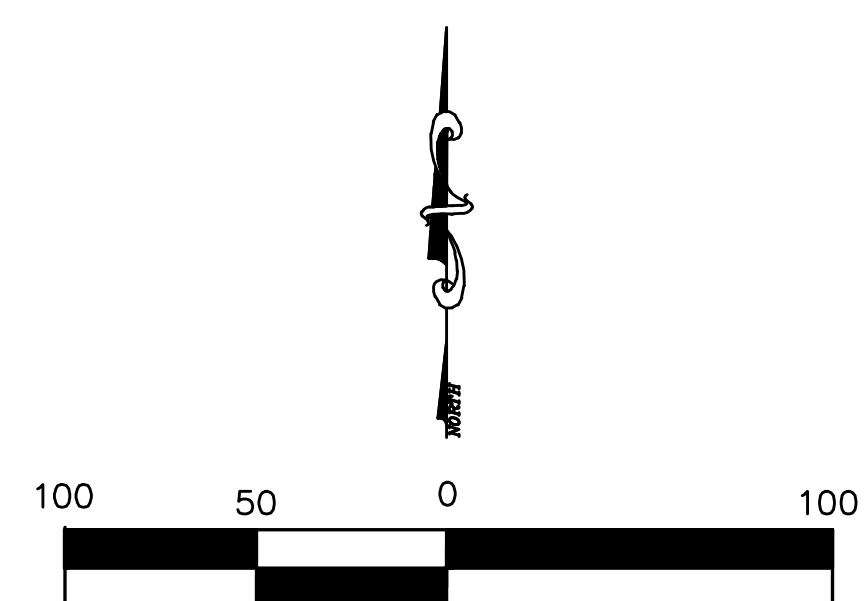


ITEM NO.	DESCRIPTION OF CHANGE	APPROVAL DATE

DEER RIDGE S/D - PHASE 2
 DEVELOPER: MUNFORD DEVELOPMENT CO.
 ENGINEERS: DONALD R. COLE & ASSOC., INC.
 SURVEYORS: DONALD R. COLE & ASSOCIATES, INC



SCALE: 1" = 50'

OWNER & DEVELOPER:
 MUNFORD DEVELOPMENT CO.
 DEED BOOK 1135 PAGE 347
 TAX MAP 128 PARCEL 15.00

22.70+/- ACRES SUBDIVISION
 42 LOTS SUBDIVIDED

GENERAL NOTES AND CONDITIONS:

1. NO PRIVATE ACCESS (DRIVEWAYS) ALLOWED ONTO ROSEMARK ROAD
2. THERE IS A 10' DRAINAGE, SLOPE & UTILITY EASEMENT ALONG THE FRONT OF ALL LOTS IN THIS SUBDIVISION UNLESS OTHERWISE NOTED.
3. ALL STORMWATER RETENTION AREAS (RETENTION PONDS) ARE PRIVATE AND ARE TO BE MAINTAINED BY EACH INDIVIDUAL LOT OWNER. ANY ALTERATIONS TO THE RETENTION PONDS SHALL BE APPROVED BY THE TOWN OF ATOKA.
4. NO CURBS OR SIDEWALKS OR UNDERGROUND ELECTRIC FOR LOT 41 & 42
5. CURBS, SIDEWALKS AND UNDERGROUND ELECTRIC REQUIRED FOR LOTS 1-40.
6. ALL WATER LINES 6 INCH EXCEPT FOR WALKER PARKWAY EAST & COTTON FALL DRIVE 8 INCH WATER LINE ON WALKER PARKWAY EAST & COTTON FALL DR.
7. ALL SEWER LINES ARE FOR A PRESSURE SYSTEM UTILIZING E-ONE GRINDER PUMPS

AUSTIN WAITS
 1587/688

LEGEND

	EXISTING CULVERT
	PROPOSED STORM DRAIN
	PROPOSED WATER LINE
	EXISTING WATER LINE
	PROPOSED SEWER LINE
	EXISTING SEWER LINE
	WATER VALVE
	FIRE HYDRANT
	SEWER VALVE
	CLEANOUT

ZONED: R-1
 MIN. LOT SIZE = 10,000 sq. ft.
 MIN. LOT WIDTH = 100 ft.
 MIN. FRONT SETBACK = 30 ft.
 MIN. SIDE SETBACK = 15 ft.
 MIN. REAR SETBACK = 20 ft.
 MAX. HEIGHT = 35 ft.
 CONSULT THE ATOKA MUNICIPAL ZONING ORDINANCE FOR FURTHER RESTRICTIONS WHICH MAY APPLY.

TIPTON COUNTY, TENNESSEE
 1096/868
 ATOKA ELEMENTARY

SHEET 1 OF 1 6173SD.DWG

PRELIMINARY PLAN
 DEER RIDGE S/D
 PHASE 2
 ATOKA, TIPTON COUNTY, TENNESSEE

DESIGN BY COLE DATE 2/10/2015 BOOK
 CHECKED BY COLE DATE 4/2015 SCALE 1"=50' H
 DATE 5/2015

TOWN ENGINEER DATE JOB NO. 6173