

VICINITY MAP SCALE: 1" = 1000'

OWNER
WIDEWATERS KNIGHTDALE II COMPANY
PO BOX 3
DE WITT, NY 13214
PHONE: (704) 746-9844

SITE INFORMATION	
EXISTING ZONING:	MIXED USE LOT: HB-CD HOTEL LOT: HB
PROPOSED ZONING:	MIXED USE LOT: NMX HOTEL LOT: NMX
EXISTING USE:	MIXED USE LOT: VACANT HOTEL LOT: VACANT
PROPOSED USE:	MIXED USE LOT: MULTIFAMILY AND COMMERCIAL HOTEL LOT: HOTEL

WATER ALLOCATION: PREVIOUSLY APPROVED WITH OVERALL MIXED-USE PARKSTONE DEVELOPMENT

COMMERCIAL:
RETAIL MAXIMUM: 3.5 PER KSF OF GFA
9.6 KSF RETAIL * 3.5 = 34 SPACES
RESTAURANT MAXIMUM: 22.5 PER KSF OF GFA
3 KSF RESTAURANT * 22.5 = 68 SPACES
TOTAL COMMERCIAL MAXIMUM = 102 SPACES
MINIMUM: 1/2 OF MAXIMUM = 51 SPACES

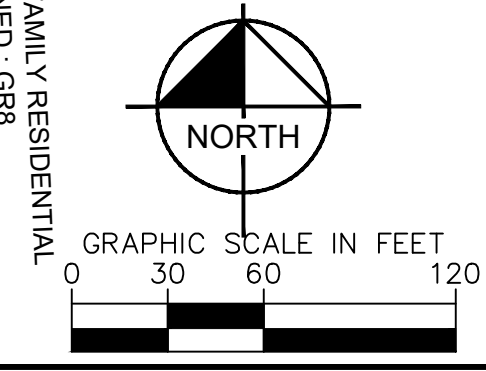
RESIDENTIAL
MAXIMUM: 1.5 SPACES PER BED UP TO 3 PER UNIT
1 BED: 120 UNITS = 180 SPACES
2-3 BED: 189 UNITS = 567 SPACES
TOTAL MAXIMUM RESIDENTIAL = 747 SPACES
MINIMUM RESIDENTIAL = 374 SPACES

MAXIMUM ALLOWED FOR MIXED-USE LOT: 849 SPACES
MINIMUM REQUIRED FOR MIXED-USE LOT: 425 SPACES
TOTAL PROVIDED ON MIXED-USE LOT: 554 SPACES

ON-STREET PARKING PROVIDED: 39 SPACES

HOTEL
MAXIMUM: 1.25 PER GUEST ROOM + 10 PER KSF LOUNGE + 25 PER KSF CONFERENCE ROOM
124 ROOMS * 1.25 + 3 KSF LOUNGE * 10 + 1 KSF CONFERENCE ROOM * 25
MINIMUM: 1/2 OF MAXIMUM = 105 SPACES
PROVIDED ON HOTEL LOT: 108 SPACES

ACTIVE OPEN SPACE



NO.	REVISIONS	DATE	BY

Kimley»Horn
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KHA PROJECT	017254013
DATE	01/11/2022
SCALE	AS SHOWN
DESIGNED BY	KEU
DRAWN BY	KEU
CHECKED BY	COB

SKETCH PLAN

DeWITT KNIGHTDALE
NORTH CAROLINA
KNIGHTDALE

SHEET NUMBER
C-1