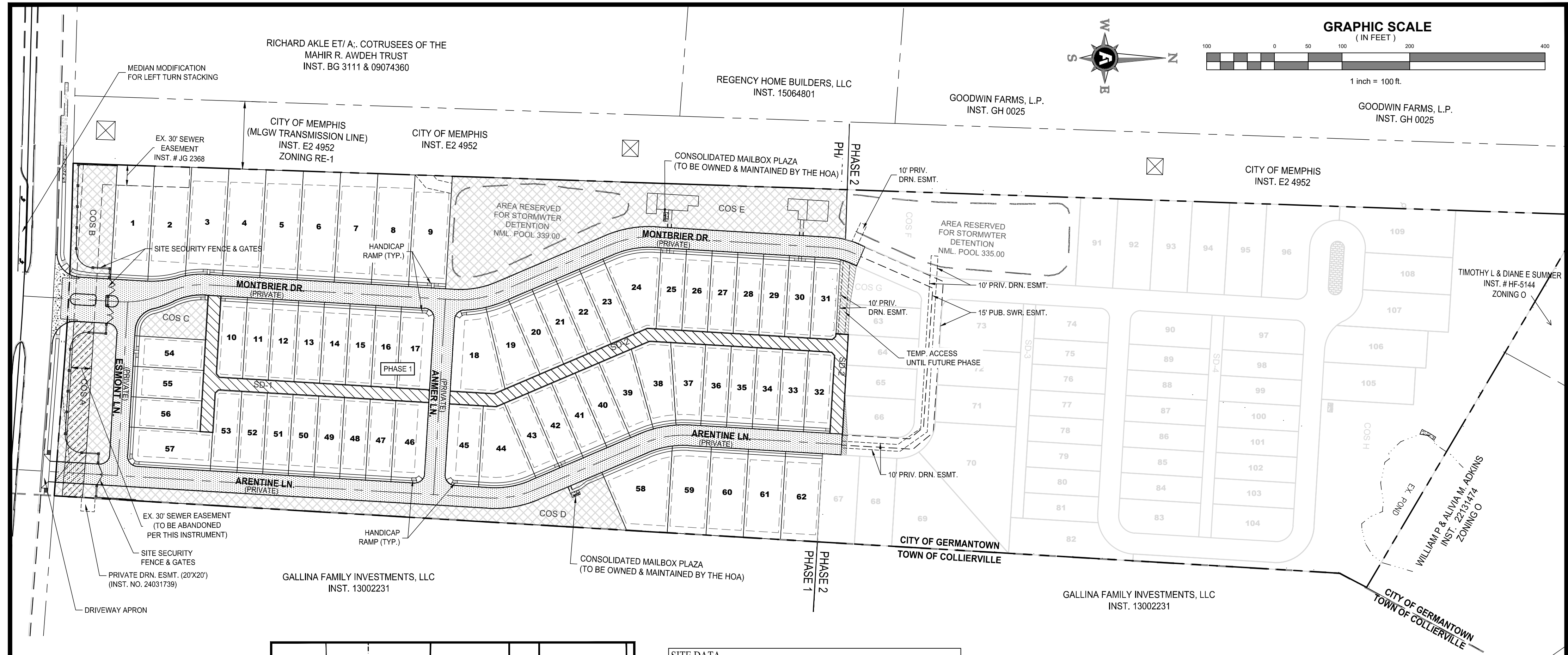
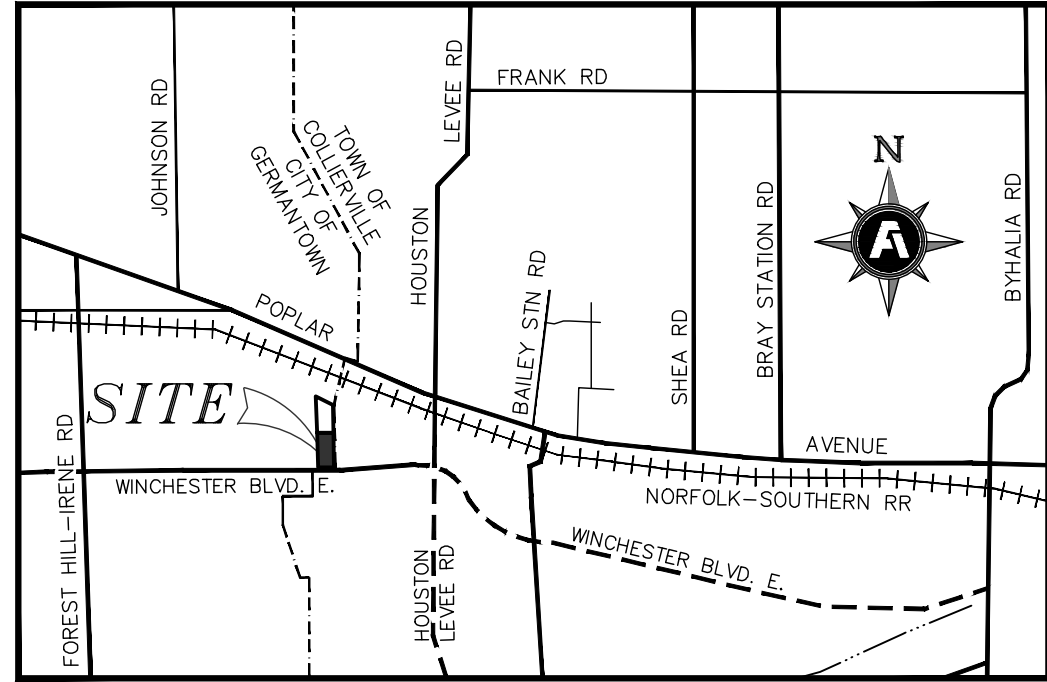


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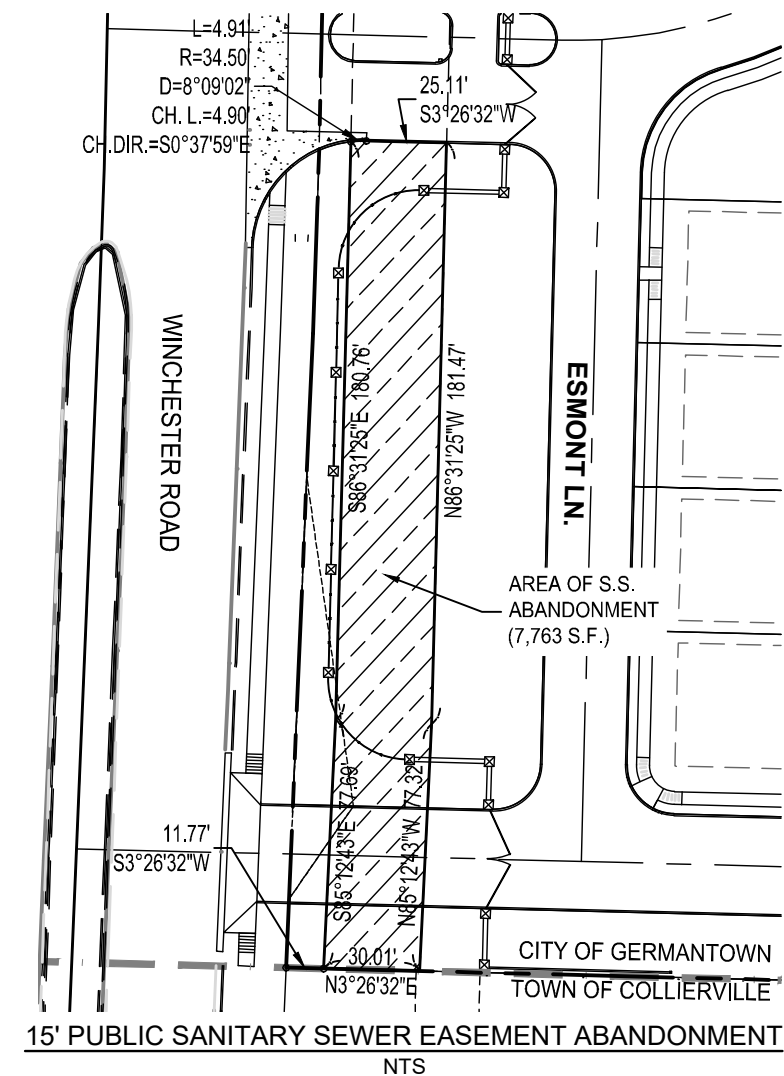


Lot Area Table	
Lot #	Area
1	9314 SF
2	9167 SF
3	8679 SF
4	8713 SF
5	8792 SF
6	8870 SF
7	8949 SF
8	9028 SF
9	9107 SF
10	4728 SF
11	4560 SF
12	4560 SF
13	4560 SF
14	4560 SF
15	4560 SF
16	4560 SF
17	5775 SF
18	7808 SF
19	5528 SF
20	4560 SF
21	4560 SF
22	4560 SF
23	4560 SF
24	7278 SF
25	4560 SF
26	4560 SF
27	4560 SF
28	4560 SF
29	4560 SF
30	4560 SF
31	4541 SF

Lot Area Table	
Lot #	Area
32	4727 SF
36	4560 SF
37	5316 SF
38	5862 SF
39	5307 SF
40	4560 SF
41	4560 SF
42	4560 SF
43	4560 SF
44	7108 SF
45	5955 SF
46	5775 SF
47	4560 SF
48	4560 SF
49	4560 SF
50	4560 SF
51	4560 SF
52	4560 SF
53	4728 SF
54	4725 SF
55	4725 SF
56	4725 SF
57	6963 SF
58	9200 SF
59	7457 SF
60	7150 SF
61	7150 SF
62	7150 SF



VICINITY MAP N.T.S.



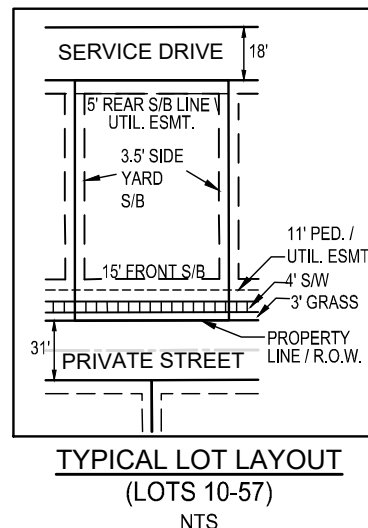
15' PUBLIC SANITARY SEWER EASEMENT ABANDONMENT N.T.S.

SITE DATA

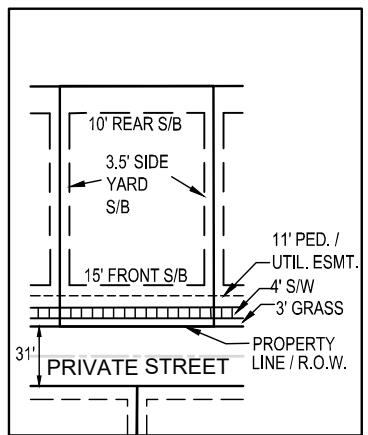
TOTAL AREA .....13.30 AC. (579,159 SF)  
EXISTING ZONE ..... T-4  
PROPOSED USES .....SINGLE FAMILY RESIDENTIAL  
NUMBER OF LOT ..... 62  
DWELLING UNITS/AC. ...., 4.66  
BULK REGULATIONS  
MIN. LOT SIZE ..... 4,180 SF  
MIN. LOT WIDTH ..... 38'  
FRONT YARD S/B..... 15' \*  
SIDE S/B..... 3.5'  
REAR YARD S/B..... 10' (FRONT LOAD)  
5' (REAR LOAD)  
\* LOTS 1-3 HAVE A FRONT YARD SETBACK THAT IS GREATER AS  
DIMENSIONED ON SHEET 2 OF 6. THE SETBACK LINE FOR LOTS 1-3  
ARE ON SAME BEARING AS 15' FRONT YARD SETBACK ON LOTS 4-9.

LOT UTILITIES EASEMENTS

LOCATION	WIDTH
FRONT - ALL LOTS	11.5' (INCLUDES PEDESTRIAN ESMT.)
REAR - LOTS 10-56	5'



TYPICAL LOT LAYOUT (LOTS 10-57) N.T.S.



TYPICAL LOT LAYOUT (LOTS 1-9 AND 58-62) N.T.S.

COMMON OPEN SPACE LEGEND

- C. O. S.
- PRIVATE R.O.W.
- 18' PRIVATE SERVICE DRIVE

COMMON OPEN SPACE				
COS (AC.)	18' PRIVATE SERVICE DRIVE (AC.)	PRIVATE R.O.W. (AC.)*		
A	0.357	SD-1	0.214	2.103
B	0.241	SD-2	0.305	
C	0.123	TOTAL	0.519	
D	0.503			
E	1.251			
TOTAL	2.475			

\* - INCLUDE ENTRANCE GATE ISLANDS  
TOTAL COMMON AREA TO BE MAINTAINED BY HOA = 5.097 AC.

ANY PRIVATE INFRASTRUCTURE AND LANDSCAPING PLACED  
WITHIN THE PUBLIC RIGHT-OF-WAY OR PUBLIC EASEMENTS  
THAT CONFLICT WITH OR CAUSES DAMAGE TO PUBLIC  
INFRASTRUCTURE IS THE LIABILITY AND RESPONSIBILITY  
OF THE PRIVATE OWNER TO REPAIR AND REPLACE AT NO COST  
TO THE CITY OF GERMANTOWN.

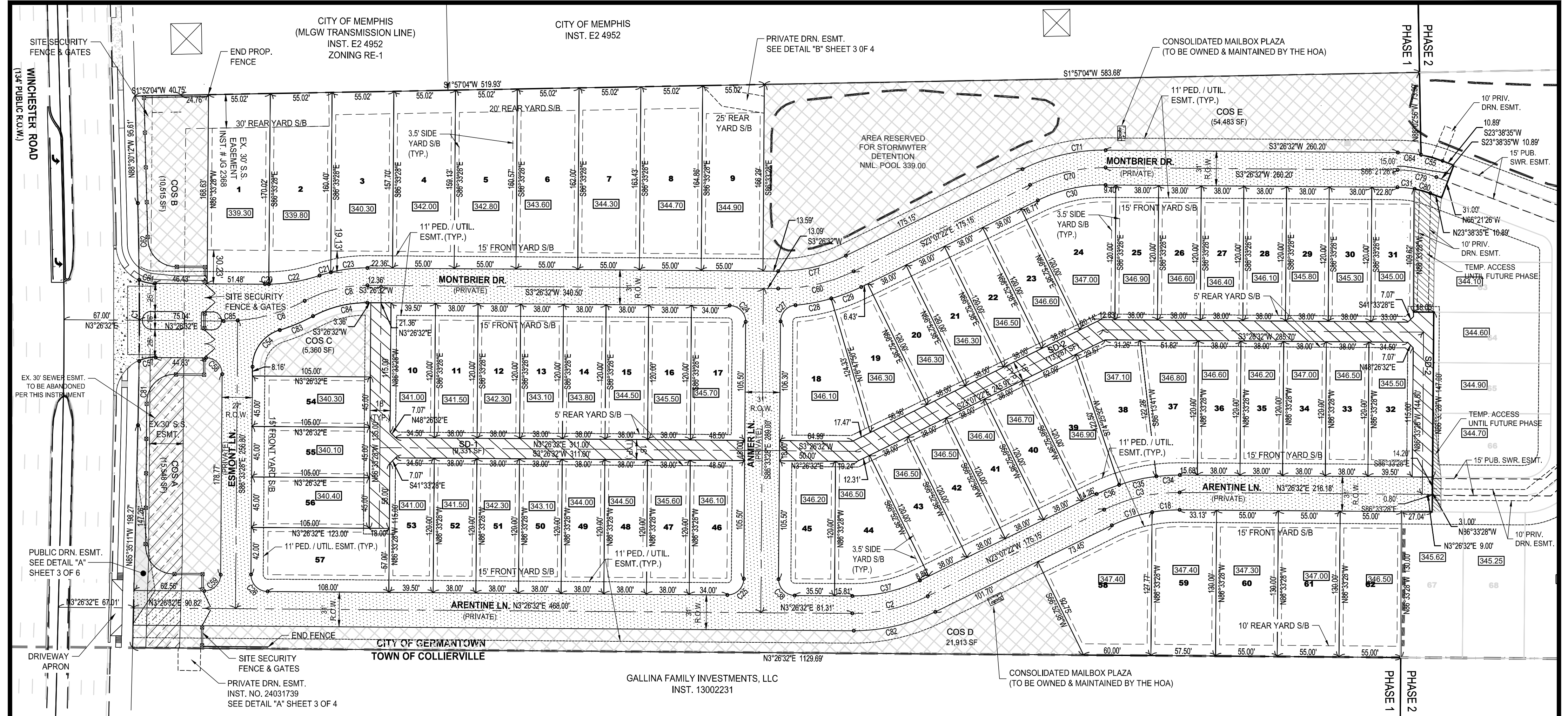
FINAL PLAN  
PHASE 1  
VIRIDIAN PLACE P.U.D.  
2<sup>nd</sup> AMENDMENT  
GERMANTOWN, TENNESSEE  
MAY 2024

TOTAL AREA: 579,159 Sq. Ft. / 13.30 Ac.  
62 LOTS & 7 C.O.S.  
FEMA PANEL NO. 47157C0490F / ELEV. N/A  
DIST. NO. 2 -- BLOCK NO. 43 -- PARCEL NO. 200 & 201

OWNER:

BOYLE INVESTMENT COMPANY  
5900 POPLAR AVENUE  
MEMPHIS, TN 38119

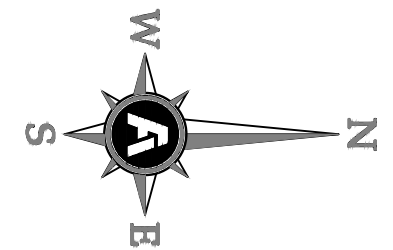
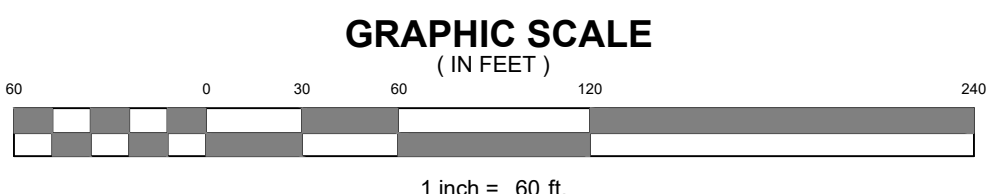
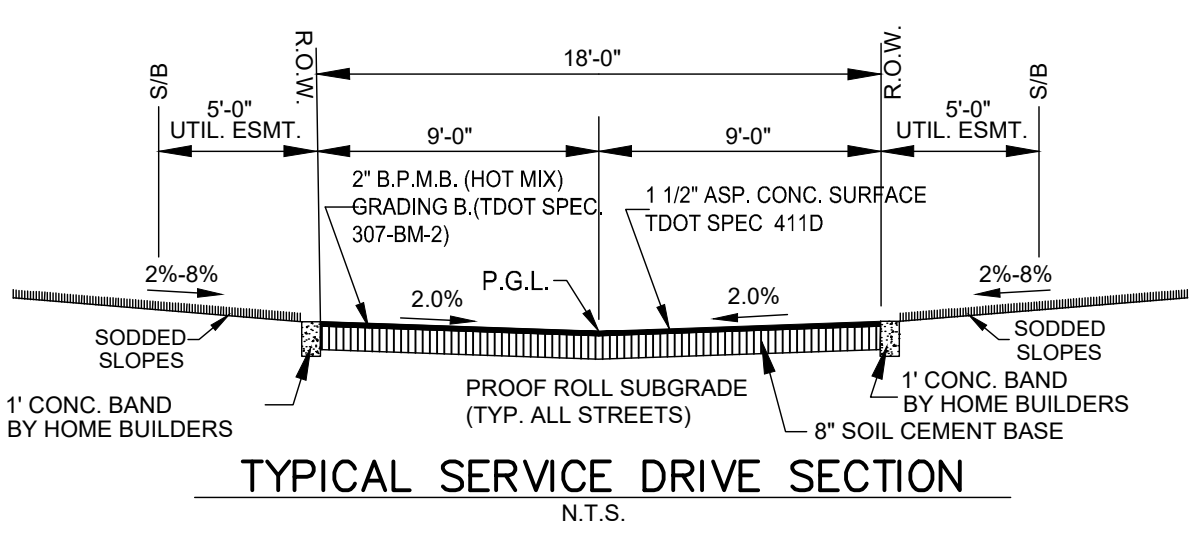
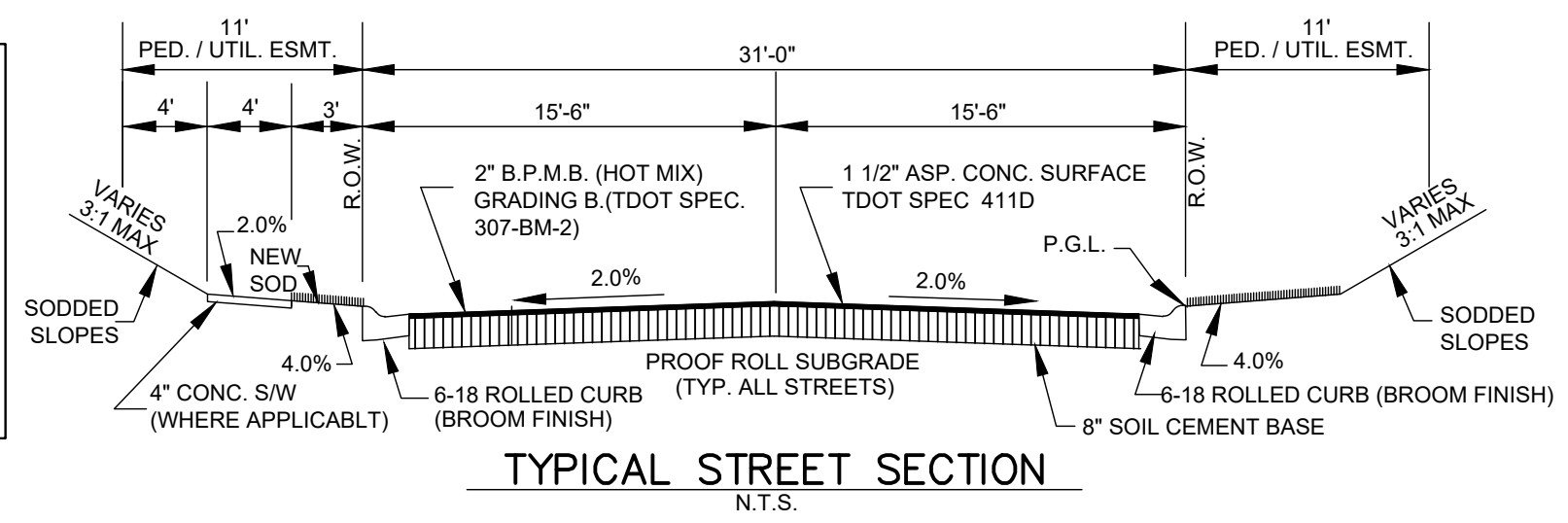
**FISHER ARNOLD**  
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9180 Crestwyn Hills Drive | Memphis, Tennessee 38125-8538  
901.748.1811 | Fax: 901.748.3115 | www.fisherarnold.com



Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chd Length
C1	197.87	3886.72	2.92	N87° 02' 41"W	197.85
C2	69.55	150.00	26.57	N9° 50' 25"W	68.93
C3	69.55	150.00	26.57	N9° 50' 25"W	68.93
C6	62.69	150.00	23.95	S13° 20' 03"E	62.23
C8	57.95	115.50	28.75	S10° 55' 56"E	57.35
C18	24.50	134.50	10.44	N1° 46' 34"W	24.47
C19	37.86	134.50	16.13	N15° 03' 31"W	37.74
C20	3.53	149.50	1.35	S2° 46' 01"W	3.52
C21	10.38	131.00	4.54	S13° 15' 13"E	10.37
C22	45.96	149.50	17.61	S6° 42' 57"E	45.78
C23	32.98	131.00	14.43	S3° 46' 16"E	32.90
C24	22.78	14.50	90.00	N48° 26' 32"E	20.51
C25	22.78	14.50	90.00	S41° 33' 28"E	20.51
C26	23.56	15.00	90.00	S48° 26' 32"W	21.21
C27	21.41	14.50	84.61	N44° 15' 11"W	19.52
C28	32.51	165.50	11.25	N7° 34' 32"W	32.46
C29	28.65	165.50	9.92	N18° 09' 46"W	28.62
C30	62.36	134.50	26.57	N9° 50' 25"W	61.80
C34	20.84	165.50	7.21	S0° 09' 53"E	20.82
C35	34.09	165.50	11.80	S9° 40' 24"E	34.03
C36	21.80	165.50	7.55	S19° 20' 55"E	21.79
C37	62.36	134.50	26.57	S9° 50' 25"E	61.80
C38	22.78	14.50	90.00	S48° 26' 32"W	20.51
C54	43.58	34.50	72.37	N50° 22' 15"W	40.74
C55	19.83	115.51	9.83	S18° 43' 33"W	19.80
C57	15.16	34.50	25.18	N9° 08' 54"W	15.04
C58	22.78	14.50	90.00	N48° 26' 32"E	20.51
C59	22.78	14.50	90.00	S41° 33' 28"E	20.51

COMMON OPEN SPACE LEGEND	
	C. O. S.
	PRIVATE R.O.W.
	18' PRIVATE SERVICE DRIVE

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chd Length
C60	69.55	150.00	26.57	S9° 50' 25"E	68.93
C61	14.52	34.50	24.11	S15° 29' 55"W	14.41
C62	68.33	3886.72	1.01	N87° 59' 59"W	68.33
C64	20.90	115.51	10.37	S8° 37' 32"W	20.87
C70	69.55	150.00	26.57	S9° 50' 25"E	68.93
C71	76.73	165.50	26.57	S9° 50' 25"E	76.05
C79	35.26	100.00	20.20	S13° 32' 33"W	35.07
C80	14.50	84.50	9.83	N18° 43' 32"E	14.49
C81	57.25	3886.72	0.84	N86° 00' 30"W	57.25
C82	75.25	165.50	26.05	N10° 05' 52"W	74.60
C83	32.13	165.50	11.12	S19° 44' 43"E	32.08
C84	50.18	100.00	28.75	S10° 55' 56"E	49.65



347.50 MIN. FINISH FLOOR ELEV.

FINAL PLAN  
PHASE 1  
VIRIDIAN PLACE P.U.D.  
2<sup>nd</sup> AMENDMENT  
GERMANTOWN, TENNESSEE  
MAY 2024

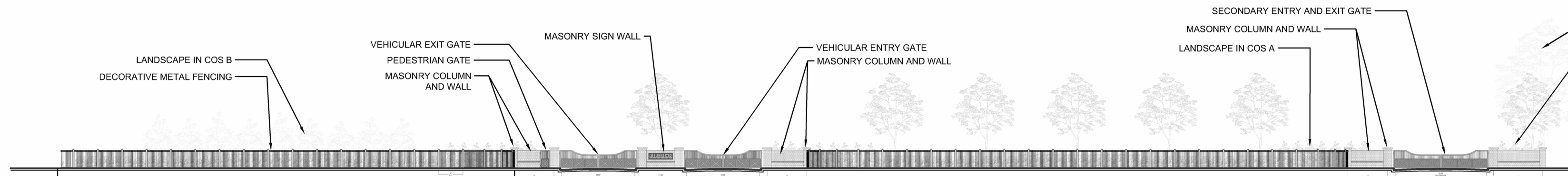
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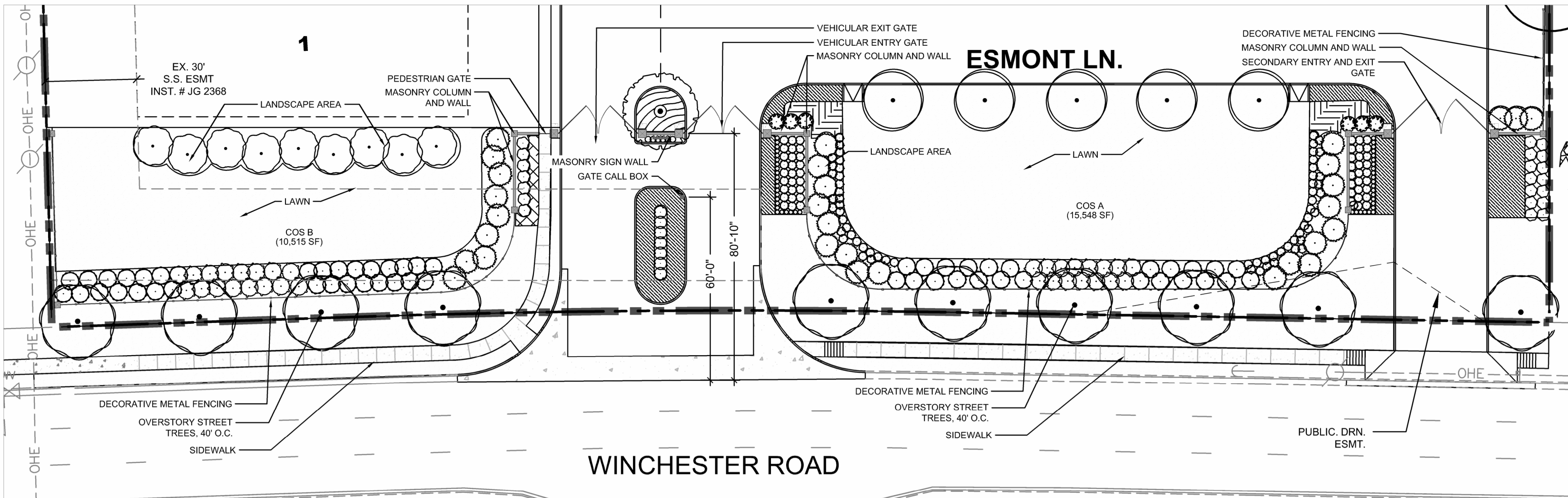






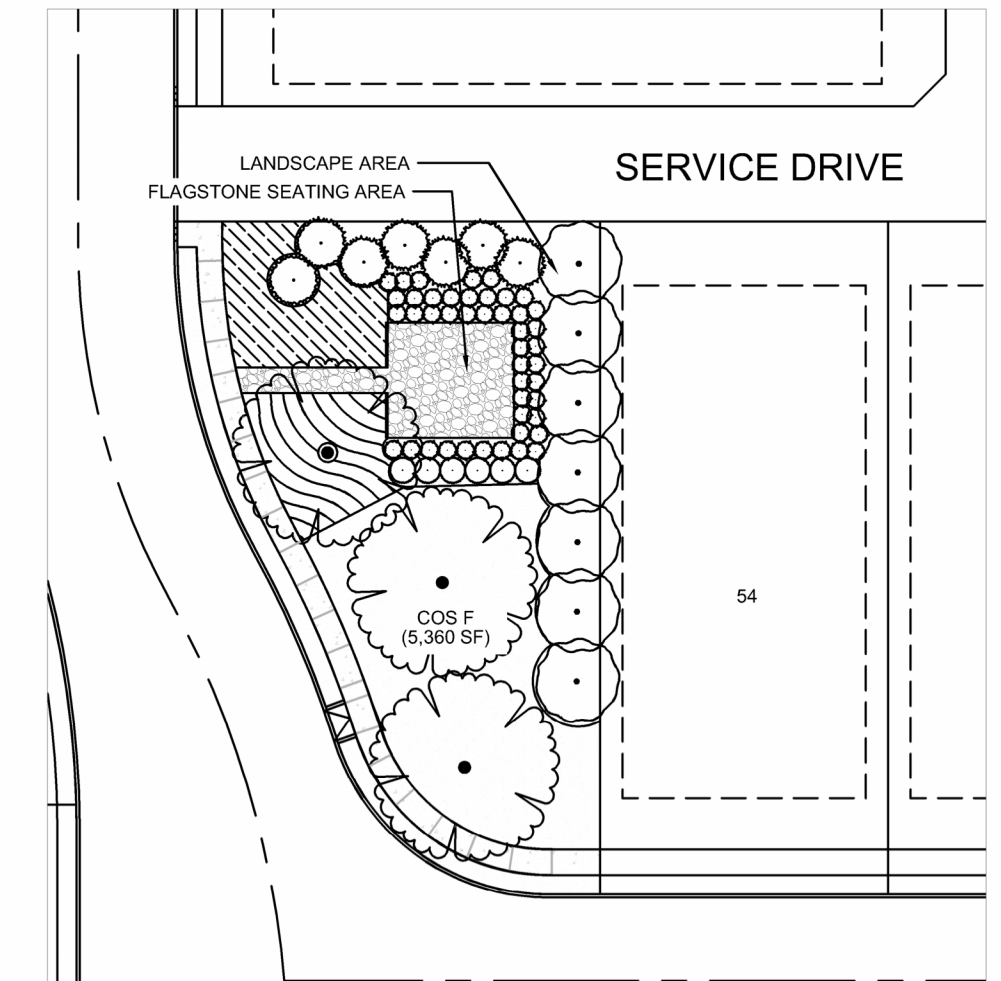
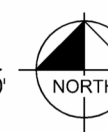
ELEVATION VIEW

NOTE: ANY PRIVATE INFRASTRUCTURE AND LANDSCAPING PLACED WITHIN THE PUBLIC RIGHT-OF-WAY OR PUBLIC EASEMENTS THAT CONFLICTS WITH OR CAUSES ANY DAMAGE TO PUBLIC INFRASTRUCTURE IS THE LIABILITY AND RESPONSIBILITY OF THE PRIVATE OWNER TO REPAIR OR REPLACE AT NO COST TO THE CITY OF GERMANTOWN.



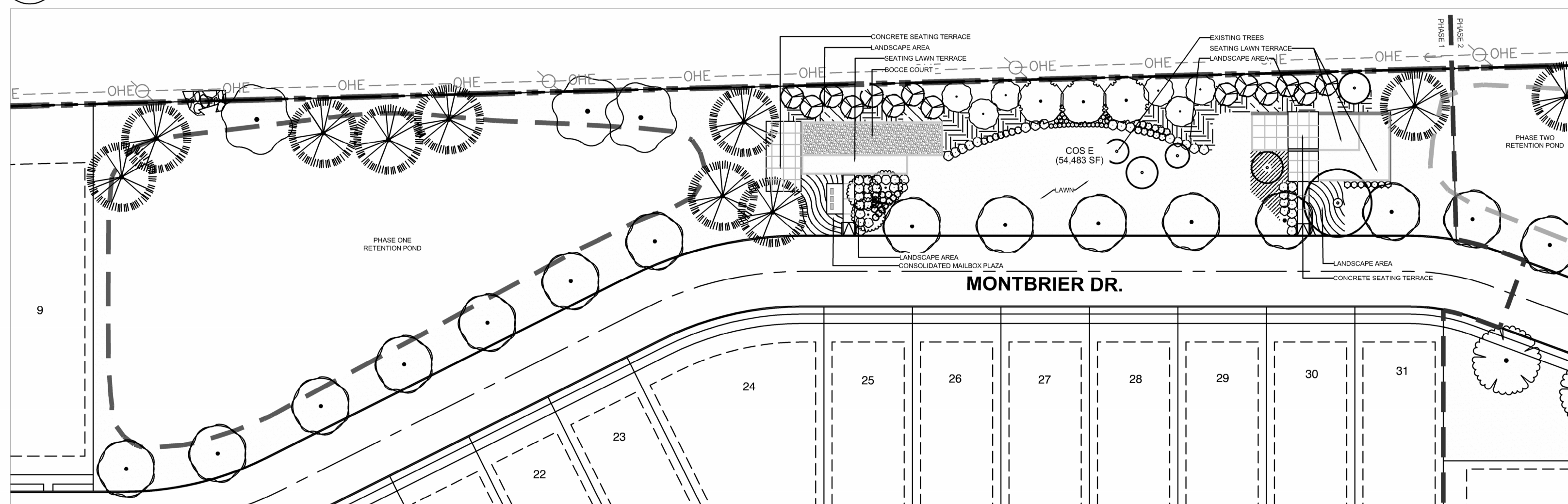
WINCHESTER ROAD STREETSCAPE ENLARGEMENT

SCALE: 1"=30'



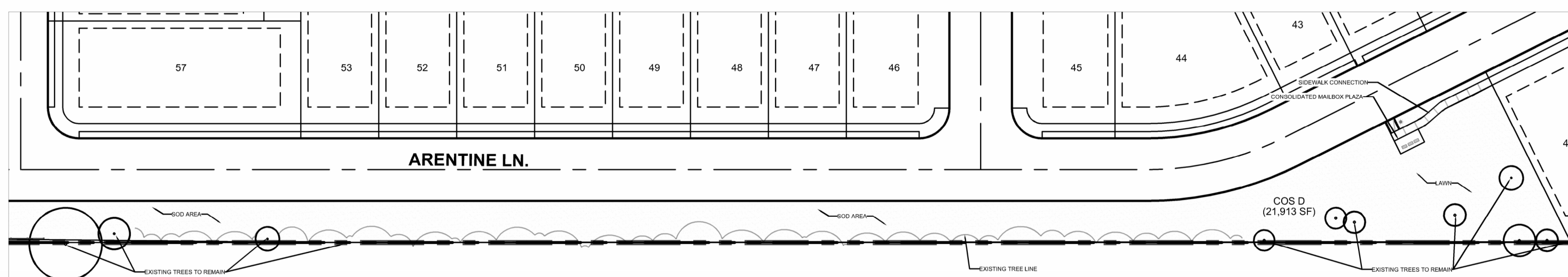
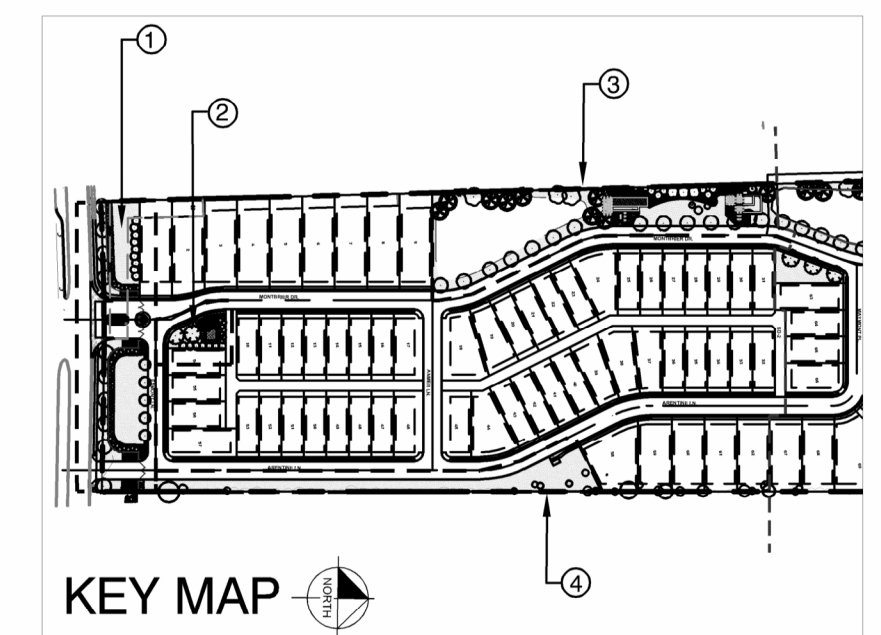
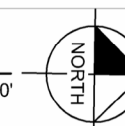
COS F

SCALE: 1"=30'



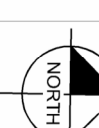
COS E1

SCALE: 1"=40'



COS D

SCALE: 1"=50'



FINAL PLAN  
PHASE 1  
VIRIDIAN PLACE P.U.D.  
2<sup>nd</sup> AMENDMENT  
GERMANTOWN, TENNESSEE  
SEPTEMBER 2024

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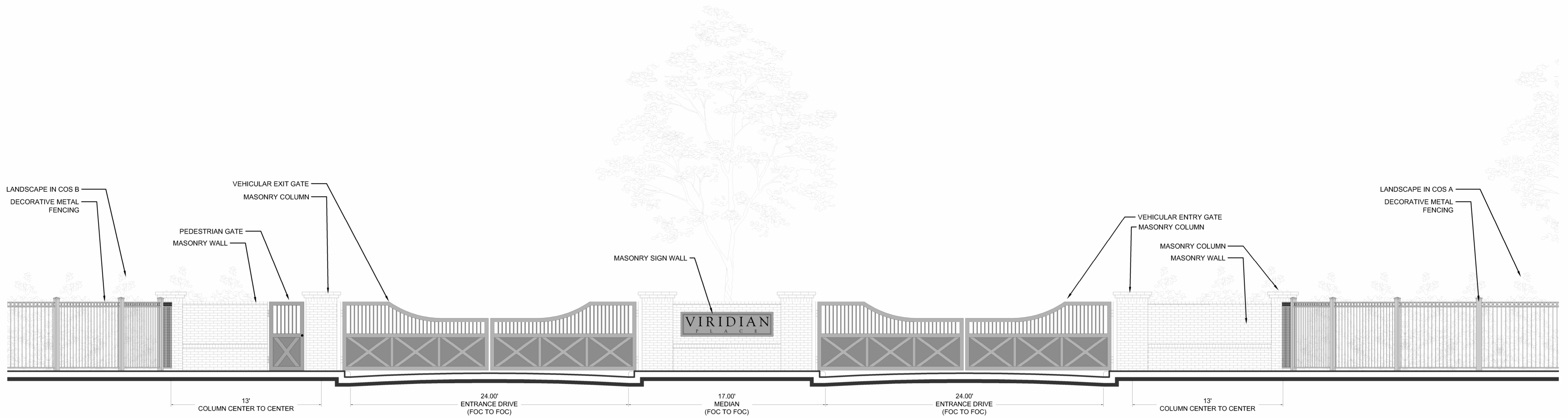
OWNER:

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MEMPHIS, TN 38119

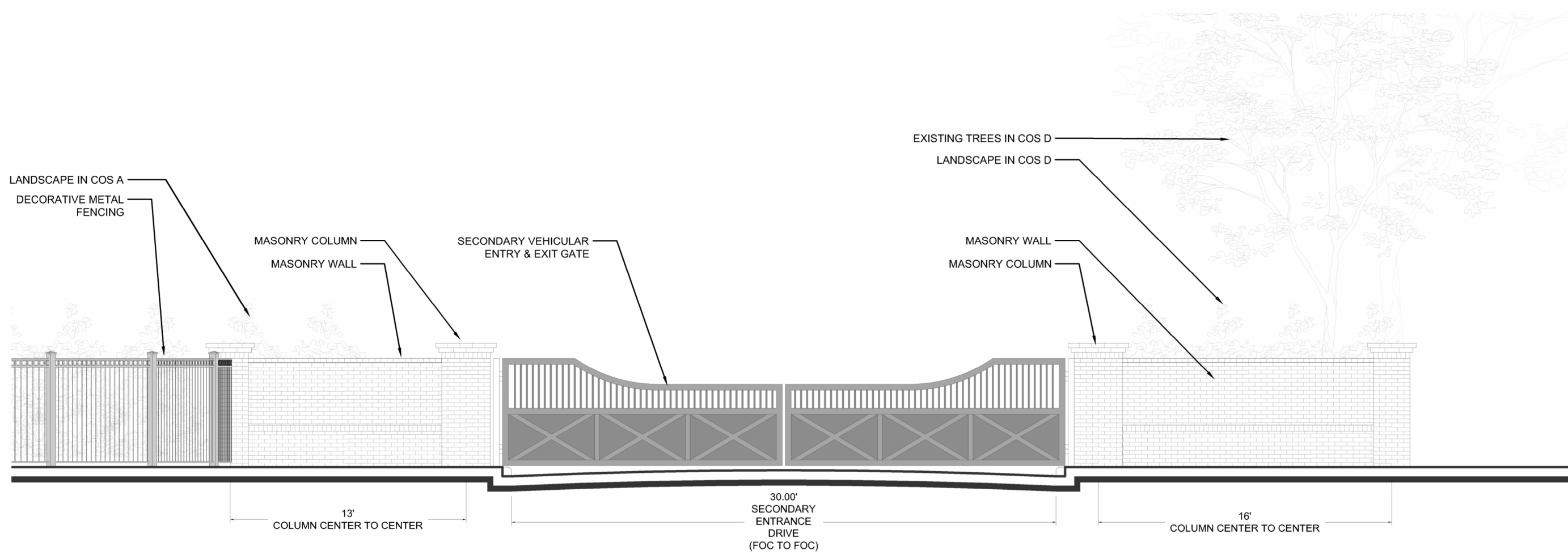
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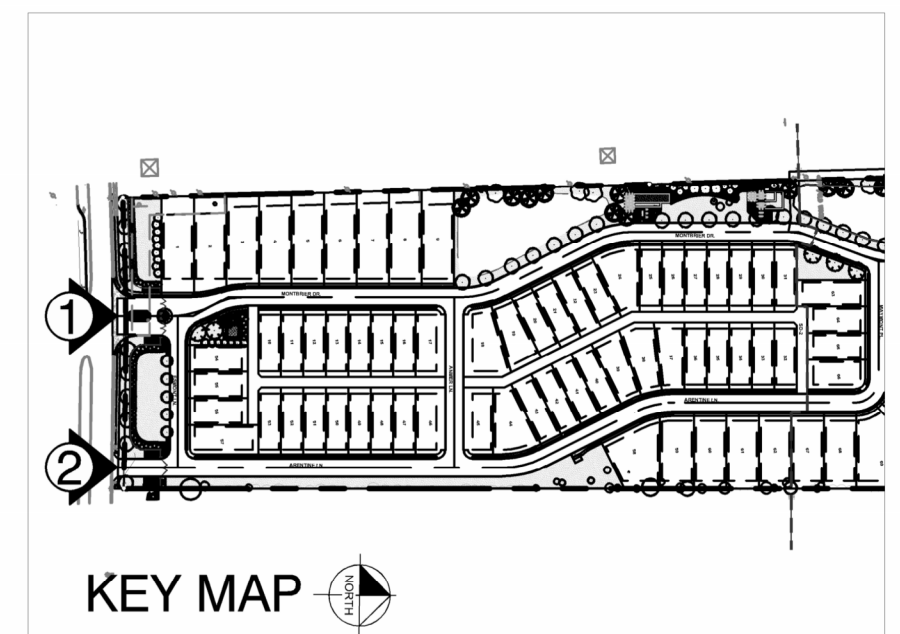


**1 WINCHESTER ROAD - MAIN ENTRANCE ELEVATION VIEW**  
SCALE: 1"=6'



**2 WINCHESTER ROAD - SECONDARY ENTRANCE ELEVATION VIEW**  
SCALE: 1"=6'

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PHASE 1  
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2<sup>nd</sup> AMENDMENT  
GERMANTOWN, TENNESSEE  
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OUTLINE PLAN CONDITIONS

1. This approved Amended Outline Plan shall supersede all previously approved Outline Plans.
2. The approved Amended Outline Plan shall bind the applicant, owner and mortgagee, if any, and the Board of Mayor and Aldermen with respect to the contents of such Plan.
3. The Planning Commission may omit or waive a development schedule upon submission of written justification by the applicant.
4. The approved amended Outline Plan shall be recorded by the city at the expense of the applicant. After the plan is recorded, no development shall occur unless such development is in accordance with the approved Outline Plan or unless the plan is amended or repealed.
5. A Final Plan shall be filed within three (3) years of the date of approval of the Amended. Outline Plan by the BMA. The Planning Commission may grant extensions at the request of the applicant.
6. Vested property rights of this approval shall be in accordance with T.C.A. § 13-3-413.
7. Warrants: The Board of Mayor and Aldermen shall approved the following warrants with this Amended Outline Plan:

WARANT 1: Sec. 23-769(2)(B) - "70% maximum lot coverage"

- The applicant believes that the 70% maximum lot coverage was not intended for single-family development, but more for mixed use developments. Some of the smaller lots will have a lot coverage greater than 70% when developed.

WARRANT 2: Sec. 23-796(A)(5) - "All street lights within the SmartCode zoning districts shall be the standard MLGW decorative fluted cast iron top streetlight."

- As these are proposed private streets, the applicant desires the flexibility to use a streetlight other than MLGWs.

8. Uses Permitted:
  - a. With this Amended Outline Plan, the use of the property shall be single-family residential, in accordance with the T4 zoning regulations.
  - b. A maximum density of 4.37 single-family lots shall be permitted on the project site, in conformance with the approval of this Amended Outline Plan.
9. Bulk Regulations:
  - a. A maximum of 109 single family residential lots shall be permitted in conformance with the approved bulk regulations for this development.
  - b. All lots shall adhere to the bulk regulations as follows:
    - i. Minimum lot size = 4,180 sq. ft.
    - ii. Minimum lot width = 38 feet
    - iii. Minimum front setback = 15 feet
    - iv. Minimum side yard setback = 3.5 feet
    - v. Minimum rear yard setback = 5 feet and 10 feet
10. Access Parking and Circulation:
  - a. Access, Parking and Circulations shall be as approved on the Final Plan by the Planning Commission.
  - b. Easements for access, sanitary sewers, drainage and other required services as indicated on the recorded Final Plan may be located and utilized within private drives. The City shall not be responsible for street repairs within the private drives, even though the pavement and base may have to be removed to work on sewers or drainage. The responsibility of the repairing the private drives shall be that of the owners and/or property owner's association.
11. Drainage:
  - a. All stormwater easements, infrastructure and facilities shall be private, as to be designated on the recorded Final Plan. The ownership and responsibility of maintaining and repairing these shall be that of the private property owners and/or property owners' association.
12. Fencing, Landscaping, and Screening:
  - a. All fencing, landscaping, and screening shall be as required by regulations established for T4 District and determined with the Final Plan submittal.
  - b. Low level landscaping (no trees) and irrigation may be allowed in sewer and drainage easements, with the review and approval by the city's Public Works and Engineering Departments. However, the City shall be held harmless if work in the easement is required. Any and all of the landscaping and irrigation could be removed in order for the city to conduct work, and all replacement shall be the responsibility of the HOA. The city would backfill with dirt to grade.

FINAL PLAN CONDITIONS

I. USES PERMITTED

A. USES SHALL BE RESTRICTED TO SINGLE FAMILY DWELLINGS AND ACCESSORY BUILDINGS AND ACCESSORY USES CUSTOMARILY INCIDENTAL TO SINGLE FAMILY DWELLINGS TO INCLUDE BUT NOT BE LIMITED TO SWIMMING POOLS.

II. BULK REGULATIONS

A. MINIMUM FRONT YARD SETBACKS

1. A MINIMUM FRONT YARD SETBACK OF FIFTEEN FEET (15') IS PERMITTED ALONG ALL PRIVATE DRIVES.
2. COVERED FRONT PORCHES OPEN ON THREE SIDES HAVING TWELVE FEET (12') WIDTH OR LESS SHALL BE ALLOWED TO ENCR OACH A MAXIMUM OF THREE AND ONE HALF FEET (3.5') INTO ANY FRONT YARD SETBACK.
3. ARCHITECTURAL ELEMENTS SUCH AS BRICK OR MASONRY FIREPLACES, BAY WINDOWS, COURTYARD WALLS/FENCES, SHALL BE ALLOWED TO ENCR OACH A MAXIMUM OF FOUR FEET (4.0') INTO THE FRONT YARD SETBACK OF ALL CORNER LOTS TO ENABLE PROPER ARCHITECTURAL DETAILING AND ARITCULATION. SUCH ENCR OACHMENT SHALL NOT BLOCK SIGHT TRIANGLES AS SHOWN GRAPHICALLY ON THE FINAL PLAN.
4. ACCESSORY STRUCTURES, DECKS AND PATIOS ARE ALLOWED TO ENCR OACH INTO ANY THREE AND ONE HALF FOOT (3.5') SIDE YARD SETBACK, BUT CANNOT EXTEND INTO A DESIGNATED USE EASEMENT AREA ON AN ADJACENT LOT. ITEMS MUST BE WITHIN THE PROPERTY LINES. HVAC PADS, POOL EQUIPMENT PADS, AND GENERATOR PADS ARE THE ONLY EXCEPTIONS. THEY MAY CROSS THE PROPERTY LINES.

B. MINIMUM REAR YARD BUILDING SETBACKS

1. THE MINIMUM REAR YARD SETBACK PERMITTED ALONG ALL REAR ACCESS SERVICE DRIVES SHALL BE FIVE FEET (5').

C. MINIMUM SIDE YARD BUILDING SETBACKS

1. A THREE AND ONE HALF FOOT (3.5') MINIMUM SIDE YARD SETBACK IS PERMITTED ON ALL LOTS WITH A SEVEN FOOT (7.0') MINIMUM SEPARATION BETWEEN BUILDINGS REQUIRED ON ADJACENT LOTS.
  2. EACH LOT IN THIS DEVELOPMENT MAY BE GRANTED ONE THREE AND ONE HALF FOOT (3.5') PRIVATE USE AND MAINTENANCE EASEMENT ALONG A SIDE LOT LINE ON AN ADJACENT LOT. THE LOCATION OF THE USE EASEMENT IS SHOWN ON THE ESMT. PLAT ON PAGE 3 OF 4.
  3. ARCHITECTURAL ELEMENTS LIMITED TO BRICK OR MASONRY FIREPLACES AND BAY WINDOWS HAVING A WIDTH OF 7 FEET OR LESS SHALL BE ALLOWED TO ENCR OACH A MAXIMUM OF 2.5 FEET INTO ANY SIDE YARD SETBACK SO LONG AS A 42 INCH SEPARATION IS MAINTAIN FROM ANY OTHER ENCR OACHMENT.
  4. ACCESSORY STRUCTURES, DECKS AND PATIOS ARE ALLOWED TO ENCR OACH INTO ANY THREE AND ONE HALF FOOT (3.5') SIDE YARD SETBACK BUT CANNOT EXTEND INTO A DESIGNATED USE EASEMENT AREA ON AN ADJACENT LOT. ALL SUCH ITEMS MUST BE WITHIN THE PROPERTY LINES. HVAC PADS, POOL EQUIPMENT PADS AND GENERATOR PADS ARE THE ONLY EXCEPTION THEY MAY CROSS THE PROPERTY LINE.
  5. HVAC EQUIPMENT, POOL EQUIPMENT, GENERATORS: ALL EQUIPMENT SHALL BE ON THE OWNER'S PROPERTY AND NOT COVER ANY UTILITY EASEMENT. PADS MAY EXTEND INTO THE USE AND MAINTENANCE EASEMENT ZONE +/- 6". IF NECESSARY.
- D. ROOF EAVES MAY EXTEND INTO ANY REQUIRED BUILDING SETBACK, BUT NO FURTHER THAN 16" PLUS RAIN GUTTERS.

E. GARAGES SHALL BE BEHIND THE FRONT YARD BUILDING SETBACK LINE AND FACE THE SIDE OR REAR. ALL LOTS HOMES WITH ACCESS TO A SERVICE DRIVE SHALL ACCESS THE GARAGE FROM THE SERVICE DRIVE. NO GARAGE SHALL FACE THE PRIVATE STREETS, EXCEPT SINGULAR BAYS THAT ARE LOCATED BEYOND THE PRIMARY TWO CAR GARAGE, ONLY ON LOTS 1 - 9 AND 58 - 62 INCLUSIVE.

F. OTHER BULK REGULATIONS SHALL BE IN ACCORDANCE WITH THE T-4 DISTRICT REGULATIONS.

1. ALL LOTS ABUTTING REAR SERVICE DRIVE SHALL ONLY BE ACCESSIBLE VIA A DRIVEWAY FROM SERVICE DRIVE.

III.ACCESS, PARKING AND CIRCULATION

- A. ALL STREETS (THIRTY-ONE FEET (31') BACK OF CURB TO BACK OF CURB) AND REAR ACCESS SERVICE DRIVES (EIGHTEEN FEET (18') WIDE) WITHIN THIS DEVELOPMENT ARE PRIVATE AND WILL BE CONSTRUCTED TO CITY OF GERMANTOWN MINIMUM CONSTRUCTION STANDARDS.
- B. ROLLED BACK CURB & GUTTER ARE REQUIRED ON ALL THIRTY-ONE FOOT (31') WIDE PRIVATE DRIVES.
- C. A TWELVE INCH (12") WIDE CONCRETE BAND WILL BE REQUIRED ALONG ALL EIGHTEEN FOOT (18') WIDE PRIVATE REAR ACCESS SERVICE DRIVES. THIS CONCRETE BAND WILL BE INSTALLED BY THE PERMIT HOLDER OF EACH LOT IN CONJUNCTION WITH THE INSTALLATION OF THE DRIVEWAYS AND PARKING AREAS ON EACH LOT PRIOR TO THE USE AND OCCUPANCY OF THE RESIDENCE.

13. Parkland Dedication: In accordance with Section 17-60 of the Municipal Code, parkland dedication shall be required for this residential project. The developer shall submit a current appraisal in order to calculate the required dedication with the submission of the Final Plan for the first phase of the development that contains residential. With the approval of the Final Plan for any phases containing residential, the Planning Commission shall determine the parkland dedication requirement for entire development.
14. Tree Requirements: In accordance with Sec. 22-107 of the Municipal Code, tree plantings and mitigation shall be required for this Planned Unit Development and shall be determined for the entire project with the approval of the Final Plan for the first phase of the development.
15. Consolidated Mailbox Location: The applicant shall show the centralized mailbox location for the entire development on the Amended Outline Plan and provide a maintenance plan for the mailboxes with the Final Plan submittal. The specific location shall be shown on the Final Plan and the design shall be considered as part of the approval of the Final Plan. (Per new USPS requirements, all residential developments are now to have centralized mailbox locations, not individual mailboxes for each lot.)
16. The streets shall be private and shall be the sole ownership and maintenance responsibility of the Homeowner's Association. Responsibility of maintenance and access to utilities shall be determined at the Final Plan.
17. Any Final Plan shall include the following:
  - a. The Amended Outline Plan conditions.
  - b. A pattern book or residential design guidelines to ensure that all of the residential design standards are met, in accordance with Section 23-786 of the city's Zoning Ordinance.
  - c. All the TAC comments associated with the Amended Outline Plan and Final Plans for this project.
  - d. A standard development contract as required by the Section 23-575 of the Municipal Code.
  - e. Tabulations of each separate use area, including land area and the number of dwelling units per gross acre and the gross floor area for commercial uses.
  - f. The location and dimensions of utility and drainage facilities, and the designation of whether public or private of any easement.
  - g. The private drives, easements, and any common open space shall be shown on the final plat and shall be owned and maintained by the developer or a homeowner's association. A statement to this effect shall appear on the final plat with the appropriate instrument number reflecting the incorporation of the association.
  - h. A statement conveying all common facilities and areas to a property owner's association or other entity, for ownership and maintenance purposes.
  - i. The 100-year flood elevation.
  - j. The following note shall be placed on the final plat of any development requiring on-site storm water detention facilities: 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 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 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.
  - k. All certificates, seals and signatures required for the dedication of land and recordation of documents.
18. Prior to Final Plan submittal, the demand for the water system will have to be hydraulically calculated to determine the size of the water main for the development.
19. Prior to recording of the Final Plan, the Homeowner's Association shall be incorporated. Declaration of Covenants and Restrictions shall be recorded with the Final Plan and instrument number included on the Final Plan.

- D. SIDEWALKS FOUR FEET (4') WIDE IN WIDTH ARE REQUIRED ON ONE SIDE ONLY OF ALL PRIVATE STREETS WITHIN THIS DEVELOPMENT AS GRAPHICALLY SHOWN ON THE RECORDED FINAL PLAT AND WILL BE LOCATED WITHIN THE ELEVEN FOOT (11') PEDESTRIAN AND UTILITY EASEMENT, EXCEPT FOR ANMER LANE.
- E. SIDEWALKS SHALL BE INSTALLED BY THE LOT PERMIT HOLDER AS SPECIFIED BY THE DEVELOPER ACROSS EACH LOT AS APPLICABLE PRIOR TO THE USE AND OCCUPANCY OF THE RESIDENCE. ANY SECTIONS OF SIDEWALK WITHIN COMMON OPEN SPACES SHALL BE INSTALLED BY THE DEVELOPER.

IV. LANDSCAPING

- A. ALL PLANS FOR AMENITIES, ENTRANCE FEATURES AND LANDSCAPING SHALL BE SUBMITTED TO THE DEISGN REVIEW COMMISSION. FINAL APPROVAL FROM THE DESIGN REVIEW COMMISSION SHALL NOT BE REQUIRED PRIOR TO APPROVAL OF THIS FINAL PLAT AND ASSOCIATED SITE CONSTRUCTION PLANS.
- B. TREES SHALL BE PLANTED BY THE DEVELOPER PER DRC APPROVED LANDSCAPE PLAN.
- C. ALL LANDSCAPING WITHIN ALL COMMON OPEN SPACES AND PARKS SHALL BE MAINTAINED BY THE HOME OWNER'S ASSOCIATION.
- D. POOLS CANNOT ENCR OACH INTO THE USE EASEMENT AND MUST REMAIN COMPLETELY ON THE OWNER'S LOT AS PER CONDITION II. BULK REGULATIONS, C.4. ALL FENCES, WALLS AND GATES CAN CONNECT PERPENDICULAR FROM HOUSE TO HOUSE WITHIN THE SIDE YARD SETBACKS AND THE MAINTENANCE EASEMENT.
- E. FENCES, WALLS AND GATES CAN CONNECT PERPENDICULAR FROM HOUSE TO HOUSE WITHIN THE SIDE YARD SETBACK AND USE EASEMENT.
- F. NO TREES SHALL BE PLANTED IN PUBLIC EASEMENTS OR RIGHT-OF-WAYS OR CONFLICT WITH THE PLACEMENT OF STREET LAMPS

V. OTHER

- A. AN ELEVEN FOOT (11') PEDESTRIAN / UTILITY EASEMENT WILL BE PROVIDED ALONG AND ADJACENT TO ALL PRIVATE DRIVES AND A FIVE FOOT (5') ALONG AND ADJACENT TO ALL EIGHTEEN FOOT (18') REAR ACCESS SERVICE DRIVES.
- B. ALL WATER MAINS AND EIGHT INCH (8") SEWER COLLECTION LINES WITHIN THE PRIVATE DRIVES SHALL BE PUBLIC.
- C. THE PRIVATE DRIVES AND WHERE APPLICABLE, REAR ACCESS PRIVATE DRIVES, SHALL BE DEDICATED TO THE CITY OF GERMANTOWN AS EASEMENTS FOR THE PURPOSE OF MAINTAINING PUBLIC WATER, SEWER AND STORM DRAINAGE IMPROVEMENTS.
- D. THE STREET LAMPS ARE TO BE INSTALLED BY THE DEVELOPER AS PART OF THE INFASCTRUCTURE AND COMMON OPEN SPACE
- E. THE HOMEOWNER'S ASSOCIATION WILL EITHER LEASE THE STREET LIGHTS FROM MLGW OR THEY WILL BE THE GRAHAM'S LIGHT AND POLE (APPROVED BY WARRANT) TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION. ALL GARAGES ACCESSED BY A SERVICE DRIVE SHALL HAVE INSTALLED A VIRIDIAN PLACE STANDARD FIXTURE ABOVE THEM TO LIGHT THE SERVICE DRIVES. ALL SUCH LIGHTS SHALL BE WIRED WITH A DUSK PHOTOCELL AND HAVE CONTINUOUS POWER TO THEM SO THEY CAN'T ACCIDENTALLY BE TURNED OFF.
- G. IF THE SUBJECT PROPERTY SHOWN HEREIN IS SUBJECT TO ANY RESTRICTIVE COVENANTS OR IS LATER MADE SUBJECT TO SUCH COVENANTS, TO THE EXTENT THAT THE ORDINANCES OF THE CITY OF GERMANTOWN ARE MORE STRINGENT OR RESTRICTIVE, SUCH ORDINANCE SHALL GOVERN. IF SAID RESTRICTIVE COVENANTS ARE MORE STRINGENT OR RESTRICTIVE THAN THE ORDINANCES OF THE CITY OF GERMANTOWN, THE ENFORCEMENT OF SAME SHALL BE A PRIVATE MATTER AMONG THE OWNERS OF THE PROPERTY SHOWN HEREIN AS THE CITY OF GERMANTOWN HAS NO RIGHT TO ENFORCE RESTRICTIVE COVENANTS OF SUCH NATURE.
- H. ALL RESIDENCES WITHIN THIS DEVELOPMENT SHALL BE FIRE PROTECTED WITH A FIRE PROTECTION SYSTEM PER GERMANTOWN CODE 10-1(25).
- I. ALL DRAINAGE INFRASTRUCTURE TO BE PRIVATE AND MAINTAINED BY THE HOA
- J. COVENANTS, CODES, AND RESTRICTIONS: ALL COMMON OPEN SPACE AND FACILITIES SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION AS IN THE DECLARATION OF COVENANTS AND RESTRICTIONS AS RECORDED IN INST. # \_\_\_\_ AT THE SHELBY COUNTY REGISTER'S OFFICE.

OWNERS CERTIFICATE

WE, **BOYLE INVESTMENT CO.**, THE UNDERSIGNED OWNER, HEREBY ADOPT THIS AS OUR PLAN OF DEVELOPMENT WE HEREBY CERTIFY THAT WE ARE THE OWNER OF SAID PROPERTY IN FEE SIMPLE, DULY AUTHORIZED TO ACT, AND THAT SAID PROPERTY IS NOT ENCUMBERED BY ANY TAXES (OR MORTGAGES) THAT HAVE BECOME DUE AND PAYABLE.

GARY THOMPSON , SR. VICE PRESIDENT

TITLE

SIGNATURE

DATE

NOTARY'S CERTIFICATE  
STATE OF TENNESSEE  
COUNTY OF SHELBY

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE AND COUNTY AT MEMPHIS, DULY COMMISSIONED AND QUALIFIED, PERSONALLY APPEARED \_\_\_\_\_, WITH WHOM I AM PERSONALLY ACQUAINTED AND WHO, UPON HIS OATH, ACKNOWLEDGE HIMSELF TO BE THE **SR. VICE PRESIDENT OF BOYLE INVESTMENT CO.** THE WITHIN NAMED BARGAINER AND HE EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE THEREIN CONTAINED. IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND AFFIX MY NOTARIAL SEAL AT MY OFFICE IN MEMPHIS, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

NOTARY PUBLIC

MY COMMISSION EXPIRES

K. ARCHITECTURAL DESIGN GUIDELINES: THE ARCHITECTURAL DESIGN GUIDELINES ARE PRIVATE IN NATURE AND NOT SUBJECT TO GOVERNMENT APPROVAL OR ENFORCEMENT. THE ARCHITECTURAL DESIGN GUIDELINES ARE RECORDED IN THE SHELBY COUNTY REGISTER'S OFFICE UNDER INST. # \_\_\_\_.

THIS PLAN INCLUDES TWO WARRANTS

**WARRANT FOR SECTION 23-769(2)(b)**  
ALLOWS BUILDING LOT COVERAGE OVER 70%

**WARRANT FOR SECTION 23-796(A)(5)**  
ALLOWS ALTERNATE STREET LIGHTING OTHER STANDARD MLGW DECORATIVE FLUTED CAST IRON TOP STREETLIGHT

NOTES:

THE CITY OF GERMANTOWN SHALL BE GRANTED A PUBLIC EASEMENT WITHIN ALL PRIVATE STREET RIGHT-OF-WAYS FOR PURPOSES OF MAINTAINING PUBLIC DRAINAGE, SANITARY SEWER AND WATER.

FACILITIES NOTED AS STORM WATER DETENTION SHALL NOT BE ALTERED WITHOUT WRITTEN PERMISSION FROM THE CITY ENGINEER. THE STORM WATER DETENTION FACILITIES SHALL BE MAINTAINED IN ACCORDANCE WITH THE CITY OF GERMANTOWN. MAINTENANCE SHALL INCLUDE, BUT NOT BE LIMITED TO REMOVAL OF SEDIMENTATION, DEBRIS, TRASH, LAWN CLIPPINGS AND REPAIR AND MAINTENANCE OF DRAINAGE STRUCTURE. THE OWNER / HOA SHALL PERFORM INSPECTIONS MONTHLY, SUBMITTING A WRITTEN REPORT ANNUALLY TO THE CITY OF GERMANTOWN ENGINEER NOTING THE CONDITION OF THE FACILITIES AND REMEDIAL ACTION(S) TAKEN. RECOMMENDED REPAIRS/MAINTANCE IN THE REPORT SHALL BE PERFORMED BY A LICNSED/CERTIFIED CONTRACTOR.

THE H.O.A. SHALL MAINTAIN ALL COMMON AREAS INCLUDING ENTRANCE GATES AND FENCE, PRIVATE DRAINAGE, DETENTION FACILITES WITHIN C.O.S. E, PRIVATE ROADS AND SERVICE DRIVES.

SEE SHEET 2 OF 6 FOR LINE AND CURVE TABLES.

ALL LOTS ABUTTING REAR SERVICE DRIVE SHALL ONLY BE ACCESSIBLE VIA A DRIVEWAY FROM THE SERVICE DRIVE.

ALL GARAGES SHALL BE PLACED BEHIND THE BUILDING SETBACK, FACING THE SIDE OR REAR OF OF DETACHED HOMES.

SEWER AND WATER TAPS WILL BE INSTALLED AS PART OF THE DEVELOPMENT WITH A MINIMUM OF 10' HORIZONTAL SEPARATION. DRVIEWAYS CANNOT BE INSTALLED OVER SEWER TAPS OR WATER METERS.

ALL RESIDENTIAL STRUCTURES ARE TO BE EQUIPPED WITH A RESIDENTIAL FIRE SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH THE MOST CURRENT EDITION OF NFPA 13D IN EFFECT AT THAT TIME OF BUILD.

NO PERMANENT IMPROVEMENTS CAN BE CONSTRUCTED OR INSTALLED IN ANY PUBLIC EASEMENT, WITH THE EXCEPTION OF THE PORTION OF ENTRY FEATURE SHOWN IN THE EXISTING PUBLIC SANITARY SEWER OR DRAINAGE EASEMENT AT THE FRONT ENTRANCE.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY 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 SURVEYING.

BY: \_\_\_\_\_  
TENNESSEE CERTIFICATE NO. \_\_\_\_\_

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.

BY: \_\_\_\_\_  
TENNESSEE CERTIFICATE NO. \_\_\_\_\_

CERTIFICATE OF APPROVAL BY THE GERMANTOWN.

THIS FINAL PLAN WAS APPROVED BY THE CITY OF GERMANTOWN PLANNING COMMISSION ON APRIL 2, 2024, THE DESIGN REVIEW COMMISSION ON MAY 28, 2024 AND THE BOARD OF MAYOR AND ALDERMEN ON \_\_\_\_\_.

\_\_\_\_\_, 20\_\_\_\_  
(DATE) SECRETARY, PLANNING COMMISSION  
CITY OF GERMANTOWN

\_\_\_\_\_, 20\_\_\_\_  
(DATE) CITY ENGINEER  
CITY OF GERMANTOWN

\_\_\_\_\_, 20\_\_\_\_  
(DATE) FIRE MARSHAL  
CITY OF GERMANTOWN

FINAL PLAN  
PHASE 1  
VIRIDIAN PLACE P.U.D.  
2<sup>nd</sup> AMENDMENT  
GERMANTOWN, TENNESSEE  
MAY 2024

TOTAL AREA: 579,159 Sq. Ft. / 13.30 Ac.  
62 LOTS & 7 C.O.S.  
FEMA PANEL NO. 47157C0490F / ELEV. N/A  
DIST. NO. 2 -- BLOCK NO. 43 -- PARCEL NO. 200 & 201

OWNER:

BOYLE INVESTMENT COMPANY  
5900 POPLAR AVENUE  
MEMPHIS, TN 38119

