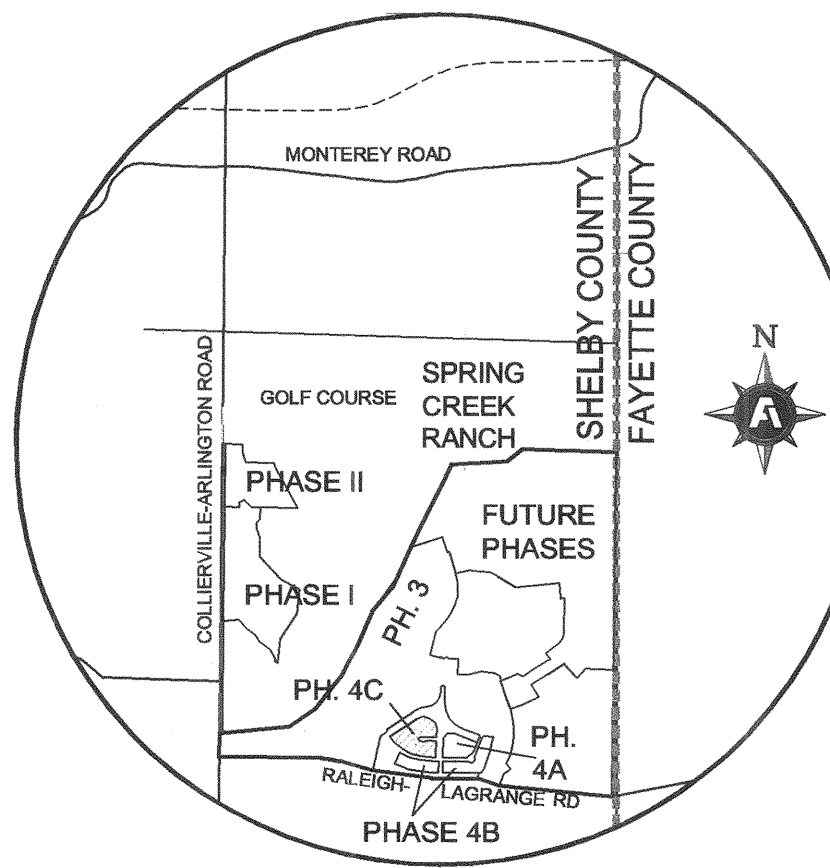


LOT NO.	AREA (SF)
107	13,461
108	11,174
109	11,541
110	10,000
111	10,000
112	10,544
113	13,905
115	15,859
116	13,745
117	12,940
118	11,399
119	12,213
120	13,211
121	11,040
122	10,656
123	13,145
124	10,000
125	13,460
126	10,806
127	10,400
128	10,571
129	11,321
130	13,192
131	12,913

**PEDESTRIAN PATHWAYS**

5' PEDESTRIAN PATHWAYS SHALL BE INSTALLED ALONG THE REAR 5' OF THE 18.5' WIDE PRIVATE PEDESTRIAN / DRAINAGE EASEMENT AT ALL LOCATIONS SHOWN ON THE FINAL PLAT. THE REQUIRED PATHWAY SHALL BE INSTALLED ACROSS THE FRONTAGE OF EACH LOT WHERE SHOWN BY THE BUILDING PERMIT HOLDER PRIOR TO USE AND OCCUPANCY OF THE HOUSE. IN ALL COMMON AREAS WHERE THE PEDESTRIAN PATHWAY IS SHOWN, THE DEVELOPER SHALL BE RESPONSIBLE FOR INSTALLATION.

INSTALLATION OF A PEDESTRIAN PATHWAY OR SIDEWALK IS NOT REQUIRED ON ANY LOT IN PHASE 4C.



**NOTES:**

THE TOWN OF COLLIERVILLE SHALL HAVE THE RIGHT TO ENTER PROPERTY FOR THE PURPOSE TO MAINTAIN THE SANITARY SEWER SYSTEM.

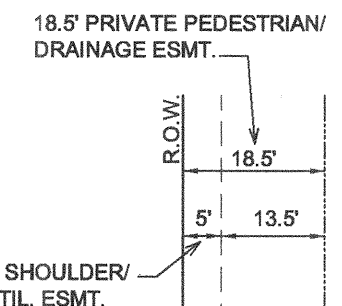
THE RIGHT-OF-WAY OF ALL PRIVATE STREETS AND COMMON OPEN SPACES WHICH HAVE PUBLIC SANITARY SEWER SHALL BE A PUBLIC SANITARY SEWER EASEMENT FOR THE TOWN OF COLLIERVILLE.

WHEN THE SANITARY SEWER SYSTEM LIES WITHIN PUBLIC OR PRIVATE STREETS, THE TOWN OF COLLIERVILLE ONLY HAS THE RESPONSIBILITY TO REPAIR THE STREET WITH THE TOWN OF COLLIERVILLE'S STANDARD ASPHALT SECTION AND DOES NOT HAVE THE RESPONSIBILITY TO REPLACE ANY DECORATIVE PAVEMENT; THIS SHALL BE THE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION.

WHEN THE SANITARY SEWER SYSTEM LIES WITHIN COMMON OPEN SPACE (C.O.S) AND ANY AREA OUTSIDE OF THE PUBLIC AND PRIVATE STREETS, THE TOWN OF COLLIERVILLE ONLY HAS THE RESPONSIBILITY TO REPLACE THE DISTURBED AREA WITH SOD AND DOES NOT HAVE THE RESPONSIBILITY TO REMOVE, RELOCATE OR REPLACE ANY AMENITIES (I.E. LANDSCAPING, FENCES, GAZEBO'S, ETC) WITHIN THESE AREAS; THIS SHALL BE THE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION. A STATEMENT TO THIS EFFECT SHALL BE SHOWN ON THE FINAL PLAT.

TOWN OF COLLIERVILLE SHALL ONLY MAINTAIN THE SANITARY SEWER SYSTEM LOCATED WITHIN PUBLIC RIGHT OF WAY OR PUBLIC EASEMENT.

LOT #114 INTENTIONALLY OMITTED.



ALL SURFACE SWALES LOCATED WITHIN THE 18.5' WIDE PRIVATE PEDESTRIAN DRAINAGE EASEMENTS SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS WHERE SAID SWALES ARE CONSTRUCTED ACROSS INDIVIDUAL LOTS AND BY THE HOME OWNER ASSOCIATION WHERE SAID SWALES ARE CONSTRUCTED ACROSS COMMON AREAS. THE PEDESTRIAN PATHWAY SHALL BE MAINTAINED BY THE HOME OWNER ASSOCIATION IN ALL LOCATIONS.

INSTALLATION OF A PEDESTRIAN PATHWAY OR SIDEWALK IS NOT REQUIRED ON ANY LOT IN PHASE 4C.

THIS PROPERTY IS NOT LOCATED IN A 100 YEAR FLOOD HAZARD AREA. F.E.M.A. PANEL 47157C 0485F, DATED SEPTEMBER 28, 2007

**P.D. 99-306 CO**  
**FINAL PLAT**  
**SPRING CREEK RANCH**  
**PLANNED DEVELOPMENT**  
**PHASE 4C**  
**PART OF AREAS B, C, D, E AND F**  
**SHELBY COUNTY, TENNESSEE**

FEBRUARY 2016  
 TOTAL AREA: 6.600 AC. (287,496 SF)  
 TOTAL LOTS: 24  
 DIST. 2 BLK. 23 PARCEL 28

PREPARED FOR:  
 SCR BRAVO INVESTMENTS, L.L.C.  
 5900 POPLAR AVE.  
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RECORDING FEE 15.00  
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 TOTAL AMOUNT 17.00  
 TOM LEATHERWOOD  
 REGISTER OF DEEDS SHELBY COUNTY TENNESSEE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHD. DIR.	CHD. LEN.
C13	38.75	25.00	88°47'53"	24.48	S14°32'44"W	34.98
C16	74.04	246.00	17°14'37"	37.30	S67°33'59"W	73.76
C17	71.83	246.00	16°43'44"	36.17	S84°33'10"W	71.57
C18	51.45	138.00	21°21'46"	26.03	N76°24'05"W	51.16
C19	166.12	138.00	68°58'16"	94.79	N31°14'04"W	166.27
C23	39.27	25.00	90°00'00"	25.00	N48°15'04"E	35.36
C24	13.13	112.00	6°43'07"	6.57	S89°53'30"W	13.13
C25	36.23	300.00	6°55'09"	18.14	N89°59'31"E	36.21
C27	27.09	100.00	15°31'25"	13.63	S85°29'21"W	27.01
C28	39.27	25.00	90°00'00"	25.00	N41°44'56"W	35.36
C29	20.76	34.00	34°59'22"	10.72	S75°57'25"W	20.44
C30	33.61	34.00	56°38'18"	18.32	S30°08'35"W	32.26
C31	30.64	34.00	51°38'08"	16.45	S23°59'38"E	29.61
C32	31.13	34.00	52°27'39"	16.75	S76°02'32"E	30.05
C34	40.10	25.00	91°54'32"	25.85	N49°12'20"E	35.94
C35	11.35	458.00	1°25'13"	5.68	S30°33'50"E	11.35
C36	93.73	458.00	11°43'30"	47.03	S37°08'11"E	93.56
C37	100.20	458.00	12°32'04"	50.30	S49°15'58"E	100.00
C38	94.92	458.00	11°52'28"	47.63	S61°28'14"E	94.75
C39	93.83	458.00	11°44'19"	47.08	S73°16'38"E	93.67
C40	45.51	458.00	5°41'37"	22.78	S81°59'36"E	45.49

LINE	LENGTH	BEARING
L9	18.05	S86°32'54"E
L10	33.71	S86°32'54"E
L11	25.66	S77°43'39"W
L12	32.70	S86°44'56"E
L14	28.64	N86°44'56"W
L15	46.29	S77°43'39"W

**DRIVEWAY DRAINAGE PIPES (MINIMUM)**

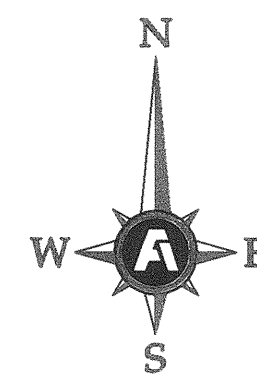
LOT NO.	PIPE (in.)	LOT NO.	PIPE (in.)
107	12 OR TWIN 10	120	15 OR TWIN 12
108	15 OR TWIN 12	121	15 OR TWIN 12
109	12 OR TWIN 10	122	10 OR TWIN 8
110	-	123	10 OR TWIN 8
111	-	124	-
112	12 OR TWIN 10	125	-
113	10 OR TWIN 8	126	-
115	-	127	-
116	10 OR TWIN 8	128	-
117	10 OR TWIN 8	129	-
118	10 OR TWIN 8	130	10 OR TWIN 8
119	15 OR TWIN 12	131	10 OR TWIN 8

LOTS 107-113, 115-118, 121-131

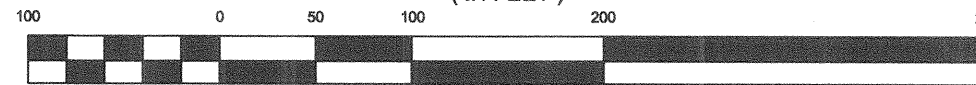
SETBACKS:  
 FRONT \_\_\_\_\_ 30'  
 REAR \_\_\_\_\_ 20'  
 SIDE \_\_\_\_\_ 5'

LOTS 119-120

SETBACKS:  
 FRONT \_\_\_\_\_ 40'  
 REAR \_\_\_\_\_ 20'  
 SIDE \_\_\_\_\_ 5'



**GRAPHIC SCALE**  
(IN FEET)



1 inch = 100 ft.



**OUTLINE PLAN CONDITIONS**  
**Spring Creek Ranch 1ST Amendment**  
P.D. 99-306 CO

**I. Uses and Bulk Regulations**

- A. Area "A" (57.7 acres). A maximum of 75 single-family and zero lot line dwelling units. A minimum of 37 units shall be free standing and 36 may be zero lot line grouping with a common fire wall. No more than 4 units can be grouped together with the common fire wall. This does not require grouping but only allows a grouping, if feasible.
- B. Area "B" (60.7 acres). A maximum 120 single family detached dwelling units.
- C. Area "C" (86.4 acres). A maximum of 87 single family detached dwelling units.
- D. Area "D" (63.2 acres). A maximum of 84 single family detached dwelling units.
- E. Area "E" (40.6 acres). A maximum of 81 single family detached dwelling units.
- F. Area "F" (51.8 acres). A maximum of 52 single family detached dwelling units.
- G. Area "G" (16.2 acres). A maximum of 21 single family and zero lot line dwelling units. A minimum of 10 units shall be free standing and 11 may be zero lot line grouping with no more than 4 units with a common fire wall. This does not require grouping but only allows grouping, if feasible.
- H. Passive recreation and environmental education uses allowed in all areas.

**II. Access and Circulation**

- A. Dedicate Collierville-Arlington 34 feet from the centerline and improve to rural cross-section in accordance with Subdivision Regulations and Shelby County Paving Policy.
- B. Dedicate Raleigh LaGrange 34 feet from the centerline and improve to a rural cross section with three (3), 12 foot wide lanes subject to the approval of the County Engineer.
- C. Drives within areas A, B, C, D, E and F shall be private and shall provide access to Collierville-Arlington Road, Raleigh-LaGrange Road and other areas of the Planned Development.
- D. Access to area "G" shall be provided from Collierville-Arlington Road by way of a private drive through the golf course or from Monterey Road.
- E. Direct access by individual lots to Collierville-Arlington Road and Raleigh LaGrange Road is prohibited.
- F. Private drive widths shall be a minimum of 22 feet wide except for one way traffic which may be 14'-0" minimum and shall be governed by the County Fire Department.

**III. Drainage:**

Drainage improvements including possible on-site detention to be provided under contract in accordance with Subdivision Regulations, and the County Engineer's Office.

- IV. The Land Use Control Board may modify the bulk, access, parking, landscaping, loading, screening, signage, and other site requirements if equivalent alternatives are presented; provided, however, any adjacent property owner who is dissatisfied with the modifications of the Land Use Control Board hereunder may, within ten days of such action, file a written appeal to the Director of Office of Planning and Development, to have such action reviewed by the appropriate governing bodies.

**V. Landscaping and Screening:**

- A. A 50 foot landscape buffer shall be provided along Collierville-Arlington Road and Raleigh-LaGrange Road.
- B. If reverse frontage is proposed along Collierville-Arlington Road or Raleigh-LaGrange Road, a detailed plan for the reverse landscape screen shall be submitted with any application for site plan review by the Land Use Control in accordance with Condition IX.
  - C. Additional streetscape and open space landscaping shall be illustrated on all final plans subject to site plan review by the Land Use Control Board in accordance with Condition VIII.
- D. Equivalent landscaping may be substituted subject to site plan review by the Land Use Control Board.
- E. Portable and temporary signs shall be prohibited.
- F. All signs shall be setback a minimum of 15 feet from the right-of-way.

**VII. Site Plan Review:**

- A. A site plan shall be submitted for the review, comment and recommendation of the Office of Planning and Development (OPD) and appropriate City and County agencies and the Land Use Control Board.
- B. The site plan shall include the following information:
  - 1. The location, and dimensions of all buildable areas, signs and parking areas.
  - 2. The layout of all public streets, private drives and the dimensions and area of all lots.
  - 3. Specific plans for internal and perimeter landscaping and screening including landscaping of all open space features.
  - 4. Illustration of the design and materials of any proposed signs.
- C. The site plan shall be reviewed based upon the following criteria:
  - 1. Adequacy of facilities and conformance to the Subdivision Regulations.
  - 2. Design and location of any open space features relative to the type and location of residential units.
  - 3. Conformance with the outline plan conditions.
  - 4. Compatibility with adjacent properties as judged from the final elements of site development including landscaping, screening and architectural design.

- VIII. Final plans shall not be approved until the site plan for that phase is approved by the Memphis and Shelby County Office of Planning and Development. The Memphis and Shelby County Office of Planning and Development may approve, approve with conditions or reject the site plan. If necessary the Memphis and Shelby County Office of Planning and Development may take the matter under advisement or defer the decision until the next regular meeting.

- IX. A final plan shall be filed within five years of the approval of the outline plan. The Land Use Control Board may grant extensions at the request of the applicant.

- X. All common open space features shall be give a lot number and shall be maintained by a property owners association. The first phase of development adjacent to a common open space within the site plan for that phase.

- XI. Any final plan shall include the following:

- A. The outline plan conditions.
- B. A standard subdivision contract as defined by the Subdivision Regulations for any needed public improvements.
- C. The location and dimensions of buildable areas, pedestrian and utility easements and required landscaping and screening areas.
- D. The content of all landscaping and screening to be provided.
- E. The location and ownership, whether public or private, of any easement.
- F. A statement conveying all common facilities and areas to homeowners' association or other entity, for ownership and maintenance purposes.
- G. The following note shall be placed on the final plat of any development requiring on-site storm water detention facilities: The area denoted by "Reserved for Storm Water Detention" shall not be used as a building site or filled without obtaining written permission from the City or County Engineer, as applicable. The storm water 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 property owners' association. Such maintenance shall be performed so as to ensure that the system operates in accordance with the approved plan on file in the City/County 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.

THIS PROPERTY IS NOT LOCATED IN A 100 YEAR  
FLOOD HAZARD AREA, F.E.M.A. PANEL 47157C  
0485F, DATED SEPTEMBER 28, 2007

P.D. 99-306 CO  
**FINAL PLAT**  
**SPRING CREEK RANCH**  
**PLANNED DEVELOPMENT**  
**PHASE 4C**  
**PART OF AREAS B, C, D, E AND F**  
**SHELBY COUNTY, TENNESSEE**


FEBRUARY 2016  
TOTAL AREA: 6.600 AC. (287,496 SF)  
TOTAL LOTS: 24  
DIST. 2 BLK. 23 PARCEL 28

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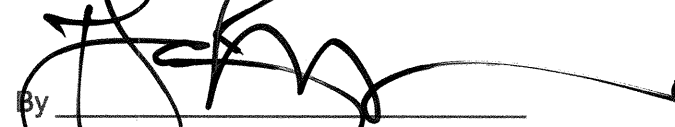
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TOM LEATHERWOOD REGISTER OF DEEDS SHELBY COUNTY TENNESSEE	

On May 12, 2005 The Memphis & Shelby County Land Use Control Board approved the site plan with the following conditions:

- The minimum lot size shall be 10,000 square feet.
- Lots along Black Duke Blvd. north of Bravo Road and north of Street L, Black Duke Circle West, and Black Duke Circle East shall observe the following building setbacks:
  - Front Yard: 40 feet
  - Rear Yard: 20 feet
  - Side Yard: 5 feet
- Lots along all other streets shall observe the following building setbacks:
  - Front Yard: 30 feet
  - Rear Yard: 20 feet
  - Side Yard: 5 feet
- All common open space areas including private drives shall be owned and maintained by a home owners association.
- Dedicate Raleigh-LaGrange Road 42 feet from the centerline. Improvement is only required at the intersection of Raleigh-LaGrange with Bravo Road, Rocky Joe Drive, and Street T where an exclusive left turn lane shall be required and where sight distance problems need to be eliminated at these intersections.
- Dedicate Collierville-Arlington Road 42 feet from the centerline. No improvements are required.
- Convey control of access along Raleigh-LaGrange Road to Shelby County.
- The proposed streets cross sections submitted by the applicant will be considered for approval by the County Engineer and Office of Planning and Development during final plat review under the following conditions: Where density, topography, soil, and slope permit a rural cross section, local street designs with an engineered, vegetated, open channel may be approved within the street right of way with a slope and drainage easement to convey and treat stormwater runoff subject to the approval of the County Engineer and the Office of Planning and Development. The drainage area being conveyed within the side ditches shall not exceed 10 acres, side slopes shall be a minimum of 3:1, and the depth of side ditches shall not exceed 2 feet.
- Intersection angles and spacing are subject to the approval of the County Engineer.
- The 50-foot wide landscaping buffer along Raleigh-LaGrange Road shall be reduced to 42 feet to account for the increased dedication from 34 feet to 42 feet from the centerline. This buffer shall retain the existing trees within it and supplement with new tree plantings where necessary. The buffer detail shall be submitted as part of the final plat.
- The development may be phased subject to approval of County Engineer and Office of Planning and Development.
- All other Outline Plan Conditions remain applicable unless modified by conditions 1-11 above.

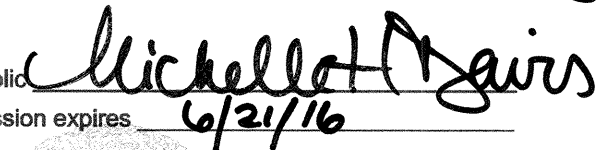
OWNER'S CERTIFICATE

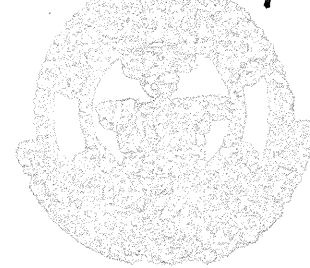
We, SCR BRAVO INVESTMENTS, LLC, the undersigned owner of the property shown hereon, hereby adopt this plat as our plan of development and dedicate the streets, rights-of-way, and grant the easements as shown and/or described to the public use forever. We certify that we are the owner of the said property in fee simple, duly authorized to act, and that the said property is not encumbered by any taxes or mortgages which have become due and payable.

By   
GARY THOMPSON  
PRESIDENT MANAGER

State of Tennessee  
County of Shelby

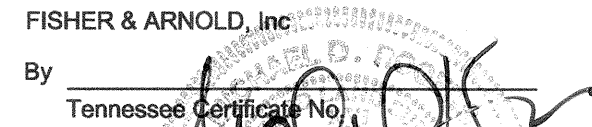
Before me, the undersigned, a Notary Public in and for the said state and county at Memphis, duly commissioned and qualified, personally appeared GARY THOMPSON, with whom I am personally acquainted, and who upon his oath acknowledged himself to be PRESIDENT MANAGER of the SCR BRAVO INVESTMENTS, LLC, the within named bargainer, and that he executed the foregoing instrument for the purpose therein contained. In witness whereof, I have hereunto set my hand and affixed my notarial seal at my office in Memphis, this 19 day of February, 2016.

Notary Public   
My commission expires 6/21/16




SURVEYOR'S CERTIFICATE

It is hereby certified that this is a Category "1" Survey and that the ratio of precision of the unadjusted survey is 1:10,000 or greater; that this plat has been prepared by me or under my individual supervision and conforms with applicable state laws and local zoning ordinances, subdivision regulations, and the specific conditions imposed on this development relating to the practice of land surveying.

FISHER & ARNOLD, Inc.  
By   
Tennessee Certificate No. \_\_\_\_\_  
Date 2/19/16


ENGINEER'S CERTIFICATE

It is hereby certified that this plat is true and correct, is in conformance with the design requirements of the Zoning Ordinance, the Subdivision Regulations, and the specific conditions imposed on this development, and takes into account all applicable Federal, State, and Local Building Laws and Regulations.

FISHER & ARNOLD, Inc.  
By   
Tennessee Certificate No. \_\_\_\_\_  
Date 2/19/16

OFFICE OF PLANNING AND DEVELOPMENT CERTIFICATE

This final plat conforms with the Outline Plan acted on by the Land Use Control Board on April 8, 1999 and approved by the Shelby County Commission on June 7, 1999.

By   
Director, Office of Planning and Development  
Date 2-22-16  
OPD MNS 02-22-16, County Engineer be 2-19-2016

PROPERTY / HOMEOWNERS ASSOCIATION

All common open spaces features / private facilities shall be owned and maintained by THE SPRING CREEK RANCH RESIDENTIAL OWNERS ASSOCIATION, INC., whose establishment, ownership, and maintenance responsibilities area recorded under Instrument 06138831 at the Shelby County Register's office.

THIS PROPERTY IS NOT LOCATED IN A 100 YEAR FLOOD HAZARD AREA. F.E.M.A. PANEL 47157C 0485F, DATED SEPTEMBER 28, 2007

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FINAL PLAT  
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