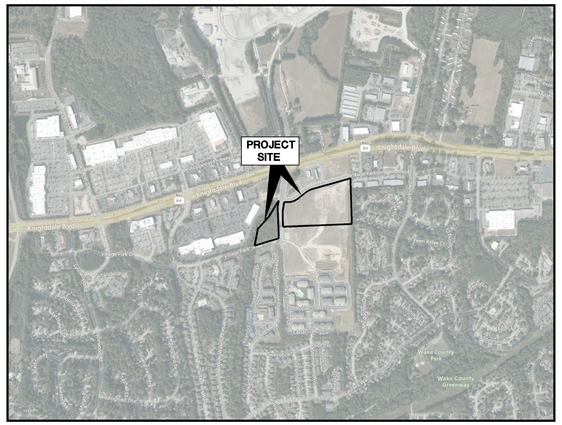

VICINITY MAP

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: HBCD 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 MAXIMUM: 6 PER KSF OF GFA
12.6 KSF RETAIL * 6 = 76 SPACES
MINIMUM: 1/2 OF MAXIMUM = 38 SPACES

RESIDENTIAL
MAXIMUM: N/A
MINIMUM: 498 SPACES

RESIDENTIAL PARKING SUMMARY			
	REQ. RATIO	NO. UNITS	PARKING REQUIRED
0–1 BEDROOM	1 SPACE PER UNIT	120 UNITS	120 SPACES
2+ BEDROOMS	2 SPACES PER UNIT	189 UNITS	378 SPACES
	TOTAL	309 UNITS	498 SPACES

TOTAL REQUIRED FOR MIXED-USE LOT: 536 SPACES
TOTAL PROVIDED ON MIXED-USE LOT: 573 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
= 210 SPACES
MINIMUM: 1/2 OF MAXIMUM = 105 SPACES

PROVIDED ON HOTEL LOT: 108 SPACES

U.S. HIGHWAY 64
VARIABLE WIDTH RIGHT OF WAY
NCDOT R/W MAP
PROJECT: R-1467

LOT #12
2.09 ACRES
USE: COMMERCIAL
ZONED : HB-CD

LOT #13
USE: COMMERCIAL
ZONED : HB-CD

LOT #11
USE: VACANT
ZONED : HB-CD

1.93 ACRES
USE: VACANT
ZONED : HB

POND #3

USE: COMMERCIAL
ZONED : NMX

TYPE B BUFFER
20' MIN.

VILLAGE PARK DRIVE
(40' R/W)

BUS STOP EASEMENT
TO BE RELOCATED

CLUBHOUSE
STOREFRONT

COMMERCIAL
STOREFRONT

BUILDING
1

BUILDING
3

POOL

6' SIDEWALK

PROPOSED
MIXED-USE LOT
11.02 AC

8 GARAGES

PROPERTY
BOUNDARY (TYP)

PROPOSED BUS
STOP EASEMENT

PROPOSED
MONUMENT SIGN

NO BUFFER REQUIRED

BUILDING
5

BUILDING
2

BUILDING
4

PROPOSED IMPERVIOUS AREAS TO
DRAIN TO EXISTING DRY AND WET
DETENTION PONDS 1 AND 2

RESIDENT
GATHER
AREA

USE: SINGLE FAMILY RESIDENTIAL
ZONED : GR8

8 GARAGES
(W/ADA GARAGES)

MAINTENANCE BUILDING

STEPS

EXISTING SCREEN FENCE

TYPE C BUFFER
PER PREVIOUS ZONING CASE

60' TREE COVERAGE (TYP)

USE: RESIDENTIAL
ZONED : RMX-PD

FLATROCK PARK DRIVE

DISCOUNT TIRE

USE: COMMERCIAL
ZONED : HB

ZONE 2

ZONE 1

PARKSTONE TOWNE BLVD.
VARIABLE WIDTH ROW

10' TYPE A BUFFER

RETAINING WALL

HOTEL LOT
3.08 AC

BIO-RETENTION

USE: RESIDENTIAL
ZONED : UR12

PUBLIC SANITARY
SEWER EASEMENT
M. 2004, PAGE 1420

NORTH

GRAPHIC SCALE IN FEET
0 30 60 120

No.	REVISIONS	DATE	BY

Kimley»Horn

© 2021 KIMLEY-HORN AND ASSOCIATES, INC.
421 FAYETTEVILLE STREET, SUITE 600, RALEIGH, NC 27601
PHONE: 919-677-2000
WWW.KIMLEY-HORN.COM

KHA PROJECT	017254013
DATE	11/05/2021
SCALE	AS SHOWN
DESIGNED BY	KEJ
DRAWN BY	KEJ
CHECKED BY	COB

SKETCH PLAN

DeWITT KNIGHTDALE

NORTH CAROLINA

KNIGHTDALE

SHEET NUMBER
PSL 1

Plotted By:Bostic, Chris Sheet Set:N/A Layout:Layout1 November 05, 2021 06:57:50pm K:\RAL_LDEV\017254013_DeWitt Knightdale\Planning Phase\15_CAD Files\Exhibits\Preliminary Site Layout.dwg
This document together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.