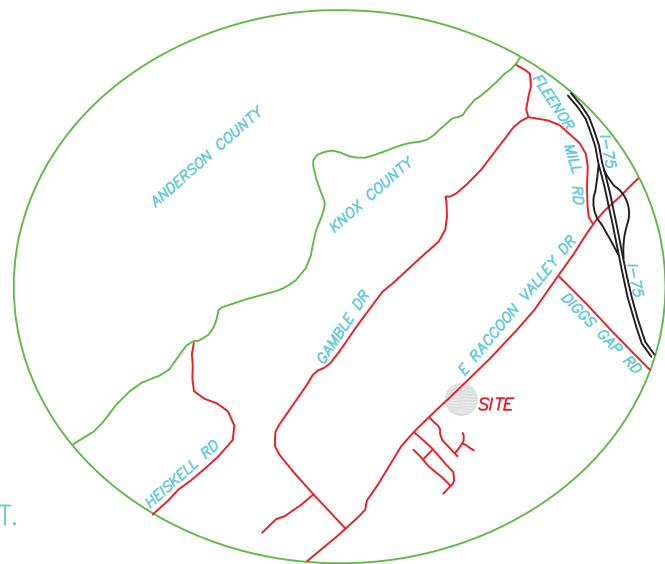


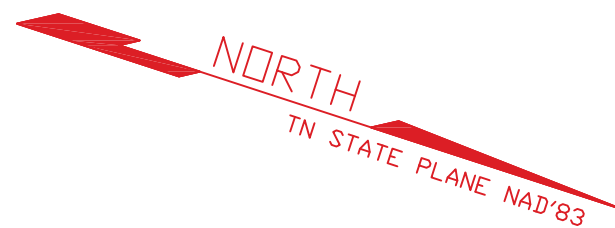
12-SA-24-C / 12-A-24-DP

NOTES

1. SURVEYOR: NOEL M. PETERSON, R.L.S. NO. 2043
COAL CREEK SURVEYING & ENGINEERING
224 ECHO VALLEY ROAD
ROCKY TOP, TENNESSEE 37769
PH: (865) 323-6994
2. OWNER: STEPHEN DAVID PADGETT
3. SITE ADDRESS: 842 E RACCOON VALLEY DRIVE
HEISKELL, TENNESSEE
4. DATE OF SURVEY: JUNE 28, 2024
5. 2 FOOT INTERVAL CONTOURS SHOWN ARE FROM LIDAR TOPOGRAPHY
6. SANITARY SEWER AND WATER SERVICE BY HALLSDALE-POWELL UTILITY DIST.
7. ELECTRIC POWER SERVICE BY KNOXVILLE UTILITIES BOARD
8. SEE DRAWING CP-3 FOR ADDITIONAL NOTES
9. THIS PLAN INCLUDES DRAWINGS CP-1, CP-2 AND CP-3



LOCATION MAP
NOT TO SCALE



RAY SHORT
INSTRUMENT NO. 200905080072188
CLT MAP 26, PARCEL 56.01

STEPHEN DAVID PADGETT
INSTRUMENT NO. 202304190056194
CLT MAP 26, PARCEL 57
16.75 ACRES TOTAL

ESCAPEES INC
DEED BOOK-2276, PAGE 749
CLT MAP 26, PARCEL 59

NON DISTURBANCE AREA
WITH SLOPES GREATER
THAN 25%

LINE TABLE		
LINE	LENGTH	BEARING
L1	3.32'	S39°23'37"E
L2	12.15'	S45°30'03"E

FLOOD INFORMATION:
PARCEL 57.00, CLT MAP 26 IS LOCATED IN ZONE X (AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOOD PLAIN) AS SHOWN ON FLOOD INSURANCE RATE MAP PANEL NO. 0110F, COMMUNITY NO. 47093C DATED MAY 2, 2007.

LEGEND

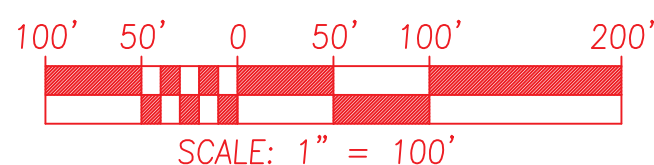
- IRON PIN FOUND ● IP(F)
- IRON PIN & CAP SET ● IPC(S)
- T-POST FOUND ● T-POST(F)
- IRON PIPE FOUND ● PIPE(F)
- UNMONUMENTED POINT ○
- PROPERTY LINE: THIS PARCEL ———
- ADJOINING LINE OR R.O.W. - - - - -
- OVERHEAD ELECTRIC 4" W
- WATER MAIN (4") - - - - -
- SANITARY SEWER - - - - -
- EASEMENT - - - - -
- SANITARY SEWER MANHOLE ⊙
- WATER METER ⊙
- FIRE HYDRANT ⊙
- UTILITY POLE ⊙
- LIGHT POLE ⊙
- BARBED WIRE FENCE — x — x —
- PROPOSED SAN. SEWER MANHOLE ⊙
- PROPOSED SAN. SEWER ———
- 2-FT INTERVAL CONTOUR - - - - -
- 10-FT INTERVAL CONTOUR - - - - -

Certification of the Accuracy of Survey

I hereby certify that this survey was prepared in compliance with the current edition of the Rules of Tennessee State Board of Examiners for Land Surveyors – Standards of Practice.



Digitally signed by undated nmp
DN: cn=undated nmp, o=COAL CREEK SURVEYING & ENG, ou, email=np2043@comcast.net, c=US
Date: 2024.12.03 14:07:17 -05'00'



12-SA-24-C / 12-A 24-DP
Revised: 12/3/2024



COAL CREEK SURVEYING & ENGINEERING

Noel M. Peterson, P.E., P.L.S. 224 Echo Valley Road Rocky Top, Tennessee 37769 (865) 323-6994

CONCEPT PLAN OF PEBBLE CREEK SUBDIVISION

PARCELS 57, CLT MAP 26
842 EAST RACCOON VALLEY DRIVE
HEISKELL, TENNESSEE
7TH DISTRICT OF KNOX COUNTY

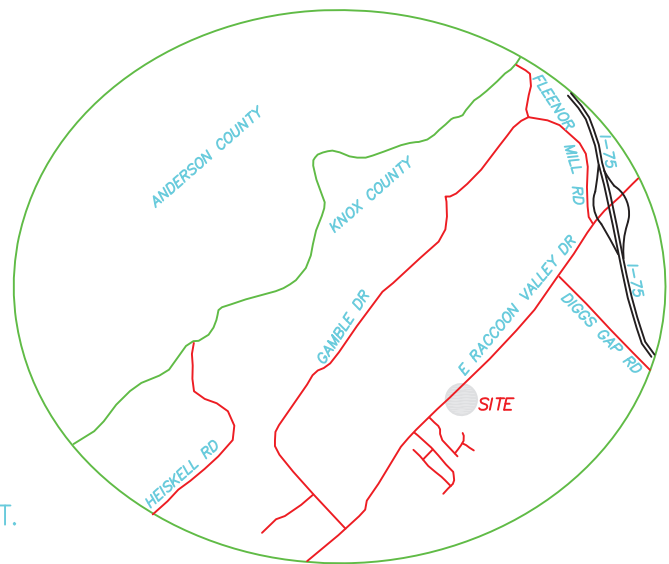
issue	drawn by	date
original	NMP	10-03-24
R-1	NMP	11-25-24
R-2	NMP	12-03-24

SHEET No.
CP-1
CC JOB No: 24701 File Dwg. No: 24701CP1

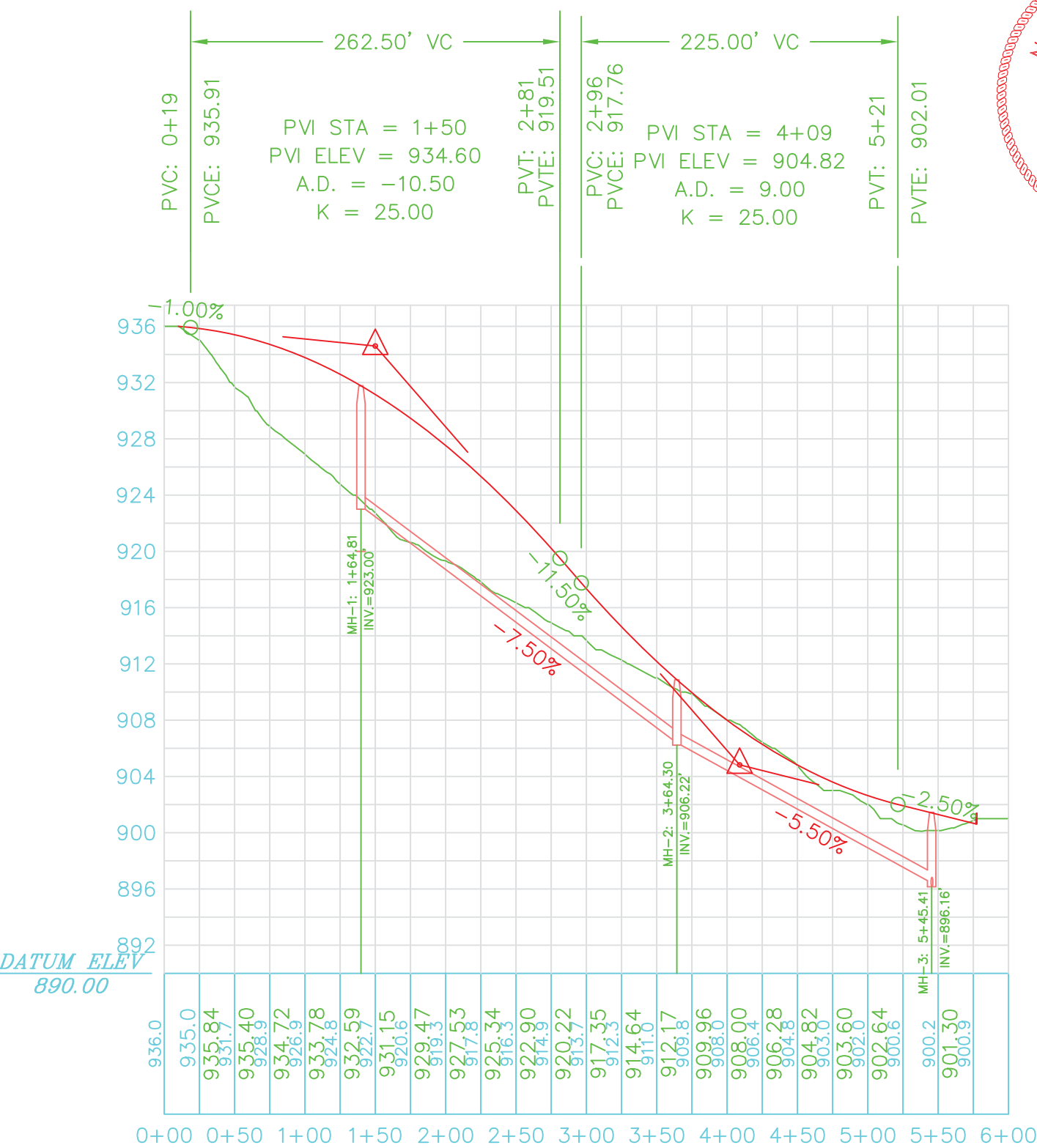
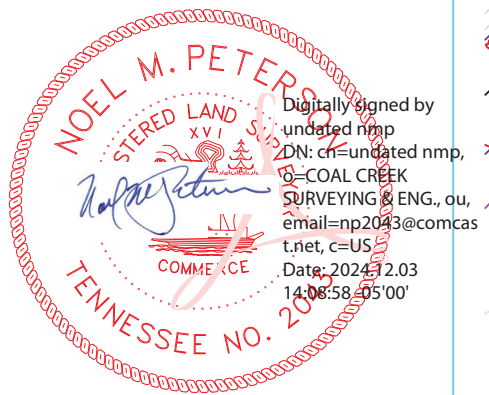
12-SA-24-C / 12-A-24-DP

NOTES

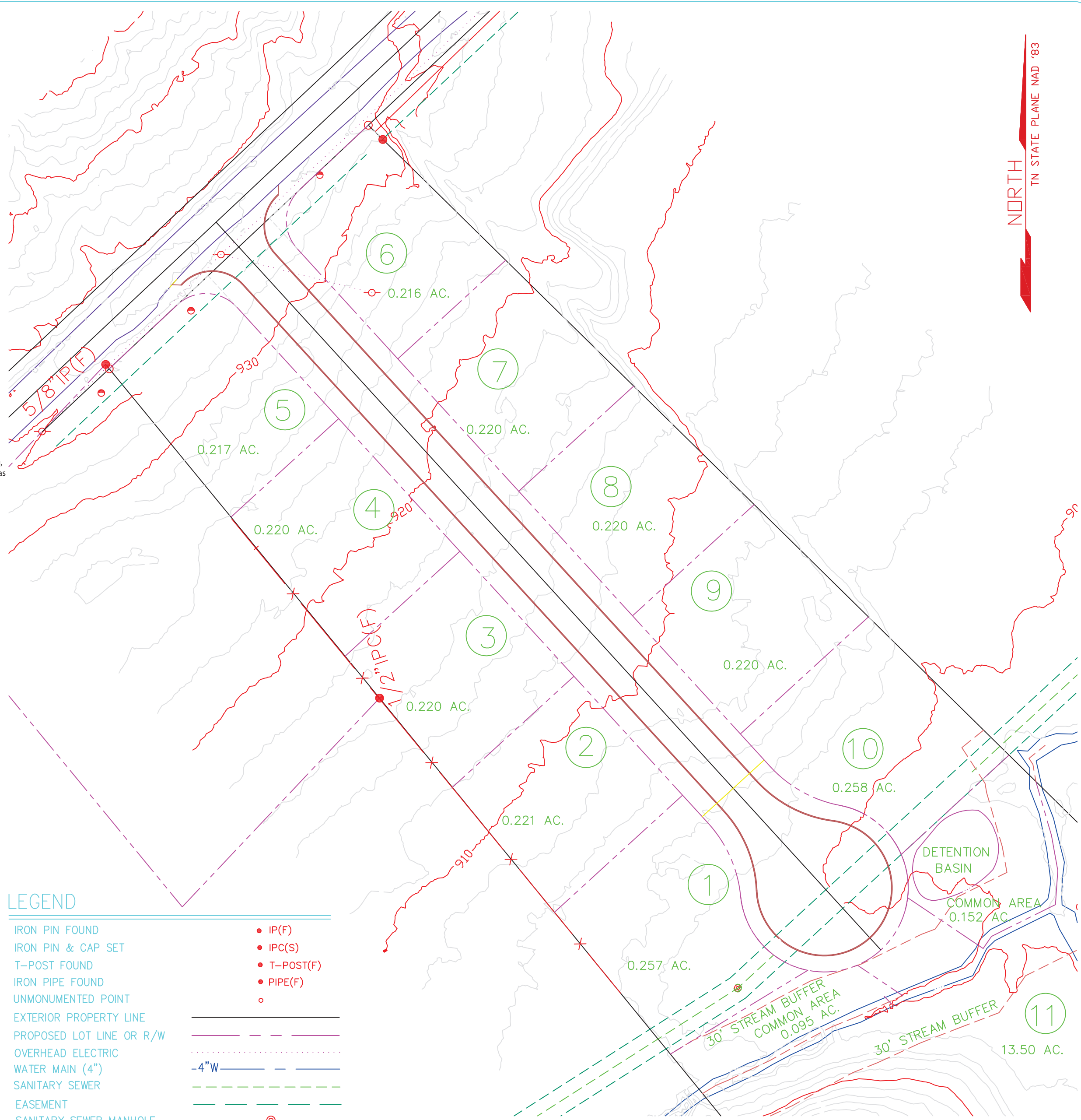
1. SURVEYOR: NOEL M. PETERSON, R.L.S. NO. 2043
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7. ELECTRIC POWER SERVICE BY KNOXVILLE UTILITIES BOARD
8. SEE ADDITIONAL NOTES ON SHEET CP-3



LOCATION MAP
NOT TO SCALE



PROFILES
VERTICAL SCALE: 1"=10'
HORIZONTAL SCALE: 1"=100'

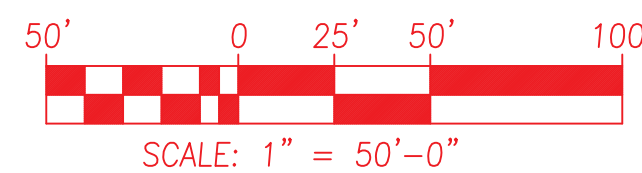


LEGEND

- IRON PIN FOUND
- IRON PIN & CAP SET
- T-POST FOUND
- IRON PIPE FOUND
- UNMONUMENTED POINT
- EXTERIOR PROPERTY LINE
- PROPOSED LOT LINE OR R/W
- OVERHEAD ELECTRIC
- WATER MAIN (4")
- SANITARY SEWER
- EASEMENT
- SANITARY SEWER MANHOLE
- WATER METER
- FIRE HYDRANT
- UTILITY POLE
- LIGHT POLE
- BARBED WIRE FENCE
- 2-FT INTERVAL CONTOUR
- 10-FT INTERVAL CONTOUR

DRAINAGE PLAN

12-SA-24-C / 12-A 24-DP
Revised: 12/3/2024



CONCEPT PLAN OF PEBBLE CREEK SUBDIVISION

PARCELS 57, CLT MAP 26
842 EAST RACCOON VALLEY DRIVE
HEISKELL, TENNESSEE
7TH DISTRICT OF KNOX COUNTY



Noel M. Peterson, P.E., P.L.S. 224 Echo Valley Road
Rocky Top, Tennessee 37769 (865) 323-6994

issue	drawn by	date
original	NMP	10-03-24
R-1	NMP	11-25-24
R-2	NMP	12-03-24

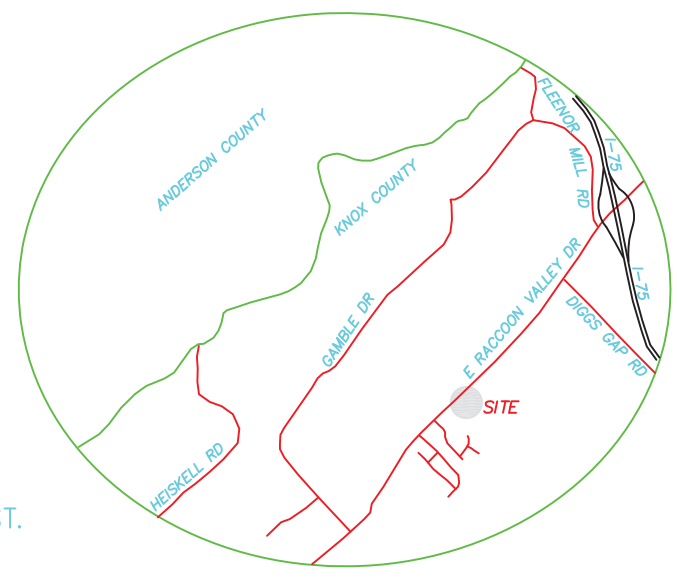
SHEET No.
CP-2

CC JOB No: 24701 File Dwg. No: 24701CP2

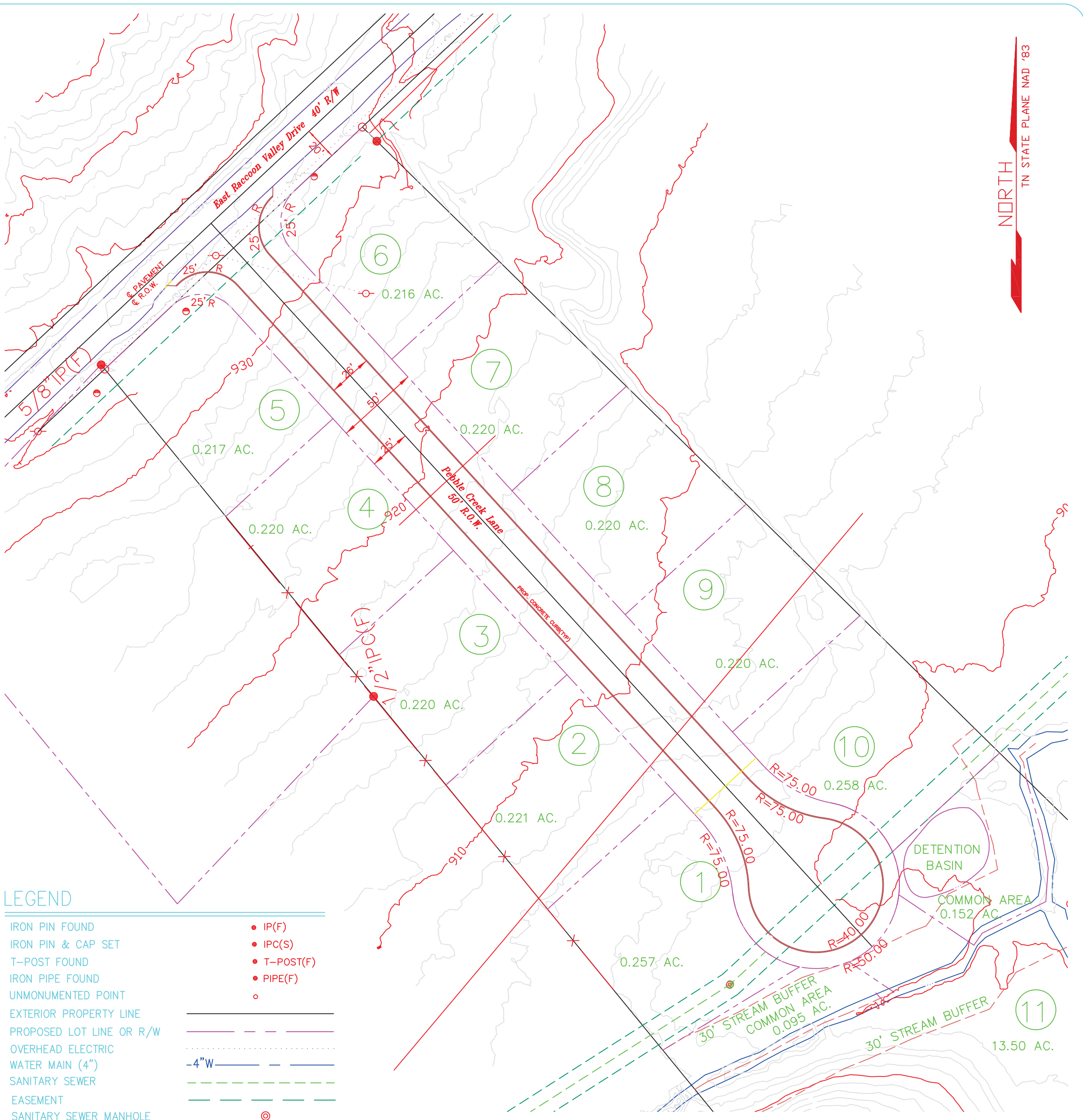
12-SA-24-C / 12-A-24-DP

NOTES

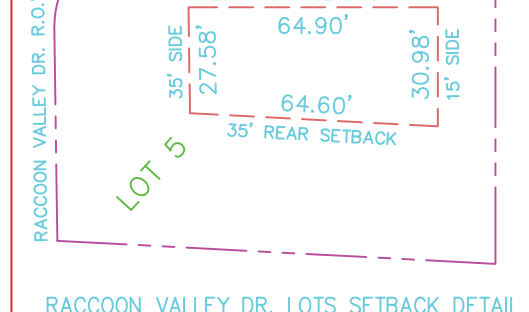
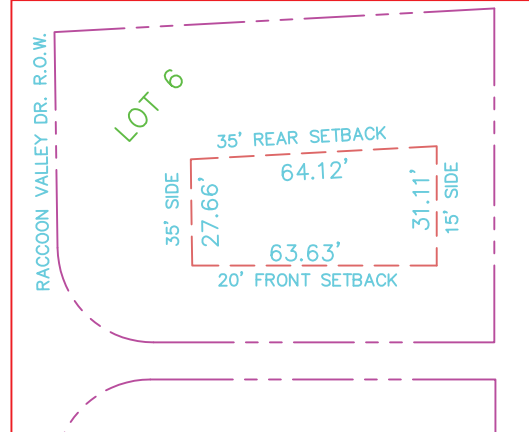
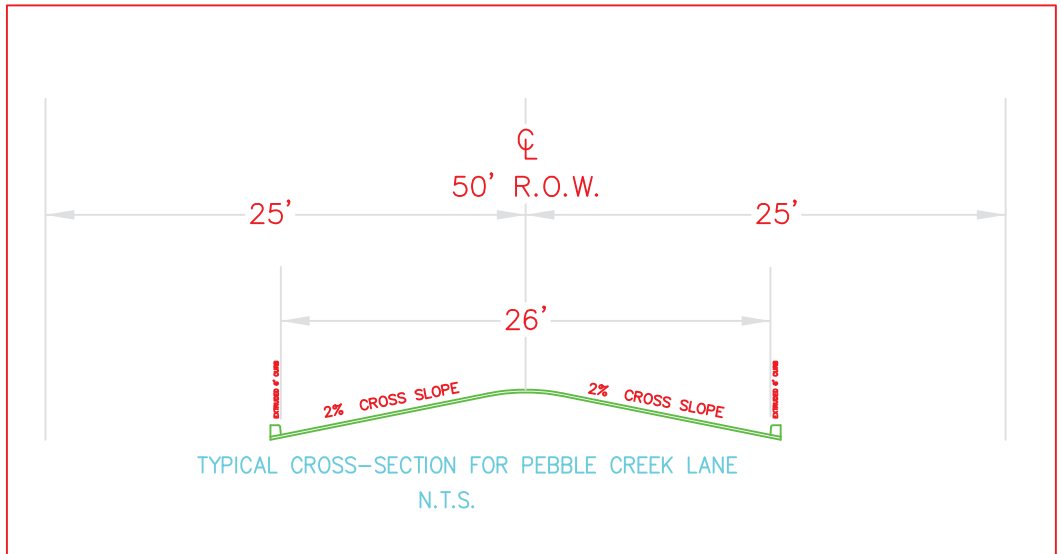
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7. ELECTRIC POWER SERVICE BY KNOXVILLE UTILITIES BOARD
8. TOTAL PROPERTY ACREAGE IS 16.75 ACRES
9. THIS PROPERTY IS ZONED PR (PLANNED RESIDENTIAL)
10. 10 NEW LOTS AND COMMON AREAS ARE PROPOSED FOR 3.25 ACRES WITH 13.50 ACRES REMAINING FOR LOT 11
11. PROPOSED USE FOR LOTS ARE SINGLE FAMILY DETACHED HOMES
12. SETBACKS: 20' FRONT
35' REAR
15' SIDE
LOTS 5 AND 6 HAVE 35' SETBACK ALONG RACCOON VALLEY DR R.O.W.
13. PEBBLE CREEK LANE IS PROPOSED AS A PUBLIC ROAD
14. AN ENTRANCE PERMIT FROM T.D.O.T. WILL BE REQUIRED TO CONNECT TO EAST RACCOON VALLEY DRIVE (STATE ROUTE 170) BEFORE BEGINNING ROAD CONSTRUCTION



LOCATION MAP
NOT TO SCALE



LAYOUT PLAN

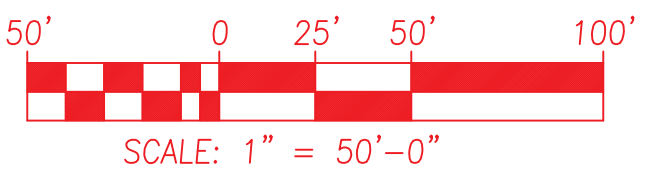


SCALE: 1"=50'

CERTIFICATION OF CONCEPT PLAN BY REGISTERED LAND SURVEYOR
I HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, LICENSED TO PRACTICE SURVEYING 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 PLANNING COMMISSION.

REGISTERED LAND SURVEYOR
TENNESSEE LICENSE NO. 2043
DATE NOVEMBER 25, 2024

12-SA-24-C / 12-A 24-DP
Revised: 12/3/2024



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PARCELS 57, CLT MAP 26
842 EAST RACCOON VALLEY DRIVE
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issue	drawn by	date
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R-1	NMP	12-03-24

SHEET No.
CP-3
CC JOB No: 24701
File Dwg. No: 24701CP3