

REQUIRED SIDEWALKS

STREET NAME	S/W WIDTH	SIDE	LOCATION FROM CENTERLINE
MISS CARSON LANE	5'	NORTH	25.5' OFFSET ONLY ON E. OF BRANGUS VALLEY DRIVE
BRANGUS VALLEY DRIVE	5'	WEST	25.5' OFFSET

LOTS 213-248 SETBACKS:
 FRONT 30'
 REAR 20'
 SIDE 5'

NOAH (CU-3697) 4.4 AC.

NOTES:

NO CONSTRUCTION PERMITS FOR IMPROVEMENTS WITHIN THIS PLANNED DEVELOPMENT SHALL BE ISSUED UNTIL VERIFICATION IS PROVIDED THAT THE DEVELOPER HAS INSTALLED OR HAS PAID TO INSTALL THE NECESSARY MUNICIPAL SERVICES OR UTILITIES.

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

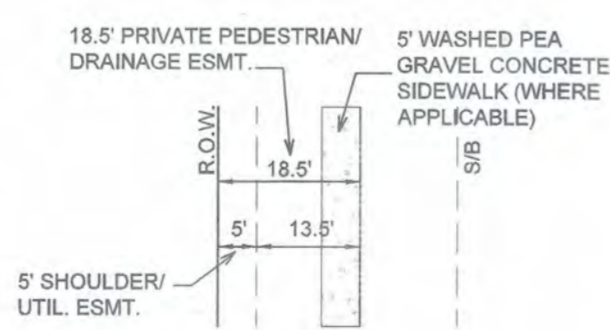
WHEN THE SANITARY SEWER SYSTEM LIES WITHIN PUBLIC OR PRIVATE STREETS, THE TOWN OF COLLIERVILLE ONLY HAS THE RESPONSIBILITY TO REPAIR THE STREET WITH THE TOWN OF COLLIERVILLE'S STANDARD ASPHALT SECTION AND DOES NOT HAVE THE RESPONSIBILITY TO REPLACE ANY DECORATIVE PAVEMENT; THIS SHALL BE THE RESPONSIBILITY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

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

THERE IS A 5' UTILITY EASEMENT ALONG ALL FRONT, SIDE & REAR LOT LINES.

ALL STREETS ARE PUBLIC.



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.

PASSIVE PATH NOTE:

THE GRADING WITHIN THE PASSIVE PATH CANNOT BE ALTERED IN ANYWAY TO IMPEDE PASSIVE FLOW OF DRAINAGE.

TBM: MLGW GPS 116
 LOCATED 44' NORTHWEST CORNER OF RALEIGH LaGRANGE ROAD AND COLD CREEK DR.
 ELEV. 328.79

THIS PROPERTY IS NOT LOCATED IN A 100 YEAR FLOOD HAZARD AREA. F.E.M.A. PANEL 47157C 0485G, DATED FEBRUARY 6, 2013

THE HOME OWNERS ASSOCIATION WILL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ORNAMENTAL STREET SIGNS AND POLES.

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 are recorded under Instrument No. 06138831 at the Shelby County Register's office.

19088606-
 08/28/2019 02:06:03 PM
 BK 283 PG 1
 Shelandra Y. Ford
 REGISTER OF DEEDS SHELBY COUNTY TENNESSEE

**P.D. 13-314 CO
 FINAL PLAT
 SPRING CREEK RANCH
 PLANNED DEVELOPMENT
 PHASE 9
 PART OF AREA D
 SHELBY COUNTY, TENNESSEE
 JULY 2017**

TOTAL AREA: 19.315 ACRES (841,354 S.F.)
 TOTAL 36 LOTS & 5 C.O.S.
 DIST. 2 BLK. 23 PARCEL 28

PREPARED FOR:
 SCR BRAVO INVESTMENTS, L.L.C.
 5900 POPLAR AVE.
 MEMPHIS, TN. 38119

FISHER ARNOLD
 ENGINEERING INTEGRATION

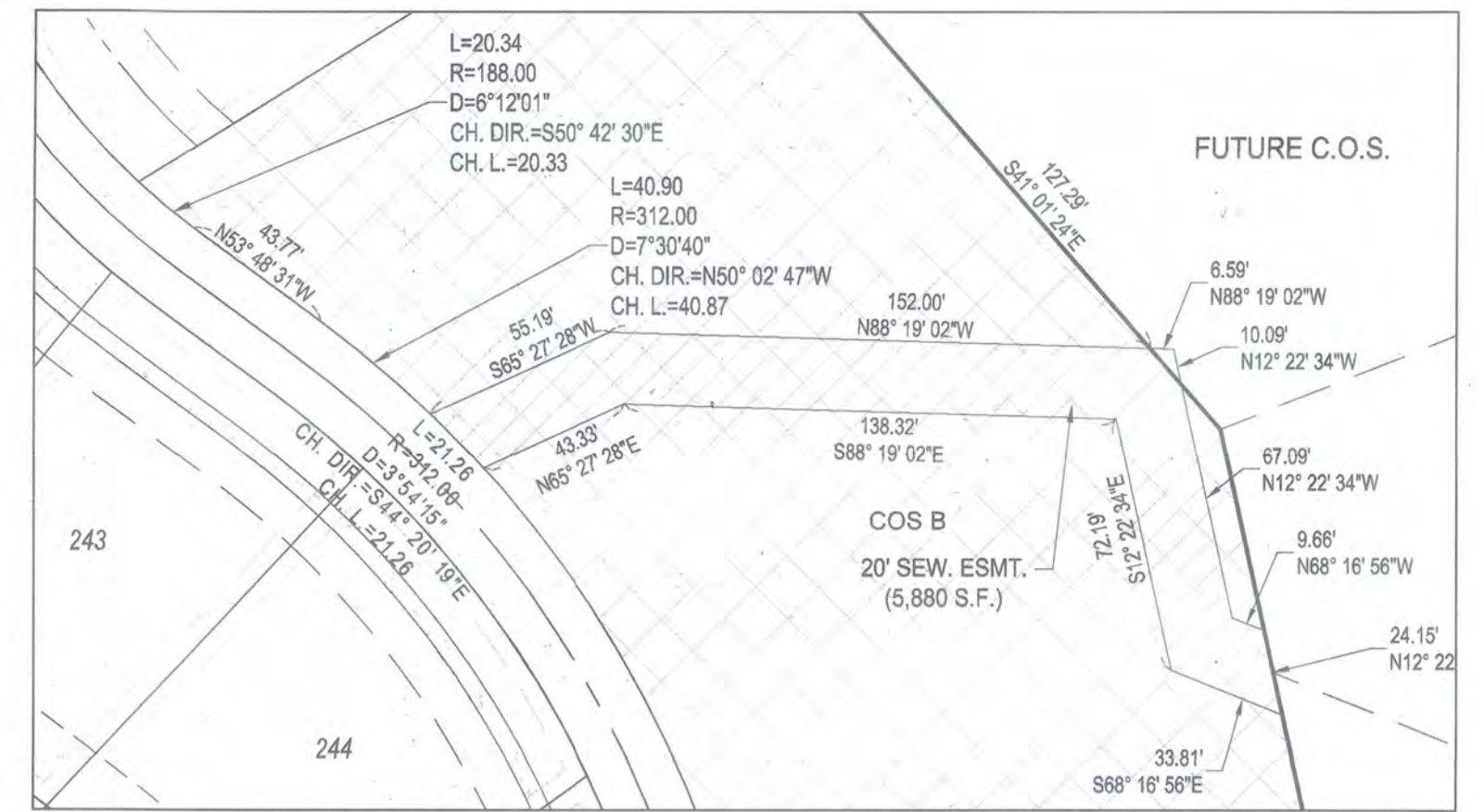
9180 Crestwyn Hills Drive | Memphis, Tennessee 38125-8538
 901.748.1811 | Fax: 901.748.3115 | www.fisherarnold.com

RECORDED:

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	24.83'	738.00'	1°55'41"	N11° 24' 26"E	24.83'
C2	49.85'	162.00'	17°37'47"	S43° 23' 07"E	49.85'
C3	35.02'	138.00'	14°32'27"	N41° 50' 27"W	34.93'
C4	163.13'	865.00'	10°48'20"	S61° 50' 58"E	162.89'
C5	238.38'	2425.00'	5°37'56"	S59° 15' 46"E	238.29'
C6	200.84'	990.00'	11°37'24"	S56° 16' 02"E	200.49'
C7	32.20'	2341.00'	0°47'17"	N61° 41' 05"W	32.20'
C8	85.26'	238.00'	20°31'32"	S17° 39' 30"W	84.81'
C9	130.59'	250.00'	29°55'45"	N12° 57' 23"E	129.11'
C10	68.91'	250.00'	15°47'32"	N9° 54' 15"W	68.69'
C11	188.54'	300.00'	36°00'29"	N35° 48' 16"W	185.45'
C12	41.96'	25.00'	96°09'47"	S40° 41' 09"E	37.20'
C13	80.05'	2341.00'	1°57'33"	N60° 18' 40"W	80.04'
C14	107.70'	200.00'	30°51'10"	N38° 22' 56"W	106.40'
C15	30.58'	112.00'	15°38'32"	S80° 56' 47"E	30.48'
C16	80.18'	2341.00'	1°57'45"	N58° 21' 01"W	80.18'
C17	93.55'	200.00'	26°48'01"	N9° 33' 20"W	92.70'
C18	40.94'	988.00'	2°22'28"	S54° 00' 35"E	40.94'
C19	39.69'	112.00'	20°18'10"	S62° 58' 26"E	39.48'
C20	37.69'	2341.00'	0°55'21"	N56° 54' 28"W	37.69'
C21	42.60'	949.00'	2°34'20"	N57° 43' 58"W	42.60'
C22	111.61'	750.00'	8°31'36"	N8° 06' 28"E	111.51'
C23	80.29'	988.00'	4°39'22"	S57° 31' 30"E	80.27'
C24	80.03'	949.00'	4°49'55"	N61° 26' 05"W	80.01'
C25	62.74'	100.00'	35°56'41"	N70° 47' 42"W	61.71'
C26	17.51'	87.00'	11°31'54"	S57° 43' 00"E	17.48'
C27	62.59'	988.00'	3°37'46"	S61° 40' 04"E	62.58'
C28	186.05'	1000.00'	10°39'36"	N58° 09' 09"W	185.78'
C29	44.32'	87.00'	29°11'08"	S37° 21' 29"E	43.84'
C30	56.34'	949.00'	3°24'05"	N65° 33' 05"W	56.33'
C31	112.88'	75.00'	86°13'49"	N20° 22' 02"W	102.52'
C32	115.97'	150.00'	44°17'47"	N44° 53' 46"E	113.10'
C33	38.18'	100.00'	21°52'29"	S56° 18' 53"E	37.95'
C35	50.99'	87.00'	33°35'02"	S5° 58' 24"E	50.27'
C36	78.54'	50.00'	90°00'00"	N67° 44' 52"E	70.71'
C38	18.11'	87.00'	11°55'46"	S16° 47' 00"W	18.08'
C41	65.93'	212.00'	17°49'07"	S5° 03' 53"E	65.86'
C42	35.35'	25.00'	81°01'06"	S26° 32' 06"W	32.48'
C43	20.94'	162.00'	7°24'21"	S63° 20' 29"W	20.92'
C44	437.34'	350.00'	71°35'35"	N58° 32' 40"E	409.44'
C45	43.32'	5000.00'	0°29'47"	S85° 54' 27"E	43.32'
C46	95.09'	5000.00'	1°05'23"	S86° 42' 01"E	95.08'
C48	101.41'	338.00'	17°11'25"	N85° 44' 44"E	101.03'
C49	6.61'	5012.00'	0°04'32"	S85° 41' 49"E	6.61'
C50	39.09'	25.00'	89°34'45"	S40° 56' 42"E	35.23'
C51	49.25'	23.00'	122°40'54"	S84° 05' 19"W	40.36'
C52	120.38'	338.00'	20°24'19"	N66° 56' 52"E	119.74'
C53	28.29'	150.00'	10°48'25"	N39° 58' 26"W	28.25'
C55	120.38'	338.00'	20°24'19"	N46° 32' 33"E	119.74'
C56	80.18'	338.00'	13°35'32"	N29° 32' 38"E	79.99'
C57	22.00'	35.00'	36°00'31"	N40° 45' 08"E	21.64'
C58	52.95'	35.00'	86°40'24"	S77° 54' 25"E	48.04'
C59	43.11'	150.00'	16°27'57"	N59° 01' 09"W	42.96'
C60	59.69'	38.00'	90°00'00"	S67° 44' 52"W	53.74'
C61	33.60'	88.00'	21°52'29"	N56° 18' 53"W	33.39'
C62	19.29'	162.00'	6°49'22"	N48° 47' 19"W	19.28'
C63	79.64'	362.00'	12°36'20"	S29° 05' 21"W	79.48'
C64	161.32'	360.93'	25°36'30"	S48° 06' 09"W	159.98'
C65	49.26'	362.00'	7°47'50"	S64° 47' 11"W	49.23'
C66	85.89'	362.00'	13°35'40"	S75° 28' 56"W	85.69'
C67	113.40'	762.00'	8°31'36"	S8° 08' 28"W	113.30'
C68	39.46'	25.00'	90°25'38"	S49° 03' 29"W	35.49'
C69	6.03'	4988.00'	0°04'09"	N85° 41' 38"W	6.03'
C70	76.21'	362.00'	12°03'41"	S88° 18' 36"W	76.06'
C71	57.67'	4988.00'	0°39'45"	N86° 54' 50"W	57.67'
C72	39.46'	25.00'	90°25'38"	N41° 22' 09"W	35.49'
C73	84.99'	738.00'	6°35'55"	N7° 08' 37"E	84.95'
C74	39.09'	25.00'	89°34'45"	N48° 38' 02"E	35.23'
C75	58.50'	5012.00'	0°40'07"	S86° 54' 39"E	58.50'
C76	59.26'	188.00'	18°03'32"	N5° 11' 06"W	59.01'
C77	109.59'	186.98'	33°34'55"	N30° 54' 41"W	108.03'
C78	23.94'	62.00'	22°07'29"	N78° 18' 52"W	23.79'
C79	106.69'	138.00'	44°17'47"	N44° 53' 46"E	104.05'

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C81	35.35'	25.00'	81°01'06"	S72° 26' 48"E	32.48'
C82	69.72'	212.00'	18°50'30"	S41° 21' 30"E	69.40'
C83	12.86'	5.00'	147°19'06"	S39° 05' 19"W	9.60'
C85	11.21'	212.00'	3°01'46"	S52° 17' 38"E	11.21'
C86	36.40'	17.00'	122°40'54"	N84° 05' 19"E	29.83'
C87	34.49'	288.00'	6°51'38"	S50° 22' 41"E	34.46'
C89	29.35'	15.00'	112°07'29"	N33° 18' 52"W	24.89'
C90	107.60'	288.00'	21°24'23"	S36° 14' 41"E	106.98'
C91	21.36'	238.00'	5°08'34"	S15° 13' 44"E	21.36'
C92	45.33'	25.00'	103°53'25"	S39° 17' 15"W	39.37'
C93	38.91'	288.00'	7°44'27"	S21° 40' 15"E	38.88'
C94	55.21'	88.00'	35°56'41"	N70° 47' 42"W	54.31'
C95	53.78'	1012.00'	3°02'42"	N54° 20' 42"W	53.78'
C96	80.08'	1012.00'	4°32'03"	N58° 08' 04"W	80.06'
C97	54.42'	1012.00'	3°04'51"	N61° 56' 31"W	54.41'
C98	94.82'	63.00'	86°13'49"	N20° 22' 02"W	86.12'
C99	20.34'	188.00'	6°12'01"	S50° 42' 30"E	20.33'
C100	198.08'	312.00'	36°00'29"	S35° 48' 16"E	192.87'
C101	209.07'	262.00'	45°43'17"	S5° 03' 37"W	203.57'
C102	164.15'	1074.00'	8°45'26"	S57° 42' 01"E	163.99'
C104	234.25'	2383.00'	5°37'56"	N59° 15' 46"W	234.16'
C105	171.05'	907.00'	10°48'20"	N61° 50' 58"W	170.80'
C106	182.30'	1032.00'	10°07'15"	N57° 01' 06"W	182.06'
C107	14.16'	150.00'	5°24'32"	N48° 04' 54"W	14.16'

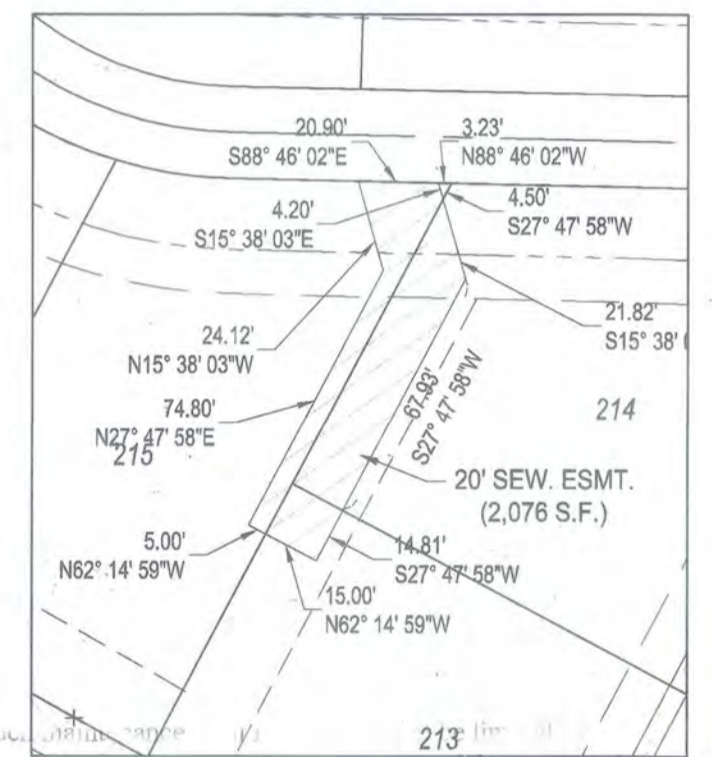
Parcel Line Table		
Line #	Length	Direction
L1	29.46'	S34° 34' 13"E
L2	24.01'	S57° 24' 08"W
L3	28.63'	N34° 34' 13"W
L4	93.41'	N86° 36' 46"E
L5	48.88'	N66° 56' 52"E
L6	23.03'	N66° 56' 52"E
L7	71.91'	N46° 32' 33"E
L8	22.49'	S30° 12' 56"W
L9	39.30'	N22° 44' 52"E
L10	40.70'	N22° 44' 52"E
L12	40.70'	N22° 44' 52"E
L13	44.30'	N22° 44' 52"E
L14	13.68'	N21° 19' 01"W
L15	27.65'	S34° 34' 13"E
L20	59.73'	S30° 12' 56"W
L21	56.18'	N62° 04' 44"W
L25	42.00'	N27° 55' 16"E
L26	42.00'	N27° 55' 16"E
L27	43.77'	N53° 48' 31"W
L28	44.07'	N3° 50' 40"E
L29	56.17'	N34° 34' 13"W
L30	82.40'	S22° 44' 52"W
L31	45.00'	S67° 15' 08"E
L32	29.04'	N34° 34' 13"W
L33	19.23'	N67° 15' 08"W
L34	47.23'	S34° 34' 13"E
L35	11.07'	N22° 44' 52"E



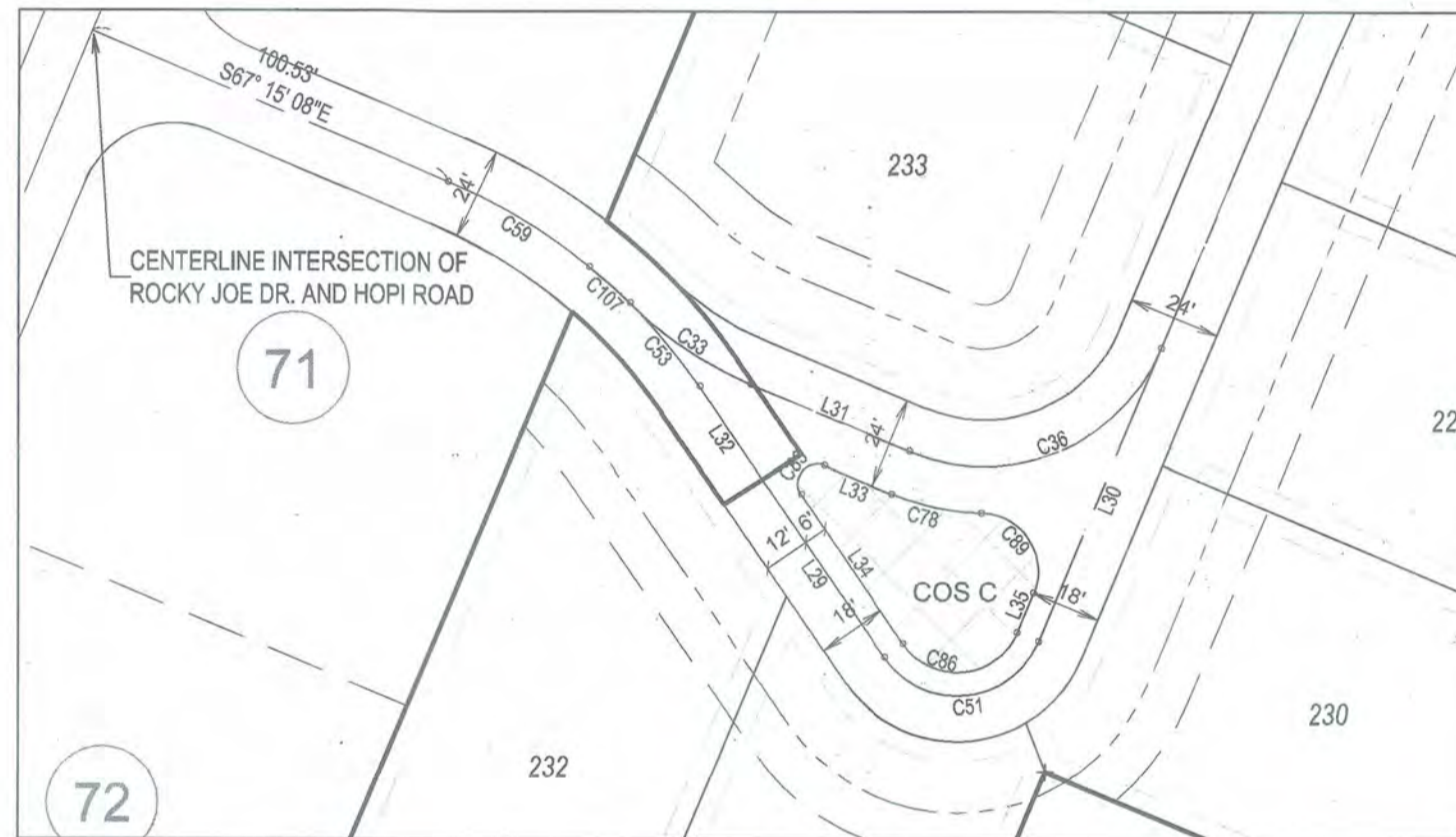
20' PUBLIC S.S. EASEMENT (C.O.S. B)
SCALE 1" = 50'



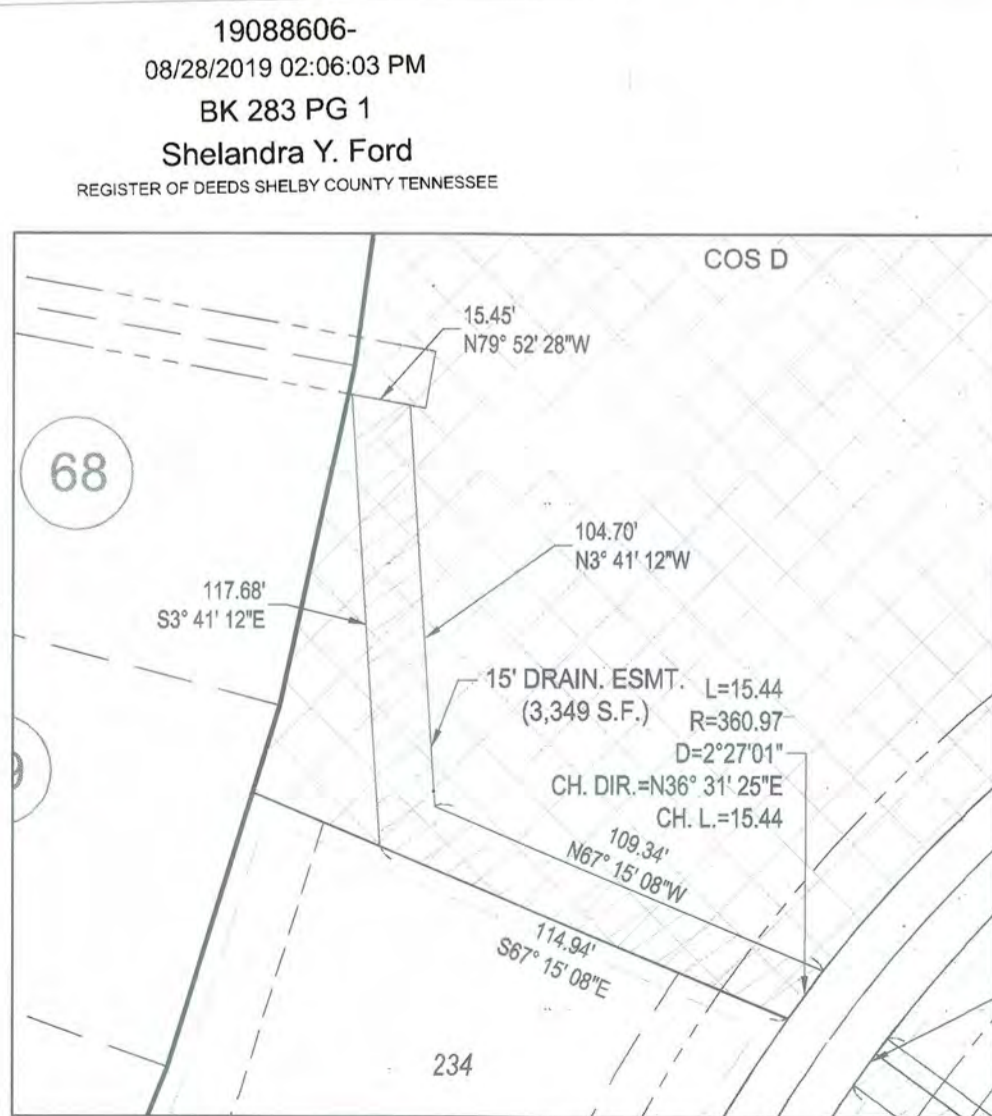
15' PRIVATE DRAINAGE EASEMENT
SCALE 1" = 50'



20' PUBLIC S.S. EASEMENT
(LOT 214 & 215)
SCALE 1" = 50'



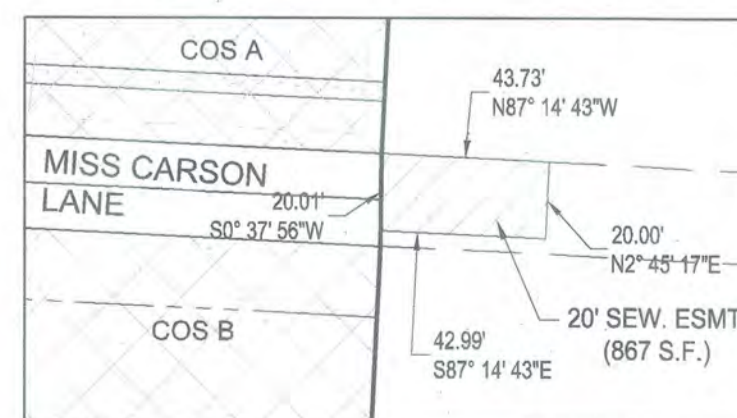
ENLARGEMENT "A"
SCALE 1" = 50'



15' PUBLIC DRAINAGE EASEMENT
SCALE 1" = 50'



20' PUBLIC S.S. EASEMENT
(N. END BRANGUS VALLEY DR.)
SCALE 1" = 50'



20' PUBLIC S.S. EASEMENT
(E. END MISS CARSON LANE.)
SCALE 1" = 50'

P.D. 13-314 CO
FINAL PLAT
SPRING CREEK RANCH
PLANNED DEVELOPMENT
PHASE 9
PART OF AREA D
SHELBY COUNTY, TENNESSEE

JULY 2017
TOTAL AREA: 19.315 ACRES (841,354 S.F.)
TOTAL 36 LOTS & 5 C.O.S.
DIST. 2 BLK. 23 PARCEL 28

PREPARED FOR:
SCR BRAVO INVESTMENTS, L.L.C.
5900 POPLAR AVE.
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9180 Crestwyn Hills Drive | Memphis, Tennessee 38125-8538
901.748.1811 | Fax: 901.748.3115 | www.fisherarnold.com

RECORDED:



OUTLINE PLAN CONDITIONS

Spring Creek Ranch Planned Development, 1st Amendment
P.D. 13-314 CO

I. Uses and Bulk Regulations:

A. Area "A" (57.7 acres)

- 1. Area A-1 (Approximately 34.69 Acres): A maximum of 71 lots for single-family detached units, open space, walking trails and a Clubhouse.
 - a. Area A shall be regulated by the R-6 District unless specified below.
- 1. Minimum Residential Lot Size 6,400 sq. ft. (Typical Lot 60' x 120').
- 2. Front Yard Setback - 25 feet.
 - b. All lots in Area A-1 shall have frontage on a Private Drive with a minimum width of 31 feet. Direct access to Collierville-Arlington from any residential lot shall be prohibited. The right of access shall be conveyed to Shelby County.
 - c. The minimum width of any service drive shall be 20 feet.
- 2. Area A-2 (Approximately 10.33 Acres): Event Center with 2 buildings as depicted on the Concept Plan, parking, open space, and walking trails. The use of these two facilities is by appointment only. Activities at either Event Center shall include Weddings, Receptions, Meetings, Workshops, Lectures, and Civic Activities. Amenities within the larger of the two event centers may include a Culinary School and a Micro-brewery.
 - a. Area A-2 shall be regulated by the Conservation Agriculture (CA) District.
 - b. The parking set back in Area A-2 shall be 50 feet.
- 3. Area A-3 (Approximately 12.68 acres): Five (5) Lots for Single Family Detached Units, Sixteen (16) Cabins, Day Spa with parking and a pool. The Day Spa is a commercial use open to the public on an appointment basis only.
 - a. Area A-3 shall be regulated by the R-15 District except where noted below.
 - b. The area designated for Cabins shall observe the required front yard setback from any street. The cabins may be attached or detached on one unsubdivided lot.
 - c. Cabins may be individually owned or owned by one entity and shall meet the requirements of Subsection 3.1.4 (B) of the Unified Development Code.
 - d. The Day Spa may also be located within the unsubdivided area of A-3 subject to condition c above. The maximum building size shall be 6,000 square feet.

- B. Area "B" (67.5 acres) A maximum 172 single family detached dwelling units.
- C. Area "C" (56.7 acres) Common Open Space; Horse & Stable Uses.
- D. Area "D" (119.2 acres) A maximum of 236 single family detached dwelling units.
- E. Area "E" (31.0 acres) A maximum of 32 single family detached dwelling units.
- F. Area "F" (60.3 acres) A maximum of 16 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 42 feet from the centerline and improve in accordance with Subdivision Regulations. A new alignment will be required.
- 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 (residential) 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 unless modified elsewhere in these conditions.

- G. The setback, queuing, requirements for gates, guardhouses, or other vehicle control devices shall be as required by Section 4.4.8 of the UDC, except as follows:
 - 1. The gates in Area A-2 shall be set back a minimum of 50 feet from the existing edge of pavement of Collierville-Arlington Road.
 - 2. The gate in Area A-1 shall be set back a minimum of 13 feet from the existing edge of pavement of Collierville-Arlington Road.

III. Drainage and Sanitary Sewer:

- A. Drainage improvements including possible on-site detention to be provided under contract in accordance with Subdivision Regulations, and the County Engineer's office.
- B. The development of the Event Center in Area A-2, the cabins, and day spa in Area A-3 shall be limited to a wastewater flow equivalent of 21 ERU's (equivalent residential units) per the Town of Collierville's standards (350 GPD), and shall be included in the overall approved 520 ERUs allowable within the overall Spring Creek Ranch P.D., excluding the Golf House (golf course clubhouse) which is not counted against the 520 ERUs. Any development of a micro-brewery in association with the Event Center will require a discharge permit from the Town of Collierville.
- C. Any development within Area "G" cannot tie on to the Town of Collierville's sanitary sewer system, but must be served by an alternate sewer treatment system.

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. All required landscaping and screening shall not conflict with any easements including overhead wires.
- F. Buffer areas between the sub-sections of Area A shall be delineated and may at the direction of the OPD require supplemental planting.
- G. Landscaping shall be added along the entryway and entry drive of Area A-2 to limit the view of the building, drive aisle and parking area from the direct view of the Collierville-Arlington.

VI. Signs:

- A. Signs shall be permitted in accordance with the R-S District.
- B. Portable and temporary signs shall be prohibited.
- C. All signs shall be setback a minimum of 15 feet from the right-of-way.
- D. Area A-2 and A-3: One detached sign, limited to a maximum of 12 square feet in area and six feet in height shall be permitted.
- E. Signs for any area or phase of this P.D. shall comply with Unified Development Code.

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.

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. Illustrations 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.

D. Area A-2: A site plan shall be required for the Event Center use, and shall be considered based on the following criteria and finding of fact as to whether the proposed use:

- 1. Is consistent with the overall character of the existing development in the immediate vicinity of the subject property, and will not materially adversely affect other property in the area in which it is located.
- 2. Will not adversely affect a known archaeological, environmental, historical or cultural resource and;
- 3. Will be adequately served by public facilities and services intended to serve the subject property, including but not limited to roadways, transit service, parks and recreational facilities, police and fire protection, hospitals, and medical services, schools storm water drainage systems, water supplies, and wastewater and refuse disposal.
- 4. Any subsequent principal or accessory use associated with the Event Center use that would increase the intensity of the facility beyond what is shown on the approved site plan shall be prohibited. For the purposes of this section, increase in intensity shall be measured as increase in vehicular trip generate and/or impervious surface.
- 5. The site plan for any non-single family use shall be designed to respect residential character by reflecting similar design elements of the surrounding residential uses by designs that contextually address the following:
 - a. Height of structures, excluding steeples and other exempt structures;
 - b. Rooflines;
 - c. Exterior building materials and colors;
 - d. Setbacks;
 - e. Landscaping/buffering/screening
 - f. Lighting; and
 - g. Noise.
- 6. Copies of the Final Plat for this section shall be submitted to the appropriate governmental agencies and the Town of Collierville for comment.

- 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. If there is a difference of opinion regarding the interpretation of any of the conditions in this Planned Development, the applicant may appeal decision of the OPD to the Land Use Control Board and the Shelby County Board of Commissioners.
- 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 given a lot number and shall be maintained by a property owners association. The first phase of development adjacent to a common open space shall include the 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.

P.D. 13-314 CO
FINAL PLAT
SPRING CREEK RANCH
PLANNED DEVELOPMENT
PHASE 9
PART OF AREA D
SHELBY COUNTY, TENNESSEE

JULY 2017
 TOTAL AREA: 19,315 ACRES (841,354 S.F.)
 TOTAL 36 LOTS & 5 C.O.S.
 DIST. 2 BLK. 23 PARCEL 28

PREPARED FOR:
 SCR BRAVO INVESTMENTS, L.L.C.
 5900 POPLAR AVE.
 MEMPHIS, TN. 38119



9180 Crestwyn Hills Drive | Memphis, Tennessee 38125-8538
 901.748.1811 | Fax: 901.748.3115 | www.fisherarnold.com

RECORDED:

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 BK 283 PG 1
 Sheldandra Y. Ford
 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:

1. The minimum lot size shall be 10,000 square feet.
2. 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
3. Lots along all other streets shall observe the following building setbacks:
 - Front Yard: 30 feet
 - Rear Yard: 20 feet
 - Side Yard: 5 feet
4. All common open space areas including private drives shall be owned and maintained by a home owners association.
5. 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.
6. Dedicate Collierville-Arlington Road 42 feet from the centerline. No improvements are required.
7. Convey control of access along Raleigh-LaGrange Road to Shelby County.
8. 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.
9. Intersection angles and spacing are subject to the approval of the County Engineer.
10. The 50-foot wide landscaping buffer along Raleigh-LaGrange Road shall be reduce 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.
11. The development may be phased subject to approval of County Engineer and Office of Planning and Development.
12. All other Outline Plan Conditions remain applicable unless modified by conditions 1-11 above.

OWNER'S CERTIFICATE

We, SCR BRAVO INVESTMENTS, L.L.C., 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 [Signature]
GARY THOMPSON
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 MANAGER of the SCR BRAVO INVESTMENTS, L.L.C., 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 12th day of JULY, 2017.

Notary Public [Signature]
My commission expires 12-15-18



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.

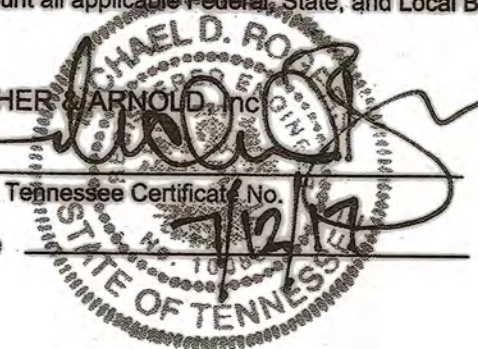
FISHER & ARNOLD, INC.
By [Signature]
Tennessee
Date [Signature]



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 [Signature]
Tennessee Certificate No. [Signature]
Date [Signature]



OFFICE OF PLANNING AND DEVELOPMENT CERTIFICATE

This final plat conforms with the Outline Plan acted on by the Land Use Control Board on June 13, 2013 and approved by the Shelby County Commission on September 9, 2013.

By [Signature] Date 8/28/17
Director, Office of Planning and Development
OPD MRS 08/28/17 County Engineer Dawn J. Sanders, P.E.
RJC

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 are recorded under Instrument 06138831 at the Shelby County Register's office.

P.D. 13-314 CO
FINAL PLAT
SPRING CREEK RANCH
PLANNED DEVELOPMENT
PHASE 9
PART OF AREA D
SHELBY COUNTY, TENNESSEE

JULY 2017
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TOTAL LOTS: 36 1/2 C.O.S.
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