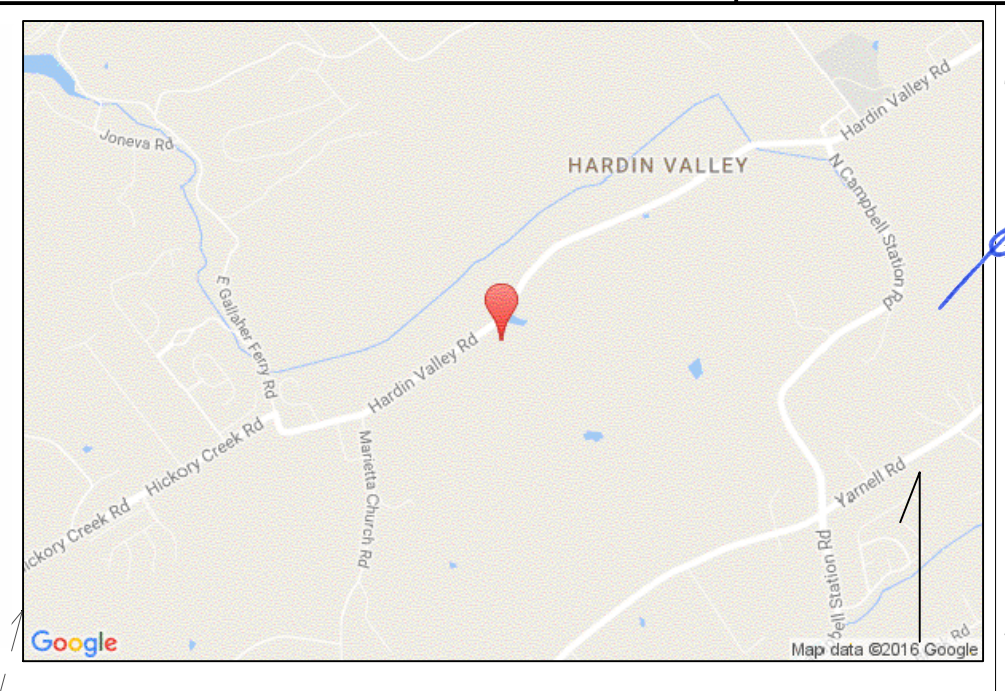


- VARIANCE LIST:**
- APPROVED MAY 2017 1. REDUCE SAG K FROM 25 TO 20 AT ENGLISH IVY LN STA 1+06
  - APPROVED MAY 2017 2. REDUCE CENTERLINE RADIUS FROM 250 TO 150 ENGLISH IVY LN STA 43+00
  - APPROVED MAY 2017 3. REDUCE CENTERLINE RADIUS FROM 250 TO 203 BOSTON IVY LN STA 3+00
  - APPROVED MAY 2017 4. DELETED
  - APPROVED MAY 2017 5. INCREASE MAXIMUM ROAD GRADE FROM 12% TO 12.58% BOSTON IVY LN STA 6+00
  - APPROVED MAY 2017 6. DELETED
  - APPROVED MAY 2017 7. INCREASE MAXIMUM ROAD GRADE FROM 12% TO 13.31% VELVET LEAF LN STA 2+25
  - APPROVED MAY 2017 8. REDUCE CREST K FROM 25 TO 19 VELVET LEAF LN STA 4+05
  - REVISED 9. REDUCE CENTERLINE RADIUS FROM 250 TO 150 LEATHERBACK RD STA 1+00
  - REVISED 10. DELETED
  - REVISED 11. DELETED
  - REVISED 12. DELETED
  - REVISED 13. INCREASE MAXIMUM ROAD GRADE FROM 12% TO 14.63% LEATHERBACK RD STA 2+00
  - REVISED 14. DELETED
  - REVISED 15. DELETED
  - REVISED 16. DELETED
  - REVISED 17. DELETED
  - REVISED 18. DELETED



Symbol	No.	Description	Date	Approved
	4	REVISED PER COUNTY REVIEW COMMENTS	11/19/21	RNR
	3	REVISED PHASE 3 LAYOUT AND STUB ROAD TO WEST	10/26/21	RNR
	2	REVISED BOSTON IVY LN AND LOT WIDTHS	3/20/17	RNR
	1	REVISED PER COUNTY REVIEW COMMENTS: ADD DIMENSIONS	12/21/16	RNR

ALIGNMENT=ENGLISH IVY LN  
 STATION=0+02.98  
 OFFSET=0.00  
 NORTHING=582799.38  
 EASTING=2499437.94

**PHASE 2**  
 (CONSTRUCTION 90% COMPLETE)

**PHASE 1**  
 (COMPLETE AND PLATTED)

PHASE 3 REVISION:  
 DELETE ROAD CONNECTION TO MARIETTA CHURCH RD  
 ADD ROAD STUB TO FUTURE PHASE OF CATATOGA SUBDIVISION TO THE EAST  
 REUSE DELETED ROAD NAME 'LEATHERBACK', ASSIGN TO NEW ROAD STUB

12-SC-21-C / 12-F-21-UR  
 11/19/2021

- NOTES:**
- EXISTING PROPERTY FROM SURVEY BY LYNCH SURVEYING. TOPOGRAPHIC INFORMATION OBTAINED FROM KGIS. CONTOURS ARE 2' INTERVAL WITH 10' INDEX. 10' CONTOUR ONLY ON INDEX SHEET FOR CLARITY.
  - A 10' DRAINAGE AND UTILITY EASEMENT EXISTS ALONG A STREET RIGHT OF WAY, 10' ALONG EXTERIOR BOUNDARY AND 5' ALONG ALL INTERIOR LOT LINES.
  - ALL DIMENSIONS ARE SUBJECT TO CHANGE ON FINAL PLAT.
  - ALL LOTS SHALL HAVE INTERNAL STREET ACCESS ONLY.
  - ALL ROADS TO BE IN 50' PUBLIC RIGHT OF WAY.
  - CONSTRUCTION PLANS MUST BE APPROVED BY APPROPRIATE AGENCIES AND PERMITS OBTAINED PRIOR TO ANY CONSTRUCTION ACTIVITY.
  - THERE SHALL BE A 50' STREAM BUFFER FROM TOP OF BANK IN ACCORDANCE WITH THE KNOX COUNTY STORMWATER ORDINANCE.
  - DETENTION PONDS WILL REQUIRE 20' TRAVERSABLE ACCESS EASEMENTS ON FINAL PLAT.
  - ALL INTERSECTION GRADES UP TO 3% HAVE BEEN APPROVED BY KNOX COUNTY ENGINEERING.
  - ROAD CENTERLINE HORIZONTAL GEOMETRY DATA PROVIDED ON PLAN AND PROFILE SHEETS INCLUDED WITH THE CONCEPT PLAN PACKAGE.

**PROPERTY DATA:**  
 MAP 129 PARCEL 126.01  
 AREA: 108.7 ACRES +/- REVISED  
 ZONE: PR < 2 DU/AC REVISED  
 TOTAL LOTS: 177  
 DENSITY: 1.63 DU/AC REVISED  
 COMMON AREA: 29.91 AC (16.3%) REVISED  
**SETBACKS:**  
 FRONT= 20 FT  
 SIDE= 5 FT; REAR= 15 FT  
 PERIPHERAL= 25 FT  
**UTILITIES:**  
 WEST KNOX UTILITY DISTRICT (WATER AND SEWER)  
 LCUB (ELECTRIC)  
 KUB (GAS)

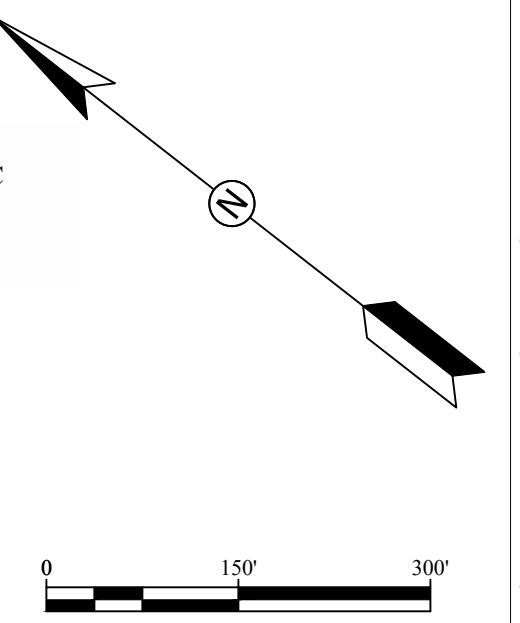
- SHEET LIST**
- C100 SITE PLAN INDEX REVISED
  - C101 SITE PLAN VIEW (50scale) REVISED
  - C102 SITE PLAN VIEW (50scale) REVISED
  - C103 SITE PLAN VIEW (50scale) REVISED
  - C104 SITE PLAN VIEW (50scale)
  - C105 SITE PLAN VIEW (50scale)
  - C106 SITE PLAN VIEW (50scale)
  - C107 SITE PLAN VIEW (50scale)
  - C111 ENGLISH IVY LN PLAN AND PROFILE
  - C112 ENGLISH IVY LN PLAN AND PROFILE
  - C113 ENGLISH IVY LN PLAN AND PROFILE
  - C114 ENGLISH IVY LN PLAN AND PROFILE
  - C121 BOSTON IVY LN PLAN AND PROFILE
  - C122 BOSTON IVY LN PLAN AND PROFILE
  - C131 VELVET LEAF LN AND NEEDLEGRASS LN PLAN AND PROFILE REVISED
  - C141 LEATHERBACK PLAN AND PROFILE REVISED
  - C201 CONCEPT GRADING PLAN REVISED
  - C202 CONCEPT GRADING PLAN REVISED

8.3 ACRES REMOVED FROM VINING MILL

**CERTIFICATION OF CONCEPT PLAN**  
 I HEREBY CERTIFY THAT I AM A REGISTERED ENGINEER, LICENSED TO PRACTICE ENGINEERING UNDER THE LAWS OF THE STATE OF TENNESSEE. I FURTHER CERTIFY THAT THE PLAN AND ACCOMPANYING DRAWINGS, DOCUMENTS AND STATEMENTS CONFORM TO ALL APPLICABLE PROVISIONS OF THE KNOXVILLE-KNOX COUNTY SUBDIVISION REGULATIONS EXCEPT AS HAS BEEN ITEMIZED AND DESCRIBED IN A REPORT FILED WITH THE METROPOLITAN PLANNING COMMISSION.

REGISTERED ENGINEER: *Russell N. Rackley*  
 TENNESSEE CERTIFICATE NO.: 109503

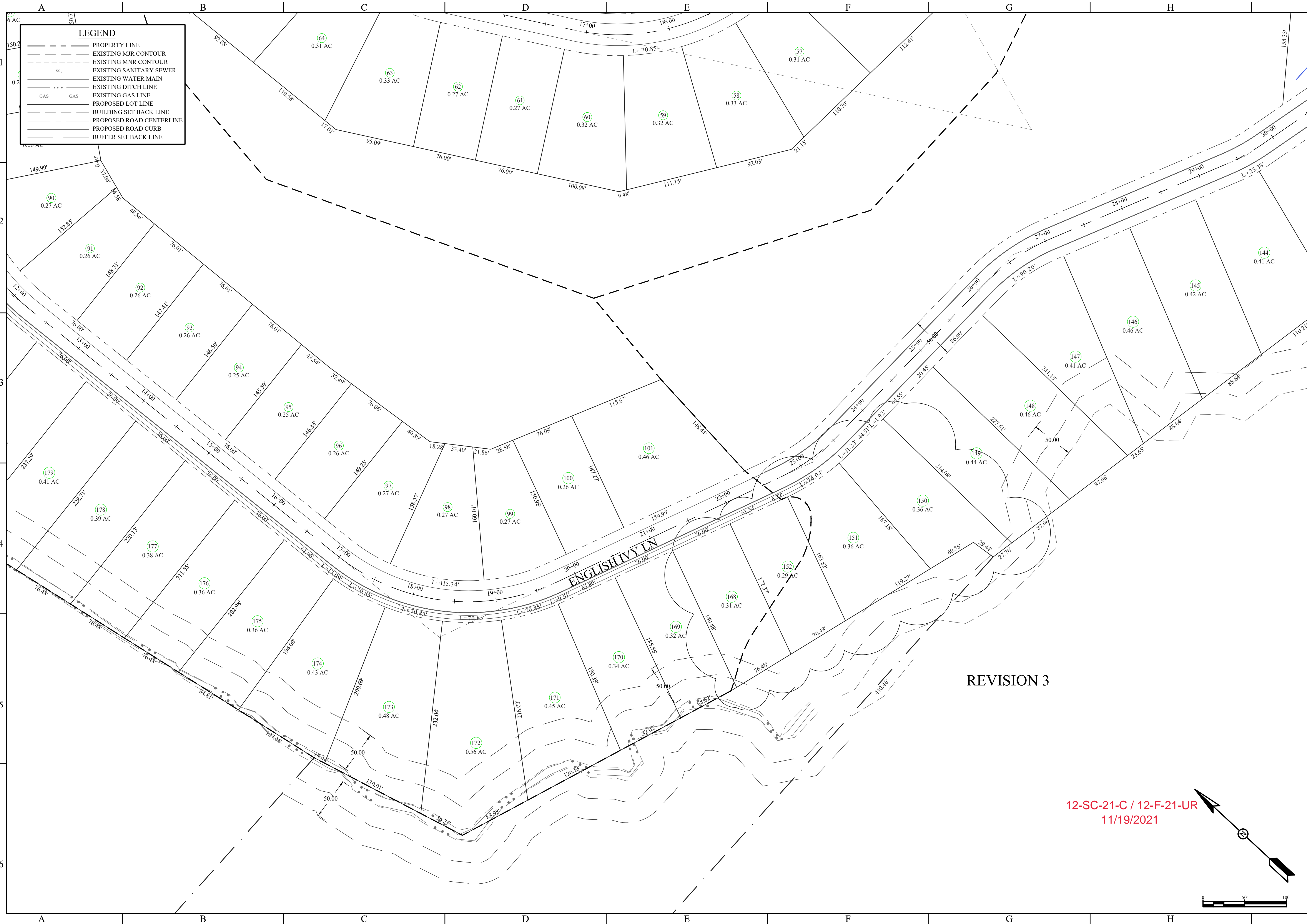
OWNER/DEVELOPER:  
 Homestead Land Holdings, LLC  
 132 Perimeter Park  
 Knoxville, TN 37922



DESIGNED BY: RNR  
 CHECKED BY: RNR  
 DATE: 11/23/16  
 FILE NAME: 12-SC-21-C / 12-F-21-UR (11/19/2021)  
 DEVELOPER: HOMESTEAD LAND HOLDINGS, LLC  
 122 PERIMETER PARK DR  
 KNOXVILLE, TN 37922  
**Rackley Engineering**  
 P.O. BOX 3836, KNOXVILLE, TN 37930  
 WWW.RACKLEYENGINEERING.COM 865-522-5500

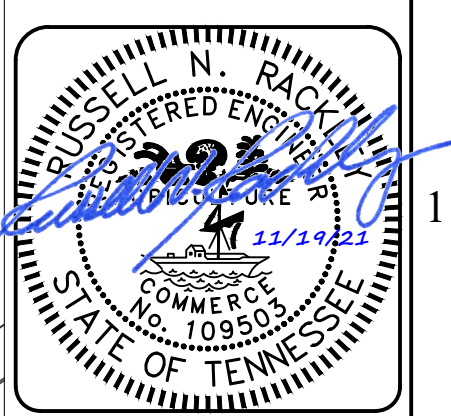
CONCEPT OF VINING MILL  
 KNOX COUNTY, TN  
 INDEX SHEET  
 12-SC-21-C / 12-F-21-UR

Sheet  
**C100**



**LEGEND**

- PROPERTY LINE
- - - EXISTING MNR CONTOUR
- - - EXISTING MNR CONTOUR
- - - EXISTING SANITARY SEWER
- - - EXISTING WATER MAIN
- - - EXISTING DITCH LINE
- - - EXISTING GAS LINE
- - - EXISTING GAS LINE
- - - PROPOSED LOT LINE
- - - BUILDING SET BACK LINE
- - - PROPOSED ROAD CENTERLINE
- - - PROPOSED ROAD CURB
- - - BUFFER SET BACK LINE



Symbol	No.	Description	Date	Approved
	1	REVISED PER COUNTY REVIEW COMMENTS: ADD DIMENSIONS	12/21/16	RNR
	2	REVISED BOSTON IVY LN AND LOT WIDTHS	3/20/17	RNR
	3	REVISED LOT LAYOUT, DELETE ROAD TO WEST	10/25/21	RNR
	4	REVISED PER COUNTY REVIEW COMMENTS	11/19/21	RNR

Designed By:	RNR
Checked By:	RNR
Date:	11/23/16
File Name:	12-SC-21-C / 12-F-21-UR.dwg
WWW.RACKLEYENGINEERING.COM	865-622-6560

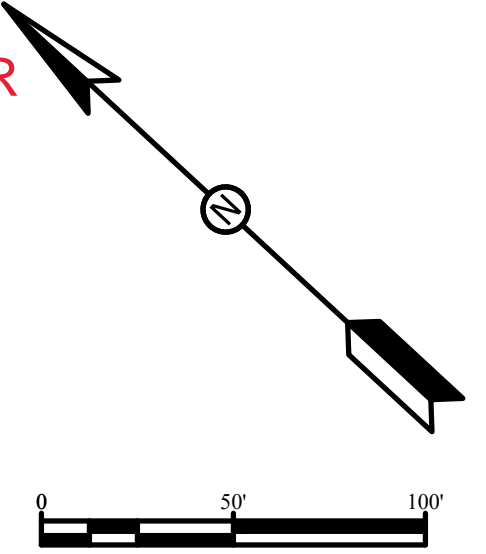
DEVELOPER:  
 HOMESTEAD LAND HOLDINGS, LLC  
 122 PERIMETER PARK DR  
 KNOXVILLE, TN 37922

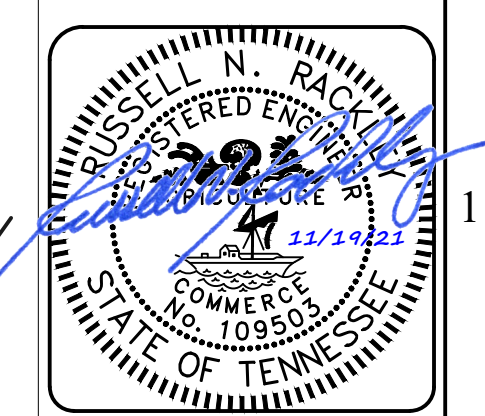
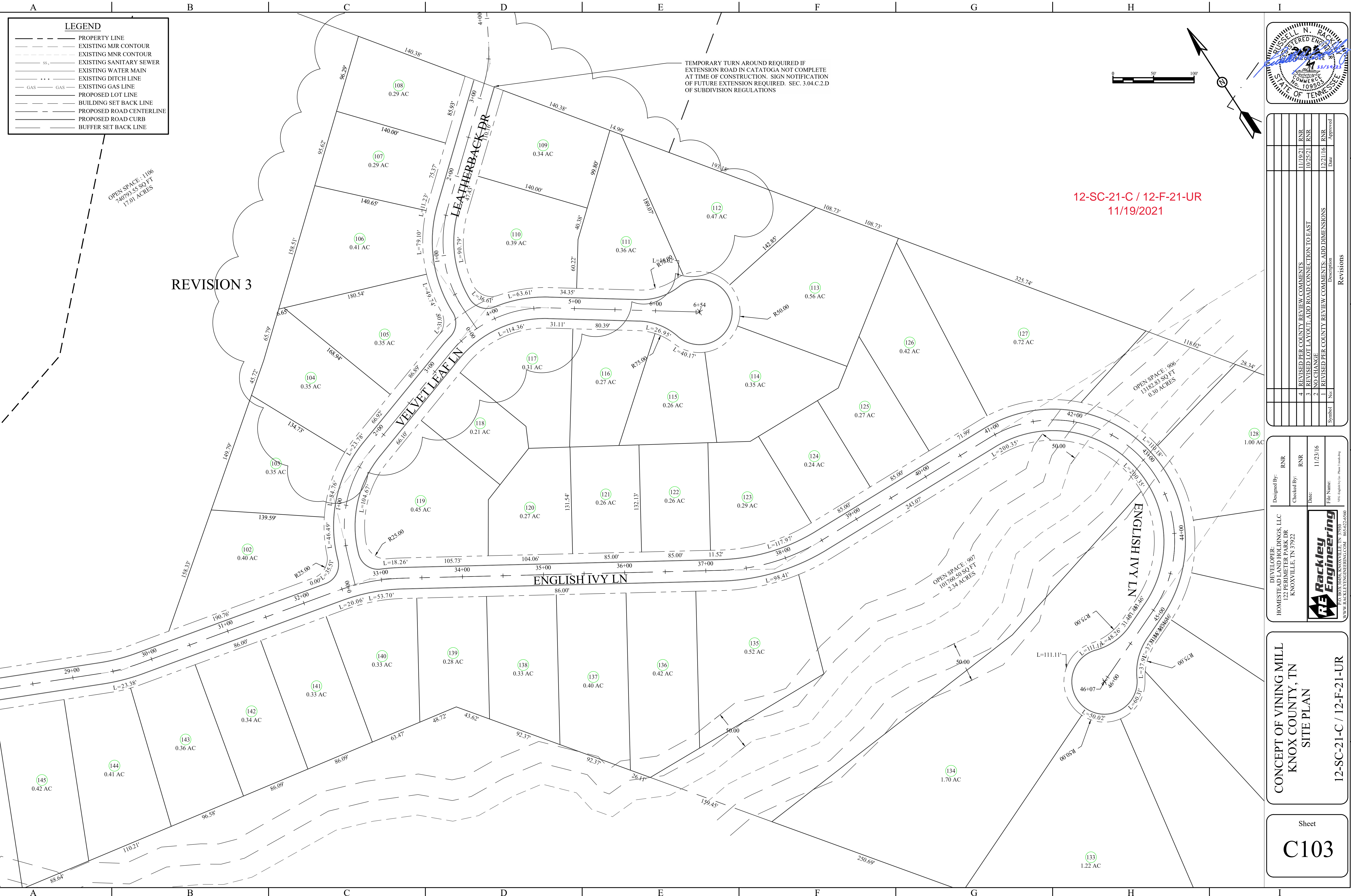
**REVISION 3**

CONCEPT OF VINING MILL  
 KNOX COUNTY, TN  
 SITE PLAN  
 12-SC-21-C / 12-F-21-UR

Sheet  
**C102**

12-SC-21-C / 12-F-21-UR  
 11/19/2021





Symbol	No.	Description	Date	Approved
	1	REVISED PER COUNTY REVIEW COMMENTS: ADD DIMENSIONS	12/21/16	RNR
	2	NO CHANGE		
	3	REVISED LOT LAYOUT; ADD ROAD CONNECTION TO EAST	10/25/21	RNR
	4	REVISED PER COUNTY REVIEW COMMENTS	11/19/21	RNR

DEVELOPER:  
 HOMESTEAD LAND HOLDINGS, LLC  
 122 PERIMETER PARK DR  
 KNOXVILLE, TN 37922

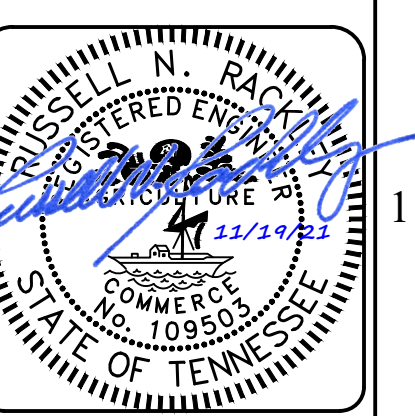
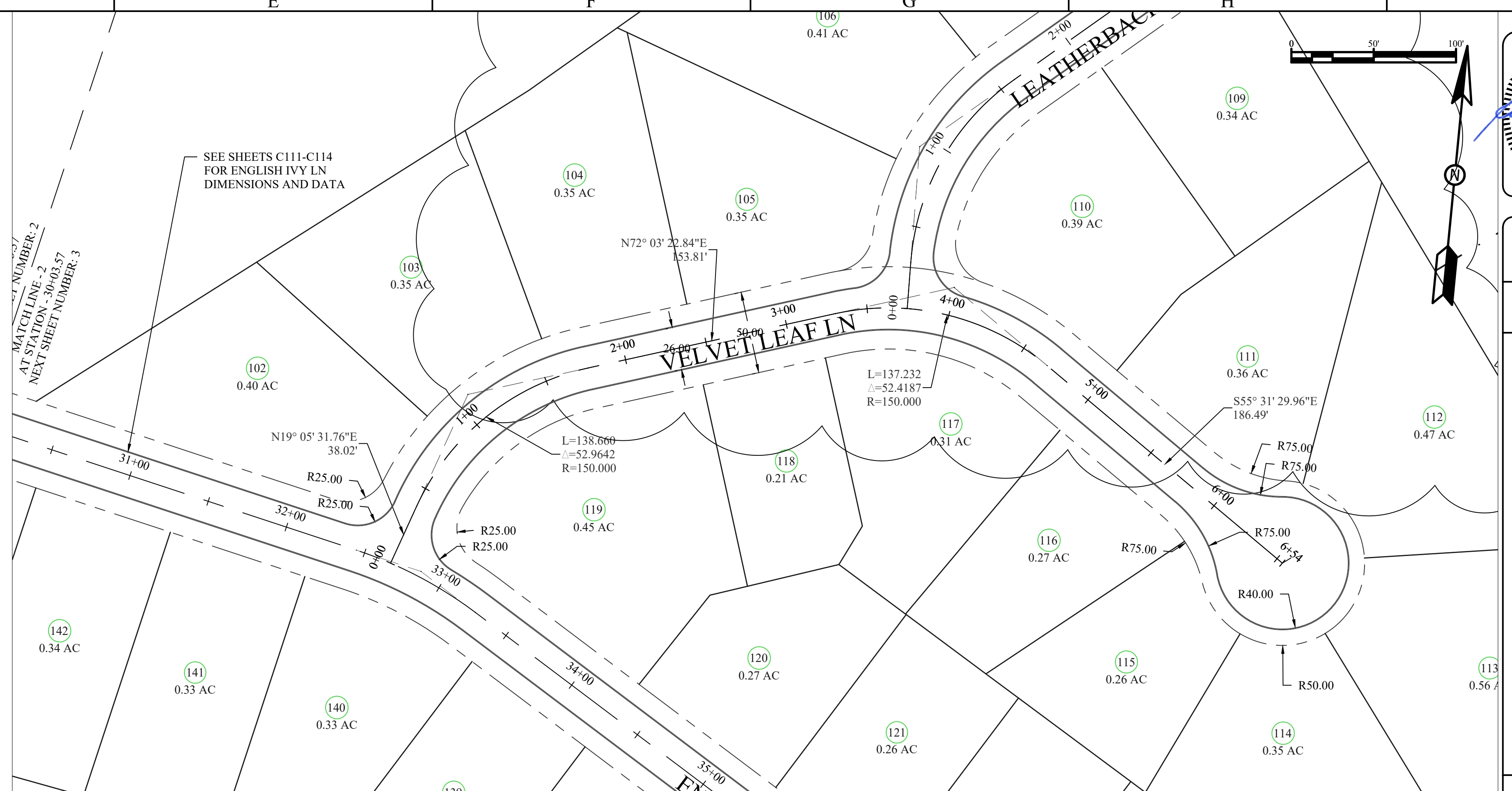
DESIGNED BY: RNR  
 CHECKED BY: RNR  
 DATE: 11/23/16  
 FILE NAME: 12-SC-21-C / 12-F-21-UR

WWW.RACKLEYENGINEERING.COM 865-622-6566

**CONCEPT OF VINING MILL  
 KNOX COUNTY, TN  
 SITE PLAN**

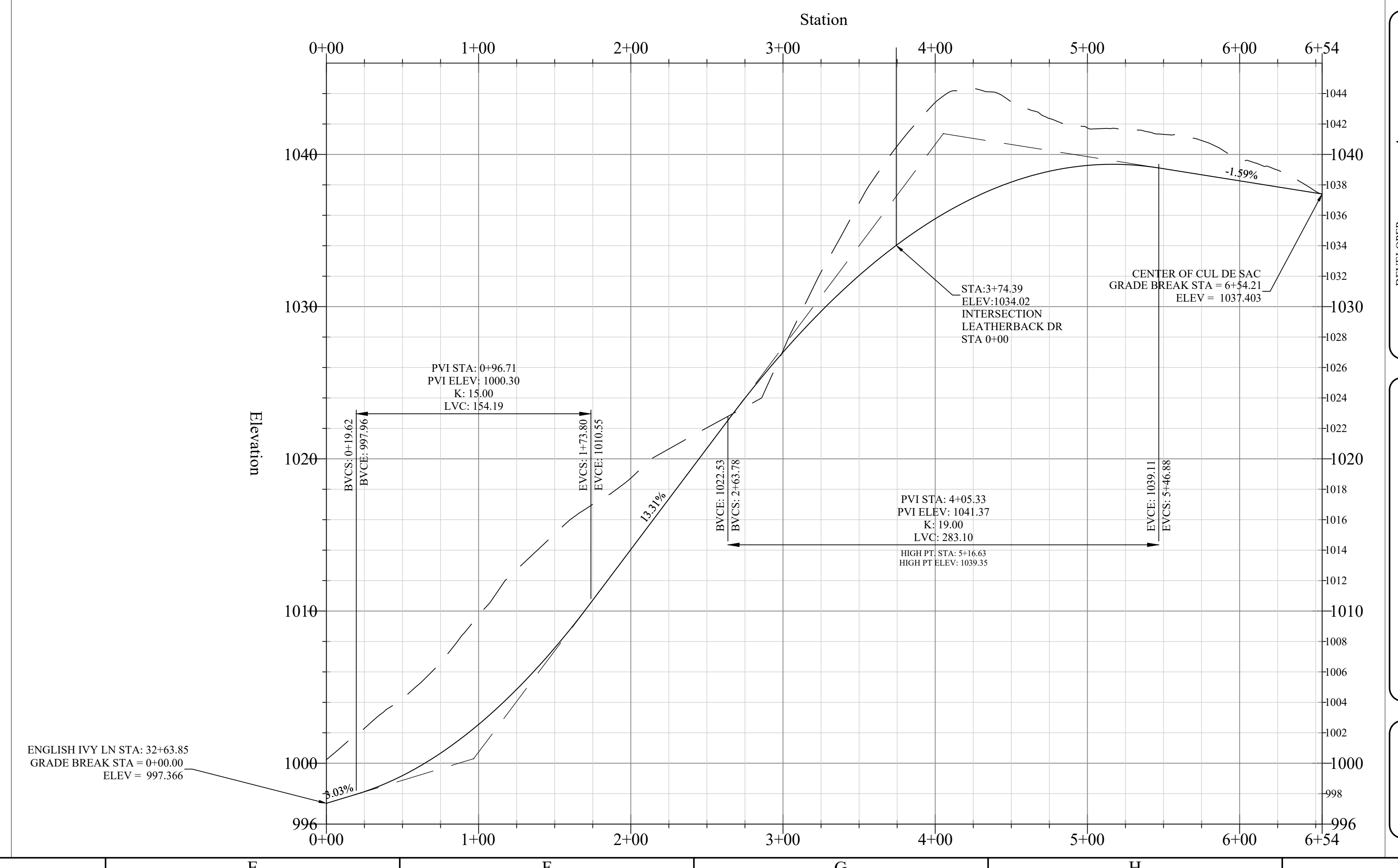
12-SC-21-C / 12-F-21-UR

Sheet  
**C103**



No.	Description	Date	Approval
4	REVISED PER COUNTY REVIEW COMMENTS	11/19/21	RNR
3	ADD NEW STUB ROAD TO WEST. DELETE NEEDLEGRASS LN	12/22/16	RNR
2	NO CHANGE		
1	REVISED PER COUNTY REVIEW COMMENTS	12/22/16	RNR

Velvet Leaf Ln PROFILE



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 11/19/2021

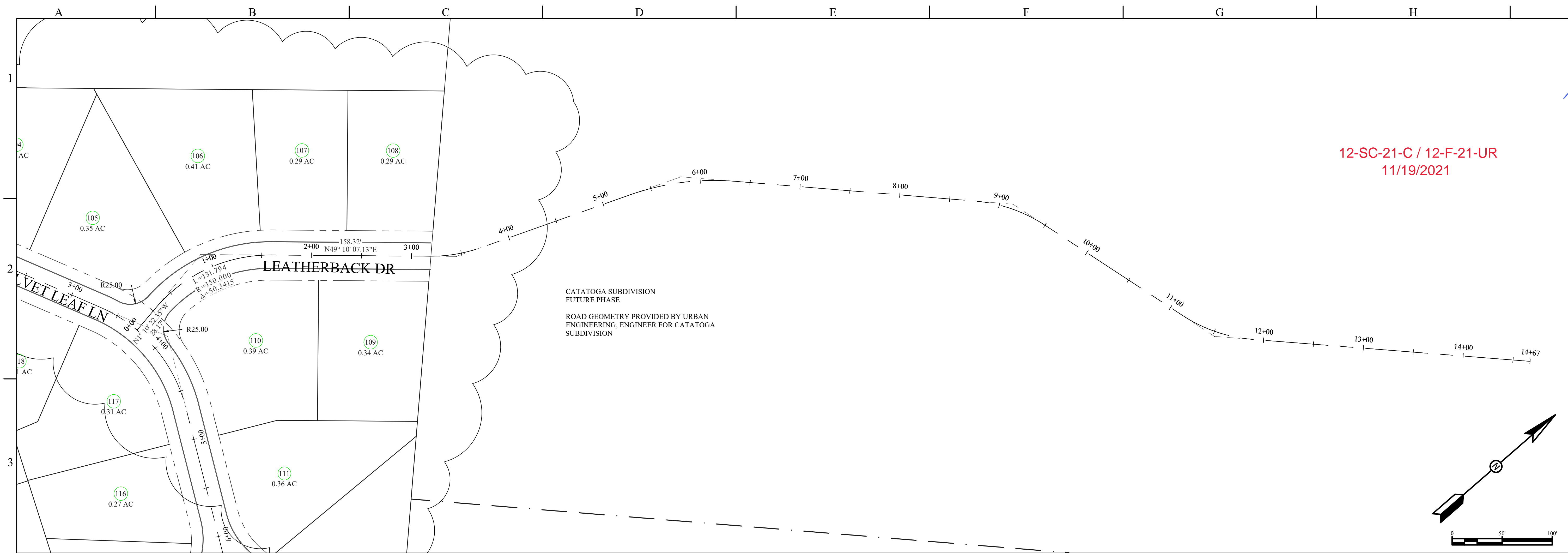
DEVELOPER: HOMESTEAD LAND HOLDINGS, LLC  
 122 PERIMETER PARK DR  
 KNOXVILLE, TN 37922

Designed By: RNR  
 Checked By: RNR  
 Date: 11/21/16  
 File Name: Velvet Leaf Ln - Plan & Profile.dwg

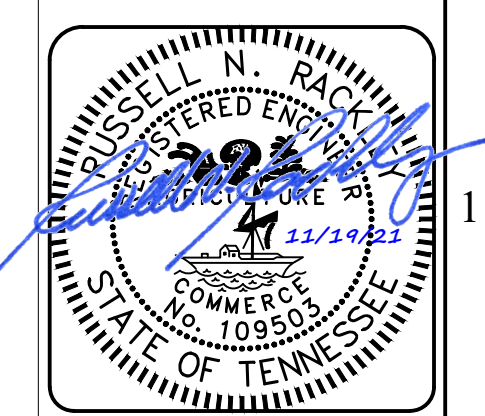
**Rackley Engineering**  
 200 BRYAN BLVD, KNOXVILLE, TN 37909  
 WWW.RACKLEYENGINEERING.COM 865-622-6560

CONCEPT OF VINING MILL  
 KNOX COUNTY, TN  
 VELVET LEAF LN  
 PLAN AND PROFILE  
 12-SC-21-C / 12-F-21-UR

Sheet  
**C131**

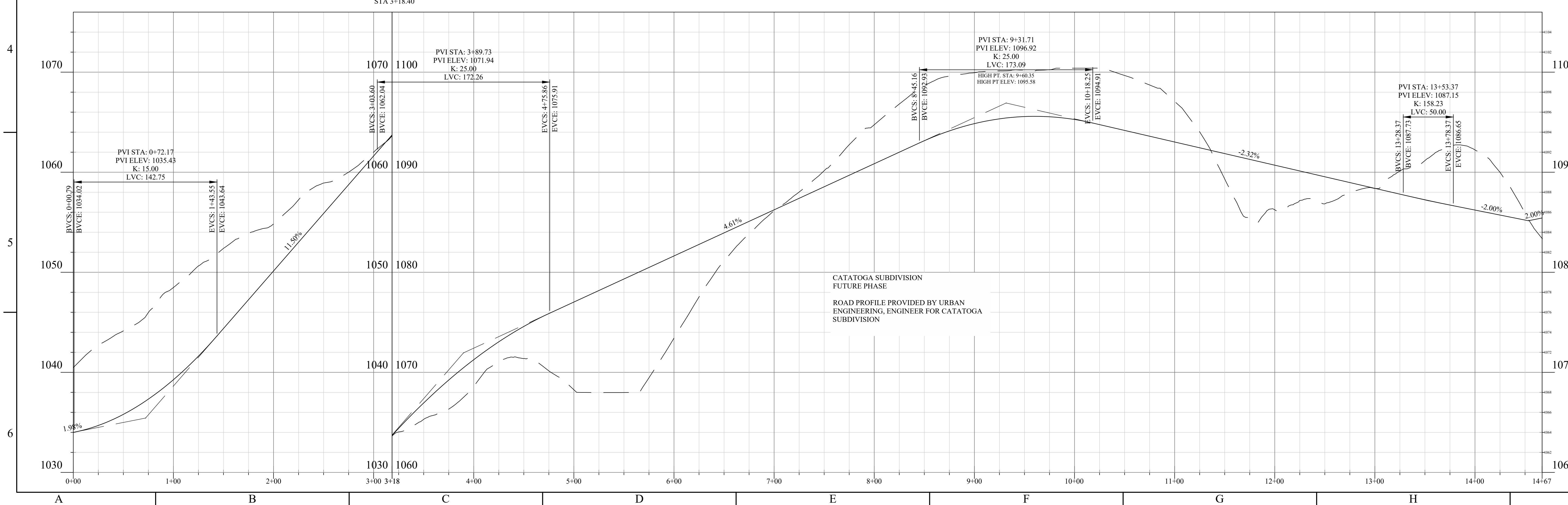


12-SC-21-C / 12-F-21-UR  
11/19/2021



Symbol	No.	Description	Date	Approval
	4	REVISED PER COUNTY REVIEW COMMENTS	11/19/21	RNR
	3	NEW ROAD LOCATION AND PROFILE	10/25/21	RNR
	2	NO CHANGE		
	1	REVISED PER COUNTY REVIEW COMMENTS	12/22/16	RNR

Revised Leatherback Dr PROFILE



Designed By: RNR  
Checked By: RNR  
Date: 11/21/16  
File Name: W:\Leatherback Dr - Plan\road.dwg

DEVELOPER:  
HOMESTEAD LAND HOLDINGS, LLC  
122 PERIMETER PARK DR  
KNOXVILLE, TN 37922

100 BOX 3056, KNOXVILLE, TN 37920  
WWW.RACKLEYENGINEERING.COM 865-622-6560

CONCEPT OF VINING MILL  
KNOX COUNTY, TN  
LEATHERBACK DR  
PLAN AND PROFILE  
12-SC-21-C / 12-F-21-UR

Sheet  
**C141**