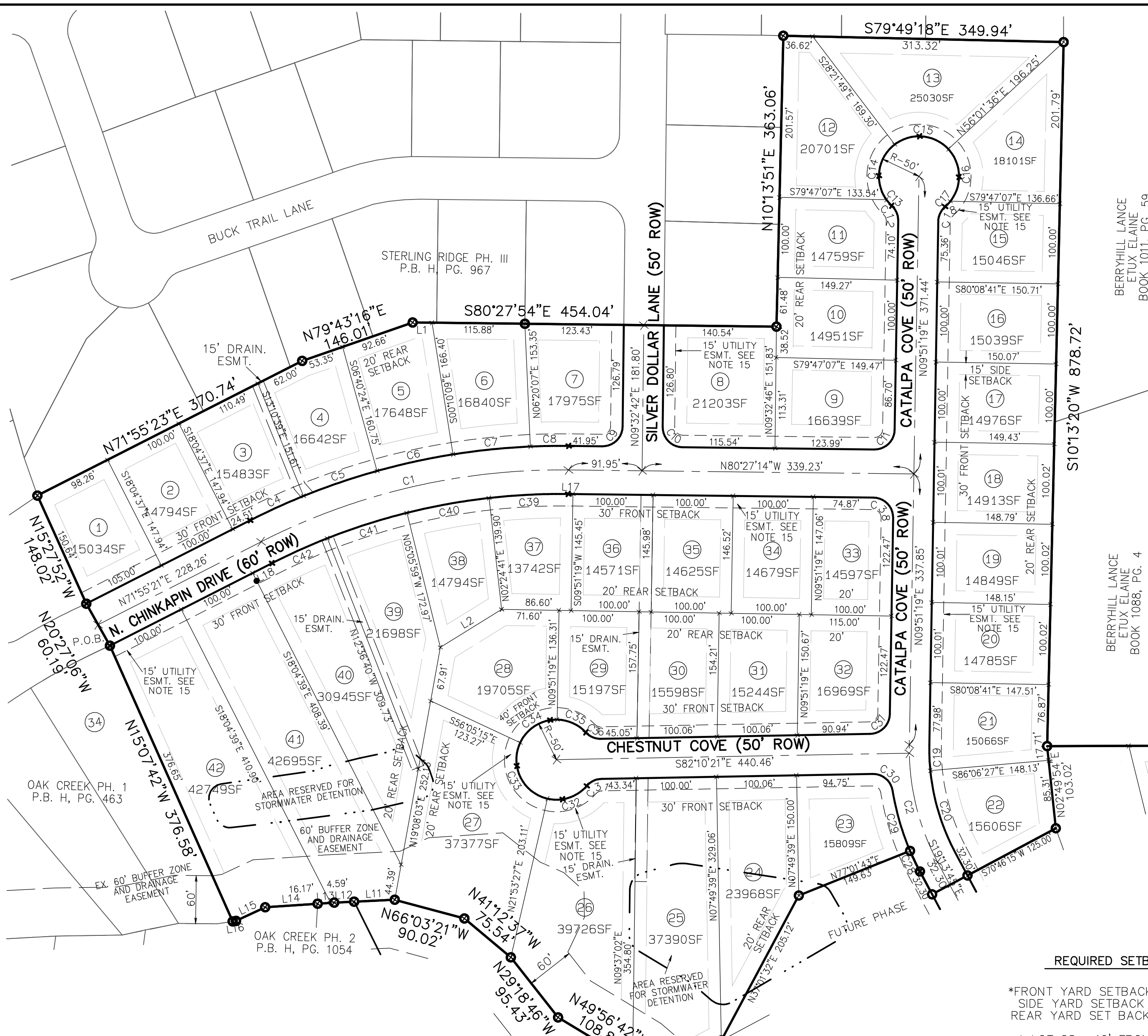
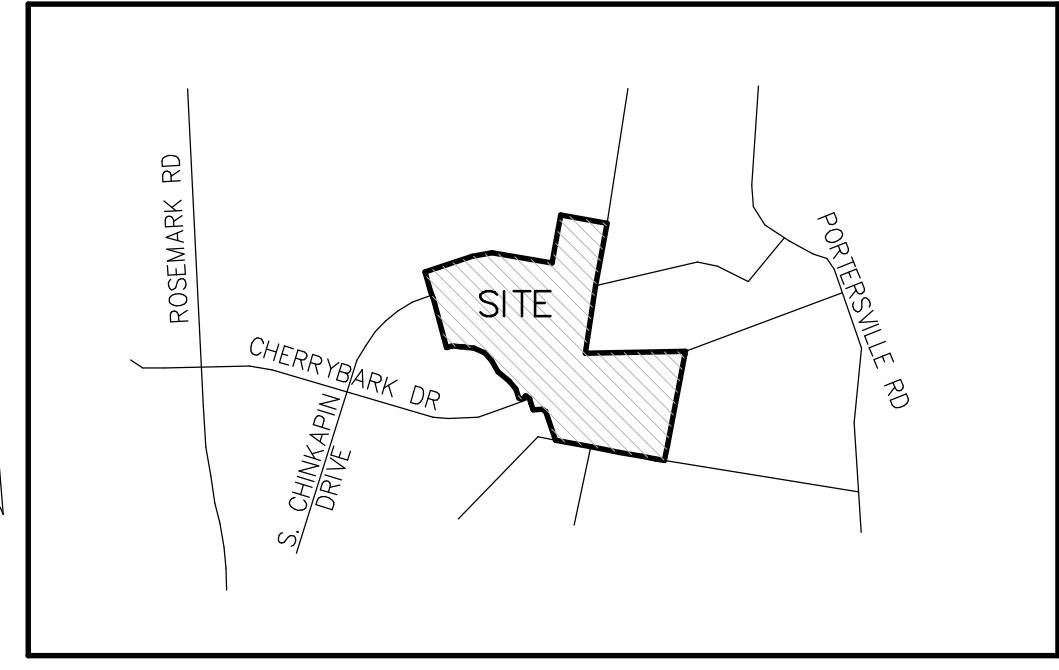


S:\TDD\Oak Creek S.D.Phase 4\Oak creek phase 4.prj LAYER LIST: FINAL PLAT Wed May 27 08:42:57 2020



LINE	BEARING	DISTANCE
L1	S80°27'54"E	24.19'
L2	S67°07'45"W	89.92'
L3	N55°01'53"W	30.36'
L4	N19°25'20"W	58.41'
L5	N16°48'42"W	30.03'
L6	N53°17'14"W	34.62'
L7	S40°56'20"W	20.15'
L8	N69°09'44"E	22.82'
L9	N67°58'40"W	18.17'
L10	N18°46'12"W	71.75'
L11	N83°50'06"W	50.72'
L12	N83°50'06"W	24.88'
L13	N84°59'00"W	20.76'
L14	N84°59'00"W	65.61'
L15	S73°52'09"W	40.18'
L16	N90°00'00"E	4.20'
L17	N80°27'14"W	6.01'
L18	N71°55'19"E	27.02'



VICINITY MAP  
NOT TO SCALE

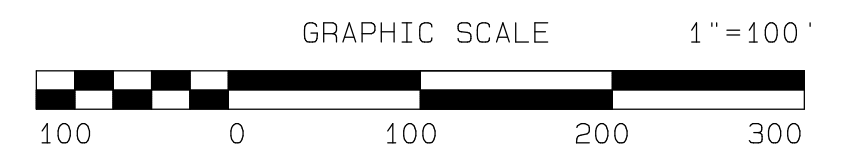
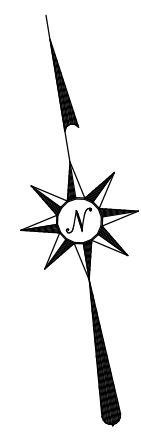
CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C1	27°37'25"	825.00'	397.75'	202.82'	393.91'	S85°44'04"W
C2	29°05'04"	300.00'	152.29'	77.82'	150.66'	S04°41'13"E
C3	18°09'07"	825.00'	261.37'	131.79'	260.28'	S79°50'48"W
C4	4°54'00"	855.00'	73.12'	36.58'	73.10'	S74°22'21"W
C5	6°30'15"	855.00'	97.06'	48.58'	97.01'	S80°04'28"W
C6	6°30'15"	855.00'	97.06'	48.58'	97.01'	S86°34'44"W
C7	6°30'15"	855.00'	97.06'	48.58'	97.01'	N86°55'01"W
C8	3°12'40"	855.00'	47.92'	23.96'	47.91'	N82°03'34"W
C9	90°00'04"	25.00'	39.27'	25.00'	35.36'	S54°32'44"W
C10	89°59'56"	25.00'	39.27'	25.00'	35.35'	N35°27'16"W
C11	89°41'27"	25.00'	39.14'	24.87'	35.26'	S54°42'03"W
C12	48°11'23"	25.00'	21.03'	11.18'	20.41'	S14°14'22"E
C13	11°27'20"	50.00'	10.00'	5.02'	9.98'	N32°36'24"W
C14	88°30'55"	50.00'	77.24'	48.72'	69.79'	S17°22'44"W
C15	84°23'25"	50.00'	73.64'	45.33'	67.17'	N76°10'07"W
C16	81°16'55"	50.00'	70.93'	42.92'	65.13'	N06°40'03"E
C17	10°44'11"	50.00'	9.37'	4.70'	9.36'	S52°40'36"W
C18	48°11'23"	25.00'	21.03'	11.18'	20.41'	N33°57'01"E
C19	6°39'10"	275.00'	31.93'	15.98'	31.91'	N06°31'44"E
C20	22°25'54"	275.00'	107.66'	54.53'	106.98'	N08°00'48"W
C21	87°27'50"	25.00'	38.16'	23.92'	34.56'	N62°57'40"W
C22	5°11'52"	855.00'	77.57'	38.81'	77.54'	S75°54'22"W
C23	6°30'36"	855.00'	97.15'	48.63'	97.09'	N81°45'36"W
C24	3°54'28"	855.00'	58.32'	29.17'	58.30'	S86°58'08"W
C25	12°35'53"	795.00'	174.80'	87.75'	174.45'	N82°37'26"E
C26	5°33'14"	795.00'	77.06'	38.56'	77.03'	N73°32'52"E
C27	90°00'00"	25.00'	39.27'	25.00'	35.36'	S25°46'15"W
C28	5°02'01"	325.00'	28.55'	14.29'	28.54'	S16°42'45"E
C29	13°48'36"	325.00'	78.33'	39.36'	78.15'	S07°17'26"E
C30	81°47'12"	25.00'	35.69'	21.65'	32.73'	N41°16'44"W
C31	48°11'22"	25.00'	21.03'	11.18'	20.41'	N73°43'57"E
C32	62°15'11"	50.00'	54.33'	30.19'	51.69'	N80°45'52"E
C33	102°04'18"	50.00'	89.07'	61.82'	77.75'	S17°04'24"E
C34	65°53'34"	50.00'	57.50'	32.40'	54.39'	S66°54'32"W
C35	46°09'43"	50.00'	40.28'	21.31'	39.20'	N57°03'49"W
C36	48°11'23"	25.00'	21.03'	11.18'	20.41'	N58°04'39"W
C37	87°58'20"	25.00'	38.39'	24.13'	34.72'	S53°50'29"W
C38	90°18'33"	25.00'	39.40'	25.14'	35.45'	S35°17'57"E
C39	7°08'06"	795.00'	99.00'	49.56'	98.94'	S84°01'17"E
C40	7°30'40"	795.00'	104.22'	52.18'	104.15'	N88°39'21"E
C41	7°30'40"	795.00'	104.22'	52.18'	104.15'	N81°08'40"E
C42	5°27'59"	795.00'	75.85'	37.95'	75.82'	N74°39'21"E

**GENERAL NOTES**

1. THERE IS A 15' UTILITY EASEMENT ALONG THE FRONT OF ALL LOTS IN THIS SUBDIVISION AND A 5' UTILITY EASEMENT ALONG THE SIDE AND REAR OF ALL LOTS UNLESS OTHERWISE NOTED.
2. A MINIMUM OF 24-HOURS PRIOR TO BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE TOWN OF ATOKA CODE ENFORCEMENT OFFICE AT 901.837.5308.
3. ALL NEWLY CUT OR FILLED AREAS LACKING ADEQUATE VEGETATION, SHALL BE SEEDED, MULCHED, FERTILIZED AND/OR SODDED AS REQUIRED TO EFFECTIVELY CONTROL SOIL EROSION.
4. THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE APPROXIMATE AND NOT NECESSARILY ALL OF THE SAME. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE UTILITY COMPANIES WHICH MAINTAIN A UTILITY LINE WITHIN THE BOUNDARIES OF THE PROJECT. THE CONTRACTOR SHALL ALSO ASSUME FULL RESPONSIBILITY FOR DAMAGE TO ANY UTILITIES ENCOUNTERED WITHIN CONSTRUCTION PERIMETERS, WHETHER SHOWN ON THE CONSTRUCTION PLANS OR NOT, DURING THE WORK ON THE PROJECT. FOR SITE LOCATION OF EXISTING UTILITIES INVOLVING ATOKA WATER, POPLAR GROVE UTILITY, RITTER, AND/OR SOUTHWEST ELECTRIC, CALL 1-800-351-1111. FOR SEWER LOCATIONS CALL 901-837-5300
5. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL PROPERTIES.
6. ALL FILL SOILS SHALL BE COMPACTED TO A MINIMUM OF 95% OF STANDARD PROCTOR DENSITY (ASTM D-698) WITHIN 3% OF OPTIMUM MOISTURE CONTENT IN LIFTS NOT TO EXCEED SIX (6) INCHES OF COMPACTED THICKNESS.
7. ALL CONSTRUCTION MATERIAL AND PROCEDURES SHALL MEET OR EXCEED THE REQUIREMENTS OF THE TOWN OF ATOKA STANDARD CONSTRUCTION SPECIFICATION.
8. PROPERTY LINES SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION. GRADING, CLEARING AND THE ERECTION OR REMOVAL OF FENCES ALONG PROPERTY LINES SHALL BE FULLY COORDINATED WITH ADJACENT PROPERTY OWNERS.
9. VERIFY SITE CONDITIONS PRIOR TO CONSTRUCTION. NOTIFY THE TOWN OF ATOKA INSPECTION OFFICE ENGINEER 901-837-5300 OF ANY VARIATIONS PRIOR TO COMMENCEMENT OF WORK.
10. ALL GRADING WORK SHALL BE PERFORMED IN SUCH A MANNER THAT ADJACENT PROPERTIES ARE NOT DAMAGED OR ADVERSELY AFFECTED.

11. LOT DRAINAGE: FINISH GRADE SHALL BE SLOPED AWAY FROM THE FOUNDATIONS FOR DRAINAGE. THE FINISH GRADE MUST BEGIN AT LEAST 12 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 TWO PERCENT (2%) IN ALL DIRECTIONS. THE DRIVEWAY SHALL BE SLOPED DOWN AT TWO PERCENT (2%) FOR AT LEAST EIGHT FEET FROM THE STRUCTURE.
12. W. H. PORTER CONSULTANTS, PLLC IS NOT RESPONSIBLE FOR THE CONSTRUCTION PRACTICES OF THE CONTRACTOR. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS AND METHODS AND SHALL COMPLY WITH ALL APPLICABLE HEALTH AND SAFETY RULES BE IT LOCAL, STATE, OR FEDERAL FOR EACH AREA OF CONSTRUCTION.
13. TRENCHES 5 FEET DEEP OR GREATER REQUIRE A PROTECTIVE SYSTEM. TRENCHES 20 FEET DEEP OR GREATER REQUIRE THAT THE PROTECTIVE SYSTEM BE DESIGNED BY A REGISTERED PROFESSIONAL STRUCTURAL ENGINEER.
14. ALL STREETS ARE TO BE PROOF ROLLED AND TO ENSURE ANY YIELDING SOILS ARE IDENTIFIED. YIELDING SOILS SHALL BE CUT AND BACKFILLED PRIOR TO PAVING.
15. THE UTILITY EASEMENT(S) SHOWN ON THIS PLAT IS (ARE) FOR THE SOLE BENEFIT OF POPLAR GROVE UTILITY DISTRICT, RITTER COMMUNICATION, SOUTHWEST ELECTRIC COOPERATIVE AND THE TOWN OF ATOKA. NO PERSON MAY ERECT ANY STRUCTURE WITHIN THE EASEMENT(S), ENCLOSE UPON THE EASEMENT(S) OR OBSTRUCT ACCESS TO THE EASEMENT(S) IN ANY WAY WITHOUT THE WRITTEN PERMISSION OF EACH OF THESE UTILITIES.

**REQUIRED SETBACKS**  
 \*FRONT YARD SETBACK - 30 FEET  
 SIDE YARD SETBACK - 15 FEET  
 REAR YARD SETBACK - 20 FEET  
 \* LOT 28- 40' FRONT SETBACK



**FINAL PLAT**  
**OAK CREEK SUBDIVISION**  
**PHASE 4**

ATOKA, TENNESSEE  
 THIS PROPERTY IS NOT LOCATED IN THE 100-YEAR FLOOD PLAIN  
 470419 0320 G, DATE: MAY 4, 2009  
**DEVELOPER: MUNFORD DEVELOPMENT CO.**  
**ENGINEER: W. H. PORTER CONSULTANTS, PLLC**  
 6055 PRIMACY PKWY, SUITE 115  
 MEMPHIS, TENNESSEE 38119  
 (901) 363-9453  
 SCALE: 1" = 100' DATE: JUNE 01, 2020  
 42 LOTS 22.381 ACRES

OWNER & DEVELOPER:  
 MUNFORD DEVELOPMENT CO.  
 382 ATOKA McLAUGHIN DR, STE A  
 ATOKA, TN. 38004

CONSULT THE ATOKA MUNICIPAL  
 ZONING ORDINANCE FOR FURTHER  
 RESTRICTIONS WHICH MAY APPLY

ZONED: R-1