



VICINITY MAP
NOT TO SCALE

OWNER & DEVELOPER:
WALLACE ESTATES LLC
5909 SHELBY OAKS DR.
MEMPHIS, TN 38134
730-1104

REQUIRED SETBACKS
*FRONT YARD SETBACK - 30 FEET
SIDE YARD SETBACK - 15 FEET
REAR YARD SET BACK - 20 FEET

RECORD BOOK 1819 PAGE 531
TAX MAP 127 PARCEL 58

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

FINAL PLAN

WALLACE ESTATES

ATOKA, TENNESSEE

NEAREST 100 YEAR FLOOD ELEVATION: 342.00'

THIS PROPERTY IS NOT LOCATED IN THE 100-YEAR FLOOD PLAIN
470419 0315 G, DATE: MAY 4, 2009

DEVELOPER: WALLACE ESTATES LLC

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

SCALE: 1" = 100' DATE: AUGUST 04, 2020
57 LOTS 46.09 ACRES
ZONED: R-1

NOTES:

THE COMMON OPEN SPACE "D" WILL BE DEEDED TO POPLAR GROVE UTILITY DISTRICT FOR THE PURPOSE OF INSTALLING A WATER WELL. THE AREA WILL BE MAINTAINED BY POPLAR GROVE UTILITY DISTRICT FOR IN PERPETUITY.

THE MAIL KIOSK PROPOSED LOCATION IS IN COMMON OPEN SPACE "B"

ALONG THE BACK OF LOTS 11 AND 12 A CROSS BUCK FENCE WITH LANDSCAPING

ALONG THE REAR LINES OF LOTS 13-18 A 6' WOOD PRIVACY FENCE

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.

BENCH MARK: NGS MONUMENT C 262 VERTICLE CONTROL DISK. 3.45+- MILES SOUTHWEST ALONG U.S. HIGHY 51 FROM THW ATOKA-MUMFORD ROAD INTERSECTION AT CROSSTOWN, AT THE MOST NEWLY ONE OF TWO CONCRETE ROAD BRIDGES OVER BIG CREEK, 19 FEET S/E OF THE C/L OF THE N/W LANE OF U.S. 51, SET IN TOP OF S/E LDGE OF THE SOUTH WINGWALL OF BRIDGE 1, 1 FOOT ABOVE HIGHWAY. NAVD 88 ELV. 347.11

DETENTION NOTE:

THE AREAS DENOTED BY "RESERVED FOR STORM WATER DETENTION" SHALL NOT BE USED AS A BUILDING SITE OR FILLED WITHOUT FIRST OBTAINING WRITTEN PERMISSION FROM THE CITY ENGINEER. THE STORMWATER DETENTION SYSTEMS LOCATED IN THESE AREAS, EXCEPT FOR THOSE PARTS LOCATED IN A PUBLIC DRAINAGE EASEMENT, SHALL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER AND/OR OWNER'S ASSOCIATION. SUCH MAINTENANCE SHALL BE PERFORMED SO TO ENSURE THAT THE SYSTEM OPERATES IN ACCORDANCE WITH THE APPROVED PLAN ON FILE IN THE CITY ENGINEER'S OFFICE. SUCH MAINTENANCE SHALL INCLUDE, BUT NOT BE LIMITED TO, REMOVAL OF SEDIMENTATION, FALLEN OBJECTS, DEBRIS AND TRASH, MOWING, OUTLET CLEANING, AND REPAIR OF DRAINAGE STRUCTURES.

AREA TO BE DEDICATED TO T.D.O.T.

EX. 15' SANITARY SEWER EASEMENT BK 1701 PG 758

AMA INVESTMENTS LLC 1.05 AC

ATOKA BODY SHOP LLC 2.0 AC

MCKELL OTIS PAUL 2.3 AC

MCKELL OTIS PAUL 0.75

FOSTER DON H ESTATE 0.75 AC.

MARTIN MARC ETUX VICKIE 2.59 AC.

15' UTILITY EASEMENT (SEE NOTE 15)

MARBRY MINOR SUBDIVISION PLAT CABINET "H" PAGE 1060

WATSON ROAD R.O.W. VARIES

15' UTILITY EASEMENT (SEE NOTE 15)

15' UTILITY EASEMENT (SEE NOTE 15)

15' UTILITY EASEMENT (SEE NOTE 15)

15' UTILITY EASEMENT (SEE NOTE 15)

15' UTILITY EASEMENT (SEE NOTE 15)

15' UTILITY EASEMENT (SEE NOTE 15)

15' UTILITY EASEMENT (SEE NOTE 15)

15' UTILITY EASEMENT (SEE NOTE 15)

15' UTILITY EASEMENT (SEE NOTE 15)

15' UTILITY EASEMENT (SEE NOTE 15)

15' UTILITY EASEMENT (SEE NOTE 15)

15' UTILITY EASEMENT (SEE NOTE 15)

15' UTILITY EASEMENT (SEE NOTE 15)

15' UTILITY EASEMENT (SEE NOTE 15)

15' UTILITY EASEMENT (SEE NOTE 15)

15' UTILITY EASEMENT (SEE NOTE 15)

15' UTILITY EASEMENT (SEE NOTE 15)

15' UTILITY EASEMENT (SEE NOTE 15)

15' UTILITY EASEMENT (SEE NOTE 15)

15' UTILITY EASEMENT (SEE NOTE 15)

15' UTILITY EASEMENT (SEE NOTE 15)

15' UTILITY EASEMENT (SEE NOTE 15)

15' UTILITY EASEMENT (SEE NOTE 15)

15' UTILITY EASEMENT (SEE NOTE 15)

15' UTILITY EASEMENT (SEE NOTE 15)

15' UTILITY EASEMENT (SEE NOTE 15)

S:\TDD\WATSON ROAD-PFMT\WATSON ESTATES\wp... LAYER LIST: FINAL PLAT Wed Aug 19 17:17:10 2020