

Applicant: EXTRA SPACE STORAGE

Request: BUILDING PERMIT

Meeting Date: 6/10/2024

Address: 10308 Dutchtown Rd.

Map/Parcel Number: 118 17606

Location: Southeast side of Dutchtown Rd, southwest of Cogdill Rd

Existing Zoning: C-H-1 (Highway Commercial), TO-1 (Technology Park Overlay)

Proposed Zoning: N/A

Existing Land Use: Storage facility (under construction)

Proposed Land Use: Indoor/outdoor storage facility

Appx. Size of Tract: 6.81 acres

Accessibility: Access will be off of Dutchtown Road, a minor arterial with a 60-ft pavement width inside a right-of-way that varies in width.

Surrounding Zoning and Land Uses:

North: PC (Planned Commercial), TO (Technology Overlay) in Knox County - Agriculture/forestry/vacant land, office

South: C-H-1 (Highway Commercial), OP (Office Park), and TO-1 (Technology Park Overlay) in the City - Public/quasi-public land (university)

East: C-H-1 (Highway Commercial), TO-1 (Technology Park Overlay) in the City and PC (Planned Commercial), TO (Technology Overlay) in Knox County - Office, Pellissippi Pkwy

West: C-H-1 (Highway Commercial), BP (Business and Technology Park), TO (Technology Overlay) in Knox County - Agriculture/forestry/vacant land

Comments:

1. This request is for the Extra Space Storage facility at the intersection of Dutchtown and Cogdill Roads. The grading, architectural, landscape, lighting, and site plans for the Extra Space Storage facility have already been approved (TTCDA Cases 4-B-22-TOB, 10-A-22-TOA, 9-A-23-TOA, and 1-A-24-TOA). The building has been constructed and all other approvals remain in effect. However, the building encroaches into the front setback area along Dutchtown Road. This was depicted in the original site plans (Case 4-B-22-TOB) but was not caught in the initial review. A waiver should have been requested for this encroachment and is now needed after the fact. Therefore, this is a request to reduce the front setback along Dutchtown Road from 60 ft to 55 ft and is not a request to approve the site plans outside of this fact, though they have been provided here for reference.
2. Staff supports this waiver as it is a minor reduction of the setback area and still provides a setback distance greater than the 20 ft required by the base zoning of C-H-1 (Highway Commercial). The subject property has an angled corner where the right turn lane of Dutchtown Road approaches Cogdill Road. It is at the point where the property turns that the building encroaches slightly into the setback area; if the front lot line of the property were a straight line, there would be no encroachment and the waiver would not be needed.
3. Site plans show the building encroaching by 3 ft. Staff has proposed a waiver of 5 ft to provide a buffer space.
4. The initial approval for Case 4-B-22-TOB was subject to two conditions, and those still apply. One condition was to increase the floor area ratio from 30% to 31.8% and the other was to

reduce the parking setback to 10 ft.

**Design Guideline
Conformity:** With approval of the waiver as noted, all plans are in conformance with the Design Guidelines.

**Waivers and Variances
Requested:** 1. Reduce the front setback requirement when a parking lot is between the building and the street from 60 ft to 55 ft.

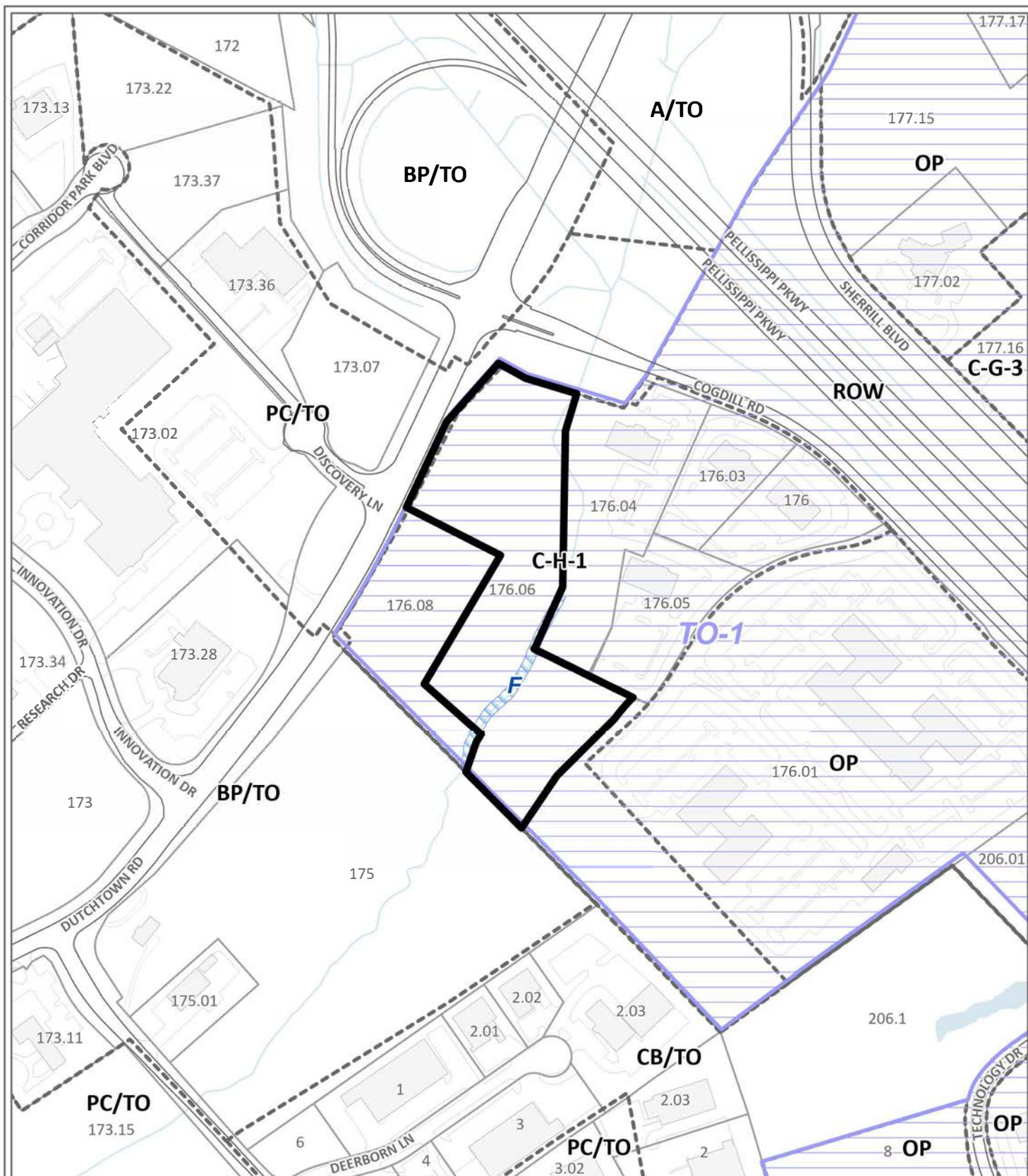
Staff Recommendation:

Staff recommends the following actions on the required waivers from the Design Guidelines:

1. Approve the waiver to reduce the front setback when a parking lot is between the building and the street from 60 ft to 55 ft since it is a minor reduction of the setback area and still provides a setback distance greater than the 20 ft required by the base zoning of C-H-1 (Highway Commercial), and because if the subject property had a straight front lot line, the encroachment would not occur and the waiver would not be needed.

Staff recommends approval of this request for a Certificate of Appropriateness for a building permit subject to one condition:

1. The project is still subject to all previous conditions of approval.



CERTIFICATE OF APPROPRIATENESS

6-A-24-TOB

Petitioner: Daniel McGuffin Branded Image Group

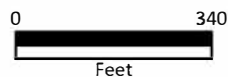


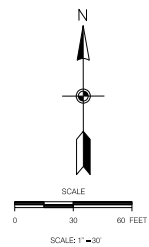
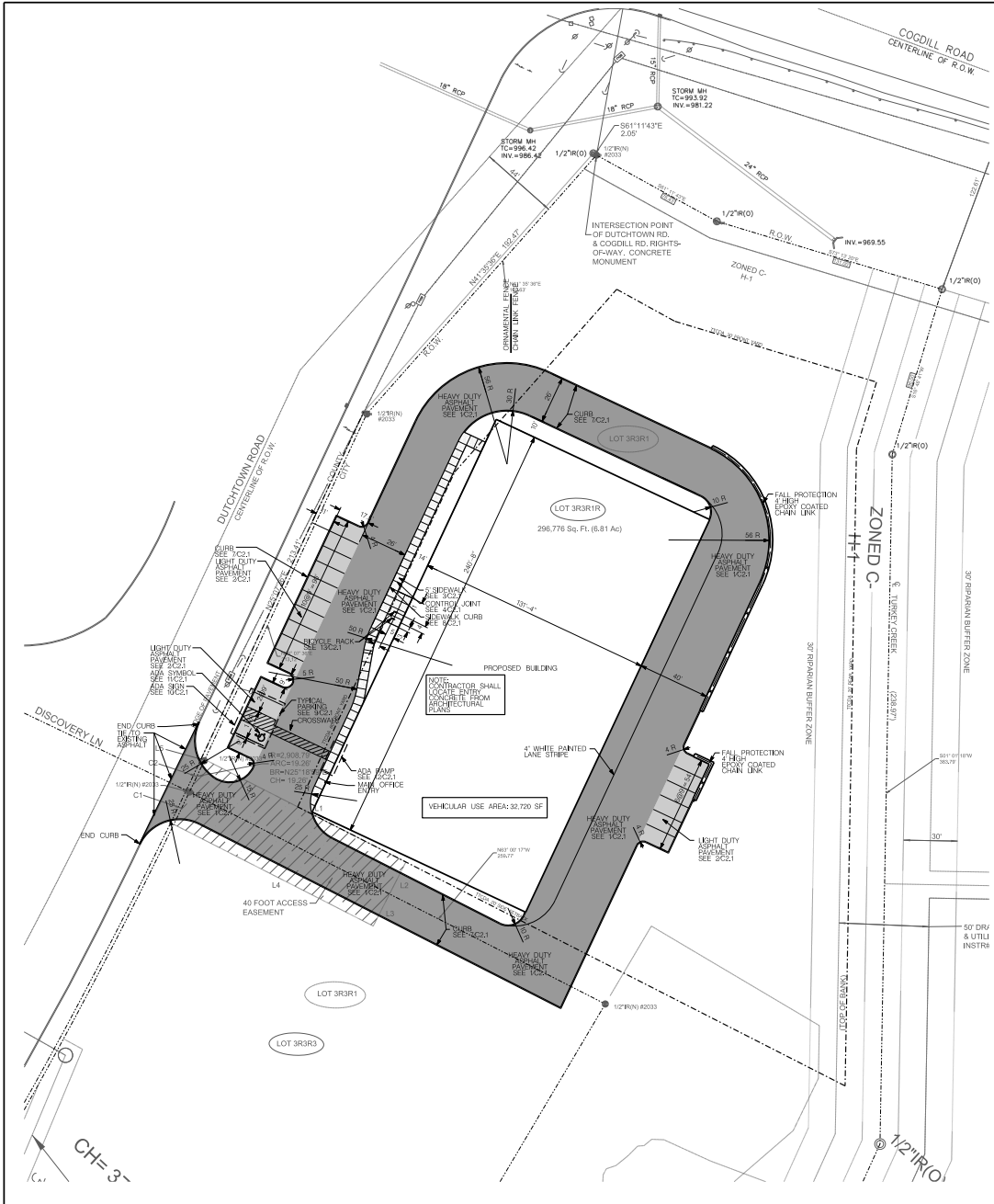
Purpose of Request: Building Permit - New Construction

Original Print Date: 5/2/2024

Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Map No: 118
Jurisdiction: City





LEGEND:

| EXISTING | PROPOSED | |
|----------|----------|--------------------------|
| | | GROUND CONTOUR ELEVATION |
| | | SPOT ELEVATION |
| | | STRUCTURE |
| | | PROPERTY LINE |
| | | EASEMENT |
| | | EDGE OF PAVEMENT |
| | | STORM DRAIN |
| | | SANITARY SEWER |
| | | POTABLE WATER |
| | | NATURAL GAS |
| | | OVERHEAD ELECTRICAL |
| | | WATER METER |
| | | FIRE HYDRANT |
| | | SURFACE FLOW |
| | | SILT FENCING |
| | | CURB |
| | | CATCH BASIN |
| | | CONCRETE PAVEMENT |
| | | ASPHALT PAVEMENT |
| | | RP RAP |

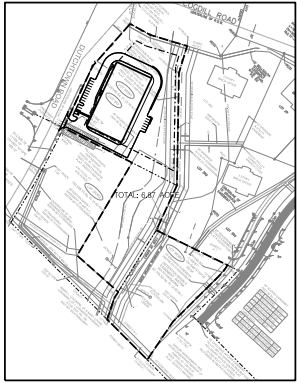
SITE LAYOUT NOTES

1. USE: CLIMATE CONTROL STORAGE, ZONING: CH-470, PARCEL 119 17606
2. TOTAL BUILDING AREA: PROPOSED 95,085 SF (3 STORY)
3. TOTAL SITE: 6.81 AC, TOTAL CBT AREA: 2.47 AC, TOTAL NEW IMPERVIOUS: 142 AC.
4. DEED REFERENCE: 20060719-005704 CITY BLOCK 46366, WARD: 47
5. THIS PROPERTY IS NOT LOCATED IN AN AREA DESIGNATED AS A SPECIAL FLOOD HAZARD AREA SEE MAP 0242L.
6. SITE BENCHMARK: CONTACT SURVEYOR FOR SITE BENCHMARK DATUM NAVD 85.
7. SITE BOUNDARY AND TOPOGRAPHIC INFORMATION IS FROM A SURVEY BY LAND DEVELOPMENT SOLUTIONS DATED 06/2022. THE CONTRACTOR SHALL VERIFY THE EXISTING INFORMATION PRIOR TO CONSTRUCTION. THE ARCHITECT NOR THE ENGINEER ACCEPT NO RESPONSIBILITY FOR THE ACCURACY AND/OR COMPLETENESS OF EXISTING CONDITIONS INFORMATION PROVIDED BY OTHERS.
8. UTILITY INFORMATION IS BASED ON INFORMATION OBTAINED FROM THE UTILITY PROVIDERS. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE ACCURACY OF THIS INFORMATION.
9. PARKING SUMMARY:
TOTAL REQUIRED: MIN 18 MAX 29
TOTAL PROVIDED BY CAR SPACES: 1 ADA SPACES
BASIS: MIN 5 + 020963 UNITS = 15.06 MAX 7 + 0330963 UNITS = 26.88
BIKE PARKING REQUIRED: 4 SPACES, PROVIDED 4 SPACES
10. SETBACKS:
FRONT: 20'
SIDE: 20'
REAR: 20'
11. THE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS AND LICENSES FOR EXECUTION OF THE WORK. ALL MATERIALS AND EXECUTION OF THE WORK SHALL BE IN ACCORDANCE WITH FEDERAL STATE AND LOCAL LAWS, RULES AND REGULATIONS.
12. CONTRACTOR SHALL COMPLY WITH ALL PERTINENT PROVISIONS OF THE MANUAL OF ACCIDENT PREVENTION IN CONSTRUCTION ISSUED BY THE AGC OF AMERICA, INC. AND THE SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION ISSUED BY THE US DEPARTMENT OF LABOR. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION EROSION AND SEDIMENT CONTROL HANDBOOK.
13. VERIFY SITE CONDITIONS, DIMENSIONS, ELEVATIONS AND LOCATION OF EXISTING FEATURES BEFORE STARTING WORK. THE OWNER'S REPRESENTATIVE SHALL BE NOTIFIED OF ANY INTERFERENCES OR DISCREPANCIES.
14. TRAFFIC CONTROL IN CONSTRUCTION AREAS TO BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE MANUAL OR UNIFORM TRAFFIC CONTROL DEVICES.
15. CORRECT ALL DAMAGE TO EXISTING PAVEMENT SIDEWALKS, DRAINAGE STRUCTURES, UTILITIES OR OTHER EXISTING IMPROVEMENTS AT NO EXPENSE TO THE OWNER.
16. PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING PAVEMENT AND/OR CONCRETE AND NEW PAVEMENT AND/OR CONCRETE. FIELD ADJUSTMENT OF FINAL GRADES MAY BE REQUIRED. INSTALL ALL STORM SYSTEMS PRIOR TO INSTALLATION OF PAVEMENT AND/OR CONCRETE.
17. DIMENSIONS ARE TO FACE OF CURB, EDGE OF PAVEMENT OR TO THE FACE OF BUILDING UNLESS NOTED OTHERWISE.
18. MAINTAIN ONE SET OF AS-BUILT DRAWINGS ON THE JOB SITE FOR DISTRIBUTION TO THE ENGINEER UPON COMPLETION. INCLUDE ALL UTILITY LOCATIONS AND ALL NEW SIDEWALK RAMP ELEVATIONS FOR ALL SANITARY AND STORM SEWER STRUCTURES. DRAWINGS SHALL INCLUDE VERTICAL AND HORIZONTAL INFORMATION ON ALL NEW UTILITIES AS WELL AS EXISTING UTILITIES DISCOVERED DURING CONSTRUCTION.

OWNER:
LAND DEVELOPMENT SOLUTIONS
10010 DUNE
SUIT 200
10010 DUNE BEACH VA 24582
PROJECT: 24747410 LONG
PR: 865-386-1007

ENGINEER:
WILL ROBINSON & ASSOCIATES
1248 N. SHREVEWOOD LN
CARYVILLE, TN 37714
PR: 865-386-4200

CONTRACTOR:
TBD



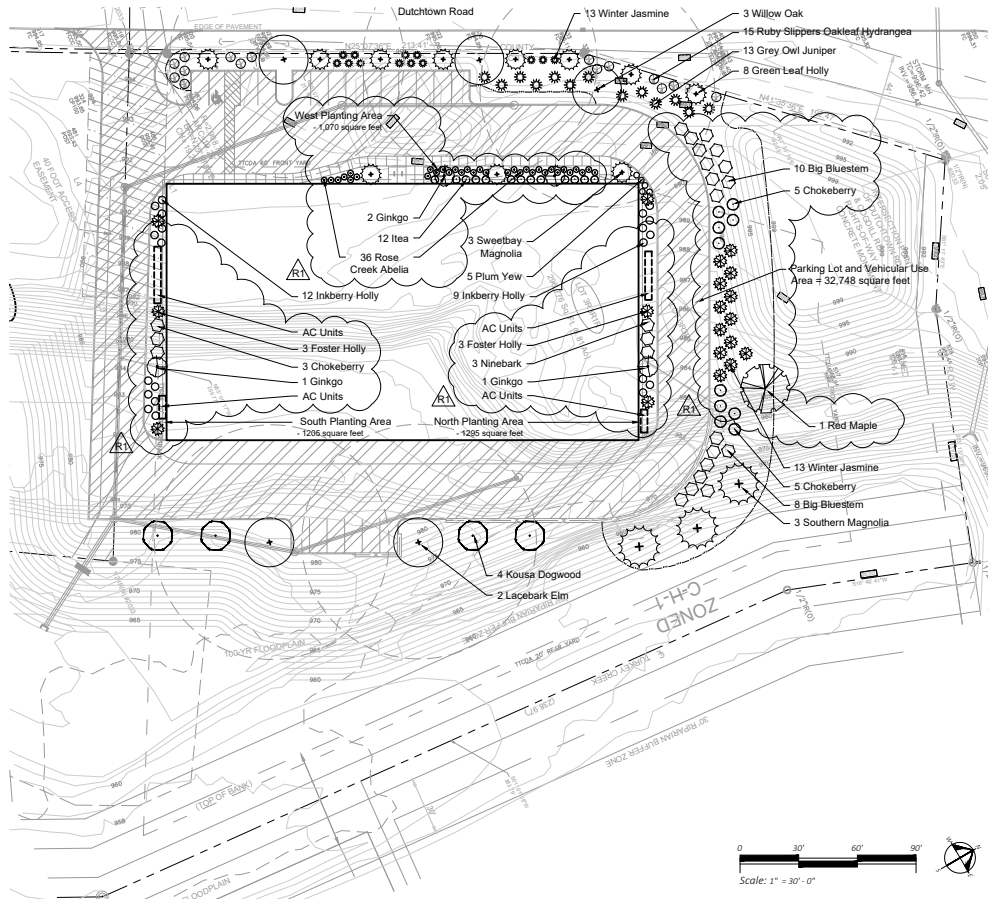
WILL ROBINSON & ASSOCIATES
1248 N. Shrevewood Ln
Caryville, TN 37714
(865) 386-4200
wraassociates@bellsouth.net

A Site Plan for:
Dutchtown Storage
PC File# 4-F-22-SU TTCCA File# 4-16-22-10B
Dutchtown Road
Knoxville, TN

REVISIONS:
01-16-2022 HYDRANT INFO
07-27-2022 CITY COMMENTS
06-16-2022 FUD COMMENTS
09-29-2022 FUD COMMENTS
10-10-2022 FUD COMMENTS
01-29-2023 STORM REVISION
01-27-2023 ENTRY REVISION
03-27-2023 LANDSCAPE BERM
07-21-2023 FENCE DELETE

DRAWN: WNR
CHECKED: WNR
DATE: 06-14-2022
FILE NAME:
PROJECT NO:

C1.1
SITE LAYOUT PLAN
DRAWING



Planting Notes:

- Contractor's base bid to include all materials, labor, permits, equipment, tools, insurance, etc. to perform the work as described in the contract documents.
- Contractor to provide allowance for soil amendments, percolation tests, soil tests, mulch and irrigation.
- Irrigation system to be drip unless otherwise noted and approved.
- Contractor to complete work within schedule established by owner.
- Contractor to provide one year warranty for all plant material from date of substantial completion.
- Contractor to provide interim maintenance (watering, pruning, fertilizing, guying, mowing, trimming, adequate drainage of ponding areas, edging, weeding, mulching, application of insecticides/herbicides, and general landscape clean-up) until substantial completion notice is provided by the owner or landscape architect.
- The contractor shall locate and verify all existing utilities prior to planting and report any conflicts to the landscape architect. Perform work in compliance with all applicable laws, codes, and regulations required by authorities having jurisdiction over such work and provide for permits required by local authorities.
- All plant material to be specimen quality as established by the American Association of Nurserymen, horticultural standards, latest edition. Quality of the plant material to be judged by the landscape architect. Inferior plant material to be rejected.
- Plant material to be free of disease, weeds and insect pests. Damaged plant material shall be rejected.
- No planting shall take place until rough grade has been reviewed and approved by the landscape architect.
- Planting plans may need to be adjusted in the field. Contractor to coordinate layout of plant material with landscape architect for on site approval prior to installation.
- Test plant beds and plant pits for adequate drainage. Hardpan or moisture barriers shall be broken, or drain pipes to be installed to provide proper drainage of plant areas. Plant pits shall be excavated to the bottom of the pit. Fill each plant pit with water and observe the pit for 2 hours. If the water has not dissipated by 50% within 2 hours, notify landscape architect of such in writing before installing plants in the questionable area. Otherwise contractor shall be held liable for plants.
- Trees shall be installed 3' above finish grade in hardpan areas to provide good drainage unless otherwise directed.
- Groundcover and shrub mass beds shall be cultivated to a depth of 12 inches below grade to break through compacted or hardpan soil. Remove all stones, roots, and weeds. Add specified soil amendments and fertilizer. Install plants, edge bed area, mulch and water thoroughly.
- Set all plants plumb and turned so that the most attractive side is viewed.
- Plants shall be measured to their main structure, not tip to tip of branches.
- Tree pit and shrub pit to be twice the size of the root mass. Fill with plant mix.
- Broken root balls for trees shall be rejected. Contractor to check root balls and expose rootflares to check for root girdling. Do not assume the rootflare is exposed upon purchase from the nursery.
- Any plant materials shipped to site in uncovered vehicles/trailer shall be rejected regardless of season.
- All tree scars over 1-1/2" shall be rejected and tree to be replaced.
- All shrubs to be dense and full. All trees to have a symmetrical growth habit (360 degrees) unless uncharacteristic to plant type or otherwise noted on plans.
- Remove all excess growth of trees and shrubs as directed by landscape architect. Do not cut central leader.
- If rootball is wrapped in non-biodegradable burlap, remove entire wrap after placed in pit.

TTCDA - LANDSCAPE REQUIREMENT NOTES:

- In order to provide year-round greenery, at least 25% of newly planted or conserved trees should be evergreen.
 - 34 trees proposed
 - 20 evergreen = 59%
- When planting trees on a development site, a roughly equal combination of large, medium and small trees (see Appendix B) should be planted, with at least 10 large maturing trees per acre of yard space.
 - 3.1 acres * 10 = 31 trees
 - 34 trees proposed
- The required front yard for a 1, 2- or 3-story building with no parking in front shall be landscaped. A minimum 20-foot landscaped yard shall be placed between the right-of-way and a parking area in front of a building.
 - landscape yard provided
- The arrival areas should be landscaped to make an introductory statement about each site.
 - landscape provided at driveway entrance and front of building
- Landscaping should be used to accentuate entryways to the site and the building(s) and to provide areas of shade
 - all entry areas landscaped, shade provided where adequate room for tree growth is available
- Entrances into buildings should be accented by plantings.
 - all entry areas landscaped
- Areas around buildings equal to 50% of the area of each front and side elevation shall be planted with ornamental trees, shrubbery and bedding plants (see Appendix B).
 - North Elevation = 6,491 South Elevation = 4,397 West Elevation = 4,415
 - Total Front and Side Elevations = 15,303 Required Square Footage of Landscape = 7,651
 - Total Proposed Perimeter Landscape = 8,127 square feet
 - Total Proposed Landscape Bed @ NE Drive Aisle = 8,245
 - Total Proposed Landscape = 16,372
- Minimize shading of south-facing facades in winter; maximize shading of south-facing facades in summer.
 - trees proposed near south facade
- Landscaping should buffer the building from the microclimate of the parking area.
 - trees proposed around parking and drive aisles
- Landscaping should be used to screen mechanical equipment or other unsightly exterior building elements.
 - NA
- Parking areas should be screened from public rights-of-way by landscaped berms, low level shrubbery or a combination of the two.
 - landscape proposed between building and Dutchtown Road
- If surface parking is necessary, existing trees both upslope and downslope should be conserved for environmental and aesthetic purposes. In cases where existing vegetation cannot be saved, or does not exist, medium and large maturing canopy trees should be planted between parking areas.
 - trees proposed near all parking areas
- Trees shall be required at the rate of one (1) medium or large maturing canopy tree for every ten parking spaces provided.
 - 20 parking space proposed, 5 large trees proposed
- In addition to the planting of required canopy trees, planting areas for ornamental trees, shrubbery and bedding plants shall be no less than five (5) percent of the surface area devoted to parking.
 - Total Parking Lot and Vehicular Use Area = 32,748 square feet
 - Total Landscape Bed Area = 16,372 square feet
 - 50%
- Medium and large maturing canopy and ornamental trees may be chosen from the recommended species list in Appendix B.
- Mature trees that are preserved within eight feet of the parking area may be used to satisfy up to 50% of the required number of canopy trees, as described in (a) above. In all other respects, however, the number of trees and other plantings required for parking areas shall be in addition to those required under Section 3.1.
 - NA, no trees preserved
- Required canopy trees shall be located within the parking areas as terminal islands, interior islands, interior walls, medians, traffic delineators, between rows of parking spaces, or in planting areas adjacent to buildings in a manner such that no parking space is located more than sixty (60) feet from the trunk of a large canopy tree.
 - trees proposed within 60' of all parking spaces
- Interior islands at the rate of one for every 200 feet of parking shall be installed to break up long rows of parking stalls.

Planting Legend:

| Qty | Botanical Name | Common Name | Size | Notes |
|-------------------------|---------------------------------------|-------------------------|----------|--------------------------------------|
| Deciduous Trees | | | | |
| 3 | Quercus phellos | Willow Oak | 2" cal. | central leader, full and dense |
| 2 | Ulmus parvifolia | Lacebark Elm | 2" cal. | central leader, full and dense |
| 4 | Ginkgo biloba | Ginkgo | 2" cal. | central leader, full and dense, male |
| 4 | Cornus kousa | Kousa Dogwood | 2" cal. | central leader, full and dense |
| 1 | Acer rubrum | October Glory Red Maple | 2" cal. | central leader, full and dense |
| Evergreen Trees | | | | |
| 8 | Ilex opaca | Green Leaf Holly | 6" ht. | central leader, full and dense |
| 6 | Ilex x attenuata | Foster Holly | 6" ht. | central leader, full and dense |
| 3 | Magnolia virginiana | Sweetbay Magnolia | 6" ht. | central leader, full and dense |
| 3 | Magnolia grandiflora | Southern Magnolia | 6" ht. | central leader, full and dense |
| Deciduous Shrubs | | | | |
| 15 | Hydrangea quercifolia | Ruby Slippers Hydrangea | 3 gallon | full and dense |
| 12 | Itea virginica | Itea | 3 gallon | full and dense |
| 13 | Aronia melanocarpa | Chokeberry | 3 gallon | full and dense |
| 3 | Physocarpus | Ninebark | 3 gallon | full and dense |
| 18 | Andropogon gerardii | Big Bluestem | 3 gallon | full and dense |
| Evergreen Shrubs | | | | |
| 5 | Cephalotaxus harringtonia 'Prostrata' | Plum Yew | 3 gallon | full and dense |
| 21 | Ilex glabra | Inkberry Holly | 3 gallon | full and dense |
| 13 | Juniperus virginiana | Grey Owl Juniper | 3 gallon | full and dense |
| 33 | Abelia x chinensis | Rose Creek Abelia | 3 gallon | full and dense |
| 26 | Jasminum nudiflorum | Winter Jasmine | 3 gallon | full and dense |



FORNIA Beasley
865.441.4428

Dutchtown
Storage

10320
Dutchtown
Road

Knoxville
Tennessee 37932

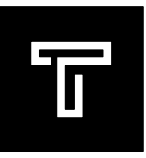
Submission Record
Rev #1 11.28.23

Preliminary Plans
Not for Construction

February 07, 2022

Landscape
Plan

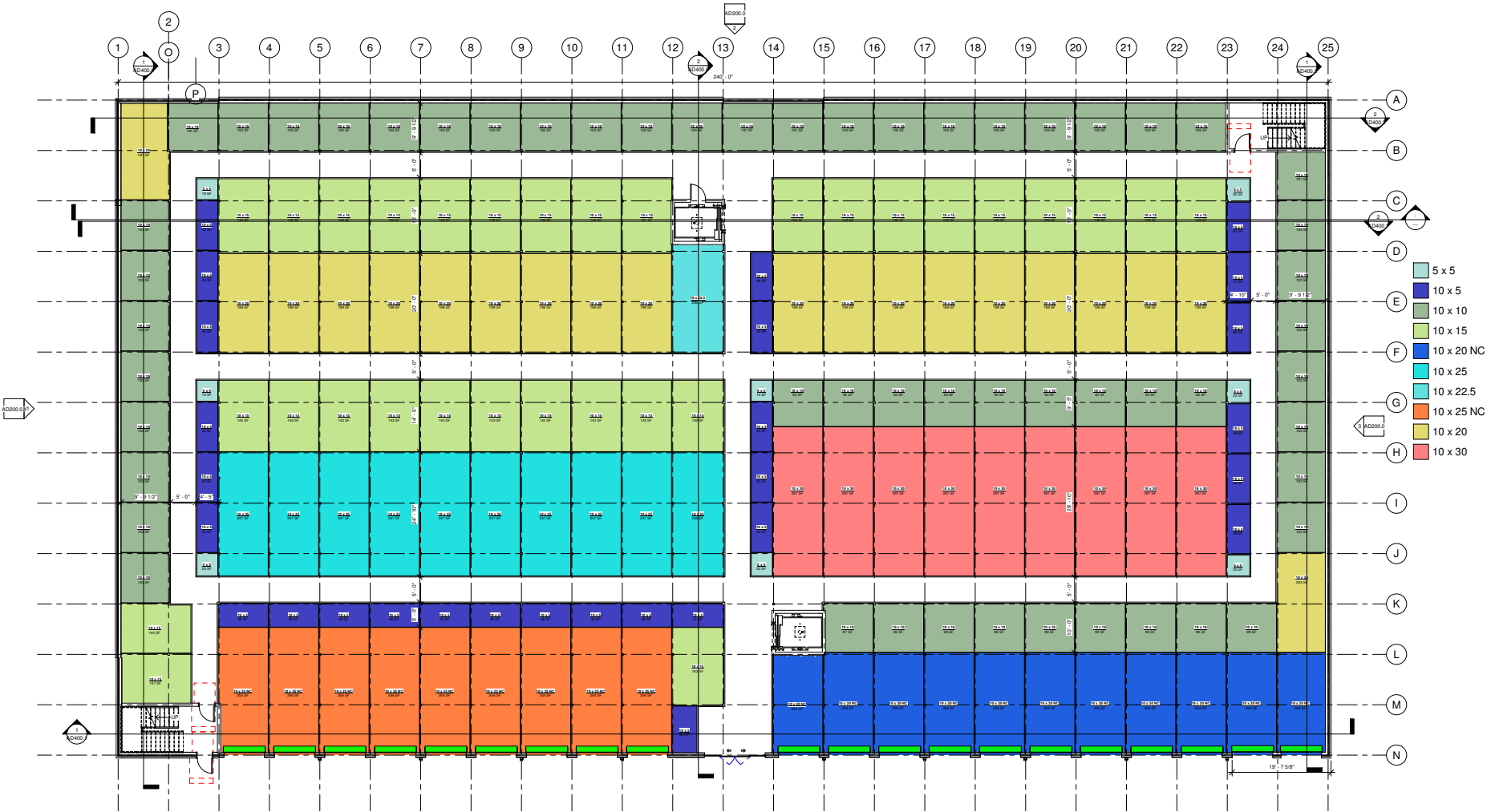
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J. Neil Tate, AIA
kennsville, nc
336.413.0601
www.tatearchitecture.com



Owner | GC | Team Review
Not for Permit or Construction



- 5 x 5
- 10 x 5
- 10 x 10
- 10 x 15
- 10 x 20 NC
- 10 x 25
- 10 x 22.5
- 10 x 25 NC
- 10 x 20
- 10 x 30

| Total Unit Mix Schedule | | | | |
|-------------------------|-----------|---------|-----|--------|
| Count | Name | Rent As | % | Yield |
| 57 | 5 x 5 | 1425 | 9% | 1.52% |
| 5 | 5 x 7.5 | 187.5 | 1% | 0.20% |
| 46 | 5 x 10 | 2300 | 7% | 2.46% |
| 56 | 10 x 5 | 2800 | 8% | 2.99% |
| 42 | 10 x 7.5 | 3150 | 6% | 3.37% |
| 238 | 10 x 10 | 23800 | 36% | 25.43% |
| 3 | 10 x 12.5 | 375 | 0% | 0.40% |
| 140 | 10 x 15 | 21000 | 21% | 22.44% |
| 2 | 10 x 17.5 | 350 | 0% | 0.37% |

| Total Unit Mix Schedule | | | | |
|-------------------------|------------|---------|------|--------|
| Count | Name | Rent As | % | Yield |
| 36 | 10 x 20 | 7200 | 5% | 7.69% |
| 11 | 10 x 20 NC | 2200 | 2% | 2.35% |
| 2 | 10 x 22.5 | 450 | 0% | 0.48% |
| 10 | 10 x 25 | 2500 | 2% | 2.67% |
| 9 | 10 x 25 NC | 2250 | 1% | 2.40% |
| 9 | 10 x 30 | 2700 | 1% | 2.88% |
| 666 | | 72687.5 | 100% | 77.66% |

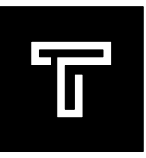
| 1st Unit Mix Schedule | | | | |
|-----------------------|------------|---------|------|--------|
| Count | Name | Rent As | % | Yield |
| 8 | 5 x 5 | 200 | 4% | 0.64% |
| 28 | 10 x 5 | 1400 | 15% | 4.49% |
| 55 | 10 x 10 | 5500 | 30% | 17.63% |
| 31 | 10 x 15 | 4650 | 17% | 14.90% |
| 20 | 10 x 20 | 4000 | 11% | 12.82% |
| 11 | 10 x 20 NC | 2200 | 6% | 7.05% |
| 1 | 10 x 22.5 | 225 | 1% | 0.72% |
| 10 | 10 x 25 | 2500 | 5% | 8.01% |
| 9 | 10 x 25 NC | 2250 | 5% | 7.21% |
| 9 | 10 x 30 | 2700 | 5% | 8.65% |
| 182 | | 25625 | 100% | 82.13% |

AD100.0.0 - First Floor Plan

1/8" = 1'-0"

First Floor
Plan

AD100.0



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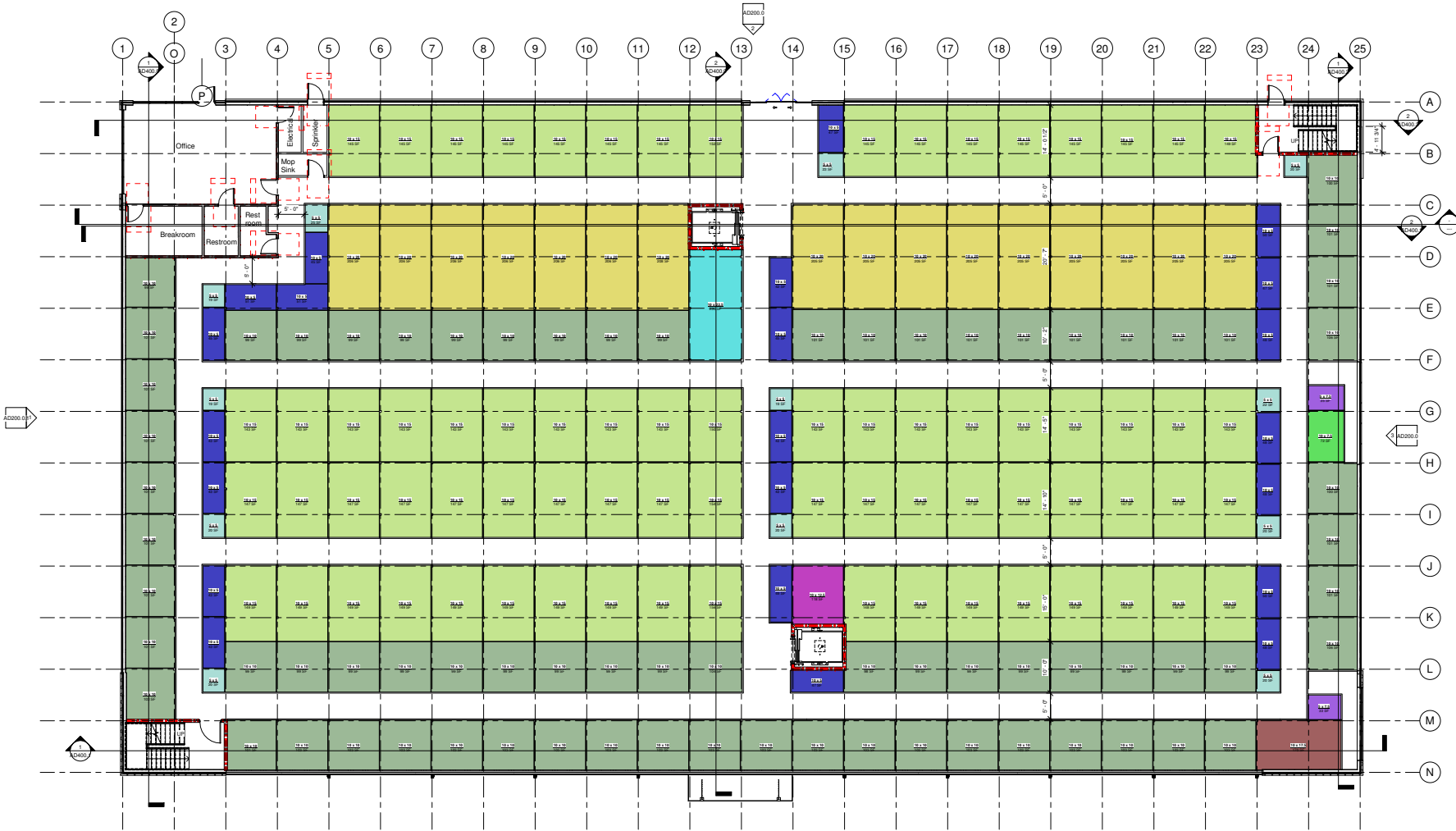
Owner | GC | Team Review
Not for Permit or Construction

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Commission:
MSSI Design, LLC
10000 Oakwood Drive, Knoxville, GA
New Self Storage Facility
Walden Development
Proposed Storage
10000 Oakwood Road
Knoxville, TN
Commission Number:
10000-0000
Issue Date:
10/10/2022
Revisions:

Second
Floor Plan

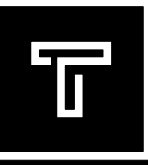
AD100.1



| 2nd Unit Mix Schedule | | | | |
|-----------------------|-----------|---------|------|--------|
| Count | Name | Rent As | % | Yield |
| 12 | 5 x 5 | 300 | 6% | 0.96% |
| 2 | 5 x 7.5 | 75 | 1% | 0.24% |
| 22 | 10 x 5 | 1100 | 11% | 3.53% |
| 1 | 10 x 7.5 | 75 | 0% | 0.24% |
| 73 | 10 x 10 | 7300 | 36% | 23.40% |
| 1 | 10 x 12.5 | 125 | 0% | 0.40% |
| 72 | 10 x 15 | 10800 | 36% | 34.62% |
| 1 | 10 x 17.5 | 175 | 0% | 0.56% |
| 16 | 10 x 20 | 3200 | 8% | 10.26% |
| 1 | 10 x 22.5 | 225 | 0% | 0.72% |
| 201 | | 23375 | 100% | 74.92% |

AD100.1.1 - Second Floor Plan

1/8" = 1'-0"



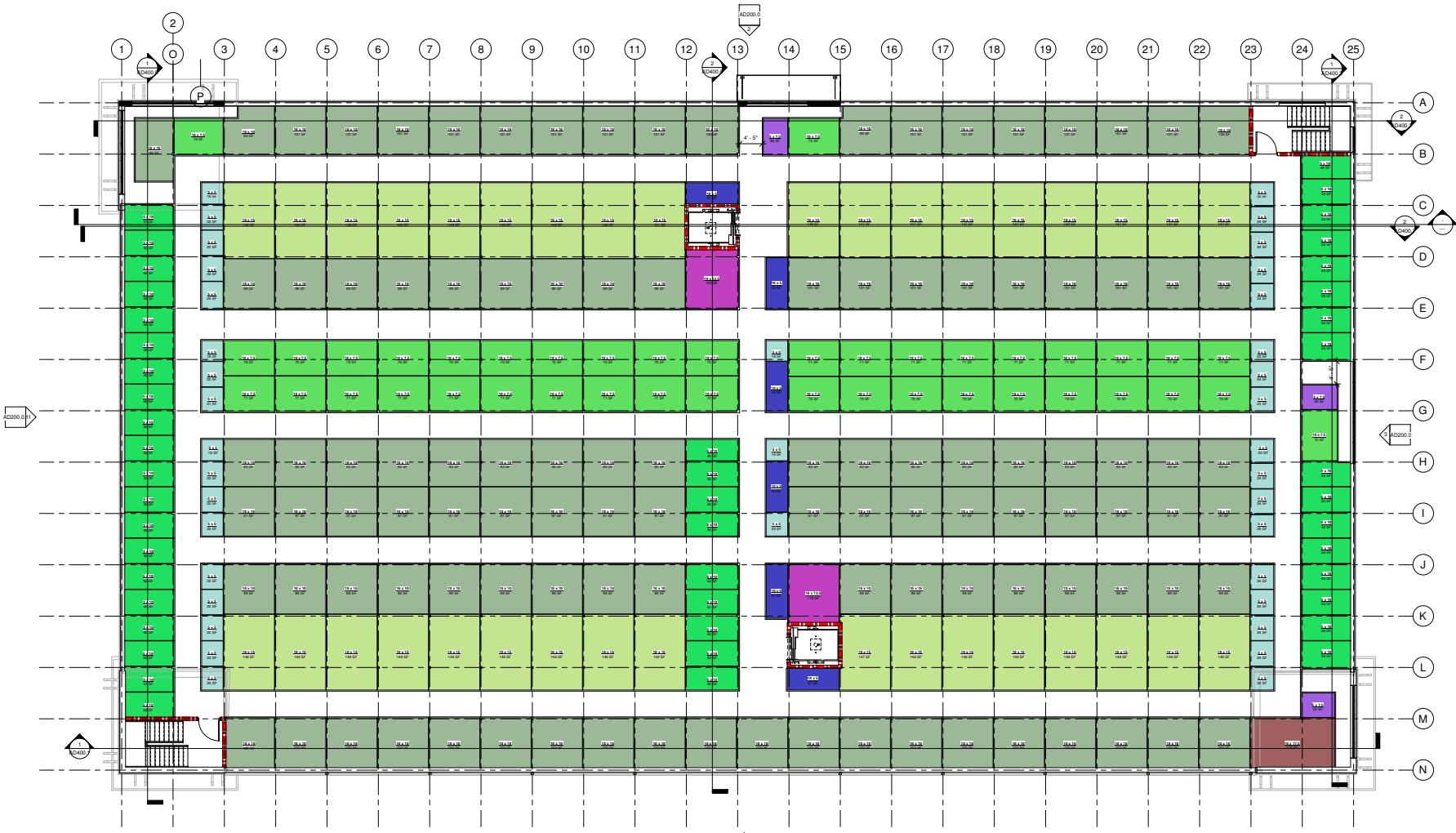
J. Neil Tate, AIA
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Owner | GC | Team Review
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Commission:
MSSI Design, LLC
10000 Oakwood Drive, Kernersville, NC
New Golf Course Facility
Wakarusa Development
Proposed Design
10000 Oakwood Drive
Kernersville, NC
Commission Number:
2022-0-
Issue Date:
10/10/2022
Revision:



| 3rd Unit Mix Schedule | | | | |
|-----------------------|-----------|---------|------|--------|
| Count | Name | Rent As | % | Yield |
| 37 | 5 x 5 | 925 | 13% | 2.96% |
| 3 | 5 x 7.5 | 112.5 | 1% | 0.36% |
| 45 | 5 x 10 | 2250 | 16% | 7.21% |
| 6 | 10 x 5 | 300 | 2% | 0.96% |
| 41 | 10 x 7.5 | 3075 | 15% | 9.86% |
| 110 | 10 x 10 | 11000 | 39% | 35.26% |
| 2 | 10 x 12.5 | 250 | 1% | 0.80% |
| 35 | 10 x 15 | 5250 | 13% | 16.83% |
| 1 | 10 x 17.5 | 175 | 0% | 0.56% |
| 280 | | 23337.5 | 100% | 74.80% |

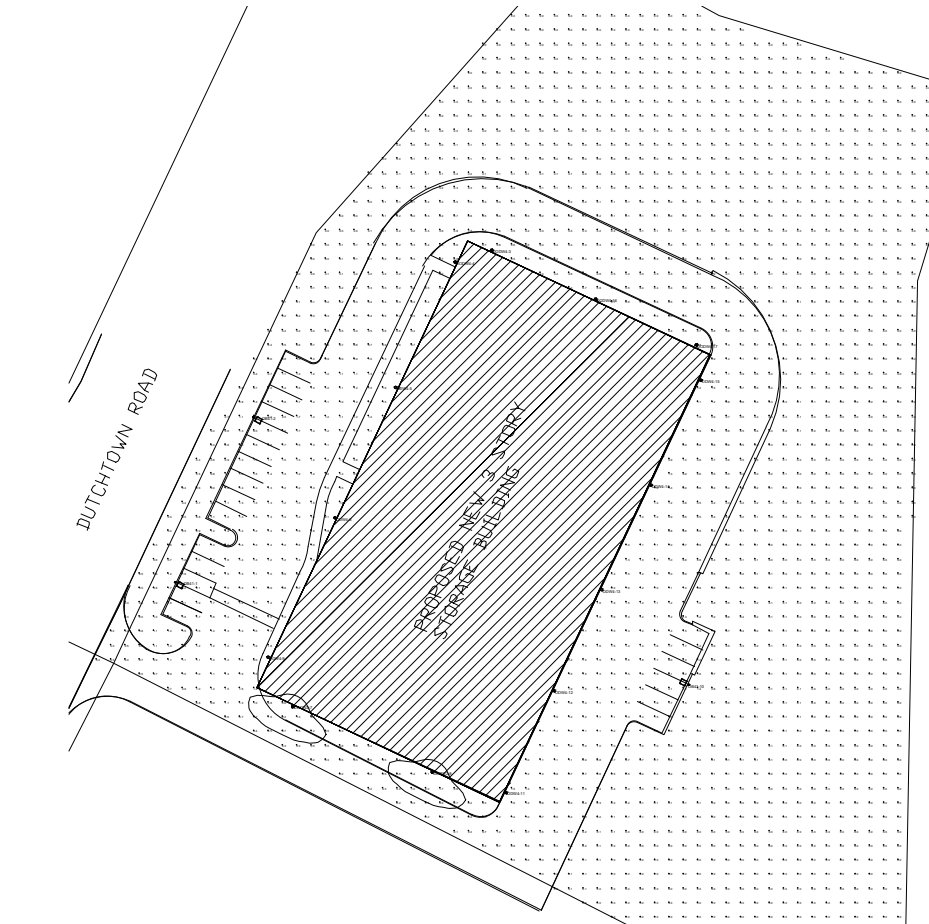
AD100.2.1 - Third Floor Plan
1/8" = 1'-0"

Third Floor
Plan

AD100.2

LUMINAIRE SCHEDULE

| Symbol | Label | Qty | Catalog Number | Description | Lamp | File | Lumens | LLF | Watts |
|--------|-------|-----|---------------------------------------|---------------------------------|------|------------------------|----------|------|-------|
| □ | OB41 | 3 | NLS-NV-1-T4-32L-7-40K-UNV-ASA-BRZ-PCR | NV Series Area Lighting Fixture | | NV-1-T4-32L-7-40K.IES | Absolute | 0.90 | 71 |
| □ | DOCW2 | 2 | NLS-V-W-T2-16L-35-40KUNLS-NV-BRZ-PC | LED LUMINAIRE | | NV-W-T2-16L-35-40K.IES | Absolute | 0.50 | 9.5 |
| □ | ODW4 | 8 | NLS-V-W-T4-16L-35-40KUNV-WM-BRZ-PC | LED LUMINAIRE | | NV-W-T4-16L-35-40K.IES | Absolute | 0.90 | 19 |
| □ | DODW4 | 4 | NLS-V-W-T4-16L-35-40KUNV-WM-BRZ-PC | LED LUMINAIRE | | NV-W-T4-16L-35-40K.IES | Absolute | 0.45 | 9.5 |



1 SITE PLAN - LIGHTING
1" = 30'-0"

GENERAL NOTES

1. THIS SITE LIGHTING PLAN ILLUMINATION LEVELS ARE CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH (IESNA) ILLUMINATING ENGINEERING SOCIETY OF NORTH AMERICA APPROVED METHODS. ACTUAL SITE ILLUMINATION LEVELS AND PERFORMANCE OF LUMINAIRES MAY VARY DUE TO VARIATIONS IN WEATHER, ELECTRICAL, VOLTAGE, TOLERANCE IN LAMPS, AND OTHER RELATED VARIABLE FIELD CONDITIONS.
2. CONDUITS SHALL BE INSTALLED A MINIMUM OF 2 FEET BEHIND GUYERAL POSTS.
3. ALL WIRING METHODS AND EQUIPMENT CONSTRUCTION SHALL CONFORM TO THE CURRENT NATIONAL ELECTRIC CODE.
4. REFER TO ARCHITECTURAL PLANS FOR SITE LIGHTING DIAGRAM.
5. ALL FIXTURE TO BE DARK BRONZE IN COLOR.

LUMINAIRE LOCATIONS

| No. | Label | Location | | MH | Orientation | Tilt | |
|-----|-------|----------|-------|------|-------------|-------|-----|
| | | X | Y | | | | |
| 1 | OB41 | 86.5 | 224.8 | 25.0 | 25.0 | 119.6 | 0.0 |
| 2 | OB41 | 124.8 | 305.4 | 25.0 | 25.0 | 119.6 | 0.0 |
| 3 | DODW4 | 241.3 | 387.1 | 15.0 | 15.0 | 29.6 | 0.0 |
| 4 | DODW4 | 223.5 | 381.3 | 15.0 | 15.0 | -65.7 | 0.0 |
| 5 | ODW4 | 194.3 | 320.0 | 15.0 | 15.0 | -65.7 | 0.0 |
| 6 | ODW4 | 164.7 | 256.2 | 15.0 | 15.0 | -65.7 | 0.0 |
| 7 | DOCW2 | 144.0 | 164.0 | 15.0 | 15.0 | 206.2 | 0.0 |
| 8 | DOCW2 | 212.3 | 132.1 | 15.0 | 15.0 | 206.2 | 0.0 |
| 9 | ODW4 | 132.0 | 188.1 | 15.0 | 15.0 | -65.7 | 0.0 |
| 10 | OB41 | 337.5 | 174.6 | 25.0 | 25.0 | -65.2 | 0.0 |
| 11 | ODW4 | 248.3 | 121.8 | 15.0 | 15.0 | 112.9 | 0.0 |
| 12 | ODW4 | 271.8 | 171.7 | 15.0 | 15.0 | 112.9 | 0.0 |
| 13 | ODW4 | 295.0 | 221.1 | 15.0 | 15.0 | 112.9 | 0.0 |
| 14 | ODW4 | 319.0 | 272.3 | 15.0 | 15.0 | 112.9 | 0.0 |
| 15 | ODW4 | 343.5 | 323.6 | 15.0 | 15.0 | 112.9 | 0.0 |
| 16 | DODW4 | 282.0 | 363.1 | 14.0 | 14.0 | 29.6 | 0.0 |
| 17 | DODW4 | 341.3 | 340.8 | 15.0 | 15.0 | 29.6 | 0.0 |

STATISTICS

| Description | Symbol | Avg | Max | Min | Max/Min | Avg/Min |
|---------------|--------|--------|--------|--------|---------|---------|
| PROPERTY LINE | + | 0.4 fc | 2.2 fc | 0.0 fc | N / A | N / A |



| NO. | DESCRIPTION | DATE |
|-----|-----------------|----------|
| | PERMIT SET | 02/28/22 |
| | PERMIT COMMENTS | 03/10/22 |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |

AXCEL ENGINEERING
 1607 Dunlap Road
 Winterville, GA 30683
 770-367-3072
 www.axcel-eng.com

Commission # 4-F-22-SU
 TTCD # 4-B-22-TOB

DUTCHTOWN STORAGE
 DUTCHTOWN ROAD,
 KNOXVILLE, TN

SHEET TITLE
 SITE PLAN - LIGHTING

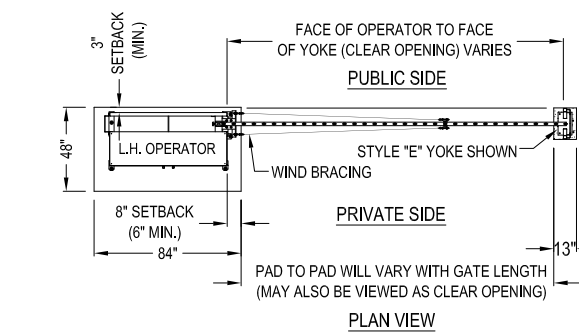
SHEET NUMBER
E100

02/23/2022

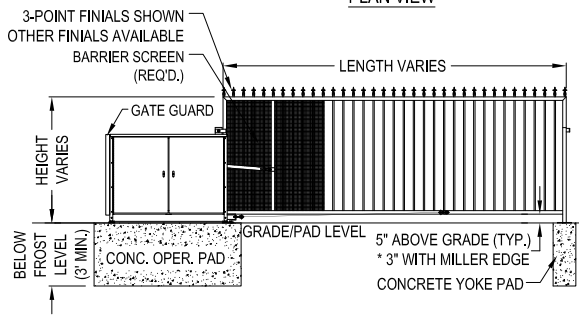
RELEASED FOR CONSTRUCTION



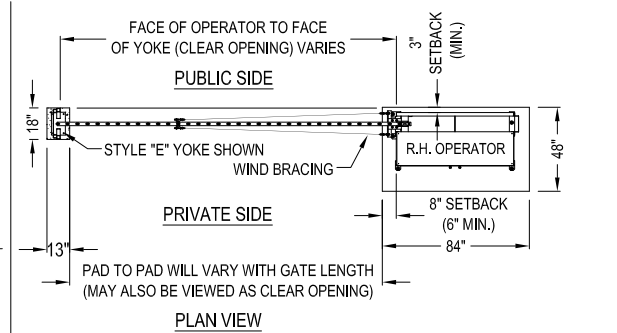
AUTOGATE, INC.
 7306 DRIVER ROAD, P.O. BOX 50
 BERLIN HEIGHTS, OH 44814
 TOLL FREE: 1-800-944-4283
 PHONE: (419) 588-2796
 FAX: (419) 588-3514
 www.autogate.com



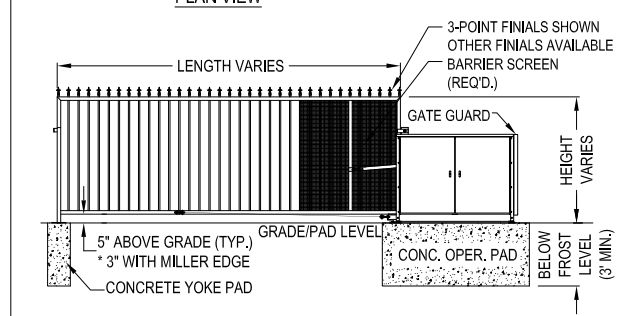
PLAN VIEW



ELEVATION VIEW
 VIEWED FROM PRIVATE SIDE
 LEFTHAND - VERTICAL PIVOT GATE (VPG)



PLAN VIEW



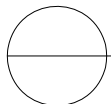
ELEVATION VIEW
 VIEWED FROM PRIVATE SIDE
 RIGHTHAND - VERTICAL PIVOT GATE (VPG)

MANUFACTURER NOTES:

1. ALL OF OUR GATES ARE TYPICALLY DRAWN FROM THE PRIVATE SIDE LOOKING OUT.
2. LENGTH AND HEIGHT VARIES, CONSULT WITH AUTOGATE SALES FOR MORE INFORMATION.
3. SHOWN WITH STANDARD 5" STYLE "E" YOKE. SEE DRAWING #105 FOR YOKE STYLES.
4. CONTOURS AND CURBS WILL REQUIRE CUSTOM DRAWINGS. (CONSULT WITH AUTOGATE).

NOTES:

1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. DO NOT SCALE DRAWING.
3. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION.
4. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.
5. CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info AND ENTER REFERENCE NUMBER 022-148



VERTICAL PIVOT GATE SYSTEMS

500 BUCKEYE VERTICAL PIVOT GATE (VPG)

022-148

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REVISION DATE 22/09/2016

CADdetails.com

SECURITY GATE DETAILS (500 BUCKEYE)

EXTRA SPACE STANDARDS MANUAL

C2.2.2



- | | | |
|------------------------------------------------------------------------|------------------------------------------|--------------------------------------------------|
| <input checked="" type="checkbox"/> BUILDING PERMIT - NEW CONSTRUCTION | <input type="checkbox"/> REZONING | <input type="checkbox"/> ADMINISTRATIVE REVIEW |
| <input type="checkbox"/> BUILDING PERMIT - EXPANSION OR RENOVATION | <input type="checkbox"/> SIGNAGE | <input checked="" type="checkbox"/> BOARD REVIEW |
| <input type="checkbox"/> BUILDING PERMIT - GRADING PLAN | <input type="checkbox"/> ZONING VARIANCE | |

Extra Space Storage

PUBLISHED APPLICANT NAME - no individuals on behalf of -

| | | |
|-------------------|-------------------------------------|--------------------|
| | 6/10/2024 | |
| DATE FILED | MEETING DATE (IF APPLICABLE) | FILE NUMBER |

CORRESPONDENCE

Correspondence related to this application will be directed to the contact listed below.

- APPLICANT OWNER OPTION HOLDER SURVEYOR ENGINEER ARCHITECT/LANDSCAPE ARCHITECT ATTORNEY

| | | | |
|-----------------------|------------------------------------------------------|--------------|------------|
| Arthur Long | CML Property Group, LLC. (for Wakefield Development) | | |
| NAME | COMPANY | | |
| 704 Forest Heights Rd | Knoxville | TN | 37919 |
| ADDRESS | CITY | STATE | ZIP |
| 865-83-8107 | arthur.long@cmlpropertygroup.com | | |
| PHONE | EMAIL | | |

CURRENT PROPERTY INFO

- MULTIPLE OWNERS / OPTION HOLDERS PART OF PARCEL

| | | |
|----------------------------------------|------------------------------|--------------------------|
| Pellissippi Pointe Partnership | 9721 Cogdill Rd Ste 101 | 865-288-2121 / bbower@p |
| OWNER NAME - if different - | OWNER ADDRESS | OWNER PHONE/EMAIL |
| 10308 Dutchtown Rd Knoxville, TN 37932 | | |
| PROPERTY ADDRESS | | |
| 118 17606 | N | 6.81 acres |
| PARCEL ID(S) | PART OF PARCEL? (Y/N) | TRACT SIZE |

STAFF USE ONLY

| | |
|---------------------------------------------------------|--------------------------------------------------------------------------|
| Southeast side of Dutchtown Rd, southwest of Cogdill Rd | <input checked="" type="checkbox"/> CITY <input type="checkbox"/> COUNTY |
| GENERAL LOCATION | 2nd District |
| C-H-1, F, TO-1 | TP, SP |
| ZONING | SECTOR PLAN LAND USE CLASSIFICATION |
| Northwest County | Vacant land |
| PLANNING SECTOR | EXISTING LAND USE |

REQUEST

BUILDING PERMIT

- NEW CONSTRUCTION
 EXPANSION OR RENOVATION
 GRADING PLAN

- REZONING
 SIGNAGE
 ZONING VARIANCE

PLAN MATERIALS:

- DEVELOPMENT PLAN
 BUILDING ELEVATIONS
 FLOOR PLAN
 LANDSCAPE PLAN
 SIGNAGE PLAN
 OFF-STREET PARKING

OTHER:

WAIVERS OR VARIANCES REQUESTED? YES NO

ADMINISTRATIVE REVIEW: LIGHTING LANDSCAPING PLAN

RENOVATION OR EXPANSION

ZONING VARIANCE

SUMMARY OF WORK TO BE PERFORMED:

REZONING

REZONE FROM: _____

TO: _____

SECTOR PLAN AMENDMENT FROM: _____

TO: _____

SIGNAGE

- YARD SIGN BUILDING SIGN OTHER SIGN
 AREA: _____ AREA: _____ AREA: _____
 HEIGHT: _____ HEIGHT: _____ HEIGHT: _____
 FINISH: _____ FINISH: _____ TYPE: _____



STAFF USE ONLY

| | | | |
|-----------------------------------------------------------------------------------------------------|------|------|--------|
| <input type="checkbox"/> TTCDA Checklist <input type="checkbox"/> Property Owners/Option Holders | CODE | CODE | TOTAL |
| | FEE | FEE | |
| | n/a | | \$0.00 |

AUTHORIZATION

By signing below

You certify that you are the property owner and/or authorized representative.

| | | |
|------------------------------------------------------------------------------------------------------------------|-------------------------------------------|-------------------------------|
|  APPLICATION AUTHORIZED BY | Developer/Partner AFFILIATION | 5/24/24 DATE |
| 865-803-8107 PHONE NUMBER | arthur.long@cmlpropertygroup.com EMAIL | |
|  STAFF SIGNATURE | Michelle Portier PRINT NAME | n/a - fee waived DATE PAID |