

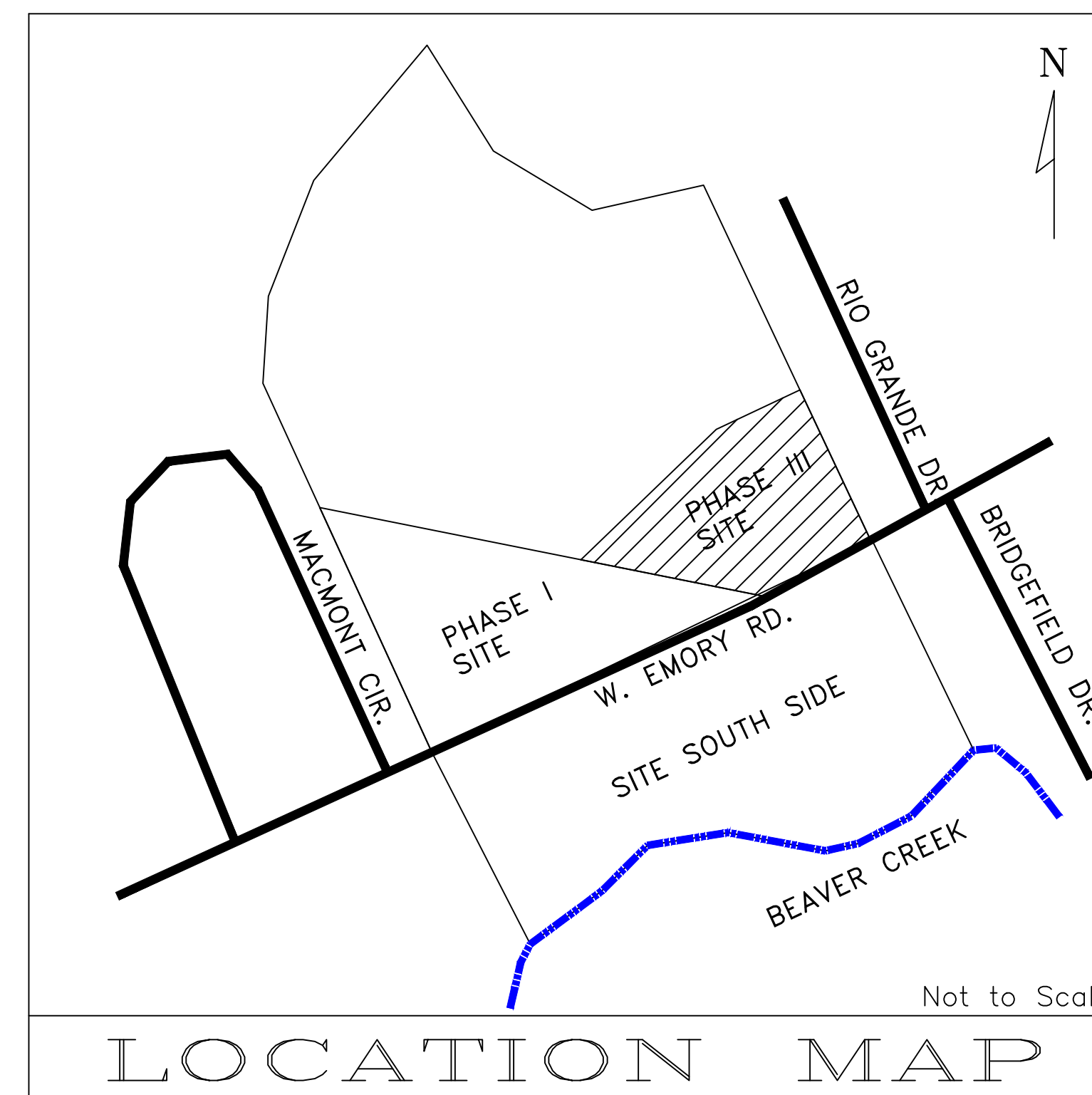
CONCEPT AND DESIGN PLAN
FOR

BELLTOWN DEVELOPMENT PHASE III
ON W. EMORY

CLT MAP 066, PART OF PARCEL 121
DISTRICT-6, KNOX COUNTY, TENNESSEE

INDEX OF PLANS

SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	CONCEPT & DESIGN PLAN
3	ROAD PROFILES, FREEDOM BELL AVE. FROM STA. 13+00 TO 32+50 & L, M & O



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@seco.com
www.southlandengineeringusa.com

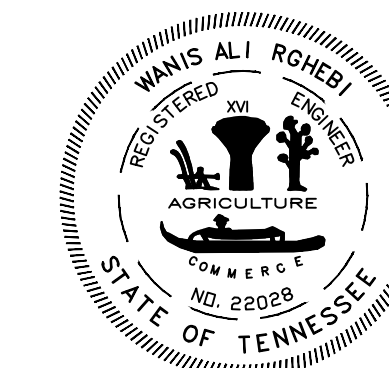
This is to certify that I have consulted the Federal Insurance Administration Flood Hazard Boundary Map, and found that the above described is not located in a special flood hazard area as shown on the Federal Insurance Rate Map Panel 47093C0115F, Knox County Community Number 475433 effective date May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

Date: _____
Signature: _____

OWNER:

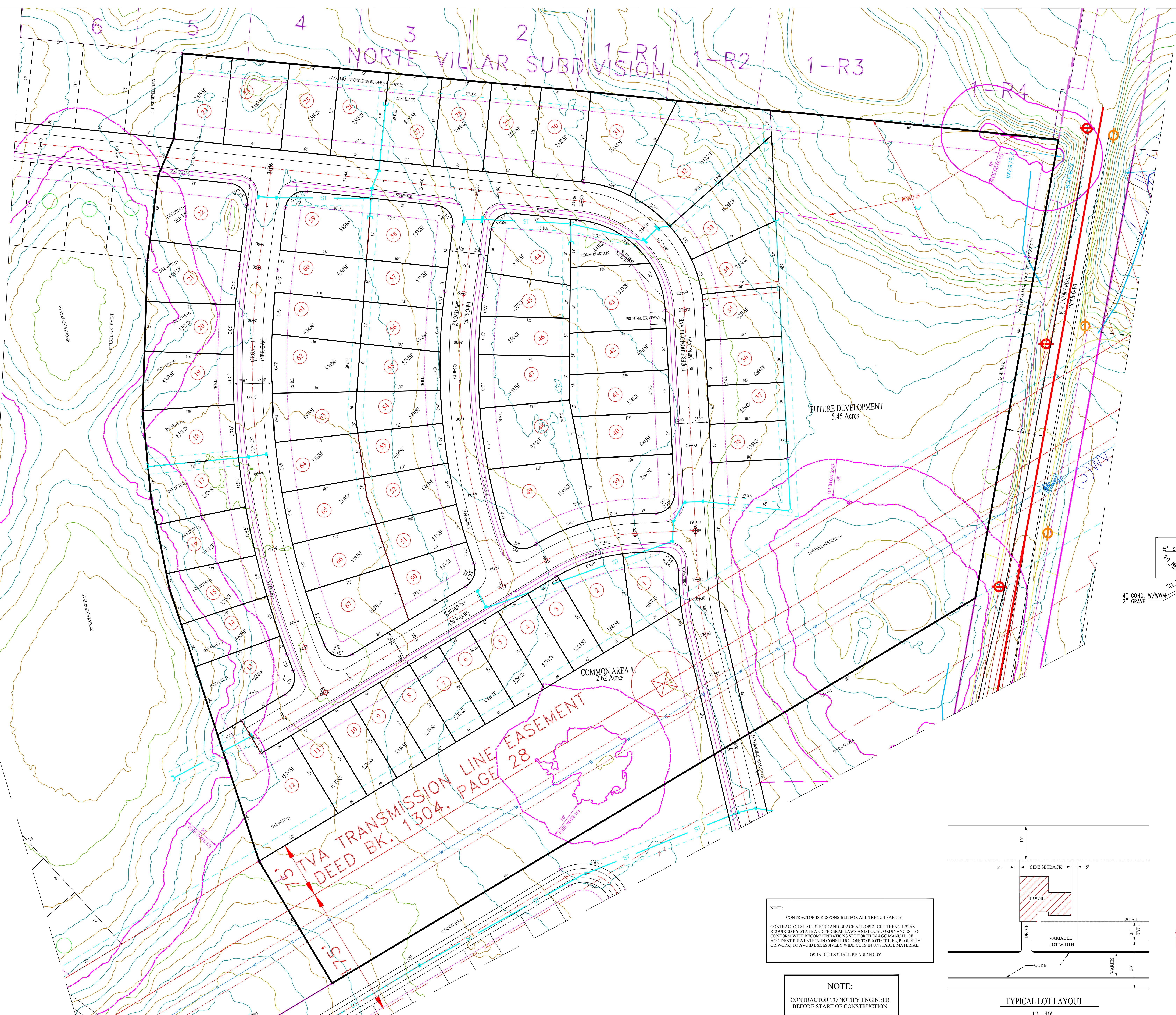
BELLTOWN LLC
4907 BALL ROAD
KNOXVILLE, TENNESSEE 37931
PHONE (865) 694-8582
FAX: (865) 693-9699
EMAIL: josh@rhsco.com

SITE ADDRESS:
0 FREEDOM BELL AVE.
POWELL, TENNESSEE 37849



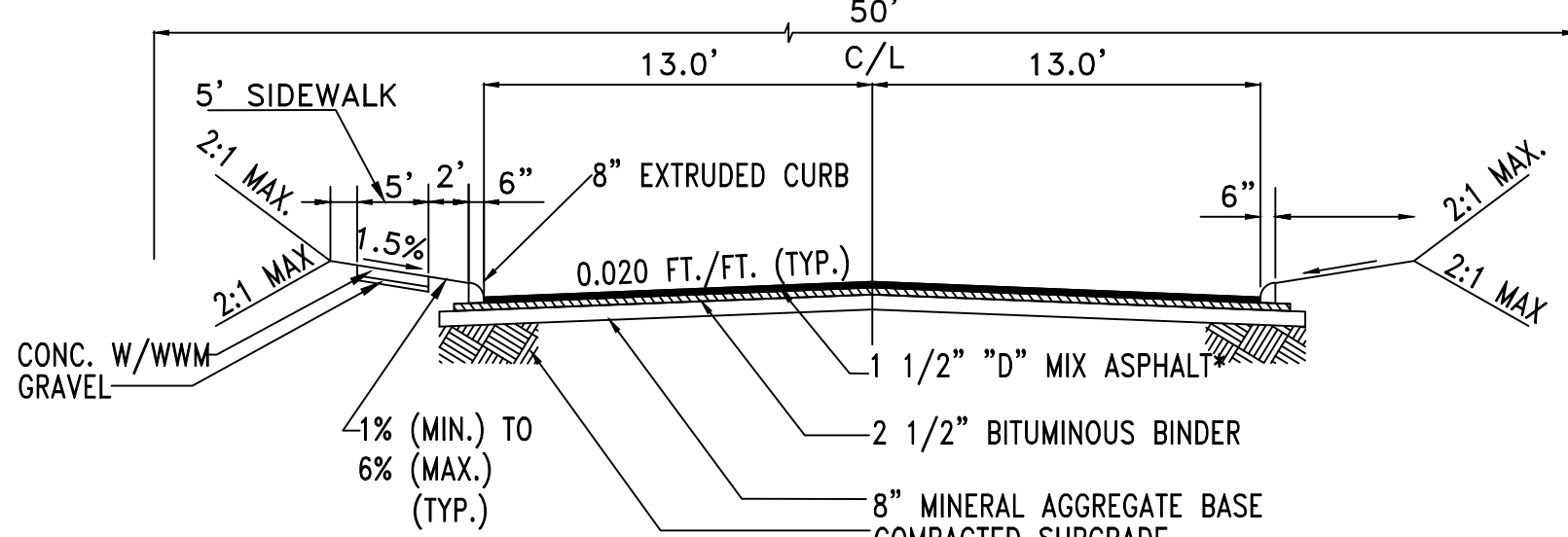
5-SD-24-C
Revised: 5/21/2024

REV. 5-15-24
REV. 5-13-24
MARCH 2024



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 AREAS ARE SCALED AND SUBJECT TO CHANGE ON THE FINAL PLAN.
 2. A IF DRAINAGE, UTILITY AND CONSTRUCTION EASEMENTS EXIST INSIDE ALL EXTERIOR LOT LINES AND ROAD LINES, 5' EACH SIDE OF INTERIOR LOT LINES.
 3. A 4' UTILITY EASEMENT EXISTS 2' EACH SIDE OF CENTERLINE OF SANITARY SEWER AS INSTALLED.
 4. THIS PROPERTY CONTAINS APPROXIMATELY 25.24 ACRES AND IS SUBDIVIDED INTO 30 SINGLE FAMILY LOTS, TWO COMMON AREAS, PUBLIC RIGHT-OF-WAY AND FUTURE DEVELOPMENT OF 5.45 ACRES.
 5. ROAD PROFILES ARE FROM KGS TOPO.
 6. CONTOUR INTERVALS ARE 2 FEET.
 7. UTILITIES: WATER: HULLS DALE POWELL UTILITY DISTRICT; SEWER: HULLS DALE POWELL UTILITY DISTRICT; ELECTRIC: KNOXVILLE UTILITIES BOARD; GAS: KNOXVILLE UTILITIES BOARD.
 8. UTILITIES: THE EAPROVE FRONTIER.
 9. THIS SUBDIVISION WILL HAVE A HOME OWNERS ASSOCIATION.
 10. BUILDING SETBACK LINES WILL BE AS FOLLOWS:
 FRONT: 20'
 REAR: 15' (UNLESS CONTROLLED BY 2ND PERIPHERAL SETBACK ALONG OUTSIDE PROPERTY); 10' ALONG W. EMORY RD.
 THERE WILL BE A GREEN WAY SETBACK ALONG W. EMORY ROAD. THIS WILL BE PART OF W. EMORY ROAD IMPROVEMENT DESIGN.
 11. "ALTERNATIVE DESIGN STANDARDS"
 a. INTERSECTION GRADE ON FREEDOM BELL AVE AT ROAD "N" FROM 10% TO 12% BECAUSE OF TOPOGRAPHY.
 b. INTERSECTION GRADE ON FREEDOM BELL AVE AT ROAD "W" FROM 10% TO 10% BECAUSE OF TOPOGRAPHY.
 c. INTERSECTION GRADE ON FREEDOM BELL AVE AT ROAD "W" FROM 10% TO 10% BECAUSE OF TOPOGRAPHY.
 d. INTERSECTION GRADE ON ROAD "W" FROM 10% TO 10% AND FROM 10% TO 10% BECAUSE OF TOPOGRAPHY.
 12. FREEDOM BELL AVE. REQUEST REDUCTION IN HORIZONTAL CURVE AT STA 21+70 TO 21+90 FROM 250 TO 150'.
 ALL ROADWAYS IN THIS SUBDIVISION ARE PUBLIC ROADWAYS WITH RIGHT-OF-WAY AND 20' WIDE PAVEMENT.
 13. VEHICULAR ACCESS FOR ALL LOTS IS LIMITED TO INTERIOR ROAD SYSTEM ONLY.
 14. ALL THE FIREARMS ARE TO BE LOCATED IN THE WATER PLANT.
 15. BOUNDARY IS BASED ON A FIELD SURVEY.
 16. IF ANY FOUNDATION IS DISCOVERED WITHIN 50' OF THE TOP PLANNED LINE OF ANY DEPRESSION, A GEOTECHNICAL INVESTIGATION MUST BE APPROVED BY KNOX COUNTY DEPT. OF ENGINEERING & PUBLIC WORKS AT HORIZONTAL LOTS 9-15 AND LOTS 12-17 AND 18-22 WILL HAVE THIS STUDY. NO BUILDING OR FILL IS ALLOWED INSIDE THE HATCHED CONTOUR OF ANY SINKHOLE.
 17. NO STRUCTURE OR TREES WILL BE LOCATED INSIDE THE RIGHT DISTANCE EASEMENT AREA.
 18. ALL SETBACKS SHALL MEET MINIMUM STANDARDS. ALL SETBACKS SHALL HAVE NO MORE THAN 20% AT ALL ROAD INTERSECTIONS.
 19. THIS CONCEPT IN GENERAL SHALL APPLY TO ALL APPROVED REGULATIONS IN THE BELLEVILLE PRELIMINARY PLAN. AT LEAST 20' OF NATURAL VEGETATION SHALL BE LEFT UNTOUCHED ALONG ANY PERIPHERAL BOUNDARY. NATURAL VEGETATION MUST BE REMOVED FOR DEVELOPMENT. THEN THE DEVELOPER MUST INSTALL A LANDSCAPE BUFFER AT LEAST ONE (1) FEET WIDE. THE EVERY TWENTY-FIVE (25) FEET THERE SHALL BE ONE (1) TREE. NATURAL VEGETATION REMOVED THE BOUNDARY ADJACENT WEST EMORY ROAD SHALL BE LANDSCAPED WITH A MINIMUM OF ONE (1) EVERGREEN TREE EVERY TWENTY-FIVE (25) LINEAR FEET. THERE SHALL BE NO TREES UNDER 10' POWER LINE EASEMENT.



TYPICAL ROAD SECTION
 THRU 50' ROAD & 26' WIDE PAVEMENT
 "PUBLIC ROADS"
 FOR ROADS B TO G

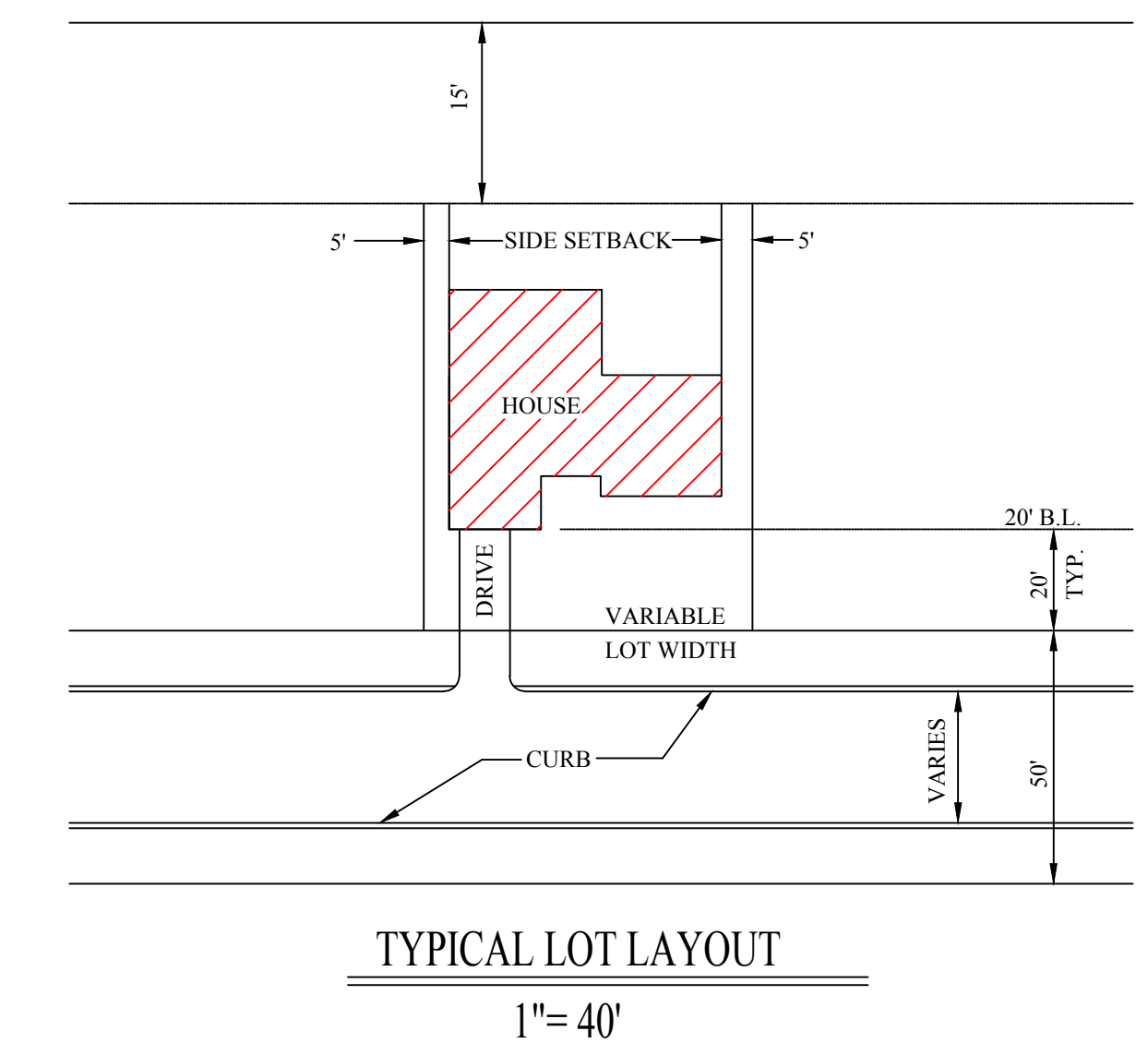


CERTIFICATION OF CONCEPT PLAN
 I HEREBY CERTIFY THAT I AM AN ENGINEER, LICENSED TO PRACTICE UNDER THE LAWS OF THE STATE OF TENNESSEE, AND THAT THE ENGINEERING INFORMATION FURNISHED AS PART OF THIS DESIGN PLAN IS TRUE AND IS BASED ON SOUND ENGINEERING PRACTICE.
 Travis A. Givch
 ENGINEER
 TENNESSEE CERTIFICATE NO. 5-15-24

5-SD-24-C
 Revised: 5/21/2024

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

SITE ADDRESS:
 121 FREEDOM BELL AVE.
 POWELL, TENNESSEE 37849



TYPICAL LOT LAYOUT
 1" = 40'

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 AGC 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

SOUTHLAND ENGINEERING CONSULTANTS, LLC
 GENERAL CIVIL & LAND SURVEYORS
 4909 BALL ROAD
 KNOXVILLE, TENNESSEE 37931
 PHONE: (865) 694-7756
 FAX: (865) 693-9699

DESIGNED	WAR	APPROVED	
ENGINEER			
DRAWN	WAR		
CHECKED	WAR		

NO.	DATE	REVISION	APPR.
3	5-15-24	REVISED LOT LAYOUT	
2	5-15-24	REVISED LOT LAYOUT	
1	4-18-24	REVISED PER KNOX PLANNING COMMENTS	

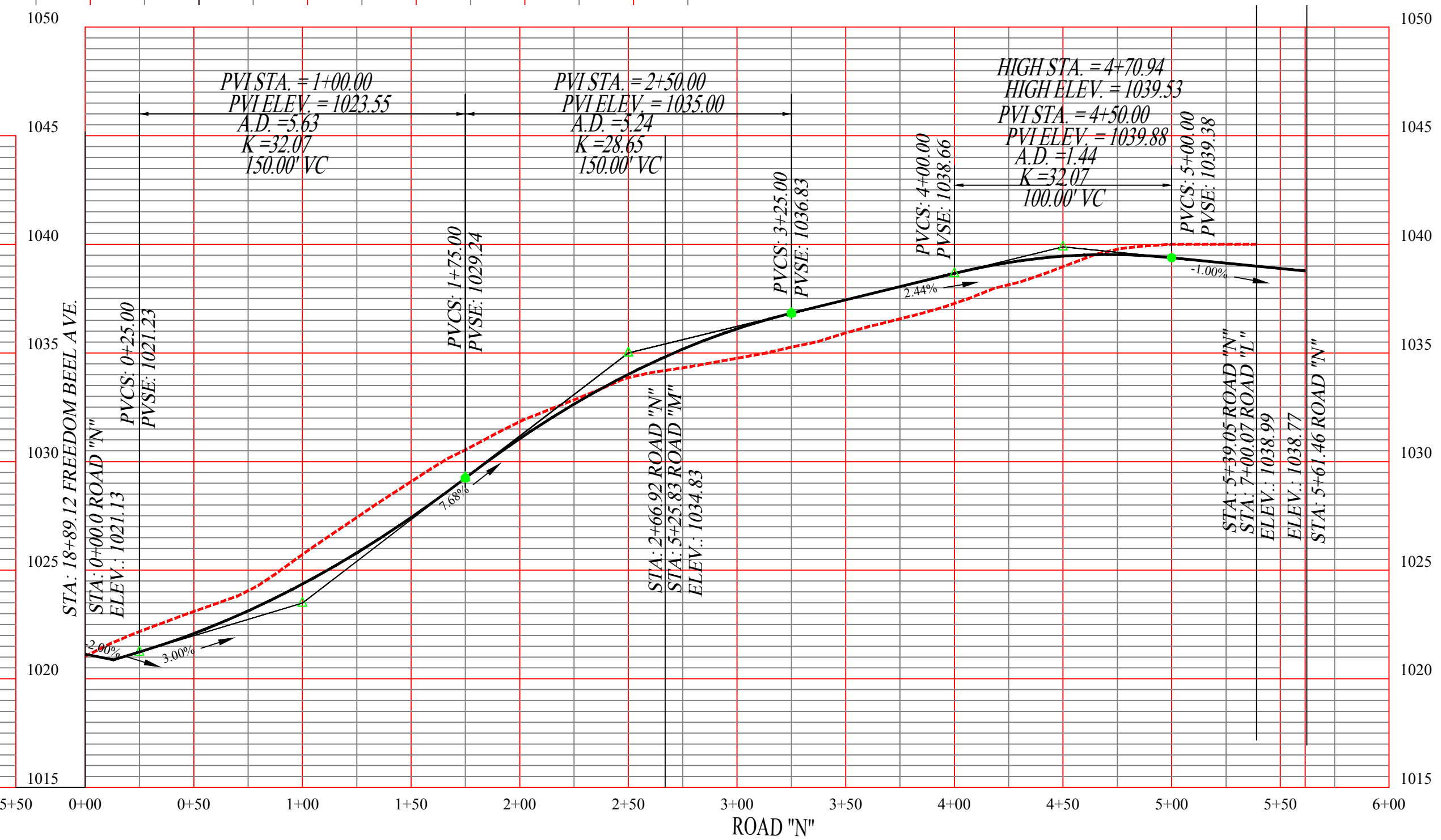
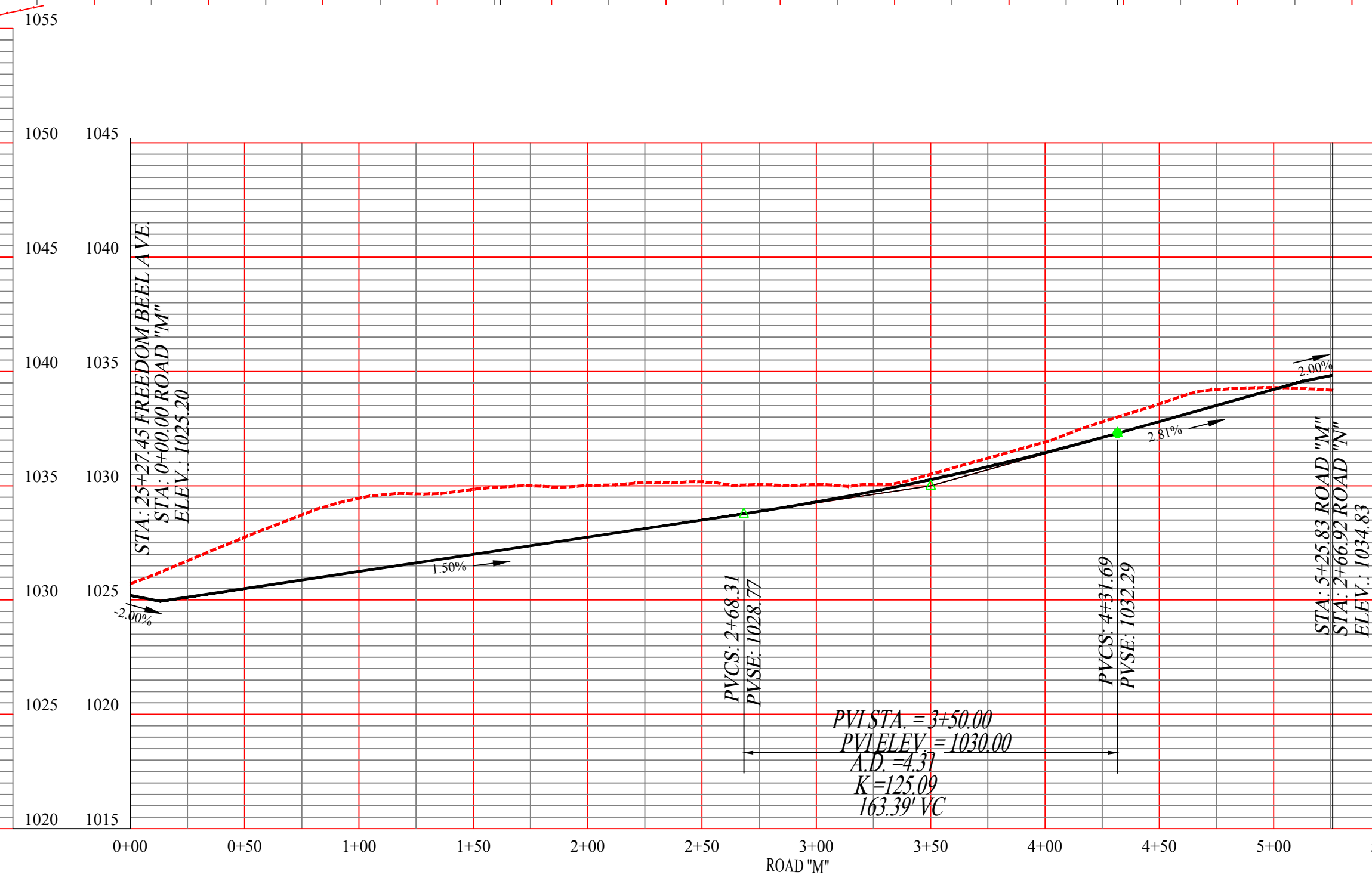
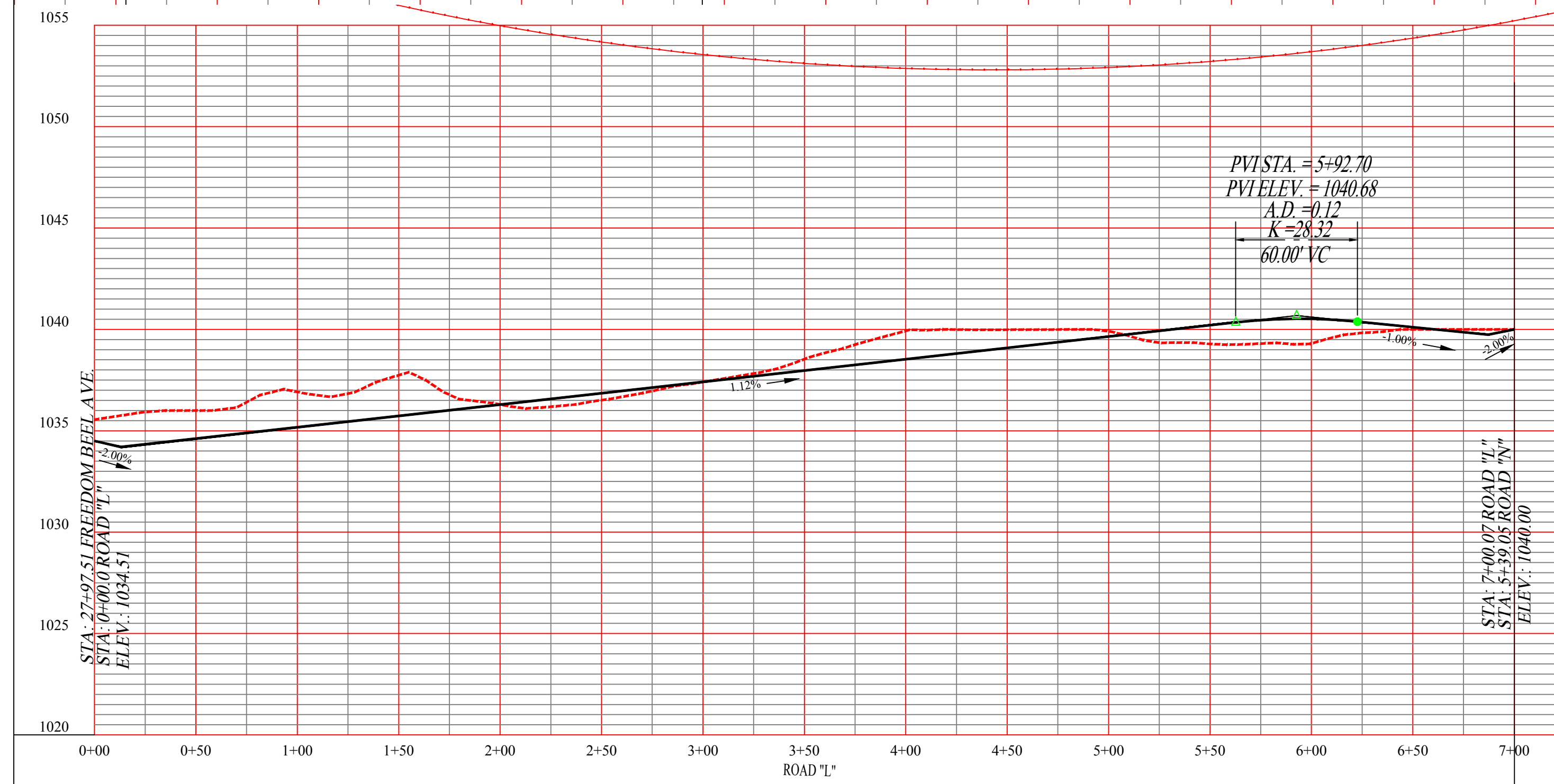
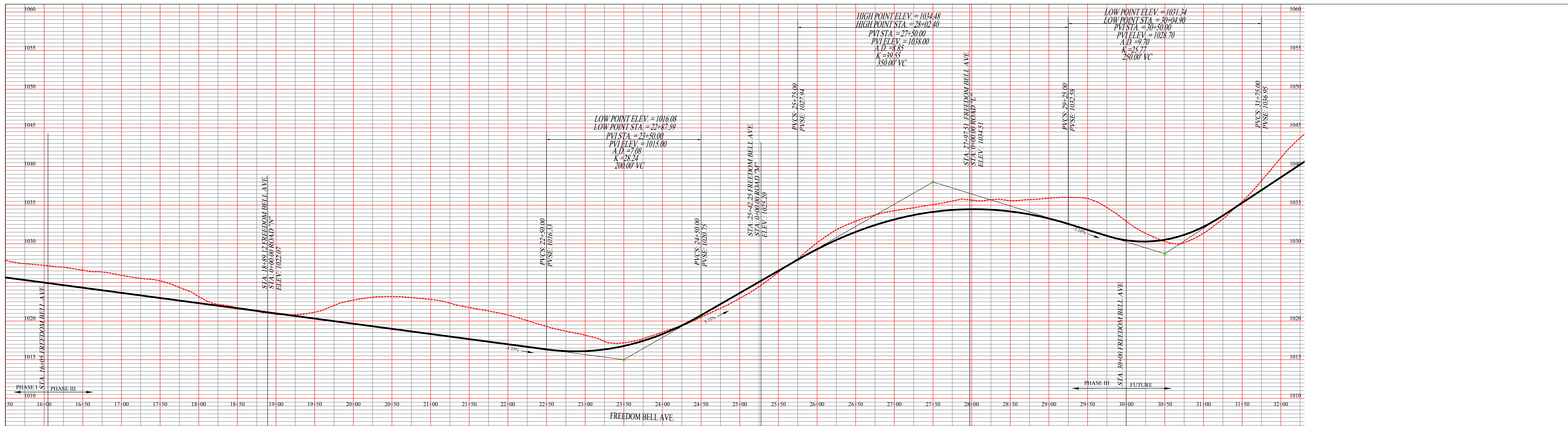
CONTOUR INTERVAL: 2'
 (KGS TOPOGRAPHIC)

SCALE
 HORIZONTAL: 1" = 50'
 CONTOUR INTERVAL: 2'
 DATE
 3-20-24

DEED REFERENCES:
 INST # 200409270026241
 INST # 201812040034261
 SCALE IN FEET

CONCEPT & DESIGN PLAN, PHASE III
 BELLTOWN DEVELOPMENT ON W. EMORY ROAD
 CLT MAP 066, PART PARCEL 121
 DISTRICT 6, KNOX COUNTY, TENNESSEE

PT-03-20-24-CP
 SHEET 2 OF 4 SHEET(S)



5-SD-24-C
Revised: 5/21/2024

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RECORD AND SAVE YOUR CONFIRMATION NUMBER.

NOTE:
CONTRACTOR TO NOTIFY ENGINEER BEFORE START OF CONSTRUCTION



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4809 BALL RD.
KNOXVILLE, TN 37931
PHONE: (865) 694-7756
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5-SD-24-C

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PHONE: (865) 694-7756
FAX: (865) 693-9699

DESIGNED	WAR	APPROVED	
DRAWN	WAR	ENGINEER	
CHECKED	WAR		

NO.	DATE	REVISION	APPR.
3	5/15/24	REVISED LOT LAYOUT	
2	5/13/24	REVISED LOT LAYOUT	
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ROAD PROFILE FREEDOM BELL AVE.
STA. 13+00 TO 32+50
ROAD PROFILES L, M, N & O

SCALE
HORIZONTAL SCALE: 1"= 50'
VERTICAL SCALE: 1"=5'
DATE
3-20-24

DEED REFERENCES:
INST. # 200409270026241
INST. # 201812040034261
SCALE IN FEET

ROAD PROFILES PLAN, PHASE III FOR
BELTOWN DEVELOPMENT ON W. EMORY ROAD
CLT MAP 066, PART PARCEL 121
DISTRICT 6, KNOX COUNTY, TENNESSEE

PT-03-20-24-CP
SHEET 3 OF 3 SHEET(S)