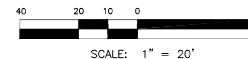


NOTE: SEVENTY-TWO (72) HOURS BEFORE STARTING EXCAVATION, THE CONTRACTOR SHALL CALL 1-800-351-1111 (811) FOR LOCATION OF UNDERGROUND UTILITIES.

NUMBER	DELTA	R'	ARC'	TANGENT'	CHORD BEARING	CHORD'
C1	91°25'53"	40.00	63.83	41.01	N 43°32'43" E	57.27
C2	111°16'38"	720.00	141.72	71.09	S 85°08'01" E	141.49



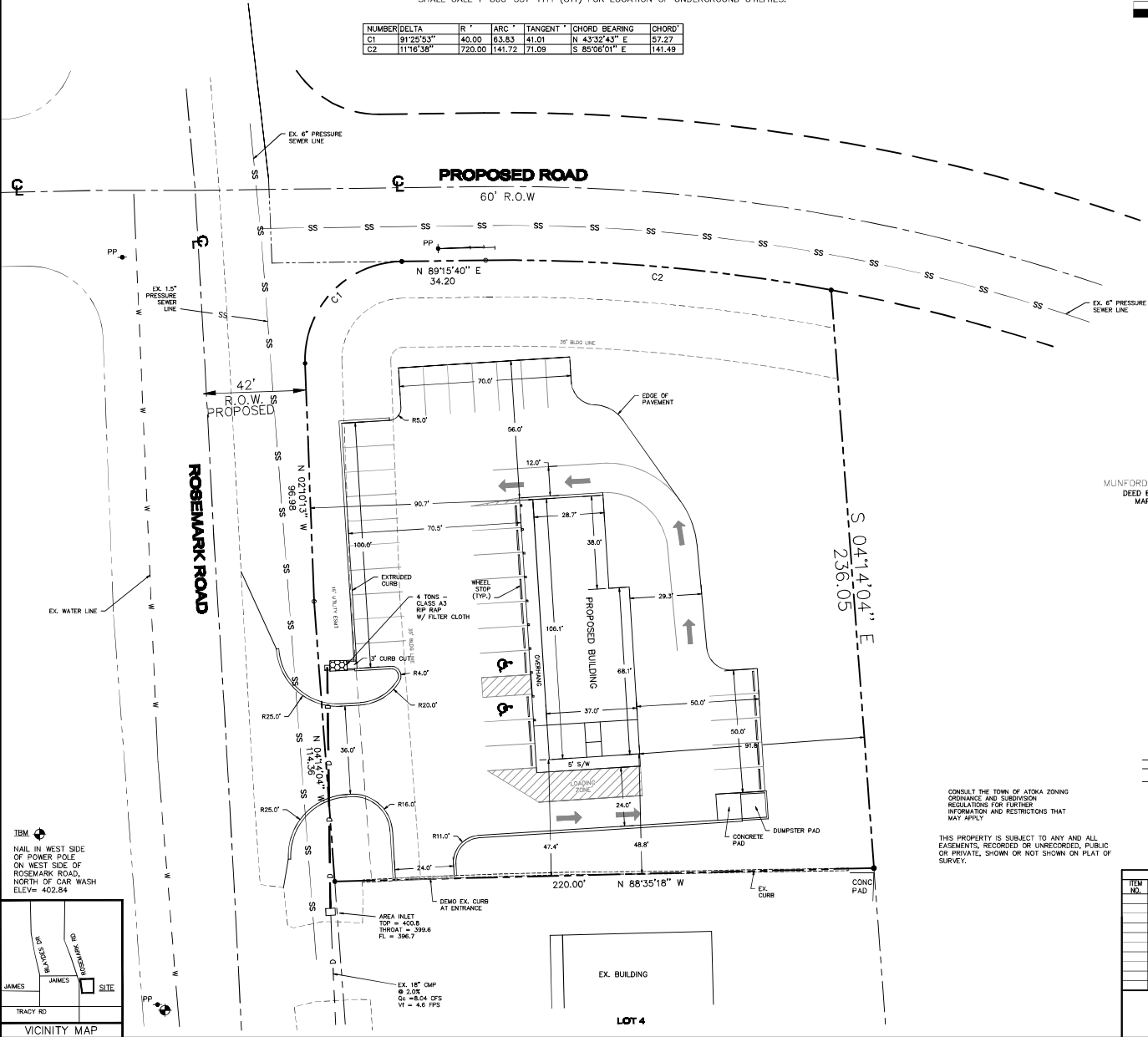
I HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS GREATER THAN 1:10000 AS SHOWN HEREON.

NORTH AS INDICATED ON THIS PLAT IS RELATIVE TO RECORD BEARING BEING THE EAST PROPERTY LINE OF LOT 5, ROSEMARK ROAD COMMERCIAL S/D

DRAWING FILE: 6776SP2.DWG
ADDRESS: ROSEMARK ROAD, ATOKA, TN

7TH CIVIL DISTRICT OF TIPTON COUNTY, TENNESSEE

- GENERAL NOTES:
- PRIORITY LINES SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION BY DEVELOPER, GENERAL CONTRACTOR AND THE EXISTING OR RECORD OF RECORDS ADJACENT PROPERTY LINES SHALL BE FIELD CORROBORATED WITH ADJACENT PROPERTY OWNERS.
 - NEWLY CUT OR FILLED EXCAVATIONS SHALL BE SOILED SOLID OR SEEDED AND MULCHED TO ADEQUATELY PREVENT SOIL EROSION.
 - ALL GRADING WORK SHALL BE PERFORMED IN SUCH A MANNER THAT ADJACENT PROPERTIES ARE NOT DAMAGED OR UNDESIRABLY AFFECTED.
 - THE LOCATION OF ALL EXISTING UTILITIES SHALL BE PROPERLY VERIFIED PRIOR TO CONSTRUCTION. ALL WORK SHALL BE PERFORMED IN A MANNER TO INSURE THAT EXISTING UTILITIES ARE NOT INTERFERED WITH OR DISRUPTED.
 - ALL GRADING WORK AND PLACEMENT OF FILL MATERIAL SHALL BE PERFORMED IN ACCORDANCE WITH THE PROJECT SOILS REPORT.
 - ALL FILL SHALL BE COMPACTED TO 90% STANDARD PROCTOR DENSITY IN 6" LIFTS WITHIN ROADWAYS AND BUILDING PADS.
 - ALL AREAS TO BE FILLED SHALL BE PROPERLY GRADED, GRUBBED, AND TOPSOIL STRIPPED PRIOR TO BEGINNING THE FILLING OPERATION.
 - SITE GRADING SHALL BE PERFORMED IN A MANNER TO ASSURE STORM WATER RUNOFF IS NOT BLOCKED OR OBSTRUCTED.
 - VERIFY EXISTING CATCH BASIN LOCATIONS AND ELEVATIONS PRIOR TO CONSTRUCTION.
 - ALL DESIGN, CONSTRUCTION AND MATERIAL SHALL BE IN COMPLIANCE WITH THE TOWN OF ATOKA CONSTRUCTION SPECIFICATIONS AND STANDARDS.
 - ALL CONCRETE IS 4000 LB LIMESTONE WITH # 1/2X AIR ENTRAINMENT.



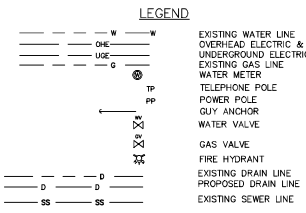
MUNFORD DEVELOPMENT Co.
DEED BOOK 751 PAGE 168
MAP 142 PARCEL 1
ZONED N-C

3608 SQ FT - GROSS BUILDING AREA
MIN. PARKING REQUIREMENT = 1 SP PER 150 SQ FT
25 PARKING STALL REQUIRED

30 PARKING STALL
2 HANDICAP STALL
32 TOTAL PARKING STALLS PROPOSED

ZONED: N-C

MIN. LOT SIZE - NONE
MIN. LOT WIDTH - NONE
MIN. FRONT YARD - 35 FT - ARTERIAL ROADS
MIN. FRONT YARD - 5 FT - ALL OTHER ROADS
MIN. SIDE YARD - NONE
MIN. REAR YARD - NONE



DEVELOPER: IGNACIO ESPINOZA

LOT 5
ROSEMARK ROAD COMMERCIAL SUBDIVISION
DOVE HEIGHTS S/D - SECTION A
PLAT CABINET H SHED 550

TAX MAP 143D GROUP C PARCEL 8.00
1.24 ACRES - DEVELOPED

ZONED - N-C

CONSULT THE TOWN OF ATOKA ZONING ORDINANCE AND SUBDIVISION REGULATIONS FOR FURTHER INFORMATION AND RESTRICTIONS THAT MAY APPLY.

THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, RECORDED OR UNRECORDED, PUBLIC OR PRIVATE, SHOWN OR NOT SHOWN ON PLAT OF SURVEY.

DEVELOPER:
IGNACIO ESPINOZA
2821 BRIGHTON CLOPTON RD
BRIGHTON, TN 35011
PH. NO. 901-581-5935

ITEM NO.	DESCRIPTION OF CHANGE	APPROVAL DATE

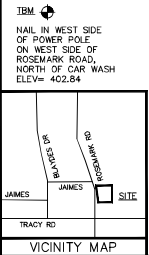
SHEET 2 OF 7

6776SP2.DWG

PROPOSED SITE PLAN
BREAKFAST COVE
LOT 5 - ROSEMARK RD COMM. S/D
TIPTON COUNTY, TENNESSEE

BREAKFAST COVE
DEVELOPER: IGNACIO ESPINOZA
ENGINEERS: DONALD R. COLE & ASSOCIATES, INC.
SURVEYORS: DONALD R. COLE & ASSOCIATES, INC.

SURVEY COLE DATE 1/2017 BOOK
DESIGN BY COLE DATE 1/2017 SCALE 1"=20' H
CHECKED BY



NAIL IN WEST SIDE OF POWER POLE ON WEST SIDE OF ROSEMARK ROAD, NORTH OF CAR WASH ELEV= 402.84