



VICINITY MAP
N.T.S.

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	632.77	865.47	41° 53' 26"	S2° 29' 33"E	618.77
C2	62.80	40.00	89° 57' 04"	S21° 32' 16"W	56.54
C3	62.87	40.00	90° 02' 56"	N68° 27' 44"W	56.59
C4	572.63	784.41	41° 49' 36"	N2° 31' 28"W	560.00
C5	19.78	865.47	1° 18' 34"	S17° 47' 53"W	19.78
C6	78.18	865.47	5° 10' 31"	S14° 33' 21"W	78.15
C7	87.02	865.47	5° 45' 40"	S9° 05' 15"W	86.99
C8	96.70	865.47	6° 24' 06"	S3° 00' 22"W	96.65
C9	96.70	865.47	6° 24' 06"	S3° 23' 45"E	96.65
C10	96.70	865.47	6° 24' 06"	S9° 47' 51"E	96.65
C11	87.02	865.47	5° 45' 40"	S15° 52' 44"E	86.98
C12	70.67	865.47	4° 40' 42"	S21° 05' 55"E	70.65
C13	91.47	784.41	6° 40' 53"	N20° 05' 49"W	91.42
C14	109.65	784.41	8° 00' 33"	N12° 45' 07"W	109.56
C15	92.93	784.41	6° 47' 16"	N5° 21' 12"W	92.87
C16	91.48	784.41	6° 40' 55"	N1° 22' 53"E	91.43
C17	187.10	784.41	13° 40' 00"	N11° 33' 20"E	186.66
C18	248.08	654.41	21° 43' 12"	N12° 34' 40"W	246.60
C19	3.31	654.41	0° 17' 23"	S1° 51' 45"E	3.31
C20	76.98	654.41	6° 44' 24"	S5° 22' 39"E	76.94
C21	91.48	654.41	8° 00' 33"	S12° 45' 07"E	91.40
C22	76.31	654.51	6° 40' 49"	S20° 05' 49"E	76.27

FINAL PLAN SUBDIVISION PLAT DATA	
SUBDIVISION NAME:	WINSTEAD FARMS MIXED USE PLANNED DEVELOPMENT
PARCEL ID NUMBER(S) OF PARENT PARCEL:	L01510A D00128 & L0150A D00127
EXISTING ZONING AND APPLICABLE OVERLAYS:	C-2 COMMERCIAL, W PD OVERLAY
GROSS ACREAGE OF SUBJECT PROPERTY:	10.21 AC
NET ACREAGE OF SUBJECT PROPERTY (LESS ROW & PARK DEDICATION):	10.21 AC
NUMBER OF LOTS (EXCLUDING COMMON OPEN SPACE):	15
PERCENTAGE OF LAND TO BE DISTURBED:	5.63%
Bulk Requirements:	
MINIMUM LOT SIZE:	7,000 SF
MINIMUM REQUIRED SETBACKS:	
Front yard:	30 FT
Side yard:	5 FT
Rear yard:	15 FT
MINIMUM LOT WIDTH:	
PROPERTY OWNER(S):	WINSTEAD FARMS, LLC
Address:	22860 HIGHWAY 196 ARLINGTON, TN 38002
Phone No.:	(901) 867-8116
Fax No.:	N/A
E-mail address:	
Contact Name:	ROBERT WINSTEAD
PROPERTY OWNER/DEVELOPER(S):	RENAISSANCE DEVELOPMENTS, LLC
Address:	3157 HIGHWAY 64, SUITE 200 EADS, TN 38028
Phone No.:	(901) 466-4101
Fax No.:	(901) 466-4104
E-mail address:	rlwin@rendevco.net
Contact Name:	DOUGLAS SWANK
APPLICANT/DESIGN PROFESSIONAL:	MCCARTY GRANBERRY ENG.
Address:	198 Progress Road, Collierville, TN 38017
Phone No.:	901-634-4807
Fax No.:	N/A
E-mail address:	mccart@mcgrgranberry.com
Contact Name:	John McCarty

PARCEL LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	9.50	N66° 33' 44"E
L2	17.13	S23° 26' 16"E
L3	45.00	N1° 43' 45"W
L4	9.50	S66° 33' 44"W
L5	0.82	N23° 26' 16"W
L6	56.92	S72° 51' 24"E
L7	50.00	N66° 33' 44"E
L8	50.00	N23° 26' 16"W
L9	50.00	N23° 26' 15"W
L10	50.00	N66° 33' 44"E

SIDEWALK CHART	
4.5' WIDE GRASS STRIP	
5' WIDE SIDEWALK	

FINAL DEVELOPMENT PLAN
PHASE I
RE-SUBDIVISION OF LOT B AND LOT C
WINSTEAD FARMS
PLANNED MIXED USE DEVELOPMENT
LAKELAND, TENNESSEE
JULY 2018
SCALE: 1" = 60'
TOTAL AREA: 10.21 ACRES
SUBDIVIDED LOTS: 13 - ZONED: R-2 - RESIDENTIAL
SUBDIVIDED LOTS: 2 - ZONED: C-2 - COMMERCIAL

OWNER: WINSTEAD FARMS, LLC 22860 HIGHWAY 196 ARLINGTON, TN 38002
OWNER/DEVELOPER: RENAISSANCE DEVELOPMENTS, LLC 3157 HIGHWAY 64, SUITE 200 EADS, TN 38028
ENGINEER: MCCARTY GRANBERRY ENG. 198 PROGRESS ROAD COLLIERVILLE, TN 38017

- NOTES:
- ALL RESIDENTIAL LOTS/LOT OWNERS ARE BOUND BY THE COVENANTS/RESTRICTIONS/BYLAWS RECORDED IN INST. NO. 150754.
 - COMMON OPEN SPACE SHALL BE MAINTAINED BY THE HOMEOWNERS' ASSOCIATION AND DEEDED TO THE HOMEOWNERS' ASSOCIATION AT THE TIME OF DEVELOPMENT.
 - BENCHMARK (T.B.M.): TOP OF FIRE HYDRANT CAP SCREW, PAINTED ORANGE, LOCATED ON THE EAST SIDE OF ADAGIO LANE. ELEVATION ON T.B.M. WAS DERIVED FROM GPS OBSERVATION UTILIZING TDOT REFERENCE STATION #45. ELEVATION: 298.40
 - ALL SIDE AND REAR YARD SWALES ARE TO ACT AS DRAINAGE WAYS. THEY ARE PRIVATE AND ARE TO BE MAINTAINED BY THE OWNER.
 - ALL SIDEWALK DRIVE/STREET CROSSINGS SHALL MEET CURRENT ADA AND CITY REGULATIONS.
 - DEVELOPER/CONTRACTOR IS RESPONSIBLE FOR MAKING SURE THAT ALL SIGHT TRIANGLES ARE CLEAR OF OBSTRUCTIONS.
 - THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA PER FLOOD INSURANCE RATE MAP, MAP No. 47157C 0215 G, COMMUNITY PANEL No. 470402 0215 G, EFFECTIVE DATE: FEBRUARY 6, 2013.
 - ONE (1) STREET TREE PER 40' OF FRONTAGE ALONG PUBLIC STREETS SHALL BE REQUIRED ON ALL RESIDENTIAL LOTS.
 - THERE SHALL BE A FIVE (5) FOOT UTILITY EASEMENT AROUND THE FRONT, SIDES, AND REAR OF ALL LOTS.
 - 100' LANDSCAPE BUFFER PER P.B. 239, PG. 2 TO BE REMOVED WITH RECORDING OF THIS PLAT.

RECORDED:

08/03/2018 11:20 AM

18078486

PLAT BOOK: 278
PAGE: 23

TOM LEATHERWOOD
REGISTERED PROFESSIONAL ENGINEER