

CONTRACTOR TO NOTIFY ENGINEER
BEFORE START OF CONSTRUCTION

CONTRACTOR IS RESPONSIBLE FOR
ALL TRENCH SAFETY

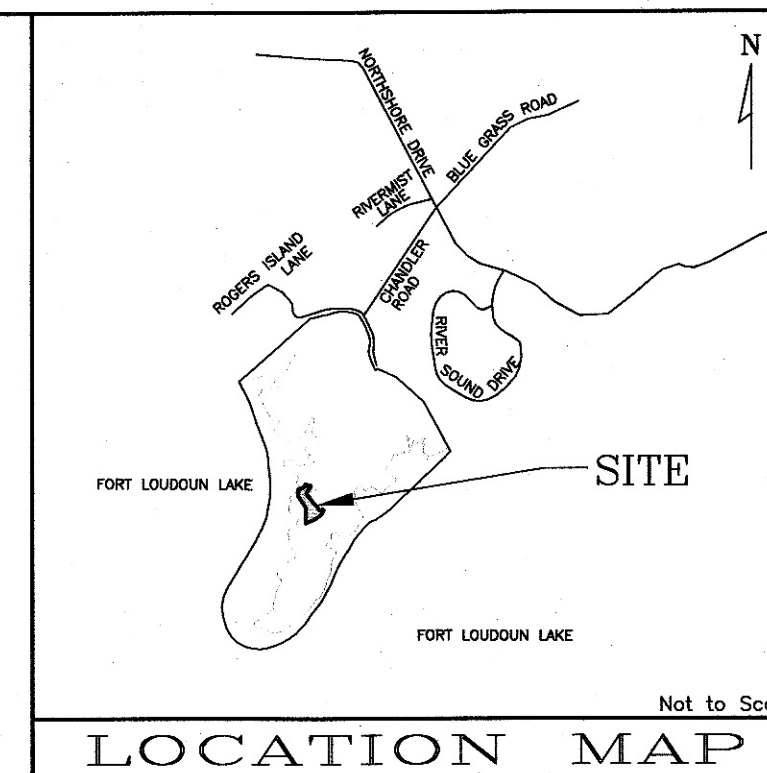
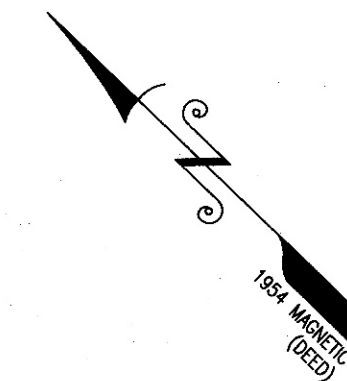
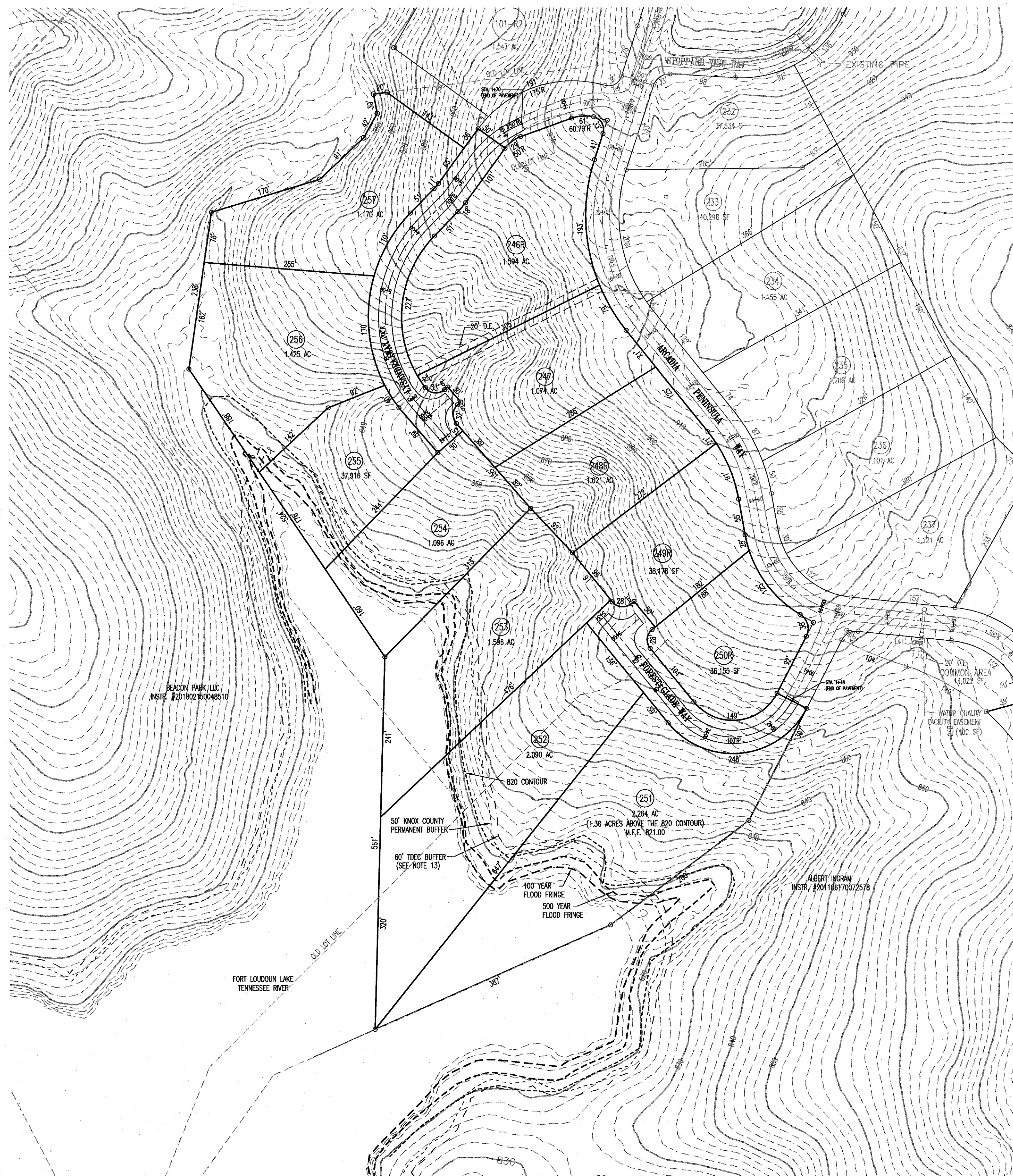
CONTRACTOR SHALL SHORE AND BRACE ALL OPEN CUT TRENCHES AS REQUIRED BY STATE AND FEDERAL LAWS AND LOCAL ORDINANCES; TO CONFORM WITH RECOMMENDATIONS SET FORTH IN AGC MANUAL OF ACCIDENT PREVENTION IN CONSTRUCTION; TO PROTECT LIFE, PROPERTY, OR WORK; TO AVOID EXCESSIVELY WIDE CUTS IN UNSTABLE MATERIAL.

OSHA RULES SHALL BE ABIDED BY.

THREE DAYS PRIOR TO ANY EARTHWORK
OR CONSTRUCTION CONTRACTOR MUST
CONTACT:

TENNESSEE ONE-CALL
1-800-351-1111

RECORD AND SAVE YOUR
CONFIRMATION NUMBER.



- 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 17.01 ACRES (8.36 ACRES ABOVE THE 820 CONTOUR) SUBDIVIDED INTO 12 SINGLE FAMILY DETACHED LOTS.
 5. THIS PROPERTY IS ZONED PR.
 6. ALL ROAD PROFILES ARE BASED ON BIN-P FIELD SURVEY.
 7. UTILITIES:
WATER: FIRST UTILITY DISTRICT
SEWER: FIRST UTILITY DISTRICT
ELECTRIC: LENOR CITY UTILITY BOARD
GAS: KNOXVILLE UTILITIES BOARD
TELEPHONE: BELLSOUTH
 8. ALTERNATIVE DESIGN STANDARDS REQUIRED:
 - a) ROADWAY GRADE FROM 12% TO 15%, STA. 1+48 TO 2+75 (FOREST GLADE WAY)
 - b) ROADWAY GRADE FROM 12% TO 15% STA. 1+70 TO 6+00 (LYSANDRA WAY)
 - c) ROADWAY WIDTH FROM 26' TO 20' (LYSANDRA WAY)
 - d) ROADWAY WIDTH FROM 26' TO 20' (FOREST GLADE WAY)
 - e) ROADWAY INTERSECTION GRADE UP TO 3%.
 9. 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.
 10. 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.
 11. ROADWAY GRADES AT INTERSECTIONS BETWEEN 1% AND 3% HAVE BEEN REVIEWED AND APPROVED BY KNOX COUNTY DEPARTMENT OF ENGINEERING AND PUBLIC WORKS.
 12. BUILDING SETBACKS ARE AS FOLLOWS:
FRONT.....20'
SIDE.....10'
REAR.....25'
(A 35' PERIPHERAL SETBACK AS SHOWN ON THIS PLAN SUPERCEDES ALL OTHER SETBACKS LISTED ABOVE)
 13. TDEC BUFFER EXPIRES UPON COMPLETION OF SUBDIVISION CONSTRUCTION.
 14. JOINT PERMANENT EASEMENT WILL ALSO SERVE AS AN ACCESS EASEMENT FOR THE WATER QUALITY UNITS AND A UTILITY EASEMENT.
 15. VARIANCES REQUIRED:
 - a) VERTICAL CURVE LENGTH FROM 473.25' TO 285', STA. 2+75,(K FROM 25 TO 14.8) FOREST GLADE WAY
 - b) VERTICAL CURVE LENGTH FROM 425' TO 255', STA. 6+00,(K FROM 25 TO 15) LYSANDRA WAY
 - c) VERTICAL CURVE LENGTH FROM 180' TO 90', STA. 0+85,(K FROM 15 TO 7.5) LYSANDRA WAY
 - d) VERTICAL CURVE LENGTH FROM 180' TO 90', STA. 0+35,(K FROM 15 TO 7.5) FOREST GLADE WAY



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 THAT I HAVE ITEMIZED AND DESCRIBED A REPORT FILED WITH THE METROPOLITAN PLANNING COMMISSION.

PROFESSIONAL ENGINEER

TENNESSEE LICENSE NO. 101265 DATE: 4-24-2020

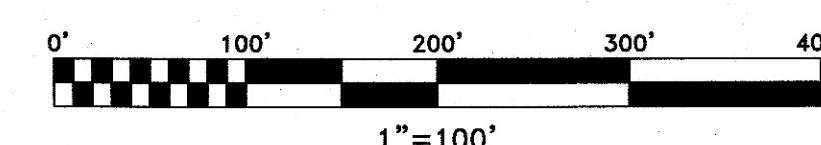
OWNER/DEVELOPER
BEACON PARK LLC C/O
PATRICK SCHAAD
150 MAJOR REYNOLDS PLACE
KNOXVILLE, TN 37919
PHONE: (865) 637-2674

ARCADIA
PENINSULA

Revised: 4/27/2020

5-SE-20-C / 5-N-20-UR

DEED REFERENCES: INSTR.#201106170072601
INSTR. #200005260035503



CONCEPT & DEVELOPMENT PLAN FOR ARCADIA - PHASE 2

TAX MAP 163 A PORTION OF PARCELS 28.06, 28.11,
28.12 AND PARCELS 28.39, 28.40, 28.41, 28.42 & 28.43
DISTRICT 6, KNOX COUNTY, TENNESSEE

24000-C

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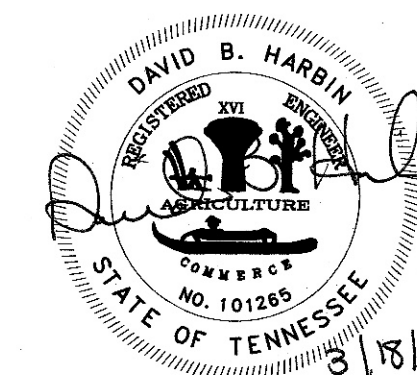
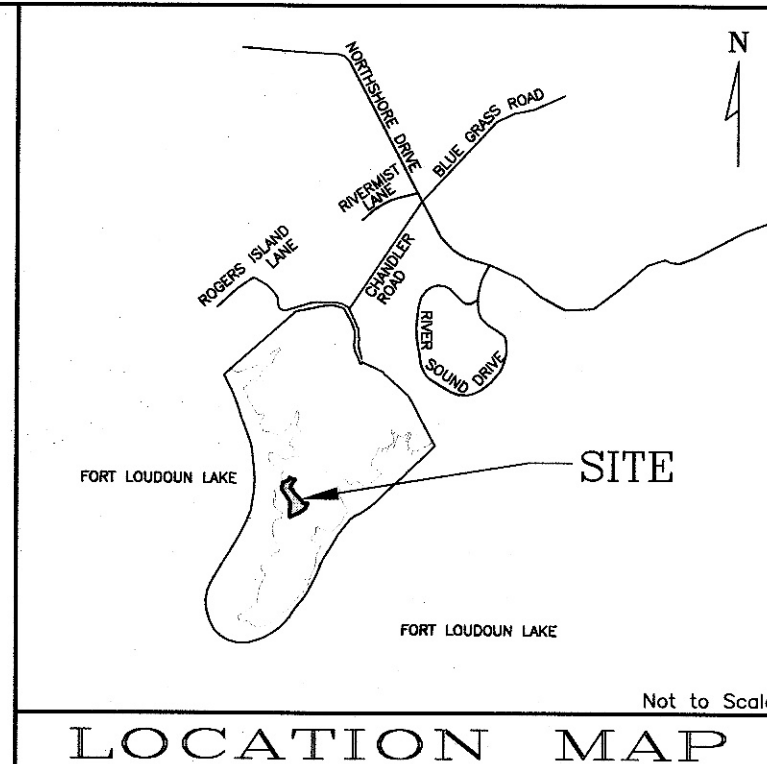
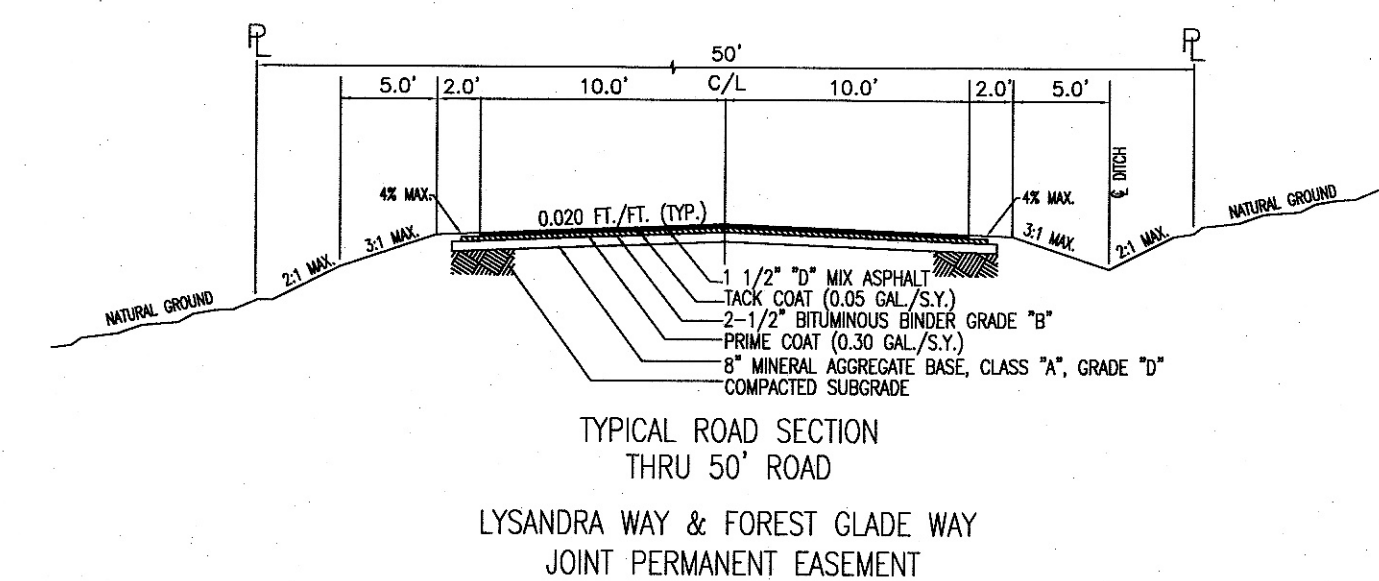
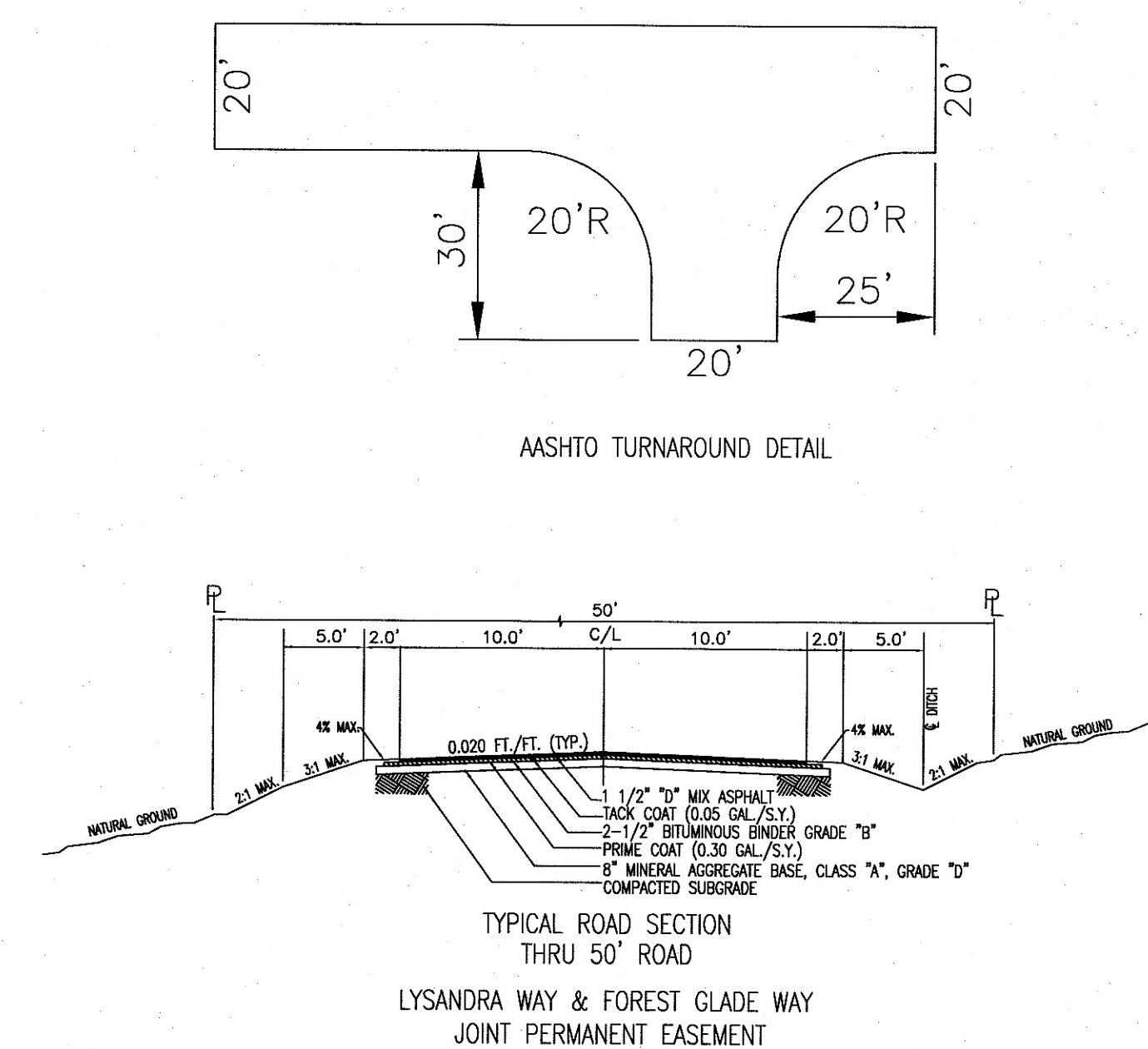
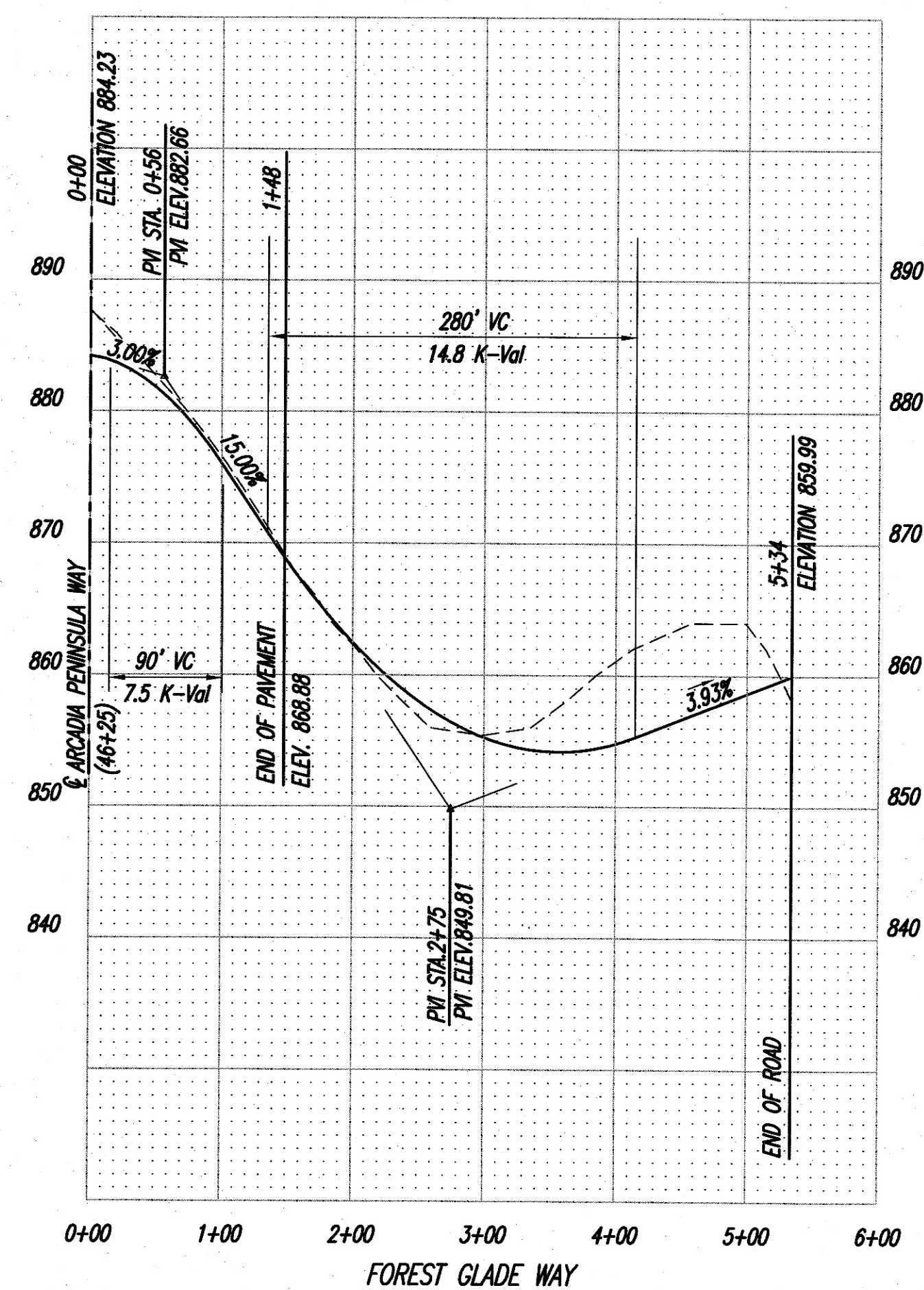
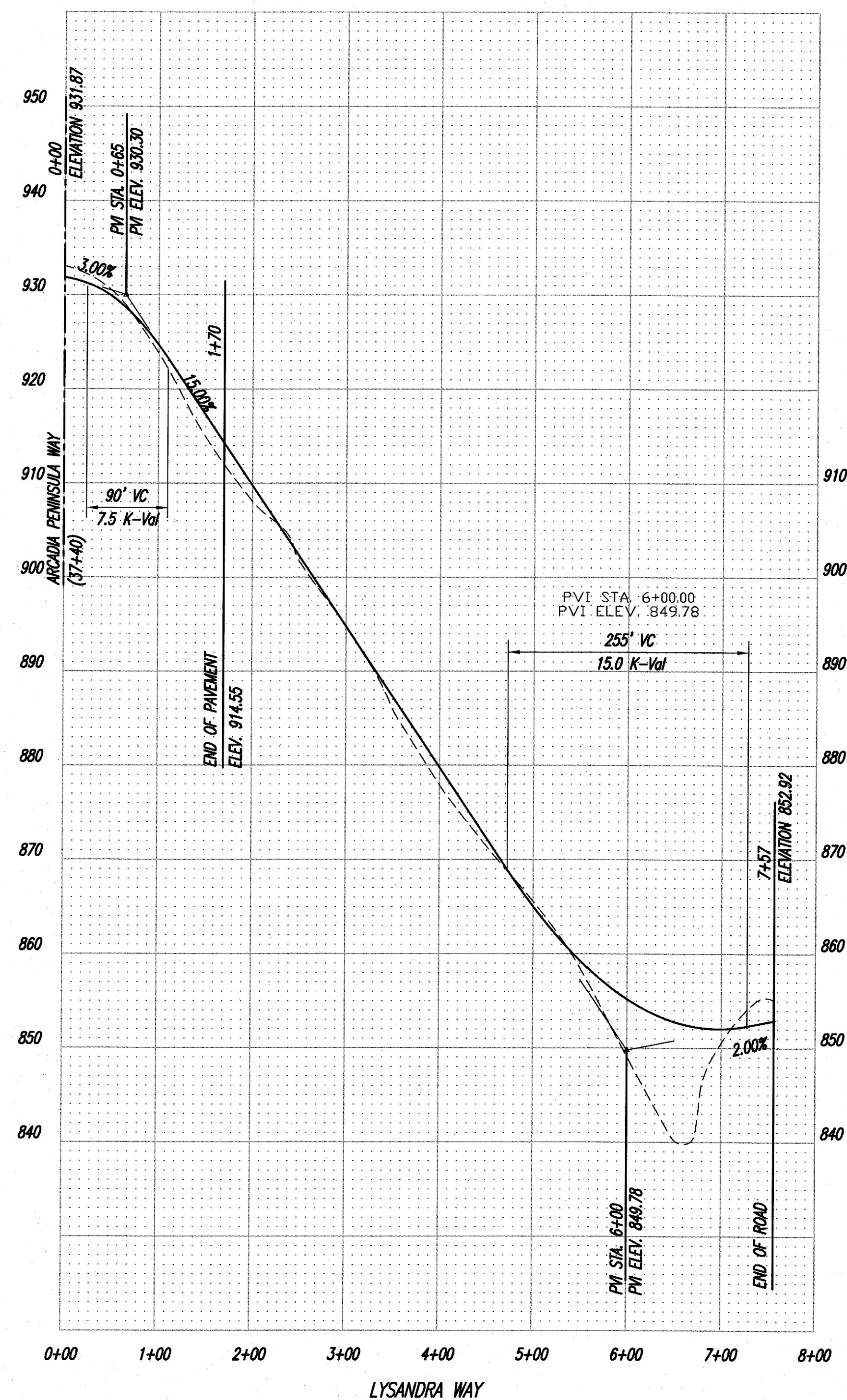
2 SHEET(S)
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BATSON, HIMES, NORVELL & POE
REGISTERED ENGINEERS & LAND SURVEYORS
4334 PAPERMILL DRIVE
KNOXVILLE, TENNESSEE 37909
PHONE: (865) 588-6472
FAX: (865) 588-6473
email@bhn-p.com

[illegible]

SCALE
HORIZONTAL: 1" = 100'
VERTICAL: 2' INTERVAL
DATE
3/18/20



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

5-SE-20-C / 5-N-20-UR
Revised: 4/27/2020

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email@bhn-p.com

DESIGNED	DBH
DRAWN	SEW
CHECKED	DBH

DRAWN SEW

CHECKED DBH

Nº	DATE	REVISION	APPROV.

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SCALE
HORIZONTAL: 1" = 100'
VERTICAL: 2' INTERVAL
DATE
3/18/20

DEED REFERENCES: INSTR.#201106170072601
INSTR. #200005260035503

0' 100' 200' 300' 400'

1"=100'

ROAD PROFILE FOR
ARCADIA - PHASE 2
TAX MAP 163 A PORTION OF PARCEL 28.06
DISTRICT 6, KNOX COUNTY, TENNESSEE, CITY OF KNOXVILLE

ARCADIA - PHASE 2

TAX MAP 163 A PORTION OF PARCEL 28.06
DISTRICT 6, KNOX COUNTY, TENNESSEE, CITY OF KNOXVILLE

24000-RP

SHEET 2 OF 2 SHEET(S)
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