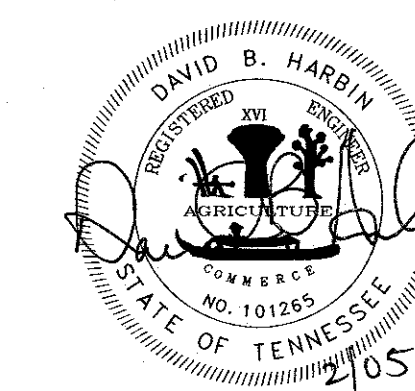


- NOTES:
- ALL DIMENSIONS ARE SCALED AND SUBJECT TO CHANGE ON THE FINAL PLAN.
  - A 10' DRAINAGE, UTILITY AND CONSTRUCTION EASEMENT EXISTS INSIDE ALL EXTERIOR LOT LINES AND ROAD LINES, 5' EACH SIDE OF INTERIOR ROAD LINES.
  - A 15' UTILITY EASEMENT EXISTS 7.5' EACH SIDE OF CENTERLINE OF SANITARY SEWER AS INSTALLED.
  - THIS PROPERTY CONTAINS APPROXIMATELY 17.20 ACRES (9.60 ACRES ABOVE THE 820 CONTOUR) SUBDIVIDED INTO 6 SINGLE FAMILY DETACHED 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: LENOIR 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.
  - ROADWAY GRADES AT INTERSECTIONS BETWEEN 1% AND 3% HAVE BEEN REVIEWED AND APPROVED BY KNOX COUNTY DEPARTMENT OF ENGINEERING AND PUBLIC WORKS.
  - 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.
  - VARIANCE APPROVED BY KNOXVILLE KNOX COUNTY PLANNING AT THEIR APRIL 18, 2021 MEETING REDUCING THE TANGENT LENGTH BETWEEN REVERSE CURVES FROM 50' TO 32'.

BUILDING SETBACKS

LOTS 311 - 316	FRONT.....30' ALONG ARCADIA PENINSULA WAY
	FRONT.....20' ALONG ROAD "A"
	SIDE.....15'
	REAR.....25'

A 35' PERIPHERAL SETBACK SUPERCEDES ALL SETBACK REQUIREMENTS



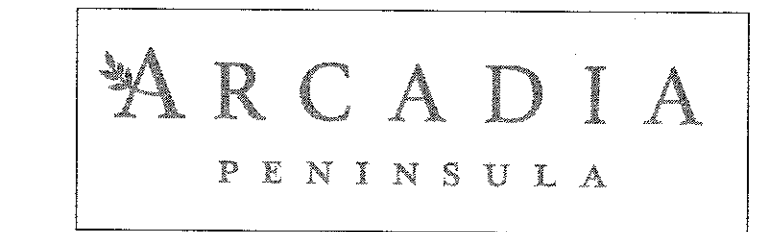
CERTIFICATION OF CONCEPT PLAN

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. Harbin*

REGISTERED ENGINEER  
TENNESSEE CERTIFICATE NO. 101265

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



4-SC-21-C/4-F-21-UR  
VERTICAL DATUM NAVD88

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

DATE  
02/05/2021

DEED REFERENCES: INSTR.#200905080072364  
INSTR.#200905080072365

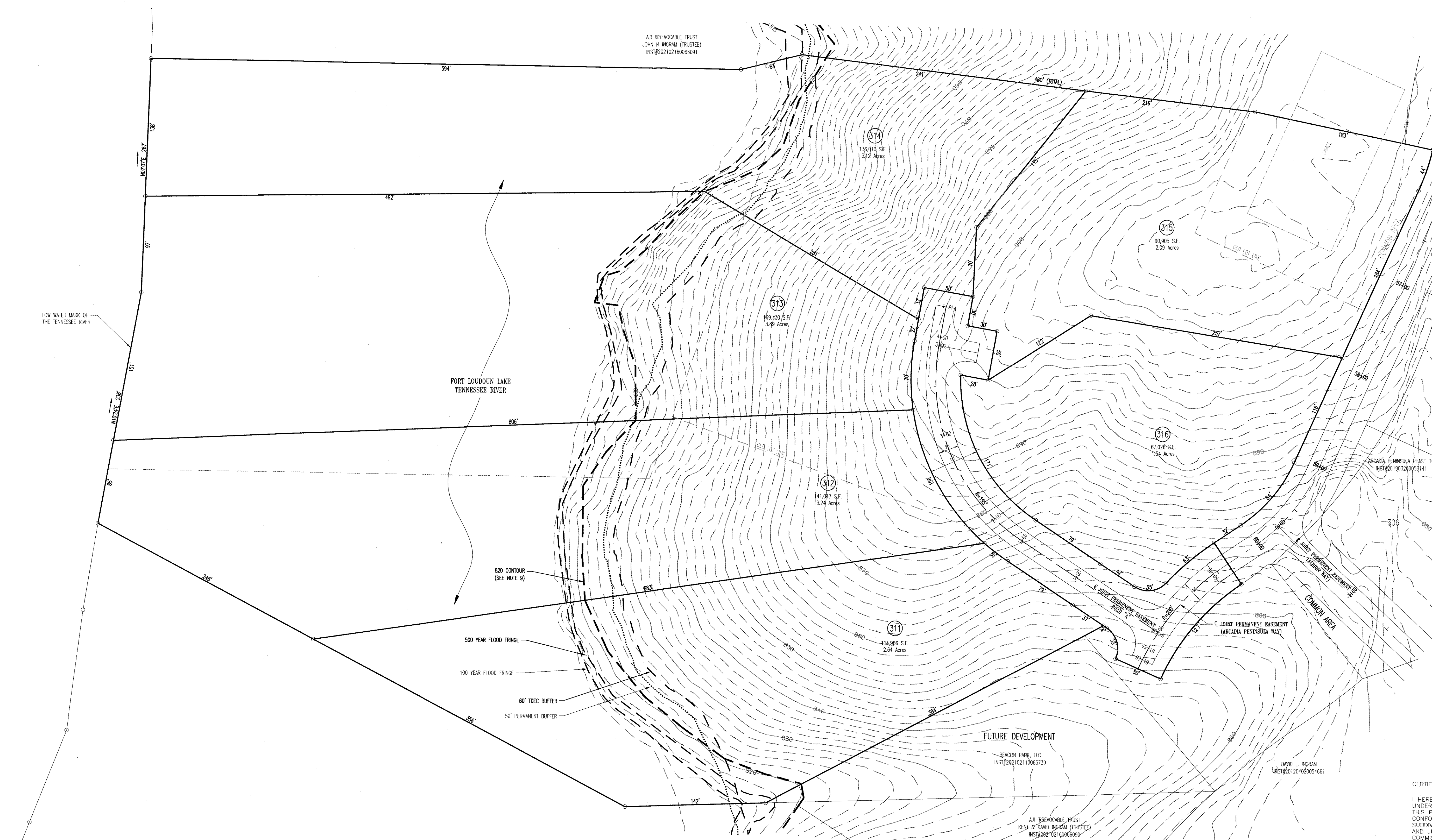
1" = 50'

CONCEPT PLAN FOR  
ARCADIA-PHASE 1D  
TAX MAP 163, PARCEL 30.06 AND  
PART OF PARCELS 28.61 & 28.62  
DISTRICT 6, KNOX COUNTY, TENNESSEE

24000-CP  
SHEET 1 OF 2 SHEET(S)  
C:\24000\ARCADIA\PHASE  
1D\24000-10-C.DWG

**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	NO.	DATE	REVISION	APPR.	NO.	DATE	REVISION	APPR.
###								
DRAWN								
###								
CHECKED								
###								



ALL IRREVOCABLE TRUST  
JOHN H INGRAM (TRUSTEE)  
INST#202102160066091

312  
141,047 S.F.  
3.24 Acres

311  
114,266 S.F.  
2.64 Acres

316  
67,026 S.F.  
1.54 Acres

315  
90,905 S.F.  
2.09 Acres

314  
136,010 S.F.  
3.12 Acres

313  
169,430 S.F.  
3.89 Acres

LOW WATER MARK OF  
THE TENNESSEE RIVER

FORT LOUDOUN LAKE  
TENNESSEE RIVER

FUTURE DEVELOPMENT  
BEACON PARK, LLC  
INST#202102110065739

ALL IRREVOCABLE TRUST  
KING & DAVID INGRAM (TRUSTEE)  
INST#202102160066090

DAVID L INGRAM  
INST#201704020054661

ARCADIA PENINSULA PHASE 1C  
INST#201903280054141

JOINT PERMANENT EASEMENT  
(ARCADIA PENINSULA WAY)

JOINT PERMANENT EASEMENT  
(ARCADIA PENINSULA WAY)

COMMON AREA

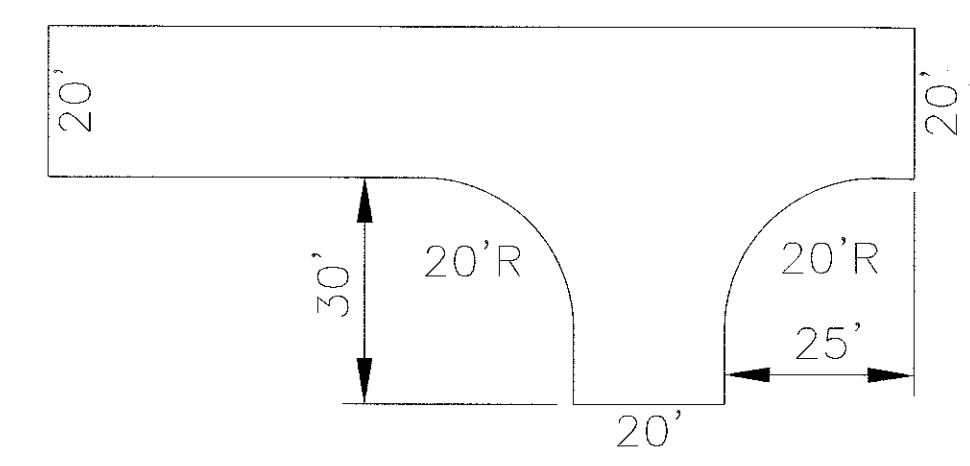
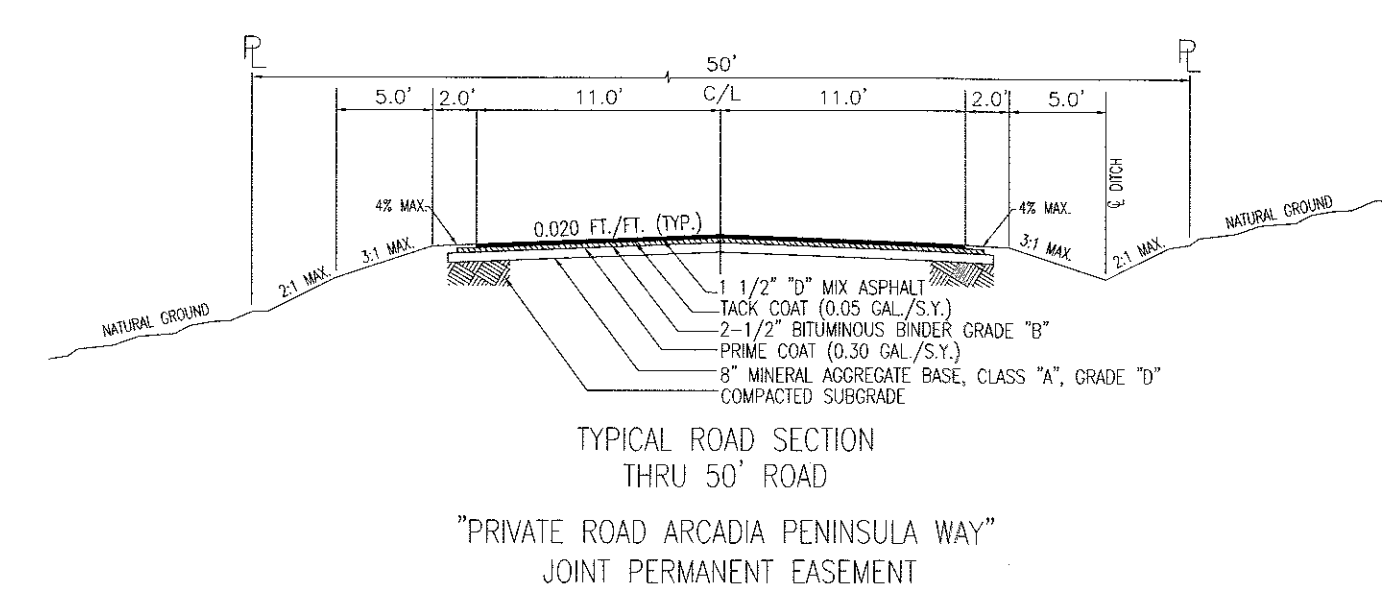
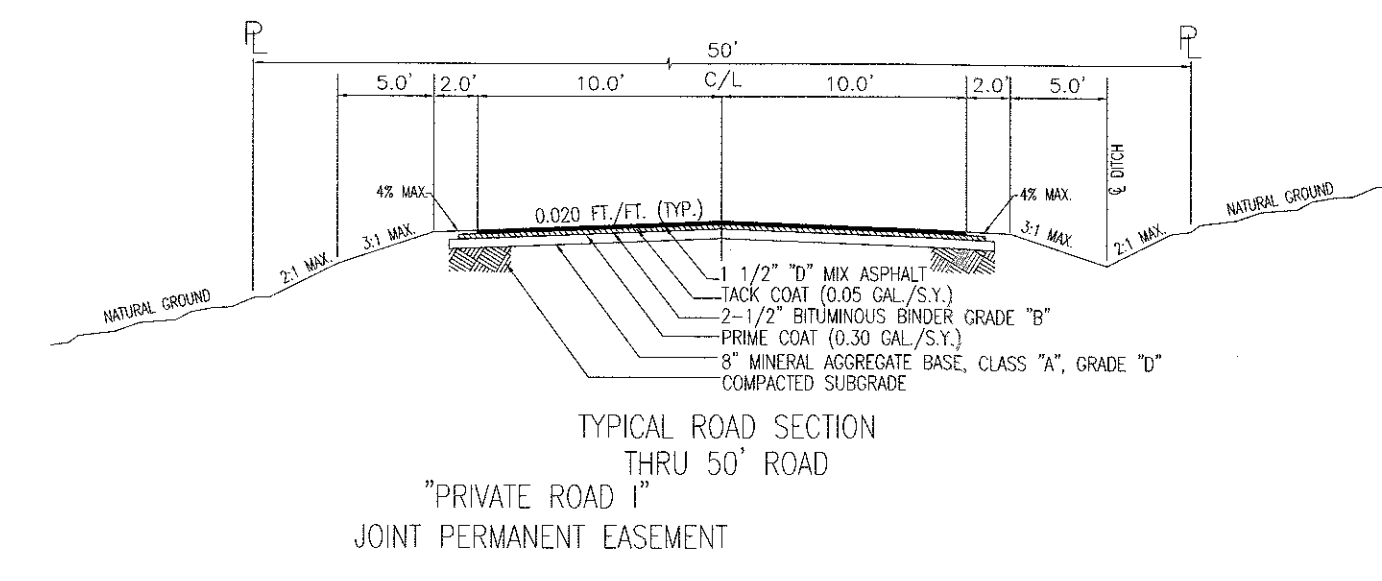
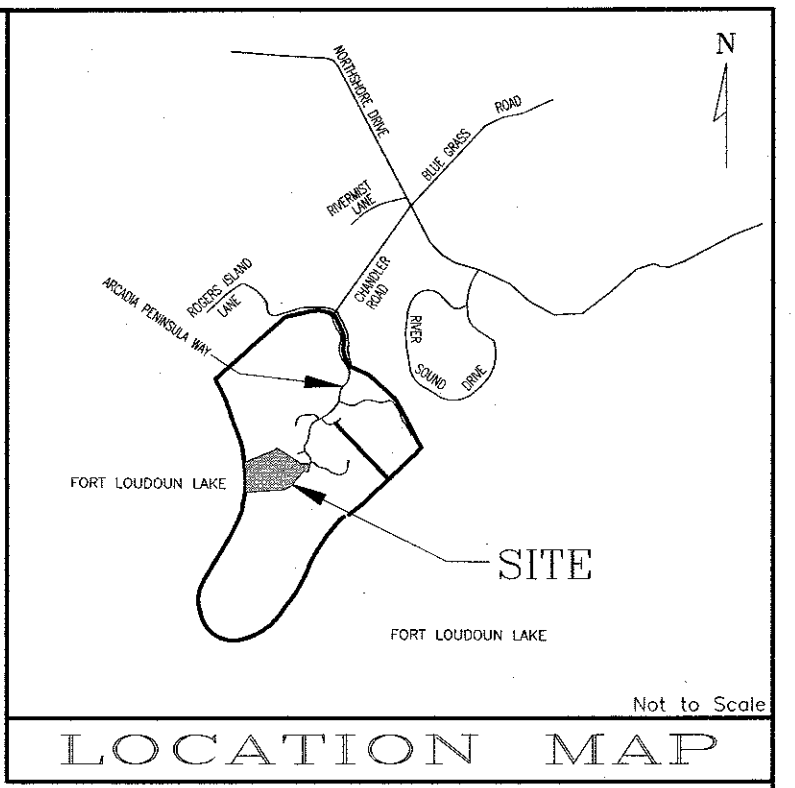
820 CONTOUR  
(SEE NOTE 9)

500 YEAR FLOOD FRINGE

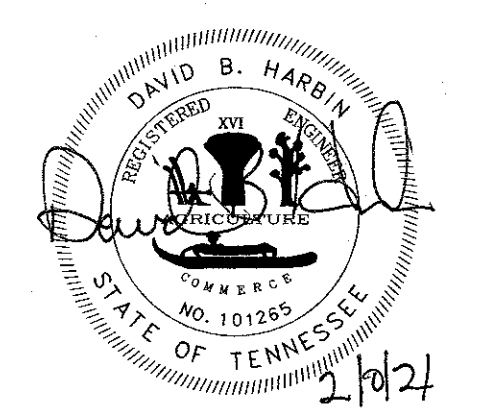
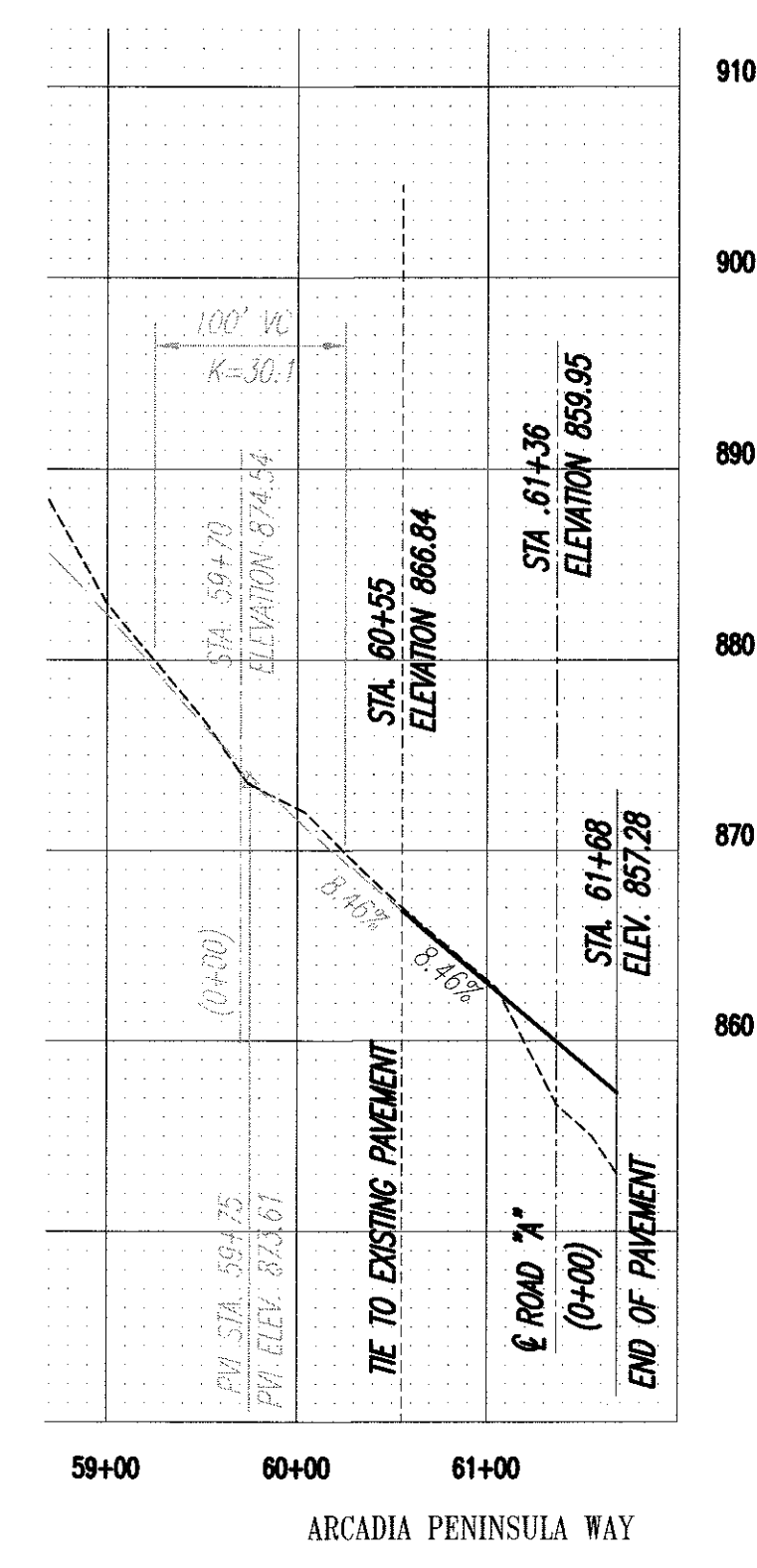
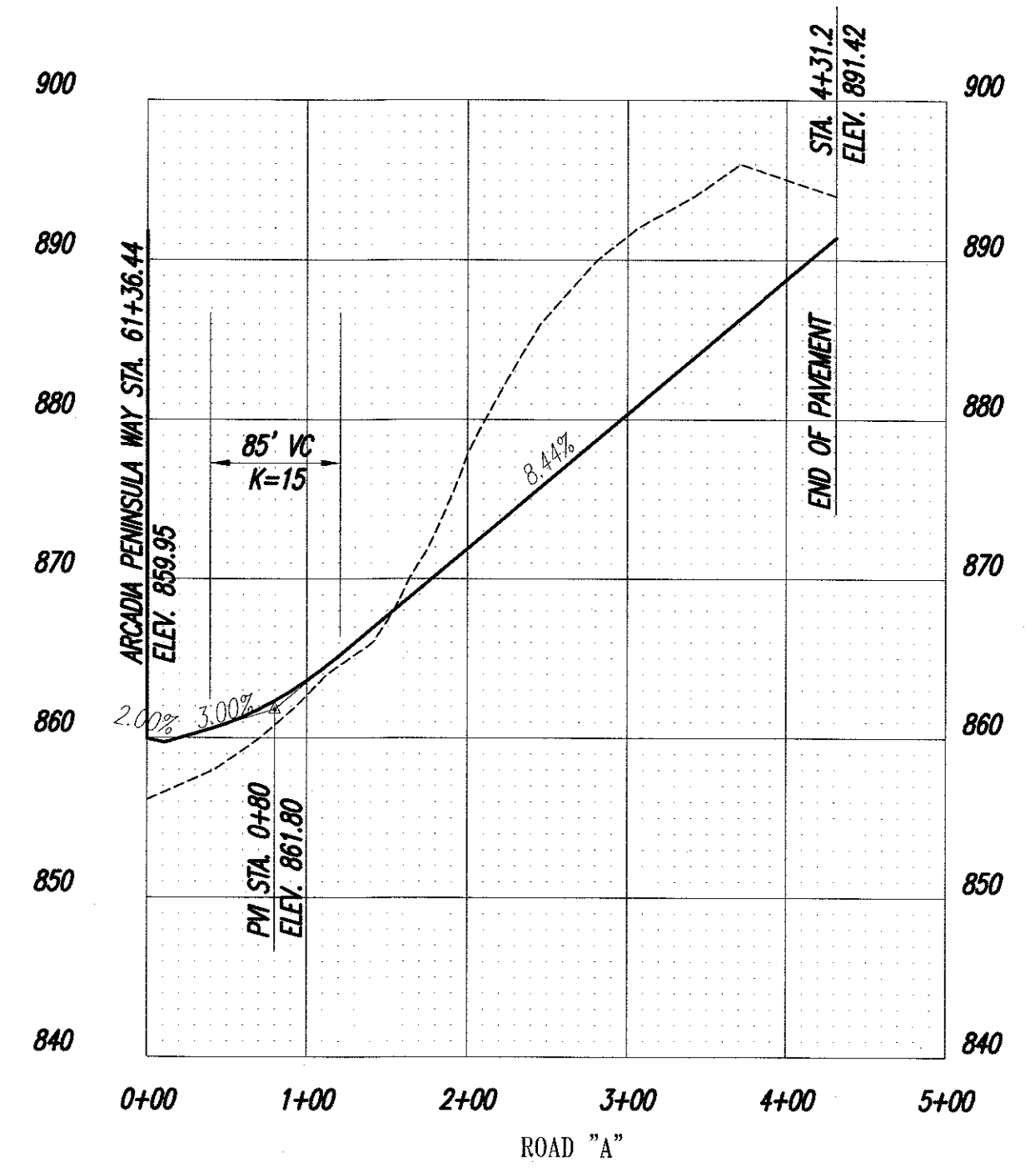
100 YEAR FLOOD FRINGE

60' TOEC BUFFER

50' PERMANENT BUFFER



AASHTO TURNAROUND DETAIL



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



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DESIGNED	###	NO.	DATE	REVISION	APPR.	NO.	DATE	REVISION	APPR.
DRAWN	###								
CHECKED	###								

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DEED REFERENCES: INSTR.#200905080072364  
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ROAD PROFILE FOR  
**ARCADIA-PHASE 1D**  
 TAX MAP 163, PARCEL 30.06 AND  
 PART OF PARCELS 28.61 & 28.62  
 DISTRICT 6, KNOX COUNTY, TENNESSEE

24000-PR  
 SHEET 2 OF 2 SHEET(S)  
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