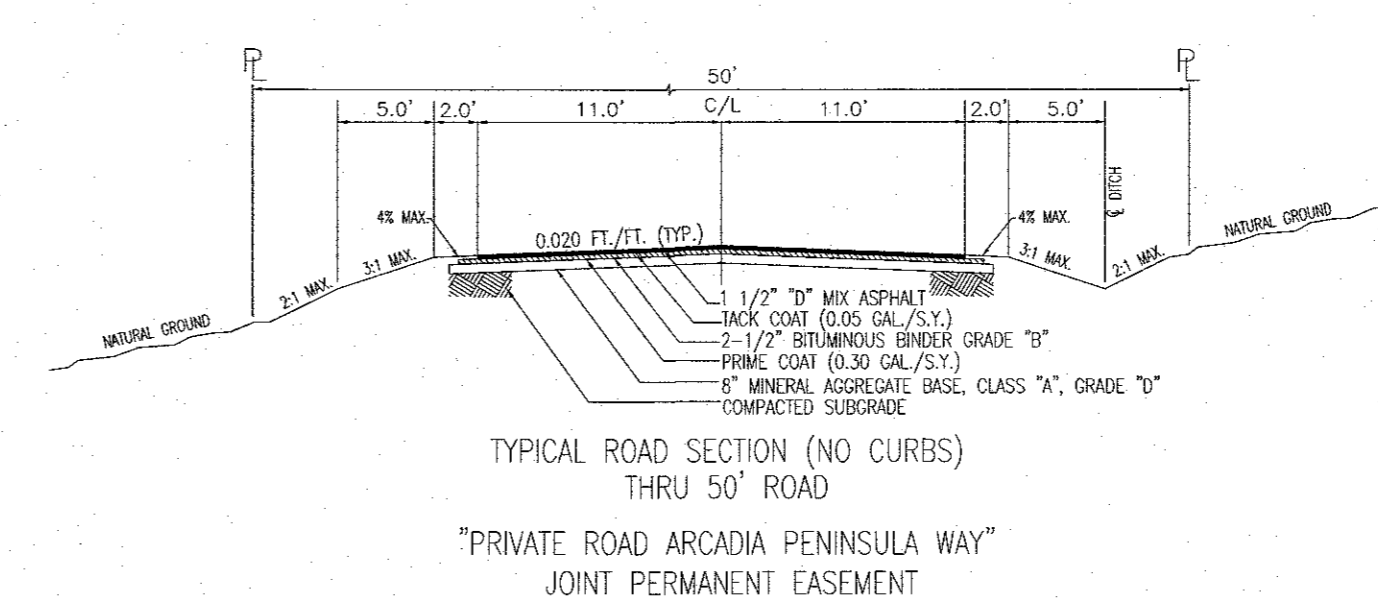
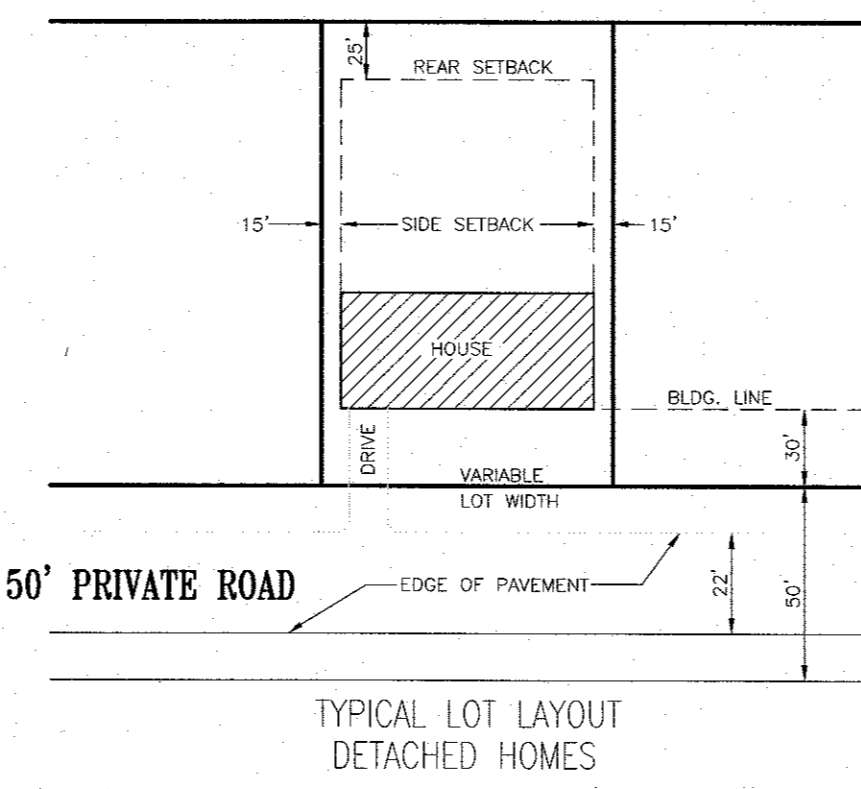
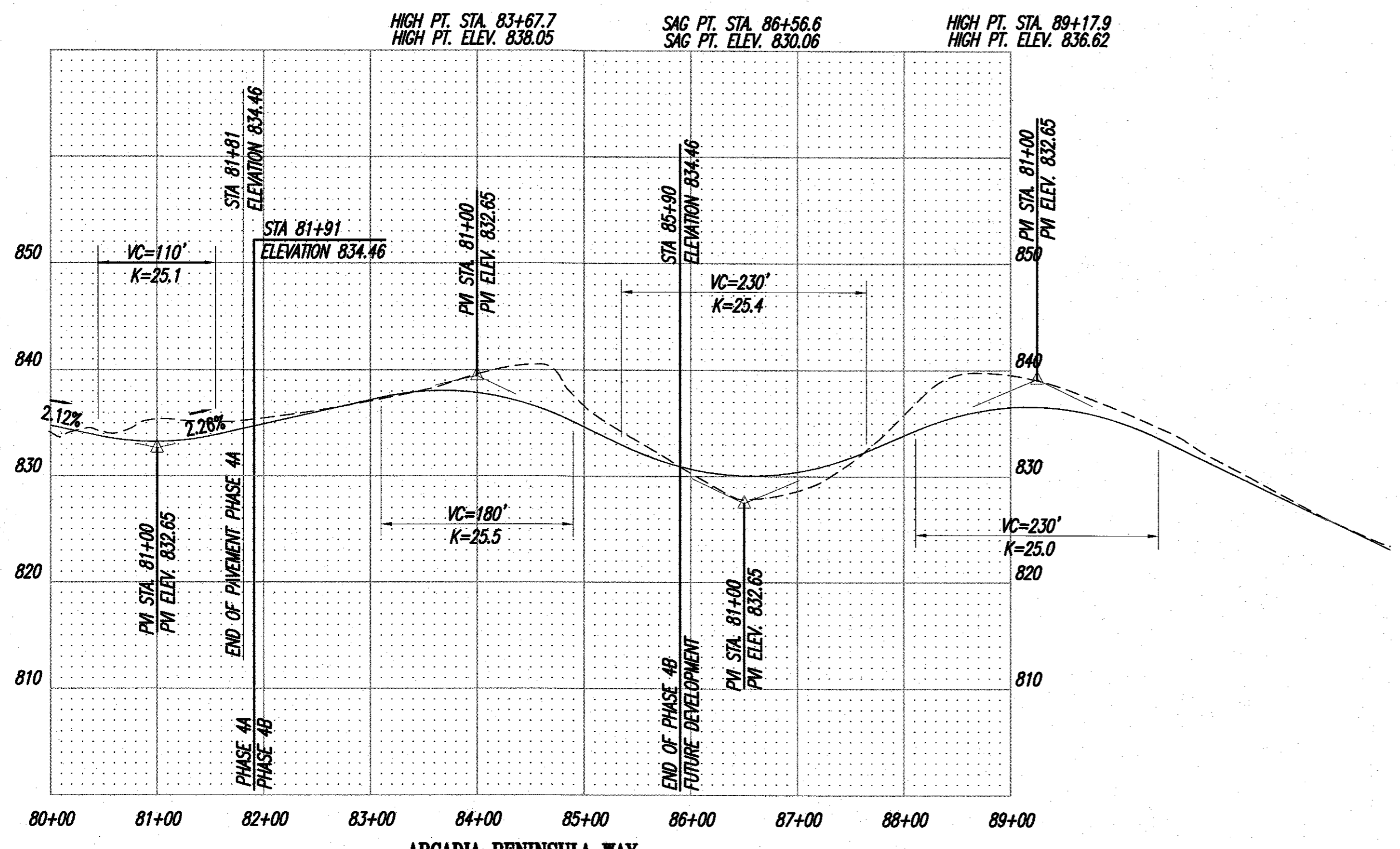


LOCATION MAP

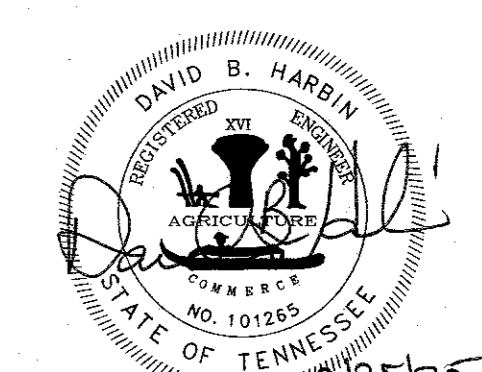
- NOTES:
- ALL DIMENSIONS ARE SCALED AND SUBJECT TO CHANGE ON THE FINAL PLAN.
 - A 10' DRAINAGE, UTILITY AND CONSTRUCTION EASEMENT EXISTS INSIDE ALL EXTERIOR LOT LINES AND ROAD LINES, 5' EACH SIDE OF INTERIOR ROAD LINES.
 - A 15' UTILITY EASEMENT EXISTS 7.5' EACH SIDE OF CENTERLINE OF SANITARY SEWER AS INSTALLED.
 - THIS PROPERTY CONTAINS APPROXIMATELY 10.138 ACRES (2.205 ACRES ABOVE THE 820 CONTOUR) SUBDIVIDED INTO 3 SINGLE FAMILY DETACHED LOTS.
 - THIS PROPERTY IS ZONED PR @ 3 DU/AC.
 - ALL ROAD PROFILES ARE BASED ON BHN&P FIELD SURVEY.
 - UTILITIES:
WATER: FIRST UTILITY DISTRICT
SEWER: FIRST UTILITY DISTRICT
ELECTRIC: LENOX 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 FILLING IS ALLOWED BELOW THE 820 CONTOUR WITHOUT PRIOR TVA APPROVAL.
 - BUILDING SET BACKS ARE AS FOLLOWS: (SEE CHART ON THIS SHEET).
 - TDEC BUFFER EXPIRES UPON COMPLETION OF SUBDIVISION CONSTRUCTION.
 - JOINT PERMANENT EASEMENT WILL ALSO SERVE AS ACCESS TO WATER QUALITY UNITS.
 - PAVEMENT WIDTH OF 22' (2' SHOULDERS) ON ARCADIA PENINSULA WAY WAS FIRST APPROVED BY CONCEPT/USE ON REVIEW PLAN 1-SC-15-C & 1-F-15-UR.



BUILDING SETBACKS

LOTS 419 - 422
FRONT.....30' ALONG ARCADIA PENINSULA WAY
SIDE.....15'
REAR.....25'

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



CERTIFICATION OF CONCEPT PLAN

I HEREBY CERTIFY THAT I AM AN ENGINEER, LICENSED TO PRACTICE 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 ITEMIZED, DESCRIBED, AND JUSTIFIED IN A REPORT FILED WITH THE METROPOLITAN PLANNING COMMISSION.

David B. Harbail
REGISTERED ENGINEER
TENNESSEE CERTIFICATE NO. 101265

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	TPD				
CHECKED	DBH	1	2/25/25		
		NO.	DATE	REVISION	APPR.

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

DATE
1/23/25

CONCEPT PLAN & ROAD PROFILE FOR
ARCADIA-PHASE 4B

TAX MAP 163 PART OF PARCEL 28.05
DISTRICT 6, KNOX COUNTY, TENNESSEE

3-SC-25-C/2-F-25-DP

24000-4B-C

SHEET 1 OF 1 SHEET(S)

Q:\24000\ARCADIA\PHASE 4\4B\24000-4B-C.DWG