



Tom Leatherwood
Shelby County Register

As evidenced by the instrument number shown below, this document
has been recorded as a permanent record in the archives of the
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Re-Recording


18069824

07/12/2018 - 02:42 PM

5 PGS

KRISTIN 1758658-18069824

PLAT BOOK: 278
PAGE: 12

RECORDING FEE	15.00
DP FEE	2.00
TOTAL AMOUNT	17.00

TOM LEATHERWOOD
REGISTER OF DEEDS SHELBY COUNTY TENNESSEE

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.

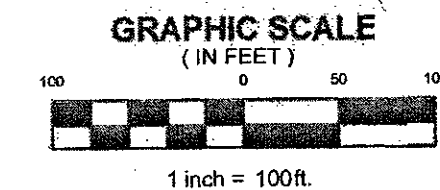
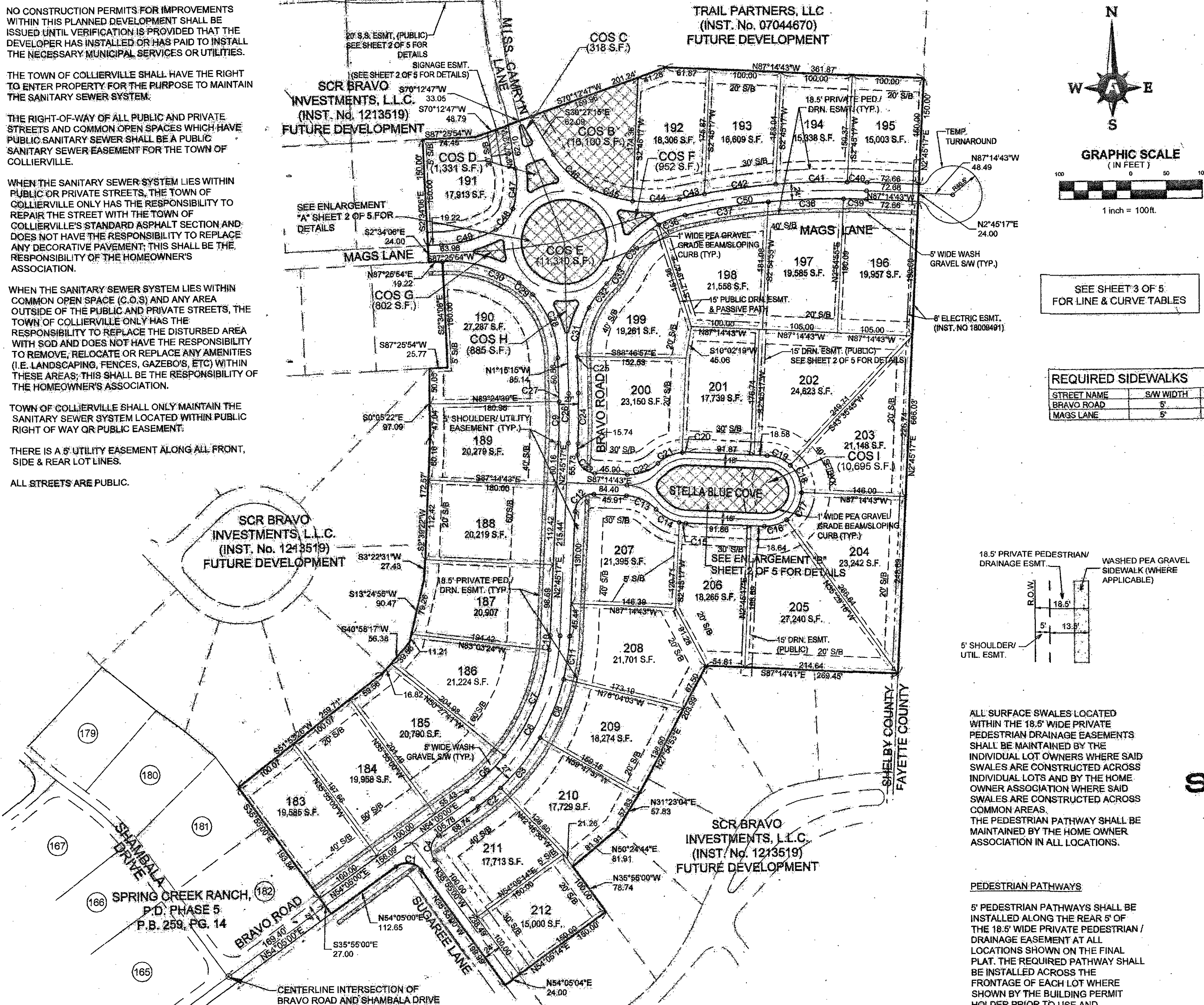
WHEN THE SANITARY SEWER SYSTEM LIES WITHIN PUBLIC OR PRIVATE STREETS, THE TOWN OF COLLIERVILLE ONLY HAS THE RESPONSIBILITY TO REPAIR THE STREET WITH THE TOWN OF COLLIERVILLE'S STANDARD ASPHALT SECTION AND DOES NOT HAVE THE RESPONSIBILITY TO REPLACE ANY DECORATIVE PAVEMENT; THIS SHALL BE THE RESPONSIBILITY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



SEE SHEET 3 OF 5 FOR LINE & CURVE TABLES

REQUIRED SIDEWALKS			
STREET NAME	S/W WIDTH	SIDE	LOCATION FROM CENTERLINE
BRAVO ROAD	5'	WEST & EAST	27.0' LEFT & RIGHT OFFSET
MAGS LANE	5'	SOUTH	25.5' OFFSET

LOTS 183, 189-190, 196-200 (BRAVO), 202-205, 207 (BRAVO), 206-211 (BRAVO)	
SETBACKS:	
FRONT	40'
REAR	AS SHOWN
SIDE	5'
LOTS 191-195, 200 (STELLA BLUE), 201, 206-207 (STELLA BLUE), 211 (SUGAREE), 212	
SETBACKS:	
FRONT	30'
REAR	AS SHOWN
SIDE	5'
LOTS 184	
SETBACKS:	
FRONT	50'
REAR	AS SHOWN
SIDE	5'
LOTS 185-188	
SETBACKS:	
FRONT	60'
REAR	AS SHOWN
SIDE	5'

P.D. 99-306 CO
FINAL PLAT
SPRING CREEK RANCH
PLANNED DEVELOPMENT
PHASE 8
PART OF AREAS B, C, D, E AND F
SHELBY COUNTY, TENNESSEE

JUNE 2016
TOTAL AREA: 16.511 ACRES (719,200 S.F.)
TOTAL LOTS: 30
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 38125-9538
901.748.1811 | Fax: 901.748.3115 | www.fisherarnold.com

DRIVEWAY DRAINAGE PIPES (MINIMUM)

LOT NO.	PIPE (in.)	LOT NO.	PIPE (in.)
183	10 OR TWIN 8	198	10 OR TWIN 8
184	-	199	10 OR TWIN 8
185	-	200	-
186	10 OR TWIN 8	201	-
187	10 OR TWIN 8	202	10 OR TWIN 8
188	10 OR TWIN 8	203	-
189	10 OR TWIN 8	204	-
190	10 OR TWIN 8	205	-
191	-	206	15 OR TRIPLE 8
192	10 OR TWIN 8	207	12 OR TWIN 10
193	10 OR TWIN 8	208	10 OR TWIN 8
194	10 OR TWIN 8	209	10 OR TWIN 8
195	10 OR TWIN 8	210	-
196	-	211	10 OR TWIN 8
197	-	212	-

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. 08138831 at the Shelby County Register's office as amended by Instrument No. 18050042.

RECORDED

18050042

05/22/2018 - 10:31 AM

5 PGS

DONALD 1734502-18050042

PLAT BOOK : 277

PAGE : 11

RECORDING FEE 15.00

DP FEE 2.00

TOTAL AMOUNT 17.00

TOM LEATHERWOOD

REGISTER OF DEEDS SHELBY COUNTY TENNESSEE

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PAGE: 12

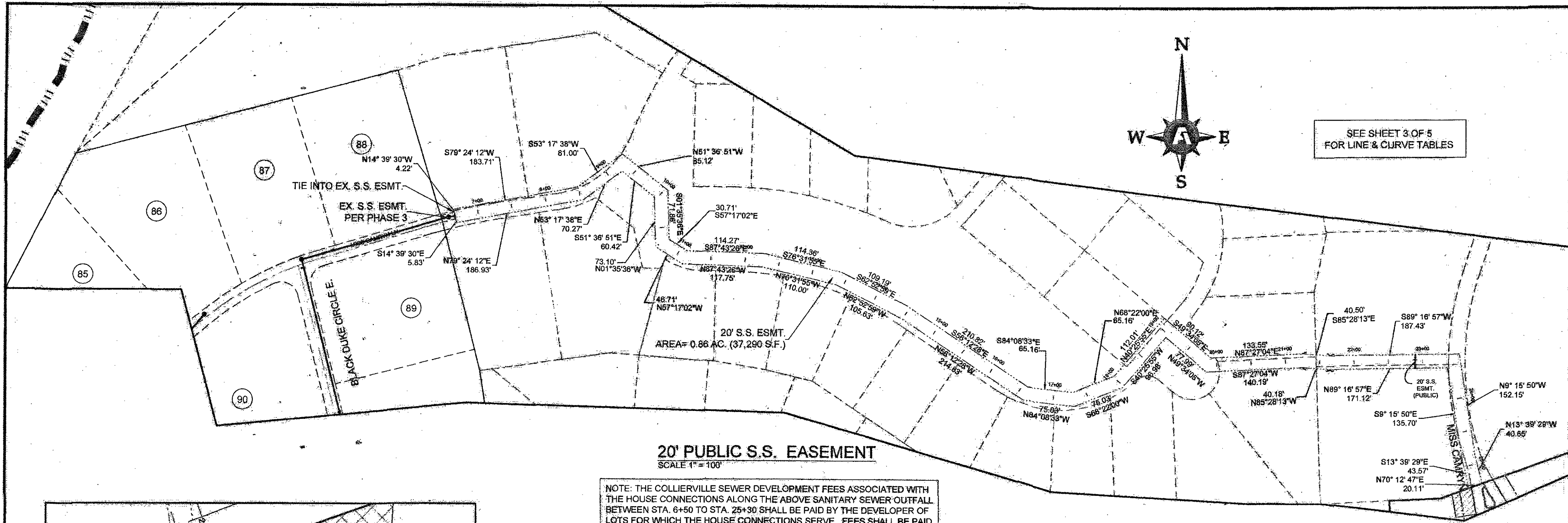
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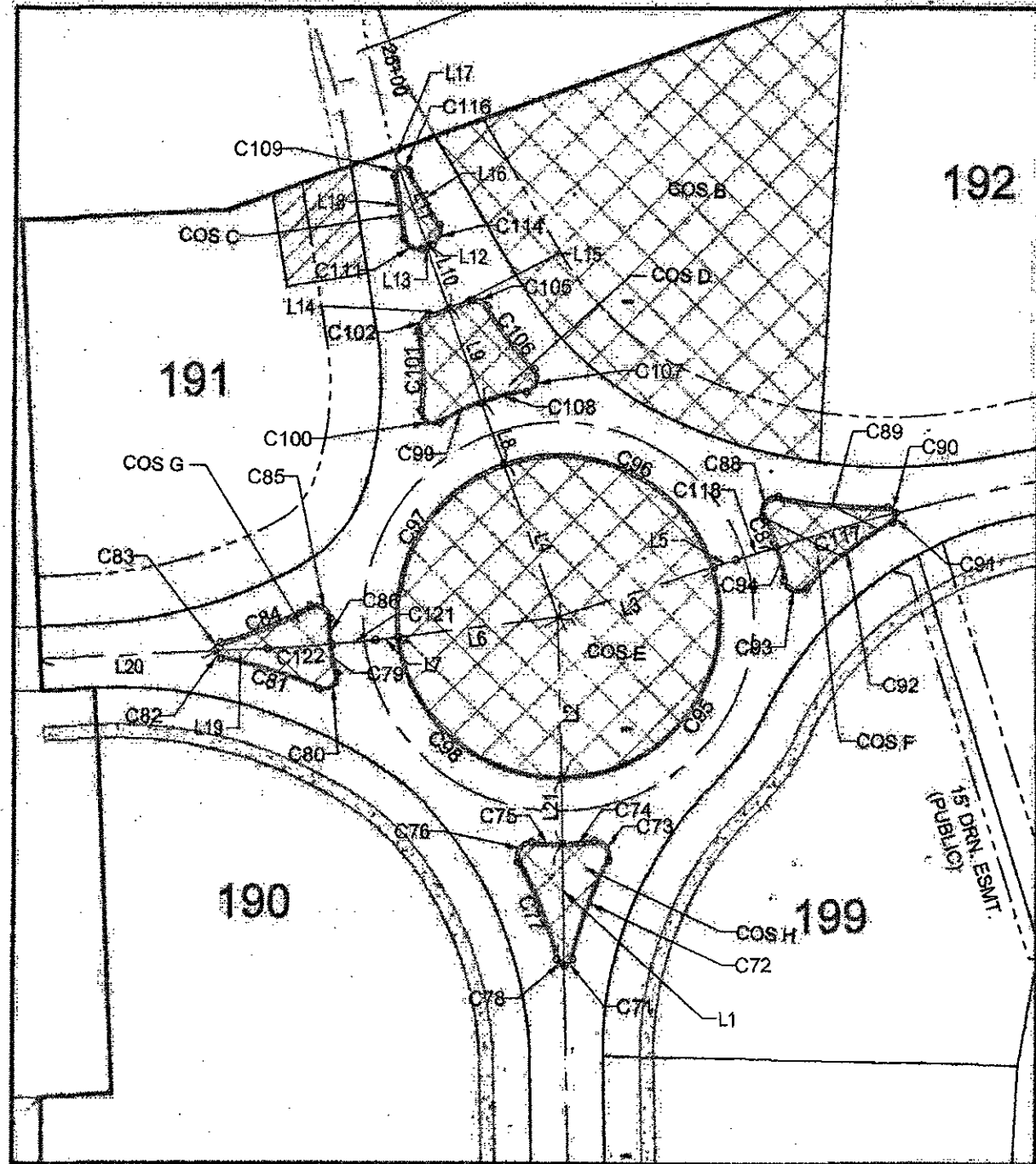
TOM LEATHERWOOD

REGISTER OF DEEDS SHELBY COUNTY TENNESSEE

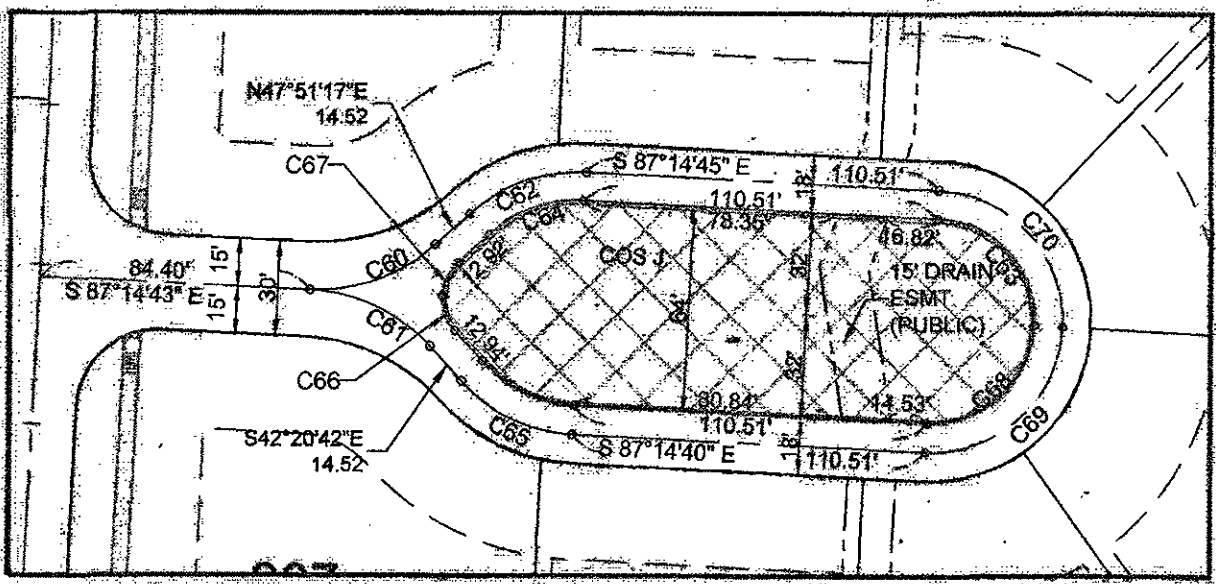


20' PUBLIC S.S. EASEMENT
SCALE 1" = 100'

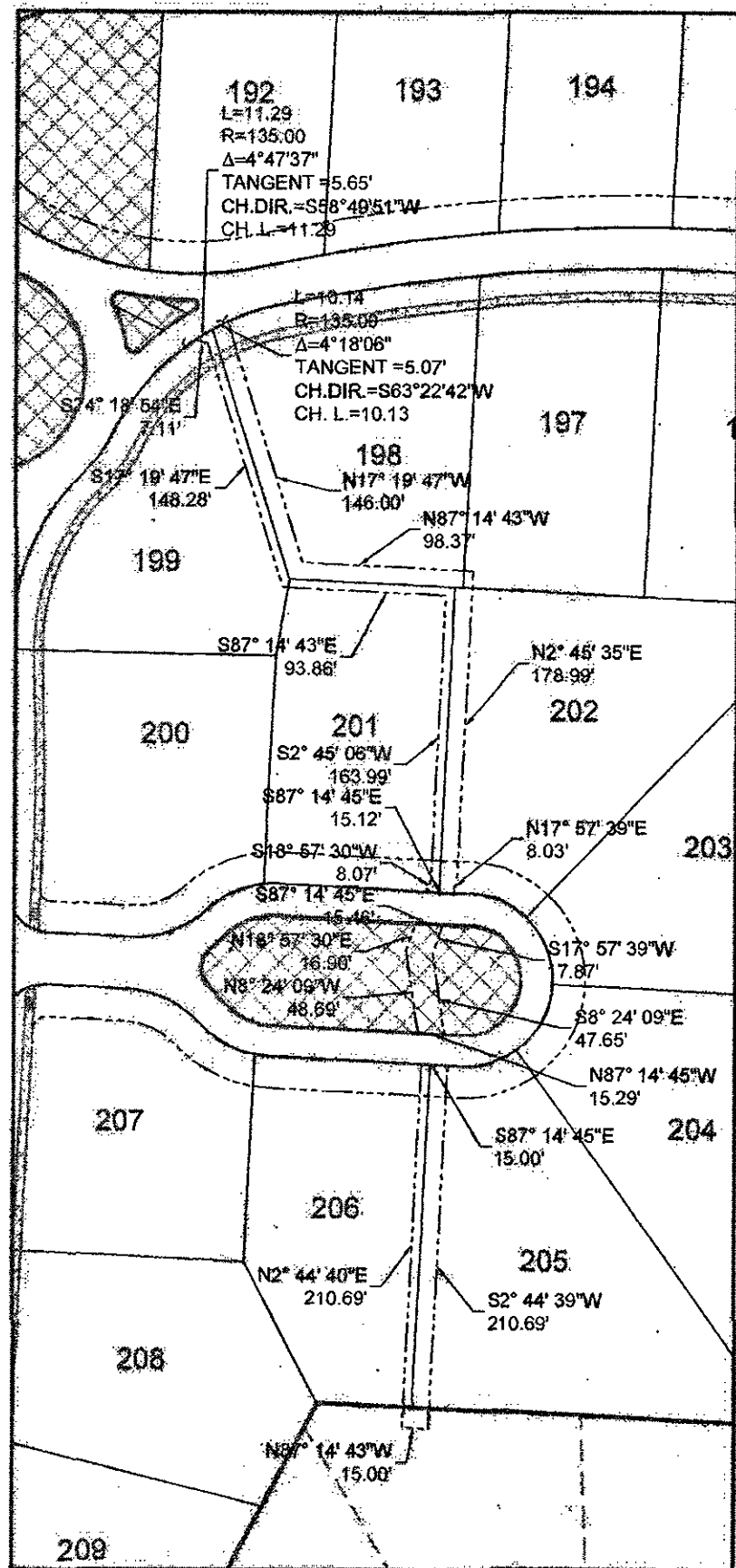
NOTE: THE COLLIERVILLE SEWER DEVELOPMENT FEES ASSOCIATED WITH THE HOUSE CONNECTIONS ALONG THE ABOVE SANITARY SEWER OUTFALL BETWEEN STA. 6+50 TO STA. 25+30 SHALL BE PAID BY THE DEVELOPER OF LOTS FOR WHICH THE HOUSE CONNECTIONS SERVE. FEES SHALL BE PAID WHEN LOT DEVELOPMENT OCCURS AND PRIOR TO THE RECORDING OF A FINAL PLAT CREATING THEM AS LEGAL/BUILDABLE LOTS.



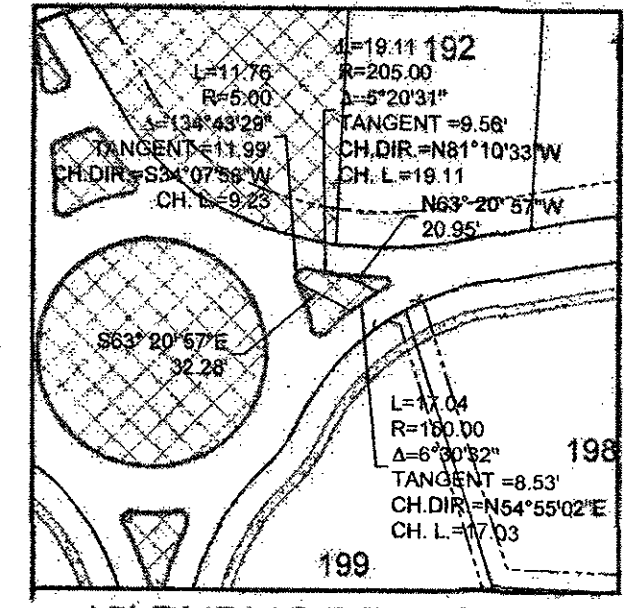
ENLARGEMENT "A"
SCALE 1" = 60'



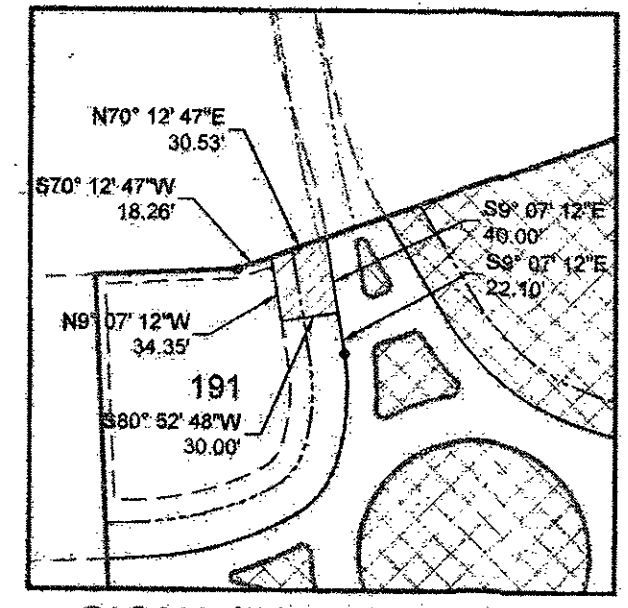
ENLARGEMENT "B"
SCALE 1" = 60'



15' PUBLIC DRAINAGE EASEMENT
SCALE 1" = 100'



15' PUBLIC DRAINAGE EASEMENT (C.O.S.F.)
SCALE 1" = 100'



SIGNAGE EASEMENT
SCALE 1" = 100'

FINAL PLAT
SPRING CREEK RANCH
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RECORDED: 18050042 05/22/2019 - 10:31 AM 5 PGS DONALD 1739802-18060042 PLAT BOOK: 277 PAGE: 11 RECORDING FEE 15.00 DP FEE 2.00 TOTAL AMOUNT 17.00 TOM LEATHERWOOD REGISTER OF DEEDS SHELBY COUNTY TENNESSEE	Re-Recording 18069824 07/12/2018 02:42 PM 5 PGS KRISTIN 1759808-18060024 PLAT BOOK: 278 PAGE: 12 RECORDING FEE 15.00 DP FEE 2.00 TOTAL AMOUNT 17.00 TOM LEATHERWOOD REGISTER OF DEEDS SHELBY COUNTY TENNESSEE
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Curve Table						
Curve #	Length	Radius	Delta	Tangent	Chord Direction	Chord Length
C1	39.27'	25.00'	90°00'00"	25.000'	S80° 55' 00"E	35.36'
C2	41.01'	313.50'	7°29'45"	20.536'	S50° 20' 32"W	40.98'
C3	89.67'	313.50'	16°23'17"	45.142'	S38° 24' 02"W	89.36'
C4	39.27'	25.00'	90°00'14"	25.002'	S9° 05' 07"W	35.36'
C5	72.73'	286.50'	14°32'41"	36.561'	S46° 48' 40"W	72.53'
C6	268.76'	300.00'	51°19'43"	144.150'	N28° 25' 09"E	259.86'
C7	162.99'	286.50'	32°35'43"	83.766'	S23° 14' 28"W	160.80'
C8	89.04'	313.50'	16°16'26"	44.824'	S22° 04' 10"W	88.75'
C9	57.57'	986.50'	3°20'38"	28.795'	S1° 04' 58"W	57.57'
C10	20.94'	286.50'	4°11'18"	10.477'	S4° 50' 57"W	20.94'
C11	61.16'	313.50'	11°10'40"	30.677'	S8° 20' 37"W	61.06'
C12	39.27'	25.00'	89°59'57"	25.000'	N47° 45' 16"E	35.36'
C13	47.02'	60.00'	44°54'02"	24.792'	S64° 47' 44"E	45.83'
C14	37.76'	60.00'	36°03'44"	19.531'	S60° 22' 35"E	37.14'
C15	9.26'	60.00'	8°50'18"	4.637'	N82° 49' 36"W	9.25'
C16	33.37'	50.00'	38°14'31"	17.335'	S73° 37' 59"W	32.76'
C17	45.17'	50.00'	51°45'26"	24.256'	S28° 38' 01"W	43.65'
C18	42.90'	50.00'	49°09'33"	22.870'	S21° 49' 29"E	41.60'
C19	35.70'	50.00'	40°54'36"	18.650'	S66° 51' 34"E	34.95'
C21	37.76'	60.00'	36°04'26"	19.538'	S65° 53' 26"W	37.16'
C22	47.02'	60.00'	44°54'02"	24.792'	S70° 18' 14"W	45.83'
C23	39.27'	25.00'	90°00'03"	25.000'	N42° 14' 44"W	35.36'
C24	70.92'	1013.50'	4°00'33"	35.472'	N0° 45' 01"E	70.90'
C25	0.91'	141.00'	0°22'08"	0.454'	N1° 04' 11"W	0.91'
C26	69.97'	1000.00'	4°00'33"	35.000'	N0° 45' 01"E	69.96'
C27	11.45'	986.50'	0°39'55"	5.726'	S0° 55' 18"E	11.45'
C28	98.82'	141.00'	40°09'23"	51.538'	S21° 19' 57"E	96.81'
C29	24.30'	100.00'	13°55'32"	12.213'	S48° 22' 24"E	24.24'
C30	113.72'	175.00'	37°13'55"	58.948'	S73° 57' 08"E	111.73'
C32	42.07'	141.00'	17°05'39"	21.191'	N36° 49' 55"E	41.91'
C33	28.82'	84.00'	19°39'28"	14.553'	N35° 33' 00"E	28.68'
C35	83.66'	135.00'	35°30'23"	43.222'	N43° 28' 28"E	82.33'
C36	39.28'	135.00'	16°40'09"	19.778'	N69° 33' 44"E	39.14'
C37	118.93'	988.00'	6°53'49"	59.537'	N81° 20' 43"E	118.86'
C38	105.46'	988.00'	6°06'57"	52.781'	N87° 51' 06"E	105.41'
C39	31.82'	988.00'	1°50'43"	15.930'	S88° 10' 04"E	31.82'
C40	27.35'	1012.00'	1°32'54"	13.674'	S88° 01' 10"E	27.35'
C41	100.34'	1012.00'	5°40'50"	50.209'	N88° 21' 58"E	100.29'
C42	101.62'	1012.00'	5°45'12"	50.852'	N82° 38' 57"E	101.58'
C43	35.45'	1012.00'	2°00'25"	17.725'	N78° 48' 09"E	35.44'
C44	66.19'	190.00'	19°57'39"	33.435'	N87° 44' 46"E	65.66'
C45	60.47'	190.00'	18°14'08"	30.493'	S73° 09' 20"E	60.22'
C46	73.27'	125.00'	33°35'02"	37.720'	S47° 14' 46"E	72.22'
C47	57.88'	125.00'	26°31'56"	29.471'	N4° 08' 46"E	57.37'
C48	38.22'	50.00'	43°48'03"	20.100'	N39° 18' 46"E	37.30'
C49	80.08'	175.00'	26°13'07"	40.754'	N74° 19' 21"E	79.38'
C50	303.07'	1000.00'	17°21'52"	152.703'	S84° 04' 21"W	301.91'

Curve Table						
Curve #	Length	Radius	Delta	Tangent	Chord Direction	Chord Length
C60	42.65'	54.42'	44°54'02"	22.487'	N70° 18' 14"E	41.57'
C61	42.65'	54.42'	44°54'02"	22.487'	N64° 47' 39"W	41.57'
C62	39.97'	51.00'	44°54'02"	21.073'	S70° 18' 14"W	38.95'
C63	50.27'	32.00'	90°00'00"	32.000'	N42° 14' 45"W	45.25'
C64	32.91'	42.00'	44°54'02"	17.354'	S70° 18' 14"W	32.08'
C65	39.97'	51.00'	44°54'02"	21.073'	S64° 47' 39"E	38.95'
C66	11.81'	15.00'	45°05'59"	6.229'	S19° 47' 42"E	11.50'
C67	11.81'	15.00'	45°05'59"	6.229'	S25° 16' 17"W	11.50'
C68	50.27'	32.00'	90°00'00"	32.000'	N47° 45' 15"E	45.25'
C69	64.40'	41.00'	90°00'00"	41.000'	N47° 45' 20"E	57.98'
C70	64.40'	41.00'	90°00'00"	41.000'	N42° 14' 45"W	57.98'
C71	4.00'	3.00'	76°20'18"	2.358'	N50° 34' 45"E	3.71'
C72	38.85'	156.00'	14°16'05"	19.525'	N19° 32' 38"E	38.75'
C73	10.98'	5.00'	125°50'51"	9.781'	N36° 14' 45"W	8.90'
C74	11.60'	84.00'	7°54'55"	5.811'	S84° 47' 17"W	11.60'
C75	11.60'	84.00'	7°54'54"	5.811'	N87° 17' 48"W	11.59'
C76	10.98'	5.00'	125°50'48"	9.781'	S33° 44' 14"W	8.90'
C77	38.85'	156.00'	14°16'05"	19.525'	S22° 03' 07"E	38.75'
C78	4.00'	3.00'	76°20'01"	2.358'	S53° 05' 05"E	3.71'
C79	10.92'	84.00'	7°26'49"	5.467'	S10° 40' 25"E	10.91'
C80	11.13'	5.00'	127°30'37"	10.141'	S49° 21' 29"W	8.97'
C81	37.68'	190.00'	11°21'47"	18.903'	N72° 34' 07"W	37.62'
C82	3.96'	3.00'	75°35'16"	2.327'	N40° 27' 23"W	3.68'
C83	3.97'	3.00'	75°45'51"	2.334'	N35° 13' 11"E	3.68'
C84	35.72'	190.00'	10°48'15"	17.911'	N87° 42' 59"E	35.66'
C85	10.24'	5.00'	117°18'42"	8.209'	S59° 00' 47"E	8.54'
C86	9.67'	84.00'	8°35'34"	4.838'	S3° 39' 14"E	9.66'
C87	12.53'	84.00'	8°32'36"	6.274'	N22° 18' 51"W	12.51'
C88	11.18'	5.00'	128°04'51"	10.270'	N37° 27' 17"E	8.99'
C89	40.78'	205.00'	11°23'47"	20.455'	S84° 12' 11"E	40.71'
C90	3.73'	3.00'	71°08'38"	2.146'	S54° 19' 46"E	3.49'
C91	4.13'	3.00'	76°52'43"	2.468'	S20° 40' 55"W	3.81'
C92	39.47'	150.00'	15°04'31"	19.848'	S52° 35' 01"W	39.35'
C93	10.95'	5.00'	125°28'59"	9.705'	N72° 12' 45"W	8.89'
C94	12.57'	84.00'	8°34'18"	6.295'	N13° 45' 24"W	12.55'
C95	111.91'	60.00'	106°52'14"	80.894'	N35° 18' 38"E	96.38'
C96	95.99'	60.00'	91°39'44"	61.766'	N63° 57' 21"W	86.07'
C97	80.99'	60.00'	77°20'18"	48.016'	S31° 32' 38"W	74.98'
C98	88.10'	60.00'	84°07'44"	54.147'	S49° 11' 23"E	80.40'
C99	16.83'	84.00'	11°28'54"	8.445'	S64° 28' 20"W	16.80'
C100	10.89'	5.00'	124°48'48"	9.587'	N88° 51' 43"W	8.86'
C101	29.10'	140.00'	11°54'38"	14.604'	N2° 24' 38"W	29.05'
C102	6.86'	5.00'	78°34'44"	4.091'	N30° 55' 25"E	6.33'
C105	6.86'	5.00'	78°34'40"	4.091'	S70° 29' 53"E	6.33'
C106	29.10'	140.00'	11°54'39"	14.604'	S37° 09' 52"E	29.05'
C107	10.89'	5.00'	124°48'54"	9.567'	S19° 17' 15"W	8.86'
C108	16.83'	84.00'	11°28'55"	8.445'	S75° 57' 14"W	16.81'
C109	4.15'	3.00'	79°19'58"	2.488'	S30° 32' 48"W	3.83'
C111	8.78'	5.00'	100°40'02"	6.030'	S59° 27' 12"E	7.70'
C114	8.78'	5.00'	100°40'02"	6.030'	N19° 52' 46"E	7.70'
C116	4.15'	3.00'	79°19'58"	2.488'	N70° 07' 14"W	3.83'
C117	45.81'	1000.00'	2°37'30"	22.911'	S74° 04' 41"W	45.81'
C118	15.54'	1000.00'	0°53'25"	7.770'	S72° 19' 13"W	15.54'
C121	16.03'	500.00'	1°50'11"	8.013'	S83° 47' 34"W	16.02'
C122	23.74'	500.00'	2°43'15"	11.874'	S86° 04' 17"W	23.74'

Parcel Line Table		
Line #	Length	Direction
L1	45.01'	N1° 15' 15"W
L2	60.00'	N1° 15' 15"W
L3	60.00'	S71° 31' 31"W
L4	60.00'	S19° 47' 13"E
L5	8.46'	S71° 52' 31"W
L6	60.00'	S82° 52' 29"W
L7	7.98'	S82° 52' 29"W
L8	24.00'	S19° 47' 13"E
L9	36.93'	S19° 47' 13"E
L10	24.00'	S19° 47' 13"E
L11	31.08'	S19° 47' 13"E
L12	2.31'	N70° 12' 47"E
L13	2.31'	N70° 12' 47"E
L14	8.73'	N70° 12' 47"E
L15	8.73'	N70° 12' 47"E
L16	23.11'	N30° 27' 15"W
L17	6.51'	S19° 47' 13"E
L18	23.11'	S9° 07' 12"E
L19	19.40'	S87° 25' 54"W
L20	63.98'	S87° 25' 54"W
L21	24.00'	N1° 15' 15"W

P.D. 99-306 CO
FINAL PLAT
SPRING CREEK RANCH
PLANNED DEVELOPMENT
PHASE 8
PART OF AREAS B, C, D, E AND F
SHELBY COUNTY, TENNESSEE

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 901.748.1811 | Fax: 901.748.5115 | www.fisherarnold.com

RECORDED:

 18050042 05/23/2018 - 10:31 AM 5 PGS DONALD 1738502-18050042 PLAT BOOK : 277 PAGE : 11 RECORDING FEE 15.00 DP FEE 1.00 TOTAL AMOUNT 17.00 TOM LEATHERWOOD REGISTER OF DEEDS SHELBY COUNTY TENNESSEE	Re-Recording  18069824 07/12/2018 02:42 PM 5 PGS KRISTIN 1758658-18069824 PLAT BOOK: 278 PAGE: 12 RECORDING FEE 15.00 DP FEE 2.00 TOTAL AMOUNT 17.00 TOM LEATHERWOOD REGISTER OF DEEDS SHELBY COUNTY TENNESSEE
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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)

- Area A-1 (Approximately 34.69 Acres): A maximum of 71 lots for single-family detached units, open space, walking trails and a Clubhouse.

- Area A shall be regulated by the R-6 District unless specified below.

- Minimum Residential Lot Size 6,400 sq. ft. (Typical Lot 60' x 120').
- Front Yard Setback - 25 feet.

- 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 Road from any residential lot shall be prohibited. The right of access shall be conveyed to Shelby County.

- The minimum width of any service drive shall be 20 feet.

- 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.

- Area A-2 shall be regulated by the Conservation Agriculture (CA) District.

- The parking set back in Area A-2 shall be 50 feet.

- 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.

- Area A-3 shall be regulated by the R-15 District except where noted below.

- The area designated for Cabins shall observe the required front yard setback from any street. The cabins may be attached or detached on one undivided lot.

- 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.

- The Day Spa may also be located within the undivided area of A-3 subject to condition c above. The maximum building size shall be 6,000 square feet.

- Area "B" (60.7 acres) A maximum 120 single family detached dwelling units.

- Area "C" (86.4 acres) A maximum of 87 single family detached dwelling units.

- Area "D" (63.2 acres) A maximum of 84 single family detached dwelling units.

- Area "E" (40.6 acres) A maximum of 81 single family detached dwelling units.

- Area "F" (51.8 acres) A maximum of 52 single family detached dwelling units.

- 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.

- Passive recreation and environmental education uses allowed in all areas.

II. Access and Circulation:

- Dedicate Collierville-Arlington 34 feet from the centerline and improve to rural cross-section in accordance with Subdivision Regulations and Shelby County Paving Policy.

- Dedicate Raleigh-LaGrange 42 feet from the centerline and improve in accordance with Subdivision Regulations. A new alignment will be required.

- 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.

- 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.

- Direct access by individual (residential) lots to Collierville-Arlington Road and Raleigh-LaGrange Road is prohibited.

- 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.

- 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:

- 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.

- 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:

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

- 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.

- 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.

- 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 50 foot landscape buffer shall be provided along Collierville-Arlington Road and Raleigh-LaGrange Road.

- 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.

- 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.

- Equivalent landscaping may be substituted subject to site plan review by the Land Use Control Board.

- All required landscaping and screening shall not conflict with any easements including overhead wires.

- Buffer areas between the sub-sections of Area A shall be delineated and may at the direction of the OPD require supplemental planting.

- 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:

- Signs shall be permitted in accordance with the R-S District.

- Portable and temporary signs shall be prohibited.

- All signs shall be setback a minimum of 15 feet from the right-of-way.

- 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.

- Signs for any area or phase of this P.D. shall comply with Unified Development Code.

VII. Site Plan Review:

- 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:

- The location, and dimensions of all buildable areas, signs and parking areas.
- The layout of all public streets, private drives and the dimensions and area of all lots.
- Specific plans for internal and perimeter landscaping and screening including landscaping of all open space features.
- Illustrations of the design and materials of any proposed signs.

C. The site plan shall be reviewed based upon the following criteria:

- Adequacy of facilities and conformance to the Subdivision Regulations.
- Design and location of any open space features relative to the type and location of residential units.
- Conformance with the outline plan conditions.
- 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:

- 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.
- Will not adversely affect a known archaeological, environmental, historical or cultural resource and;
- 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.
- 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.

- 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:

- Height of structures, excluding steeples and other exempt structures;
- Rooflines;
- Exterior building materials and colors;
- Setbacks;
- Landscaping/buffering/screening;
- Lighting; and
- Noise.

- Copies of the Final Plat for this section shall be submitted to the appropriate governmental agencies and the Town of Collierville for comment.

- 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.

- 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.

- 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:

- The outline plan conditions.

- A standard subdivision contract as defined by the Subdivision Regulations for any needed public improvements.

- The location and dimensions of buildable areas, pedestrian and utility easements and required landscaping and screening areas.

- The content of all landscaping and screening to be provided.

- The location and ownership, whether public or private, of any easement.

- A statement conveying all common facilities and areas to homeowners' association or other entity, for ownership and maintenance purposes.

- 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.

FINAL PLAT SPRING CREEK RANCH PLANNED DEVELOPMENT PHASE 8 PART OF AREAS B, C, D, E AND F SHELBY COUNTY, TENNESSEE

JUNE 2018

TOTAL AREA: 16,511 ACRES (719,200 S.F.)

TOTAL LOTS: 30

DIST. 2, BLK. 23 PARCEL 28

PREPARED FOR:
SCR BRAVO INVESTMENTS, L.L.C.
5900 POPLAR AVE.
MEMPHIS, TN. 38118

FISHER ARNOLD
ENGINEERING INTEGRATION

9180 Crestwyn Hills Drive | Memphis, Tennessee 38125-8538

901.748.1811 | Fax: 901.748.3715 | www.fisherarnold.com

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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.

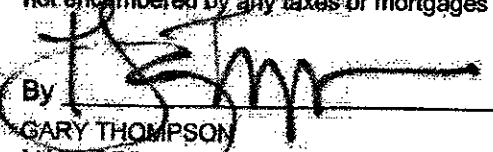
10. The 50-foot wide landscaping buffer along Raleigh-LaGrange Road shall be reduced to 42 feet to account for the increased dedication from 34 feet to 42 feet from the centerline. This buffer shall retain the existing trees within it and supplement with new tree plantings where necessary. The buffer detail shall be submitted as part of the final plat.

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

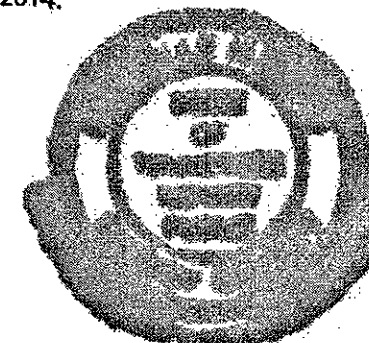
We, SCR BRAVO INVESTMENTS, L.L.C., the undersigned owner of the property shown hereon, hereby adopt this plat as our plan of development and dedicate the streets, rights-of-way, and grant the easements as shown and/or described to the public use forever. We certify that we are the owner of the said property 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 
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 28 day of July, 2014.

Notary Public 
My commission expires 4/26/20



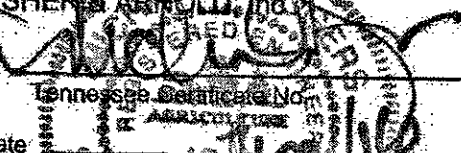
SURVEYOR'S CERTIFICATE

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 Certified No. 1738502-18050042
Date 

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 Certified No. 1738502-18050042
Date 

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, 1998 and approved by the Shelby County Commission on June 7, 1999.

By 
Director, Office of Planning and Development

Date 5-2-18

OPD County Engineer

NMS 05/2/18

P. L. ELSON, PE

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 as amended by Inst. # 18050041.

THIS FINAL PLAT IS BEING RE-RECORDED TO INSERT THE CORRECT SHEET 3 OF 5. THE ORIGINAL RECORDING IN PLAT BOOK 277, PAGE 11 CONTAINED AN INCORRECT SHEET 3 OF 5.

PLANNING DIRECTOR

DATE


NMS 07/11/18

P.D. 99-306 CO
FINAL PLAT
SPRING CREEK RANCH
PLANNED DEVELOPMENT
PHASE 8
PART OF AREAS B, C, D, E AND F
SHELBY COUNTY, TENNESSEE

JUNE 2016

TOTAL AREA: 18.511 ACRES (719,200 S.F.)

TOTAL LOTS: 30

DIST. 2 BLK. 23 PARCEL 28

PREPARED FOR:
SCR BRAVO INVESTMENTS, L.L.C.
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