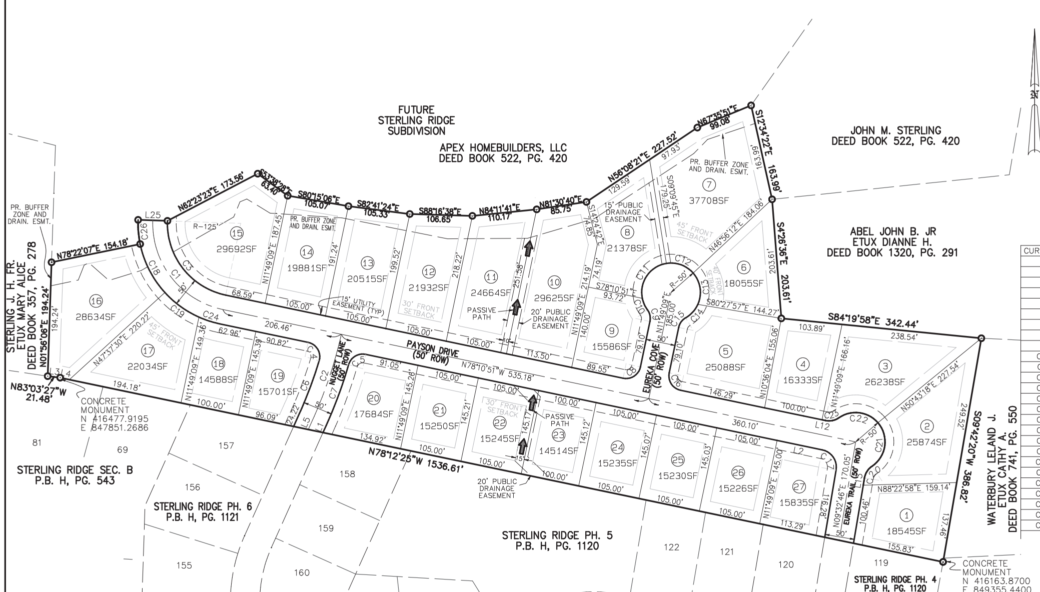

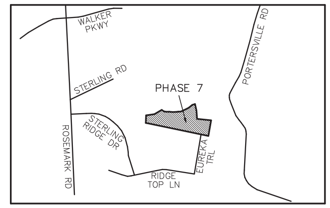

VICINITY MAP
NOT TO SCALE

CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C1	80°06'57"	150.00'	209.74'	126.12'	193.07'	N38°07'23"W
C2	11°20'06"	775.00'	153.32'	76.91'	153.07'	S18°29'59"W
C3	80°06'57"	125.00'	174.79'	105.10'	160.89'	N38°07'23"W
C4	95°02'27"	25.00'	41.47'	27.30'	36.88'	S30°39'38"E
C5	85°34'18"	25.00'	37.34'	23.14'	33.96'	N59°02'00"E
C6	7°18'26"	750.00'	95.65'	47.89'	95.59'	S20°30'49"W
C7	7°55'11"	800.00'	110.58'	55.38'	110.49'	S20°12'27"W
C8	90°00'00"	25.00'	39.27'	25.00'	35.36'	S56°49'09"W
C9	48°11'23"	25.00'	21.03'	11.18'	20.41'	N12°16'32"W
C10	24°36'41"	50.00'	21.48'	10.91'	21.31'	S24°03'53"E
C11	92°35'48"	50.00'	80.81'	52.32'	72.29'	S34°32'21"W
C12	57°59'18"	50.00'	50.60'	27.71'	48.47'	N70°10'06"W
C13	65°23'10"	50.00'	57.06'	32.09'	54.01'	N08°28'52"W
C14	35°47'49"	50.00'	31.24'	16.15'	30.73'	N42°06'37"E
C15	48°11'23"	25.00'	21.03'	11.18'	20.41'	S35°54'50"W
C16	90°00'00"	25.00'	39.27'	25.00'	35.36'	N33°10'51"W
C17	87°43'37"	30.00'	45.93'	28.83'	41.58'	S34°19'03"E
C18	30°44'36"	175.00'	93.90'	48.11'	92.78'	N27°00'11"W
C19	23°35'10"	175.00'	72.04'	36.54'	71.53'	S54°10'05"E
C20	46°34'03"	30.00'	24.38'	12.91'	23.72'	N32°49'47"E
C21	96°44'57"	50.00'	84.43'	56.27'	74.75'	S07°44'20"W
C22	84°06'45"	50.00'	73.40'	45.11'	66.99'	S82°41'31"E
C23	46°34'03"	30.00'	24.38'	12.91'	23.72'	S78°32'08"W
C24	12°13'11"	175.00'	37.32'	18.73'	37.25'	N72°04'15"W
C25	90°00'00"	25.00'	39.27'	25.00'	35.36'	N54°58'48"E
C26	13°33'59"	175.00'	41.44'	20.82'	41.34'	N04°50'54"W

LINE	BEARING	DISTANCE
L1	S24°10'02"W	13.25'
L2	S78°10'51"E	78.71'
L3	N83°03'27"W	21.48'
L4	N78°12'25"W	16.03'
L5	S24°10'02"W	18.74'
L6	N14°44'28"W	29.29'
L7	N00°59'12"W	42.50'
L8	N54°44'15"W	19.85'
L9	N82°38'29"W	50.12'
L10	N32°48'47"W	49.01'
L11	N88°31'38"W	37.04'
L12	S78°10'51"E	5.71'
L13	S09°32'46"W	12.57'
L14	S40°23'15"E	8.66'
L15	S34°53'26"E	52.37'
L16	S07°41'37"E	64.67'
L17	S31°44'53"E	38.55'
L18	S47°36'03"E	88.74'
L19	S14°01'49"E	29.32'
L20	S66°31'54"E	20.03'
L21	N64°48'35"E	25.67'
L22	N78°41'07"E	21.22'
L23	S65°57'23"E	14.05'
L24	S13°33'15"E	58.40'
L25	N88°03'54"W	50.00'

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.

PASSIVE PATH NOTE:

A 20 FEET WIDE STRIP BETWEEN LOTS 10 & 11, 22 & 23, AS SHOWN ON THE FINAL PLAT AND THE GRADING & DRAINAGE PLAN SHALL BE ESTABLISHED AND LABELED AS A PASSIVE DRAINAGE PATH FOR THE PURPOSE OF CONVEYING THE 100-YEAR STORM RUNOFF WITHOUT CAUSING DAMAGE TO ANY STRUCTURES. THE GRADING IN THIS AREA SHALL NOT BE ALTERED WITHOUT APPROVAL FROM CITY AND/OR COUNTY ENGINEERS. PRIVACY FENCES MUST NOT BLOCK THE FLOW OF WATER.

⇨ DENOTES PASSIVE PATH

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. ALL COMMON AREAS INCLUDING MEDIAN TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATIONS
3. ALL STORMWATER RETENTION AREA (RETENTION PONDS) WITHIN COMMON AREAS IS PRIVATE AND IS TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION. ANY ALTERATIONS TO THE RETENTION PONDS SHALL BE APPROVED BY THE TOWN OF ATOKA.
4. A MINIMUM OF 24-HOURS PRIOR TO BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE TOWN OF ATOKA CODE ENFORCEMENT OFFICE AT 901.837.5308.
5. ALL NEWLY CUT OR FILLED AREAS LACKING ADEQUATE VEGETATION, SHALL BE SEEDED, MULCHED, FERTILIZED AND/OR SODDED AS REQUIRED TO EFFECTIVELY CONTROL SOIL EROSION.
6. 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 MLG&W, SOUTH CENTRAL BELL, AND/OR TEXAS GAS COMPANY, CALL 1800.351.1111. FOR SEWER LOCATIONS CALL 901.529.8025.
7. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL PROPERTIES.
8. 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.
9. ALL CONSTRUCTION MATERIAL AND PROCEDURES SHALL MEET OR EXCEED THE REQUIREMENTS OF THE TOWN OF ATOKA STANDARD CONSTRUCTION SPECIFICATION.
10. 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.
11. VERIFY SITE CONDITIONS PRIOR TO CONSTRUCTION. NOTIFY THE TOWN OF ATOKA INSPECTION OFFICE ENGINEER OF ANY VARIATIONS PRIOR TO COMMENCEMENT OF WORK.
12. ALL GRADING WORK SHALL BE PERFORMED IN SUCH A MANNER THAT ADJACENT PROPERTIES ARE NOT DAMAGED OR ADVERSELY AFFECTED.
13. 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.
14. FINISH FLOOR ELEVATION SHOULD BE A MINIMUM OF 24 INCHES ABOVE THE TOP OF CURB ELEVATION.
15. 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.
16. 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.
17. 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.
18. 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), ENCROACH UPON THE EASEMENT(S) OR OBSTRUCT ACCESS TO THE EASEMENT(S) IN ANY WAY WITHOUT THE WRITTEN PERMISSION OF EACH OF THESE UTILITES.

GRAPHIC SCALE 1"=100'
100 0 100 200 300

MIN LOT SIZE	–	10,000 SQ FT
MIN LOT WIDTH	–	100 FT
MIN SIDE YARD	–	15 FT
*MIN FRONT YARD	–	30 FT
MIN REAR YARD	–	20 FT

*EXCEPT LOTS: 7 – 45' SETBACK
6 – 40' SETBACK
17 – 45' SETBACK

OWNER AND DEVELOPER

APEX HOMEBUILDER, LLC
454 JOHNSBOROUGH DRIVE
ATOKA, TENNESSEE
RECORD BOOK 1758 PAGE 589-591
TAX MAP 128 PARCEL 16/SPLIT

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

PRELIMINARY PLAT

STERLING RIDGE SUBDIVISION
PHASE 7

ATOKA, TENNESSEE

THIS PROPERTY IS NOT LOCATED IN THE 100-YEAR FLOOD PLAIN
470419 0320 G, DATE: MAY 4, 2009

DEVELOPER: APEX HOMESBUILDERS, LLC

ENGINEER: W. H. PORTER CONSULTANTS, PLLC
6055 PRIMACY PKWY, SUITE 115
MEMPHIS, TENNESSEE 38119
(901) 363-9453

SCALE: 1" = 100'   DATE: JUNE 07, 2018
27 LOTS   15.03 ACRES
ZONED: R1