



SUBDIVISION REPORT - CONCEPT/USE ON REVIEW

▶ **FILE #:** 5-SC-20-C (REVISED) **AGENDA ITEM #:** 21
5-F-20-UR **AGENDA DATE:** 5/14/2020

▶ **SUBDIVISION:** S & E PROPERTIES, LLC ON HATMAKER LN.

▶ **APPLICANT/DEVELOPER:** S & E PROPERTIES

OWNER(S): S&E Properties

TAX IDENTIFICATION: 141 082 & 08203 129 16413

[View map on KGIS](#)

JURISDICTION: County Commission District 6

STREET ADDRESS: 0 Hatmaker Ln. & O Pine Creek Rd.

▶ **LOCATION:** Southwest end of Hatmaker Ln., northeast of Everett Rd., north of I-40 west

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Rural Area

WATERSHED: Hickory Creek

▶ **APPROXIMATE ACREAGE:** 69.74 acres

▶ **ZONING:** PR (Planned Residential)

▶ **EXISTING LAND USE:** Residential & vacant land

▶ **PROPOSED USE:** Detached Residential

SURROUNDING LAND North: Residences - A (Agricultural)

USE AND ZONING: South: Interstate & Residences - Town of Farragut

East: Residences and vacant land - A (Agricultural) & RA (Low-Density Residential)

West: Residences and vacant land - A (Agricultural)

▶ **NUMBER OF LOTS:** 153

SURVEYOR/ENGINEER: Southland Engineering

ACCESSIBILITY: Access is via Hatmaker Lane, a local road with a varying width of 16-20 ft of pavement within the interstate right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:** None

STAFF RECOMMENDATION:

▶ **WITHDRAW** the proposed concept plan as requested by the applicant.

▶ **WITHDRAW** the proposed development plan as requested by the applicant.

COMMENTS:

The applicant was proposing to subdivide this 69.74-acre tract into 153 detached residential lots and common area at a density of 2.19 du/ac. This property which is zoned PR at a density of up to 3 du/ac (Low Density Residential) is located on the north side of the I-40 / I-75 interstate. The proposed subdivision is at the west end of a local street, Hatmaker Ln. The proposed subdivision would be served by a public street with access out to N Campbell Station Road.

ESTIMATED TRAFFIC IMPACT: A traffic impact study was prepared by the applicant. The findings of that study were used in formulating the recommendations of this staff report.

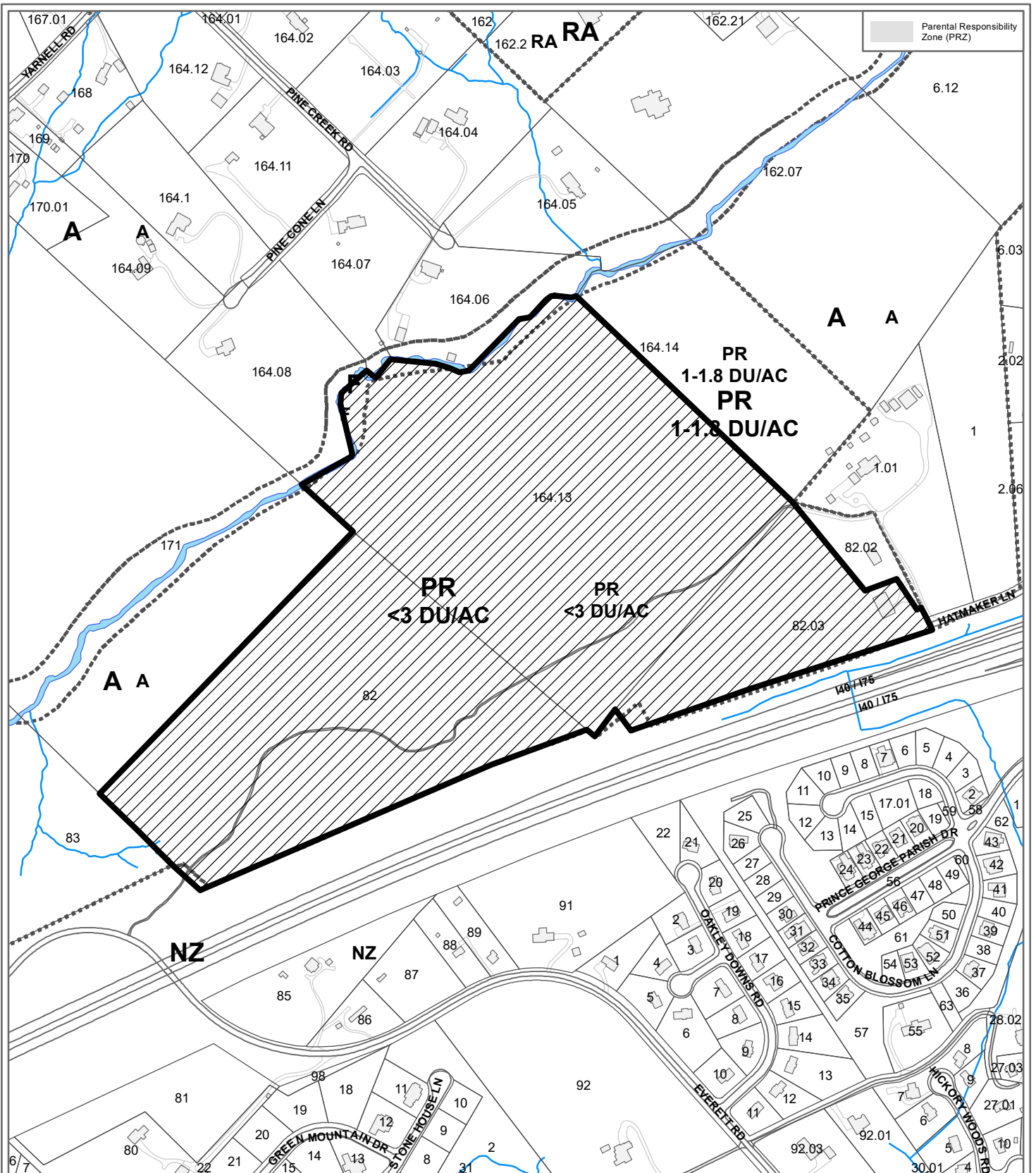
ESTIMATED STUDENT YIELD: 63 (public school children, grades K-12)

Schools affected by this proposal: Farragut Primary/Intermediate, Hardin Valley Middle, and Hardin Valley Academy.

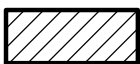
- Potential new school population is estimated using locally-derived data on public school student yield generated by new housing.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Students may request transfers to different zones, and zone boundaries are subject to change.
- Estimates presume full build-out of the proposed development. Build-out is subject to market forces, and timing varies widely from proposal to proposal.
- Student yields from new development do not reflect a net addition of children in schools. Additions occur incrementally over the build-out period. New students may replace current population that ages through the system or moves from the attendance zone.

Knoxville-Knox County Planning Commission's approval or denial of this concept plan request is final, unless the action is appealed to Knox County Chancery Court. The date of the Knox County Chancery Court hearing will depend on when the appeal application is filed.

Knoxville-Knox County Planning Commission's approval or denial of this use on review request is final, unless the action is appealed to the Knox County Board of Zoning Appeals. The date of the Knox County Board of Zoning Appeals hearing will depend on when the appeal application is filed.



**5-SC-20-C / 5-F-20-UR
CONCEPT PLAN/USE ON REVIEW**



Detached Residential Subdivision in a PR zone

Petitioner: S & E Properties
S & E Properties, LLC on
Hatmaker Ln.

Map No: 141

Jurisdiction: County



Original Print Date: 4/6/2020

Revised:

Knoxville - Knoxville Planning Commission * City / County Building * Knoxville, TN 37902



Dori Caron <dori.caron@knoxplanning.org>

Fwd: Hatmaker Ln Subdivision Staff plan & TIS comments

Tarren Barrett <tarren.barrett@knoxplanning.org> Tue, Apr 21, 2020 at 1:52 PM
To: Amy Brooks <amy.brooks@knoxplanning.org>
Cc: Tom Brechko <tom.brechko@knoxplanning.org>, Mike Reynolds <mike.reynolds@knoxplanning.org>, Laura Edmonds <laura.edmonds@knoxplanning.org>, Dori Caron <dori.caron@knoxplanning.org>

Hatmaker Lane Subdivision (5-SC-20-C & 5-F-20-UR) has been withdrawn by the applicant. We can discuss this a little later today if you would like.

--
Tarren



----- Forwarded message -----
From: **Eric Moseley** <ericmoseley@bellsouth.net>
Date: Mon, Apr 20, 2020 at 3:55 PM
Subject: Re: Hatmaker Ln Subdivision Staff plan & TIS comments
To: Tarren Barrett <tarren.barrett@knoxplanning.org>

WITHDRAWAL REQUEST

File #: 5-SC-20-C_5-F-20-UR

I would like to withdraw this application

Meeting Date: 5.14.2020

Sent from my iPhone

On Apr 20, 2020, at 1:54 PM, Tarren Barrett <tarren.barrett@knoxplanning.org> wrote:

Eric and Wanis,

Attached is the updated Staff Comments in one document that we will review at the 2 pm zoom meeting today. There will be one case prior to your case to discuss with the County. Talk to you in a few minutes.

--
Tarren Barrett, P.E.
Transportation Engineer
865-215-3826



Knoxville-Knox County Planning | Knoxville Regional TPO
400 Main Street, Suite 403 | Knoxville, TN 37902

On Fri, Apr 17, 2020 at 8:20 PM Eric Moseley <ericmoseley@icloud.com> wrote:
Definatly a zoom

Sent from my iPhone

On Apr 17, 2020, at 8:19 PM, Tarren Barrett <tarren.barrett@knoxplanning.org> wrote:

Mr. Moseley and Mr. Jacks,

There is something I forgot to mention and should have been part of my comments.

Please be aware that TDOT has on its Long-Range plan to widen I-40/I-75, which is where the south side of your proposed development backs up to. If at some point there is more ROW that TDOT will have to take, this would affect all lots backing up to TDOT ROW on the south side of the proposed development. Another point with that is the fact that those lots are in-between two public roads, and this would be considered Double Frontage. The Double Frontage lot minimum depth per the Subdivision Regulations is 150 ft. Most of the south side lots on your proposed plan show a lot depth of less than 150 ft. Planning staff will have to discuss this issue, especially considering that the interstate is access controlled. I should be able to get back to you on Monday morning about this, but let me know if this affects whether or not you would like to have a zoom meeting.

--

Tarren Barrett, P.E.
Transportation Engineer
865-215-3826



Knoxville-Knox County Planning | Knoxville Regional TPO
400 Main Street, Suite 403 | Knoxville, TN 37902

On Fri, Apr 17, 2020 at 6:53 PM Tarren Barrett <tarren.barrett@knoxplanning.org> wrote:
Mr. Moseley & Mr. Jacks,

The attached revisions are needed for the proposed development plan with a **PDF file** (email) of the revised plan and TIS being submitted by **4:00 pm on Monday, April 27, 2019. Knox County Engineering and TDOT staff** should also be copied in that email. Please provide a comment response document with the revised plans that identifies how each item identified has been addressed. The response document shall also identify any additional changes that were made to the plans that were not requested by staff.

If you feel the need that we need to meet next week to discuss these comments, please let me know as soon as possible since I will have to set up a zoom meeting for us for Monday afternoon or Tuesday morning.

Please let me know if you have any questions or concerns.

--

Tarren Barrett, P.E.
Transportation Engineer
865-215-3826

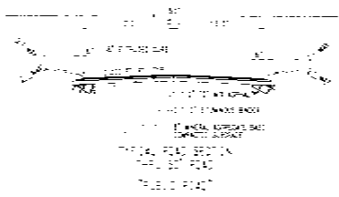


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400 Main Street, Suite 403 | Knoxville, TN 37902

<5-SC-20-C_5-F-20-UR_Staff Comments.docx>

452
INDICATES 2. REMOVAL OF ALL TYPICAL
CONCRETE SHALL BE DONE BY THE CONTRACTOR
AS SHOWN IN THE PLAN AND SHALL BE SUBJECT TO
THE APPROVAL OF THE ENGINEER. THE CONTRACTOR
SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL
EXISTING UTILITIES.
SEE PLAN SHEET 5-SC-20-C

NOTES
CONTRACTOR TO VERIFY EXISTING
BEFORE START OF CONSTRUCTION



PROJECT LOCATION
PROJECT NO. 5-SC-20-C
DATE: 03/30/2020
SCALE: AS SHOWN
DRAWN BY: [Name]
CHECKED BY: [Name]
APPROVED BY: [Name]

REVISIONS
NO. DESCRIPTION
1. 03/30/2020
2. 03/30/2020
3. 03/30/2020



DATE: 03/30/2020
DRAWN BY: [Name]
CHECKED BY: [Name]
APPROVED BY: [Name]

5-SC-20-C
5-F-20-UR
3/30/2020

ENGINEER: [Name]
FIRM: [Name]

PROJECT NO. 5-SC-20-C
DATE: 03/30/2020
SCALE: AS SHOWN

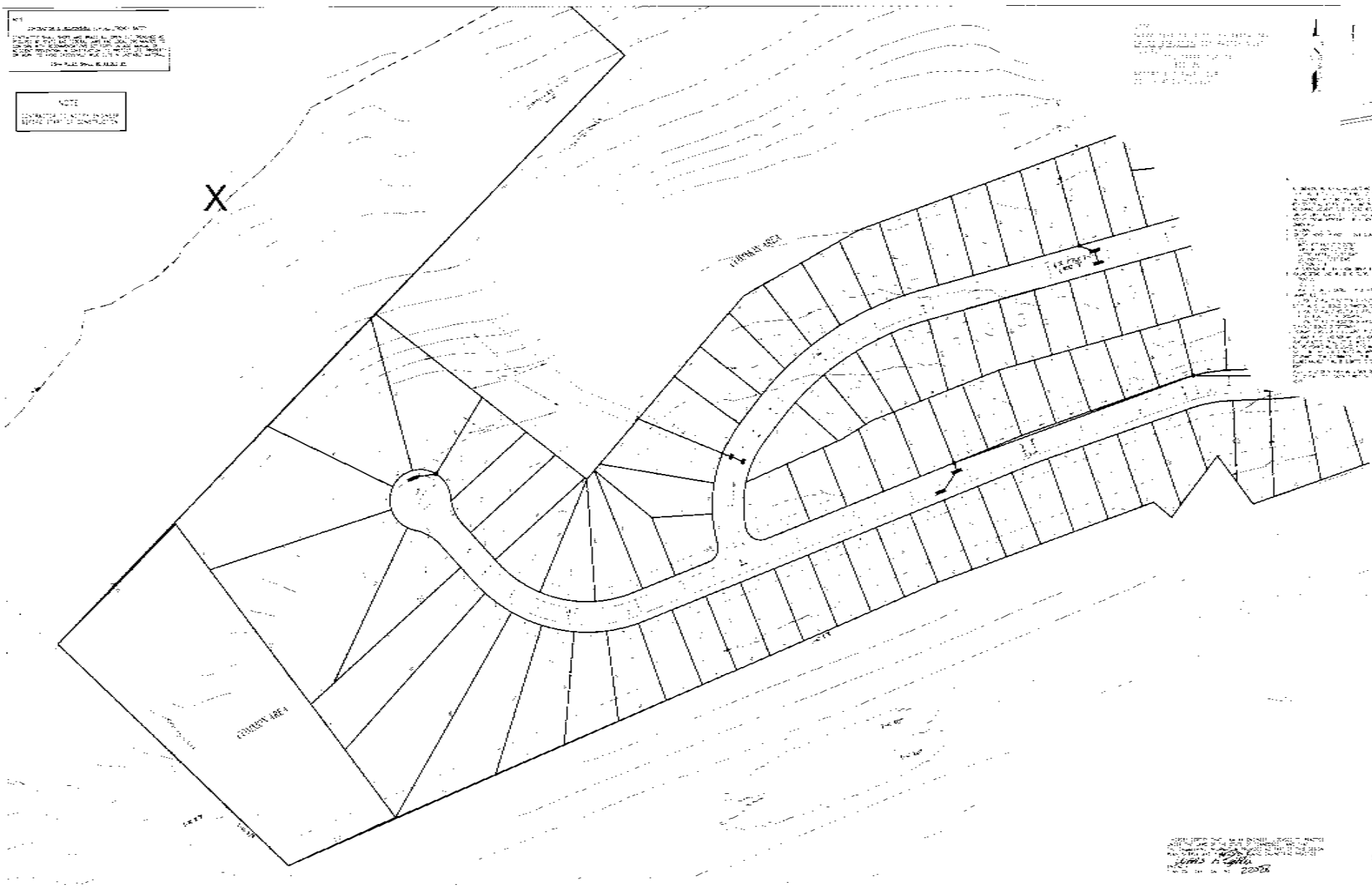
CONTRACT NO. 5-SC-20-C
DATE: 03/30/2020
SCALE: AS SHOWN
DRAWN BY: [Name]
CHECKED BY: [Name]
APPROVED BY: [Name]

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE INTERNATIONAL RESIDENTIAL CODE (IRC).
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTION.
 3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.

NOTE
 CONTRACTOR TO VERIFY ALL DIMENSIONS AND LOCATIONS BEFORE START OF CONSTRUCTION.

1. THIS PLAN IS A PRELIMINARY CONCEPT PLAN FOR THE PROPOSED DEVELOPMENT.
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND LOCATIONS BEFORE START OF CONSTRUCTION.
 3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.

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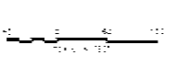


2020
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5-SC-20-C
 5-F-20-UR
 3/30/2020

2020
 2020

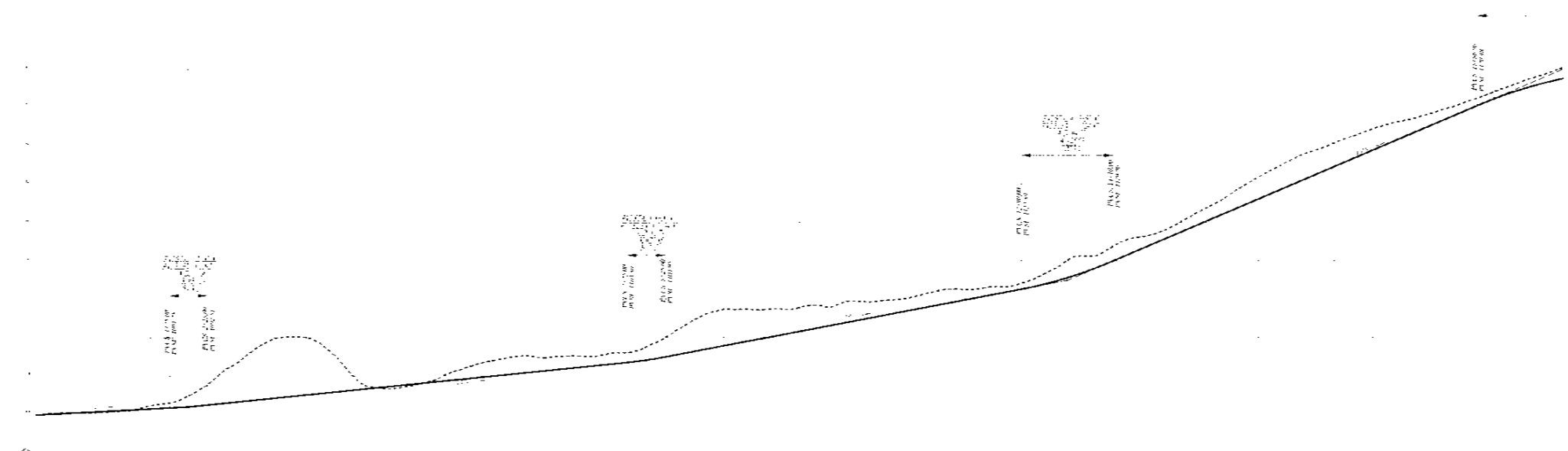
2020
 2020



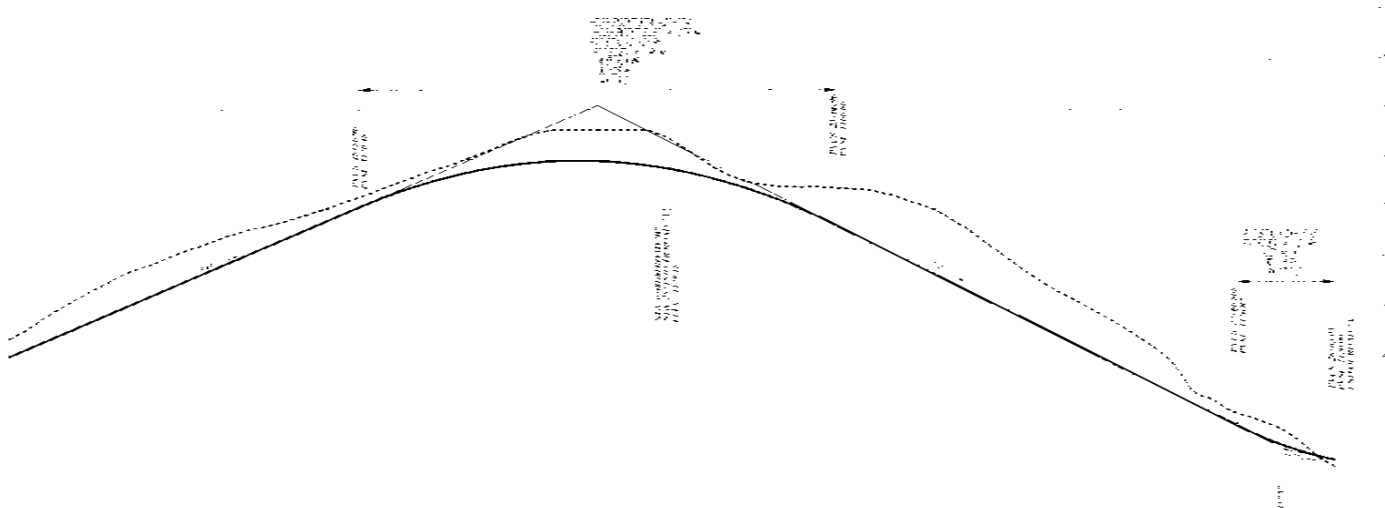
2020
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2020



ROAD "A"



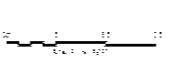
ROAD "A"



5-SC-20-C
5-F-20-UR
3/30/2020

OWNER DEVELOPER
S & S ENGINEERING, LLC
200 W. HARRISON ST.
MEMPHIS, TN 38102
TEL: 901-525-1111
WWW.SANDSENGINEERING.COM

SANDS ENGINEERING, INC.
200 W. HARRISON ST.
MEMPHIS, TN 38102
TEL: 901-525-1111
WWW.SANDSENGINEERING.COM

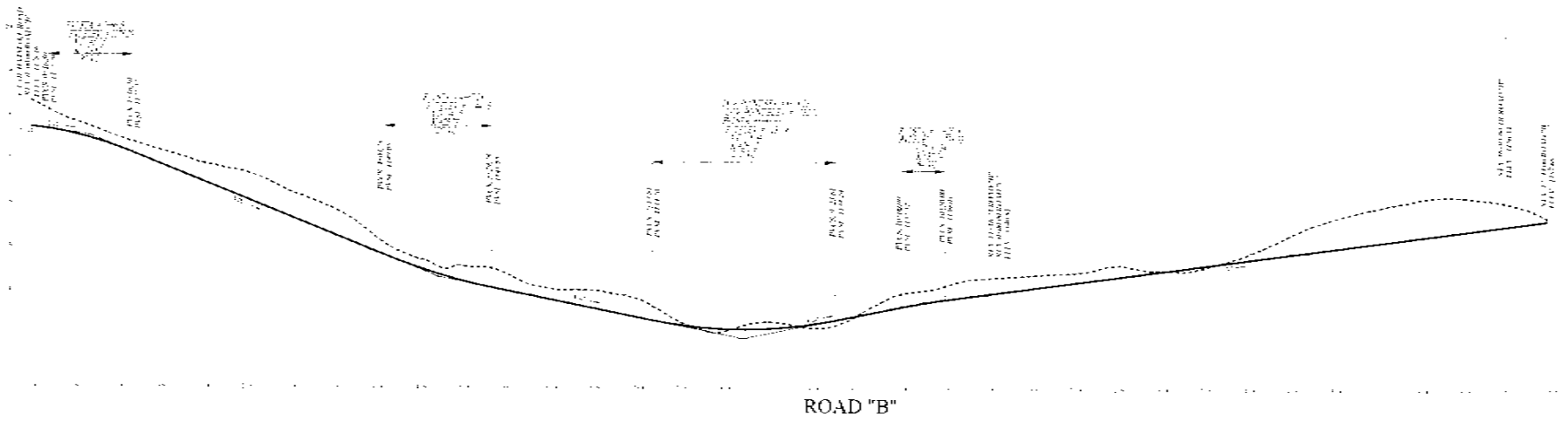


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TIME: 10:00 AM
PROJECT: 2019-001

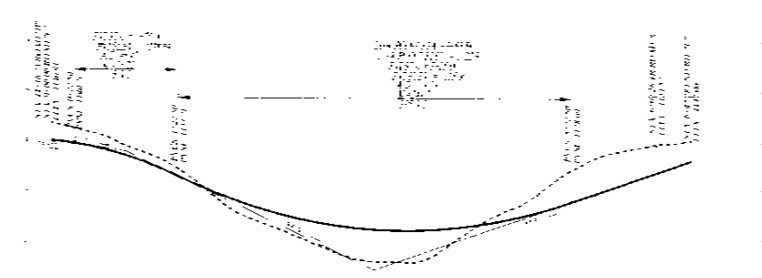
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2019-001-01-001-001.dwg
S & S ENGINEERING, LLC
200 W. HARRISON ST.
MEMPHIS, TN 38102
TEL: 901-525-1111
WWW.SANDSENGINEERING.COM
EV-01-20-20-01

S. 11
 THE HIGHWAY DEPARTMENT OF
 THE STATE OF TENNESSEE
 DIVISION OF HIGHWAYS
 PROJECT AND PLAN NUMBER



ROAD "B"



ROAD "C"

4
 CONTRACT NO. 5-SC-20-C
 VOLUME 1 OF 2
 SHEET 1 OF 2
 DATE: 3/30/2020

NOTE
 SEE SHEET 2 OF 2 FOR CONTINUATION



DATE: 3/30/2020
 SHEET NO. 1 OF 2
 PROJECT NO. 5-SC-20-C

5-SC-20-C
 5-F-20-UR
 3/30/2020



DEVELOPMENT REQUEST

DEVELOPMENT

- Development Plan
- Planned Development
- Use on Review / Special Use

SUBDIVISION

- Concept Plan
- Final Plat

ZONING

- Plan Amendment
- Rezoning

S&E Properties LLC
 Applicant Name Affiliation
3-27-20 May 14, 2020 5-SC-20-C / 5-F-20-VR
 Date Filed Meeting Date (if applicable) File Number(s)

CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

- Applicant
- Owner
- Option Holder
- Project Surveyor
- Engineer
- Architect/Landscape Architect

Eric Moseley / S & E Properties S&E PROPERTIES
 Name Company
405 Montbrook Rd. Knoxville TN 37919
 Address City State Zip
865-454-3727 eric.moseley@bellsouth.net
 Phone Email

CURRENT PROPERTY INFO

S & E Properties 405 Montbrook Rd. 865-454-3727
 Owner Name (if different) Owner Address Owner Phone

0 Hatmaker Lane Tax MAP 141 parcels 82 & 82.03
 Property Address Parcel ID
AT the ^W end of Hatmaker Lane along I-40 West 69.74 Acres
 General Location Tract Size

District - 6 PR < 3 du/Acre
 Jurisdiction (specify district above) City County Zoning District

Northwest County Ag. and HP Rural Area
 Planning Sector Sector Plan Land Use Classification Growth Policy Plan Designation

Residential and Vacant land N WKUD WKUD
 Existing Land Use Septic (Y/N) Sewer Provider Water Provider

REQUEST

DEVELOPMENT

Development Plan Use on Review / Special Use

Residential Non-Residential

Home Occupation (specify): _____

Other (specify): _____

SUBDIVISION

Proposed Subdivision Name J&E Properties LLC on Hatmaker Lane Unit / Phase Number _____

Parcel Change

Combine Parcels Divide Parcel Total Number of Lots Created: 153

Other (specify): Detached Residential Subdivision

Attachments / Additional Requirements

ZONING

Zoning Change: _____
Proposed Zoning

Plan Amendment Change: _____
Proposed Plan Designation(s)

Proposed Density (units/acre) _____ Previous Rezoning Requests _____

Other (specify): _____

STAFF USE ONLY

PLAT TYPE

Staff Review Planning Commission

ATTACHMENTS

Property Owners / Option Holders Variance Request

ADDITIONAL REQUIREMENTS

- Design Plan Certification (Final Plat only)
- Use on Review / Special Use (Concept Plan only)
- Traffic Impact Study

FEE 1:	\$ 5090.00	TOTAL: \$ 5090.00
FEE 2:		
FEE 3:		

AUTHORIZATION

By signing below, I certify I am the property owner, applicant or the owners authorized representative.

Diana Fghal
Applicant Signature

WANIS A. Rghebi
Please Print

3/27/20
Date

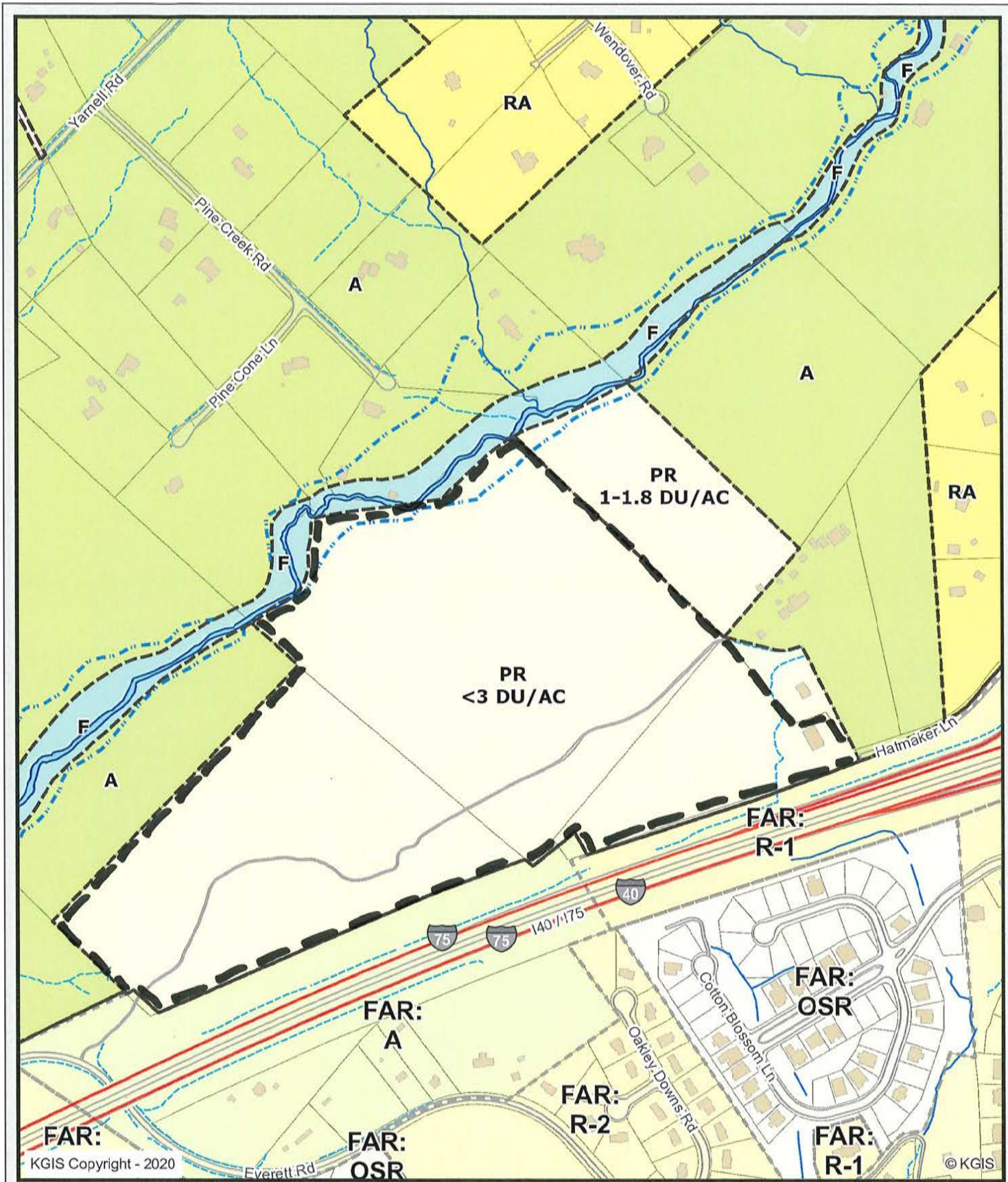
665-694-7756
Phone Number

wrghebi@sengconsultants.com
Email

Thomas Brechko
Staff Signature

Thomas Brechko
Please Print

3-27-2020
Date



Letter Portrait

Knoxville - Knox County - KUB Geographic Information System

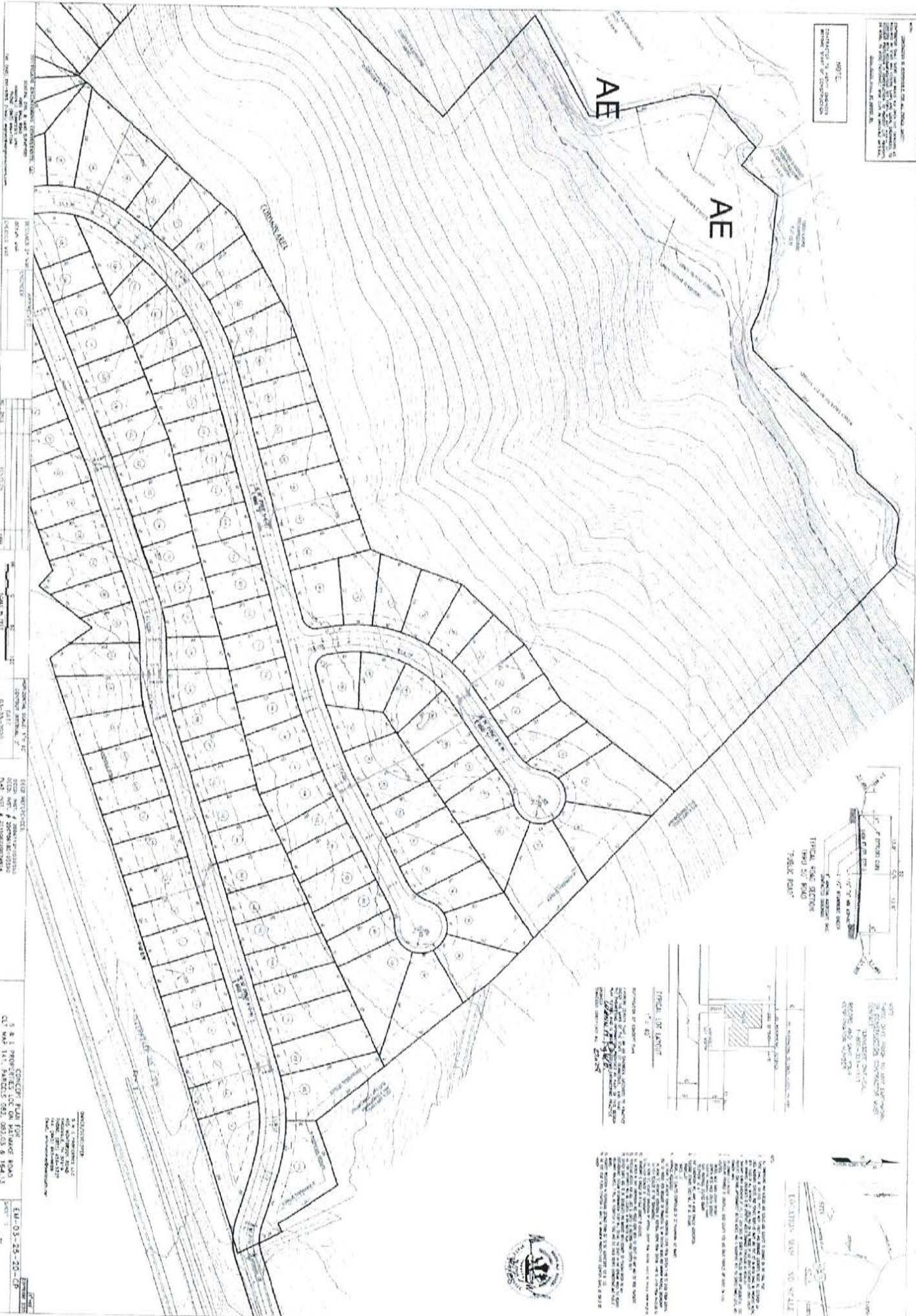
KGIS makes no representation or warranty as to the accuracy of his map and its information nor to its fitness for use. Any user of this map product accepts the same AS IS, WITH ALL FAULTS, and assumes all responsibility for the use thereof, and further covenants and agrees to hold KGIS harmless from any and all damage, loss, or liability arising from any use of this map product.

Printed: 3/29/2020 at 3:37:32 PM

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ft

NOTICE: THIS PLAN IS SUBMITTED TO THE BOARD OF ZONING AND PLANNING FOR REVIEW AND APPROVAL. THE BOARD'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE PLAN AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE APPLICANT IS RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREON.

AE
AE



PROJECT: CONCEPT PLAN FOR SUBDIVISION
 SHEET: 1 OF 1
 DATE: 03-23-20

DESIGNER: [Firm Name]
 ENGINEER: [Firm Name]

OWNER: [Owner Name]

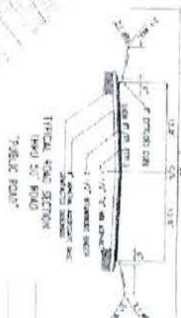
LOCATION: [Location]

SCALE: 1" = 40'

PROJECT: CONCEPT PLAN FOR SUBDIVISION
 SHEET: 1 OF 1
 DATE: 03-23-20

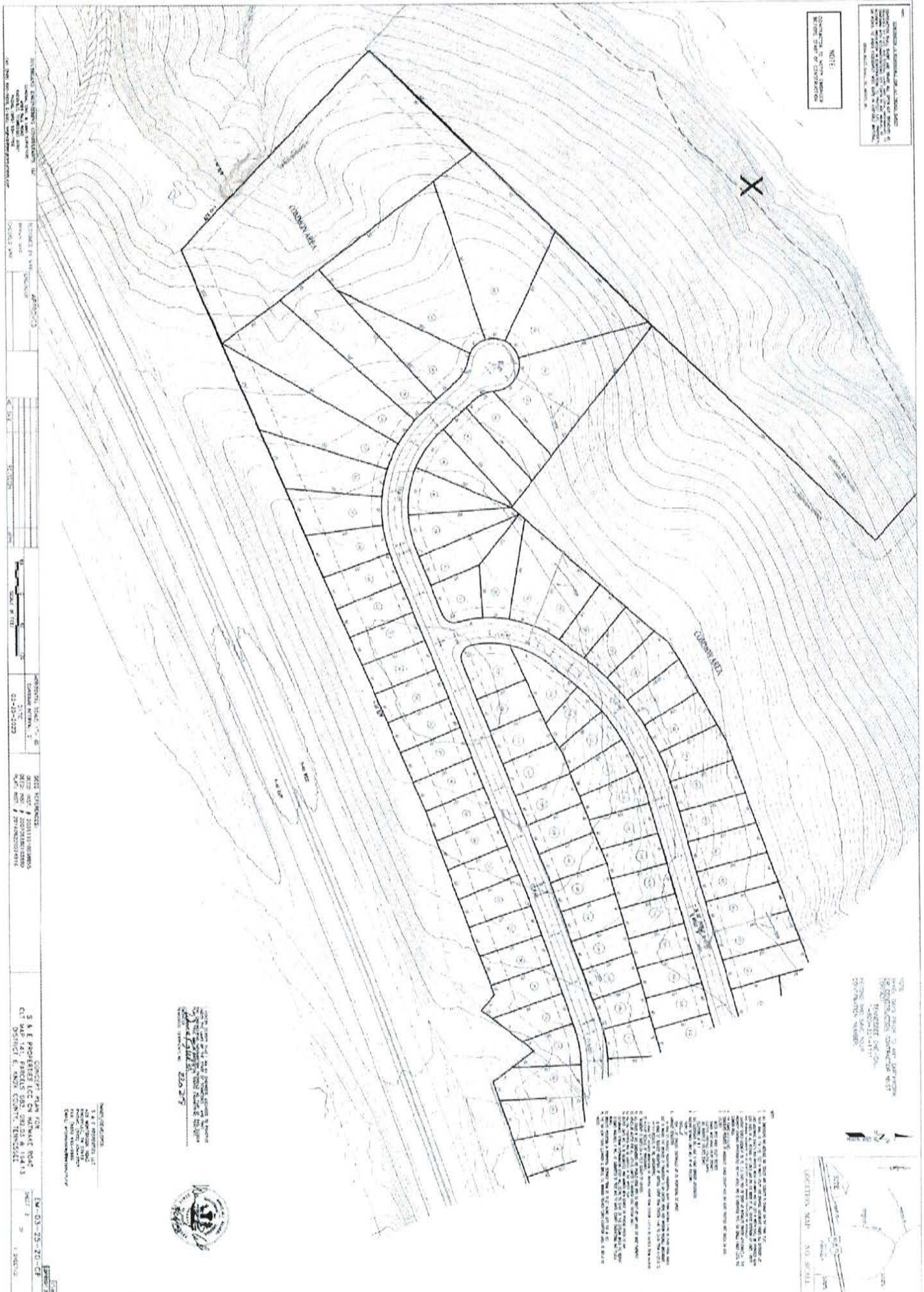
DESIGNER: [Firm Name]
 ENGINEER: [Firm Name]

OWNER: [Owner Name]



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PROPOSED LAYOUT OF PUBLIC UTILITIES
 TO BE CONSIDERED IN THE PREPARATION OF THE
 FINAL LAYOUT OF THE PROJECT.



PROJECT TITLE: CONCEPT PLAN FOR 5 & 6 PARCELS LOC ON HIGHWAY ROAD DISTRICT 6, SAN ANTONIO, TEXAS

DATE: 03-25-2014

SCALE: 1" = 40'

PROJECT NO: 14-03-25-20-01

DATE: 03-25-2014

BY: [Signature]

CHECKED BY: [Signature]

APPROVED BY: [Signature]

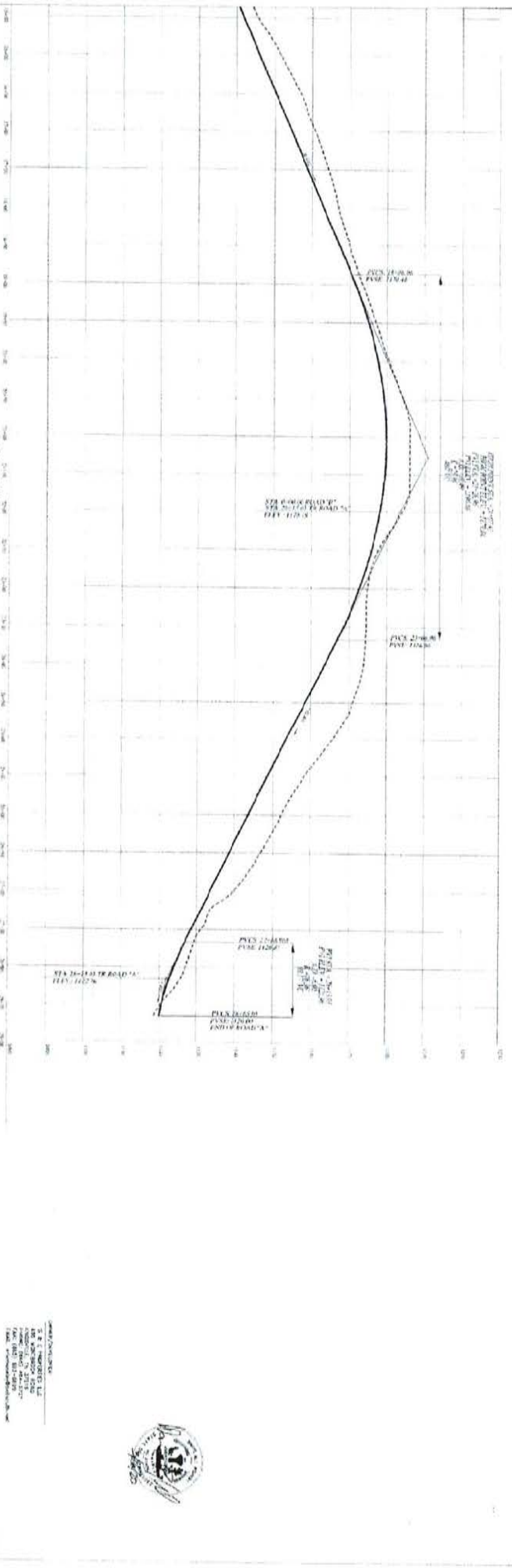
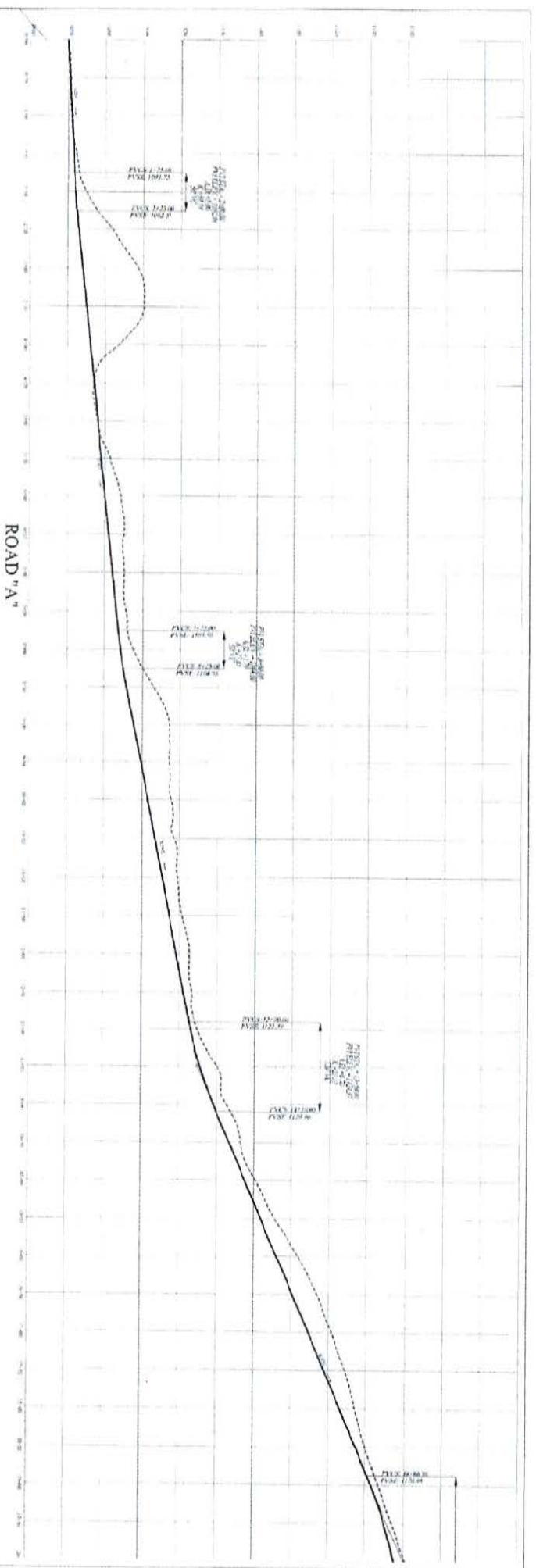
NOTES:
 1. ALL UTILITIES TO BE SHOWN AS PROPOSED.
 2. ALL UTILITIES TO BE SHOWN AS EXISTING.
 3. ALL UTILITIES TO BE SHOWN AS REMOVED.



1. ALL UTILITIES TO BE SHOWN AS PROPOSED.
2. ALL UTILITIES TO BE SHOWN AS EXISTING.
3. ALL UTILITIES TO BE SHOWN AS REMOVED.
4. ALL UTILITIES TO BE SHOWN AS REMOVED.
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9. ALL UTILITIES TO BE SHOWN AS REMOVED.
10. ALL UTILITIES TO BE SHOWN AS REMOVED.



DATE: 03-25-2014
 TIME: 10:00 AM
 PROJECT NO: 14-03-25-20-01



ROAD "A"

CONTRACT DOCUMENTS CONSULTANTS, LTD.
 1000 SHEPPARD AVENUE EAST
 SUITE 200
 SCARBOROUGH, ONTARIO M1B 2Y9
 TEL: (416) 291-1100
 FAX: (416) 291-1101
 WWW.CONTRACTDOCUMENTS.COM

PROJECT NO. 03-25-20-013
 SHEET NO. 01
 DATE: 01-25-2013
 DRAWN BY: J. B. BROWN
 CHECKED BY: J. B. BROWN
 APPROVED BY: J. B. BROWN

ROAD PLAN FOR
 4.5 MILE SECTION OF ROAD "A"
 DISTRICT 6, NORTH COUNTY, ILLINOIS

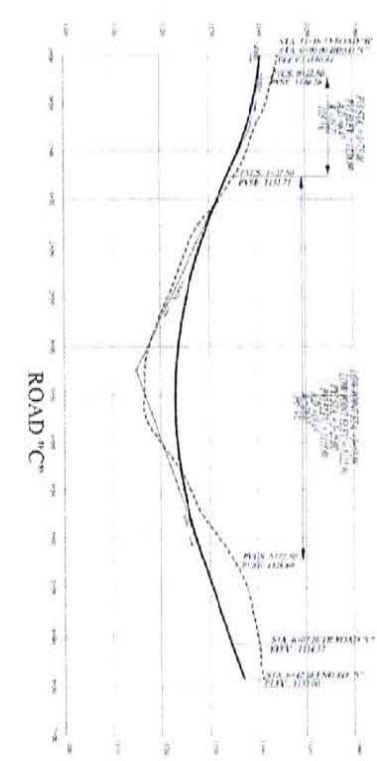
SCALE: 1" = 40'
 DATE: 01-25-2013

03-25-20-013
 01
 J. B. BROWN

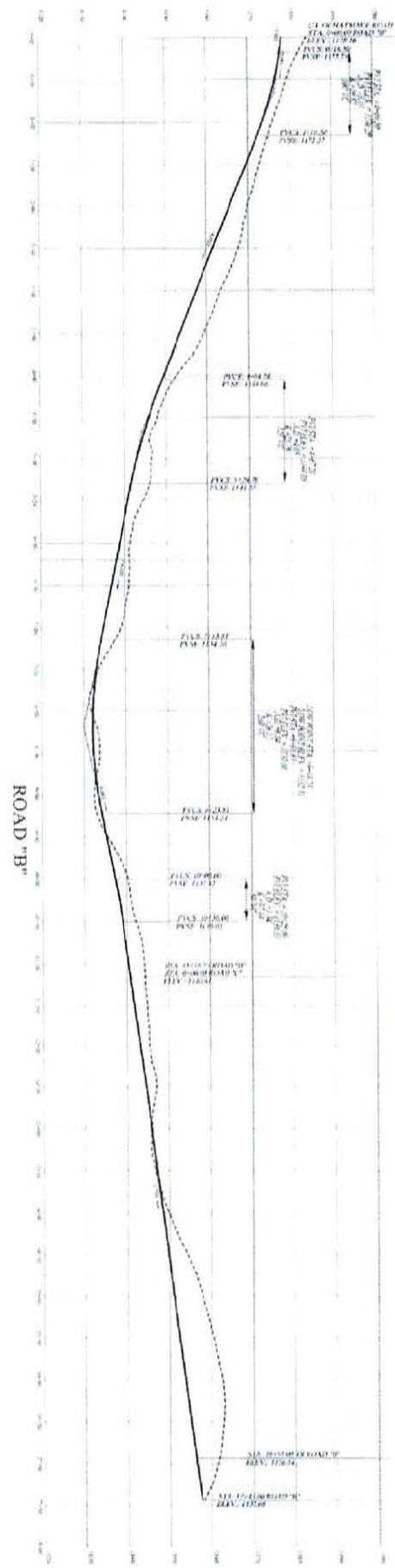


PROJECT NO. 03-25-20-BP
 SHEET NO. 1 OF 1
 DATE: 03-25-20
 PROJECT: ROAD "B"
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 APPROVED BY: [Name]
 TITLE: ROAD "B" PLAN FOR [Location]
 COUNTY: [County]
 TOWNSHIP: [Township]

S & B ENGINEERS, LLC
 1000 W. 10th Street
 Suite 200
 Oklahoma City, OK 73106
 Phone: (405) 555-1234
 Fax: (405) 555-5678
 Email: info@sandb.com



NOTE:
 1. ALL DIMENSIONS ARE IN FEET AND INCHES.
 2. THE CENTERLINE OF THE ROAD IS SHOWN BY A DASHED LINE.
 3. THE RIGHT-OF-WAY BOUNDARIES ARE SHOWN BY SOLID LINES.
 4. ALL UTILITIES SHOWN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY.
 5. THE PROPOSED ROAD WIDTH IS 24 FEET.
 6. THE PROPOSED ROAD GRADE IS SHOWN BY A DOTTED LINE.
 7. THE PROPOSED ROAD ELEVATION IS SHOWN BY A SOLID LINE.
 8. THE PROPOSED ROAD CENTERLINE ELEVATION IS SHOWN BY A DASHED LINE.
 9. THE PROPOSED ROAD RIGHT-OF-WAY ELEVATION IS SHOWN BY A DOTTED LINE.
 10. THE PROPOSED ROAD LEFT-OF-WAY ELEVATION IS SHOWN BY A DOTTED LINE.
 11. THE PROPOSED ROAD RIGHT-OF-WAY BOUNDARY IS SHOWN BY A SOLID LINE.
 12. THE PROPOSED ROAD LEFT-OF-WAY BOUNDARY IS SHOWN BY A SOLID LINE.
 13. THE PROPOSED ROAD CENTERLINE BOUNDARY IS SHOWN BY A DASHED LINE.
 14. THE PROPOSED ROAD RIGHT-OF-WAY BOUNDARY IS SHOWN BY A DOTTED LINE.
 15. THE PROPOSED ROAD LEFT-OF-WAY BOUNDARY IS SHOWN BY A DOTTED LINE.



NOTE:
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