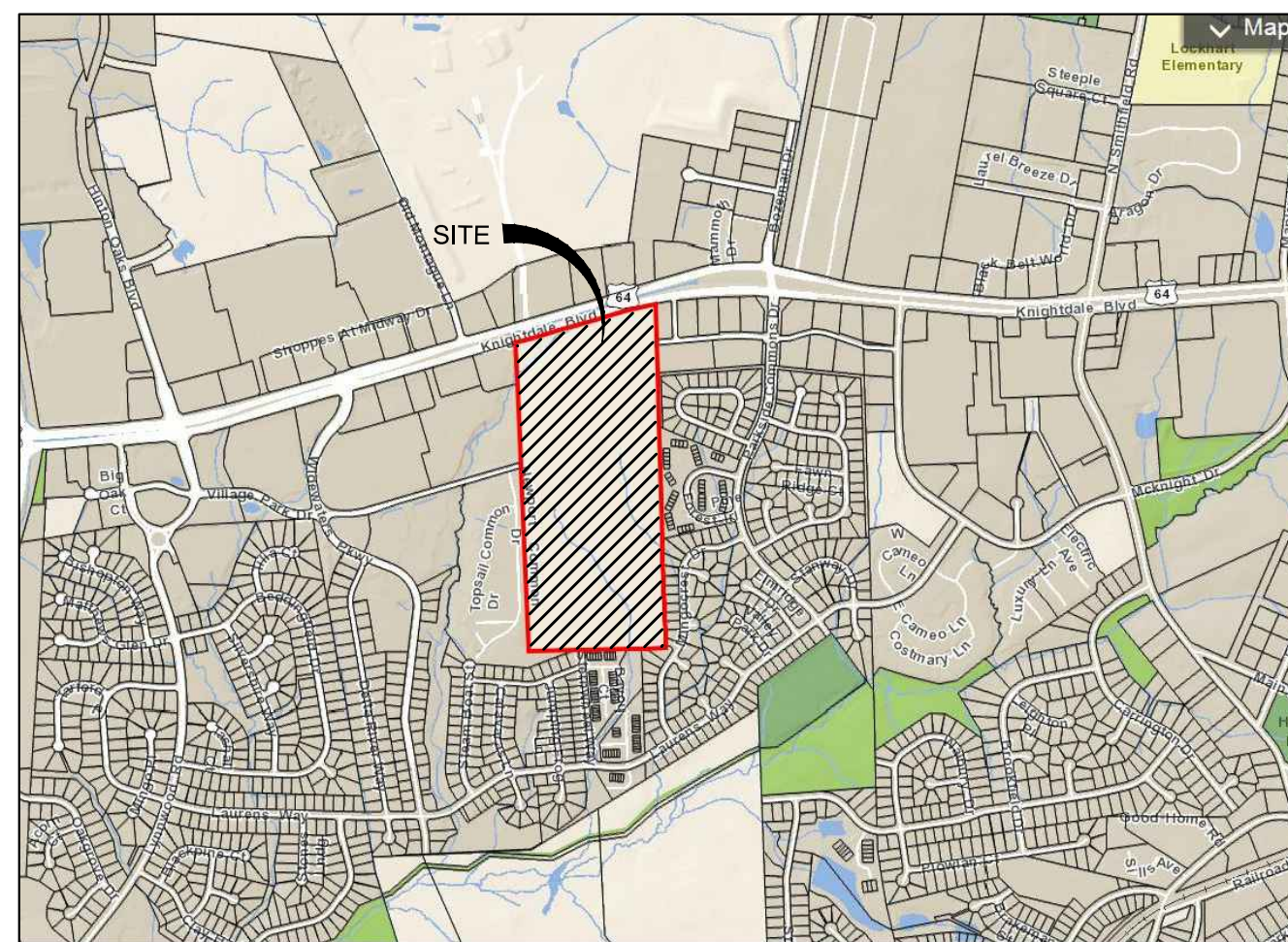


PROJECT LOCATION

# MASTER PLAN SUBMITTAL FOR: PARKSTONE AT KNIGHTDALE

KNIGHTDALE BOULEVARD  
KNIGHTDALE, NC 27545



KEY MAP  
SCALE: 1"=200'



<b>SITE DATA:</b>	
EXISTING ZONING	HB-CD & UR-12
PROPOSED ZONING	HB-CD (RETAIL) AND RMX (MULTI-FAMILY)
ADDRESS	0 KNIGHTDALE BLVD
PIN #	1744843240
TOTAL ACREAGE	56.83
ZONE HBCD SETBACKS:	FRONT: 10' MIN / 90' MAX
	REAR: 50'
	SIDE: 50'
ZONE RMX SETBACKS:	FRONT: 0' MIN / 25' MAX
	REAR: N/A
	SIDE: 10' BETWEEN BUILDINGS
<b>LOT ACREAGE</b>	
1 20.05 ACRES	8 2.94 ACRES
2 7.51 ACRES	9 0.39 ACRES
3 4.39 ACRES	10 0.45 ACRES
4 3.67 ACRES	11 1.25 ACRES
5 3.59 ACRES	12 2.12 ACRES
6 1.86 ACRES	13 1.28 ACRES
7 2.40 ACRES	14 1.02 ACRES
<b>PROPOSED BUILDING AREA</b> 427,290 SF	
EXISTING IMPERVIOUS (SF AND %)	1,789 SF 0%
PROPOSED IMPERVIOUS (SF AND %)	1,454,806 SF 59%
<b>MINIMUM PARKING REQUIRED:</b>	
RETAIL	618 MIN / 1237 MAX SPACES
MF RES.	574 SPACES (629 BEDROOMS)
<b>TOTAL</b>	<b>1208 MIN SPACES</b>
<b>PARKING SPACES PROVIDED:</b>	
RETAIL	1,142 SPACES
MULTI-FAM	722 SPACES (642+80 GARAGE)
<b>TOTAL</b>	<b>1,864 SPACES</b>
<b>REQUIRED BICYCLE PARKING</b>	
RETAIL	1 PER 10 VEHICULAR SPACES/100 MAX
MF RES.	1 PER 20 VEHICULAR SPACES
<b>TOTAL</b>	<b>100 (RETAIL) +32 (MULTI-FAMILY)</b>
<b>PROVIDED BICYCLE PARKING</b>	
RETAIL	40
MF RES.	56
<b>TOTAL</b>	<b>96</b>

PROJECT OWNER AND CONSULTANT INFORMATION	
<b>APPLICANT</b> KNIGHTDALE DEVELOPMENT OWNERSHIP, LLC 5786 WIDEWATERS PARKWAY, PO BOX 3 DEWITT, NY 13214-0003 MR. BRIAN R. LONG PH. (704) 248-7838	<b>CIVIL ENGINEERING CONSULTANT</b> KIMLEY-HORN AND ASSOCIATES, INC. 421 FAYETTEVILLE STREET, SUITE 600 RALEIGH, NC 27601 MR. CHRIS BOSTIC, P.E. PE # 032382 PH. (919) 653-2927
<b>DEVELOPER</b> KNIGHTDALE DEVELOPMENT OWNERSHIP, LLC 11520 N COMMUNITY HOUSE RD, SUITE 175 CHARLOTTE, NC 28277 MR. BRIAN R. LONG PH. (704) 248-7838	<b>ARCHITECT</b> FINLEY DESIGN PA 7806 NC HWY 751, SUITE 110 DURHAM, NC 27713 MR. KERRY FINLEY PH. (919) 493-8200
<b>OWNER</b> SUGGS, JANE P. NORWOOD & NANCY H HARGROVE PROPERTIES LP 1507 TRAILWOOD DRIVE RALEIGH, NORTH CAROLINA 27606	

**PHASING / TIMING:**  
THE PROJECT WILL BE CONSTRUCTED IN MULTIPLE PHASES.  
PHASE 1- MULTIFAMILY RESIDENTIAL BUILDINGS, INCLUDING INTERNAL STREETS, OFF-SITE ROADWAY IMPROVEMENTS REQUIRED BY NCDOT, AND INFRASTRUCTURE TO SERVE RESIDENTIAL. COMMENCEMENT OF CONSTRUCTION IS ESTIMATED WITHIN TWO (2) YEARS OF APPROVAL. COMPLETION OF CONSTRUCTION IS ESTIMATED WITHIN FIVE (5) YEARS OF APPROVAL.  
PHASE 2 - RETAIL SHOPS AND OUTPARCELS. COMMENCEMENT OF CONSTRUCTION IS ESTIMATED WITHIN FIVE (5) YEARS OF APPROVAL  
COMPLETION OF CONSTRUCTION IS ESTIMATED WITHIN TEN (10) YEARS OF APPROVAL  
NOTE: PHASING / TIMING SUBJECT TO CHANGE BASED ON MARKET CONDITIONS.

**PROPOSED WATER ALLOCATION POLICY POINTS**

- MIXTURE OF USE DEVELOPMENT-41 PTS.
- CLUBHOUSE <4000 SF W/ FULL KITCHEN - 9 PTS.

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL TOWN OF KNIGHTDALE AND/OR NCDOT STANDARDS AND SPECIFICATIONS.



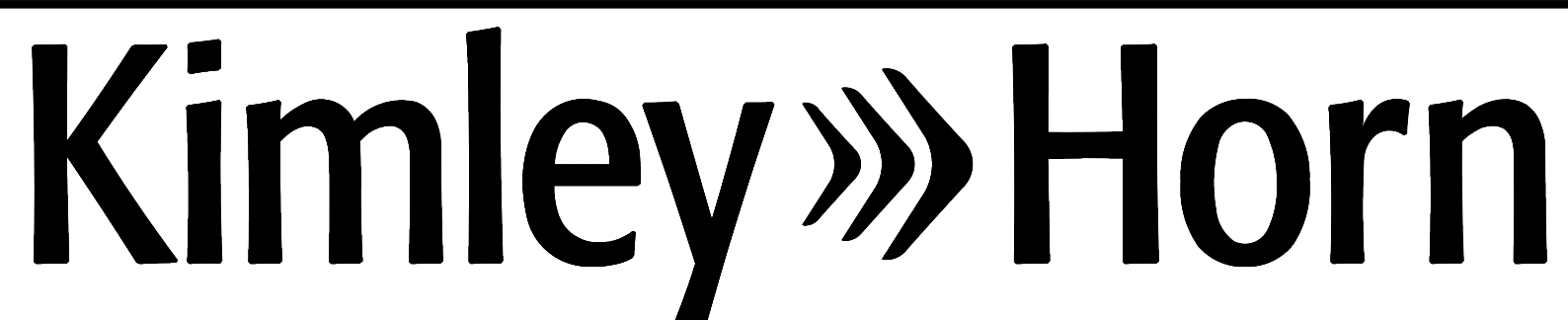
Sheet Number	Sheet Title
C0.0	COVER SHEET
C1.0	Existing Conditions Plan
C1.1	Site and Signage Plan
C2.0	Site and Signage Plan
C2.1	Site and Signage Plan
C3.0	Grading and Drainage Plan
C3.1	Grading and Drainage Plan
C4.0	Utility Plan
C4.1	Utility Plan
C5.0	Street Cross Sections
L1.1	Open Space Plan
L2.0	Landscape Plan
L2.1	Landscape Plan
L5.0	Landscape Details & Tabulations
ARCHITECTURAL DRAWINGS	
LIGHTING PLAN	

DATE	DESCRIPTION	BY
REVISIONS		

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PRELIMINARY  
NOT FOR CONSTRUCTION

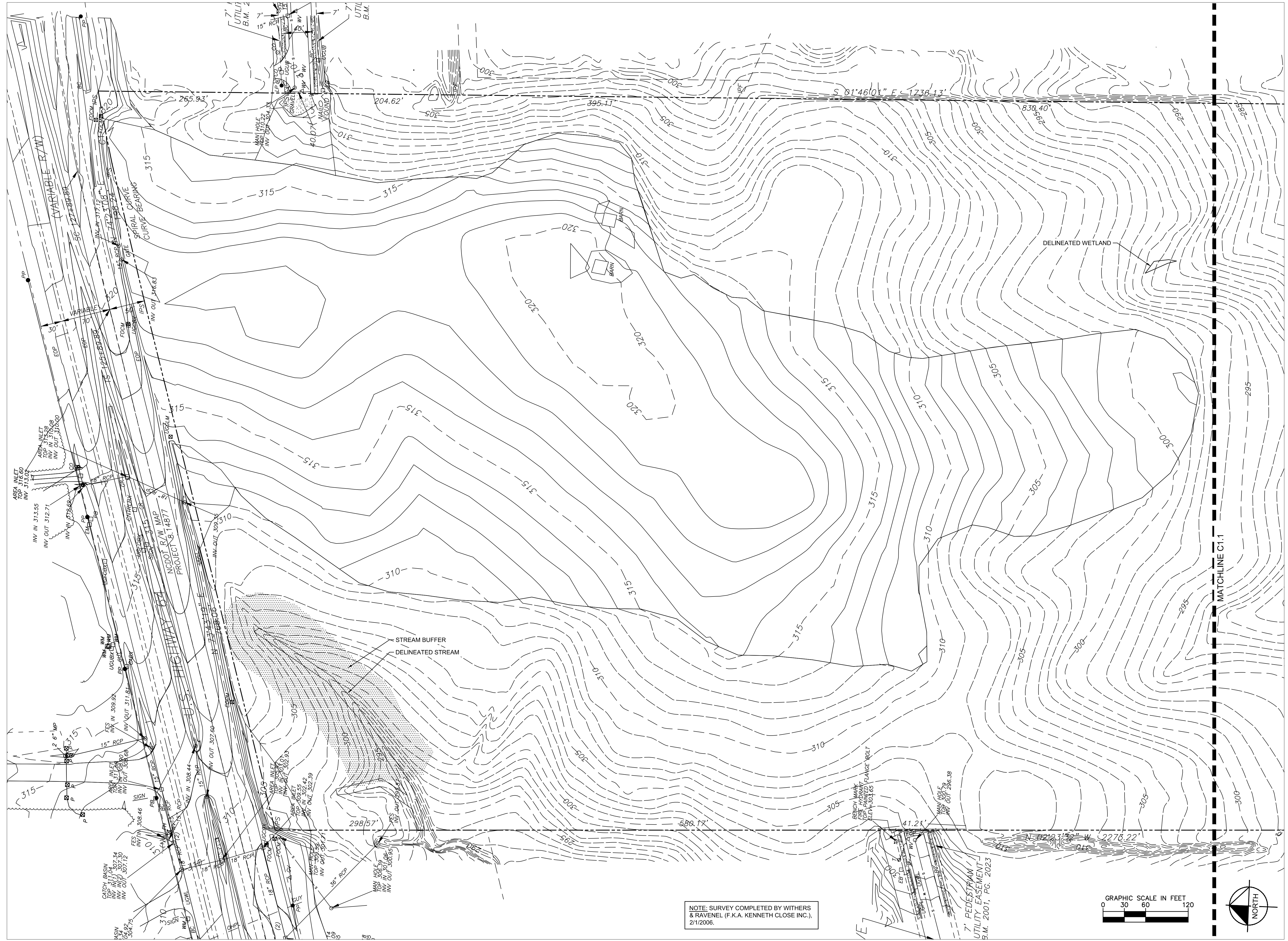
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DATE: <b>JUNE 13, 2016</b>	JOB NUMBER: <b>017254002</b>



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PHONE: 919-835-1494 FAX: 919-653-5847

NC CERTIFICATE OF AUTHORIZATION: F-0102

Plotted By: Casey, Michael. Sheet: KHA-Layout-C1.0 Existing Conditions Plan. June 12, 2016. D:\153-58pm\_K\_VIC-LALE\017254002-Parkstone-widewaters\Planning Phase\10-CAD Files\PlanSheets\Existing Conditions Plan.dwg  
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NOTE: SURVEY COMPLETED BY WITHERS & RAVENEL (F.K.A. KENNETH CLOSE INC.), 2/1/2006.

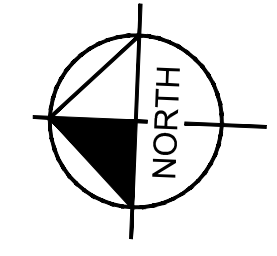
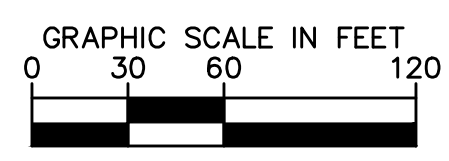
<b>PARKSTONE</b> PREPARED FOR <b>WIDEWATERS</b>	NORTH CAROLINA		LICENSED PROFESSIONAL	KHA PROJECT 017254002	DATE 6/13/2016	SCALE AS SHOWN	DESIGNED BY SM	DRAWN BY DL	CHECKED BY CB	DATE:
				<b>EXISTING</b> <b>CONDITIONS PLAN</b>	REVISIONS	BY	DATE			

SHEET NUMBER  
**C1.0**

Plotted By: Casey, Michael - Street - Set: Kha - Layout: C1.1 - Existing Conditions Plan - June 12, 2016 - 01:54:00pm - K:\VIC-LALP\017254002\_Parkstone-widewaters\Planning Phase\10-CAD Files\PlanSheets\Existing Conditions Plan.dwg  
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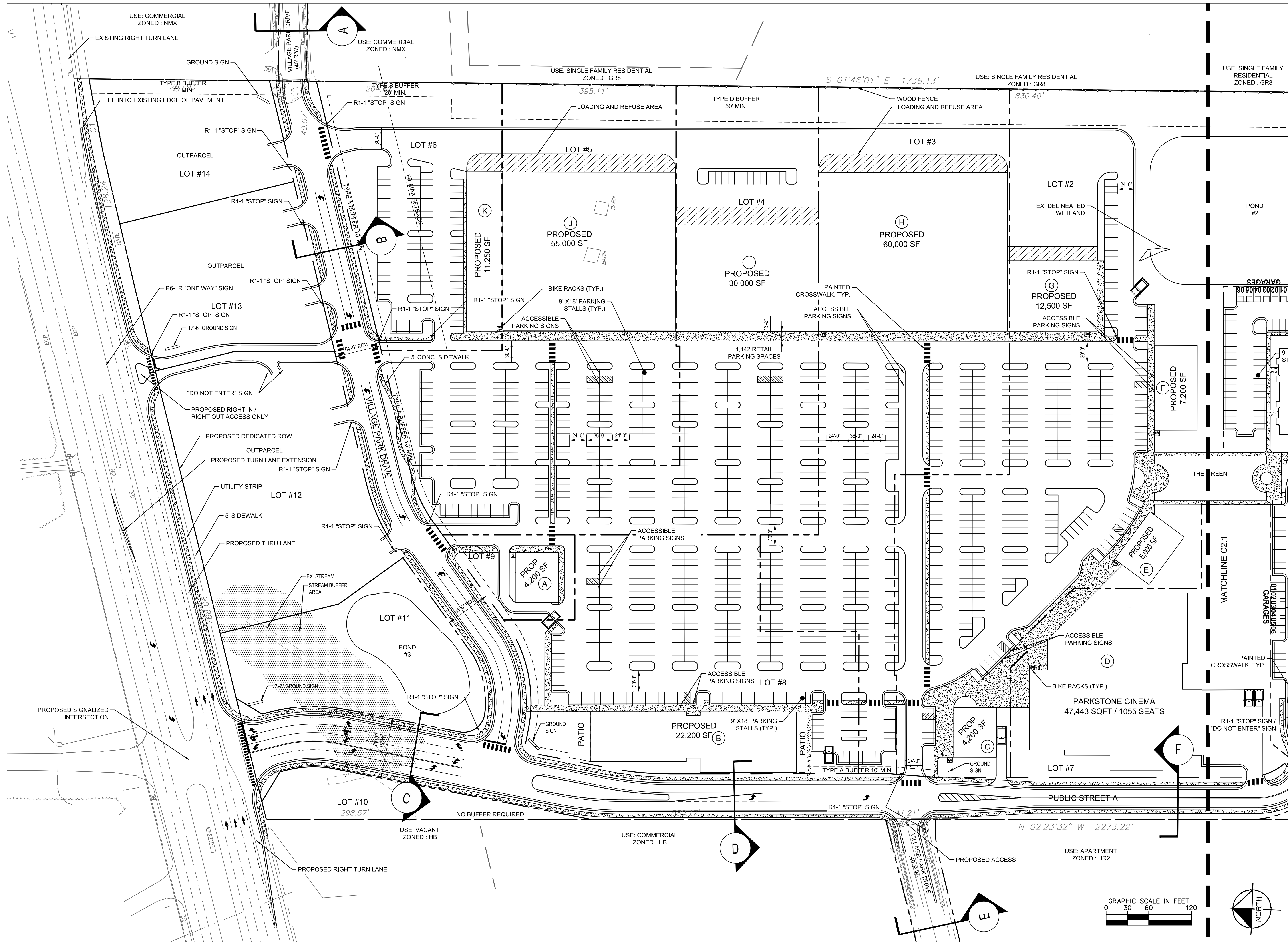
NOTE: SURVEY COMPLETED BY WITHERS & RAVENEL (F.K.A. KENNETH CLOSE INC.), 2/1/2006.



<b>PARKSTONE</b> PREPARED FOR <b>WIDEWATERS</b>	NORTH CAROLINA KNIGHTSDALE	<b>EXISTING</b> <b>CONDITIONS PLAN</b>		LICENSED PROFESSIONAL
		KHA PROJECT 017254002	DATE 6/13/2016	SCALE AS SHOWN DESIGNED BY SM DRAWN BY DL CHECKED BY CB
SHEET NUMBER <b>C1.1</b>	REVISIONS	No.	BY	DATE

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Plotted By: Casey, Michael - Street, Site, Signage, Layout, C2.0, Site and Signage Plan - June 12, 2016 - 01:54:54pm - K:\NRC-LALP\017254002\_Parkstone-Widewater\PlanSheets\Site and Signage Plan.dwg  
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CHECKED BY	CB
DATE:	

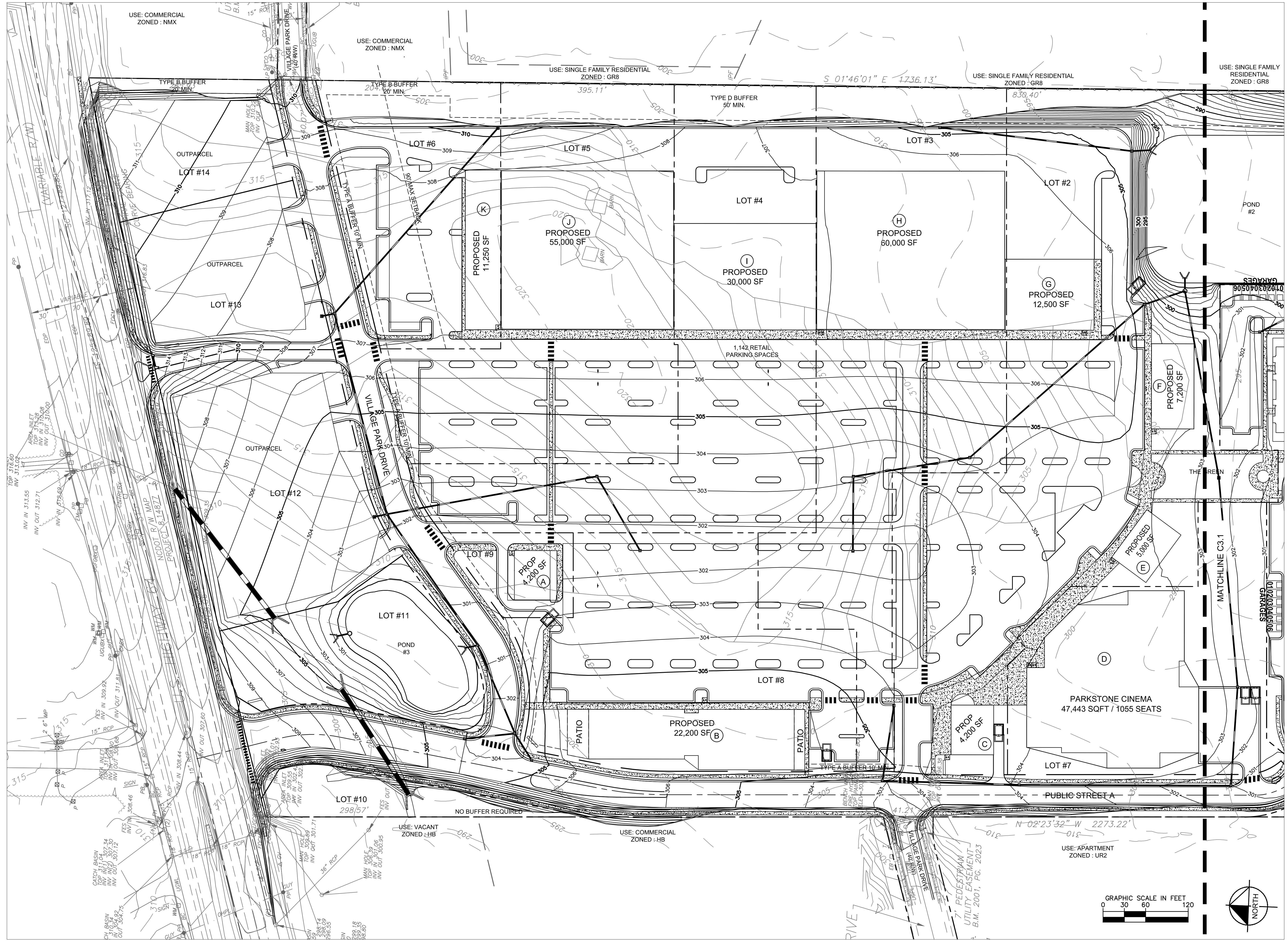
# SITE AND SIGNAGE PLAN

**PARKSTONE**  
 PREPARED FOR  
**WIDEWATERS**

NORTH CAROLINA  
 KNIGHTSDALE

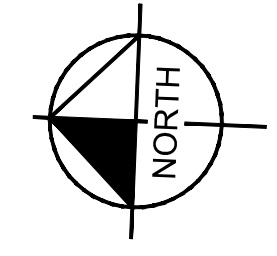
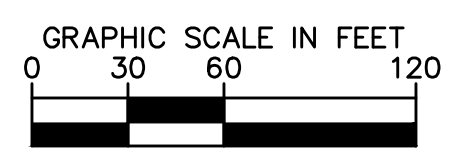
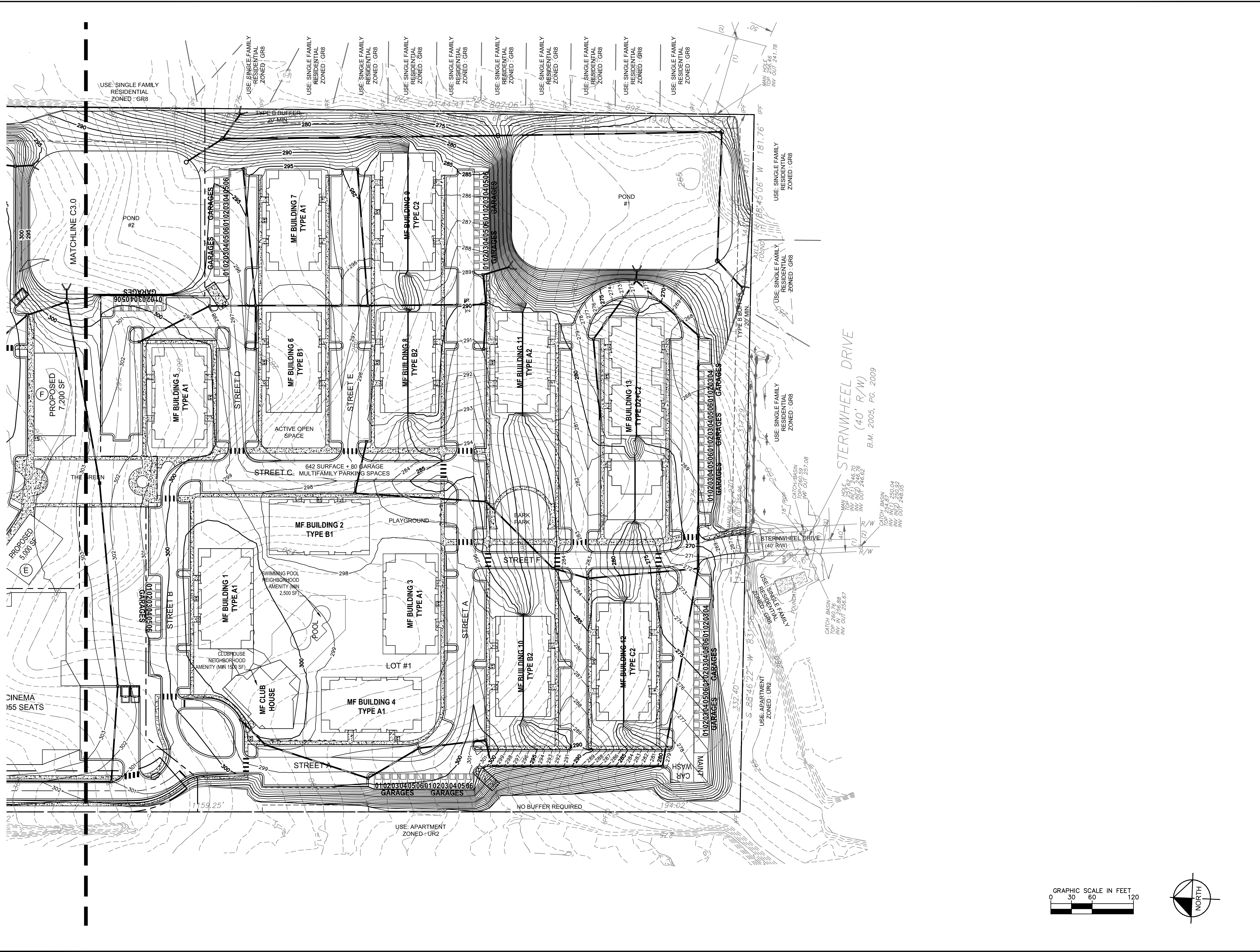


Plotted By: Casey, Michael Street: KHA Layout: C3.0 Grading and Drainage Plan June 13, 2016 11:00:31am K:\\_LIC-LALP-017254002\_Parkstone\_widewaters\Grading and Drainage Plan.dwg  
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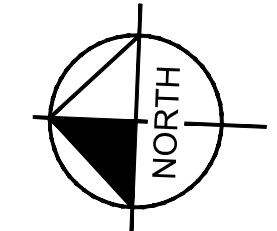
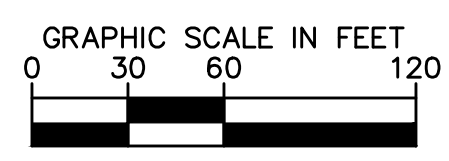
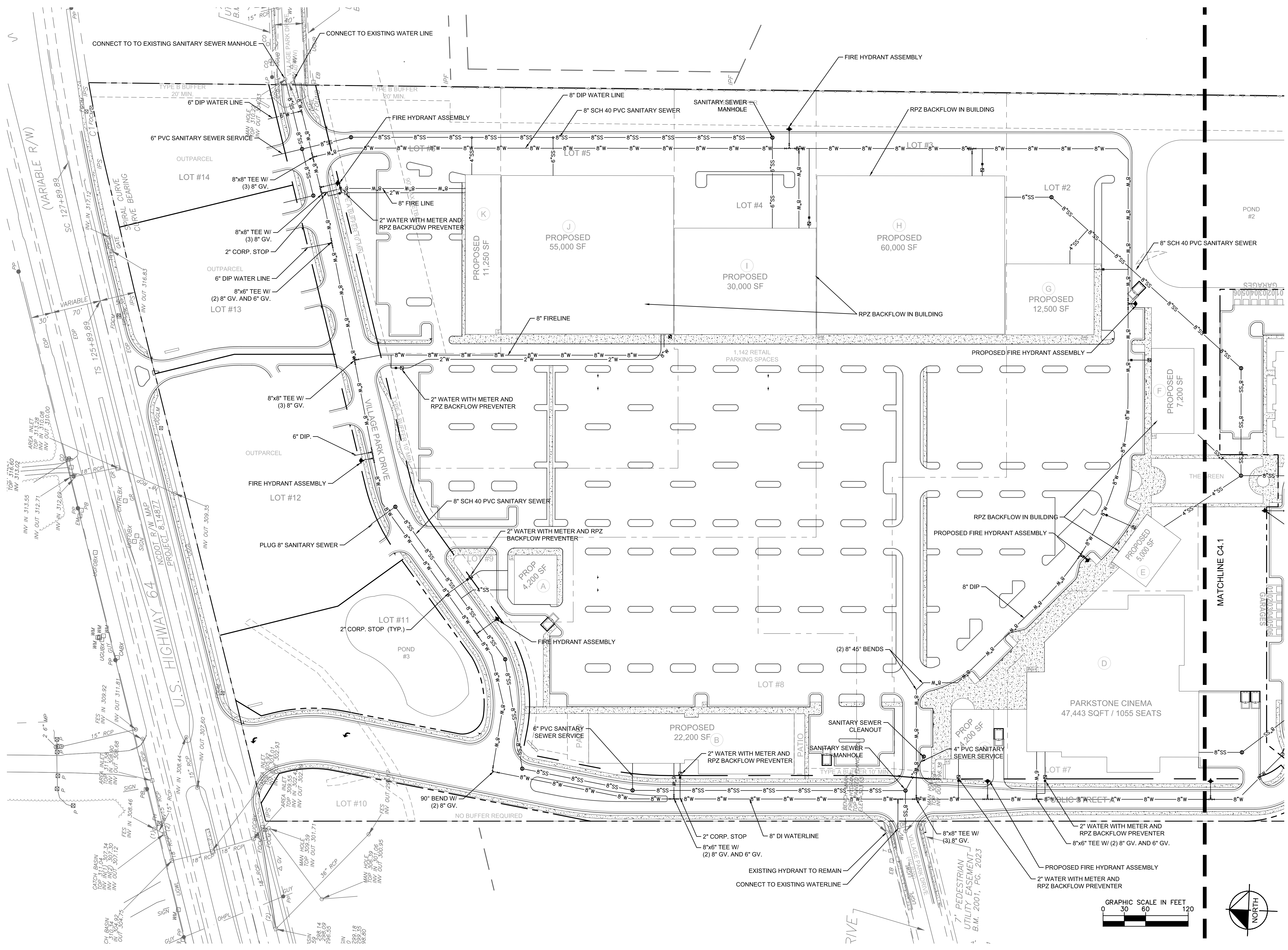
<b>PARKSTONE</b> PREPARED FOR <b>WIDEWATERS</b>	NORTH CAROLINA KNIGHTSDALE	<b>GRADING AND DRAINAGE PLAN</b>	LICENSED PROFESSIONAL	KHA PROJECT 017254002
			DATE 6/13/2016	SCALE AS SHOWN SM
SHEET NUMBER <b>C3.0</b>	CHECKED BY DL	DRAWN BY SM	DESIGNED BY SM	DATE 6/13/2016
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Plotted By: Casey, Michael - Street, Site, KHA - Layout: C3.1 - Grading and Drainage Plan - June 13, 2016 11:00:35am - K:\\_LIC-LALP-017254002 - Parkstone\_widewater\Planning Phase\P10\_CAD Files\PlanSheets\Grading and Drainage Plan.dwg  
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			KHA PROJECT 017254002	DATE 6/13/2016	
SHEET NUMBER <b>C3.1</b>	SCALE AS SHOWN	DESIGNED BY SM	DRAWN BY DL	CHECKED BY CB	DATE
GRADING AND DRAINAGE PLAN			KIMLEY HORN		
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Plotted By: Casey, Michael - Sheet: Sht: C4.0 Utility Plan - June 12, 2016 01:57:51pm - K:\R1C-LALP\017254002-Parkstone-widewatera\Planning Phase\VID\_CAD\_Files\PlanSheets\Utility Plan.dwg  
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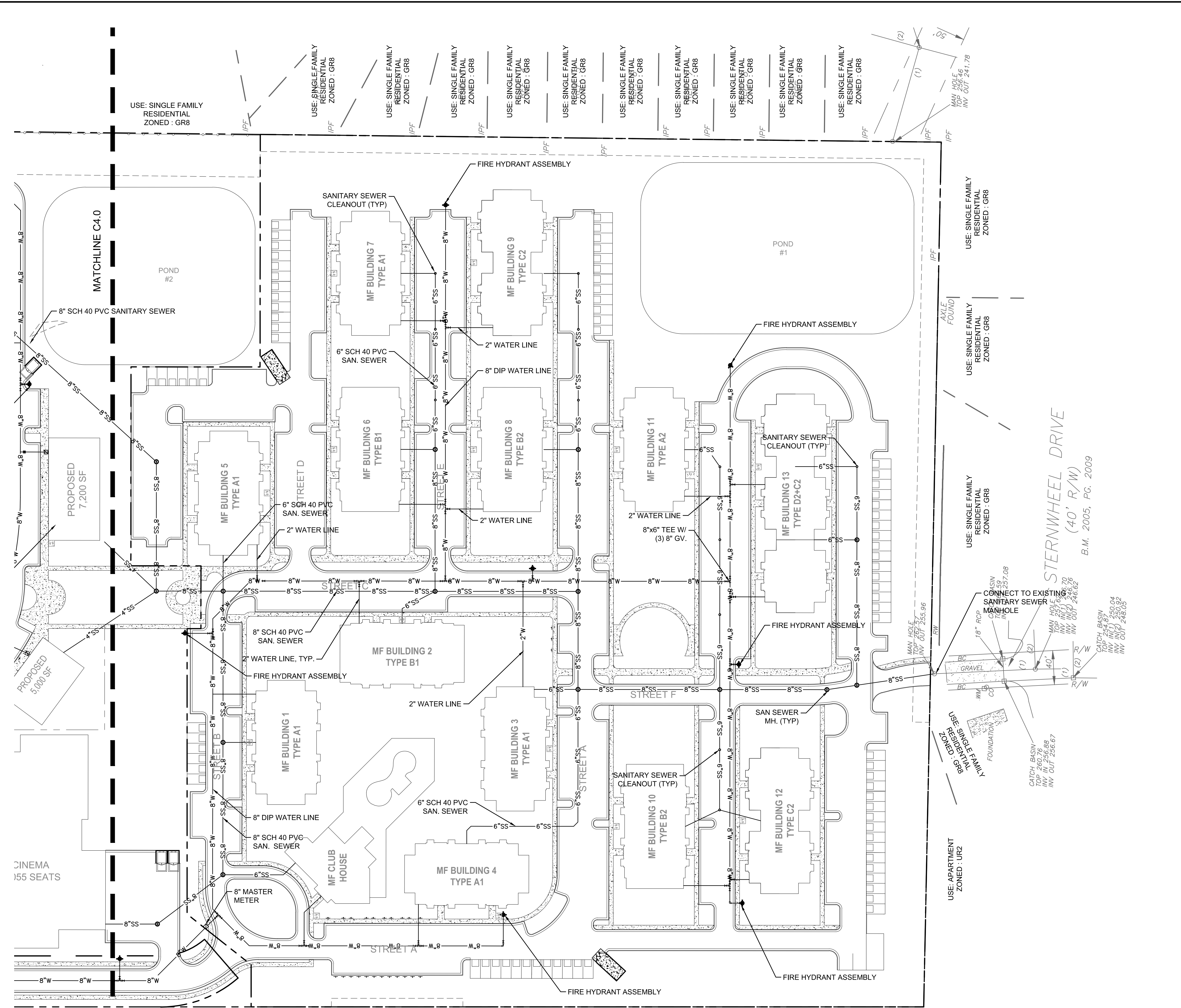
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 KHA PROJECT 017254002  
 DATE 6/13/2016  
 SCALE AS SHOWN  
 DESIGNED BY SM  
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# UTILITY PLAN

**PARKSTONE**  
 PREPARED FOR  
**WIDEWATERS**  
 NORTH CAROLINA  
 KNIGHTSDALE  
 SHEET NUMBER  
**C4.0**



Plotted By: Casey, Michael - Street - Set: Kba - Layout: C4.1 - Utility Plan - June 12, 2016 01:57:54pm - K:\RIP\LALP\017254002 - Parkstone - widewaters - Planning Phase VPID - CAD Files\PlanSheets\Utility Plan.dwg  
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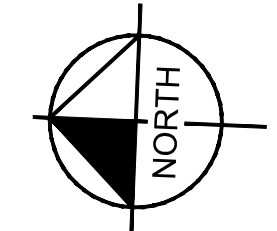
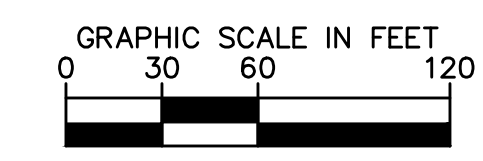


- STANDARD UTILITY NOTES (as applicable):**
- ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS (REFERENCE: CORPUD HANDBOOK, CURRENT EDITION).
  - UTILITY SEPARATION REQUIREMENTS:
    - A DISTANCE OF 10' SHALL BE MAINTAINED BETWEEN SANITARY SEWER & ANY PRIVATE OR PUBLIC WATER SUPPLY SOURCE SUCH AS AN UNPOLLUTED RESERVOIR USED AS A SOURCE OF DRINKING WATER. IF ADEQUATE LATERAL SEPARATION CANNOT BE ACHIEVED, FERROUS SANITARY SEWER PIPE SHALL BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS. HOWEVER, THE MINIMUM SEPARATION SHALL NOT BE LESS THAN 25' FROM A PRIVATE WELL OR 50' FROM A PUBLIC WELL.
    - WHEN INSTALLING WATER &/OR SEWER MAINS, THE HORIZONTAL SEPARATION BETWEEN UTILITIES SHALL BE 10'. IF THIS SEPARATION CANNOT BE MAINTAINED DUE TO EXISTING CONDITIONS, THE VARIATION ALLOWED IS THE WATER MAIN IN A SEPARATE TRENCH WITH THE ELEVATION OF THE WATER MAIN AT LEAST 18" ABOVE THE TOP OF THE SEWER & MUST BE APPROVED BY THE PUBLIC UTILITIES DIRECTOR. ALL DISTANCES ARE MEASURED FROM OUTSIDE DIAMETER TO OUTSIDE DIAMETER.
    - WHERE IT IS IMPOSSIBLE TO OBTAIN PROPER SEPARATION, OR ANYTIME A SANITARY SEWER PASSES OVER A WATERMAIN, DIP MATERIALS OR STEEL ENGAGEMENT EXTENDED 10' ON EACH SIDE OF CROSSING MUST BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS.
    - 5.0' MINIMUM HORIZONTAL SEPARATION IS REQUIRED BETWEEN ALL SANITARY SEWER & STORM SEWER FACILITIES, UNLESS DIP MATERIAL IS SPECIFIED FOR SANITARY SEWER.
    - MAINTAIN 18" MIN. VERTICAL SEPARATION AT ALL WATERMAIN & RCP STORM DRAIN CROSSINGS, MAINTAIN 24" MIN. VERTICAL SEPARATION AT ALL SANITARY SEWER & RCP STORM DRAIN CROSSINGS, WHERE ADEQUATE SEPARATIONS CANNOT BE ACHIEVED, SPECIFY DIP MATERIALS & A CONCRETE CRADLE HAVING 6" MIN. CLEARANCE (PER CORPUD DETAILS W-41 & S-49).
    - ALL OTHER UNDERGROUND UTILITIES SHALL CROSS WATER & SEWER FACILITIES WITH 18" MIN. VERTICAL SEPARATION REQUIRED.
  - ANY NECESSARY FIELD REVISIONS ARE SUBJECT TO REVIEW & APPROVAL OF AN AMENDED PLAN &/OR PROFILE BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT PRIOR TO CONSTRUCTION.
  - CONTRACTOR SHALL MAINTAIN CONTINUOUS WATER & SEWER SERVICE TO EXISTING RESIDENCES & BUSINESSES THROUGHOUT CONSTRUCTION OF PROJECT. ANY NECESSARY SERVICE INTERRUPTIONS SHALL BE PRECEDED BY A 24 HOUR ADVANCE NOTICE TO THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT.
  - 3.0' MINIMUM COVER IS REQUIRED ON ALL WATER MAINS & SEWER FORCE MAINS. 4.0' MINIMUM COVER IS REQUIRED ON ALL REUSE MAINS.
  - IT IS THE DEVELOPER'S RESPONSIBILITY TO ABANDON OR REMOVE EXISTING WATER & SEWER SERVICES NOT BEING USED IN REDEVELOPMENT OF A SITE UNLESS OTHERWISE DIRECTED BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT. THIS INCLUDES ABANDONING TAP AT MAIN & REMOVAL OF SERVICE FROM ROW OR EASEMENT PER CORPUD HANDBOOK PROCEDURE.
  - INSTALL 2" PVC WATER SERVICES WITH METERS LOCATED AT ROW OR WITHIN A 2'X2' WATERLINE EASEMENT IMMEDIATELY ADJACENT NOTE: IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY SIZE THE WATER SERVICE FOR EACH CONNECTION TO PROVIDE ADEQUATE FLOW & PRESSURE.
  - INSTALL 4" PVC SEWER SERVICES @ 1.0% MINIMUM GRADE WITH CLEANOUTS LOCATED AT ROW OR EASEMENT LINE & SPACED EVERY 75 LINEAR FEET MAXIMUM.
  - PRESSURE REDUCING VALVES ARE REQUIRED ON ALL WATER SERVICES EXCEEDING 80 PSI. BACKWATER VALVES ARE REQUIRED ON ALL SANITARY SEWER SERVICES HAVING BUILDING DRAINS LOWER THAN 1.0' ABOVE THE NEXT UPSTREAM MANHOLE.
  - ALL ENVIRONMENTAL PERMITS APPLICABLE TO THE PROJECT MUST BE OBTAINED FROM NCDWQ, USACE &/OR FEMA FOR ANY RIPARIAN BUFFER, WETLAND &/OR FLOODPLAIN IMPACTS (RESPECTIVELY) PRIOR TO CONSTRUCTION.
  - NCDOT / RAILROAD ENCROACHMENT AGREEMENTS ARE REQUIRED FOR ANY UTILITY WORK (INCLUDING MAIN EXTENSIONS & SERVICE TAPS) WITHIN STATE OR RAILROAD ROW PRIOR TO CONSTRUCTION.
  - GREASE INTERCEPTOR / OIL WATER SEPARATOR SIZING CALCULATIONS & INSTALLATION SPECIFICATIONS SHALL BE APPROVED BY THE CORPUD FOG PROGRAM COORDINATOR PRIOR TO ISSUANCE OF A BUILDING PERMIT. CONTACT TIM BEASLEY AT (919) 996-2334 OR TIMOTHY.BEASLEY@RALEIGHNC.GOV FOR MORE INFORMATION.
  - CROSS-CONNECTION CONTROL PROTECTION DEVICES ARE REQUIRED BASED ON DEGREE OF HEALTH HAZARD INVOLVED AS LISTED IN APPENDIX-B OF THE RULES GOVERNING PUBLIC WATER SYSTEMS IN NORTH CAROLINA. THESE GUIDELINES ARE THE MINIMUM REQUIREMENTS. THE DEVICES SHALL MEET AMERICAN SOCIETY OF SANITARY ENGINEERING (ASSE) STANDARDS OR BE ON THE UNIVERSITY OF SOUTHERN CALIFORNIA APPROVAL LIST. THE DEVICES SHALL BE INSTALLED AND TESTED (BOTH INITIAL AND PERIODIC TESTING THEREAFTER) IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS OR THE LOCAL CROSS-CONNECTION CONTROL PROGRAM, WHICHEVER IS MORE STRINGENT. CONTACT JOANIE HARTLEY AT (919) 996-5923 OR JOANIE.HARTLEY@RALEIGHNC.GOV FOR MORE INFORMATION.
  - \*EDIT TYPICAL SERVICE SIZE & MATERIAL AS APPROPRIATE

**UTILITY LEGEND**

- PROPOSED BACKFLOW PREVENTER
- PROPOSED METER
- SANITARY SEWER MANHOLE
- GATE VALVE
- FIRE HYDRANT
- 
- 
- 
- 
- 

1 METER AND N PREVENTER  
 \* GV, AND 6" GV.  
 † ASSEMBLY



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KHA PROJECT	017254002
DATE	6/13/2016
SCALE	AS SHOWN
DESIGNED BY	SM
DRAWN BY	DL
CHECKED BY	CB
DATE:	

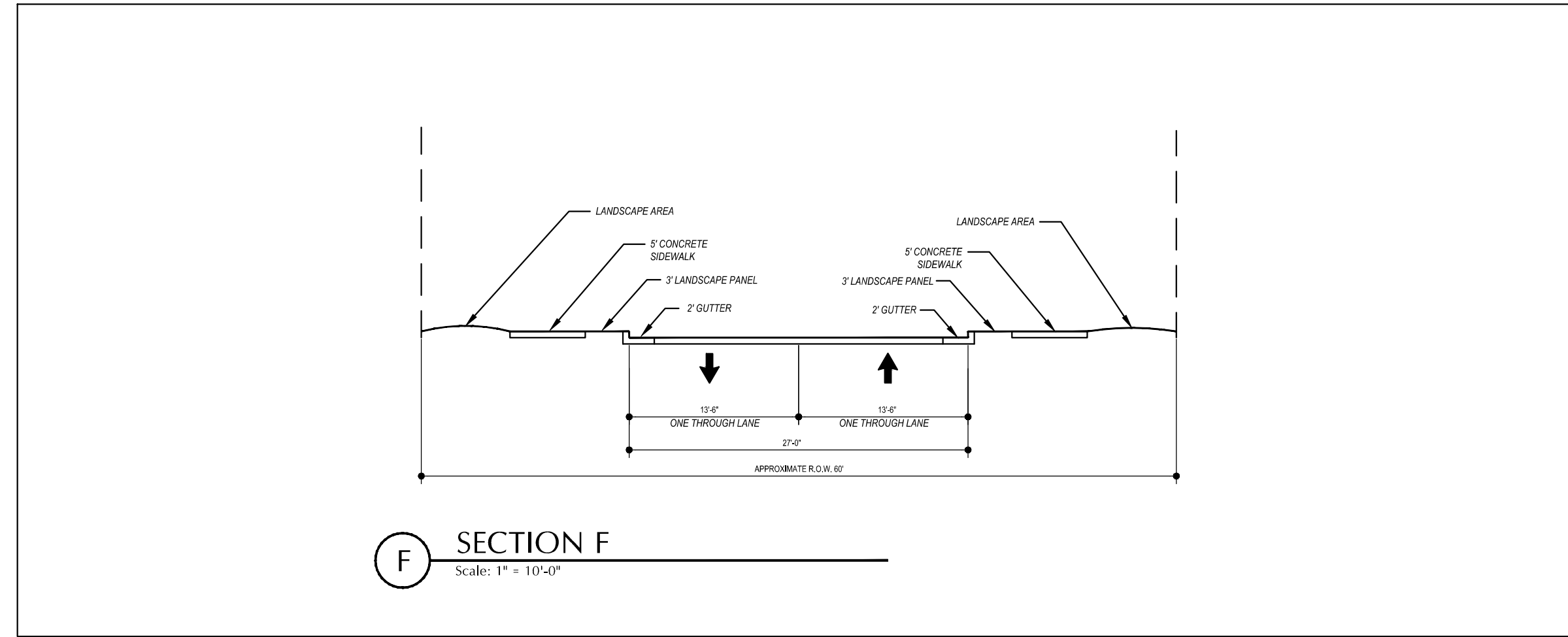
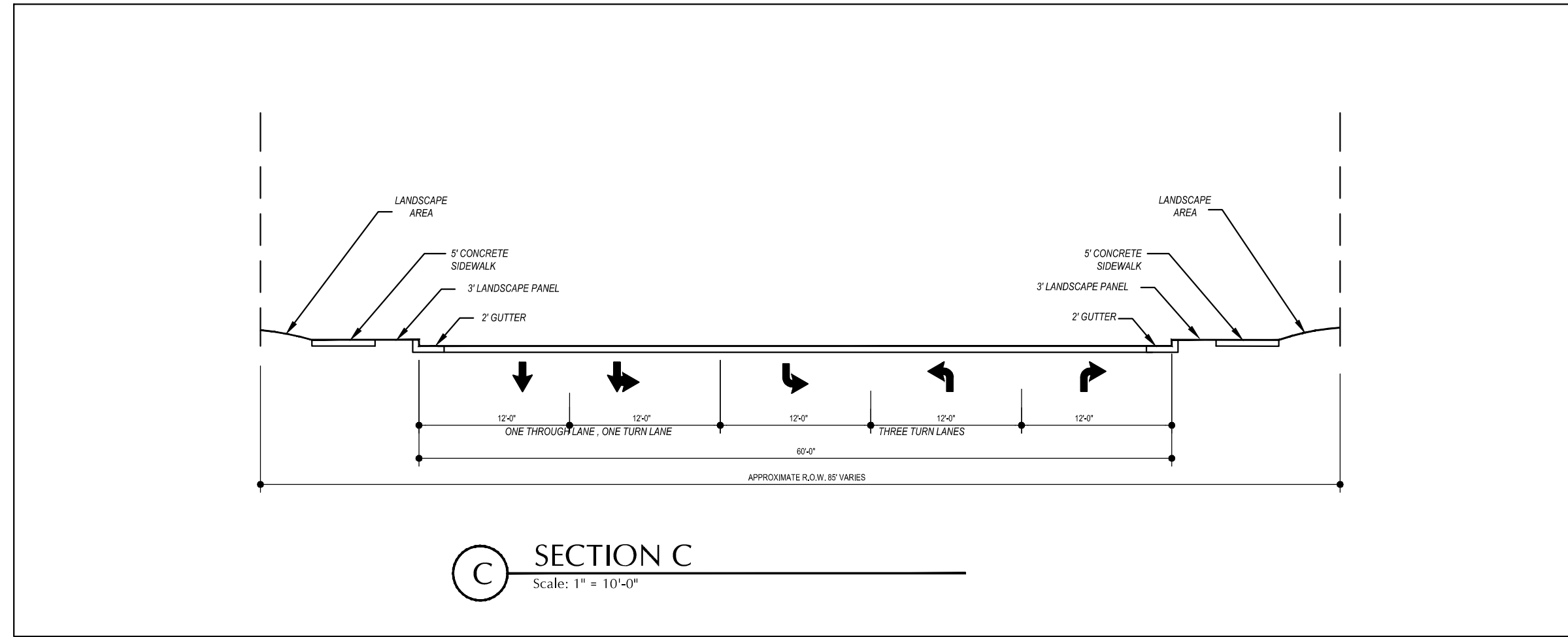
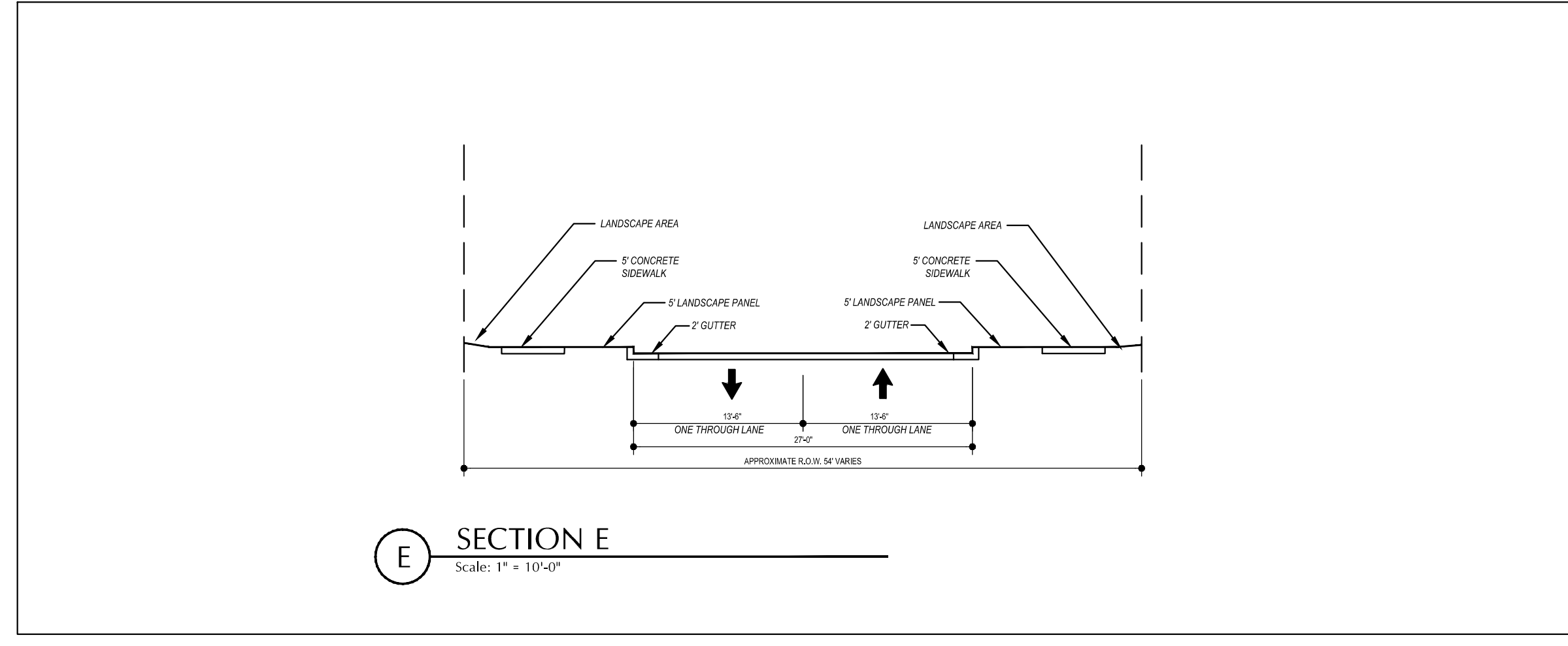
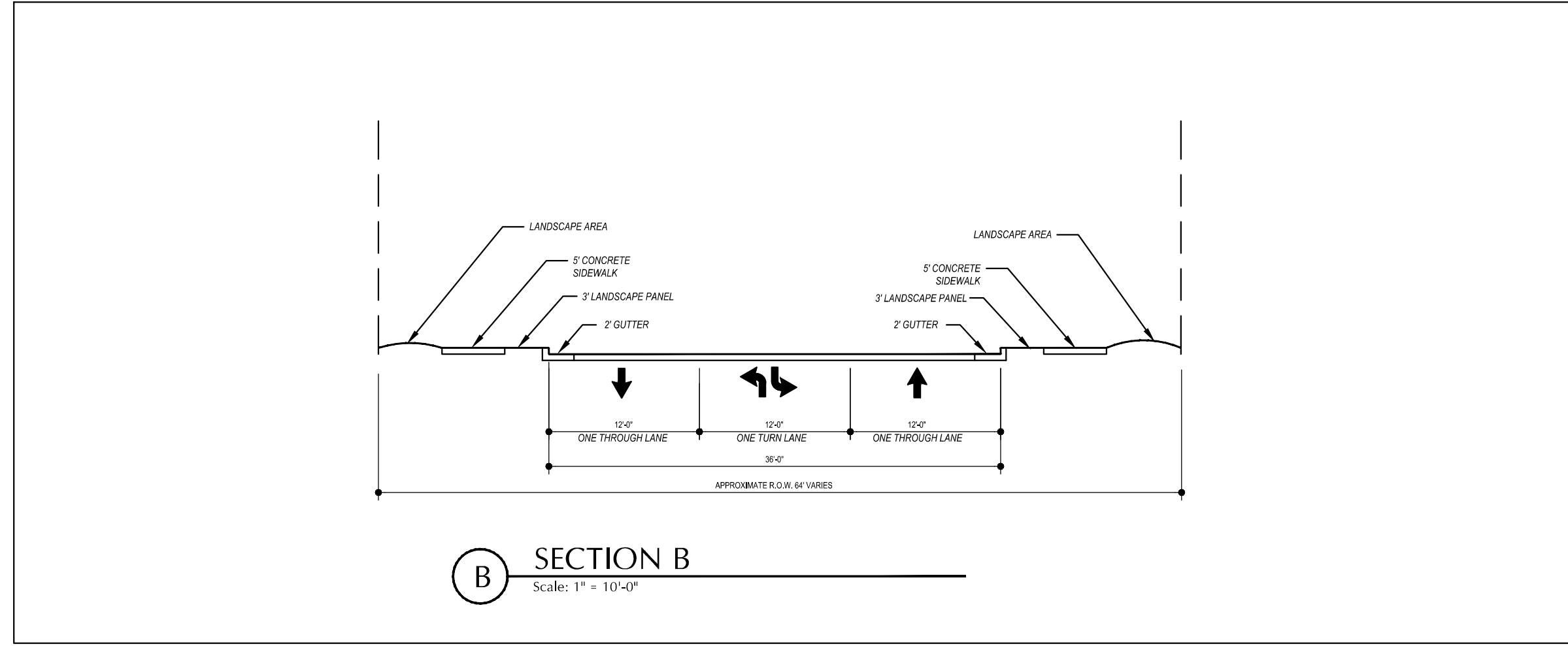
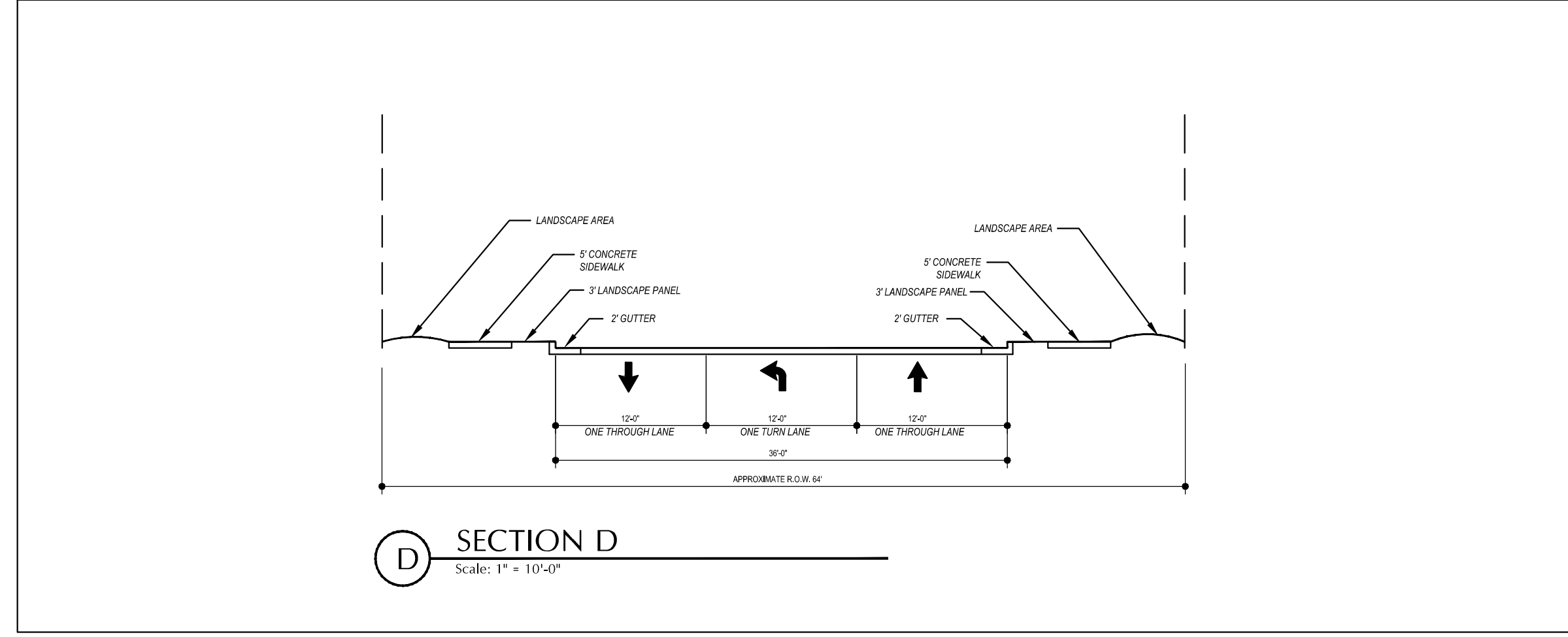
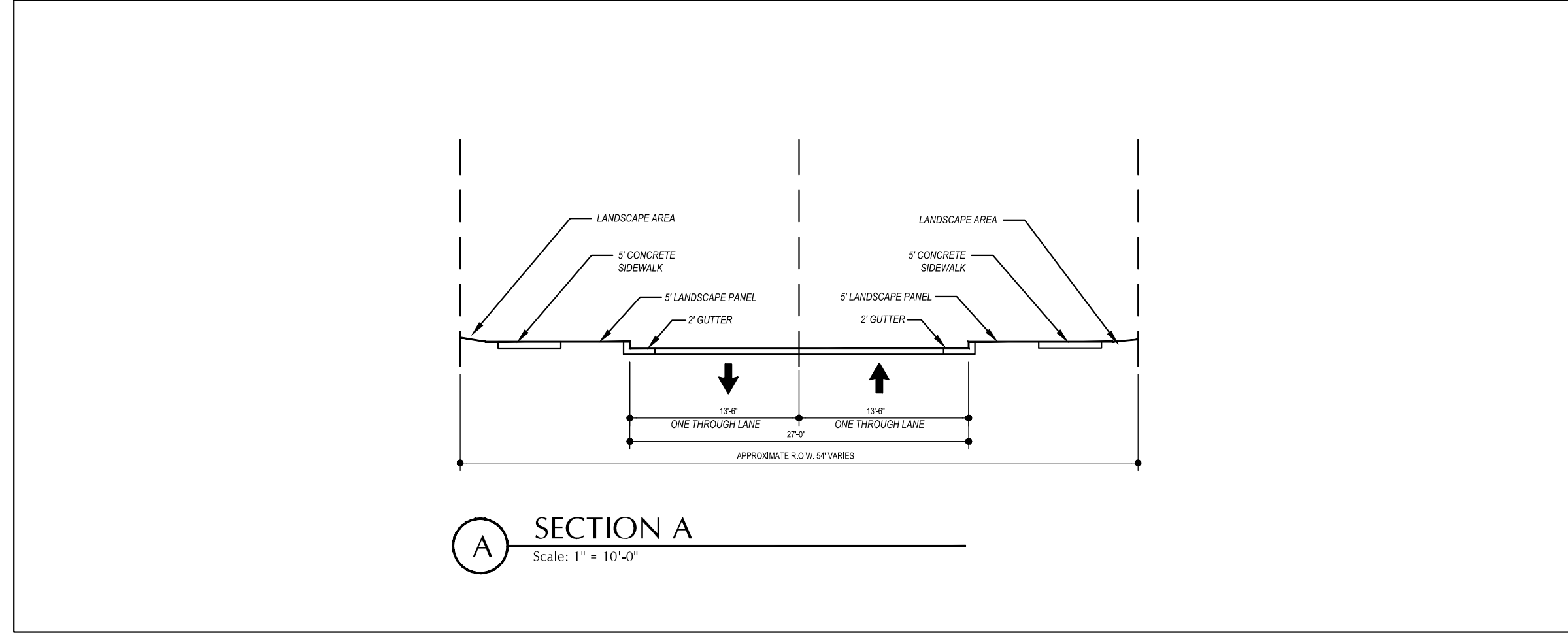
**UTILITY PLAN**

**PARKSTONE**  
 PREPARED FOR  
**WIDEWATERS**

NORTH CAROLINA  
 KNIGHTSDALE

SHEET NUMBER  
**C4.1**

Plotted By: Casey, Michael - Street - Set: Kba - Layout: C5.0 - Street - Cross Sections - June 12, 2016 01:58:48pm - K:\RIC\_LALP\017254002-Parkstone-widewaters-Planning Phase 010\_CAD Files\PlanSheets\Site and Signage Plan.dwg  
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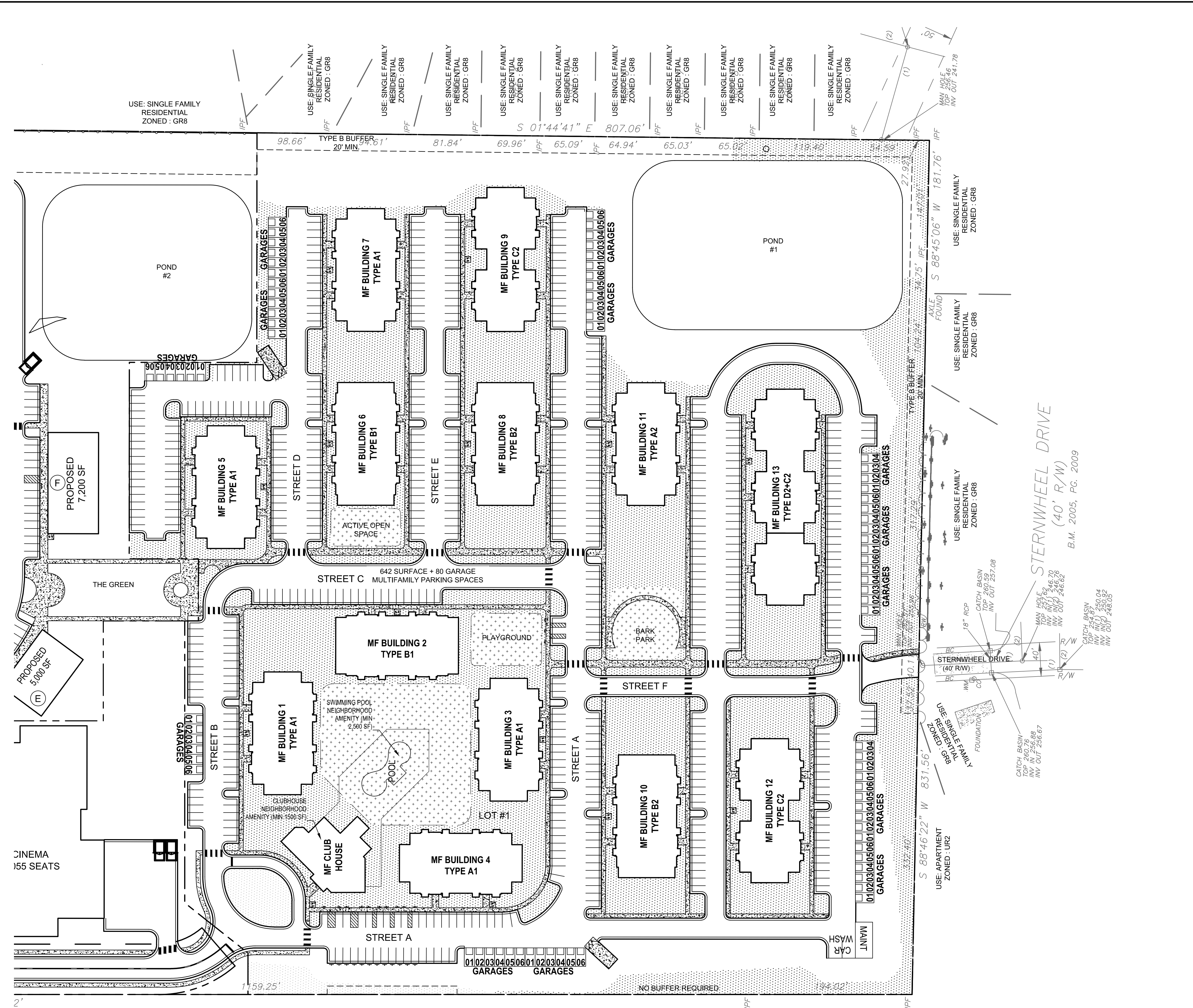
KHA PROJECT	017254002
DATE	6/13/2016
SCALE	AS SHOWN
DESIGNED BY	SM
DRAWN BY	DL
CHECKED BY	CB
DATE:	

**STREET CROSS SECTIONS**

**PARKSTONE PREPARED FOR WIDEWATERS**  
 NORTH CAROLINA  
 KNIGHTSDALE

SHEET NUMBER  
**C5.0**

Plotted By: Casey, Michael - Street - Set - Kba - Layout: L1.1 - Open Space Plan - June 12, 2016 - 01:59:38pm - K:\RICK\_LALP\017254002 - Parkstone\_widewater\Planning Phase\10\_CAD Files\PlanSheets\Open Space Plan.dwg  
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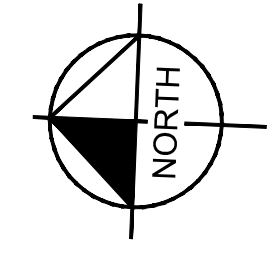
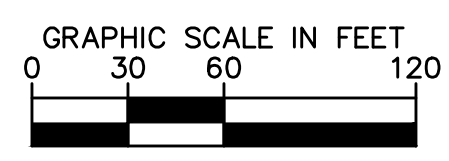
**LEGEND:**

- ACTIVE OPEN SPACE
- PASSIVE OPEN SPACE

**RECREATIONAL OPEN SPACE CALCULATIONS:**

SITE AREA:	873,452 S.F. (20.05 ACRES)
SITE AREA OUTSIDE 1/4 MI FROM PUBLICLY DEDICATED RECREATIONAL OPEN SPACE:	873,452 S.F. (20.05 ACRES)
MF UNITS:	350 RESIDENTIAL UNITS
BEDROOMS:	629 (ACTUAL)
DENSITY:	+10 GDU PER ACRE
OPEN SPACE CALCULATIONS WITHIN 1/4 MILE = 0 BR *290:	0 S.F.
OUTSIDE 1/2 MILE = 629 BR *580:	364,820 S.F.
TOTAL REQUIRED OPEN SPACE:	364,820 S.F.
REQUIRED ACTIVE OPEN SPACE (50% MIN):	182,410 S.F.
PROVIDED ACTIVE OPEN SPACE:	43,647 SF
*CREDIT FOR NEIGHBORHOOD AMENITY FACILITIES (25%):	45,602 S.F.
TOTAL PROVIDED ACTIVE OPEN SPACE:	89,249 SF
REQUIRED PASSIVE OPEN SPACE (UPTO 50%):	182,410 S.F.
PROVIDED PASSIVE OPEN SPACE:	264,050 SF
*CREDIT FOR NEIGHBORHOOD AMENITY FACILITIES (25%):	45,602 S.F.
TOTAL PROVIDED PASSIVE OPEN SPACE:	309,652 SF
TOTAL PROVIDED OPEN SPACE:	398,901 SF

**NOTE:** RECREATIONAL OPEN SPACE CREDIT FOR NEIGHBORHOOD AMENITIES SHOWN PER 7.6B. THE AMENITIES SHALL CONTAIN A RESORT STYLE POOL OR EQUIVALENT WITH A MINIMUM OF 2,500 S.F. IN SURFACE WATER AND A CLUBHOUSE WITH A MINIMUM OF 1,500 S.F. SUCH AMENITY SHALL BE OPEN TO ALL RESIDENTS OF THE NEIGHBORHOOD AND ARE NOT SUBJECT TO A PRIVATE MEMBERSHIP SEPARATE FROM ANY RELATED HOA DUES.



NO.	REVISIONS	DATE	BY

**Kimley >>> Horn**

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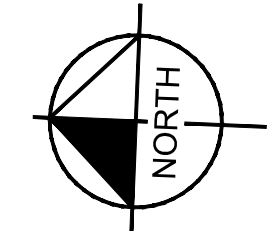
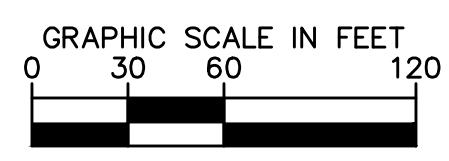
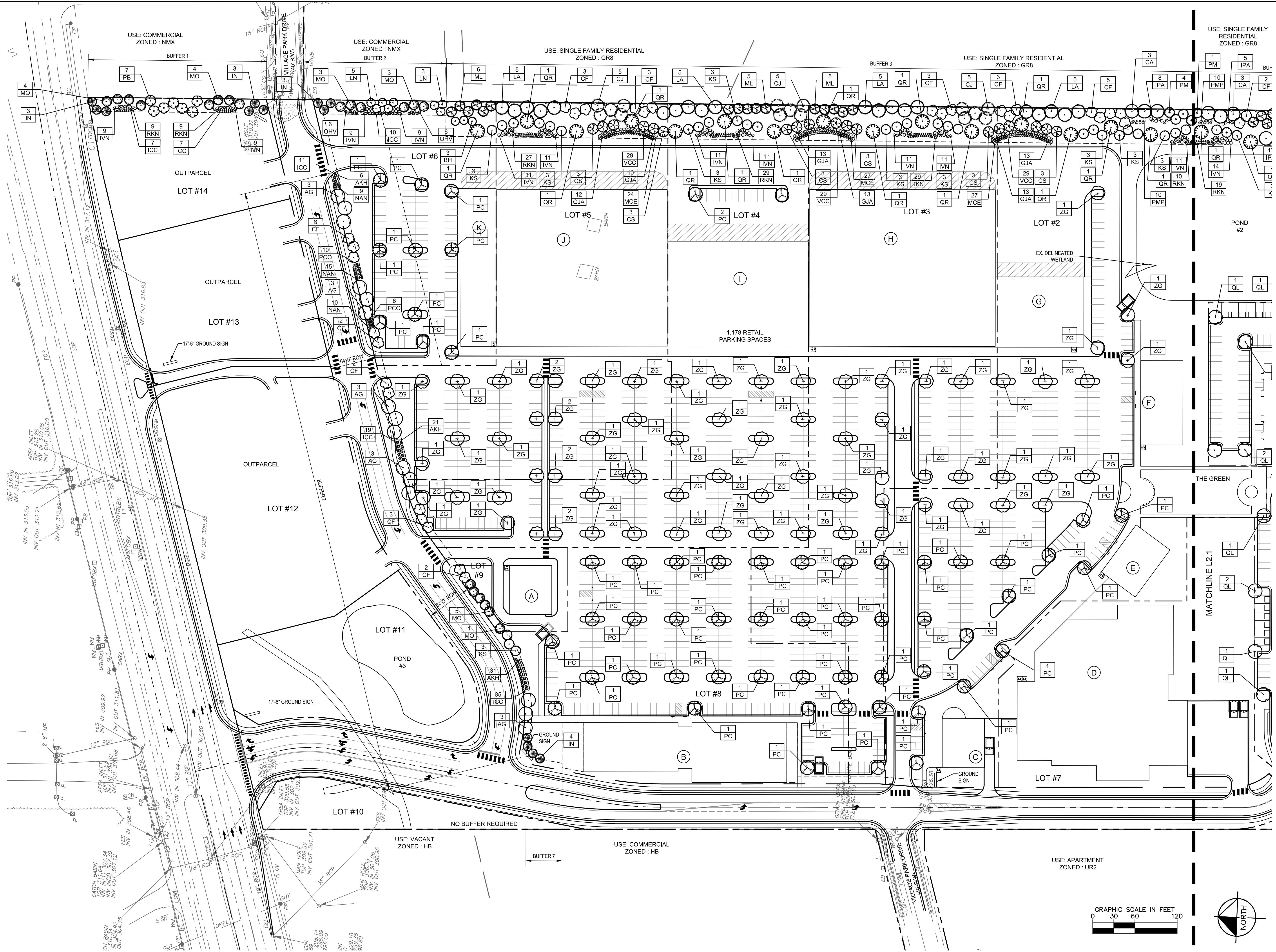
# OPEN SPACE PLAN

**PARKSTONE**  
 PREPARED FOR  
**WIDEWATERS**

NORTH CAROLINA  
 KNIGHTSDALE

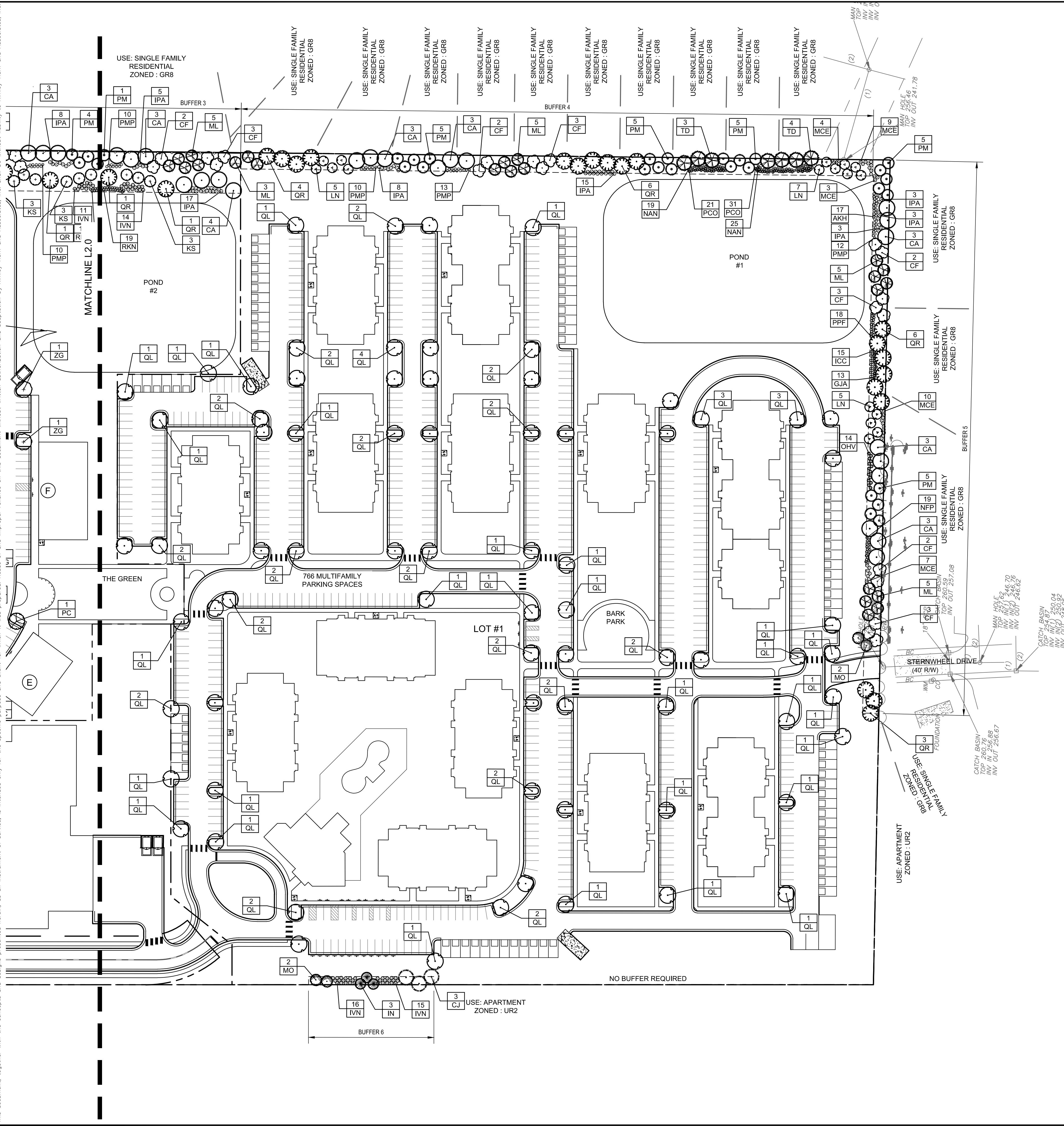
SHEET NUMBER  
**L1.1**

Plotted By: Casey, Michael Street: S:\Projects\12.0 Landscape Plan June 12, 2016 02:00:37pm K:\RCL\LALE\017254002\_Parkstone-widewaters\Planning Phase\12.0 CAD Files\PlanSheets\Landscape Plan.dwg  
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<b>PARKSTONE</b> PREPARED FOR <b>WIDEWATERS</b>	NORTH CAROLINA KNIGHTSDALE	LICENSED PROFESSIONAL	KHA PROJECT 017254002
		DATE 6/13/2016	SCALE AS SHOWN SM DRAWN BY DL CHECKED BY CB
<b>LANDSCAPE PLAN</b>		KIMLEY-HORN	LICENSED PROFESSIONAL
SHEET NUMBER <b>L2.0</b>		421 FAYETTEVILLE STREET, SUITE 600, RALEIGH, NC 27601 PHONE: 919-835-1494 WWW.KIMLEY-HORN.COM	REVISIONS No. _____ DATE _____ BY _____

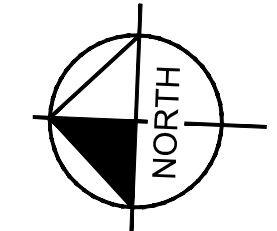
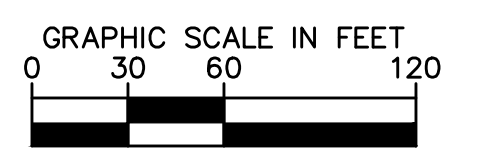
Plotted By: Casey, Michael - Street: Kilo - Layout: L2.1 - Landscape Plan - June 12, 2016 - 02:00:43pm - K:\VRC-LALP\017254002\_Parkstone\_widewaters\_PlanSheet\017254002\_Parkstone\_widewaters\_Landscape Plan.dwg  
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### PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL / SIZE
AG	15		Acer rubrum 'October Glory'™	October Glory Maple	B & B	2" Cal
BH	3		Betula nigra 'Heritage'	Heritage River Birch	25 gal	6" HT MIN.
CA	25		Cedrus atlantica 'Glauca Pendula'	Weeping Blue Atlas Cedar	B & B	8" HT. MIN
CF	49		Cercis canadensis 'Forest Pansy'™	Forest Pansy Redbud	B & B	6" HT MIN.
CS	18		Cornus x rutgersensis 'Stellar Pink'	Pink Flowering Stellar Dogwood	B & B	6" HT MIN.
CJ	18		Cryptomeria japonica	Japanese Cedar	B & B	8" HT. MIN
IN	16		Ilex x 'Nellie R Stevens'	Nellie Stevens Holly	B & B	6" HT MIN.
KS	33		Koelreuteria paniculata 'September'	Golden Rain Tree	B & B	6" HT MIN.
LN	25		Lagerstroemia x 'Natchez'	Crape Myrtle	B & B	6" HT MIN.
LA	20		Liriodendron tulipifera 'Arnold'	Arnold Tulip Poplar	B & B	2" Cal
ML	39		Magnolia grandiflora 'Little Gem'	Dwarf Southern Magnolia	B & B	6" HT MIN.
MO	24		Metasequoia glyptostroboides 'Ogon'	Ogon Dawn Redwood	B & B	2" Cal
PM	30		Pinus mugo 'Enci'	Swiss Mountain Pine	B & B	6" HT MIN.
PC	59		Pistacia chinensis	Chinese Pistache	B & B	2" Cal
PB	7		Prunus caroliniana 'Bright 'N Tight'™	Bright 'N Tight Carolina Laurel	B & B	6" HT MIN.
QL	74		Quercus lyrata	Overcup Oak	B & B	2" Cal
QR	36		Quercus rubra	Red Oak	B & B	2" Cal
TD	7		Taxodium distichum	Bald Cypress	B & B	8" HT. MIN
ZG	69		Zelkova serrata 'Green Vase'	Sawleaf Zelkova	B & B	2" Cal
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	
AKH	75		Azalea Kurume Hybrid 'Coral Bells'	Kurume Azalea	24" HT MIN.	
GJA	87		Gardenia jasminoides	Gardenia	24" HT MIN.	
ICC	104		Ilex cornuta 'Carissa'	Carissa Holly	24" HT MIN.	
IVN	158		Ilex vomitoria 'Nana'	Dwarf Yaupon	24" HT MIN.	
IPA	62		Illicium parviflorum	Anise Tree	24" HT MIN.	
MCE	111		Myrica cerifera	Wax Myrtle	24" HT MIN.	
NFP	19		Nandina domestica 'Fire Power'	Firepower Nandina	24" HT MIN.	
NAN	78		Nandina domestica 'Gulf Stream'™	Heavenly Bamboo	24" HT MIN.	
OHV	26		Osmanthus heterophyllus 'Variegatus'	Variegated Sweet Olive	24" HT MIN.	
PPF	18		Picea pungens 'Fat Albert'	Colorado Spruce	24" HT MIN.	
PMP	55		Pinus mugo pumilio	Dwarf Mugo Pine	24" HT MIN.	
PCO	68		Pyracantha coccinea	Scarlet Pyracantha	24" HT MIN.	
RKN	132		Rosa x 'Knockout'™	Knockout Rose	24" HT MIN.	
VCC	87		Viburnum carlesii 'Compactum'	Korean Spice Viburnum	24" HT MIN.	

**NOTE:**  
 • ALL TREES PER 'TOWN OF KNIGHT DALE APPROVED CANOPY/ UNDERSTORY TREE LIST'  
 • ALL SHRUBS PER THE NORTH CAROLINA STATE UNIVERSITY DEPARTMENT OF HORTICULTURE SCIENCE WEBSITE APPROVED FOR ZONE 8



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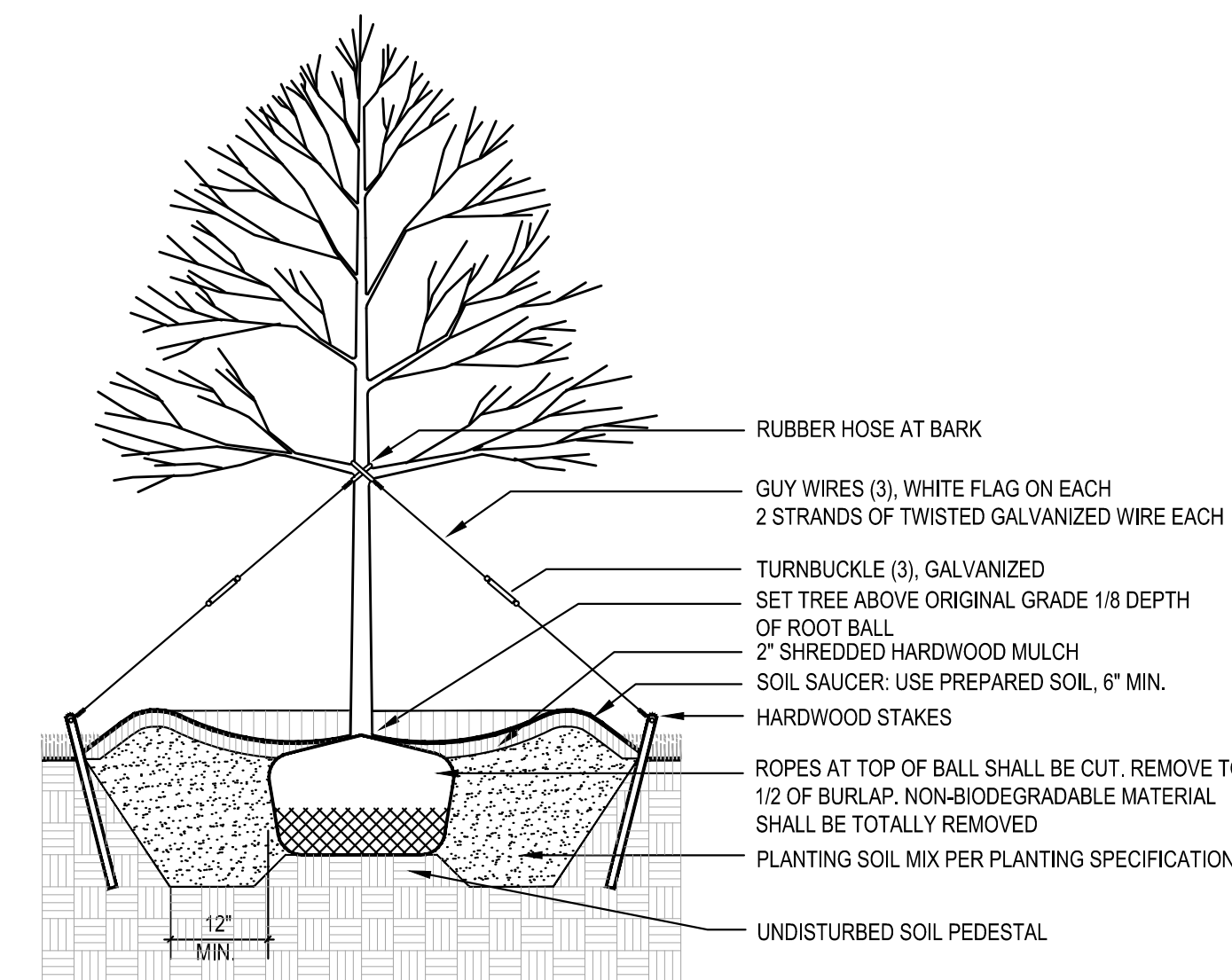
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 SCALE AS SHOWN  
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 DATE:

## LANDSCAPE PLAN

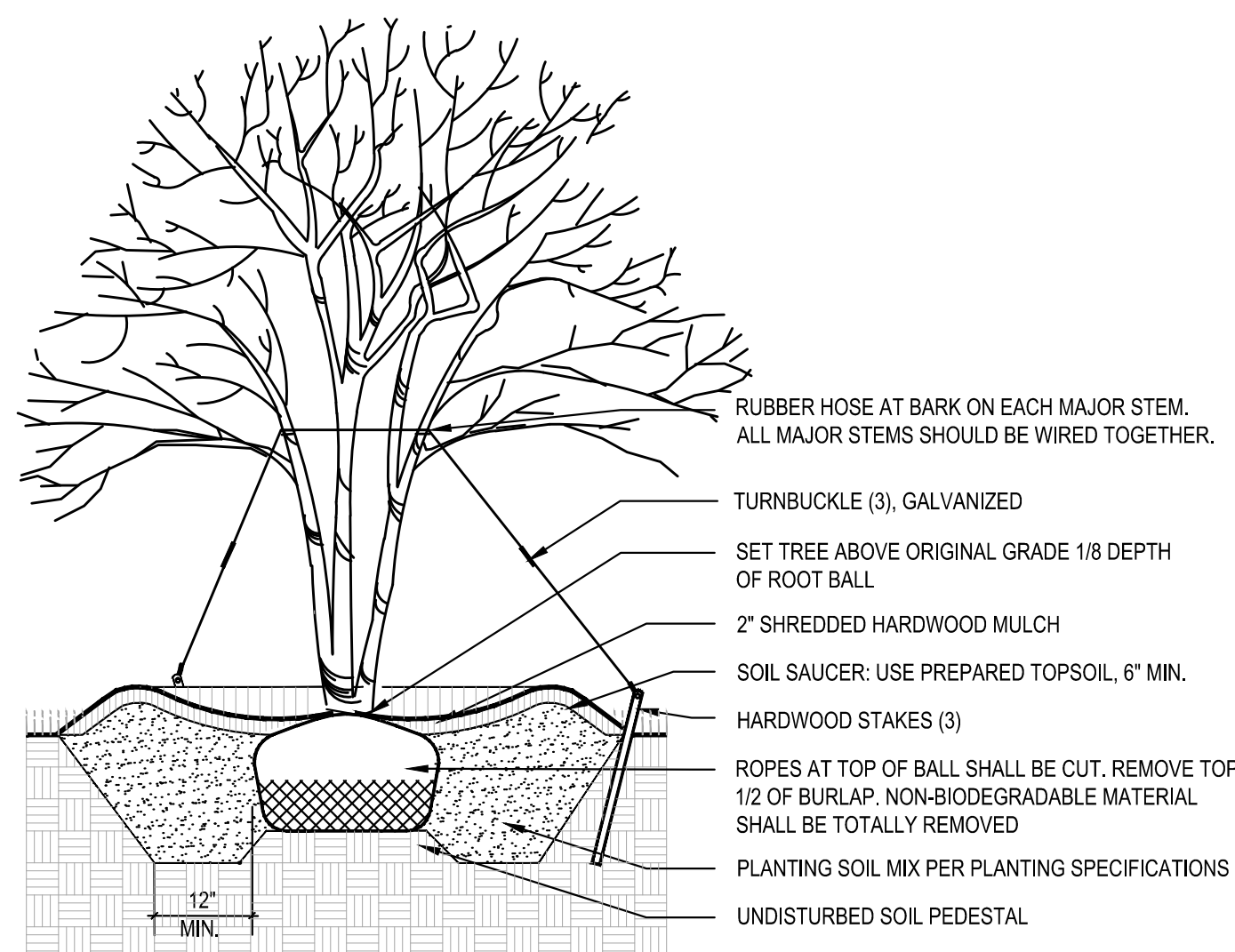
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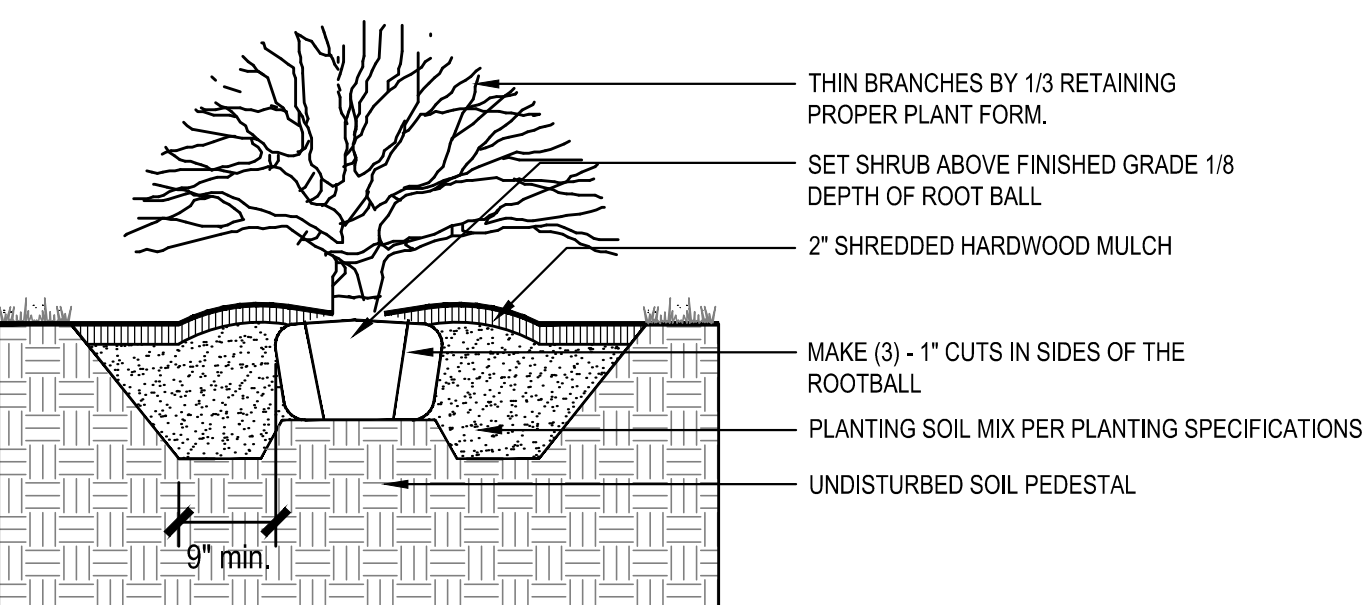
SHEET NUMBER  
**L2.1**



**1 DECIDUOUS TREE PLANTING**  
NTS



**2 MULTI-TRUNK TREE PLANTING**  
NTS



**3 TYP. B&B SHRUB PLANTING**  
N.T.S.

**GENERAL LANDSCAPE NOTES:**

- ALL PLANTS MUST BE HEALTHY, VIGOROUS MATERIAL, FREE OF PESTS AND DISEASE.
- ALL PLANTS MUST BE CONTAINER GROWN OR BALLED AND BURLAPPED AS INDICATED IN THE PLANT SCHEDULE.
- ALL TREES MUST HAVE A STRAIGHT TRUNK AND FULL HEADED AND MEET ALL REQUIREMENTS SPECIFIED.
- ALL PLANTS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE, DURING, AND AFTER INSTALLATION.
- ALL TREES MUST BE GUYED OR STAKED AS SHOWN IN THE DETAILS.
- CONTRACTOR SHALL TAG ALL TREES (AS DESIGNATED IN THE MASTER PLANT LIST) AT THE NURSERY FOR APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO PURCHASE OF THESE MATERIALS.
- ALL SHADE TREES ADJACENT TO PEDESTRIAN WALKWAYS SHALL BE BRANCHED 6'-7' PER ANSI Z60.1 STANDARDS FOR HEIGHT OF BRANCHING - STREET TREES. ALL SHADE TREES LOCATED WITHIN VEHICLE SIGHT TRIANGLES SHALL BE BRANCHED MIN. 8' (MEASURED FROM ADJACENT PROJECTED CURB LINE ELEVATION) PER ANSI Z60.1 STANDARDS FOR HEIGHT OF BRANCHING - STREET TREES.
- ALL PLANTING BEDS AND TREE RINGS MUST BE COMPLETELY MULCHED AS SPECIFIED.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCURS AS A RESULT OF THE LANDSCAPE CONSTRUCTION.
- THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THE LANDSCAPE PLANS. ANY FIELD ADJUSTMENTS OR QUANTITY ADJUSTMENTS MUST BE AUTHORIZED PRIOR TO PLANTING.
- THE CONTRACTOR IS RESPONSIBLE FOR FULLY MAINTAINING ALL PLANTING (INCLUDING BUT NOT LIMITED TO: WATERING, SPRAYING, MULCHING, FERTILIZING, ETC.) OF THE PLANTING AREAS AND LAWN UNTIL SUBSTANTIAL COMPLETION.
- THE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE (1) YEAR BEGINNING ON THE DATE OF SUBSTANTIAL COMPLETION. THE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS BEFORE OR AT THE END OF THE GUARANTEE PERIOD.
- THE LANDSCAPE ARCHITECT SHALL APPROVE THE STAKING LOCATION OF ALL PLANTING BEDS AND SOD LINES PRIOR TO INSTALLATION.
- AFTER BEING DUG AT THE NURSERY SOURCE, ALL TREES IN LEAF SHALL BE ACCLIMATED FOR TWO (2) WEEKS UNDER A MIST SYSTEM PRIOR TO INSTALLATION.
- ANY PLANT MATERIAL WHICH DIES, TURNS BROWN, OR DEFOOLIATES (PRIOR TO SUBSTANTIAL COMPLETION OF THE WORK) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE AND MEETING ALL PLANT LIST SPECIFICATIONS.
- STANDARDS SET FORTH IN "AMERICAN STANDARD FOR NURSERY STOCK" REPRESENT GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.
- ALL SHRUB, GROUND COVER AND SEASONAL COLOR ANNUAL PLANTING BEDS ARE TO BE COMPLETELY COVERED WITH TRIPLE GROUND HARDWOOD MULCH TO A MINIMUM DEPTH OF THREE (3) INCHES.
- LOCATIONS OF EXISTING BURIED UTILITY LINES SHOWN ON THE PLANS ARE BASED UPON BEST AVAILABLE INFORMATION AND ARE TO BE CONSIDERED APPROXIMATE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATIONS OF UTILITY LINES AND ADJACENT TO THE WORK AREA. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL UTILITY LINES DURING THE CONSTRUCTION PERIOD.
- SAFE, CLEARLY MARKED PEDESTRIAN AND VEHICULAR ACCESS TO ALL ADJACENT PROPERTIES MUST BE MAINTAINED THROUGHOUT THE CONSTRUCTION PROCESS.
- ALL PLANT MATERIAL QUANTITIES SHOWN ARE APPROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETE COVERAGE OF ALL PLANTING BEDS AT SPACING SHOWN.
- THE TOP OF ALL ROOT BALLS SHALL BEAR THE SAME RELATIONSHIP TO FINISHED GRADE, AS BORN TO PREVIOUS GRADE AND GROWING CONDITIONS.
- ALL ROOT BALLS REMOVED FROM CONTAINERS SHALL BE SCARIFIED PRIOR TO BACKFILLING.
- ALL STRAPPING AND TOP 2/3 OF WIRE BASKET MUST BE CUT AWAY AND REMOVED FROM ROOT BALL PRIOR TO BACKFILLING PLANTING PIT. REMOVE TOP 1/3 OF THE BURLAP FROM ROOT BALL.
- FOR NEW PLANTING AREAS, REMOVE ALL PAVEMENT, GRAVEL SUB-BASE AND CONSTRUCTION DEBRIS; REMOVE COMPACTED SOIL AND ADD 24" NEW TOPSOIL OR UNCOMPACT AND AMEND THE TOP 24" OF EXISTING SOIL TO MEET TOPSOIL PLANTING MIX STANDARDS FOR TREES. SEE DETAILS THIS SHEET.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING TREES AND SHRUBS THAT WILL MEET BOTH MINIMUM SIZE AND SPACING FOR TREE AND ZONING ORDINANCE COMPLIANCE. FAILURE TO INSTALL PLANT MATERIAL PER THIS PLAN WILL JEOPARDIZE ISSUANCE OF FINAL CERTIFICATE OF OCCUPANCY. CONTRACTOR SHALL BE RESPONSIBLE FOR SCHEDULING INSPECTIONS OF PLANT MATERIAL.
- CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CODES & ORDINANCES REGARDING LANDSCAPING. GENERAL CONTRACTOR IS TO CLEAN THE ENTIRE SITE OF ALL CONSTRUCTION DEBRIS AND TO RAKE ENTIRE SITE.
- THE CONTRACTOR SHALL INSTALL BLACK FABRIC MESH UNDER PLANTING BED MULCH TO PREVENT WEED GROWTH.
- CONTRACTOR SHALL MAINTAIN LANDSCAPING FOR AT LEAST 30 DAYS AFTER SODDING AND PLANTING SHRUBS, AND 60 DAYS AFTER SEEDING, OR AS LONG AS IS NECESSARY TO ESTABLISH UNIFORM STAND OF THE SPECIFIED GRASSES, OR UNTIL SUBSTANTIAL COMPLETION OF THE PROJECT, OR UNTIL ACCEPTANCE OF THE LAWN AND SHRUBS, WHICHEVER IS LATER.
- ALL SHRUBS INSTALLED AS VEHICULAR USE SCREENING WILL BE MAINTAINED AS A CONTINUOUS HEDGE AT A MINIMUM HEIGHT OF 36 INCHES.
- ALL MECHANICAL EQUIPMENT, WASTE DISPOSAL FACILITIES, AND VEHICULAR USE AREAS (DRIVES AND PARKING) SHALL BE SCREENED FROM PUBLIC VIEW.
- WHERE EXISTING OR PROPOSED VEGETATION FAILS TO FUNCTION ADEQUATELY AS REQUIRED, THE TOWN OF CARY SITE INSPECTOR RESERVES THE RIGHT TO REQUIRE SUPPLEMENTAL PLANTINGS IN ADDITION TO THOSE SHOWN ON THE LANDSCAPE PLAN BASED ON ACTUAL FIELD CONDITIONS.
- THE SIZE OF THE PLANTING AREA AND OF PLANT MATERIAL AT MATURITY SHALL ALLOW FOR A TWO AND ONE-HALF FEET WIDE BUMPER OVERHANG MEASURED FROM THE BACK OF CURB.
- NO TREE SHALL BE LOCATED WITHIN A ROADWAY RIGHT-OF-WAY, WITHIN FIVE FEET OF A SIDEWALK, OR WITHIN TEN FEET OF A LIGHTING LOCATION.
- ALL ABOVE-GROUND EQUIPMENT ASSOCIATED WITH ON-SITE ELECTRIC, CABLE, TELEPHONE, GAS, OR SIMILAR UTILITY SHALL BE LOCATED TO THE SIDE OR REAR OF THE SITE AND BE SCREENED, TO THE EXTENT PRACTICAL, WITH EVERGREEN PLANTS. PLANTINGS SHALL ALLOW A MINIMUM OF FIVE FEET OF CLEARANCE AROUND THE STRUCTURE WITH TEN FEET OF CLEARANCE ON ANY SIDE CONTAINING A DOOR ALLOW ACCESS FOR MAINTENANCE. THE CLEARANCES SHALL ACCOUNT FOR THE MATURE SIZE OF THE PLANT MATERIAL.

**Buffer Tabulations (as noted in U.D.O. Chapter 8.6)**

Buffer	Length	Quantity Required	Quantity Provided
<b>Buffer 1</b> Length = 250 LF			
<i>General Location: Along the eastern property line</i>			
Buffer Type:	B		
Buffer Width:	20' Minimum		
Plant Material Type	Quantity Required	Quantity Provided	
Canopy Tree	(3/100 LF)= 8	8	
Understory Tree	(5/100 LF)= 13	13	
Shrubs	(20/100 LF)= 50	50	
<b>Buffer 2</b> Length = 200 LF			
<i>General Location: Along the eastern property line</i>			
Buffer Type:	B		
Buffer Width:	20' Minimum		
Plant Material Type	Quantity Required	Quantity Provided	
Canopy Tree	(3/100 LF)= 6	6	
Understory Tree	(5/100 LF)= 10	11	
Shrubs	(20/100 LF)= 40	40	
<b>Buffer 3</b> Length = 1,235 LF			
<i>General Location: Along the eastern property line</i>			
Buffer Type:	B		
Buffer Width:	50' Minimum		
Plant Material Type	Quantity Required	Quantity Provided	
Canopy Tree	(5/100 LF)= 62	62	
Understory Tree	(8/100 LF)= 99	100	
Shrubs	(40/100 LF)= 494	494	
<b>Buffer 4</b> Length = 775 LF			
<i>General Location: Along the eastern property line</i>			
Buffer Type:	B		
Buffer Width:	20' Minimum		
Plant Material Type	Quantity Required	Quantity Provided	
Canopy Tree	(3/100 LF)= 23	23	
Understory Tree	(5/100 LF)= 39	39	
Shrubs	(20/100 LF)= 155	155	
<b>Buffer 5</b> Length = 680 LF			
<i>General Location: Along the southern property line</i>			
Buffer Type:	B		
Buffer Width:	20' Minimum		
Plant Material Type	Quantity Required	Quantity Provided	
Canopy Tree	(3/100 LF)= 20	20	
Understory Tree	(5/100 LF)= 34	35	
Shrubs	(20/100 LF)= 136	137	
<b>Buffer 6</b> Length = 155 LF			
<i>General Location: Along the western property line</i>			
Buffer Type:	A		
Buffer Width:	10' Minimum		
Plant Material Type	Quantity Required	Quantity Provided	
Canopy Tree	(3/100 LF)= 5	5	
Understory Tree	(2/100 LF)= 3	3	
Shrubs	(20/100 LF)= 31	31	
<b>Buffer 7</b> Length = 865 LF			
<i>General Location: Along the Village Park Drive</i>			
Buffer Type:	A		
Buffer Width:	10' Minimum		
Plant Material Type	Quantity Required	Quantity Provided	
Canopy Tree	(3/100 LF)= 26	26	
Understory Tree	(2/100 LF)= 17	19	
Shrubs	(20/100 LF)= 173	173	

**Notes:**

- 49% of Canopy Trees in the buffers shall be Evergreen per U.D.O. 8.6(A)
- 40% of Understory Trees in the buffers shall be Evergreen per U.D.O. 8.6(A)
- 81% of Shrubs in the buffers shall be Evergreen per U.D.O. 8.6(A)

NO.
REVISIONS
DATE

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LANDSCAPE DETAILS & TABULATIONS

PARKSTONE PREPARED FOR WIDEWATERS
NORTH CAROLINA

SHEET NUMBER
L5.0