



# Administrative Approval Action

Case File / Name: ASR-0032-2023  
DSLCL - OLD POOLE MULTIFAMILY

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

- LOCATION:** The project site is located at the south east corner of Old Poole Road and South New Hope Road at PIN# 1733027023 and is zoned mixed use residential (RX-5-PL-CU). Access to the development will be from both Old Poole Road and South New Hope Road. The site is inside the city limits.
- REQUEST:** The project request is to construct 181 apartment units in two buildings totaling 240,254 square feet with 330 parking spaces and 52 long term as well as 10 short term bicycle parking spaces. The eastern half of the project site has an electrical easement with high tension power lines running north and south. On the southern half of the site is a tree conservation area, Neuse river buffer, and a stormwater facility. Vegetative protective yards are located along the eastern boundary between the project and the existing residential neighborhood. No street connections are proposed.
- DESIGN  
ADJUSTMENT(S)/  
ALTERNATES, ETC:** SPR-0288-2024: 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 August 14, 2024 by Urban Design Partners.

## **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. Any proposed parking lot lights shall meet UDO 7.1.7.G.1-2.
2. A photometric plan must be submitted and meet lighting plan standards for any lights located within the building area or parking lot within the Duke Easement.
3. A revised plan shall be submitted showing full compliance with the Neighborhood Transition requirements.

### **Engineering**

4. Required NCDOT encroachment and/or driveway permits must be approved and copies provided to the City of Raleigh Transportation Department – Mobility Strategy and Infrastructure Division prior to Site Permit review approval.



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## Public Utilities

5. 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.
6. The Developer shall provide a letter or e-mail from any Private Utility Company authorizing new water and sewer main encroachments across existing transmission easements prior to concurrent approval.

## Stormwater

7. The State of North Carolina shall approve any proposed disturbance within the riparian buffer prior to the issuance of any grading or site permit (UDO 9.2.3.E).
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 if applicable(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. 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).
12. Tree protection fence must be inspected by Urban Forestry staff prior to the issuance of a grading permit.

☒ **LEGAL DOCUMENTS** - Email to [legaldocumentreview@raleighnc.gov](mailto: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"/>	Right of Way Deed of Easement Required
<input checked="" type="checkbox"/>	Slope Easement Deed of Easement Required

<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:***

## 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)
3. A slope 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)

## Public Utilities

4. 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.
5. A Water and/or Sewer Assessment fee shall be paid to the Assessment Specialist in the City of Raleigh Engineering Services Department.

## Stormwater

6. The riparian buffers, in accordance with the preliminary plan and the State of North Carolina regulations, shall be shown on plats for recording along with required buffer statement (Recorded Map Checklist).
7. 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).



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8. 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

9. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1). This development proposes 1.38 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:***

## Engineering

1. 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

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

## Urban Forestry

3. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1).
4. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 25 street trees along South New Hope Road and 6 street trees along Old Poole Road.
5. A public infrastructure surety for 25 street trees along South New Hope Road (NCDOT) and 6 street trees along Old Poole Road (NCDOT). 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. Additionally, a fee-in-lieu for 5 street trees will be provided for the area along Old Poole Road where the transmission line easement is located.

***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 impervious survey is accepted by the Engineering Services Department (UDO 9.2).
3. 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:** October 2, 2027

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.

Keegan.McDonald@raleighnc.gov

Digitally signed by Keegan.McDonald@raleighnc.gov  
DN: E=Keegan.McDonald@raleighnc.gov, CN=Keegan.McDonald@raleighnc.gov  
Reason: I am approving this document  
Date: 2025.08.07 08:14:14-04'00'

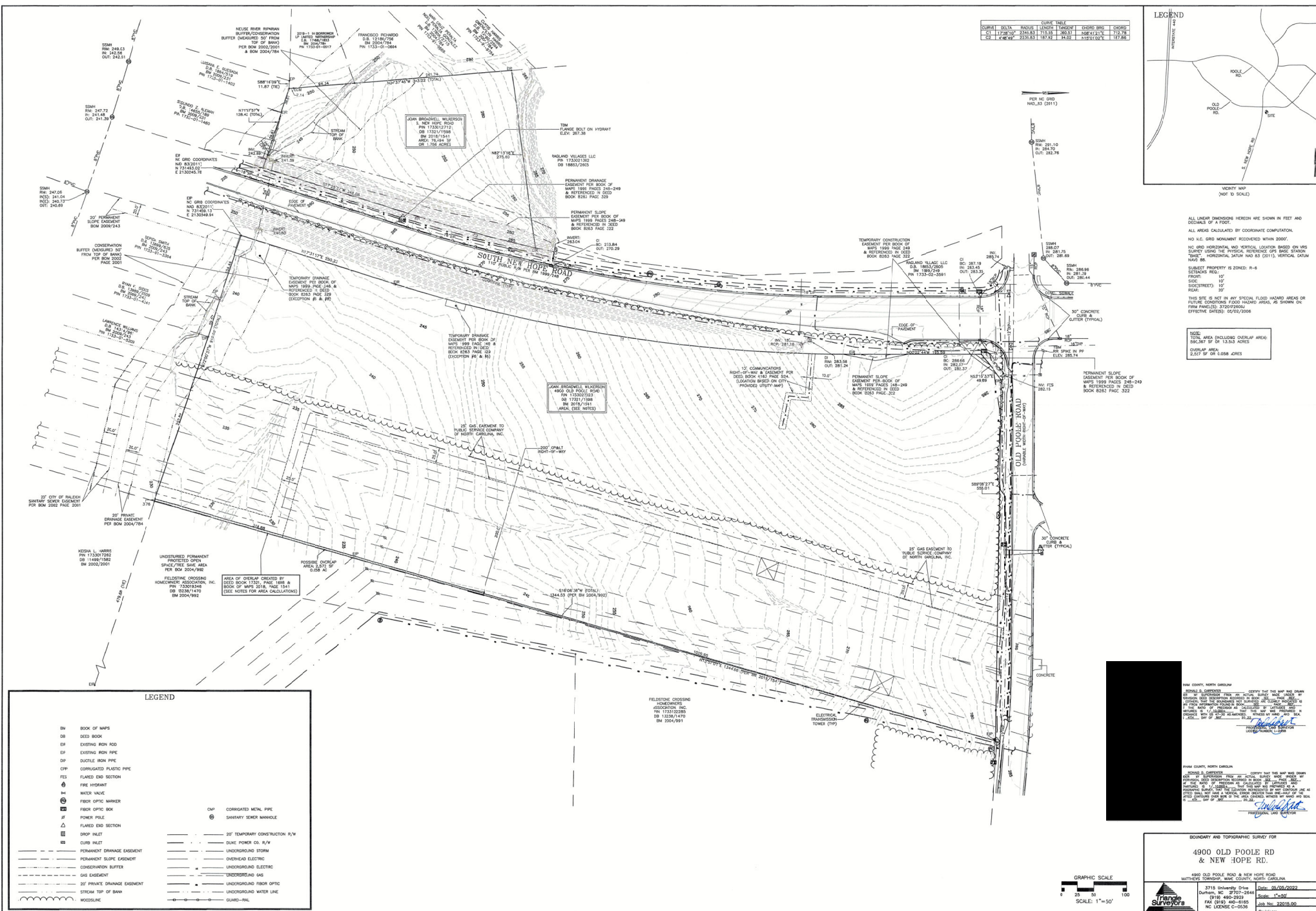
**Signed:** \_\_\_\_\_  
Development Services Dir/Designee

**Date:** 10/02/2024

**Staff Coordinator: Jeff Caines**

Modified on 8/7/25  
Associated with  
SPR-0288-2024





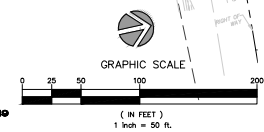
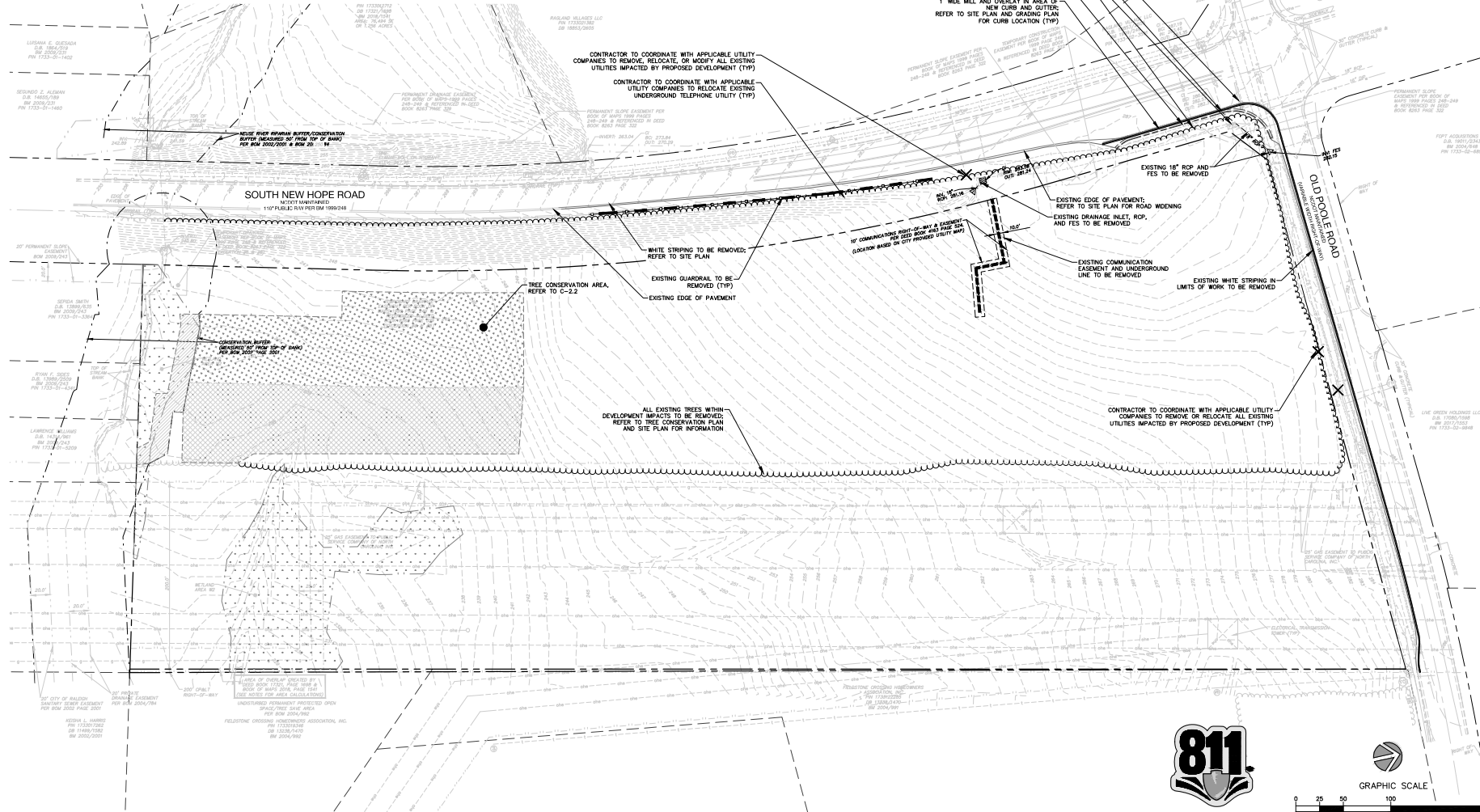


# DEMOLITION NOTES:

- EXISTING INFORMATION ON THIS PLAN WAS TAKEN FROM A SURVEY PREPARED BY TRIANGLE SURVEYORS 2734 UNIVERSITY DRIVE, DURHAM, NC 27707 919-482-2629
- CONTRACTOR TO VERIFY ALL EXISTING UTILITIES AND SITE CONDITIONS PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION AND SEQUENCING OF DEMOLITION OR RELOCATION OF UTILITIES WITH APPLICABLE UTILITY COMPANY.
- CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL UTILITIES PRIOR TO BEGINNING DEMOLITION OPERATIONS. NOTIFY "NORTH CAROLINA ONE CALL" (TEL: 1-800-432-4949) AT LEAST 48 HOURS PRIOR TO START OF DEMOLITION TO HAVE EXISTING UTILITIES LOCATED. CONTRACTOR SHALL CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICES INDEPENDENT OF "NORTH CAROLINA ONE CALL."
- CLEAN SOILS SHALL BE UTILIZED FOR BACKFILL. COMPACTOR OF THESE SOILS SHALL BE PERFORMED IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS.
- ALL ITEMS DESIGNATED TO BE REMOVED SHALL BE REMOVED COMPLETELY, INCLUDING ALL SUBGRADE MATERIALS DIRECTLY ASSOCIATED WITH ITEMS TO BE REMOVED.
- ALL ITEMS DESIGNATED TO BE REMOVED SHALL BE DISPOSED OF LOCALLY OFF-SITE, UNLESS OTHERWISE NOTED ON THIS PLAN.
- ALL DEMOLITION SHALL BE IN ACCORDANCE WITH ALL APPLICABLE STATE AND LOCAL JURISDICTIONAL CODES OR REQUIREMENTS.
- TREE PROTECTION FENCING SHALL BE IN PLACE PRIOR TO START OF DEMOLITION.
- EROSION CONTROL PERMIT SHALL BE OBTAINED AND ON-SITE PRIOR TO START OF DEMOLITION.
- IF ANY ITEMS ARE DESIGNATED TO BE SALVAGED AND/OR RE-USED, THEY SHALL BE REMOVED BY THE CONTRACTOR AND PROVIDED TO THE OWNER. COORDINATE STORAGE LOCATION WITH OWNER'S REPRESENTATIVE.
- WHERE UTILITIES "TO BE REMOVED" IMPACT THE FOOTPRINT OF THE NEW BUILDING, THE CONTRACTOR SHALL EXECUTE AND REMOVE AN ADDITIONAL 3 FEET OF SOILS TO EITHER SIDE OF THE PIPE AND 1 FOOT BELOW CLEAN, SUTABLE SOIL SHALL BE UTILIZED FOR BACKFILL AND COMPACTED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
- DEMOLITION AND SUBSEQUENT CONSTRUCTION OF UTILITIES (WATER, SEWER, ETC.) SHALL BE PERFORMED IN SUCH A MANNER THAT THE OLD PIPE AND STRUCTURES REMOVED DO NOT IMPACT OR MINIMIZE SERVICE INTERRUPTION TO EXISTING FACILITIES TO REMAIN. PROVISIONS SHALL BE MADE TO MAINTAIN SERVICE DURING CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ALL DAMAGES TO THE EXISTING DRIVEWAY, SIDEWALK, AND CURB AND GUTTER TO REMAIN AS A RESULT OF CONSTRUCTION ACTIVITY AND TRAFFIC. CONTRACTOR SHALL MAINTAIN PRE-CONSTRUCTION PHOTO DOCUMENTATION TO SHOW THAT NO DAMAGES OCCURRED.
- ALL MATERIALS, UTILITIES, AND PAVEMENT THAT ARE NOT SCHEDULED TO BE DEMOLISHED AND ARE DAMAGED BY THE CONTRACTOR AS A RESULT OF THE DEMOLITION OR CONSTRUCTION OPERATIONS SHALL BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
- WHERE UTILITIES ARE SHOWN "TO BE REMOVED," CONTRACTOR SHALL INCLUDE NECESSARY PLUG OR VALVES TO ENSURE UTILITY LINES TO REMAIN WILL CONTINUE TO BE IN SERVICE. COORDINATE NECESSARY SHUT DOWN AND REMOVAL WITH THE LOCAL JURISDICTION OR UTILITY OWNER.
- CONTRACTOR TO HAVE ALL PHASE I EROSION CONTROL IN PLACE BEFORE SITE DEMOLITION OCCURS.

## DEMOLITION LEGEND:

- MILL AND OVERLAY LIMITS
- EXISTING HARDSCAPE TO BE REMOVED
- EXISTING GUARDRAIL TO BE REMOVED
- EXISTING UTILITIES TO BE REMOVED (INCLUDING THEIR CORRESPONDING STRUCTURES)
- EXISTING TREES TO BE REMOVED
- EXISTING UTILITY STRUCTURE TO BE REMOVED



no firm no: P-20971 ac case no: C-03044

PRELIMINARY DRAWING  
FOR THE PROFESSIONAL  
08/14/2024

Roer's Companies




Old Poole Rd. Multifamily  
Administrative Site Review  
ASR-0032-2023  
Demolition Plan  
4900 Old Poole Rd., Raleigh, NC 27610

NO.	DATE	BY	REVISIONS

Project No: 22-RDU-003  
Date: 08/14/2024  
Sheet No:

C-2.1

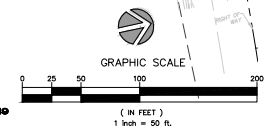
TOTAL SITE AREA:	13.56 AC
REQUIRED TREE CONSERVATION AREA: 13.56 AC x 10% = 1.36 AC	1.36 AC (10%)
PROVIDED TREE CONSERVATION AREA: 1.38 / 13.56 = 0.103 = 10.26%	1.38 AC (10.2%)

	TREES IDENTIFIED FOR SECONDARY TCA
	TREES IDENTIFIED FOR PRIMARY TCA (NEUSE ZONE 2 BUFFER AREA)
	TREES IDENTIFIED FOR PRIMARY TCA (THOROUGHFARE BUFFER AREA)

1. TCA WAS CREATED FOLLOWING GUIDELINES SET FORTH IN CITY OF RALEIGH UDO ARTICLE 9.1
2. SEE TREE COVER REPORT COMPLETED BY A NORTH CAROLINA REGISTERED FORESTER THAT WAS INCLUDED IN THIS SUBMITTAL.
3. SEE SHEET LS-2.0 FOR REQUIRED TREE PROTECTION FENCING DETAILS.
4. TREES SHOWN HERON MAY NOT REPRESENT ALL VEGETATION ON THE SUBJECT PROPERTY.



**BEFORE YOU DIG  
CALL 811 OR 1-800-832-4949  
N.C. ONE-CALL CENTER  
IT'S THE LAW!**



In no: P-2671      Sc cas no: 6339

PRELIMINARY DRAWING  
FOR REVIEW PURPOSES ONLY

08/14/202

Minnetonka, MN 55305

Old Poole Rd. Multirailway  
Administrative Site Review  
ASR-0032-2023  
Tree Conservation Area Plan  
4900 Old Poole Rd., Raleigh, NC 27610

Project No: 22-RDU-003  
Date: 08/14/2024  
Sheet No:

C-2.2



TAX PARCEL ID #: 1733027023 TOTAL SITE AREA: 15.65 AC (1,590,387 SF)		RALEIGH UDO SEC. 3.2.4 RX-STANDARDS, CONT. BUILDING/STRUCTURE SETBACKS:	
EXISTING ZONING: REZONING CHASE NUMBER:	RV-5-PL-CU Z-46-22	PRIMARY STREET (MIN.): PRIMARY STREET PROVIDED:	5' 5' MIN.
EXISTING USE: PROPOSED USE:	VACANT MULTI-FAMILY	SIDE STREET (MIN.): SIDE STREET PROVIDED:	5' 5' MIN.
PRIMARY STREET:	OLD POOLE ROAD	SIDE LOT LINE (MIN.): SIDE LOT LINE PROVIDED:	0' OR 6' 6' MIN.
RALEIGH UDO SEC. 3.2.4 RX-STANDARDS:		REAR LOT LINE (MIN.): REAR LOT LINE PROVIDED:	0' OR 6' 6' MIN.
LOT DIMENSIONS:		PARKING SETBACKS:	
AREA (MIN.): AREA PROVIDED:	7,500 SF SITE AREA	PRIMARY STREET (MIN.): PRIMARY STREET PROVIDED:	10' 10' MIN.
WIDTH (MIN.):	N/A	SIDE STREET (MIN.): SIDE STREET PROVIDED:	10' 10' MIN.
OUTDOOR AMENITY AREA (MIN.): OUTDOOR AMENITY AREA PROVIDED:	1.36 AC (10% SITE) 1.36 AC MIN.		

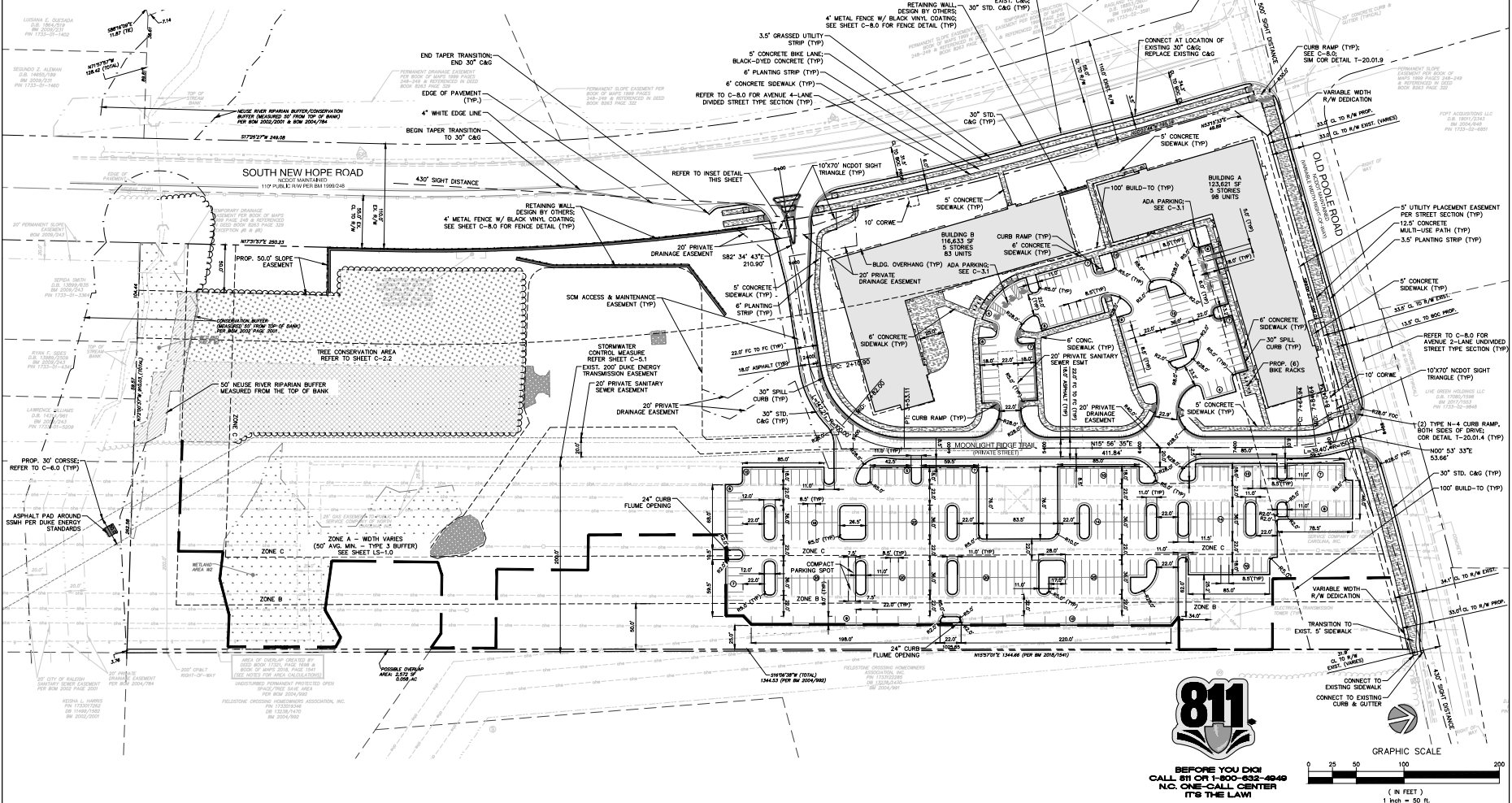
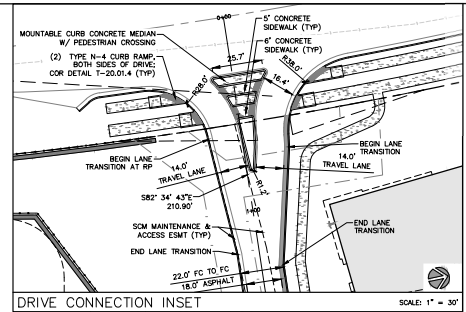
SIDE STREET PROVIDED: 10' MIN.

OFFER STORY PROVIDED:	REFER TO:
BY: [REDACTED]	ALL

3 BEDRO

2 BEDROOM:	100
3 BEDROOM:	37

<b>VEHICULAR PARKING:</b>	
MIN.:	NONE
0-1 BR MAX:	1.5 SPACE/UNIT (36X15 = 54)
2 BR MAX:	2.25 SPACE/UNIT (108X25 = 243)
3 BR MAX:	3 SPACE/UNIT (37X3 = 111)
<b>MAX ALLOWED:</b>	408 SPACES
<b>PROVIDED:</b>	330 SPACES (INCLUDES 8 ADA SPACES)
<b>BICYCLE PARKING:</b>	
<b>REQUIRED:</b>	
LONG-TERM:	52 (1 SPACE / 7 BR; 363/7 = 52)
SHORT-TERM:	10 (1 SPACE / 20 UNITS; 181/20 = 9.05)
<b>PROVIDED:</b>	
LONG-TERM:	52 SPACES
SHORT-TERM:	10 SPACES
<b>NOTES:</b>	
CORSE	CITY OF RALEIGH SANITARY SEWER EASEMENT
CORVE	CITY OF RALEIGH WATER EASEMENT
C&G	CURB AND GUTTER
#	PARKING SPACE COUNT



**URBAN  
DESIGN  
PARTNERS**

150 Lafayette St. Ste. 1310  
Culver City, CA 90230  
P 310.275.5002  
urbandesignpartners.com

NO. IN: P-2671 SC COA NO: C-430048

**PRELIMINARY DRAWING**  
FOR REVIEW PURPOSES ONLY

**08/14/2024**

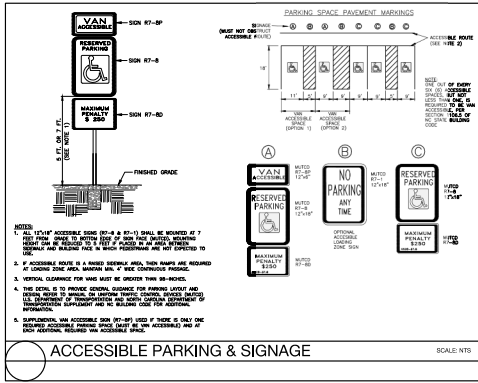
110 Cheshire Lane, Suite 120  
Minnetonka, MN 55305

Old 10000 Rd.: Multistairing  
Administrative Site Review  
ASR-0032-2023  
Site Plan  
4900 Old Poole Rd., Raleigh, NC 27610

[illegible]

Project No: 22-RDU-003  
Date: 08/14/2024  
Sheet No:

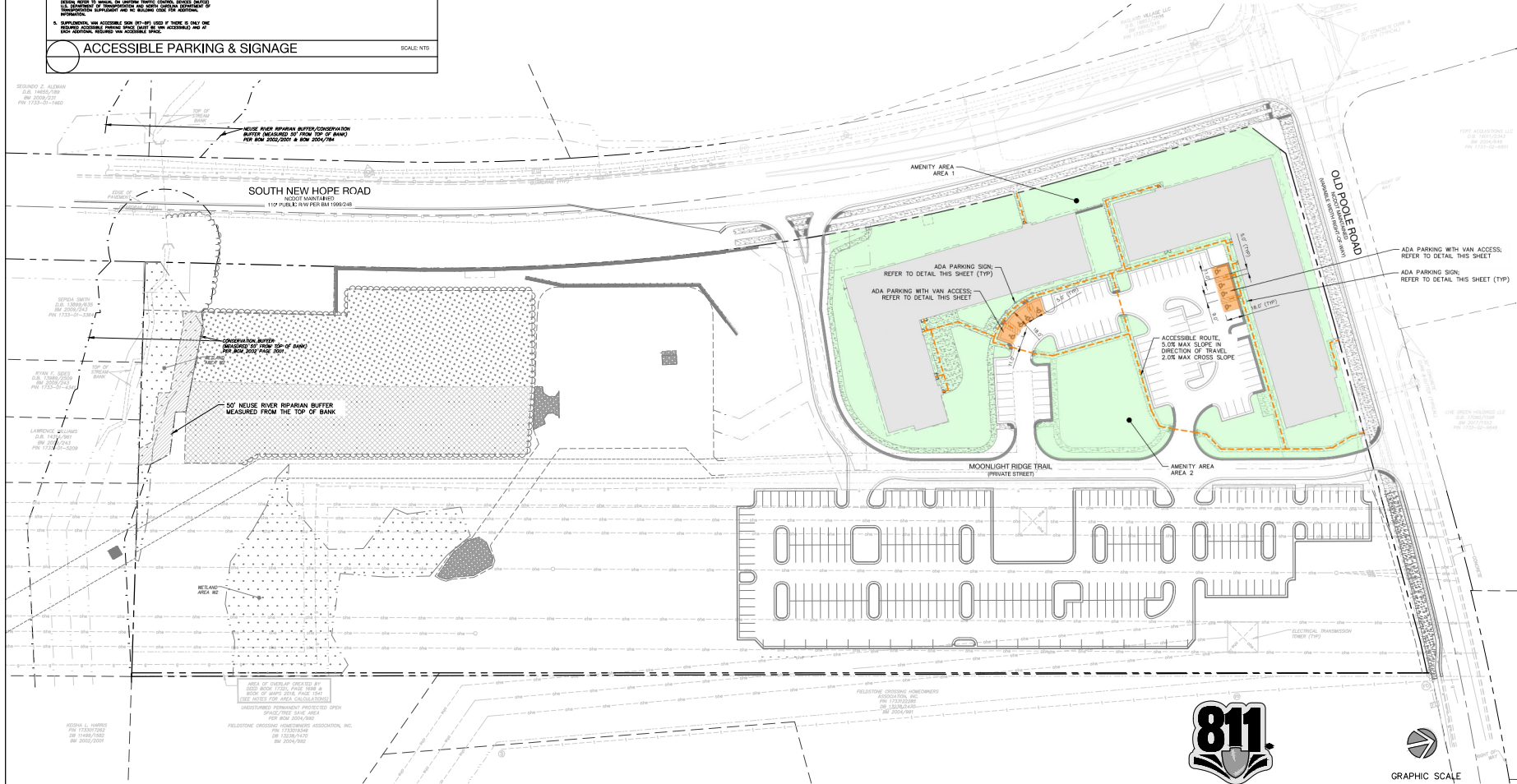
C-3.0



AMENITY SPACE SUMMARY	
OUTDOOR AMENITY AREA:	
MINIMUM:	10% (1.36 AC / 59,242 SF)
PROVIDED:	11.2% (1.52 AC / 66,407 SF)
AREA 1:	52,145 SF
AREA 2:	14,262 SF
*PER DESIGN STANDARDS NOTED IN SEC. 1.5.3.B, 50% OF PROPOSED AMENITY AREA WILL BE ADA ACCESSIBLE.	

ACCESSIBILITY LEGEND	
<span style="border-bottom: 2px dashed orange;">      </span>	ACCESSIBLE ROUTE
<span style="background-color: #90EE90; border: 1px solid black; display: inline-block; width: 20px; height: 10px;"></span>	ACCESSIBLE PARKING AREA
1. 5.0% MAX SLOPE IN DIRECTION OF TRAVEL, 2.0% MAX CROSS SLOPE ON ACCESSIBLE ROUTE. 2. 2.0% MAX SLOPE IN ANY DIRECTION AT ACCESSIBLE PARKING.	



150 Fayetteville at Ste 1310  
Raleigh, NC 27601  
P: 919.775.0002  
urbanpartners.com

10/19/19 rev. P-2021      50.000 rev. C-0004

PRELIMINARY DRAWING  
FOR PROFESSIONAL REVIEW

08/14/2024

Roers Companies

**Old Poole Rd. Multifamily  
Administrative Site Review**

ASR-0032-2023

**Amenity Area & Accessible Route Plan**

4900 Old Poole Rd., Raleigh, NC 27610

Project No: 22-RDU-003

Date: 08/14/2024

Sheet No:

**C-3.1**







PLAN VIEW: WET POND

SCALE: 1" = 30'

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A WATER-TIGHT SEAL (RUBBER BOOT OR EQUIVALENT) MUST BE PROVIDED BETWEEN ALL RISER AND PIPE JOINT CONNECTIONS TO MINIMIZE LEAKAGE.

SECTION VIEW: OUTLET CONTROL STRUCTURE

DETAIL: SPILLWAY

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BMP INSET TABLE - WET POND	
<b>SITE INFORMATION</b>	
DRAINAGE AREA:	10.01 AC
<b>DRAINAGE AREA</b>	
TOTAL IMPERVIOUS AREA:	5.62 AC
DRAINAGE AREA IMPERVIOUS RATIO:	55.0%
<b>SITE IMPERVIOUS AREA:</b>	
4.39 AC	
<b>DESIGN RAINFALL:</b>	
RC:	1-INCH 0.855
<b>STORAGE VOLUMES</b>	
SURFACE AREA:	8,788 @ PIPE
PERMANENT FILL ELEV:	243.50
UTLITORAL SHELF ELEV:	243.00
UTLITORAL SHELF WIDTH:	6 FT
UTLITORAL SHELF SLOPE:	6:1
<b>FOREBAY 1</b>	
SURFACE AREA:	2,335 SF @ TOP
DESIGN FILL ELEV:	243.02
VOLUME PROVIDED:	6,680 CF
DEPTH:	4.5 FT
<b>WET POND</b>	
PERM. POOL AREA REQUIRED:	7,042 SF
<b>SURFACE AREA PROVIDED:</b>	
8,788 SF	
<b>POOL ELEV</b>	
OUTLET DIAMETER:	30 INCH
TOP OF POND:	243.00
DEPTH OF MAIN POOL:	13.00
OUTLET ELEVATION:	229.50
SILLWAY ELEVATION:	248.50
SILLWAY WIDTH:	36 INCH

GROUND STABILIZATION		
SITE AREA	STABILIZATION	STABILIZATION TIME
DESCRIPTION	TIME FRAME	FRAME EXCEPTIONS
PERIMETER DIKES, SWALES, DITCHES, AND SLOPES	7 DAYS	NONE
HIGH QUALITY WATER (HOW) ZONES	7 DAYS	NONE
SLOPES STEEPER THAN 3:1	7 DAYS	IF SLOPE ARE 15% OR LESS IN LENGTH AND NOT STEEPER THAN 2:1, 14 DAYS ARE ALLOWED
SLOPES FLATTER THAN 3:1	14 DAYS	7 DAYS FOR SLOPES GREATER THAN 50 FEET IN LENGTH
ALL OTHER AREAS WITH SLOPES FLATTER THAN 4:1	14 DAYS	NONE (EXCEPT FOR PERIMETERS AND HOW ZONES)
EXTENSIONS OF TIME MAY BE APPROVED BY THE PERMITTING AUTHORITY BASED ON WEATHER OR OTHER SITE SPECIFIC CONDITIONS THAT MAKE COMPLIANCE IMPRACTICABLE		

For Shoulders, Side Ditches, Slopes (3:1 to 2:1):		
Date	Type	Planting Rate
Mar 1 - Jun 1	Seriesa Lespedeza (scarified) and use the following combinations:	50 lbs/acre (Seriesa Lespedeza);
Mar 1 - Apr 15	Add Tall Fescue	120 lbs/acre
Mar 1 - Jun 1	Or add Weeping Love grass	10 lbs/acre
Mar 1 - Jun 30	Or add Mullet Common	25 lbs/acre
Jun 1 - Sept 1	Tall Fescue AND Browndrop Mullet or Sorghum-Sudan Insects*	120 lbs/acre (Tall Fescue); 35 lbs/acre (Browndrop Mullet); 30 lbs/acre (Sorghum-Sudan Insects)
Sept 1 - Mar 1	Seriesa Lespedeza (unhulled — unscarified) AND Tall Fescue	70 lbs/acre (Seriesa Lespedeza); 120 lbs/acre (Tall Fescue)
Nov 1 - Mar 1	AND Albizzia Tree	25 lbs/acre

Seeding Schedule		
For Shoulders, Side Ditches, Slopes (Max 3:1):		
Date	Type	Planting Rate
Aug 15– Nov 1	Tall Fescue	300 lbs/acre
Nov 1– Mar 1	Tall Fescue & Abruzzi Rye	300 lbs/acre
Mar 1– Apr 15	Tall Fescue	300 lbs/acre
Apr 15– Jun 30	Hulled Common Bermudagrass	25 lbs/acre
Jul 1– Aug 15	Tall Fescue And Browntop Millet or Sorghum-Sudan Hybrids***	125 lbs/acre (Tall Fescue): 35 lbs/acre (Browntop Millet): 30 lbs/acre (Sorghum-Sudan Hybrids)

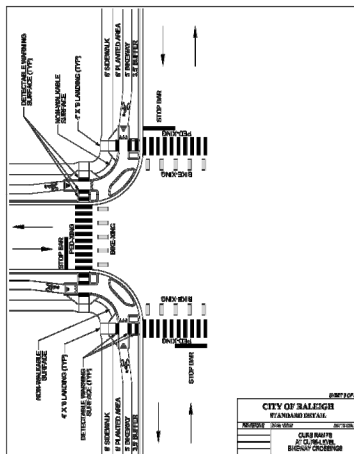
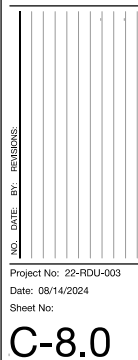
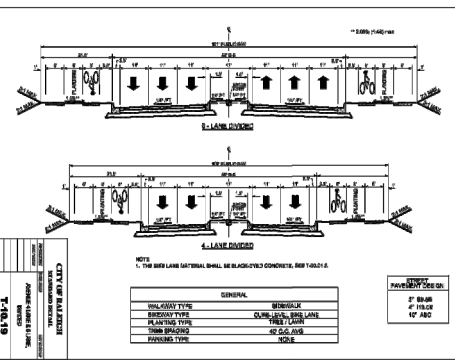
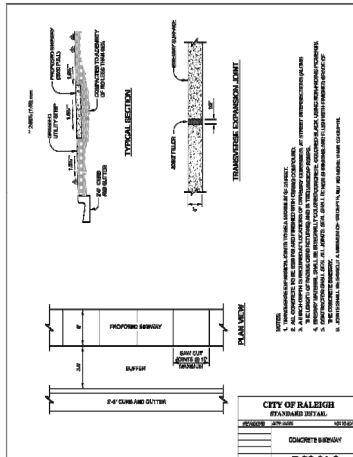
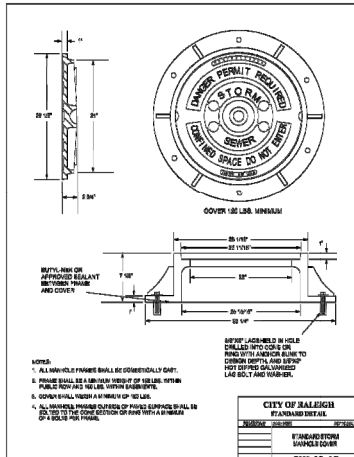


**Old Poole Rd. Multifamily  
Administrative Site Review**  
ASR-0032-2023  
**SCM Plan & Details**  
4900 Old Poole Rd., Raleigh, NC 27610

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C-5.1



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### PLANT SCHEDULE





SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT.	CAL.	HEIGHT	REMARKS
<b>CANOPY TREES</b>							
	CS	25	CATALPA BROWNHOODES / AUREA / GOLDEN SOUTHERN CATALPA	5.5 B	7" 1/8"	10' HT	
	NO	14	NYSSA SYLVATICA / NOLAF / GREEN GABLE" TUMPELO	5.5 B	7" 1/8"	10' HT	
	XQ	10	QUERCUS NUTTALLI / NUTTALL OAK	5.5 B	7" 1/8"	10' HT	
	QF	7	QUERCUS PALUSTRIS / FREEFALL / FREEFALL PEN OAK	5.5 B	7" 1/8"	10' HT	

### UNDERSTORY TREES

	AS	35	AMELIAEUCHER ALMOND / SERVICEBERRY	B.B.	1" PER CANE	9-15' H	MULTI-STEM
	CR	24	CERIS CANADENSE / JAZ' / THE ROBIN SUN™ EASTERN REDBUD	B.B.	1.2" MIN.	8' HT	SINGLE STEM
	CK	45	CORNUS KOUSA / DOUGA DOGWOOD	B.B.	1" PER CANE	9-15' H	
	IV	41	ILEX VOMITORIA / YAPPOH HOLLY	B.B.	+	9-15' H	
	LI	37	LAGERSTROEMIA INDICA / CATANPA / CATANPA GRAPE MYRTLE	B.B.	1" PER CANE	6-8' H	MULTI-STEM

<u>SYMBOL</u>	<u>CODE</u>	<u>QTY</u>
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SHRUBS				
	AL	14	ABELIA X GRANDIFOLIA 'LITTLE BECHARD' / LITTLE BECHARD GLOSSY ABELIA	10' MIN.
	BO	30	BUXUS X 'GREEN MOUNTAIN' / GREEN MOUNTAIN BOXWOOD	10' MIN.
	CP	262	CALLICAPPA CHOCOTEA / PURPLE BEAUTYVINE	10' MIN.
	IZ	260	ILEX CORNUTA 'CARBESIA' / CARBESIA CHINESE HOLLY	10' MIN.
	MC	20	MAHONIA ELURHYACETATA 'SOFT CARESS' / 'SOFT CARESS MAHONIA	10' MIN.
	MC	23	ACHILLEA CAPILLARS / FINE MILLY GRASS	-

<u>SYMBOL</u>	<u>CODE</u>	<u>QTY</u>	<u>BOTANICAL / COMMON NAME</u>
<u>GROUND COVERS</u>			
	EO	123	EUPATORIUM ADELPHUS DUBIUS / DWARF JOE PYE WEED
	PV	216	PANICUM VIRGATUM SHENANDOAH / SHENANDOAH SWITCH GRASS
	PA	134	PONTERDERIA CORDATA / PICKEREL WEED
	SS	178	SCHIZACHYRIUM SCOPARIUM THE BLUES / THE BLUES LITTLE BLUESTEM

LANDSCAPE REQUIREMENTS:

TREE COVERAGE (UDO 7.1.7.F.)

1. EACH INTERIOR ISLAND (AND TERMINAL ISLAND) MUST INCLUDE AT LEAST 1 SHADE TREE.
  2. 1 SHADE TREE REQUIREMENT PER 2,000 SF OF PARKING AREA
- 111,509 SF/2,000 = 56 TREES REQ'D  
 PROVIDED = 65 TREES

ZONE A TYPE 3 BUFFER REQUIREMENTS:

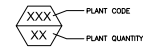
REQUIRED:

BUFFER LINEAR FEET x AVERAGE WIDTH = REQUIRED BUFFER AREA  
1,343 LF x 50' (AVERAGE) = 67,150 SF REQUIRED

PROVIDED:

PROVIDED: = 67,466 SF PROVIDED

PROVIDED: = 67,466 SF PROVIDED



NOTES:

1. IF GRAPHIC REPRESENTATION OF PLANTINGS ON PLANS DO NOT MATCH QUANTITIES IN PLANT SCHEDULE, GRAPHIC REPRESENTATION OF PLANTINGS WILL GOVERN.
2. TREES NOT IN A LANDSCAPE BED SHALL RECEIVE A 4" DIAMETER MULCH RING.
3. LIMITS OF IRRIGATION ILLUSTRATED DENOTED LANDSCAPE BEDS, ALL SOO/SEED AREAS, AND TREES NOT LOCATED IN A LANDSCAPE BED.
4. CITY TREE PLANTING AND PRESERVATION NOTES ON SHEET LS-2.0
5. SOM IS PLANTED IN ACCORDANCE WITH NCDOT GUIDELINES.
6. STREET TREES WILL BE SPACED APPROXIMATELY 40' O.C.



150 Lafayetteville St Ste 1310  
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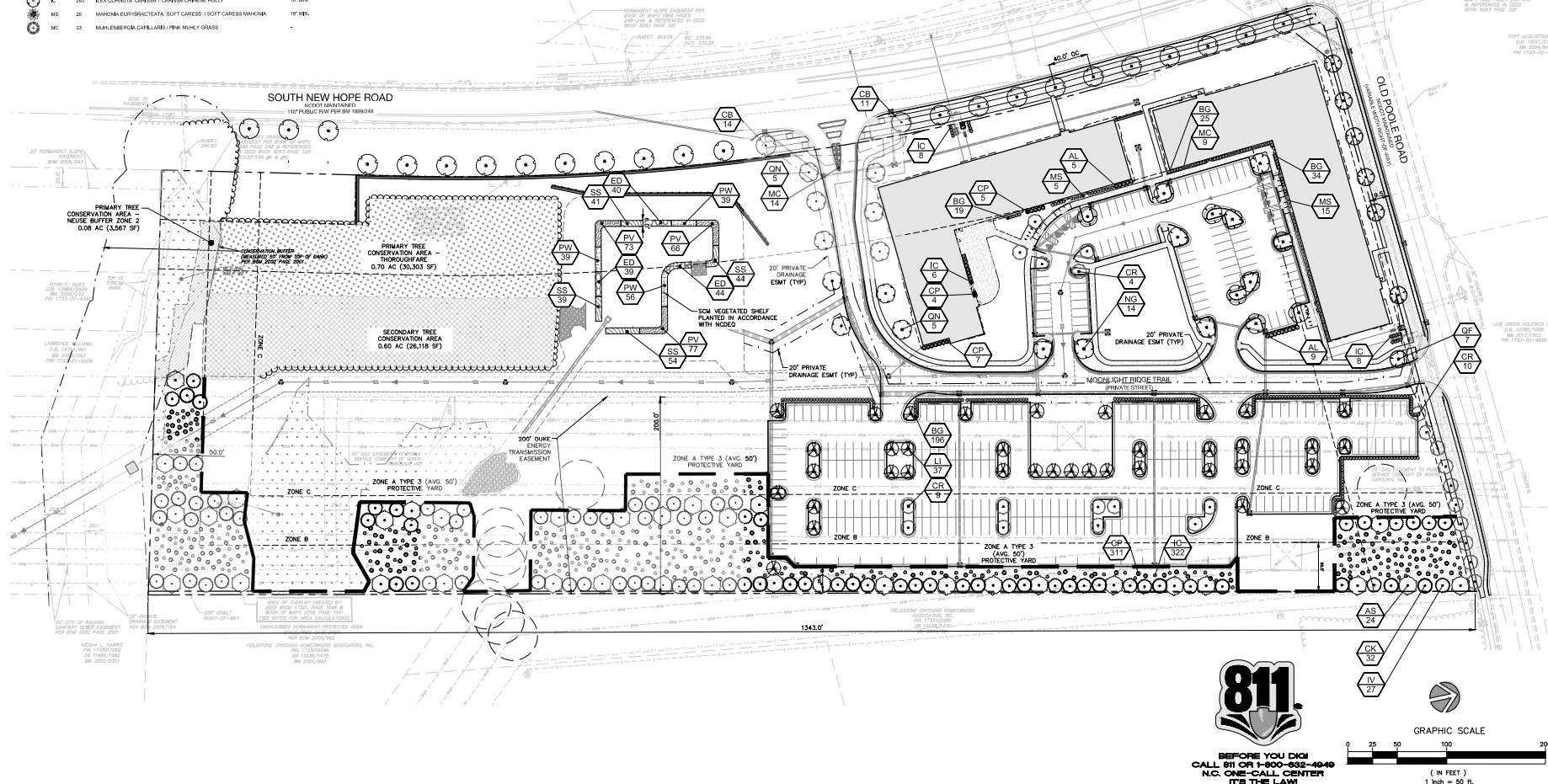
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08/14/2024

06/14/2024

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TREE PLANTING & PRESERVATION REQUIREMENTS:

PLANT MATERIAL

- MINIMUM TREE SIZE AT PLANTING IS 2" CALIPER AND 8' TALL FOR SINGLE-STEM TREES. ALL MULTI-STEM PLANTS MUST BE TREE FORM. ALL MULTI-STEM PLANTS MUST BE TREE FORM. MAXIMUM 3 TO 5 TRUNKS, AND MINIMUM 10' TALL. WHERE 3" SINGLE-STEM CALIPER TREES ARE SPECIFIED/REQUIRED THE MINIMUM HEIGHT SHALL BE 10' TALL.
- REQUIRED STREET TREES SHALL BE 3" IN CALIPER AND BE A MINIMUM OF 10' TALL PER CITY OF RALEIGH CITY TREE MANUAL.
- ALL NEW TREES MUST HAVE STRAIGHT TRUNKS WITH STRONG CENTRAL LEADERS INTACT TO THE TOP OF THE CROWN. UNLESS MULTI-STEM TREES ARE SPECIFIED, ALL REQUIRED TREES SHALL BE TYPICAL OF THEIR SPECIES AND VARIETY, HAVE NORMAL GROWTH HABITS, HAVE WELL-DEVELOPED BRANCHES, BE VIGOROUS AND HAVE FIBROUS ROOT SYSTEMS. TREES WITH MAJOR GROUNDING ROOTS WILL NOT BE ACCEPTED. TREES WITH CO-DOMINANT BRANCHING WILL NOT BE ACCEPTED. TREES THAT HAVE BEEN SHEARED, TOPPED OR CUT BACK TO MAINTAIN THE BRANCHING STRUCTURE WILL NOT BE ACCEPTED. TREES SHALL BE FREE OF ABRASIONS, DAMAGE, DISEASE, PESTS AND CRACKS. ALL PRUNING CUTS GREATER THAN 1/2" INCH DIAMETER SHALL HAVE CALLUS TISSUE FORMED PRIOR TO PLANTING. NO PRUNING CUT ON THE TRUNK SHALL BE MORE THAN ONE-HALF THE DIAMETER OF THE CENTRAL LEADER AT THE HEIGHT WHERE THE CUT WAS MADE. ROOT FLARES SHALL BE LOCATED AT GRADE. TREES WITH MORE THAN 2" OF SOIL COVERING THE ROOT BALL/FLARE FROM WILL NOT BE ACCEPTED.
- SIZE OF REQUIRED PLANTS, SPREAD OF ROOTS AND SIZE OF BALLS SHALL BE IN ACCORDANCE WITH ANSI Z60.1 (LATEST EDITION) AS PUBLISHED BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION, EXCEPT WHERE SPECIFIED/AUTHORIZED BY URBAN FORESTRY.
- ALL REQUIRED TREES OF A PARTICULAR SPECIES AND VARIETY SHALL BE UNIFORM IN SIZE AND CONFIGURATION.
- A MINIMUM OF 50% OF NEW TREES MUST BE NATIVE SPECIES, AND SITES WITH MORE THAN 20 TREES REQUIRED WILL HAVE TO INSTALL MULTIPLE (3 OR MORE) SPECIES PURSUANT TO THE TREE ORDINANCE GUIDELINES.
- 75% OF REQUIRED TREES MUST BE LARGE NATIVE SPECIES EXCEPT IN SITUATIONS WITH OVERHEAD POWER LINE CONSTRAINTS.
- ALL STRAPPING, AND TOP 1/3 OF WIRE BASKET AND BURLAP MUST BE CUT AWAY AND REMOVED FROM ROOT BALL WHEN PLANTING.
- FOR NEW PLANTING AREAS, REMOVE ALL PAVEMENT, GRAVEL, SUB-BASE AND CONSTRUCTION DEBRIS, REMOVE COMPACTED SOIL AND ADD 18" NEW TOPSOIL, OR TILL AND AMEND THE TOP 18" OF EXISTING SOIL TO MEET TOPSOIL/PLANTING MIX STANDARDS FOR TREES (WITHIN ENTIRE MINIMUM AREA OF 274 SQUARE FEET).
- TREES PLANTED ON PUBLIC PROPERTY WILL NEED APPROVAL FROM THE CITY ARBORIST AND/OR NODOT.

UTILITY ISSUES

- IF ANY UTILITY IS BEING INSTALLED IN OR NEAR ANY REQUIRED TREES(S) OR TREE SAVE AREAS(S), CALL URBAN FORESTRY SPECIALIST TO RESOLVE PRIOR TO UTILITY INSTALLATION.
- IF TREES CONFLICT WITH ANY UTILITIES OR SIGNS, CALL URBAN FORESTER TO RESOLVE BEFORE PLANTING.
- ADJUST TREE PLANTING LOCATIONS TO AVOID EXISTING UNDERGROUND UTILITIES. PLANT 10' FROM ALL UNDERGROUND UTILITIES.
- NO LIGHT POLES, UTILITIES OR TRANSFORMERS CAN BE INSTALLED IN TREE ISLANDS.
- TREES MUST MAINTAIN A MINIMUM DISTANCE OF 20' FROM LIGHT POLES WITH THE RIGHT-OF-WAY. SHOW SITE LIGHTING ON LANDSCAPE PLAN.

TREE SAVE AND PRESERVATION

- TREE PROTECTION MUST BE INSTALLED AND VERIFIED BY URBAN FORESTRY PRIOR TO STARTING ANY CONSTRUCTION ACTIVITY.
- SHOW TREE PROTECTION AND TREES SAVE AREAS ON EROSION CONTROL, GRADING AND LANDSCAPE PLAN SHEETS.
- COMMERCIAL TREE SAVE AREAS MUST BE RECORDED ON A FINAL PLAN.
- TREE SAVE AREAS SHALL BE FREE OF INVASIVE PLANT SPECIES. IF AN AREA PROPOSED FOR TREE SAVE CONTAINS INVASIVE PLANT SPECIES AT TIME OF PROPOSAL, SUCH INVASIVE PLANT SPECIES SHALL BE REMOVED PRIOR TO FINAL CO.
- THE AREA OF ANY EASEMENTS (WATER, SEWER, UTILITY, ETC) CAN NOT BE COUNTED TOWARD THE TREE SAVE REQUIREMENT.
- ANY ALTERATIONS TO TREE SAVE AREAS MUST BE ACCOMPLISHED WITHOUT MECHANIZED EQUIPMENT.
- NO STRUCTURE WILL BE ALLOWED WITHIN 10' OF TREE SAVE AREAS UNLESS APPROVED BY URBAN FORESTRY.
- CONTACT URBAN FORESTRY SPECIALIST PRIOR TO ANY GRADE SET-UP, MACHINERY OPERATION OR TEMPORARY BUILDING ERECTION THAT MAY IMPACT PROTECTED TREES OR TREE SAVE AREAS, INCLUDING TREES LOCATED IN STREET RIGHT OF WAY. IMPROVEMENTS THAT MAY BE LIMITED TO INCREASING WITHIN TREE DRIP-LINES, EXCAVATION, SOIL COMPACTION, TREE TRIMMING, ERECTING AND DEMANTLING OF CONSTRUCTION CRANES.

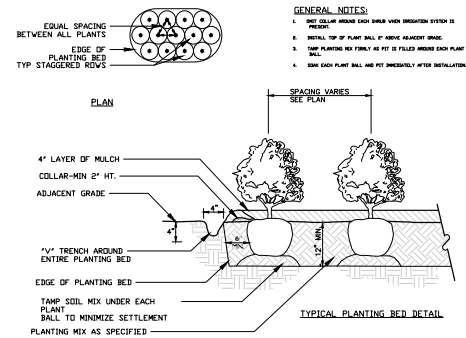
TOPSOIL/PLANTING MIX - MINIMUM REQUIREMENTS:

- WHERE PAVEMENT CUTUPS OR RENOVATED SITES ARE REQUIRED AND/OR WHERE NEW PLANTING STOPS OR ISLANDS ARE REQUIRED, ALL PAVEMENT, CONSTRUCTION DEBRIS AND GRAVEL SUB-BASE MUST BE REMOVED BEFORE PREPARING SOIL. EXISTING COMPACTED SOIL MUST BE REMOVED AND REPLACED WITH 24" OF TOPSOIL/PLANTING MIX OR EXISTING SOIL MAY BE UNCOMPACTED TO A DEPTH OF 24" AND AMENDED TO MEET TOPSOIL STANDARDS FOR THE ENTIRE PLANTING AREA.
- SOIL IN ALL PLANTING STOPS OR ISLANDS, WHETHER EXISTING OR NEW (ON NEW OR RENOVATED SITES), MUST MEET THE MINIMUM TOPSOIL/PLANTING MIX SPECIFICATIONS. SOIL AMENDMENTS OR FRESH TOPSOIL/PLANTING MIX ARE ALSO MEETING FOR PLANTING AREAS AT SITES WHERE ORIGINAL TOPSOIL IS OF POOR QUALITY, HEAVILY COMPACTED OR WHERE TOPSOIL HAS BEEN COMPLETELY REMOVED DURING GRADING.
- TOPSOIL/PLANTING MIX SHOULD BE NATURAL, FERTILE, AGRICULTURAL SOIL, CAPABLE OF SUSTAINING VIGOROUS PLANT GROWTH. IT SHOULD BE UNIFORM COMPOSITION THROUGHOUT, WITH CONSISTENCY OF SUBSOIL. IT SHOULD BE FREE OF STONES, LUMPS, LIVE PLANTS AND THEIR ROOTS, STICKS AND OTHER EXTRANEOUS MATTER. TOPSOIL SHOULD NOT BE USED WHILE IN A FROZEN OR MUDDY CONDITION.
- TOPSOIL/PLANTING MIX SHALL HAVE AN ACIDITY RANGE OF PH 5.5-7.0 AND THE FOLLOWING COMPOSITION:  
CLAY (RED CLAY, WELL PLASTERED) MINIMUM 10% MAXIMUM 30%  
COMPOST/ORGANIC MINIMUM 5% MAXIMUM 10%  
SILT MINIMUM 30% MAXIMUM 50%  
COARSE SAND (FREE OF ROCKS, 0.5 TO 1.0 MM F) MINIMUM 30% MAXIMUM 45%  
\*ORGANIC MATERIAL SUCH AS SAWDUST OR LEAF MOLD THAT HAS COMPLETED THE DECOMPOSITION PROCESS.
- ALL PLANTING AREAS SHOULD BE TESTED FOR PROPER DRAINAGE. DRAINAGE SHOULD BE CORRECTED AS NECESSARY TO INSURE PROPER TREE GROWTH AND SURVIVAL. THE FOLLOWING LEVEL OF NUTRIENT ELEMENTS IS RECOMMENDED FOR PROPER GROWTH:  
CALCIUM 50 - 80%  
MAGNESIUM 10 - 30%  
POTASSIUM 5 - 8%

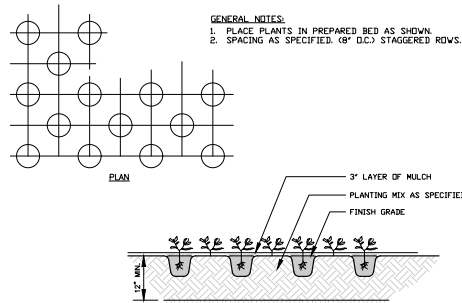
GENERAL PLANTING NOTES:

- QUANTITIES NECESSARY TO COMPLETE THE WORK ON THE DRAWINGS SHALL BE FURNISHED BY THE CONTRACTOR. QUANTITY ESTIMATES HAVE BEEN MADE CAREFULLY, BUT THE LANDSCAPE ARCHITECT ASSUMES NO LIABILITY FOR ERRORS OR OMISSIONS. HIS ESTIMATES ARE ONLY AN AID FOR CLARIFICATION OF LINES AND A CHECK FOR THE CONTRACTOR TO COMPARE WITH HIS OWN ESTIMATES. DIFFERENCES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. NO EXTRA COMPENSATION SHALL BE ALLOWED FOR EXTRA QUANTITIES NECESSARY TO COMPLETE THE WORK.
- CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLATION OF PLANT MATERIALS ACCORDING TO THE DRAWINGS AND PLANT SCHEDULE. CONTRACTOR SHALL PROVIDE SPECIFIC CULTIVARS AND/OR VARIETIES AS INDICATED ON THE PLANT SCHEDULE. ANY SUBSTITUTIONS INSTALLED WITHOUT PRIOR APPROVAL OF LANDSCAPE ARCHITECT WILL BE REJECTED AND SHALL BE REPLACED BY THE CONTRACTOR AT NO EXTRA COST TO THE OWNER.
- PLANTING PLANS INDICATE DIAGRAMMATIC LOCATIONS ONLY. SITE ADJUSTMENTS OF PLANTING DESIGN AND RELOCATION OF PLANT MATERIALS DUE TO ON SITE CONDITIONS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. PLANTS INSTALLED PRIOR TO LANDSCAPE ARCHITECT'S APPROVAL ARE SUBJECT TO RELOCATION BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
- PLANTS SHALL BE SPECIMEN QUALITY AND SHALL BE SOUND, HEALTHY AND VIGOROUS, WELL-BRANCHED, AND DENSELY FOLIATED WHEN IN PLANT MATERIALS SHALL BE FIRST QUALITY STOCK AND SHALL CONFORM TO THE CODE OF STANDARDS SET FORTH IN THE CURRENT EDITION OF THE AMERICAN STANDARDS FOR NURSERY STOCK SPONSORED BY THE AMERICAN ASSOCIATION OF NURSERMEN, INC.
- HEIGHT AND SPREAD DIMENSION SPECIFIED REFER TO THE MAIN BODY OF THE PLANT AND NOT FROM BRANCH TIP TO TIP. IF A RANGE OF SIZE IS GIVEN, NO PLANT SHALL BE LESS THAN THE MINIMUM SIZE AND NOT LESS THAN 50% OF THE PLANTS SHALL BE AS LARGE AS THE MAXIMUM SIZE SPECIFIED.
- SHADE TREES SHALL HAVE A STRONG CENTRAL LEADER UNLESS OTHERWISE SPECIFIED.
- LEAVES MUST BE OF MEDIUM FOLIAGE, ALL GOOD LEAVES, MAXIMUM OF 10% COLORINGS ALLOWED, WITH NO EXTREME SUCCULENCE PLACE PLANTS UPRIGHT AND TURNED SO THAT THE MOST ATTRACTIVE SIDE IS VIEWED.
- ROOTS MUST BE STURDILY ESTABLISHED IN BALL THAT HAS BEEN TIGHTLY WRAPPED AND SECURELY TIED WITH TWINE OR WIRE, OR PINNED.
- PLACE PLANTS UPRIGHT AND TURNED SO THAT THE MOST ATTRACTIVE SIDE IS VIEWED.
- PROVIDE 4" THICKNESS MULCH AT ALL PLANTS AND PLANTING BEDS. MULCH SHALL BE SINGLE HAMMERED HARDWOOD MULCH (UNLESS NOTED OTHERWISE). IT SHALL BE CLEAN, FRESH, AND FREE OF STICKS, BRANCHES, SOIL OR OTHER FOREIGN MATERIAL.
- BAGGELL PLANTING MIXTURE SHALL BE ONE PART APPROVED PLANTING SOIL MIXED WITH ONE PART NATIVE SOIL FROM THE TREE PIT OR SHRUB BED AREA. LANDSCAPE CONTRACTOR SHALL SUBMIT SAMPLES OF PLANTING SOIL TO BE USED TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO PLANTING.
- PLANTS SHALL BE SUBJECT TO REVIEW BY LANDSCAPE ARCHITECT AT NURSERY OR ON SITE PRIOR TO PLANTING. LANDSCAPE ARCHITECT WILL BE THE SOLE JUDGE OF THE QUALITY AND ACCEPTABILITY OF MATERIALS AND PLACEMENT. CONTRACTOR SHALL SUBMIT PHOTOS OF ALL TREES WITH BID SUBMITTAL IF REQUESTED BY LANDSCAPE ARCHITECT OR OWNER.
- THE LANDSCAPE CONTRACTOR SHALL TAKE SOIL SAMPLES FROM ALL PARTS OF THE SITE AND SHALL HAVE THEM TESTED BY THE LOCAL COUNTY AGENT. THE CONTRACTOR SHALL PROVIDE ONE COPY OF THE TEST RESULTS TO THE LANDSCAPE ARCHITECT PRIOR TO ORDERING PLANT MATERIALS OR MAKING ANY AMENDMENTS TO THE ON SITE SOIL. ANY SOIL AMENDMENTS REQUIRED AS INDICATED BY THE SOIL TEST SHALL BE PROVIDED BY THE LANDSCAPE CONTRACTOR. THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OF AMENDMENTS AND OBTAIN A WRITTEN APPROVAL FOR PROPOSED AMENDMENTS.
- FERTILIZER SHALL BE A COMPLETE FERTILIZER, 80% OR MORE OF WHICH IS DERIVED FROM NATURAL ORGANIC SOURCES OR UREAFORM. FERTILIZER SHALL BE DELIVERED TO THE SITE IN STANDARD SIZE UNOPENED CONTAINERS WHICH SHOW THE WEIGHT, CHEMICAL ANALYSIS, AND BE A SLOW RELEASE TYPE AND SHALL BE APPLIED AS FOLLOWS:  
TREES AND SHRUBS: 1 LB / INCH OF CALIPER  
MINOR TREES: 2-10-10  
SHRUBS: 1/2 LB / INCH HEIGHT  
JUNE-OCTOBER: 8-10-10  
NOVEMBER-FEBRUARY: 6-12-12
- LANDSCAPE CONTRACTOR SHALL PERFORM PERCOLATION TESTS IN ALL TREE PITS. IF PITS DO NOT DRAIN WITHIN 30 MINUTES, CONTACT LANDSCAPE ARCHITECT AND DO NOT PLANT THE TREE WITHOUT ON SITE INSPECTION OF DRAINAGE. LANDSCAPE ARCHITECT MAY REQUIRE ADDITIONAL SURFACE DRAIN LINES FROM THE TREE PITS.
- IF SURFACE DRAINAGE IS NOT SUFFICIENT (STANDING WATER) NOTIFY LANDSCAPE ARCHITECT IN WRITING BEFORE INSTALLING THE PLANTS, OTHERWISE CONTRACTOR SHALL BE TOTALLY RESPONSIBLE FOR THE GUARANTEE AND LIVABILITY OF THE PLANTS.
- ALL UNDERGROUND UTILITIES SHALL BE LOCATED BEFORE DIGGING. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ALL DAMAGE OF UNDERGROUND OR OVERHEAD UTILITY LINES.
- CERTIFICATE OF INSPECTION AS MAY BE REQUIRED BY LAW FOR TRANSPORTATION OF PLANT MATERIALS SHALL ACCOMPANY EACH INVOICE FOR EACH SHIPMENT OF MATERIALS. CERTIFICATES SHALL BE FILED WITH LANDSCAPE ARCHITECT PRIOR TO ACCEPTANCE OF MATERIAL. INSPECTION BY STATE OR FEDERAL AUTHORITIES AT THE PLACE OF GROWTH DOES NOT PRECLUDE REJECTION OF THE MATERIAL BY THE LANDSCAPE ARCHITECT.
- ALL PLANT MATERIALS AND INSTALLED LANDSCAPE SUPPLIES SHALL BE WARRANTED FOR A PERIOD OF ONE YEAR AFTER FINAL ACCEPTANCE OF THIS PROJECT.
- CONTRACTOR'S PRICES SHALL INCLUDE ALL LABOR AND MATERIALS NECESSARY TO COMPLETE THE WORK (I.E. MULCH, PLANTING, SOIL MIX, WOOD AND WIRE STAKING MATERIAL, ETC.).
- THE COMPLETION OF THE CONTRACT WILL BE ACCEPTED AND NOTICE OF COMPLETION RECORDED ONLY WHEN THE ENTIRE CONTRACT IS COMPLETED TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT, OWNER, AND THE OWNER'S CONSTRUCTION REPRESENTATIVE. WITHIN TEN DAYS NOTICE BY THE CONTRACTOR OF SUBSTANTIAL COMPLETION THE LANDSCAPE ARCHITECT WILL INSPECT THE PROPERTY. HE WILL EITHER APPROVE THE WORK FOR THE OWNER'S ACCEPTANCE OR WILL ISSUE A "PUNCH LIST" OF ITEMS TO BE COMPLETED OR CORRECTED. IF A PUNCH LIST IS ISSUED, FINAL ACCEPTANCE WILL BE DONE AS SOON AS THE CONTRACTOR COMPLETES ALL PUNCH LIST ITEMS.
- AMENDED SOIL MEDIA REQUIREMENTS, A PLANTING MIX MAY BE DEVELOPED THAT WILL BE AN ACCEPTABLE PLANTING MEDIA BY AMENDING THE EXISTING SOIL OR BY REPAIRING THE EXISTING SOIL AND REPLACING IT WITH NEW PLANTING MIX. THE PLANTING MIX SHALL HAVE UNIFORM COMPOSITION THROUGHOUT, WITH A MIXTURE OF SUBSOIL. IT SHALL BE FREE OF STONES, LUMPS, LIVE PLANTS AND THEIR ROOTS, STICKS, AND OTHER EXTRANEOUS MATTER. IT SHALL CONTAIN NO MAN MADE MATERIALS UNLESS OTHERWISE SPECIFIED. PLANTING MIX SHALL NOT BE USED WHILE IN A FROZEN OR MUDDY CONDITION.

\*NOTE: CONTRACTOR TO PROVIDE TEST SAMPLES OF AMENDED SOIL WITH TESTING DATA FOR ALL BEDS AS AMENDED ON SITE. TEST SAMPLES SHALL FALL WITHIN TOLERANCES SHOWN ABOVE. PLANTING SHALL NOT BEGIN UNTIL SOIL HAS BEEN AMENDED AND SOIL TEST SAMPLES HAVE BEEN REVIEWED AND APPROVED BY OWNER AND LANDSCAPE ARCHITECT.

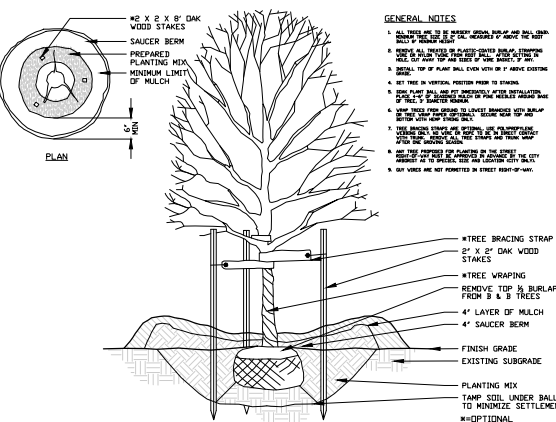


3 SHRUB PLANTING Scale: NTS



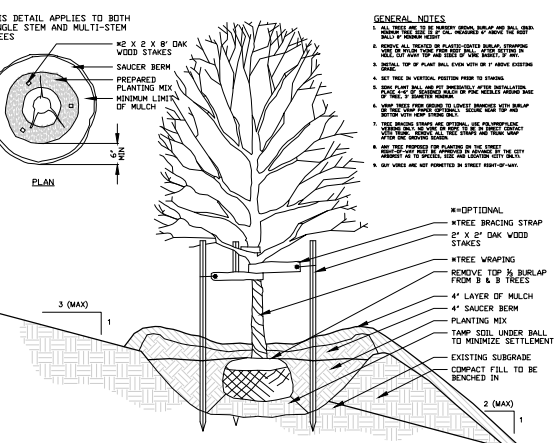
4 GROUND COVER PLANTING Scale: 1" = 1'-0"

SECTION DT\_GROUND COVER PLANTING



1 SINGLE STEM TREE Scale: NTS

SECTION DT\_SINGLE STEM TREE STAKING



2 SINGLE STEM TREE ON A SLOPE Scale: NTS

SECTION DT\_SINGLE STEM TREE ON SLOPE STAKING



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NO. 1000-001-0001 NO. 0000-001-0001

PRELIMINARY DRAWING  
FOR INFORMATION ONLY  
08/14/2024

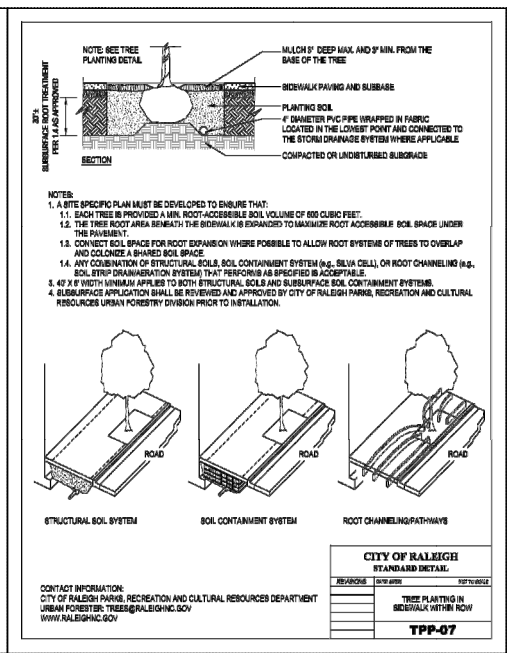
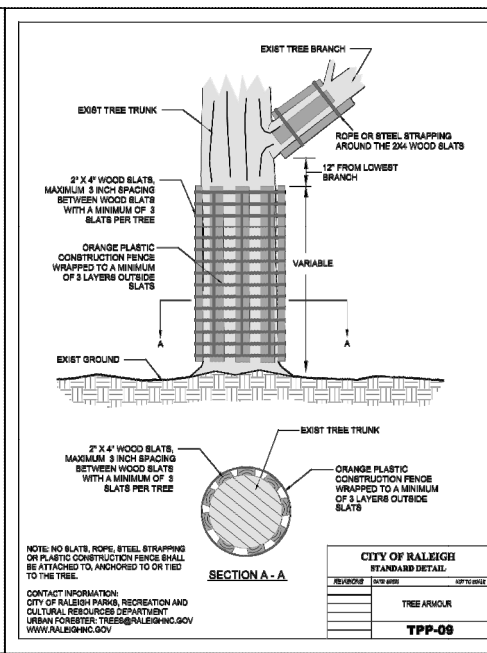
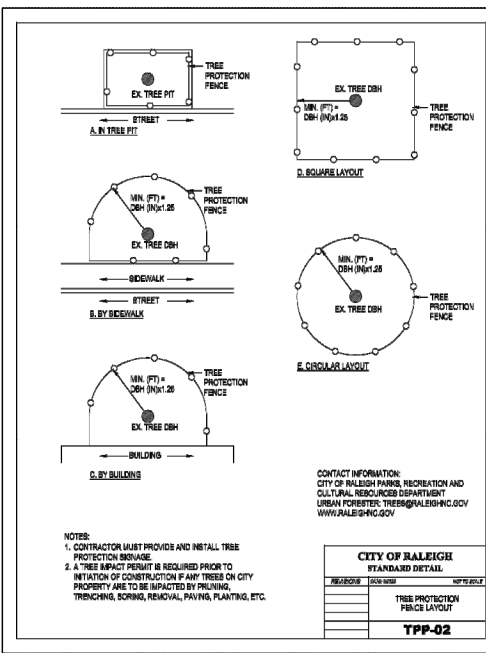
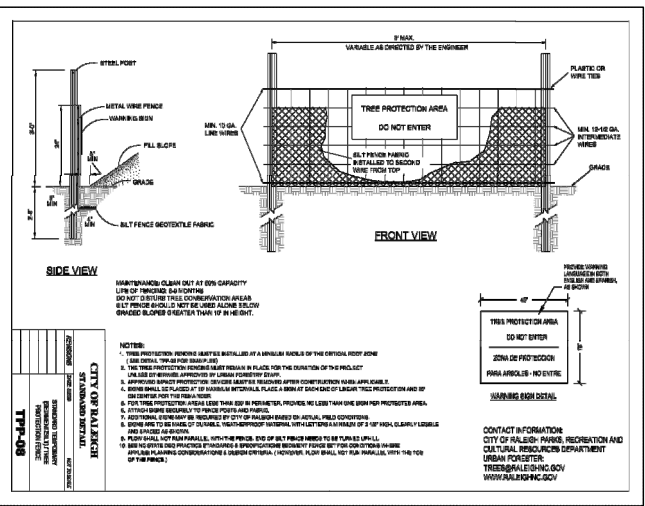
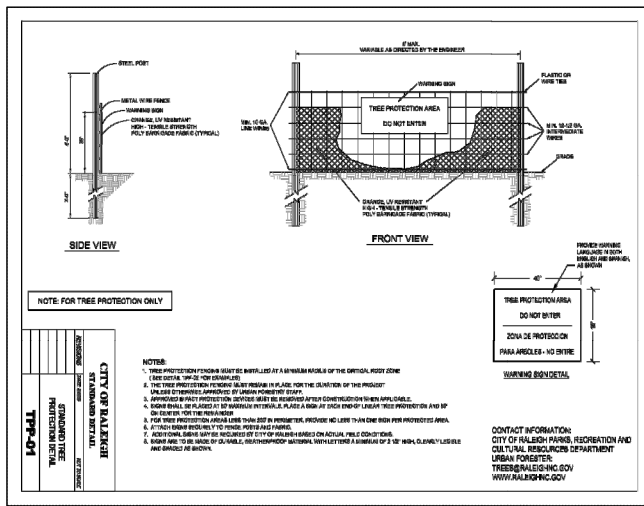
Roers Companies  
110 Cheshire Lane, Suite 120  
Minneloka, MN 55305

Old Poole Rd. Multifamily  
Administrative Site Review  
ASR-0032-2023  
Landscape Notes & Details  
4900 Old Poole Rd., Raleigh, NC 27610

NO.	DATE	BY	REVISIONS

Project No: 22-RDU-003  
Date: 08/14/2024  
Sheet No:

LS-2.0





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D  
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B  
A

**4 BUILDING A WEST ELEVATION**  
A2.1.1 | A4.1.1 1/16" = 1'-0"



**3 BUILDING A SOUTH ELEVATION**  
A2.1.1 | A4.1.1 1/16" = 1'-0"

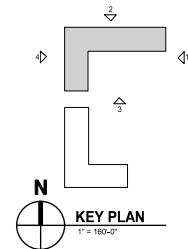


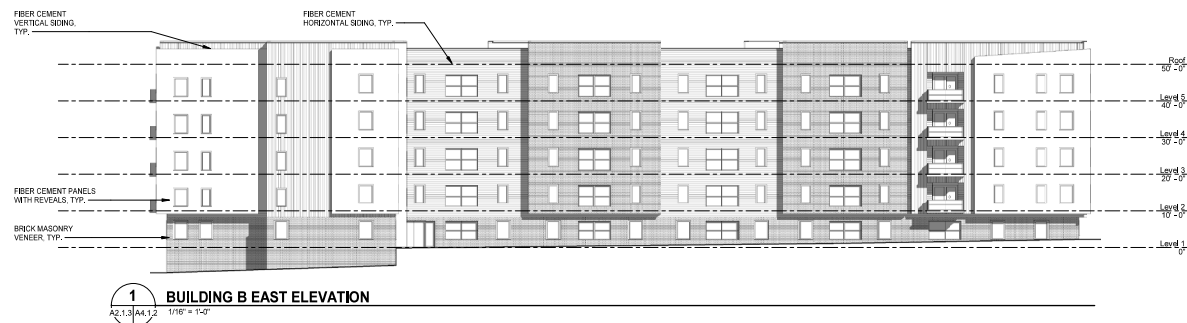
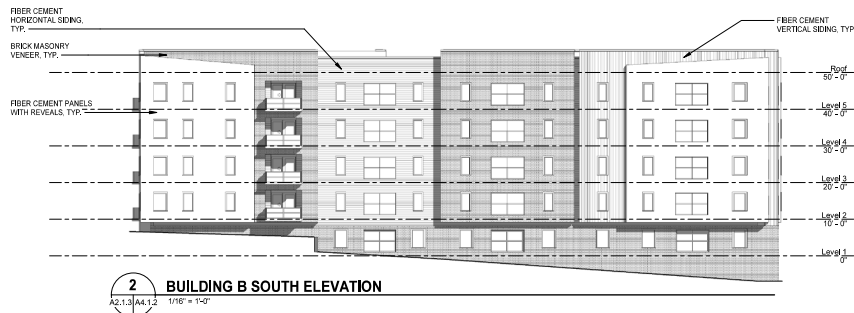
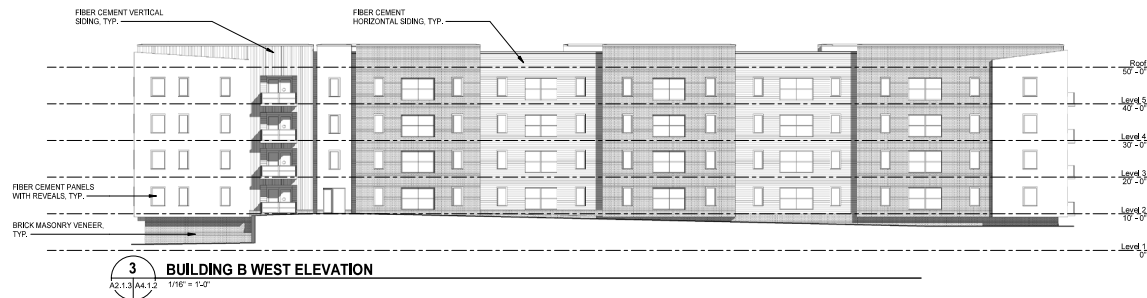
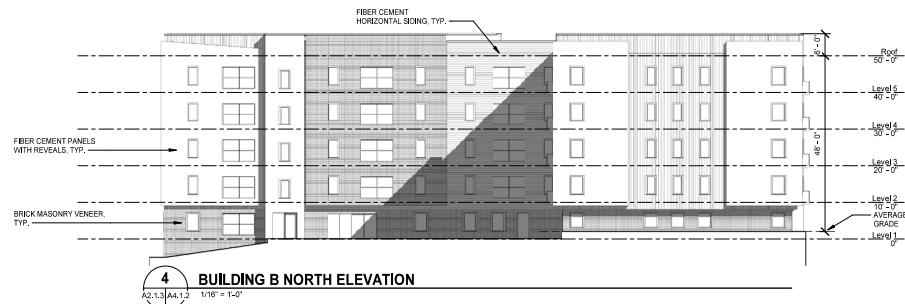
**2 BUILDING A NORTH ELEVATION**  
A2.1.1 | A4.1.1 1/16" = 1'-0"



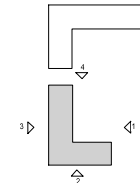
**1 BUILDING A EAST ELEVATION**  
A2.1.1 | A4.1.1 1/16" = 1'-0"

GENERAL NOTES	
A.	BUILDING FOUNDATIONS MUST HAVE A MINIMUM OF 12" EXPOSED BRICK ABOVE FINISHED GRADE (AFTER LANDSCAPING)
B.	PROVIDE SEAMLESS GUTTERS AND ALUMINUM DRIP EDGES.
C.	ALL ROOF COVERINGS MUST HAVE A MINIMUM 30-YEAR WARRANTY.
D.	ALL WINDOWS WILL BE INSULATED, DOUBLE PANE, VINYL MEETING CURRENT NORTH CAROLINA MODEL ENERGY CODE.



A  
B  
C  
D  
E  
F  
G  
H**GENERAL NOTES**

- A. BUILDING FOUNDATIONS MUST HAVE A MINIMUM OF 12" EXPOSED BRICK ABOVE FINISHED GRADE (AFTER LANDSCAPING).
- B. PROVIDE SEAMLESS GUTTERS AND ALUMINUM DRIP EDGES.
- C. ALL ROOF COVERINGS MUST HAVE A MINIMUM 30-YEAR WARRANTY.
- D. ALL WINDOWS WILL BE INSULATED, DOUBLE PANE, VINYL MEETING CURRENT NORTH CAROLINA MODEL ENERGY CODE.

**KEY PLAN**