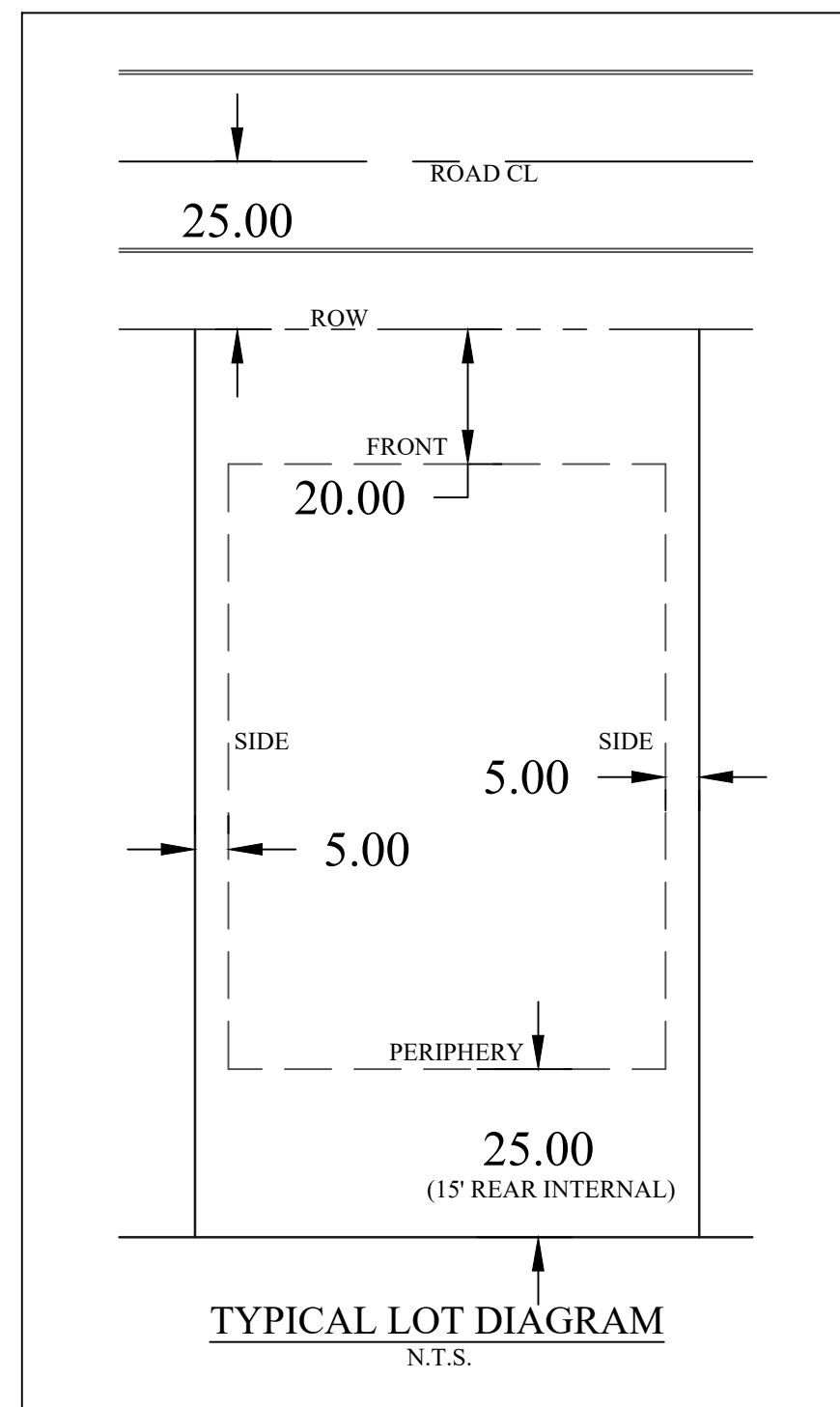
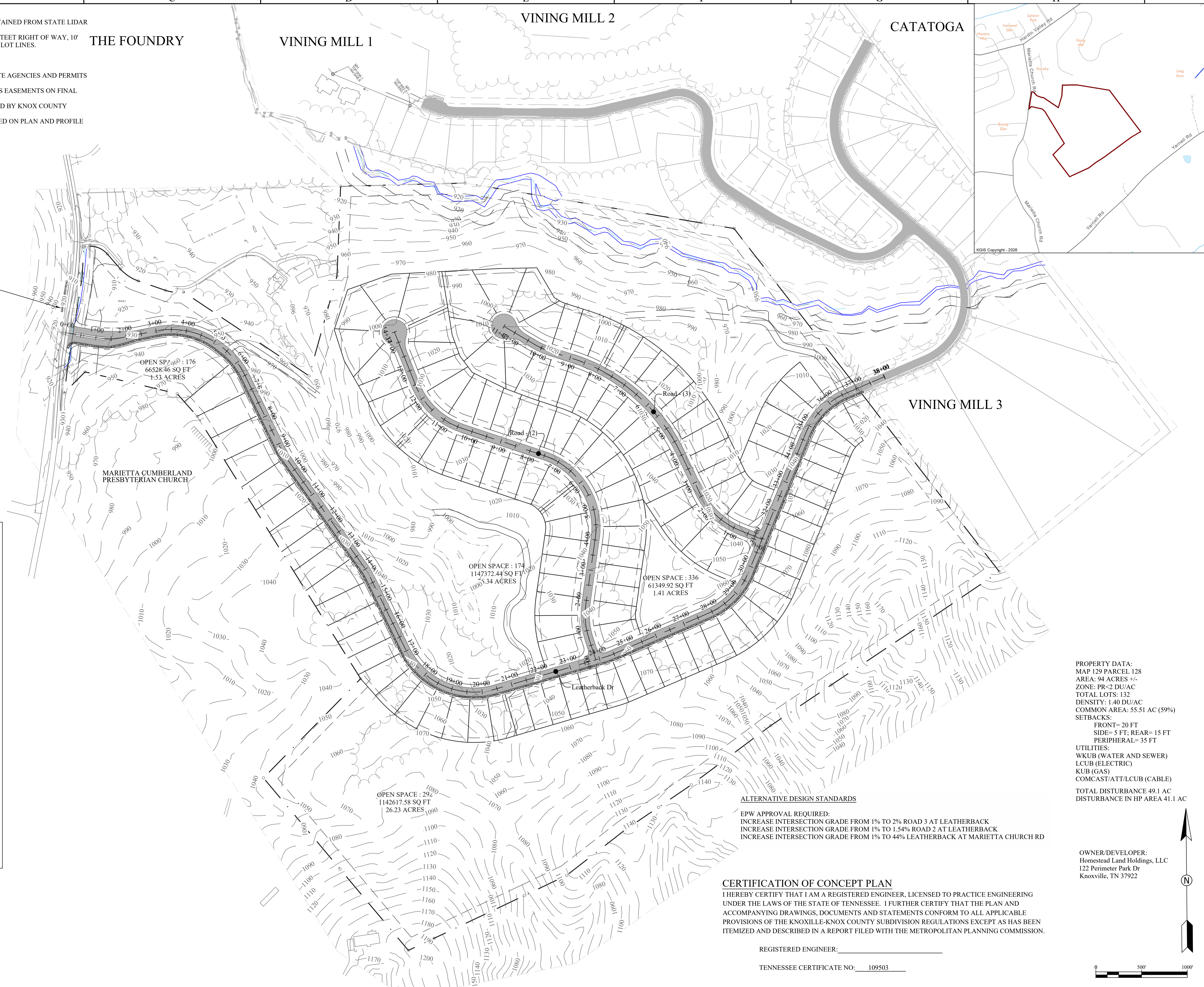


- 6

PHASING:
PHASE 1 - LEATHERBACK DR
PHASE 2 - ROAD 2
PHASE 3 - ROAD 3



Now what's **below**.
Call before you dig.



PROPERTY DATA:
MAP 129 PARCEL 128
AREA: 94 ACRES +/-
ZONE: PR<2 DU/AC
TOTAL LOTS: 132
DENSITY: 1.40 DU/AC
COMMON AREA: 55.51 AC (59%)
SETBACKS:
FRONT= 20 FT
SIDE= 5 FT; REAR= 15 FT
PERIPHERAL= 35 FT
UTILITIES:
WKUB (WATER AND SEWER)
LCUB (ELECTRIC)
KUB (GAS)
COMCAST/ATT/LCUB (CABLE)
TOTAL DISTURBANCE 49.1 AC
DISTURBANCE IN HP AREA 41.1 AC

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

ALTERNATIVE DESIGN STANDARDS

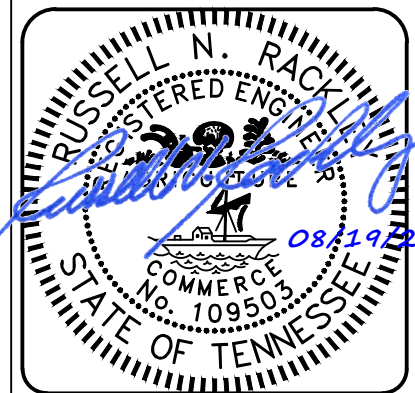
EPW APPROVAL REQUIRED:
INCREASE INTERSECTION GRADE FROM 1% TO 2% ROAD 3 AT LEATHERBACK
INCREASE INTERSECTION GRADE FROM 1% TO 1.54% ROAD 2 AT LEATHERBACK
INCREASE INTERSECTION GRADE FROM 1% TO 44% LEATHERBACK AT MARIETTA CHURCH RD

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 KNOXILLE-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

[illegible]

DEVELOPER: HOMESTEAD LAND HOLDINGS, LLC 122 PERIMETER PARK DR KNOXVILLE, TN 37922	Designed By: RNR
	Checked By: RNR
	Date: 07/22/26
	File Name: 241221 Ramp Overlay.dwg

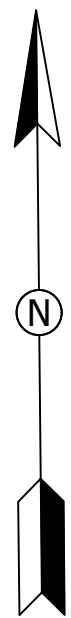


P.O. BOX 30456, KNOXVILLE, TN 37930
 WWW.RACKLEYENGINEERING.COM 865.622.5560

REVISED CONCEPT: BRIGGS STATION
KNOX COUNTY, TN
SITE LAYOUT

9-SD-26-C/9-C-26-DP

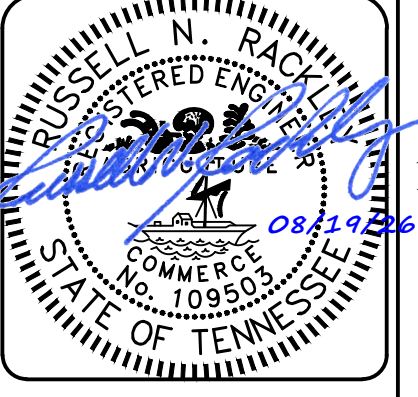
Sheet
C100
SHEET 0 OF 13





LEGEND

- PROPERTY LINE
- EXISTING MNR 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	Date
1	REVISED PER COUNTY REVIEW COMMENTS	08/13/26
		RNR
		Approval

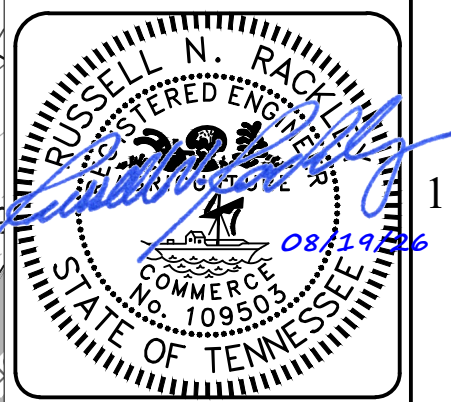
DESIGNED BY: RNR
CHECKED BY: RNR
DATE: 07/22/26
FILE NAME: 24123_Rmpg_Dwelling

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

Rackley Engineering
P.O. BOX 3858, KNOXVILLE, TN 37930
WWW.RACKLEYENGINEERING.COM 865-622-5560

REVISED CONCEPT: BRIGGS STATION
KNOX COUNTY, TN
SITE PLAN
9-SD-26-C/9-C-26-DP

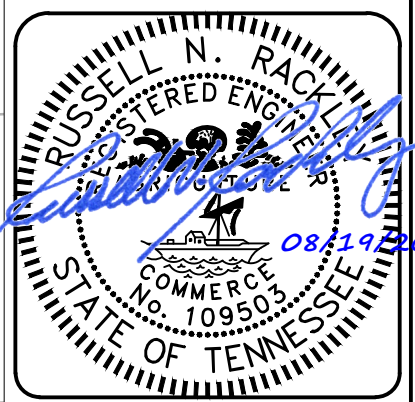
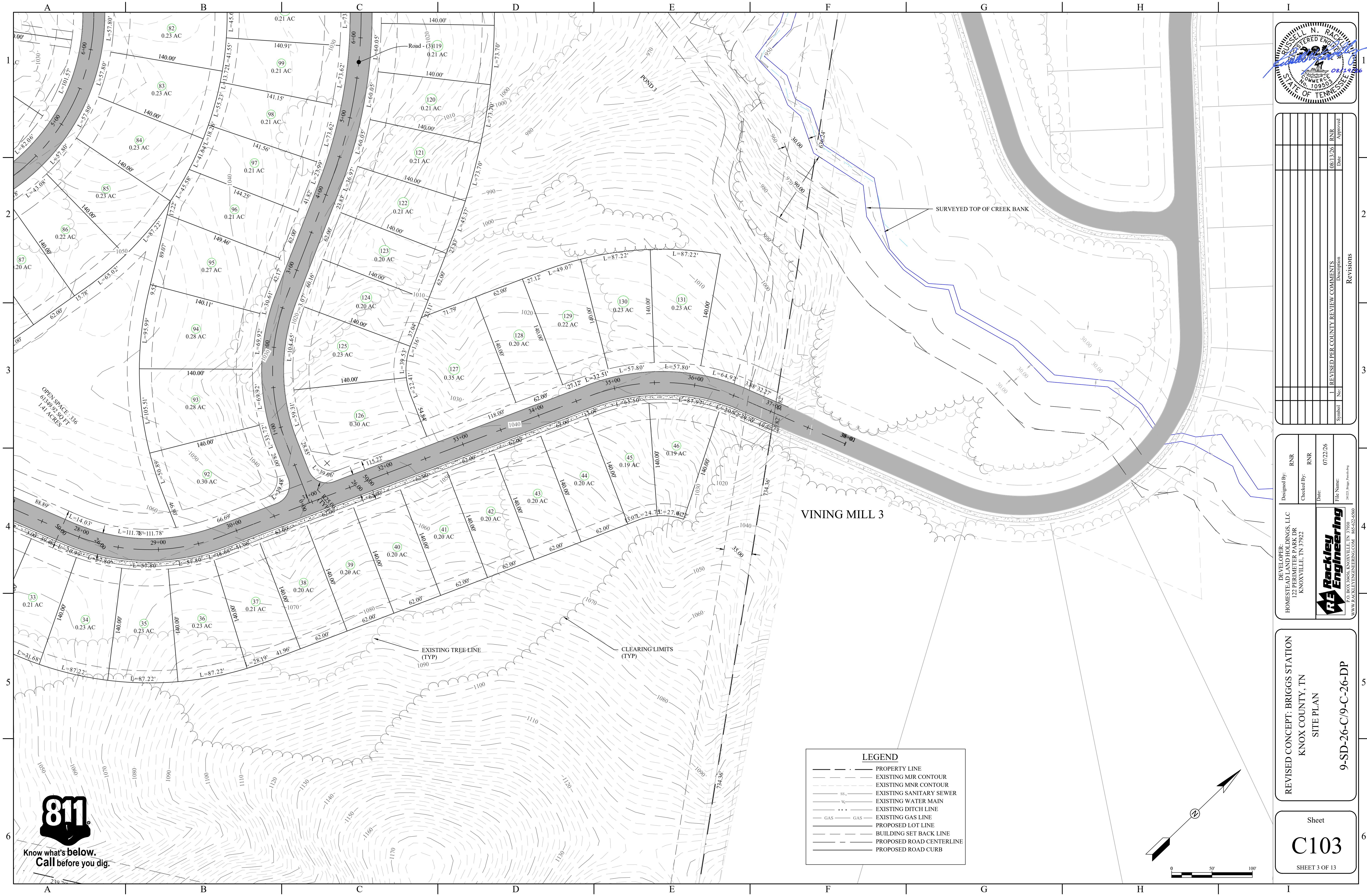




Revisions		
No.	Description	Date
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Designed By: RNR	Checked By: RNR	Date: 07/22/26	File Name: 24123_Rmpg_Paving.dwg
DEVELOPER: HOMESTEAD LAND HOLDINGS, LLC 122 PERIMETER PARK DR KNOXVILLE, TN 37922			
Rackley Engineering P.O. BOX 3858, KNOXVILLE, TN 37930 WWW.RACKLEYENGINEERING.COM 865-622-5560			

REVISED CONCEPT: BRIGGS STATION
KNOX COUNTY, TN
SITE PLAN
9-SD-26-C/9-C-26-DP



Revisions			
No.	Description	Date	Approved
1	REVISED PER COUNTY REVIEW COMMENTS	08/13/26	RNR

DESIGNED BY:
RNR

CHECKED BY:
RNR

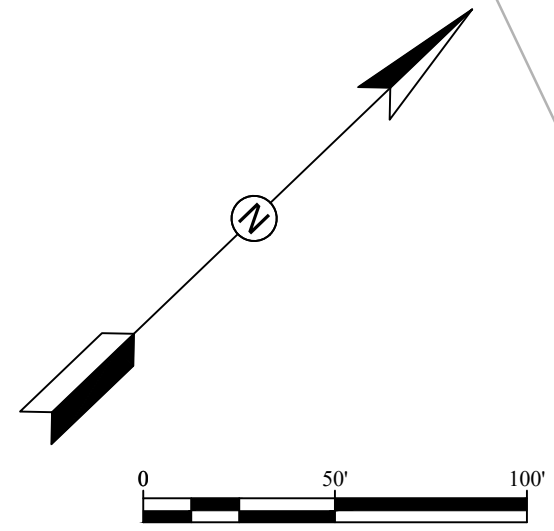
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07/22/26

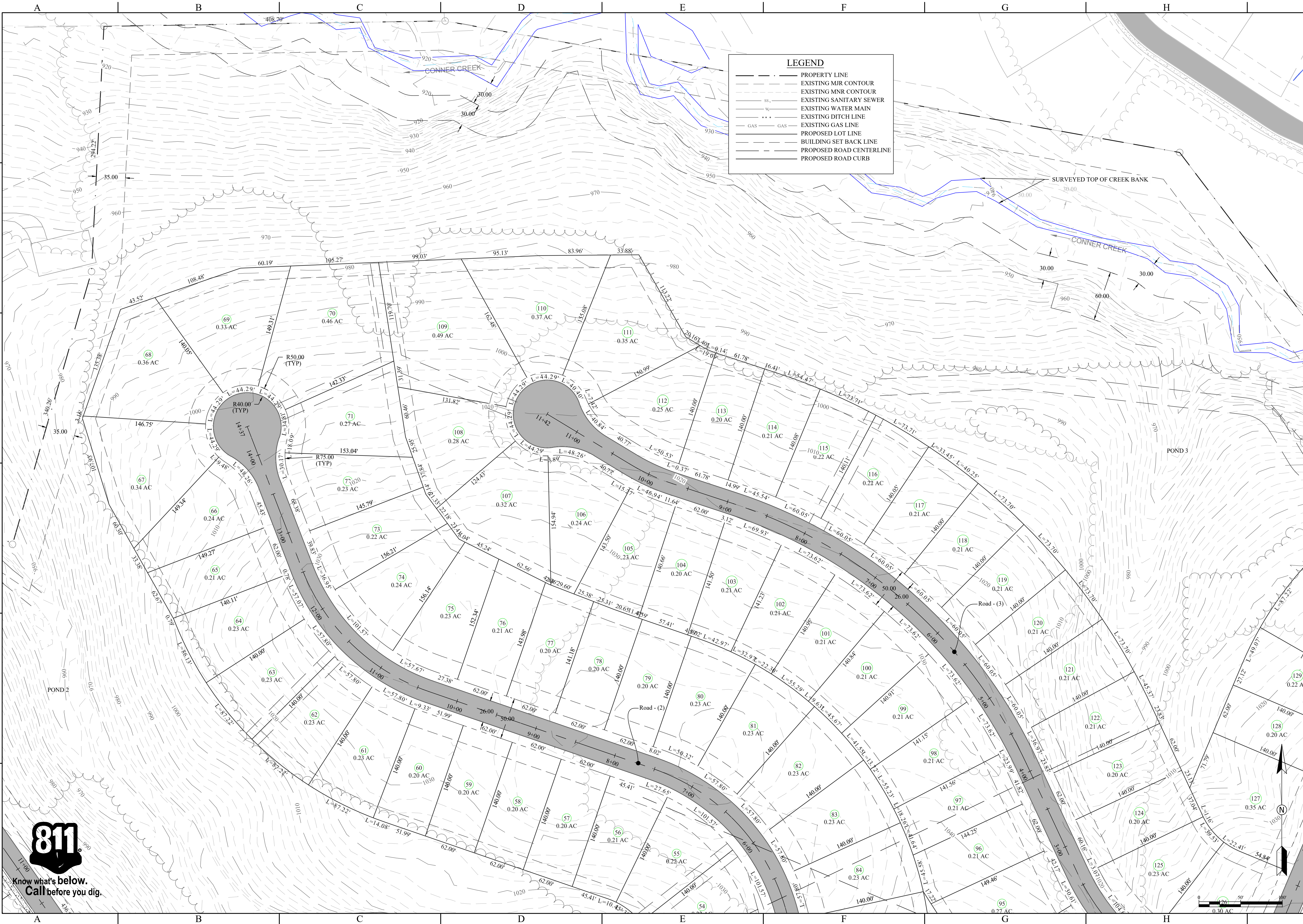
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DEVELOPER:
HOMESTEAD LAND HOLDINGS, LLC
122 PERIMETER PARK DR
KNOXVILLE, TN 37922

Rackley Engineering
P.O. BOX 3858, KNOXVILLE, TN 37930
WWW.RACKLEYENGINEERING.COM 865-622-5560

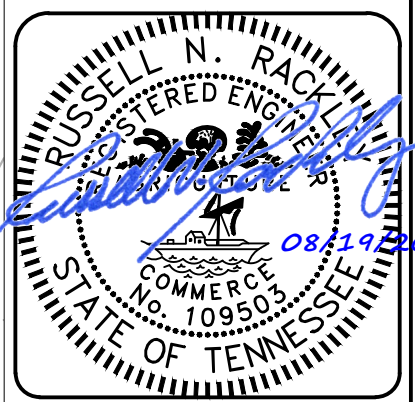
REVISED CONCEPT: BRIGGS STATION
KNOX COUNTY, TN
SITE PLAN
9-SD-26-C/9-C-26-DP





LEGEND

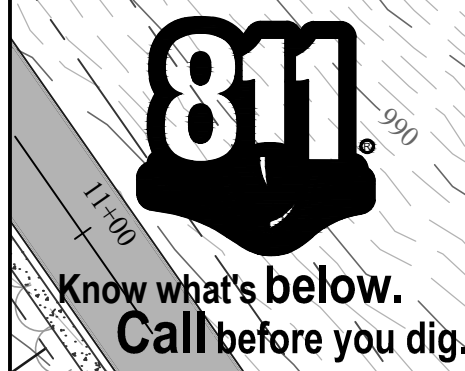
- PROPERTY LINE
- EXISTING M/R CONTOUR
- EXISTING MNR CONTOUR
- EXISTING SANITARY SEWER
- EXISTING WATER MAIN
- EXISTING DITCH LINE
- EXISTING GAS LINE
- PROPOSED LOT LINE
- BUILDING SET BACK LINE
- PROPOSED ROAD CENTERLINE
- PROPOSED ROAD CURB

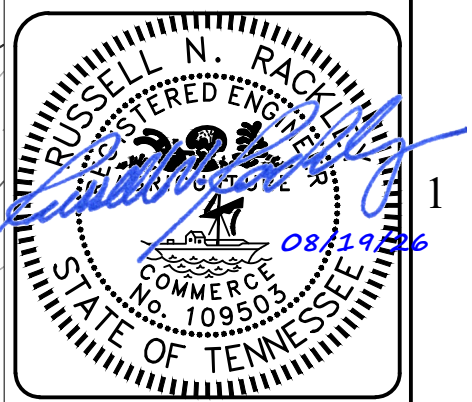
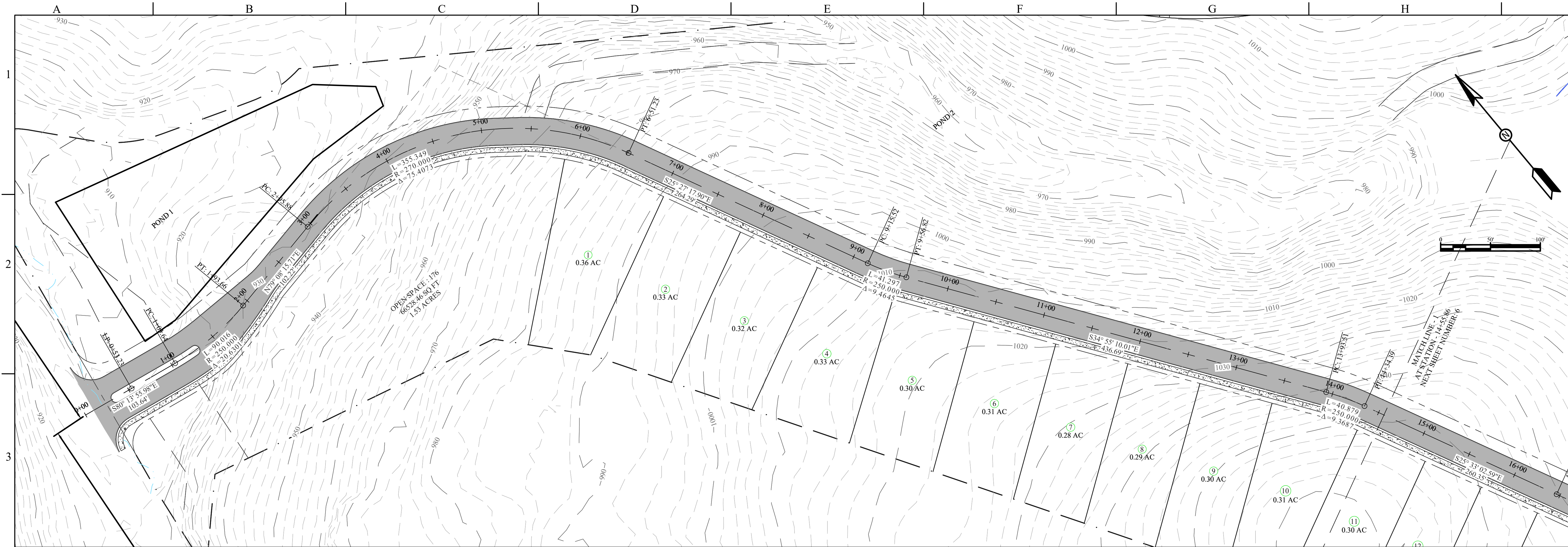


Revisions			
No.	Description	Date	Approved
1	REVISED PER COUNTY REVIEW COMMENTS	08/13/26	RNR

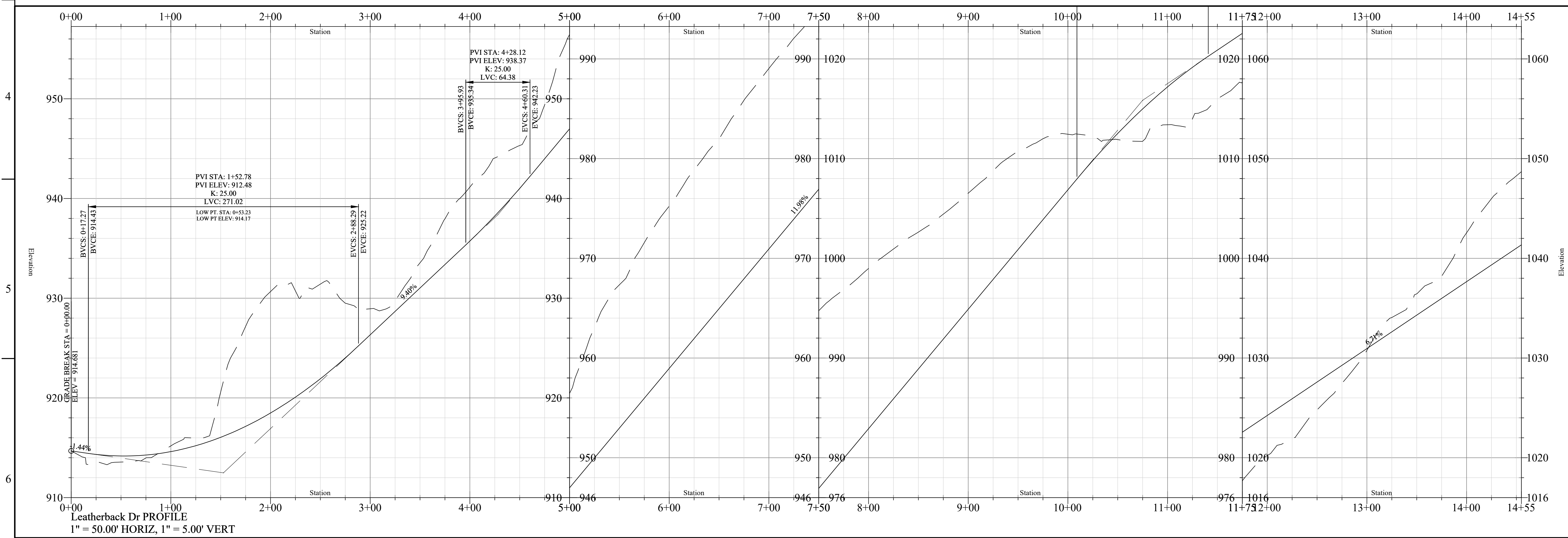
Designed By: RNR
Checked By: RNR
Date: 07/22/26
File Name: 24123 Brigs Parkway
Rackley Engineering
P.O. BOX 3858, KNOXVILLE, TN 37930
WWW.RACKLEYENGINEERING.COM 865-622-6560

REVISED CONCEPT: BRIGGS STATION
KNOX COUNTY, TN
SITE PLAN
9-SD-26-C/9-C-26-DP





Revisions			
Symbol	No.	Description	Approval
	1	ADDED PC/PT STATIONS FOR COUNTY STAFF CONVENIENCE	RNR



Designed By: RNR
Checked By: RNR
Date: 07/22/26
File Name: 9-SD-26-C/9-C-26-DP
VCS: Road (1) 1.44% (1) 11.98%

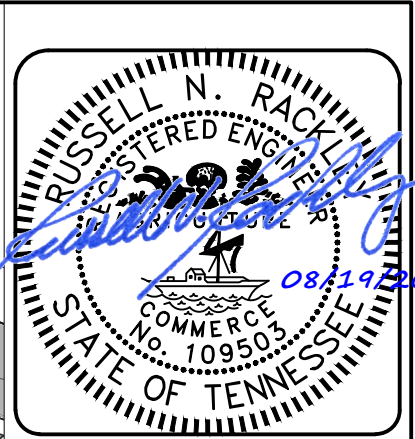
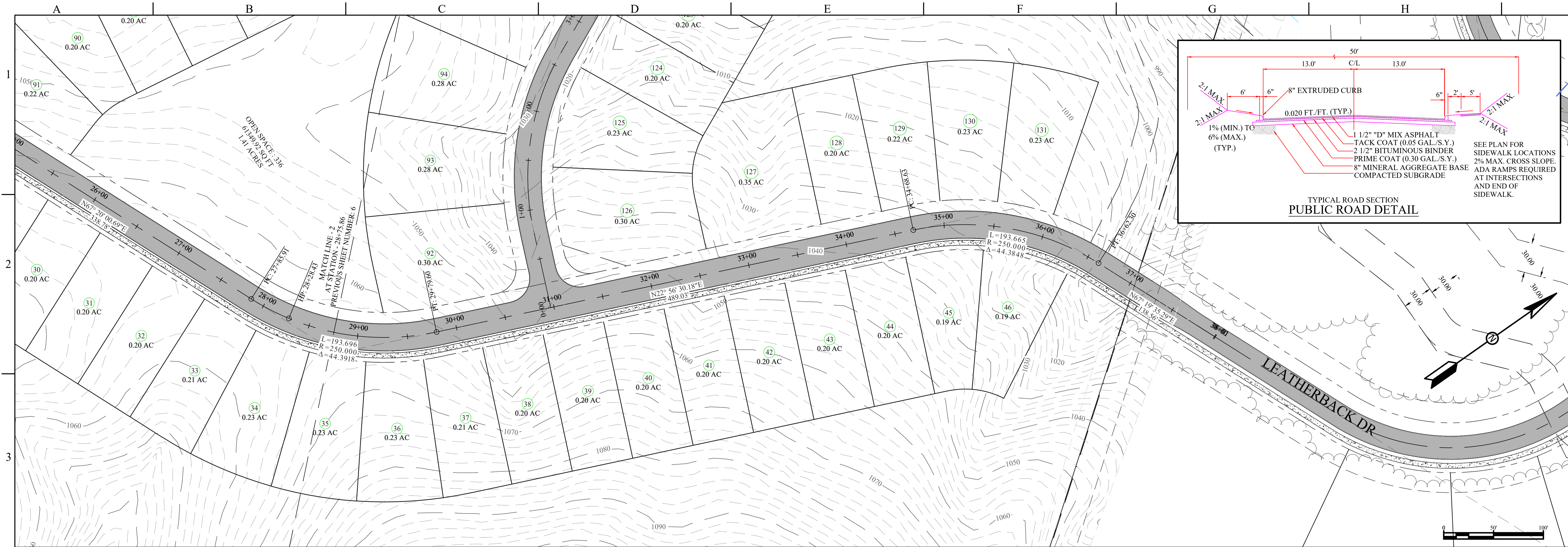
DEVELOPER:
HOMESTEAD LAND HOLDINGS, LLC
122 PERIMETER PARK DR
KNOXVILLE, TN 37922

P.O. BOX 3055, KNOXVILLE, TN 37901
WWW.ROCKWELLENGINR.COM 865-622-5560

REVISED CONCEPT: BRIGGS STATION
KNOX COUNTY, TN
LEATHERBACK DR PLAN & PROFILE

9-SD-26-C/9-C-26-DP

Sheet
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SHEET 5 OF 13

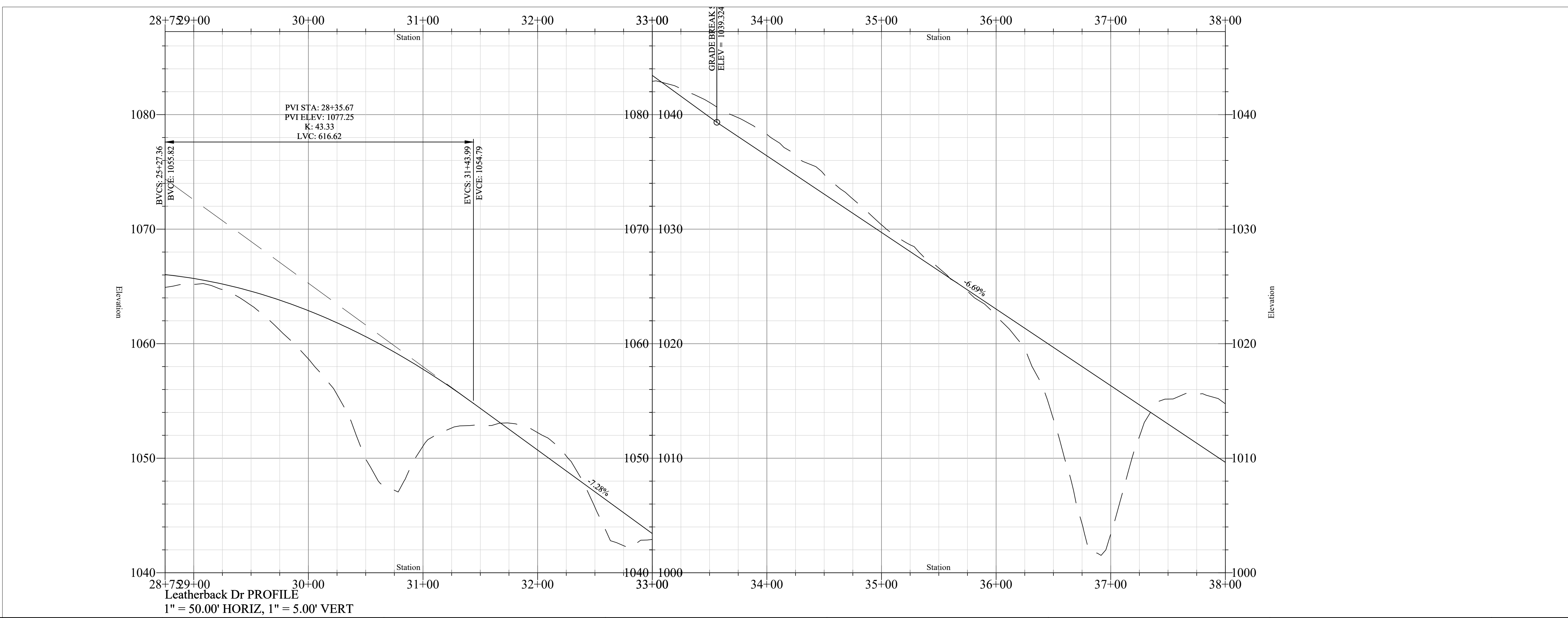


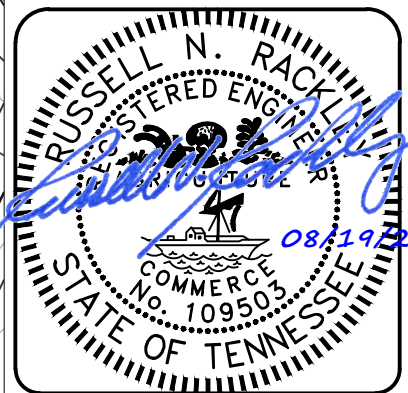
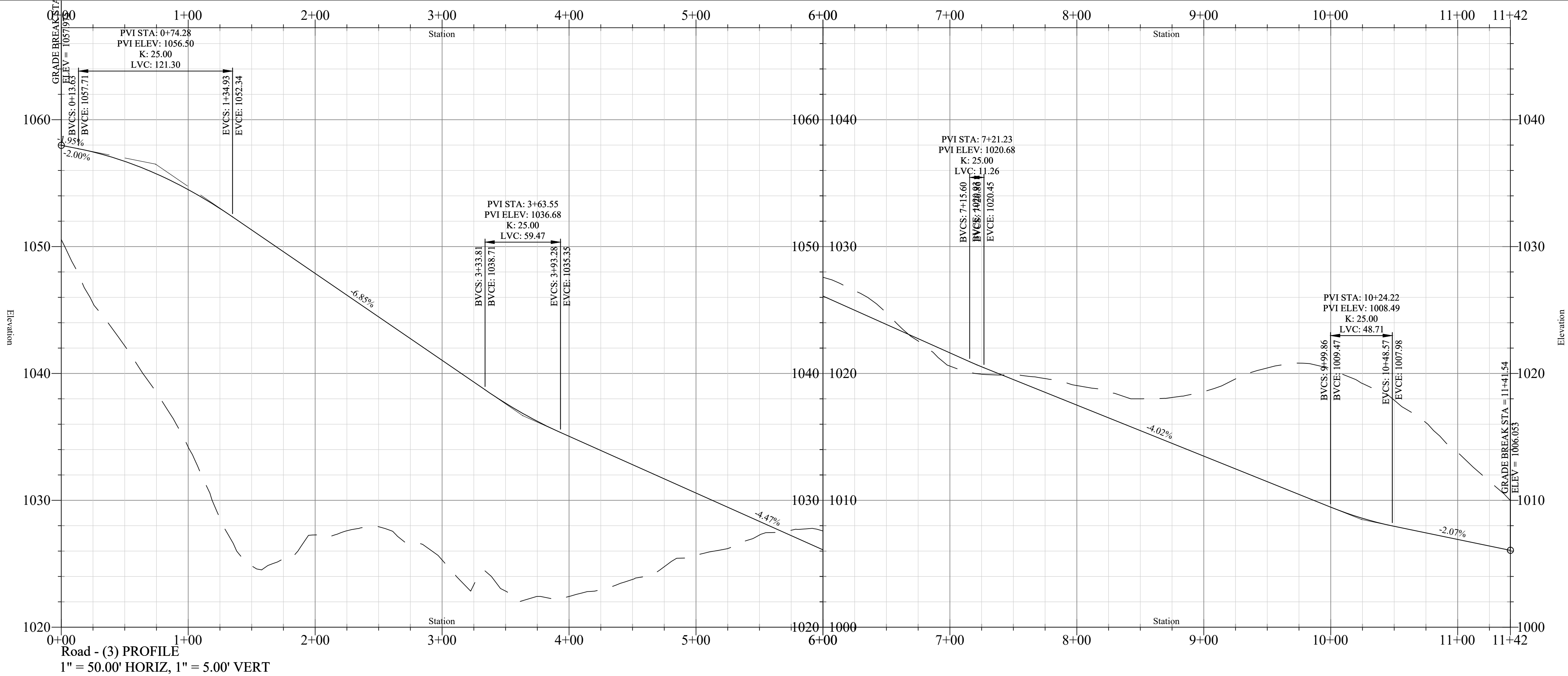
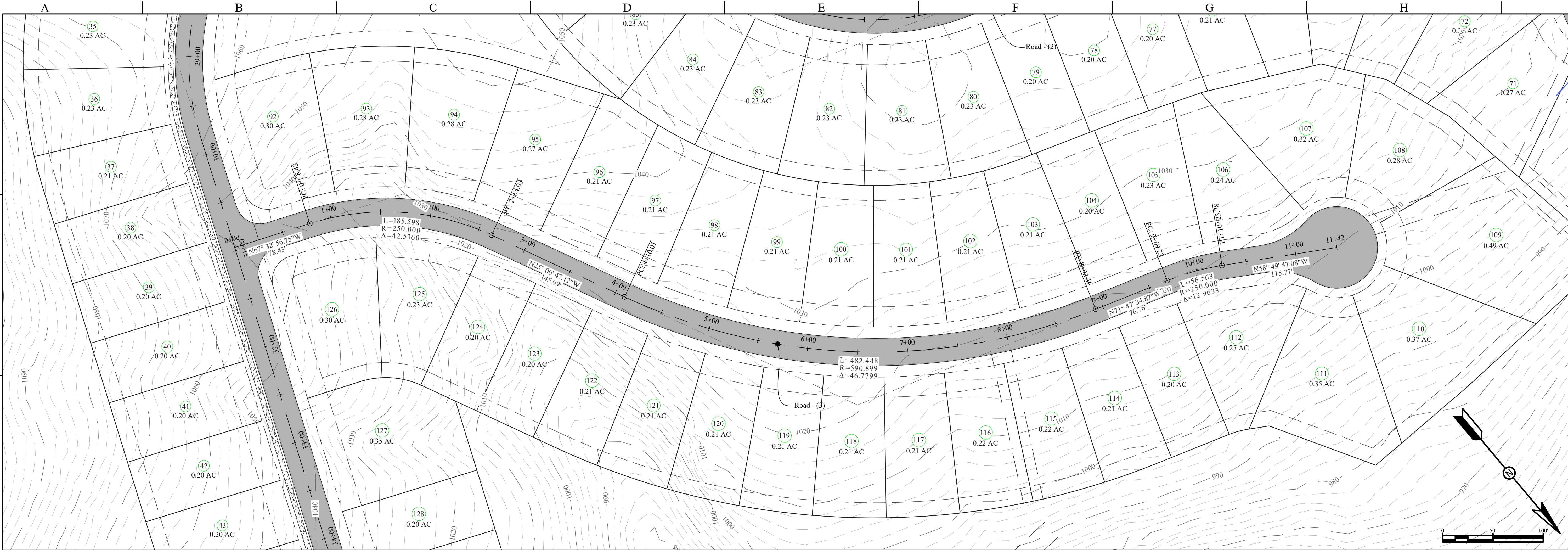
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Symbol	Description
1	ADDED PC/PT STATIONS FOR COUNTY STAFF CONVENIENCE
Nic	
Date	08/13/26
Approval	RNR

Designed By:	RNR
Checked By:	RNR
Date:	07/22/26
File Name:	W:\9-SD-26-C-9-C-26-DP
Developer:	HOMESTEAD LAND HOLDINGS, LLC 122 PERIMETER PARK DR KNOXVILLE, TN 37922
Engineer:	

REVISED CONCEPT: BRIGGS STATION
KNOX COUNTY, TN
LEATHERBACK DR PLAN & PROFILE

9-SD-26-C-9-C-26-DP





Revisions			
No.	Description	Date	Approval
1	ADDED PC/PT STATIONS FOR COUNTY STAFF CONVENIENCE	08/13/26	RNR

DESIGNED BY:
RNR

CHECKED BY:
RNR

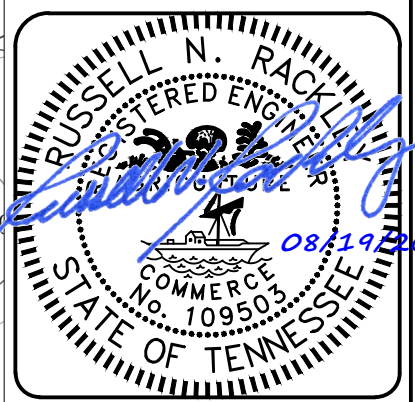
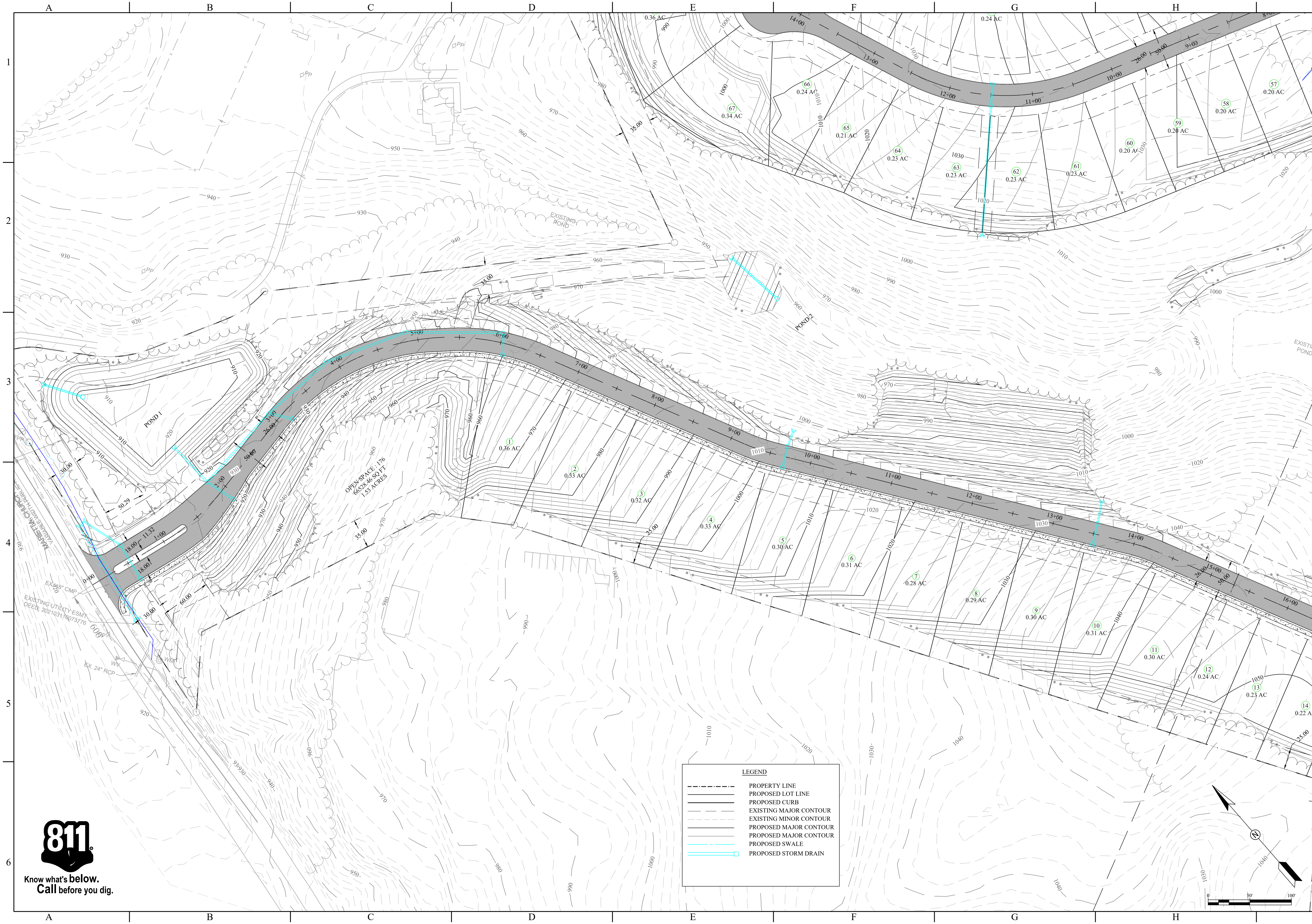
DATE:
07/22/26

FILE NAME:
V:\9-SD-26-C-9-C-26-DP

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

P.O. BOX 3055, KNOXVILLE, TN 37930
WWW.RACKLEYENGINEERING.COM 865-622-5560

REVISED CONCEPT: BRIGGS STATION
KNOX COUNTY, TN
ROAD 3 PLAN & PROFILE
9-SD-26-C-9-C-26-DP



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

Designed By:
RNR

Checked By:
RNR

Date:
07/27/26

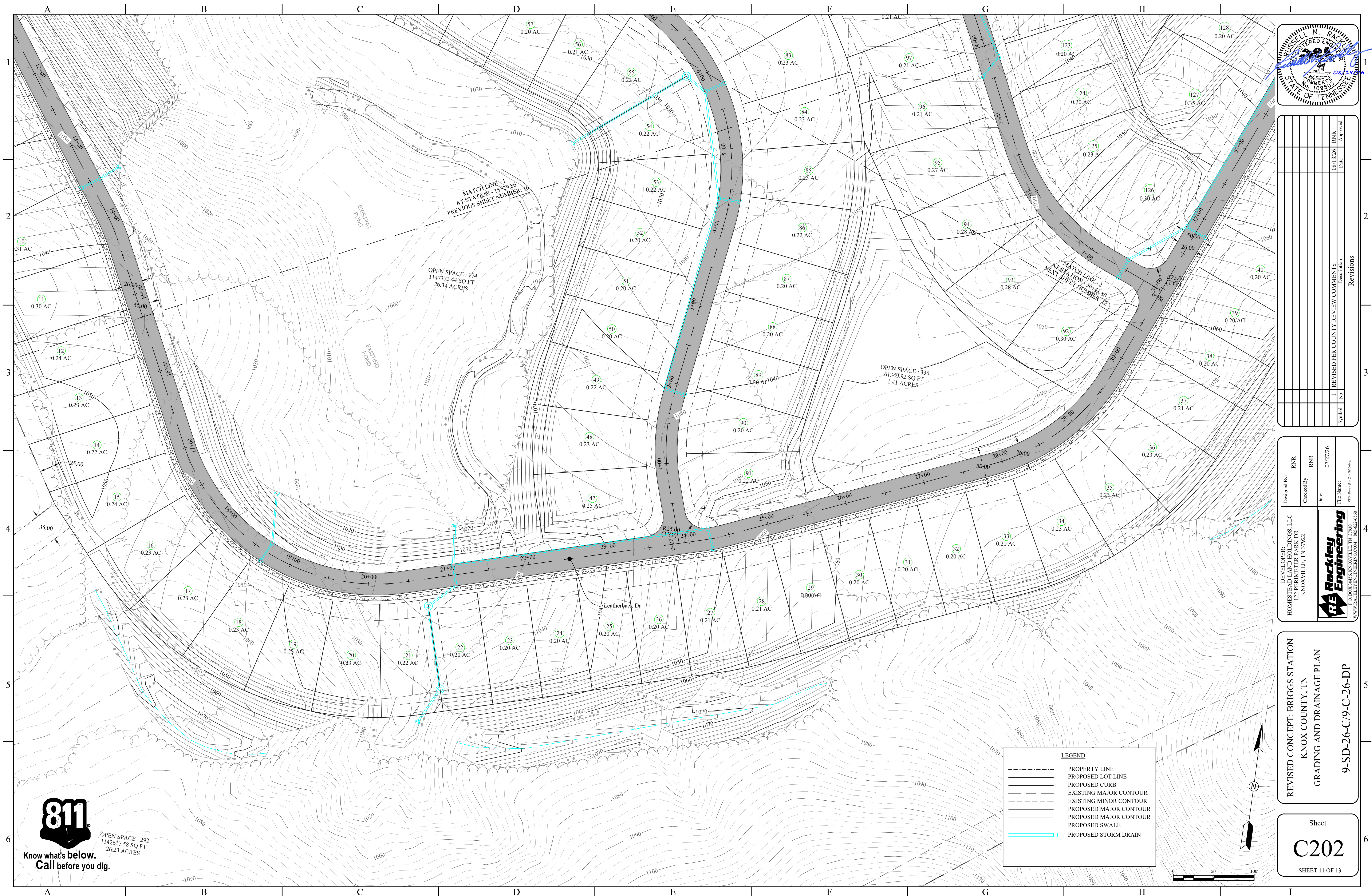
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DEVELOPER:
HOMESTEAD LAND HOLDINGS, LLC
122 PERIMETER PARK DR
KNOXVILLE, TN 37922

Rackley Engineering
P.O. BOX 3958, KNOXVILLE, TN 37930
WWW.RACKLEYENGINEERING.COM 865-622-5560

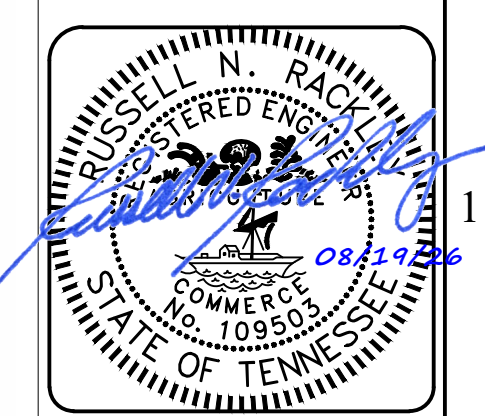
REVISED CONCEPT: BRIGGS STATION
KNOX COUNTY, TN
GRADING AND DRAINAGE PLAN
9-SD-26-C-9-C-26-DP







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. CORRECTION OF ANY TRENCH SETTLEMENT WITHIN A YEAR FROM THE DATE OF APPROVAL WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.
7. ALL 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 WITH FILL. FILL IS OBTAINED BY THE LOCAL FIRE DEPARTMENT.
13. 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.
14. 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.
15. FILL MATERIAL SHALL BE PLACED IN LOOSE, HORIZONTAL LIFTS NOT EXCEEDING 8 INCHES IN THICKNESS. COMPACT EACH LAYER TO AT LEAST MAXIMUM DRY DENSITY. COMPACT THE UPPER 6 INCHES OF FILL BENEATH PAVEMENTS AND THE UPPER 4 INCHES OF FILL OR STABILIZED SOIL TO THE 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 AND ARE ON NAVD88.
20. PROPERTY AND TOPOGRAPHIC SURVEY OBTAINED FROM KGIS AND IS ON TND83 COORDINATES. 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.
22. NOTE REQUIRED BY KNOX COUNTY:
"ADEQUATE DRAINAGE, EROSION AND SEDIMENT CONTROL MEASURES, BEST MANAGEMENT PRACTICES, AND/OR OTHER STORMWATER MANAGEMENT FACILITIES SHALL BE PROVIDED AND MAINTAINED AT ALL TIMES DURING CONSTRUCTION. DAMAGES TO ADJACENT PROPERTY AND/OR THE CONSTRUCTION SITE CAUSED BY THE CONTRACTOR'S OR PROPERTY OWNER'S FAILURE TO PROVIDE AND MAINTAIN ADEQUATE DRAINAGE AND EROSION/SEDIMENT CONTROL FOR THE CONSTRUCTION AREA SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER AND/OR CONTRACTOR."

[illegible]

DEVELOPER: HOMESTEAD LAND HOLDINGS, LLC 1221 W. CENTER DR. KNOXVILLE, TN 37922	Designed By:	RNR
	Checked By:	RNR
	Date:	07/27/26
	File Name:	VFC - Road 11 (2) - 6/16/2009

REVISED CONCEPT: BRIGGS STATION
KNOX COUNTY, TN
GRADING AND DRAINAGE PLAN
9-SD-26-C/9-C-26-DP

Sheet
C203
SHEET 12 OF 13

