



LEGEND:

EXISTING	PROPOSED	
535 - - - - -	535 ———	GROUND CONTOUR ELEVATION
535.25'	535.25'	SPOT ELEVATION
[Outline]	[Outline]	STRUCTURE
[Dashed Line]	[Dashed Line]	PROPERTY LINE
[Dotted Line]	[Dotted Line]	EASEMENT
[Solid Line]	[Solid Line]	EDGE OF PAVEMENT
SD	SD	STORM DRAIN
SS	SS	SANITARY SEWER
PW	PW	POTABLE WATER
NG	NG	NATURAL GAS
OE	OE	OVERHEAD ELECTRICAL
(W)	(W)	WATER METER
H	H	FIRE HYDRANT
NA	→	SURFACE FLOW
NA	— X —	SILT FENCING
NA	—	CURB
NA	◆	CATCH BASIN
NA	[Pattern]	CONCRETE PAVEMENT
NA	[Pattern]	ASPHALT PAVEMENT
NA	[Pattern]	RIP RAP

PROJECT DATA
 USE: RETAIL
 ZONING: PC-1
 PARCEL: 132 02817
PARKING SUMMARY:
 PARKING REQUIRED: 50-101 SPACES
 PARKING PROVIDED: 103 SPACES
 BREAKDOWN: 58 - 10' WIDE, 5 - ADA, 40 - 9' WIDE
CALCULATION:
 RETAIL:
 MINIMUM: 3 /1,000 SF (16,750 /1,000 X 3 = 50.3)
 MAXIMUM: 6 /1,000 SF (16,750 /1,000 X 6 = 100.5)
SETBACKS:
 FRONT: 60'
 SIDE: 20'
 REAR: 20'
 BUILDING AREA: 16,750 SF 1 STORY 2 BUILDINGS
 PARCEL AREA: 2.85 AC (2.51 PRIMARY, 0.34 OUTLOT)
 IMPERVIOUS AREA: 1.83 AC
 FLOOR AREA RATIO: 14 %
 IMPERVIOUS AREA RATIO: 64 %
 GROSS AREA COVERAGE: 14 %

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A Site Plan for:
Duluth Trading Company
 Kingston Corner
 Knoxville, Tennessee

REVISIONS:

DRAWN: WNR
 CHECKED: WNR
 DATE: 02-12-2019
 FILE NAME:
 PROJECT NO:

MPC01
 SITE LAYOUT PLAN
 DRAWING