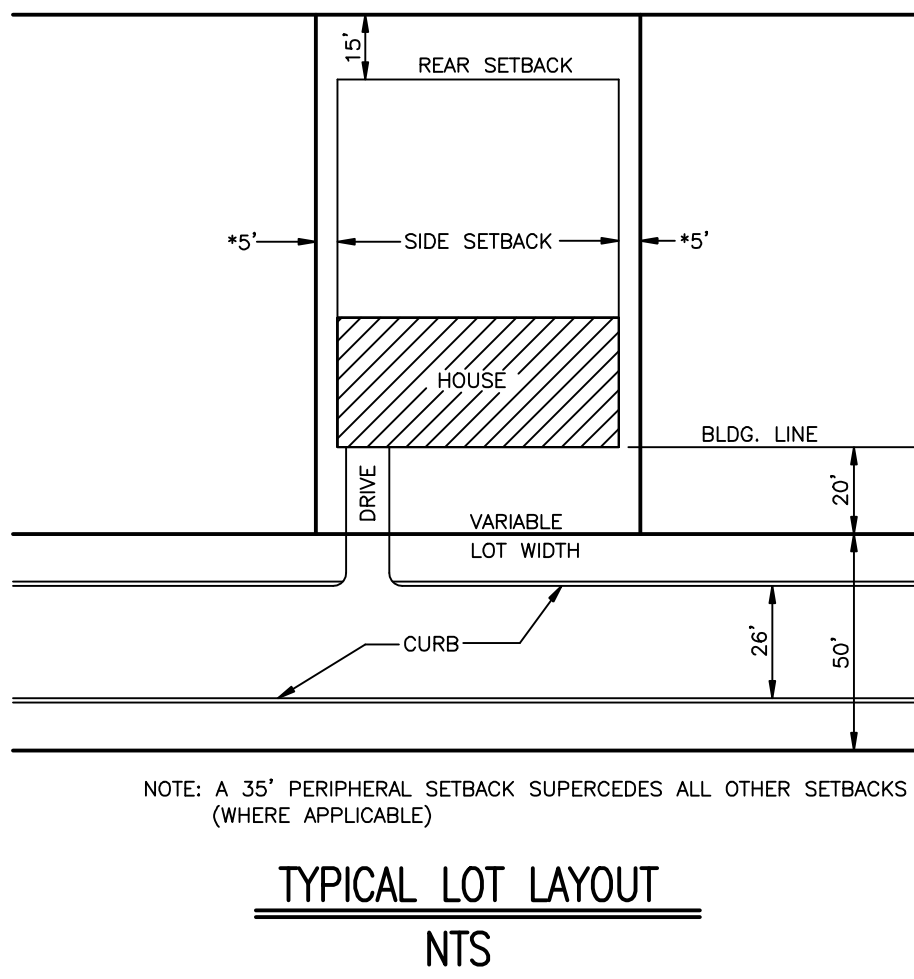
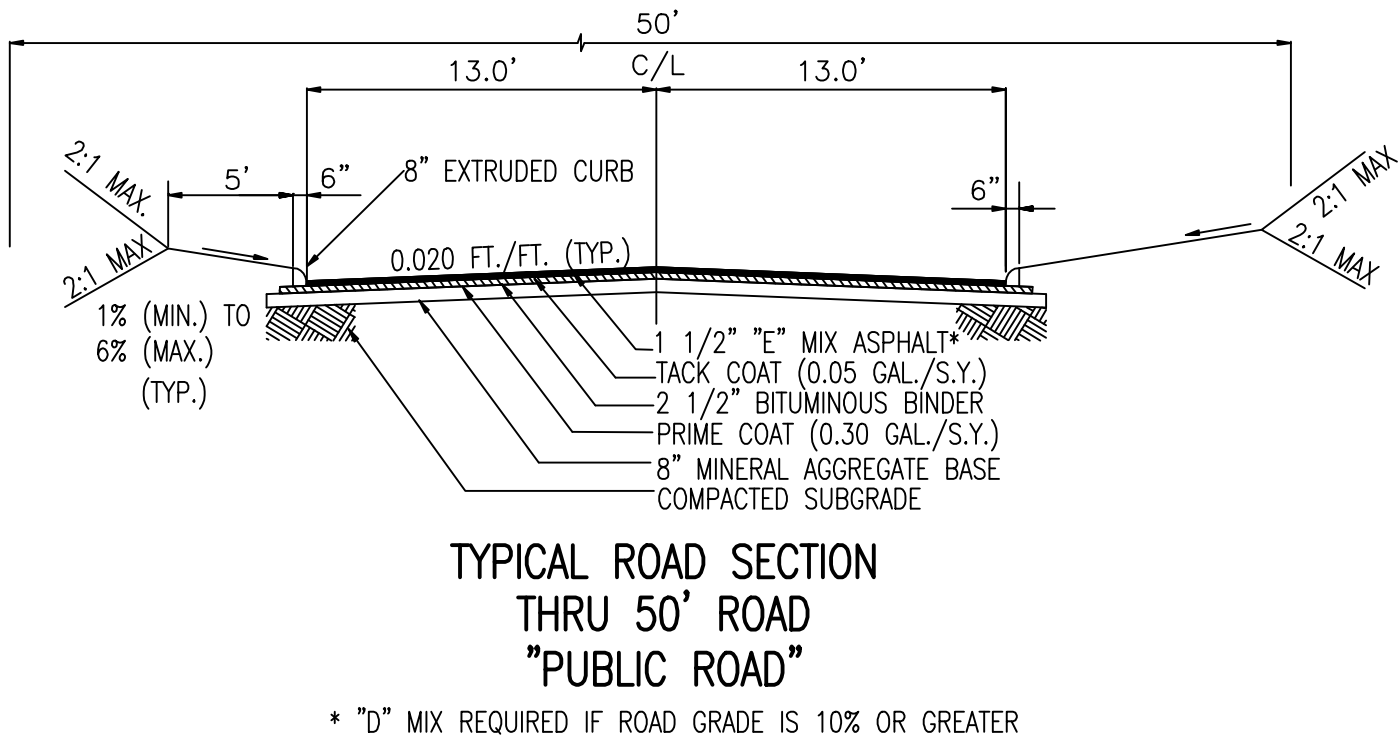
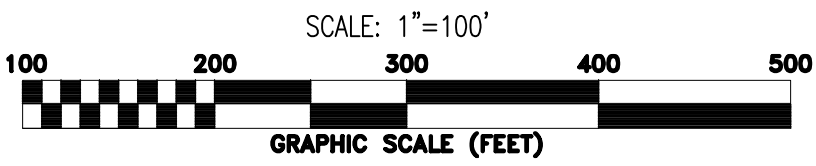


- NOTES:
1. ALL DIMENSIONS ARE SCALED AND SUBJECT TO CHANGE ON THE FINAL PLAT.
  2. A 10' DRAINAGE, UTILITY AND CONSTRUCTION EASEMENT EXISTS INSIDE ALL EXTERIOR LOT LINES AND ROAD LINES, 5' EACH SIDE OF INTERIOR ROAD LINES.
  3. A 15' UTILITY EASEMENT EXISTS 7.5' EACH SIDE OF CENTERLINE OF SANITARY SEWER 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.



1-SC-18-C / 1-F-18-UR  
Revised: 12/27/2017

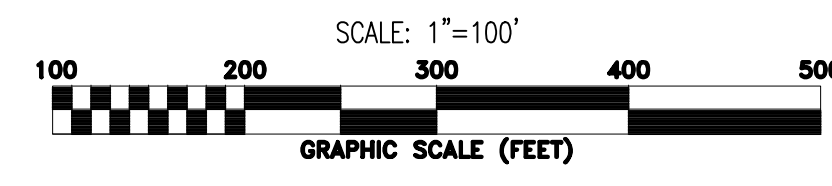
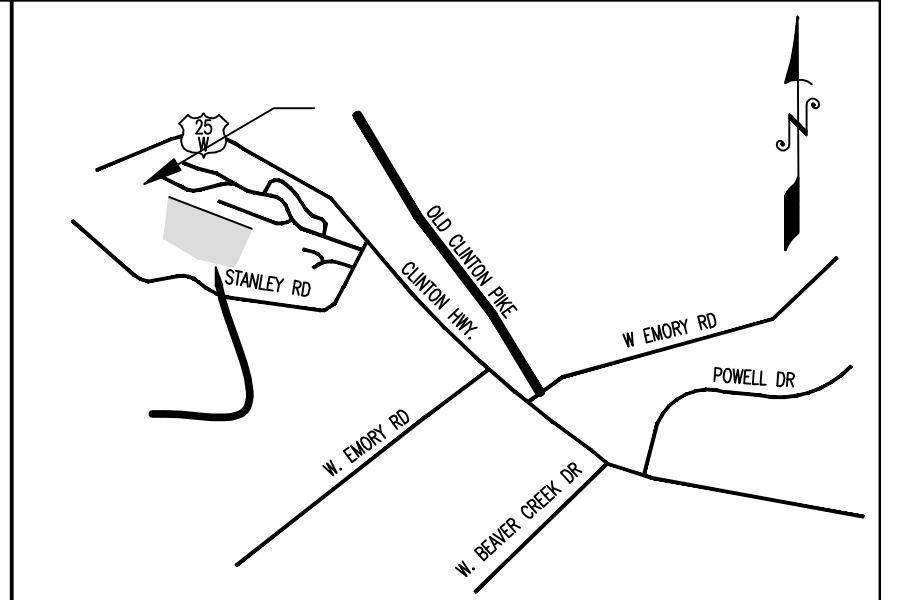
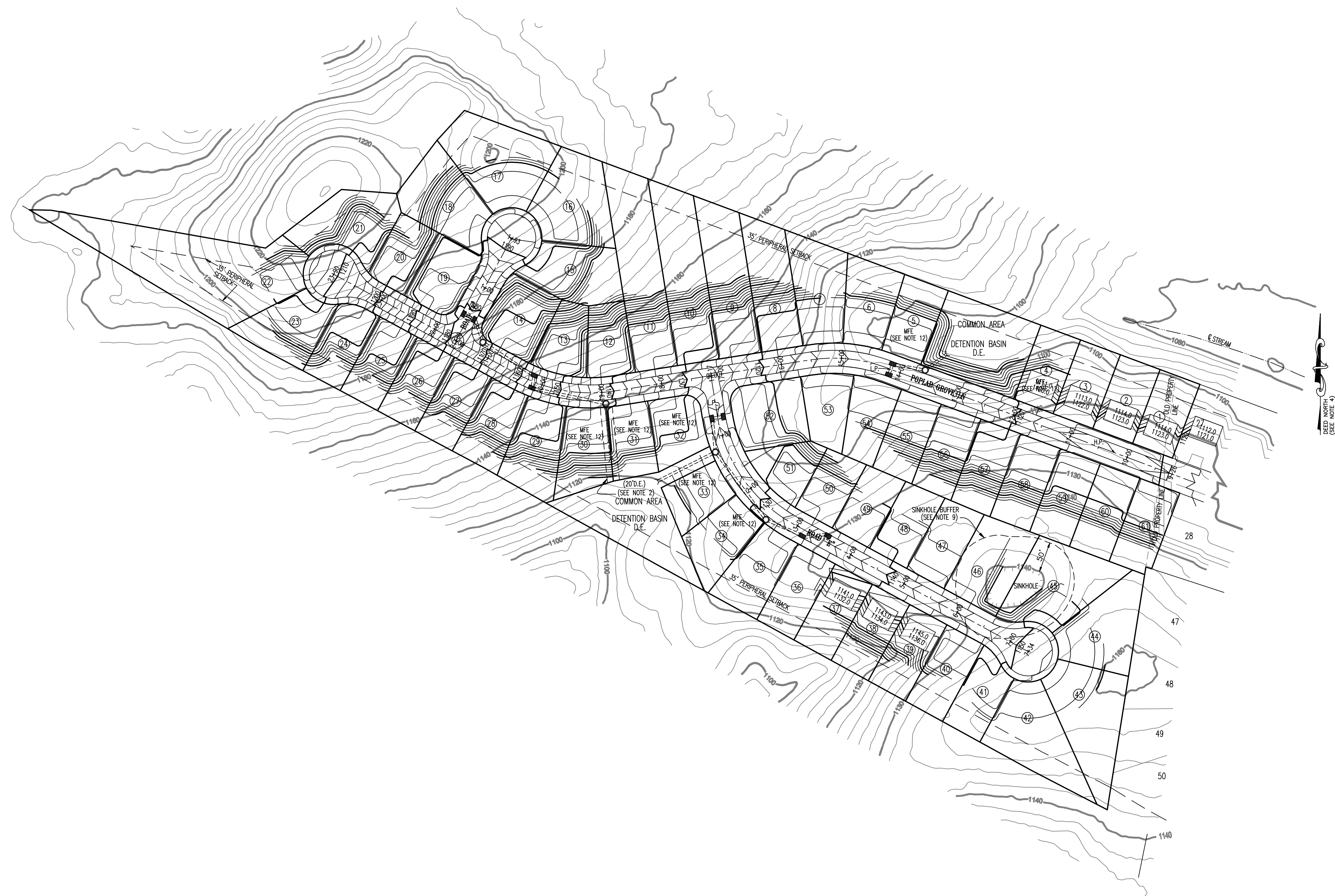
DEVELOPER:  
MJM DEVELOPMENT, INC.  
c/o JAMES JENKINS  
1400 BRANCH FIELD LANE  
KNOXVILLE, TENNESSEE 37918  
PHONE: (865) 388-2753

CONCEPT & DEVELOPMENT 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  
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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'

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