

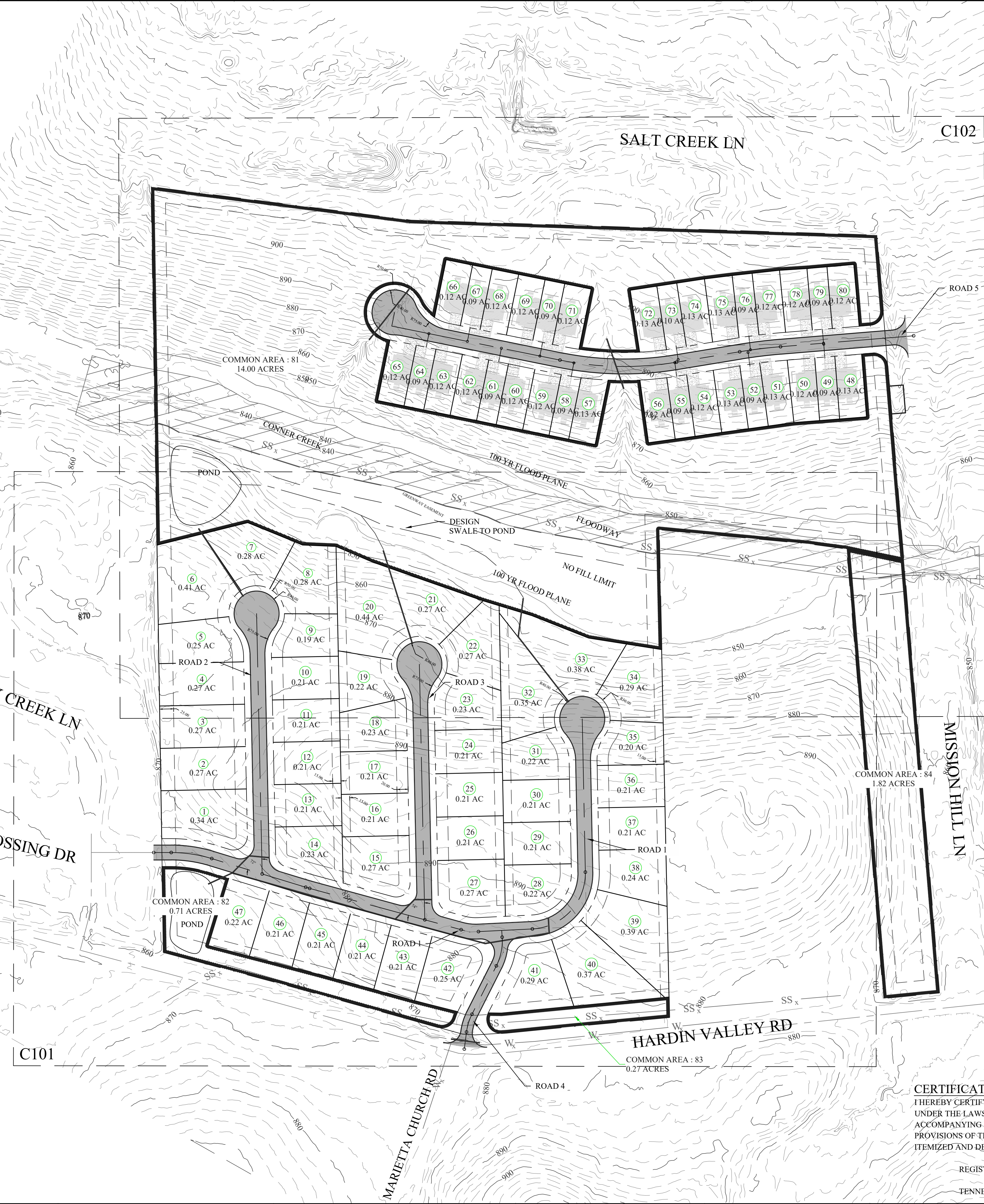
| Symbol | No. | Description | Date | Approved |
|--------|-----|------------------------------------|----------|----------|
| 1 | 1 | REVISED PER COUNTY REVIEW COMMENTS | 08/23/21 | RNR |

| | | | | | | | |
|--------------|---|-------------|-----|-------|---------|------------|----------------------|
| Designed By: | RNR | Checked By: | RNR | Date: | 6/26/21 | File Name: | 10164_Hoppe_Arch.dwg |
| DEVELOPER: | HOMESTEAD LAND HOLDINGS, LLC 122 PERIMETER PARK DR KNOXVILLE, TN 37922 | | | | | | |
| ENGINEERING: | P.O. BOX 2836, KNOXVILLE, TN 37920 WWW.RACKLEYENGINEERING.COM 865-622-6560 | | | | | | |

CONCEPT OF HOPPE PROPERTY
KNOX COUNTY, TN
OVERALL LAYOUT
(9-SB-21-C / 9-C-21-UR)

Sheet
C100

| LEGEND | |
|--------|--------------------------|
| --- | PROPERTY LINE |
| --- | EXISTING MNR CONTOUR |
| --- | EXISTING MNR CONTOUR |
| SS | EXISTING SANITARY SEWER |
| W | EXISTING WATER MAIN |
| --- | EXISTING DITCH LINE |
| --- | EXISTING GAS LINE |
| --- | PROPOSED LOT LINE |
| --- | BUILDING SET BACK LINE |
| --- | PROPOSED ROAD CENTERLINE |
| --- | PROPOSED ROAD CURB |
| --- | PROPOSED STORM SYSTEM |



- NOTES:
- EXISTING PROPERTY AND TOPOGRAPHIC INFORMATION OBTAINED FROM KGIS. CONTOURS ARE 4' INTERVAL WITH 20' INDEX.
 - A 10' DRAINAGE AND UTILITY EASEMENT EXISTS ALONG A STEEP 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.
 - ALL STRUCTURES WILL HAVE TO BE LOCATED AT LEAST 50' FROM THE TOP OF SINKHOLES/CLOSED CONTOUR AREAS IDENTIFIED ON THE PLAT. CONSTRUCTION WITHIN THE 50' SETBACK MAY BE PERMITTED IF A GEOTECHNICAL STUDY PREPARED BY A REGISTERED ENGINEER STATES THAT BUILDING WITHIN THE 50' SINKHOLE BUFFER IS ACCEPTABLE AND THE STUDY IS APPROVED BY THE KNOX COUNTY DEPARTMENT OF ENGINEERING AND PUBLIC WORKS. ENGINEERED FOOTINGS MAY BE REQUIRED FOR ANY STRUCTURES WITHIN THE 50' SINKHOLE BUFFER.
 - GRADING PLAN APPROVED TO MAINTAIN 5' SIDE SETBACKS FOR LOTS 3-17. A SIGHT DISTANCE EASEMENT WILL BE REQUIRED ON LOT 18 ON FINAL PLAT.
 - 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.

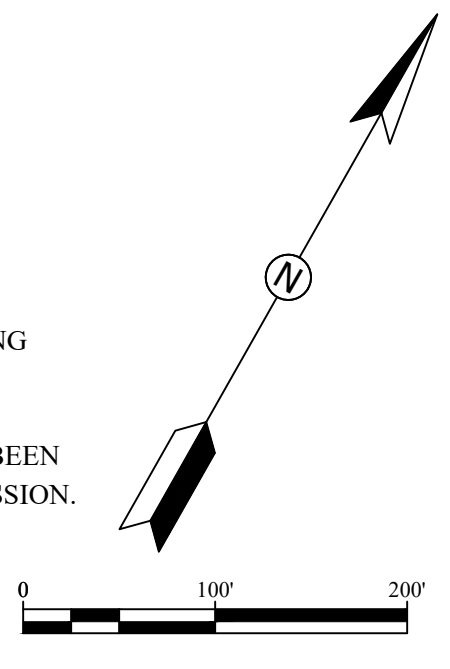
- VARIANCE REQUESTS:
- REDUCE MIN TANGENT BETWEEN BROKEN BACK CURVE FROM 150' TO 96.76' ROAD 1 STA 6+00 TO STA 7+00.
 - REDUCE MIN ANGLE OF INTERSECTION FROM 75 DEG. TO 71 DEG. ROAD 2 INTERSECTION.
 - REDUCE MIN ANGLE OF INTERSECTION FROM 75 DEG. TO 74 DEG ROAD 3 INTERSECTION.

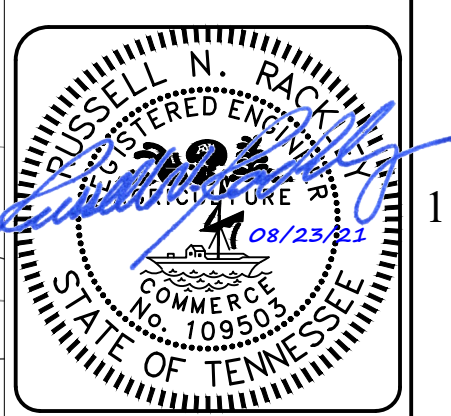
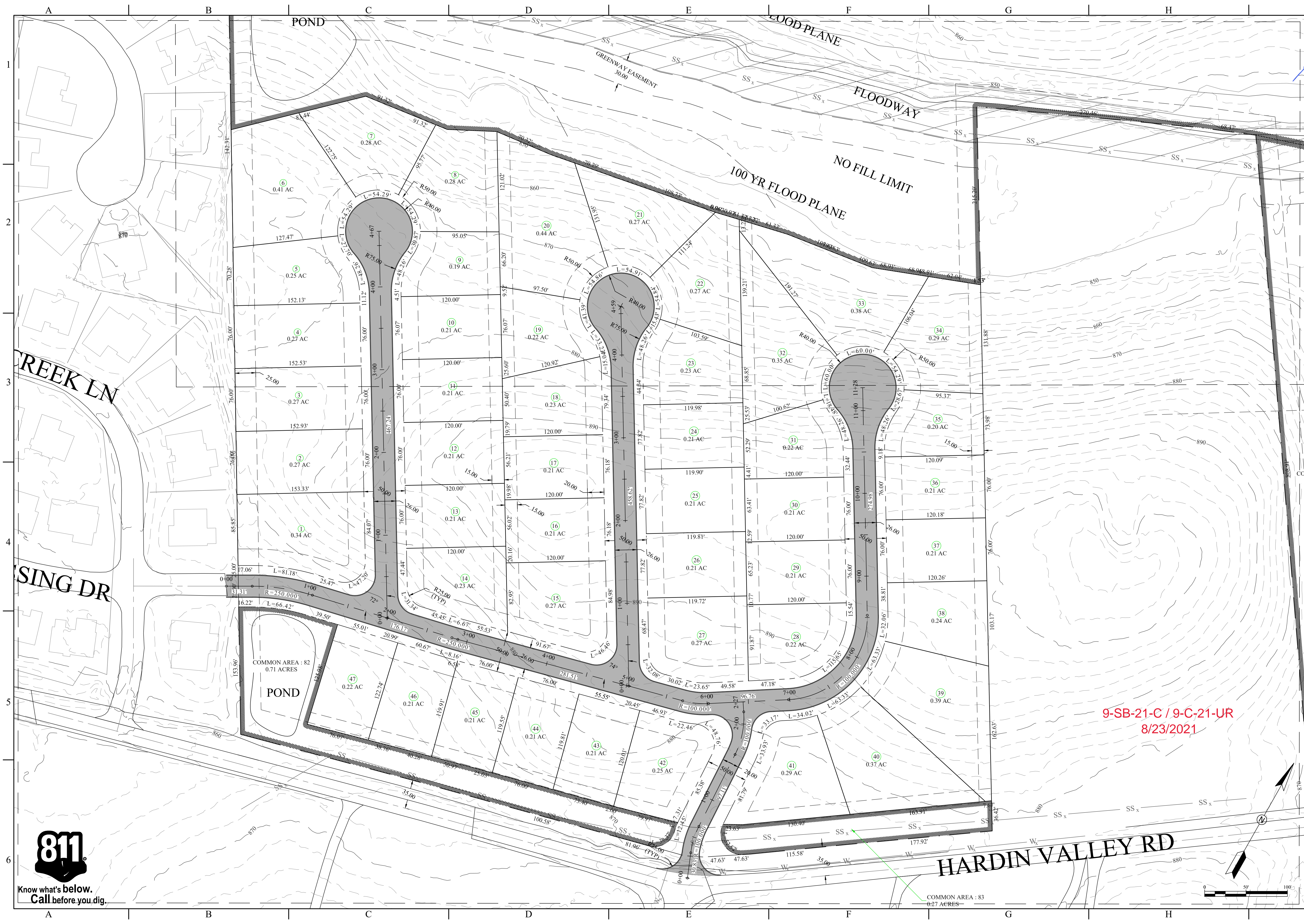
- ALTERNATE DESIGN STANDARDS TO BE APPROVED BY KNOX COUNTY ENGINEERING AND PUBLIC WORKS:
- 100' ROAD CENTERLINE RADIUS ON ROAD 1 (TWO LOCATIONS)
 - ROAD WIDTH REDUCED ON ROAD 4 FROM 26' TO 20' TO DISCOURAGE ONSTREET PARKING.

PROPERTY DATA:
12119 HARDIN VALLEY RD
MAP 116 PARCEL 67.01
AREA: 36.77 ACRES +/-
ZONE: PR 3 (PENDING)
TOTAL LOTS: 80
DENSITY: 2.2 DU/AC
COMMON AREA: 16.8 AC (45.7%)
SETBACKS:
FRONT= 20 FT
SIDE= 5 FT; REAR= 15 FT
PERIPHERAL= 25 FT
15 FT LOTS 34-39
UTILITIES:
WKUD (WATER AND SEWER)
LCUB (ELECTRIC)
ATT (COMMUNICATION)
COMCAST (COMMUNICATION)

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: *Travis L. N. Rackley*
TENNESSEE CERTIFICATE NO.: 109503





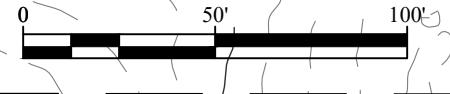
| Symbol | No. | Description | Date | Approved |
|--------|------------------------------------|-------------|----------|----------|
| 1 | REVISED PER COUNTY REVIEW COMMENTS | | 08/23/21 | RNR |

| | |
|--------------|---------------------|
| Designed By: | RNR |
| Checked By: | RNR |
| Date: | 6/26/21 |
| File Name: | 10164_1000_1000.dwg |

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

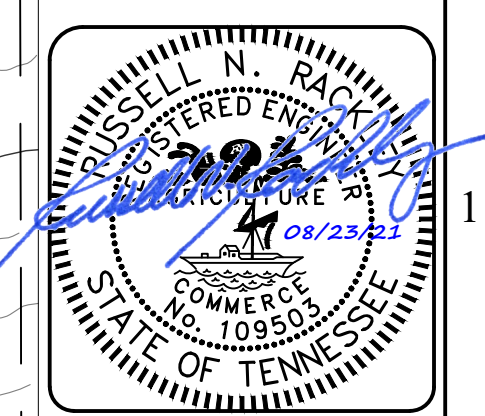
CONCEPT OF HOPPE PROPERTY
KNOX COUNTY, TN
LAYOUT
(9-SB-21-C / 9-C-21-UR)

9-SB-21-C / 9-C-21-UR
8/23/2021



Sheet
C101

SALT CREEK LN



| Symbol | No. | Description | Date | Approved |
|--------|-----|------------------------------------|----------|----------|
| 1 | | REVISED PER COUNTY REVIEW COMMENTS | 08/23/21 | RNR |

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

DESIGNED BY:
 RNR

CHECKED BY:
 RNR

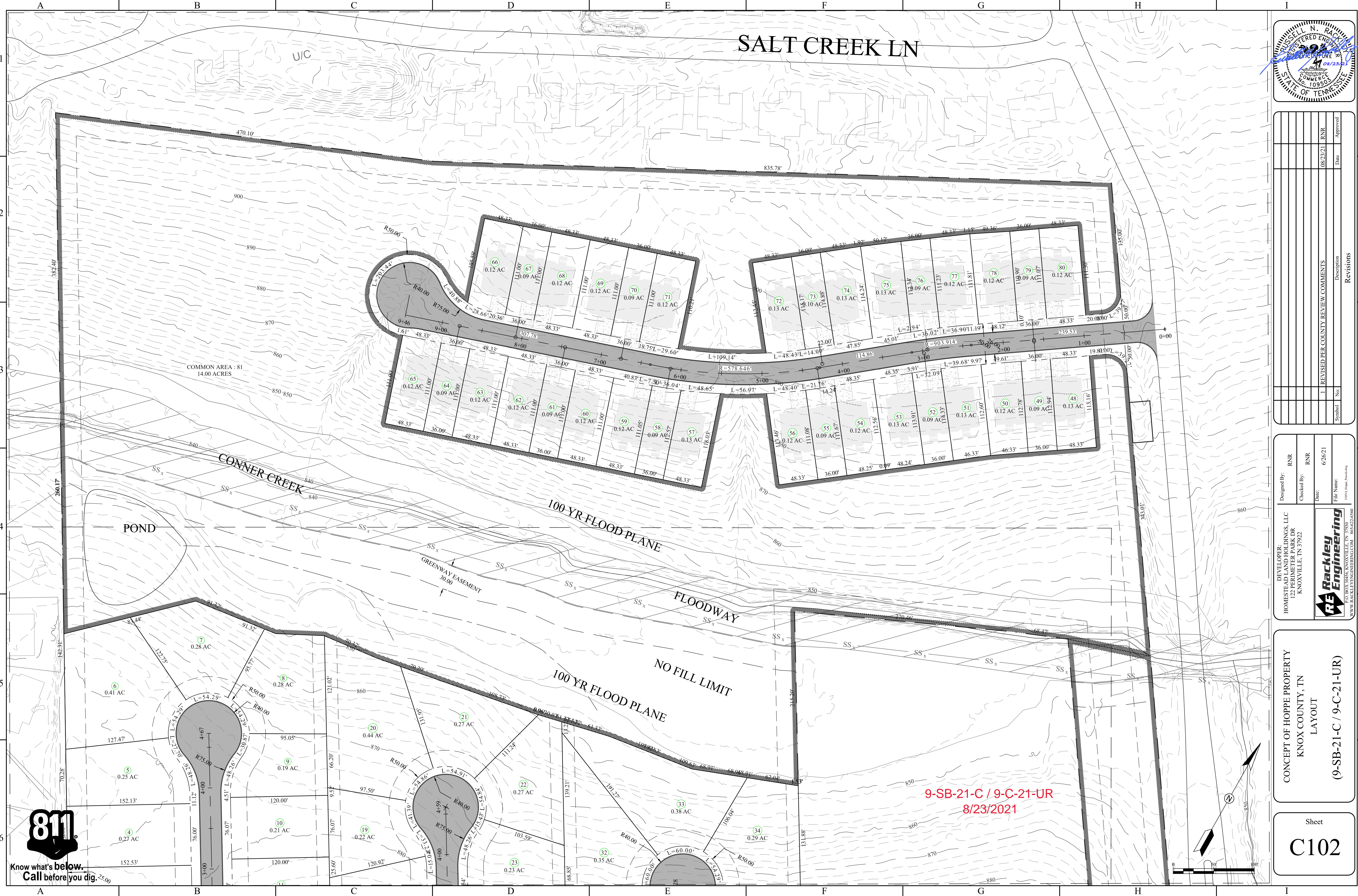
DATE:
 6/26/21

FILE NAME:
 10164_Hoppe_Pond.dwg

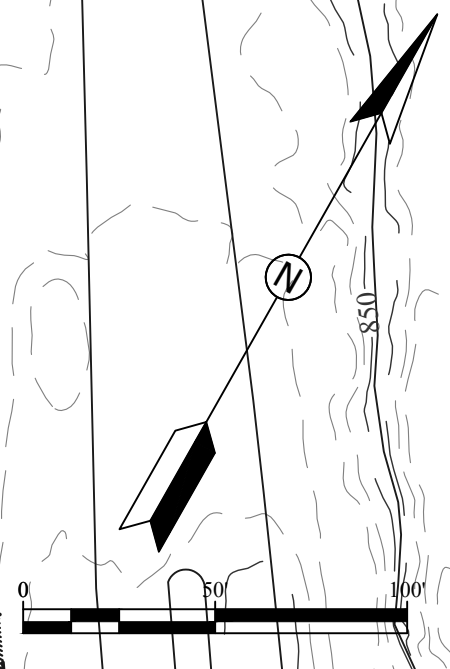
Rackley Engineering
 P.O. BOX 3936, KNOXVILLE, TN 37930
 WWW.RACKLEYENGINEERING.COM 865-622-6560

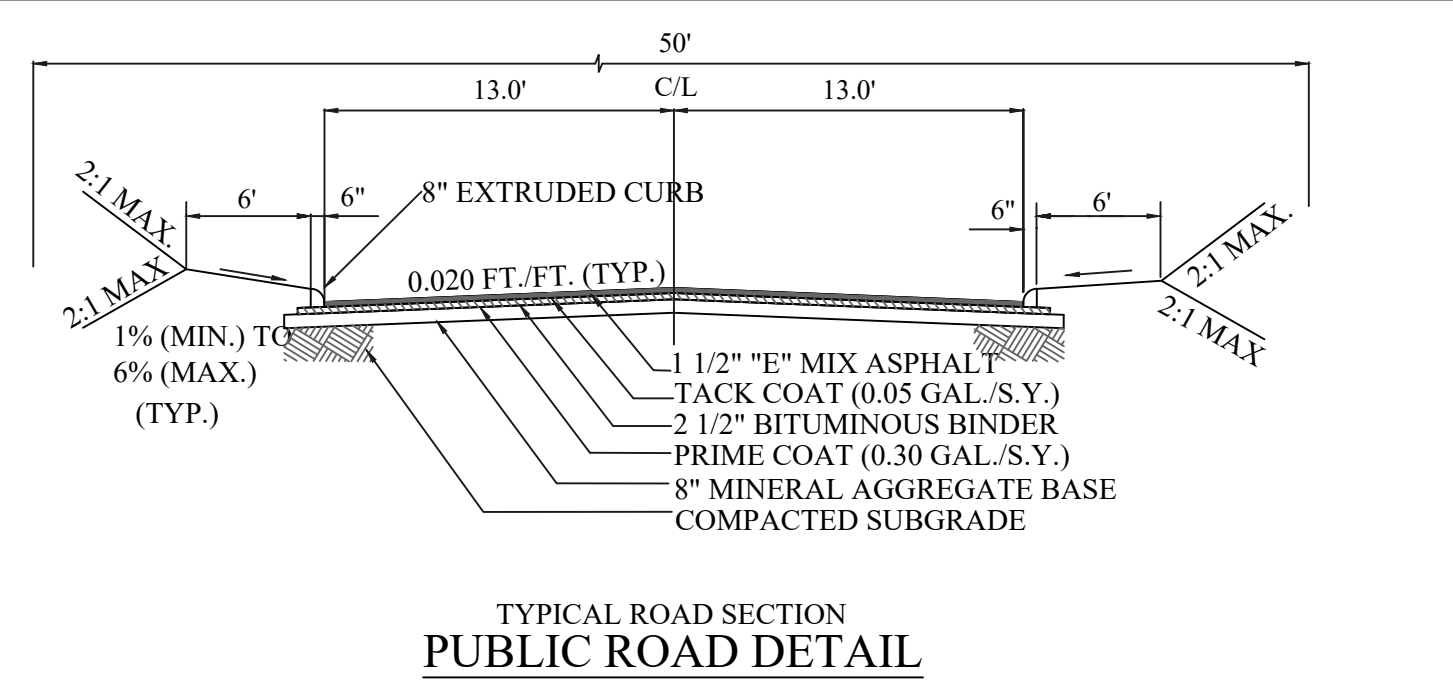
CONCEPT OF HOPPE PROPERTY
 KNOX COUNTY, TN
 LAYOUT
 (9-SB-21-C / 9-C-21-UR)

Sheet
C102

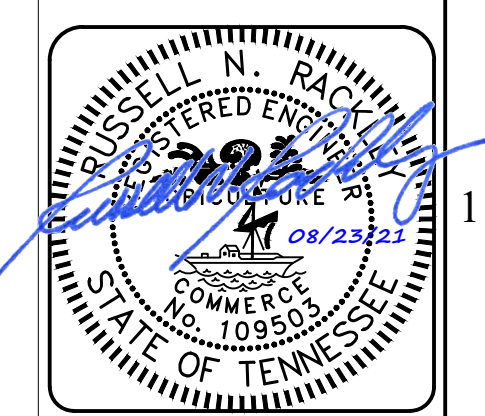
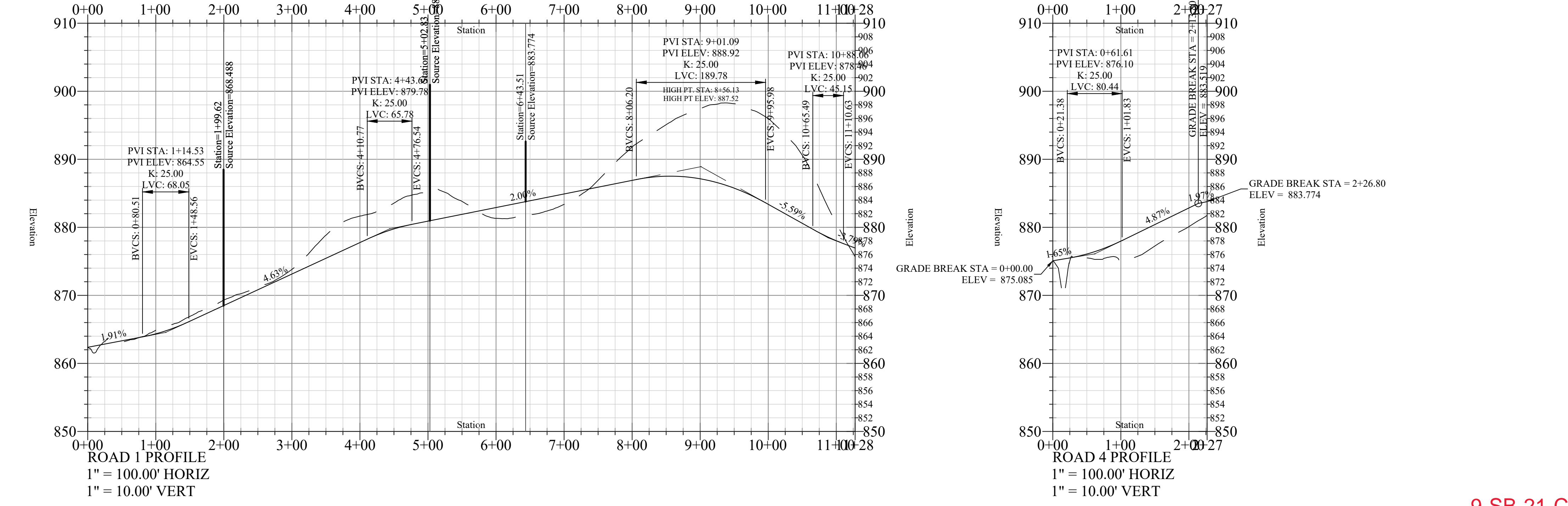
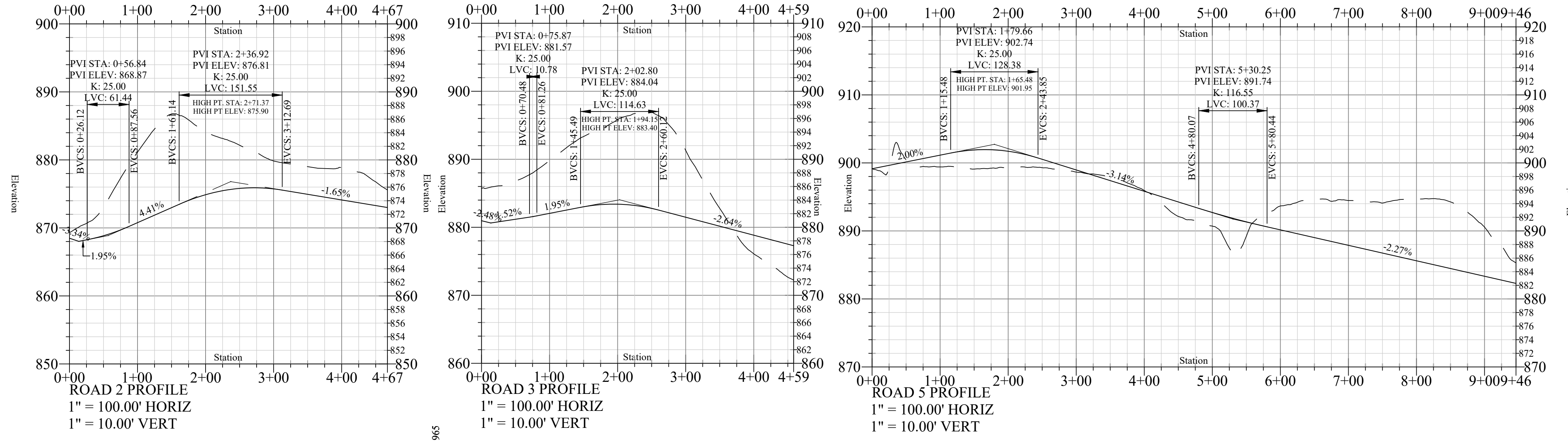


Know what's below.
 Call before you dig.





NOTE: ROAD 4 TO BE 20' WIDE. ALTERNATE DESIGN STANDARD TO BE APPROVED BY KCEPW



| Symbol | No. | Description | Date | Approved |
|--------|-----|------------------------------------|----------|----------|
| 1 | | REVISED PER COUNTY REVIEW COMMENTS | 08/23/21 | RNR |

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

DESIGNED BY:
 RNR

CHECKED BY:
 RNR

DATE:
 6/25/21

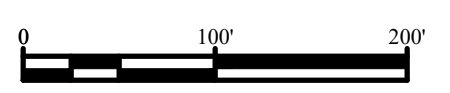
FILE NAME:
 4-C103.dwg

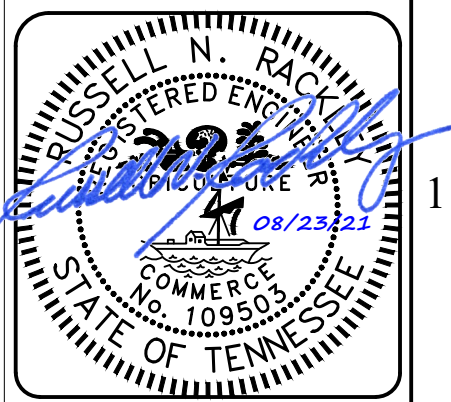
RACKLEY ENGINEERING
 100 BOX 3956, KNOXVILLE, TN 37930
 WWW.RACKLEYENGINEERING.COM 865-622-6560

CONCEPT OF HOPPE PROPERTY
 KNOX COUNTY, TN
 ROAD PROFILES
 (9-SB-21-C / 9-C-21-UR)

Sheet
C103

9-SB-21-C / 9-C-21-UR
 8/23/2021





- NOTES:
1. CONTOURS SHOWN AT 2' INTERVALS.
 2. EXISTING CONTOURS FROM KGIS.
 3. CONCEPTUAL GRADING IS INTENDED TO SHOW MASS GRADING. SOME TRANSITION AREAS BETWEEN BASEMENT LOTS, INTERSECTIONS, ETC WILL NEED REFINEMENT DURING DESIGN APPROVAL STAGE.
 4. HP LINE SHOWN AT REQUEST OF MPC STAFF. LOCATION IS CLOSE, BUT APPROXIMATE.
 5. TOTAL HP AREA ON SITE IS 11.05 AC.
 6. TOTAL HP DISTURBED AREA ON SITE IS 6.77 AC.
 7. 8' RETAINING WALL SHOWN BACK OF LOTS 57-65. ENGINEERED WALL DESIGN APPROVED BY KCE REQUIRED DURING DESIGN STAGE.

| No. | Symbol | Description | Date | Approved |
|-----|--------|-------------|------|----------|
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |

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

DESIGNED BY:
RNR

CHECKED BY:
RNR

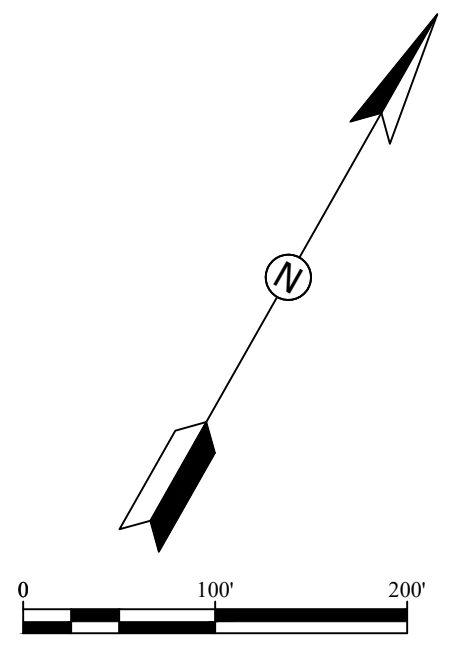
DATE:
8/23/21

FILE NAME:
10164_1000_0000.dwg

WWW.RACKLEYENGINEERING.COM 865-622-6566

CONCEPT OF HOPPE PROPERTY
KNOX COUNTY, TN
CONCEPT GRADING
(9-SB-21-C / 9-C-21-UR)

9-SB-21-C / 9-C-21-UR
8/23/2021



Sheet
C104