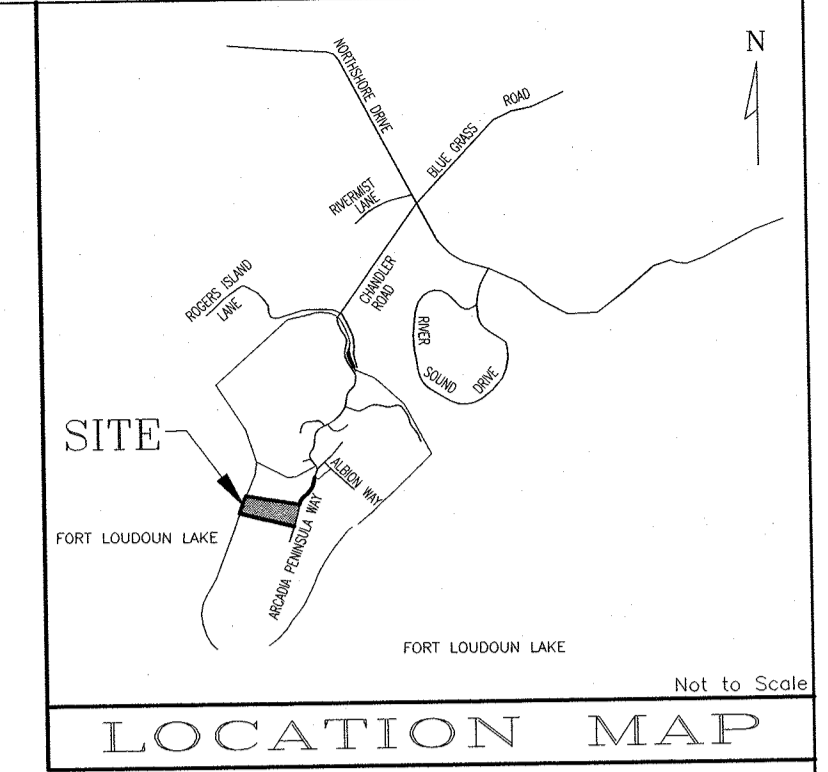


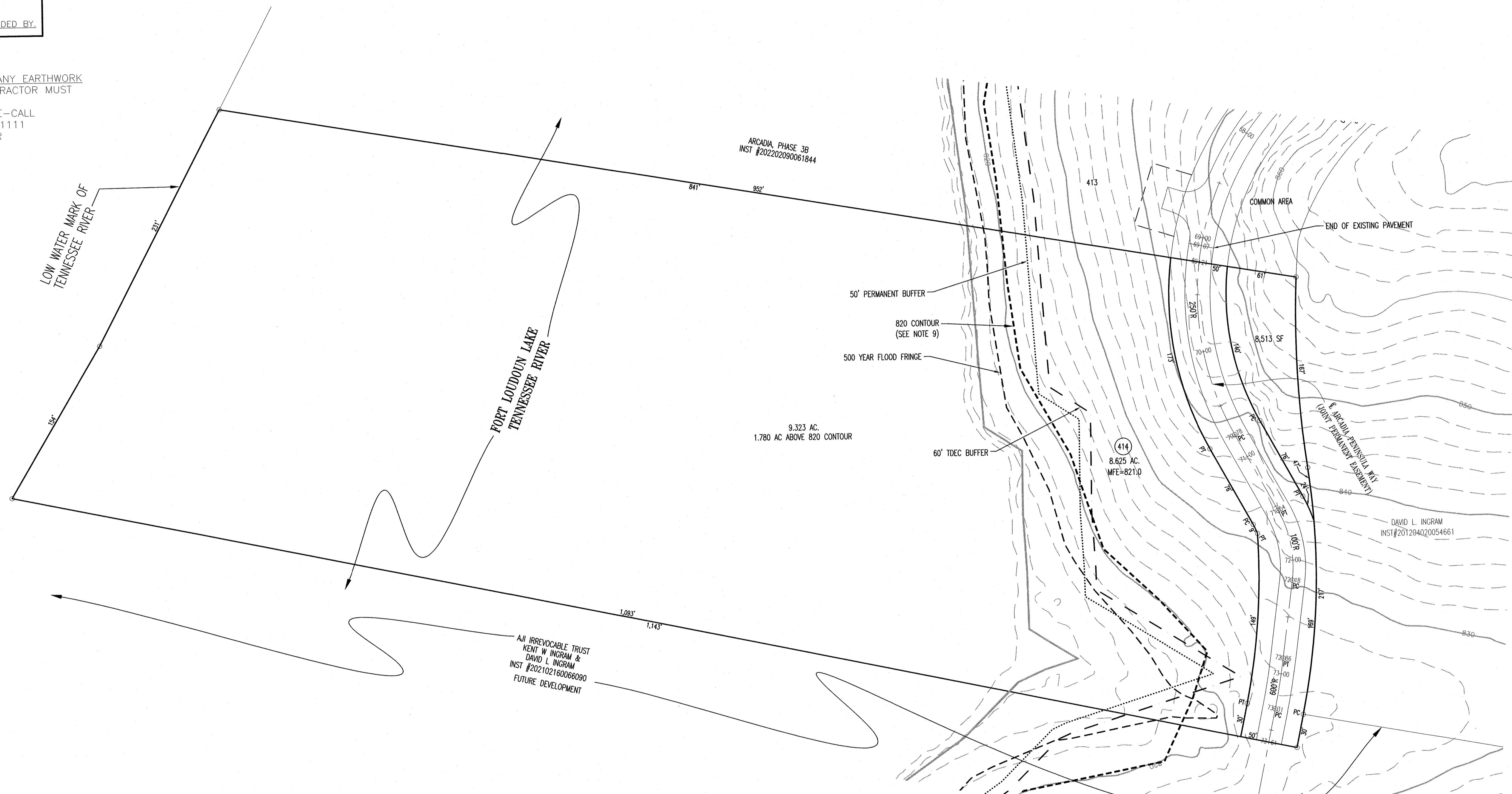
NOTE:
CONTRACTOR IS RESPONSIBLE FOR ALL TRENCH SAFETY
 CONTRACTOR SHALL SHORE AND BRACE ALL OPEN CUT TRENCHES AS REQUIRED BY STATE AND FEDERAL LAWS AND LOCAL ORDINANCES; TO CONFORM WITH RECOMMENDATIONS SET FORTH IN AGC MANUAL OF ACCIDENT PREVENTION IN CONSTRUCTION; TO PROTECT LIFE, PROPERTY, OR WORK; TO AVOID EXCESSIVELY WIDE CUTS IN UNSTABLE MATERIAL.
OSHA RULES SHALL BE ABIDED BY.

NOTE:
 CONTRACTOR TO NOTIFY ENGINEER BEFORE START OF CONSTRUCTION

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.



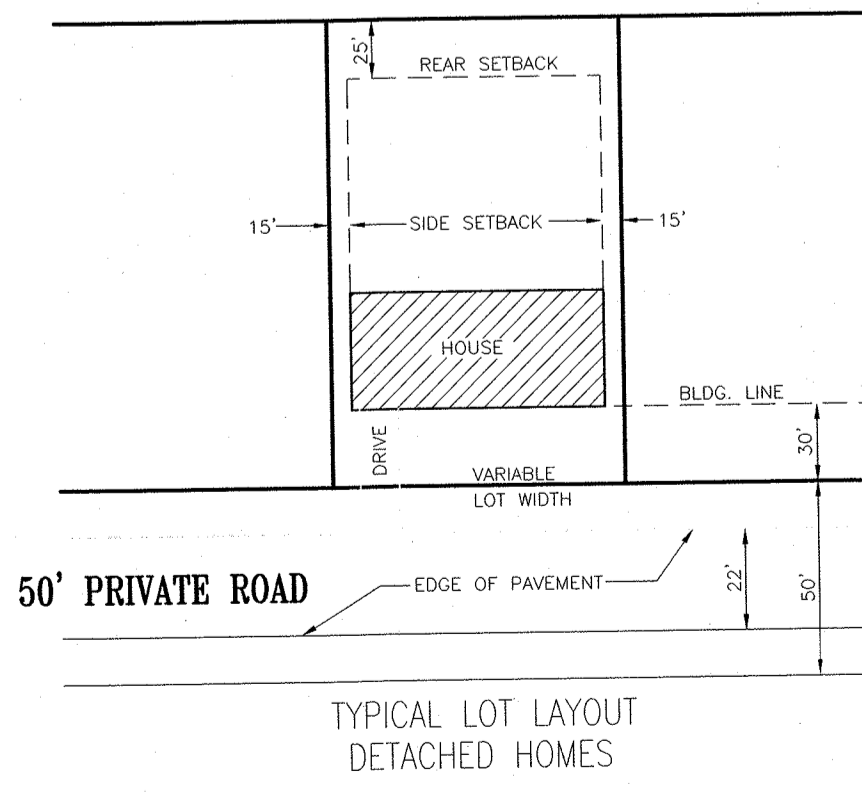
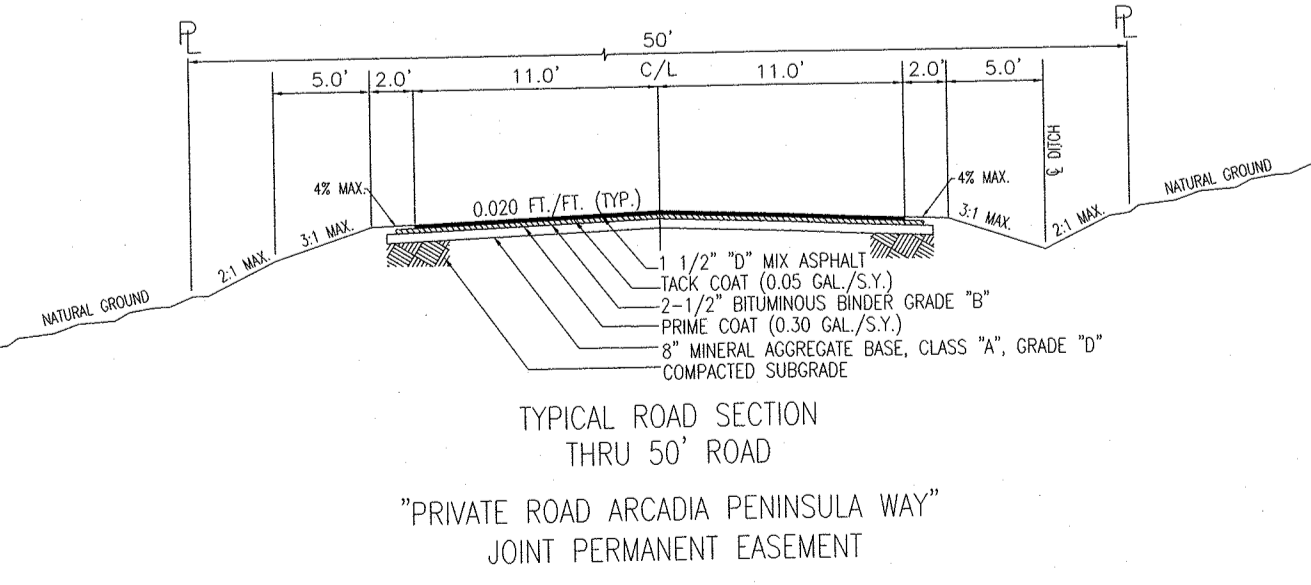
- NOTES:
- ALL DIMENSIONS ARE SCALED AND SUBJECT TO CHANGE ON THE FINAL PLAN.
 - A 10' DRAINAGE, UTILITY AND CONSTRUCTION EASEMENT EXISTS INSIDE ALL EXTERIOR LOT LINES AND ROAD LINES, 5' EACH SIDE OF INTERIOR ROAD LINES.
 - A 15' UTILITY EASEMENT EXISTS 7.5' EACH SIDE OF CENTERLINE OF SANITARY SEWER AS INSTALLED.
 - THIS PHASE CONTAINS APPROXIMATELY 9.323 ACRES (1.780 ACRES ABOVE THE 820 CONTOUR) OF 1 SINGLE FAMILY DETACHED LOT.
 - THIS PROPERTY IS ZONED PR.
 - ALL ROAD PROFILES ARE BASED ON KGIS CONTOURS.
 - UTILITIES:
 WATER: FIRST UTILITY DISTRICT
 SEWER: FIRST UTILITY DISTRICT
 ELECTRIC: LENOR CITY UTILITY BOARD
 GAS: KNOXVILLE UTILITIES BOARD
 TELEPHONE: BELLSOUTH
 - ALL ROADWAYS ARE PRIVATELY OWNED AND WILL NOT BE MAINTAINED BY KNOX COUNTY. THE ROADWAYS WILL BE A JOINT PERMANENT EASEMENT AND WILL BE A PART OF THE COMMON AREA, JOINTLY OWNED BY THE HOMEOWNERS ASSOCIATION.
 - TVA OWNS A FLOWAGE EASEMENT BELOW THE 820 CONTOUR LINE AS SHOWN ON THIS PLAN. NO BUILDING IS ALLOWED BELOW THE 820 CONTOUR. NO FILLING IS ALLOWED BELOW THE 820 CONTOUR WITHOUT PRIOR TVA APPROVAL.
 - TDEC BUFFER EXPIRES UPON COMPLETION OF SUBDIVISION CONSTRUCTION.
 - PAVEMENT WIDTH OF 22' (2' SHOULDERS) ON ARCADIA PENINSULA WAY WAS FIRST APPROVED BY CONCEPT/USE ON REVIEW PLAN 1-S-15-C & 1-F-15-UR.



BUILDING SETBACKS

FRONT.....30'
 SIDE.....15'
 REAR.....25'

A 35' PERIPHERAL SETBACK SUPERCEDES ALL SETBACK REQUIREMENTS (SEE PLAN FOR PERIPHERAL SETBACK LOCATION)



CERTIFICATE OF CONCEPT PLAN
 I HEREBY CERTIFY THAT I AM AN ENGINEER, LICENSED TO DO ENGINEERING 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 REMITTED, DESCRIBED AND JUSTIFIED IN A REPORT FILED WITH THE METROPOLITAN PLANNING COMMISSION.
 David B. Harkin
 ENGINEER
 TENNESSEE CERTIFICATE NO. 101265

3-SB-23-C / 3-A-23-DP
 1/17/2023

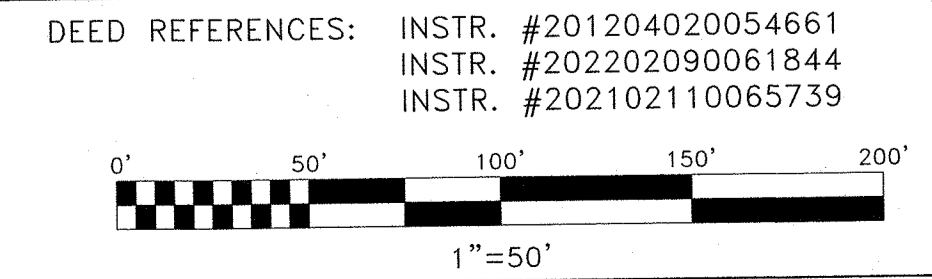
OWNER/DEVELOPER
 BEACON PARK LLC
 150 MAJOR REYNOLDS PLACE
 KNOXVILLE, TN 37919
 PHONE: (865) 637-2674

BATSON, HIMES, NORVELL & POE
 REGISTERED ENGINEERS & LAND SURVEYORS
 4334 PAPERMILL DRIVE
 KNOXVILLE, TENNESSEE 37909
 PHONE: (865) 588-6472
 FAX: (865) 588-6473
 email@bhn-p.com

NO.	DATE	REVISION	APPR.	NO.	DATE	REVISION	APPR.
2	10/20/22	REVISED ROAD ALIGNMENT, LOTS, STORM, & UTILITIES					
1	6/30/22	REVISED PER COUNTY COMMENTS					

SCALE
 HORIZONTAL: 1"=50'
 VERTICAL: 2" INTERVAL

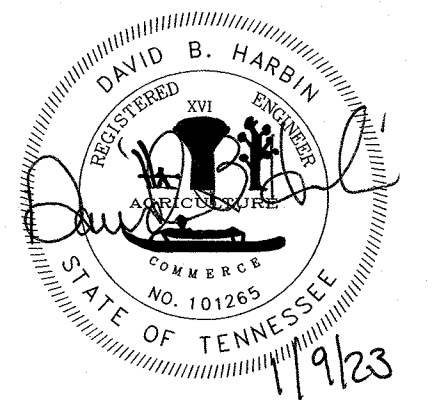
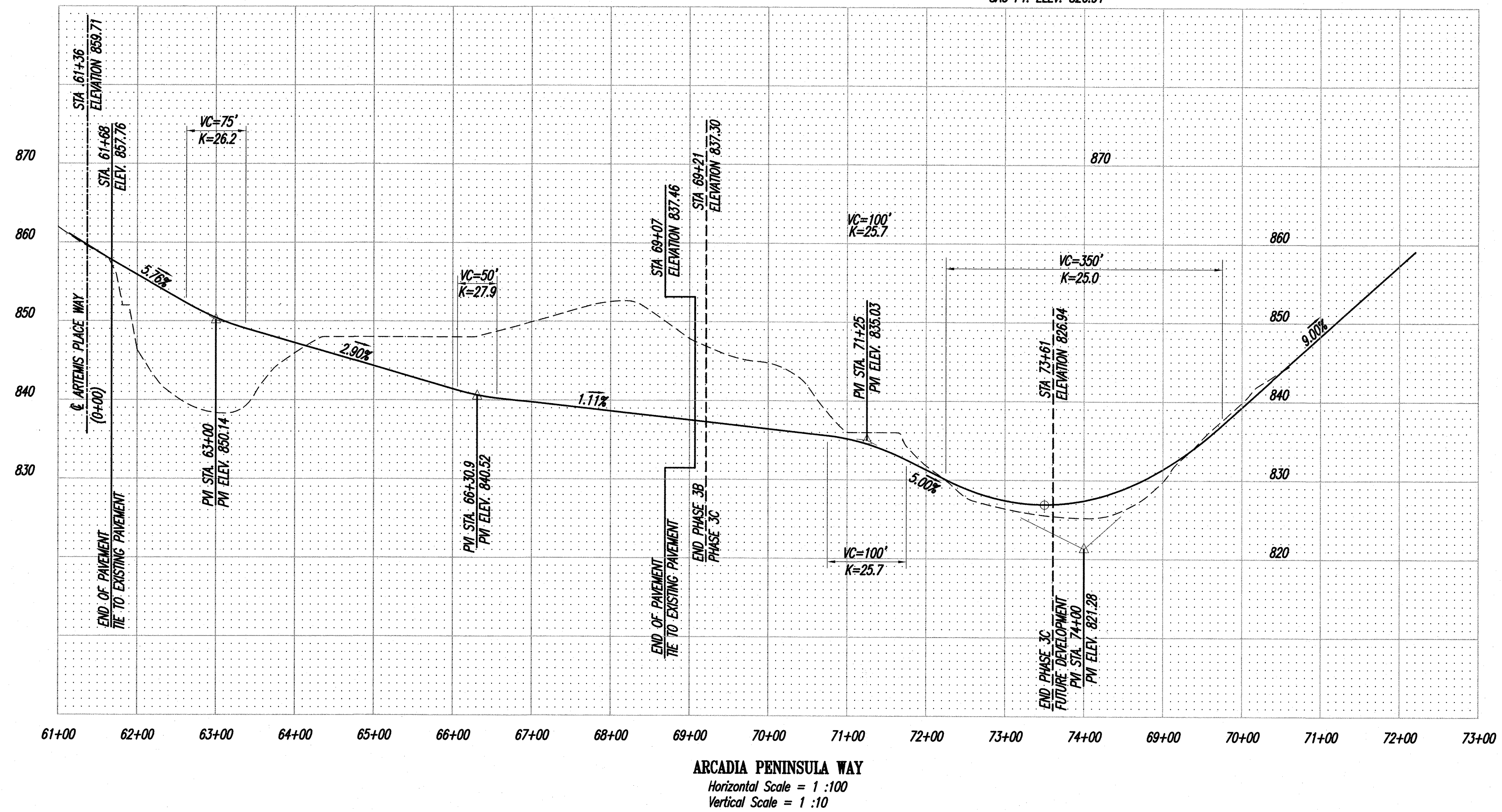
DATE
 1/9/23



CONCEPT PLAN FOR
 ARCADIA - PHASE 3C
 TAX MAP 163 PART OF PARCEL 28.05
 DISTRICT 6, KNOX COUNTY, TENNESSEE

24000-3B-SP
 SHEET 1 OF 2 SHEET(S)
 0:\24000\ARCADIA\PHASE 3\PHASE 3C\24000-3C.DWG

SAG PT. STA. 4+50.00
SAG PT. ELEV. 826.91



3-SB-23-C / 3-A-23-DP
1/17/2023

OWNER/DEVELOPER
BEACON PARK LLC
150 MAJOR REYNOLDS PLACE
KNOXVILLE, TN 37919
PHONE: (865) 637-2674

BATSON, HIMES, NORVELL & POE
REGISTERED ENGINEERS & LAND SURVEYORS
4334 PAPERMILL DRIVE
KNOXVILLE, TENNESSEE 37909
PHONE: (865) 588-6472
FAX: (865) 588-6473
email@bhn-p.com

DESIGNED	DBH								
DRAWN	EEG								
CHECKED	DBH	NO.	DATE	REVISION	APPR.	NO.	DATE	REVISION	APPR.
		2	10/20/22	REVISED ROAD ALIGNMENT, LOTS, STORM, & UTILITIES					
		1	6/30/22	REVISED PER COUNTY COMMENTS					

SCALE:	AS SHOWN
DATE:	1/9/23

ROAD PROFILE FOR
ARCADIA - PHASE 3C
TAX MAP 163 PART OF PARCEL 28.05
DISTRICT 6, KNOX COUNTY, TENNESSEE

24000-3C-RP
SHEET 2 OF 2 SHEET(S)
Q:\24000\ARCADIA\PHASE 3\PHASE 3C\24000-3C.DWG