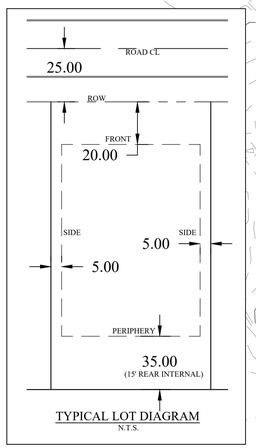
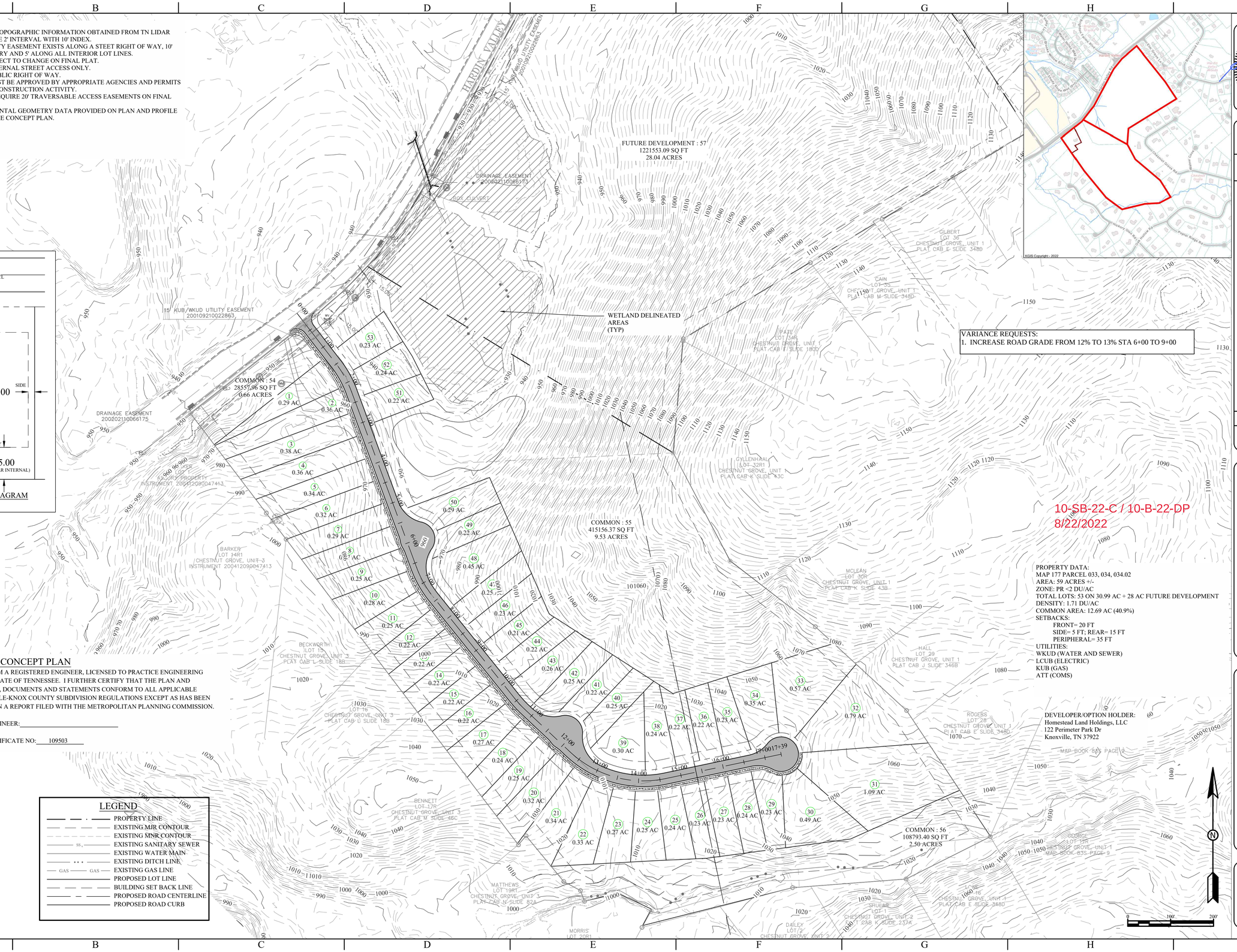
NOTES:
1. EXISTING PROPERTY AND TOPOGRAPHIC INFORMATION OBTAINED FROM TN LIDAR DATABASE. CONTOURS ARE 2' INTERVAL WITH 10' INDEX.
2. A 10' DRAINAGE AND UTILITY EASEMENT EXISTS ALONG A STEET RIGHT OF WAY, 10' ALONG EXTERIOR BOUNDARY AND 5' ALONG ALL INTERIOR LOT LINES.
3. ALL DIMENSIONS ARE SUBJECT TO CHANGE ON FINAL PLAT.
4. ALL LOTS SHALL HAVE INTERNAL STREET ACCESS ONLY.
5. ALL ROADS TO BE IN 50' PUBLIC RIGHT OF WAY.
6. CONSTRUCTION PLANS MUST BE APPROVED BY APPROPRIATE AGENCIES AND PERMITS OBTAINED PRIOR TO ANY CONSTRUCTION ACTIVITY.
7. DETENTION PONDS WILL REQUIRE 20' TRAVERSABLE ACCESS EASEMENTS ON FINAL PLAT.
8. ROAD CENTERLINE HORIZONTAL GEOMETRY DATA PROVIDED ON PLAN AND PROFILE SHEETS INCLUDED WITH THE CONCEPT PLAN.



TYPICAL LOT DIAGRAM
N.T.S.



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___

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

811 Know what's below. Call before you dig.

RUSSELL N. RAGON REGISTERED ENGINEER No. 109503 STATE OF TENNESSEE
08/22/22

Symbol	Nos.	Description	Date	Approved

Revisions

Designed By: RNR
Checked By: RNR
Date: 08/22/22
File Name: 0-Sheet.dwg, Plot-Sh(1Vis), Dodson 100sc (11.0).dwg

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

Rackley Engineering
PO BOX 30456, KNOXVILLE, TN 37930
WWW.RACKLEYENGINEERING.COM 865-522-8540

DODSON PROPERTY SUBDIVISION
KNOX COUNTY, TN
100SC PLAN VIEW

Sheet
C100
SHEET 1 OF 5

Know what's below. Call before you dig.

RUSSELL N. RACKLEY
REGISTERED ENGINEER
No. 109503
STATE OF TENNESSEE
08/22/22

Symbol	No.	Description	Date	Approved

Revisions

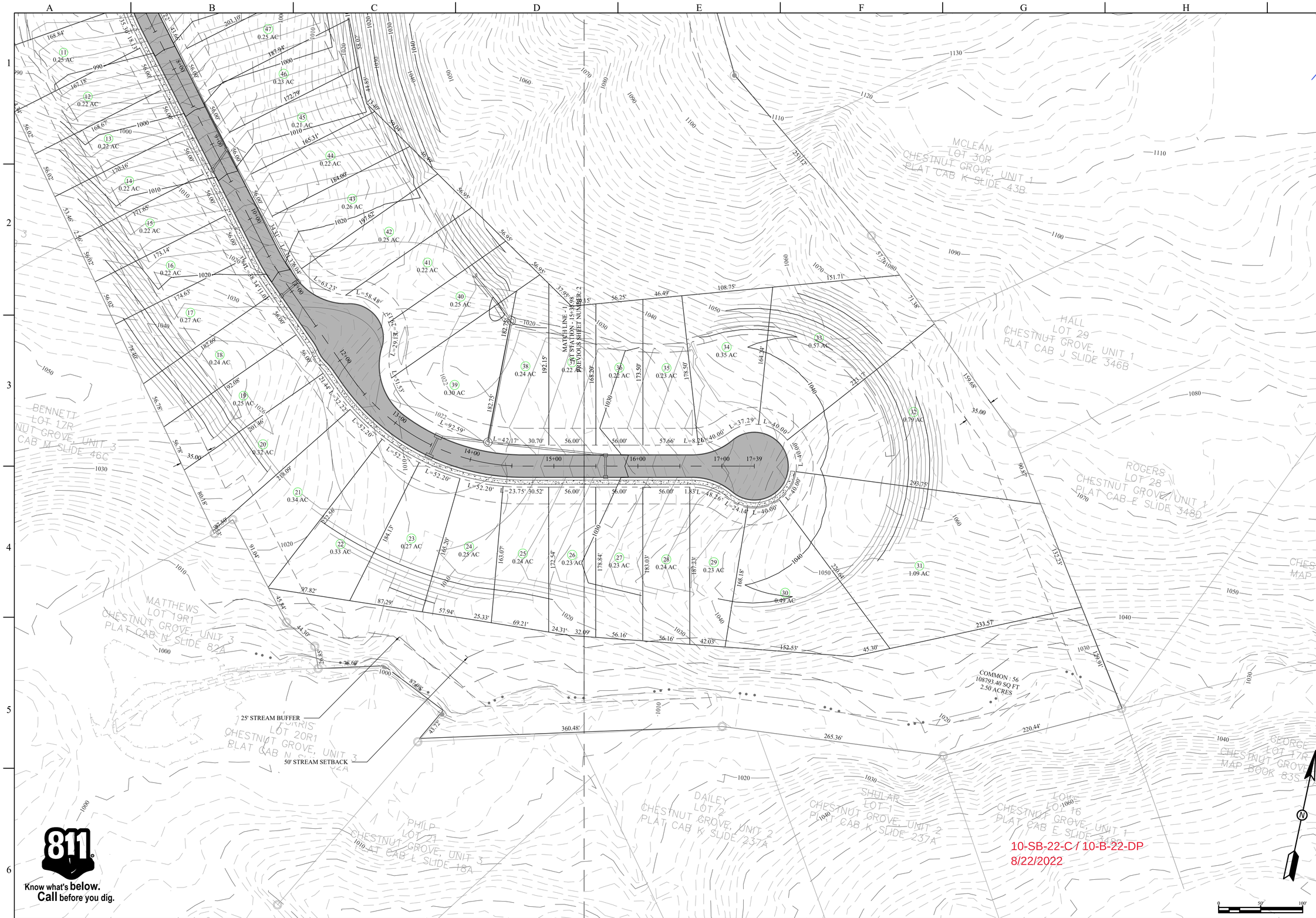
Designed By: RNR
Checked By: RNR
Date: 08/22/22
File Name: Dodsonprop_Phase1(10)_Outlots-Mod_(1).dwg

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

Rackley Engineering
P.O. BOX 30458, KNOXVILLE, TN 37930
WWW.RACKLEYENGINEERING.COM 865-622-5560

DODSON PROPERTY SUBDIVISION
KNOX COUNTY, TN
CONCEPT GRADING AND DRAINAGE

Sheet
C101
SHEET 2 OF 5



RUSSELL N. RACKLEY
REGISTERED ENGINEER
No. 109503
STATE OF TENNESSEE
08/22/22

Symbol	No.	Description	Date	Approved

Revisions

Designed By: RNR
Checked By: RNR
Date: 08/22/22
File Name: Dodsonpdp_Rackleyeng.com_(1).dwg

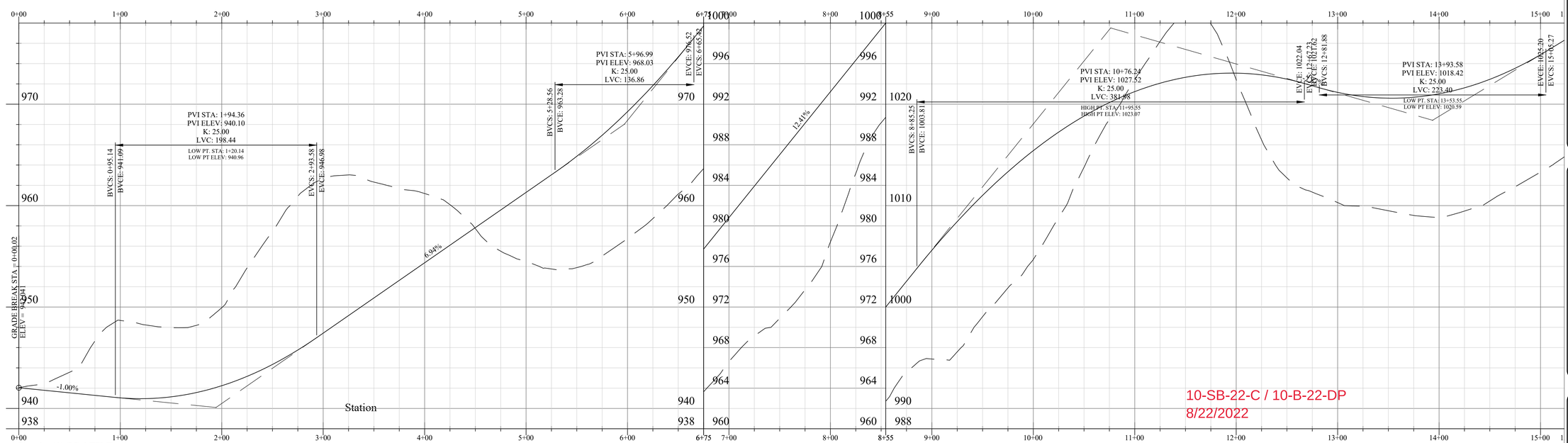
DEVELOPER:
HOMESTEAD LAND HOLDINGS, LLC
122 PERIMETER PARK DR
KNOXVILLE, TN 37922

Rackley Engineering
P.O. BOX 30505, KNOXVILLE, TN 37930
WWW.RACKLEYENGINEERING.COM 865-622-8569

DODSON PROPERTY SUBDIVISION
KNOX COUNTY, TN
CONCEPT GRADING AND DRAINAGE

Sheet
C102
SHEET 3 OF 5

8/22/2022 12:35:03 PM, ARCH D (36.00 x 24.00 Inches), 1:1



Road - (1) PROFILE
1" = 50.00' HORIZ
1" = 5.00' VERT

10-SB-22-C / 10-B-22-DP
8/22/2022

RUSSELL N. RACKLEY
REGISTERED ENGINEER
No. 109503
STATE OF TENNESSEE
08/22/22

Symbol	Nos.	Description	Date	Approved

Revisions

Designed By: RNR
Checked By: RNR
Date: 08/22/22
File Name: Dodson Prop Profile - (1).dwg

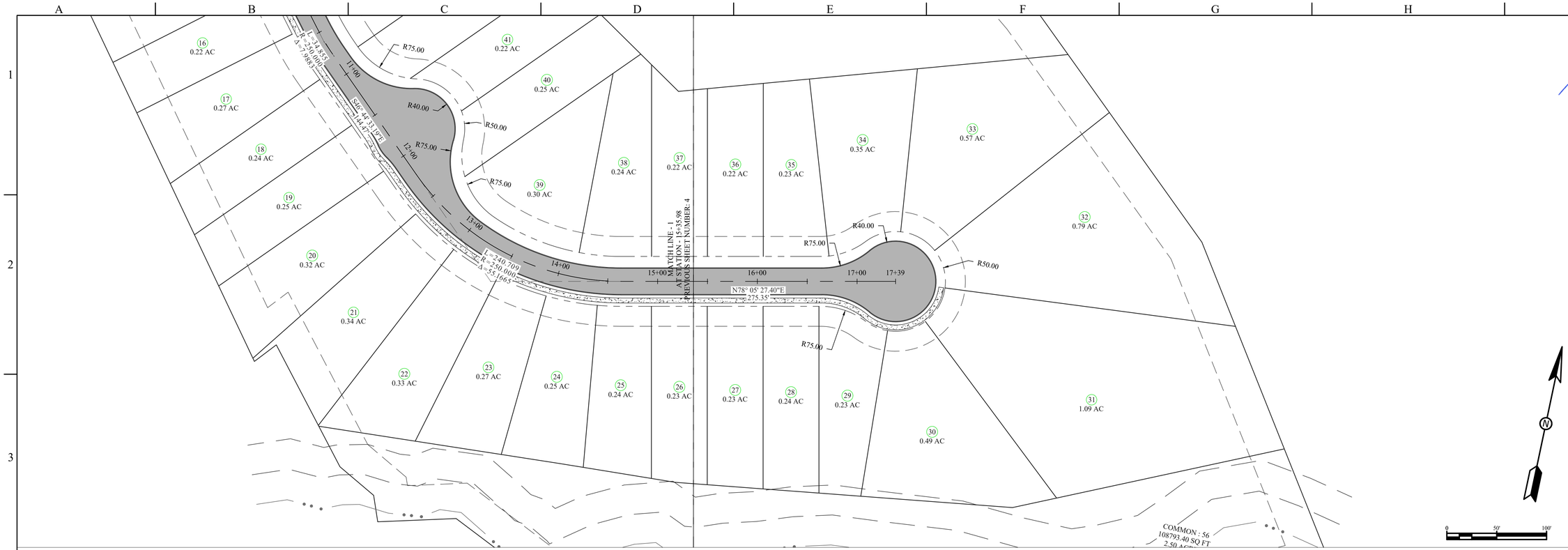
DEVELOPER:
HOMESTEAD LAND HOLDINGS, LLC
122 PERIMETER PARK DR
KNOXVILLE, TN 37922

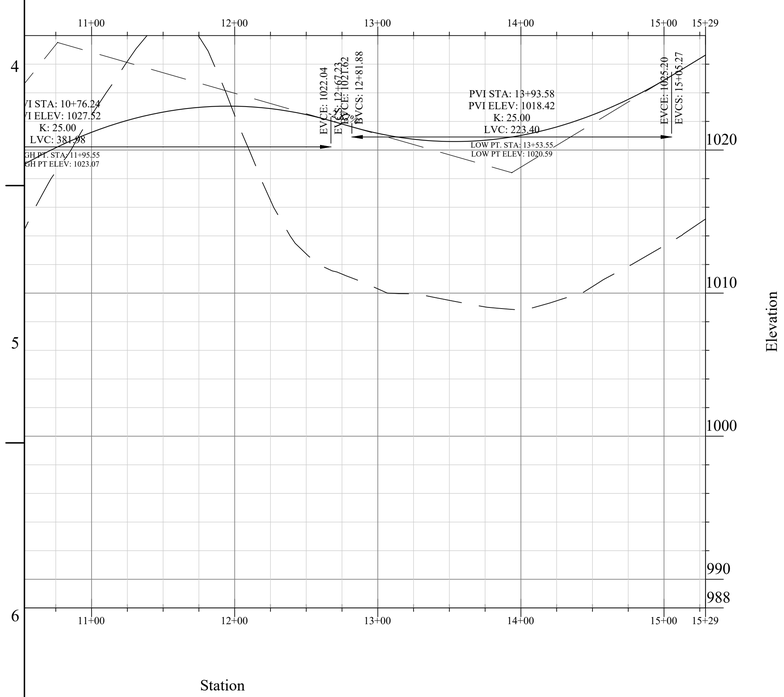
Rackley Engineering
P.O. BOX 30456, KNOXVILLE, TN 37930
WWW.RACKLEYENGINEERING.COM 865-625-5560

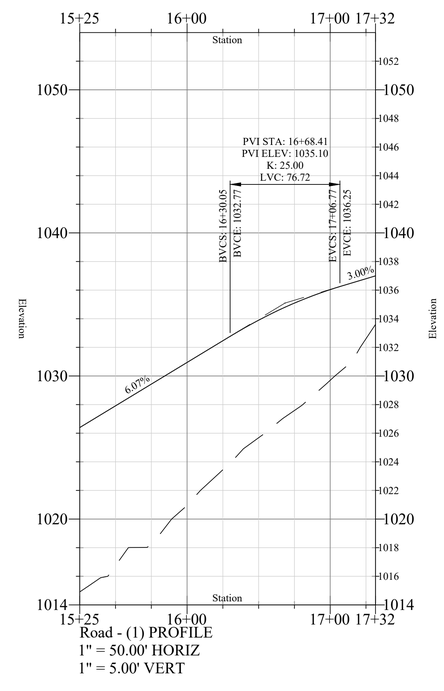
DODSON PROPERTY SUBDIVISION
KNOX COUNTY, TN
CONCEPT PLAN AND PROFILE

Sheet
C103
SHEET 4 OF 5

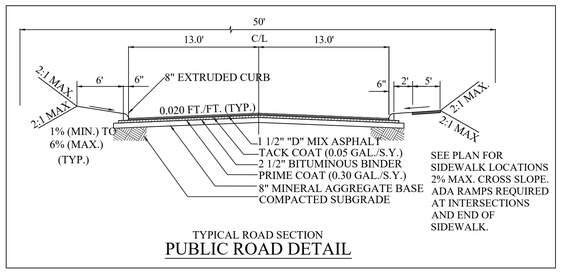
8/22/2022 12:35:11 PM, ARCH D (36.00 x 24.00 Inches), 1:1







Road - (1) PROFILE
1" = 50.00' HORIZ
1" = 5.00' VERT



TYPICAL ROAD SECTION
PUBLIC ROAD DETAIL

10-SB-22-C / 10-B-22-DP
8/22/2022

RUSSELL N. RACKLEY
REGISTERED ENGINEER
No. 109503
STATE OF TENNESSEE
08/22/22

Symbol	No.	Description	Date	Approved

Revisions

Designed By: RNR
Checked By: RNR
Date: 08/22/22
File Name: Dodson Prop Profile - (1).dwg

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

Rackley Engineering
P.O. BOX 30456, KNOXVILLE, TN 37930
WWW.RACKLEYENGINEERING.COM 865-625-5560

DODSON PROPERTY SUBDIVISION
KNOX COUNTY, TN
CONCEPT PLAN AND PROFILE

Sheet
C104
SHEET 5 OF 5

8/22/2022 12:35:12 PM, ARCH D (36.00 x 24.00 Inches), 1:1