



Municipal-Regional Planning Commission

Meeting Agenda

Atoka Town Hall
334 Atoka-Munford Avenue

Thursday, August 19, 2021
6:30 p.m.

- I. Call to Order & Establishment of a Quorum**
- II. Approval of the Minutes**
 - A. Regular Commission Meeting – June 24, 2021
- III. Reports**
 - A. Code Enforcement Monthly Activity Report
- IV. Old Business**
 - A. Consideration of PFMT Holdings, Resolutions for Infrastructure Acceptance on Subdivisions:
 - 1. Loft Estates
 - B. Consideration of Maple Woods Village, Major Subdivision Preliminary Plat
 - C. Consideration of APC Rentals Site and Design Review
- V. New Business-**
- VI. Miscellaneous Items from the Planning Commission**
- VII. Citizen Concerns.**
- VIII. Adjourn**



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Municipal-Regional Planning Commission

Public Hearing -Minutes

Atoka Town Hall
334 Atoka-Munford Avenue

Thursday June 24, 2021
5:00pm

The Atoka Municipal/Reginal Planning Commission held a Public Hearing regarding amendments to the Atoka Municipal Subdivision Regulations.

Chair Shopher opened the Public Hearing at 5:01pm. A quorum was established. The floor was opened to the public for comment.

Wayne Boulter, Munford Development commented on 8 inches of soil cement on new development changing to 12 inches of gravel. He was not in agreement with this change due to the availability of the material needed and the additional cost. Mayor Daryl Walker addressed Mr. Boulter and asked for a solution. Kevin Ledford, Ledford Engineering spoke and gave his opinion of the change. Ben Ledsinger, SSR advised on the town's reasoning for the change which is cost upfront at development but allows for longer life of the streets. Gravel will allow water to pass and not cause significant damage to the streets. Tina Bryant, Citizen stated that as a taxpayer, she believes the cost should be on the developer and not the taxpayers. Shannon Dennis, citizen 66 Queensberry agreed with Ms. Bryant's statement.

Commissioner Harber made a motion to adjourn the Public Hearing. Commissioner Fortenberry seconded. Public Hearing was adjourned at 5:26pm.

Meeting - Minutes

The **Atoka Municipal/Regional Planning Commission** met with the following members present:

Keith Moore (7:08pm)
John Harber

Vicki Shipley
Stephen Shopher

Jonathan Fortenberry

Absent: Brett Giannini

Michael Smith

Also attending:

Shelly Johnstone, AICP, Town Planner (via zoom)
Amanda Faurbo, Assistant to the Town Administrator
Administrator

Rex Wallace, Director
Marc Woerner, Town

Wayne Boulter, Munford Development
*Attached Sign In sheet

Ben Ledsinger, Town Engineer

- I. **Planning Commission Meeting** was called to order at 5:32pm. Chair Shopher established a quorum.

New Business, C. Consideration of Maple Woods Village Phase I, Major Subdivision Preliminary Plat- Shelly Johnstone, AICP presented the facts pertaining to the Major Subdivision plat. She requested more time for the review of the Master Plan. The review was completed on Phase I of Maple Woods Village not the Master plan as requested by the developer at the time of submission. The developers are requesting approval of the Master Plan as well. Before a motion was made, the Commission opened the floor to the citizens

present to speak. Candice Land, 212 Westerfield Drive had several concerns about the possible development. 1. Public transportation access, two access points. Children playing in the street will be a safety issue for them with the additional traffic. Water retention pond, HOA who will be responsible for the pond. (Commissioner Harber gave an explanation to the requirement of HOAs in all new development because of the ponds and cluster boxes) Commissioner Harber made motion to table the consideration of Maple Woods Village Preliminary Plat to the July meeting. Commissioner Fortenberry seconded. All approved. Motion carried.

Chair Shopper requested a 5–10-minute recess at 6:17pm in order to reconvene in the Town conference room due to an HOA meeting that was scheduled for the Boardroom. The meeting reconvened at 6:31pm.

- II. **Approval of the May 13, 2021, Minutes-** Commissioner Harber made a motion to approve the May 13, 2021, minutes as presented. Commissioner Fortenberry seconded. All Approved. Motion carried.
- III. **Reports- Code Enforcement Monthly Activity Report** – Rex Wallace, Director reviewed as presented.
- IV. **Old Business**
 - A. **Consideration of Amendments to the Atoka Subdivision Regulations** –Shelly Johnstone, AICP presented. Commissioner Harber proposed a motion to table. Commissioner Fortenberry seconded. Fortenberry requested documentation on soil cement base vs gravel base from town engineer. Roll Call vote: Commissioner Harber, No. Commissioner Shopper, No. Commissioner Shipley, No. Commissioner Fortenberry, No. Motion Failed. Commissioner Fortenberry made a motion to accept the consideration of the amendments except 10. Article 4. C.9.d. Commissioner Harber seconded. All approved. Motion carried.
 - B. **Report on Site and Design Review for Tri Star Nutrition Food Truck-** Shelly Johnstone, AICP presented the site and design for Tri Star Nutrition Food Truck. No motion was needed.
 - C. **Consideration of PFMT Holdings, Resolutions for Infrastructure Acceptance on Subdivisions:** Marc Woerner, Town Administrator presented:
 - i. Mclaughlin Williamsburg Estates- Commissioner Harber made a motion that the Planning Commission make a positive recommendation to BMA to accept the streets in Mclaughlin Williamsburg and the maintenance. Commissioner Fortenberry seconded. All Approved. Motion Carried.
 - ii. Williamsburg Mclaughlin Estates- Commissioner Harber made a motion that the Planning Commission make a positive recommendation to BMA to accept the streets in Williamsburg Mclaughlin and the maintenance. Commissioner Fortenberry seconded. All Approved. Motion Carried.
 - iii. Sterling Ridge Phases IV, V, and VI- Commissioner Harber made a motion that the Planning Commission make a positive recommendation to BMA to accept the streets in Sterling Ridge Phase IV, V, VI for maintenance. Commissioner Moore seconded. All Approved. Motion Carried. Marc Woerner, Town administrator advised the Commission since the repairs were completed by the developer; that the subdivisions will be paved during the next paving season.
- v. **New Business**
 - A. **Consideration of APC Rentals Minor Subdivision Final Plat-** Shelly Johnstone, AICP presented. She advised that the Minor consists of a lot line change. Commissioner Moore made a motion to approve the replat of Mclaughlin Commercial Lot 3as presented. Commissioner Shipley seconded. All Approved. Motion Carries.

- B.** Consideration of APC Rentals Site and Design Review- Shelly Johnstone, AICP presented. Shelly requested the Planning Commission to table the project due to the lack of information. (Lighting plan, Photometric plan, Pond Data, Drainage calculations) Commissioner Moore made a motion to table to July meeting. Commissioner Harber seconded. All Approved. Motion Carried.
- V. **Miscellaneous Items from the Planning Commission-** Commissioner Moore addressed this concerns that were brought up over the Tri Star Nutrition Food Truck. He stated that it is considered a food truck and at this time the Town does not have regulations on food trucks. Commissioner Harber would like more understanding on food truck regulations. Shelly stated that she would bring some information back to the planning commission on possible conditional uses that would allow the food trucks only in certain districts.

Ben Ledsinger, SSR addressed the Planning Commission in regard to Shephard's Ridge. He advised that we like to hold the proposed collector to a local road because on the major road plan there is a major collector to the east of this property. No motion was needed, the consensus from the Commission is to all the Preliminary plat's previous approval to continue as it stands.

Commissioner Moore brought up Maple Woods Village and he advised that development would need a Collector.

- VI. **Citizen Concerns**
VII. **Adjourn**

Commissioner Harber made a motion to adjourn. Commissioner Moore seconded. All approved.

Meeting adjourned at 7:57pm.

Stephen Shopher, Chair

Vicki Shipley, Secretary

Code Enforcement Monthly Report
Fiscal Year 2021[illegible]

COMMENTS

3 STEP SYSTEMS

RESOLUTION NO. _____**A RESOLUTION APPROVING AND ACCEPTING THE STREETS IN THE LOFT ESTATES SUBDIVISION IN THE TOWN OF ATOKA AS ROADS FOR PUBLIC MAINTENANCE.**

WHEREAS, PFMT Holdings. has constructed various streets in rights-of-way dedicated and recorded to the Town of Atoka; and

WHEREAS, Article 6 of the Atoka Municipal Subdivision Regulations require that the Board of Mayor and Aldermen act in the form of a resolution to accept infrastructure constructed by a developer and dedicated to the Town for public use; and

WHEREAS, the Town of Atoka Municipal/Regional Planning Commission recommended acceptance of Loft Estates infrastructure.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF MAYOR AND ALDERMEN OF THE TOWN OF ATOKA, TENNESSEE as follows:

SECTION 1. The Board of Mayor and Aldermen of the Town of Atoka, Tennessee approves and accepts the currently constructed portions of Vivian Way, Tracy Road and Stephanie in the Loft Estates Subdivision for public maintenance and releases PFMT Holdings for all future responsibility related to said roadways.

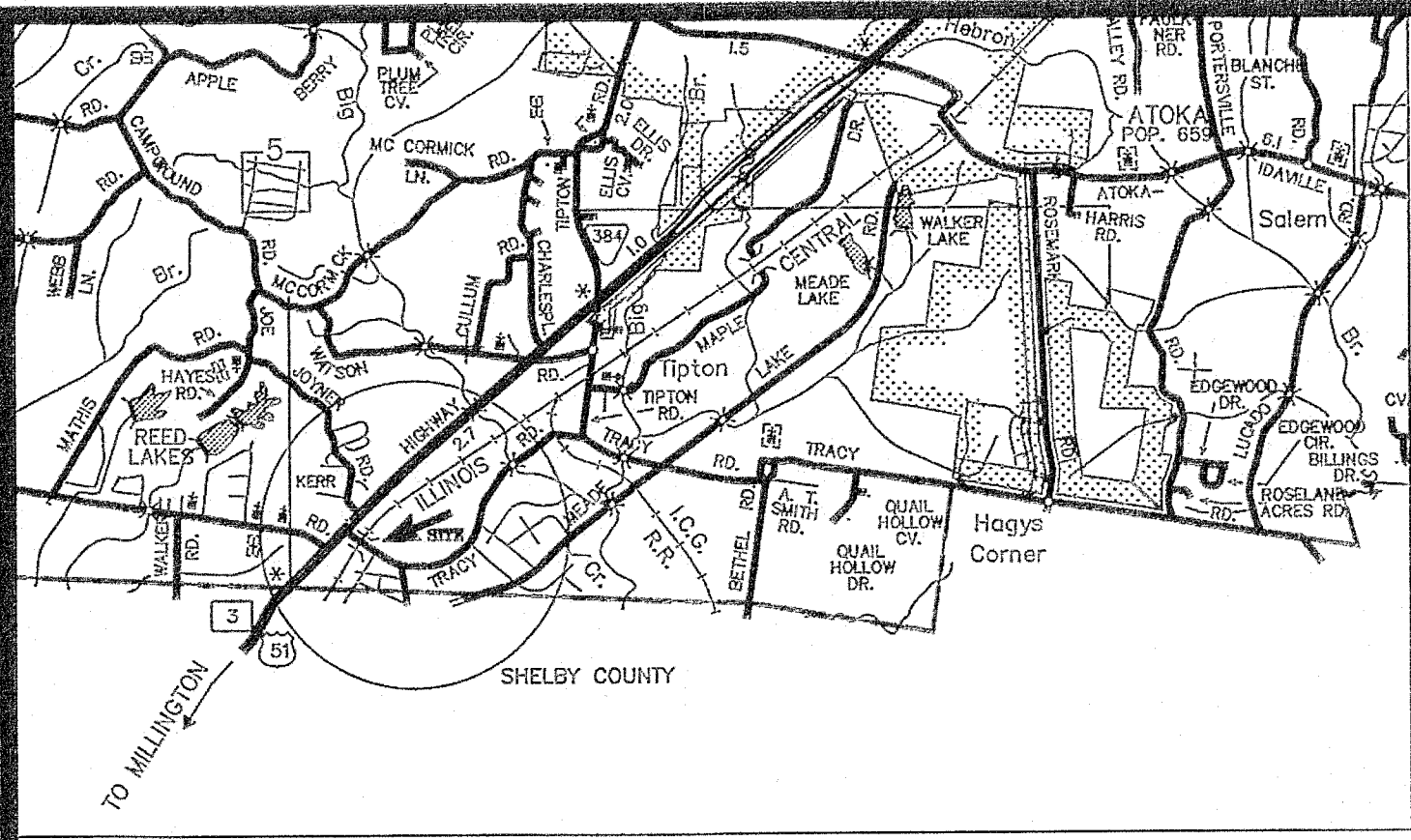
SECTION 2. This Resolution takes effect immediately upon conditions being met and approved as outlined in Section 1, the public welfare requiring it.

PASSED by the Board of Mayor and Aldermen of the Town of Atoka, Tennessee this ____ day of __ 2021.

ATTEST:

Mayor

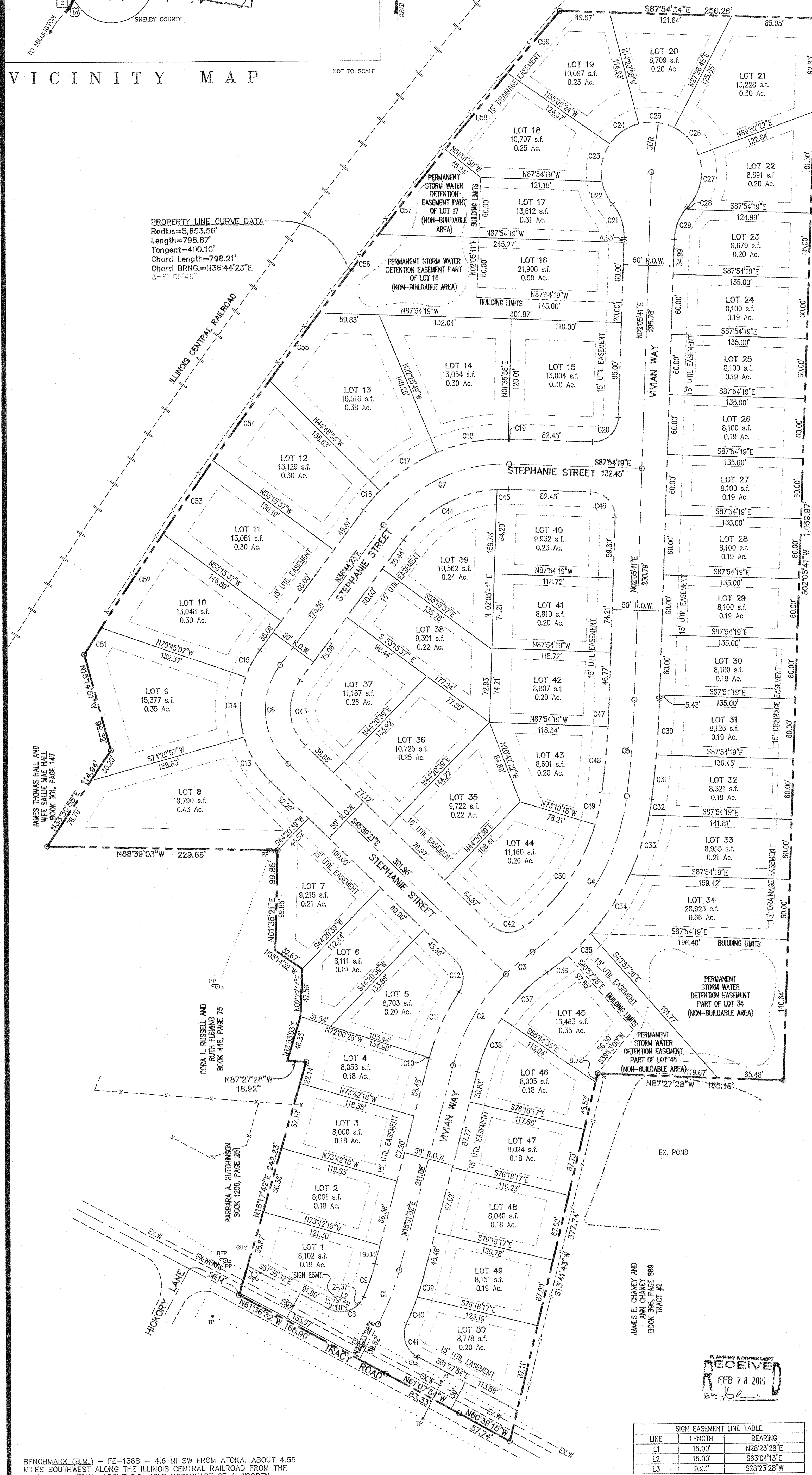
Town Recorder



VICINITY MAP

NOT TO SCALE

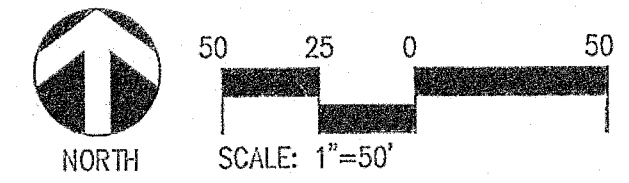
PROPERTY LINE CURVE DATA
Radius=5,653.56'
Length=798.87'
Tangent=400.10'
Chord Length=798.21'
Chord BRG.=N36°44'23"E
Δ=8°05'46"



BENCHMARK (B.M.) - FE-1388 - 4.6 MI SW FROM ATOKA, ABOUT 4.55 MILES SOUTHWEST ALONG THE ILLINOIS CENTRAL RAILROAD FROM THE STATION AT ATOKA, ABOUT 0.3 MILE NORTHEAST OF A WOODEN OVERPASS OVER THE TRACKS, ABOUT 0.25 MILE NORTHEAST OF MILEPOST NO. 369, 66 FEET NORTHWEST OF THE NORTHWEST RAIL, 95 FEET NORTH-NORTHEAST OF THE NORTHWEST END OF A 30 INCH PIPE CULVERT UNDER THE TRACK, 23 FEET WEST-NORTHWEST OF A TELEPHONE POLE, 3/4 FEET SOUTHEAST OF THE RIGHT-OF-WAY FENCE LINE, 1 1/2 FEET ABOVE THE LEVEL OF THE TRACK, A DISK WELDED ON TOP OF A 2 1/2 INCH IRON PIPE PROJECTION 6 INCHES. ELEV.=374.27 (NAVD88)

SIGN EASEMENT LINE TABLE			
LINE	LENGTH	BEARING	
L1	15.00'	N28°23'28"E	
L2	15.00'	S83°04'13"E	
L3	9.93'	S28°23'28"W	

SIGN EASEMENT CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD	CHORD DIRECTION
C60	25.00'	16.24'	37°13'08"	15.96'	S81°35'30"E



LOT 7
TYPICAL
SECTION D
PLAT CARNET E. SLIDE 69

SITE DATA: Book 1731 pg 942	
ZONING	R-3
TYPICAL LOTS	1-7, 16-50 (42)
TYP. LOT AREA	8,000 S.F.
TYP. LOT DIMENSIONS	60'X135'
SINGLE FAMILY ATTACHED	8-15 (8)
TYP. LOT AREA	13,000 S.F.
TYP. LOT DIMENSIONS	80'X165'
TOTAL No. LOTS	50
TOTAL SITE AREA	±15.01 ACRES

BUILDING SETBACKS:

FRONT	25 FT.
REAR	20 FT.
SIDE (LOTS 1-7, 16-50)	10 FT.
SIDE (LOTS 8-15)	15 FT.

EASEMENT NOTE:
THE UTILITY EASEMENTS SHOWN ON THIS PLAT ARE FOR THE SOLE BENEFIT OF POPLAR GROVE UTILITY DISTRICT; MILLINGTON TELEPHONE, INC.; MILLINGTON CATV, INC.; AND SOUTHWEST TENNESSEE ELECTRIC MEMBERSHIP COOPERATIVE. NO PERSON MAY ERECT ANY STRUCTURE WITHIN THE EASEMENTS, ENCLOSED UPON THE EASEMENTS OR OBSTRUCT ACCESS TO THE EASEMENTS IN ANY WAY WITHOUT THE WRITTEN PERMISSION OF EACH OF THESE UTILITIES.

SIDE & REAR YARD EASEMENT NOTE:
ALL LOTS SHALL HAVE 5' UTILITY EASEMENT ALONG SIDE AND REAR PROPERTY LINES.

FLOOD PLAIN NOTE:
THIS PROPERTY IS NOT LOCATED WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO THE F.I.R.M. MAP PANEL NO. 315, COMMUNITY PANEL NO. 47167C 0315 F, DATED DECEMBER 19, 2006.

Claudia H. Foster, Register
Tipton County Tennessee
Rec #: 159806 Instrument #: 221229
Rec dt: 30 00 Recorded:
State: 0 00 3/5/2019 at 10:25 AM
Class: 0 00 1st Plat Cabinet
Other: 2 00
Total: 32 00 Pgs 1210-1210

JAMES E. CHANEY AND
ANN CHANEY
BOOK 886, PAGE 889
TRACT #1

CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD	CHORD BEARING	DELTA	TANGENT
C1	250.00'	58.32'	58.19'	N21°42'30"E	137°15'5"	28.28'
C2	200.00'	106.46'	105.21'	S30°16'30"W	307°29'55"	54.55'
C3	200.00'	34.36'	34.32'	S50°28'43"W	8°50'36"	17.22'
C4	225.00'	187.48'	182.10'	N31°29'50"E	47°42'28"	98.57'
C5	1000.00'	96.55'	96.52'	N04°51'38"E	5°31'58"	48.31'
C6	75.00'	107.86'	98.80'	S04°27'28"E	82°23'45"	65.65'
C7	150.00'	144.92'	139.35'	S84°25'02"W	55°21'18"	78.68'
C8	25.00'	41.21'	38.70'	N71°10'19"E	94°26'18"	27.02'
C9	225.00'	35.08'	35.02'	N19°29'21"E	8°58'37"	17.56'
C10	225.00'	1.54'	1.54'	N15°13'18"E	0°23'31"	0.77'
C11	225.00'	72.07'	71.76'	N24°35'36"E	18°10'58"	36.34'
C12	25.00'	34.66'	31.95'	N05°58'36"W	79°25'30"	20.76'
C13	100.00'	52.63'	52.03'	S30°34'42"E	30°09'18"	26.94'
C14	100.00'	60.65'	59.72'	S01°52'25"W	34°44'56"	31.29'
C15	100.00'	30.53'	30.41'	S27°59'58"W	17°29'30"	15.38'
C16	175.00'	25.79'	25.77'	S40°57'44"W	8°26'42"	12.92'
C17	175.00'	68.37'	67.94'	S56°22'39"W	22°23'06"	34.63'
C18	175.00'	73.39'	72.88'	S79°35'04"W	24°01'45"	37.24'
C19	175.00'	1.51'	1.51'	N88°09'11"W	0°29'45"	0.76'
C20	25.00'	39.27'	35.35'	N47°05'41"E	90°00'00"	25.00'
C21	50.00'	36.14'	35.35'	N18°36'36"W	41°24'35"	18.90'
C22	50.00'	25.28'	25.01'	S24°50'00"E	28°57'48"	12.91'
C23	50.00'	39.44'	38.43'	S12°14'45"W	45°11'42"	20.81'
C24	50.00'	35.61'	34.86'	S55°14'49"W	40°48'26"	18.60'
C25	50.00'	36.47'	35.67'	N83°27'06"W	41°47'44"	19.09'
C26	50.00'	37.02'	36.18'	N41°20'26"W	42°25'36"	19.41'
C27	50.00'	55.53'	52.72'	N11°41'19"E	63°37'54"	31.02'
C28	50.00'	3.95'	3.95'	S41°14'32"W	4°31'28"	1.98'
C29	50.00'	32.19'	31.64'	S20°32'15"W	36°53'07"	16.67'
C30	1025.00'	54.60'	54.58'	N03°32'14"E	30°30'27"	27.30'
C31	1025.00'	44.37'	44.37'	N06°23'12"E	22°28'49"	22.19'
C32	250.00'	15.89'	15.89'	N08°26'52"E	3°38'30"	7.95'
C33	250.00'	62.70'	62.53'	N18°27'11"E	14°22'07"	31.51'
C34	250.00'	70.72'	70.48'	N33°44'27"E	16°12'24"	35.60'
C35	250.00'	31.41'	31.39'	N45°26'35"E	71°15'3"	15.72'
C36	250.00'	27.60'	27.59'	S51°21'17"E	61°9'31"	13.81'
C37	175.00'	64.48'	64.11'	S44°48'44"W	21°06'38"	32.61'
C38	175.00'	58.74'	58.46'	S24°38'29"W	19°13'53"	29.65'
C39	275.00'	21.60'	21.60'	N17°16'35"E	4°30'04"	10.81'
C40	275.00'	28.50'	28.49'	N22°29'45"E	5°58'16"	14.26'
C41	25.00'	37.78'	34.29'	S17°50'00"E	86°35'47"	23.56'
C42	25.00'	35.38'	32.50'	S86°11'39"E	81°04'36"	21.39'
C43	50.00'	71.90'	68.87'	S04°22'28"E	82°23'45"	43.77'
C44	125.00'	109.47'	106.01'	S81°48'46"W	50°10'45"	58.53'
C45	125.00'	11.29'	11.29'	S88°30'25"W	51°03'3"	5.65'
C46	25.00'	39.27'	35.36'	N42°54'19"W	90°00'00"	25.00'
C47	975.00'	27.44'	27.44'	N02°54'03"E	1°36'44"	13.72'
C48	975.00'	66.70'	66.69'	N05°00'01"E	3°55'11"	33.36'
C49	200.00'	32.12'	32.08'	N12°13'39"E	91°20'5"	16.09'
C50	200.00'	127.20'	125.06'	N35°02'52"E	36°26'21"	65.83'
C51	5653.56'	31.48'	31.48'	S32°51'05"W	01°09'08"	15.74'
C52	5653.56'	112.12'	112.12'	S33°34'44"W	1°08'11"	56.06'
C53	5653.56'	88.06'	88.06'	S34°33'36"W	0°53'33"	44.03'
C54	5653.56'	98.02'	98.02'	S35°32'11"W	0°59'36"	49.01'
C55	5653.56'	83.58'	83.58'	S36°27'23"W	0°50'49"	41.79'
C56	5653.56'	98.00'	98.00'	S37°22'36"W	0°59'36"	49.00'
C57	5653.56'	108.17'	108.17'	S38°25'17"W	1°05'47"	54.09'
C58	5653.56'	98.09'	98.09'	S39°27'58"W	0°59'39"	49.05'
C59	5653.56'	81.34'	81.34'	S40°22'33"W	0°49'28"	40.67'

FINAL PLAT
LOFT ESTATES

ZONING: R-3		
TIPTON COUNTY; ATOKA, TENNESSEE		
50 LOTS	±15.01 ACRES	
DEVELOPER: PFMT HOLDINGS, LLC 5808 SHELBY OAKS DR., STE 212 MEMPHIS, TN 38134	ENGINEER: CIVIL ENGINEERING SOLUTIONS, LLC 317 W. MARKET STREET DYERSBURG, TN 38024	
100 YR. FLOOD ELEVATION NA	FEMA COMMUNITY PANEL NUMBER 47167C 0315 F	FEMA MAP DATE 19 DECEMBER 2006
27 FEB 2019	SCALE: 1" = 50'	SHEET 1 OF 2

FINAL PLAT CERTIFICATES

OWNER'S CERTIFICATE

I, Paul Frazier, the undersigned owner of the property shown hereon, hereby adopt this as my plan of subdivision and dedicate the streets, easements, right-of-ways, rights of access as shown and all utilities to the Town of Atoka forever, and hereby certify that I am the owner in fee simple, duly authorized so to act, and that said property is unencumbered by any taxes that have become due and payable.

Owner
STATE OF TENNESSEE

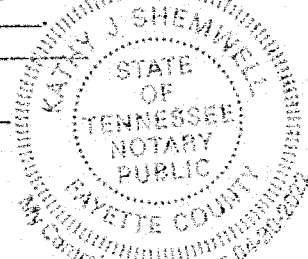
COUNTY OF TIPTON

Before me, the undersigned, a notary public in and for the State and County aforesaid, duly commissioned and qualified, personally appeared Paul Frazier, with whom I am personally acquainted and who, upon oath, acknowledge himself to be owner of the Loft Estates Subdivision, and he as such owner, executed the foregoing instrument for the purpose therein contained by signing his name as owner.

In witness whereof, I hereunto set out my hand and affix my seal this 20th day of February, 20 19.

Notary Public

My Commission expires: 4-30-2022



PLANNING COMMISSIONS CERTIFICATE OF APPROVAL OF THE FINAL PLAT

I, Vicki Shipley, do hereby certify that the Atoka Municipal/Regional Planning Commission has approved this final Plat of subdivision for recording.

Date 3-1, 20 19

Secretary, Atoka Municipal/Regional Planning Commission

SURETY INSTRUMENT IN LIEU OF COMPLETED IMPROVEMENTS

A Bond or Surety Instrument in the amount of \$35,462.60 required prior to the Planning Commission Final Approval, for Road Construction Certificate received on 3-1-19 for this final plat.

Date 3-1-19

Planning Commission Atoka, Tennessee

MORTGAGEE CERTIFICATE

We, the undersigned, William D. Porter, Mortgagee of the property shown hereon, hereby adopt this plat as our plan of subdivision and dedicate the streets, right-of-ways, utilities, easements, and rights of access as shown to the Town of Atoka forever and hereby certify that we are the mortgagee duly authorized so to act and that said property is unencumbered by any taxes which have become due and payable.

Mortgagee

STATE OF TENNESSEE

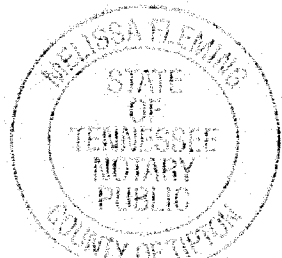
COUNTY OF TIPTON

Before me, the undersigned a notary public in and for the State and County aforesaid, duly commissioned and qualified, personally appeared William D. Porter, of Tracy Road Subdivision subdivision, and he as such representative executed the foregoing instrument for the purpose therein contained by signing his name as representative of the mortgagee.

In witness whereof, I hereunto set out my hand and affix my seal this 20th day of February, 20 19.

Notary Public

My Commission expires: 6/22/2020



CERTIFICATE OF SURVEY

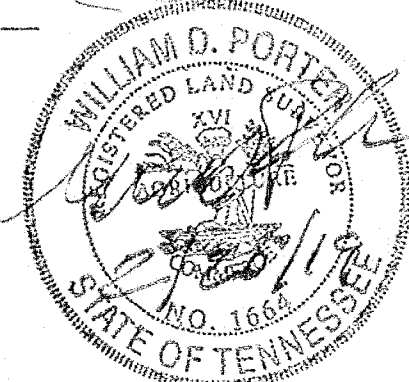
I, William D. Porter, do hereby certify that I am a registered Land Surveyor, and that I have surveyed the lands, embraced within the plat or map designated as the Loft Estates Subdivision, a subdivision lying within the Town of Atoka, Tennessee; said plat or map is a true and correct plat or map of the lands embraced therein, showing the subdivision thereof in accordance with the Municipal Subdivision Regulations of Atoka, Tennessee; I further certify that the survey of the lands embraced within said plat or map have been correctly monumented in accordance with the Municipal Subdivision Regulations of Atoka, Tennessee.

In witness whereof, I, William D. Porter, the said Registered Land Surveyor, hereunto set out my hand and affix my seal this 20th day of February, 20 19.

Registered Land Surveyor

State of Tennessee

Certificate No. 1649



CERTIFICATE OF APPROVAL OF WATER, SEWER AND DRAINAGE SYSTEMS PLANS

I, David Loeft, do hereby certify that I have reviewed the water, sewer and drainage systems plans for this subdivision and certify that they meet the requirements of the Municipal Subdivision Regulations and Technical Specifications of the Town of Atoka and are hereby approved.

Date 2-22-19, 20 19

Public Works Supervisor

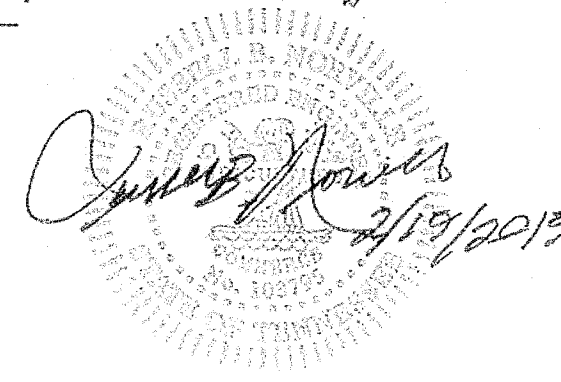
CERTIFICATE OF ADEQUACY OF STORM DRAINAGE

I, Russell B. Norville, do hereby certify that I am a registered Professional Civil Engineer, and that I have designed all storm water drainage for this subdivision in accordance with the Atoka Municipal Subdivision Regulations to assure that in my professional opinion neither said subdivision or the adjoining properties will be damaged. In witness whereof, I, Russell B. Norville, the said Professional Civil Engineer, hereunto set out my hand and affix my seal this March 1st, 2019 day of February, 20 19.

Professional Civil Engineer

State of Tennessee

Certificate No.: 103795



CERTIFICATE OF RECEIPT OF APPROVED WATER SYSTEM PLANS

I, D. Braden, do hereby certify that a set of construction plans regarding the water supply and/or sanitary sewers for this subdivision bearing the seal of the Tennessee Department of Environment and Conservation which indicates said plans meet the Department's requirements, have been received.

Date 02/28/19, 20 19

Public Works Supervisor

CERTIFICATE OF APPROVAL OF STREETS

I hereby certify: (1) that the streets have been installed in an acceptable manner and according to specifications, or (2) that a security bond in the amount of \$35,462.60 has been posted with the Planning Commission to assure completion of all required improvements for this subdivision, in case of default.

Date 2-22-19

Town or County Road Engineer or other approving agent

CERTIFICATE OF APPROVAL OF UTILITIES

I hereby certify: (1) that utilities have been installed in an acceptable manner and according to specifications, or (2) that a security bond in the amount of \$ has been posted with the Planning Commission to assure completion of all required improvements for this subdivision, in case of default.

Date 3-1-19

Planning Commission Atoka, Tennessee

CERTIFICATE OF APPROVAL FOR SUBDIVISION AND STREET NAMES

I, Renee Dorman, do hereby certify that I have reviewed the proposed subdivision and certify that the name of the subdivision and/or name (s) of the street (s) within this proposed subdivision do not conflict with other subdivisions and street names for emergency service purposes.

Date 3-1-2019

Director of 911 Addressing

FINAL PLAT		
LOFT ESTATES		
ZONING: R-3		
TIPTON COUNTY, ATOKA, TENNESSEE		
50 LOTS	±15.01 ACRES	
DEVELOPER: PFMT HOLDINGS, LLC 5909 SHELBY OAKS DR., STE 212 MEMPHIS, TN 38134	ENGINEER: CIVIL ENGINEERING SOLUTIONS, LLC 317 W. MARKET STREET DYERSBURG, TN 38024	
100 YR. FLOOD ELEVATION NA	FEMA COMMUNITY PANEL NUMBER 47167C 0315 F	FEMA MAP DATE 19 DECEMBER 2006
19 FEB 2019	SCALE: 1" = 100'	SHEET <u>2</u> OF <u>2</u>

Z:\1150\04 Maple Village\CONSTRUCTION DRAWINGS\OVERALL MASTER PRELIMINARY PLAT.dwg

Parcel Table	
Parcel #	Area (S.F.)
1	12,213
2	13,300
3	14,398
4	14,708
5	12,856
6	21,690
7	21,187
8	15,334
9	15,334
10	15,334
11	15,334
12	15,334
13	15,334
14	15,334
15	15,334
16	15,334
17	15,334
18	15,334
19	15,334

Parcel Table	
Parcel #	Area (S.F.)
20	9,709
21	12,164
22	9,375
23	18,120
24	16,264
25	13,887
26	9,375
27	9,688
28	11,646
29	9,375
30	9,375
31	9,375
32	9,375
33	9,375
34	9,375
35	9,375
36	9,375
37	9,375
38	9,375

Parcel Table	
Parcel #	Area (S.F.)
39	9,375
40	9,375
41	9,375
42	9,375
43	9,375
44	9,375
45	15,811
46	15,260
47	9,375
48	9,375
49	9,375
50	9,375
51	9,375
52	9,375
53	9,375
54	9,375
55	9,420
56	9,375
57	9,375

Parcel Table	
Parcel #	Area (S.F.)
58	9,375
59	9,375
60	9,375
61	9,375
62	9,375
63	11,262
64	14,115
65	13,356
66	9,786
67	9,661
68	10,070
69	17,567
70	20,555
71	12,443
72	21,719
73	14,406
74	16,336

SITE LEGEND	
	EXISTING PROPERTY LINE
	EXISTING R.O.W. LINE
	PROPOSED R.O.W. LINE
	PROPOSED LOT LINE
	PROPOSED 6-30 CURB & GUTTER
	EXISTING TREE LINE
	FLOODPLAIN BOUNDARY
	EXISTING STREAM
	STREAM & WETLANDS BUFFER
	WETLANDS
	STREAM BUFFER ZONE
	WETLAND BUFFER ZONE
	WETLAND AREA TO BE REMOVED
	CONSERVATION AREA
	FLOODPLAIN ZONE
	STORMWATER DETENTION

SEE SHEET 7 FOR LINE TABLE

**MAPLE WOODS VILLAGE
SEC C
PHASE 1
41.71 ACRES
1,816,927 SQ. FT.
(74 LOTS)**

DATE: 8/17/21
OWNER/DEVELOPER:
MUNFORD DEVELOPMENT COMPANY
382 ATOKA McCLAUGHLIN DR. A.
ATOKA, TN 38004
PH: 901-837-3145
RB.: 903 PG.: 371 & 374
TAX MAP: 127 & 128
PARCEL ID: 061.00 & 023.01
LEPA JOB: 1150-04

A PORTION OF THIS
PROPERTY IS LOCATED
IN A SPECIAL FLOOD
HAZARD ZONE PER
FEMA MAP
47167C0320G WITH AN
EFFECTIVE DATE OF
05/04/2009.

MIN. LOT SIZE - 8,000 SQ.FT.
MIN. LOT WIDTH - 75 FT.
MIN. FRONT YARD - 25 FT.
MIN. SIDE YARD - 10 FT.
MIN. REAR YARD - 20 FT.

CONSULT ATOKA MUNICIPAL
ZONING ORDINANCE AND
SUBDIVISION REGULATIONS FOR
FURTHER RESTRICTIONS WHICH MAY
APPLY.

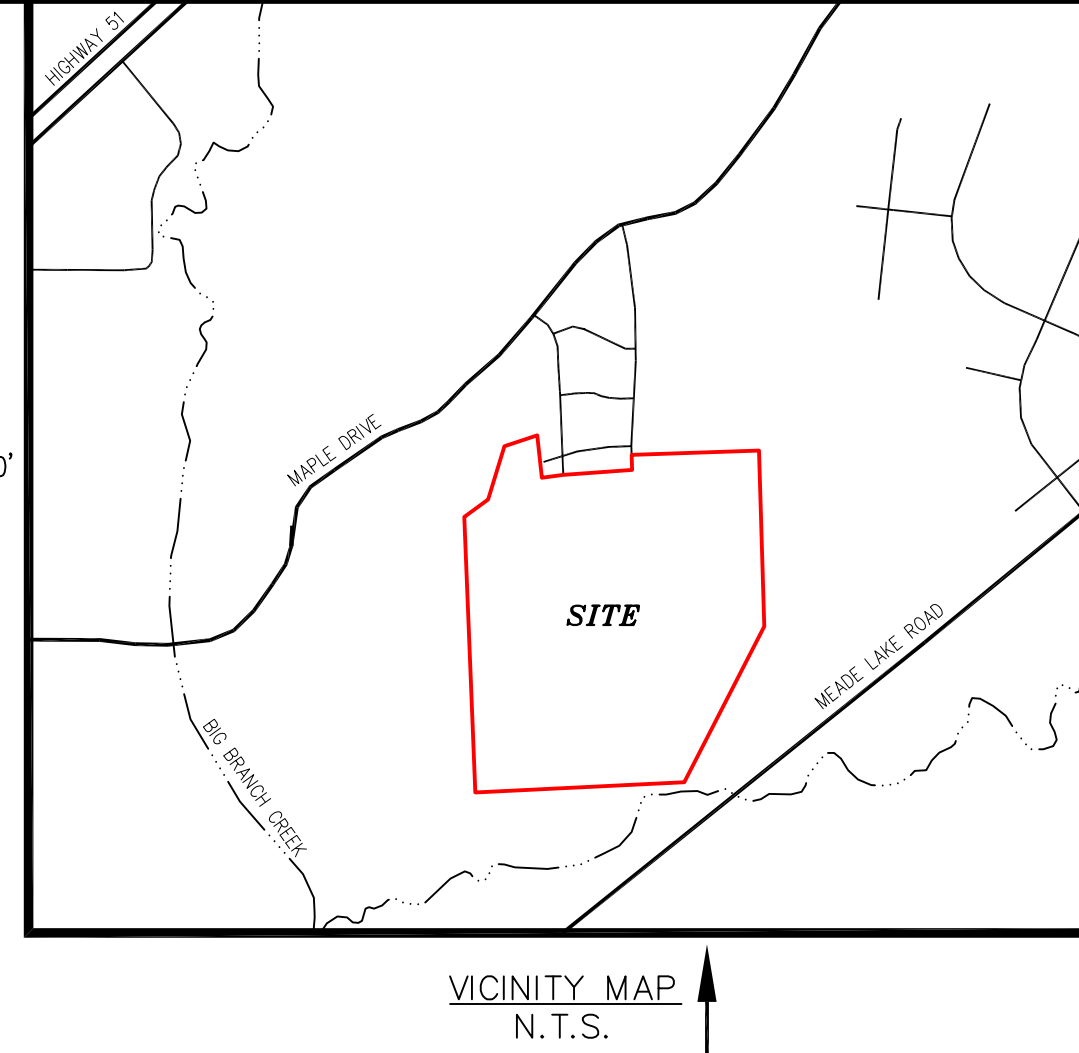
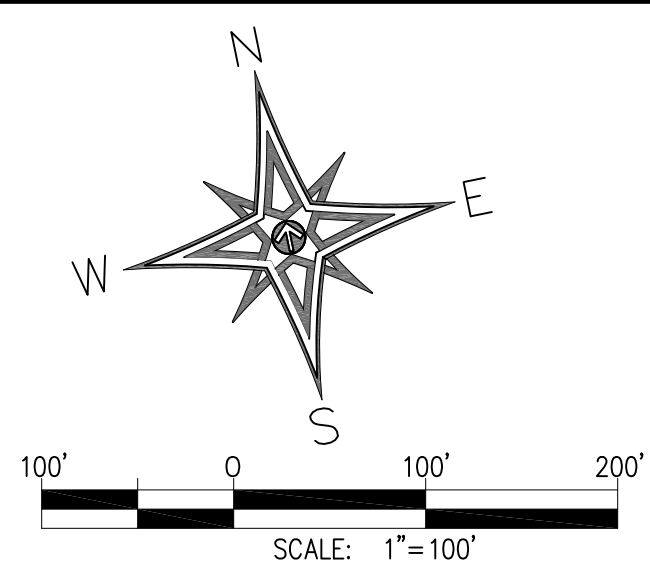
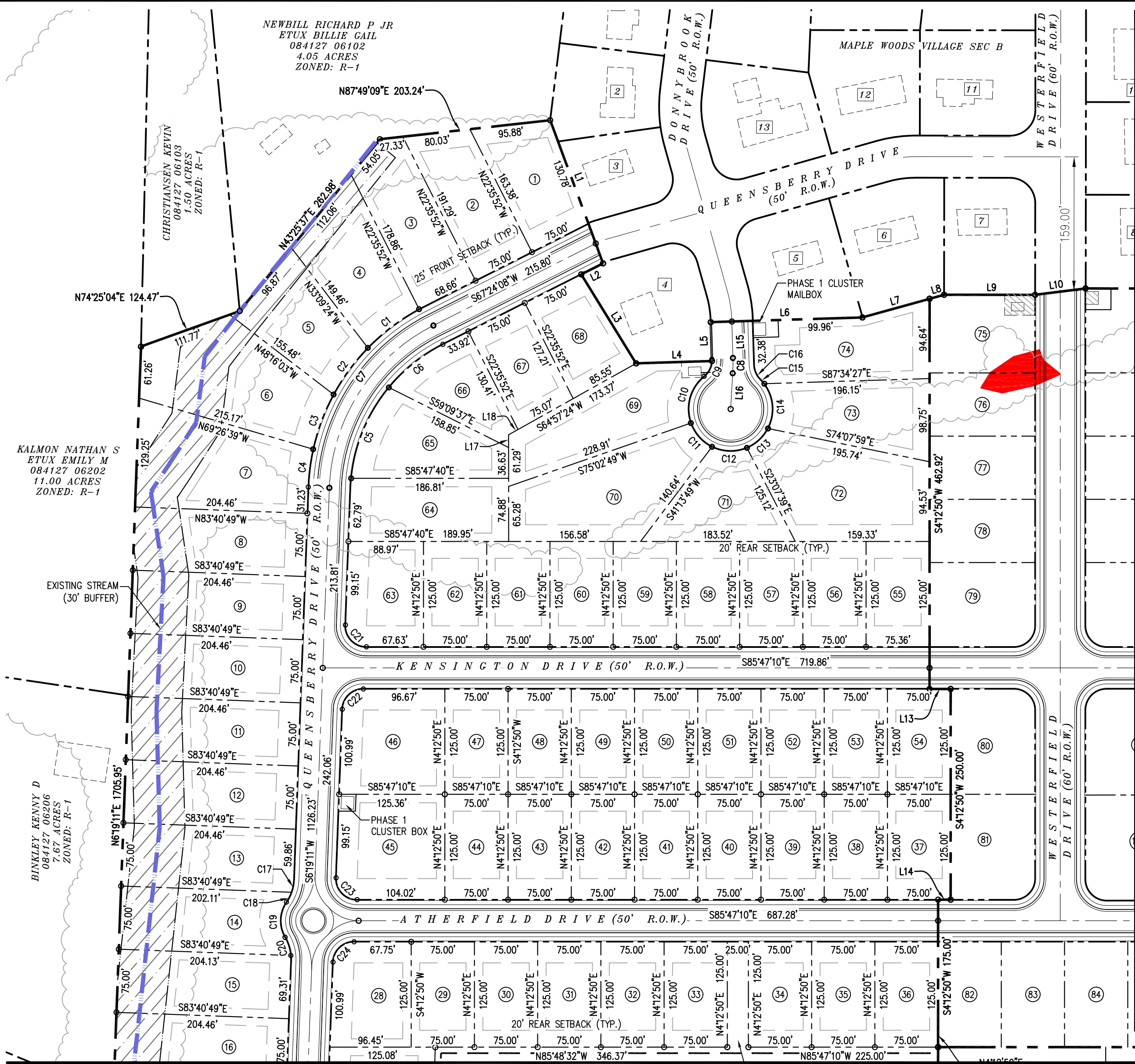
**MASTER PRELIMINARY PLAT
MAPLE WOODS VILLAGE SEC C
LOT 084127 06100 &
LOT 084128 02301**

ATOKA, TENNESSEE

AREA: 75.00 ACRES
TOTAL LOTS: 169
DATE: AUGUST 17, 2021

ZONED: R-2
SCALE: 1"=100'
SHEET 1 OF 7

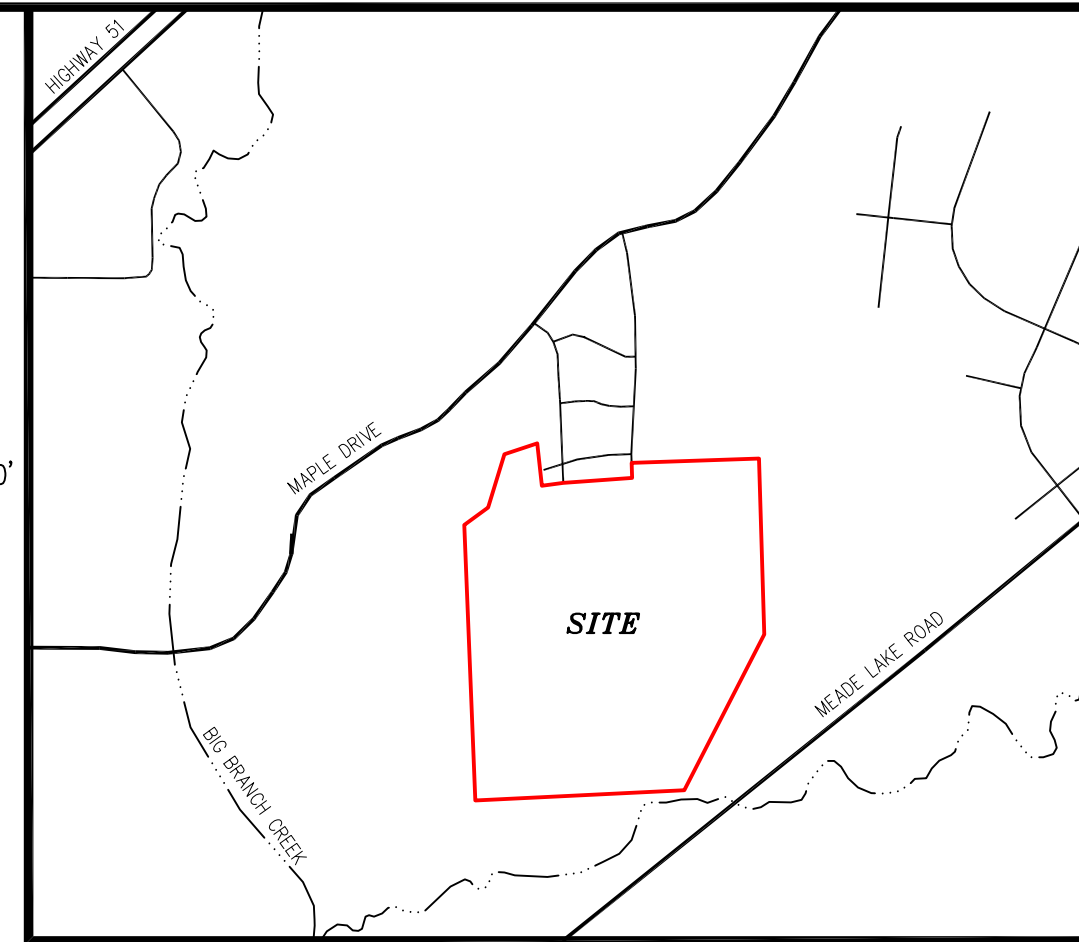
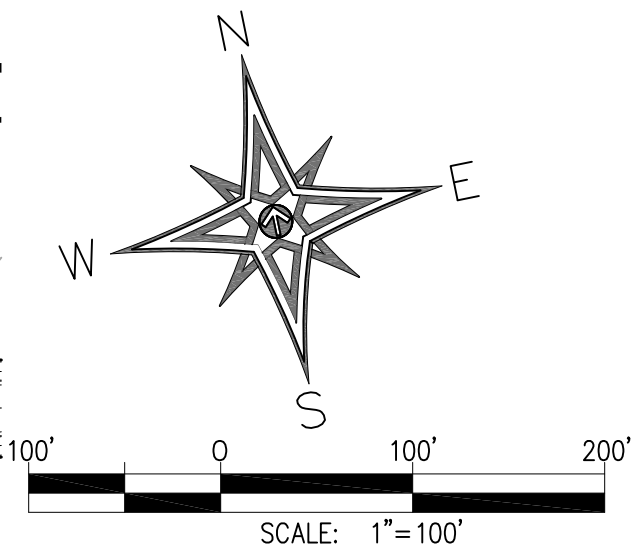
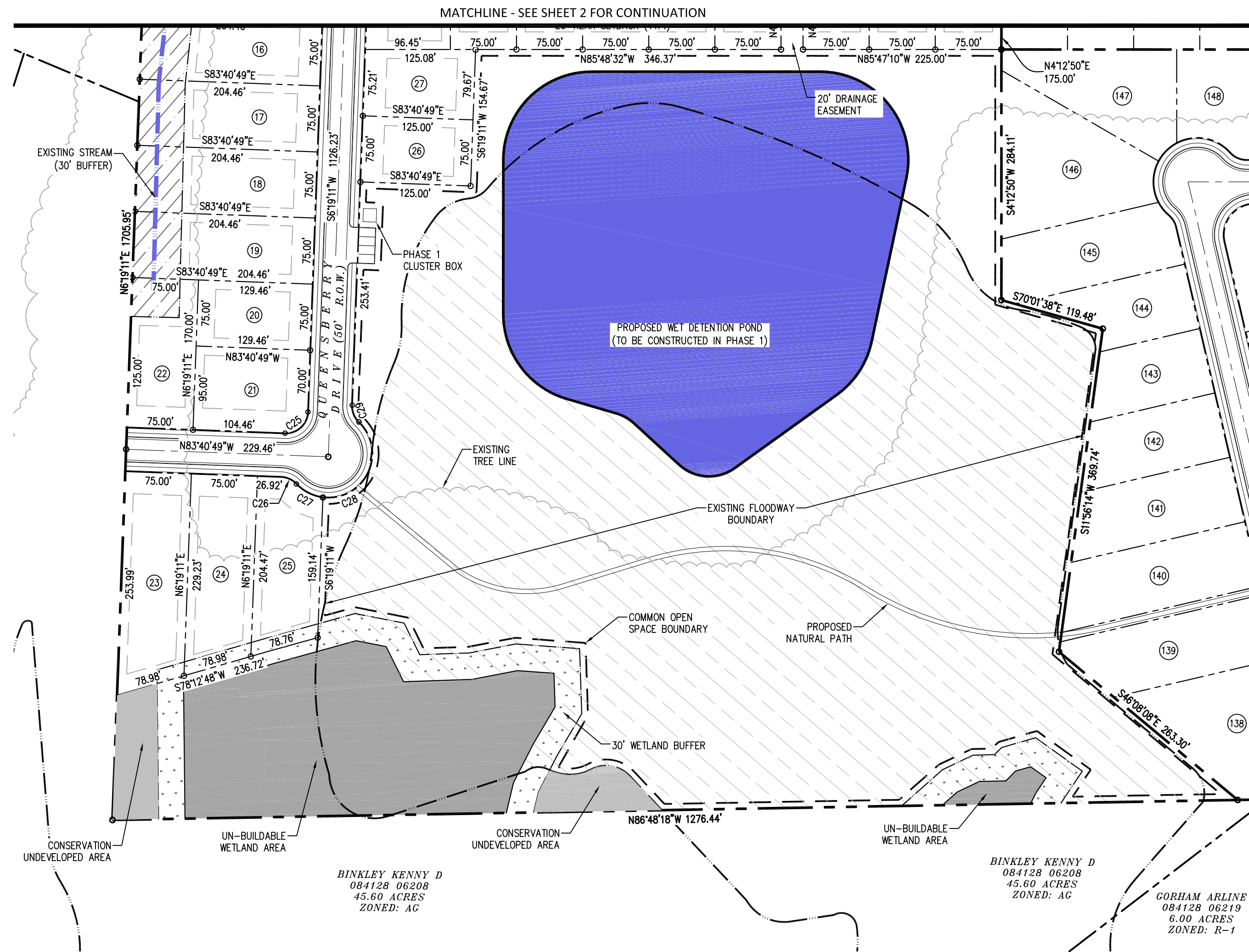
Ledford
Engineering • Planning • Architecture
5567 Commander Drive, Suite 105, Arlington, TN 38002
phone: 901.867.5220 fax: 901.867.5331



CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD
C1	76.51'	250.00'	17.53'	S57°10'58"W
C2	68.82'	250.00'	15.77'	S40°31'45"W
C3	69.50'	250.00'	15.93'	S24°40'42"W
C4	45.35'	250.00'	10.39'	S11°31'00"W
C5	118.51'	200.00'	33.95'	S26°46'19"W
C6	82.57'	200.00'	23.65'	S55°34'30"W
C7	239.87'	225.00'	61.08'	S36°51'40"W
C8	18.06'	200.00'	5.17'	S5°00'47"W
C9	23.03'	25.00'	52.79'	S28°49'46"W
C10	61.56'	50.00'	70.55'	S19°56'55"W
C11	38.62'	50.00'	44.25'	S37°27'02"E
C12	42.74'	50.00'	48.97'	S84°03'42"E
C13	34.67'	50.00'	39.73'	N51°35'12"E
C14	56.18'	50.00'	64.38'	N0°28'08"W
C15	7.10'	50.00'	8.14'	N36°43'43"W

CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD
C16	18.86'	25.00'	43.22'	N19°11'10"W
C17	15.38'	50.00'	17.63'	S15°07'58"W
C18	13.04'	50.00'	14.95'	S31°25'11"W
C19	44.34'	39.00'	65.15'	S6°19'11"W
C20	22.72'	50.00'	26.04'	S13°14'10"E
C21	40.19'	25.00'	92.11'	S39°43'59"E
C22	38.35'	25.00'	87.89'	S50°16'01"W
C23	40.19'	25.00'	92.11'	S39°43'59"E
C24	38.35'	25.00'	87.89'	S50°16'01"W
C25	39.27'	25.00'	90.00'	S51°19'11"W
C26	19.40'	25.00'	44.47'	N61°26'52"W
C27	34.34'	50.00'	39.35'	N58°53'22"W
C28	125.06'	50.00'	143.31'	S29°47'00"W
C29	21.03'	25.00'	48.19'	S17°46'30"E

Z:\1150\04 Maple Village\CONSTRUCTION DRAWINGS\OVERALL MASTER PRELIMINARY PLAT.dwg



VICINITY MAP
N.T.S.

CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD
C1	76.51'	250.00'	17.53'	S57°10'58"W
C2	68.82'	250.00'	15.77'	S40°31'45"W
C3	69.50'	250.00'	15.93'	S24°40'42"W
C4	45.35'	250.00'	10.39'	S11°31'00"W
C5	118.51'	200.00'	33.95'	S26°46'19"W
C6	82.57'	200.00'	23.65'	S55°34'30"W
C7	239.87'	225.00'	61.08'	S36°51'40"W
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C10	61.56'	50.00'	70.55'	S19°56'55"W
C11	38.62'	50.00'	44.25'	S37°27'02"E
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CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD
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C21	40.19'	25.00'	92.11'	S39°43'59"E
C22	38.35'	25.00'	87.89'	S50°16'01"W
C23	40.19'	25.00'	92.11'	S39°43'59"E
C24	38.35'	25.00'	87.89'	S50°16'01"W
C25	39.27'	25.00'	90.00'	S51°19'11"W
C26	19.40'	25.00'	44.47'	N61°26'52"W
C27	34.34'	50.00'	39.35'	N58°53'22"W
C28	125.06'	50.00'	143.31'	S29°47'00"W
C29	21.03'	25.00'	48.19'	S17°46'30"E

Parcel Table		
Parcel #	Area (S.F.)	
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14	15,334	
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17	15,334	
18	15,334	
19	15,334	

Parcel Table		
Parcel #	Area (S.F.)	
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23	18,120	
24	16,264	
25	13,887	
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29	9,375	
30	9,375	
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32	9,375	
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34	9,375	
35	9,375	
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37	9,375	
38	9,375	

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45	15,811	
46	15,260	
47	9,375	
48	9,375	
49	9,375	
50	9,375	
51	9,375	
52	9,375	
53	9,375	
54	9,375	
55	9,420	
56	9,375	
57	9,375	

Parcel Table		
Parcel #	Area (S.F.)	
58	9,375	
59	9,375	
60	9,375	
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62	9,375	
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64	14,115	
65	13,356	
66	9,786	
67	9,661	
68	10,070	
69	17,567	
70	20,555	
71	12,443	
72	21,719	
73	14,406	
74	16,336	

SITE LEGEND	
	EXISTING PROPERTY LINE
	EXISTING R.O.W. LINE
	PROPOSED R.O.W. LINE
	PROPOSED LOT LINE
	PROPOSED 6-30 CURB & GUTTER
	EXISTING TREE LINE
	FLOODPLAIN BOUNDARY
	EXISTING STREAM
	STREAM & WETLANDS BUFFER
	WETLANDS
	STREAM BUFFER ZONE
	WETLAND BUFFER ZONE
	WETLAND AREA TO BE REMOVED
	CONSERVATION AREA
	FLOODPLAIN ZONE
	STORMWATER DETENTION

SEE SHEET 7 FOR LINE TABLE

**MAPLE WOODS VILLAGE
SEC C
PHASE 1
41.71 ACRES
1,816,927 SQ. FT.
(74 LOTS)**

DATE: 8/17/21
OWNER/DEVELOPER:
MUNFORD DEVELOPMENT COMPANY
382 ATOKA McCLAUGHLIN DR. A.
ATOKA, TN 38004
PH: 901-837-3145
RB.: 903 PG.: 371 & 374
TAX MAP: 127 & 128
PARCEL ID: 061.00 & 023.01
LEPA JOB: 1150-04

A PORTION OF THIS
PROPERTY IS LOCATED
IN A SPECIAL FLOOD
HAZARD ZONE PER
FEMA MAP
47167C0320G WITH AN
EFFECTIVE DATE OF
05/04/2009.

MIN. LOT SIZE - 8,000 SQ.FT.
MIN. LOT WIDTH - 75 FT.
MIN. FRONT YARD - 25 FT.
MIN. SIDE YARD - 10 FT.
MIN. REAR YARD - 20 FT.

CONSULT ATOKA MUNICIPAL
ZONING ORDINANCE AND
SUBDIVISION REGULATIONS FOR
FURTHER RESTRICTIONS WHICH MAY
APPLY.

**MASTER PRELIMINARY PLAT
MAPLE WOODS VILLAGE SEC C
LOT 084127 06100 &
LOT 084128 02301**

ATOKA, TENNESSEE

AREA: 75.00 ACRES
TOTAL LOTS: 169
DATE: AUGUST 17, 2021
ZONED: R-2
SCALE: 1"=100'
SHEET 2 OF 7

Ledford
Engineering • Planning • Architecture
5567 Commander Drive, Suite 105, Arlington, TN 38002
phone: 901.867.5220 fax: 901.867.5331

Z:\1150\04 Maple Village\CONSTRUCTION DRAWINGS\OVERALL MASTER PRELIMINARY PLAT.dwg

MATCHLINE - SEE SHEET 1 FOR CONTINUATION



MATCHLINE - SEE SHEET 4 FOR CONTINUATION

Parcel Table	
Parcel #	Area (S.F.)
75	11,542
76	9,375
77	9,375
78	9,375
79	12,366
80	12,366
81	12,366
82	9,375
83	9,375
84	9,375
85	9,375
86	9,375
87	9,375
88	9,375
89	9,375
90	9,375
91	15,792
92	12,291
93	13,669
94	10,125

Parcel Table	
Parcel #	Area (S.F.)
95	10,125
96	10,088
97	9,255
98	16,212
99	11,595
100	16,717
101	11,730
102	12,717
103	19,313
104	17,960
105	10,674
106	13,852
107	10,490
108	10,490
109	10,498
110	10,507
111	13,709
112	9,431
113	9,425
114	9,419

Parcel Table	
Parcel #	Area (S.F.)
115	9,413
116	9,407
117	14,256
118	14,709
119	9,375
120	9,375
121	9,375
122	9,375
123	9,375
124	13,616

SITE LEGEND	
	EXISTING PROPERTY LINE
	EXISTING R.O.W. LINE
	PROPOSED R.O.W. LINE
	PROPOSED LOT LINE
	PROPOSED 6-30 CURB & GUTTER
	EXISTING TREE LINE
	FLOODPLAIN BOUNDARY
	EXISTING STREAM
	STREAM & WETLANDS BUFFER
	WETLANDS
	STREAM BUFFER ZONE
	WETLAND BUFFER ZONE
	WETLAND AREA TO BE REMOVED
	CONSERVATION AREA
	FLOODPLAIN ZONE
	STORMWATER DETENTION

SEE SHEET 7 FOR LINE TABLE

**MAPLE WOODS VILLAGE
SEC C
PHASE 2
16.92 ACRES
737,298 SQ. FT.
(50 LOTS)**

DATE: 8/17/21
OWNER/DEVELOPER:
MUNFORD DEVELOPMENT COMPANY
382 ATOKA McCLAUGHLIN DR. A.
ATOKA, TN 38004
PH: 901-837-3145
RB.: 903 PG.: 371 & 374
TAX MAP: 127 & 128
PARCEL ID: 061.00 & 023.01
LEPA JOB: 1150-04

A PORTION OF THIS
PROPERTY IS LOCATED
IN A SPECIAL FLOOD
HAZARD ZONE PER
FEMA MAP
47167C0320G WITH AN
EFFECTIVE DATE OF
05/04/2009.

MIN. LOT SIZE - 8,000 SQ.FT.
MIN. LOT WIDTH - 75 FT.
MIN. FRONT YARD - 25 FT.
MIN. SIDE YARD - 10 FT.
MIN. REAR YARD - 20 FT.

CONSULT ATOKA MUNICIPAL
ZONING ORDINANCE AND
SUBDIVISION REGULATIONS FOR
FURTHER RESTRICTIONS WHICH MAY
APPLY.

**MASTER PRELIMINARY PLAT
MAPLE WOODS VILLAGE SEC C
LOT 084127 06100 &
LOT 084128 02301**

ATOKA, TENNESSEE

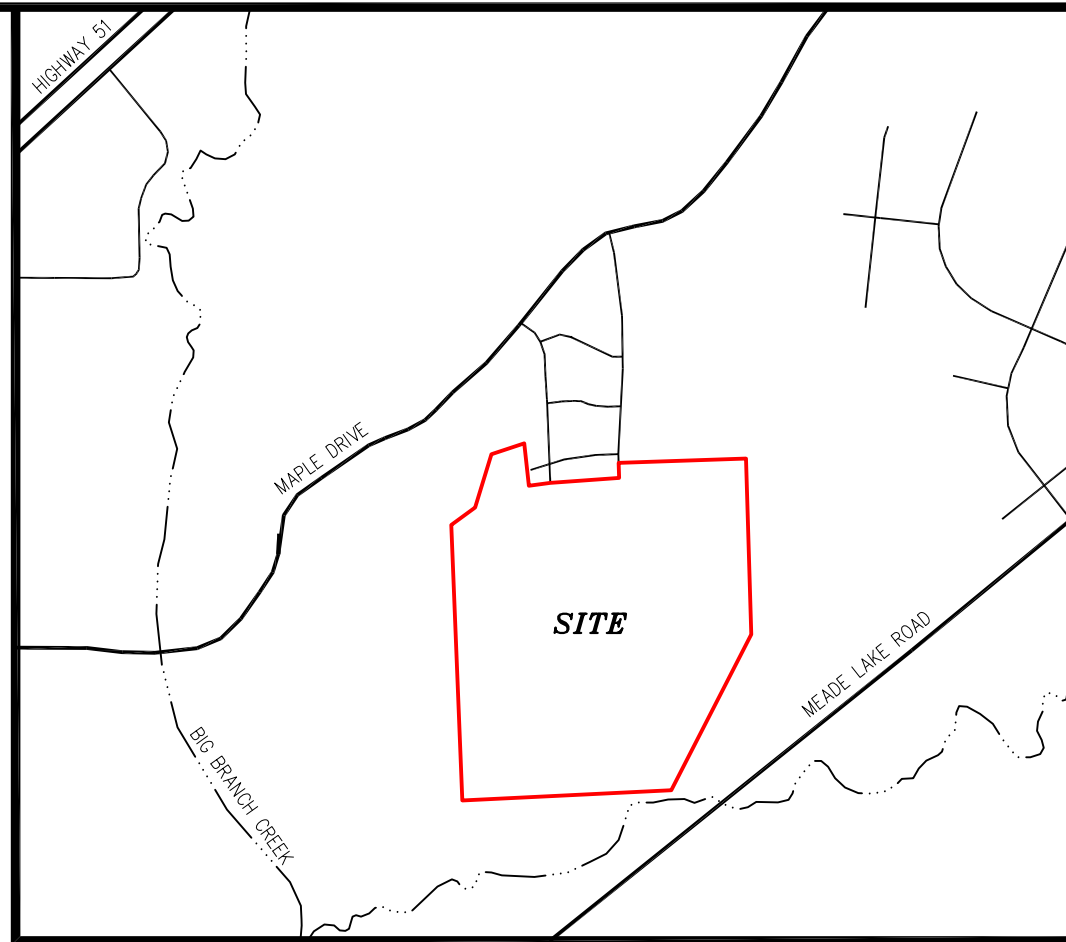
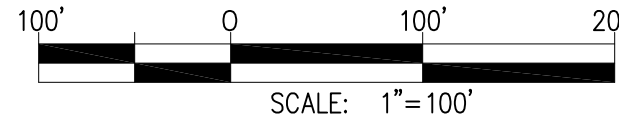
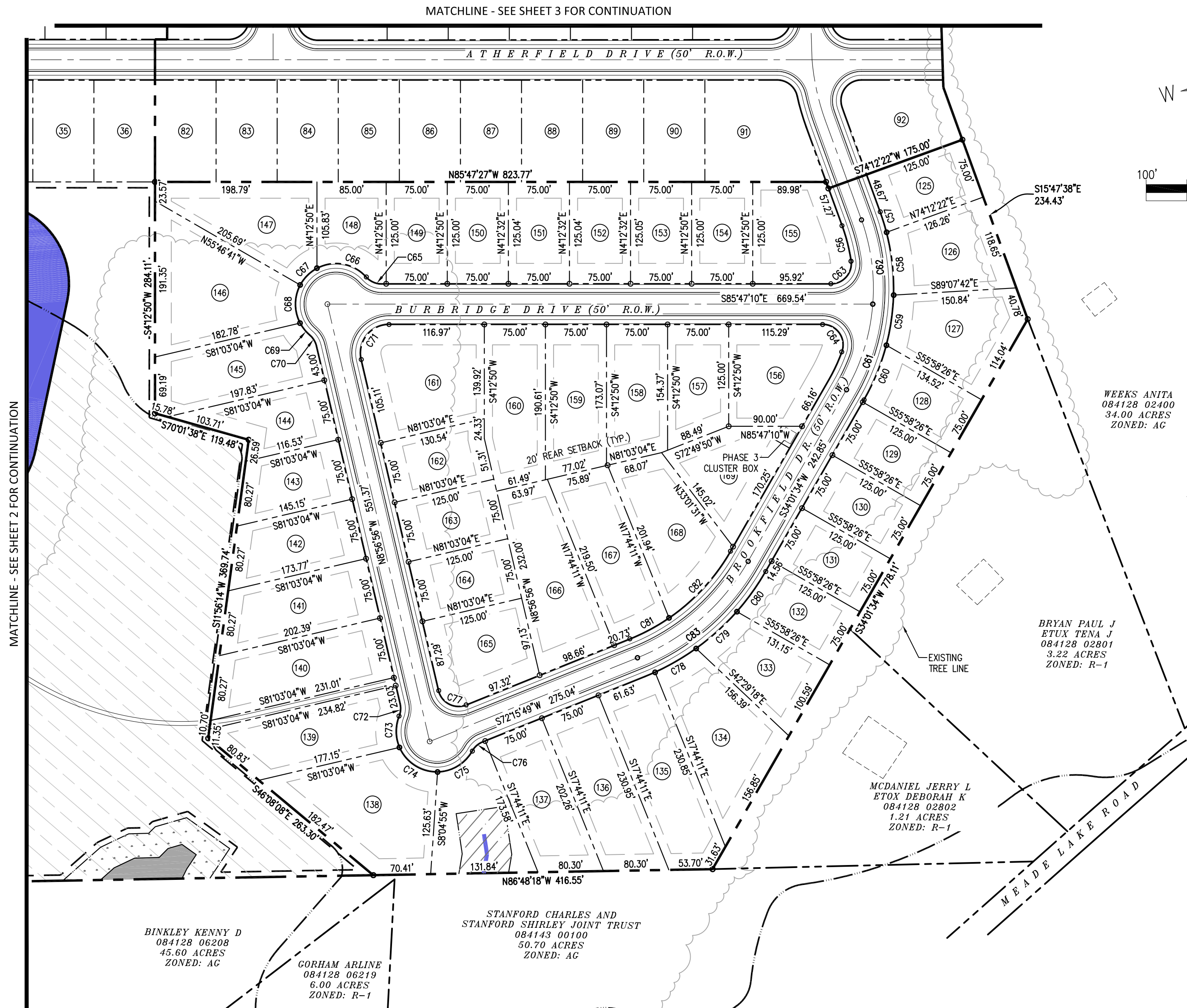
AREA: 75.00 ACRES
TOTAL LOTS: 169
DATE: AUGUST 17, 2021

ZONED: R-2
SCALE: 1"=100'
SHEET 3 OF 7

Ledford
Engineering • Planning • Architecture
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phone: 901.867.5220 fax: 901.867.5331

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MATCHLINE - SEE SHEET 2 FOR CONTINUATION



VICINITY MAP
N.T.S.

CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD
C56	45.01'	225.00'	11.46'	N10°03'45"W
C57	26.37'	275.00'	5.49'	S13°02'49"E
C58	77.83'	275.00'	16.21'	S2°11'34"E
C59	62.37'	275.00'	13.00'	S12°24'44"W
C60	72.55'	275.00'	15.12'	S26°28'05"W
C61	110.79'	250.02'	25.39'	S21°19'50"W
C62	105.14'	250.02'	24.10'	S3°24'43"E
C63	41.95'	24.83'	96.80'	N45°58'38"E
C64	48.11'	25.00'	110.26'	N30°39'15"W
C65	21.03'	25.00'	48.19'	S61°41'29"E
C66	66.44'	50.00'	76.13'	S75°39'42"E
C67	29.63'	50.00'	33.95'	N49°17'56"E
C68	48.77'	50.00'	55.88'	N4°23'00"E
C69	19.11'	50.00'	21.89'	N34°30'17"W
C70	15.93'	25.00'	36.50'	N27°12'01"W

CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD
C71	63.02'	35.00'	103.16'	S42°37'57"W
C72	15.32'	25.00'	35.11'	N8°36'17"E
C73	39.52'	50.00'	45.28'	N3°30'57"E
C74	59.13'	50.00'	67.75'	N53°00'10"W
C75	52.19'	50.00'	59.80'	S63°13'16"W
C76	16.99'	25.00'	38.94'	S52°47'32"W
C77	43.10'	25.00'	98.79'	S58°20'33"E
C78	58.39'	300.00'	11.15'	S64°08'01"W
C79	67.59'	300.00'	12.91'	S52°06'12"W
C80	60.86'	300.00'	11.62'	S39°50'16"W
C81	54.71'	250.00'	12.54'	N65°59'41"E
C82	112.14'	250.00'	25.70'	N46°52'34"E
C83	183.53'	275.00'	38.24'	N53°08'42"E

Parcel Table	
Parcel #	Area (S.F.)
125	9,386
126	13,190
127	15,743
128	9,601
129	9,375
130	9,375
131	9,375
132	9,498
133	11,767
134	18,533
135	18,037
136	16,246
137	14,094
138	21,118
139	15,873
140	16,252

Parcel Table	
Parcel #	Area (S.F.)
141	14,106
142	11,960
143	9,813
144	10,423
145	15,100
146	21,024
147	15,718
148	9,295
149	9,375
150	9,375
151	9,375
152	9,375
153	9,375
154	9,375
155	13,625
156	15,153

Parcel Table	
Parcel #	Area (S.F.)
157	10,476
158	12,318
159	13,638
160	14,438
161	18,610
162	9,441
163	9,375
164	9,375
165	13,158
166	18,249
167	15,920
168	15,705
169	12,820

SITE LEGEND	
	EXISTING PROPERTY LINE
	EXISTING R.O.W. LINE
	PROPOSED R.O.W. LINE
	PROPOSED LOT LINE
	PROPOSED 6-30 CURB & GUTTER
	EXISTING TREE LINE
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	EXISTING STREAM
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	WETLANDS
	STREAM BUFFER ZONE
	WETLAND BUFFER ZONE
	WETLAND AREA TO BE REMOVED
	CONSERVATION AREA
	FLOODPLAIN ZONE
	STORMWATER DETENTION

SEE SHEET 7 FOR LINE TABLE

**MAPLE WOODS VILLAGE
SEC C
PHASE 3
16.36 ACRES
712,710 SQ. FT.
(45 LOTS)**

DATE: 8/17/21
OWNER/DEVELOPER:
MUNFORD DEVELOPMENT COMPANY
382 ATOKA McCLAUGHLIN DR. A.
ATOKA, TN 38004
PH: 901-837-3145
RB.: 903 PG.: 371 & 374
TAX MAP: 127 & 128
PARCEL ID: 061.00 & 023.01
LEPA JOB: 1150-04

A PORTION OF THIS
PROPERTY IS LOCATED
IN A SPECIAL FLOOD
HAZARD ZONE PER
FEMA MAP
47167C0320G WITH AN
EFFECTIVE DATE OF
05/04/2009.

MIN. LOT SIZE - 8,000 SQ.FT.
MIN. LOT WIDTH - 75 FT.
MIN. FRONT YARD - 25 FT.
MIN. SIDE YARD - 10 FT.
MIN. REAR YARD - 20 FT.

CONSULT ATOKA MUNICIPAL
ZONING ORDINANCE AND
SUBDIVISION REGULATIONS FOR
FURTHER RESTRICTIONS WHICH MAY
APPLY.

**MASTER PRELIMINARY PLAT
MAPLE WOODS VILLAGE SEC C
LOT 084127 06100 &
LOT 084128 02301**

ATOKA, TENNESSEE

AREA: 75.00 ACRES
TOTAL LOTS: 169
DATE: AUGUST 17, 2021
ZONED: R-2
SCALE: 1"=100'
SHEET 4 OF 7

Ledford
Engineering • Planning • Architecture
5567 Commander Drive, Suite 105, Arlington, TN 38002
phone: 901.867.5220 fax: 901.867.5331

Z:\1150\04 Maple Village\CONSTRUCTION DRAWINGS\OVERALL MASTER PRELIMINARY PLAT.dwg

WATER NOTES:

1. ALL WATER MAINS TO BE CLASS 200 PVC.
2. ALL FITTINGS TO BE MECHANICAL JOINT FITTINGS.
3. DEVELOPER RESPONSIBLE FOR WATER SERVICE LINES (¾" COPPER) AND METER BOX.
4. ALL CONSTRUCTION TO MEET OR EXCEED TOWN OF ATOKA STANDARD SPECIFICATIONS.
5. ALL MAIN LINE VALVES TO BE IN PAVEMENT AREA OF STREETS.
6. SEE FIRE HYDRANT DETAIL FOR LOCATION OF FIRE HYDRANTS ON LOTS.
7. PLACE VALVE AT BACK OF CURB WITH CONCRETE COLLAR AS INDICATED.

SEWER NOTES:

1. THE SANITARY SEWER SYSTEM SHALL BE A LOW PRESSURE STEP SANITARY SEWER SYSTEM.
2. SEWER TAPS TO BE LOCATED NEAR CENTER OF EACH LOT OR AS REQUIRED FOR DRIVE WAY CONNECTIONS.
3. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THE CITY OF ATOKA STANDARD SPECIFICATIONS.
4. ALL SEWER LINES TO BE PVC, CLASS 200.
5. MINIMUM DEPTH OF THREE (3) FEET ON PRESSURE LINES AND FORCE MAINS.
6. ALL LINES TO BE TESTED AT 120 PSI.
7. ALL SERVICES LINES TO BE 4" PVC. SCHEDULE 40.
8. INSTALL SEWER LINES WITH 12 GAGE INSOLATED COPPER WIRE FOR TONING.
9. ALL CHECK VALVES MUST BE STAINLESS CHECK VALVES.

DATE: 8/17/21

OWNER/DEVELOPER:
MUNFORD DEVELOPMENT COMPANY
382 ATOKA McCLAUGHLIN DR. A.
ATOKA, TN 38004
PH: 901-837-3145
RB.: 903 PG.: 371 & 374
TAX MAP: 127 & 128
PARCEL ID: 061.00 & 023.01

LEPA JOB: 1150-04

AREA: 75.00 ACRES

TOTAL LOTS: 169

DATE: AUGUST 17, 2021

ZONED: R-2

SCALE: 1"=150'

SHEET 5 OF 7

Ledford

Engineering • Planning • Architecture

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A PORTION OF THIS
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HAZARD ZONE PER
FEMA MAP
47167C0320G WITH AN
EFFECTIVE DATE OF
05/04/2009.

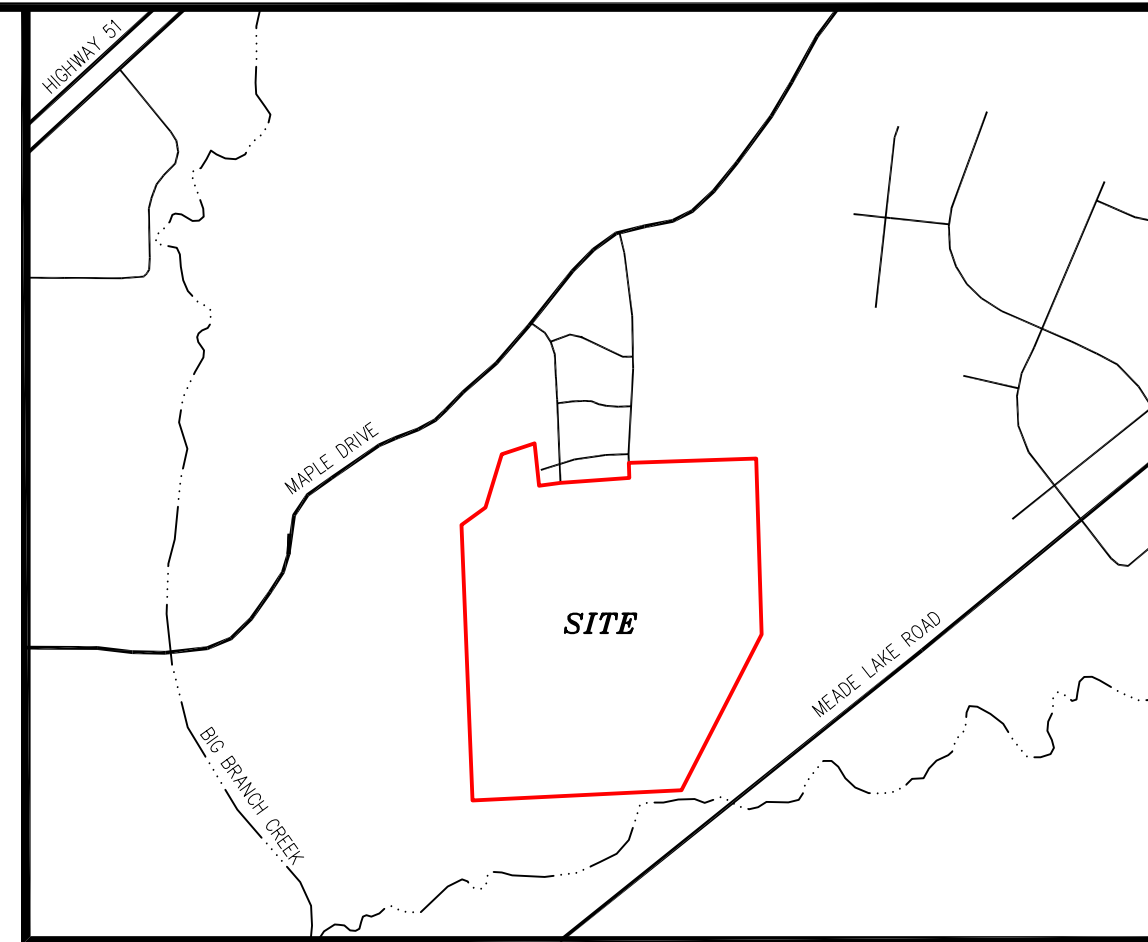
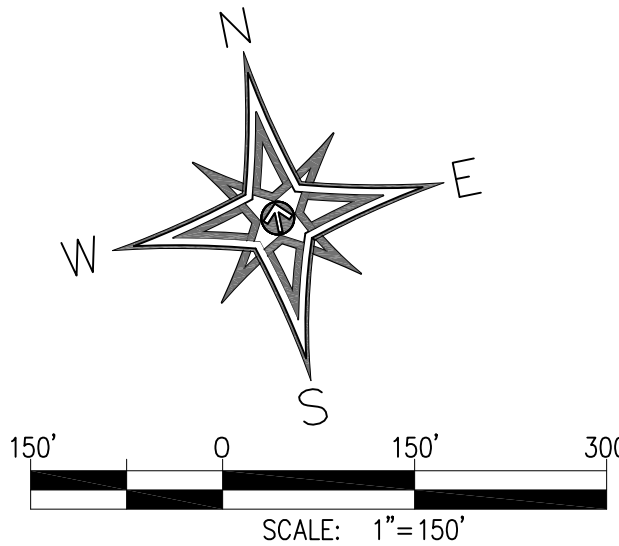
MIN. LOT SIZE - 8,000 SQ.FT.
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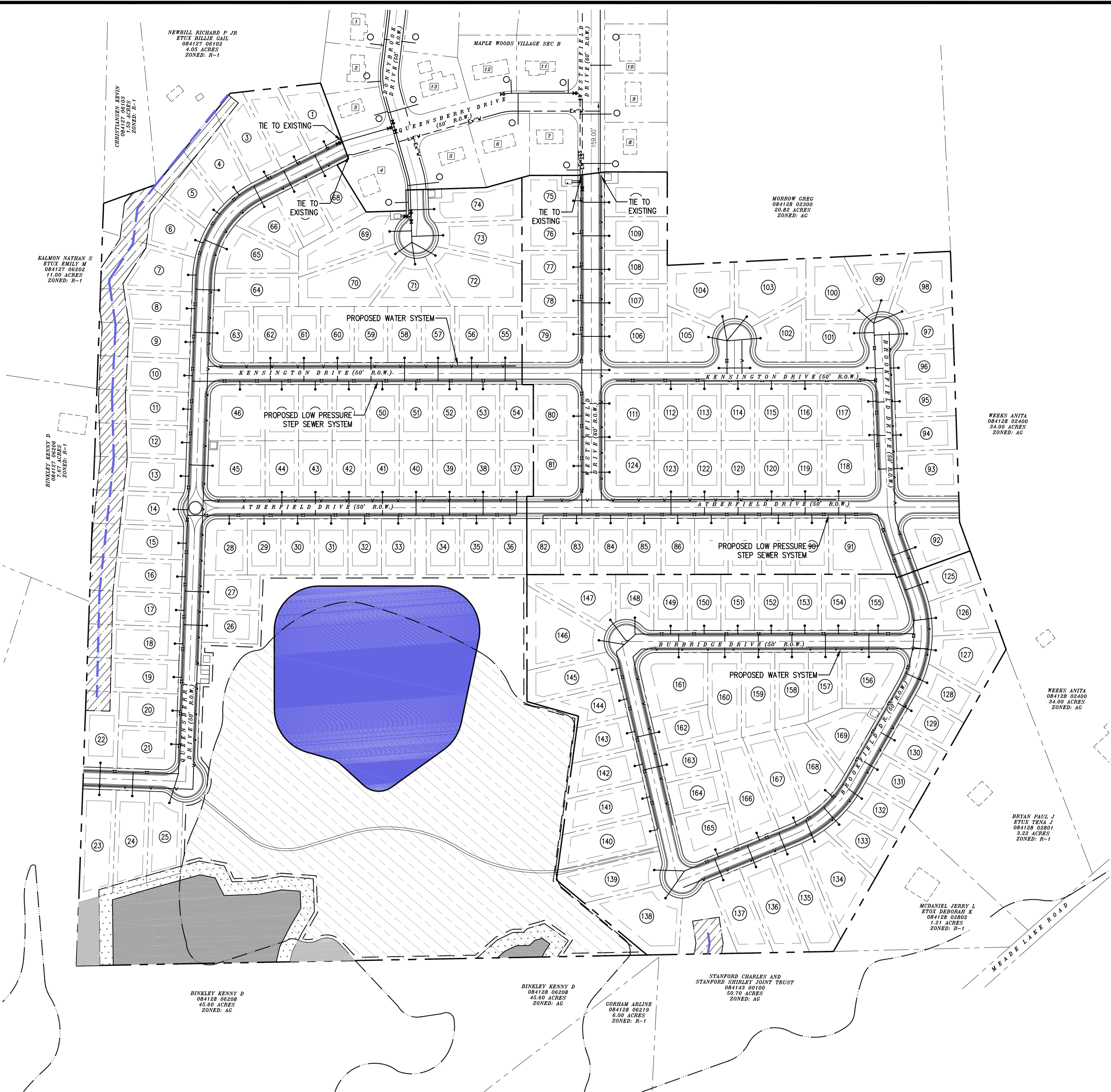
MASTER PRELIMINARY PLAT MAPLE WOODS VILLAGE SEC C LOT 084127 06100 & LOT 084128 02301

ATOKA, TENNESSEE

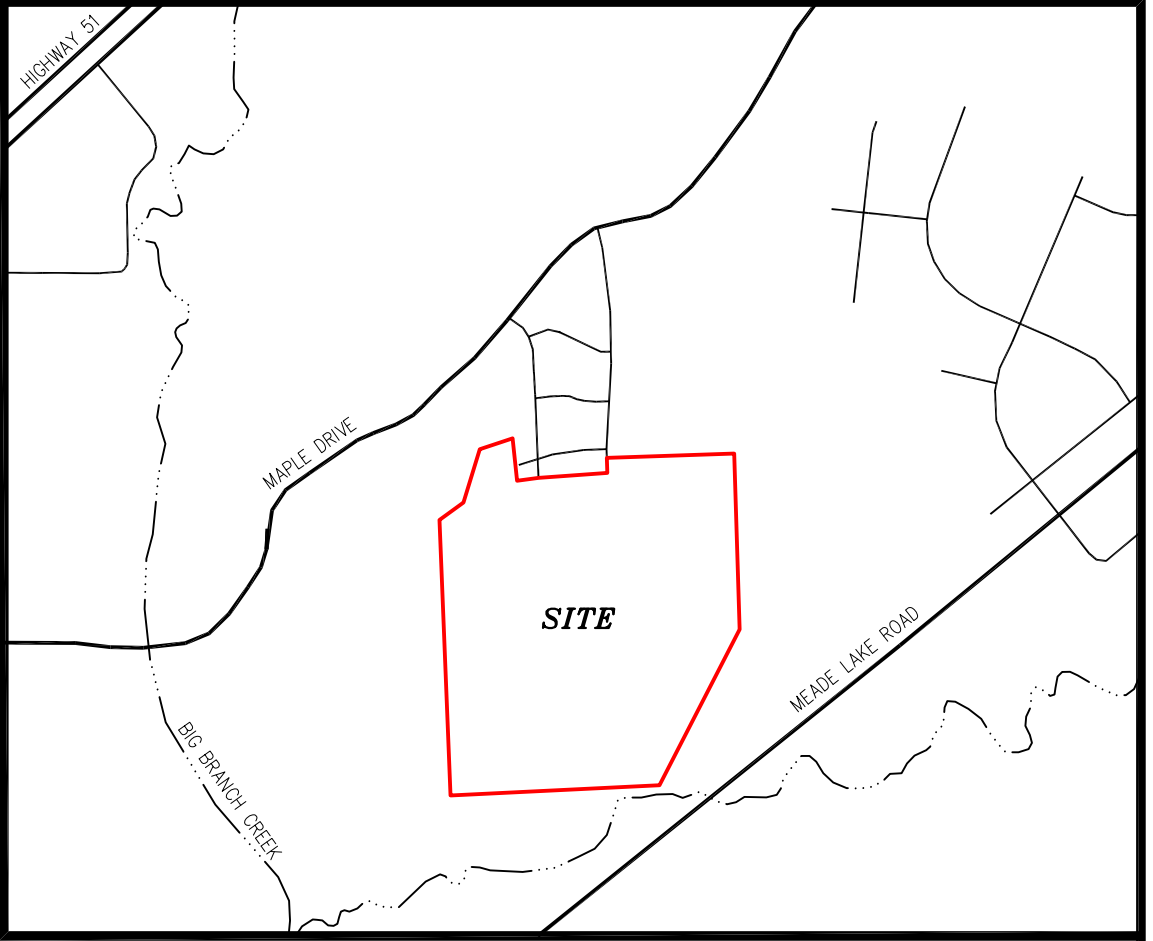
SITE LEGEND	
	EXISTING PROPERTY LINE
	EXISTING R.O.W. LINE
	PROPOSED R.O.W. LINE
	PROPOSED LOT LINE
	PROPOSED 6-30 CURB & GUTTER
	FLOODPLAIN BOUNDARY
	EXISTING STREAM
	STREAM & WETLANDS BUFFER
	PROPOSED SEWER
	PROPOSED WATER



VICINITY MAP
N.T.S.

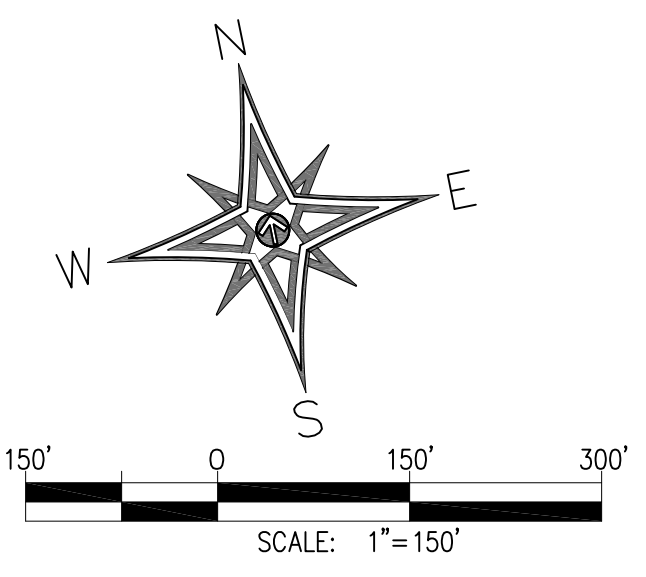


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VICINITY MAP
N.T.S.

SITE LEGEND	
	EXISTING PROPERTY LINE
	EXISTING R.O.W. LINE
	PROPOSED R.O.W. LINE
	PROPOSED LOT LINE
	PROPOSED 6-30 CURB & GUTTER
	EXISTING TREE LINE
	FLOODPLAIN BOUNDARY
	EXISTING STREAM
	STREAM & WETLANDS BUFFER
	PROPOSED CONTOUR



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MASTER PRELIMINARY PLAT MAPLE WOODS VILLAGE SEC C LOT 084127 06100 & LOT 084128 02301

ATOKA, TENNESSEE

DATE: 8/17/21
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MUNFORD DEVELOPMENT COMPANY
382 ATOKA McCLAUGHLIN DR. A.
ATOKA, TN 38004
PH: 901-837-3145
RB.: 903 PG.: 371 & 374
TAX MAP: 127 & 128
PARCEL ID: 061.00 & 023.01

LEPA JOB: 1150-04

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DATE: AUGUST 17, 2021

ZONED: R-2
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SHEET 6 OF 7

Ledford

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DRAINAGE AREA SUMMARY	
<u>PRE-DEVELOPMENT CONDITIONS</u>	
AREA = 75.00 ACRES	
CN = 74	
T _c = 30 min.	
Q ₂₅ = 238.53 cfs	
<u>POST-DEVELOPMENT CONDITIONS</u>	
AREA = 75.00 ACRES	
CN = 85	
T _c = 15 min.	
Q ₂₅ = 456.04 cfs	
ADDITIONAL OUTFLOW FROM POST-DEVELOPMENT = 217.51 cfs	
TOTAL ALLOWABLE 25-YR PEAK OUTFLOW = 238.53 cfs	

OWNER'S CERTIFICATE

I, MUNFORD DEVELOPMENT COMPANY, THE UNDERSIGNED OWNER OF THE PROPERTY SHOWN HEREON, HEREBY ADOPT THIS AS MY PLAN OF SUBDIVISION AND DEDICATE THE STREETS, EASEMENTS, RIGHTS-OF-WAY, RIGHTS OF ACCESS AS SHOWN AND ALL UTILITIES TO THE TOWN OF ATOKA FOREVER, AND HEREBY CERTIFY THAT I AM THE OWNER IN FEE SIMPLE, DULY AUTHORIZED SO TO ACT, AND THAT SAID PROPERTY IS UNENCUMBERED BY ANY TAXES THAT HAVE BECOME DUE AND PAYABLE.

SIGNATURE OF OWNER

CERTIFICATE OF ACCURACY OF SURVEY

I ROBERT LANCE LANIER HEREBY TO THE BEST OF MY (OUR) KNOWLEDGE AND BELIEF THAT THIS IS A TRUE AND ACCURATE SURVEY OF THE PROPERTY SHOWN HEREON; THAT THIS IS A CLASS 1 LAND SURVEY AS DEFINED IN TITLE 62, CHAPTER 18, TENNESSEE CODE ANNOTATED, AND THAT THE RATIO OF PRECISION IS GREATER THAN OR EQUAL TO 1:10,000. I (WE) FURTHER CERTIFY THAT THE SURVEY OF THE LANDS EMBRACED WITHIN SAID PLAT HAVE BEEN CORRECTLY MONUMENTED IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE TOWN OF ARLINGTON, TENNESSEE.

DATE REGISTERED SURVEYOR

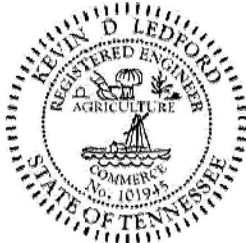


CERTIFICATE FOR ADEQUACY OF STORM DRAINAGE

I KEVIN D. LEDFORD, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL CIVIL ENGINEER, AND THAT I HAVE DESIGNED ALL STORM WATER DRAINAGE FOR THIS SUBDIVISION IN ACCORDANCE WITH THE ATOKA MUNICIPAL SUBDIVISION REGULATIONS TO ASSURE THAT IN MY PROFESSIONAL OPINION NEITHER SAID SUBDIVISION OR THE ADJOINING PROPERTIES WILL BE DAMAGED.

IN WITNESS WHEREOF, I, THE SAID KEVIN D. LEDFORD, PROFESSIONAL CIVIL ENGINEER, HEREUNTO SET OUT BY HAND AND AFFIX MY SEAL THIS DAY OF , 2021.

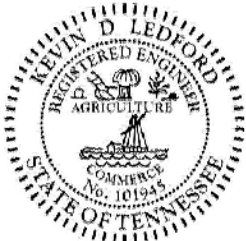
KEVIN D. LEDFORD
PROFESSIONAL CIVIL ENGINEER
STATE OF TENNESSEE
CERTIFICATE NO. 101945



CERTIFICATE OF ACCURACY OF ENGINEERING AND DESIGN

I KEVIN D. LEDFORD, PROFESSIONAL ENGINEER, HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE THAT THE PLANS, ENGINEERING AND DESIGNS GOVERNING THE CONSTRUCTION THIS SUBDIVISION ARE TRUE AND CORRECT, AND CONFORM TO THE REQUIREMENTS SET FOURTH IN THE ATOKA REGIONAL ZONING ORDINANCE.

DATE SIGNATURE



CERTIFICATE OF APPROVAL OF UTILITIES

I HEREBY CERTIFY: (1) THAT UTILITIES HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO SPECIFICATIONS, OR (2) THAT A SECURITY BOND IN THE AMOUNT OF \$ HAS BEEN POSTED WITH THE PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS FOR THIS SUBDIVISION, IN CASE OF DEFAULT.

DATE TOWN OR COUNTY ROAD ENGINEER OR OTHER APPROVING AGENT

CERTIFICATE OF APPROVAL OF STREETS

I HEREBY CERTIFY; (1) THAT THE STREETS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO SPECIFICATIONS, OR (2) THAT A SECURITY BOND IN THE AMOUNT OF \$ HAS BEEN POSTED WITH THE PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS FOR THIS SUBDIVISION, IN CASE OF DEFAULT.

DATE TOWN ENGINEER OR COUNTY ROAD ENGINEER OR OTHER APPROVING AGENT

CERTIFICATE OF APPROVAL FOR SUBDIVISION AND STREET NAMES

I, , DO HEREBY CERTIFY THAT I HAVE REVIEWED THE PROPOSED SUBDIVISION AND CERTIFY THAT THE NAME OF THE SUBDIVISION AND/OR NAME(S) OF THE STREET(S) WITHIN THIS PROPOSED SUBDIVISION DO NOT CONFLICT WITH OTHER SUBDIVISIONS AND STREET NAMES FOR EMERGENCY SERVICE PURPOSES.

DATE DIRECTOR OF 911 ADDRESSING

SURETY INSTRUMENT IN LIEU OF COMPLETED IMPROVEMENTS

A BOND SURETY INSTRUMENT IN THE AMOUNT OF \$ REQUIRED PRIOR TO PLANNING COMMISSION FINAL APPROVAL, FOR ROAD CONSTRUCTION CERTIFICATE RECEIVED ON FOR THE FINAL PLAT.

DATE SIGNATURE

STATE OF TENNESSEE, COUNTY OF TIPTON

BEFORE ME, THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR THE STATE AND COUNTY AFORESAID, DULY COMMISSIONED AND QUALIFIED PERSONALLY APPEARED , WITH WHOM I AM PERSONALLY ACQUAINTED AND WHO, UPON OATH ACKNOWLEDGED HIMSELF TO BE THE OWNER OF MAPLE WOODS VILLAGE, PHASE 1 AND HE AS SUCH OWNER EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE THEREIN CONTAINED BY SIGNING HIS NAME AS OWNER.

IN WITNESS WHEREOF, I HEREUNTO SET OUT BY HAND AND AFFIX MY SEAL THIS DAY OF , 2021.

(NOTARY PUBLIC)

MY COMMISSION EXPIRES:

CERTIFICATE OF APPROVAL OF WATER, SEWER AND DRAINAGE SYSTEM

I, , DO HEREBY CERTIFY THAT I HAVE REVIEWED THE WATER, SEWER, AND DRAINAGE SYSTEMS PLANS FOR THIS SUBDIVISION AND CERTIFY THAT THEY MEET THE REQUIREMENTS OF THE MUNICIPAL SUBDIVISION REGULATIONS AND TECHNICAL SPECIFICATIONS OF THE TOWN OF ATOKA AND ARE HEREBY APPROVED.

DATE PUBLIC WORKS SUPERVISOR

PLANNING COMMISSION CERTIFICATE OF APPROVAL OF THE FINAL PLAT

I, , DO HEREBY CERTIFY THAT THE ATOKA MUNICIPAL/REGIONAL PLANNING COMMISSION HAS APPROVED THIS FINAL PLAT OF SUBDIVISION FOR RECORDING.

DATE SECRETARY, ATOKA MUNICIPAL/REGIONAL PLANNING COMMISSION

GENERAL NOTES AND CONDITIONS

1. THERE IS A 15' UTILITY EASEMENT ALONG THE FRONT OF ALL LOTS IN THIS SUBDIVISION UNLESS NOTED OTHERWISE.
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 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 SPECIFICATIONS.
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. ALL STORMWATER DETENTION AREAS (DETENTION PONDS) WITHIN THE COMMON AREAS ARE PRIVATE AND ARE TO BE MAINTAINED BY THE HOME OWNER'S ASSOCIATION. ANY REQUIRED STRUCTURAL REPAIRS TO THE STORMWATER DETENTION AND MAINTENANCE OF THE CLUSTER BOXES SHALL BE THE RESPONSIBILITY OF THE HOA. ANY ALTERATIONS TO THE DETENTION PONDS MUST HAVE PRIOR APPROVAL BY THE TOWN OF ATOKA.
10. FINISH FLOOR ELEVATION SHOULD BE A MINIMUM OF 12" ABOVE THE TOP OF CURB ELEVATION.
11. STREET LIGHTING AND TRANSFORMER LOCATION SHALL BE COORDINATED BY THE DEVELOPER WITH SOUTHWEST TENNESSEE ELECTRIC CORPORATION.
12. CURB CUT LOCATIONS SHALL BE DETERMINED BY BUILDING AT THE TIME OF CONSTRUCTION. BUILDER SHALL SUBMIT A PLOT PLAN TO TOWN OF ATOKA FOR PERMITTING.
13. THE BUILDER SHALL ADHERE TO TREE PLANTING REQUIREMENTS AS SET FORTH IN THE ATOKA MUNICIPAL SUBDIVISION REGULATIONS UNDER ARTICLE IV SECTION L.3.
14. PROPOSED DETENTION POND TO BE CONSTRUCTED IN PHASE 1.

MAPLE WOODS VILLAGE OWNER TABLE			
LABEL#	OWNER NAME	PARCEL #	AREA
1	PICKARD, DANIEL	084128I A 00600	0.31 ACRES
2	JOLLY, MIKE	084128I A 00700	0.29 ACRES
3	KNIGHT, JOSHUA	084128I A 00800	0.24 ACRES
4	KOEHNE, RANDY	084128I A 00900	0.36 ACRES
5	TROXXEL ENTERPRISES	084128I A 01000	0.36 ACRES
6	COLLINS, TAMMY	084128I A 01100	0.40 ACRES
7	REBURN, SHANNON	084128I A 01200	0.34 ACRES
8	HIGGINS, JIMMY	084128I A 01300	0.35 ACRES
9	NUTT, DUSTIN	084128I A 01400	0.35 ACRES
10	JOHNSON, DAVID	084128I A 01500	0.35 ACRES
11	AVENT, PATRICIA	084128I A 03400	0.39 ACRES
12	WHATLEY, MATTHEW	084128I A 03500	0.38 ACRES
13	DENNIS, SHANNON	084128I A 03600	0.38 ACRES

Line Table		
Line #	Length	Direction
L1	181.101	S16° 04' 22.28"E
L2	29.022	S67° 24' 08.37"W
L3	124.000	S27° 26' 25.28"E
L4	90.000	S87° 33' 50.28"E
L5	46.150	N2° 26' 09.72"E
L6	180.000	S87° 33' 50.28"E
L7	82.719	N78° 42' 15.72"E
L8	17.821	N78° 42' 15.72"E
L9	108.000	S85° 45' 21.28"E
L10	60.307	N86° 59' 14.24"E
L11	140.189	S85° 41' 45.54"E
L12	8.601	S15° 47' 37.54"E
L13	25.000	S85° 47' 10.29"E
L14	14.946	S85° 47' 10.29"E
L15	43.343	S2° 25' 33.43"W
L16	42.537	S7° 36' 00.83"W
L17	15.057	S4° 12' 19.88"W
L18	12.760	S64° 57' 23.84"W

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MASTER PRELIMINARY PLAT
MAPLE WOODS VILLAGE SEC C
LOT 084127 06100 &
LOT 084128 02301

ATOKA, TENNESSEE

AREA: 75.00 ACRES ZONED: R-2
TOTAL LOTS: 169 SCALE: N/A
DATE: AUGUST 17, 2021 SHEET 7 OF 7

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Z:\1150\04 Maple Village CONSTRUCTION DRAWINGS\PHASE 1\F-1 PRELIMINARY PLAT - PHASE 1.dwg

Parcel Table	
Parcel #	Area (S.F.)
1	12,213
2	13,300
3	14,398
4	14,708
5	12,856
6	21,690
7	21,187
8	15,334
9	15,334
10	15,334
11	15,334
12	15,334
13	15,334
14	14,705
15	15,334
16	15,334
17	15,334
18	15,334
19	15,334
20	9,709

Parcel Table	
Parcel #	Area (S.F.)
21	12,164
22	9,375
23	18,120
24	16,264
25	13,887
26	9,375
27	9,688
28	11,646
29	9,375
30	9,375
31	9,375
32	9,375
33	9,375
34	9,375
35	9,375
36	9,375
37	9,375
38	9,375
39	9,375
40	9,375

Parcel Table	
Parcel #	Area (S.F.)
41	9,375
42	9,375
43	9,375
44	9,375
45	15,811
46	15,260
47	9,375
48	9,375
49	9,375
50	9,375
51	9,375
52	9,375
53	9,375
54	9,375
55	9,420
56	9,375
57	9,375
58	9,375
59	9,375
60	9,375

Parcel Table	
Parcel #	Area (S.F.)
61	9,375
62	9,375
63	11,262
64	14,115
65	13,356
66	9,786
67	9,661
68	10,070
69	17,567
70	20,555
71	12,443
72	21,719
73	14,406
74	16,336

CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD
C1	6.34'	250.00'	1.45'	S66°40'34"W
C2	76.51'	250.00'	17.53'	S57°10'58"W
C3	68.82'	250.00'	15.77'	S40°31'45"W
C4	69.50'	250.00'	15.93'	S24°40'42"W
C5	45.35'	250.00'	10.39'	S11°31'00"W
C6	12.14'	200.00'	3.48'	S8°03'29"W
C7	118.51'	200.00'	33.95'	S26°46'19"W
C8	239.87'	225.00'	61.08'	S36°51'40"W
C9	82.57'	200.00'	23.65'	S55°34'30"W
C10	23.03'	25.00'	52.79'	S28°49'46"W
C11	61.56'	50.00'	70.55'	S19°56'55"W
C12	38.62'	50.00'	44.25'	S37°27'02"E
C13	42.74'	50.00'	48.97'	S84°03'42"E
C14	34.67'	50.00'	39.73'	N51°35'12"E
C15	56.18'	50.00'	64.38'	N0°28'08"W
C16	7.10'	50.00'	8.14'	N36°43'43"W
C17	18.86'	25.00'	43.22'	N19°11'10"W
C18	18.06'	200.00'	5.17'	S5°00'47"W
C19	40.19'	25.00'	92.11'	S39°43'59"E
C20	38.35'	25.00'	87.89'	S50°16'01"W

CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD
C21	15.38'	50.00'	17.63'	S15°07'58"W
C22	13.04'	50.00'	14.95'	S31°25'11"W
C23	44.34'	39.00'	65.15'	S6°19'11"W
C24	22.72'	50.00'	26.04'	S13°14'10"E
C25	5.71'	50.00'	6.54'	S3°03'03"W
C26	40.19'	25.00'	92.11'	S39°43'59"E
C27	39.89'	26.00'	87.89'	S50°16'01"W
C28	39.27'	25.00'	90.00'	S51°19'11"W
C29	21.03'	25.00'	48.19'	S17°46'30"E
C30	125.06'	50.00'	143.31'	S29°47'00"W
C31	34.34'	50.00'	39.35'	N58°53'22"W
C32	19.40'	25.00'	44.47'	N61°26'52"W

DATE: 8/17/21

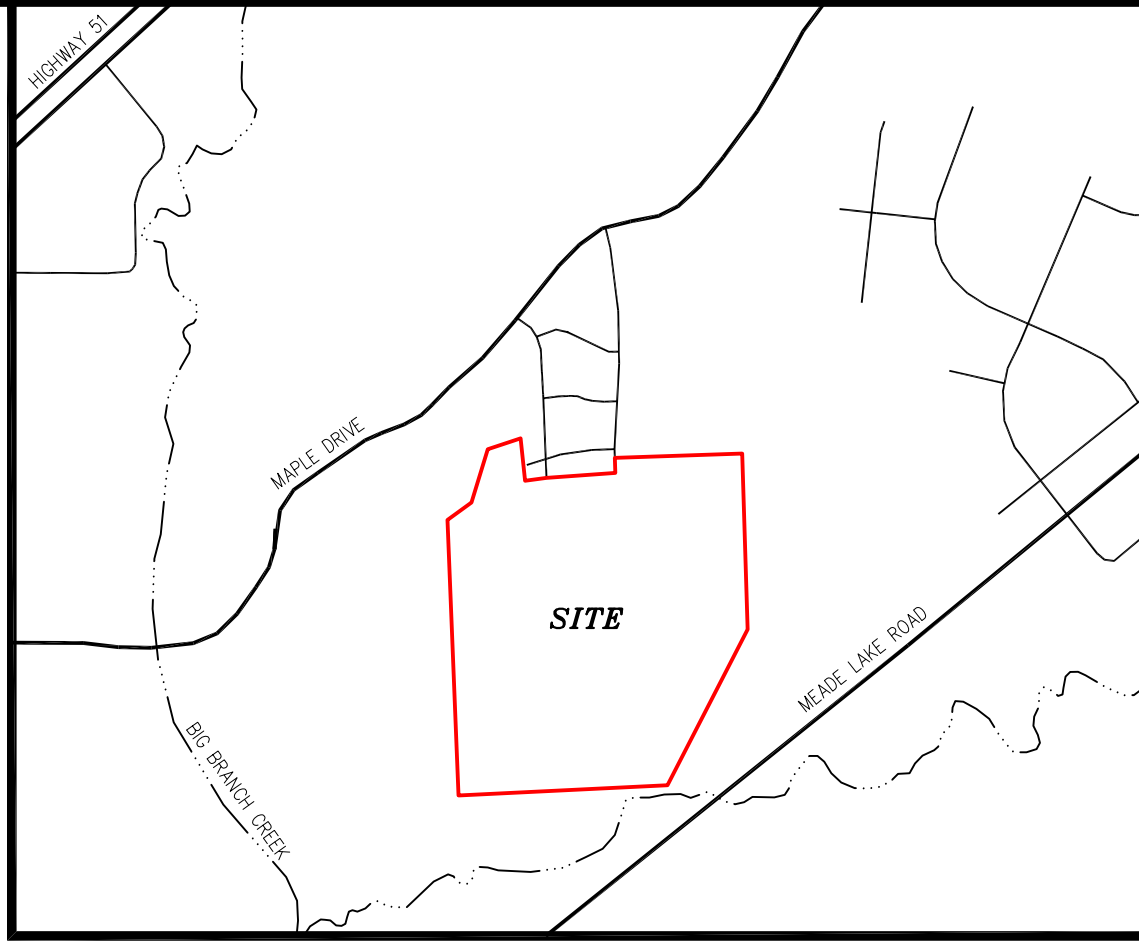
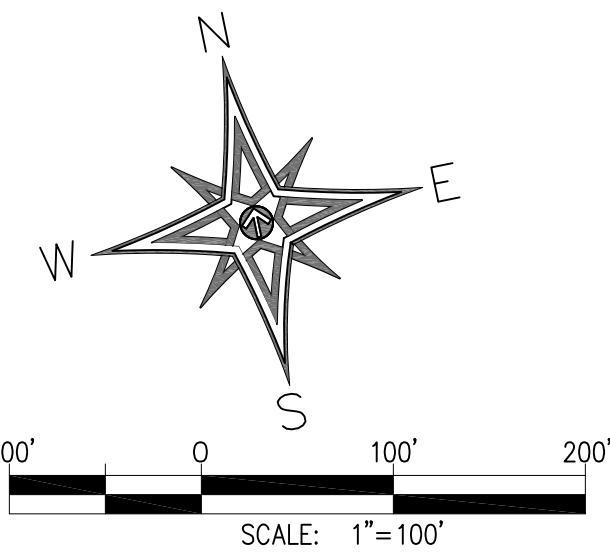
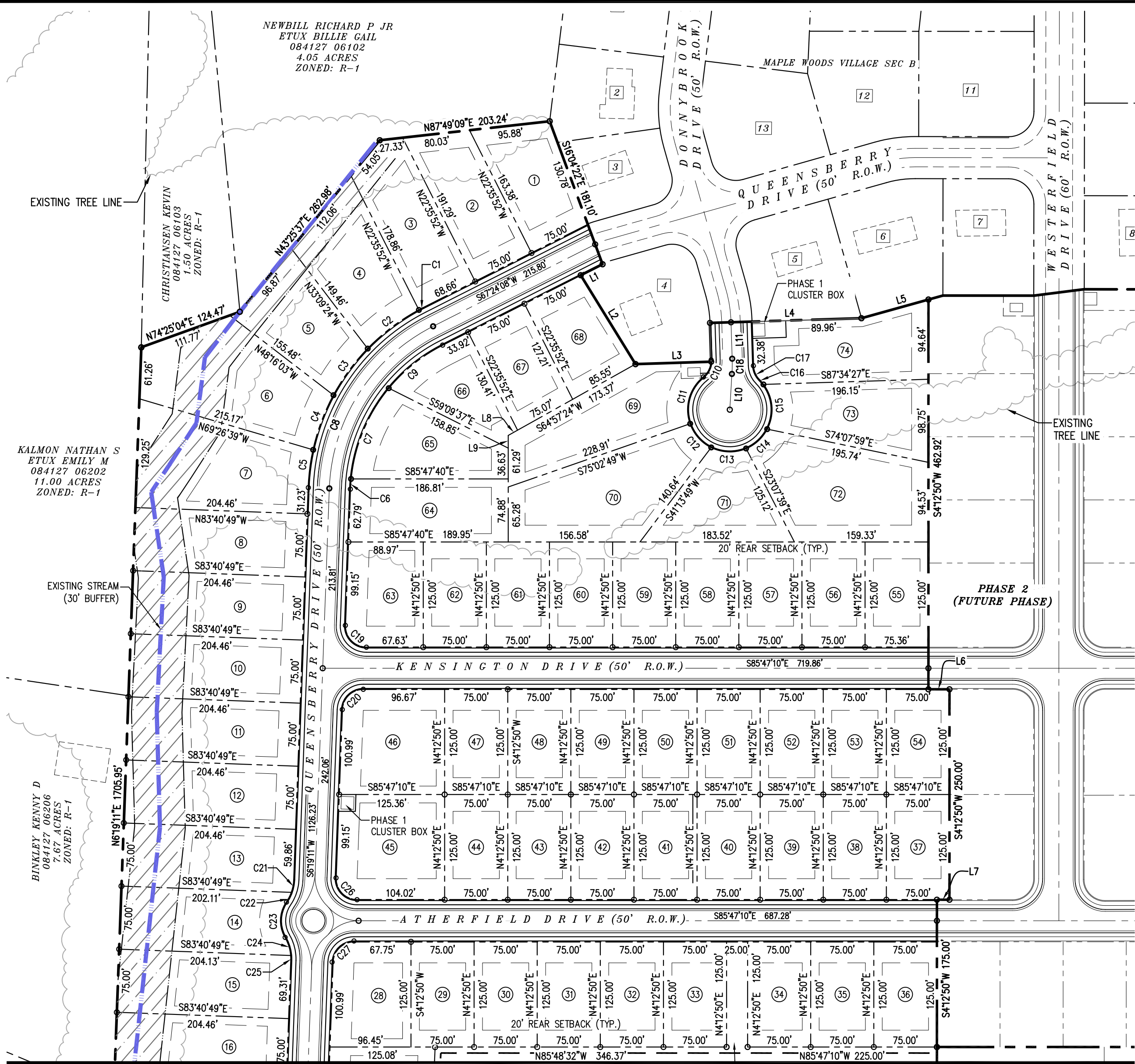
OWNER/DEVELOPER:
MUNFORD DEVELOPMENT COMPANY
382 ATOKA McCLAUGHLIN DR. A.
ATOKA, TN 38004
PH: 901-837-3145
RB: 903 P.B.: 371 & 374
TAX MAP: 127 & 128
PARCEL ID: 061.00 & 023.01

LEPA JOB: 1150-04

AREA: 41.71 ACRES
TOTAL LOTS: 74
DATE: AUGUST 17, 2021

ZONED: R-2
SCALE: 1"=100'
SHEET 1 OF 5

Ledford
Engineering • Planning • Architecture
5567 Commander Drive, Suite 105, Arlington, TN 38002
phone: 901.867.5220 fax: 901.867.5331



VICINITY MAP
N.T.S.

LINE TABLE		
Line #	Length	Direction
L1	29.022	S67° 24' 08.37"W
L2	124.000	S27° 26' 25.28"E
L3	90.000	S87° 33' 50.28"E
L4	180.000	S87° 33' 50.28"E
L5	82.719	N78° 42' 15.72"E
L6	25.000	S85° 47' 10.29"E
L7	14.946	S85° 47' 10.29"E
L8	12.760	S64° 57' 23.84"W
L9	15.057	S4° 12' 19.88"W
L10	42.537	S7° 36' 00.83"W
L11	43.343	S2° 25' 33.43"W

SITE LEGEND	
	EXISTING PROPERTY LINE
	EXISTING R.O.W. LINE
	PROPOSED R.O.W. LINE
	PROPOSED LOT LINE
	PROPOSED 6-30 CURB & GUTTER
	EXISTING TREE LINE
	FLOODPLAIN BOUNDARY
	EXISTING STREAM
	STREAM & WETLANDS BUFFER
	WETLANDS
	STREAM BUFFER ZONE
	WETLAND BUFFER ZONE
	WETLAND AREA TO BE REMOVED
	CONSERVATION AREA
	FLOODPLAIN ZONE
	STORMWATER DETENTION

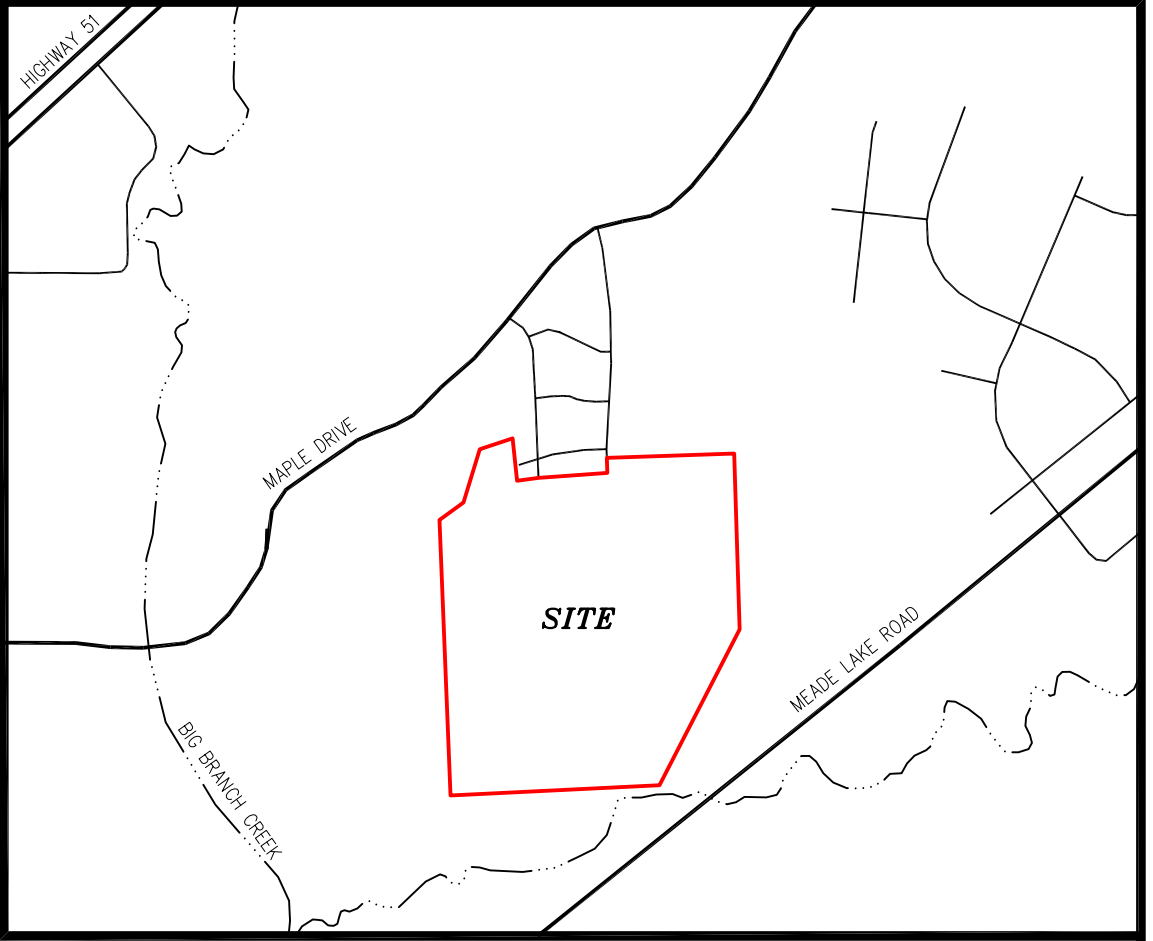
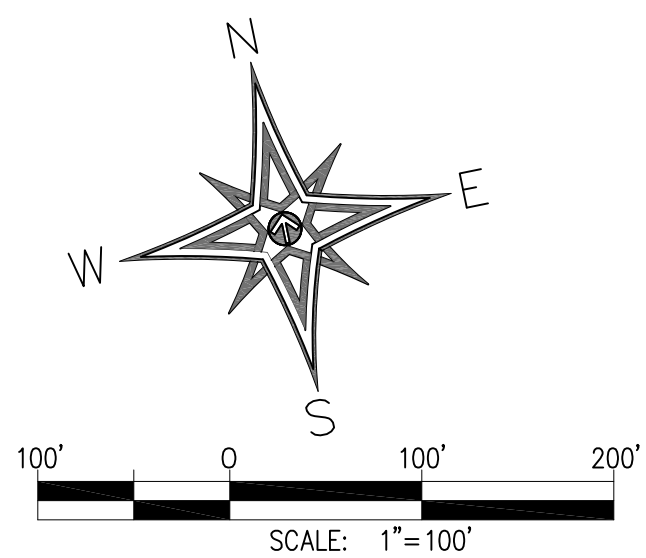
A PORTION OF THIS
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HAZARD ZONE PER
FEMA MAP
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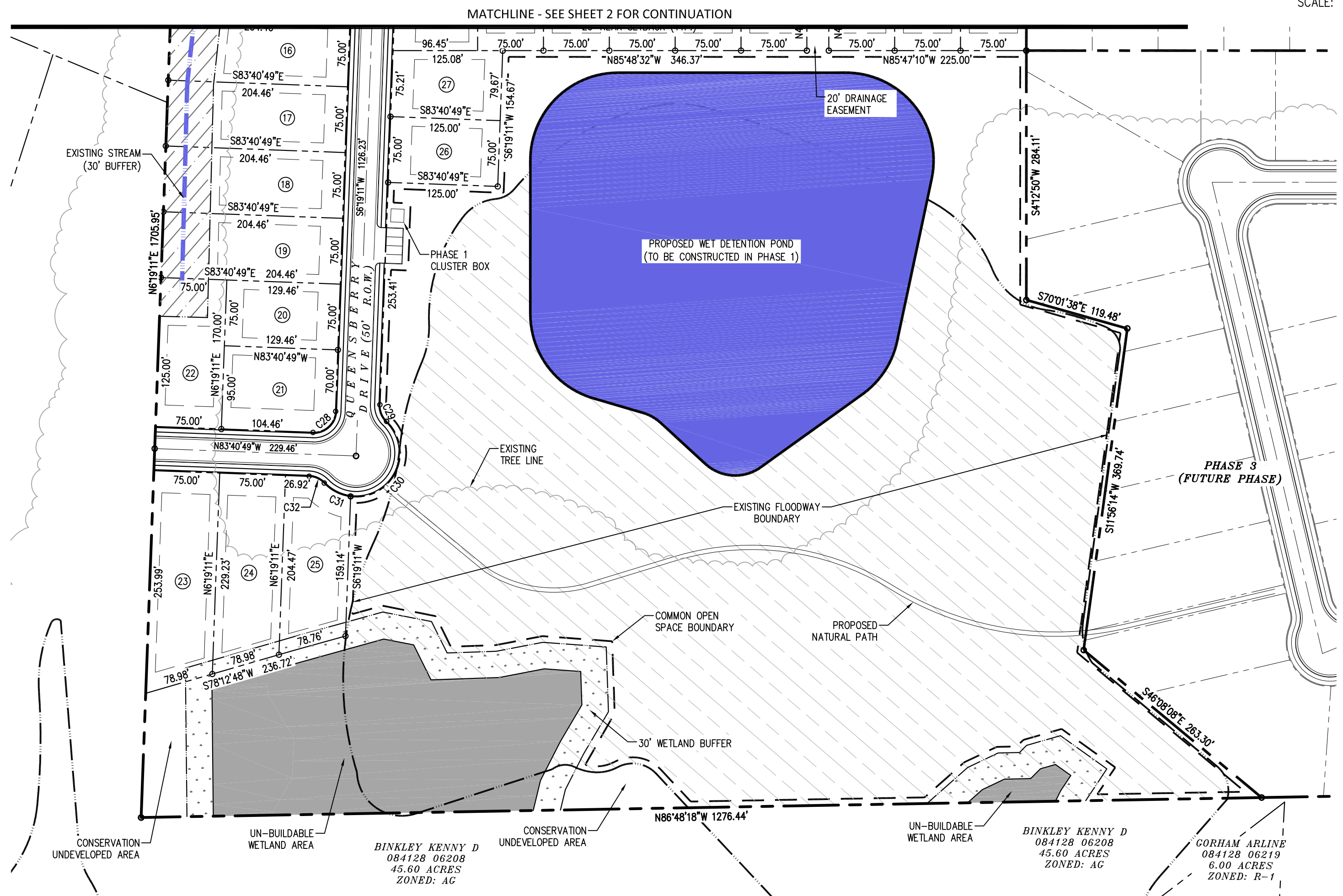
CONSULT ATOKA MUNICIPAL
ZONING ORDINANCE AND
SUBDIVISION REGULATIONS FOR
FURTHER RESTRICTIONS WHICH MAY
APPLY.

PRELIMINARY PLAT MAPLE WOODS VILLAGE SEC C PHASE 1 ATOKA, TENNESSEE

SITE LEGEND			
	EXISTING PROPERTY LINE		WETLANDS
	EXISTING R.O.W. LINE		CONSERVATION AREA
	PROPOSED R.O.W. LINE		STREAM BUFFER ZONE
	PROPOSED LOT LINE		FLOODPLAIN ZONE
	PROPOSED 6-30 CURB & GUTTER		WETLAND BUFFER ZONE
	EXISTING TREE LINE		STORMWATER DETENTION
	FLOODPLAIN BOUNDARY		WETLAND AREA TO BE REMOVED
	EXISTING STREAM		
	STREAM & WETLANDS BUFFER		



VICINITY MAP
N.T.S.



LINE TABLE		
Line #	Length	Direction
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L8	12.760	S64° 57' 23.84"W
L9	15.057	S4° 12' 19.88"W
L10	42.537	S7° 36' 00.83"W
L11	43.343	S2° 25' 33.43"W

Parcel Table	
Parcel #	Area (S.F.)
1	12,213
2	13,300
3	14,398
4	14,708
5	12,856
6	21,690
7	21,187
8	15,334
9	15,334
10	15,334
11	15,334
12	15,334
13	15,334
14	14,705
15	15,334
16	15,334
17	15,334
18	15,334
19	15,334
20	9,709

Parcel Table	
Parcel #	Area (S.F.)
21	12,164
22	9,375
23	18,120
24	16,264
25	13,887
26	9,375
27	9,688
28	11,646
29	9,375
30	9,375
31	9,375
32	9,375
33	9,375
34	9,375
35	9,375
36	9,375
37	9,375
38	9,375
39	9,375
40	9,375

Parcel Table	
Parcel #	Area (S.F.)
41	9,375
42	9,375
43	9,375
44	9,375
45	15,811
46	15,260
47	9,375
48	9,375
49	9,375
50	9,375
51	9,375
52	9,375
53	9,375
54	9,375
55	9,420
56	9,375
57	9,375
58	9,375
59	9,375
60	9,375

Parcel Table	
Parcel #	Area (S.F.)
61	9,375
62	9,375
63	11,262
64	14,115
65	13,356
66	9,786
67	9,661
68	10,070
69	17,567
70	20,555
71	12,443
72	21,719
73	14,406
74	16,336

CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD
C1	6.34'	250.00'	1.45'	S66°40'34"W
C2	76.51'	250.00'	17.53'	S57°10'58"W
C3	68.82'	250.00'	15.77'	S40°31'45"W
C4	69.50'	250.00'	15.93'	S24°40'42"W
C5	45.35'	250.00'	10.39'	S11°31'00"W
C6	12.14'	200.00'	3.48'	S8°03'29"W
C7	118.51'	200.00'	33.95'	S26°46'19"W
C8	239.87'	225.00'	61.08'	S36°51'40"W
C9	82.57'	200.00'	23.65'	S55°34'30"W
C10	23.03'	25.00'	52.79'	S28°49'46"W
C11	61.56'	50.00'	70.55'	S19°56'55"W
C12	38.62'	50.00'	44.25'	S37°27'02"E
C13	42.74'	50.00'	48.97'	S84°03'42"E
C14	34.67'	50.00'	39.73'	N51°35'12"E
C15	56.18'	50.00'	64.38'	N0°28'08"W
C16	7.10'	50.00'	8.14'	N36°43'43"W
C17	18.86'	25.00'	43.22'	N19°11'10"W
C18	18.06'	200.00'	5.17'	S5°00'47"W
C19	40.19'	25.00'	92.11'	S39°43'59"E
C20	38.35'	25.00'	87.89'	S50°16'01"W

CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD
C21	15.38'	50.00'	17.63'	S15°07'58"W
C22	13.04'	50.00'	14.95'	S31°25'11"W
C23	44.34'	39.00'	65.15'	S8°19'11"W
C24	22.72'	50.00'	26.04'	S13°14'10"E
C25	5.71'	50.00'	6.54'	S3°03'03"W
C26	40.19'	25.00'	92.11'	S39°43'59"E
C27	39.89'	26.00'	87.89'	S50°16'01"W
C28	39.27'	25.00'	90.00'	S51°19'11"W
C29	21.03'	25.00'	48.19'	S17°46'30"E
C30	125.06'	50.00'	143.31'	S29°47'00"W
C31	34.34'	50.00'	39.35'	N58°53'22"W
C32	19.40'	25.00'	44.47'	N61°26'52"W

A PORTION OF THIS PROPERTY IS LOCATED IN A SPECIAL FLOOD HAZARD ZONE PER FEMA MAP 47167C0320G WITH AN EFFECTIVE DATE OF 05/04/2009.

MIN. LOT SIZE - 8,000 SQ.FT.
MIN. LOT WIDTH - 75 FT.
MIN. FRONT YARD - 25 FT.
MIN. SIDE YARD - 10 FT.
MIN. REAR YARD - 20 FT.

CONSULT ATOKA MUNICIPAL ZONING ORDINANCE AND SUBDIVISION REGULATIONS FOR FURTHER RESTRICTIONS WHICH MAY APPLY.

PRELIMINARY PLAT MAPLE WOODS VILLAGE SEC C PHASE 1 ATOKA, TENNESSEE

DATE: 8/17/21
OWNER/DEVELOPER:
MUNFORD DEVELOPMENT COMPANY
382 ATOKA McCLAUGHLIN DR. A.
ATOKA, TN 38004
PH: 901-837-3145
RB: 903 P.B.: 371 & 374
TAX MAP: 127 & 128
PARCEL ID: 061.00 & 023.01
LEPA JOB: 1150-04

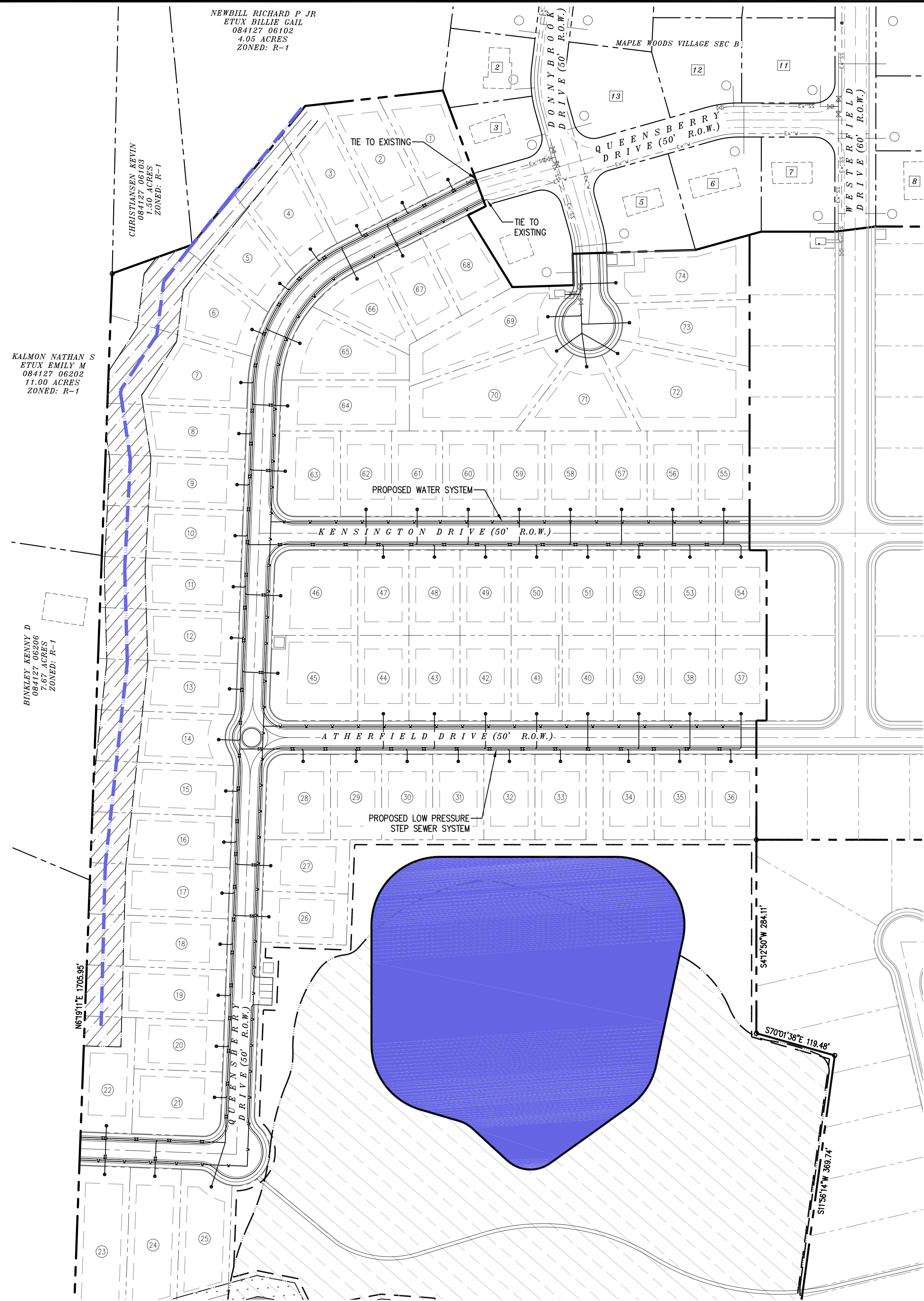
AREA: 41.71 ACRES
TOTAL LOTS: 74
DATE: AUGUST 17, 2021
ZONED: R-2
SCALE: 1"=100'
SHEET 2 OF 5

Ledford

Engineering • Planning • Architecture

5567 Commander Drive, Suite 105, Arlington, TN 38002
phone: 901.867.5220 fax: 901.867.5331

Z:\1150\04 Maple Village\CONSTRUCTION DRAWINGS\PHASE 1\F-1 PRELIMINARY PLAT - PHASE 1.dwg

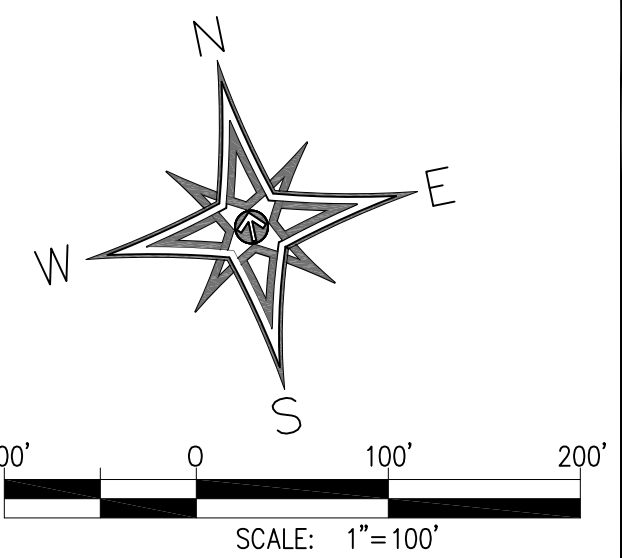


NEWBILL RICHARD P JR
ETUX BILLIE GAIL
084127 06102
4.05 ACRES
ZONED: R-1

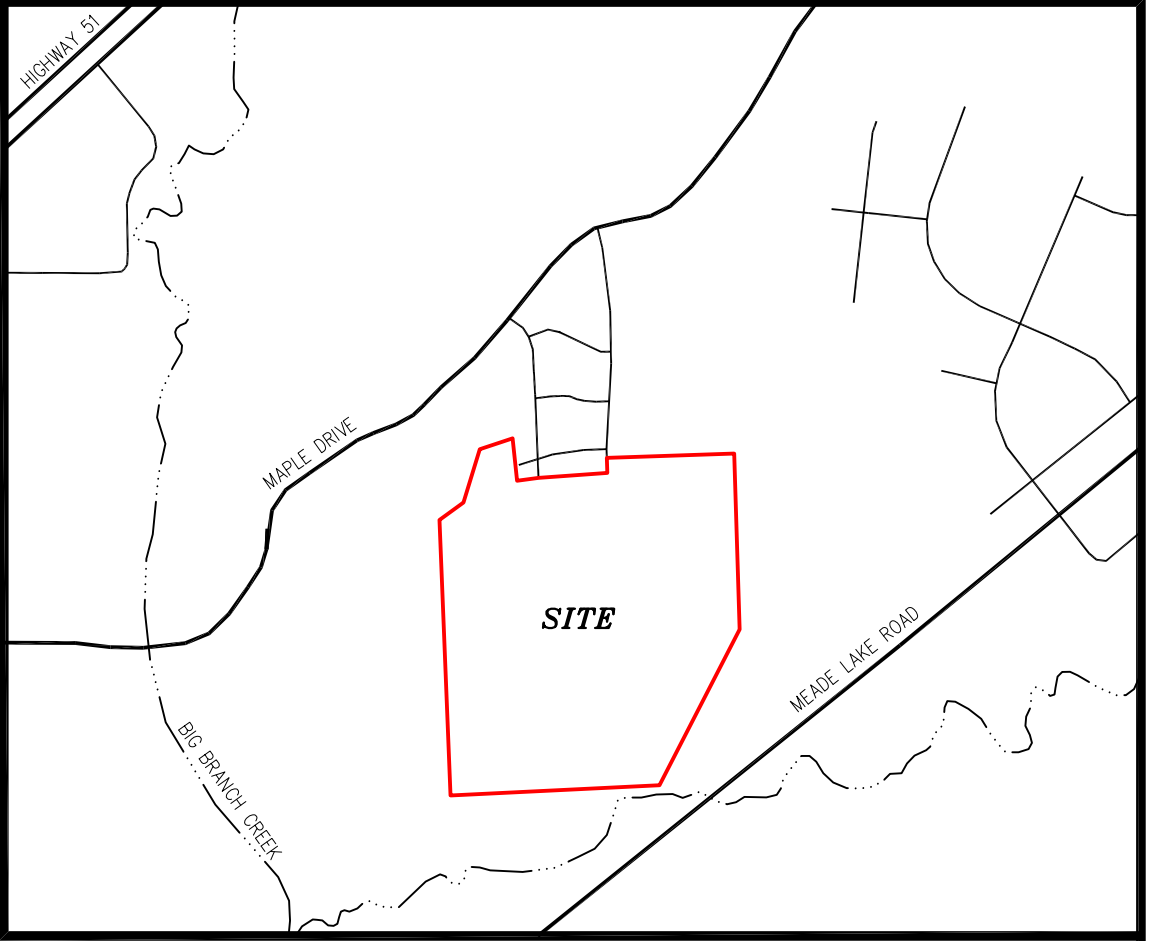
CHRISTIANSEN KEVIN
084127 06103
5.00 ACRES
ZONED: R-1

KALMON NATHAN S
ETUX EMILY M
084127 06202
11.00 ACRES
ZONED: R-1

BINKLEY KENNY D
084127 06206
2.67 ACRES
ZONED: R-1



SITE LEGEND	
---	EXISTING PROPERTY LINE
---	EXISTING R.O.W. LINE
---	PROPOSED R.O.W. LINE
---	PROPOSED LOT LINE
---	PROPOSED 6-30 CURB & GUTTER
---	FLOODPLAIN BOUNDARY
---	EXISTING STREAM
---	STREAM & WETLANDS BUFFER
SS	PROPOSED SEWER
W	PROPOSED WATER



VICINITY MAP
N.T.S.

WATER NOTES:

1. ALL WATER MAINS TO BE CLASS 200 PVC.
2. ALL FITTINGS TO BE MECHANICAL JOINT FITTINGS.
3. DEVELOPER RESPONSIBLE FOR WATER SERVICE LINES (3/4" COPPER) AND METER BOX.
4. ALL CONSTRUCTION TO MEET OR EXCEED TOWN OF ATOKA STANDARD SPECIFICATIONS.
5. ALL MAIN LINE VALVES TO BE IN PAVEMENT AREA OF STREETS.
6. SEE FIRE HYDRANT DETAIL FOR LOCATION OF FIRE HYDRANTS ON LOTS.
7. PLACE VALVE AT BACK OF CURB WITH CONCRETE COLLAR AS INDICATED.

SEWER NOTES:

1. THE SANITARY SEWER SYSTEM SHALL BE A LOW PRESSURE STEP SANITARY SEWER SYSTEM.
2. SEWER TAPS TO BE LOCATED NEAR CENTER OF EACH LOT OR AS REQUIRED FOR DRIVE WAY CONNECTIONS.
3. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THE CITY OF ATOKA STANDARD SPECIFICATIONS.
4. ALL SEWER LINES TO BE PVC, CLASS 200.
5. MINIMUM DEPTH OF THREE (3) FEET ON PRESSURE LINES AND FORCE MAINS.
6. ALL LINES TO BE TESTED AT 120 PSI.
7. ALL SERVICES LINES TO BE 4" PVC, SCHEDULE 40.
8. INSTALL SEWER LINES WITH 12 GAGE INSOLATED COPPER WIRE FOR TONING.
9. ALL CHECK VALVES MUST BE STAINLESS CHECK VALVES.

A PORTION OF THIS
PROPERTY IS LOCATED
IN A SPECIAL FLOOD
HAZARD ZONE PER
FEMA MAP
47167C0320G WITH AN
EFFECTIVE DATE OF
05/04/2009.

MIN. LOT SIZE - 8,000 SQ.FT.
MIN. LOT WIDTH - 75 FT.
MIN. FRONT YARD - 25 FT.
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CONSULT ATOKA MUNICIPAL
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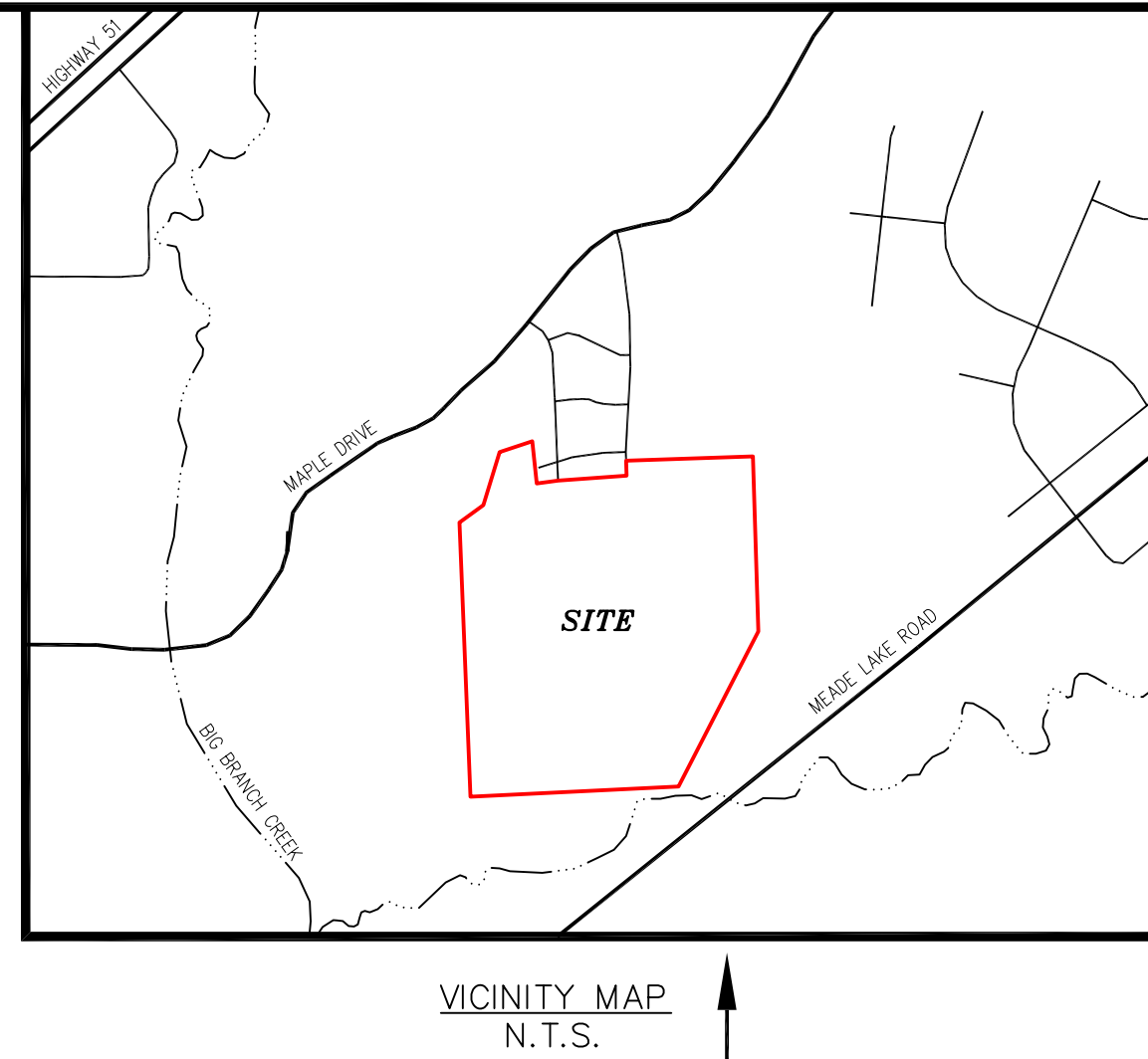
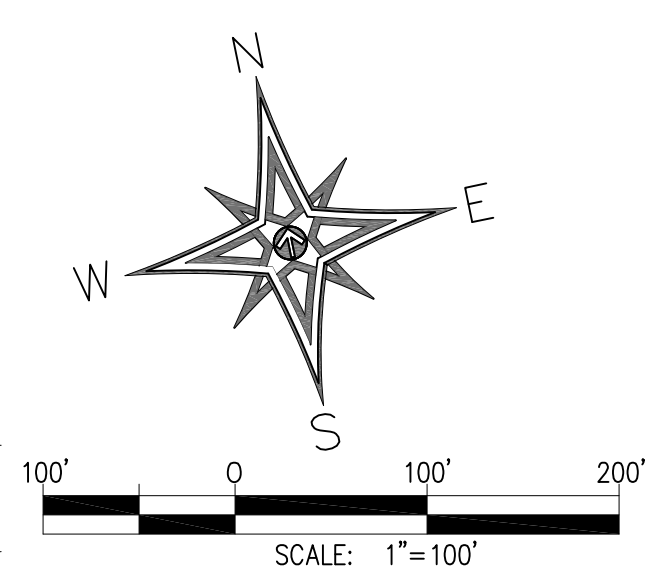
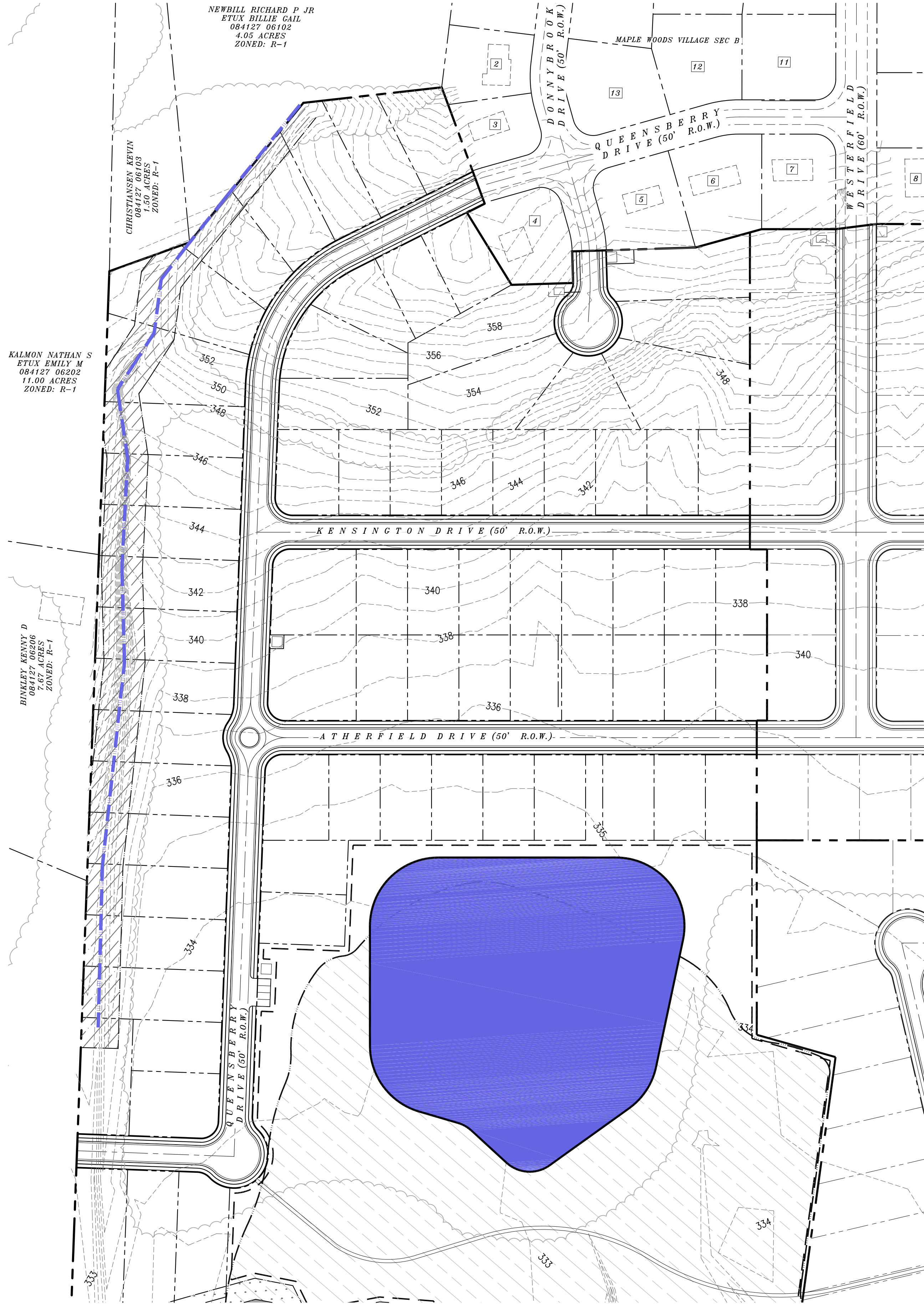
**PRELIMINARY PLAT
MAPLE WOODS VILLAGE SEC C
PHASE 1
ATOKA, TENNESSEE**

DATE: 8/17/21
OWNER/DEVELOPER:
MUNFORD DEVELOPMENT COMPANY
382 ATOKA McCLAUGHLIN DR. A.
ATOKA, TN 38004
PH: 901-837-3145
RB: 903 P.B.: 371 & 374
TAX MAP: 127 & 128
PARCEL ID: 061.00 & 023.01
LEPA JOB: 1150-04

AREA: 41.71 ACRES
TOTAL LOTS: 74
DATE: AUGUST 17, 2021
ZONED: R-2
SCALE: 1"=100'
SHEET 3 OF 5

Ledford
Engineering • Planning • Architecture
5567 Commander Drive, Suite 105, Arlington, TN 38002
phone: 901.867.5220 fax: 901.867.5331

Z:\1150\04 Maple Village\CONSTRUCTION DRAWINGS\PHASE 1\F-1 PRELIMINARY PLAT - PHASE 1.dwg



DRAINAGE AREA SUMMARY
PRE-DEVELOPMENT CONDITIONS
AREA = 75.00 ACRES
CN = 74
T _c = 30 min.
Q ₂₅ = 238.53 cfs
POST-DEVELOPMENT CONDITIONS
AREA = 75.00 ACRES
CN = 85
T _c = 15 min.
Q ₂₅ = 456.04 cfs
ADDITIONAL OUTFLOW FROM POST-DEVELOPMENT = 217.51 cfs
TOTAL ALLOWABLE 25-YR PEAK OUTFLOW = 238.53 cfs

SITE LEGEND	
	EXISTING PROPERTY LINE
	EXISTING R.O.W. LINE
	PROPOSED R.O.W. LINE
	PROPOSED LOT LINE
	PROPOSED 6-30 CURB & GUTTER
	EXISTING TREE LINE
	FLOODPLAIN BOUNDARY
	EXISTING STREAM
	STREAM & WETLANDS BUFFER
	PROPOSED CONTOUR

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PH: 901-837-3145
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TAX MAP: 127 & 128
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ZONED: R-2
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SHEET 4 OF 5

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Z:\1150\--04 Maple Village\CONSTRUCTION DRAWINGS\PHASE 1\F-1 PRELIMINARY PLAT - PHASE 1.dwg

OWNER’S CERTIFICATE

I, OAKCREEK DEVELOPMENT LLC, THE UNDERSIGNED OWNER OF THE PROPERTY SHOWN HEREON, HEREBY ADOPT THIS AS MY PLAN OF SUBDIVISION AND DEDICATE THE STREETS, EASEMENTS, RIGHTS-OF-WAY, RIGHTS OF ACCESS AS SHOWN AND ALL UTILITIES TO THE TOWN OF ATOKA FOREVER, AND HEREBY CERTIFY THAT I AM THE OWNER IN FEE SIMPLE, DULY AUTHORIZED SO TO ACT, AND THAT SAID PROPERTY IS UNENCUMBERED BY ANY TAXES THAT HAVE BECOME DUE AND PAYABLE.

SIGNATURE OF OWNER

CERTIFICATE OF ACCURACY OF SURVEY

I ROBERT LANCE LANIER HEREBY TO THE BEST OF MY (OUR) KNOWLEDGE AND BELIEF THAT THIS IS A TRUE AND ACCURATE SURVEY OF THE PROPERTY SHOWN HEREON; THAT THIS IS A CLASS 1 LAND SURVEY AS DEFINED IN TITLE 62, CHAPTER 18, TENNESSEE CODE ANNOTATED, AND THAT THE RATIO OF PRECISION IS GREATER THAN OR EQUAL TO 1:10,000. I (WE) FURTHER CERTIFY THAT THE SURVEY OF THE LANDS EMBRACED WITHIN SAID PLAT HAVE BEEN CORRECTLY MONUMENTED IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE TOWN OF ARLINGTON, TENNESSEE.

DATE
REGISTERED SURVEYOR



CERTIFICATE FOR ADEQUACY OF STORM DRAINAGE

I KEVIN D. LEDFORD , DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL CIVIL ENGINEER, AND THAT I HAVE DESIGNED ALL STORM WATER DRAINAGE FOR THIS SUBDIVISION IN ACCORDANCE WITH THE ATOKA MUNICIPAL SUBDIVISION REGULATIONS TO ASSURE THAT IN MY PROFESSIONAL OPINION NEITHER SAID SUBDIVISION OR THE ADJOINING PROPERTIES WILL BE DAMAGED.

IN WITNESS WHEREOF, I, THE SAID KEVIN D. LEDFORD, PROFESSIONAL CIVIL ENGINEER, HEREUNTO SET OUT BY HAND AND AFFIX MY SEAL THIS _____ DAY OF _____, 2021.

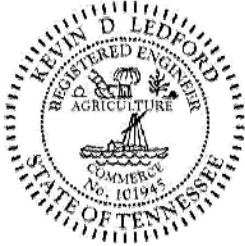
KEVIN D. LEDFORD
PROFESSIONAL CIVIL ENGINEER
STATE OF TENNESSEE
CERTIFICATE NO. 101945



CERTIFICATE OF ACCURACY OF ENGINEERING AND DESIGN

I KEVIN D. LEDFORD, PROFESSIONAL ENGINEER, HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE THAT THE PLANS, ENGINEERING AND DESIGNS GOVERNING THE CONSTRUCTION THIS SUBDIVISION ARE TRUE AND CORRECT, AND CONFORM TO THE REQUIREMENTS SET FOURTH IN THE ATOKA REGIONAL ZONING ORDINANCE.

DATE
SIGNATURE



CERTIFICATE OF APPROVAL OF UTILITIES

I HEREBY CERTIFY: (1) THAT UTILITIES HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO SPECIFICATIONS, OR (2) THAT A SECURITY BOND IN THE AMOUNT OF \$ _____ HAS BEEN POSTED WITH THE PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS FOR THIS SUBDIVISION, IN CASE OF DEFAULT.

DATE
TOWN OR COUNTY ROAD ENGINEER OR
OTHER APPROVING AGENT

CERTIFICATE OF APPROVAL OF STREETS

I HEREBY CERTIFY; (1) THAT THE STREETS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO SPECIFICATIONS, OR (2) THAT A SECURITY BOND IN THE AMOUNT OF \$ _____ HAS BEEN POSTED WITH THE PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS FOR THIS SUBDIVISION, IN CASE OF DEFAULT.

DATE
TOWN ENGINEER OR COUNTY ROAD ENGINEER
OR OTHER APPROVING AGENT

CERTIFICATE OF APPROVAL FOR SUBDIVISION AND STREET NAMES

I, _____, DO HEREBY CERTIFY THAT I HAVE REVIEWED THE PROPOSED SUBDIVISION AND CERTIFY THAT THE NAME OF THE SUBDIVISION AND/OR NAME(S) OF THE STREET(S) WITHIN THIS PROPOSED SUBDIVISION DO NOT CONFLICT WITH OTHER SUBDIVISIONS AND STREET NAMES FOR EMERGENCY SERVICE PURPOSES.

DATE
DIRECTOR OF 911 ADDRESSING

SURETY INSTRUMENT IN LIEU OF COMPLETED IMPROVEMENTS

A BOND SURETY INSTRUMENT IN THE AMOUNT OF \$ _____ REQUIRED PRIOR TO PLANNING COMMISSION FINAL APPROVAL, FOR ROAD CONSTRUCTION CERTIFICATE RECEIVED ON _____ FOR THE FINAL PLAT.

DATE
SIGNATURE

STATE OF TENNESSEE, COUNTY OF TIPTON

BEFORE ME, THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR THE STATE AND COUNTY AFORESAID, DULY COMMISSIONED AND QUALIFIED PERSONALLY APPEARED _____, WITH WHOM I AM PERSONALLY ACQUAINTED AND WHO, UPON OATH ACKNOWLEDGED HIMSELF TO BE THE OWNER OF MAPLE WOODS VILLAGE, PHASE 1 AND HE AS SUCH OWNER EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE THEREIN CONTAINED BY SIGNING HIS NAME AS OWNER.

IN WITNESS WHEREOF, I HEREUNTO SET OUT BY HAND AND AFFIX MY SEAL THIS _____ DAY OF _____, 2021.

(NOTARY PUBLIC)

MY COMMISSION EXPIRES: _____

CERTIFICATE OF APPROVAL OF WATER, SEWER AND DRAINAGE SYSTEM

I, _____, DO HEREBY CERTIFY THAT I HAVE REVIEWED THE WATER, SEWER, AND DRAINAGE SYSTEMS PLANS FOR THIS SUBDIVISION AND CERTIFY THAT THEY MEET THE REQUIREMENTS OF THE MUNICIPAL SUBDIVISION REGULATIONS AND TECHNICAL SPECIFICATIONS OF THE TOWN OF ATOKA AND ARE HEREBY APPROVED.

DATE
PUBLIC WORKS SUPERVISOR

PLANNING COMMISSION CERTIFICATE OF APPROVAL OF THE FINAL PLAT

I, _____, DO HEREBY CERTIFY THAT THE ATOKA MUNICIPAL/REGIONAL PLANNING COMMISSION HAS APPROVED THIS FINAL PLAT OF SUBDIVISION FOR RECORDING.

DATE
SECRETARY, ATOKA MUNICIPAL/REGIONAL PLANNING COMMISSION

MAPLE WOODS VILLAGE OWNER TABLE			
LABEL#	OWNER NAME	PARCEL #	AREA
1	PICKARD, DANIEL	084128I A 00600	0.31 ACRES
2	JOLLY, MIKE	084128I A 00700	0.29 ACRES
3	KNIGHT, JOSHUA	084128I A 00800	0.24 ACRES
4	KOEHNE, RANDY	084128I A 00900	0.36 ACRES
5	TROXXEL ENTERPRISES	084128I A 01000	0.36 ACRES
6	COLLINS, TAMMY	084128I A 01100	0.40 ACRES
7	REBURN, SHANNON	084128I A 01200	0.34 ACRES
8	HIGGINS, JIMMY	084128I A 01300	0.35 ACRES
9	NUTT, DUSTIN	084128I A 01400	0.35 ACRES
10	JOHNSON, DAVID	084128I A 01500	0.35 ACRES
11	AVENT, PATRICIA	084128I A 03400	0.39 ACRES
12	WHATLEY, MATTHEW	084128I A 03500	0.38 ACRES
13	DENNIS, SHANNON	084128I A 03600	0.38 ACRES

GENERAL NOTES AND CONDITIONS

1. THERE IS A 15' UTILITY EASEMENT ALONG THE FRONT OF ALL LOTS IN THIS SUBDIVISION UNLESS NOTED OTHERWISE.
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 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 SPECIFICATIONS.
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 CORR DINATED WITH ADJACENT PROPERTY OWNERS.
9. ALL STORMWATER DETENTION AREAS (DETENTION PONDS) WITHIN THE COMMON AREAS ARE PRIVATE AND ARE TO BE MAINTAINED BY THE HOME OWNER'S ASSOCIATION. ANY REQUIRED STRUCTURAL REPAIRS TO THE STORMWATER DETENTION AND MAINTENANCE OF THE CLUSTER BOXES SHALL BE THE RESPONSIBILITY OF THE HOA. ANY ALTERATIONS TO THE DETENTION PONDS MUST HAVE PRIOR APPROVAL BY THE TOWN OF ATOKA.
10. FINISH FLOOR ELEVATION SHOULD BE A MINIMUM OF 24" ABOVE THE TOP OF CURB ELEVATION.
11. STREET LIGHTING AND TRANSFORMER LOCATION SHALL BE COORDINATED BY THE DEVELOPER WITH SOUTHWEST TENNESSEE ELECTRIC CORPORATION.
12. CURB CUT LOCATIONS SHALL BE DETERMINED BY BUILDING AT THE TIME OF CONSTRUCTION. BUILDER SHALL SUBMIT A PLOT PLAN TO TOWN OF ATOKA FOR PERMITTING.
13. THE BUILDER SHALL ADHERE TO TREE PLANTING REQUIREMENTS AS SET FORTH IN THE ATOKA MUNICIPAL SUBDIVISION REGULATIONS UNDER ARTICLE IV SECTION L.3.
14. PROPOSED DETENTION POND TO BE CONSTRUCTED IN PHASE 1.

A PORTION OF THIS PROPERTY IS LOCATED IN A SPECIAL FLOOD HAZARD ZONE PER FEMA MAP 47167C0320G WITH AN EFFECTIVE DATE OF 05/04/2009.

MIN. LOT SIZE - 8,000 SQ.FT.
MIN. LOT WIDTH - 75 FT.
MIN. FRONT YARD - 25 FT.
MIN. SIDE YARD - 10 FT.
MIN. REAR YARD - 20 FT.

CONSULT ATOKA MUNICIPAL ZONING ORDINANCE AND SUBDIVISION REGULATIONS FOR FURTHER RESTRICTIONS WHICH MAY APPLY.

PRELIMINARY PLAT
MAPLE WOODS VILLAGE SEC C
PHASE 1
ATOKA, TENNESSEE

DATE: 8/17/21
OWNER/DEVELOPER:
MUNFORD DEVELOPMENT COMPANY
382 ATOKA McCLAUGHLIN DR. A.
ATOKA, TN 38004
PH: 901-837-3145
RB: 903 P.B.: 371 & 374
TAX MAP: 127 & 128
PARCEL ID: 061.00 & 023.01
LEPA JOB: 1150-04

AREA: 41.71 ACRES
TOTAL LOTS: 74
DATE: AUGUST 17, 2021
ZONED: R-2
SCALE: N/A
SHEET 5 OF 5

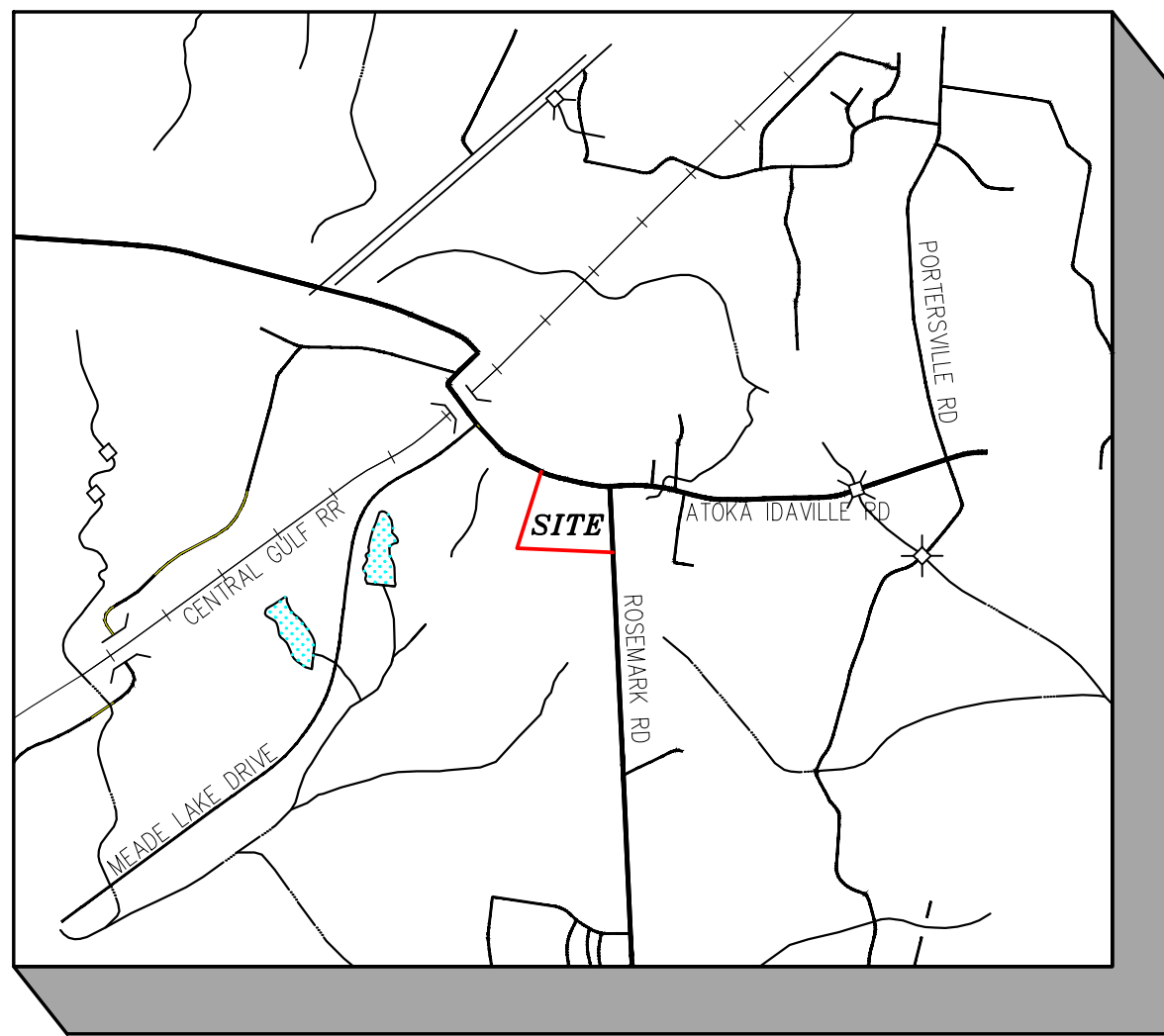
**Ledford**
Engineering • Planning • Architecture
5567 Commander Drive, Suite 105, Arlington, TN 38002
phone: 901.867.5220 fax: 901.867.5331

RV STORAGE FACILITY

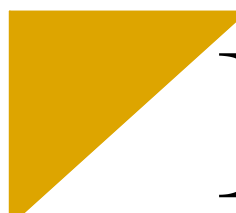
ATOKA, TENNESSEE
FOR

APC RENTALS

4701 MUELLER BRASS ROAD
COVINGTON, TN 38016



VICINITY MAP
N.T.S.

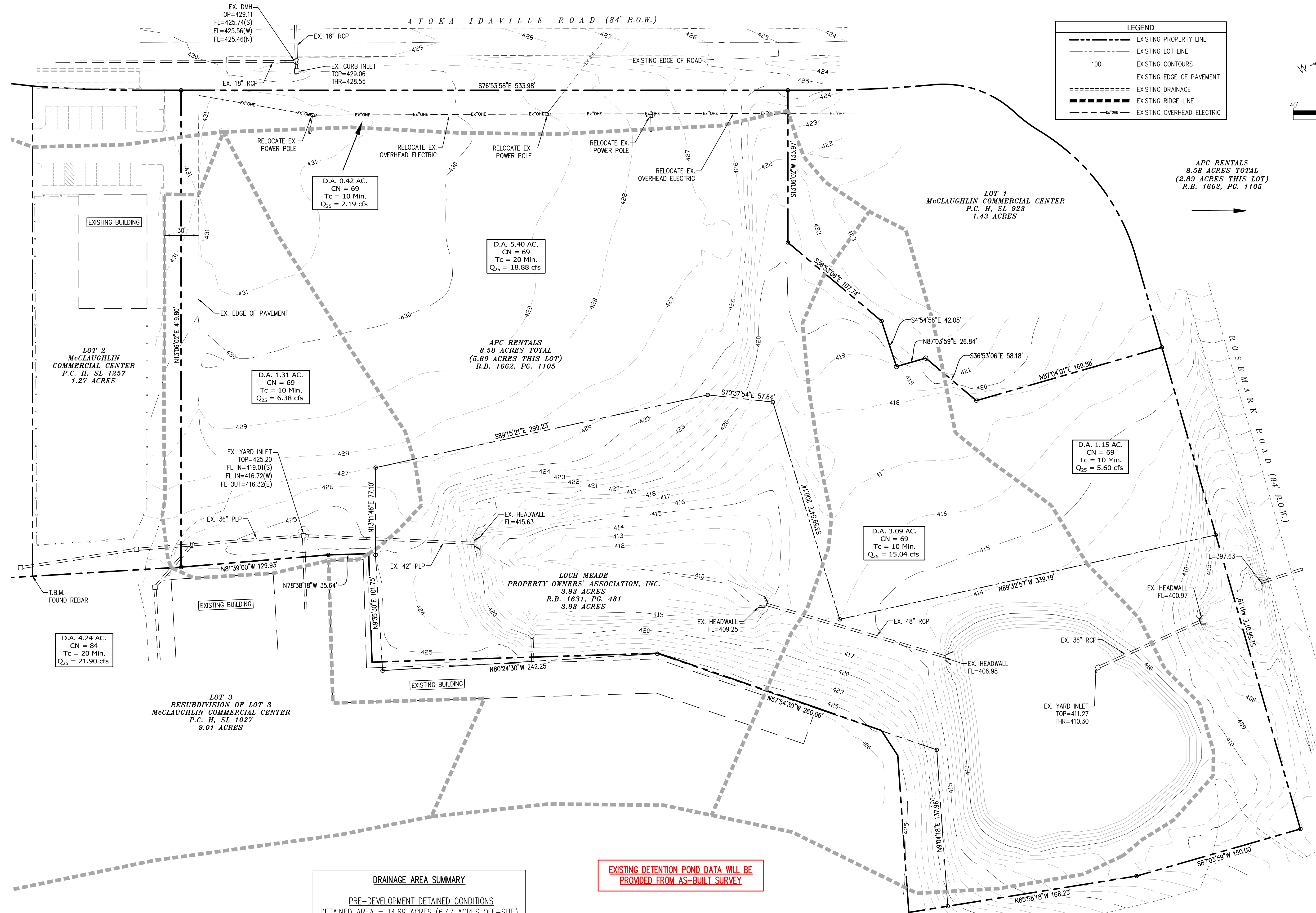
 **Ledford**
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5567 Commander Drive, Suite 103, Arlington, TN 38002
phone: 901.867.5220 fax: 901.867.5331

INDEX TO DRAWINGS

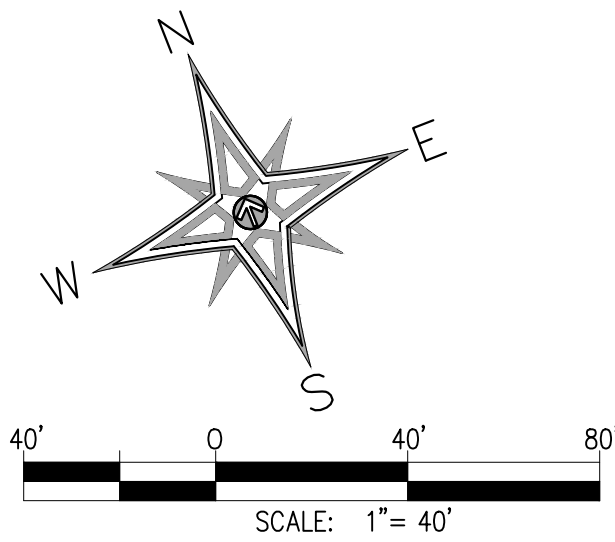
CV	COVER SHEET
C-1	EXISTING CONDITIONS
C-2	SITE LAYOUT PLAN
C-3	GRADING & DRAINAGE PLAN
C-4	ATOKA IDAVILLE ROAD PLAN & PROFILE
C-5	DRAINAGE PLAN & PROFILE
C-6	UTILITY PLAN
C-7	SITE DETAILS
EC-1	EROSION CONTROL PLAN - PHASE 1
EC-2	EROSION CONTROL PLAN - PHASE 2
EC-3	EROSION CONTROL PLAN - PHASE 3
EC-4	EROSION CONTROL DETAILS
L-1	LANDSCAPE PLAN

June 15, 2021

Z:\1315\1315-05\CONSTRUCTION DRAWINGS\C-1 EXISTING CONDITIONS.dwg



LEGEND	
---	EXISTING PROPERTY LINE
---	EXISTING LOT LINE
- - - -	EXISTING CONTOURS
---	EXISTING EDGE OF PAVEMENT
---	EXISTING DRAINAGE
---	EXISTING RIDGE LINE
---	EXISTING OVERHEAD ELECTRIC



6/15/21
DATE:
K. HAM
DRAWN BY:
KDL
DESIGNER:
KDL
CHECKED BY:
SEAL:
REGISTERED PROFESSIONAL ENGINEER
AGRICULTURAL MECHANICAL
STATE OF TENNESSEE
NO. 10195

Ledford
Engineering • Planning • Architecture

3507 Commander Dr., Ste 105
Arlington, Tennessee 38002
Phone: 901-867-3220
Fax: 901-867-3331
website: www.ledfordep.com

EXISTING CONDITIONS PLAN

RV STORAGE FACILITY
ATOKA, TENNESSEE
TIPTON COUNTY, TENNESSEE

DRAINAGE AREA SUMMARY	
<u>PRE-DEVELOPMENT DETAINED CONDITIONS</u>	
DETAINED AREA = 14.69 ACRES (6.47 ACRES OFF-SITE)	
CN = 76	
T _c = 15 min. (weighted)	
Q ₂₅ = 68.85 cfs	
<u>PRE-DEVELOPMENT UNDETAINED CONDITIONS</u>	
UNDETAINED AREA = 1.60 ACRES	
CN = 69	
T _c = 10 min.	
Q ₂₅ = 7.79 cfs	

EXISTING DETENTION POND DATA WILL BE
PROVIDED FROM AS-BUILT SURVEY

FLOOD ZONE NOTE
THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA PER
FLOOD INSURANCE RATE MAP, MAP NO. 47167C 0320 G, COMMUNITY PANEL
NO. 470419 0320 G, EFFECTIVE DATE: MAY 4, 2009

TEMPORARY BENCHMARK
TOP OF AN EXISTING 1/2" REBAR, SAID POINT BEING THE SOUTHEAST
CORNER OF LOT 2, McLAUGHLIN COMMERCIAL CENTER, AS SHOWN HEREON.
ELEVATION: 426.00 (NAVD '88 DATUM)

REVISION		
ITEM NO.	DESCRIPTION OF CHANGE	APPROVAL DATE

SHEET NUMBER:

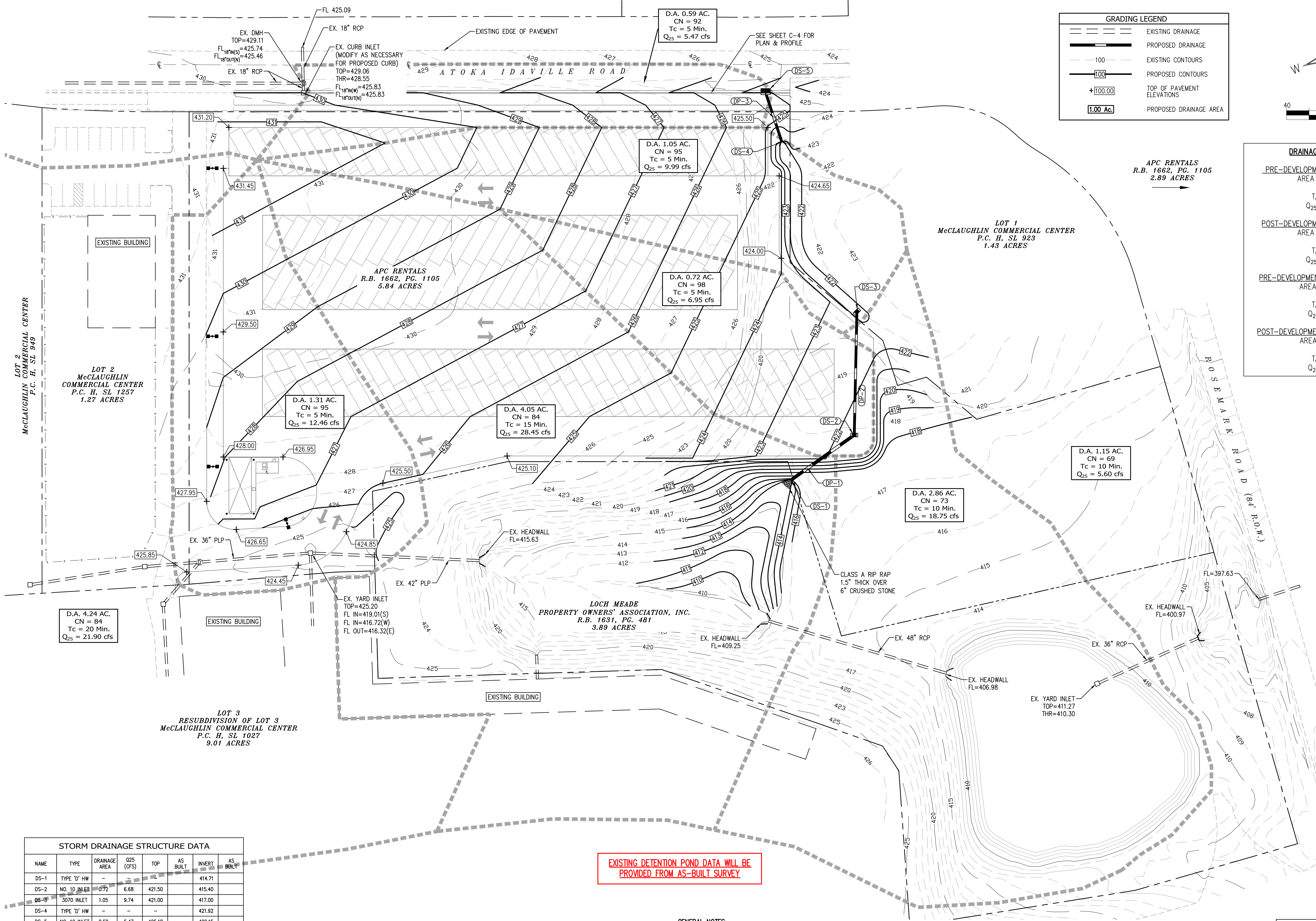
C-1

PROJECT:

LEPA: 1315-05



Z:\1315-05\CONSTRUCTION DRAWINGS\3 GRADING & DRAINAGE PLAN.dwg



STORM DRAINAGE STRUCTURE DATA							
NAME	TYPE	DRAINAGE AREA	Q25 (CFS)	TOP	AS BUILT	INVERT	AS BUILT
DS-1	TYPE 'D' HW	-	-	-	-	414.71	-
DS-2	NO. 10 INLET	0.72	6.68	421.50	-	415.40	-
DS-3	3070 INLET	1.05	9.74	421.00	-	417.00	-
DS-4	TYPE 'D' HW	-	-	-	-	421.92	-
DS-5	NO. 12 INLET	0.59	5.47	425.18	-	422.15	-

STORM DRAINAGE PIPE DATA													
PIPE NAME	FROM	INVERT (UP)	AS BUILT	TO	INVERT (DOWN)	AS BUILT	SLOPE (%)	AS BUILT	SIZE	LENGTH	MATERIAL	DA (ACR)	Q25 (CFS)
DP-1	DS-2	415.40	-	DS-1	414.71	-	1.00%	-	24"	69'	RCP	1.77	16.42
DP-2	DS-3	417.00	-	DS-2	415.90	-	1.00%	-	18"	109'	RCP	1.05	9.74
DP-3	DS-5	422.15	-	DS-4	421.92	-	0.50%	-	18"	46'	RCP	0.59	5.47

GENERAL NOTES:

- ALL FILLS SHALL BE COMPACTED TO A MINIMUM OF 95% STANDARD PROCTOR DENSITY. TOP 12" UNDER ALL IMPROVEMENTS (BUILDING, PAVEMENT, ETC.) SHALL BE COMPACTED TO A MINIMUM OF 100% STANDARD PROCTOR DENSITY.
- ALL EXCAVATION AND FILL ACTIVITIES MUST BE CONDUCTED IN THE DRY.
- ALL AREAS NOT COVERED BY BUILDING, PAVEMENT LANDSCAPING OR SIDEWALK SHALL RECEIVE 4" OF TOPSOIL AND BE SEEDED AND MULCHED. SEED SHALL BE APPLIED AS SOON AS POSSIBLE UPON COMPLETION OF FINAL GRADING.
- ALL REQUIRED EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO BEGINNING GRADING OPERATIONS.
- ALL GRADES SHOWN ARE FINISHED GRADES.
- TOPSOIL SHALL BE STRIPPED FROM ALL CUT AND FILL AREAS.

FLOOD_ZONE NOTE

THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA PER FLOOD INSURANCE RATE MAP, MAP NO. 47167C 0320 G, COMMUNITY PANEL NO. 470419 0320 G, EFFECTIVE DATE: MAY 4, 2009

TEMPORARY BENCHMARK

TOP OF AN EXISTING 1/2" REBAR, SAID POINT BEING THE SOUTHEAST CORNER OF LOT 2, McCLoughlin COMMERCIAL CENTER, AS SHOWN HEREON. ELEVATION: 426.00 (NAVD '88 DATUM)

REVISION		
ITEM NO.	DESCRIPTION OF CHANGE	APPROVAL DATE

GRADING AND DRAINAGE PLAN

RV STORAGE FACILITY
ATOKA, TENNESSEE
TIPTON COUNTY, TENNESSEE

Ledford
Engineering • Planning • Architecture

3367 Commander Dr., Ste 105
Arlington, Tennessee 38002
Phone: 901-867-5220
Fax: 901-867-5331
website: www.ledfordep.com

SHEET NUMBER:

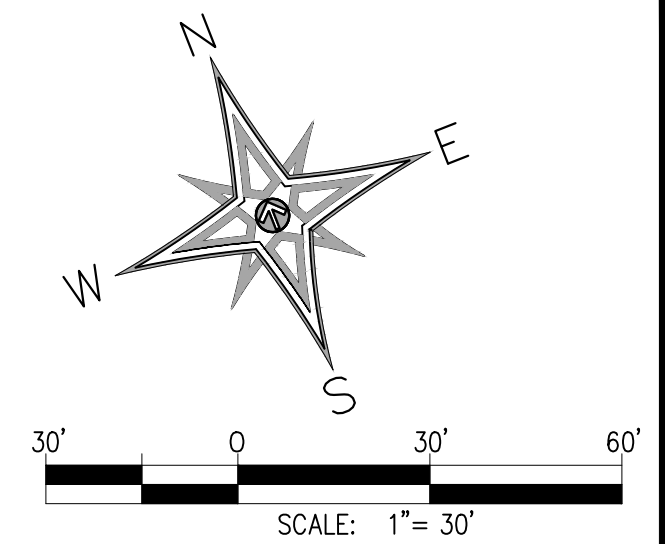
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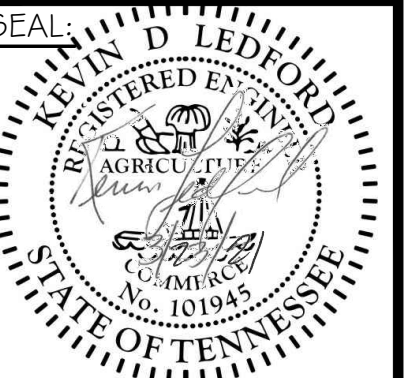
LEPA: 1315-05

DATE: 5/14/21
DRAWN BY: K. HAM
DESIGNER: KDL
CHECKED BY: KDL
SEAL: KEVIN D LEDFORD
REGISTERED PROFESSIONAL
ENGINEER
STATE OF TENNESSEE
No. 101945

MICHAEL SMITH & NINA ETUX
PARCEL ID: 084111 09303
2.00 ACRES



6/15/21
DATE: K. HAM
DRAWN BY: KDL
DESIGNER: KDL
CHECKED BY:



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Arlington, Tennessee 38002
Phone: 901-867-5220
Fax: 901-867-5331
Website: www.ledfordep.com

ATOKA IDAVILLE PLAN & PROFILE

**RV STORAGE FACILITY
ATOKA, TENNESSEE**

TIPTON COUNTY, TENNESSEE

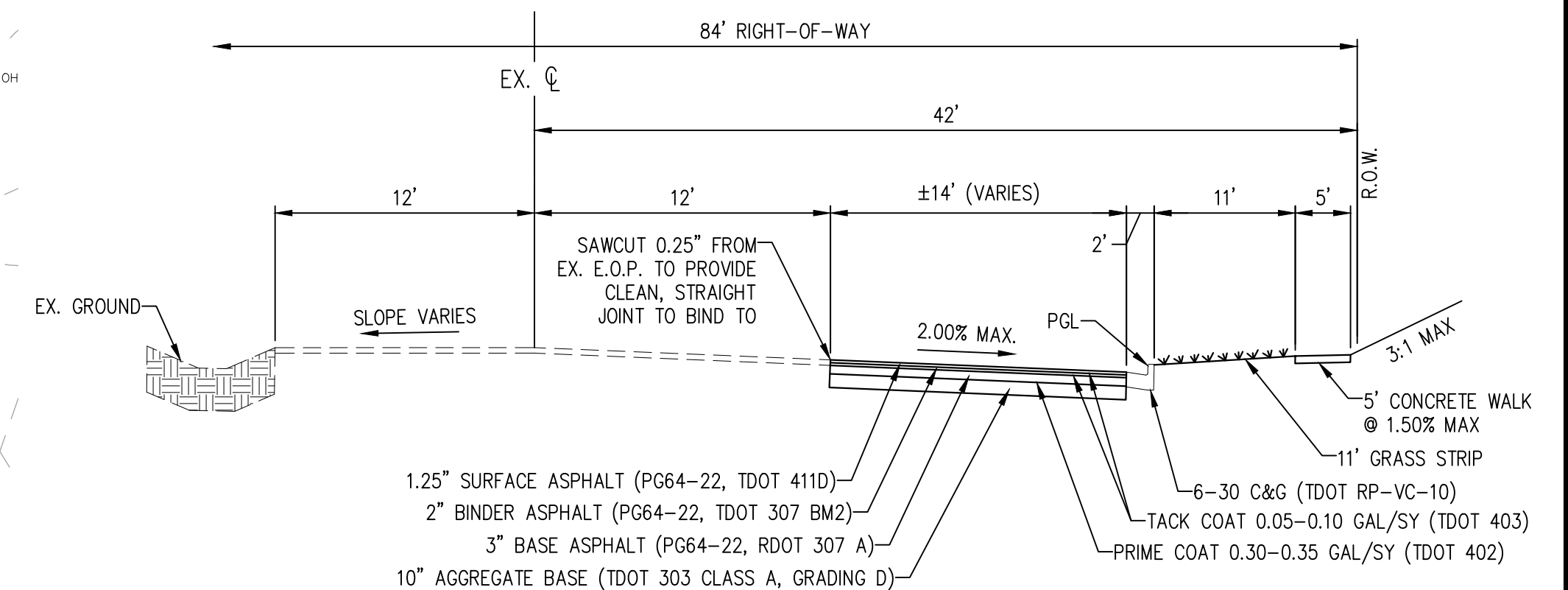
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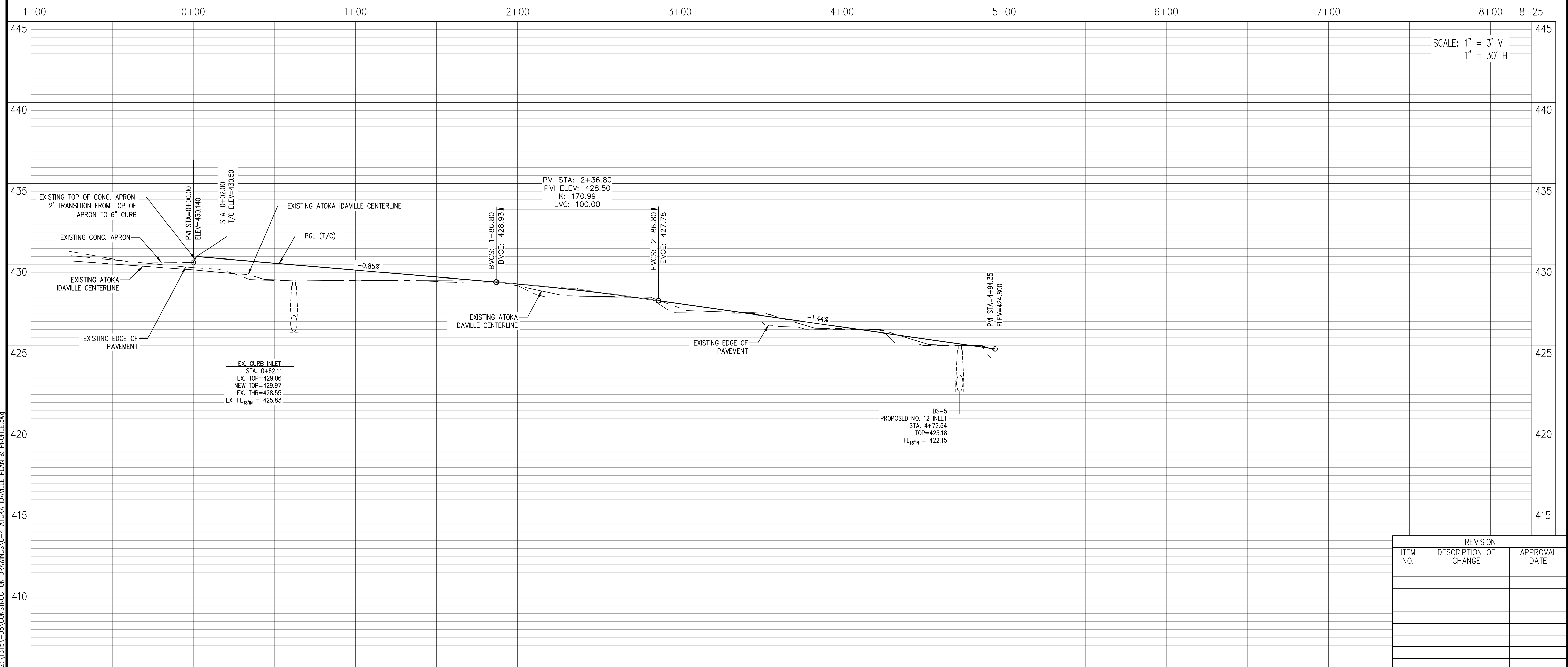
PROJECT: _____
LEPA: 1315-05

STORM DRAINAGE STRUCTURE DATA							
NAME	TYPE	DRAINAGE AREA	Q25 (CFS)	TOP	AS BUILT	INVERT	AS BUILT
DS-4	TYPE 'D' HW	—	—	—		421.92	
DS-5	NO. 12 INLET	0.59	5.47	425.18		422.15	

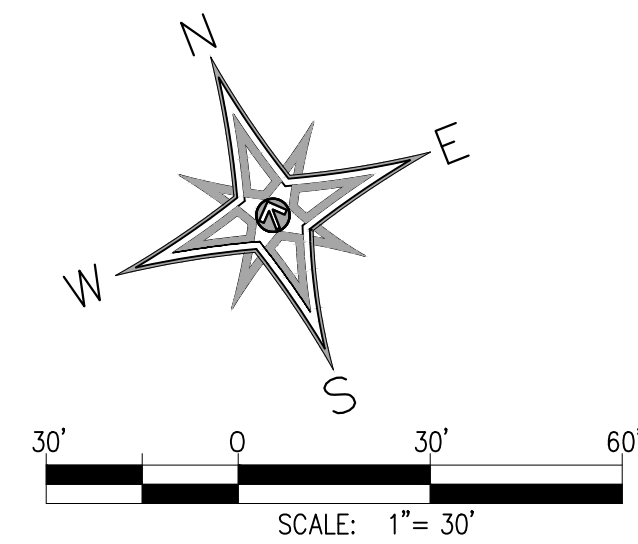
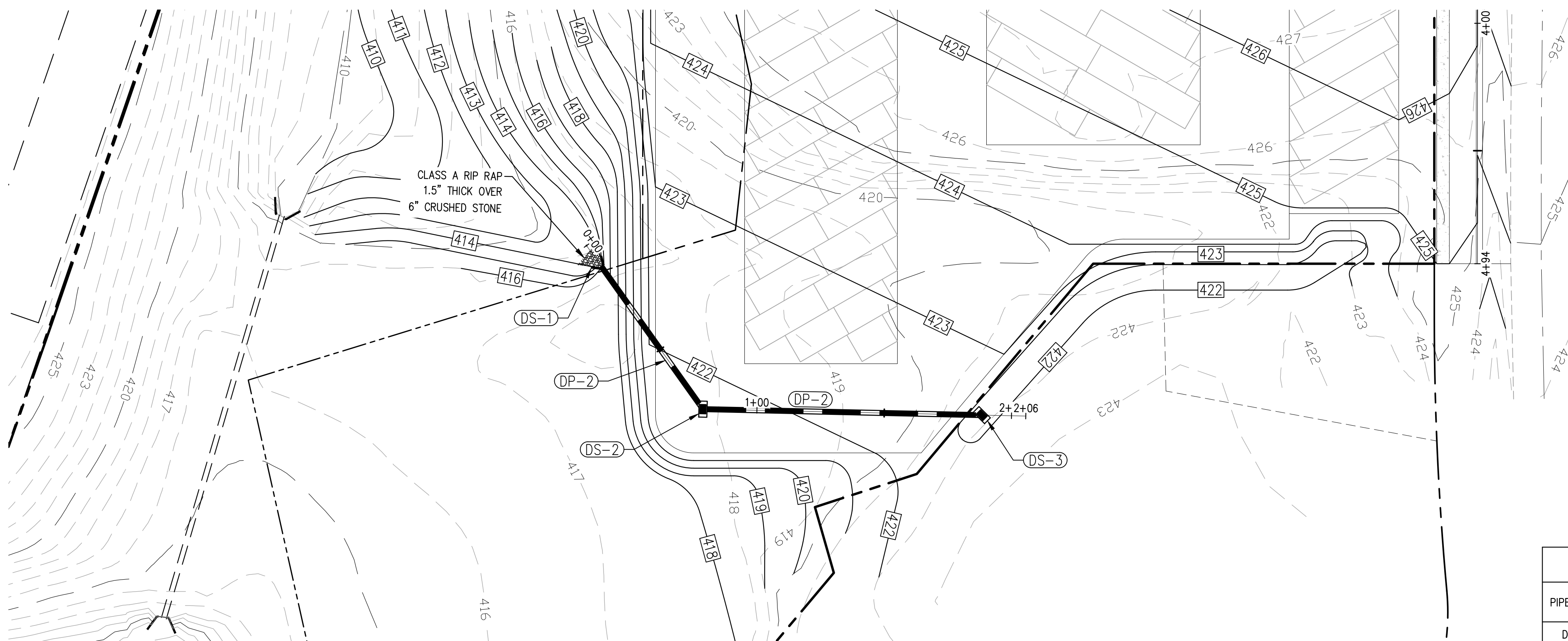
STORM DRAINAGE PIPE DATA															
PIPE NAME	FROM	INVERT (UP)	AS BUILT	TO	INVERT (DOWN)	AS BUILT	SLOPE (%)	AS BUILT	SIZE	LENGTH	MATERIAL	DA (ACR)	Q25 (CFS)	QCAP (CFS)	VEL (FPS)
DP-3	DS-5	422.15		DS-4	421.92		0.50%		18"	46'	RCP	0.59	5.47	7.42	4.20



ATOKA IDAVILLE ROAD SECTION (84' RIGHT-OF-WAY)
N.T.S.

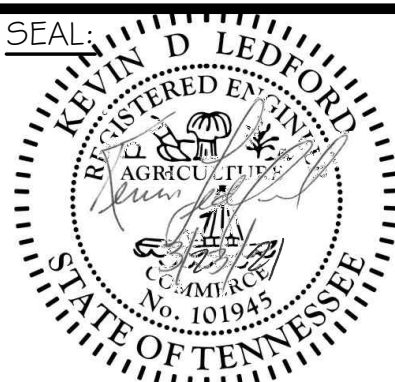


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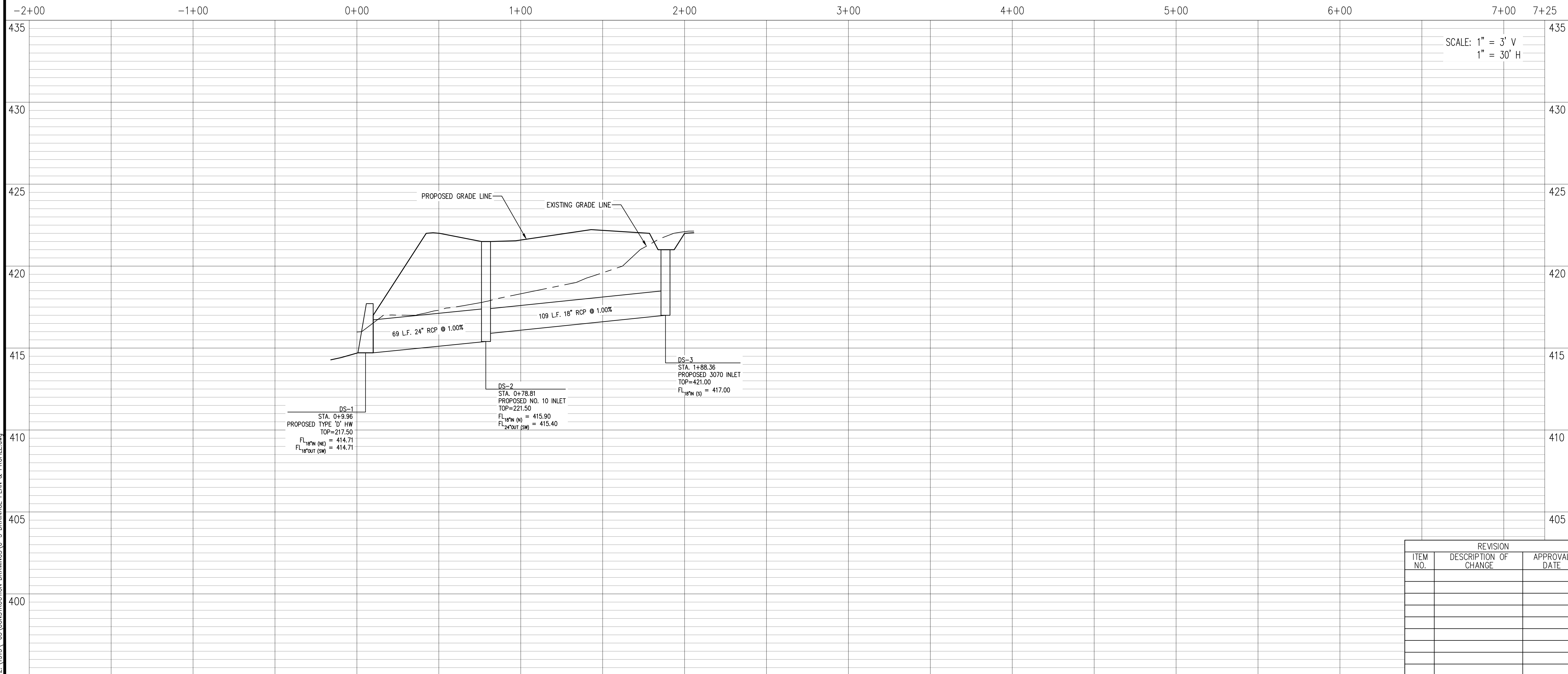
6/15/21

DATE:	K. HAM
DRAWN BY:	KDL
DESIGNER:	KDL
CHECKED BY:	

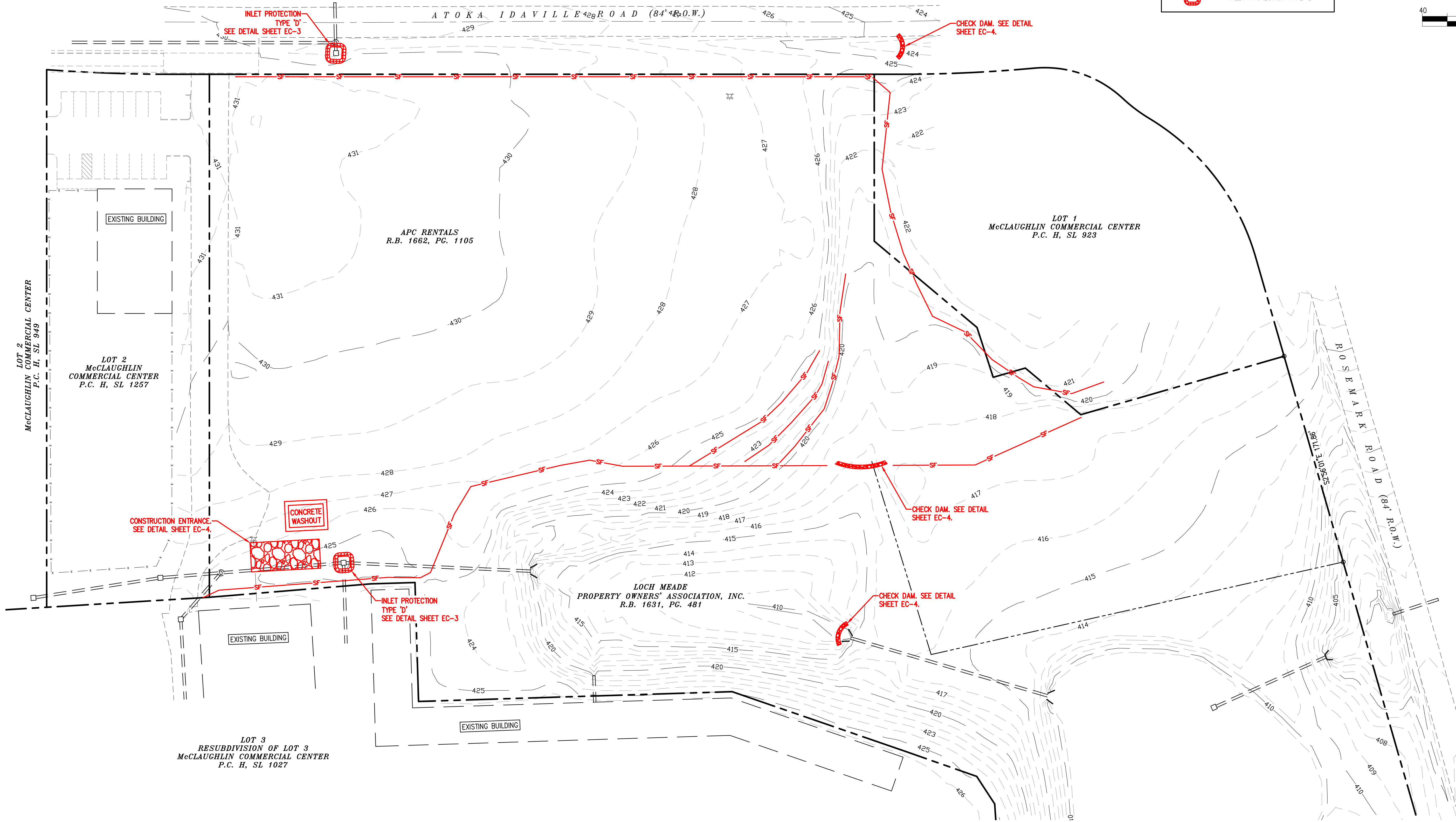


STORM DRAINAGE STRUCTURE DATA							
NAME	TYPE	DRAINAGE AREA	Q25 (CFS)	TOP	AS BUILT	INVERT	AS BUILT
DS-1	TYPE "D" HW	-	-	-		414.71	
DS-2	NO. 10 INLET	0.72	6.68	421.50		415.40	
DS-3	3070 INLET	1.05	9.74	421.00		417.00	

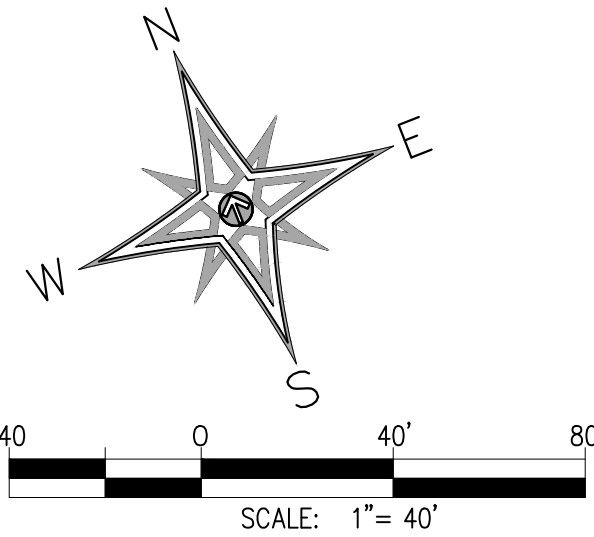
PIPE NAME	FROM	INVERT (UP)	AS BUILT	TO	INVERT (DOWN)	AS BUILT	SLOPE (%)	AS BUILT	SIZE	LENGTH	MATERIAL	DA (ACR)	Q25 (CFS)	QCAP (CFS)	VEL (FPS)
DP-1	DS-2	415.40		DS-1	414.71		1.00%		24"	69'	RCP	1.77	16.42	22.62	7.20
DP-2	DS-3	417.00		DS-2	415.90		1.00%		18"	109'	RCP	1.05	9.74	10.50	5.94



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LEGEND	
	PROPOSED CONSTRUCTION EXIT
	PROPOSED SILT FENCE
	INLET PROTECTION TYPE 'D'



5/4/21
DATE:
K. HAM
DRAWN BY:
KDL
DESIGNER:
KDL
CHECKED BY:



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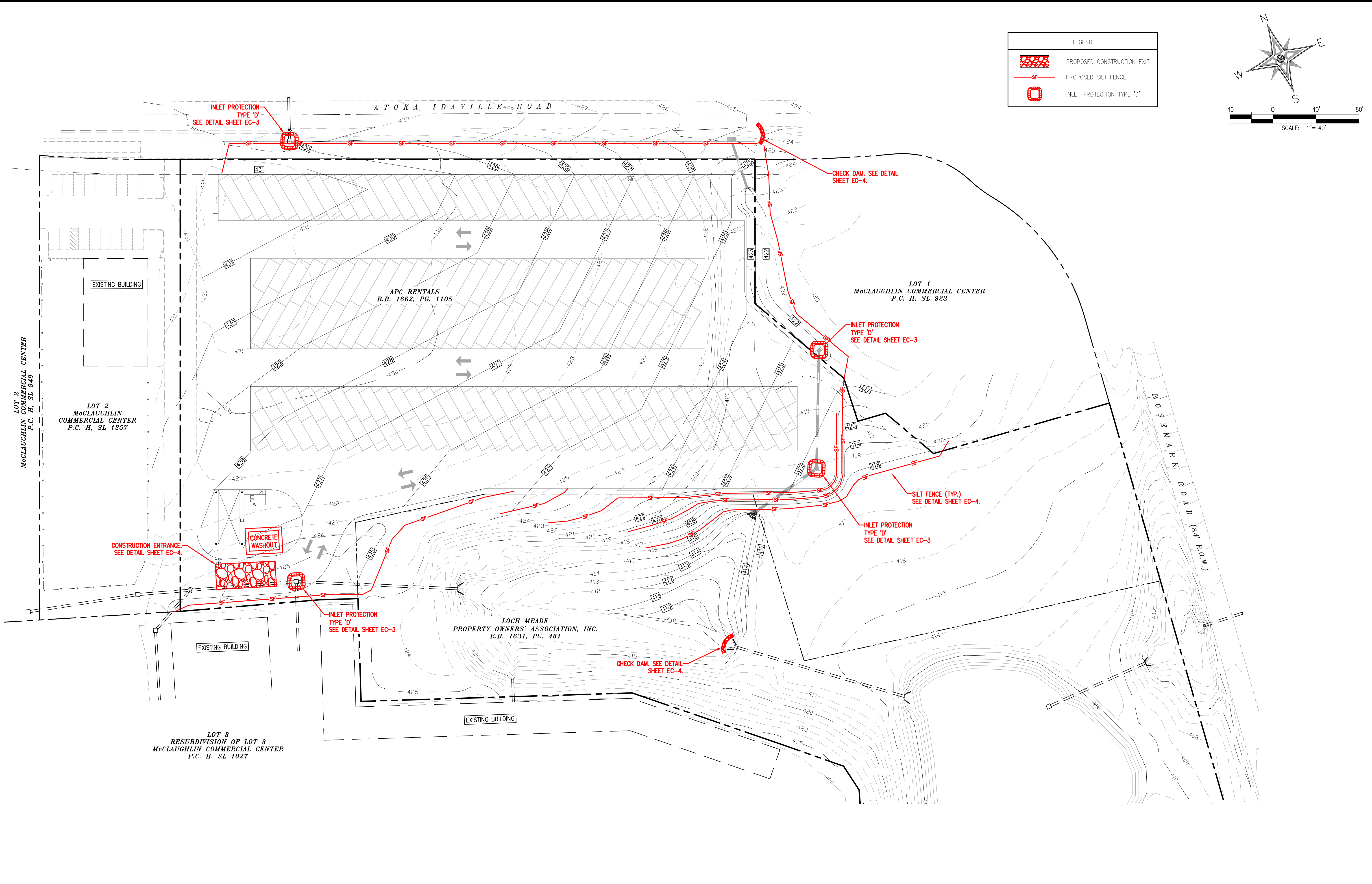
5367 Commander Dr., Ste 105
Arlington, Tennessee 38002
Phone: 901-867-5220
Fax: 901-867-5331
website: www.ledfordep.com

EROSION CONTROL PLAN - PHASE 1
RV STORAGE FACILITY
ATOKA, TENNESSEE
TIPTON COUNTY, TENNESSEE

REVISION		
ITEM NO.	DESCRIPTION OF CHANGE	APPROVAL DATE

SHEET NUMBER:
EC-1
PROJECT:
LEPA: 1315-05

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LEGEND

- PROPOSED CONSTRUCTION EXIT
- PROPOSED SILT FENCE
- INLET PROTECTION TYPE 'D'

North arrow pointing North (N) and a graphic scale bar showing 0, 40, and 80 feet. Text below the scale bar reads: SCALE: 1" = 40'

DATE: 5/4/21
DRAWN BY: K. HAM
DESIGNER: KDL
CHECKED BY: KDL

SEAL: [Professional Engineer Seal for Kevin D. Ledford, State of Tennessee, No. 101945]

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Arlington, Tennessee 38002
Phone: 901-867-5220
Fax: 901-867-5331
website: www.ledfordep.com

EROSION CONTROL PLAN - PHASE 2
RV STORAGE FACILITY
ATOKA, TENNESSEE
TIPTON COUNTY, TENNESSEE

SHEET NUMBER:
EC-2

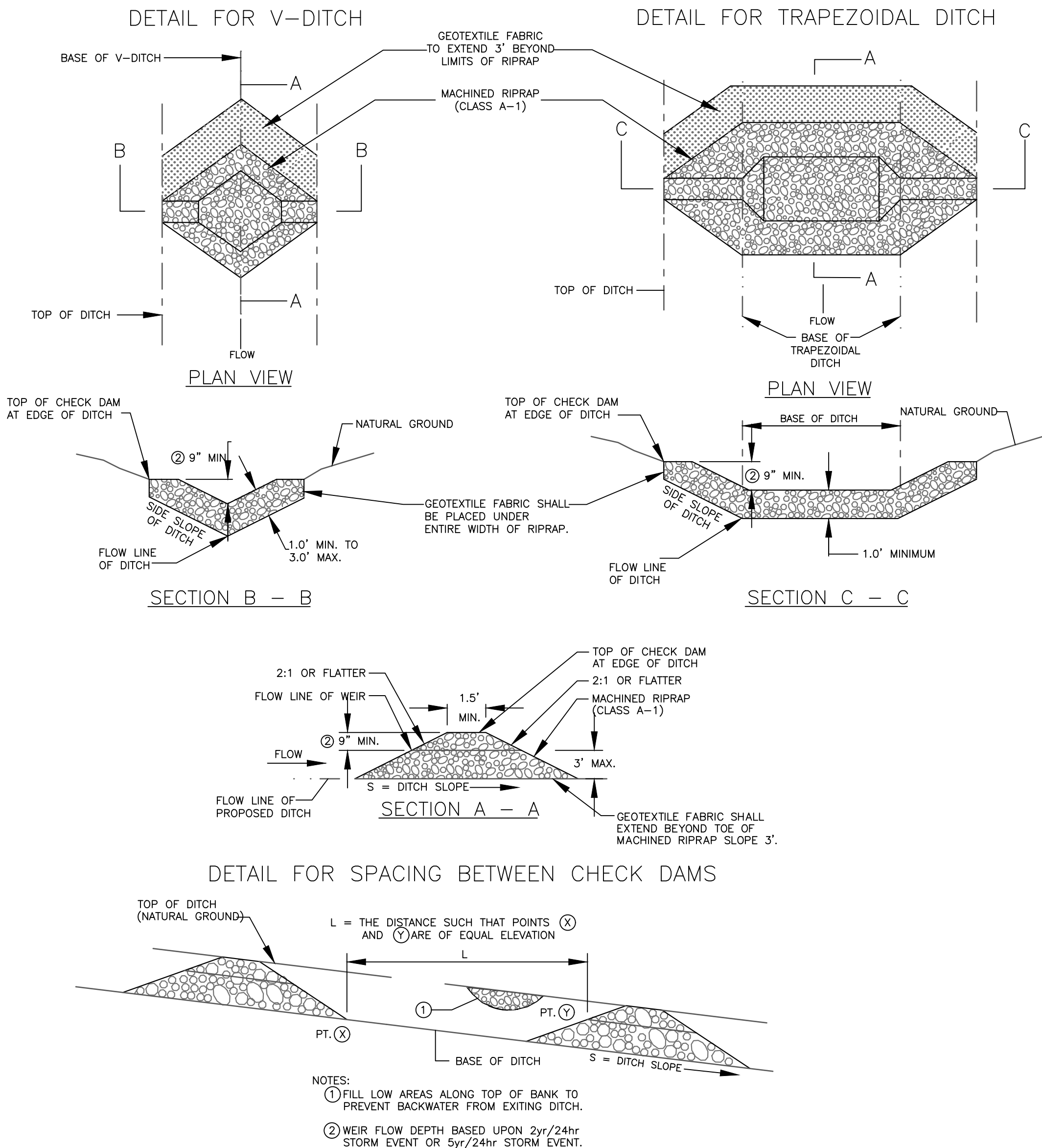
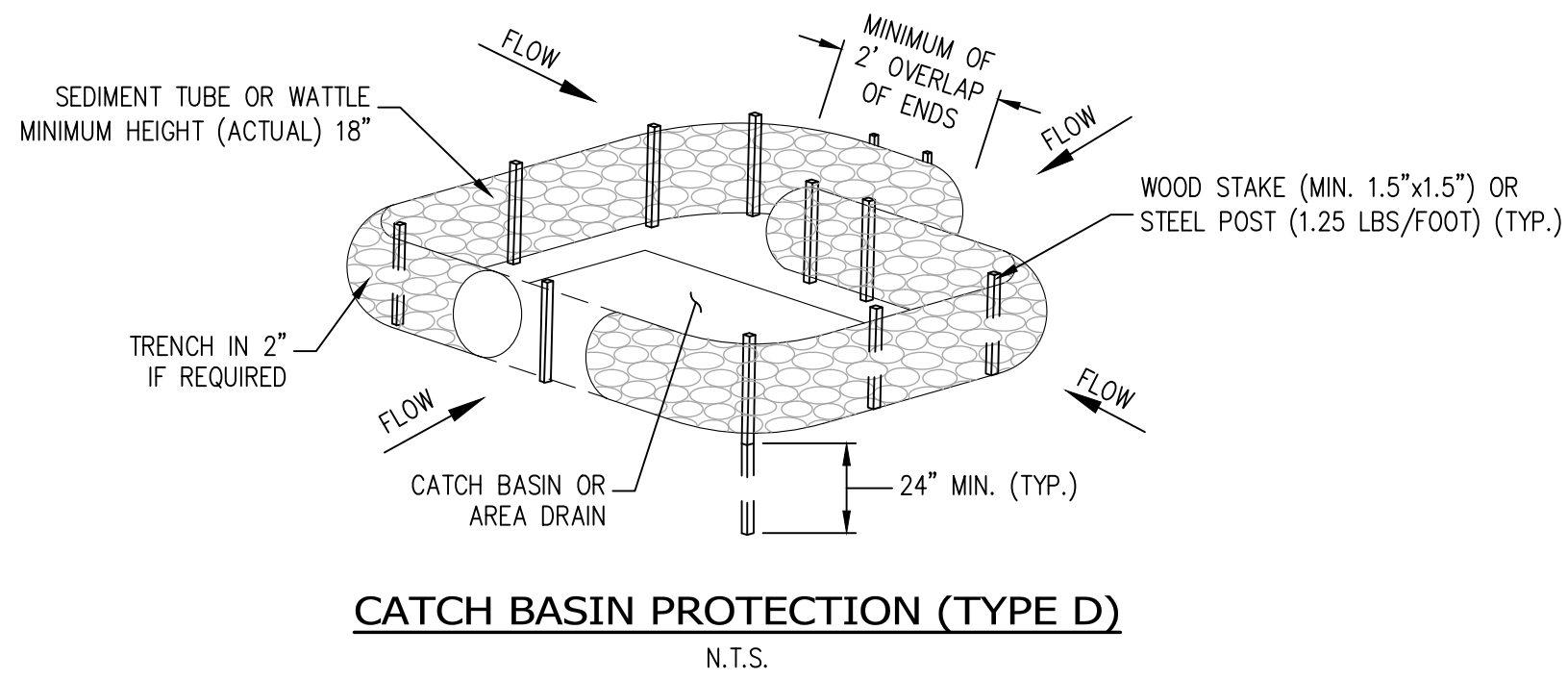
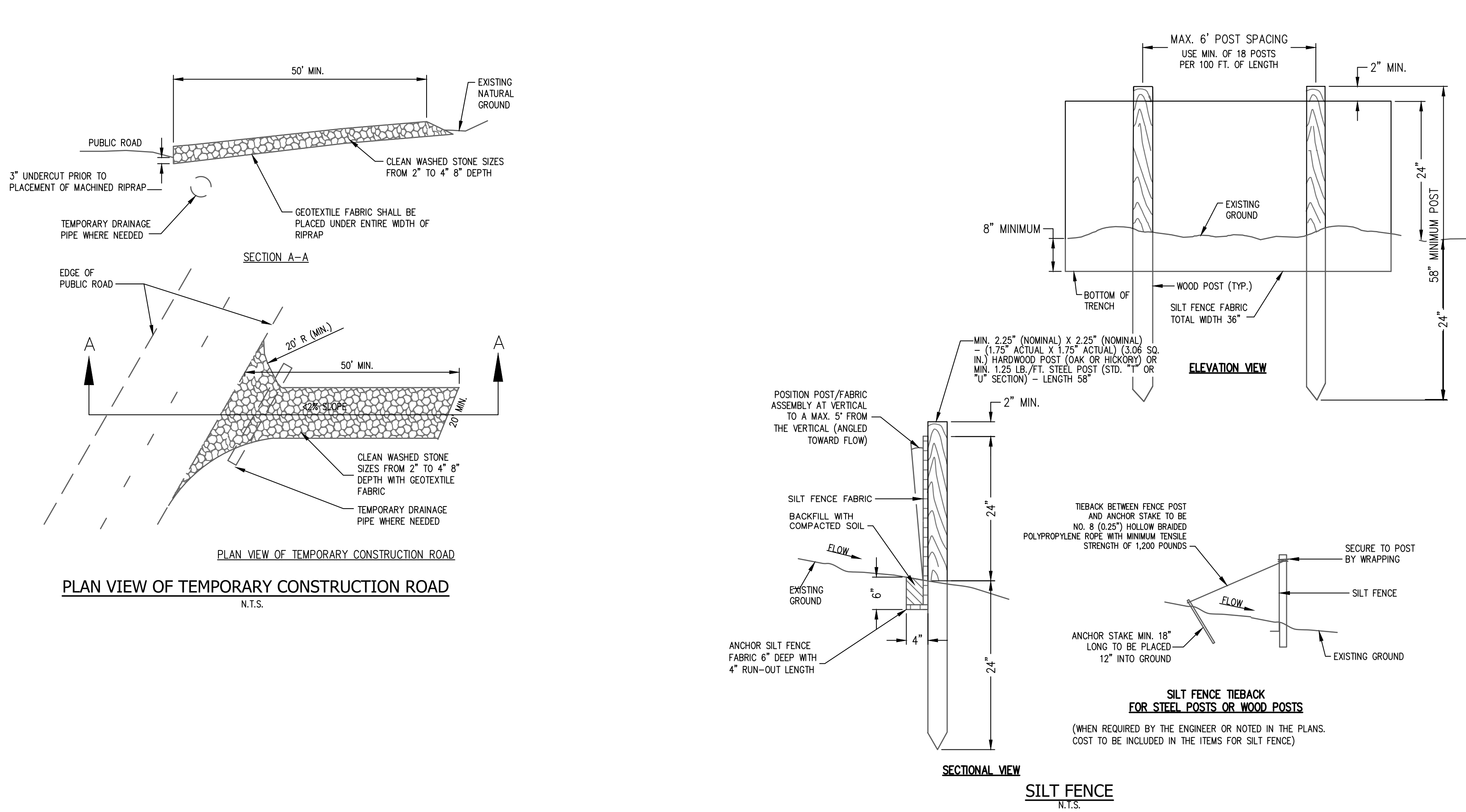
PROJECT:
LEPA: 1315-05

REVISION		
ITEM NO.	DESCRIPTION OF CHANGE	APPROVAL DATE

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Z:\1315\05 CONSTRUCTION DRAWINGS\EC-4 EROSION CONTROL DETAILS.dwg



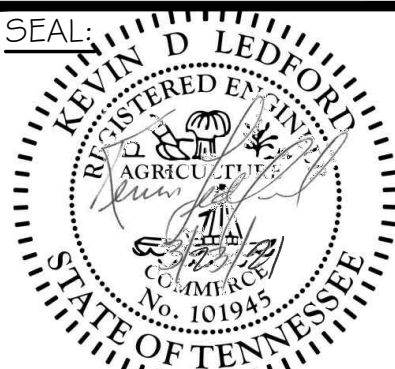
- MARKOUT NOTES**
- NO WASHING OUT OF CONCRETE TRUCKS OR WASHING OF SHEEPSHIPS FROM EXPOSED AGGREGATE CONCRETE INTO STORM DRAINS, OPEN DITCHES, STREETS, OR STREAMS IS ALLOWED.
 - EXCESS CONCRETE IS NOT ALLOWED TO BE DUMPED ON-SITE, EXCEPT IN DESIGNATED TEMPORARY CONCRETE WASHOUT PIT AREAS.
 - ON-SITE TEMPORARY CONCRETE WASHOUT AREAS WILL BE LOCATED AT LEAST 50 FEET FROM STORM DRAINS, OPEN DITCHES, OR WATER BODIES AS DETERMINED IN THE FIELD.
 - TEMPORARY CONCRETE WASHOUT FACILITIES WILL BE CONSTRUCTED AND MAINTAINED IN SUFFICIENT QUANTITY AND SIZE TO CONTAIN ALL LIQUID AND CONCRETE WASTE GENERATED BY WASHOUT OPERATIONS.
 - WASHOUT FACILITIES WILL BE CLEANED OUT OR REPLACED ONCE THE WASHOUT IS 75% FULL.
 - PLASTIC LINING MATERIAL WILL BE MINIMUM OF 10 MIL POLYETHYLENE SHEETING AND WILL BE FREE OF HOLES, TEARS, OR OTHER DEFECTS.
 - WHEN WASHOUT FACILITIES ARE NO LONGER REQUIRED FOR WORK, THE HARDENED CONCRETE WILL BE REMOVED AND DISPOSED OF OFF-SITE. MATERIALS USED TO CONSTRUCT TEMPORARY CONCRETE WASHOUT FACILITIES WILL BE REMOVED FROM THE SITE AND DISPOSED OF.

CONCRETE WASHOUT
N.T.S.

CHECK DAM DETAIL
N.T.S.

REVISION		
ITEM NO.	DESCRIPTION OF CHANGE	APPROVAL DATE

DATE: 4/15/21
DRAWN BY: K. HAM
DESIGNER: KDL
CHECKED BY: KDL



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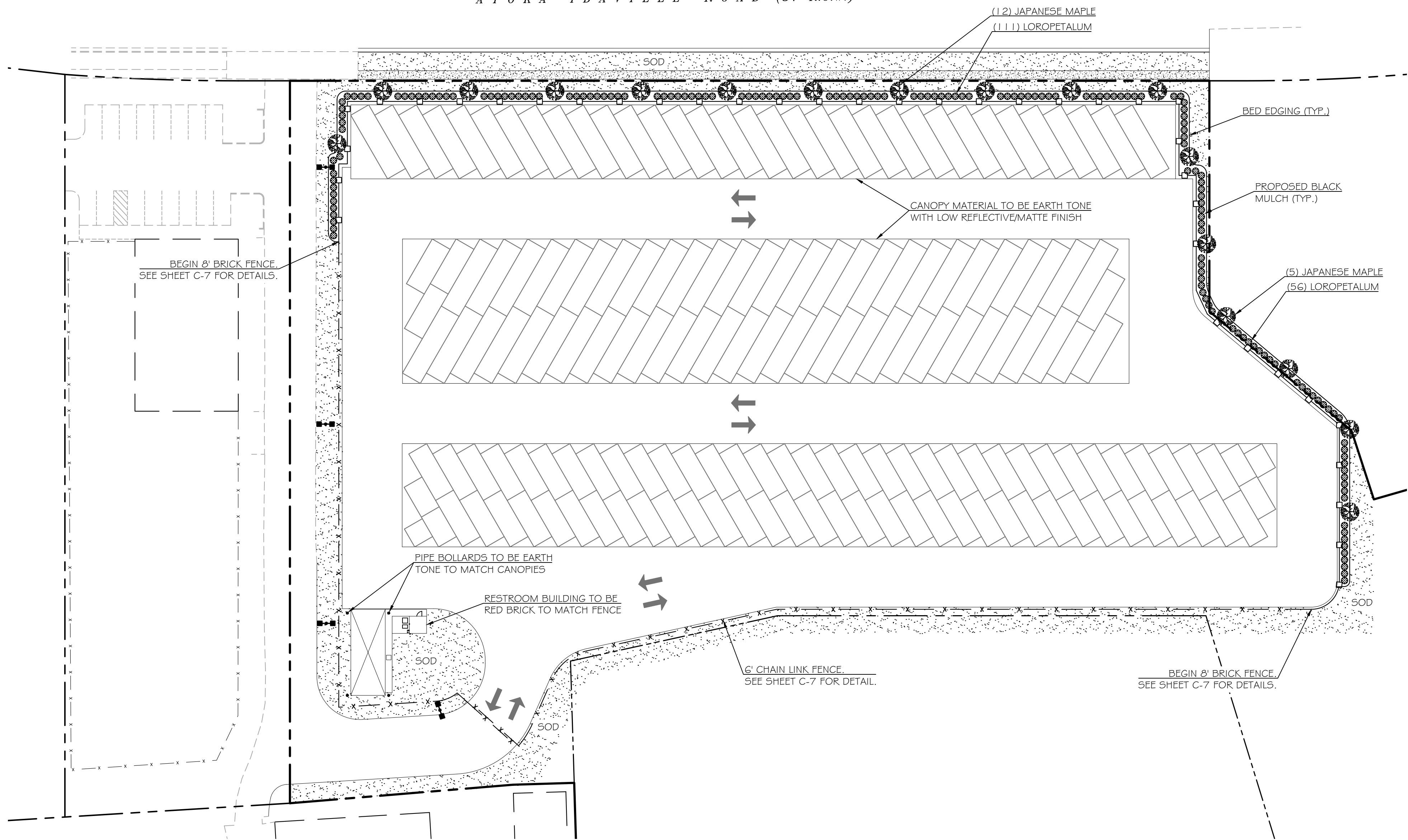
3367 Commander Dr., Ste 105
Arlington, Tennessee 38002
Phone: 901-867-5220
Fax: 901-867-3331
website: www.ledfordep.com

EROSION CONTROL DETAILS
RV STORAGE FACILITY
ATOKA, TENNESSEE
TIPTON COUNTY, TENNESSEE

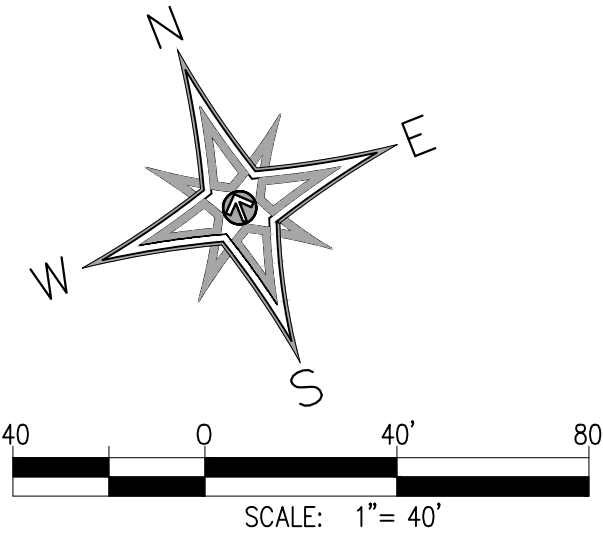
SHEET NUMBER:
EC-4
PROJECT:
LEPA: 1315-05

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A T O K A I D A V I L L E R O A D (8 4 ' R.O.W.)

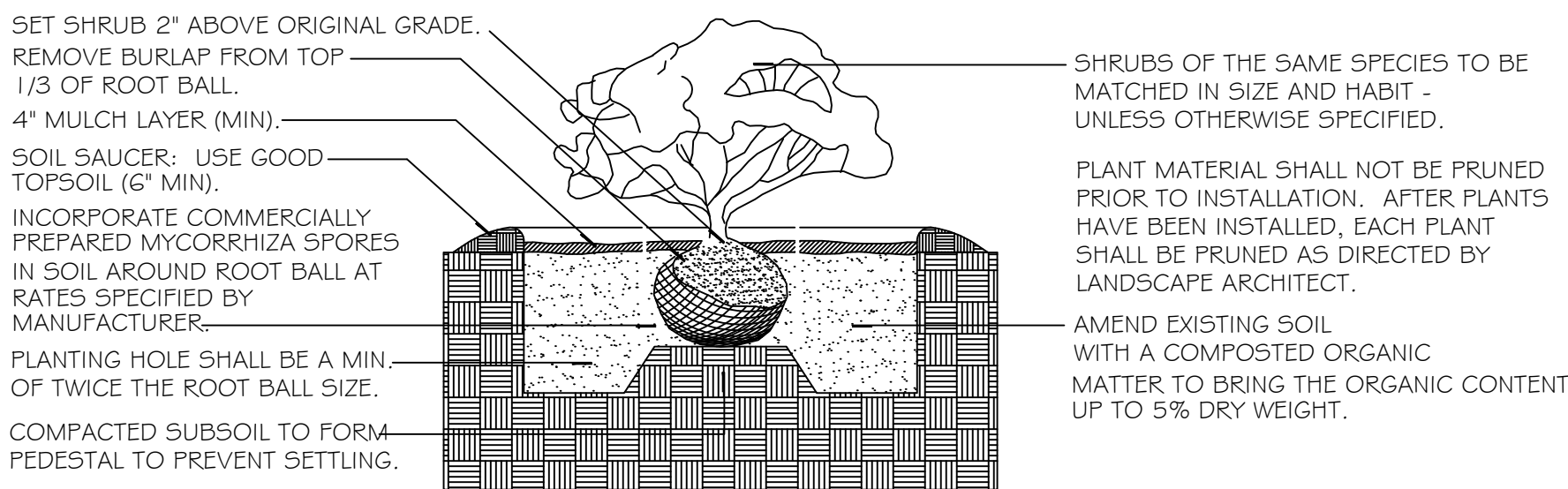


SITE LEGEND	
	EXISTING EDGE OF PAVEMENT
	EXISTING PROPERTY LINE
	EXISTING LOT LINE
	PROPOSED HEAVY DUTY PAVING
	PROPOSED EDGE OF PAVEMENT

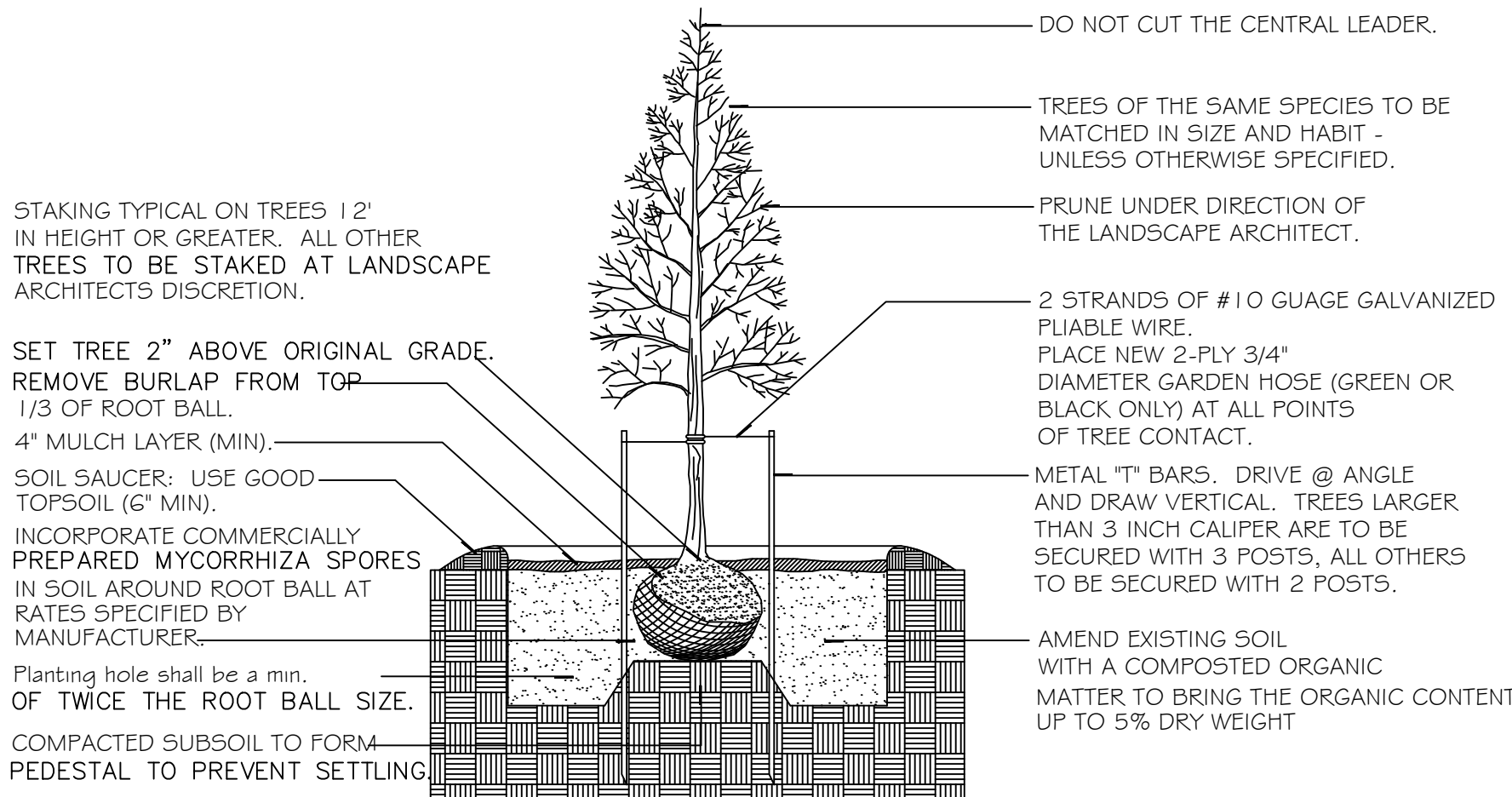


LANDSCAPE NOTES:

- THE QUANTITIES OF PLANT MATERIAL SHOWN ON PLAN ARE TO SUPERCEED THOSE LISTED IN THE PLANT MATERIAL SCHEDULE. THE LANDSCAPE CONTRACTOR SHALL CONFIRM QUANTITIES OF PLANT MATERIAL AS SHOWN PER PLAN.
- PLANTS DESIGNATED "B&B" IN THE PLANT LIST, SHALL BE BALLED AND BURLAPPED THEY SHALL BE DUG WITH FIRM, NATURAL BALLS OF EARTH OF SUFFICIENT DIAMETER AND DEPTH TO ENCOMPASS THE FIBROUS AND FEEDING ROOT SYSTEM NECESSARY FOR FULL RECOVERY OF THE PLANT. BALLS SHALL BE FIRMLY WRAPPED WITH BURLAP OR SIMILAR MATERIAL AND BOUND WITH TWINE OR CORD.
- ONLY "HEMP" BURLAP AND TWINE SHALL BE USED. NO TREATED OR PRESERVED BURLAP OR TWINE IS ALLOWED. ALL HEMP TWINE ATTACHED TO THE TREE TRUNK IS TO BE REMOVED AFTER PLANTING. THE TOP ONE-THIRD OF THE ROOT BALL IS TO HAVE ALL BURLAP AND TWINE REMOVED.
- THE BALLS OF "B&B" PLANTS, WHICH CANNOT BE PLANTED IMMEDIATELY UPON DELIVERY, SHALL BE COVERED WITH MOIST SOIL, MULCH OR OTHER PROTECTION FROM DRYING WINDS AND SUN. ALL PLANTS SHALL BE WATERED BY THE LANDSCAPE CONTRACTOR AS NECESSARY UNTIL PLANTING.
- NO PLANT SHALL BE BOUND WITH WIRE OR ROPE AT ANY TIME SO AS TO DAMAGE THE BARK OR DISFIGURE THE BRANCHES.
- TREE BALLS SHALL HAVE A DIAMETER IN FEET EQUAL TO 10" PER CALIPER INCH OF THE TREE TO BE TRANSPLANTED.
- ALL PLANTS SHALL BE HANDLED SO THAT ROOTS ARE ADEQUATELY PROTECTED AT ALL TIMES. DURING SHIPMENT, THE ENTIRE PLANT SHALL BE PROTECTED BY TARPULINS OR OTHER SUITABLE COVERING. PLANT MATERIAL SUFFERING FROM WIND BURN OR OTHER DAMAGE IS NOT ACCEPTABLE.
- NO MATERIAL, REQUIRED TO BE BALLED AND BURLAPPED, SHALL BE ACCEPTED IF THE BALL IS CRACKED OR BROKEN EITHER BEFORE OR DURING THE PROCESS OF PLANTING, OR WHEN BURLAP, STAVES, ROPES, OR PLATFORM HAVE BEEN REMOVED.
- PRIOR TO THE EXCAVATION OF PLANT PITS AND DRIVING OR PLACING OF STAKES OR DEADMEN, THE LANDSCAPE CONTRACTOR SHALL ASCERTAIN THE LOCATION OF ALL ELECTRIC CABLES, CONDUITS, UTILITY LINES, ETC., AND SHALL TAKE PROPER PRECAUTIONS TO PREVENT DAMAGE TO SUCH SUBSURFACE IMPROVEMENTS. IN THE EVENT THEY ARE UNCOVERED, THE LANDSCAPE CONTRACTOR SHALL PROMPTLY NOTIFY THE PROJECT MANAGER. FOR LINE LOCATIONS IN TENNESSEE CALL 1-800-351-1111
- ANY SERIES OF TREES OR SHRUBS TO BE PLACED IN A PARTICULAR ARRANGEMENT WILL BE FIELD CHECKED BY LANDSCAPE ARCHITECT FOR ACCURACY. ANY PLANTS INCORRECTLY ARRANGED SHALL BE RELOCATED WITH THE LANDSCAPE ARCHITECTS APPROVAL.
- PREEMERGENT HERBICIDE (TRIFLAN OR APPROVED EQUAL) SHALL BE APPLIED (IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS) TO ALL PLANT BEDS PRIOR TO PLANTING FOR NOXIOUS WEED CONTROL.
- ALL PLANTING BEDS SHALL BE EXCAVATED TO RECIEVE A MINIMUM 4" DEEP LAYER OF BLACK MULCH EXCEPT FOR BOXWOOD WHICH SHALL HAVE A 1" LAYER OF BLACK MULCH.
- ALL PLANT MATERIAL IS TO BE GUARANTEED AND MAINTAINED FOR ONE (1) YEAR. GUARANTEE PERIOD SHALL START FROM DATE OF PROVISIONAL ACCEPTANCE BY OWNER.
- LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE WATERING AND MAINTENANCE OF ALL INSTALLED PLANT MATERIAL FOR THE ONE YEAR PERIOD.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ROTOTILLING ALL PLANTING BEDS TO A MINIMUM DEPTH OF 12". AMMEND EXISTING SOIL WITH A COMPOSTED ORGANIC MATTER TO BRING THE ORGANIC CONTENT OF THE SOIL TO A 5% DRY WEIGHT.
- TREE PLANTING PITS: AMEND EXISTING SOIL WITH A COMPOSTED ORGANIC MATTER TO BRING THE ORGANIC CONTENT OF THE BACKFILL TO A 5% DRY WEIGHT.
- PLANTING AREAS ARE TO HAVE SOIL TESTS PERFORMED UPON THEM TO DETERMINE IF THE PROPER SOIL PH IS PRESENT. RESULTS OF THESE TESTS ARE TO BE SENT TO THE LANDSCAPE ARCHITECT. IF THE RESULTS OF THESE TESTS INDICATE AN IMPROPER PH, THE LANDSCAPE CONTRACTOR IS TO ADD LIME OR SULFUR, AS REQUIRED, TO BRING THE SOIL TO THE PROPER PH LEVEL.
- DIMENSIONS FOR HEIGHT, SPREAD AND TRUNK, AS SPECIFIED ON THE MATERIAL SCHEDULE IS A GENERAL GUIDE FOR THE MINIMUM DESIRED SIZE OF EACH PLANT.
- BROWN STEEL EDGING SHALL BE WRAPPED AROUND BOTH SIDES OF ALL PLANT BEDS.



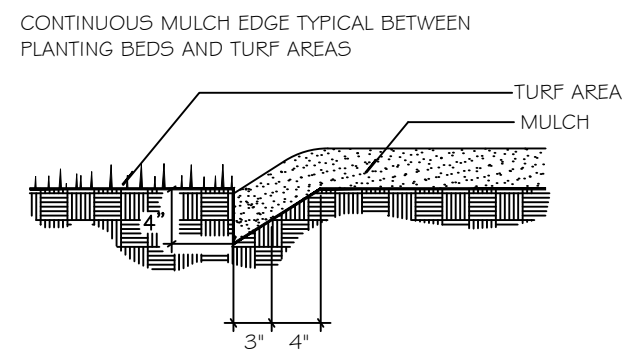
TYPICAL SHRUB PLANTING DETAIL
NTS



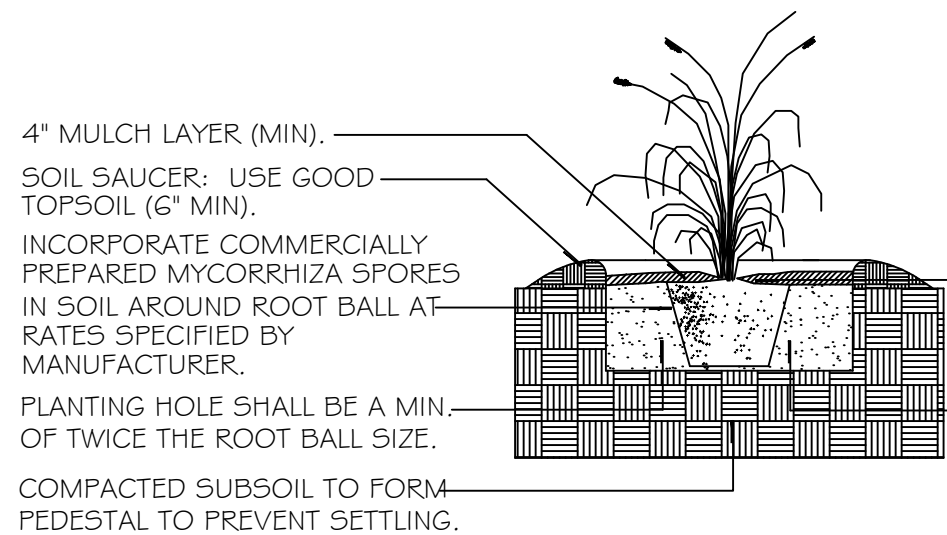
TYPICAL TREE PLANTING DETAIL
NTS

PLANT SCHEDULE						
QUANTITY	SCIENTIFIC NAME	COMMON NAME	SIZE	CONDITION	REMARKS	MIN. SPACING
12	PACER PALMATUM 'CRIMSON QUEEN'	JAPANESE MAPLE	6' HT.	CONTAINER	MATCH SPECIMEN	50' O.C.
111	LOROPETALUM CHINENSE 'MONRAZ'	LOROPETALUM	30" HT & SPR	CONTAINER	MATCH SPECIMEN	4' O.C.
3,419 SY	BERMUDA SOD	SOD	-	CONTAINER	WEED & PEST FREE	-

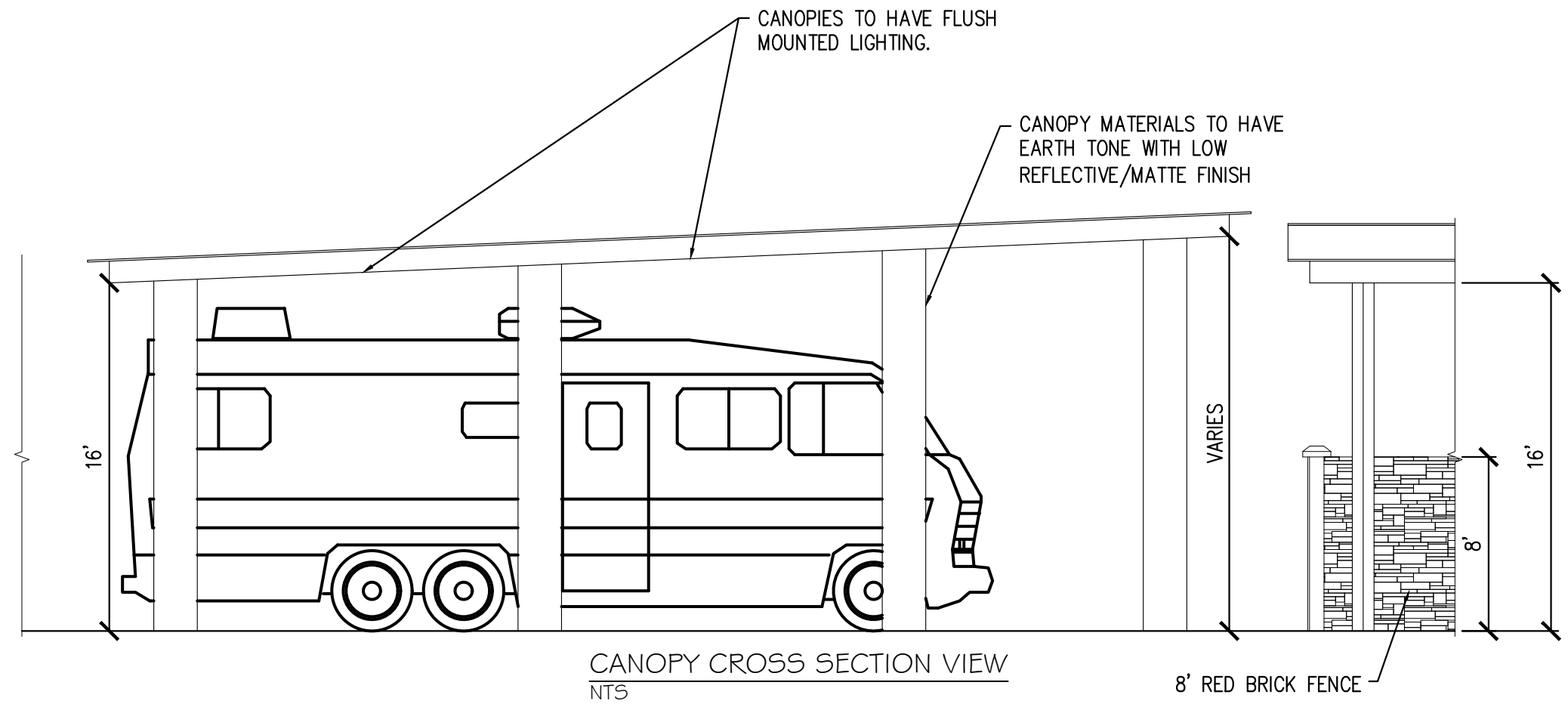
* LOROPETALUM SHALL BE SPACED AT 4' O.C. IF NOT 30" SPREAD AND 30" HEIGHT WHEN PLANTED.
* JAPANESE MAPLE TO BE 6' HEIGHT WHEN PLANTED.



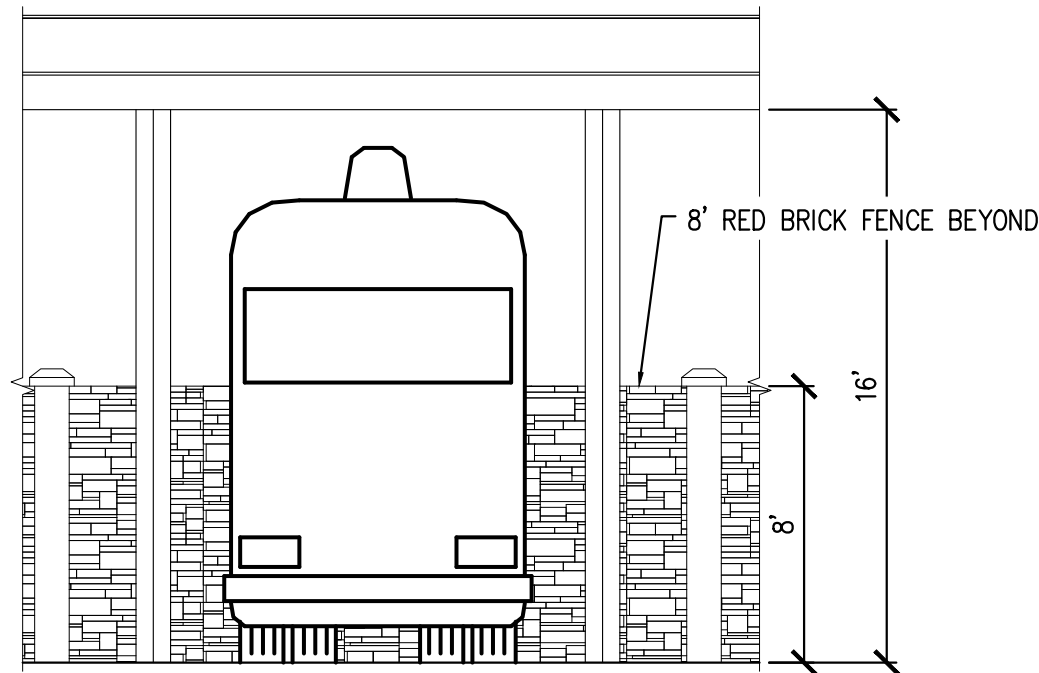
CONTINUOUS MULCH EDGING
NTS



TYPICAL GRASS PLANTING DETAIL
NTS



CANOPY CROSS SECTION VIEW
NTS



CANOPY CROSS SECTION VIEW
NTS

REVISION		
ITEM NO.	DESCRIPTION OF CHANGE	APPROVAL DATE

6/15/21
DATE: K. HAM
DRAWN BY: KDL
DESIGNER: KDL
CHECKED BY: KDL
SEAL: KEVIN D LEDFORD
REGISTERED ENGINEER
AGRICULTURAL
No. 101945
STATE OF TENNESSEE

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Engineering • Planning • Architecture

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LANDSCAPE PLAN
RV STORAGE FACILITY
ATOKA, TENNESSEE
TIPTON COUNTY, TENNESSEE

SHEET NUMBER:

L-1

PROJECT:

LEPA: 1315-05