PRELIMINARY CONCEPT PLAN
FOR

BELLTOWN DEVELOPMENT

CLT MAP 066, PARCELS 121 & 122
DISTRICT-6, KNOX COUNTY, TENNESSEE

INDEX OF PLANS

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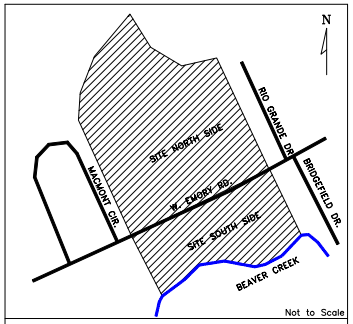

LOCATION MAP

SOUTHLAND ENGINEERING CONSULTANTS, LLC
GENERAL CIVIL & LAND SURVEYORS
4909 BALL ROAD
KNOXVILLE, TENNESSEE 37931
PHONE: (865) 694-7756
FAX: (865) 693-9699
E-MAIL: mrghebl@sengconsultants.com
www.southlandengineeringusa.com

OWNER:

PRIMOS LAND COMPANY, LLC
4907 BALL ROAD
KNOXVILLE, TENNESSEE 37931
PHONE (865) 694-8582
FAX: (865) 693-9699

SITE ADDRESS:
4515 & 4714 W. EMORY ROAD
POWELL, TENNESSEE 37849

This is to certify that I have consulted the Federal Insurance Administration Flood Hazard Boundary Map, and found that the above described is not located in a special flood hazard area as shown on the Federal Insurance Rate Map Panel 47093C0115F, Knox County Community Number 475433 effective date May 2, 2007.
Date:_____
Signature:_____

APPROVED PERMITS:
1. NOC:
2. ARAP NO.1 :

11-A-22-PD
Revised: 12/7/2022

PERMITS FOR THIS PROJECT ARE ISSUED THROUGH KNOX COUNTY GOVERNMENT

DEED REF. INST.# 202204060076856
SEPTEMBER 2022

BF-09-22-22-TS-1

NOTE:
CONTRACTOR IS RESPONSIBLE FOR ALL TRENCH SAFETY

CONTRACTOR SHALL SHORE AND BRACE ALL OPEN CUT TRENCHES AS REQUIRED BY STATE AND FEDERAL LAWS AND LOCAL ORDINANCES, TO CONFORM WITH RECOMMENDATIONS SET FORTH IN ANY MANUAL OF ACCEPTED PRACTICE IN CONSTRUCTION, TO PROTECT LIFE, PROPERTY, OR WORK; TO AVOID EXCESSIVELY WIDE CUTS IN UNSUABLE MATERIAL.

OSHA RULES SHALL BE ADHERED TO.

NOTE:
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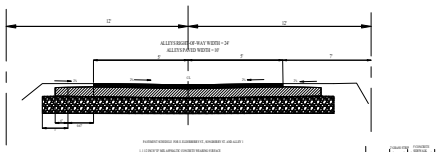
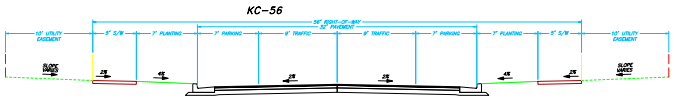
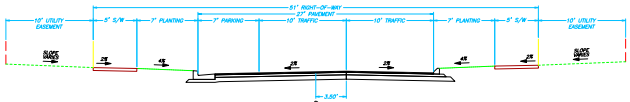
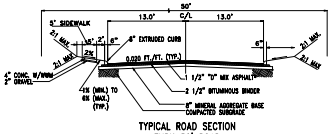








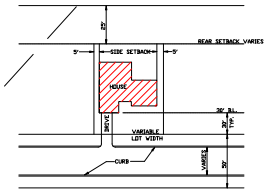
TYPICAL ROAD SECTION
THRU 50' ROAD
"PUBLIC ROAD"

NOTE: "NO BREAK IN GRADE FOR DRIVEWAYS SHALL EXCEED 8% FOR A MINIMUM 10 FEET BEHIND THE SIDEWALK.

NOTES:
1. ALL DIMENSIONS AND ACREAGE ARE SCALED AND SUBJECT TO CHANGE ON THE FINAL PLAT.
2. THERE SHALL BE TEN (10) FEET IN WIDTH UTILITY AND DRAINAGE EASEMENTS INSIDE ALL EXTERIOR LOT LINES ADJOINING STREETS AND INSTEAD OF BLANKET OR WAVY AREA TYPE (5) IN WIDTH SHALL BE PROVIDED ALONG BOTH SIDES OF ALL INTERIOR LOT LINES AND ON THE INSIDE OF ALL OTHER EXTERIOR LOT LINES. UTILITY AND DRAINAGE EASEMENTS ADJOINING PUBLIC STREETS SHALL BE PLACED ADJACENT TO THE ROAD.
3. SANITARY SEWER EASEMENT OF 25' 7.5' BACKSIDE OF SEWER AS INSTALLED PIPELINE, OR 15' ALL.
4. THE PROPERTY CONTAINS APPROXIMATELY 300 ACRES AND IS SUBDIVIDED INTO (156) SINGLE FAMILY LOTS, MULTI-FAMILY LOTS, COMMERCIAL AND COMMON AREAS.
5. NONE ZONING IS REQUIRED.
6. STREETS WILL BE PROVIDED BY KNOXVILLE, KNOX COUNTY RULES AND ROAD PROFILES ARE BASED ON RULES.
7. UTILITIES:
WATER: HALLSDALE UTILITY DISTRICT
SEWER: HALLSDALE UTILITY DISTRICT
ELECTRIC: KNOXVILLE UTILITIES BOARD
GAS: KNOXVILLE UTILITIES BOARD
TELEPHONE: FRONTIER, AT & T AND COMCAST
8. THIS SUBDIVISION WILL HAVE A HOME OWNERS ASSOCIATION.
9. BUILDING SETBACK LINES WILL BE AS FOLLOWS:
FRONT - 20' OR AS SHOWN
SIDE - 5' OR AS SHOWN
REAR - 25' OR AS SHOWN
10. BUFFER LIMITS ARE TO BE DELINEATED AND MARKED WITH SIGNAGE OR FENCING PRIOR TO ANY DISTURBANCE.
11. FOR ALL LOTS ALONG BOARDER CREEK SHALL BE ONE FOOT ABOVE THE 100 YEAR FLOOD ELEVATION.
12. ALL ROADS IN THIS SUBDIVISION ARE PUBLIC ROAD WITH 50' RIGHT-OF-WAY AND 28' WIDE PAVEMENT, THE ALLEYS ARE 24' WIDE WITH 12' WIDE PAVEMENT OR AS SHOWN ON THE PLAN.
13. VEHICULAR ACCESS FROM ALL LOTS IS LIMITED TO INTERIOR ROADS SYSTEM ONLY EXCEPT LOT 1 WHICH HAVE ACCESS TO W. EMORY ROAD.
14. ALL FIRE HYDRANTS WILL BE LOCATED ON THE WATER PLAN.
15. BUFFER LIMITS ARE TO BE DELINEATED AND MARKED WITH SIGNAGE OR FENCING PRIOR TO ANY DISTURBANCE.
STREAM DETERMINATION STUDY WILL DEFINE THE START OF THE STREAM. WHEN THE REPORT BECOMES AVAILABLE, IT WILL BE SUBMITTED TO TDEC AND THE KNOXVILLE/COUNTY ENGINEERING AND PUBLIC WORKS.
16. ANY DEVELOPMENT WITHIN THE FLOODWAY OR FLOODPLAIN OF BOARDER CREEK SHALL BE EVALUATED BY GEOTECHNICAL ENGINEER AND SUBMIT A REPORT TO KNOX COUNTY ENGINEERING FOR REVIEW. ANY LOT DETERMINED NOT SUITABLE FOR BUILDING, SHELL BE MADE AS A COMMON AREA OR COMBINED WITH THE ADJACENT LOT.
17. MOVEMENT IS BASED ON A FIELD SURVEY.
18. ALL SIGNS, LIGHTS AND OTHER ITEMS WILL BE DESIGNED IN THE DESIGN STAGE AFTER THE PRELIMINARY APPROVAL OF THE OVER ALL CONCEPT.

19. VARIANCES AND ALTERNATIVE DESIGNS STANDARDS REQUESTED:
1. Road A, Intersection grade (vertical 1-2.99% (g)) W Emory, Intersection grade (vertical 1-2.94, Vertical curve variance from 425 to 424.36 at Sta. 0+40)
2. Road A phase 2, Intersection grade (1-2.67% (g)) Emory, Vertical curve (425 to 423.20 (crest) Sta. 23+00) (Emory), Vertical curve (425 to 423.20 (crest) Sta. 23+25), Intersection grade (1-2.40 (g) Emory), Horizontal Curve (1-540 degrees, 120.200, (Intersection Curve 120 degrees 120.200)
3. Road B, Intersection grade (1-0.55% (B)(C Gilmer?), Minimum grade (1-.88% Sta. 29+50), Vertical curve (crest) 425 to 422.24, Sta. 28+47+72), Vertical curve 425 to 426.25 (Sta. 29+11), Minimum grade (1-0.55% Sta. 29+11) (Gilmer?), Intersection grade (1-2% (g))
4. Road C, Intersection grade (1-2.0% (g) Emory), Vertical curve (425 to 423.21 (), Intersection grade (1-2% (g))
5. Road D, Intersection grade (1-2.00% (g) Emory), Vertical curve (425 to 423.21 (), Intersection grade (1-4.00% (B)(A)
6. Road E, Intersection grade (1-2.99% (g) C), Vertical curve (crest) 425 to 423.21 (Sta. 2+00, Vertical curve (425 to 423.21 (Sta. 2+15, Intersection grade (1-2.12 (C) Sta. 4+ 00)
7. Road F, Intersection grade (1-2.25% (G)(C), Vertical Curve (425 to 422.21 (Sta. 0+75), Intersection grade (1-2.2% (g))
8. Road G, Intersection Grade (1-8% (g) C), Vertical Curve (425 to 422.21 (1+ 00)
9. Road H, Intersection grade (1-2.00% (g) C), Vertical Curve (425 to 423.21 (Sta. 0+20 (Sta. 2+ 00, Vertical curve (crest) from 425 to 424.21 Sta. 0+00 (Sta.0+), Vertical Curve (425 to 423.21 (Sta. 1+ 20, Vertical Curve (crest) (425 to 423.21 (Sta. 0+50 (Sta.0+), Intersection grade (crest) 1-1.50%
10. Road I, Intersection grade 1-2.00% (G)(C), Vertical Curve (crest) (425 (Sta.0 Sta. 1+00 (Sta.0+), Vertical curve (425 to 423.21 (Sta. 7+10 Intersection grade 1-2.0% (g) (
11. Road J, Intersection grade (1-1.27% (g) (), Vertical curve (425 to 16.11 (Sta. 0+00, Vertical curve (crest) (425 to 423.21 (Sta. 0+50 (Sta.0+), Intersection grade 1-2.00% (g) (
12. Road K, Intersection grade (1-2.00% (g)), Vertical curve (425 to 423.26 (Sta. 1+00) Vertical curve (425 to 424.09 (Sta. 2+00, Vertical curve 425 to 423.26 (Sta. 3+75, Intersection grade (1-2.00% (g)), Vertical curve (425 to 423.26 (Sta. 3+00, Intersection grade (1-0.47% (g))
13. Road L, Minimum grade (1-0.00% (center length)
14. Road M, Intersection grade (1-0.00% (g)), Intersection grade (1-2.41% (g) ( )
15. Road N, Intersection grade (1-2.00% (g)), Vertical curve (425 to 423.67 Sta. 12+00, Intersection grade (1-2.00% (F)(g))

SUMMARY FOR ALL PHASES
NUMBER OF LOTS = 161 SINGLE FAMILY LOTS
COMMON AREA = 2.54 ACRES
TOTAL AREA FOR = 304.0± ACRES
PARCEL 066, PARCELS 121 & 122
DEED BOOK INST.# 202204060076856
TOTAL COMMON AREA AVAILABLE 111.0 (36.4%)



TYPICAL LOT LAYOUT

11-A-22-PD
Revised: 12/7/2022

SITE ADDRESS:
4714 & 4515 W. EMORY ROAD
POWELL, TENNESSEE 37849

OWNER/DEVELOPER:
PRIMOS LAND COMPANY, LLC
4909 BALL RD.
KNOXVILLE, TN 37931
PHONE: (865) 694-7756
FAX: (865) 693-9699

NOC: TNQ

200 0 200 400
SCALE IN FEET

1"=200'
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FAX: (865) 693-9699
E-MAIL: wrghutchins@sangconsultants.com
www.southlandengineeringusa.com

DESIGNED	WAR	APPROVED
DRAWN	WAR	ENGINEER
CHECKED	WAR	

NO.	DATE	REVISION	APPR.

SCALE
HORIZONTAL SCALE:1"=200'
CONTOUR INTERVAL: 2'

DATE
09-22-2022

DEED REFERENCES:
INST. # 202204060076856

OVERALL CONCEPT PLAN FOR
BELLTOWN DEVELOPMENT ON W. EMORY ROAD
CLT MAP 066, PARCELS 121 & 122
DISTRICT-6, KNOX COUNTY, TENNESSEE

BF-09-22-22-CP

SHEET 2 OF 19 SHEET(S)

NOTE:

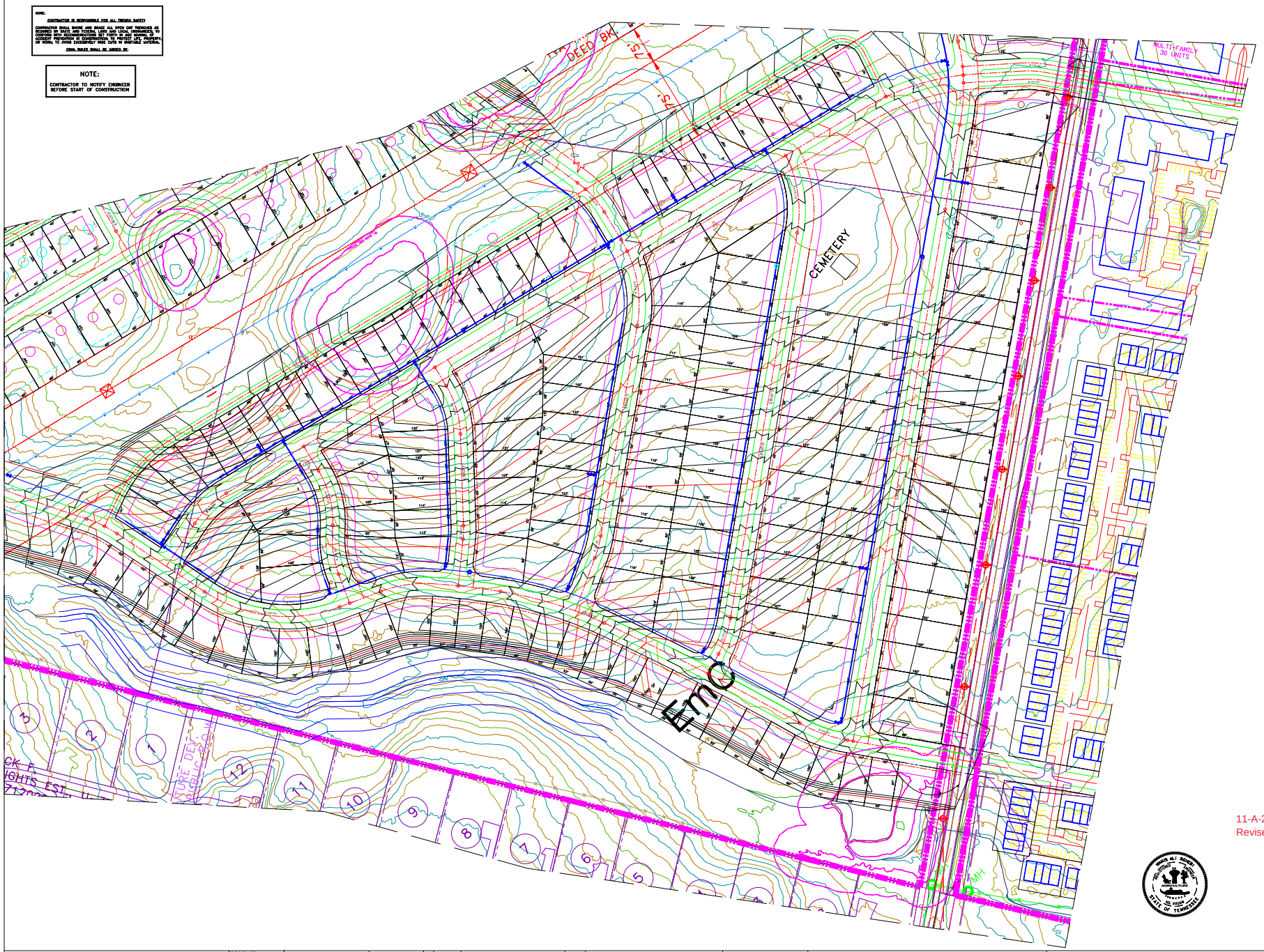
CONTRACTOR IS RESPONSIBLE FOR ALL TRENCH SAFETY

CONTRACTOR SHALL SHORE AND BRACE ALL OPEN CUT TRENCHES AS REQUIRED BY OSHA. ALL TRENCHES SHALL BE BACKFILLED AND COMPACTED WITH RECLAIMED EXISTING SOIL WITH 10-MIL WARNING TAPE. ACCIDENT PREVENTION IN CONSTRUCTION, TO PROTECT LIFE, PROPERTY, OR WORK, TO AVOID EXCESSIVELY HIGH COSTS IN SHORTABLE MATERIAL.

OSHA RULES SHALL BE ADHERED BY.

NOTE:

CONTRACTOR TO NOTIFY ENGINEER BEFORE START OF CONSTRUCTION



NOTE:
THREE DAYS PRIOR TO ANY EARTHWORK OR CONSTRUCTION CONTRACTOR MUST CONTACT:
TENNESSEE ONE-CALL
1-800-351-1111
RECORD AND SAVE YOUR CONFIRMATION NUMBER.

11-A-22-PD
Revised: 12/7/2022

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POWELL, TENNESSEE 37849

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KNOXVILLE, TN 37931
PHONE: (865) 694-7756
FAX: (865) 693-9699

1"=60'

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4909 BALL ROAD
KNOXVILLE, TENNESSEE 37931
PHONE: (865) 694-7756
FAX: (865) 693-9699
E-MAIL: wright@southlandengineerconsultants.com
www.southlandengineeringuso.com

DESIGNED	WAR	APPROVED
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CHECKED	WAR	

NO.	DATE	REVISION	APPR.

SCALE
HORIZONTAL SCALE:1"=60'
CONTOUR INTERVAL: 2'

DATE
06-23-2022

DEED REFERENCES:
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60 0 60 120
SCALE IN FEET

PRELIMINARY CONCEPT PLAN FOR
BELLTOWN DEVELOPMENT ON W. EMORY ROAD
CLT MAP 066, PARCELS 121 & 122
DISTRICT-6, KNOX COUNTY, TENNESSEE

BF-09-22-22-CP-3

SHEET 3 OF 19 SHEET(S)

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SIGNS WALLS SHALL BE ADDED BY.

NOTE:

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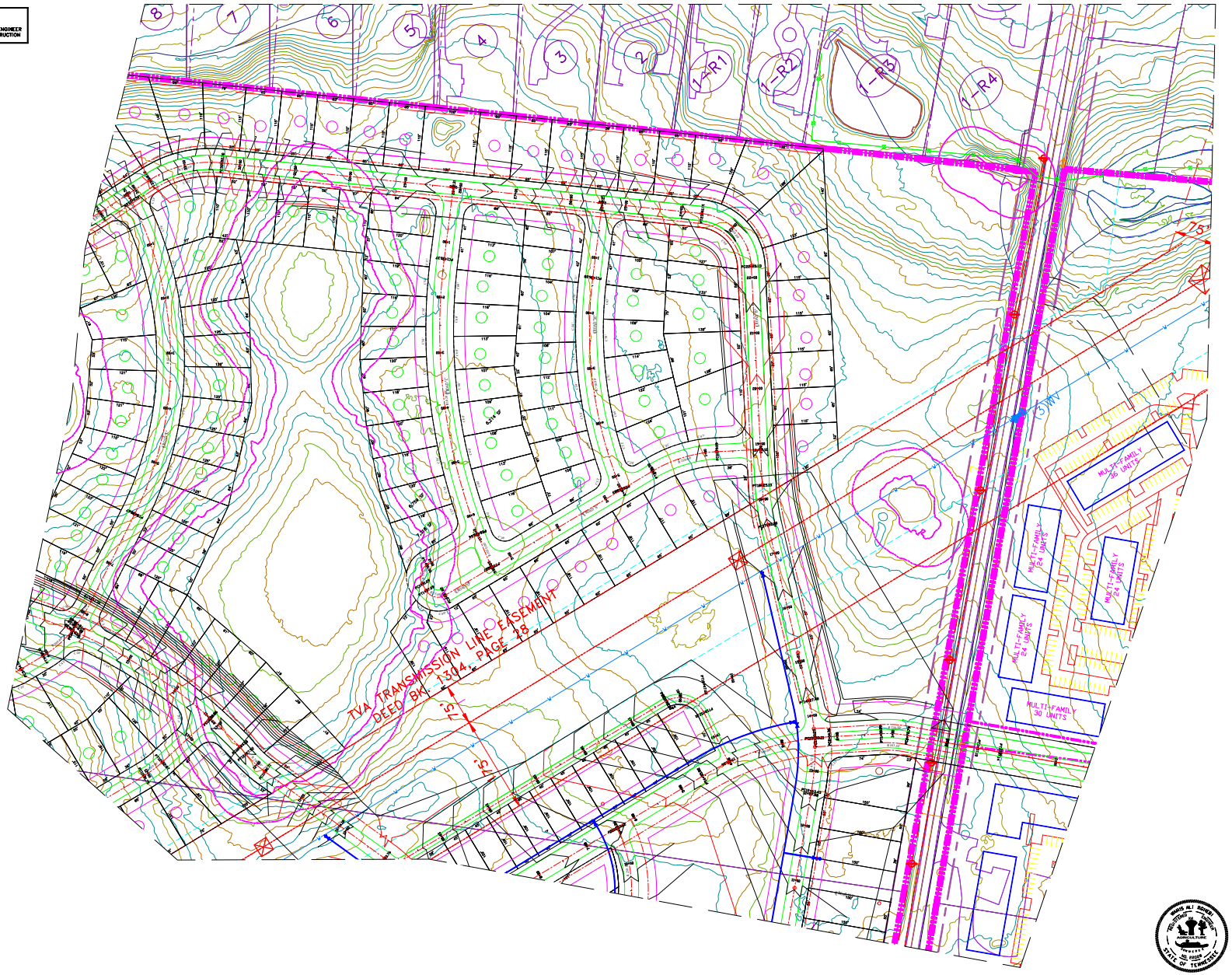

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CHECKED	WAR	

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CONTOUR INTERVAL: 2'

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09-22-2022

DEED REFERENCES:

INST. # 202204060076856

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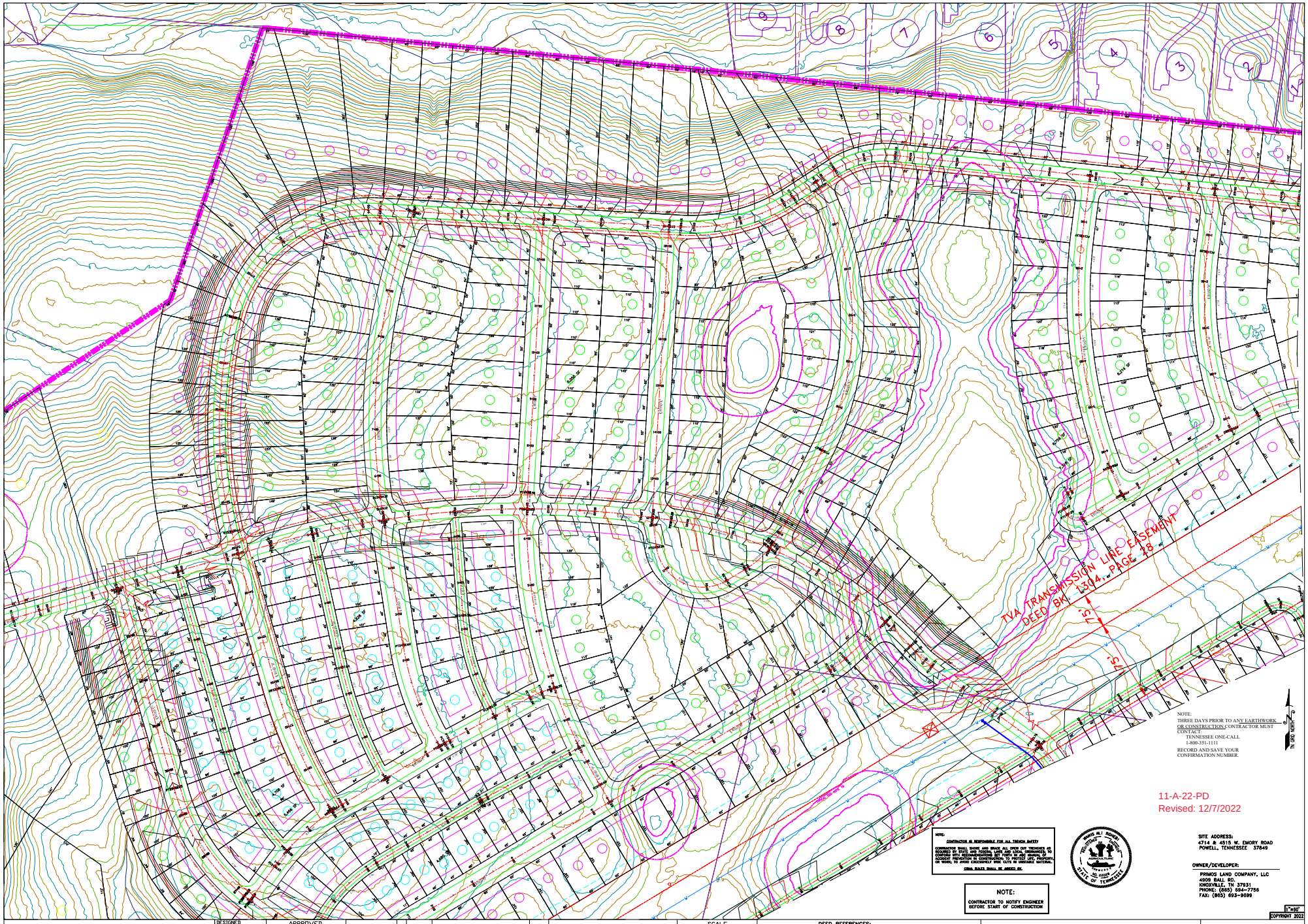
PRELIMINARY CONCEPT PLAN FOR
BELLTOWN DEVELOPMENT ON W. EMORY ROAD
CIT MAP 066, PARCELS 121 & 122
DISTRICT-6, KNOX COUNTY, TENNESSEE

BF-09-22-22-CP-4

SHEET 4 OF 19 SHEET(S)



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CONTOUR INTERVAL: 2'

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PRELIMINARY CONCEPT PLAN FOR
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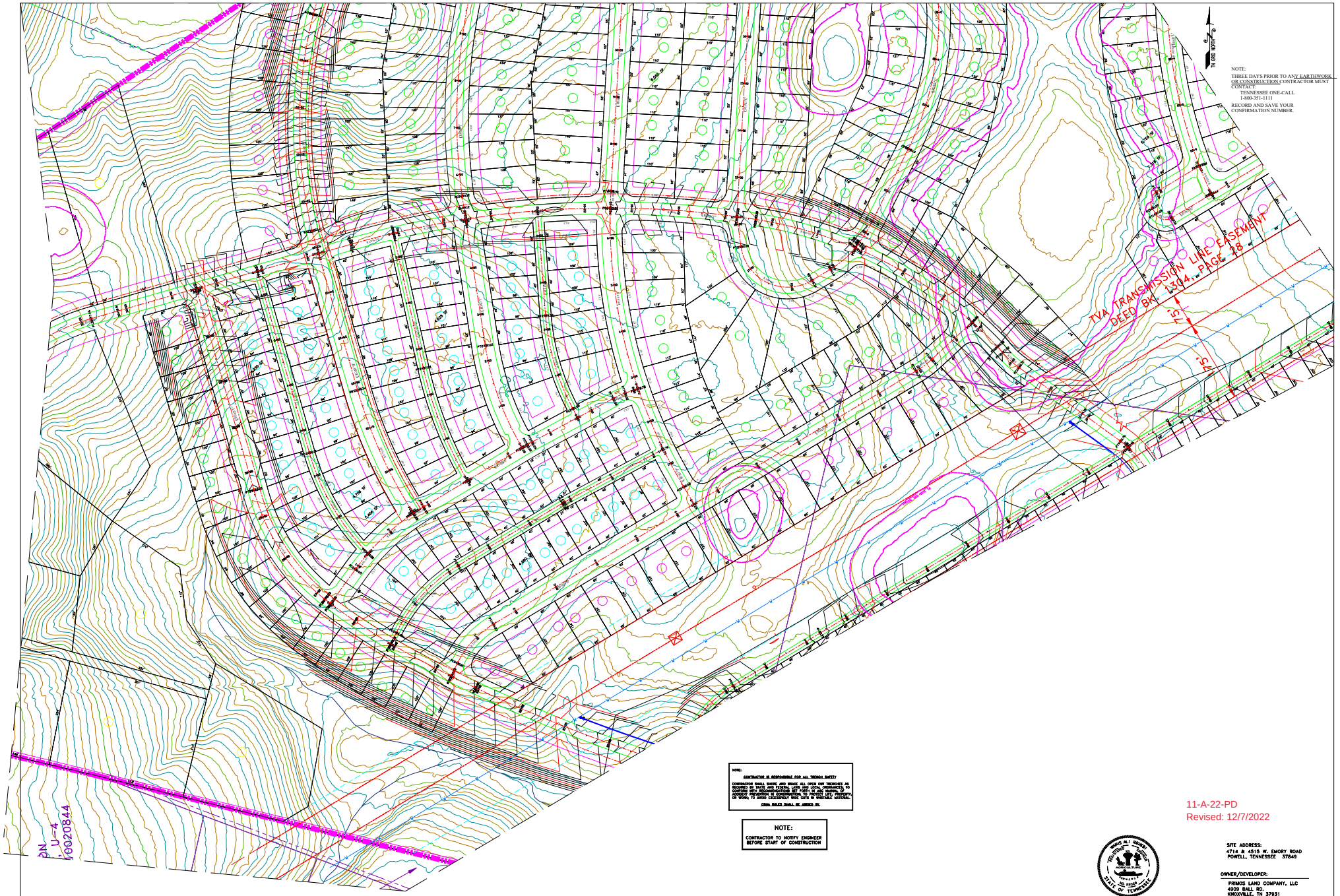
CLT MAP 066, PARCELS 121 & 122
DISTRICT-6, KNOX COUNTY, TENNESSEE

BF-09-22-22-CP-5

SHEET 5 OF 19 SHEET(S)



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OSHA RULES SHALL BE ADHERED BY.

NOTE:

CONTRACTOR TO NOTIFY ENGINEER BEFORE START OF CONSTRUCTION

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SCALE IN FEET

11-A-22-PD
Revised: 12/7/2022

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CONTOUR INTERVAL: 2'

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09-22-2022

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PRELIMINARY CONCEPT PLAN FOR
BELLTOWN DEVELOPMENT ON W. EMORY ROAD
CIT MAP 066, PARCELS 121 & 122
DISTRICT-6, KNOX COUNTY, TENNESSEE

BF-09-22-22-CP-6

SHEET 6 OF 20 SHEET(S)

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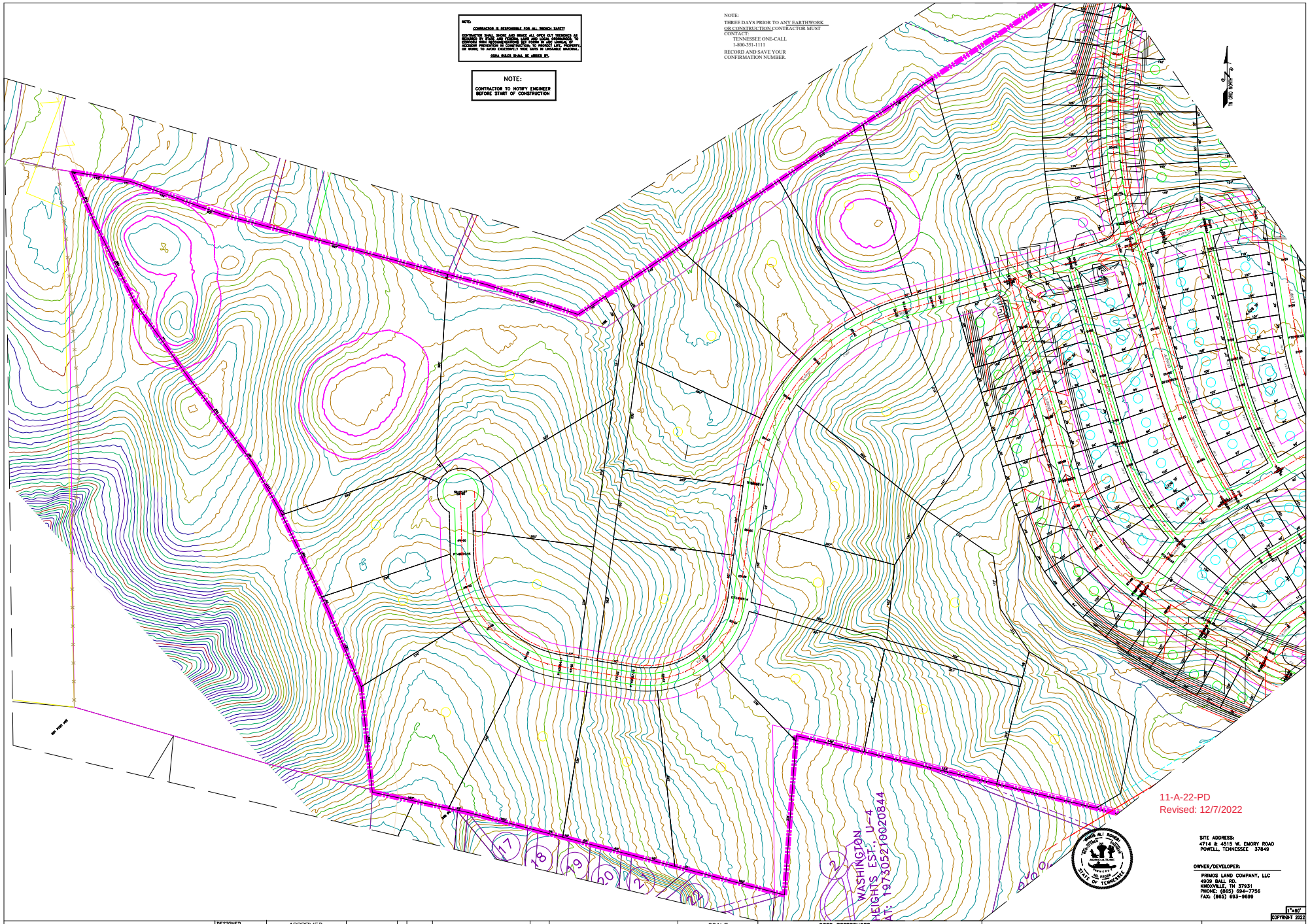

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DATE
09-22-2022

DEED REFERENCES:
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60 0 60 120
SCALE IN FEET

PRELIMINARY CONCEPT PLAN FOR
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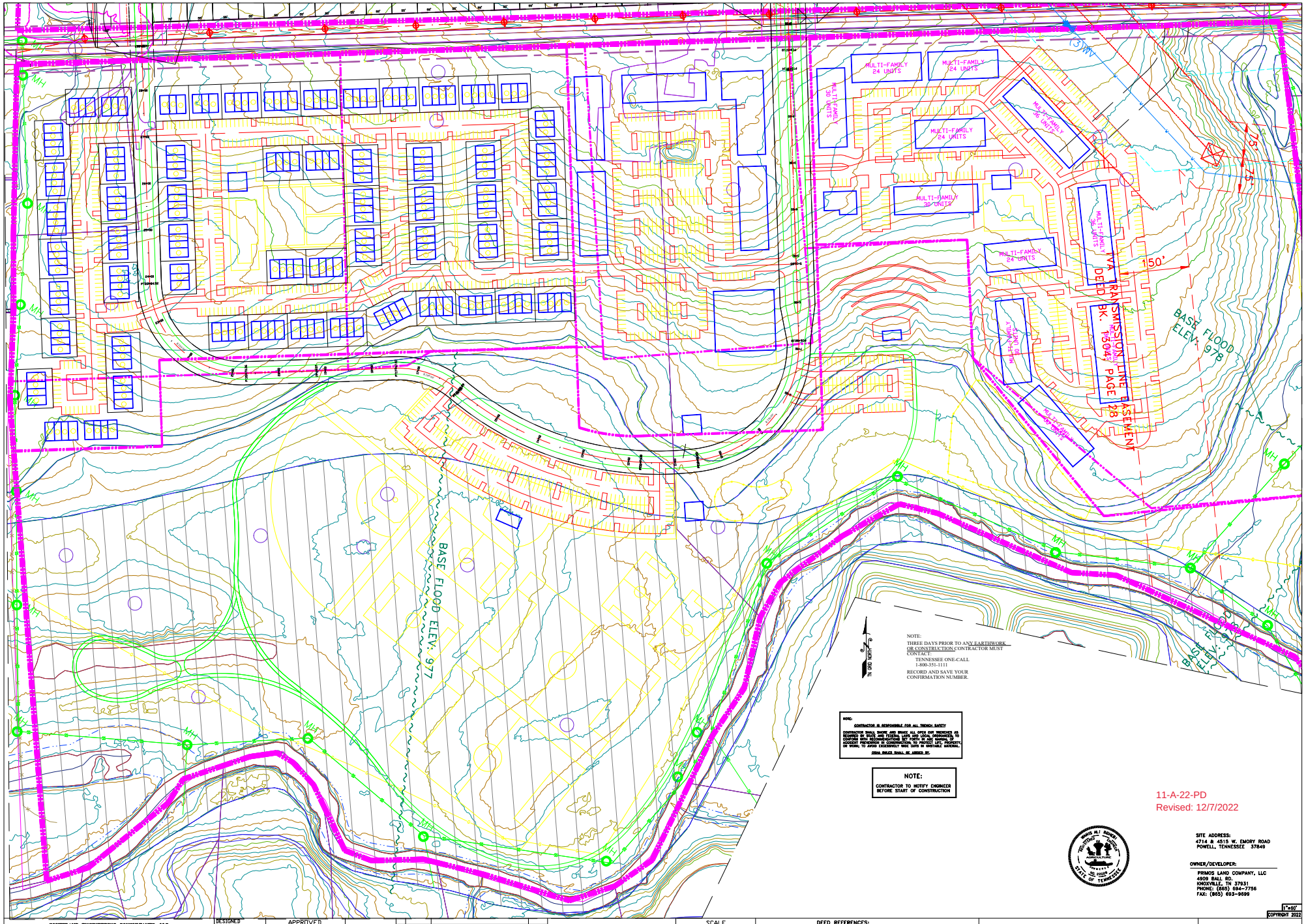
CLT MAP 066, PARCELS 121 & 122
DISTRICT-6, KNOX COUNTY, TENNESSEE

BF-09-22-22-CP-7

SHEET 7 OF 19 SHEET(S)



SOUTHLAND ENGINEERING CONSULTANTS, LLC
GENERAL CIVIL & LAND SURVEYORS
4909 BALL ROAD
KNOXVILLE, TENNESSEE 37931
PHONE: (865) 694-7756
FAX: (865) 693-9699
E-MAIL: wright@southlandengineerconsultants.com
www.southlandengineeringuse.com

DESIGNED	WAR	APPROVED
DRAWN	WAR	ENGINEER
CHECKED	WAR	

NO.	DATE	REVISION	APPR.

SCALE
HORIZONTAL SCALE:1"=60'
CONTOUR INTERVAL: 2'

DATE
09-22-2022

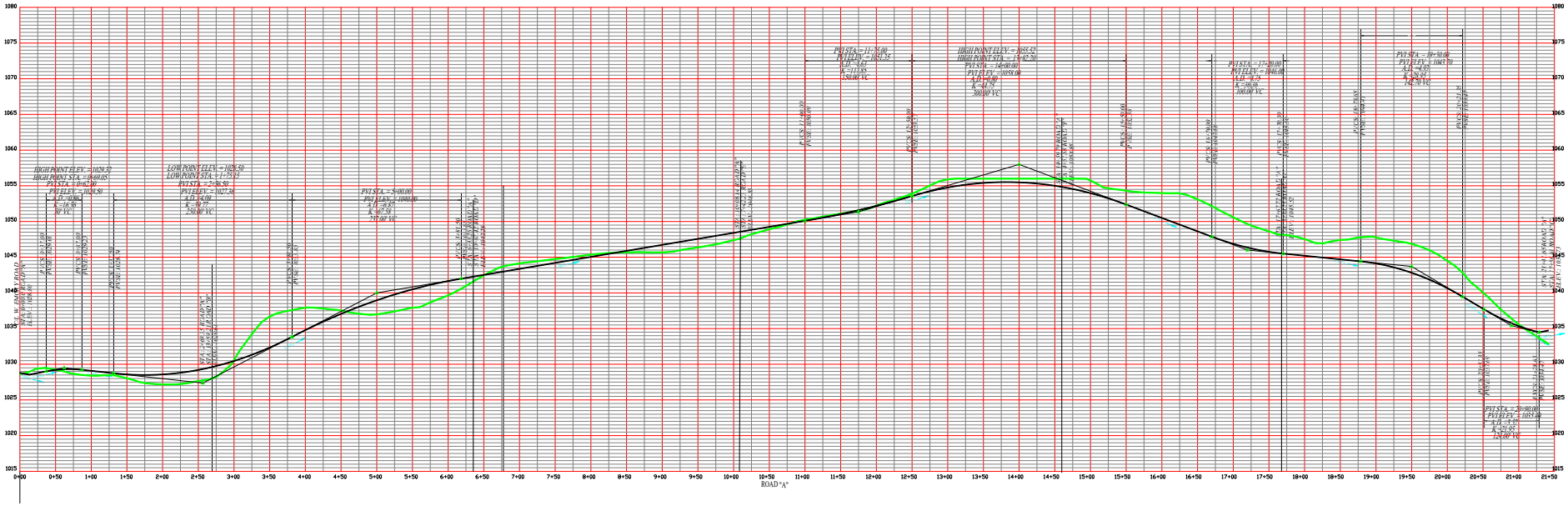
DEED REFERENCES:
INST. # 202204060076856

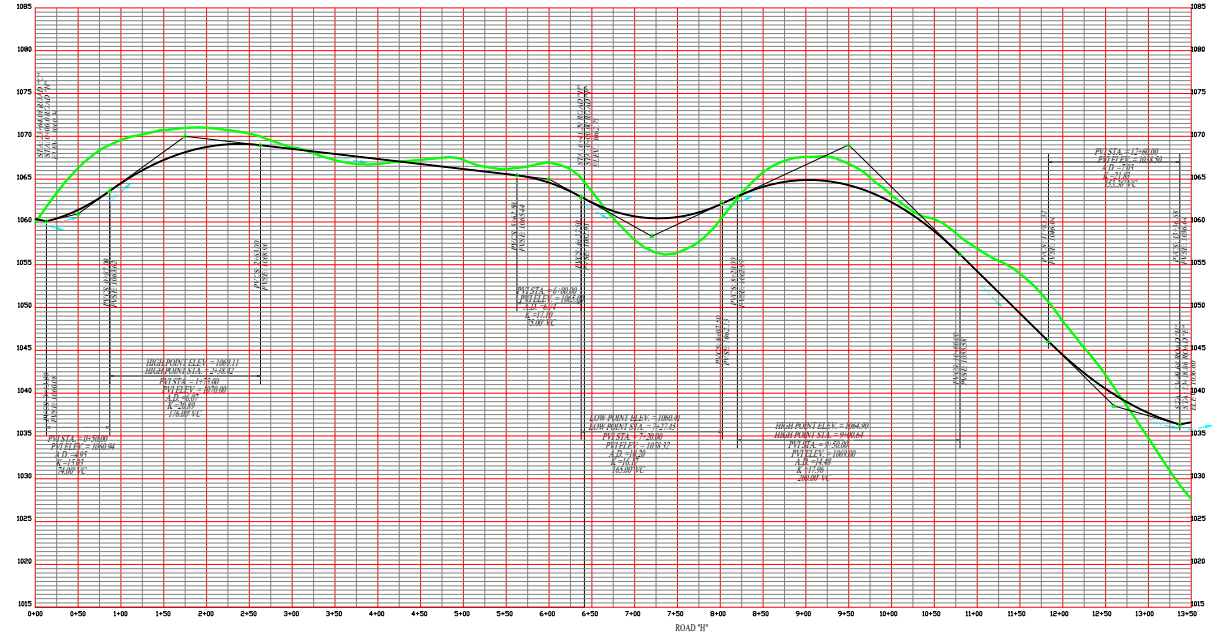
60 0 60 120
SCALE IN FEET

PRELIMINARY CONCEPT PLAN FOR
BELLTOWN DEVELOPMENT PHASE 2 ON W. EMORY ROAD
CLT MAP 066, PARCELS 121 & 122
DISTRICT-6, KNOX COUNTY, TENNESSEE

BF-09-22-22-CP

SHEET 8 OF 19 SHEET(S)





11-A-22-PD
Revised: 12/7/2022

50 0 50 100
SCALE IN FEET

OWNER/DEVELOPER:
PRIMOS LAND COMPANY, LLC
4909 BALL RD.
KNOXVILLE, TN 37931
PHONE: (865) 694-7756
FAX: (865) 693-9699

1"=50'

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E-MAIL: wrghutchins@sangconsultants.com
www.southlandengineeringusa.com

DESIGNED WAR
DRAWN WAR
CHECKED WAR

APPROVED
ENGINEER

NO.	DATE	REVISION	APPR.

SCALE
HORIZONTAL SCALE:1"=50'
VERTICAL SCALE:1"=5'

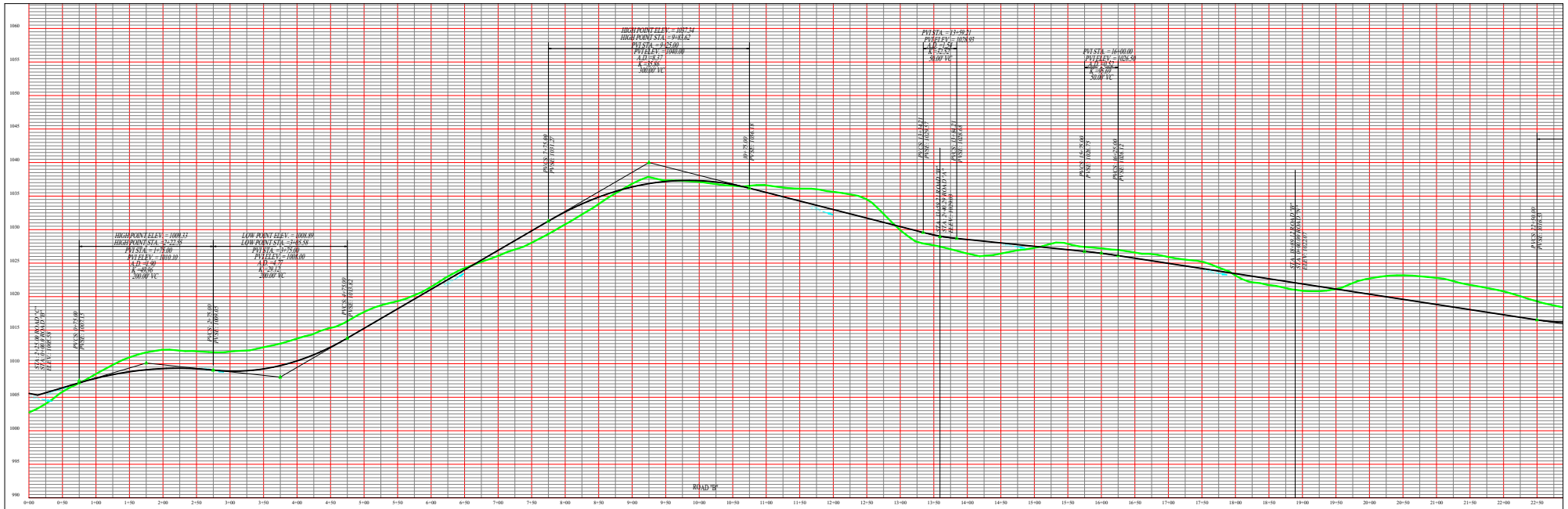
DATE
09-22-2022

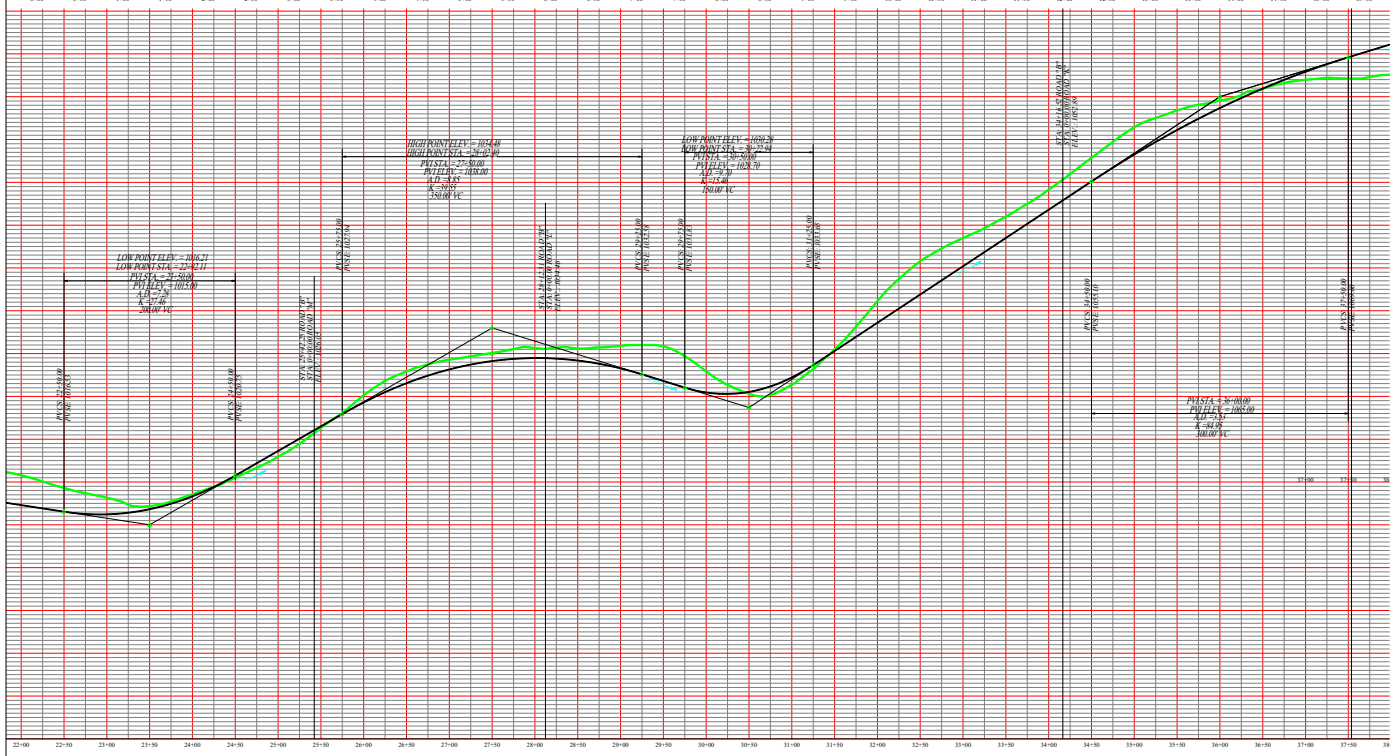
DEED REFERENCES:
INST. # 202204060076856

ROAD PROFILES FOR A & H
BELLTOWN DEVELOPMENT ON W. EMORY ROAD
C.L.T MAP 066, PARCELS 121 & 122
DISTRICT-6, KNOX COUNTY, TENNESSEE

BF-09-22-22-RP-1

SHEET 9 OF 19 SHEET(S)





NOTE:
CONTRACTOR IS RESPONSIBLE FOR ALL TRENCH SAFETY

CONTRACTOR SHALL SHORE AND BRACE ALL OPEN CMP TRENCHES AS REQUIRED BY STATE AND FEDERAL LAW AND ALL LOCAL ORDINANCES TO PROTECT THE LIFE OF ANY WORKER. THE CONTRACTOR IS RESPONSIBLE FOR ACCIDENT PREVENTION IN CONSTRUCTION, TO PROTECT LIFE, PROPERTY, OR WORK, TO AVOID EXCESSIVELY WIDE CUTS IN UNSUITABLE MATERIAL.

CORA RULES SHALL BE ADHERED BY.

NOTE:
CONTRACTOR TO NOTIFY ENGINEER BEFORE START OF CONSTRUCTION

NOTE:
THREE DAYS PRIOR TO ANY EARTHWORK OR CONSTRUCTION CONTRACTOR MUST CONTACT:
TENNESSEE ONE-CALL
1-800-351-1111

RECORD AND SAVE YOUR CONFIRMATION NUMBER.

11-A-22-PD
Revised: 12/7/2022

SITE ADDRESS:
4714 & 4515 W. EMORY ROAD
POWELL, TENNESSEE 37849

OWNER/DEVELOPER:
PRIMOS LAND COMPANY, LLC
4909 BALL RD.
KNOXVILLE, TN 37931
PHONE: (865) 694-7756
FAX: (865) 693-9699

1"=50'
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DESIGNED	WAR	APPROVED
DRAWN	WAR	ENGINEER
CHECKED	WAR	

NO.	DATE	REVISION	APPR.

SCALE
HORIZONTAL SCALE:1"=50'
VERTICAL SCALE:1"=5'

DATE
09-22-2022

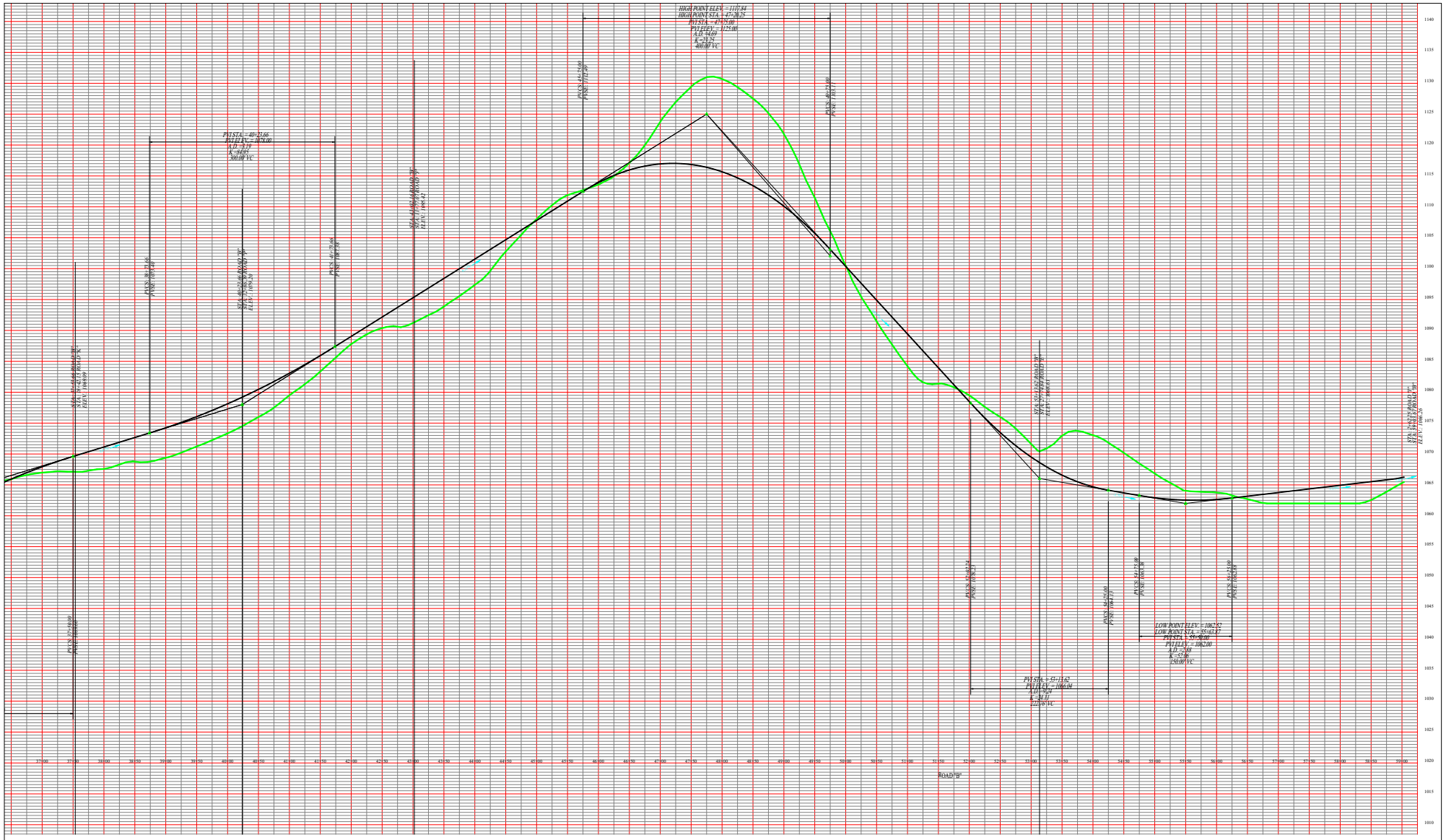
DEED REFERENCES:
INST. # 202204060076856

50 0 50 100
SCALE IN FEET

ROAD PROFILES FOR B STA. 0+00 TO 37+50
BELLTOWN DEVELOPMENT ON W. EMORY ROAD
CLT MAP 066, PARCELS 121 & 122
DISTRICT-6, KNOX COUNTY, TENNESSEE

BF-09-22-22-CP-2

SHEET 10 OF 19 SHEET(S)



NOTE:
CONTRACTOR IS RESPONSIBLE FOR ALL TRENCH SAFETY

CONTRACTOR SHALL SHORE AND BRACE ALL OPEN CUT TRENCHES AS REQUIRED BY STATE AND FEDERAL LAWS AND LOCAL ORDINANCES TO PROTECT LIFE, PROPERTY, OR WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR ACCIDENT WITH WORK IN CONSTRUCTION, TO PROTECT LIFE, PROPERTY, OR WORK, TO AVOID EXCESSIVELY WIDE TRENCHES OR UNSUITABLE MATERIAL.

OSHA RULES SHALL BE ADHERED BY.

NOTE:
CONTRACTOR TO NOTIFY ENGINEER BEFORE START OF CONSTRUCTION

NOTE:
THREE DAYS PRIOR TO ANY EARTHWORK OR CONSTRUCTION CONTRACTOR MUST CONTACT:
TENNESSEE ONE-CALL
1-800-351-1111
RECORD AND SAVE YOUR CONFIRMATION NUMBER.

11-A-22-PD
Revised: 12/7/2022

SITE ADDRESS:
4714 & 4515 W. EMORY ROAD
POWELL, TENNESSEE 37849

OWNER/DEVELOPER:
PRIMOS LAND COMPANY, LLC
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KNOXVILLE, TN 37931
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DESIGNED	WAR	APPROVED
DRAWN	WAR	ENGINEER
CHECKED	WAR	

NO.	DATE	REVISION	APPR.

SCALE
HORIZONTAL SCALE:1"=50'
VERTICAL SCALE:1"=5'

DATE
09-22-2022

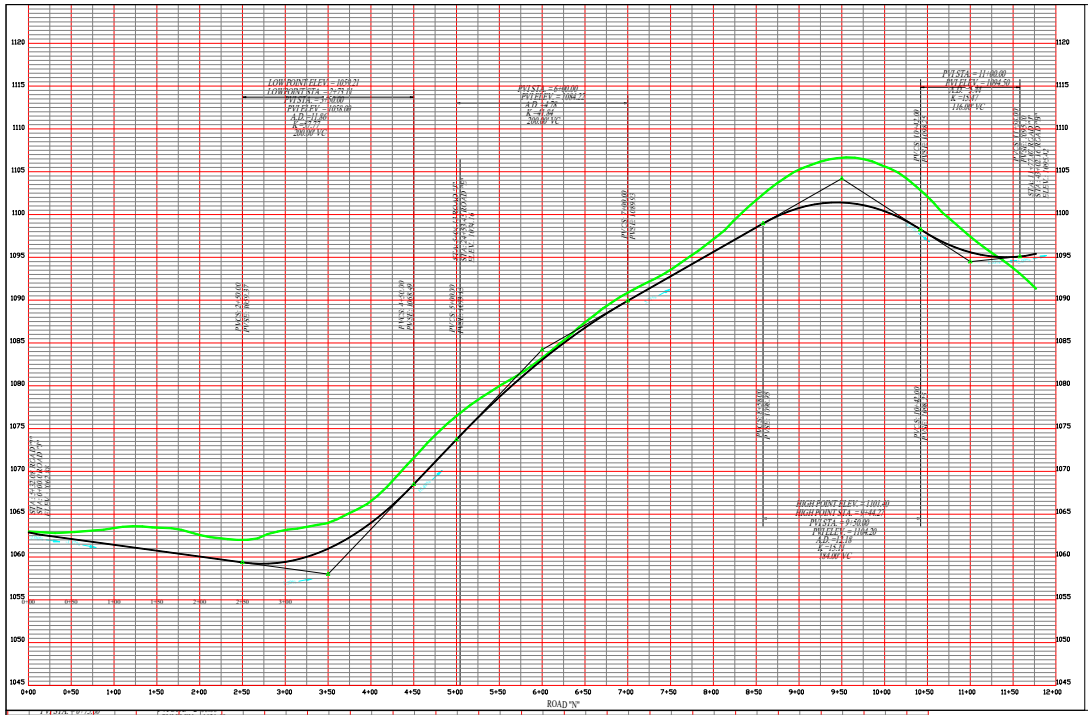
DEED REFERENCES:
INST. # 202204060076856

50 0 50 100
SCALE IN FEET

ROAD PROFILES FOR B STA 37+50 TO 59+03
BELLTOWN DEVELOPMENT ON W. EMORY ROAD
CLT MAP 066, PARCELS 121& 122
DISTRICT-6, KNOX COUNTY, TENNESSEE

BF-09-22-22-RP-3

SHEET 11 OF 19 SHEET(S)



NOTE:

CONTRACTOR IS RESPONSIBLE FOR ALL TRENCH SAFETY

CONTRACTOR SHALL SHORE AND BRACE ALL OPEN CUT TRENCHES AS REQUIRED BY STATE AND FEDERAL LAWS AND LOCAL ORDINANCES, TO CONFORM WITH RECOMMENDATIONS SET FORTH IN ARC MANUAL OF STANDARD PRACTICE, OSHA STANDARDS, OR ANY OTHER SAFETY STANDARDS, OR MORE, TO AVOID EXCESSIVELY WIDE CUTS IN UNSUITABLE MATERIAL.

OSHA RULES SHALL BE ADHERED BY.

NOTE:

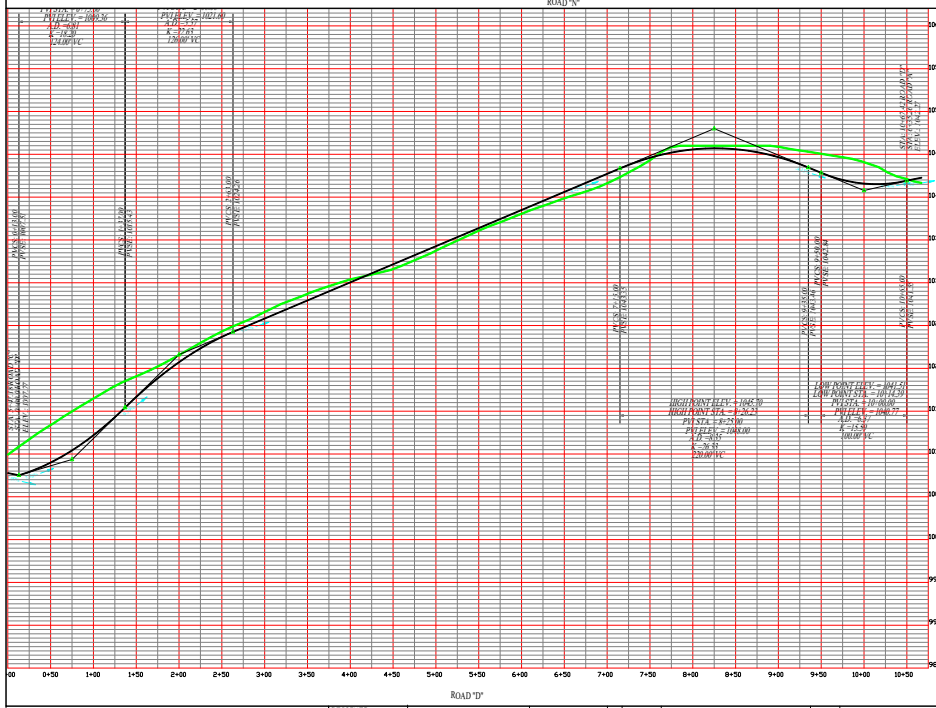
CONTRACTOR TO NOTIFY ENGINEER BEFORE START OF CONSTRUCTION

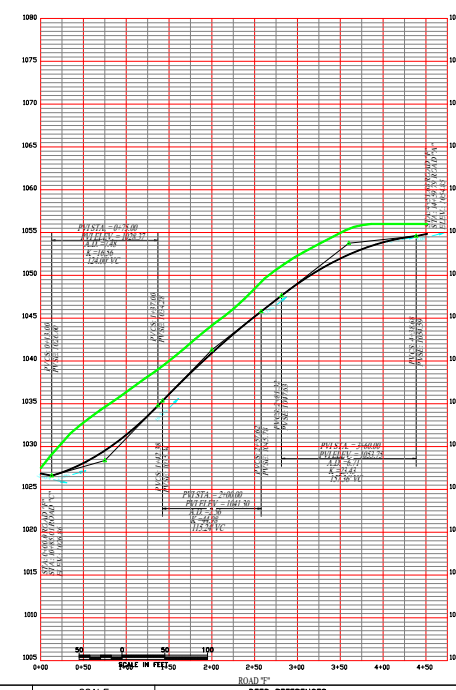
NOTE:

THREE DAYS PRIOR TO ANY EARTHWORK OR CONSTRUCTION CONTRACTOR MUST CONTACT:

TENNESSEE ONE-CALL
1-800-351-1111

RECORD AND SAVE YOUR CONFIRMATION NUMBER.





11-A-22-PD
Revised: 12/7/2022

SITE ADDRESS:
4714 & 4515 W. EMORY ROAD
POWELL, TENNESSEE 37849

OWNER/DEVELOPER:
PRIMOS LAND COMPANY, LLC
4909 BALL RD.
KNOXVILLE, TN 37931
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FAX: (865) 693-9699

1"=50'

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FAX: (865) 693-9699
E-MAIL: wright@southlandengineerconsultants.com
www.southlandengineeringuso.com

DESIGNED	WAR	APPROVED
DRAWN	WAR	ENGINEER
CHECKED	WAR	

NO.	DATE	REVISION	APPR.

SCALE
HORIZONTAL SCALE:1"=50'
VERTICAL SCALE:1"=5'

DATE
09-22-2022

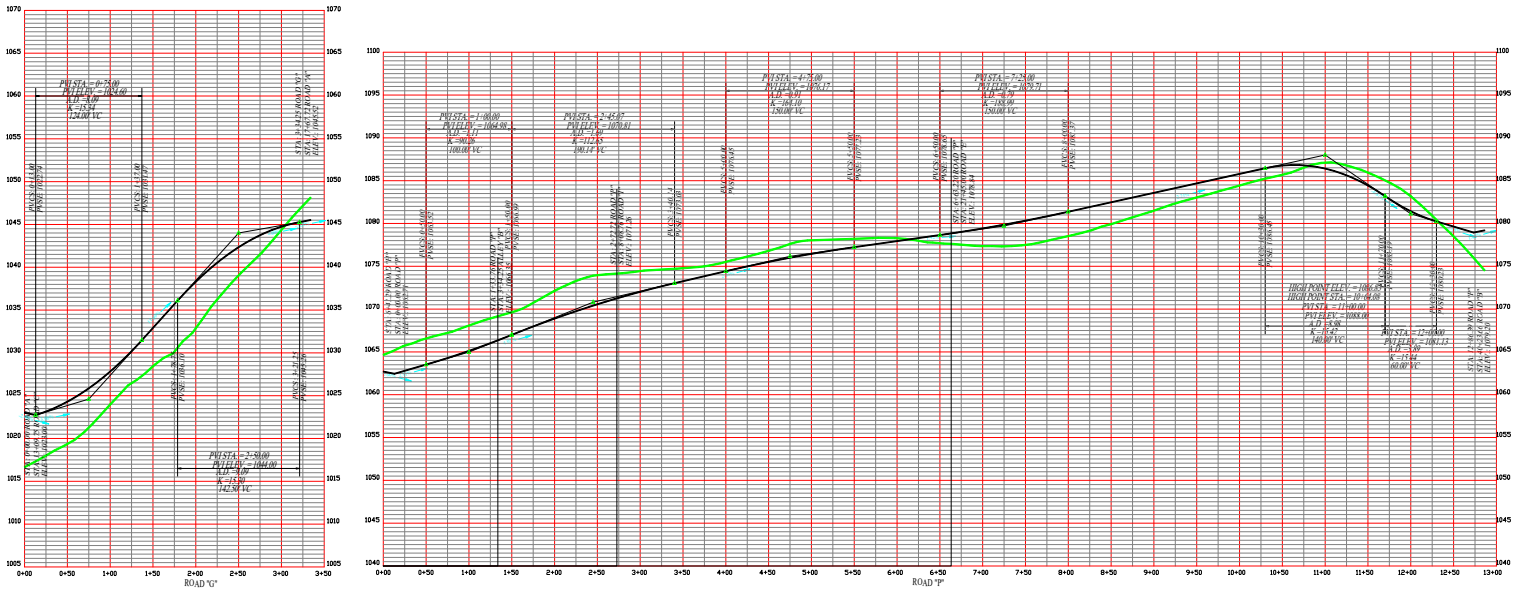
DEED REFERENCES:

INST. # 202204060076856

ROAD PROFILES FOR D, F, AND J
BELLTOWN DEVELOPMENT ON W. EMORY ROAD
CLT MAP 066, PARCELS 121 & 122
DISTRICT-6, KNOX COUNTY, TENNESSEE

BF-09-22-22-RP-4

SHEET 12 OF 19 SHEET(S)



NOTE:

CONTRACTOR IS RESPONSIBLE FOR ALL TRENCH SAFETY

CONTRACTOR SHALL SHORE AND BRACE ALL OPEN CUT TRENCHES AS REQUIRED BY STATE AND FEDERAL LAWS AND LOCAL ORDINANCES. TO PROTECT WORKMEN AND PROPERTY. IT IS THE SOLE RESPONSIBILITY OF CONTRACTOR TO PROVIDE EROSION PREVENTION BY CONTRACTORS, TO PROTECT LIVE PROPERTY, OR WORK, TO AVOID EXCESSIVELY WIDE CUTS IN UNSTABLE MATERIAL.

ZERO RISE SHALL BE ADHERED BY.

NOTE:

CONTRACTOR TO NOTIFY ENGINEER BEFORE START OF CONSTRUCTION

NOTE:

THREE DAYS PRIOR TO ANY EARTHWORK OR CONSTRUCTION CONTRACTOR MUST CONTACT:

TENNESSEE ONE-CALL
1-800-351-1111

RECORD AND SAVE YOUR CONFIRMATION NUMBER.

11-A-22-PD
Revised: 12/7/2022

SITE ADDRESS:
4714 & 4515 W. EMORY ROAD
POWELL, TENNESSEE 37849

OWNER/DEVELOPER:

PRIMOS LAND COMPANY, LLC
4909 BALL RD.
KNOXVILLE, TN 37931
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FAX: (865) 693-9699

50 0 50 100
SCALE IN FEET

1"=50'

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FAX: (865) 693-9699
E-MAIL: wright@slengineerconsultants.com
www.southlandengineeringusa.com

DESIGNED	WAR	APPROVED
DRAWN	WAR	ENGINEER
CHECKED	WAR	

NO.	DATE	REVISION	APPR.

SCALE
HORIZONTAL SCALE:1"=50'
VERTICAL SCALE:1"=5'

DATE
09-22-2022

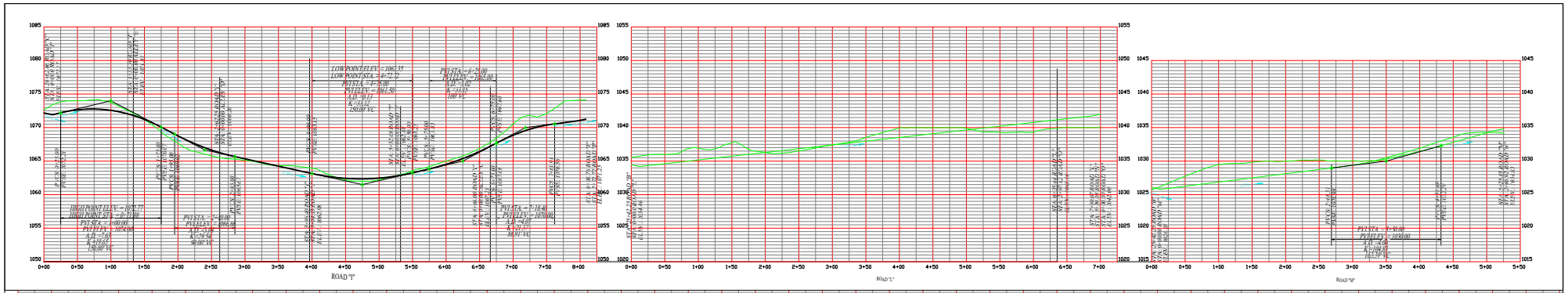
DEED REFERENCES:

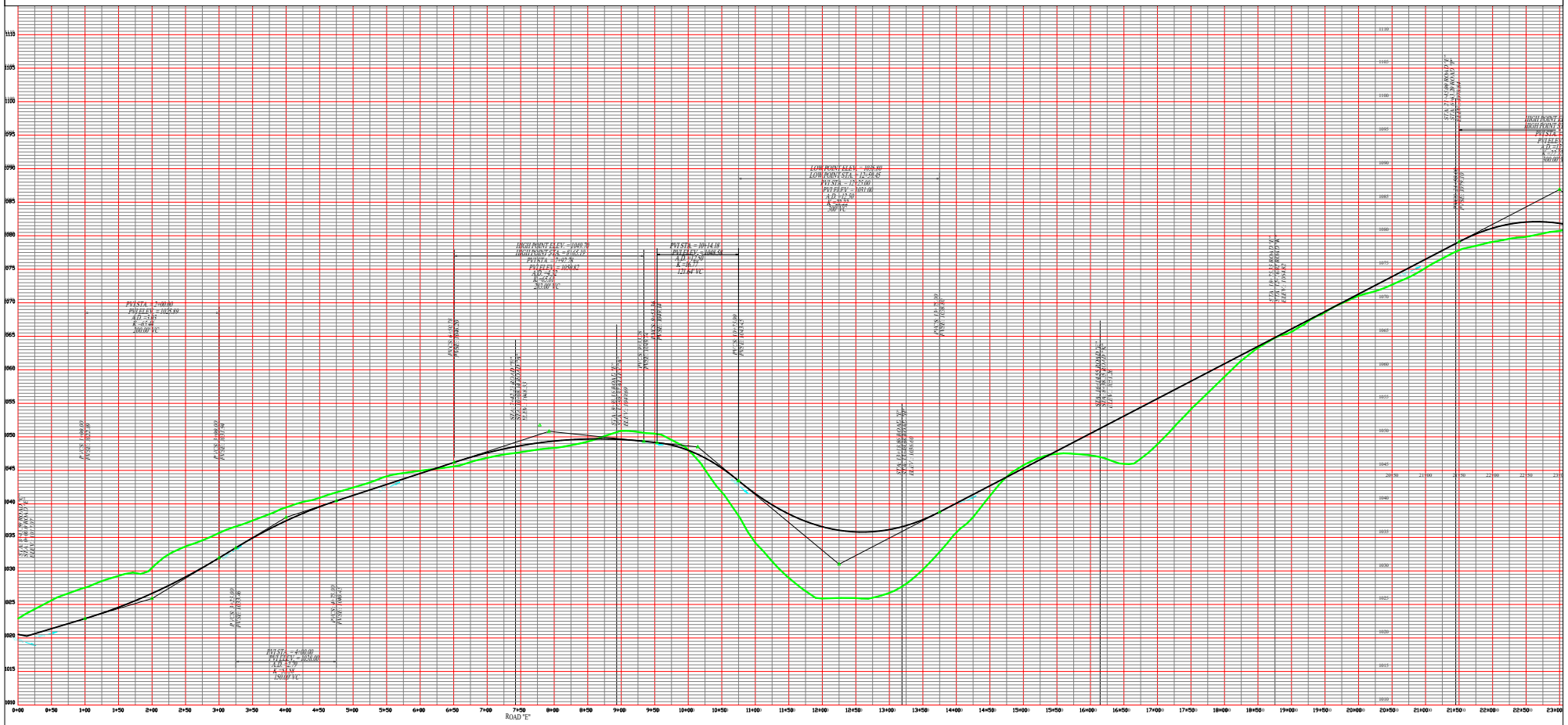
INST. # 202204060076856

ROAD PROFILES FOR G & P
BELLTOWN DEVELOPMENT ON W. EMORY ROAD
CLT MAP 066, PARCELS 121 & 122
DISTRICT-6, KNOX COUNTY, TENNESSEE

BF-09-22-22-RP-5

SHEET 13 OF 19 SHEET(S)





11-A-22-PD
Revised: 12/7/2022

OWNER/DEVELOPER:
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4909 BALL RD.
KNOXVILLE, TN 37931
PHONE: (865) 694-7756
FAX: (865) 693-9699

SITE ADDRESS:
4714 & 4515 W. EMORY ROAD
POWELL, TENNESSEE 37849

SCALE IN FEET: 50 0 50 100

1"=50'

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FAX: (865) 693-9699
E-MAIL: wrghuble@secgroupofficeds.com
www.southlandengineeringusa.com

DESIGNED	WAR	APPROVED
DRAWN	WAR	ENGINEER
CHECKED	WAR	

NO.	DATE	REVISION	APPR.

SCALE
HORIZONTAL SCALE:1"=50'
VERTICAL SCALE:1"=5'

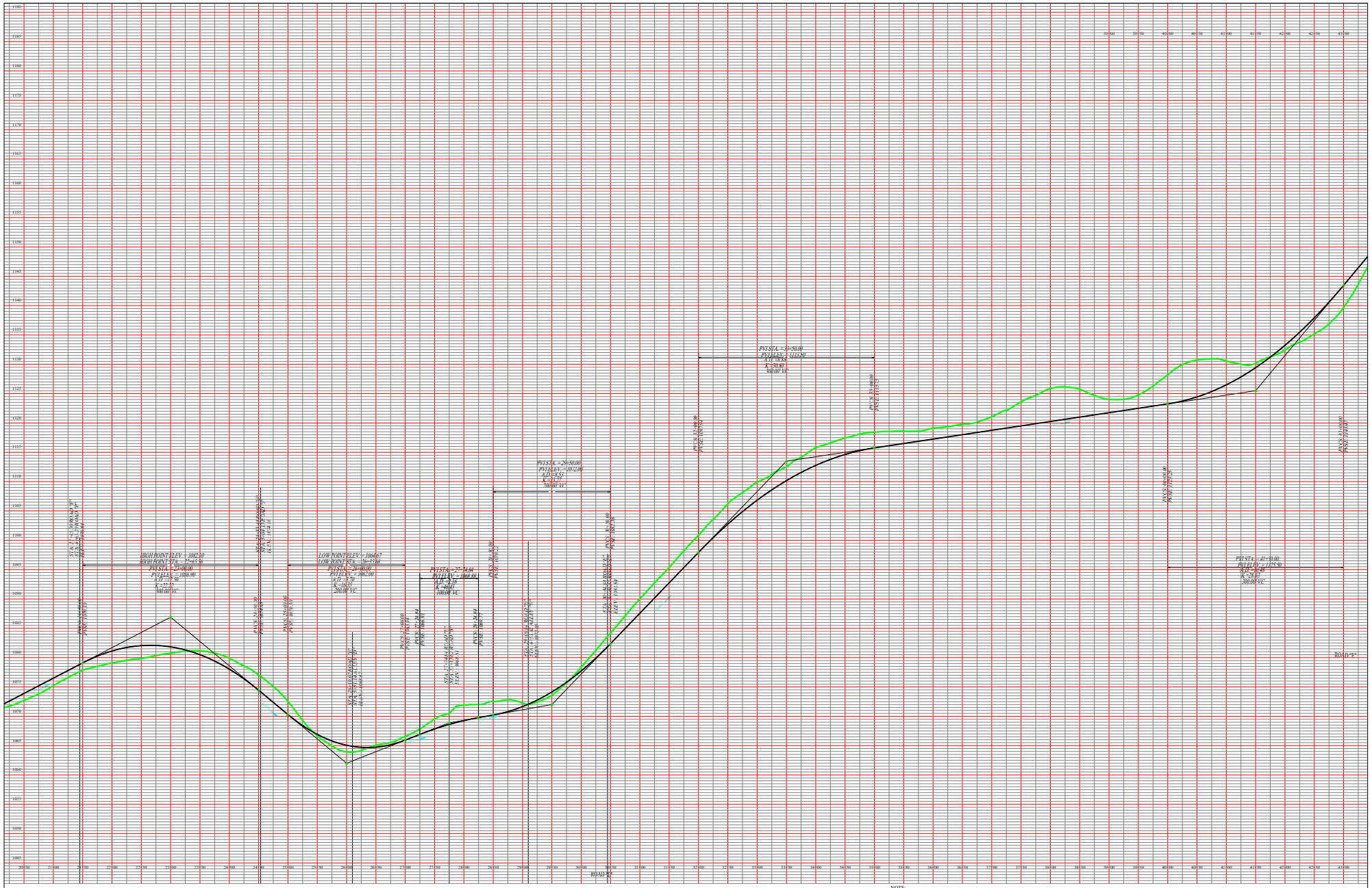
DATE
09-22-2022

DEED REFERENCES:
INST. # 202204060076856

ROAD PROFILES FOR I, L, M, & E STA. 0+00-20+50.00
BELLTOWN DEVELOPMENT ON W. EMORY ROAD
CLT MAP 066, PARCELS 121 & 122
DISTRICT-6, KNOX COUNTY, TENNESSEE

BF-09-22-22-RP-6

SHEET 14 OF 19 SHEET(S)



NOTE:

CONTRACTOR IS RESPONSIBLE FOR ALL TRENCH SAFETY

CONTRACTOR SHALL SHORE AND BRACE ALL OPEN CUT TRENCHES AS REQUIRED BY STATE AND FEDERAL LAWS AND LOCAL ORDINANCES, TO CONFORM WITH RECOMMENDATIONS SET FORTH IN ABC MANUAL OF ACCIDENT PREVENTION IN CONSTRUCTION, TO PROTECT LIFE, PROPERTY, OR WORK; TO AVOID EXCESSIVELY WIDE DITCH IN DESTABLE MATERIAL.

ZONAL RULES SHALL BE ABIDED BY.

NOTE:

CONTRACTOR TO NOTIFY ENGINEER BEFORE START OF CONSTRUCTION

NOTE:
THREE DAYS PRIOR TO ANY EARTHWORK OR CONSTRUCTION CONTRACTOR MUST CONTACT:
TENNESSEE ONE-CALL
1-800-351-1111
RECORD AND SAVE YOUR CONFIRMATION NUMBER.

50 0 50 100
SCALE IN FEET

11-A-22-PD
Revised: 12/7/2022

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KNOXVILLE, TN 37931
PHONE: (865) 694-7756
FAX: (865) 693-9699

SITE ADDRESS:
4714 & 4515 W. EMORY ROAD
POWELL, TENNESSEE 37849

1"=50'

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FAX: (865) 693-9699
E-MAIL: wright@southlandengineerconsultants.com
www.southlandengineeringusa.com

DESIGNED	WAR	APPROVED
DRAWN	WAR	ENGINEER
CHECKED	WAR	

NO.	DATE	REVISION	APPR.

PHASE IV ROAD PROFILES
SONG SPARROW DR. STA. 11+33 TO STA. 28+15
STARLING DR. & "L"

SCALE
HORIZONTAL SCALE:1"=50'
VERTICAL SCALE:1"=5'

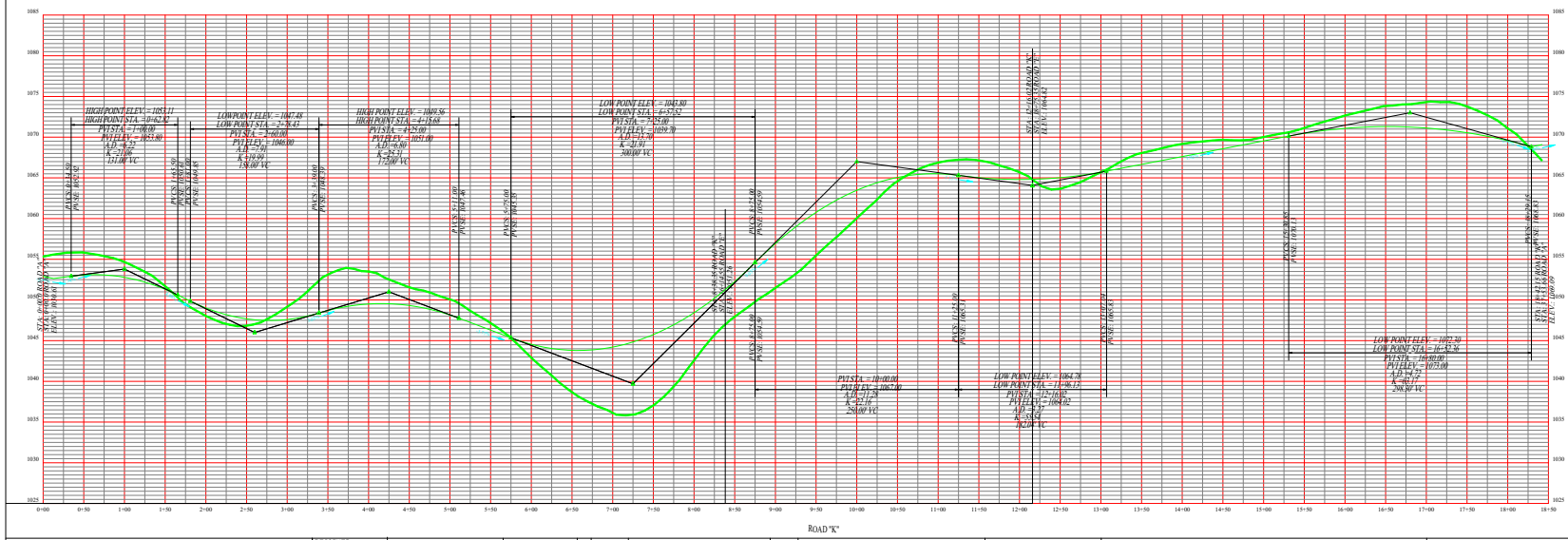
DATE
09-22-2022

DEED REFERENCES:
INST. # 202204060076856

ROAD PROFILES FOR E STA. 20+50-43+00
BELLTOWN DEVELOPMENT ON W. EMORY ROAD
CLT MAP 066, PARCELS 121 & 122
DISTRICT-6, KNOX COUNTY, TENNESSEE

BF-09-22-22-RP-7

SHEET 15 OF 19 SHEET(S)



NOTE:

CONTRACTOR IS RESPONSIBLE FOR ALL TRENCH SAFETY

CONTRACTOR SHALL SHORE AND BRACE ALL OPEN CUT TRENCHES AS REQUIRED BY STATE AND FEDERAL LAWS AND LOCAL ORDINANCES, TO CONFORM WITH RECOMMENDATIONS SET FORTH IN ASC MANUAL OF ACCIDENT PREVENTION IN CONSTRUCTION, TO PROTECT LIFE, PROPERTY, OR WORK; TO AVOID EXCESSIVELY WIDE CUTS IN UNSTABLE MATERIAL.

ZERO RAISE SHALL BE ABOVE 20.

NOTE:

CONTRACTOR TO NOTIFY ENGINEER BEFORE START OF CONSTRUCTION

NOTE:
THREE DAYS PRIOR TO ANY EARTHWORK OR CONSTRUCTION, CONTRACTOR MUST CONTACT:
TENNESSEE ONE-CALL
1-800-351-1111
RECORD AND SAVE YOUR CONFIRMATION NUMBER.

SITE ADDRESS:
4714 & 4515 W. EMORY ROAD
POWELL, TENNESSEE 37849

11-A-22-PD
Revised: 12/7/2022

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FAX: (865) 693-9699

1"=50'

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FAX: (865) 693-9699
E-MAIL: wright@southlandengineerconsultants.com
www.southlandengineeringuso.com

DESIGNED	WAR	APPROVED
DRAWN	WAR	ENGINEER
CHECKED	WAR	

NO.	DATE	REVISION	APPR.

SCALE
HORIZONTAL SCALE:1"=50'
VERTICAL SCALE:1"=5'

DATE
09-22-2022

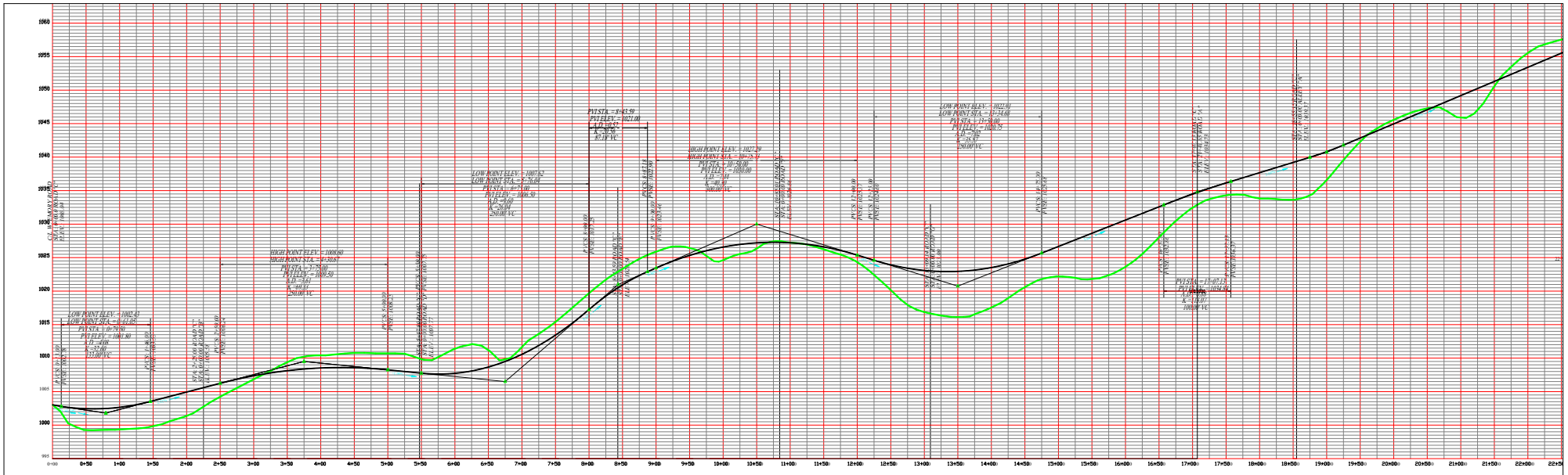
DEED REFERENCES:
INST. # 202204060076856

50 0 50 100
SCALE IN FEET

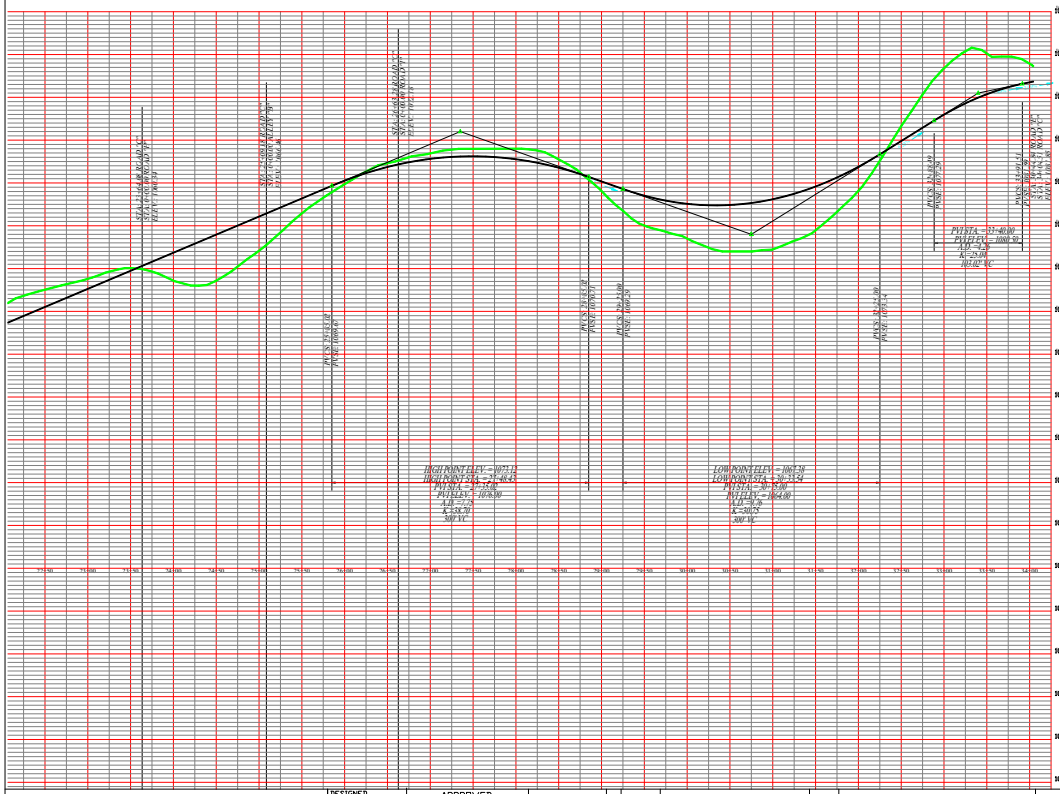
ROAD PROFILES FOR
E STA. 43+00 TO 50+50+00, & K
BELLTOWN DEVELOPMENT ON W. EMORY ROAD
C.L.T MAP 066, PARCELS 121 & 122
DISTRICT-6, KNOX COUNTY, TENNESSEE

BF-09-22-22-RP-8

SHEET 16 OF 19 SHEET(S)



ROAD "C"



NOTE:
CONTRACTOR IS RESPONSIBLE FOR ALL TRENCH SAFETY

CONTRACTOR SHALL SHORE AND BRACE ALL OPEN CUT TRENCHES AS REQUIRED BY STATE AND FEDERAL LAWS AND LOCAL ORDINANCES, TO CONFORM WITH RECOMMENDATIONS SET FORTH IN OSC MANUAL ON ACCIDENT PREVENTION IN CONSTRUCTION, TO PROTECT LIFE, PROPERTY, OR WORK; TO AVOID EXCESSIVELY WIDE CUTS IN UNUSABLE MATERIAL.

OSHA RULES SHALL BE ADHERED TO.

NOTE:
CONTRACTOR TO NOTIFY ENGINEER BEFORE START OF CONSTRUCTION

NOTE:
THREE DAYS PRIOR TO ANY EARTHWORK OR CONSTRUCTION CONTRACTOR MUST CONTACT:
TENNESSEE ONE-CALL
1-800-351-1111
RECORD AND SAVE YOUR CONFIRMATION NUMBER.

11-A-22-PD
Revised: 12/7/2022

SITE ADDRESS:
4714 & 4515 W. EMORY ROAD
POWELL, TENNESSEE 37849

OWNER/DEVELOPER:
PRIMOS LAND COMPANY, LLC
4909 BALL RD.
KNOXVILLE, TN 37931
PHONE: (865) 694-7756
FAX: (865) 693-9699

1"=50'

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E-MAIL: wright@southlandengineerconsultants.com
www.southlandengineeringuso.com

DESIGNED	WAR	APPROVED
DRAWN	WAR	ENGINEER
CHECKED	WAR	

NO.	DATE	REVISION	APPR.

SCALE
HORIZONTAL SCALE:1"=50'
VERTICAL SCALE:1"=5'

DATE
09-22-2022

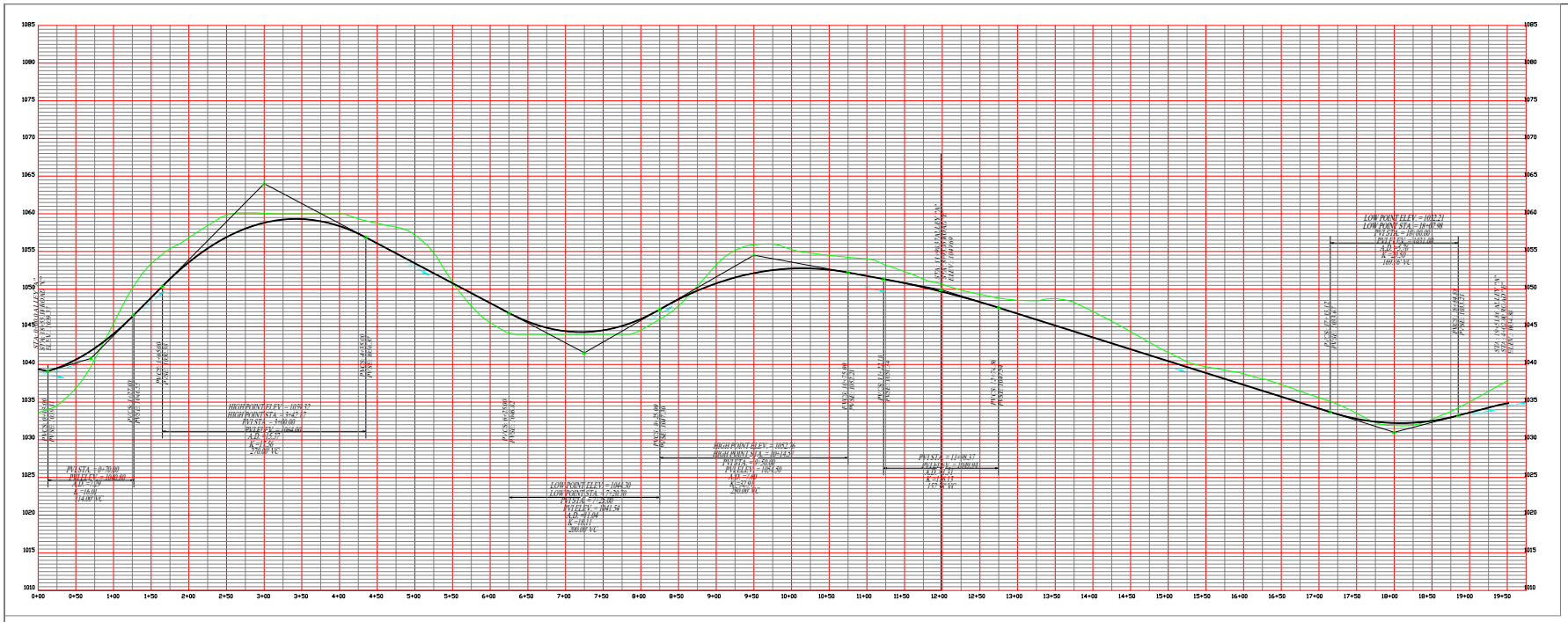
DEED REFERENCES:
INST. # 202204060076856

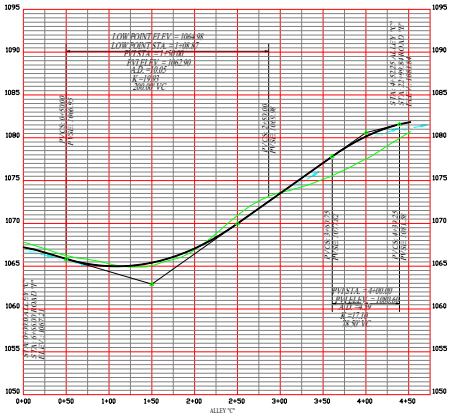
50 0 50 100
SCALE IN FEET

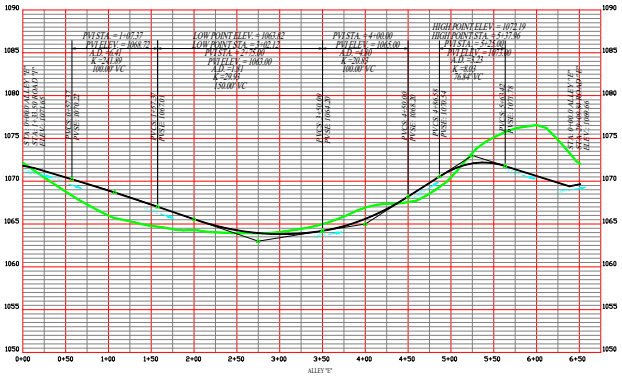
ROAD PROFILES FOR C, STA. 0+00 TO 30+44
BELLTOWN DEVELOPMENT ON W. EMORY ROAD
CLT MAP 066, PARCELS 121 & 122
DISTRICT-6, KNOX COUNTY, TENNESSEE

BF-09-22-22-RP-9

SHEET 17 OF 19 SHEET(S)







11-A-22-PD
Revised: 12/7/2022

NOTE:
CONTRACTOR IS RESPONSIBLE FOR ALL TRENCH SAFETY

CONTRACTOR SHALL SHORE AND BRACE ALL OPEN CUT TRENCHES AS REQUIRED BY STATE AND FEDERAL LAW AND LOCAL ORDINANCES TO COMPLY WITH OCCUPATIONAL SAFETY AND HEALTH ACT MINIMUM STANDARDS WITH REGARDS TO TRENCHING. CONTRACTOR SHALL ACCEPT RESPONSIBILITY IN CONSTRUCTION, TO PROTECT ALL PROPERTY, ON WORK, TO AVOID EXCESSIVELY WIDE CUTS IN UNSTABLE MATERIAL.

ZERO RAISES SHALL BE ADDED BY.

NOTE:
CONTRACTOR TO NOTIFY ENGINEER BEFORE START OF CONSTRUCTION

50 0 50 100
SCALE IN FEET

NOTE:
THREE DAYS PRIOR TO ANY EARTHWORK OR CONSTRUCTION CONTRACTOR MUST CONTACT:
TENNESSEE ONE-CALL
1-800-351-1111
RECORD AND SAVE YOUR CONFIRMATION NUMBER.

SITE ADDRESS:
4714 & 4515 W. EMORY ROAD
POWELL, TENNESSEE 37849

OWNER/DEVELOPER:
PRIMOS LAND COMPANY, LLC
4909 BALL RD.
KNOXVILLE, TN 37931
PHONE: (865) 594-7756
FAX: (865) 693-9699

1"=50'

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SOUTHLAND ENGINEERING CONSULTANTS, LLC
GENERAL CIVIL & LAND SURVEYORS
4909 BALL ROAD
KNOXVILLE, TENNESSEE 37931
PHONE: (865) 594-7756
FAX: (865) 693-9699
E-MAIL: wright@southlandengineerconsultants.com
www.southlandengineeringuso.com

DESIGNED	WAR	APPROVED
DRAWN	WAR	ENGINEER
CHECKED	WAR	

NO.	DATE	REVISION	APPR.

SCALE
HORIZONTAL SCALE:1"=50'
VERTICAL SCALE:1"=5'

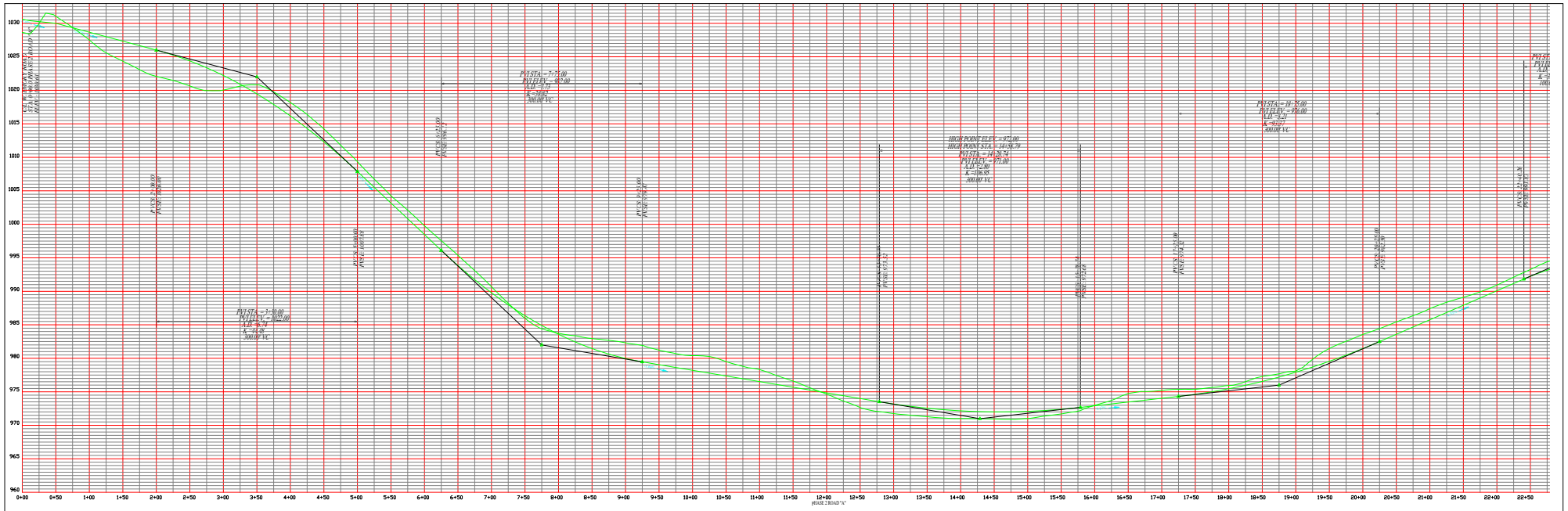
DATE
09-22-2022

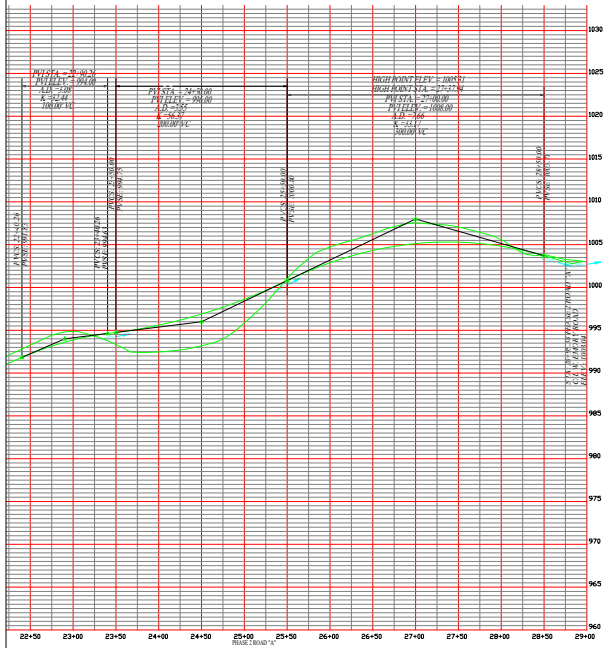
DEED REFERENCES:
INST. # 202204060076856

ROAD PROFILE FOR ALLEYS A, C &E.
BELLTOWN DEVELOPMENT ON W. EMORY ROAD
CLT MAP 066, PARCELS 121 & 122
DISTRICT-6, KNOX COUNTY, TENNESSEE

BF-09-22-22-RP-10

SHEET 18 OF 19 SHEET(S)





NOTE:

CONTRACTOR IS RESPONSIBLE FOR ALL TRENCH SAFETY

CONTRACTOR SHALL SHORE AND BRACE ALL OPEN CUT TRENCHES AS REQUIRED BY STATE AND FEDERAL OSHA AND OSHA REPRESENTATIVES, TO COMPLY WITH MEASUREMENTS SET FORTH IN ADC MANUAL, TO ASSURE ADEQUATE PROTECTION IN CONSTRUCTION, TO PROTECT LIFE, PROPERTY, OR WORK; TO AVOID EXCESSIVELY WIDE DIRTS OR UNSTABLE MATERIAL.

OSHA RULES SHALL BE ADHERED BY.

NOTE:

CONTRACTOR TO NOTIFY ENGINEER BEFORE START OF CONSTRUCTION

NOTE:

THREE DAYS PRIOR TO ANY EARTHWORK OR CONSTRUCTION CONTRACTOR MUST CONTACT:
TENNESSEE ONE-CALL
1-800-351-1111
RECORD AND SAVE YOUR CONFIRMATION NUMBER.

11-A-22-PD
Revised: 12/7/2022

SITE ADDRESS:
4714 & 4515 W. EMORY ROAD
POWELL, TENNESSEE 37849

OWNER/DEVELOPER:

PRIMOS LAND COMPANY, LLC
4909 BALL RD.
KNOXVILLE, TN 37931
PHONE: (865) 694-7756
FAX: (865) 693-9699

50 0 50 100
SCALE IN FEET

1"=50'

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www.southlandengineeringusa.com

DESIGNED	WAR	APPROVED
DRAWN	WAR	ENGINEER
CHECKED	WAR	

NO.	DATE	REVISION	APPR.

SCALE
HORIZONTAL SCALE:1"=50'
VERTICAL SCALE:1"=5'

DATE
09-22-2022

DEED REFERENCES:

INST. # 202204060076856

ROAD PROFILE FOR PHASE 2 ROAD A
BELLTOWN DEVELOPMENT ON W. EMORY ROAD
CLT MAP 066, PARCELS 121 & 122
DISTRICT-6, KNOX COUNTY, TENNESSEE

BF-09-22-22-RP-11

SHEET 19 OF 19 SHEET(S)