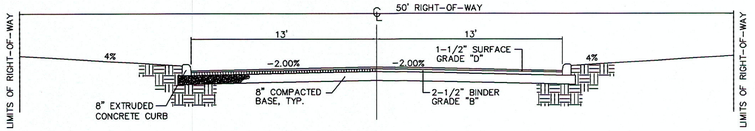
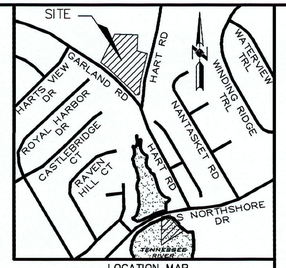


TYPICAL ROAD CROSS-SECTION

N.T.S.

AREA WITHIN PRESCRIBED RIGHT-OF-WAY LIMITS	17,084± SQ. FT.	0.392± ACRES
DEVELOPABLE AREA	200,718± SQ. FT.	4.608± ACRES
TOTAL AREA	217,802± SQ. FT.	5.000± ACRES

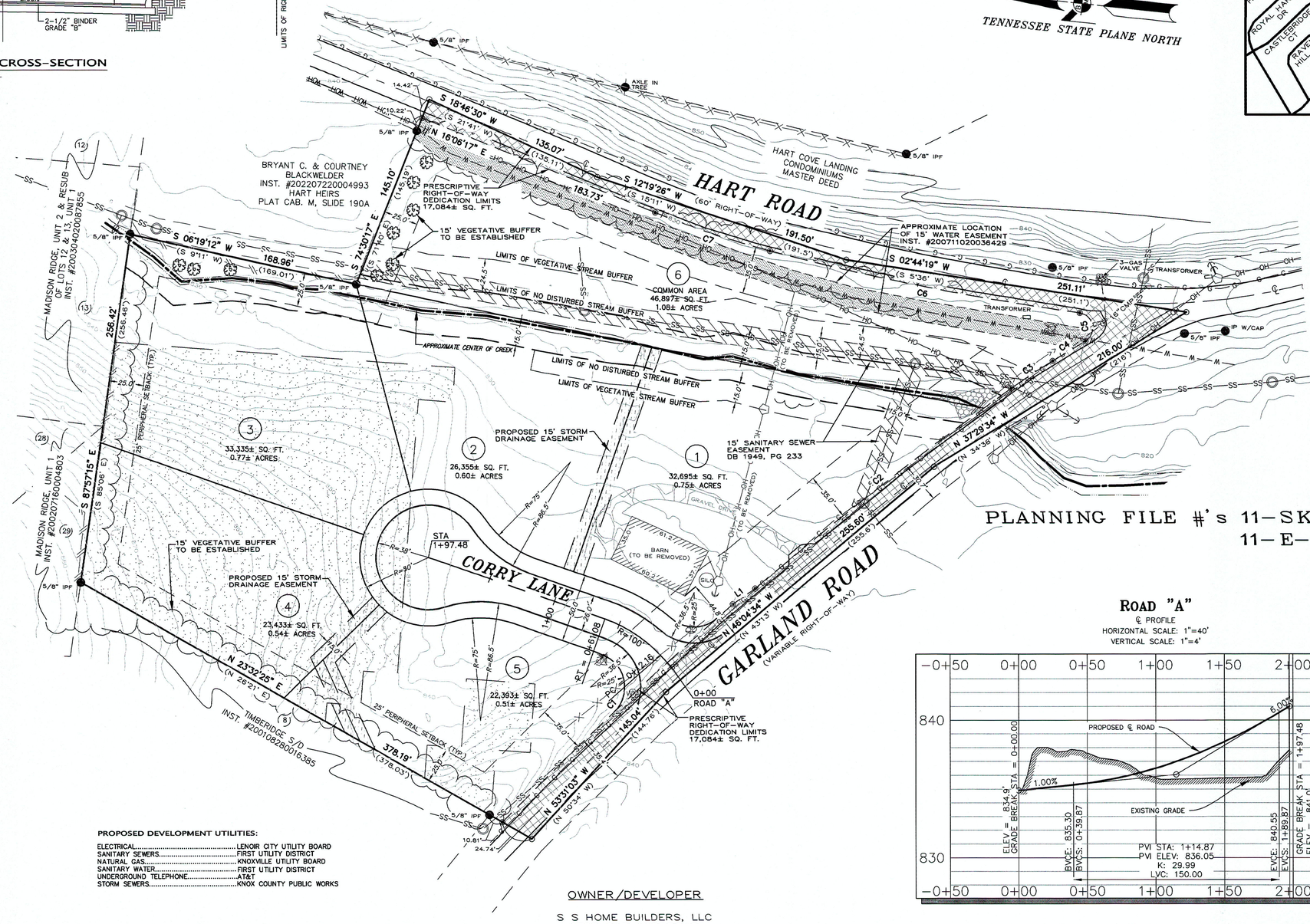
TENNESSEE STATE PLANE NORTH



LOCATION MAP
N.T.S.

LEGEND

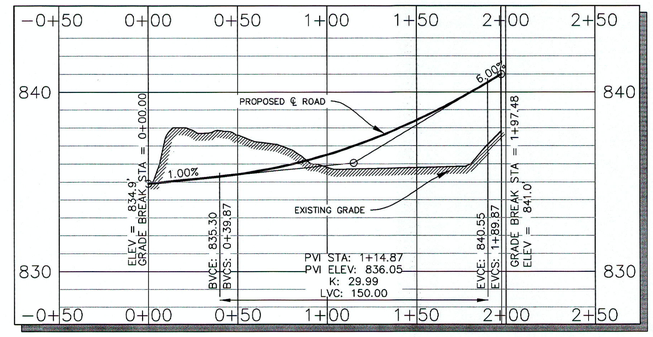
- 5/8" IRON PIN, W/CAP FOUND
- AXLE FOUND
- 5/8" IRON PIN W/CAP SET
- UNMONUMENTED POINT
- (22) LOT NUMBERS
- S 42°18'16" W (S 42°18' W) FOUND CALLS / RECORD CALLS
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEAN OUT
- IRRIGATION CONTROL VALVE
- GAS VALVE
- WATER METER
- FIRE HYDRANT
- SPIGOT
- UTILITY POLE
- GUY WIRE
- OH — OVERHEAD UTILITY LINE
- SS — SANITARY SEWER LINE
- GUARD RAIL FENCE
- WOOD FENCE
- BARBED WIRE FENCE
- DITCH LINE
- STORM DRAIN PIPE
- LIMITS OF CREEK BED
- G — GAS LINE
- TREE LINE
- RIP RAP
- GRAVEL SURFACE
- HILLSIDE PROTECTION—1.3± ACRES TOTAL, 1± ACRES DISTURBED
- PRESCRIPTIVE RIGHT-OF-WAY LIMITS
- 15' SANITARY SEWER EASEMENT DB 1949, PG 233
- 15' WATER LINE EASEMENT INST. #200711020036429



PLANNING FILE #'s 11-SK-24-C
11-E-24-DP

ROAD "A"

℄ PROFILE
HORIZONTAL SCALE: 1"=40'
VERTICAL SCALE: 1"=4'



NOTES:

1. PROPERTY ARE SUBJECT TO ANY AND ALL RESTRICTIONS, COVENANTS, CONDITIONS, PLANNING COMMISSION ORDINANCES, RIGHT-OF-WAYS, AND ALL EASEMENTS, IF ANY, AFFECTING SAME.
2. "TENNESSEE STATE PLANE" NORTH BASED ON CORS REFERENCE STATION TN1A, MAINTAINING COORDINATES OF N 592,902.259, E 2,511,086.902. DISTANCES HAVE NOT BEEN REDUCED TO GRID DISTANCES.
3. GNSS INFORMATION:
   TDOT REFERENCE STATION: TN1A (E:2,382,750.68' N:574,226.65')
   RTK GNSS EQUIPMENT: CARLSON BRX7
   COORDINATES SHOWN HEREON: U.S. SURVEY FEET
   DATE(S) OF OBSERVATION: 14 MAY 2024, 15 MAY 2024, 16 MAY 2024, 29 AUGUST 2024
   EPOCH:2010...VERTICAL DATUM/GEOID: NAD83 (CORS96)
   COMBINED SCALE FACTOR AT SITE: 0.99991274
   GNSS POSITIONAL QUALITY: H(0.10') V(0.20')
   DISTANCES SHOWN HEREON: GROUND
4. 15' SANITARY SEWER EASEMENTS ALONG ALL SANITARY SEWER LINES. LIMITS OF EASEMENTS TO LIE 7.5' EACH SIDE OF SEWER LINE AS DESIGNED.
5. A STANDARD UTILITY AND DRAINAGE EASEMENT SITUATED ALONG LOT LINES IN A SUBDIVISION, SHALL BE DEDICATED TO THE PUBLIC AND TO THE APPROPRIATE UTILITY AGENCIES AS FOLLOWS:
   THESE REQUIRED EASEMENTS SHALL BE TEN (10) FEET IN WIDTH INSIDE ALL EXTERIOR LOT LINES ADJOINING STREETS AND PRIVATE RIGHTS-OF-WAY (INCLUDING JOINT PERMANENT EASEMENTS).
6. ALL ROADS, AS SHOWN HERE, ARE TO BE DEDICATED PUBLIC RIGHTS-OF-WAY, AND WILL BE MAINTAINED BY KNOX COUNTY.
7. TOPOGRAPHIC INFORMATION TAKEN FROM TENNESSEE LIDAR DATA.
8. FEMA ZONE DESIGNATION:ZONE "X" (OTHER AREAS OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN)
   FEMA FIRM: 47093C0380F
   EFFECTIVE DATE:5 AUGUST 2013
9. ALL TELEPHONE, ELECTRICAL, AND CABLE SYSTEMS SHALL BE PLACED UNDERGROUND UNLESS THIS IS NOT ECONOMICALLY FEASIBLE IN THE JUDGMENT OF THE UTILITY COMPANY INVOLVED.
10. TRASH COLLECTION SHALL BE BY INDIVIDUAL CONTAINERS FURNISHED BY WASTE DISPOSAL SERVICE TO EACH HOME.
11. MINIMUM BUILDING SETBACKS ARE AS FOLLOWS: SUBJECT PROPERTY IS ZONED "PR 1-2.5 DU/AC" (PLANNED RESIDENTIAL ZONE)
    SETBACKS:
    FRONT-20'
    SIDE-5'
    REAR-25'
    PERIPHERAL-AS SHOWN HEREON.
12. DEVELOPER SHALL PROVIDE IN THE COVENANTS AND RESTRICTIONS A CLAUSE TO PROHIBIT THE STORAGE OF RECREATIONAL VEHICLES ON SITE, WHICH ARE VISIBLE TO OTHERS.
13. COMMON AREAS SHALL BE MAINTAINED BY ESTABLISHMENT OF HOMEOWNERS ASSOCIATION WITH A BUDGET SUFFICIENT TO MAINTAIN AND REPLACE SUCH IMPROVEMENTS.
14. EXISTING VEGETATION ALONG PROPERTY LINES TO REMAIN AND SERVE AS BUFFER ZONES, EXCEPT WHERE UTILITIES AND STORMWATER MEASURES ARE INSTALLED, OR WHERE GRADING REQUIRES THE REMOVAL OF SAID VEGETATION.
15. ALL LOTS TO HAVE ACCESS TO INTERNAL STREETS AND DRIVES ONLY.
16. CULVERTS TO BE SIZED TO CARRY A 100-YEAR STORM EVENT. ALL LOCAL AND STATE PERMITS TO BE OBTAINED PRIOR TO CONSTRUCTION.
17. THE PAVEMENT WIDTH FOR ALL INTERNAL ROADS IS AS DEFINED WITHIN PAVEMENT CROSS-SECTIONS.
18. NO EASEMENTS WERE FOUND OF RECORD FOR THE OVERHEAD UTILITIES THAT CROSS THE SUBJECT PROPERTY AS SHOWN HEREON. THERE MOST PROBABLY EXISTS PRESCRIPTIVE EASEMENT RIGHTS IN FAVOR OF THOSE UTILITY PROVIDERS AND/OR USERS. EASEMENTS WILL BE CREATED FOR ANY OVERHEAD UTILITIES THAT REMAIN POST DEVELOPMENT.
19. THE PRESCRIPTIVE RIGHT-OF-WAY LIMITS AS REPRESENTED HEREON IS REFLECTIVE OF VISIBLE LIMITS OF MAINTENANCE AS PERFORMED BY KNOX COUNTY ENGINEERING AND PUBLIC WORKS. PROPERTY REPRESENTED AS PRESCRIPTIVE RIGHT-OF-WAY LIMITS WILL BE DEDICATED TO KNOX COUNTY, TENNESSEE AS A PART OF THE DEVELOPMENT PROCESS.
20. THE DEVELOPMENT OF THIS PROPERTY WILL REQUIRE STREAM BUFFERS AS DEFINED WITHIN KNOX COUNTY'S STORMWATER MANAGEMENT ORDINANCE. THE BUFFERS AS SHOWN ARE REFLECTIVE OF THIS LAND SURVEYOR'S OPINION TO ALLOW FOR MAXIMUM DEVELOPMENT POTENTIAL.
21. SIGHT DISTANCE FOR CORRY LANE MEETS THE SUBDIVISION REGULATIONS (PER SECTION 3.04.J.5).
22. LOTS 1-5, AS REPRESENTED HEREON, ARE TO BE UTILIZED FOR SINGLE FAMILY DWELLINGS.

PROPOSED DEVELOPMENT UTILITIES:

ELECTRICAL	LENOIR CITY UTILITY BOARD
SANITARY SEWERS	FIRST UTILITY DISTRICT
NATURAL GAS	KNOXVILLE UTILITY BOARD
SANITARY WATER	FIRST UTILITY DISTRICT
UNDERGROUND TELEPHONE	AT&T
STORM SEWERS	KNOX COUNTY PUBLIC WORKS

PROPERTY LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 40°58'35" E	19.90

PROPERTY CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	2768.66	231.40	S 49°20'35" E	231.34
C2	2766.66	237.50	S 44°04'46" E	237.42
C3	511.00	36.26	S 39°35'14" E	36.26
C4	1659.77	27.94	S 37°04'19" E	27.94
C5	11.00	27.18	N 72°37'54" E	20.77
C6	1917.23	230.80	N 05°18'06" E	230.66
C7	688.00	88.31	N 12°25'39" E	88.25

OWNER/DEVELOPER

S S HOME BUILDERS, LLC
1728 GARLAND ROAD
KNOXVILLE, TN 37922
865-389-2245

Certification of Concept Plan

I hereby certify that I am a surveyor, licensed to do surveying under the laws of the State of Tennessee; I further certify that this plan and accompanying drawings, documents, and statements conform to all applicable provisions of the Knoxville/Knox County Subdivision Regulations except as has been varianced, described and justified in a report filed with the Planning Commission.

STATE OF TENNESSEE REGISTERED LAND SURVEYOR AGRICULTURE ETHAN I. PHILLIPS 2402 TENNESSEE No. 3172

22 OCT 2024

Benchmark Associates, Inc. — Ethan I. Phillips R.L.S No. 3172

PROPERTY INFORMATION

6th CIVIL DISTRICT OF KNOX COUNTY
CLT MAP 154, A PORTION OF PARCEL 066
INSTRUMENT #202404120050252
1760 GARLAND ROAD
KNOXVILLE, TN 37922

OWNER:
S S HOME BUILDERS, LLC

CONCEPT PLAN
and USE ON REVIEW
FOR

GARLAND ESTATES

5.00 ± ACRES ZONED "PR 1-2.5 DU/AC"
SUBDIVIDE THE 5.00 ± ACRE TRACT INTO 5 RESIDENTIAL LOTS
DENSITY 2.5± DU/AC

DEVELOPED BY
S S HOME BUILDERS, LLC
1728 GARLAND ROAD
KNOXVILLE, TN 37922
(865) 389-2245

GRAPHIC SCALE

40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

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BENCHMARK ASSOCIATES, INC.
Land Planners ◆ Land Surveyors
10308 Hardin Valley Road
Knoxville, Tennessee 37932
Phone (865) 692-4090
Facsimile (865) 692-4091

GARLAND ESTATES
GARLAND ROAD
KNOXVILLE, TENNESSEE 37922
FOR:
S S HOME BUILDERS, LLC

DATE:	25 SEPTEMBER 2024
SCALE:	1" = 40'
DRAWN BY:	LGAS
FILE NAME:	24069a-CP-N
BM PROJECT NO.:	24069a

CONCEPT PLAN & MISC. DETAILS

SHEET
CP-1.0