



PROPOSED FEATURES LEGEND

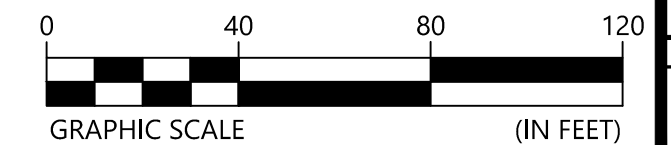
- STORM PIPE ——— ST ———
- PROPOSED MAJOR CONTOUR ——— 90 ———
- PROPOSED MINOR CONTOUR ——— 92 ———
- CURB INLET
- JUNCTION STRUCTURE
- HILLSIDE PROTECTION

TOTAL HILLSIDE PROTECTION (HP) AREA: 166,420 SQ. FT. (3.820 A.C.)
TOTAL LIMITS OF DISTURBANCE WITHIN HP OVERLAY: 34,580 SQ. FT. (0.794 A.C.)

BASE INFORMATION WAS TAKEN FROM GIS INFORMATION PROVIDED BY KGIS. STORMWATER INFRASTRUCTURE WAS ALSO COPIED FROM GIS INFORMATION PROVIDED BY KGIS AND ARE APPROXIMATE AT BEST.



Know what's below.
Call before you dig.



VERTICAL DATUM: NAVD 88
 HORIZONTAL DATUM: NAD 83/27



6515 NIGHTINGALE LANE
 KNOXVILLE, TN 37909
 (865) 934-6023

DKLEVY
 architecture + design
 3523 Maloney Rd., Knoxville, TN 37920
 p. 865.474.9264 www.dklevy.com

NOT FOR CONSTRUCTION

NO.	DATE	DESCRIPTION	BY	CHK	CLS	APV

GRADING & DRAINAGE PLAN

USE ON REVIEW
 SOUTHWOOD COMMERCIAL
 KNOXVILLE, KNOX COUNTY, TENNESSEE

PROJECT NUMBER
22430424
 DRAWING NUMBER

C6.0

SITE DATA

COUNCIL DISTRICT: 9
 COUNCIL MEMBER: CARSON DAILEY
 PARCEL IDS.: 147CD003, 147CD004, 147CD005, & 147CD007
 SITE ADDRESS: MARTEL LANE
 KNOXVILLE, TENNESSEE 37920
 TOTAL SITE ACREAGE: 3.464 AC. (150,880 FT²)
 EXISTING ZONING: PC (PLANNED COMMERCIAL)
 PROPOSED USE: WAREHOUSE / OFFICE SPACE

IMPERVIOUS SURFACE AREA
 BUILDINGS: 0.371 AC. (16,140 FT²)
 DRIVES/SIDEWALKS: 0.443 AC. (19,310 FT²)
 TOTAL PROPOSED IMPERVIOUS AREA: 0.814 AC. (35,450 FT²)

PARKING SUMMARY
 PARKING REQUIRED (PER PARCEL, BASED ON WHOLESALE ESTABLISHMENT):
 (PARKING REQUIREMENTS - 2 SPOTS FOR EVERY 3 EMPLOYEES (MAX 4 EMPLOYEES))
 4 SPACES REQUIRED PER PARCEL, 16 TOTAL SPACES REQUIRED

PARKING PROVIDED:
 SURFACE: MINIMUM 5 PER PARCEL (1 ADA)
 TOTAL: 34 SPACES PROVIDED

CLIENT: RJR PROPERTIES
 ADDRESS: 3305 BUNKER HILL DRIVE
 KNOXVILLE, TN 37920
 (865) 438-8804
 CONTACT NAME: RYAN KERR
 CONTACT E-MAIL ADDRESS: ryankerr@southoakproperties.com

PROJECT REPRESENTATIVE: DKLEVY
 ADDRESS: 3523 MALONEY ROAD
 KNOXVILLE, TENNESSEE 37920
 (865) 474-9264
 CONTACT NAME: DANIEL LEVY
 CONTACT E-MAIL ADDRESS: daniel@dklevy.com

RECORDED DOCUMENTS: DEED BOOK 20220516 PAGE 0086634

FEMA PANEL:
 THE SUBJECT PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD ZONE
 ACCORDING TO COMMUNITY PANEL NO. 47093C0293F, 05/02/2007. COMMUNITY NAME:
 KNOX COUNTY UNINCORPORATED AREAS.

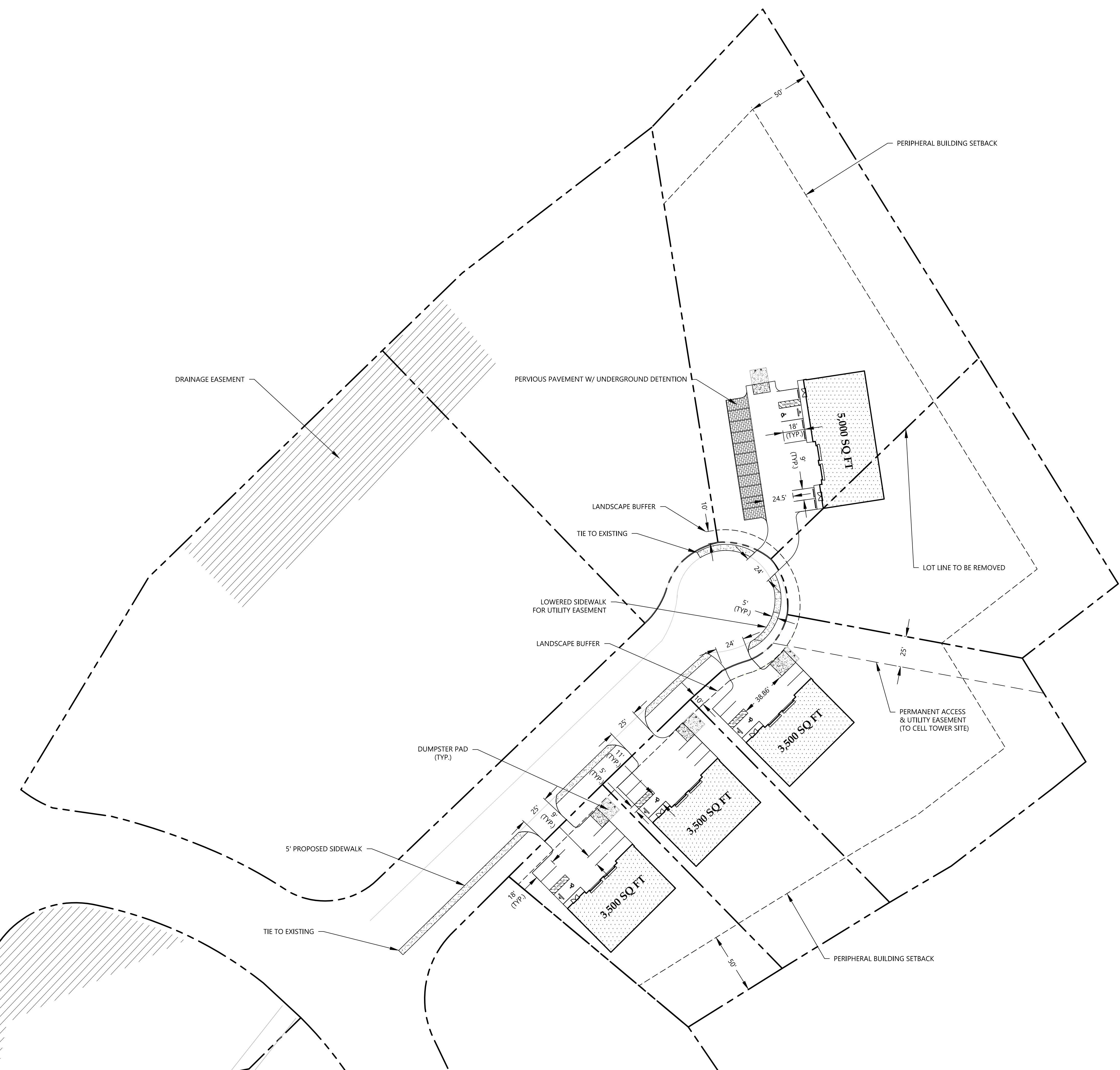


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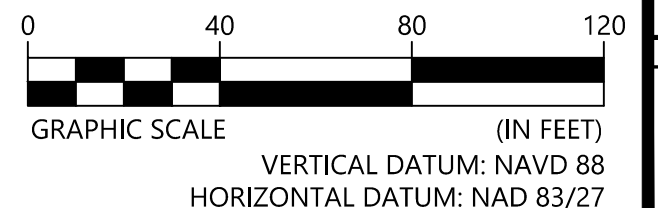
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NO.	DATE	DESCRIPTION	BY	CHK	CLS	APP
	4/24/2023	UOR SUBMITTAL				

SITE LAYOUT PLAN
 USE ON REVIEW
 SOUTHWOOD COMMERCIAL
 KNOXVILLE, KNOX COUNTY, TENNESSEE

PROJECT NUMBER
22430424
 DRAWING NUMBER

C5.0