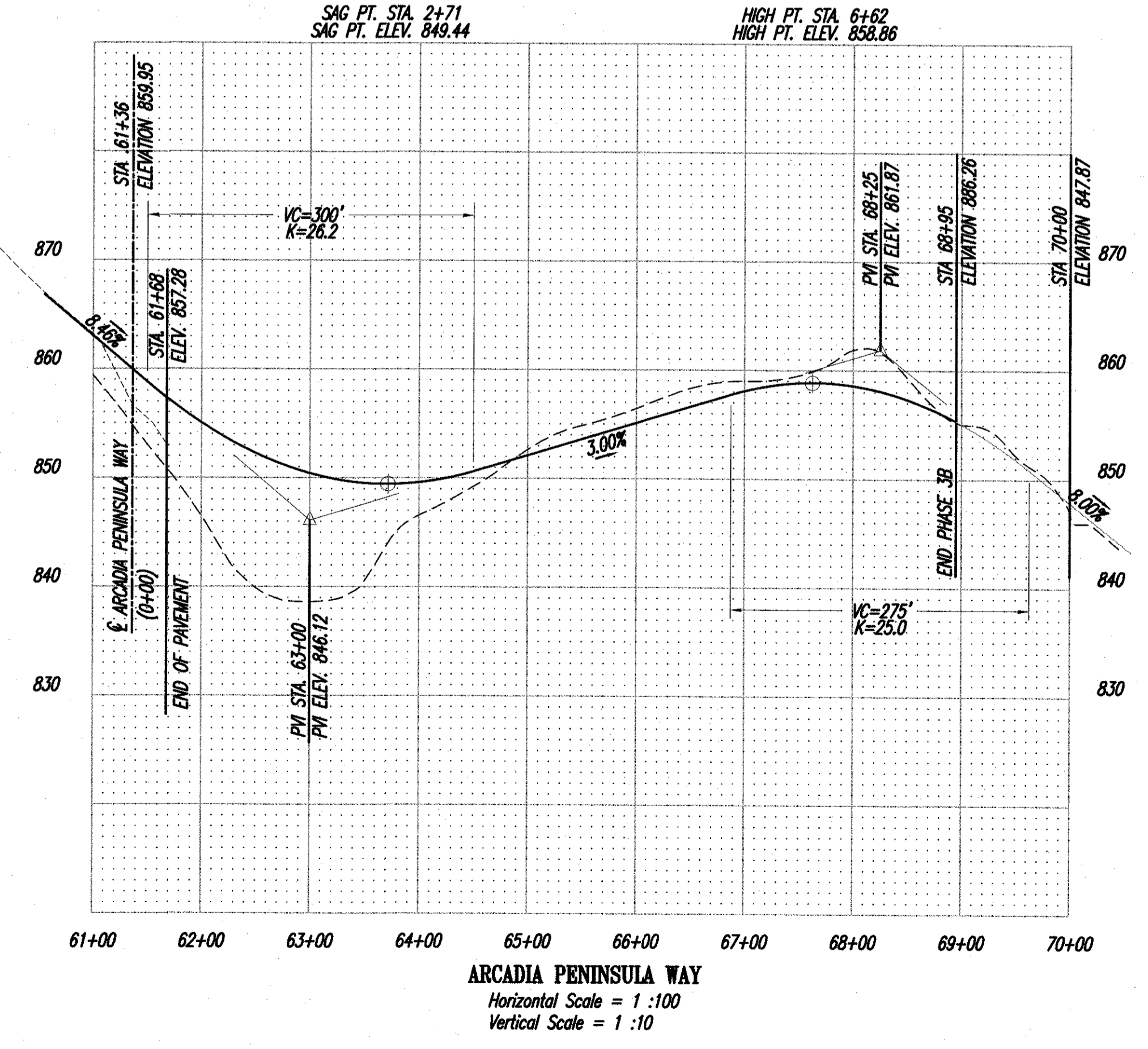
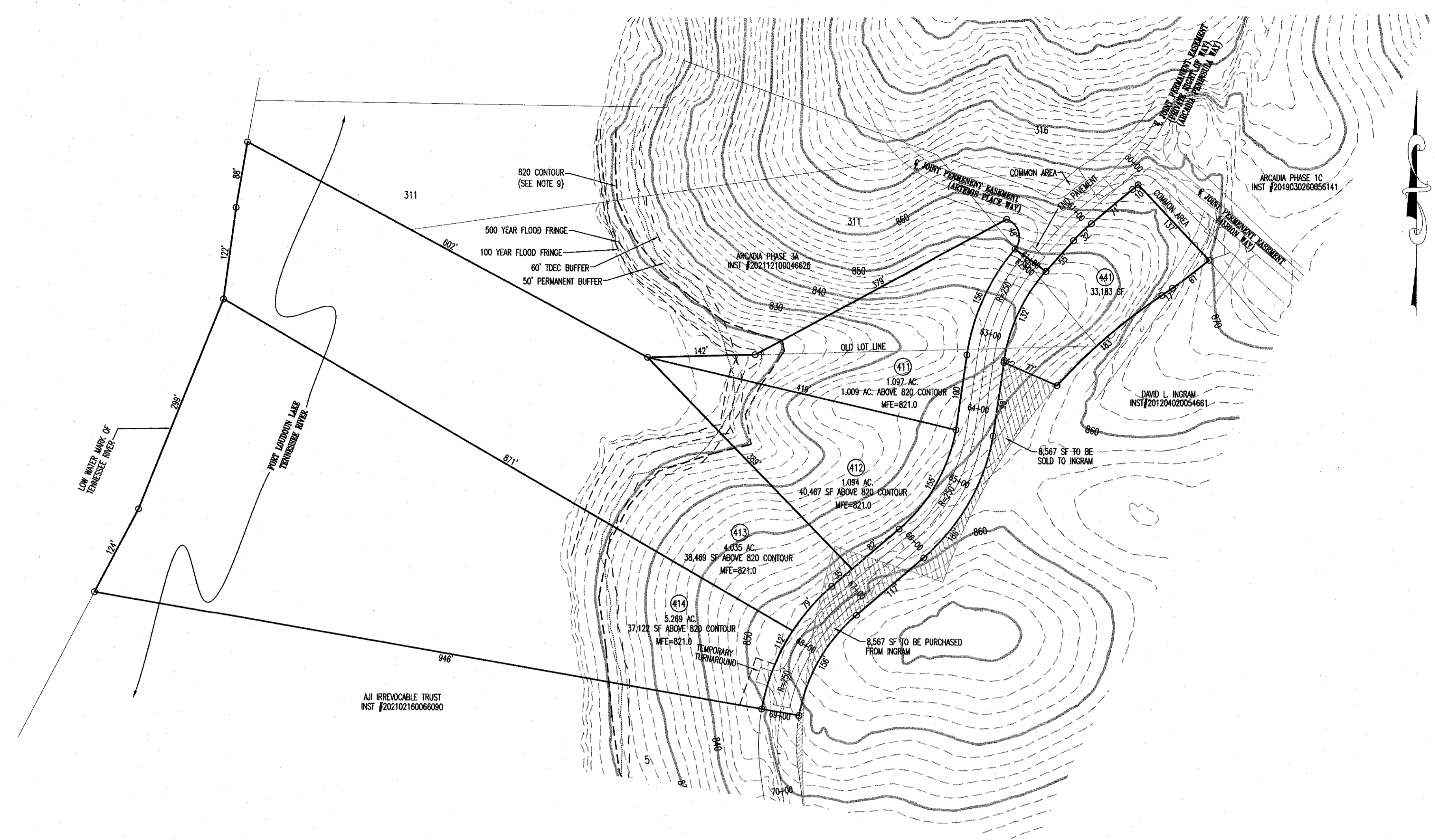
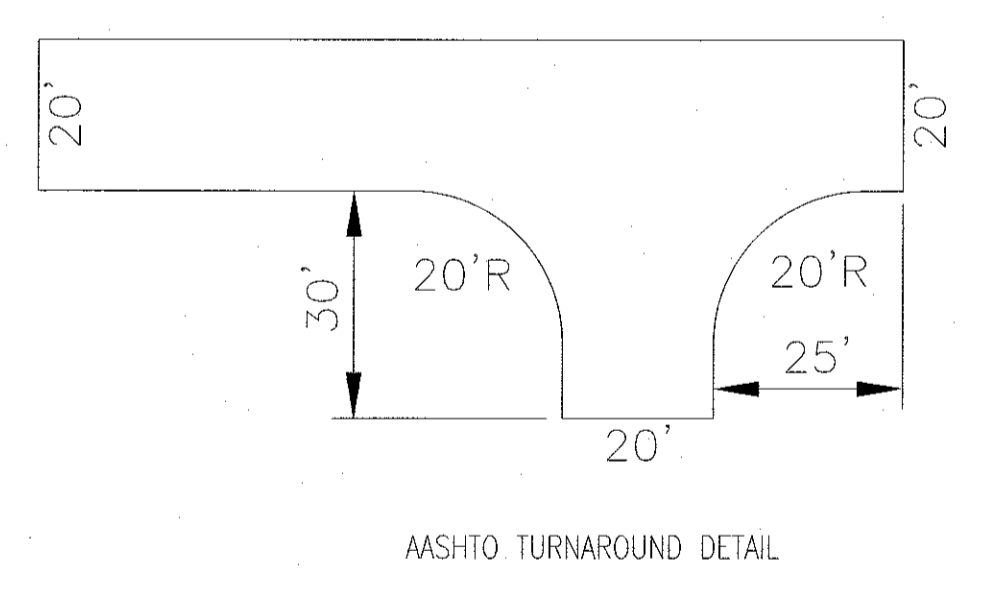
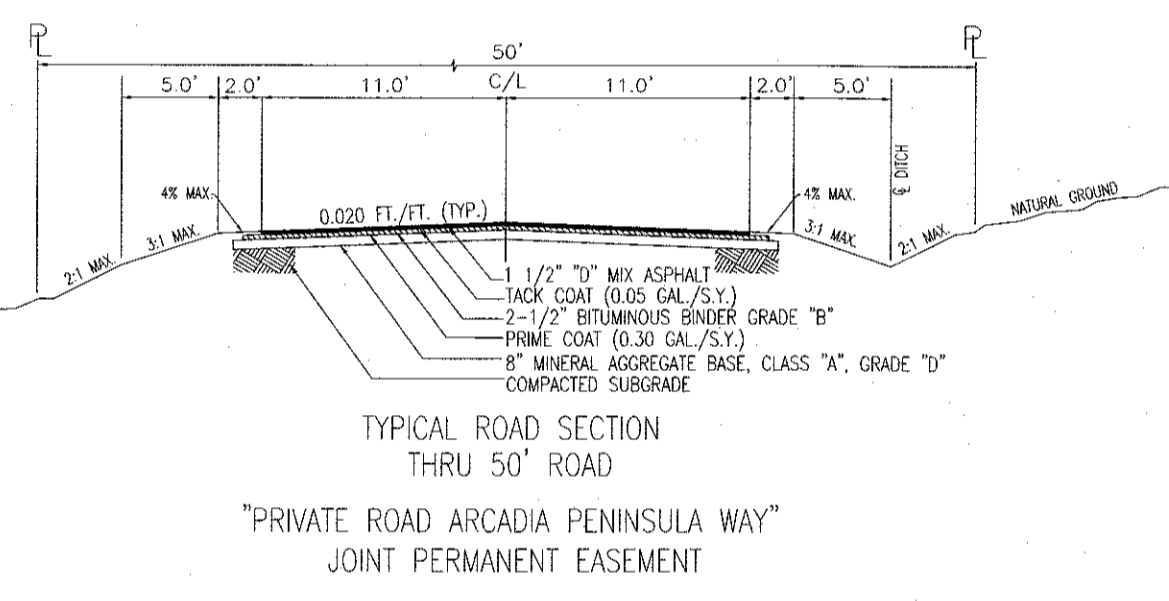
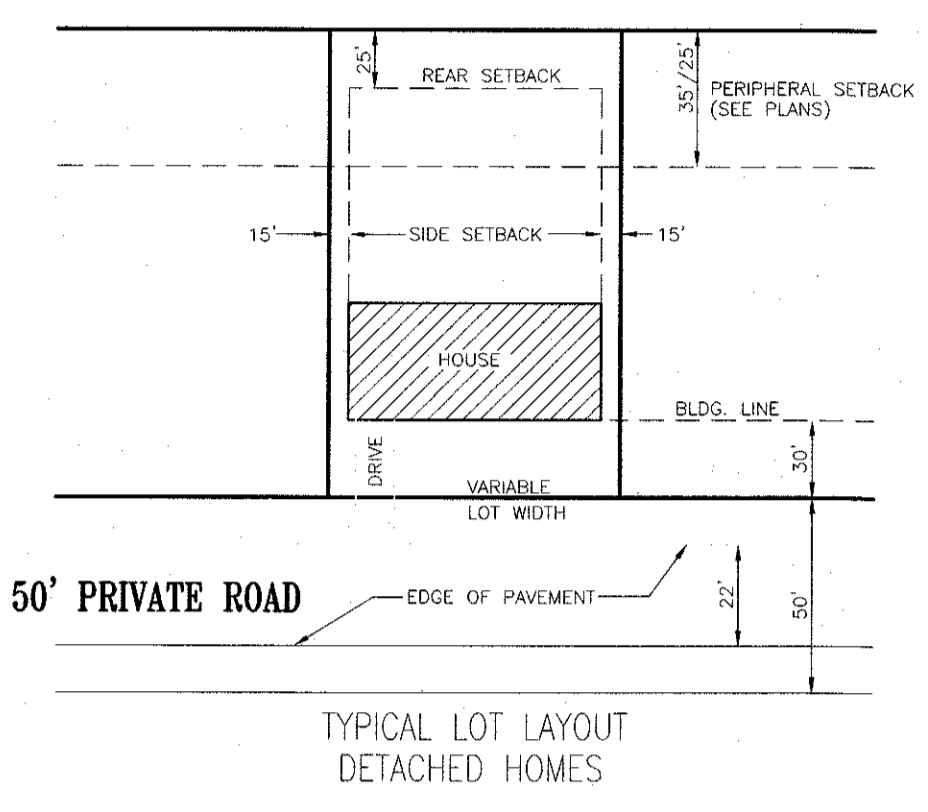


- NOTES:
1. ALL DIMENSIONS ARE SCALED AND SUBJECT TO CHANGE ON THE FINAL PLAN.
 2. A 10' DRAINAGE, UTILITY AND CONSTRUCTION EASEMENT EXISTS INSIDE ALL EXTERIOR LOT LINES AND ROAD LINES, 5' EACH SIDE OF INTERIOR ROAD LINES.
 3. A 15' UTILITY EASEMENT EXISTS 7.5' EACH SIDE OF CENTERLINE OF SANITARY SEWER AS INSTALLED.
 4. THIS PROPERTY CONTAINS APPROXIMATELY 13.070 ACRES (5.247 ACRES ABOVE THE 820 CONTOUR) SUBDIVIDED INTO 6 SINGLE FAMILY DETACHED LOTS.
 5. THIS PROPERTY IS ZONED PR.
 6. ALL ROAD PROFILES ARE BASED ON BHN&P FIELD SURVEY.
 7. UTILITIES:
SEWER: FIRST UTILITY DISTRICT
ELECTRIC: LENOR CITY UTILITY BOARD
GAS: KNOXVILLE UTILITIES BOARD
TELEPHONE: BELLSOUTH
 8. 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.
 9. IVA 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 IVA APPROVAL.
 10. ROADWAY GRADES AT INTERSECTIONS BETWEEN 1% AND 3% HAVE BEEN REVIEWED AND APPROVED BY KNOX COUNTY DEPARTMENT OF ENGINEERING AND PUBLIC WORKS.
 11. BUILDING SET BACKS ARE AS FOLLOWS: (SEE CHART ON THIS SHEET).
 12. TOEC BUFFER EXPIRES UPON COMPLETION OF SUBDIVISION CONSTRUCTION.
 13. JOINT PERMANENT EASEMENT WILL ALSO SERVE AS ACCESS TO WATER QUALITY LINES.
 14. 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 311 - 316
FRONT.....30' ALONG ARCADIA PENINSULA WAY
SIDE.....15'
REAR.....25'

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



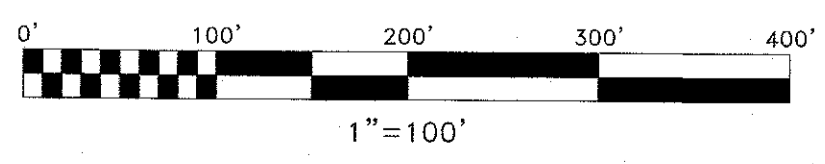
CERTIFICATION OF CONCEPT PLAN

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 REMITIZED, DESCRIBED, AND JUSTIFIED IN A REPORT FILED WITH THE METROPOLITAN PLANNING COMMISSION.

David B. Harbin
REGISTERED ENGINEER
TENNESSEE CERTIFICATE NO. 101265

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

Revised: 3/28/2022
4-SD-22-C/4-G-22-UR



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	DATE	REVISION	APPR.	NO.	DATE	REVISION	APPR.
DRAWN	TPD							
CHECKED	DBH	1/3/28/22	KKCP COMMENTS					

SCALE
HORIZONTAL: 1"=100'
DATE
02/14/22

CONCEPT & ROAD PROFILE FOR
ARCADIA -PHASE 3B
TAX MAP 163 PARCELS 28.69 & 28.72
TAX MAP 163 PART OF PARCEL 28.09
DISTRICT 6, KNOX COUNTY, TENNESSEE

24000-3B-C
SHEET 1 OF 1 SHEET(S)