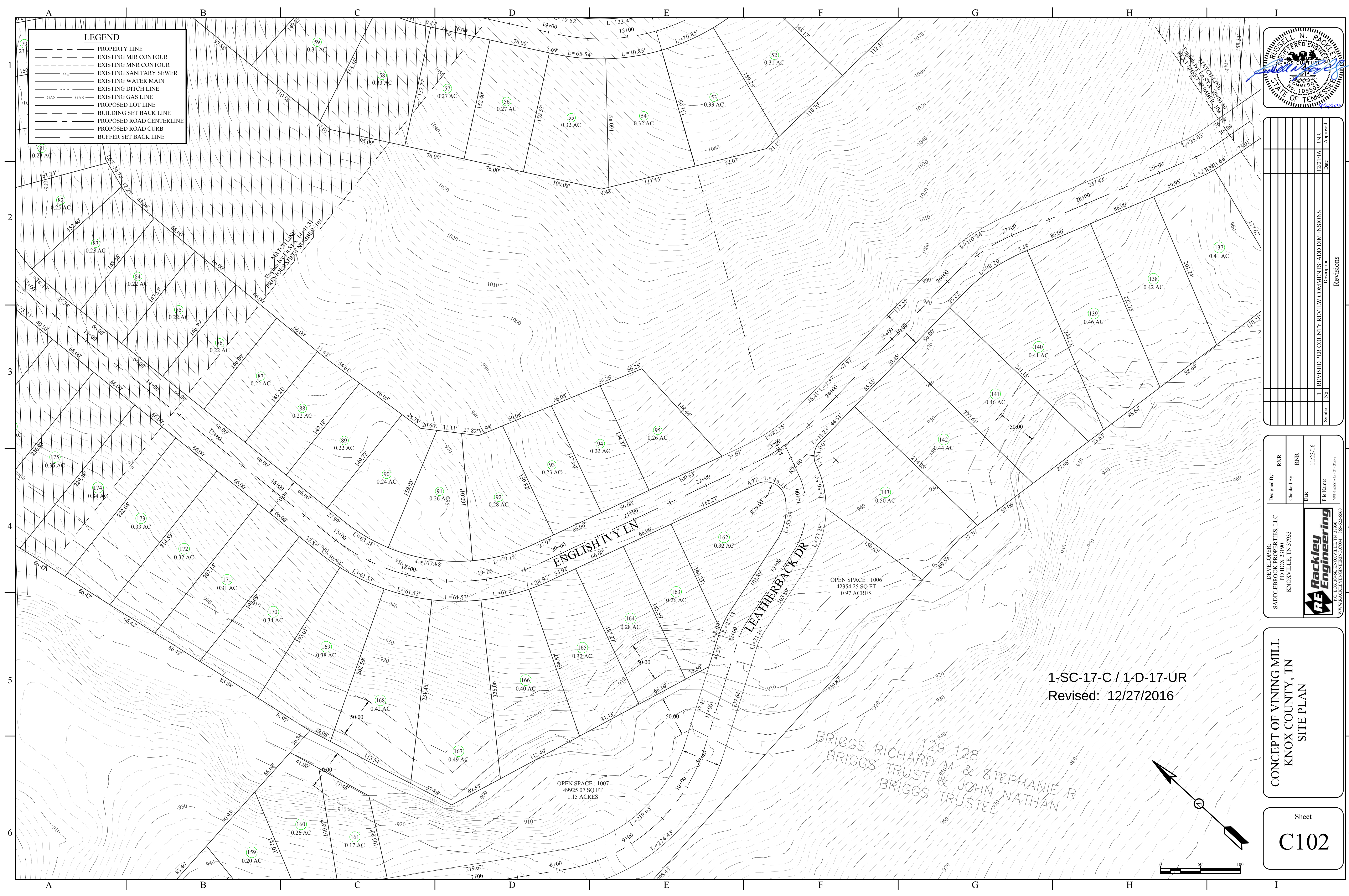




LEGEND

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



Revisions	
No	Description
1	REVISED PER COUNTY REVIEW COMMENTS: ADD DIMENSIONS
	Date
	12/21/16
	RNR
	Approved

DEVELOPER:
SADDLEBROOK PROPERTIES, LLC
PO BOX 23190
KNOXVILLE, TN 37933

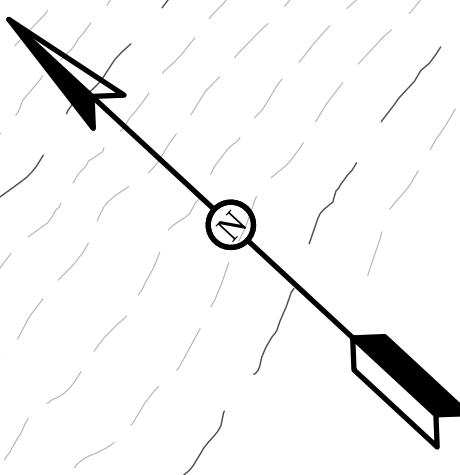
Designed By: RNR
Checked By: RNR
Date: 11/23/16
File Name: 1-SC-17-C / 1-D-17-UR.dwg
VRS: Registered for 11/10/16

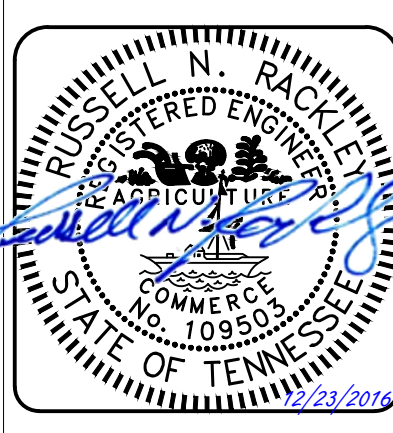
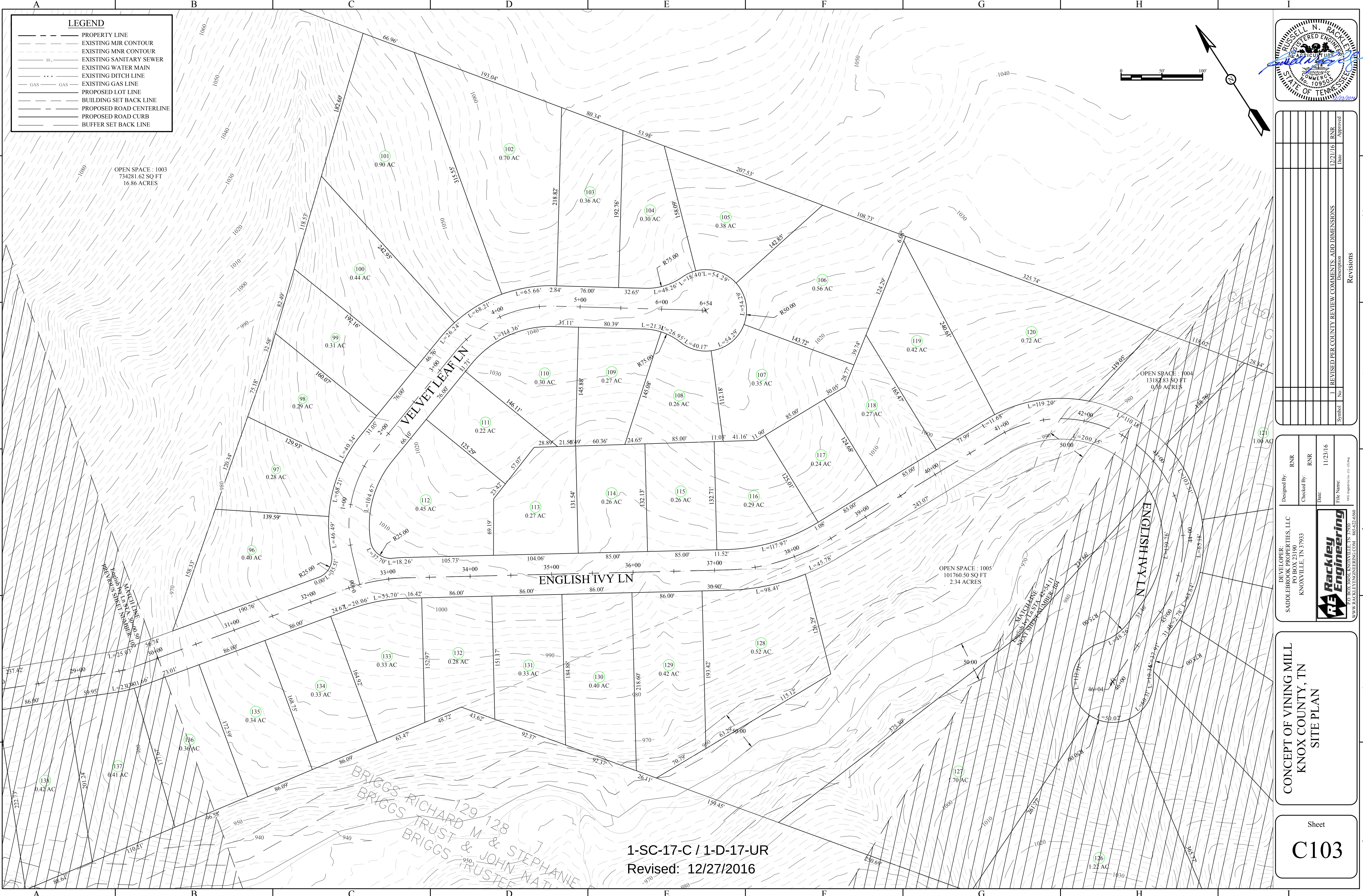
Rackley Engineering
KNOXVILLE, TN 37933
WWW.RACKLEYENGINEERING.COM 865-922-4560

CONCEPT OF VINING MILL
KNOX COUNTY, TN
SITE PLAN

1-SC-17-C / 1-D-17-UR
Revised: 12/27/2016

BRIGGS RICHARD & STEPHANIE R
BRIGGS TRUST & JOHN NATHAN
BRIGGS TRUSTEE





Revisions			
No	Description	Date	Approved
1	REVISED PER COUNTY REVIEW COMMENTS: ADD DIMENSIONS	12/21/16	RNR

DEVELOPER:
SADDLEBROOK PROPERTIES, LLC
PO BOX 23190
KNOXVILLE, TN 37933

DESIGNED BY:
RNR

CHECKED BY:
RNR

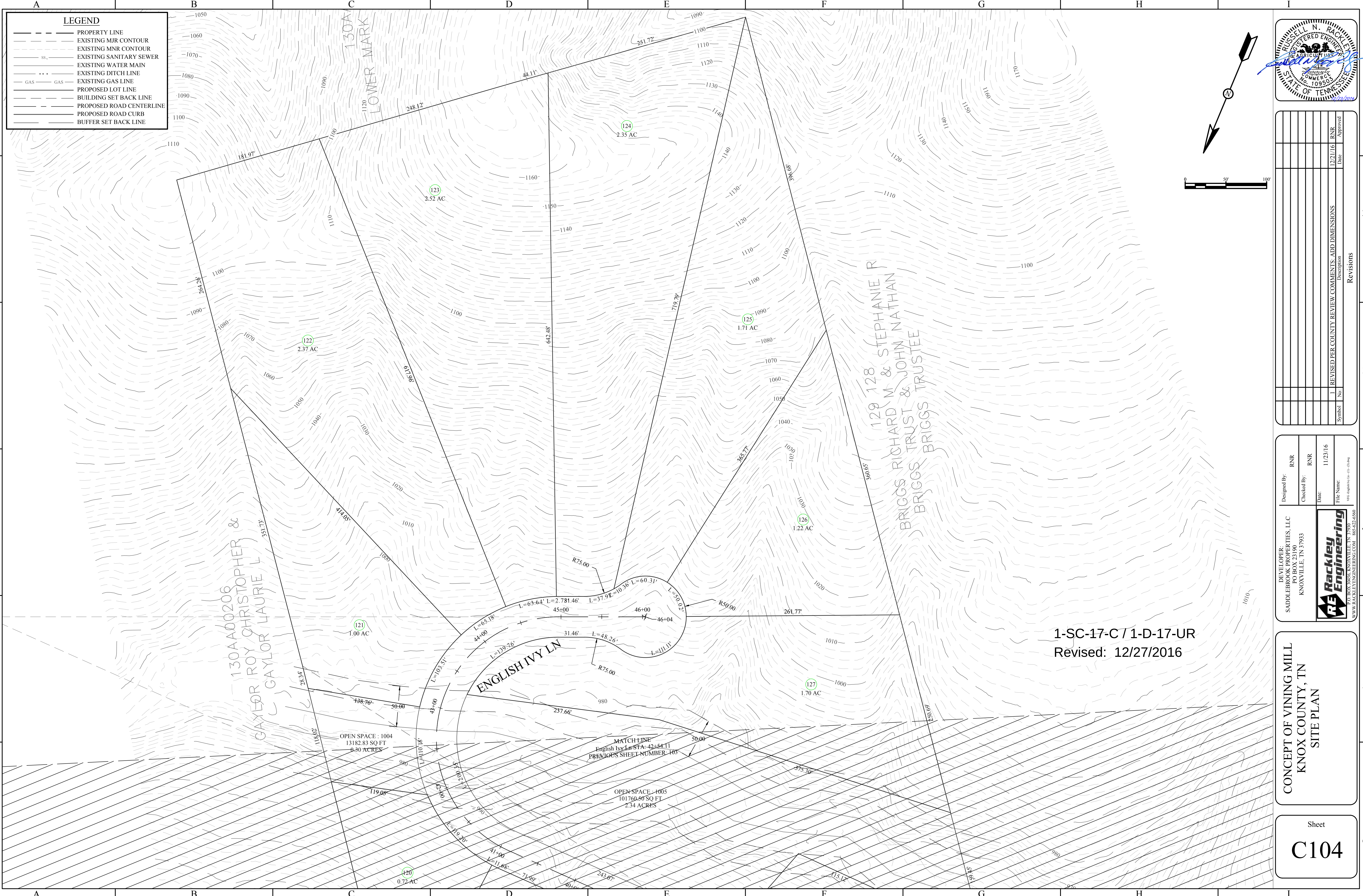
DATE:
11/23/16

FILE NAME:
VINE MILL SITE PLAN

WWW.RACKLEYENGINEERING.COM 865-922-6560

CONCEPT OF VINING MILL
KNOX COUNTY, TN
SITE PLAN

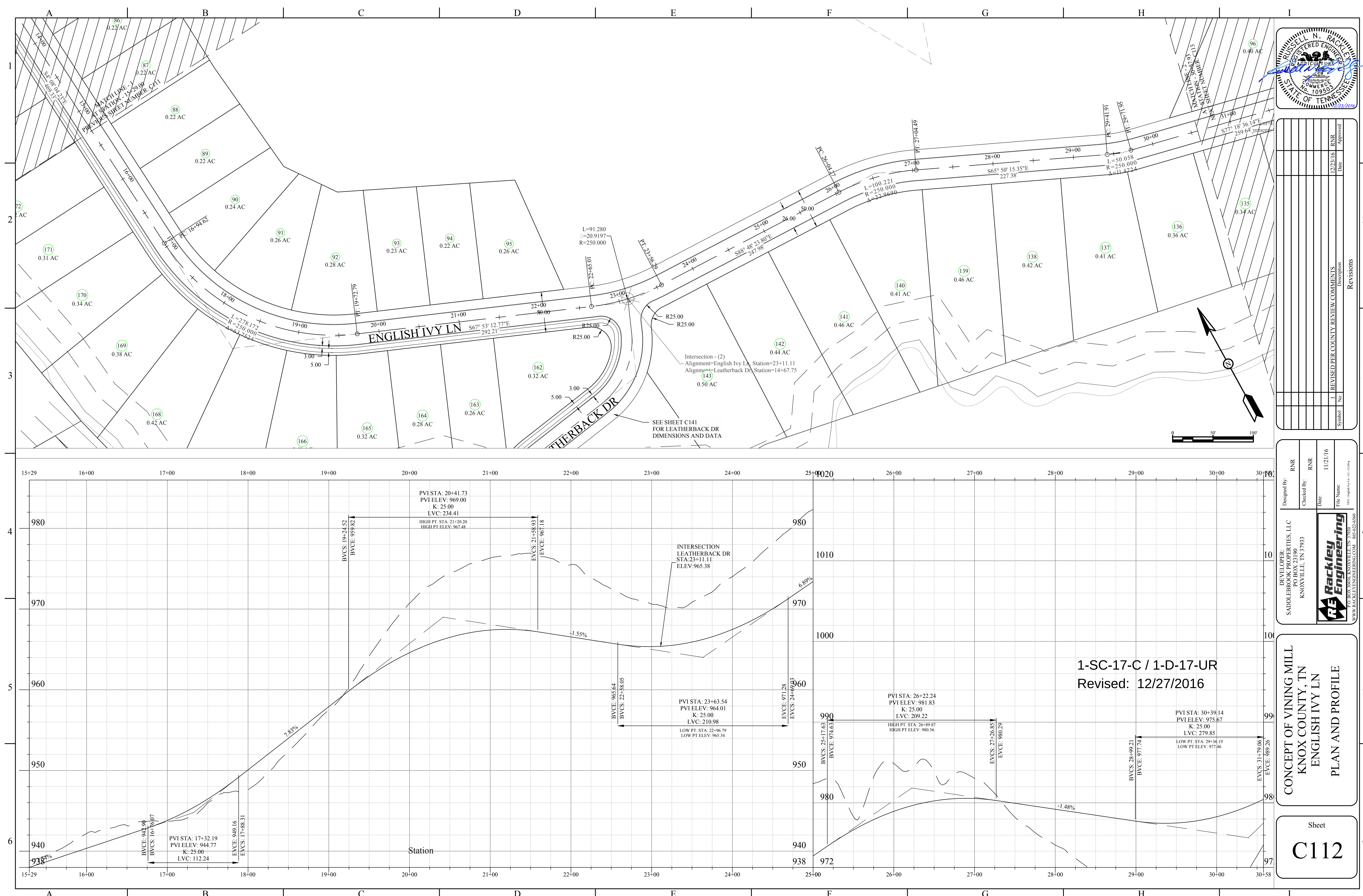
1-SC-17-C / 1-D-17-UR
Revised: 12/27/2016





 P.O. BOX 30436, KNOXVILLE, TN 37930 WWW.RACKLEYENGINEERING.COM 865-622-6660	DEVELOPER: SADDLEBROOK PROPERTIES, LLC PO BOX 23190 KNOXVILLE, TN 37933	Designed By: RNR
	Checked By: RNR	Date: 11/23/16
		File Name: VEG (station by sta) - 16.dwg

Sheet
C106



Revisions			
No.	Description	Date	Approved
1	REVISED PER COUNTY REVIEW COMMENTS	12/23/16	RNR

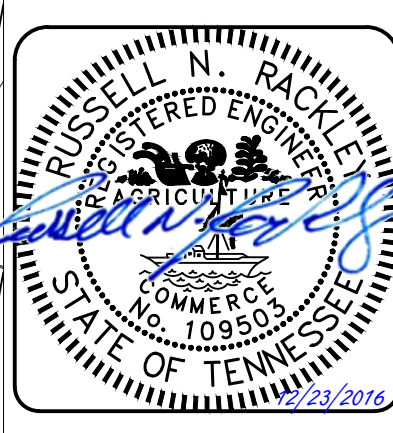
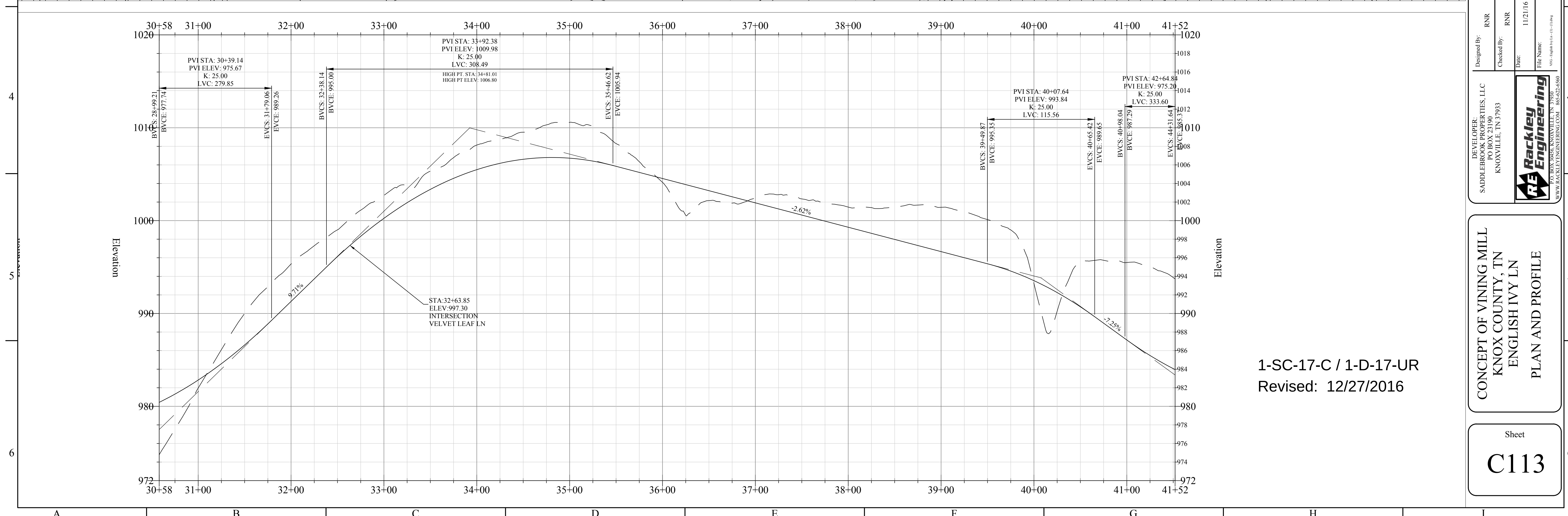
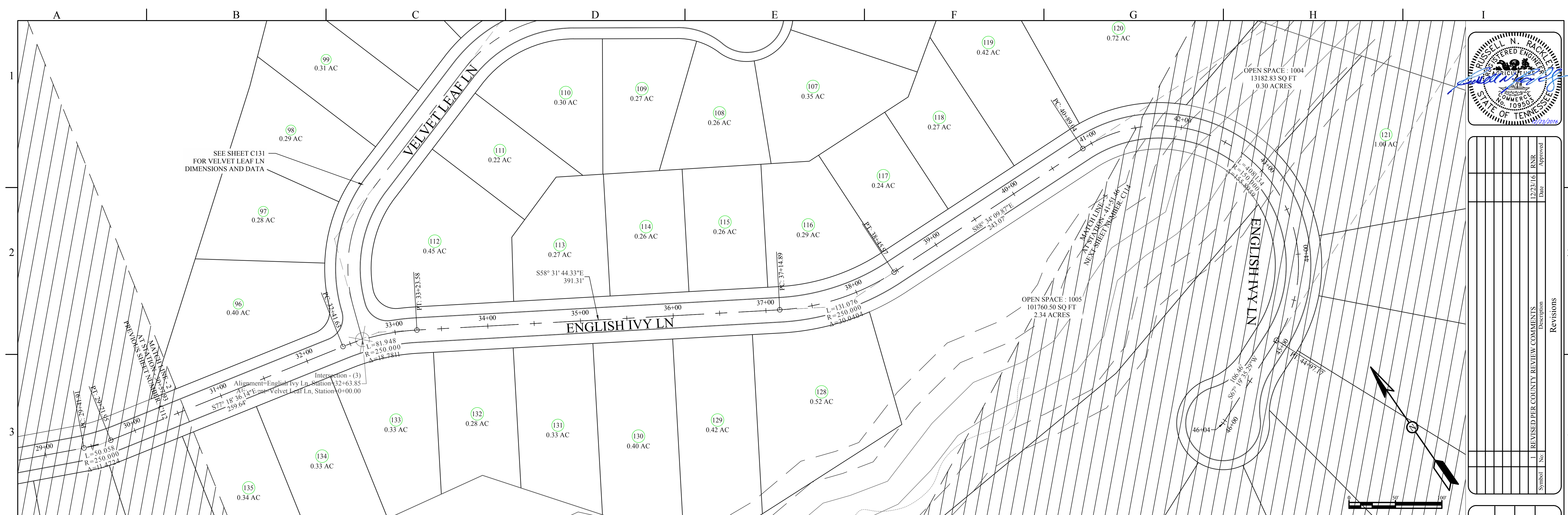
DEVELOPER: SADDLEBROOK PROPERTIES, LLC
PO BOX 23190
KNOXVILLE, TN 37933

DESIGNED BY: RNR
CHECKED BY: RNR
DATE: 11/21/16
FILE NAME: 1-SC-17-C / 1-D-17-UR

Rackley Engineering
KNOXVILLE, TN 37933
WWW.RACKLEYENGINEERING.COM 865-922-6560

CONCEPT OF VINING MILL
KNOX COUNTY, TN
ENGLISH IVY LN
PLAN AND PROFILE

Sheet
C112



Revisions			
Symbol	No.	Revised Per County Review Comments	Description
	1		

Developer:
Saddlebrook Properties, LLC
PO Box 23190
Knoxville, TN 37933

Designed By:
RNR

Checked By:
RNR

Date:
11/21/16

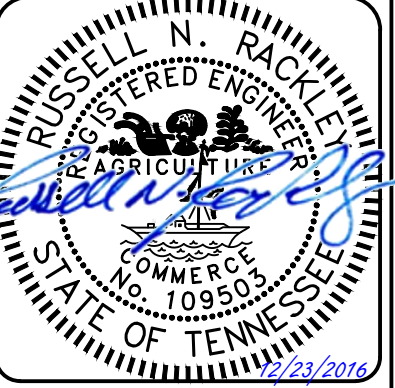
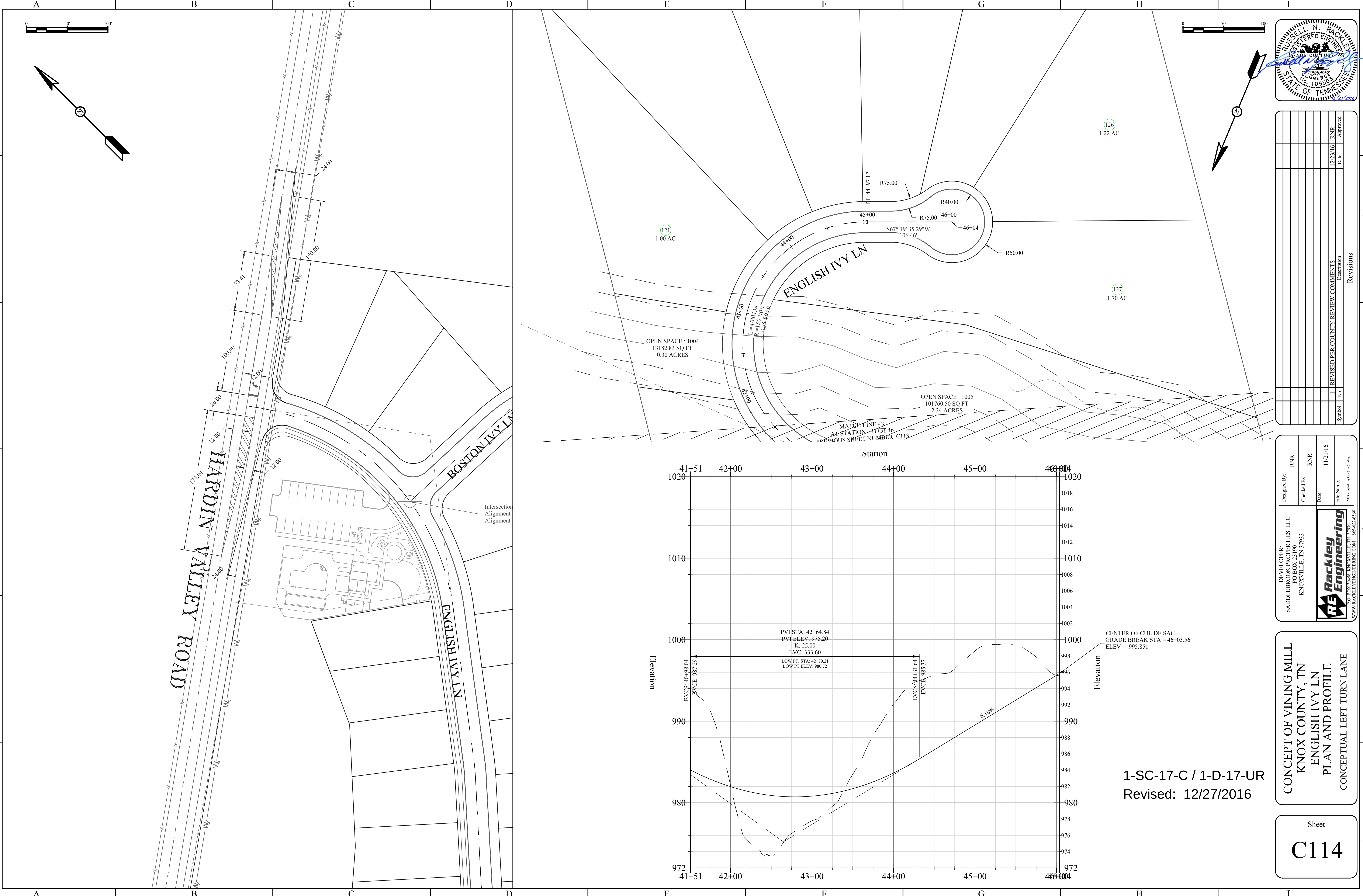
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VIV - English Ivy Ln (11-16.dwg)

Rackley Engineering
KNOXVILLE, TN 37933
WWW.RACKLEYENGINEERING.COM 865-922-6560

CONCEPT OF VINING MILL
KNOX COUNTY, TN
ENGLISH IVY LN
PLAN AND PROFILE

Sheet
C113

1-SC-17-C / 1-D-17-UR
Revised: 12/27/2016



Revisions		
Symbol	No.	Description
1	1	REVISED PER COUNTY REVIEW COMMENTS

DEVELOPER:
SADDLEBROOK PROPERTIES, LLC
PO BOX 23190
KNOXVILLE, TN 37933

DESIGNED BY:
RNR

CHECKED BY:
RNR

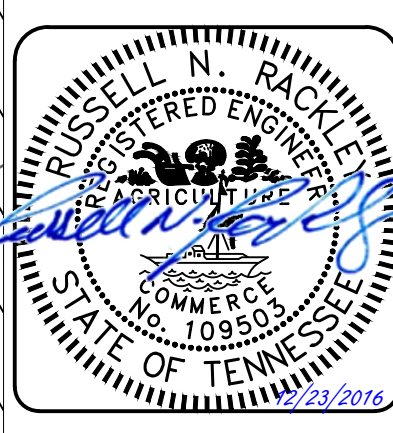
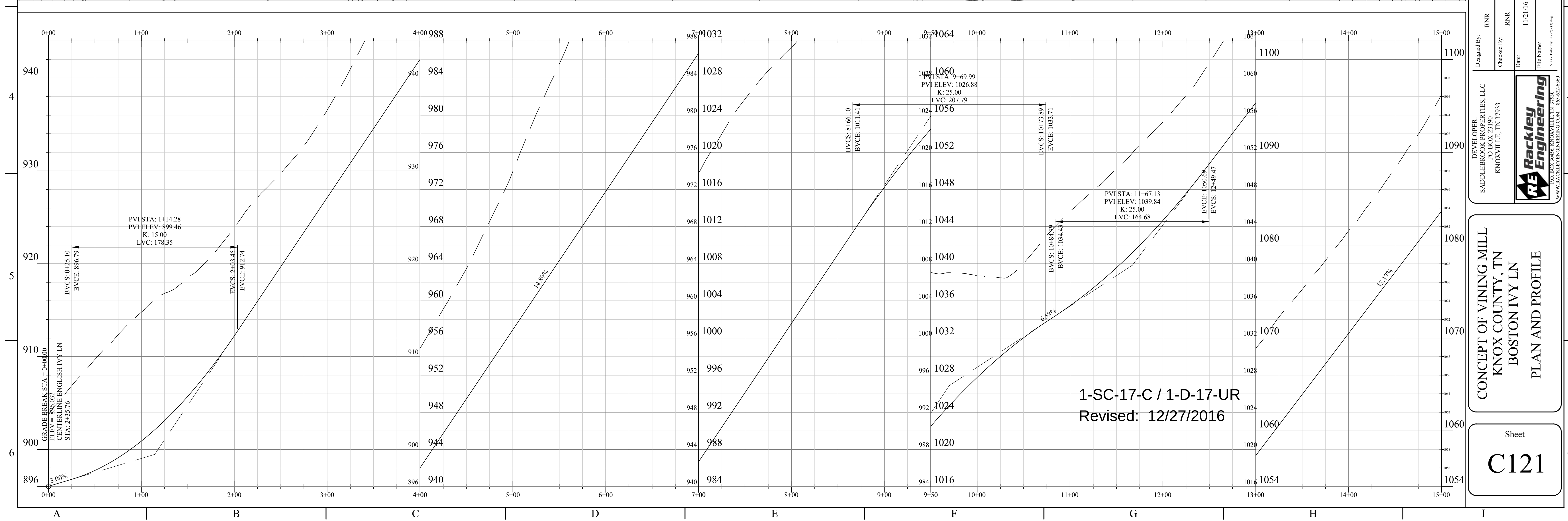
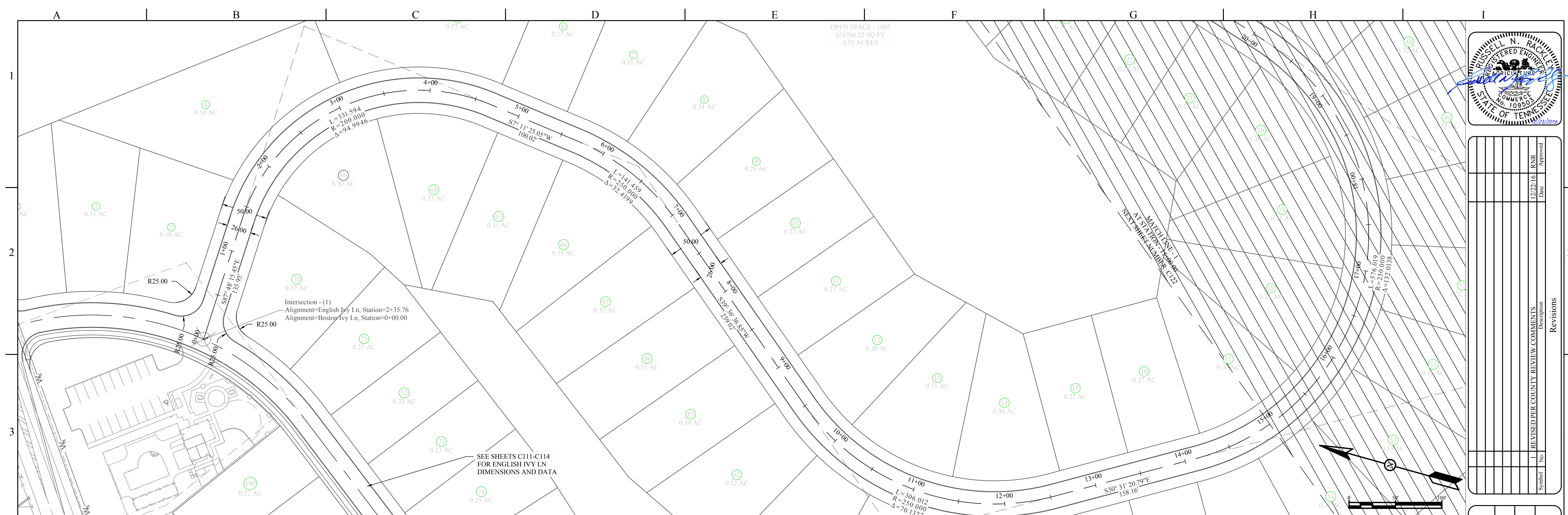
DATE:
11/21/16

FILE NAME:
1-SC-17-C / 1-D-17-UR

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CONCEPT OF VINING MILL
KNOX COUNTY, TN
ENGLISH IVY LN
PLAN AND PROFILE
CONCEPTUAL LEFT TURN LANE

Sheet
C114



Revisions			
No	Description	Date	Approved
1	REVISED PER COUNTY REVIEW COMMENTS	12/22/16	RNR

Developer:
SADDLEBROOK PROPERTIES, LLC
PO BOX 23190
KNOXVILLE, TN 37933

Designed By:
RNR

Checked By:
RNR

Date:
11/21/16

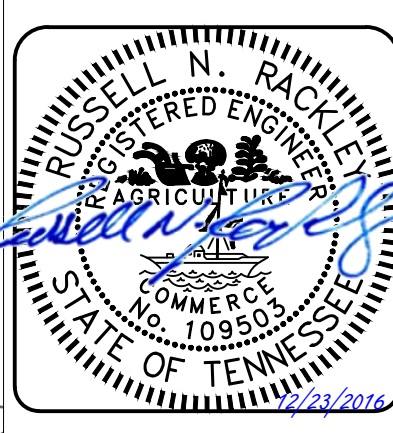
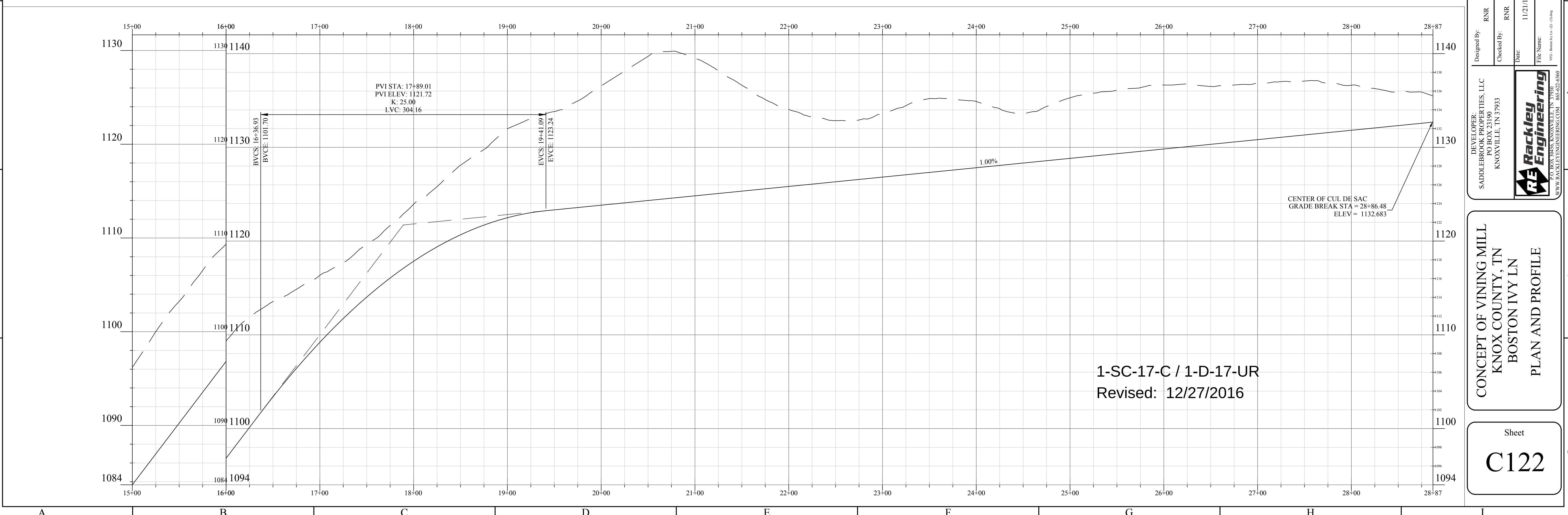
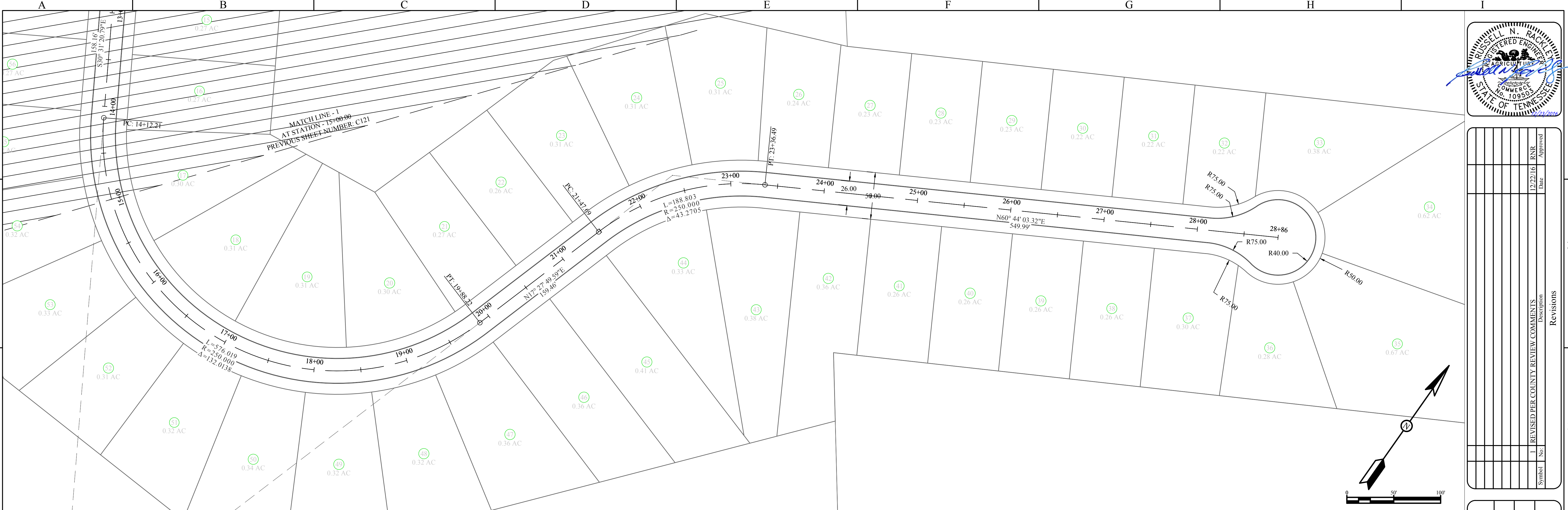
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Rackley Engineering
KNOXVILLE, TN 37933
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CONCEPT OF VINING MILL
KNOX COUNTY, TN
BOSTON IVY LN
PLAN AND PROFILE

Sheet
C121

1-SC-17-C / 1-D-17-UR
Revised: 12/27/2016



Revisions			
No.	Date	Description	Symbol
1	12/22/16	REVISED PER COUNTY REVIEW COMMENTS	

DEVELOPER:
SADDLEBROOK PROPERTIES, LLC
PO BOX 23190
KNOXVILLE, TN 37933

DESIGNED BY:
RNR

CHECKED BY:
RNR

DATE:
11/21/16

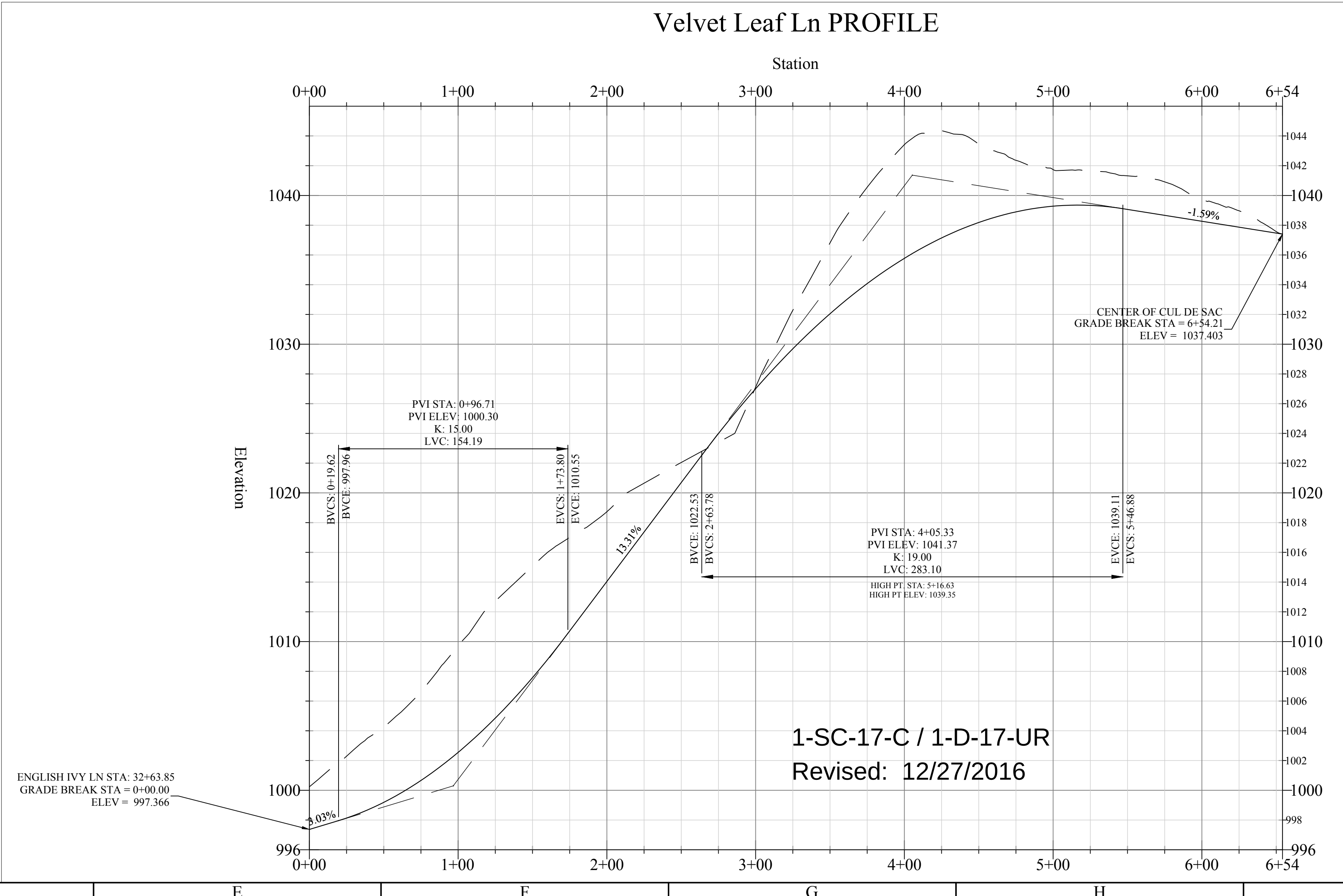
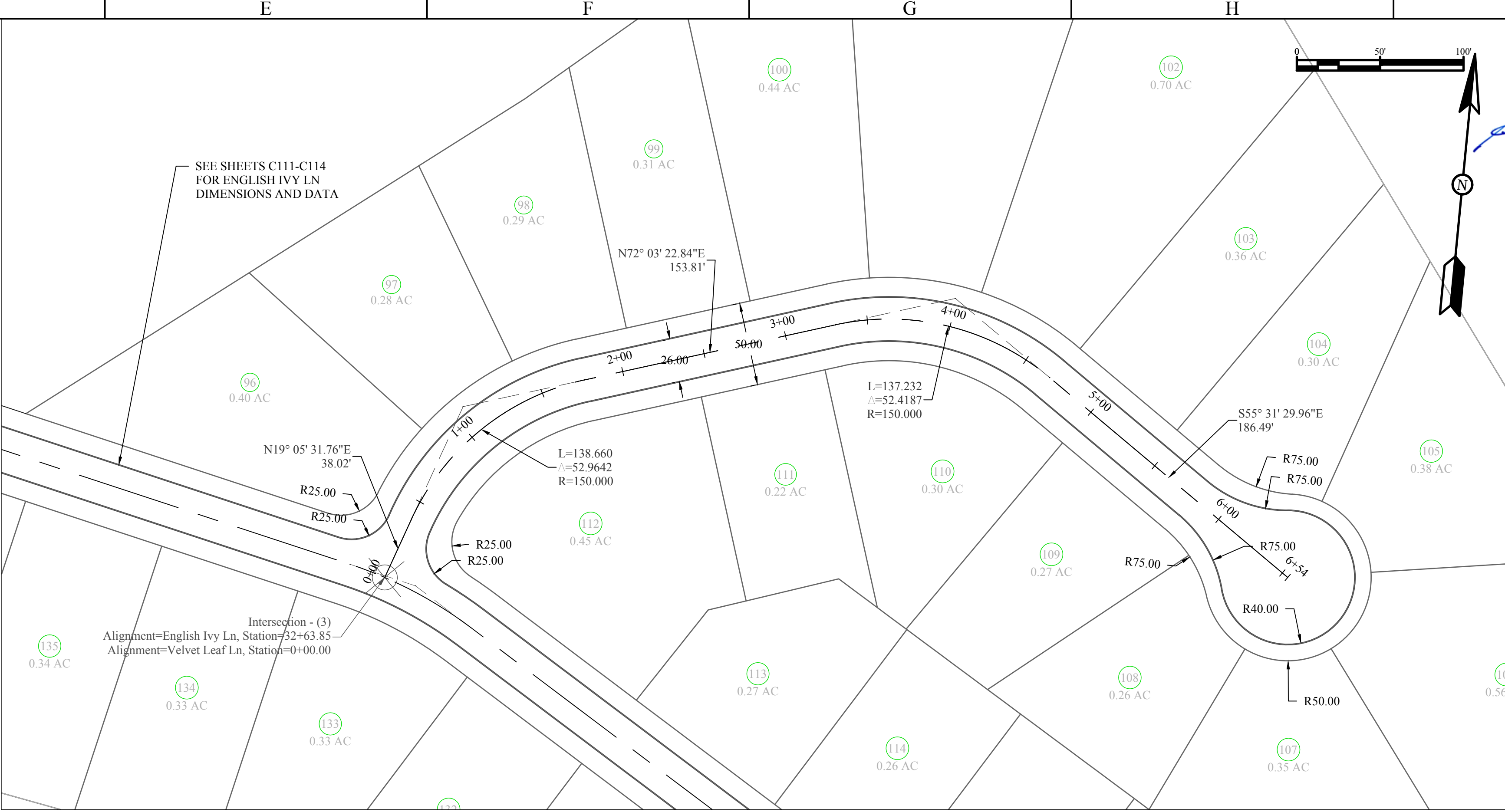
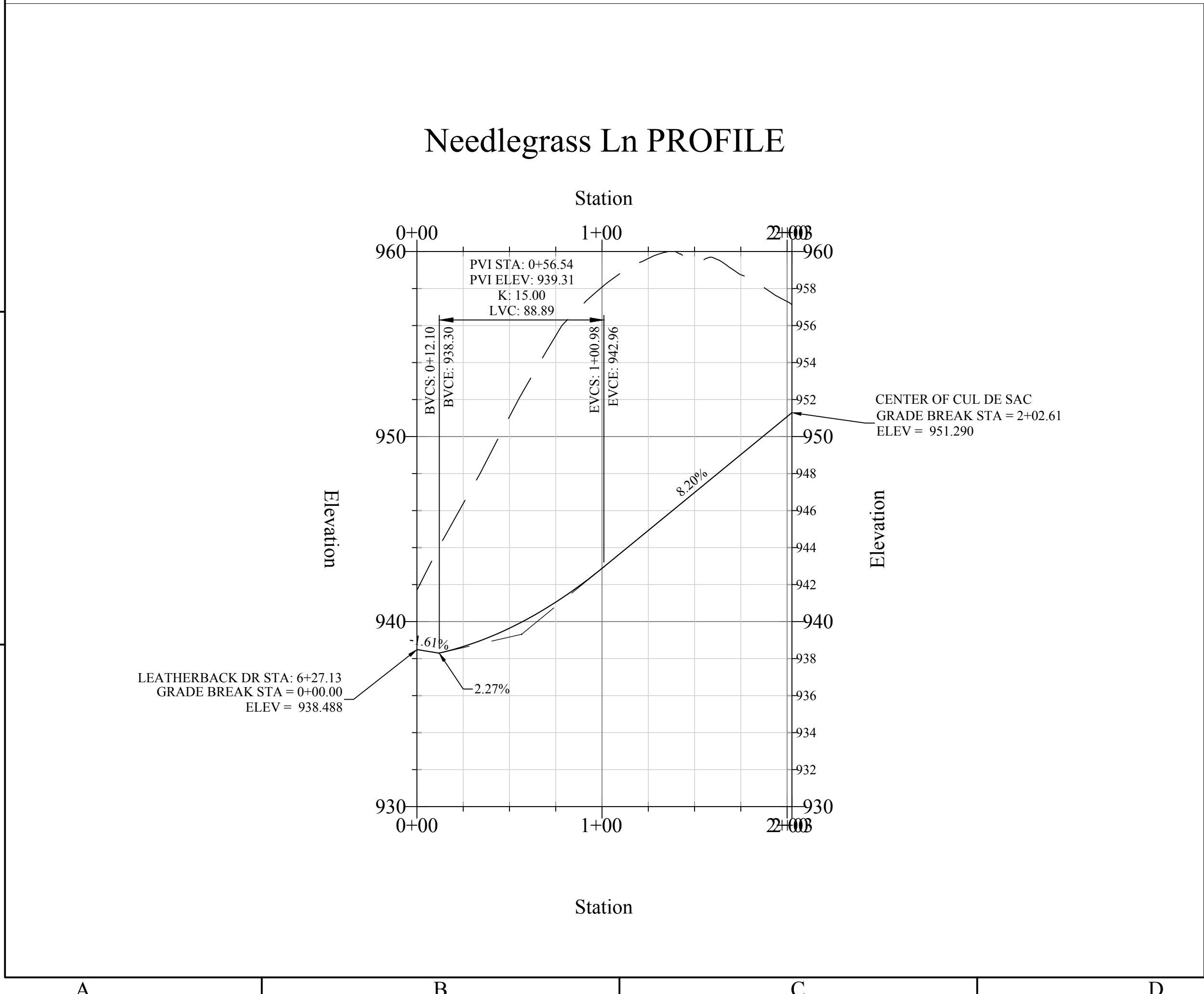
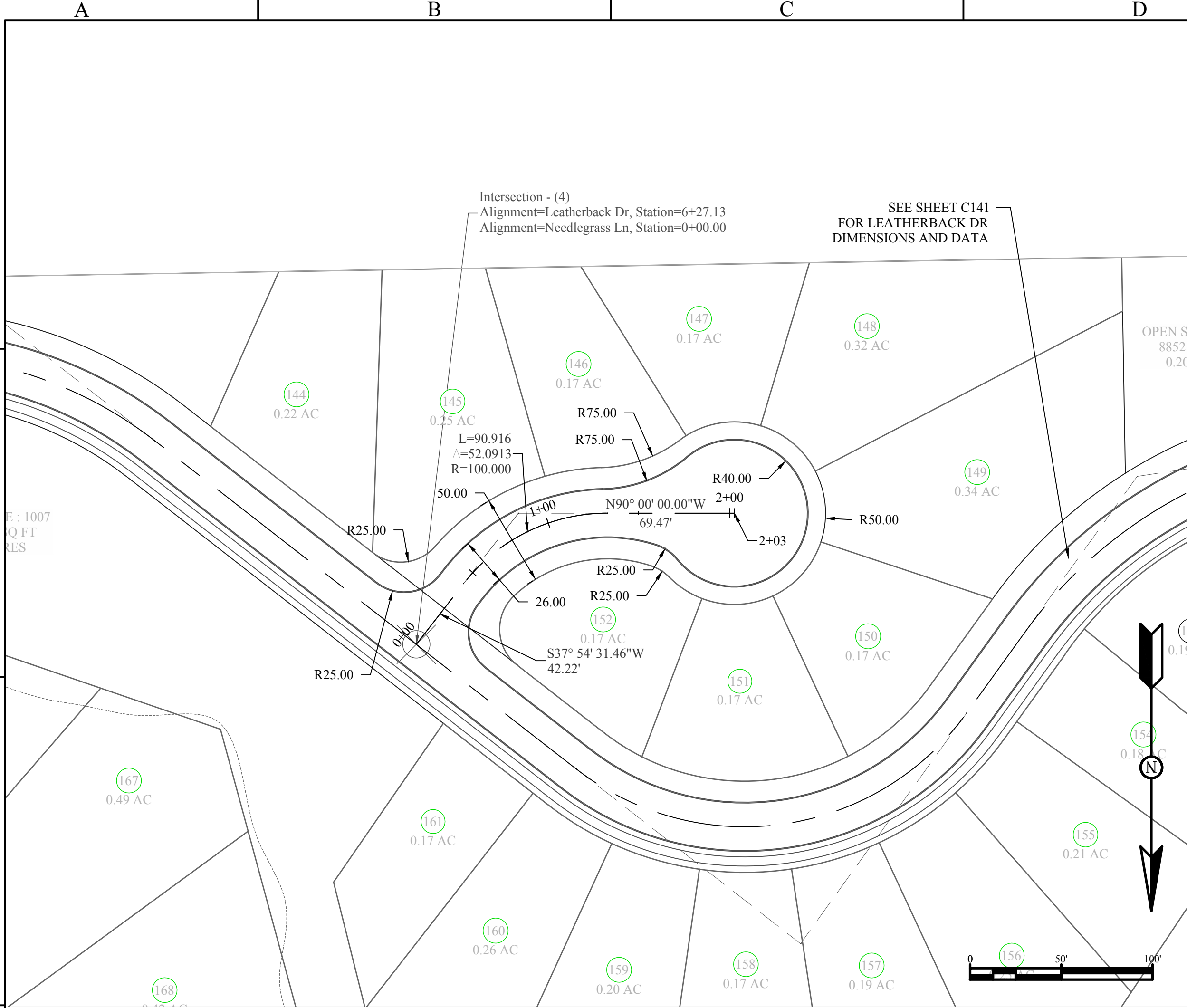
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CONCEPT OF VINING MILL
KNOX COUNTY, TN
BOSTON IVY LN
PLAN AND PROFILE

Sheet
C122

1-SC-17-C / 1-D-17-UR
Revised: 12/27/2016



Revisions	
No	Description
1	REVISED PER COUNTY REVIEW COMMENTS

Symbol	No	Date	Approved
		12/22/16	RNR

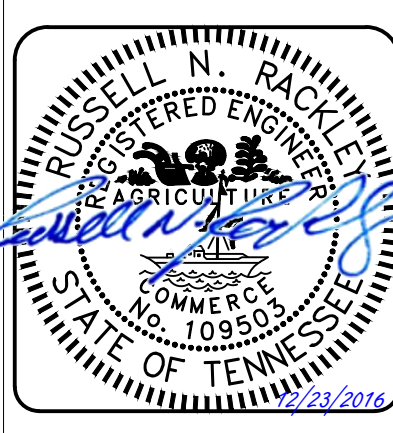
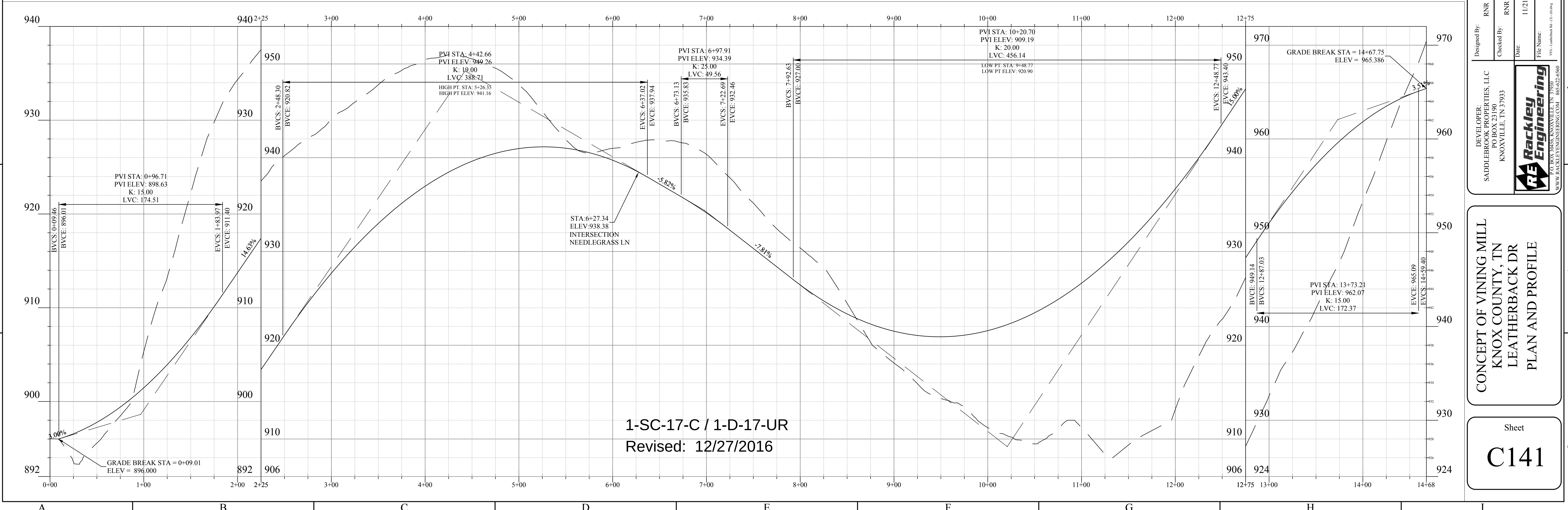
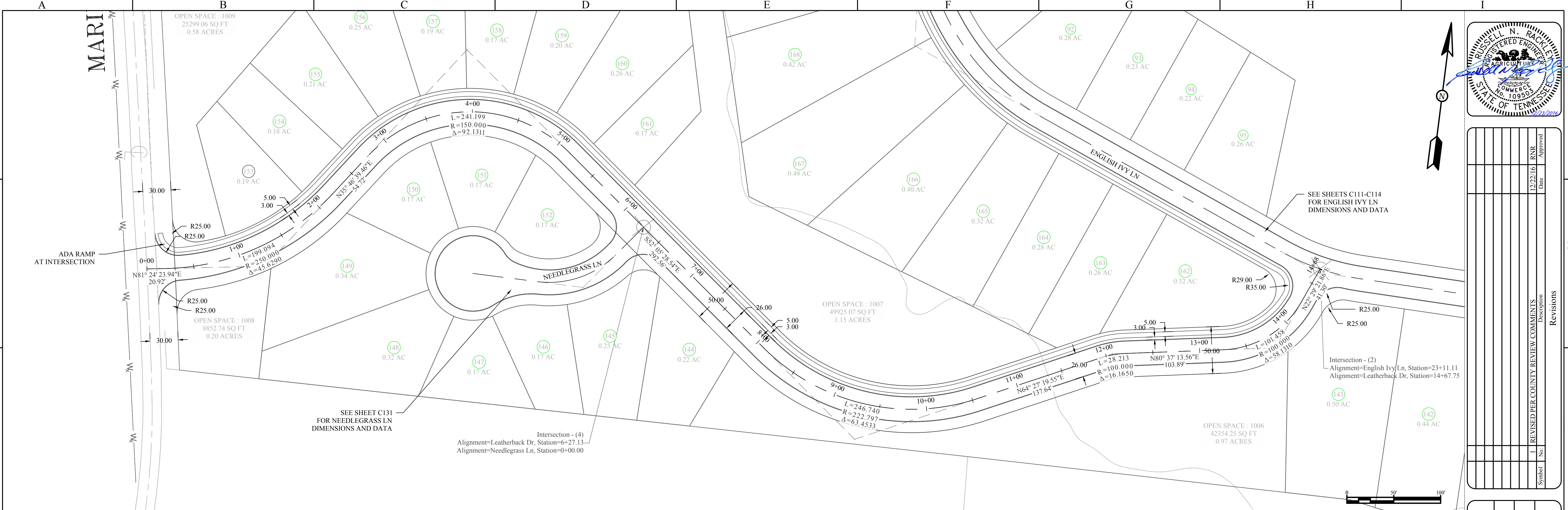
DEVELOPER:
SADDLEBROOK PROPERTIES, LLC
PO BOX 23190
KNOXVILLE, TN 37933

Designed By:
RNR
Checked By:
RNR
Date:
11/21/16
File Name:
VLF_VelvetLeafLn.dwg
WWW.RACKLEYENGINEERING.COM 865-922-6560

Rackley Engineering
KNOXVILLE, TN 37933
WWW.RACKLEYENGINEERING.COM 865-922-6560

CONCEPT OF VINING MILL
KNOX COUNTY, TN
VELVET LEAF LN
& NEEDLEGRASS LN
PLAN AND PROFILE

Sheet
C131



Revisions			
No	Description	Date	Approved
1	REVISED PER COUNTY REVIEW COMMENTS	12/22/16	RNR

Designed By: RNR

Checked By: RNR

Date: 11/21/16

File Name: VFC - Leatherback Dr. (D) - 1616.dwg

DEVELOPER: SADDLEBROOK PROPERTIES, LLC
PO BOX 23190
KNOXVILLE, TN 37933

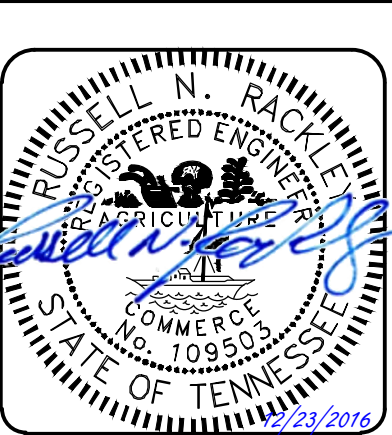
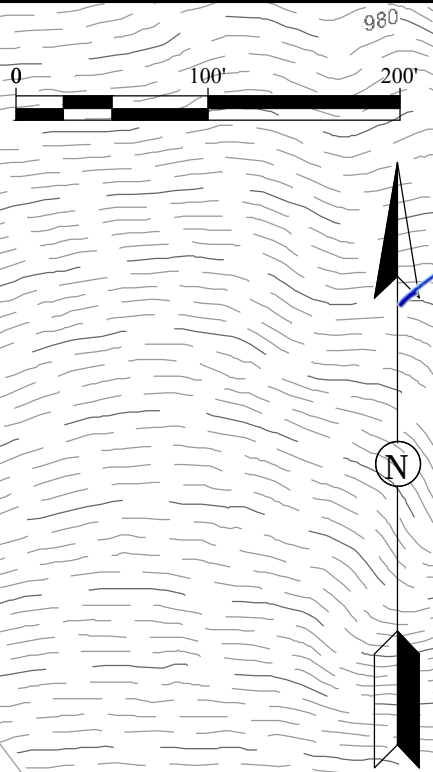
Rackley Engineering
KNOXVILLE, TN 37933
WWW.RACKLEYENGINEERING.COM 865-622-6560

CONCEPT OF VINING MILL
KNOX COUNTY, TN
LEATHERBACK DR
PLAN AND PROFILE

- 1
- 2
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- 5
- 6
1. 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.
2. 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.
3. STRIP TOPSOIL TO A MINIMUM DEPTH OF 6-INCHES AND TEMPORARILY STOCKPILE EXCAVATED MATERIALS. INSTALL SILT FENCE OR OTHER APPROPRIATE EROSION CONTROL STRUCTURES ON THE DOWN HILL SIDE OF THE STOCKPILE.
4. PROOF ROLL ALL AREAS TO RECEIVE FILL. PROOF ROLL WITH A FULL LOADED TANDEM 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.
5. 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.
6. 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.
7. 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.
8. A MINIMUM 4 INCH LAYER OF TOPSOIL SHALL BE PLACED OVER THE AREAS TO BE SEEDED AND AT THE FINISH GRADE ELEVATIONS AS SHOWN ON THE DRAWINGS.
10. DISTURBED AREAS OUTSIDE THE LIMITS OF CONSTRUCTION SHALL BE REPAIRED BY THE CONTRACTOR AT THEIR EXPENSE.
11. PROPOSED GRADES SHOWN ON THESE PLANS ARE FINISHED GRADES, UNLESS NOTED OTHERWISE. EXISTING AND PROPOSED CONTOURS ARE SHOWN AT 2 FT INTERVALS.
13. RETAINING WALLS GREATER THAN 4 FEET IN HEIGHT SHALL BE DESIGNED BY A LICENSED ENGINEER.
14. NOTHING IN THE GENERAL NOTES OR SPECIAL PROVISIONS SHALL RELIEVE THE CONTRACTOR FROM HIS RESPONSIBILITIES TOWARD SAFETY OF THE GENERAL PUBLIC.

CONCEPTUAL GRADING STATISTICS:
TOTAL SITE AREA: 111.80 AC
APPROXIMATE DISTURBED AREA: 66.4 AC (60%)

CONCEPT TOTAL COMMON AREA: 29.88
APPROXIMATE DISTURBED COMMON AREA: 8.07 AC (27%)

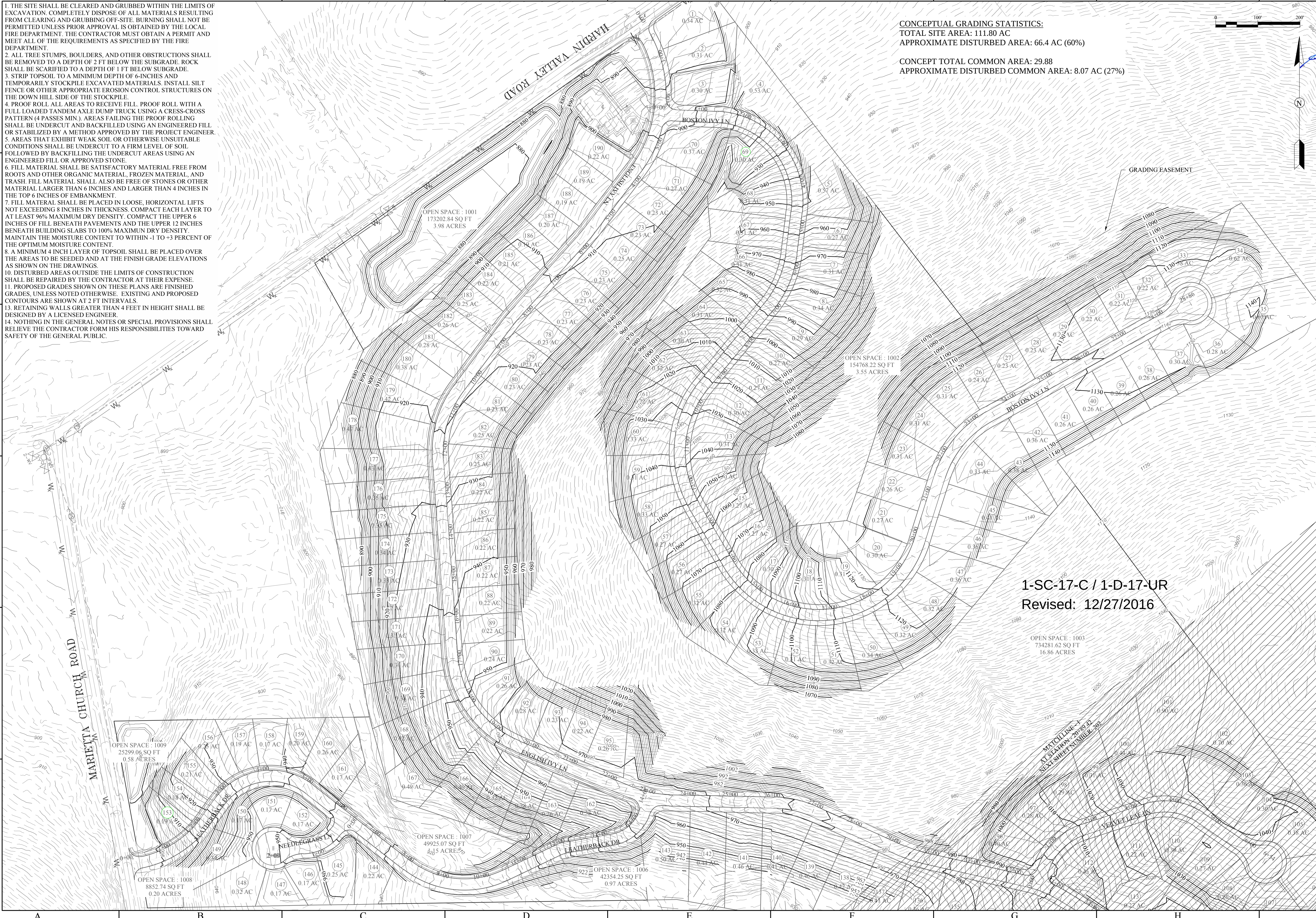


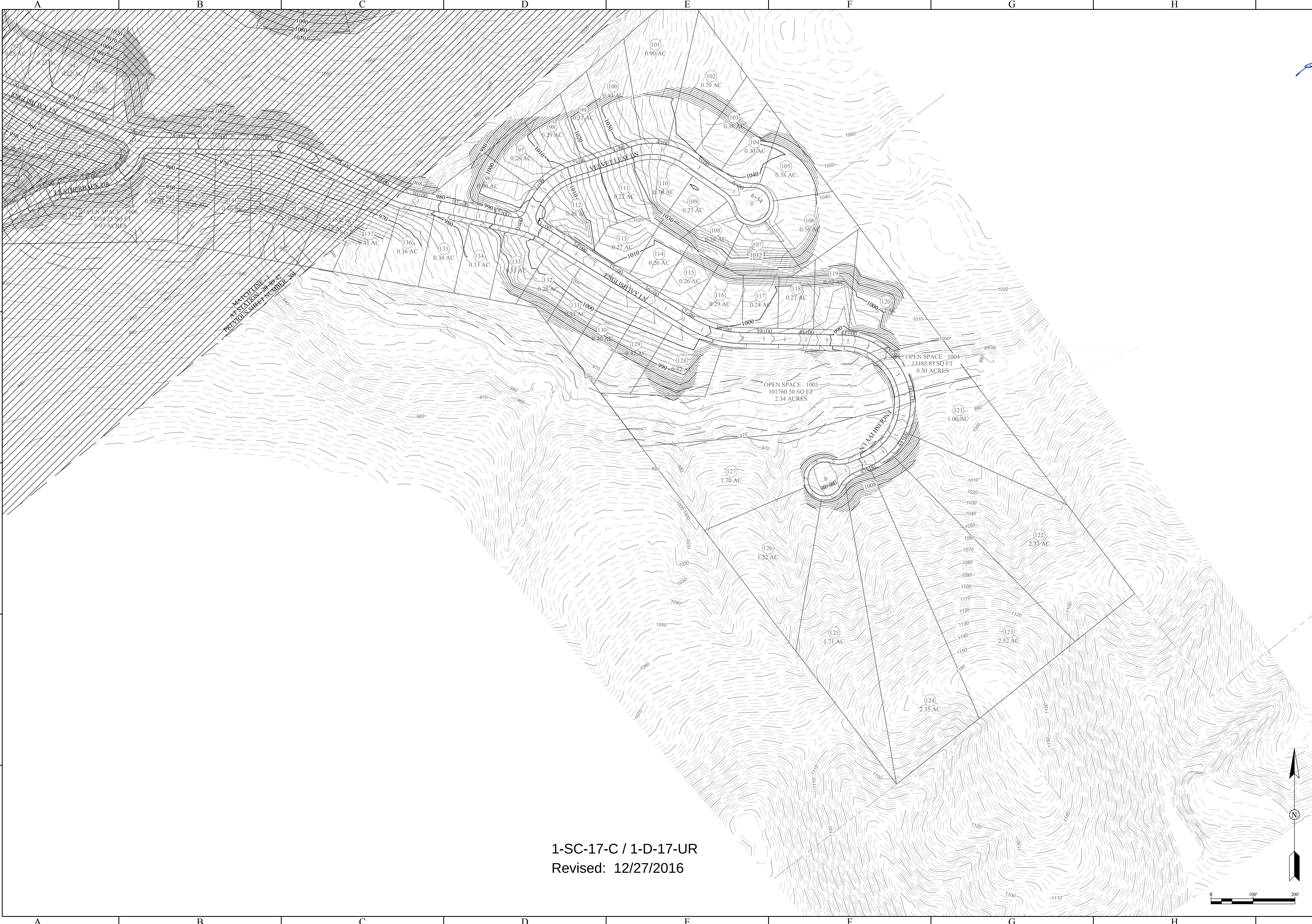
Revisions			
No.	Description	Date	Approved
1	REVISED PER COUNTY REVIEW COMMENTS	12/23/16	RNR

DEVELOPER: SADDLEBROOK PROPERTIES, LLC PO BOX 23190 KNOXVILLE, TN 37933	DESIGNED BY: RNR	CHECKED BY: RNR	DATE: 12/17/16	FILE NAME: 11-0001 Final Design Information.dwg
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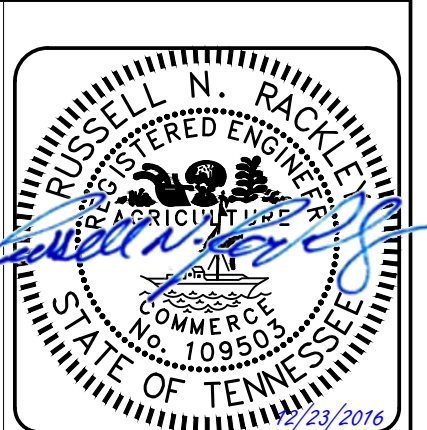
CONCEPT OF VINING MILL
KNOX COUNTY, TN
CONCEPT MASS GRADING

Sheet
C201





1-SC-17-C / 1-D-17-UR
Revised: 12/27/2016



1

2

3

4

5

6

Revisions			
Symbol	No	Description	Date
	1	REVISED PER COUNTY REVIEW COMMENTS	12/23/16

DEVELOPER:
SADDLEBROOK PROPERTIES, LLC
PO BOX 23190
KNOXVILLE, TN 37933

DESIGNED BY:
RNR

CHECKED BY:
RNR

DATE:
12/17/16

FILE NAME:
0001 FinalDesign.mxd
WWW.RACKLEYENGINEERING.COM 865-622-6560



CONCEPT OF VINING MILL
KNOX COUNTY, TN
CONCEPT MASS GRADING

Sheet
C202

