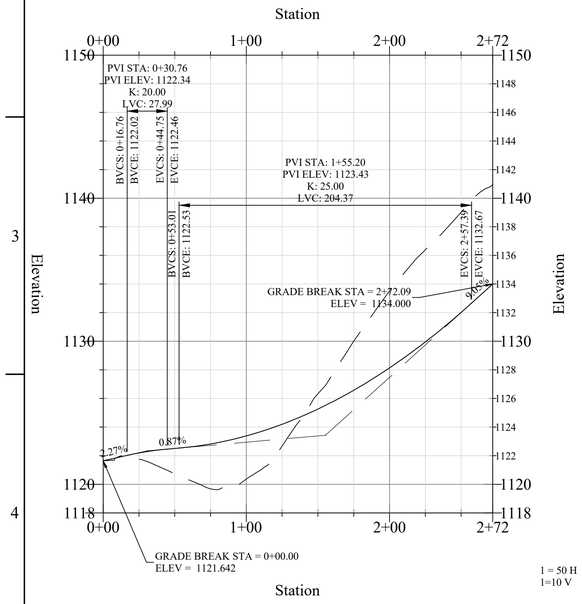
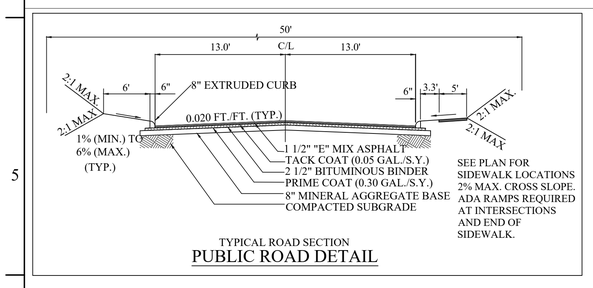
NOTES:
1. EXISTING PROPERTY AND TOPOGRAPHIC INFORMATION OBTAINED FROM KGIS. CONTOURS ARE 2' INTERVAL WITH 10' INDEX.
2. A 10' DRAINAGE AND UTILITY EASEMENT EXISTS ALONG A STEET RIGHT OF WAY, 10' ALONG EXTERIOR BOUNDARY AND 5' ALONG ALL INTERIOR LOT LINES.
3. ALL DIMENSIONS ARE SUBJECT TO CHANGE ON FINAL 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.

Alignment - (1) PROFILE





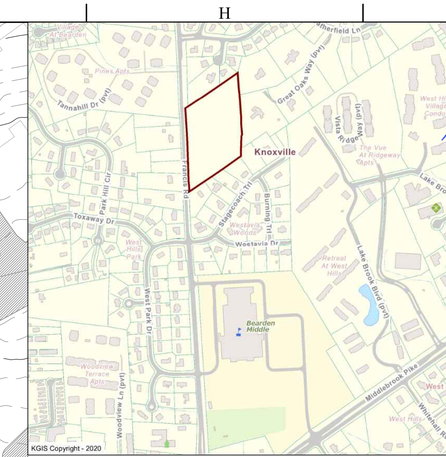
SEE PLAN FOR SIDEWALK LOCATIONS 2% MAX. CROSS SLOPE. ADA RAMPS REQUIRED AT INTERSECTIONS AND END OF SIDEWALK.

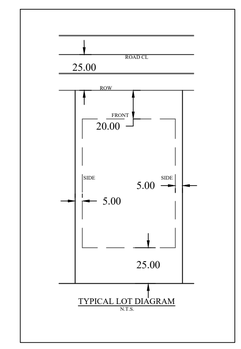
TYPICAL ROAD SECTION
PUBLIC ROAD DETAIL

LEGEND

- PROPERTY LINE
- EXISTING MJR CONTOUR
- EXISTING MNR CONTOUR
- SS EXISTING SANITARY SEWER
- EXISTING WATER MAIN
- EXISTING DITCH LINE
- HG EXISTING COLONIAL PIPELINE
- PROPOSED LOT LINE
- BUILDING SET BACK LINE
- PROPOSED ROAD CENTERLINE
- PROPOSED ROAD CURB

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





TYPICAL LOT DIAGRAM
N.T.S.

PROPERTY DATA:
1200 FRANCIS RD
PARCEL ID: 106CD001
AREA:6.5 ACRES +/-
ZONE: RN-1 (RN-2 PENDING)
TOTAL LOTS: 12
DENSITY: 1.8 DU/AC
COMMON AREA: 2.72 AC (42%)
SETBACKS:
FRONT= 20 FT
SIDE= 5 FT;
REAR= 25 FT
UTILITIES:
KUB

11-SD-20-C
9/28/2020

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

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

0 50' 100'

RUSSELL N. RACKLEY
REGISTERED ENGINEER
No. 109503
09/28/20
STATE OF TENNESSEE

Symbol	No.	Description	Date	Approved

Revisions

Designed By: RNR
Checked By: RNR
Date: 09/28/20
File Name: 200017 Francis Rd Concept.dwg

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

Rackley Engineering
P.O. BOX 30656, KNOXVILLE, TN 37930
WWW.RACKLEYENGINEERING.COM 865-622-6560

FRANCIS RD SUBDIVISION
KNNOXVILLE, TN
CONCEPT PLAN

Sheet
C100