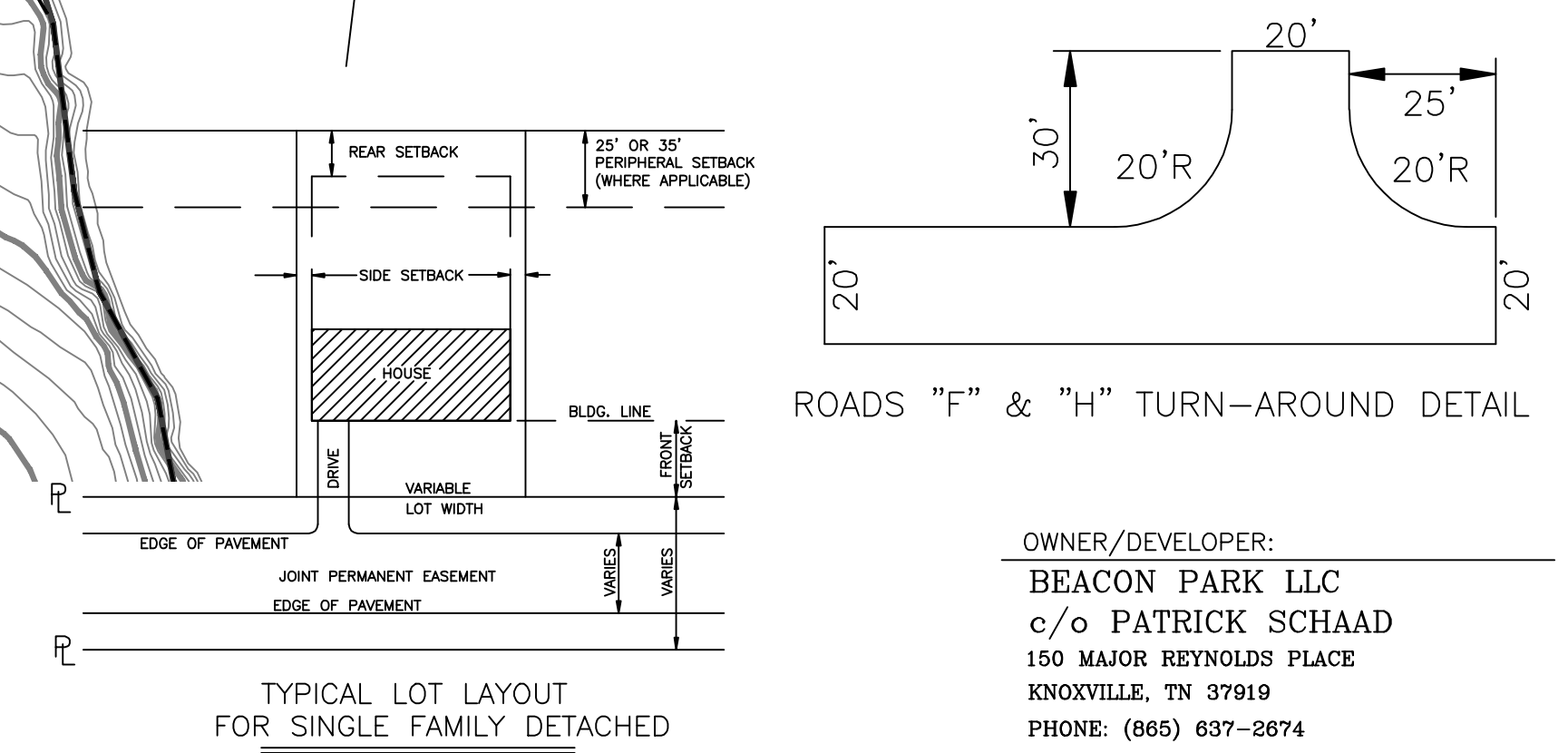


CERTIFICATION OF CONCEPT PLAN.  
 I HEREBY CERTIFY THAT I AM A REGISTERED ENGINEER, LICENSED TO PRACTICE ENGINEERING UNDER THE LAWS OF THE STATE OF TENNESSEE. I FURTHER CERTIFY THAT THE PLAN AND ACCOMPANYING DRAWINGS, DOCUMENTS AND STATEMENTS CONFORM TO ALL APPLICABLE PROVISIONS OF THE KNOXVILLE-KNOX COUNTY SUBDIVISION REGULATIONS EXCEPT AS HAS BEEN ITEMIZED AND DESCRIBED IN A REPORT FILED WITH THE METROPOLITAN PLANNING COMMISSION.  
 REGISTERED ENGINEER \_\_\_\_\_  
 TENNESSEE CERTIFICATE NO. \_\_\_\_\_

- NOTES:
- ALL DIMENSIONS ARE SCALED AND SUBJECT TO CHANGE ON THE FINAL PLAT.
  - 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 68.971 ACRES (51.120 ACRES ABOVE THE 820 CONTOUR) SUBDIVIDED INTO 24 SINGLE FAMILY DETACHED LOTS, JOINT PERMANENT EASEMENT AND 3 COMMON AREA 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: BELLSOUTH
  - VARIANCES REQUIRED:  
 a) HORIZONTAL CURVE RADIUS FROM 250' TO 150', STA. 45+50, (ARCADIA PENINSULA WAY)  
 b) HORIZONTAL CURVE RADIUS FROM 250' TO 150', STA. 49+00, (ARCADIA PENINSULA WAY)  
 c) HORIZONTAL CURVE RADIUS FROM 250' TO 150', STA. 0+75, (ROAD H)  
 d) HORIZONTAL CURVE RADIUS FROM 250' TO 100', STA. 2+00, (ROAD H)  
 e) HORIZONTAL CURVE RADIUS FROM 250' TO 150', STA. 4+00, (ROAD H)  
 f) HORIZONTAL CURVE RADIUS FROM 250' TO 200', STA. 6+00, (ROAD H)  
 g) HORIZONTAL CURVE RADIUS FROM 250' TO 200', STA. 8+75, (ROAD H)  
 h) TANGENT LENGTH BETWEEN BROKEN BACK CURVES FROM 150' TO 92', STA. 6+13 TO STA. 7+05 (ROAD H)  
 i) ROADWAY GRADE FROM 12% TO 15%, STA. 0+65 TO 6+00 (ROAD F)  
 j) ROADWAY GRADE FROM 12% TO 15%, STA. 0+65 TO 1+73 (ROAD G)  
 k) VERTICAL CURVE LENGTH FROM 180' TO 90', STA. 0+65 (ROAD F)  
 l) VERTICAL CURVE LENGTH FROM 425' TO 255', STA. 6+00 (ROAD F)  
 m) VERTICAL CURVE LENGTH FROM 180' TO 90', STA. 0+65 (ROAD G)  
 n) ROADWAY WIDTH FROM 26' TO 22' (ARCADIA PENINSULA WAY)  
 o) ROADWAY WIDTH FROM 26' TO 20' (ROAD F)  
 p) ROADWAY WIDTH FROM 26' TO 20' (ROAD G)  
 q) ROADWAY WIDTH FROM 26' TO 20' (ROAD H)  
 r) INTERSECTION SPACING BETWEEN STOPPARD VIEW LANE AND ROAD "F" ON ARCADIA PENINSULA WAY FROM 125' TO 81'
  - 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.
  - THE OWNER 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 SETBACKS ARE AS FOLLOWS:  
 FRONT.....20'  
 SIDE.....15'  
 REAR.....20'  
 (A 35' PERIPHERAL SETBACK AS SHOWN ON THIS PLAN SUPERCEDES ALL OTHER SETBACKS LISTED ABOVE)



5-SB-16-C  
 5-E-16-UR  
 Revised: 4/27/2016

TYPICAL LOT LAYOUT FOR SINGLE FAMILY DETACHED  
 OWNER/DEVELOPER:  
 BEACON PARK LLC  
 c/o PATRICK SCHAAD  
 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	DRAWN	CHECKED	NO.	DATE	MPC COMMENTS	REVISION	APPR.	NO.	DATE	REVISION	APPR.
		1	1	4/22/16							

SCALE  
 1" = 100'  
 DATE  
 3/17/16  
 DEED REFERENCE: INSTR.#201106170072601  
 INSTR.#200005260035503  
 0' 100' 200' 300' 400'  
 1"=100'

CONCEPT & DEVELOPMENT PLAN FOR  
**ARCADIA - PHASE 1B**  
 CLT MAP 163, A PORTION OF PARCEL 28.06  
 DISTRICT 6, KNOX COUNTY, TENNESSEE

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