



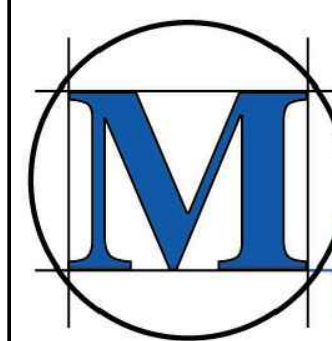
- EXISTING LEGEND

- NOTES:
1. THE TOTAL AREA OF THIS PHASE OF THE DEVELOPMENT IS ±8.63 (1.09 BEING PUBLIC ROW) AC./375,487 S.F., MORE OR LESS. THE BREAKDOWN OF THIS AREA IS AS FOLLOWS:  
PERVIOUS - 181,110 S.F.  
IMPERVIOUS - 194,812 S.F.  
TOTAL - 375,922 S.F.
  2. BUILDING SETBACKS: FRONT 30'  
SIDE 10'  
REAR 10'
  3. THIS DEVELOPMENT WILL BE A MIXED USE WITH RESIDENTIAL AND COMMERCIAL.
  4. TOTAL PARKING SPACES PROVIDED 224; 7 HANDICAP SPACES WITH 2 BEING VAN ACCESSIBLE.
  5. THIS PROPERTY IS ZONED MUE IN THE CITY OF TUPELO.
  6. THIS PROPERTY IS LOCATED IN ZONE X - OTHER AREAS, WHICH IS DEFINED AS, "AREAS DETERMINED TO BE OUTSIDE THE 0.2% CHANCE FLOODPLAIN," AS SHOWN ON FIRM MAP NUMBER 28081C0226F, EFFECTIVE DATE OF OCTOBER 16, 2013.
  7. ALL CONSTRUCTION WILL BE IN ACCORDANCE WITH THE CITY OF TUPELO SPECIFICATIONS.
  8. DOMESTIC WATER SERVICE, FIRE PROTECTION, AND SEWER SERVICE WILL BE PROVIDED BY CITY OF TUPELO.
  9. ALL SIGNING AND STRIPING SHALL CONFORM TO CITY OF TUPELO SPECIFICATIONS.
  10. ALL RADIIUSES AND DIMENSIONS ARE MEASURED TO THE FACE OF CURB, UNLESS NOTED OTHERWISE.

[illegible]

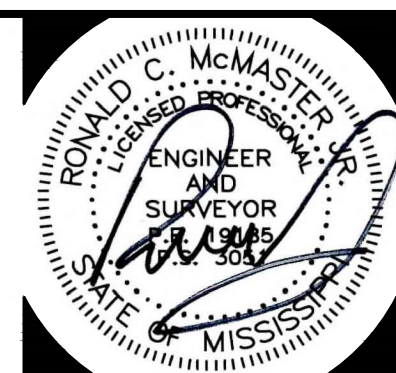
|             |           |             |        |
|-------------|-----------|-------------|--------|
| Project No. | M-3475    | Designed By | R.C.M. |
| Date        | 9-1-26    | Drawn By    | C.L.   |
| Scale       | SEE ABOVE | Checked By  | R.C.M. |

**GARFIELD COMMONS**  
BY IRON BRIDGE CAPITAL  
**800 BLOCK GARFIELD STREET**  
TUPELO, MISSISSIPPI



**M<sup>C</sup>MASTER & ASSOCIATES, INC.**  
CIVIL ENGINEERS & LAND SURVEYORS

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SUITE 300  
MADISON, MS 39110  
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## SITE PLAN

## C1.1