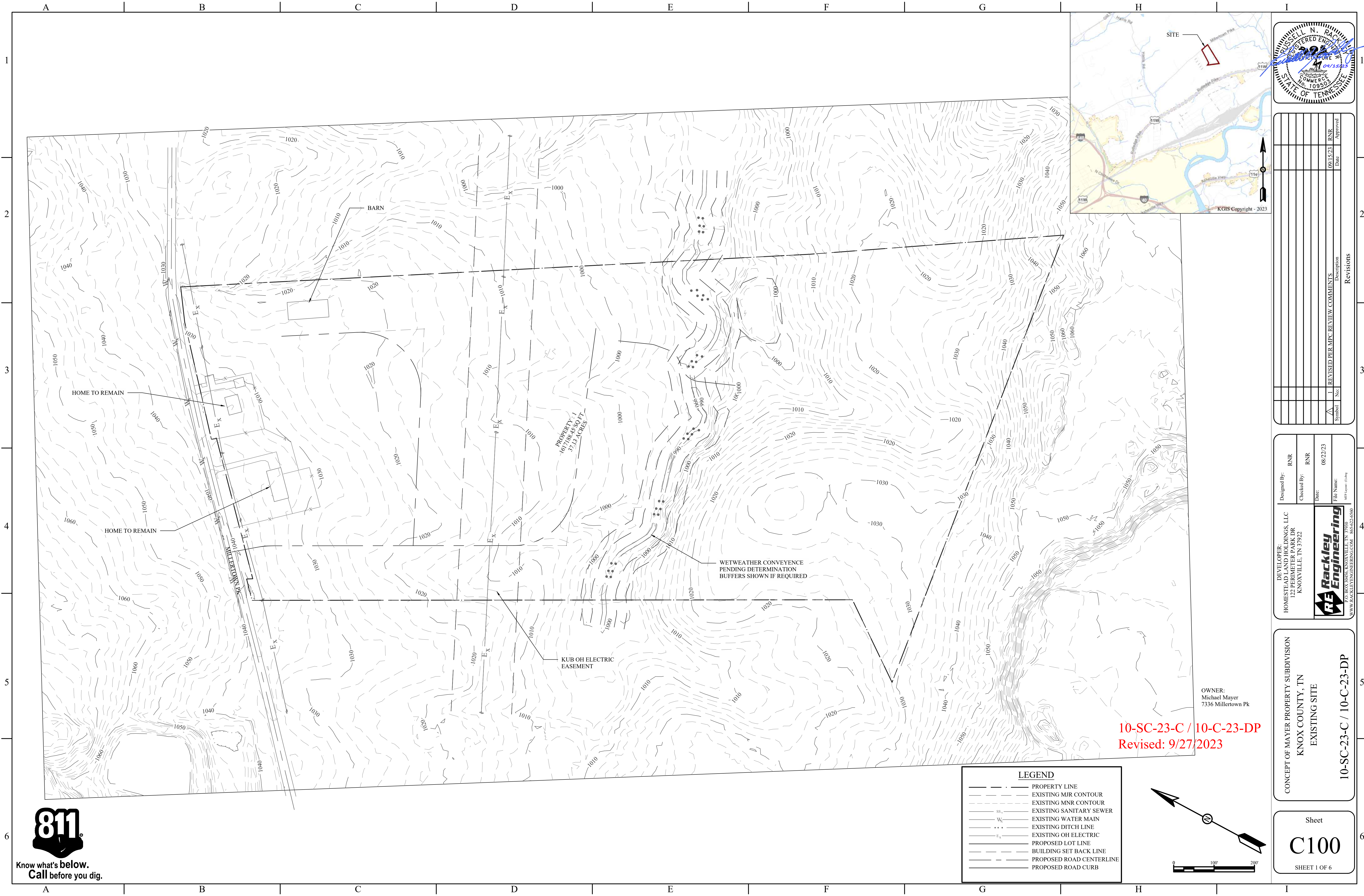




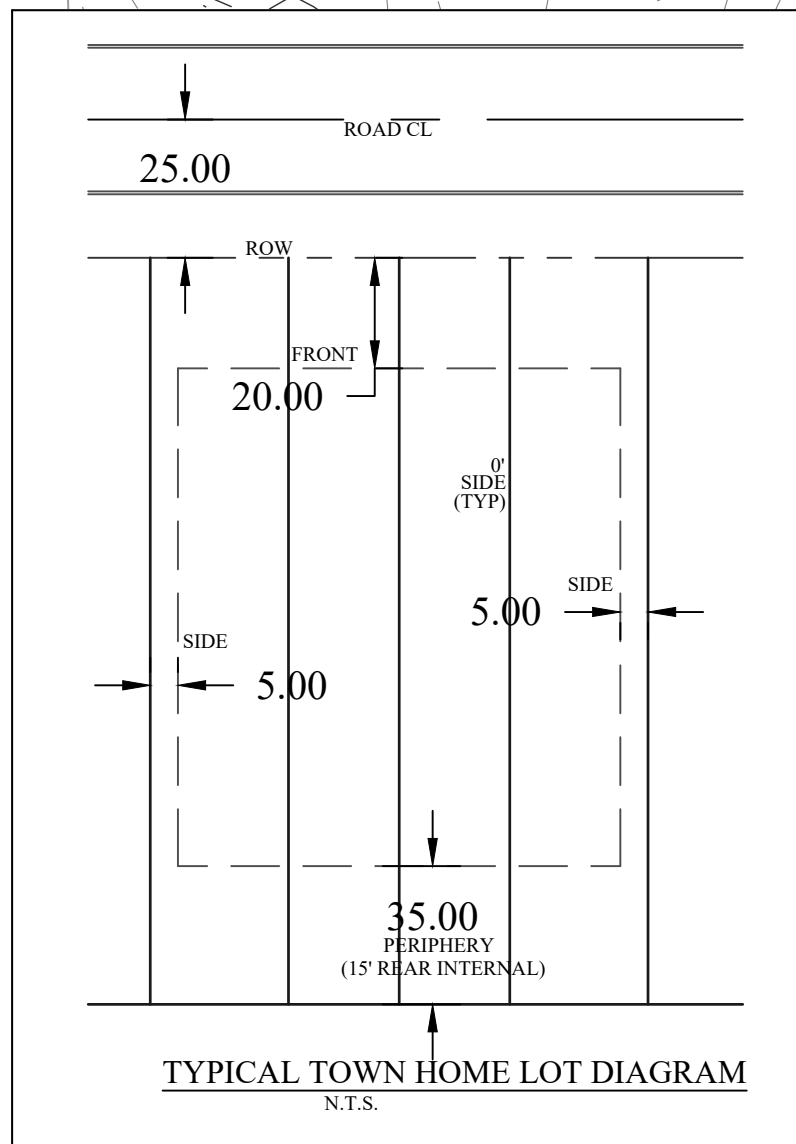
- NOTES:
- EXISTING PROPERTY AND TOPOGRAPHIC INFORMATION OBTAINED FROM STATE LIDAR DATABASE. CONTOURS ARE 2' INTERVAL WITH 10' INDEX.
 - A 10' DRAINAGE AND UTILITY EASEMENT EXISTS ALONG A STEET RIGHT OF WAY, 10' ALONG EXTERIOR BOUNDARY AND 5' ALONG ALL INTERIOR LOT LINES, EXCLUDING TOWNHOME PARTY WALLS.
 - 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.
 - DETENTION PONDS WILL REQUIRE 20' TRAVERSABLE ACCESS EASEMENTS ON FINAL PLAT.
 - ROAD CENTERLINE HORIZONTAL GEOMETRY DATA PROVIDED ON PLAN AND PROFILE SHEETS INCLUDED WITH THE CONCEPT PLAN.

ALTERNATE DESIGN STANDARDS REQUEST:

- LOT WIDTH REDUCED FROM 25' TO 22' ON CENTER UNITS OF ATTACHED HOMES

VARIANCE REQUEST:

- ROAD 1: REDUCE CENTERLINE RADIUS FROM 250 TO 150 STATION 8+00.
- ROAD 1: REDUCE K VALUE FROM 25 TO 20 AT STATION 0+50



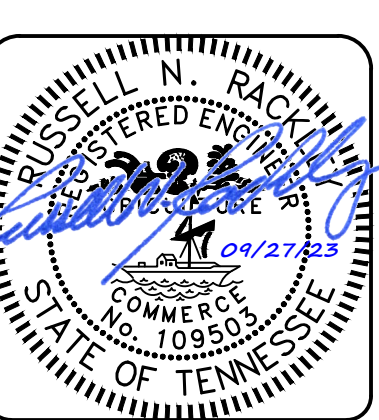
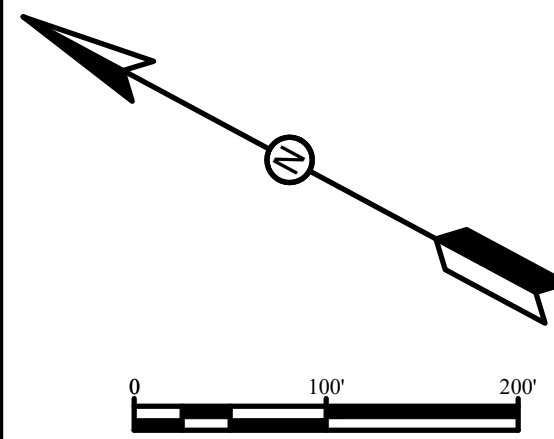
PROPERTY DATA:
7336 MILLERTOWN PIKE
PARCEL ID: 050202
AREA: 38 ACRES +/-
ZONE: PR 4 DU/AC (7-Q-23-RZ)
TOTAL LOTS: 135
DENSITY: 3.55 DU/AC
COMMON AREA: 8.97 AC (23.6%)
SETBACKS:
FRONT= 20 FT
REAR= 15 FT
PERIPHERAL= 35 FT
SIDE= 5', 0' UNDER SHARED WALLS
UTILITIES:
NEKUD (WATER)
KUB (SEWER)
KUB (ELEC)

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:
TENNESSEE CERTIFICATE NO: 109503

LEGEND	
	PROPERTY LINE
	EXISTING MNR CONTOUR
	EXISTING MNR CONTOUR
	EXISTING SANITARY SEWER
	EXISTING WATER MAIN
	EXISTING DITCH LINE
	EXISTING OH ELECTRIC
	PROPOSED LOT LINE
	BUILDING SET BACK LINE
	PROPOSED ROAD CENTERLINE
	PROPOSED ROAD CURB



Revisions	
No.	Description
1	ADD ROAD NAMES TO PLAN
2	REVISED PER MPC REVIEW COMMENTS

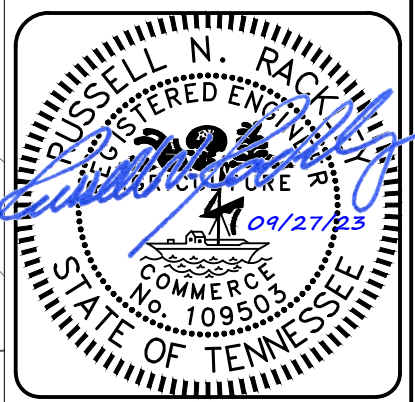
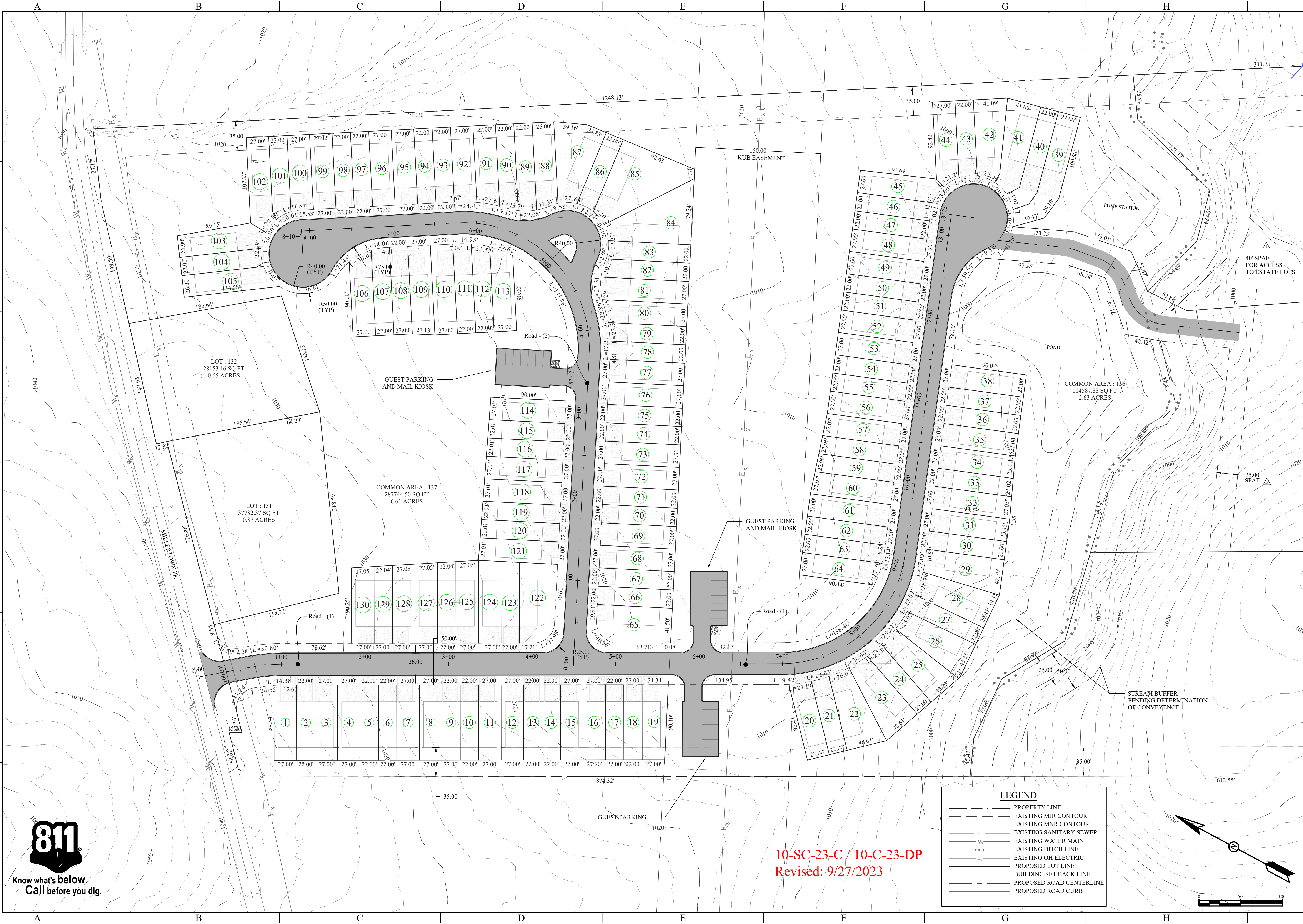
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Checked By:	RNR
Date:	08/22/23
File Name:	MTT Layer (1.dwg)

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

CONCEPT OF MAYER PROPERTY SUBDIVISION
KNOX COUNTY, TN
OVERALL LAYOUT VIEW

10-SC-23-C / 10-C-23-DP

Sheet
C101
SHEET 2 OF 6



Revisions			
No.	Description	Date	Approval
1	ADD ROAD NAMES TO PLAN	09/26/23	RNR
2	REVISED PER MPC REVIEW COMMENTS	09/15/23	RNR

Designed By:
RNR

Checked By:
RNR

Date:
08/22/23

File Name:
MTT-Layer-03.dwg

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

Rackley Engineering
PO BOX 3856, KNOXVILLE, TN 37980
WWW.RACKLEYENGINEERING.COM 865-622-6560

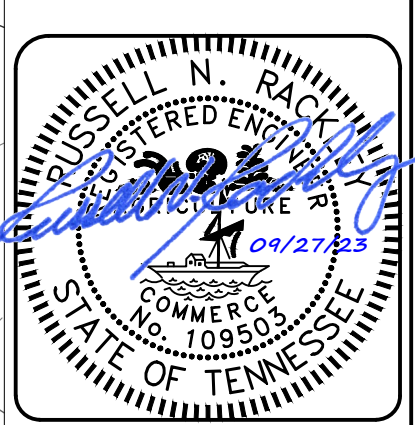
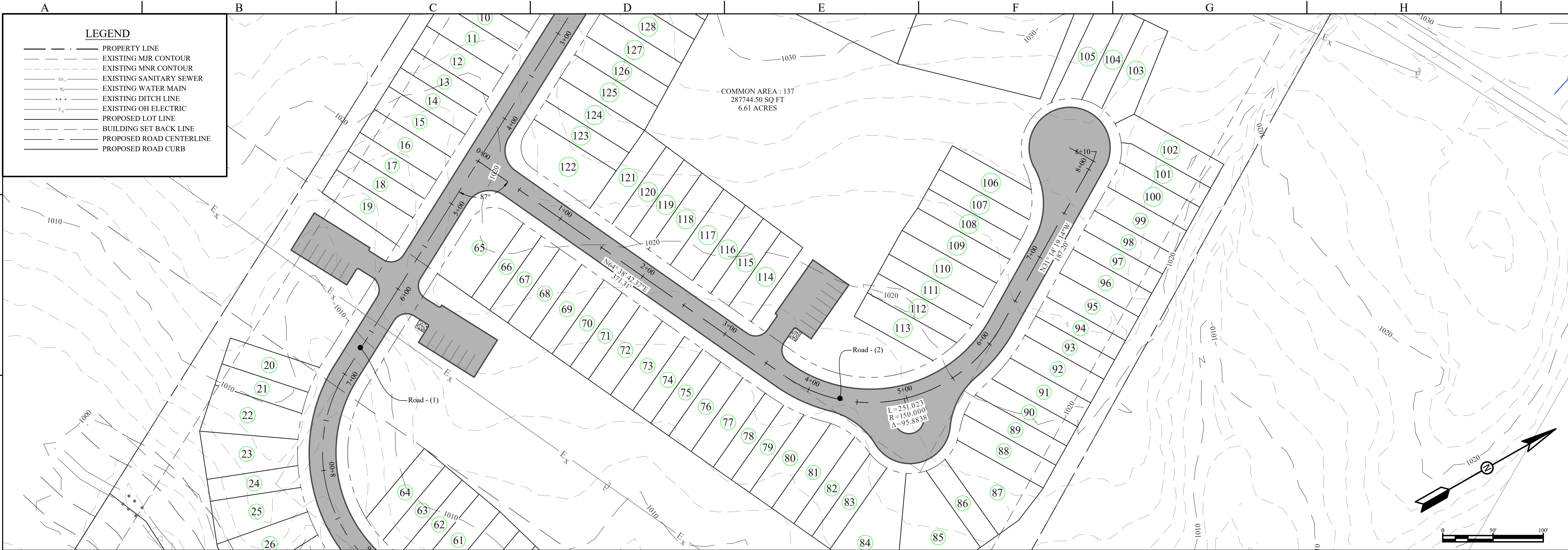
CONCEPT OF MAYER PROPERTY SUBDIVISION
KNOX COUNTY, TN
CONCEPT LAYOUT
10-SC-23-C / 10-C-23-DP

10-SC-23-C / 10-C-23-DP
Revised: 9/27/2023

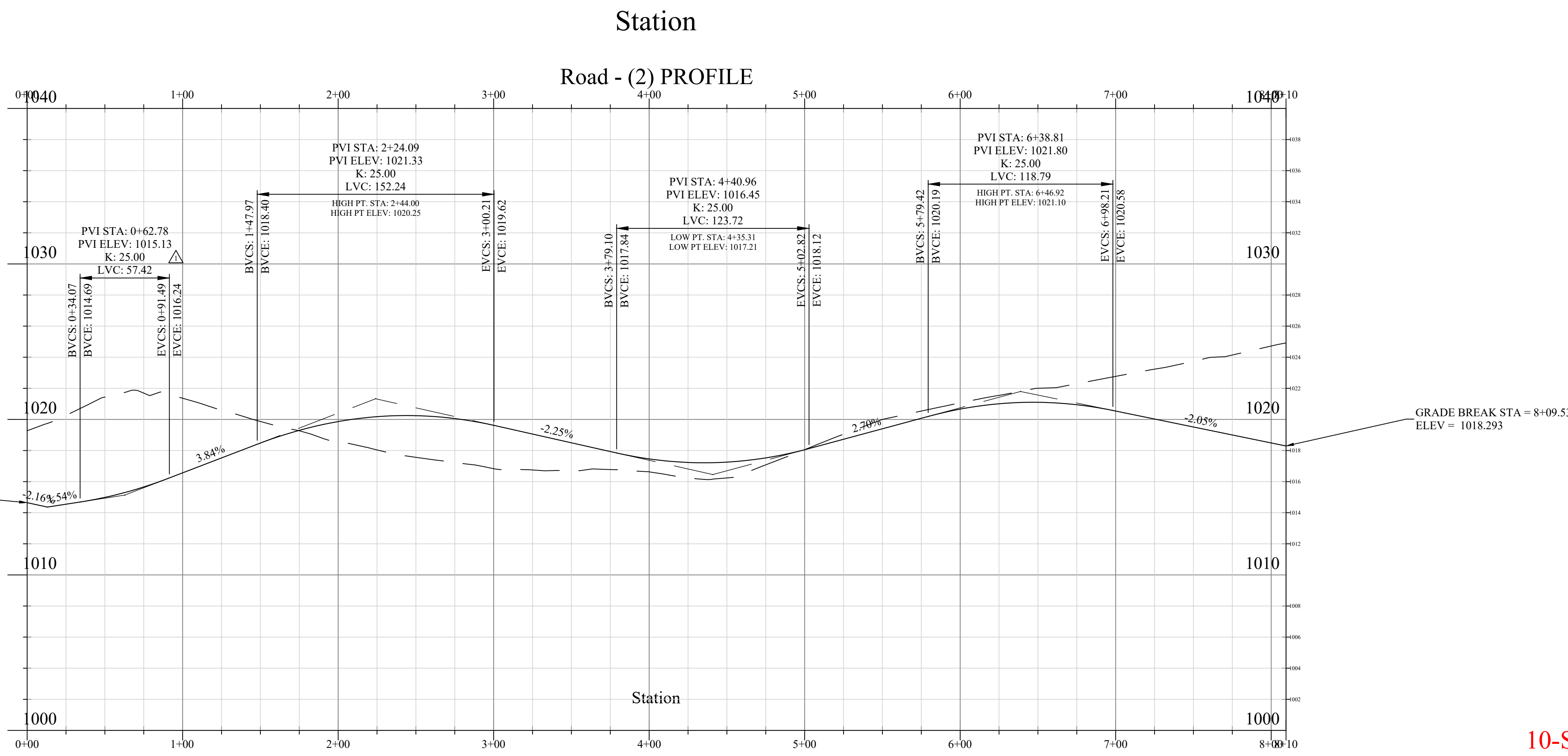
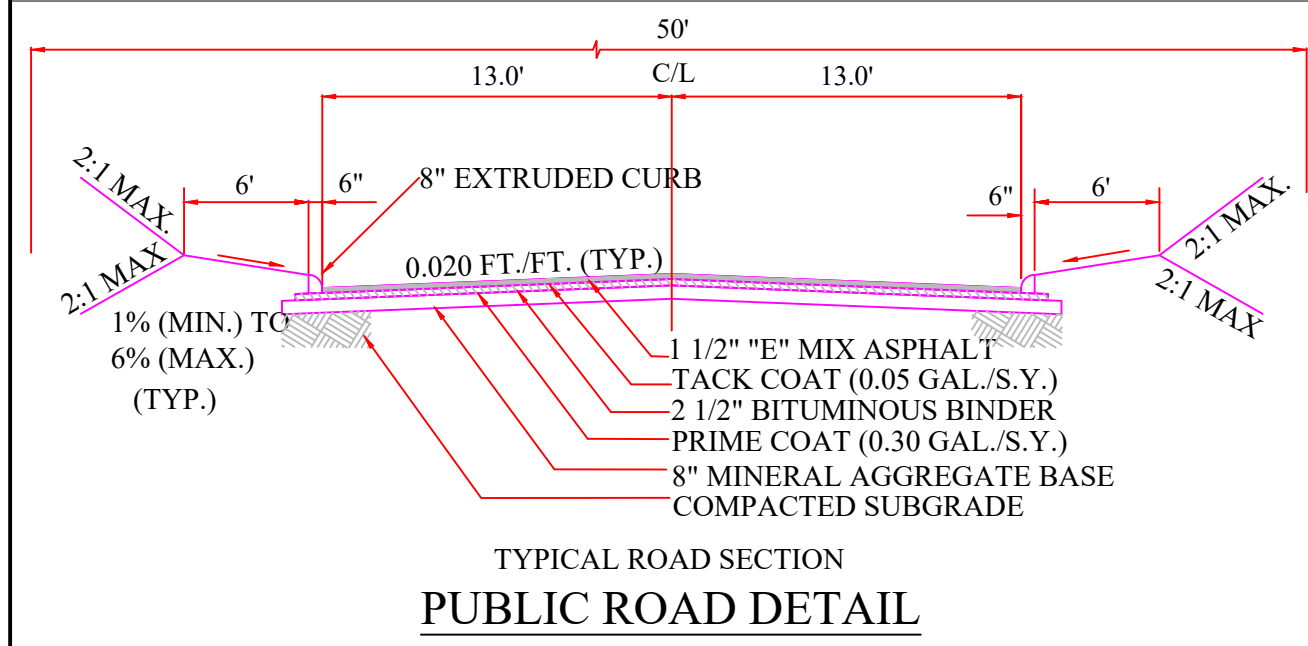
LEGEND

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





Revisions		
Symbol	No.	Description
2	ADD ROAD NAMES TO PLAN	
1	REVISED PER MPC REVIEW COMMENTS	
	Date	Approval
	09/26/23	RNR
	09/15/23	RNR



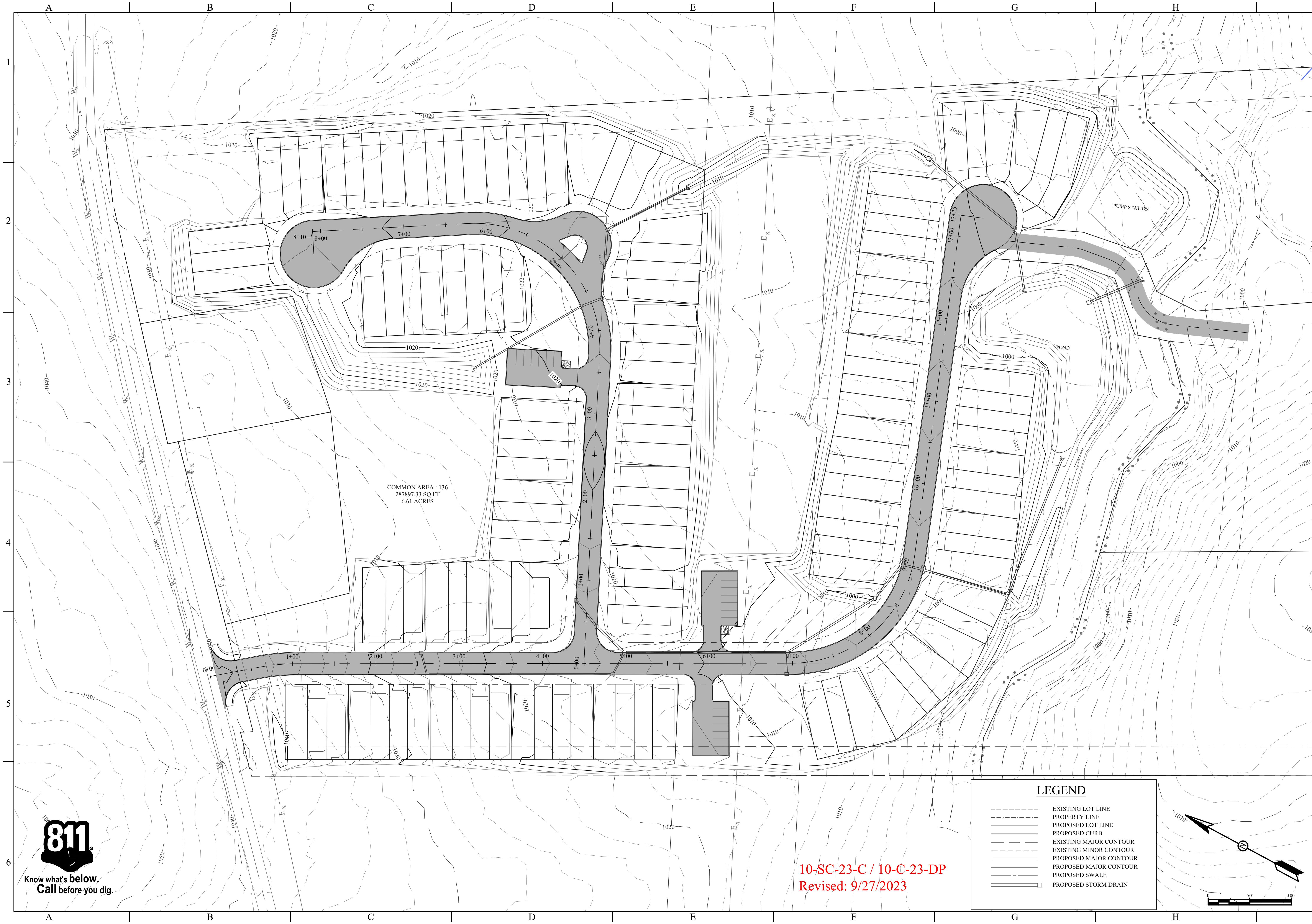
Designed By: RNR
Checked By: RNR
Date: 08/22/23
File Name: 10-SC-23-C / 10-C-23-DP

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

Rackley Engineering
P.O. BOX 3856, KNOXVILLE, TN 37930
WWW.RACKLEYENGINEERING.COM 865-622-6560

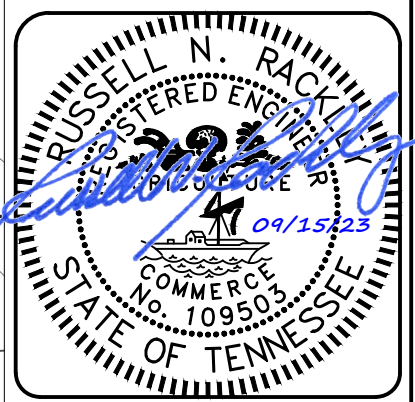
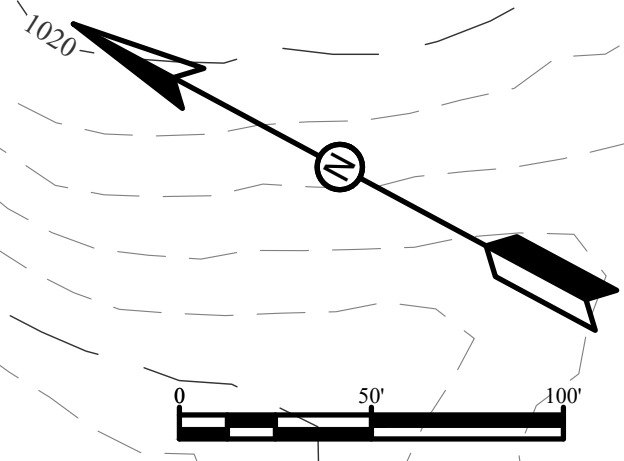
CONCEPT OF MAYER PROPERTY SUBDIVISION
KNOX COUNTY, TN
ROAD 2 PLAN AND PROFILE
10-SC-23-C / 10-C-23-DP

10-SC-23-C / 10-C-23-DP
Revised: 9/27/2023



10-SC-23-C / 10-C-23-DP
Revised: 9/27/2023

LEGEND	
	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



Revisions			
Symbol	No.	Description	Approval
	1	UPDATED CONCEPT GRADING AND DRAINAGE	RNR
			Date: 09/15/23

DEVELOPER: HOMESTEAD LAND HOLDINGS, LLC 122 PERIMETER PARK DR KNOXVILLE, TN 37922	Designed By:	RNR
	Checked By:	RNR
	Date:	08/22/23
	File Name:	10-SC-23-C / 10-C-23-DP

CONCEPT OF MAYER PROPERTY SUBDIVISION
KNOX COUNTY, TN
GRADING AND DRAINAGE
10-SC-23-C / 10-C-23-DP

Sheet
C200
SHEET 6 OF 6

10-SC-23-C / 10-C-23-DP
Revised: 9/15/2023

