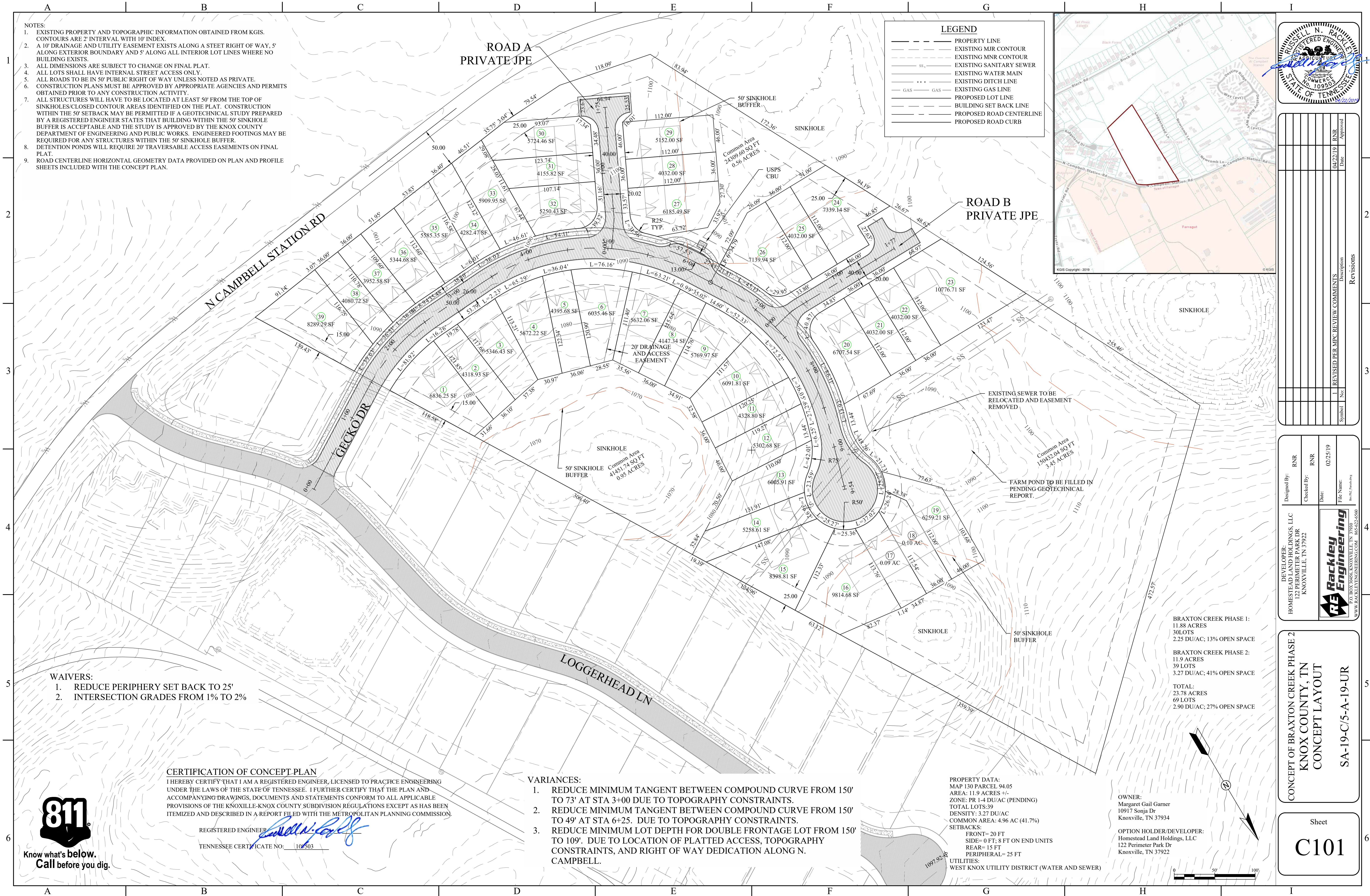
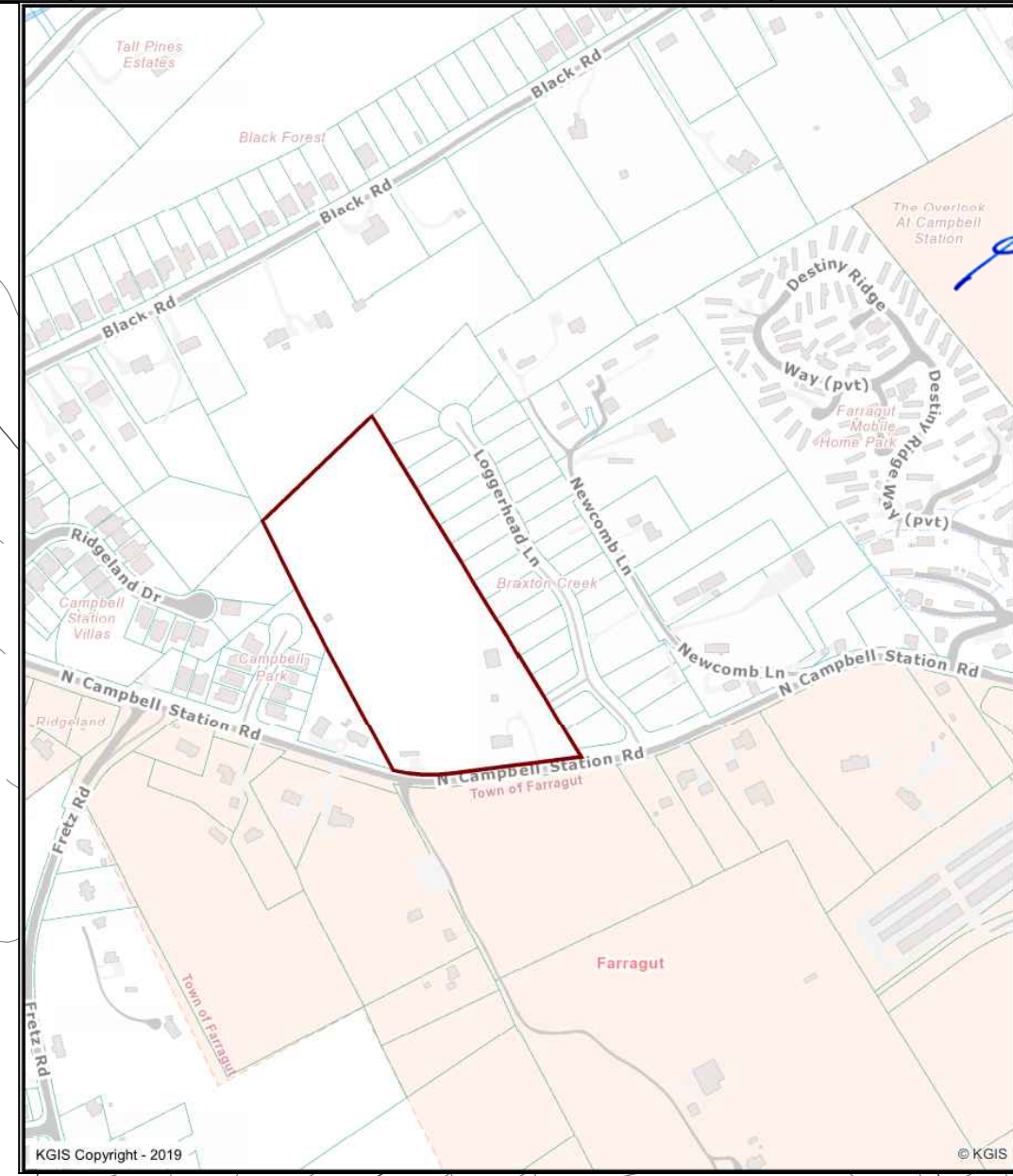




- NOTES:
- EXISTING PROPERTY AND TOPOGRAPHIC INFORMATION OBTAINED FROM KGIS. CONTOURS ARE 2' INTERVAL WITH 10' INDEX.
 - A 10' DRAINAGE AND UTILITY EASEMENT EXISTS ALONG A STREET RIGHT OF WAY, 5' ALONG EXTERIOR BOUNDARY AND 5' ALONG ALL INTERIOR LOT LINES WHERE NO BUILDING EXISTS.
 - ALL DIMENSIONS ARE SUBJECT TO CHANGE ON FINAL PLAT.
 - ALL LOTS SHALL HAVE INTERNAL STREET ACCESS ONLY.
 - ALL ROADS TO BE IN 50' PUBLIC RIGHT OF WAY UNLESS NOTED AS PRIVATE.
 - 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.
 - 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.

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



Revisions	
No.	Description
1	REVISED PER MPC REVIEW COMMENTS

Designed By:	RNR
Checked By:	RNR
Date:	02/25/19
File Name:	Braxton_Creek_Phase_1_2.dwg

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

CONCEPT OF BRAXTON CREEK PHASE 2
KNOX COUNTY, TN
CONCEPT LAYOUT

Sheet
C101

- WAIVERS:
- REDUCE PERIPHERY SET BACK TO 25'
 - INTERSECTION GRADES FROM 1% TO 2%

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.: 105503

- VARIANCES:
- REDUCE MINIMUM TANGENT BETWEEN COMPOUND CURVE FROM 150' TO 73' AT STA 3+00 DUE TO TOPOGRAPHY CONSTRAINTS.
 - REDUCE MINIMUM TANGENT BETWEEN COMPOUND CURVE FROM 150' TO 49' AT STA 6+25. DUE TO TOPOGRAPHY CONSTRAINTS.
 - REDUCE MINIMUM LOT DEPTH FOR DOUBLE FRONTAGE LOT FROM 150' TO 109'. DUE TO LOCATION OF PLATTED ACCESS, TOPOGRAPHY CONSTRAINTS, AND RIGHT OF WAY DEDICATION ALONG N. CAMPBELL.

PROPERTY DATA:
MAP 130 PARCEL 94.05
AREA: 11.9 ACRES +/-
ZONE: PR 1-4 DU/AC (PENDING)
TOTAL LOTS: 39
DENSITY: 3.27 DU/AC
COMMON AREA: 4.96 AC (41.7%)
SETBACKS:
FRONT= 20 FT
SIDE= 0 FT; 8 FT ON END UNITS
REAR= 15 FT
PERIPHERAL= 25 FT
UTILITIES:
WEST KNOX UTILITY DISTRICT (WATER AND SEWER)

OWNER:
Margaret Gail Garner
10917 Sonja Dr
Knoxville, TN 37934

OPTION HOLDER/DEVELOPER:
Homestead Land Holdings, LLC
122 Perimeter Park Dr
Knoxville, TN 37922

BRAXTON CREEK PHASE 1:
11.88 ACRES
30 LOTS
2.25 DU/AC; 13% OPEN SPACE

BRAXTON CREEK PHASE 2:
11.9 ACRES
39 LOTS
3.27 DU/AC; 41% OPEN SPACE

TOTAL:
23.78 ACRES
69 LOTS
2.90 DU/AC; 27% OPEN SPACE



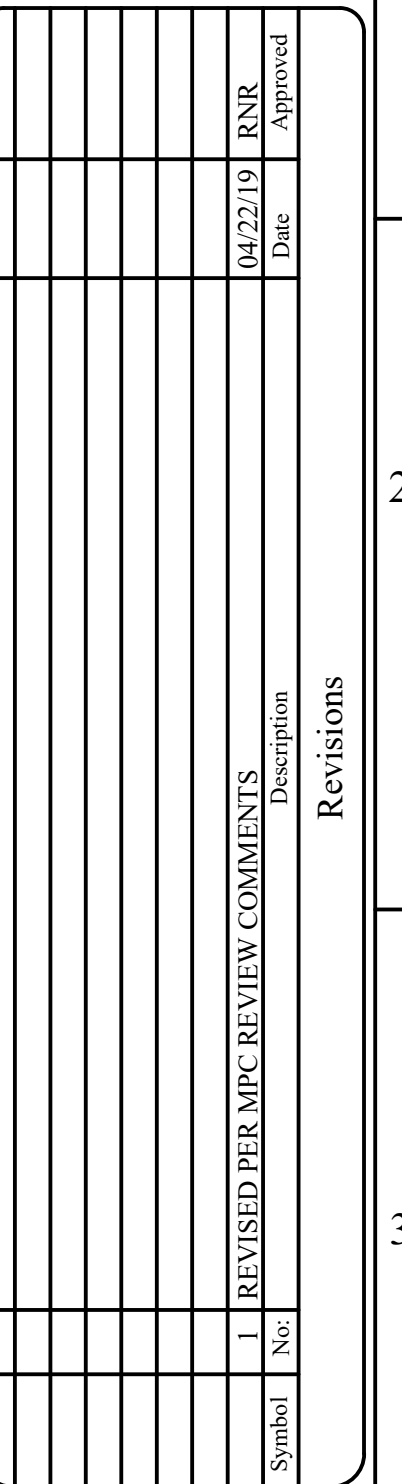
1. THE CONTRACTOR SHALL FURNISH AND MAINTAIN ALL NECESSARY BARRICADES AROUND THE WORK AND SHALL PROVIDE PROTECTION AGAINST WATER DAMAGE AND SOIL EROSION.
2. ALL SILT BARRIERS MUST BE PLACED AS ACCESS IS OBTAINED DURING CLEARING. NO GRADING SHALL BE DONE UNTIL SILT BARRIE AND DETENTION FACILITIES ARE 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.
5. 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.
6. 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 CONTENT OF ANY TRENCH SETTLEMENT WITHIN A YEAR FROM THE DATE OF APPROVAL. THE RESPONSIBILITY OF THE CONTRACTOR.
7. 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.
8. MAXIMUM SLOPE OF EMBANKMENT SHALL BE 2.0 FEET HORIZONTAL TO 1.0 FOOT VERTICAL.
9. 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.
10. 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.
11. 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.
12. 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.
13. AREAS THAT EXHIBIT WEAK SOIL OR OTHERWISE UNSUITABLE CONDITIONS SHALL BE UNDERCUT TO A FIRM LEVEL OF THE SOIL FOLLOWED BY BACKFILLING THE UNDERCUT AREAS USING AN ENGINEERED FILL OR APPROVED STONE.
14. FILL MATERIALS SHALL BE FREE OF FACTORY 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.
15. 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.
16. A MINIMUM 6 INCH LAYER OF TOPSOIL SHALL BE PLACED OVER THE AREAS TO BE SEEDED AND TO THE FINISH GRADE ELEVATIONS AS SHOWN ON THE DRAWINGS.
17. 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.
18. DISTURBED AREAS OUTSIDE THE LIMITS OF CONSTRUCTION SHALL BE REPAIRED BY THE CONTRACTOR AT THEIR EXPENSE.
19. PROPOSED GRADES SHOWN ON THESE PLANS ARE FINISHED GRADES, UNLESS NOTED OTHERWISE. EXISTING AND PROPOSED CONTOURS ARE SHOWN AT 2 FT INTERVALS. PROPERTY AND TOPOGRAPHIC SURVEY OBTAINED FROM KGIS. FIELD SURVEY VERIFICATION OF GRADES AND LINES FOR CONNECTIONS SHALL BE REQUIRED. CONTRACTOR TO NOTIFY ENGINEER WITH ANY DISCREPANCIES.
21. NOTHING IN THE GENERAL NOTES OR SPECIAL PROVISIONS SHALL RELIEVE THE CONTRACTOR FROM HIS RESPONSIBILITIES TOWARD SAFETY OF THE GENERAL PUBLIC.

ROAD B
PRIVATE JPE

	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

ROAD B
PRIVATE JPE

LOGGERHEAD LN



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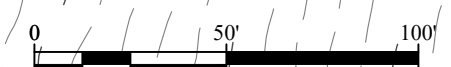
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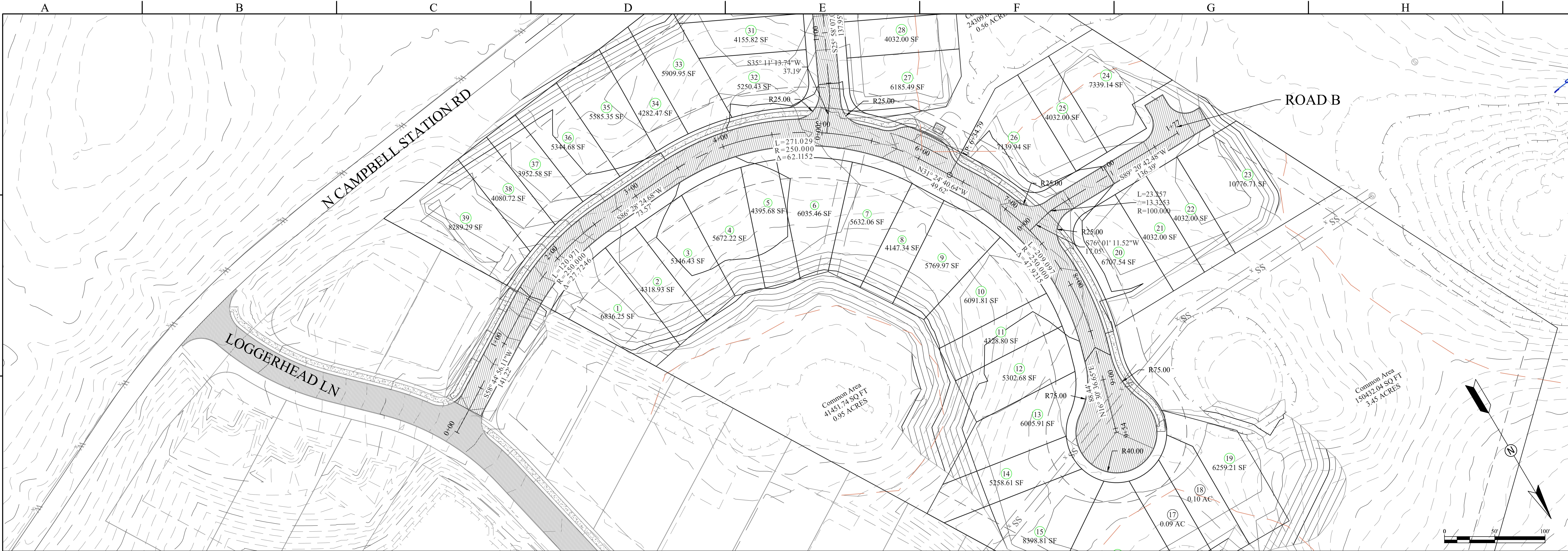
RE **Macvey**
Engineering

GRADING PLAN

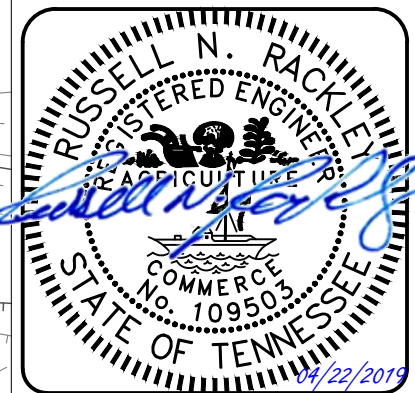
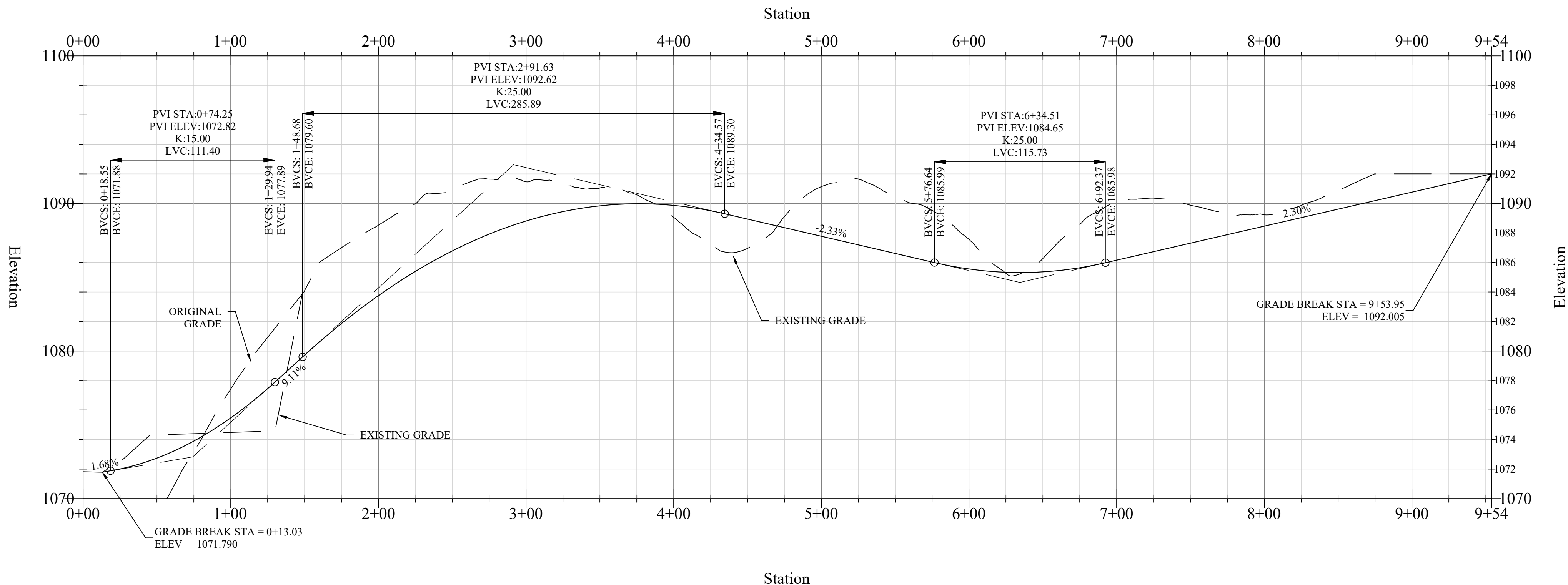
SA 10 C/5 A 10 TP

C102





Gecko Dr Alignment - (1) PROFILE



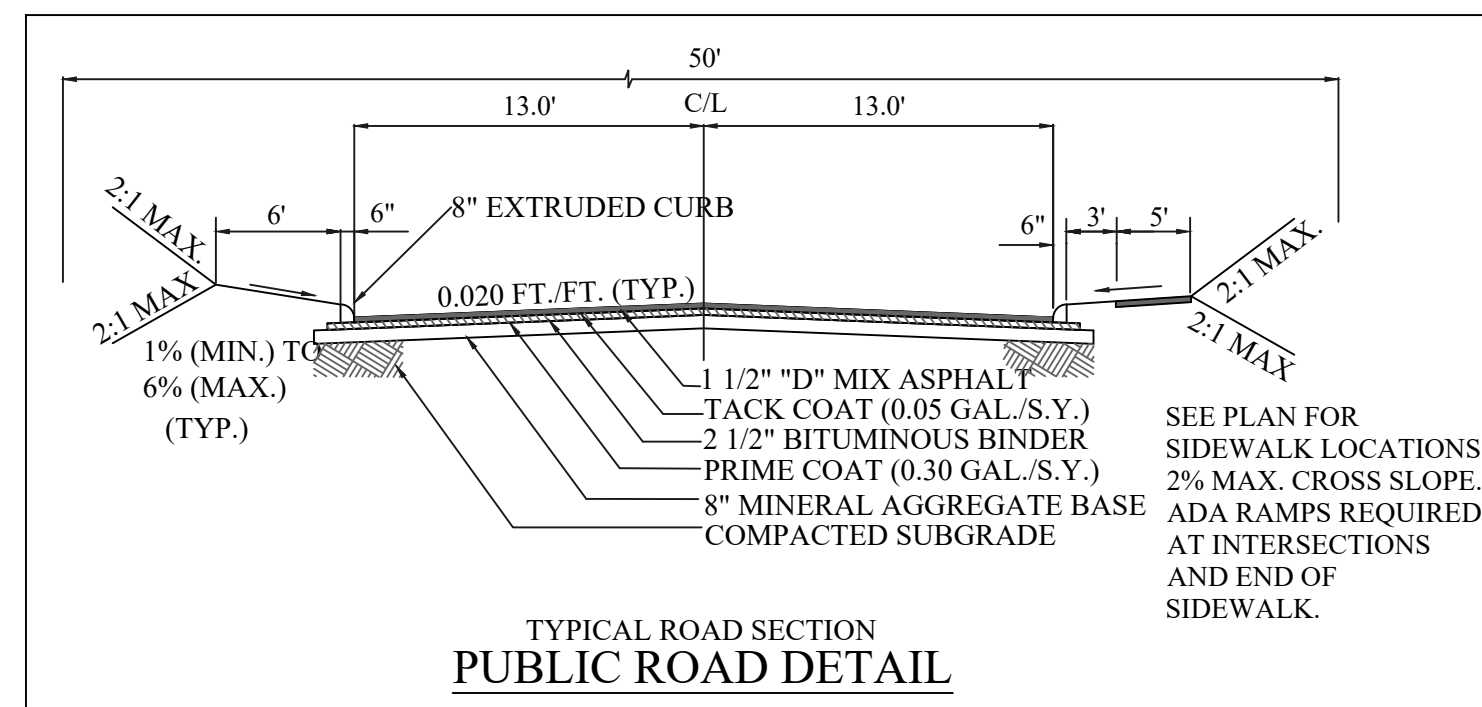
Revisions		
Symbol	No.	Description
	1	REVISED PER MPC REVIEW COMMENTS

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Checked By:	RNR
Date:	02/25/19
File Name:	150432.04 SQ FT

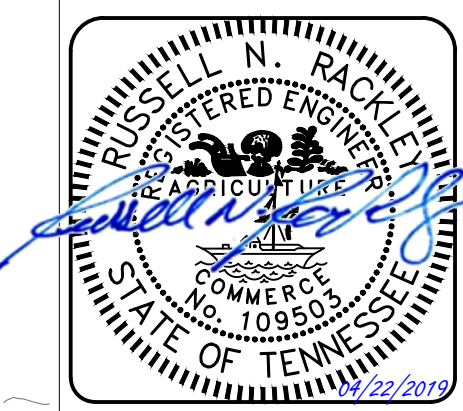
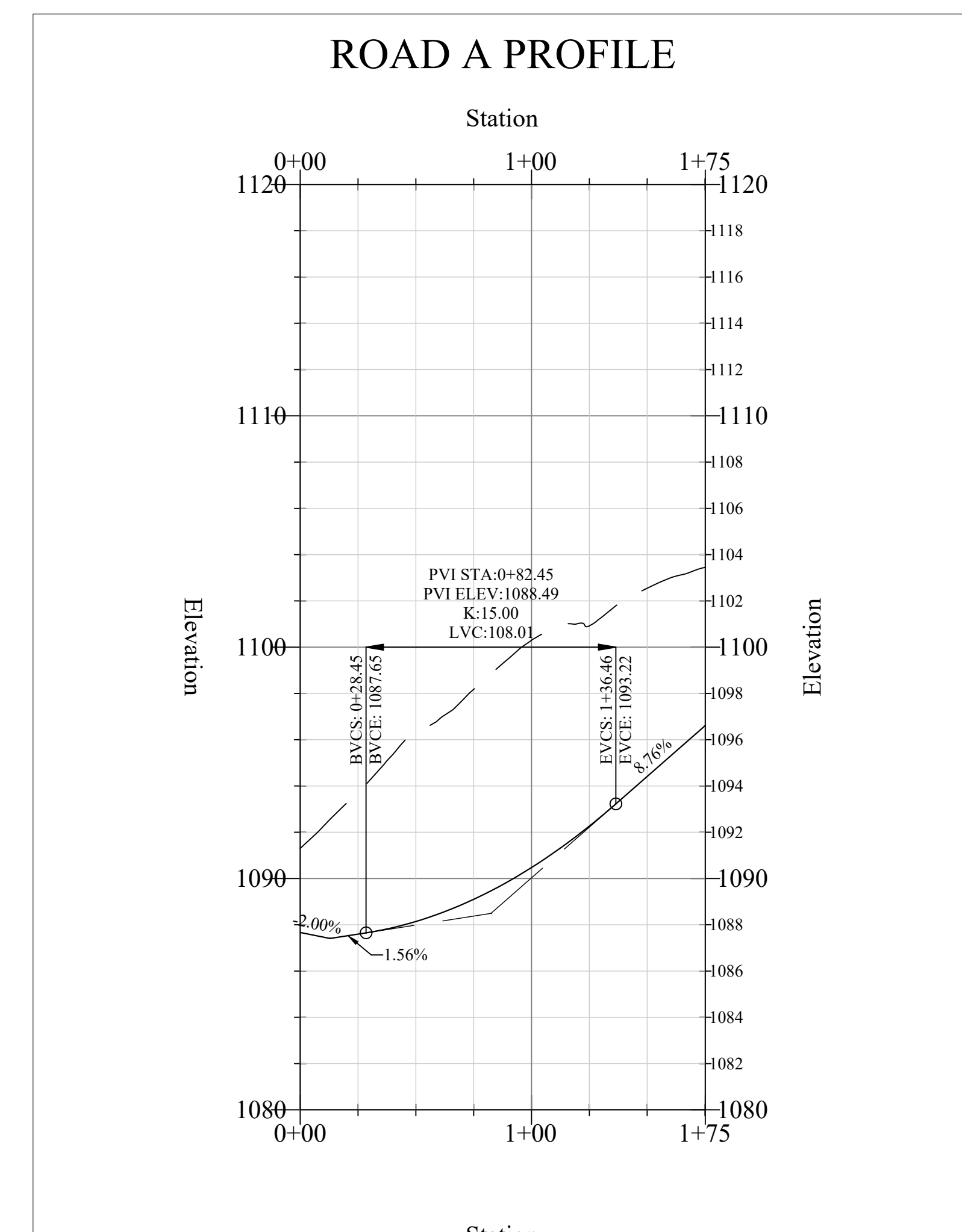
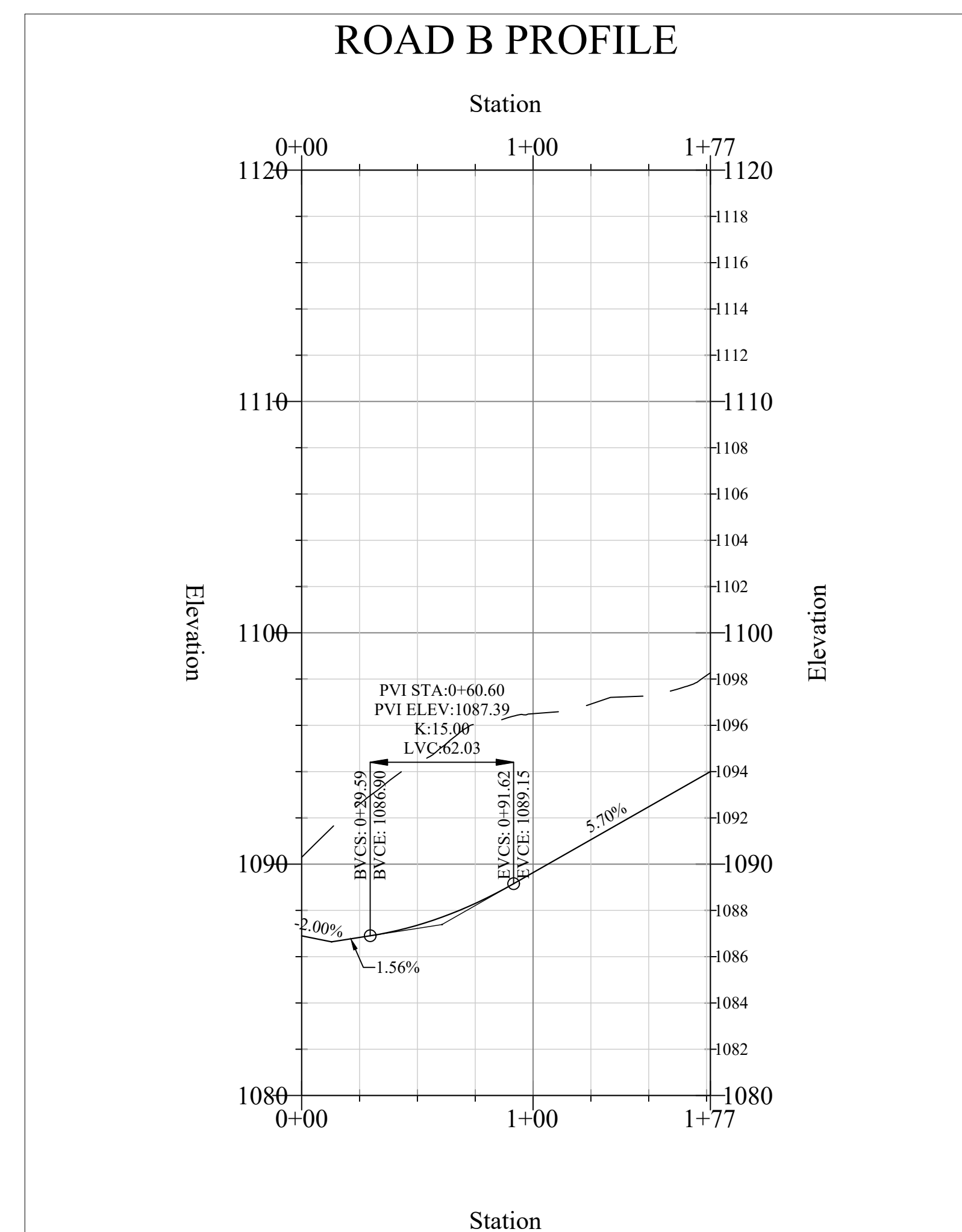
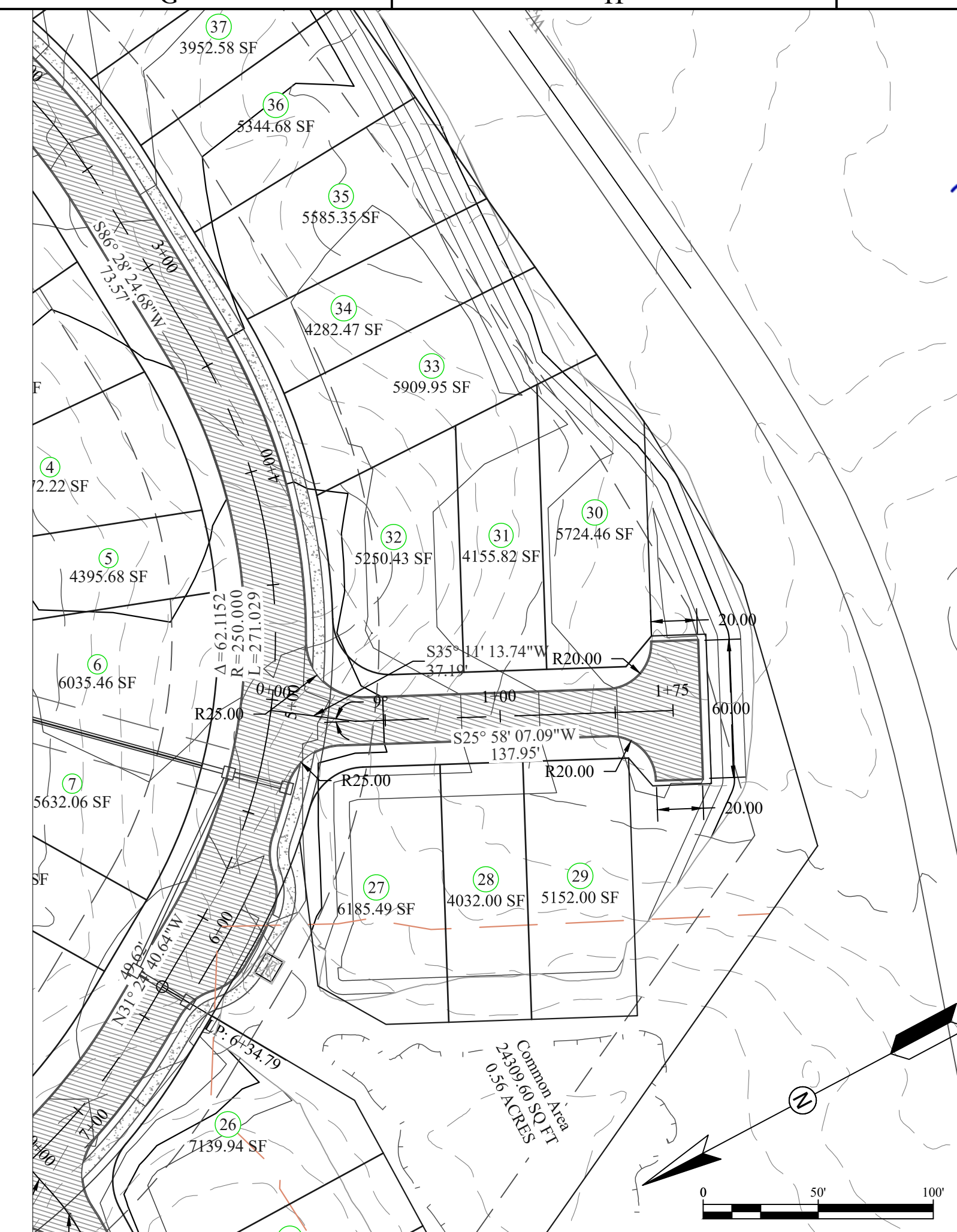
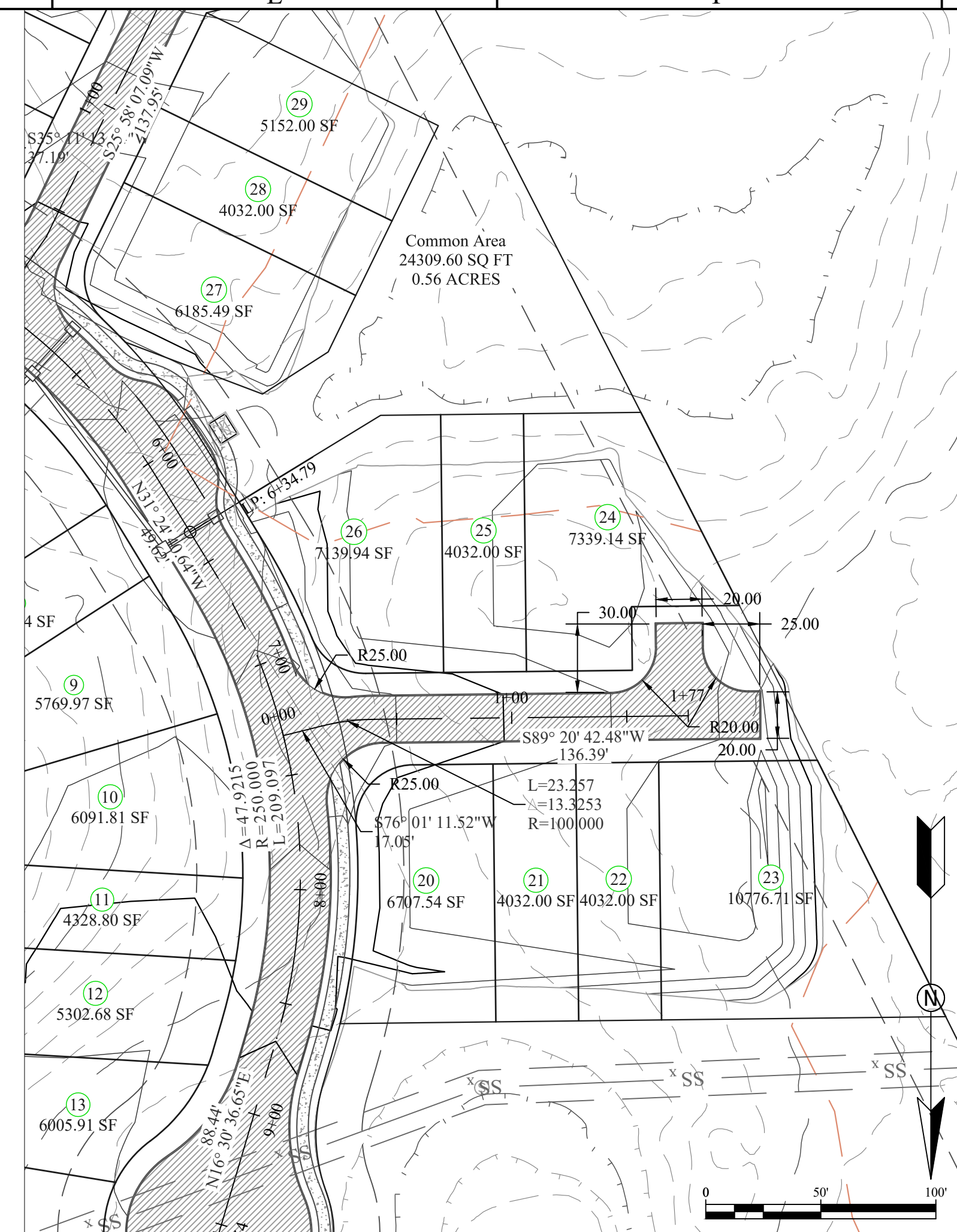
DEVELOPER:
HOMESTEAD LAND HOLDINGS, LLC
122 PERIMETER PARK DR
KNOXVILLE, TN 37922

CONCEPT OF BRAXTON CREEK PHASE 2
KNOX COUNTY, TN
ROAD PLAN AND PROFILE

SA-19-C/5-A-19-UR



NOTE:
PRIVATE ROADS ARE A REDUCED WIDTH, BUT SHALL
USE THE SAME PAVING SECTION AS THE PUBLIC ROAD.

[illegible]

DEVELOPER: HOMESTEAD LAND HOLDINGS, LLC 122 PERIMETER PARK DR KNOXVILLE, TN 37922	Designed By: RNR
	Checked By: RNR
	Date: 02/25/19
	File Name: In the Project Bag WWW.RACKLEYENGINEERING.COM 865-622-6560

CONCEPT OF BRAXTON CREEK PHASE 2
KNOX COUNTY, TN
ROAD PLAN AND PROFILE
SA-19-C/5-A-19-UR

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