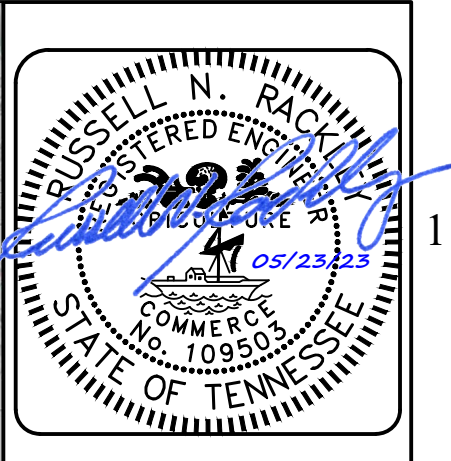
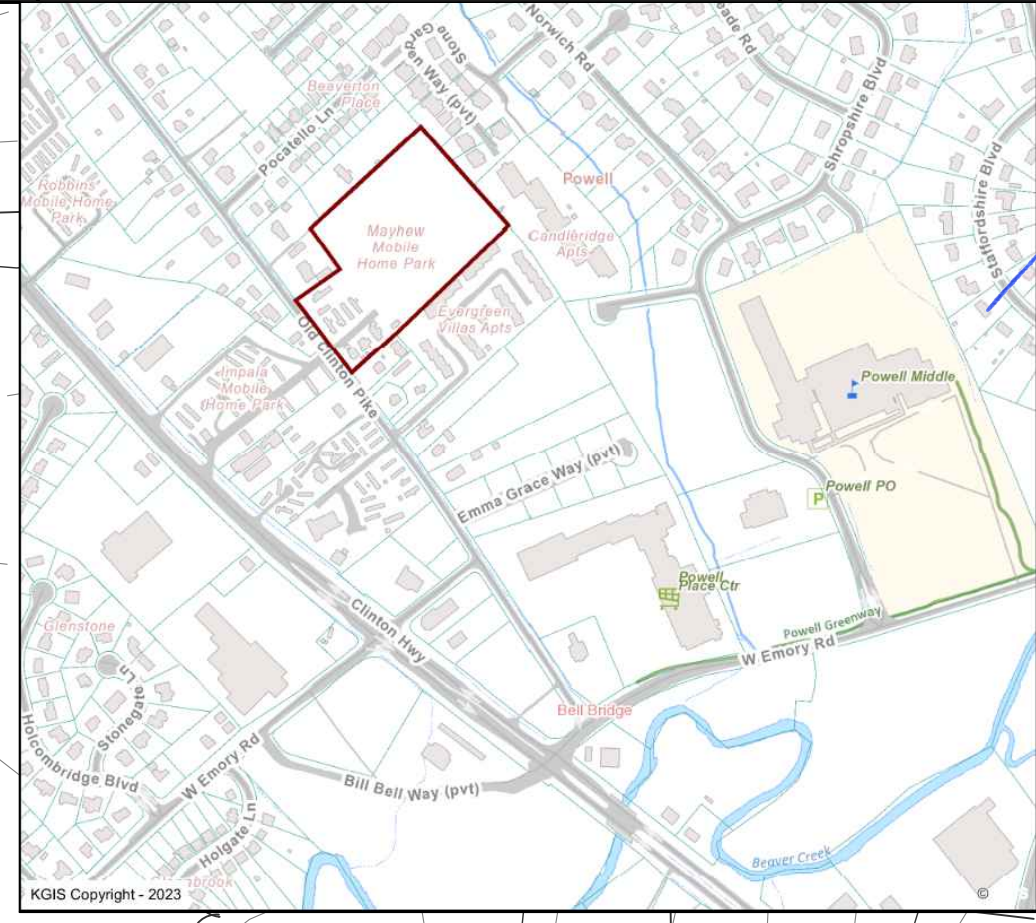


- SITE DEMOLITION NOTES**
1. THE EXISTING TOPOGRAPHIC AND SITE INFORMATION HAS BEEN PREPARED FROM A AERIAL SURVEY.
  2. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR VISITING THE JOB SITE AND VERIFYING THE EXISTING CONDITION. THE GENERAL CONTRACTOR SHOULD NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.
  3. COORDINATE AND VERIFY WITH THE OWNER ALL ITEMS TO BE SALVAGED PRIOR TO DEMOLITION.
  4. THE DRAWINGS SHOW THE APPROXIMATE LOCATION OF EXISTING UTILITY LINES. THESE LINES HAVE BEEN IDENTIFIED AND LOCATED AS ACCURATELY AS POSSIBLE USING AVAILABLE INFORMATION. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL ACTUAL LOCATIONS.
  5. THE CONTRACTOR SHALL MAINTAIN EXISTING STORM DRAINAGE SYSTEMS TO FUNCTION THROUGHOUT THE CONSTRUCTION PERIOD.
  6. THE CONTRACTOR SHALL PROTECT EXISTING STORM DRAINAGE SYSTEMS FROM CONTAMINATION BY DEMOLITION DEBRIS, SEDIMENT, EQUIPMENT FLUIDS, OR OTHER STREAM CONTAMINANTS.
  7. CONSTRUCTION ACCESS FROM PUBLIC OR PRIVATE STREETS SHALL BE KEPT CLEAN AND MAINTAINED IN GOOD CONDITION.
  8. USE ALL MEANS NECESSARY TO PREVENT THE SPREAD OF DUST DURING DEMOLITION AND CLEAN UP.
  9. CONDUCT DEMOLITION OPERATIONS & THE REMOVAL OF DEBRIS TO ENSURE MINIMUM INTERFERENCE WITH STREETS, WALKS, AND OTHER ADJACENT FACILITIES. COMPLY WITH LOCAL JURISDICTION REQUIREMENTS FOR ALL ACTIVITIES.
  10. DISPOSE OF ALL DEMOLISHED OR REMOVED MATERIALS LEGALLY OFF THE SITE.
  11. THE ENGINEER HAS NO KNOWLEDGE OF AND SHALL NOT BE HELD RESPONSIBLE FOR ANY HAZARDOUS MATERIALS ON JOBSITE. THE CONTRACTOR SHALL IMMEDIATELY ISOLATE THE AFFECTED AREA IF HAZARDOUS MATERIALS ARE DISCOVERED DURING CONSTRUCTION AND NOTIFY THE OWNER FOR FURTHER INSTRUCTION BEFORE PROCEEDING WITH OTHER WORK.
  12. CONTRACTOR SHALL COORDINATE ALL TEMPORARY AND/OR PERMANENT UTILITY TERMINATIONS WITH UTILITY OWNER AND MEET REQUIREMENTS FOR UTILITY TERMINATION AND REMOVAL.
  13. REMOVAL OF EXISTING ELECTRIC SERVICE SHALL BE DONE BY OTHERS. CONTRACTOR IS RESPONSIBLE FOR COORDINATING WORK WITH KUB.
  14. ABANDONING ITEMS OR UNUSED UTILITIES IN PLACE IS STRICTLY PROHIBITED, UNLESS SPECIFICALLY PERMITTED BY THE OWNER.
  15. COMPLY WITH ALL STANDARD LOCAL, NATIONAL, STATE AND FEDERAL SAFETY REQUIREMENTS FOR DEMOLITION.



Symbol	No.	Description	Date	Approved
1		REVISED PER MPC REVIEW COMMENTS	05/22/23	RNR

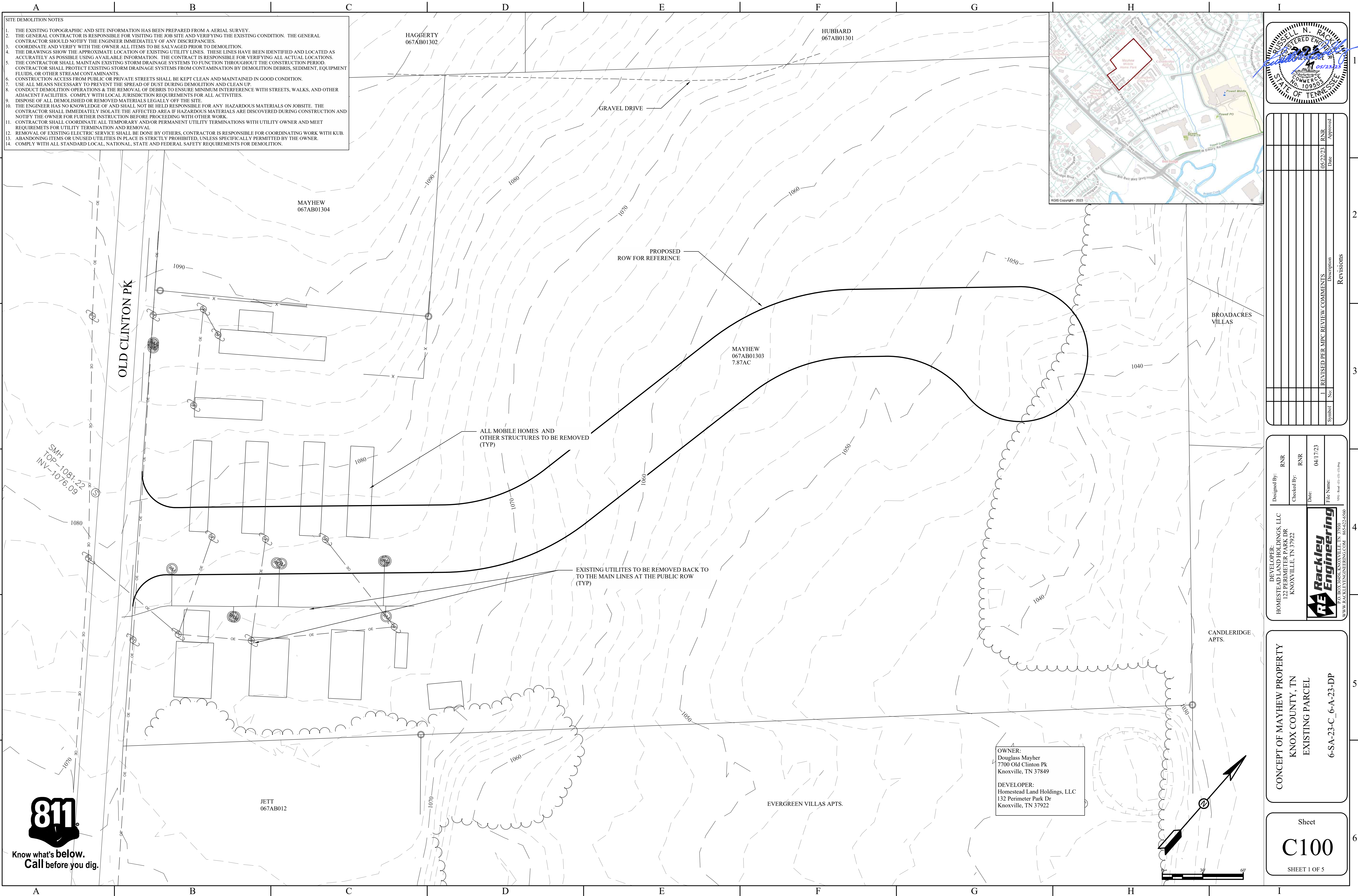
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 Checked By: RNR  
 Date: 04/17/23  
 File Name: [unclear]  
 WWW.RACKLEYENGINEERING.COM 865-622-6566

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

OWNER:  
 Douglas Mayher  
 7700 Old Clinton Pk  
 Knoxville, TN 37849

CONCEPT OF MAYHEW PROPERTY  
 KNOX COUNTY, TN  
 EXISTING PARCEL  
 6-SA-23-C\_6-A-23-DP

Sheet  
**C100**  
 SHEET 1 OF 5

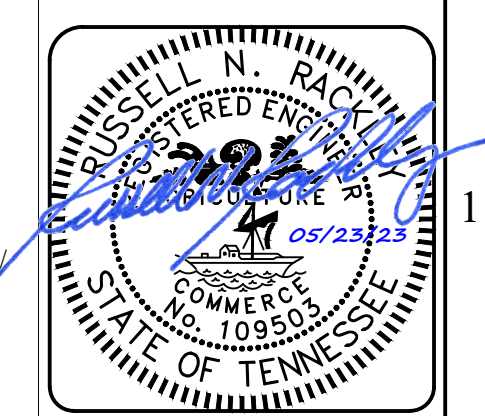


- NOTES:**
- EXISTING PROPERTY AND TOPOGRAPHIC INFORMATION OBTAINED FROM KGIS. CONTOURS ARE 4' INTERVAL WITH 20' INDEX.
  - A 10' DRAINAGE AND UTILITY EASEMENT EXISTS ALONG A STEET RIGHT OF WAY, 10' ALONG EXTERIOR BOUNDARY AND 5' ALONG ALL INTERIOR LOT LINES.
  - ALL DIMENSIONS ARE SUBJECT TO CHANGE ON FINAL PLAT.
  - ALL LOTS SHALL HAVE INTERNAL STREET ACCESS ONLY.
  - ALL ROADS TO BE IN 30' 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.

**LEGEND**

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

12' WIDE TYPE B SCREENING ADJACENT TO 'A' ZONING



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1	REVISED PER MPC REVIEW COMMENTS		05/22/23	RNR

Designed By:	RNR
Checked By:	RNR
Date:	04/17/23
File Name:	6-SA-23-C_6-A-23-DP

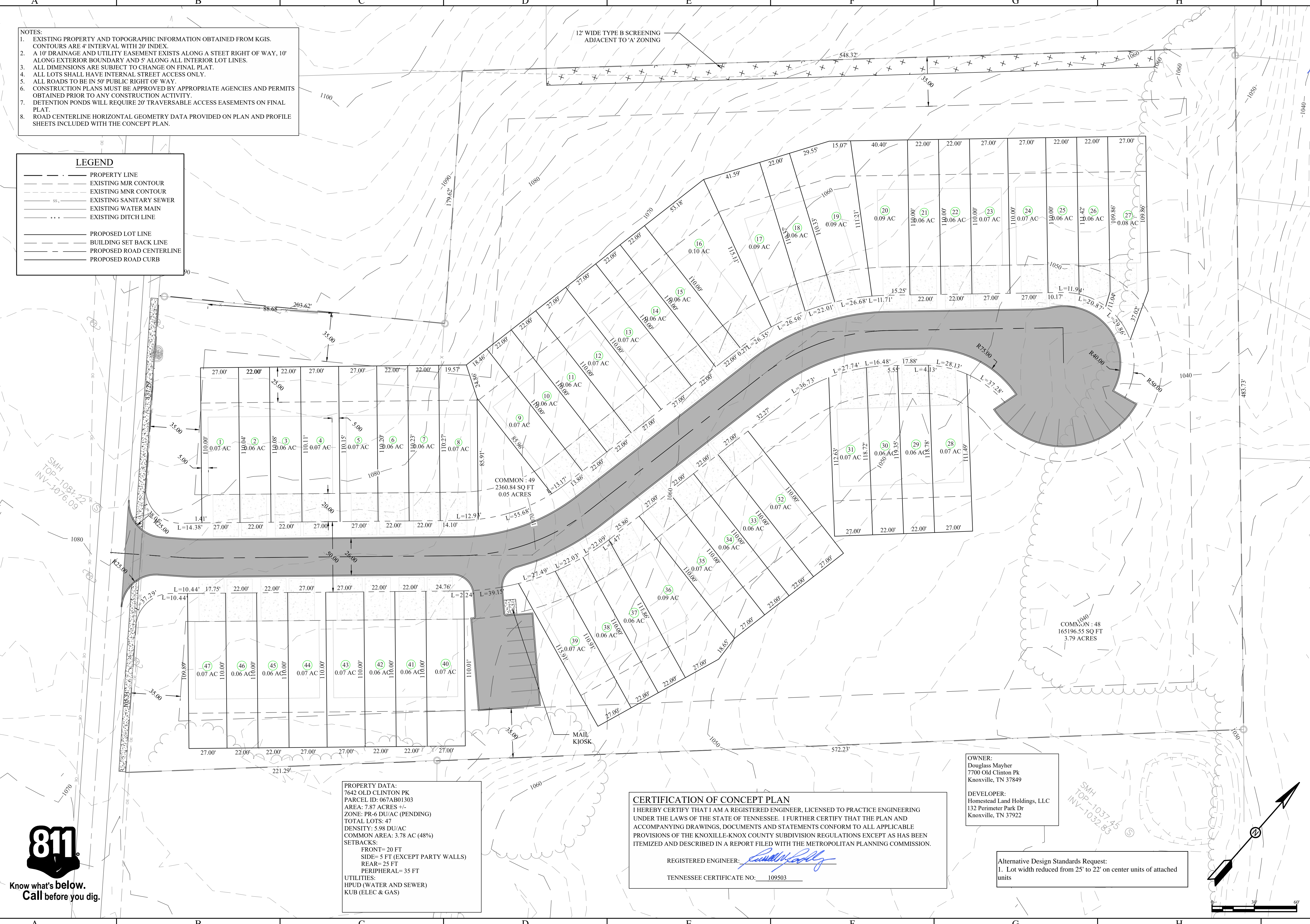
DEVELOPER:  
HOMESTEAD LAND HOLDINGS, LLC  
122 PERIMETER PARK DR  
KNOXVILLE, TN 37922

OWNER:  
Douglas Mayher  
7700 Old Clinton Pk  
Knoxville, TN 37849

DEVELOPER:  
Homestead Land Holdings, LLC  
132 Perimeter Park Dr  
Knoxville, TN 37922

CONCEPT OF MAYHEW PROPERTY  
KNOX COUNTY, TN  
SITE PLAN  
6-SA-23-C\_6-A-23-DP

Sheet  
**C101**  
SHEET 2 OF 5

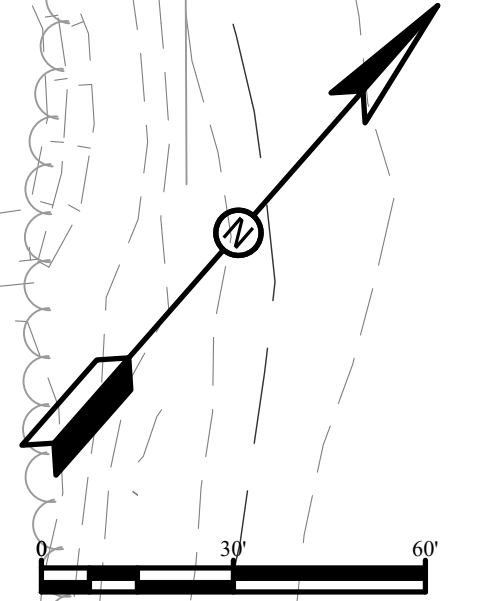


**PROPERTY DATA:**  
7642 OLD CLINTON PK  
PARCEL ID: 067AB01303  
AREA: 7.87 ACRES +/-  
ZONE: PR-6 DU/AC (PENDING)  
TOTAL LOTS: 47  
DENSITY: 5.98 DU/AC  
COMMON AREA: 3.78 AC (48%)  
SETBACKS:  
FRONT= 20 FT  
SIDE= 5 FT (EXCEPT PARTY WALLS)  
REAR= 25 FT  
PERIPHERAL= 35 FT  
UTILITIES:  
HPUD (WATER AND SEWER)  
KUB (ELEC & GAS)

**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. Rackley*  
TENNESSEE CERTIFICATE NO.: 109503

Alternative Design Standards Request:  
1. Lot width reduced from 25' to 22' on center units of attached units

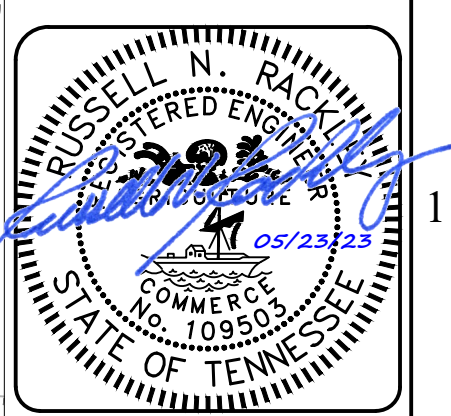








- EXISTING LOT LINE
- - - PROPERTY LINE
- - - PROPOSED LOT LINE
- PROPOSED CURB
- - - EXISTING MAJOR CONTOUR
- - - EXISTING MINOR CONTOUR
- - - PROPOSED MAJOR CONTOUR
- - - PROPOSED MAJOR CONTOUR
- - - PROPOSED SWALE
- PROPOSED STORM DRAIN



Symbol	No.	Description	Date	Approved
1		REVISED PER MPC REVIEW COMMENTS	05/22/23	RNR

Designed By: RNR  
 Checked By: RNR  
 Date: 04/17/23  
 File Name: W:\6-16-23\6-16-23.dwg  
 WWW.RACKLEYENGINEERING.COM 865-622-6560

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

SHEET  
**C201**  
 SHEET 5 OF 5

