

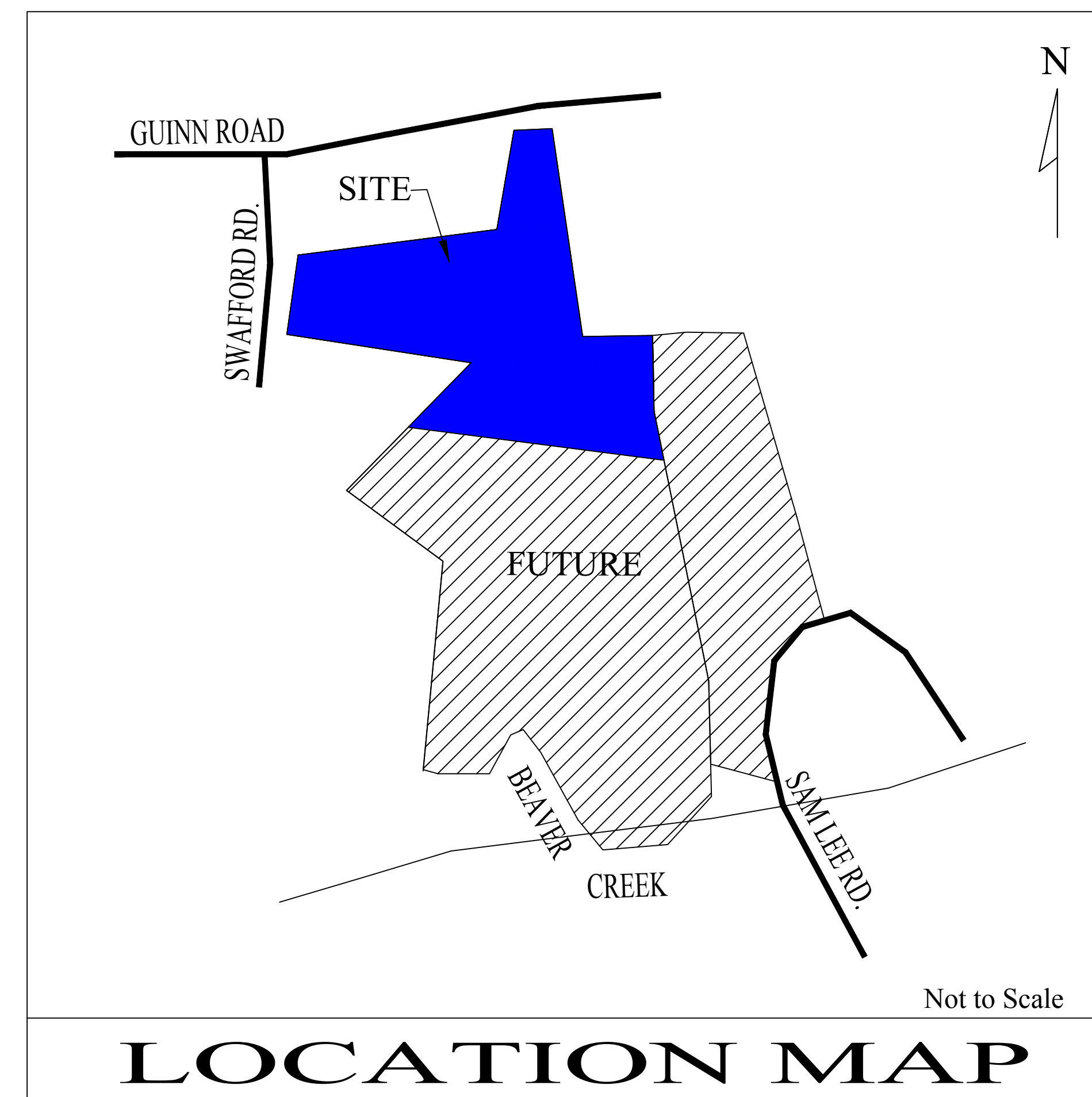
CONCEPT & DESIGN PLAN
FOR

ROWLAND FARM PHASE I

CLT MAP 103, PART OF PARCELS 073
DISTRICT-6, KNOX COUNTY, TENNESSEE

THREE DAYS PRIOR TO ANY EARTHWORK
OR CONSTRUCTION CONTRACTOR MUST
CONTACT:
TENNESSEE ONE-CALL
1-800-351-1111
RECORD AND SAVE YOUR
CONFIRMATION NUMBER: 160926614
CONFIRMATION NUMBER: 160985276

INDEX OF PLANS	
SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	DESIGN PLAN, PHASE I
3	ROAD PROFILE FOR A STA. 0+00 TO 21+50
4	ROAD PROFILES FOR A, STA. 21+50 TO 32+00 & ROAD B STA. 0+00 TO 10+00
5	ROAD PROFILES FOR C, D, E & F



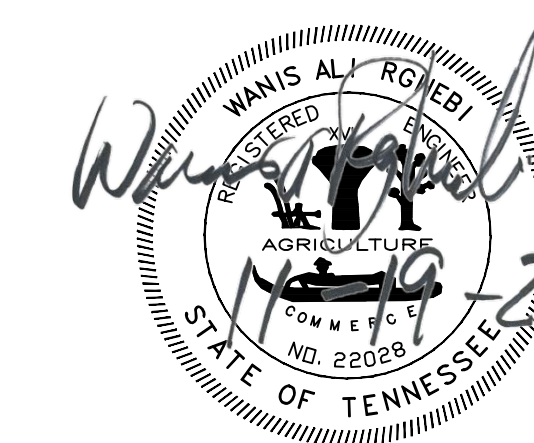
OWNER:
PRIMOS LAND COMPANY, LLC
4907 BALL ROAD
KNOXVILLE, TENNESSEE 37931
PHONE (865) 694-8582
FAX: (865) 693-9699

SITE ADDRESS:
3324 SWAFFORD ROAD
10929 SAM LEE ROAD
KNOXVILLE, TENNESSEE 37931

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

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 47093C0233G,
Knox County Community Number 475433 effective date May 2,
2007.
Date: 11-19-24
Signature: [Signature]

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 47093C0233G,
Knox County Community Number 475433 effective date August 5,
2013.
Date: 11-19-24
Signature: [Signature]



CERTIFICATION OF CONCEPT PLAN
I HEREBY CERTIFY THAT I AM AN ENGINEER, LICENSED TO PRACTICE
UNDER THE LAWS OF THE STATE OF TENNESSEE, AND THAT THE
ENGINEERING INFORMATION PROVIDED AS PART OF THIS DESIGN
PLAN IS TRUE AND IS BASED ON SOUND ENGINEERING PRACTICE.
ENGINEER: W. Al Rogers
TENNESSEE CERTIFICATE NUMBER: 22558

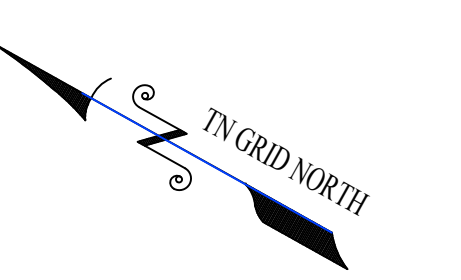
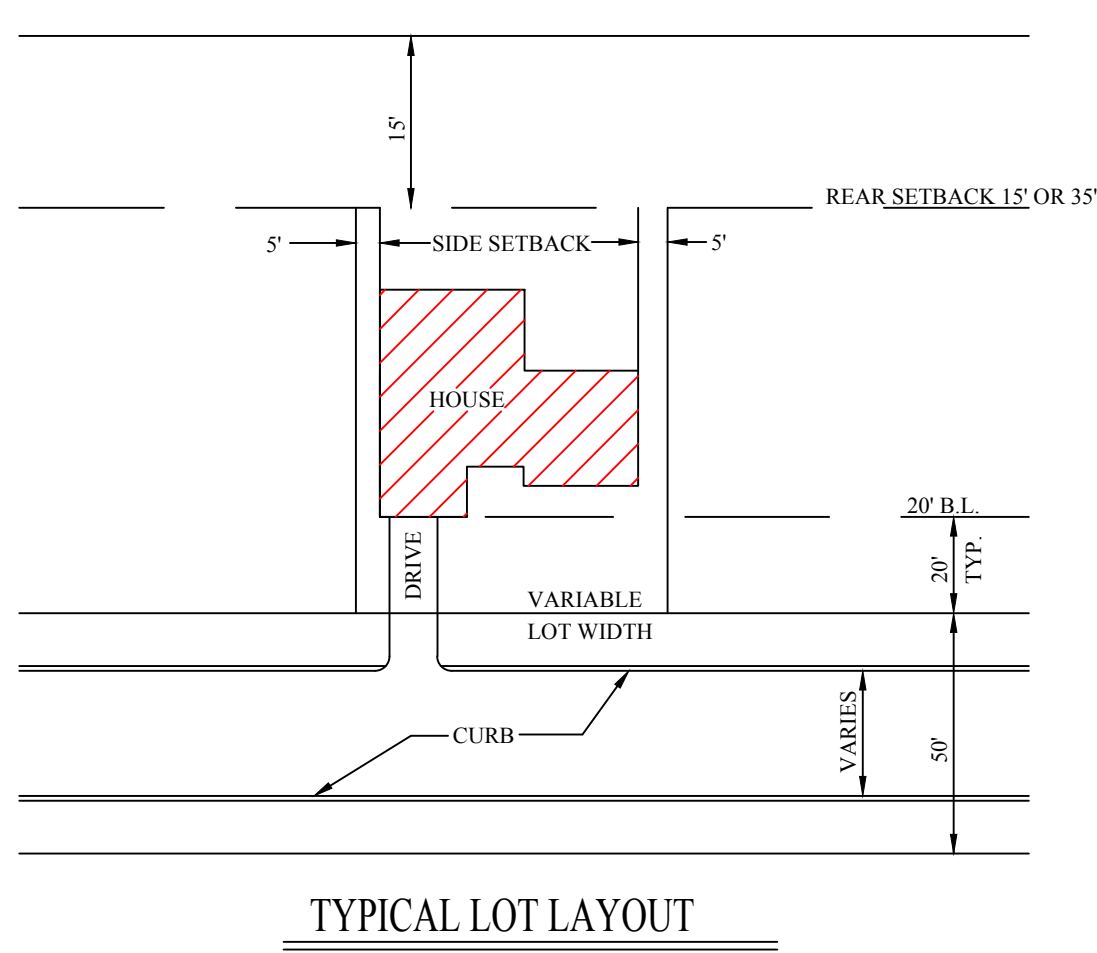
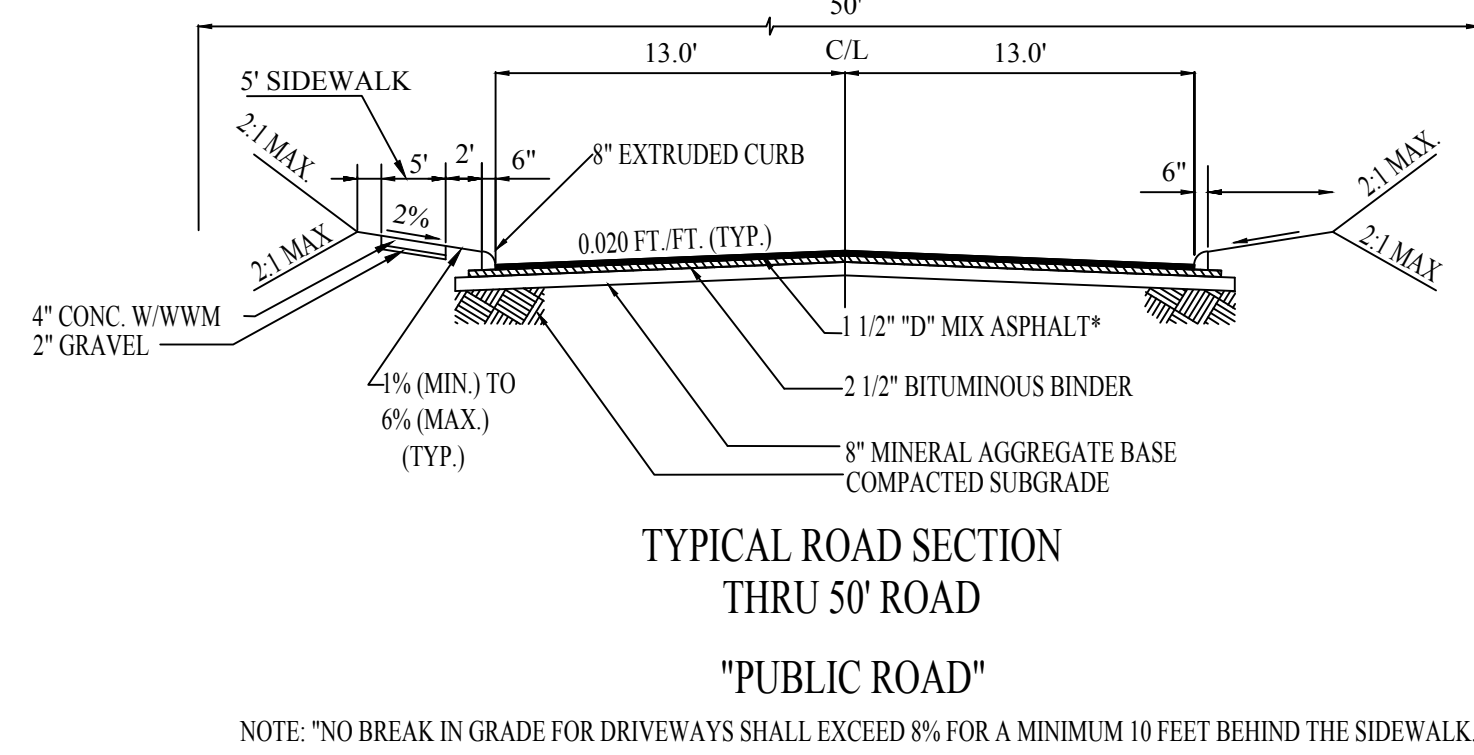
PERMITS FOR THIS PROJECT ARE ISSUED THROUGH KNOX COUNTY GOVERNMENT

Revised: 11/19/2024
FILE # 12-SB-24-C & 12-C-24-DP

REV. 11-19-24
JUNE 2024

DEED INST. # 20211230051702
DEED INST. # 202305300063881

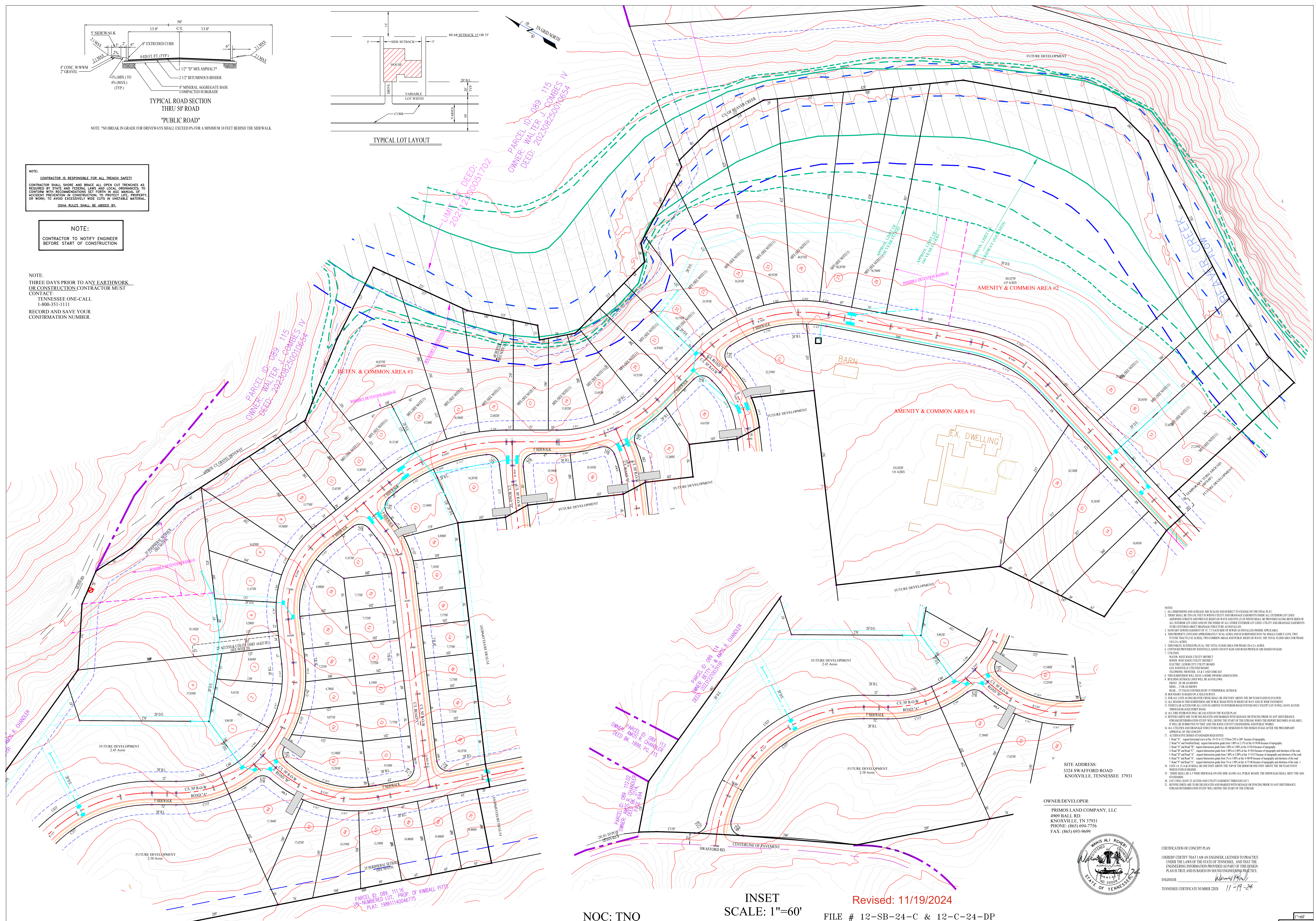
RLF-06-10-24-PH-I-TS



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 ACC MANUAL OF ACCIDENT PREVENTION IN CONSTRUCTION TO PROTECT LIFE, PROPERTY, OR WORK; TO AVOID EXCESSIVELY WIDE CUTS IN UNSTABLE MATERIAL. OSHA RULES SHALL BE ABIDED BY.

NOTE:
CONTRACTOR TO NOTIFY ENGINEER BEFORE START OF CONSTRUCTION

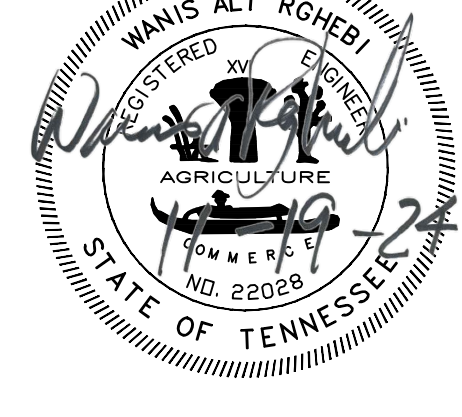
NOTE:
THREE DAYS PRIOR TO ANY EARTHWORK OR CONSTRUCTION CONTRACTOR MUST CONTACT:
TENNESSEE ONE-CALL
1-800-351-1111
RECORD AND SAVE YOUR CONFIRMATION NUMBER.



NOTES:
1. ALL DIMENSIONS AND SPACES ARE SCALED AND SUBJECT TO ROUNDING ON THE FINAL PLAN.
2. THERE SHALL BE TEN (10) FEET IN WIDTH UTILITY AND DRAINAGE FACILITIES INSIDE ALL EXTERIOR LOT LINES AND DIMENSIONS CANNOT BE LESS THAN TEN (10) FEET ON EITHER SIDE OF THE FACILITIES UNLESS OTHERWISE SPECIFIED.
3. ALL INTERIOR LOT LINES AND ON THE INSIDE OF ALL OTHER EXTERIOR LOT LINES UTILITY AND DRAINAGE FACILITIES SHALL BE PROVIDED AS SHOWN.
4. SANITARY SEWER LINES SHALL BE 12\"/>

SITE ADDRESS:
3324 SW AFFORD ROAD
KNOXVILLE, TENNESSEE 37931

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



CERTIFICATION OF CONCEPT PLAN
I HEREBY CERTIFY THAT I AM AN ENGINEER LICENSED TO PRACTICE UNDER THE LAWS OF THE STATE OF TENNESSEE, AND THAT THE ENGINEERING INFORMATION PROVIDED AS PART OF THIS DESIGN PLAN IS TRUE AND IS BASED ON SOUND ENGINEERING PRACTICE.

ENGINEER: Travis Al Rober
TENNESSEE CERTIFICATE NUMBER: 2203
DATE: 11-19-24

INSET SCALE: 1"=60'
Revised: 11/19/2024

NOC: TNQ

FILE # 12-SB-24-C & 12-C-24-DP

SCALE:
HORIZONTAL SCALE: 1"=60'
CONTOUR INTERVAL: 2'
DATE: 06-10-2024

DEED REFERENCES:
INST. # 20211230051702
INST. # 202305300063881



SOUTHLAND ENGINEERING CONSULTANTS, LLC
GENERAL CIVIL & LAND SURVEYORS
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KNOXVILLE, TENNESSEE 37931
PHONE: (865) 694-7756
FAX: (865) 693-9699
E-MAIL: wrgh@secon.com
www.southlandengineering.com

DESIGNED	WAR	APPROVED ENGINEER			
DRAWN	WAR				
CHECKED	WAR				

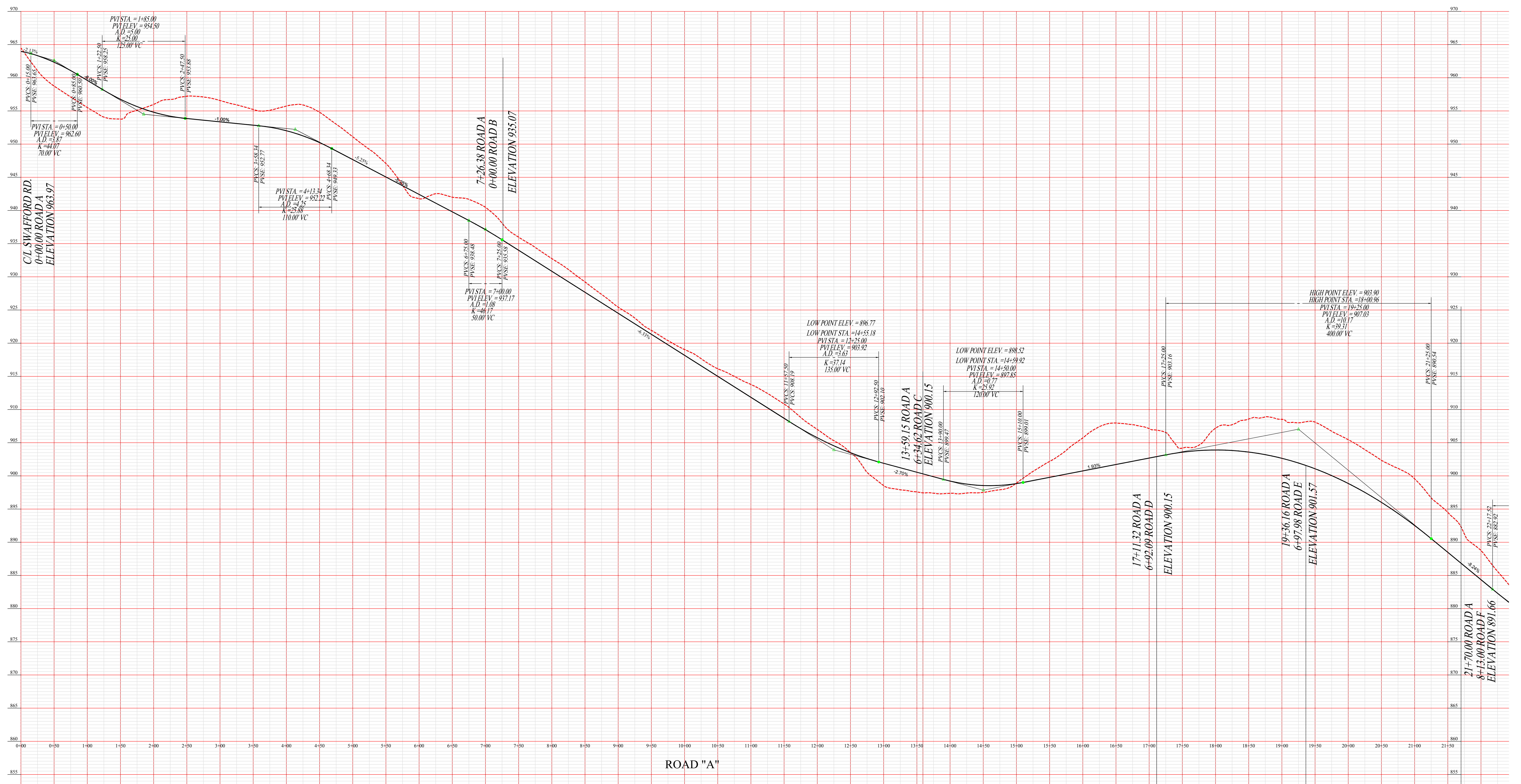
NO.	DATE	REVISED PER PLANNING COMMENTS	REVISION	APPR.
1	11-19-24			

OVERALL CONCEPT PLAN FOR ROWLAND FARM ON SAM LEE ROAD CL1 MAP 103, PARCELS 073 & 074 DISTRICT-6, KNOX COUNTY, TENNESSEE

SHEET 2 OF 5 SHEETS

RF-06-10-24-PH-1-C

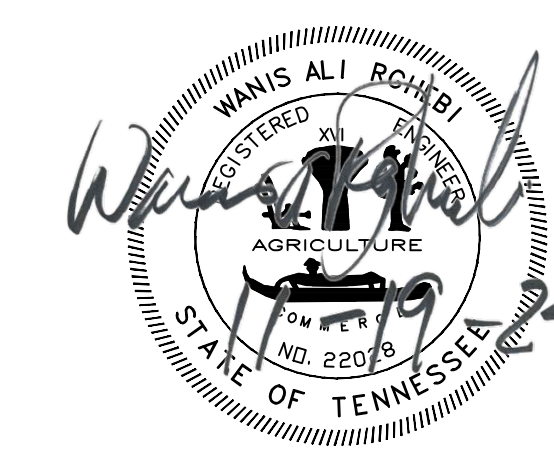
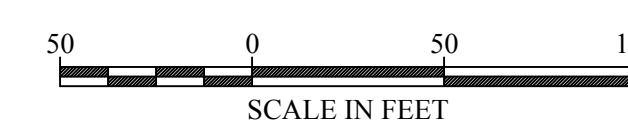
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Revised: 11/19/2024

FILE # 12-SB-24-C & 12-C-24-DP

NOC: TNQ



SITE ADDRESS:
3324 SWAFFORD ROAD
KNOXVILLE, TENNESSEE 37931

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

SCALE
HORIZONTAL SCALE: 1"=50'
VERTICAL SCALE: 1"=5'
DATE
06-10-2024

DEED REFERENCES:
INST. # 20211230051702
INST. # 202305300063881

ROAD "A", STA. 0+00 TO 21+00
ROAD PROFILE PLAN FOR
ROWLAND FARM ON SAM LEE ROAD
CLT MAP 103, PART OF PARCEL 073
DISTRICT-6, KNOX COUNTY, TENNESSEE

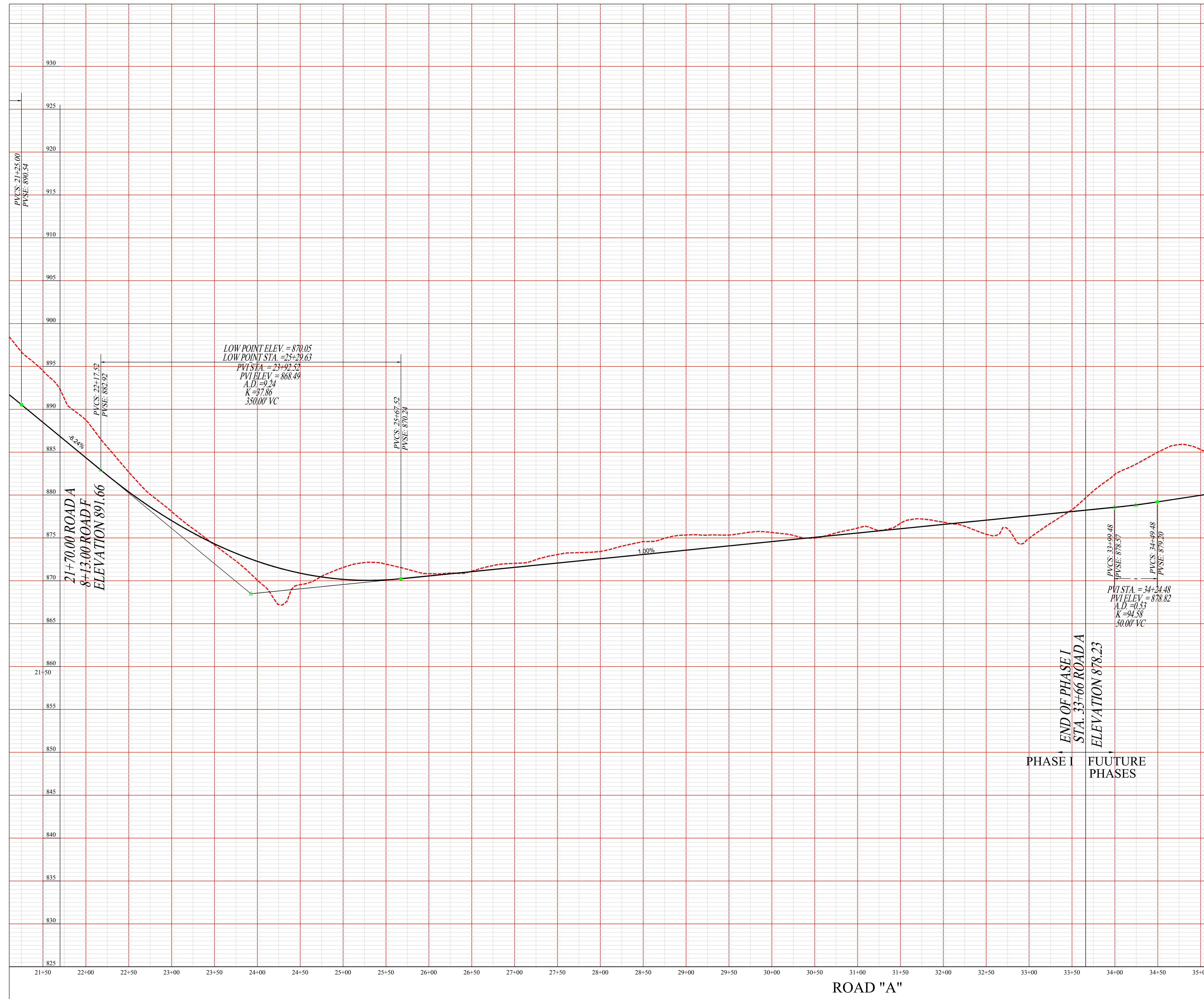
RLF-06-10-24-RP1-PH-I-
SHEET 3 OF 5 SHEET(S)

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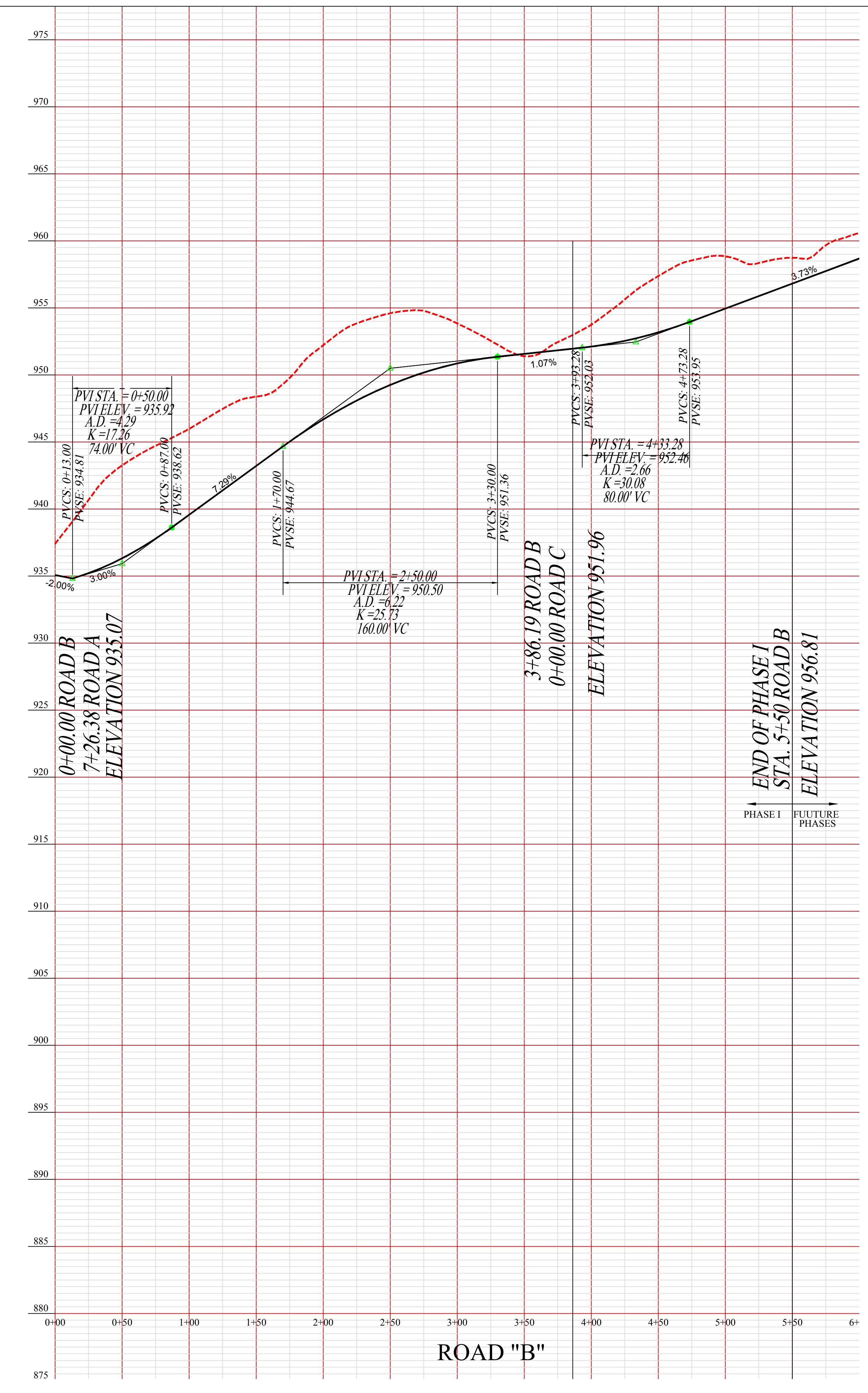
DESIGNED	WAR	APPROVED
DRAWN	WAR	ENGINEER
CHECKED	WAR	

NO.	DATE	REVISED PER PLANNING COMMENTS	REVISION	APPR.
1	11-19-24	REVISED PER PLANNING COMMENTS		

1"=50'
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ROAD "A"

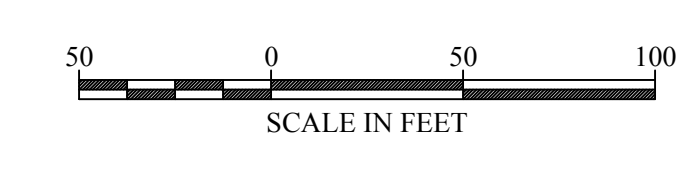


ROAD "B"

Revised: 11/19/2024

FILE # 12-SB-24-C & 12-C-24-DP

NOC: TNQ



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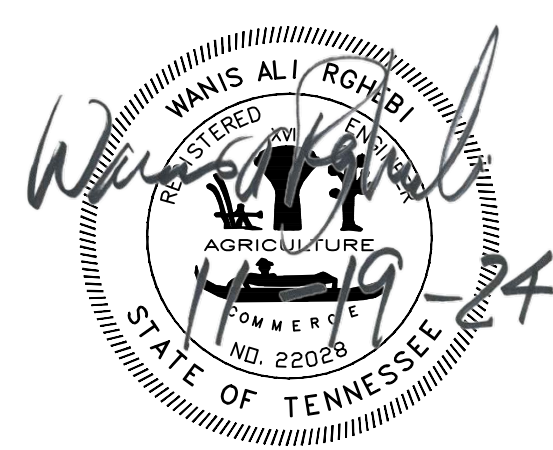
DESIGNED	WAR	APPROVED
		ENGINEER
DRAWN	WAR	
CHECKED	WAR	

NO.	DATE	REVISION	COMMENTS	APPR.
1	11-19-24	REVISED PER PLANNING COMMENTS		

SCALE
 HORIZONTAL SCALE: 1"=50'
 VERTICAL SCALE: 1"=5'
 DATE
 06-10-2024

DEED REFERENCES:
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 INST. # 202305300063881

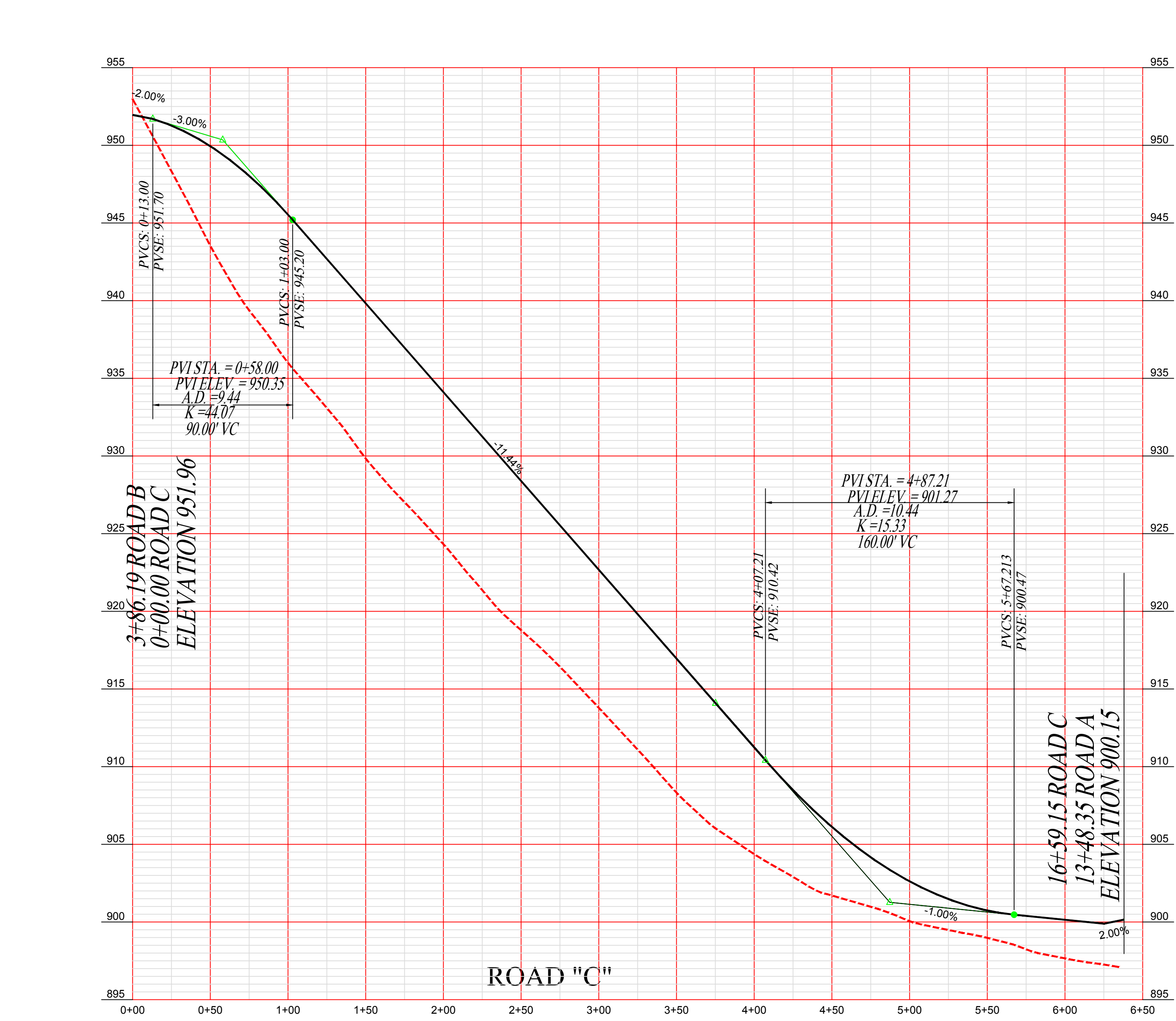
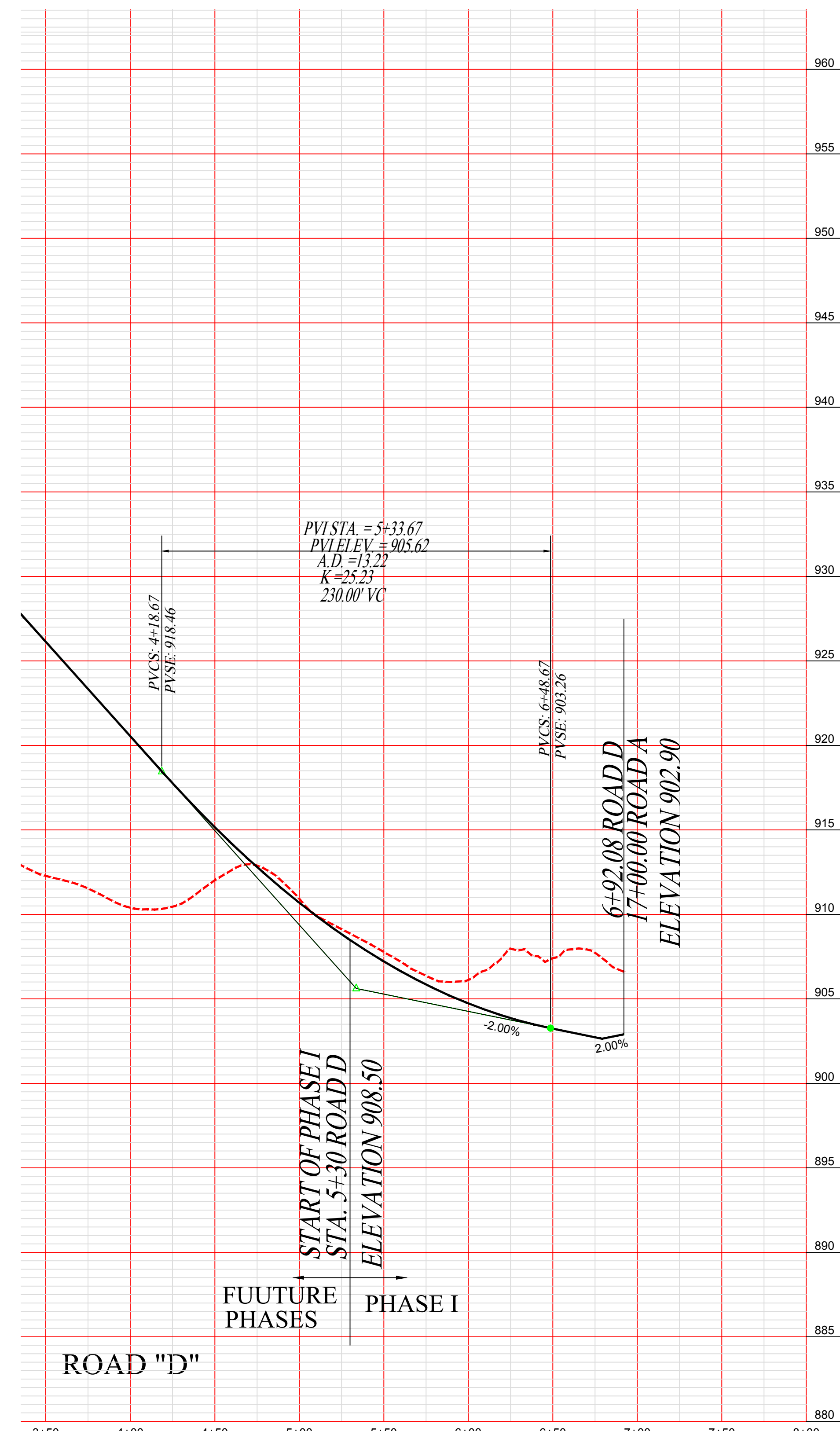
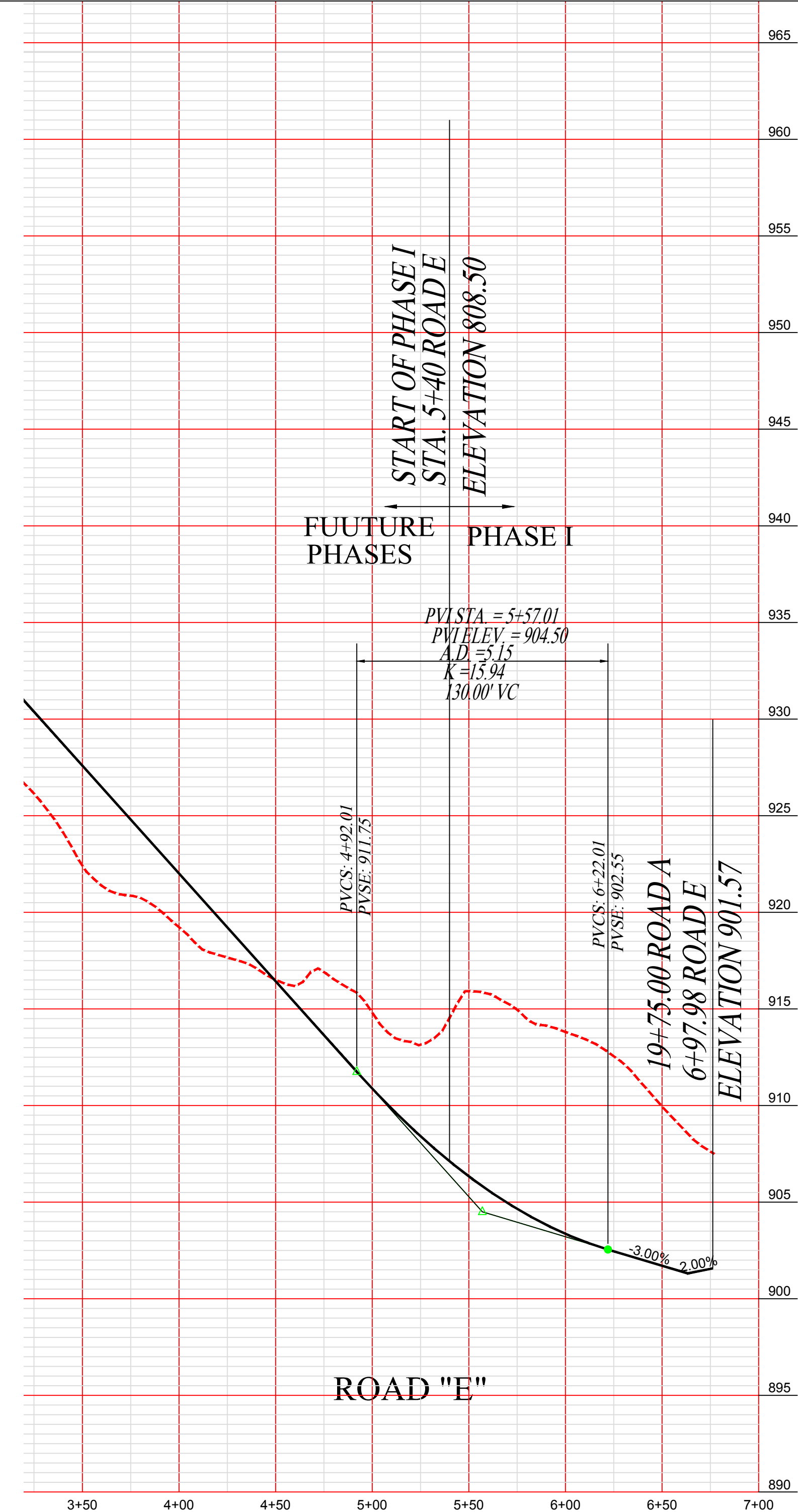
ROAD "A", STA. 21+50 TO 32+00
 ROAD "B", STA. 0+00 TO 10+50
 ROAD PROFILE PLAN FOR
 ROWLAND FARM ON SAM LEE ROAD
 CLT MAP 103, PART OF PARCEL 073
 DISTRICT-6, KNOX COUNTY, TENNESSEE



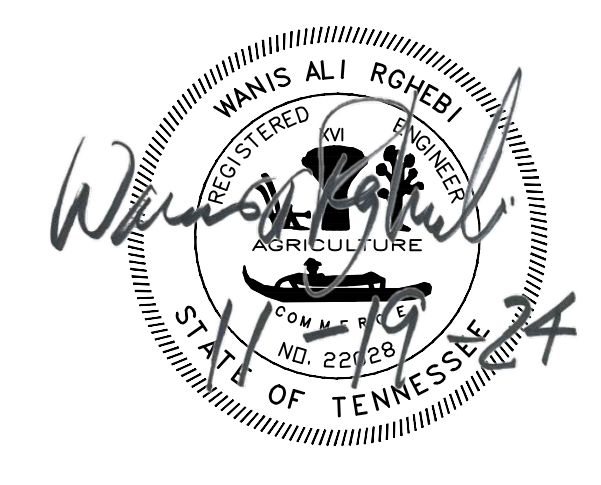
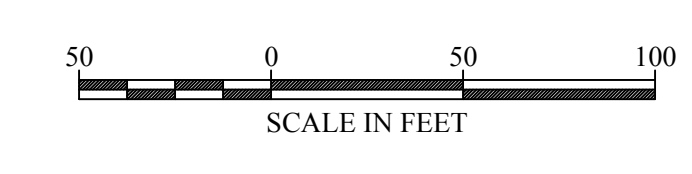
SITE ADDRESS:
 3324 SWAFFORD ROAD
 KNOXVILLE, TENNESSEE 37931
 OWNER/DEVELOPER:
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RLF-06-10-24-RP2-PH-I-
 SHEET 4 OF 5 SHEET(S)

1"=50'
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Revised: 11/19/2024
 FILE # 12-SB-24-C & 12-C-24-DP
 NOC: TNQ



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 E-MAIL: wrocher@seconconsultants.com
 www.southlandengineering.com

DESIGNED	WAR	APPROVED	ENGINEER
DRAWN	WAR		
CHECKED	WAR		

NO.	DATE	REVISED PER PLANNING COMMENTS	REVISION	APPR.
1	11-19-24			

SCALE
 HORIZONTAL SCALE: 1"=50'
 VERTICAL SCALE: 1"=5'
 DATE
 06-10-2024

DEED REFERENCES:
 INST. # 20211230051702
 INST. # 202305300063881

ROADS "C", "D", "E" & "F"
 ROAD PROFILE PLAN FOR
 ROWLAND FARM ON SAM LEE ROAD
 CLT MAP 103, PART OF PARCEL 073
 DISTRICT-6, KNOX COUNTY, TENNESSEE

RLF-06-10-24-RP3-PH-I-
 SHEET 5 OF 5 SHEET(S)

1"=50'
 COPYRIGHT 2024