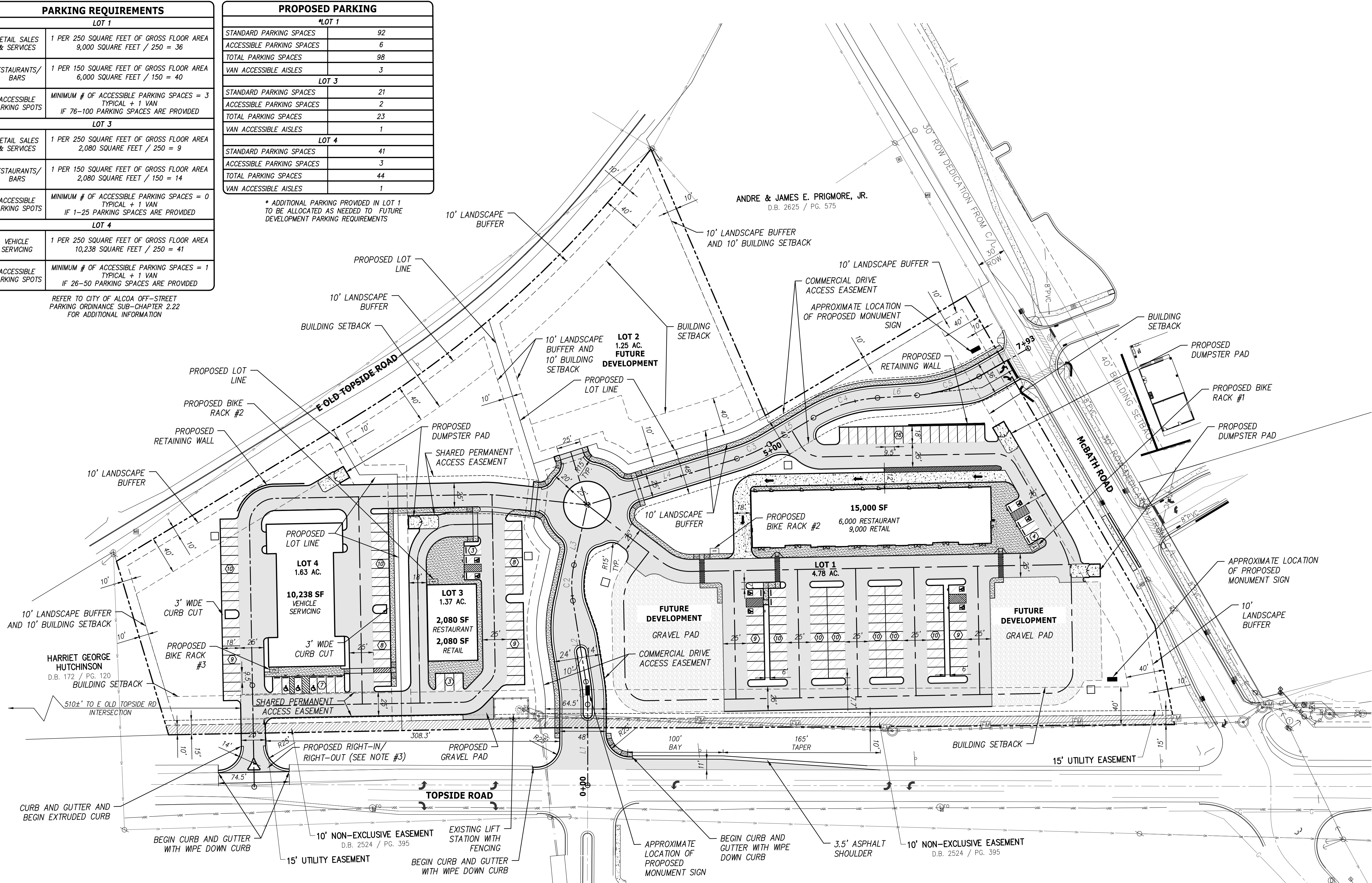


PARKING REQUIREMENTS	
LOT 1	
RETAIL SALES & SERVICES	1 PER 250 SQUARE FEET OF GROSS FLOOR AREA 9,000 SQUARE FEET / 250 = 36
RESTAURANTS/BARS	1 PER 150 SQUARE FEET OF GROSS FLOOR AREA 6,000 SQUARE FEET / 150 = 40
ACCESSIBLE PARKING SPOTS	MINIMUM # OF ACCESSIBLE PARKING SPACES = 3 TYPICAL + 1 VAN IF 76-100 PARKING SPACES ARE PROVIDED
LOT 3	
RETAIL SALES & SERVICES	1 PER 250 SQUARE FEET OF GROSS FLOOR AREA 2,080 SQUARE FEET / 250 = 9
RESTAURANTS/BARS	1 PER 150 SQUARE FEET OF GROSS FLOOR AREA 2,080 SQUARE FEET / 150 = 14
ACCESSIBLE PARKING SPOTS	MINIMUM # OF ACCESSIBLE PARKING SPACES = 0 TYPICAL + 1 VAN IF 1-25 PARKING SPACES ARE PROVIDED
LOT 4	
VEHICLE SERVICING	1 PER 250 SQUARE FEET OF GROSS FLOOR AREA 10,238 SQUARE FEET / 250 = 41
ACCESSIBLE PARKING SPOTS	MINIMUM # OF ACCESSIBLE PARKING SPACES = 1 TYPICAL + 1 VAN IF 26-50 PARKING SPACES ARE PROVIDED

PROPOSED PARKING	
LOT 1	
STANDARD PARKING SPACES	92
ACCESSIBLE PARKING SPACES	6
TOTAL PARKING SPACES	98
VAN ACCESSIBLE AISLES	3
LOT 3	
STANDARD PARKING SPACES	21
ACCESSIBLE PARKING SPACES	2
TOTAL PARKING SPACES	23
VAN ACCESSIBLE AISLES	1
LOT 4	
STANDARD PARKING SPACES	41
ACCESSIBLE PARKING SPACES	3
TOTAL PARKING SPACES	44
VAN ACCESSIBLE AISLES	1

* ADDITIONAL PARKING PROVIDED IN LOT 1 TO BE ALLOCATED AS NEEDED TO FUTURE DEVELOPMENT PARKING REQUIREMENTS



- MISCELLANEOUS NOTES**
- PROPOSED SIGNS SHOWN FOR INFORMATIONAL PURPOSE ONLY. FINAL AMOUNT AND LOCATION TO BE DETERMINED AT TIME OF SIGN PERMITTING. CONTRACTOR TO COORDINATE WITH OWNER FOR FINAL LOCATIONS.
 - STANDARD CROSSWALK PAVEMENT MARKINGS SHALL BE 6" WIDE STRIPES AT 5' ON CENTER MINIMUM WITH 4" YELLOW STRIPES AT 2' ON CENTER. ALL SITE STRIPING AND PAVEMENT MARKINGS TO BE YELLOW. ANY MARKINGS OR SIGNS PROPOSED IN R.O.W. SHALL BE IN CONFORMANCE WITH MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) REQUIREMENTS.
 - PER COORDINATION WITH TDOT, A PROPOSED RIGHT IN/RIGHT OUT ENTRANCE IS PERMISSIBLE, REQUIRES A MINIMUM 100 FT CLEARANCE, AND SHALL FOLLOW THE DESIGN REQUIREMENTS OF THE 2015 TDOT MANUAL FOR CONSTRUCTING DRIVEWAY ENTRANCES ON STATE HIGHWAYS.

BICYCLE PARKING

REQUIRED: 1 PER 5,000 SQUARE FEET OF GROSS FLOOR AREA
PROVIDED: BIKE RACK #1 = 5 SPACES = 25,000 SF
BIKE RACK #2 = 5 SPACES = 25,000 SF
BIKE RACK #3 = 5 SPACES = 25,000 SF
TOTAL BIKE PARKING PROVIDED = 15

NOTES:

- REFER TO SHEET C002 FOR GENERAL NOTES.

REVISIONS _____ DATE _____

CANNON & CANNON INC
TEL 865.670.8555 10095 Investment Drive
www.cannon-cannon.com Suite 120
Knoxville, TN 37932

CLIENT: **TOPSIDE OZ II, LLC**
1201 COILE LN
KNOXVILLE, TN 37923

PROJECT: **TOPSIDE COMMERCIAL**
2132 TOPSIDE ROAD
LOUISVILLE, TN 37777

SITE LAYOUT PLAN

CCI PROJECT NO. 01632-0002
DRAWING DATE JULY 01, 2024
PROJECT MANAGER: JTP
DRAWN BY: CO

C101

ROAD HORIZONTAL LINE DATA TABLE

LINE NO.	DISTANCE	BEARING
L1	84.72'	N28° 23' 14.77"W
L2	86.12'	N37° 30' 52.87"W
L3	64.61'	N15° 54' 28.33"W
L4	164.46'	N44° 28' 02.29"E
L5	54.20'	N30° 48' 18.34"E
L6	41.81'	N57° 53' 51.34"E
L7	59.25'	N31° 41' 48.81"E

ROAD HORIZONTAL CURVE DATA TABLE

CURVE NO.	P.I. COORDINATES	P.C. STATION	P.T. STATION	DELTA ANGLE	RADIUS	CURVE LENGTH	CHORD BEARING	CHORD LENGTH
C1	N: 555952.48 E: 2561754.30	0+84.72	1+08.62	009° 07' 38"	150.000'	23.90'	N32° 57' 03.82"W	23.87'
C2	N: 556045.42 E: 2561682.95	1+94.74	2+32.45	021° 36' 25"	100.000'	37.71'	N26° 42' 40.60"W	37.49'
C3	N: 556256.60 E: 2561788.29	4+61.52	4+98.68	014° 11' 40"	150.000'	37.16'	N37° 22' 12.10"E	37.07'
C4	N: 556350.32 E: 2561843.97	5+52.87	6+23.80	027° 05' 33"	150.000'	70.93'	N44° 21' 04.84"E	70.27'
C5	N: 556410.78 E: 2561939.08	6+65.61	7+34.10	023° 58' 24"	163.685'	68.49'	N44° 47' 55.67"E	67.99'

