

- ALL DIMENSIONS ARE SCALED AND SUBJECT TO CHANGE ON THE FINAL PLAT.
- 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 20.748 ACRES SUBDIVIDED INTO 61 SINGLE FAMILY DETACHED LOTS AND 2 COMMON AREA LOTS. THE ENTIRE BOULDER POINT SUBDIVISION (ALL PHASES) CONTAINS 44.50 ACRES SUBDIVIDED INTO 136 LOTS.
- 5. THIS PROPERTY IS ZONED PR (PENDING).
- 6. ALL ROAD PROFILES ARE BASED ON KNOXVILLE/KNOX COUNTY GIS CONTOURS.
- 7. UTILITIES: WATER: HALLSDALE POWELL UTILITY DISTRICT SEWER: HALLSDALE POWELL UTILITY DISTRICT
 ELECTRIC: KNOXVILLE UTILITIES BOARD
 GAS: KNOXVILLE UTILITIES BOARD
 TELEPHONE: FRONTIER
- 8. BOUNDARY SURVEY BY OTHERS.
- 9. NO BUILDINGS WILL BE ALLOWED WITHIN THE RIM OF THE SINKHOLE. A GEOTECHNICAL REPORT WILL BE REQUIRED FOR ANY FOUNDATION DESIRED WITHIN THE 50' BUFFER AREA SURROUNDING THE SINKHOLES. THIS REPORT WILL BE REQUIRED FOR LOTS 45 AND 46. MINIMUM FLOOR ELEVATION FOR THESE LOTS WILL BE ONE FOOT ABOVE THE RIM OF THE SINKHOLE ON THAT LOT.
- 10. VARIANCE REQUIRED: ROADWAY GRADE FROM 12% TO 15%, STATION 19+25 TO STATION 23+50 POPLAR GROVE LANE
- 11. GEOTECHNICAL ENGINEER SHALL CERTIFY THE SLOPE STABILITY ON ALL FILL SLOPES.
- 12. MINIMUM FLOOR ELEVATION FOR LOTS 4, 5 AND 30-34 IS ONE FOOT ABOVE THE BERM OF THE DETENTION BASIN ADJACENT TO THAT LOT.



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. .

CONCEPT & DEVELOPMENT PLAN

BOULDER POINT FUTURE UNITS

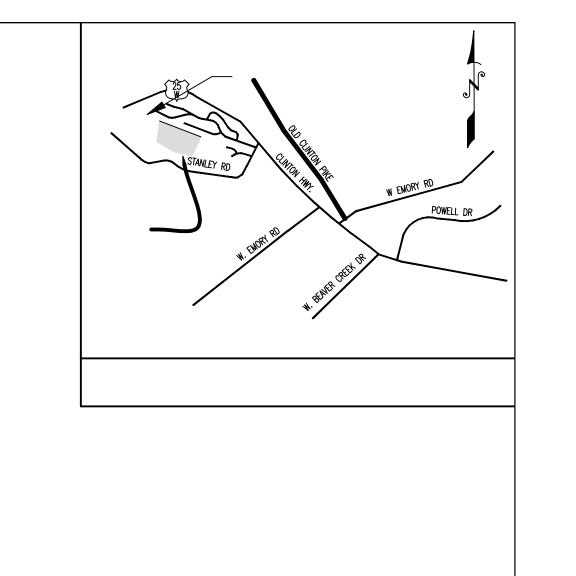
CLT MAP 55, PARCEL 42 SCALE: 1" = 100' NOVEMBER 15, 2017



1-SE-18-C XXXXXXXXXX

DEED REFERENCES: WARRANTY BOOK 1671, PAGE 133

SHEET 1 OF 3 SHEETS 24389-FUTURE-C







SCALE: 1"=100'
200 300 400 500

DEVELOPER:

MJM DEVELOPMENT, INC.
c/o JAMES JENKINS
1400 BRANCH FIELD LANE
KNOXVILLE, TENNESSEE 37918
PHONE: (865) 388-2753

GRADING PLAN
FOR
BOULDER POINT
FUTURE UNITS
CLT MAP 55, PARCEL 42

SCALE: 1" = 100' NOVEMBER 15, 2017

0 100' 200' 300'

BATSON, HIMES, NORVELL & POE

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

SHEET 3 OF 3 SHEETS
24389—FUTURE—GP