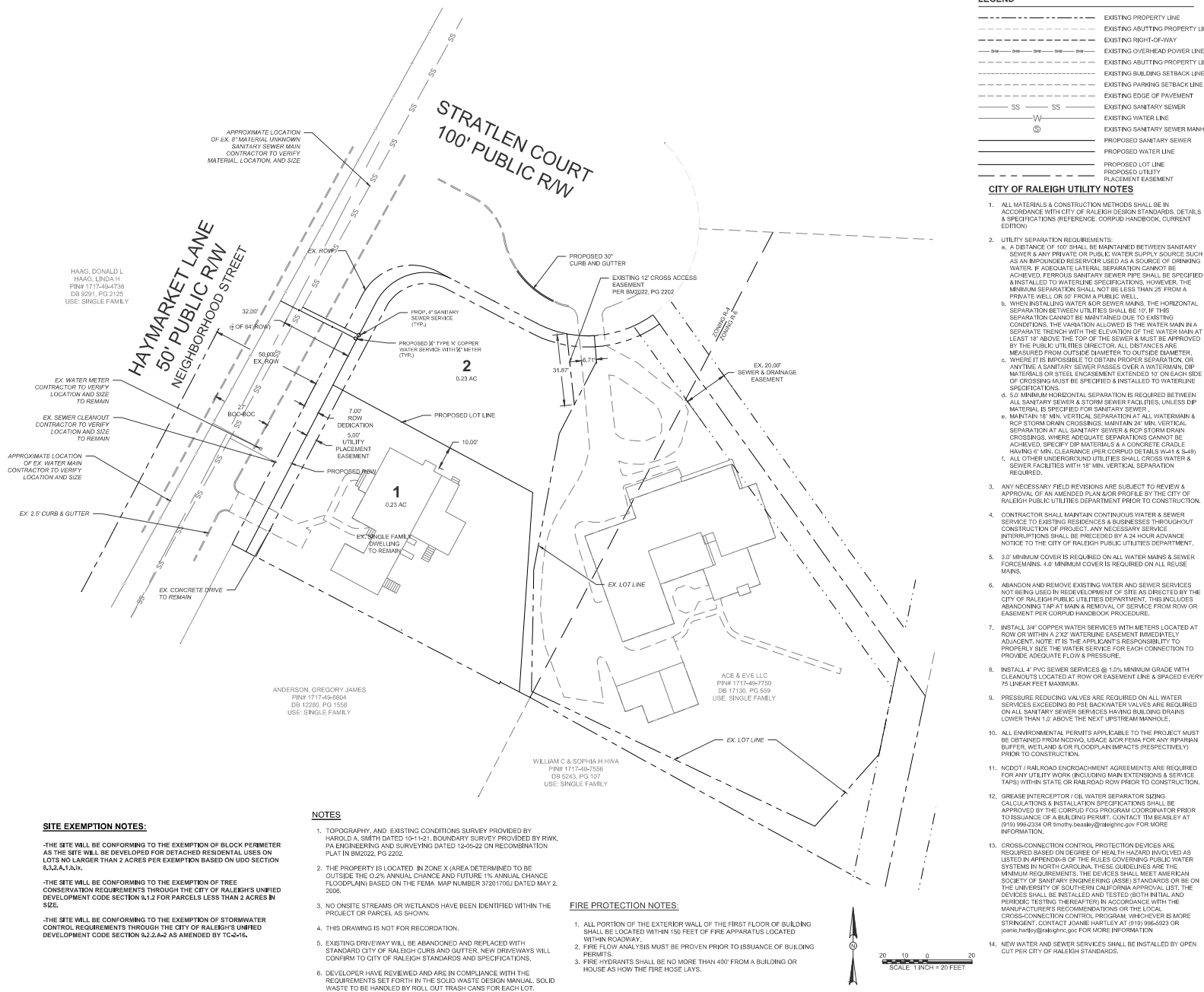
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2	CITY OF RALEIGH COMMENTS	12/15/22

SUBDIVISION PLAN
HAYMARKET LANE 2 LOT SUBDIVISION
7912 HAYMARKET LANE
RALEIGH, NORTH CAROLINA

PROJECT NO.:	21036
DRAWN BY:	JAC
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SCALE:	1" = 20'

C-3



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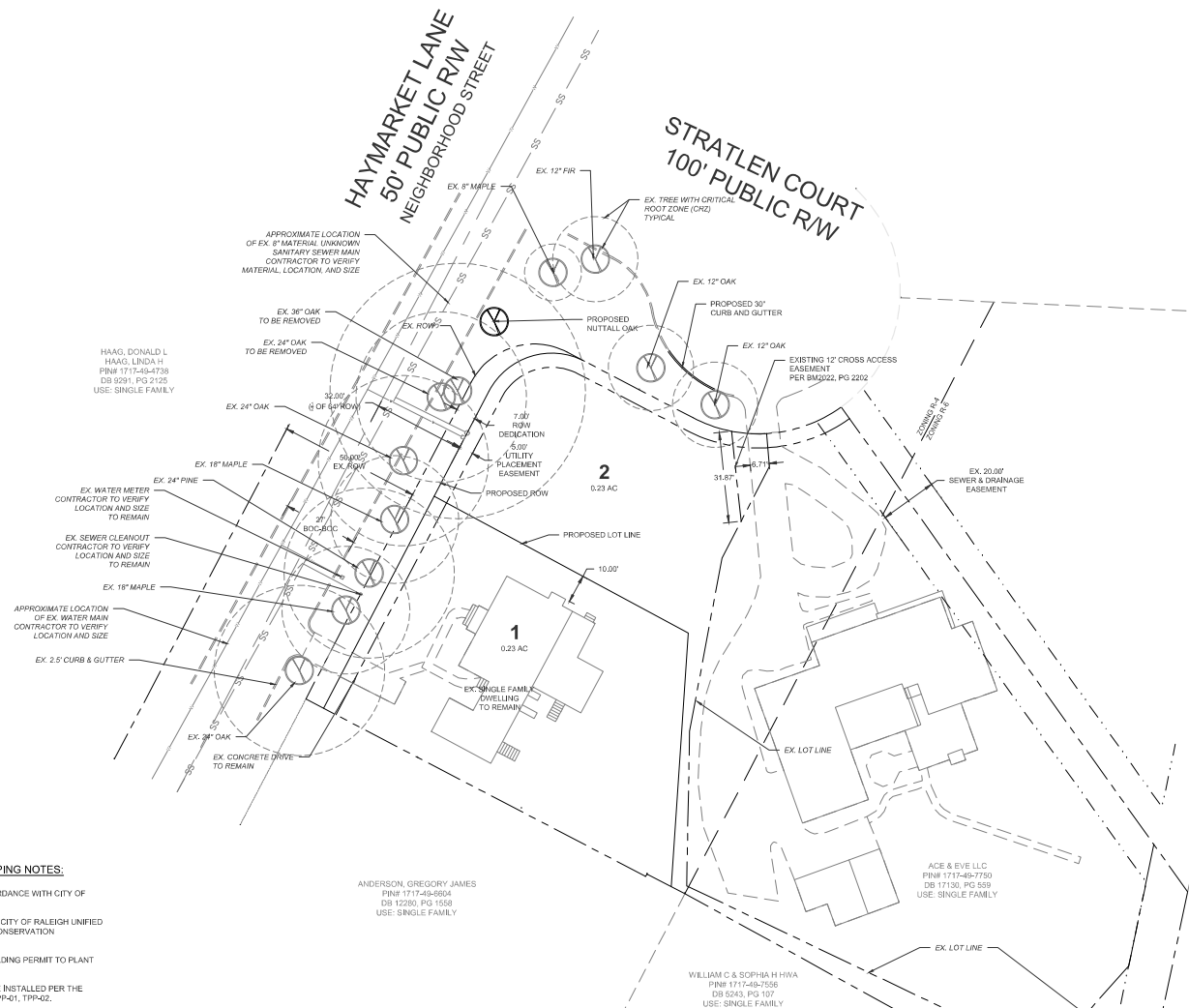
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2	12/16/22	CITY OF RALEIGH COMMENTS

UTILITY PLAN

HAYMARKET LANE 2 LOT SUBDIVISION

7012 HAYMARKET LANE
RALEIGH, NORTH CAROLINA

PROJECT NO.:	21036
DRAWN BY:	JAC
CHECKED BY:	JAC
DATE:	11/03/21
SCALE:	1" = 20'



TREE CONSERVATION AND LANDSCAPING NOTES:

- ALL STREET TREES ARE TO BE PLANTED IN ACCORDANCE WITH CITY OF RALEIGH STANDARD DETAIL, TTP-03.
- THIS SITE IS LESS THAN 2 ACRES AND EXEMPT OF CITY OF RALEIGH UNIFIED DEVELOPMENT ORDINANCE SECTION 9.1.2.TREE CONSERVATION APPLICABILITY.
- THE TREE IMPACT PERMIT IS REQUIRED WITH BUILDING PERMIT TO PLANT TREES IN THE PUBLIC RIGHT-OF-WAY.
- RIGHT OF WAY TREE PROTECTION FENCING TO BE INSTALLED PER THE SPECIFICATIONS OF CITY OF RALEIGH DETAILS TTP-01, TTP-02.
- TREE DISTURBING ACTIVITY (UDO ARTICLE 12.2) TO TREES OR THEIR ROOTS IS NOT ALLOWED IN THE TREE PROTECTION AREA. MULCH, TO 3-INCHES MAXIMUM DEPTH, MAY BE PLACED IN THE TREE.

LANDSCAPING REQUIREMENTS

HAYMARKET LANE (NEIGHBORHOOD STREET)
 REQUIREMENT: 1 TREE PER 40LF=146LF/40LF=3 TREES
 PROVIDED: 2 TREES PROVIDED BY EXISTING TREES, 1 NEW TREE PROVIDED

STRATLEN COURT (NEIGHBORHOOD STREET)

[illegible]

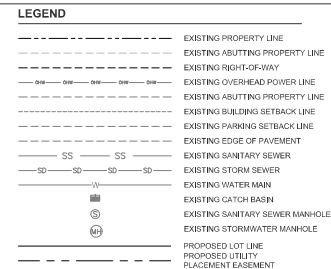
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•THE SITE WILL BE CONFORMING TO THE EXEMPTION OF TREE CONSERVATION REQUIREMENTS THROUGH THE CITY OF RALEIGH'S UNIFIED DEVELOPMENT CODE SECTION 9.1.2 FOR PARCELS LESS THAN 2 ACRES IN SIZE.

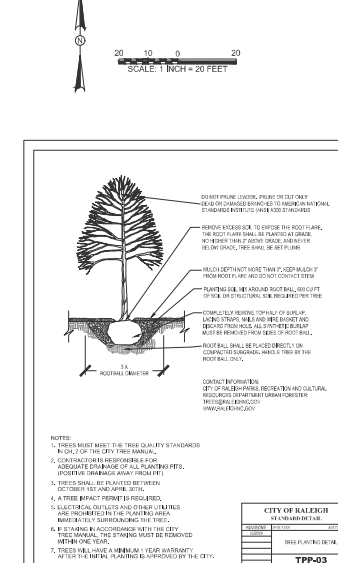
NOTES

1. TOPOGRAPHY, AND EXISTING CONDITIONS SURVEY PROVIDED BY HAROLD A. SMITH DATED 10-15-78. BOUNDARY SURVEY PROVIDED BY RAYMOND A. SMITH DATED 10-15-78. RECONCILIATION DATED 10-25-02 ON RECONCILIATION PLAT IN BM0202, PG 220.
2. THE PROPERTY IS LOCATED IN ZONE X AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE AND FUTURE 1% ANNUAL CHANCE FLOODPLAIN BASED ON THE FEMA MAP NUMBER 37207A01, CATEGORY 1, 2006.
3. NO ONSITE STREAMS OR WETLANDS HAVE BEEN IDENTIFIED WITHIN THE PROJECT OR PARCEL AS SHOWN.
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6. DEVELOPER HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE DESIGN MANUAL. SOLID WASTE WILL BE HANDLED BY THE CONTRACTORS FOR EACH LOT.



LANDSCAPING NOTES

1. STREET TREES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 2 OF THE CITY OF RALEIGH TREE MANUAL.
2. ALL INSTALLED AREAS NOT OCCUPIED BY STRUCTURES, PAVING OR PLANTINGS SHALL BE GRADED AND WATERED TO PREVENT EROSION.
3. SEE DETAIL SHEETS FOR REEDING SCHEDULE.
4. ALL TREE PLANTINGS SHALL BE MULCHED TO A DEPTH OF 3" KEEP MULCH 3" FROM ROOT FLARE AND DO NOT CONTACT STEM
5. A MINIMUM OF FOUR (4) IDENTICAL SOIL SAMPLES SHALL BE TAKEN THROUGHOUT THE SITE FOR OVERALL SOIL ANALYSIS.
6. A MINIMUM OF TWO (2) DEPTH SAMPLES SHALL BE IN LAWY AREAS AND 2 IN LANDSCAPED AREAS. CONTRACTOR TO UTILIZE ALL ADDITIONAL TOPSOIL. CONTRACTOR SHALL SUPPLY ADDITIONAL TOPSOIL AT NO ADDITIONAL COST TO OWNER IF EXISTING SOIL IS NOT OF SUFFICIENT QUALITY TO MEET THE NEEDS OF THE PROJECT.
7. ALL PLANTING AREAS TO RECEIVE 1 CY OF SOIL CONDITIONER FOR EACH 75 SF OF PLANT BED AREA. ACCEPTABLE SOIL CONDITIONERS SHALL BE FULVERIZED PINE, PINE MAST AND/OR SHREDDED COTTON.
8. CONTRACTOR TO FIELD VERIFY LOCATION OF EXISTING UTILITIES BEFORE BEGINNING OF GRADING AND LANDSCAPE INSTALLATION.
9. CONTRACTOR TO VERIFY QUANTITIES OF PLANTINGS AS SHOWN IN PLANTINGS INDICATED ON PLANS SHALL PRELIM. OVER QUANTITIES INDICATED IN PLANT LIST IF DISCREPANCIES ARISE.
10. ALL PLANTS ARE TO BE THOROUGHLY WATERED IN THE SAME DAY AS PLANTED.
11. THE PLANT HOLE WIDTH SHALL BE A MINIMUM THREE TIMES THE DIAMETER OF THE ROOT BALL.
12. COMPLETELY REMOVE TOP 4" OF BURL, LUNGS AND WIRE BASKET AND DISCARD FROM HOLE BEFORE SMOKELING AROUND BURL TO COMPLETE.
13. ALL TREES, WHEN PLANTED, SHALL HAVE THE SAME RELATIONSHIPS TO FINISHED GRADE AS TO THE GRADING PLAN.
14. LANDSCAPING SHOWN MEETS REQUIREMENTS.
15. LANDSCAPING DESIGN LAYOUT SHALL BE PER OWNER.
16. ALL LANDSCAPING SHALL BE GUARANTEED FOR ONE (1) YEAR AFTER FINAL ACCEPTANCE. ANY PLANTINGS NEEDING REPLACEMENT WILL BE GUARANTEED FOR ONE (1) YEAR AFTER REPLACEMENT.



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LANDSCAPING PLAN

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