

H-1631

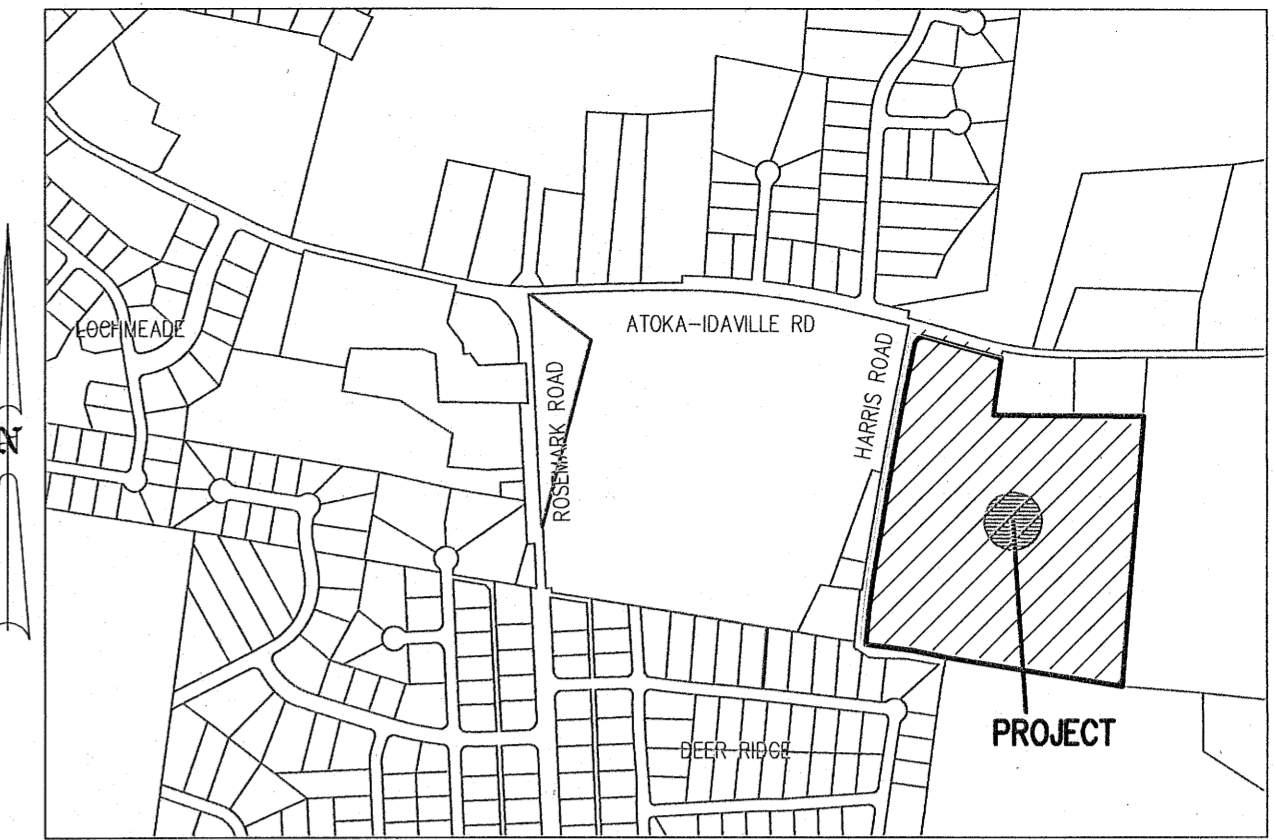
REQUIRED SIDEWALKS

STREET NAME	S/W WIDTH	SIDE	LOCATION FROM CURBLINE
MERINO DRIVE	5 FT.	BOTH	4.5' GRASS STRIP
COLUMBIA WAY	5 FT.	BOTH	4.5' GRASS STRIP
COMO LANE	5 FT.	BOTH	4.5' GRASS STRIP
DRYSDALE COVE	5 FT.	BOTH	4.5' GRASS STRIP
HARRIS ROAD	5 FT.	RIGHT	2' GRASS STRIP
ATOKA-IDAVILLE ROAD	5 FT.	RIGHT	10.5' GRASS STRIP

THE REQUIRED SIDEWALKS SHALL BE INSTALLED ACROSS THE FRONTSAGES OF EACH LOT BY THE BUILDING PERMIT HOLDER PRIOR TO USE AND OCCUPANCY OF THE HOUSE. EXISTING SIDEWALKS SHALL BE REPAIRED AS NECESSARY BY THE BUILDING PERMIT HOLDER ACROSS THE LOT FRONTAGE PRIOR TO OCCUPANCY OF THE HOUSE.

THE SIDEWALKS ON HARRIS RD, ATOKA-IDAVILLE RD & ON THE FRONTAGE OF THE AREA RESERVED FOR DETENTION WILL BE INSTALLED DURING ROADWAY CONSTRUCTION. ROADWAY CONSTRUCTION WILL NOT BE CONSIDERED COMPLETED UNTIL THESE SIDEWALKS HAVE BEEN CONSTRUCTED.

SIDEWALK ON HARRIS ROAD IS TO END AT THE SOUTHERN PROPERTY LINE OF LOT 59.



VICINITY MAP
SCALE 1"=800'

NOTES:

- ALL COMMON OPEN SPACES SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION
- THE AREAS DENOTED BY "RESERVED FOR STORM WATER DETENTION" SHALL NOT BE USED AS A BUILDING SITE OR FILLED WITHOUT FIRST OBTAINING WRITTEN PERMISSION FROM THE TOWN ENGINEER, THE STORMWATER DETENTION SYSTEMS LOCATED IN A PUBLIC DRAINAGE EASEMENT, SHALL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER AND/OR OWNER'S ASSOCIATION. SUCH MAINTENANCE SHALL BE PERFORMED SO TO ENSURE THAT THE SYSTEM OPERATES IN ACCORDANCE WITH THE APPROVED PLAN ON FILE IN THE TOWN OF ATOKA'S OFFICE. SUCH MAINTENANCE SHALL INCLUDE, BUT NOT BE LIMITED TO, REMOVAL OF SEDIMENTATION, OBJECTS, DEBRIS AND TRASH, MOWING, OUTLET CLEANING, AND REPAIR OF DRAINAGE STRUCTURES.
- REQUIRED SETBACKS: 30' FRONT YARD
15' SIDE YARD
20' REAR YARD
- MIN. LOT SIZE = 10,000 SQ. FT.
MIN. LOT WIDTH = 100 FT.
MAX. BUILDING HEIGHT = 35 FT
- CONSULT THE ATOKA MUNICIPAL ZONING ORDINANCE FOR FURTHER RESTRICTIONS WHICH MAY APPLY
- LOTS 1, 2, 58, AND 59 HAVE NO INGRESS/ EGRESS ACCESS OFF OF MERINO DRIVE
- THE HOMEBUILDER IS REQUIRED TO PLANT 2 TREES PER LOT.
-MINIMUM 1 TREE IN THE FRONT
- THE EXISTING POWER LINE RUNNING THROUGH LOTS 3 & 4 HAS A VOLTAGE OF 7200 VOLTS.
37.5' SETBACK FROM CENTERLINE OF POWER LINE

LOT DRAINAGE:

FINISH GRADE SHALL BE SLOPED AWAY FROM THE FOUNDATION FOR DRAINAGE. THE FINISH GRADE MUST BEGIN AT LEAST 10 INCHES BELOW THE TOP OF THE FOUNDATION WALL OR THE GRADE OF THE CONCRETE SLAB AT THE INTERIOR IN THE CASE OF AN INTEGRAL SLAB AND FOUNDATION. THE MINIMUM GRADE AWAY FROM THE FOUNDATION SHALL BE AT LEAST TWO PERCENT IN ALL DIRECTIONS AWAY FROM THE FOUNDATION WALL. THE DRIVEWAY SHALL SLOPE DOWN AT TWO PERCENT FOR AT LEAST EIGHT FEET FROM THE STRUCTURE.

• **B.M.** - INVERT OUT OF EXISTING 24" RCP LOCATED ON THE NORTH SIDE OF ATOKA-IDAVILLE ROAD NEAR THE NORTHWEST CORNER OF PROPERTY
ELEVATION: 382.10 (NAVD 88)

Claudia M. Peeler, Register	
Tipton County Tennessee	
Rec #: 200250	Instrument #: 279894
Rec'd: 45.00	Recorded
State: 0.00	12/30/2024 at 1:40 PM
Clerk: 0.00	in Plat Cabinet
Other: 2.00	H
Total: 47.00	PGS 1631-1631

FINAL PLAT
SHEPHERD'S RIDGE SUBDIVISION
Map 111 Parcel 100.00 ATOKA, TN Book 2033 Page 29

THIS PROPERTY IS NOT LOCATED IN THE 100-YEAR FLOOD PLAIN
F.I.R.M. COMMUNITY No. 47167C0320G & 5/4/2009

DEVELOPER: MUNFORD DEVELOPMENT COMPANY
ENGINEER: W. H. PORTER CONSULTANTS, PLLC
6055 PRIMACY PARKWAY, SUITE 115
MEMPHIS, TENNESSEE 38118
(901) 363-9453

SCALE: 1" = 100' DATE: NOVEMBER 13, 2024

59 LOTS 27.56 AC
COS "A" & "B" 59451 SF (1.36 AC)
ZONED: R-1

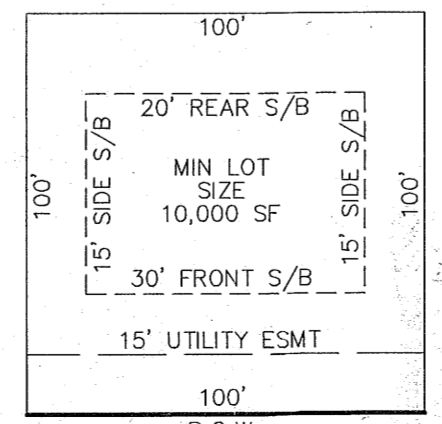


W. H. PORTER & CO., INC. MAKES NO GUARANTEE, WARRANTY OR CERTIFICATION CONCERNING THE SUITABILITY OF ANY EARTHWORK FILL OR FOUNDATION CONDITION OR SUITABILITY OF ANY LOT IN THIS SUBDIVISION FOR FOUNDATION CONSTRUCTION FOR ANY STRUCTURE PROPOSED HEREIN.

SCOPE OF CERTIFICATION

THE CERTIFICATION OF THE FINAL PLAT BY W. H. PORTER CONSULTANTS, PLLC REFERS ONLY TO THE PLAT ITSELF, NOT THE FINAL CONSTRUCTION PROJECT AS A WHOLE.

W. H. PORTER CONSULTANTS, PLLC PERFORMED NO CONTRACT ADMINISTRATION FOR THIS DEVELOPMENT, AND MAKES NO GUARANTEE, WARRANTY OR CERTIFICATION CONCERNING THE SUITABILITY OF ANY EARTHWORK FILL OR FOUNDATION CONDITION, OR THE SUITABILITY OF ANY LOT IN THIS SUBDIVISION FOR ANY CONSTRUCTION.



TYPICAL LOT LAYOUT

