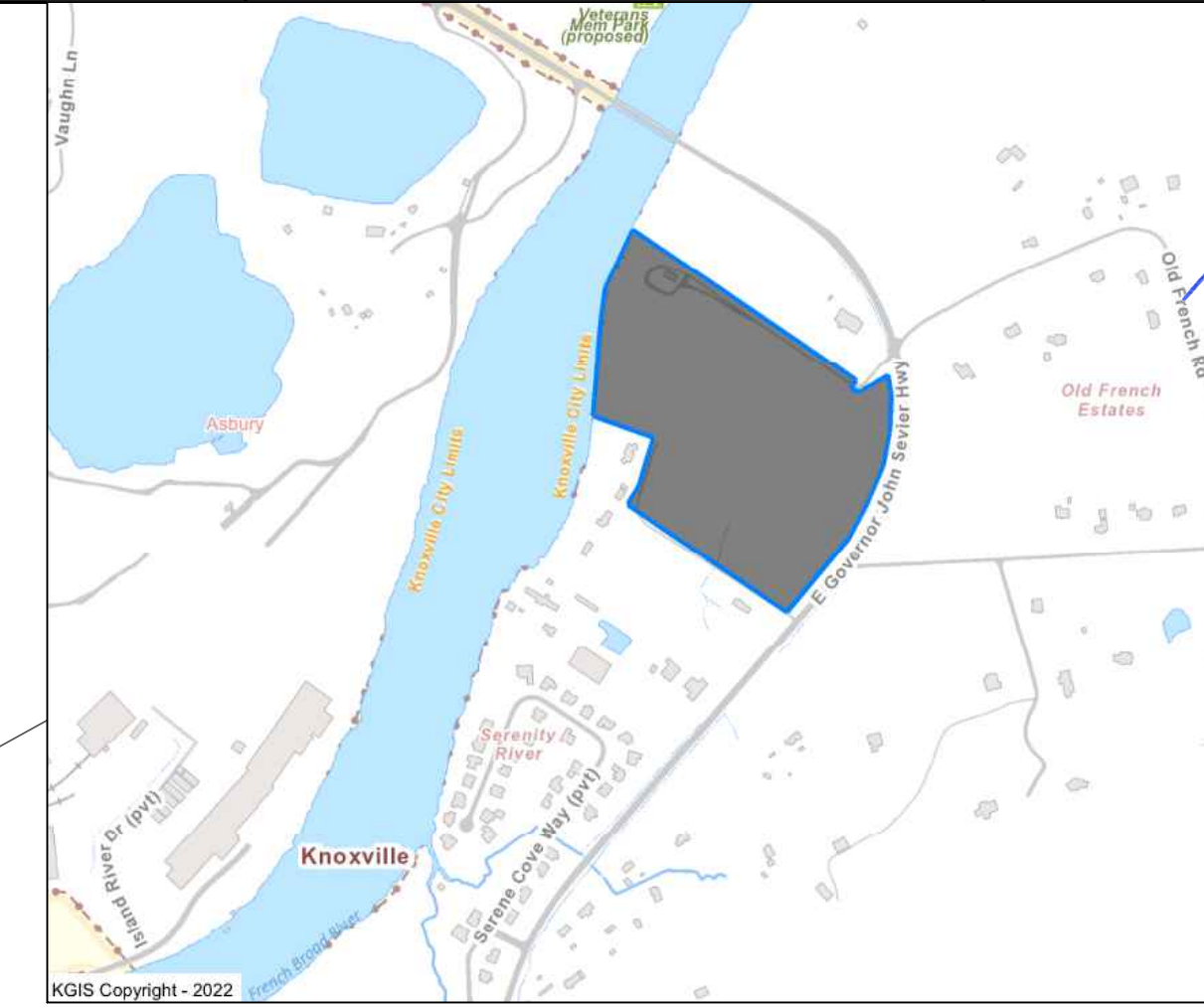


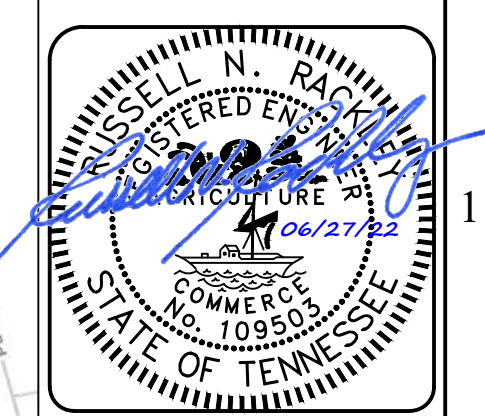
- NOTES:
1. EXISTING PROPERTY AND TOPOGRAPHIC INFORMATION OBTAINED FROM KGIS. CONTOURS ARE 2' INTERVAL WITH 10' INDEX.
2. A 10' DRAINAGE AND UTILITY EASEMENT EXISTS ALONG A STREET RIGHT OF WAY, 10' ALONG EXTERIOR BOUNDARY AND 5' ALONG ALL INTERIOR LOT LINES.
3. ALL DIMENSIONS ARE SUBJECT TO CHANGE ON FINAL PLAN.
4. ALL LOTS SHALL HAVE INTERNAL STREET ACCESS ONLY.
5. ALL ROADS TO BE IN 50' PUBLIC RIGHT OF WAY.
6. CONSTRUCTION PLANS MUST BE APPROVED BY APPROPRIATE AGENCIES AND PERMITS OBTAINED PRIOR TO ANY CONSTRUCTION ACTIVITY.
7. DETENTION PONDS WILL REQUIRE 20' TRAVERSABLE ACCESS EASEMENTS ON FINAL PLAN.
8. ROAD CENTERLINE HORIZONTAL GEOMETRY DATA PROVIDED ON PLAN AND PROFILE SHEETS INCLUDED WITH THE CONCEPT PLAN.

LEGEND

| | |
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| --- | 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 |



VARIANCES:
MINIMUM TANGENT BETWEEN BROKEN BACK CURVE FROM 150 FT TO:
115.24 FT AT ROAD 1 STA 9+00 +/-
95.08 FT AT ROAD 1 STA 12+00 +/-
96.65 FT AT ROAD 3 STA 2+25



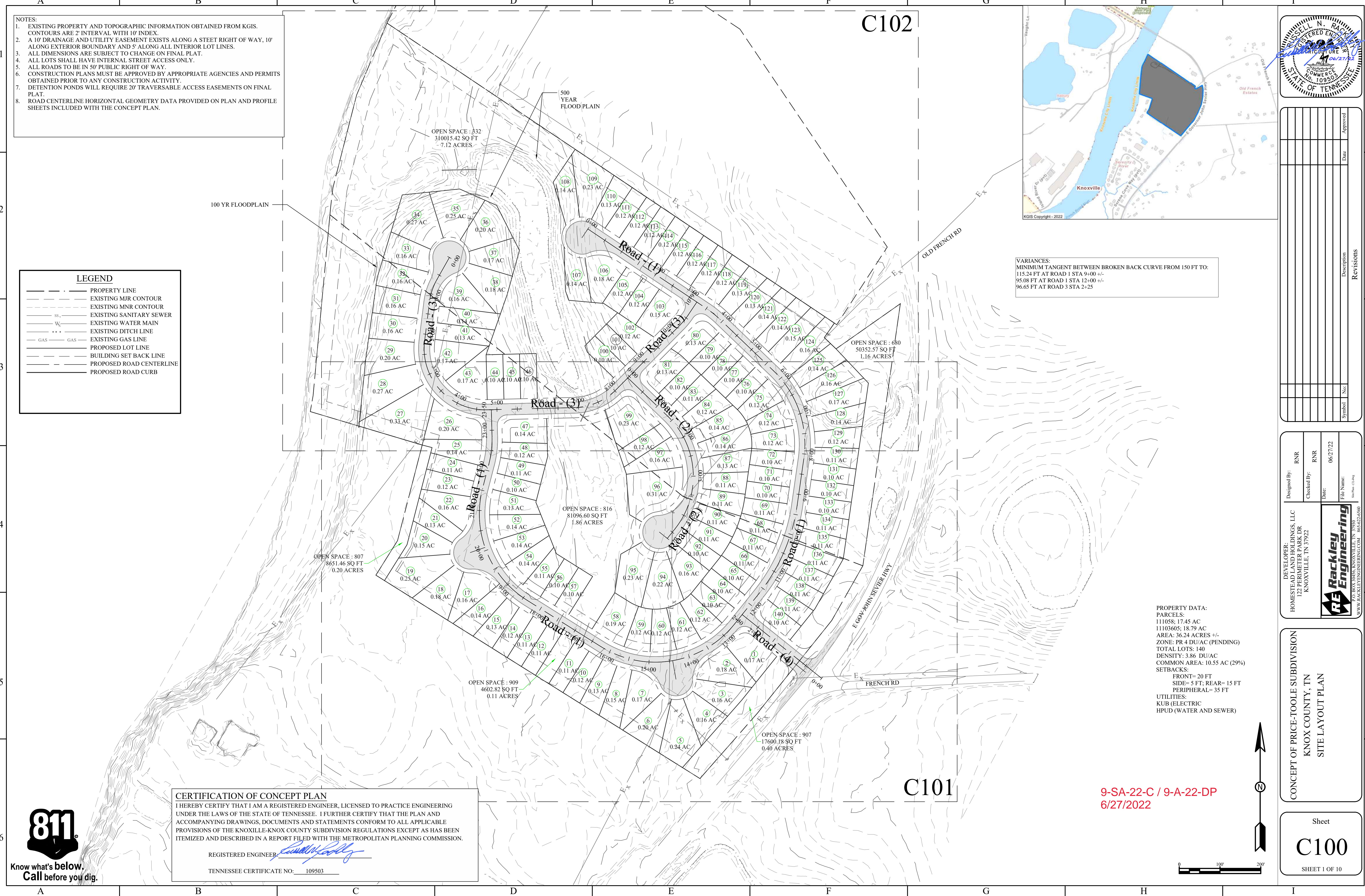
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| Designed By: RNR | Date: 06/27/22 | File Name: 99-01.dwg |
| Checked By: RNR | Date: 06/27/22 | |

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

CONCEPT OF PRICE-TOOLE SUBDIVISION
KNOX COUNTY, TN
SITE LAYOUT PLAN

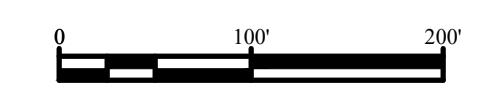
PROPERTY DATA:
PARCELS:
111058: 17.45 AC
11103605: 18.79 AC
AREA: 36.24 ACRES +/-
ZONE: PR 4 DU/AC (PENDING)
TOTAL LOTS: 140
DENSITY: 3.86 DU/AC
COMMON AREA: 10.55 AC (29%)
SETBACKS:
FRONT= 20 FT
SIDE= 5 FT; REAR= 15 FT
PERIPHERAL= 35 FT
UTILITIES:
KUB (ELECTRIC)
HPUD (WATER AND SEWER)



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 Bridges*
TENNESSEE CERTIFICATE NO: 109503

9-SA-22-C / 9-A-22-DP
6/27/2022



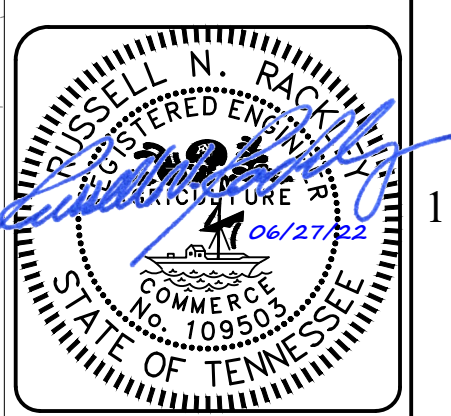
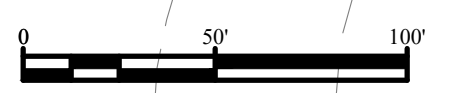


LEGEND

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



9-SA-22-C / 9-A-22-DP
6/27/2022



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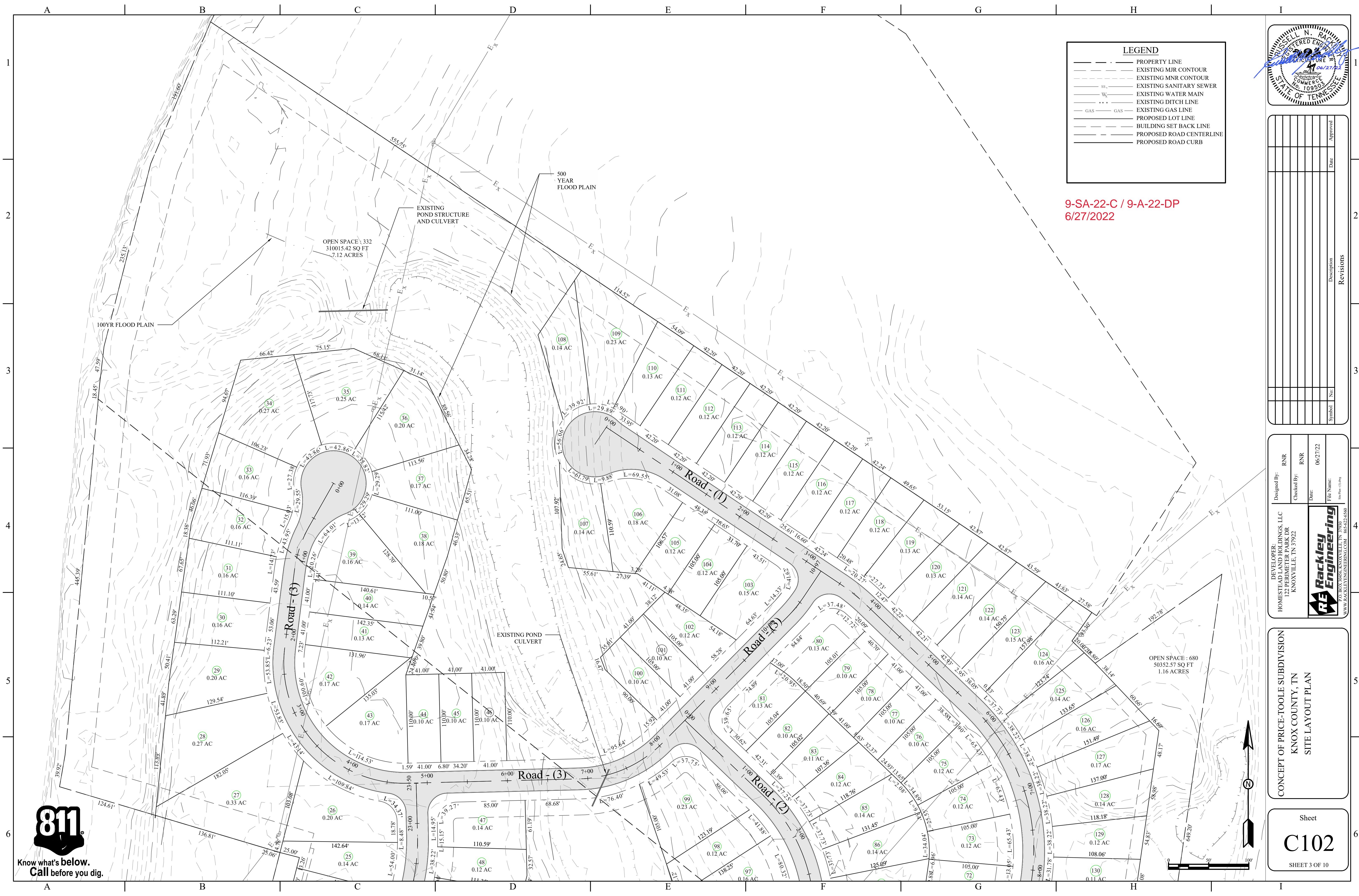
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| Designed By: | RNR | Date: | 06/27/22 |
| Checked By: | RNR | File Name: | 6/27/22 |

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

Rackley Engineering
P.O. BOX 3086, KNOXVILLE, TN 37920
WWW.RACKLEYENGINEERING.COM 865-622-6560

CONCEPT OF PRICE-TOOLE SUBDIVISION
KNOX COUNTY, TN
SITE LAYOUT PLAN

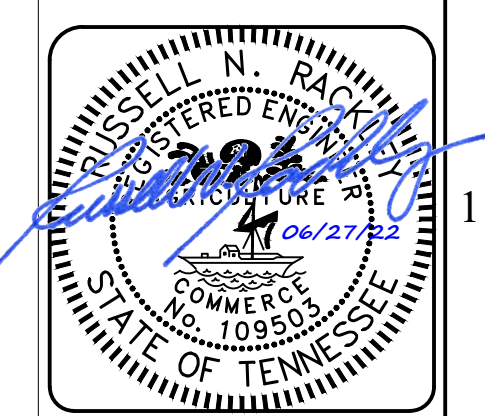
Sheet
C101
SHEET 2 OF 10



LEGEND

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

9-SA-22-C / 9-A-22-DP
6/27/2022



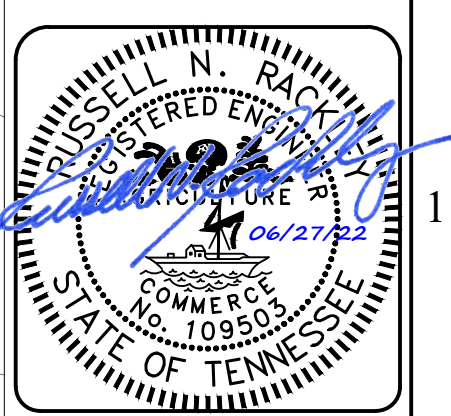
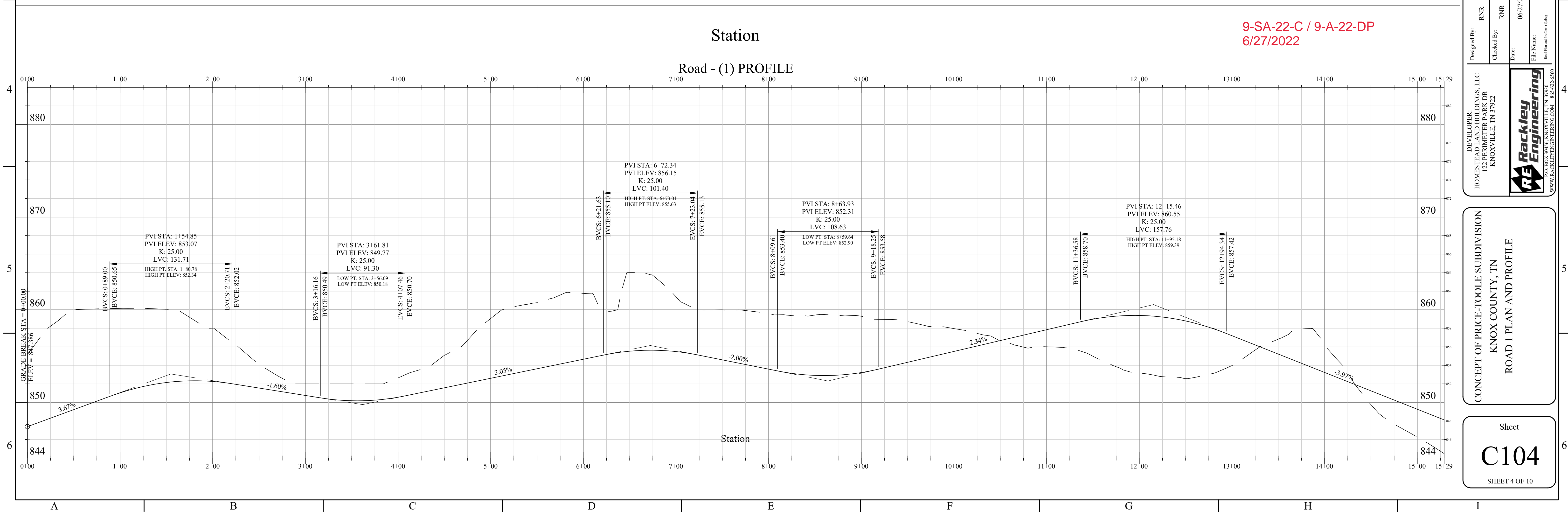
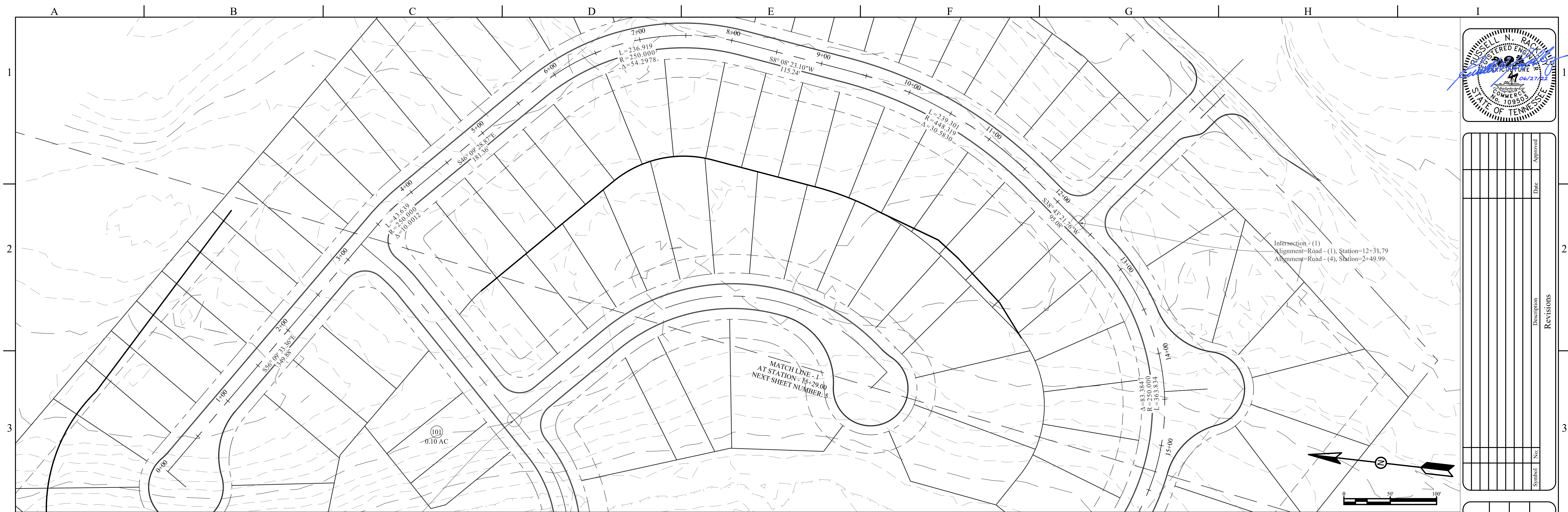
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Designed By: RNR
 Checked By: RNR
 Date: 06/27/22
 File Name: 9-SA-22-C / 9-A-22-DP
 HOMESTEAD LAND HOLDINGS, LLC
 122 PERIMETER PARK DR
 KNOXVILLE, TN 37922

RACKLEY ENGINEERING
 100 BOX 3858, KNOXVILLE, TN 37920
 WWW.RACKLEYENGINEERING.COM 865-622-6566

CONCEPT OF PRICE-TOOLE SUBDIVISION
 KNOX COUNTY, TN
 SITE LAYOUT PLAN

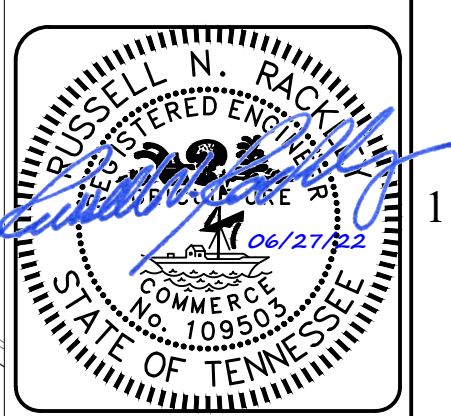
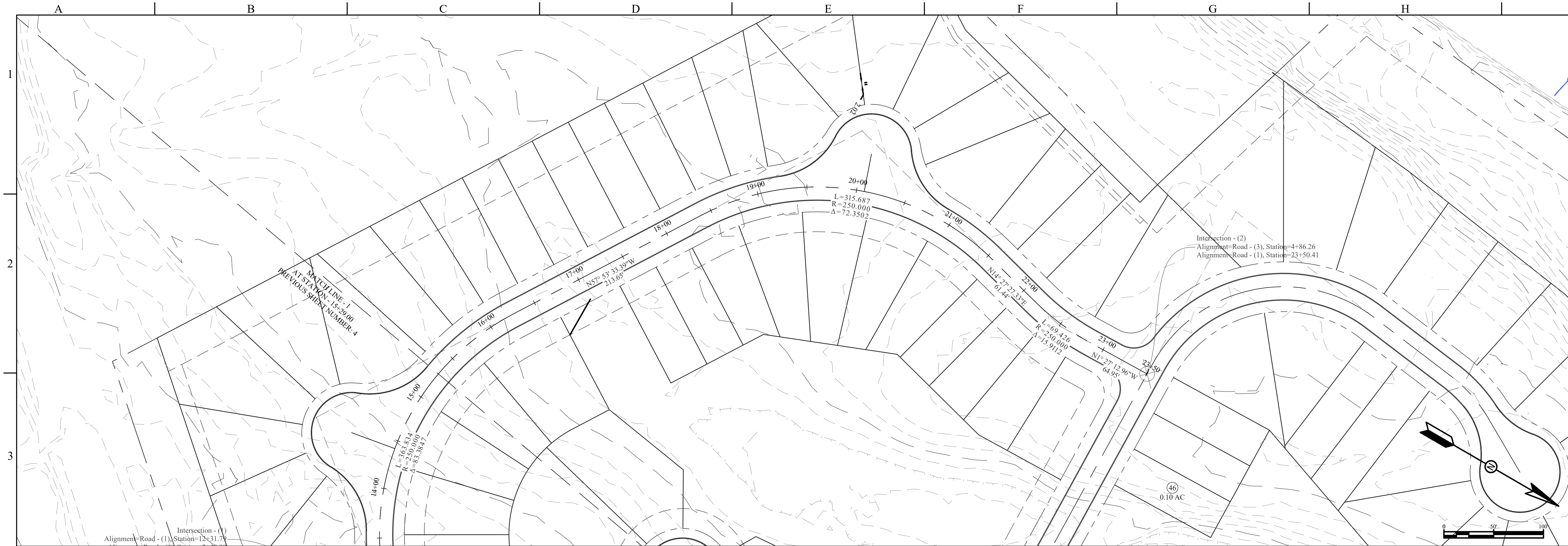




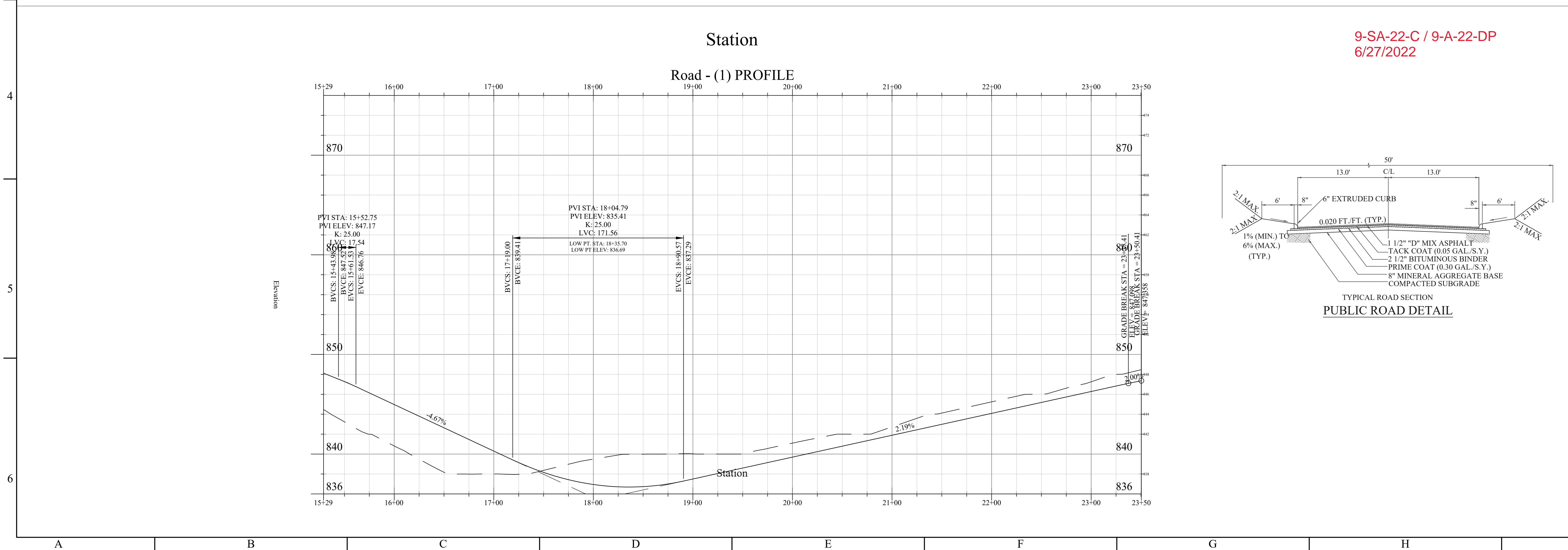
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Designed By: RNR
 Checked By: RNR
 Date: 06/27/22
 File Name: Road Plan and Profile (1).dwg
 HOMESTEAD LAND HOLDINGS, LLC
 122 PERIMETER PARK DR
 KNOXVILLE, TN 37922
Rackley Engineering
 P.O. BOX 3956, KNOXVILLE, TN 37920
 WWW.RACKLEYENGINEERING.COM 865-622-6560

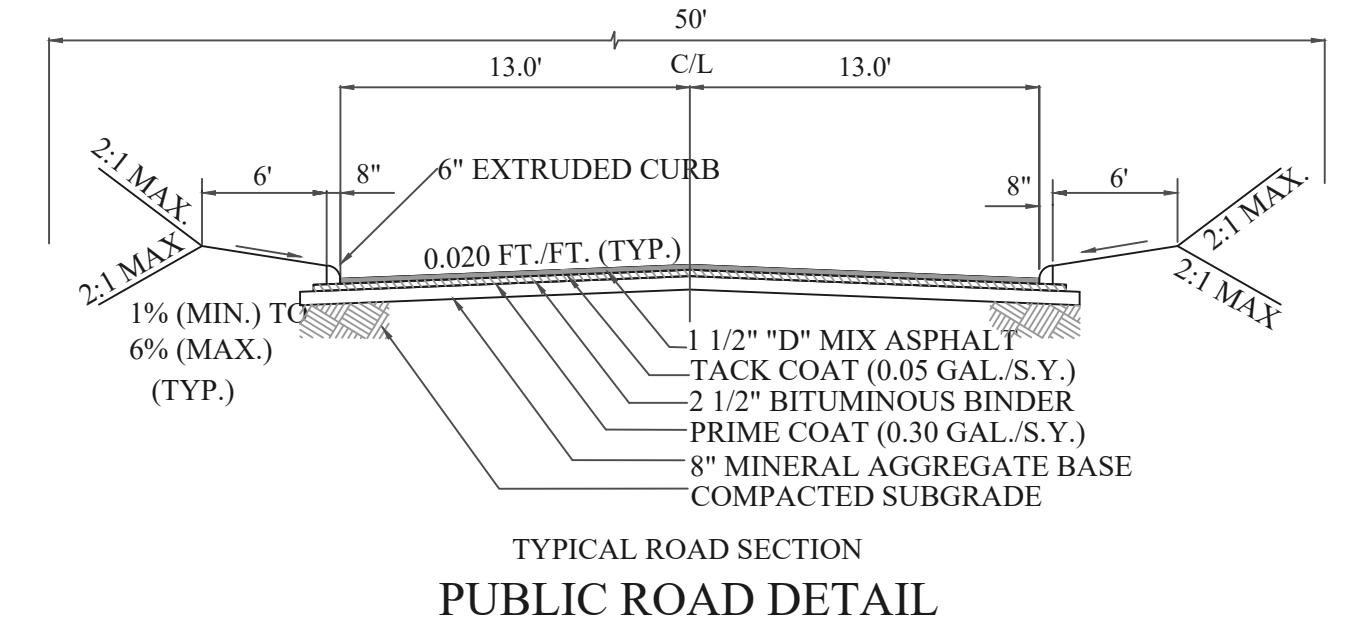
CONCEPT OF PRICE-TOOLE SUBDIVISION
 KNOX COUNTY, TN
 ROAD 1 PLAN AND PROFILE



| Symbol | No. | Description | Date | Approved |
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9-SA-22-C / 9-A-22-DP
6/27/2022

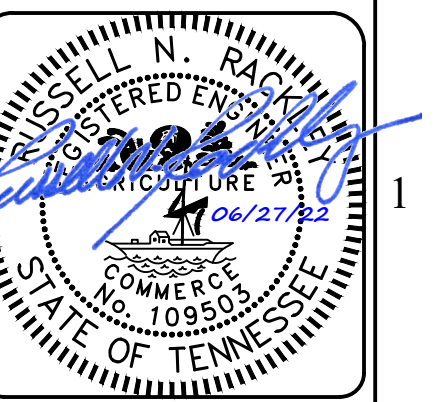
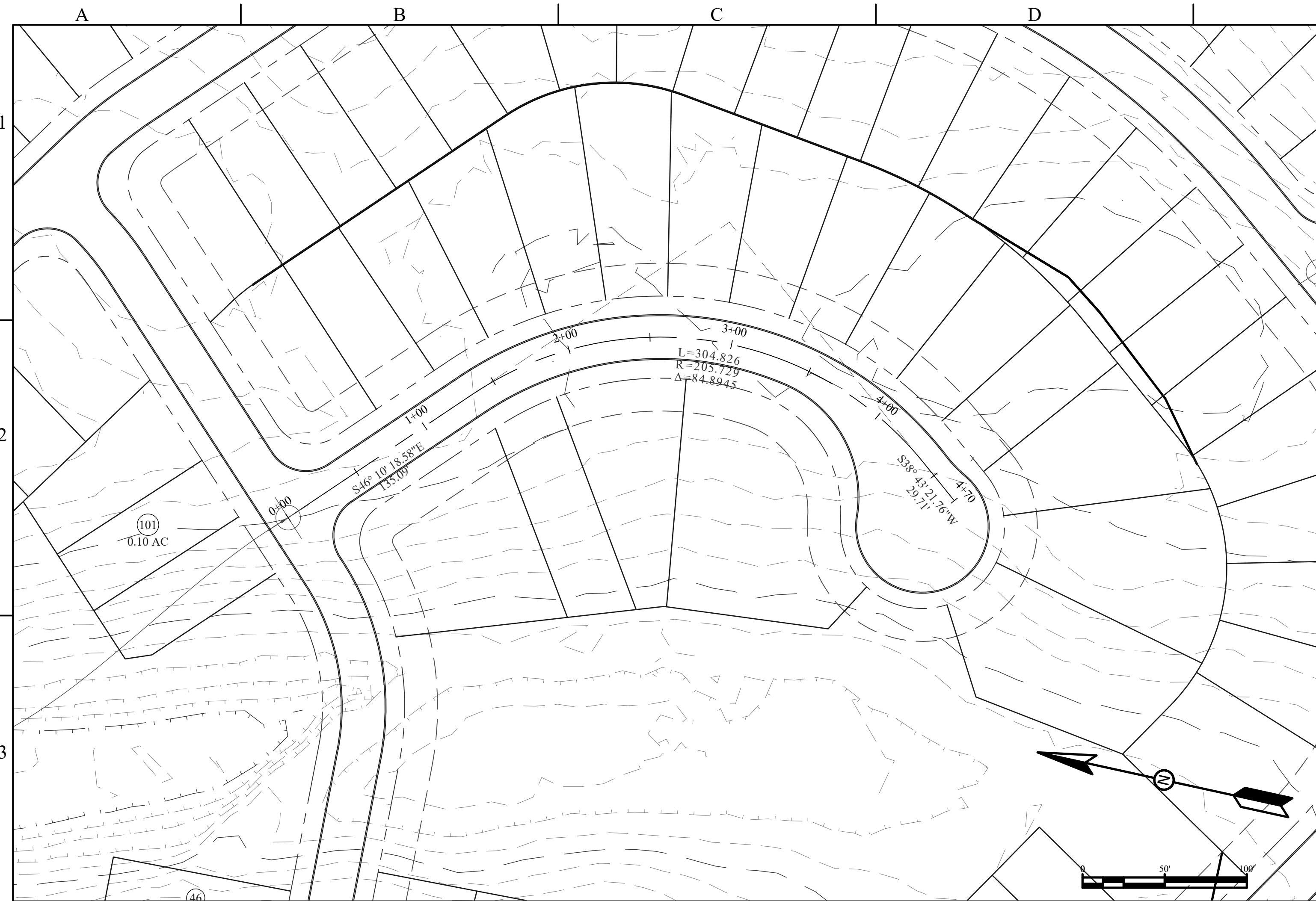


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Date: 06/27/22
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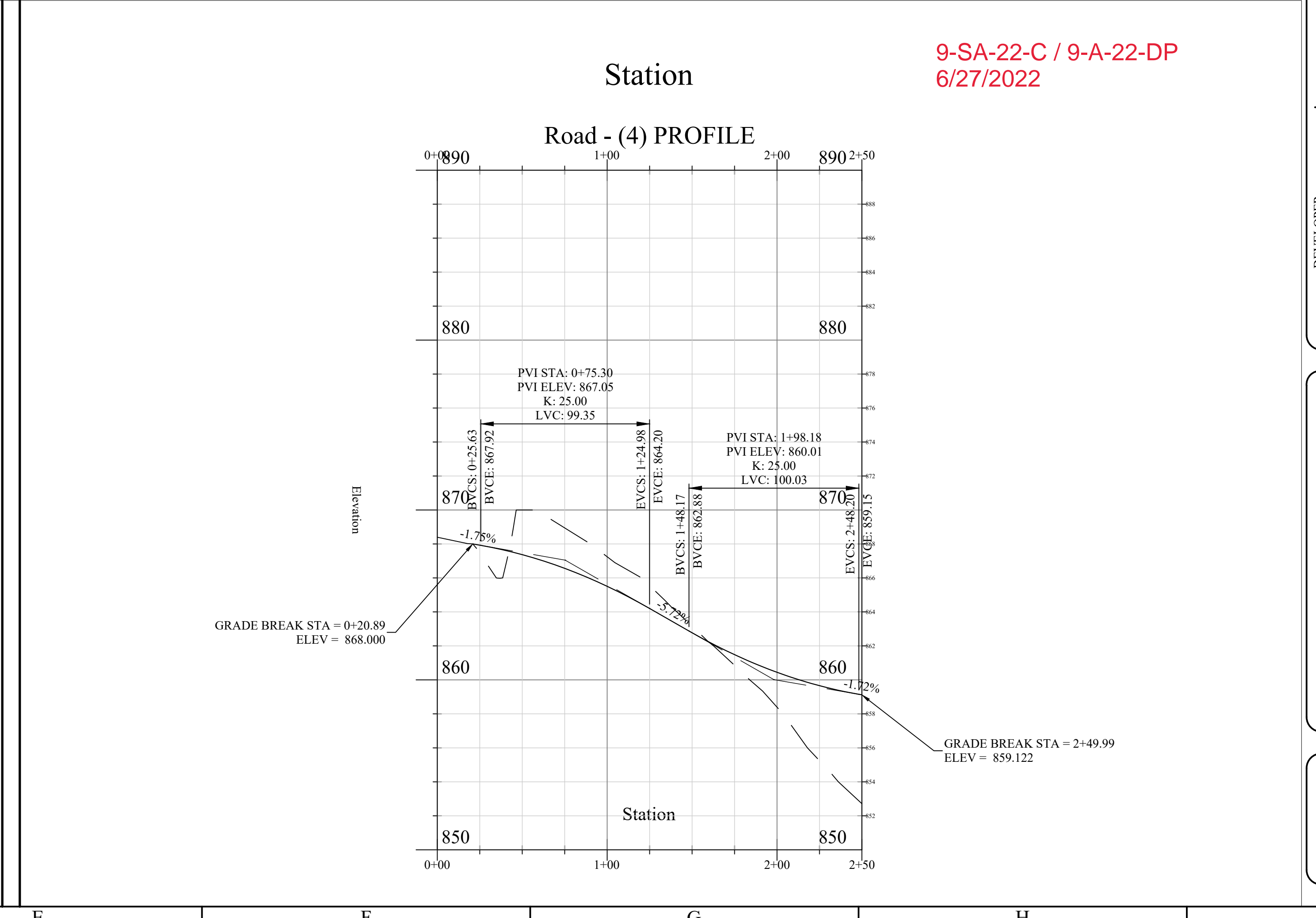
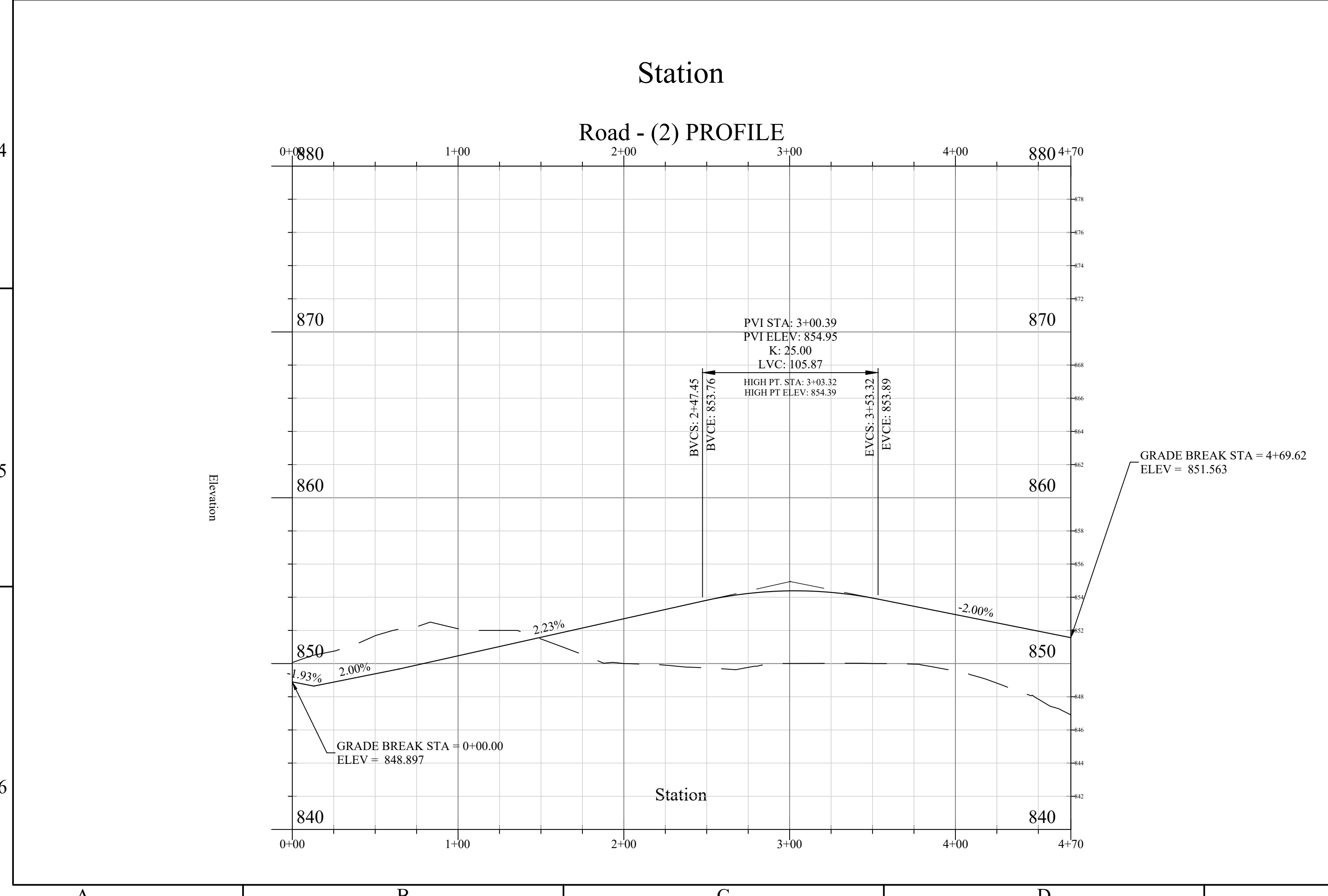
DEVELOPER:
HOMESTEAD LAND HOLDINGS, LLC
122 PERIMETER PARK DR
KNOXVILLE, TN 37922

200 BOX 5856, KNOXVILLE, TN 37920
WWW.RACKLEYENGINEERING.COM 865-622-6560

CONCEPT OF PRICE-TOOLE SUBDIVISION
KNOX COUNTY, TN
ROAD 1 PLAN AND PROFILE



| Revisions | |
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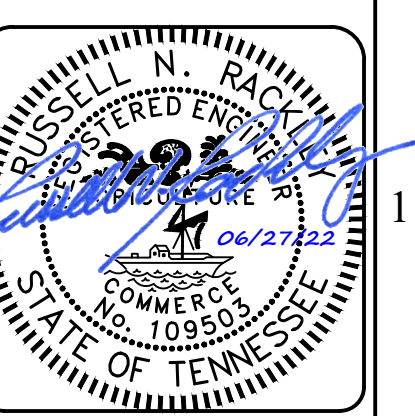
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6/27/2022

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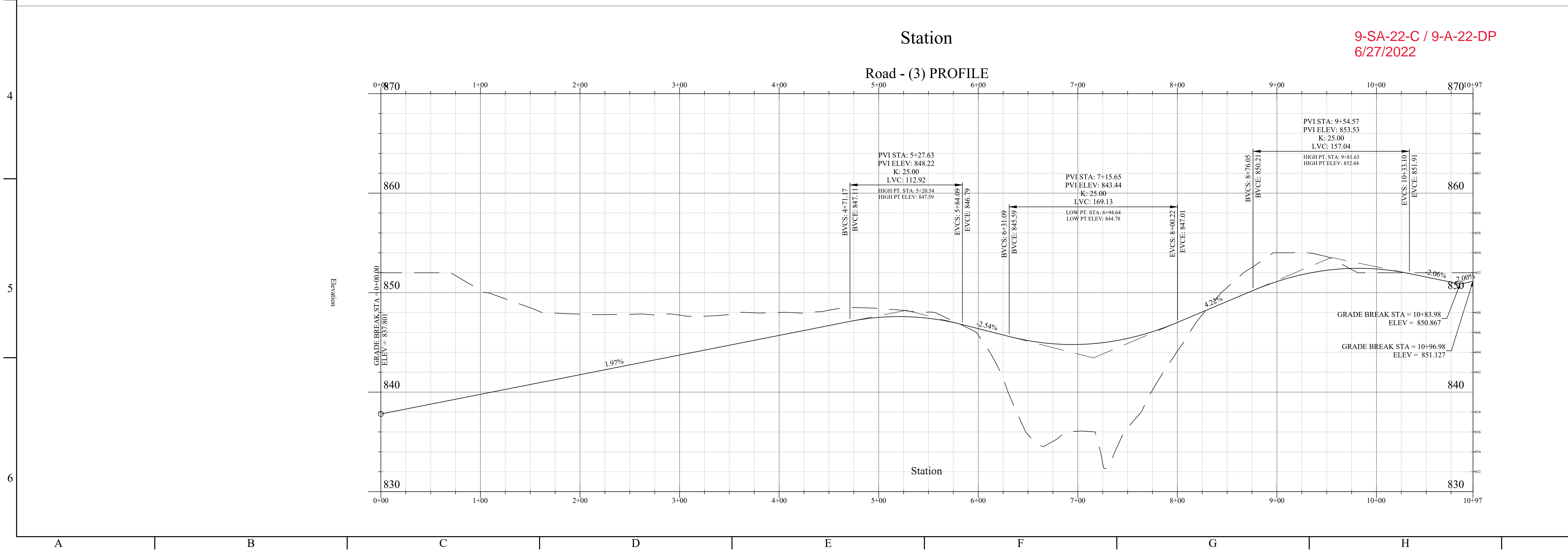
DEVELOPER:
 HOMESTEAD LAND HOLDINGS, LLC
 122 PERIMETER PARK DR
 KNOXVILLE, TN 37922

RACKLEY ENGINEERING
 601 BOX 3956, KNOXVILLE, TN 37920
 WWW.RACKLEYENGINEERING.COM

CONCEPT OF PRICE-TOOLE SUBDIVISION
 KNOX COUNTY, TN
 ROAD 2 & 4 PLAN AND PROFILE



| Symbol | No. | Description | Date | Approved |
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Designed By: RNR
Checked By: RNR
Date: 06/27/22
File Name: Road Plan and Profile (3).dwg

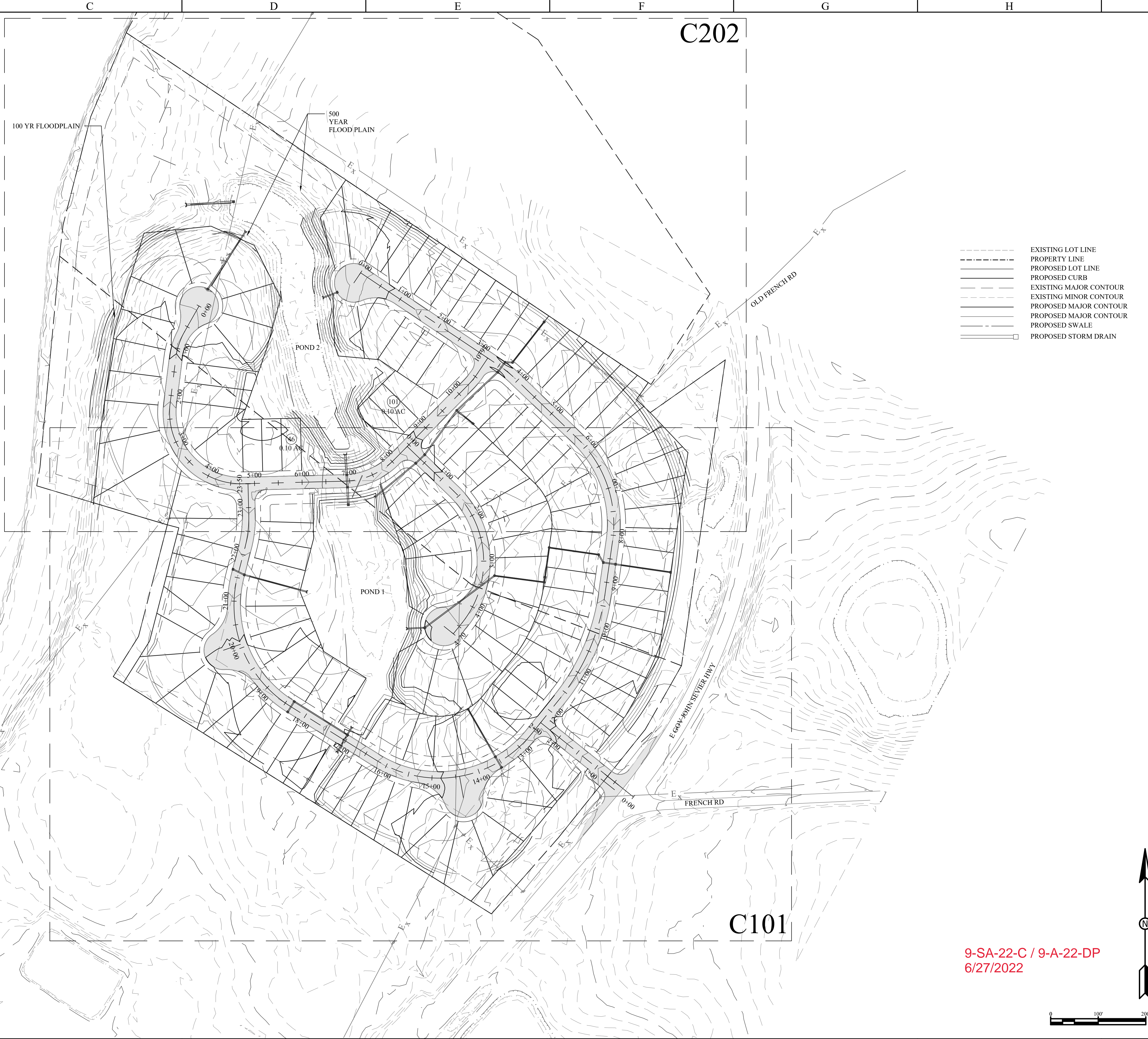
DEVELOPER:
HOMESTEAD LAND HOLDINGS, LLC
122 PERIMETER PARK DR
KNOXVILLE, TN 37922

122 PERIMETER PARK DR
KNOXVILLE, TN 37922
865-522-6560

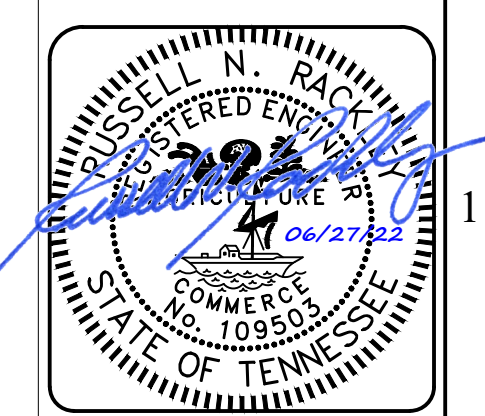
CONCEPT OF PRICE-TOOLE SUBDIVISION
KNOX COUNTY, TN
ROAD 3 PLAN AND PROFILE

GRADING & DRAINAGE NOTES

1. THE CONTRACTOR SHALL FURNISH AND MAINTAIN ALL NECESSARY BARRICADES AROUND THE WORK AND SHALL PROVIDE PROTECTION AGAINST WATER DAMAGE AND SOIL EROSION.
2. ALL SILT BARRIERS MUST BE PLACED AS ACCESS IS OBTAINED DURING CLEARING. NO GRADING SHALL BE DONE UNTIL SILT BARRIERS AND DETENTION FACILITIES ARE CONSTRUCTED.
3. ALL SEDIMENT CONTROL DEVICES ARE TO BE CONSTRUCTED AND FULLY OPERATIONAL PRIOR TO ANY OTHER CONSTRUCTION OR GRADING. ALL SEDIMENT CONTROL DEVICES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE TENNESSEE EROSION AND SEDIMENT CONTROL HANDBOOK.
4. ALL SLOPES SHALL BE STABILIZED AS SOON AS POSSIBLE. LENGTH OF RIP RAP AREA SHALL BE SIX TIMES THE DIAMETER OF THE STORM DRAIN PIPE. WIDTH OF RIP RAP AREA SHALL BE 3 TIMES THE DIAMETER AT THE MOUTH OF THE PIPE AND TWO TIMES THE DIAMETER AT DOWNSTREAM END.
5. COMPACTION OF THE BACK FILL OF ALL TRENCHES SHALL BE COMPACTED TO THE DENSITY OF 95% OF THEORETICAL MAXIMUM DRY DENSITY (ASTM D698). BACK FILL MATERIAL SHALL BE FREE FROM ROOTS, STUMPS, OR OTHER FOREIGN DEBRIS AND SHALL BE PLACED AT OR NEAR OPTIMUM MOISTURE. CORRECTION OF ANY TRENCH SETTLEMENT WITHIN A YEAR FROM THE DATE OF APPROVAL WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.
6. ALL FILL MATERIAL TO BE UTILIZED ON THE PROJECT SHALL BE FREE OF ORGANIC OR OTHERWISE DELETERIOUS MATERIALS AND COMPACTED TO MINIMUM DRY DENSITIES CORRESPONDING TO 95% OF MAXIMUM DRY DENSITY AS OBTAINED BY STANDARD PROCTOR, ASTM D698 AND AT LEAST 98% OF STANDARD PROCTOR WITHIN 1 FOOT BELOW PAVEMENT SUBGRADE. FILL SHALL BE PLACED IN LIFTS NOT TO EXCEED 6 INCHES IN COMPACTED FILL THICKNESS. A REPORT FROM A GEOTECHNICAL ENGINEER MAY BE REQUIRED BY THE PUBLIC WORKS INSPECTOR.
7. MAXIMUM SLOPE OF EMBANKMENT SHALL BE 2.0 FEET HORIZONTAL TO 1.0 FOOT VERTICAL.
8. THE SITE SHALL BE CLEARED AND GRUBBED WITHIN THE LIMITS OF EXCAVATION. COMPLETELY DISPOSE OF ALL MATERIALS RESULTING FROM CLEARING AND GRUBBING OFF-SITE. BURNING SHALL NOT BE PERMITTED UNLESS PRIOR APPROVAL IS OBTAINED BY THE LOCAL FIRE DEPARTMENT. THE CONTRACTOR MUST OBTAIN A PERMIT AND MEET ALL OF THE REQUIREMENTS AS SPECIFIED BY THE FIRE DEPARTMENT.
9. ALL TREE STUMPS, BOULDERS, AND OTHER OBSTRUCTIONS SHALL BE REMOVED TO A DEPTH OF 2 FT BELOW THE SUBGRADE. ROCK SHALL BE SCARIFIED TO A DEPTH OF 1 FT BELOW SUBGRADE.
10. STRIP TOPSOIL TO A MINIMUM DEPTH OF 18-INCHES AND TEMPORARILY STOCKPILE EXCAVATED MATERIALS. INSTALL SILT FENCE OR OTHER APPROPRIATE EROSION CONTROL STRUCTURES ON THE DOWN HILL SIDE OF THE STOCKPILE.
11. PROOF ROLL ALL AREAS TO RECEIVE FILL. PROOF ROLL WITH A FULL LOADED TANDEN AXLE DUMP TRUCK USING A CRESS-CROSS PATTERN (4 PASSES MIN.). AREAS FAILING THE PROOF ROLLING SHALL BE UNDERCUT AND BACKFILLED USING AN ENGINEERED FILL OR STABILIZED BY A METHOD APPROVED BY THE PROJECT ENGINEER.
12. AREAS THAT EXHIBIT WEAK SOIL OR OTHERWISE UNSUITABLE CONDITIONS SHALL BE UNDERCUT TO A FIRM LEVEL OF SOIL FOLLOWED BY BACKFILLING THE UNDERCUT AREAS USING AN ENGINEERED FILL OR APPROVED STONE.
13. FILL MATERIAL SHALL BE SATISFACTORY MATERIAL FREE FROM ROOTS AND OTHER ORGANIC MATERIAL, FROZEN MATERIAL, AND TRASH. FILL MATERIAL SHALL ALSO BE FREE OF STONES OR OTHER MATERIAL LARGER THAN 6 INCHES AND LARGER THAN 4 INCHES IN THE TOP 6 INCHES OF EMBANKMENT.
14. FILL MATERIAL SHALL BE PLACED IN LOOSE, HORIZONTAL LIFTS NOT EXCEEDING 8 INCHES IN THICKNESS. COMPACT EACH LAYER TO AT LEAST 96% MAXIMUM DRY DENSITY. COMPACT THE UPPER 6 INCHES OF FILL BENEATH PAVEMENTS AND THE UPPER 12 INCHES BENEATH BUILDING SLABS TO 100% MAXIMUM DRY DENSITY. MAINTAIN THE MOISTURE CONTENT TO WITHIN -1 TO +3 PERCENT OF THE OPTIMUM MOISTURE CONTENT.
15. A MINIMUM 6 INCH LAYER OF TOPSOIL SHALL BE PLACED OVER THE AREAS TO BE SEEDING AND TO THE FINISH GRADE ELEVATIONS AS SHOWN ON THE DRAWINGS.
16. PROVIDE NECESSARY MEASURES TO KEEP THE SITE FREE DRAINING DURING THE CONSTRUCTION OF ROADWAY AND BUILDING AREAS. WATER SHALL NOT BE ALLOWED TO POND ON SUBGRADE AREAS.
17. DISTURBED AREAS OUTSIDE THE LIMITS OF CONSTRUCTION SHALL BE REPAIRED BY THE CONTRACTOR AT THEIR EXPENSE.
18. PROPOSED GRADES SHOWN ON THESE PLANS ARE FINISHED GRADES, UNLESS NOTED OTHERWISE EXISTING AND PROPOSED CONTOURS ARE SHOWN AT 2 FT INTERVALS AND ARE ON NAVD8S.
19. PROPERTY AND TOPOGRAPHIC SURVEY OBTAINED FROM KGIS AND IS ON TND83 COORDINATES. FIELD SURVEY VERIFICATION OF GRADES AND LINES FOR CONNECTIONS SHALL BE REQUIRED. CONTRACTOR TO NOTIFY ENGINEER WITH ANY DISCREPANCIES.
20. NOTHING IN THE GENERAL NOTES OR SPECIAL PROVISIONS SHALL RELIEVE THE CONTRACTOR FROM HIS RESPONSIBILITIES TOWARD SAFETY OF THE GENERAL PUBLIC.
21. NOTE REQUIRED BY KNOX COUNTY: "ADEQUATE DRAINAGE, EROSION AND SEDIMENT CONTROL MEASURES, BEST MANAGEMENT PRACTICES, AND/OR OTHER STORMWATER MANAGEMENT FACILITIES SHALL BE PROVIDED AND MAINTAINED AT ALL TIMES DURING CONSTRUCTION. DAMAGES TO ADJACENT PROPERTY AND/OR THE CONSTRUCTION SITE CAUSED BY THE CONTRACTOR'S OR PROPERTY OWNER'S FAILURE TO PROVIDE AND MAINTAIN ADEQUATE DRAINAGE AND EROSION/SEDIMENT CONTROL FOR THE CONSTRUCTION AREA SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER AND/OR CONTRACTOR."



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|-----------|------------------------|
| - - - - - | EXISTING LOT LINE |
| --- | PROPERTY LINE |
| --- | PROPOSED LOT LINE |
| --- | PROPOSED CURB |
| --- | EXISTING MAJOR CONTOUR |
| --- | EXISTING MINOR CONTOUR |
| --- | PROPOSED MAJOR CONTOUR |
| --- | PROPOSED MAJOR CONTOUR |
| --- | PROPOSED SWALE |
| --- | PROPOSED STORM DRAIN |



| No. | Description | Date | Approved |
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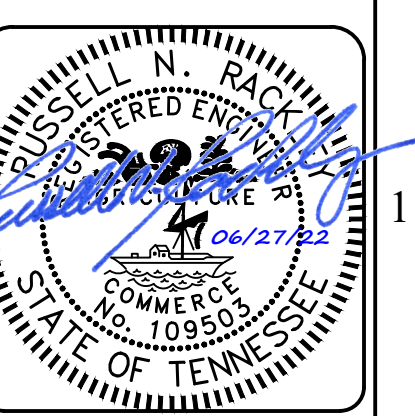
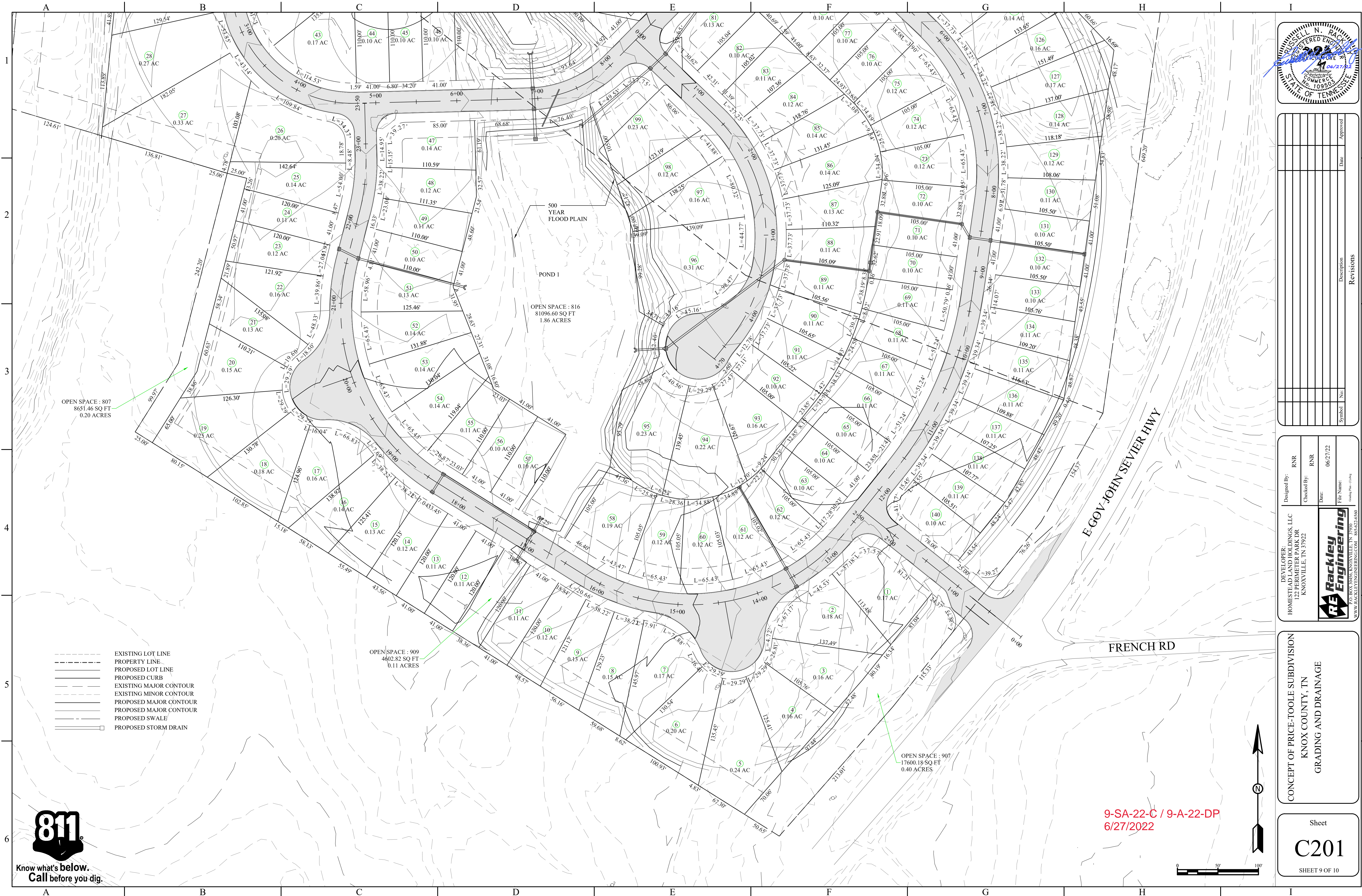
DEVELOPER: HOMESTEAD LAND HOLDINGS, LLC
 122 PERIMETER PARK DR
 KNOXVILLE, TN 37922
ACKLEY ENGINEERING
 P.O. BOX 3856, KNOXVILLE, TN 37920
 WWW.ACKLEYENGINEERING.COM 865-622-6560

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| Designed By: | RNR |
| Checked By: | RNR |
| Date: | 06/27/22 |
| File Name: | 062722 |
| Grids Path: | 11089 |

CONCEPT OF PRICE-TOOLE SUBDIVISION
 KNOX COUNTY, TN
 GRADING AND DRAINAGE



9-SA-22-C / 9-A-22-DP
 6/27/2022



| No. | Description | Date | Approval |
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Designed By: RNR
 Checked By: RNR
 Date: 06/27/22
 File Name: 9-SA-22-C / 9-A-22-DP Grading Plan (10.bty)
 DEVELOPER: HOMESTEAD LAND HOLDINGS, LLC
 122 PERIMETER PARK DR
 KNOXVILLE, TN 37922

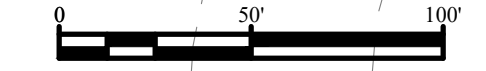
601 BOX 5888, KNOXVILLE, TN 37920
 WWW.RACKLEYENGINEERING.COM 865-622-6560

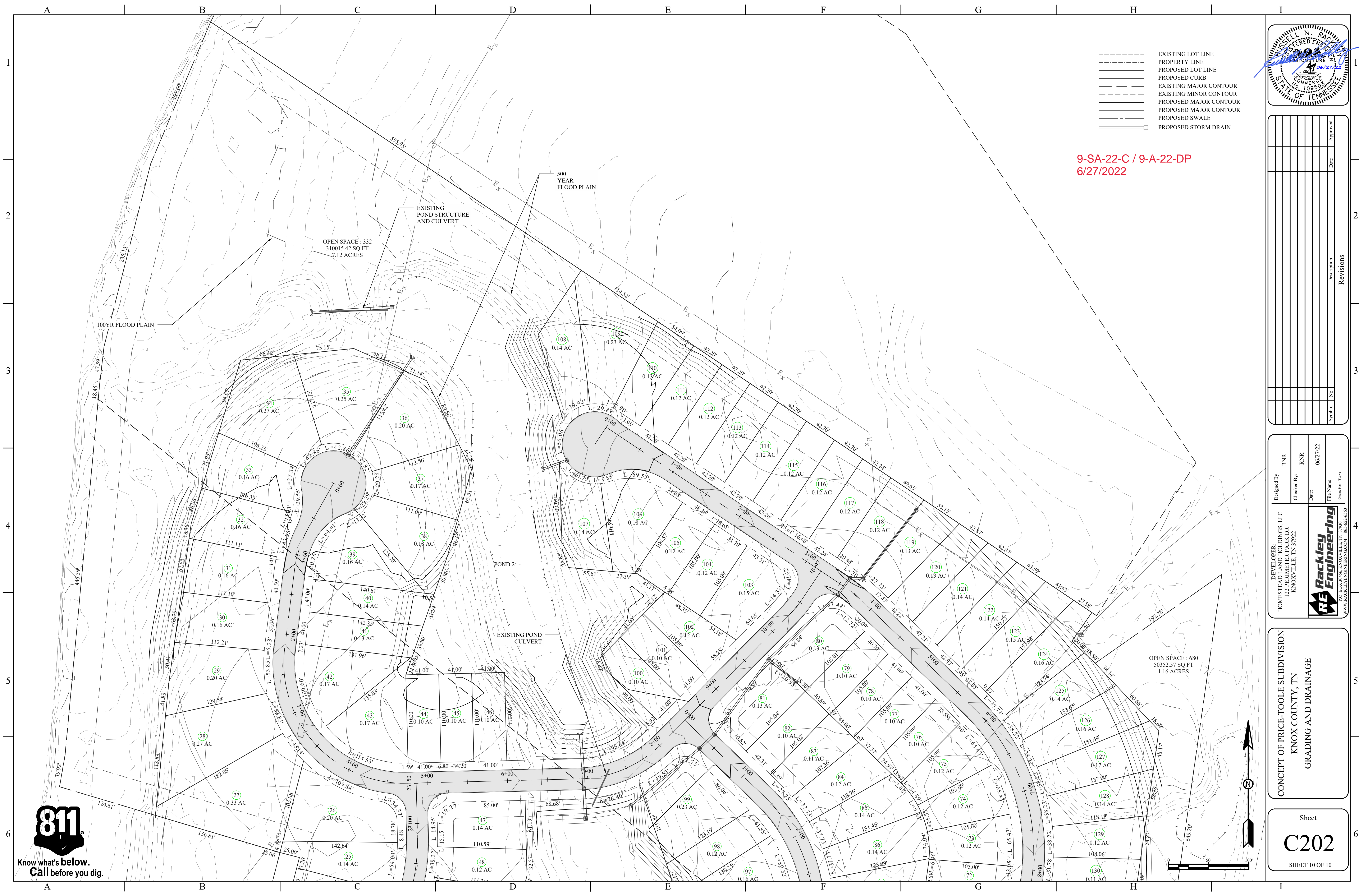
CONCEPT OF PRICE-TOOLE SUBDIVISION
 KNOX COUNTY, TN
 GRADING AND DRAINAGE

Sheet
C201
 SHEET 9 OF 10



9-SA-22-C / 9-A-22-DP
 6/27/2022





- EXISTING LOT LINE
- - - PROPOSED LOT LINE
- ==== PROPOSED CURB
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED SWALE
- PROPOSED STORM DRAIN

9-SA-22-C / 9-A-22-DP
6/27/2022



| No. | Description | Date | Approval |
|-----|-------------|------|----------|
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| Designed By: | RNR |
| Checked By: | RNR |
| Date: | 06/27/22 |
| File Name: | 062722 |
| Grids File: | 1109 |
| Company: | Rackley Engineering |
| Address: | 122 PERIMETER PARK DR KNOXVILLE, TN 37922 |
| Phone: | 603.985.8888 |
| Website: | WWW.RACKLEYENGINEERING.COM |

CONCEPT OF PRICE-TOOLE SUBDIVISION
KNOX COUNTY, TN
GRADING AND DRAINAGE

Sheet
C202
SHEET 10 OF 10

