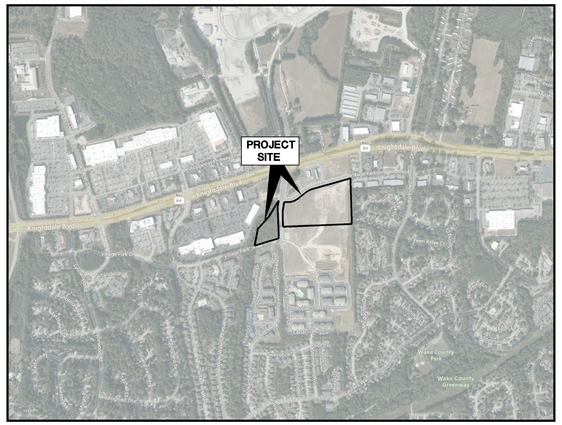


VICINITY MAP

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

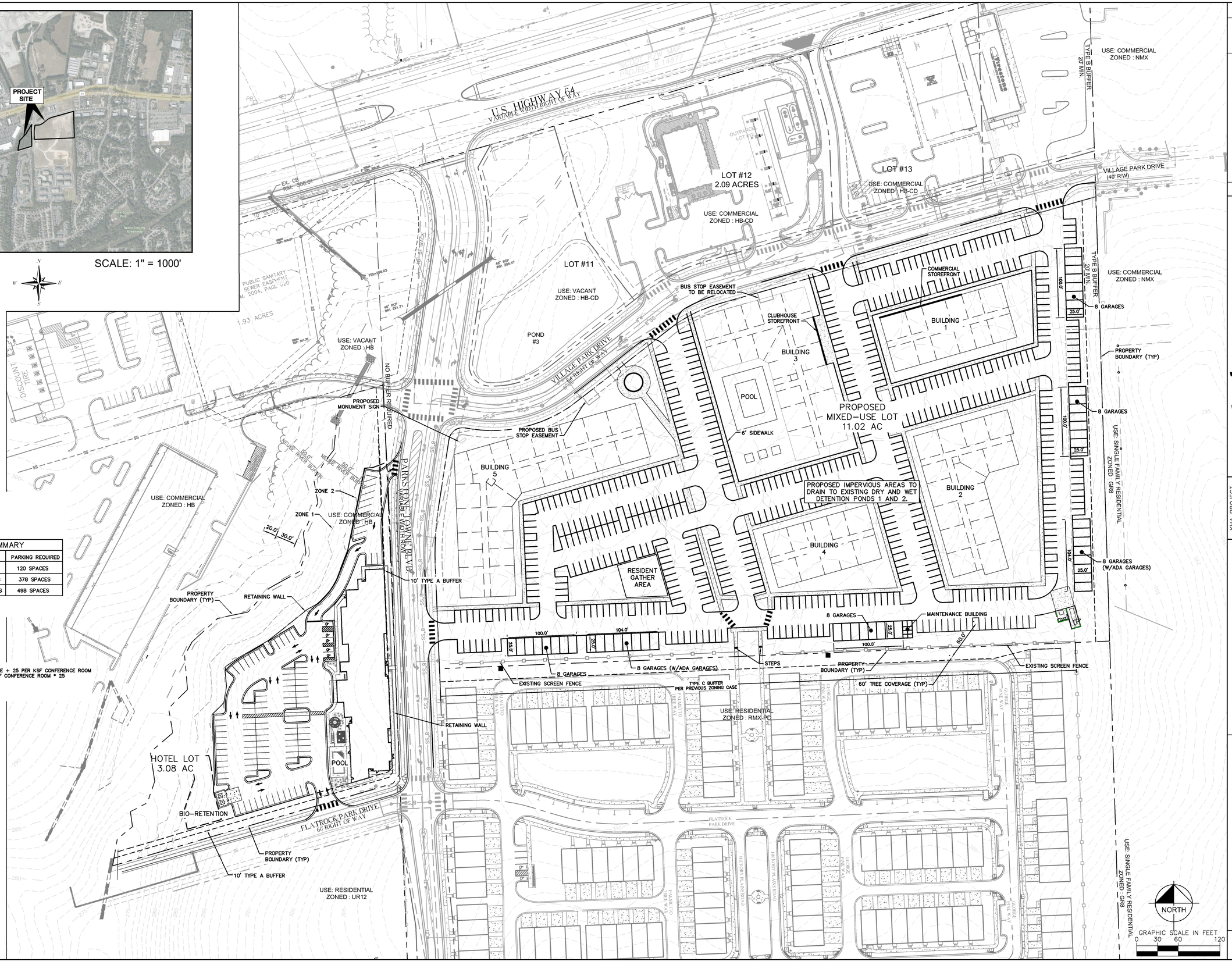
RESIDENTIAL
MAXIMUM: N/A
MINIMUM: 498 SPACES

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



No.	REVISIONS	DATE	BY

Kimley»Horn

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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

KNIGHTDALE NORTH CAROLINA

SHEET NUMBER
PSL 1