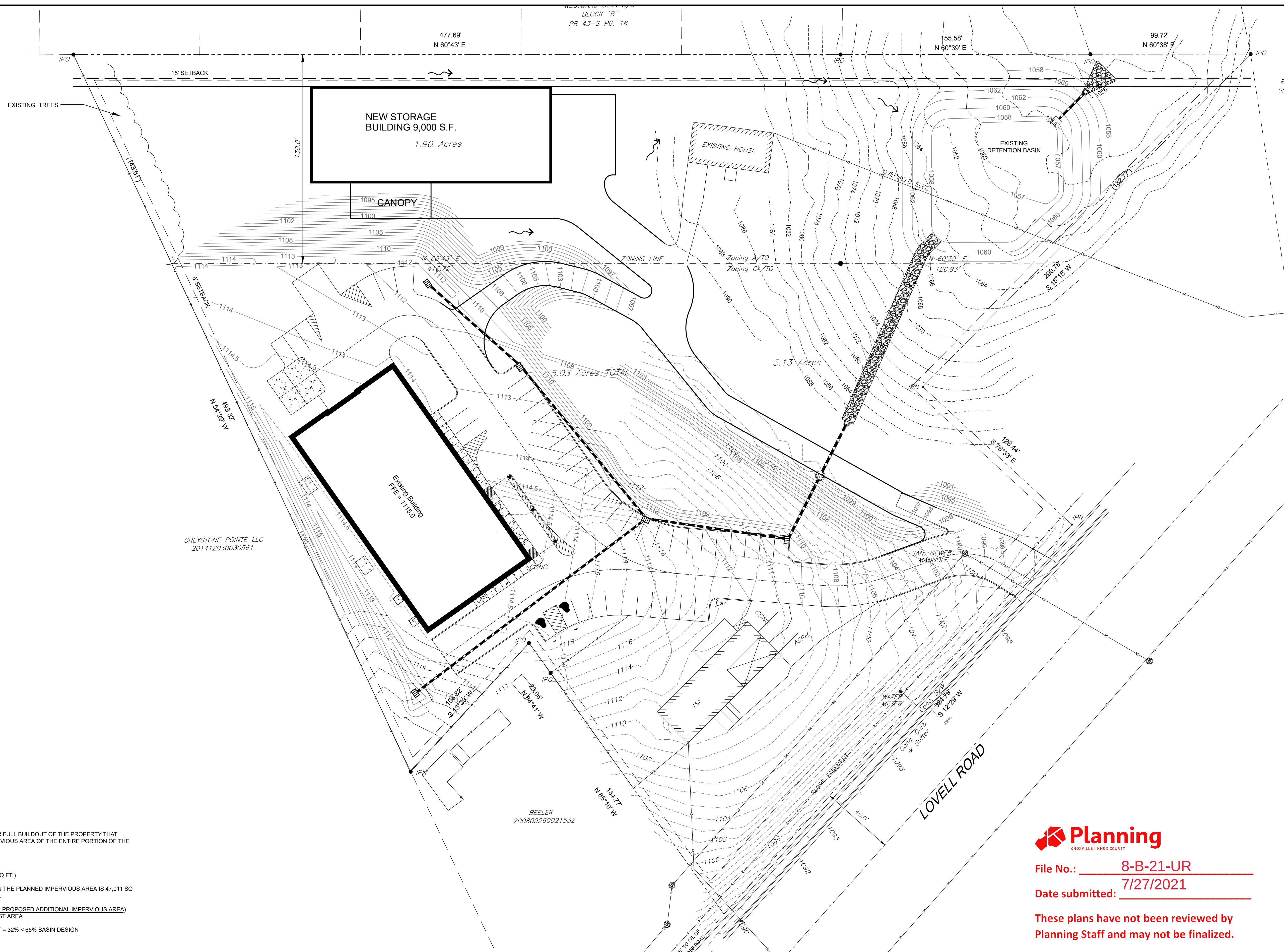




DRAINAGE AND DETENTION CALCULATIONS
LAND DEVELOPMENT SOLUTIONS, 9/26/16

SECTION 1 INTRODUCTION

NOTE: "THE DETENTION BASIN IS BEING DESIGNED FOR FULL BUILDOUT OF THE PROPERTY THAT DRAINS TO IT. THE DETENTION DESIGN ASSUMES 65% IMPERVIOUS AREA OF THE ENTIRE PORTION OF THE SITE DRAINING TO THE DETENTION BASIN."

SECTION 3 POST-DEVELOPED ANALYSIS

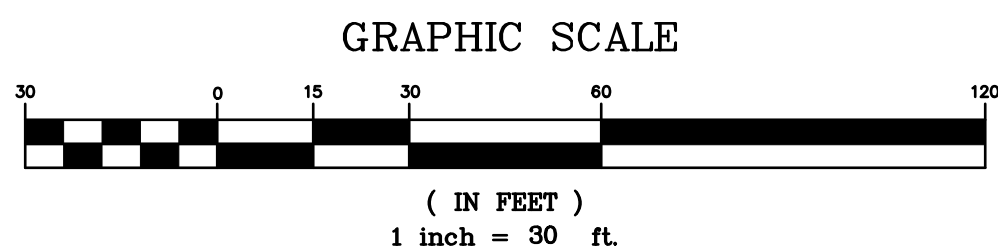
TABLE 3. DETAINED WEST AREA 4.37 ACRES, (190,357 SQ FT.)

PER APPROVED PLAN 7-11-17 SHEET C101 SITE LAYOUT PLAN THE PLANNED IMPERVIOUS AREA IS 47,011 SQ FT. PROPOSED ADDITIONAL IMPERVIOUS AREA, 14,500 SQ FT.

PROPOSED IMPERVIOUS % = $\frac{(\text{PLANNED IMPERVIOUS AREA} + \text{PROPOSED ADDITIONAL IMPERVIOUS AREA})}{\text{DETAINED WEST AREA}}$

$(47,011 \text{ SQ FT.} + 14,500 \text{ SQ FT.}) / 190,357 \text{ SQ FT} = 32\% < 65\% \text{ BASIN DESIGN}$

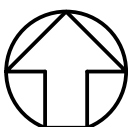
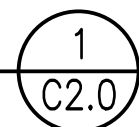
BASE PLAN:
LAND DEVELOPMENT SOLUTIONS
310 SIMONS RD
SUITE K
KNOXVILLE, TENNESSEE 37922
(865) 671-2281



DRAINAGE CONCEPT PLAN

SCALE: 1" = 30'-0"

TTDCA FILE NUMBER 8-A-21-TOB
USE ON REVIEW 8-B-21-UR

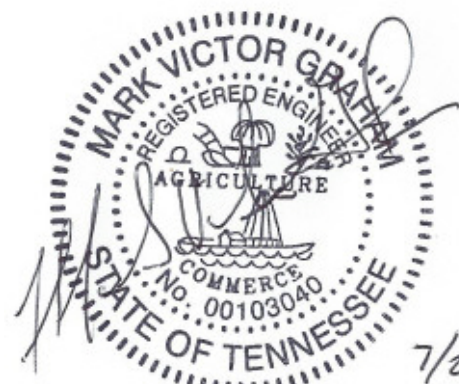


File No.: 8-B-21-UR
Date submitted: 7/27/2021

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

REVISIONS

NO.	DESCRIPTION	DATE
1	TTDCA COMMENTS	7/23/21
2	USE ON REVIEW COMMENTS	7/26/21
3	TTDCA COMMENTS	7/28/21



CONCEPT PLAN
NEW STORAGE BUILDING
EUROPEAN AUTO GARAGE
1229 LOVELL ROAD
KNOXVILLE, TENNESSEE

DRAINAGE CONCEPT PLAN

DATE: 6/25/21

C2.0

SHEET 2 OF 3

PROJ. NO. 21117

MARK V GRAHAM
ENGINEERING CONSULTANTS, LLC

PHONE: 865 712-9210
MarkVGraham@gmail.com

PO BOX 53131
KNOXVILLE, TN 37950

PLANTINGS

EVERGREEN TREES
5 EACH OF THE FOLLOWING SPECIES, MINIMUM

EASTERN RED CEDAR
LEYLAND CYPRESS
WHITE PINE
SHORTLEAF PINE
SOUTHERN MAGNOLIA

JUNIPERUS VIRGINIANA
CUPRESSUS LEYLANDII
PINUS STROBUS
PINUS ECHINATE
MAGNOLIA GRANDIFLORA

EVERGREEN TREES MUST HAVE A MINIMUM HEIGHT OF SIX FEET, (6 FT).

DECIDUOUS SHADE TREES
3 EACH OF THE FOLLOWING SPECIES, MINIMUM

RED MAPLE
WHITE OAK
TULIP POPLAR

ACER RUBRUM
QUERCUS ALBA
LIRIODENDRON TULIPIFERE

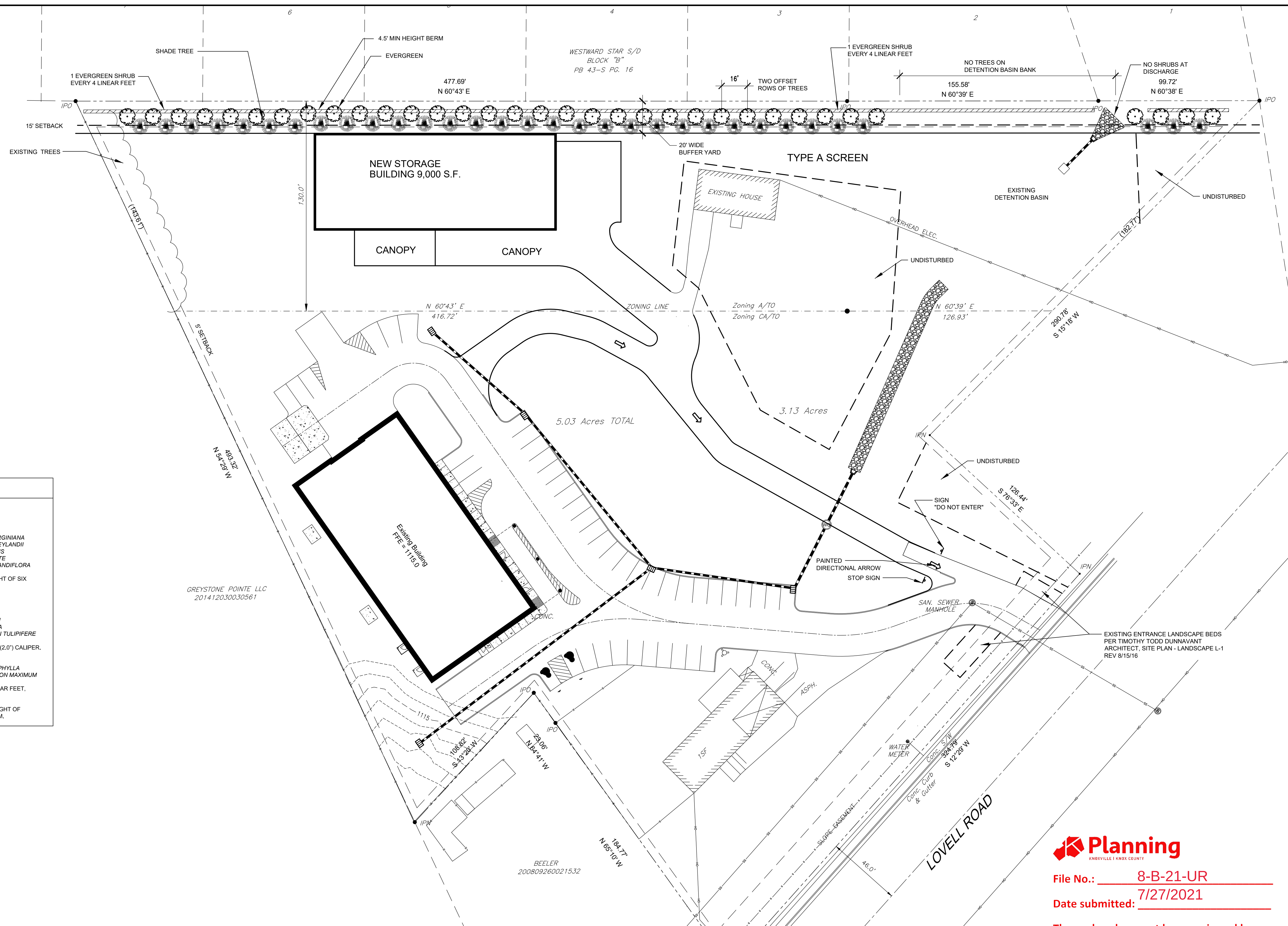
SHADE TREES MUST HAVE A MINIMUM TWO-INCH, (2.0") CALIPER.

EVERGREEN SHRUB
BOXWOOD
RHODODENDRON

BUXUS MICROPHYLLA
RHODODENDRON MAXIMUM

ONE EVERGREEN SHRUB PER EVERY THREE LINEAR FEET, (3 L.F.), APPROXIMATELY 240 PLANTS.

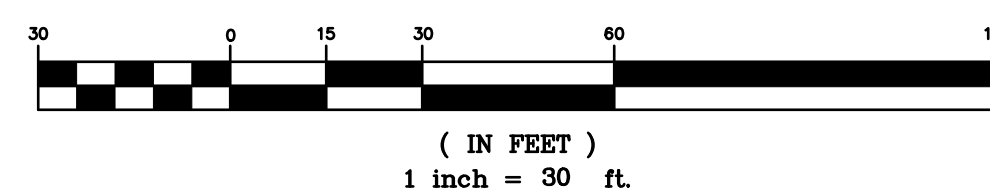
EVERGREEN SHRUBS MUST HAVE A MINIMUM HEIGHT OF EIGHTEEN INCHES, (18") ON 4.5' MIN HEIGHT BERM.



BASE PLAN:

LAND DEVELOPMENT SOLUTIONS
310 SIMONS RD
SUITE K
KNOXVILLE, TENNESSEE 37922
(865) 671-2281

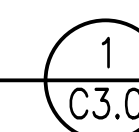
GRAPHIC SCALE



BUFFER YARD PLAN

SCALE: 1" = 30'-0"

TTDCA FILE NUMBER 8-A-21-TOB
USE ON REVIEW 8-B-21-UR



MAGNETIC NORTH



SITE NORTH



File No.: 8-B-21-UR

Date submitted: 7/27/2021

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Planning Staff and may not be finalized.



Know what's below.
Call before you dig.

REVISIONS

NO.	DESCRIPTION	DATE
1	TTDCA COMMENTS	7/23/21
2	USE ON REVIEW COMMENTS	7/26/21
3	TTDCA COMMENTS	7/28/21



CONCEPT PLAN
NEW STORAGE BUILDING
EUROPEAN AUTO GARAGE
1229 LOVELL ROAD
KNOXVILLE, TENNESSEE

BUFFER YARD PLAN

DATE: 06/25/21

C3.0

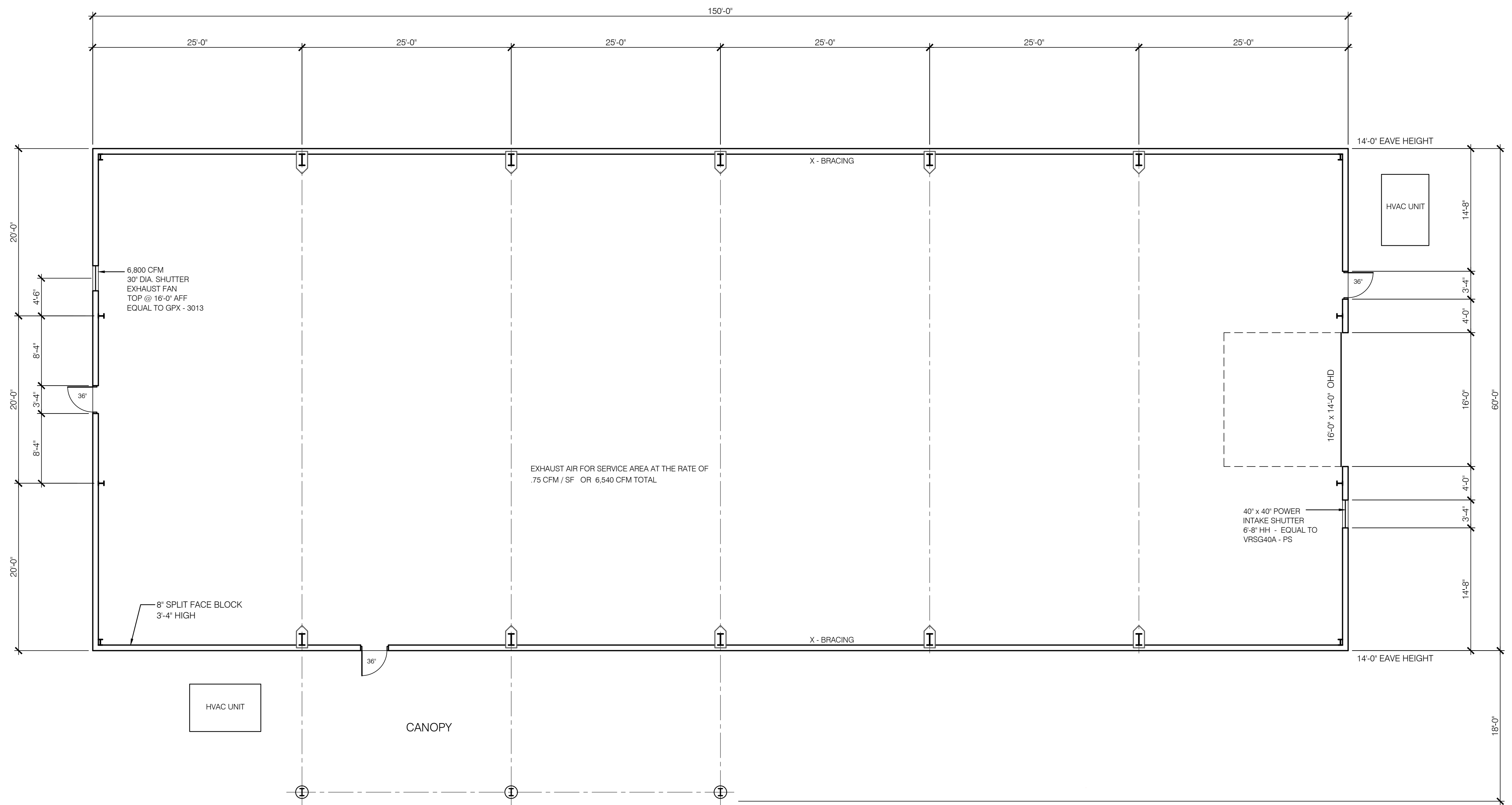
SHEET 3 OF 3

PROJ. NO. 21117

MARK V GRAHAM
ENGINEERING CONSULTANTS, LLC

PO BOX 53131
KNOXVILLE, TN 37950

PHONE: 865 712-9210
MarkVGraham@gmail.com



APPLICABLE CODES:	
BUILDING CODE :	2018 IBC
PLUMBING CODE :	2018 IPC
MECHANICAL CODE :	2018 IMC
GAS CODE :	2018 IGC
ENERGY CODE :	2018 IECC
FIRE CODE :	2018 IFC
NATIONAL ELECTRIC CODE :	2011 EDITION
LIFE SAFETY CODE :	NFPA 101 - 2012 ED. (CH. 38)
HANDICAP CODE :	2009 ANSI - 117

PROJECT INFORMATION:	
TYPE OF CONSTRUCTION:	II B
FULLY SPRINKLED:	YES
OCCUPANCY TYPE:	S-1
BUILDING AREA:	9,000 S.F.

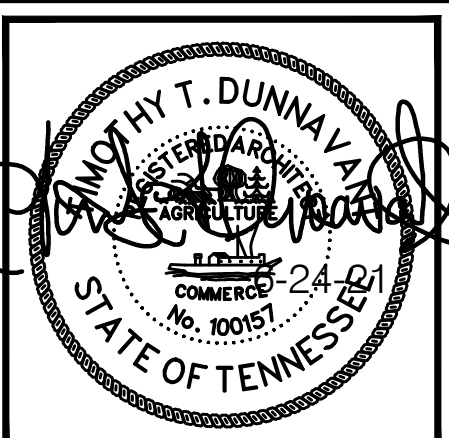
FLOOR PLAN 9,000 S.F.

1/8" = 1'-0"



File No.: 8-B-21-UR
Date submitted: 7/27/2021

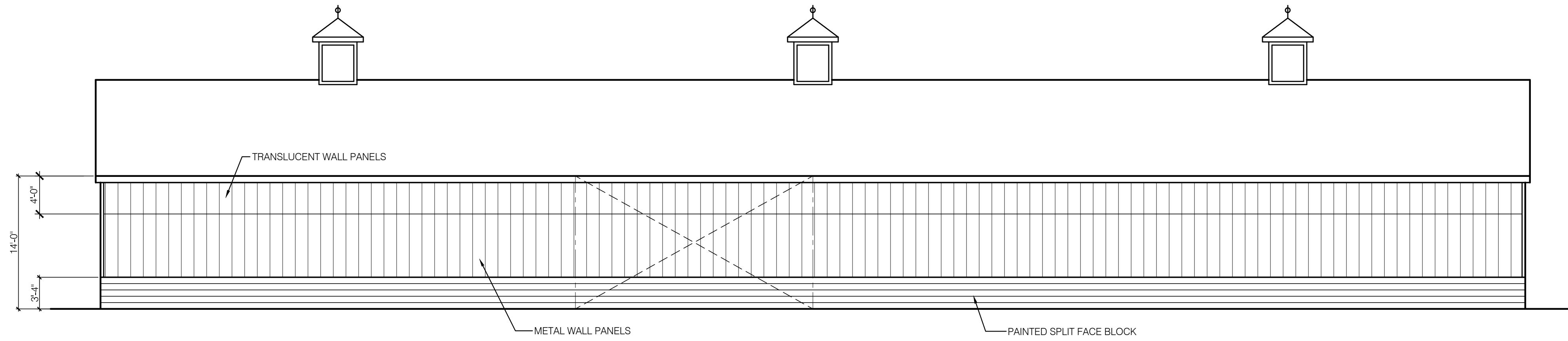
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TTD architect
TIMOTHY TODD DUNNAVANT
158 BUTTERNUT DRIVE
P.O. BOX 44
NORRIS, TENNESSEE 37828
(865) 556-6778

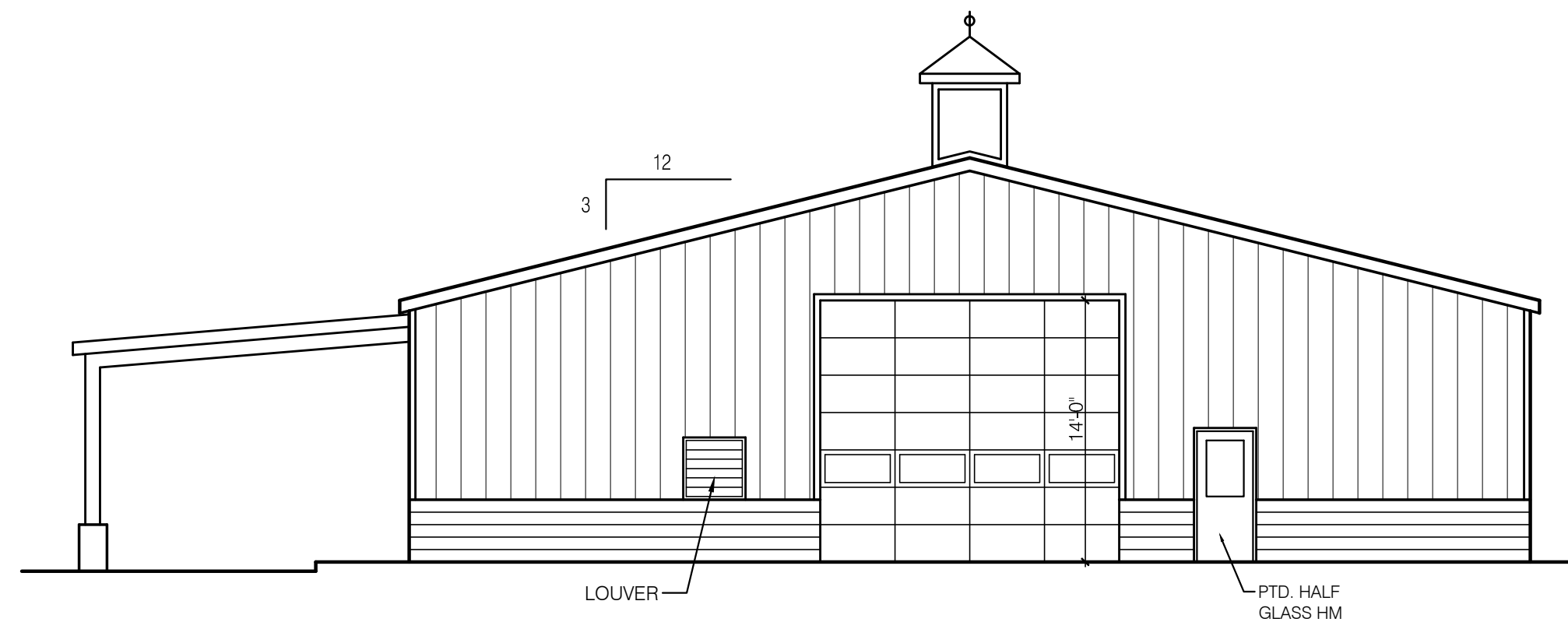
BUILDING FLOOR PLAN	A NEW STORAGE BUILDING FOR: EUROPEAN AUTO GARAGE LOVELL ROAD KNOXVILLE, TENNESSEE
SHEET TITLE:	PROJECT TITLE:

DATE:	6-24-21
REVISION:	7-27-21
DRAWING NUMBER	
A-1	



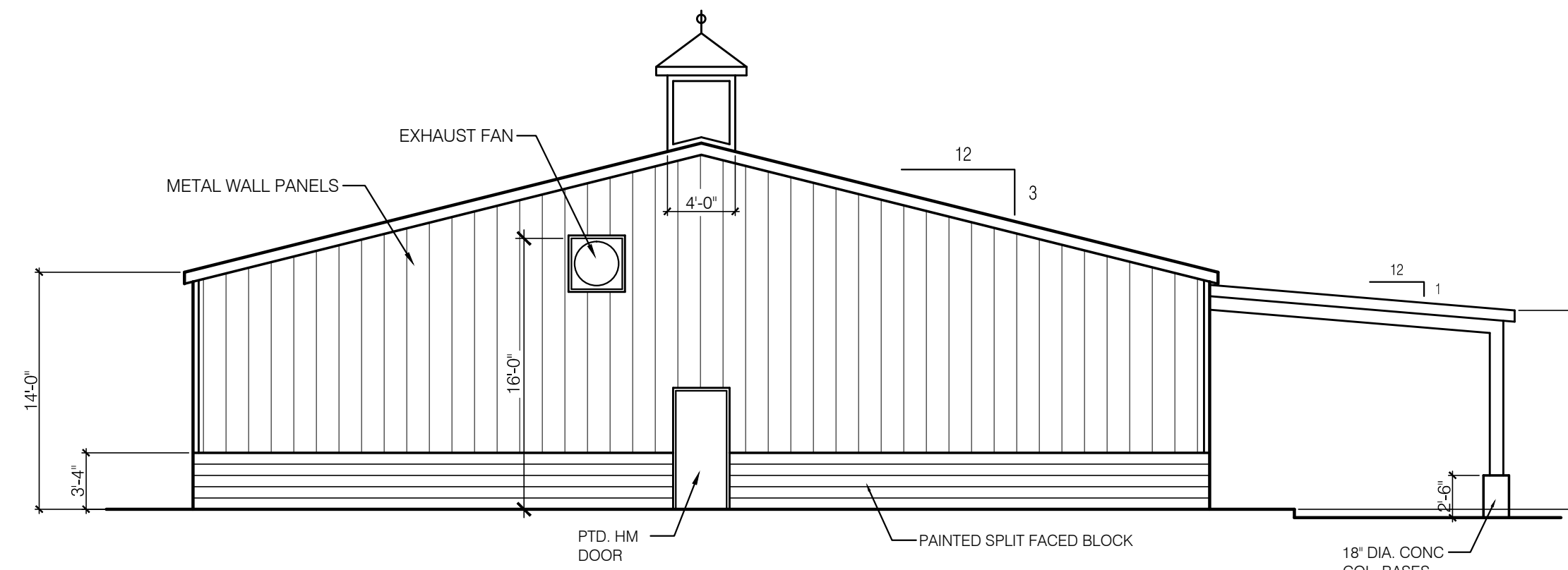
RIGHT SIDE ELEVATION

1/8" = 1'-0"



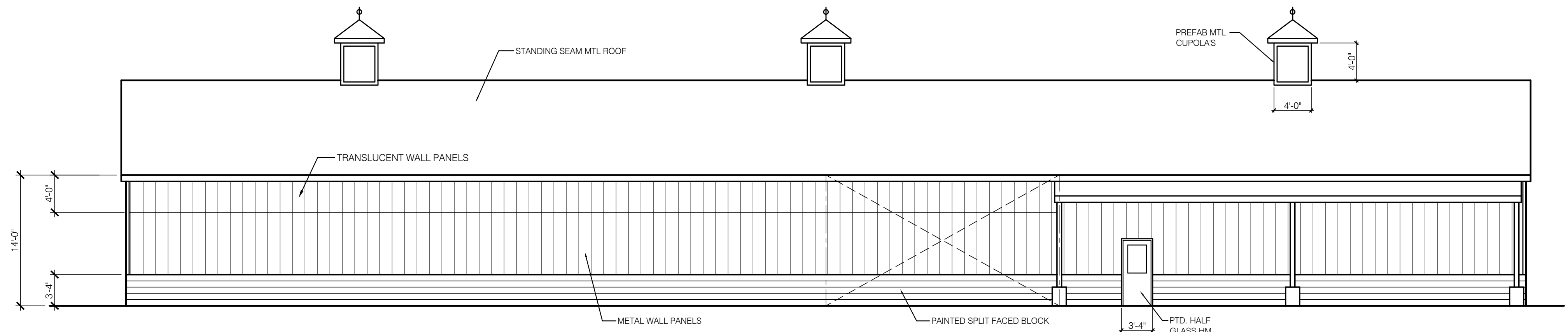
FRONT ELEVATION

1/8" = 1'-0"



REAR ELEVATION

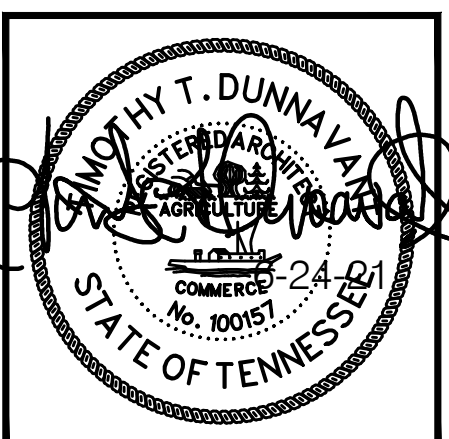
1/8" = 1'-0"



LEFT SIDE ELEVATION

1/8" = 1'-0"

EXTERIOR BUILDING COLORS	
26ga METAL WALL PANELS	CRIMSON RED
METAL CUPOLAS	CRIMSON RED
24ga STANDING SEAM ROOF	GALVALUME
METAL TRIM, RAKE, & CORNERS	POLAR WHITE
SPLIT FACED BLOCK	SPALDING GRAY SW6074



TTD architect
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BUILDING ELEVATIONS	A NEW STORAGE BUILDING FOR: EUROPEAN AUTO GARAGE LOVELL ROAD KNOXVILLE, TENNESSEE
SHEET TITLE:	PROJECT TITLE:

DATE:	6-24-21
REVISION:	
DRAWING NUMBER	A-2

8-B-21-UR
6/28/2021