

- 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 14.887 ACRES (2.893 ACRES ABOVE THE 820 CONTOUR) SUBDIVIDED INTO 4 LOTS.
 - THIS PROPERTY IS ZONED PR.
 - ALL ROAD PROFILES ARE BASED ON BHN&P FIELD SURVEY.
 - UTILITIES: WATER: FIRST UTILITY DISTRICT
SEWER: FIRST UTILITY DISTRICT
ELECTRIC: LENOR CITY UTILITY BOARD
GAS: KNOXVILLE UTILITIES BOARD
TELEPHONE: BELL SOUTHWEST
 - 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.
 - BUILDING SET BACKS ARE AS FOLLOWS: (SEE CHART ON THIS SHEET).
 - TDEC BUFFER EXPIRES UPON COMPLETION OF SUBDIVISION
 - ALTERNATIVE DESIGN STANDARD APPROVED BY KNOXVILLE-KNOX COUNTY PLANNING REDUCING PAVEMENT WIDTH FROM 26' TO 22'.

BUILDING SETBACKS

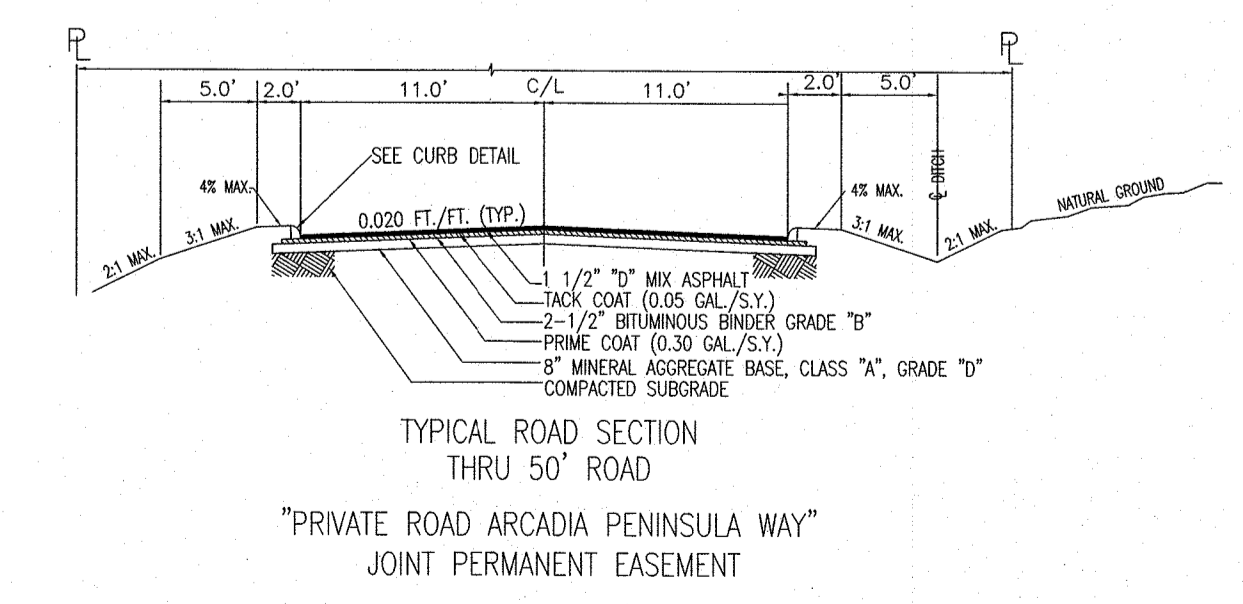
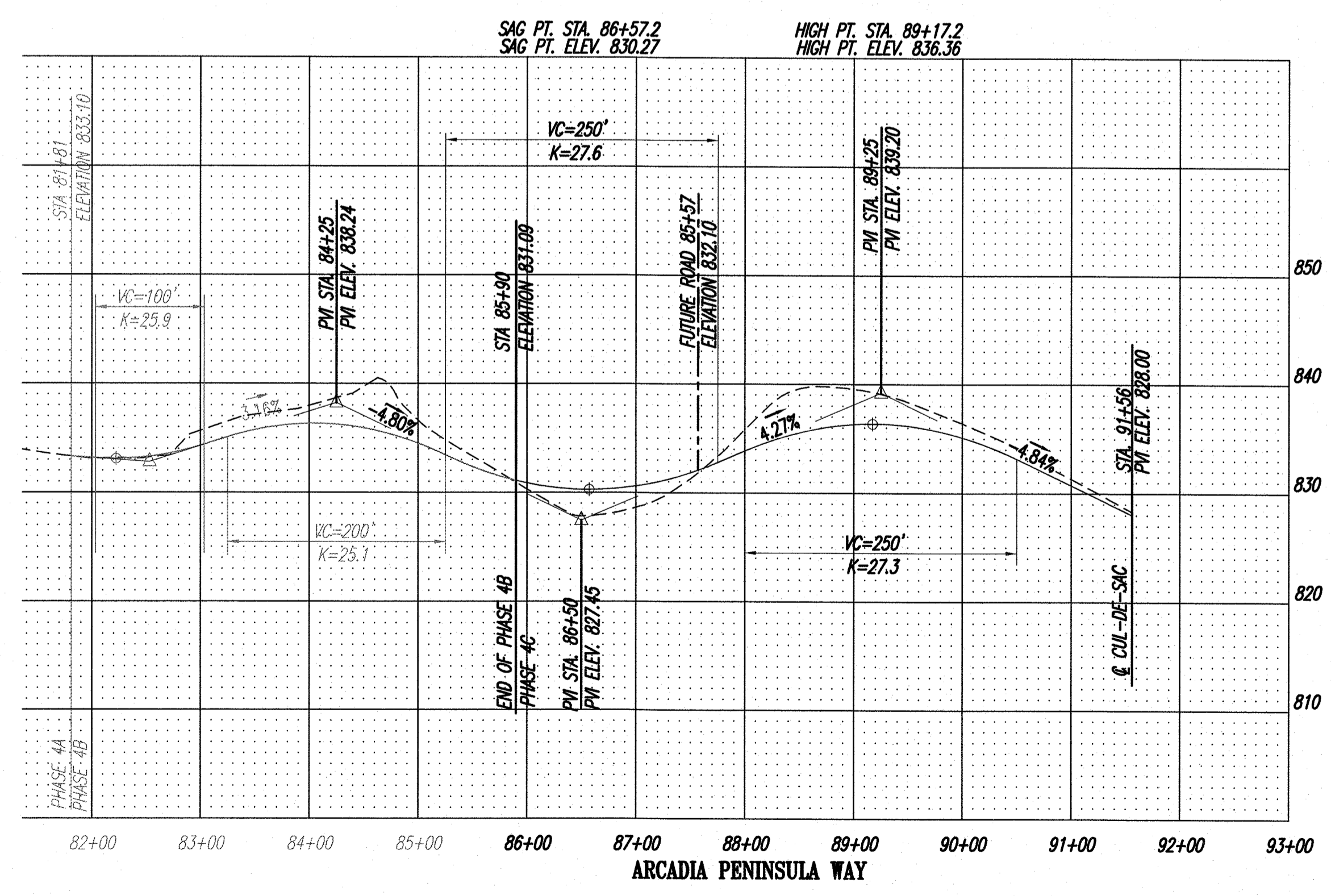
LOTS 422 - 425	FRONT.....30' ALONG ARCADIA PENINSULA WAY
	SIDE.....15'
	REAR.....25'

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

CERTIFICATION OF CONCEPT PLAN BY REGISTERED ENGINEER.

I HEREBY CERTIFY THAT I AM A REGISTERED ENGINEER, LICENSED TO PRACTICE ENGINEERING UNDER THE LAWS OF THE STATE OF TENNESSEE. I FURTHER CERTIFY THAT THE PLAN AND ACCOMPANYING DRAWINGS, DOCUMENTS AND STATEMENTS CONFORM TO THE BEST OF MY KNOWLEDGE, TO ALL APPLICABLE PROVISIONS OF THE KNOXVILLE-KNOX COUNTY SUBDIVISION REGULATIONS EXCEPT AS HAS BEEN ITEMIZED AND DESCRIBED IN A REPORT FILED WITH THE METROPOLITAN PLANNING COMMISSION.

David B. Harbin
PROFESSIONAL ENGINEER
TENNESSEE LICENSE NO. 101205 DATE: 8-16-26



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	KPP								
CHECKED	DBH	1	3-16-26						
		NO.	DATE	REVISION	APPR.	NO.	DATE	REVISION	APPR.

SCALE
HORIZONTAL: 1" = 100'
VERTICAL: 2" INTERVAL

DATE
1/23/26

DEED REFERENCES: INSTR. #202102160066090

CONCEPT PLAN & ROAD PROFILE FOR
ARCADIA PHASE 4C
TAX MAP 163 PART OF PARCEL 28.05
DISTRICT 6, KNOX COUNTY, TENNESSEE

24000-4C-C
SHEET 1 OF 1 SHEET
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