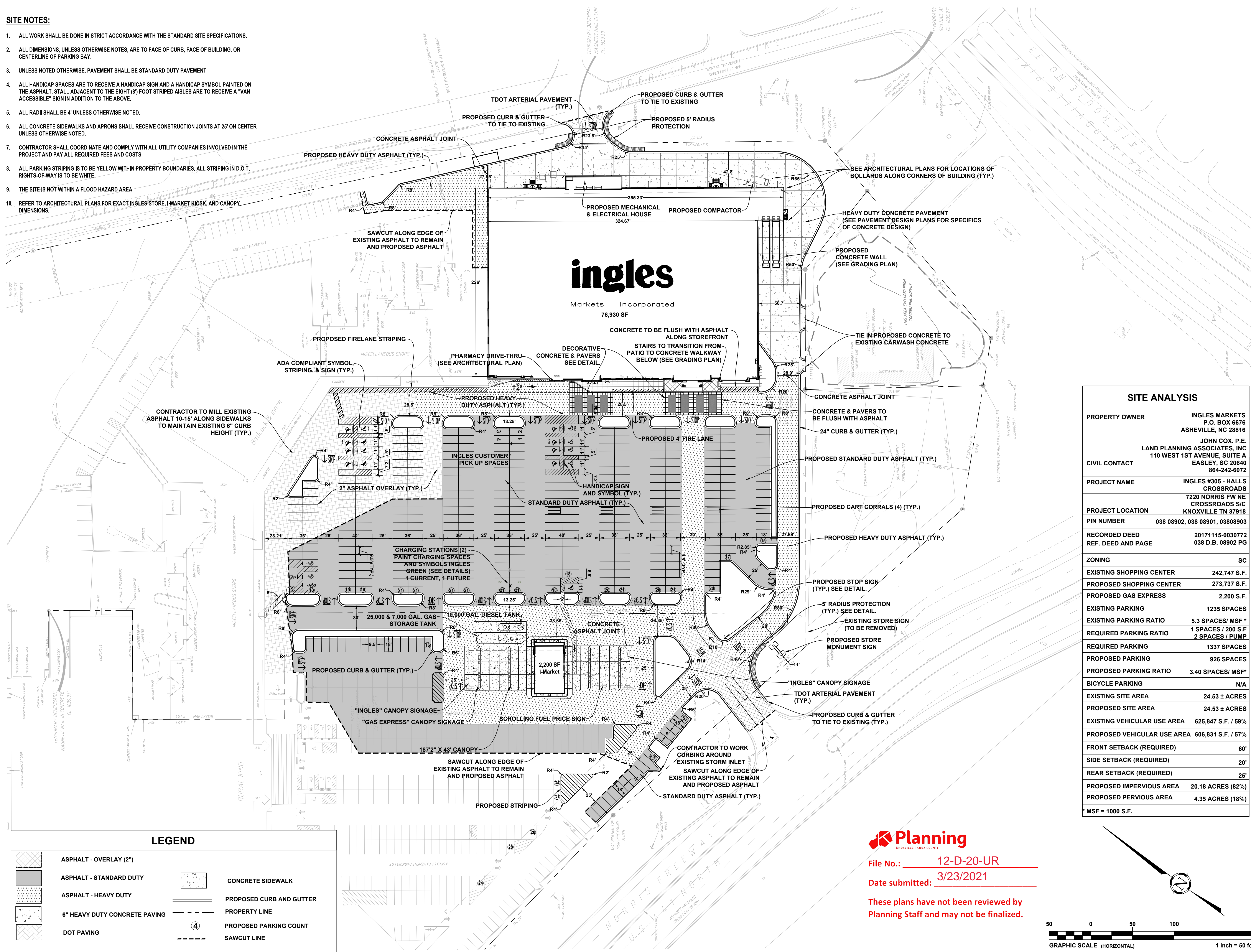


SITE NOTES:

1. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH THE STANDARD SITE SPECIFICATIONS.
2. ALL DIMENSIONS, UNLESS OTHERWISE NOTES, ARE TO FACE OF CURB, FACE OF BUILDING, OR CENTERLINE OF PARKING BAY.
3. UNLESS NOTED OTHERWISE, PAVEMENT SHALL BE STANDARD DUTY PAVEMENT.
4. ALL HANDICAP SPACES ARE TO RECEIVE A HANDICAP SIGN AND A HANDICAP SYMBOL PAINTED ON THE ASPHALT. STALL ADJACENT TO THE EIGHT (8) FOOT STRIPED AISLES ARE TO RECEIVE A "VAN ACCESSIBLE" SIGN IN ADDITION TO THE ABOVE.
5. ALL RADI SHALL BE 4' UNLESS OTHERWISE NOTED.
6. ALL CONCRETE SIDEWALKS AND APRONS SHALL RECEIVE CONSTRUCTION JOINTS AT 25' ON CENTER UNLESS OTHERWISE NOTED.
7. CONTRACTOR SHALL COORDINATE AND COMPLY WITH ALL UTILITY COMPANIES INVOLVED IN THE PROJECT AND PAY ALL REQUIRED FEES AND COSTS.
8. ALL PARKING STRIPING IS TO BE YELLOW WITHIN PROPERTY BOUNDARIES. ALL STRIPING IN D.O.T. RIGHTS-OF-WAY IS TO BE WHITE.
9. THE SITE IS NOT WITHIN A FLOOD HAZARD AREA.
10. REFER TO ARCHITECTURAL PLANS FOR EXACT INGLES STORE, I-MARKET KIOSK, AND CANOPY DIMENSIONS.



ingles
Markets Incorporated
76,930 SF

SITE ANALYSIS

PROPERTY OWNER	INGLES MARKETS P.O. BOX 6676 ASHEVILLE, NC 28816
CIVIL CONTACT	JOHN COX, P.E. LAND PLANNING ASSOCIATES, INC 110 WEST 1ST AVENUE, SUITE A EASLEY, SC 29640 864-242-6072 design@lpa-inc.net
PROJECT NAME	INGLES #305 - HALLS CROSSROADS
PROJECT LOCATION	7220 NORRIS FW NE CROSSROADS S/C KNOXVILLE TN 37918
PIN NUMBER	038 08902, 038 08901, 03808903
RECORDED DEED REF. DEED AND PAGE	20171115-0030772 038 D.B. 08902 PG
ZONING	SC
EXISTING SHOPPING CENTER	242,747 S.F.
PROPOSED SHOPPING CENTER	273,737 S.F.
PROPOSED GAS EXPRESS	2,200 S.F.
EXISTING PARKING	1235 SPACES
EXISTING PARKING RATIO	5.3 SPACES/ MSF *
REQUIRED PARKING RATIO	1 SPACES / 200 S.F. 2 SPACES / PUMP
REQUIRED PARKING	1337 SPACES
PROPOSED PARKING	926 SPACES
PROPOSED PARKING RATIO	3.40 SPACES/ MSF*
BICYCLE PARKING	N/A
EXISTING SITE AREA	24.53 ± ACRES
PROPOSED SITE AREA	24.53 ± ACRES
EXISTING VEHICULAR USE AREA	625,847 S.F. / 59%
PROPOSED VEHICULAR USE AREA	606,831 S.F. / 57%
FRONT SETBACK (REQUIRED)	60'
SIDE SETBACK (REQUIRED)	20'
REAR SETBACK (REQUIRED)	25'
PROPOSED IMPERVIOUS AREA	20.18 ACRES (82%)
PROPOSED PERVIOUS AREA	4.35 ACRES (18%)
* MSF = 1000 S.F.	

LEGEND

	ASPHALT - OVERLAY (2")		CONCRETE SIDEWALK
	ASPHALT - STANDARD DUTY		PROPOSED CURB AND GUTTER
	ASPHALT - HEAVY DUTY		PROPERTY LINE
	6" HEAVY DUTY CONCRETE PAVING		PROPOSED PARKING COUNT
	DOT PAVING		SAWCUT LINE

Planning
KNOXVILLE & KNOX COUNTY
File No.: 12-D-20-UR
Date submitted: 3/23/2021

These plans have not been reviewed by Planning Staff and may not be finalized.



REVISIONS:

NO.	DATE	DESCRIPTION	BY

SEAL:
PRELIMINARY NOT FOR CONSTRUCTION



LAND PLANNING ASSOCIATES, INC.
110 WEST 1ST AVENUE - SUITE A
EASLEY, SC 29640
864.242.6072
design@lpa-inc.net

ingles
Markets Incorporated
STORE #305
HALLS CROSSROADS
KNOXVILLE TN 37918

PROPERTY INFORMATION:

TAX MAP NUMBER:	038 08902
REFERENCE D.B. & PG:	20171115-0030772 038 D.B. 08902
ADDITIONAL TAX MAP #s:	038 08901 / 038 08903 KNOX CO. PLANNING FILE: 12-D-20-UR

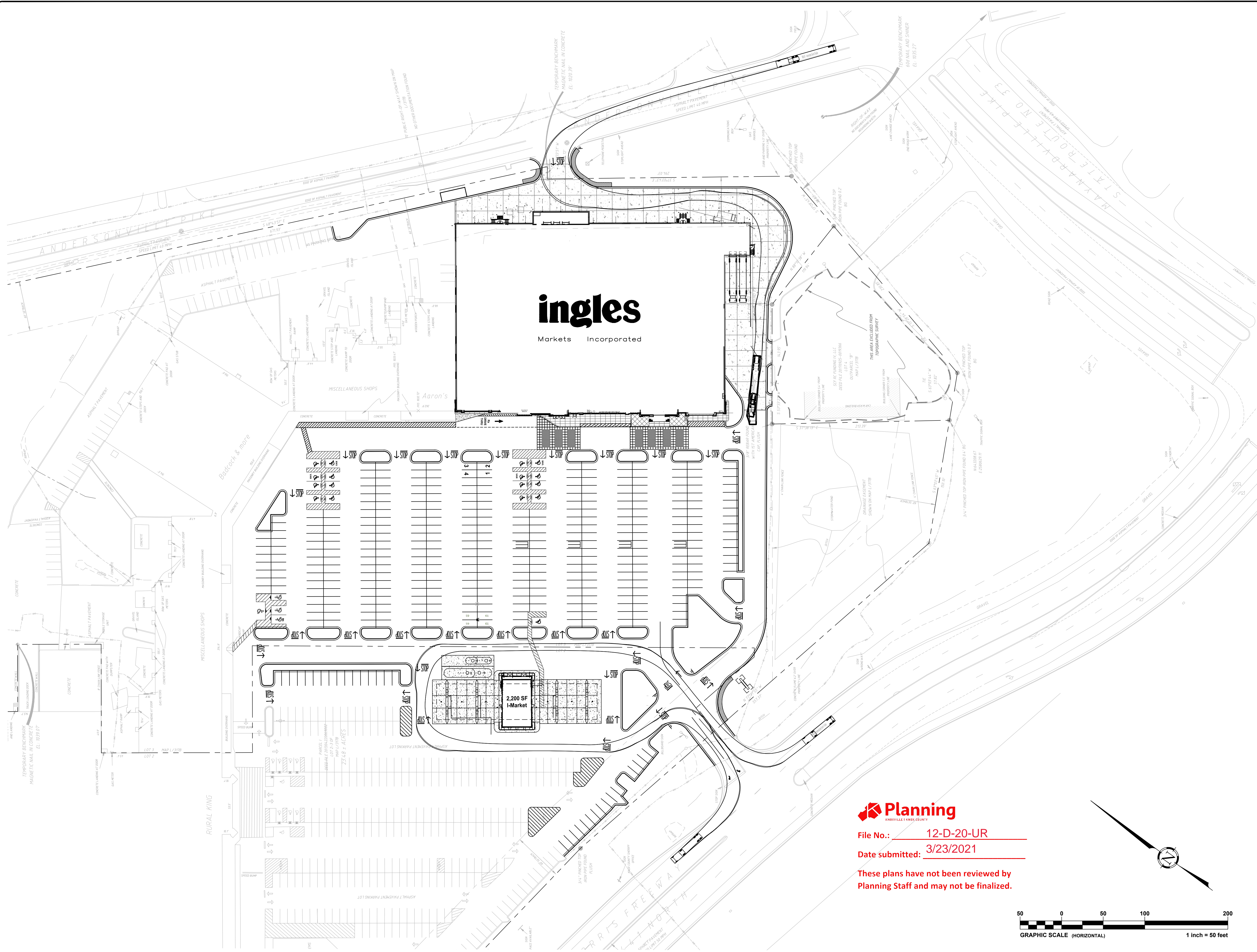
ISSUE FOR CONSTRUCTION:
PERMIT DATE:
BID DATE:

DRAWN BY:	KCW
DESIGN BY:	JDC
CHECKED BY:	JDC
DATE:	3/22/21
SCALE:	HORIZ. 1" = 50' VERT.
JOB NUMBER:	19.005

SITE PLAN
C-109
STORE #305
HALLS CROSSROADS
KNOXVILLE TN

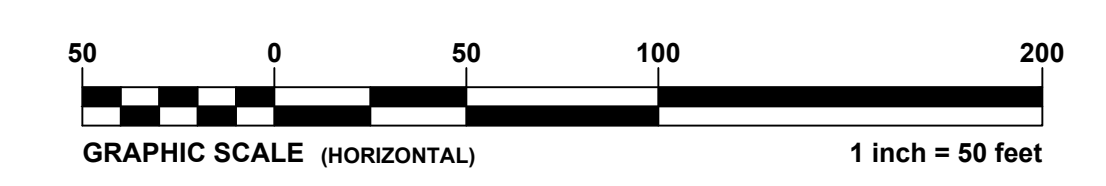
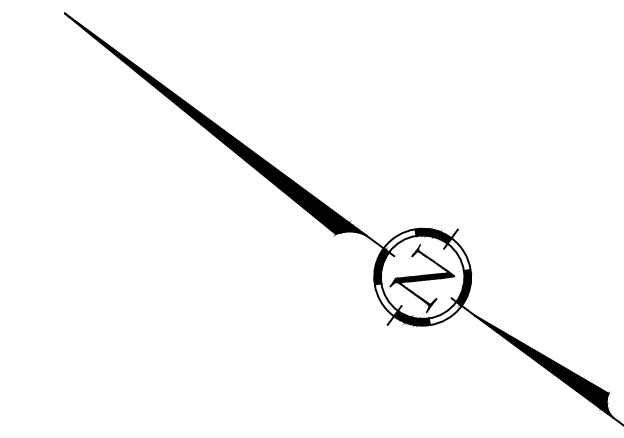
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Mar 22, 2021 at 17:02 by mlf

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 Mar 23, 2021 8:15 by wky



File No.: 12-D-20-UR
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SEAL:

CORPORATE SEAL:



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 110 WEST 1ST AVENUE - SUITE A
 EASLEY, SC 29640
 864.242.6072
 design@lpa-inc.net

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 038 08901 / 038 08903
 KNOX CO. PLANNING FILE: 12-D-20-UR

ISSUE FOR CONSTRUCTION:
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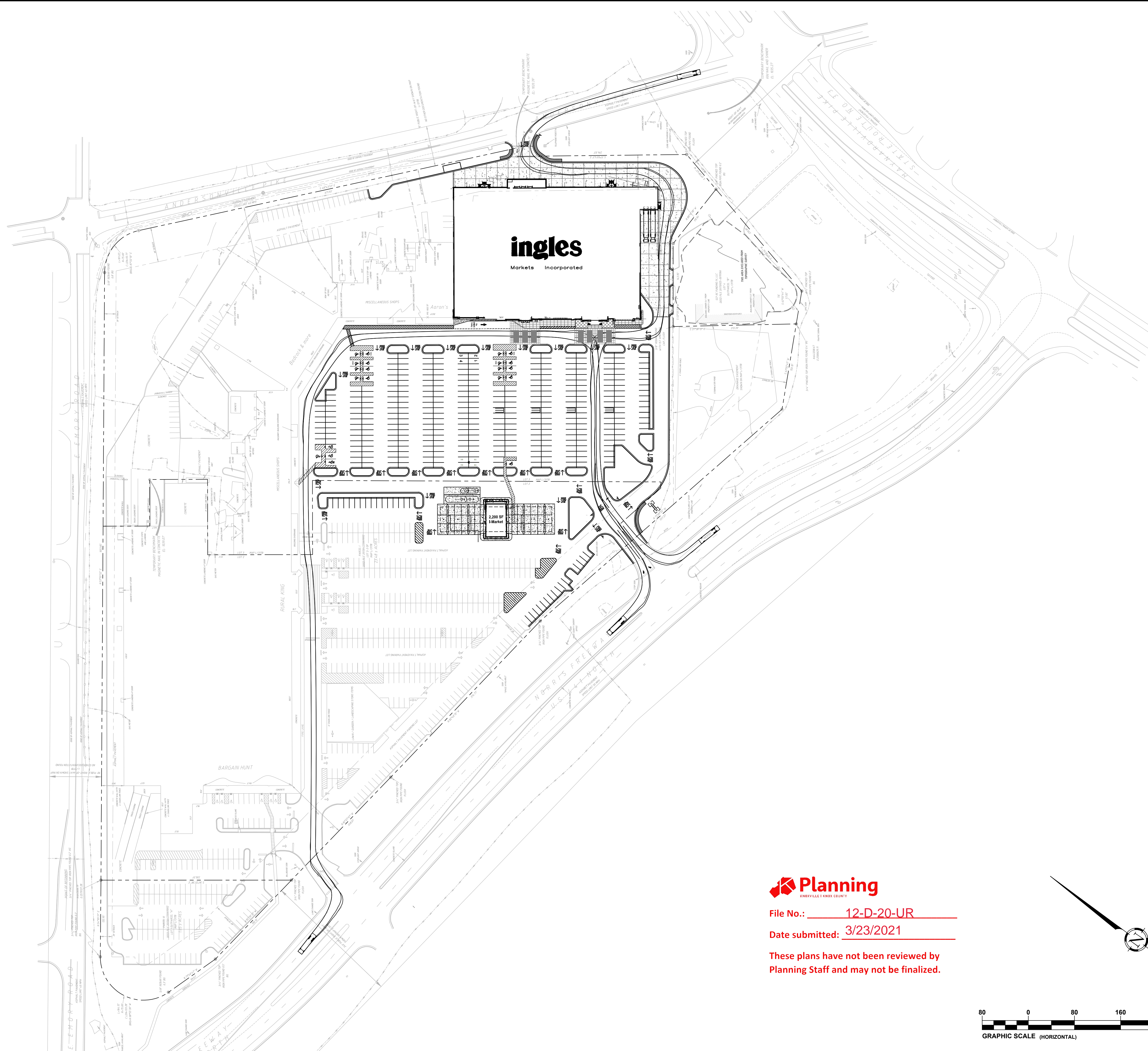
DRAWN BY: KCW
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 DATE: 3/22/21
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TRUCK ACCESS EXHIBIT

STORE #305
 HALLS CROSSROADS
 KNOXVILLE TN

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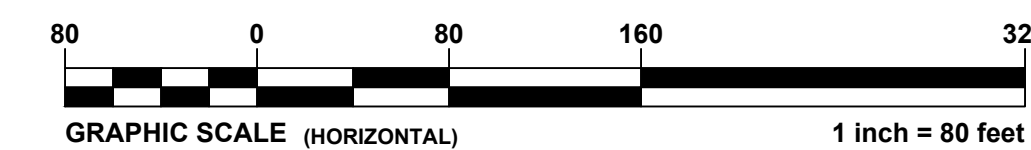
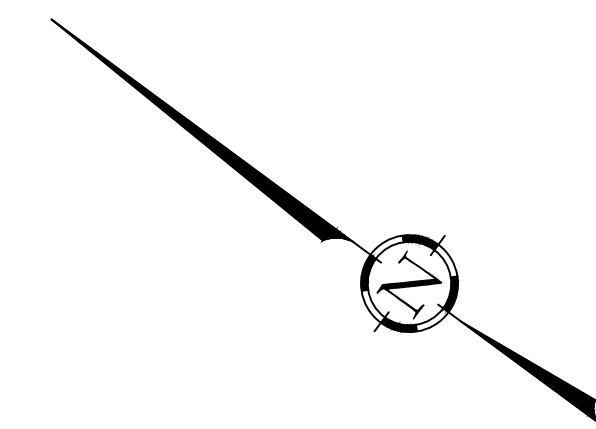
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 Mar 23, 2021 at 8:13 by Kelly



File No.: 12-D-20-UR

Date submitted: 3/23/2021

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 KNOX CO. PLANNING FILE: 12-D-20-UR

ISSUE FOR CONSTRUCTION:

PERMIT DATE:

BID DATE:

DRAWN BY: KCW

DESIGN BY: JDC

CHECKED BY: JDC

DATE: 12/17/20

SCALE: HORIZ. 1" = 80' VERT.

JOB NUMBER: 19.005

FIRE ACCESS EXHIBIT

STORE #305
 HALLS CROSSROADS
 KNOXVILLE TN

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