




*Tom Leatherwood*  
Shelby County Register / Archives

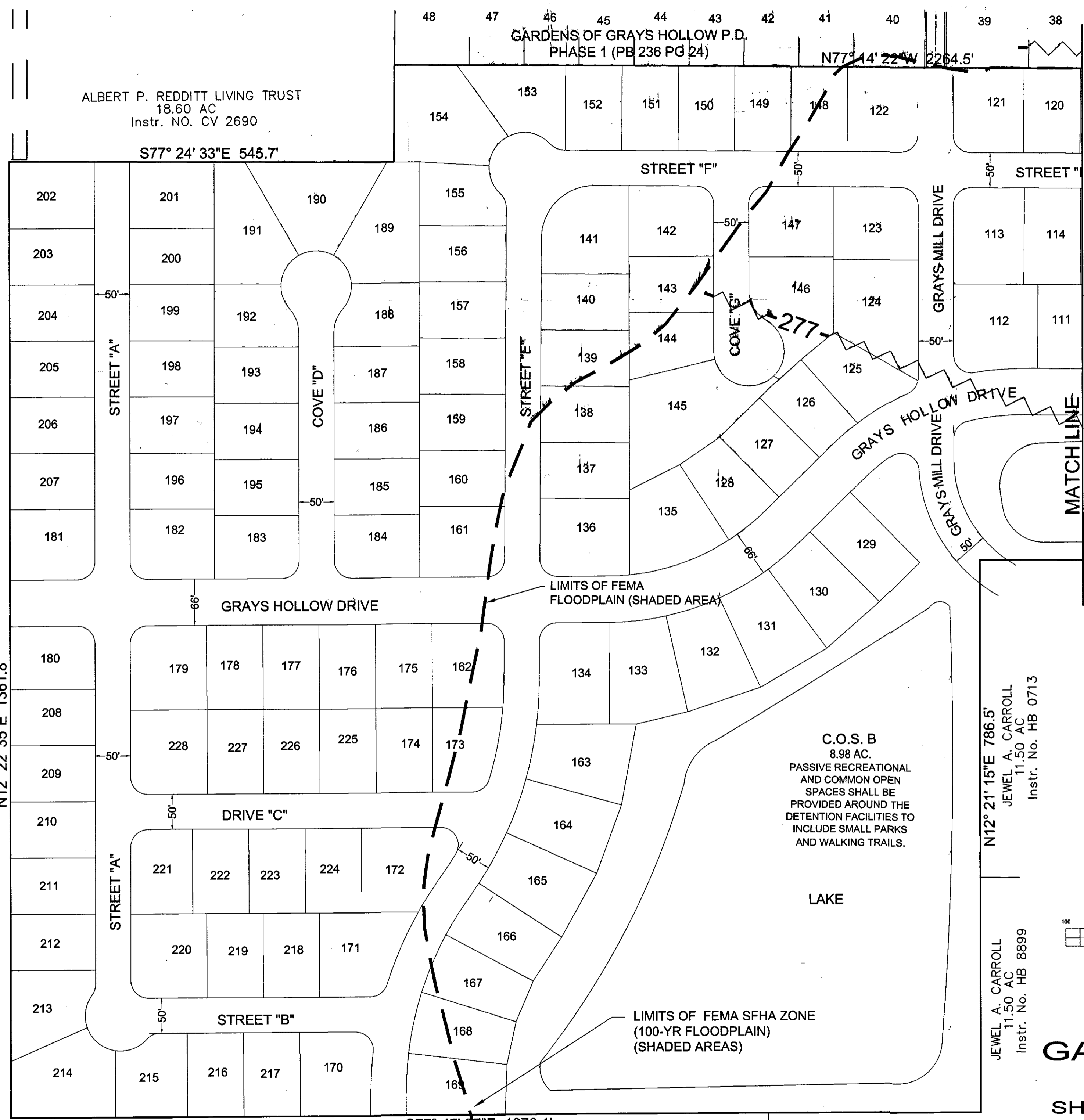
As evidenced by the instrument number shown below, this document  
has been recorded as a permanent record in the archives of the  
Office of the Shelby County Register.

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| <b>17126984</b>  |          |
| 12/12/2017   | 03:47 PM |
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| TANYA 1681335-17126984   |          |
| <b>PLAT BOOK: 275</b>  |          |
| <b>PAGE: 14</b>  |          |
| RECORDING FEE  | 15.00    |
| DP FEE   | 2.00     |
| TOTAL AMOUNT   | 17.00    |
| <b>TOM LEATHERWOOD</b><br>REGISTER OF DEEDS SHELBY COUNTY TENNESSEE                  |          |

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BURK STEPHANIE J AND  
MARJORIE A WHITNEY  
TRUSTEES  
183.28 AC  
Instr. No 05132548

N12° 22' 35"E 1361.8'



ALBERT P. REDDITT LIVING TRUST  
18.60 AC  
Instr. NO. CV 2690

S77° 24' 33"E 545.7'

GARDENS OF GRAYS HOLLOW P.D.  
PHASE 1 (PB 236 PG 24)

N77° 14' 22"W 2264.5'

BURK STEPHANIE J AND  
MARJORIE A WHITNEY  
TRUSTEES  
183.28 AC  
Instr. No 05132548

S77° 47' 37"E 1376.1'

ZONE "AE"

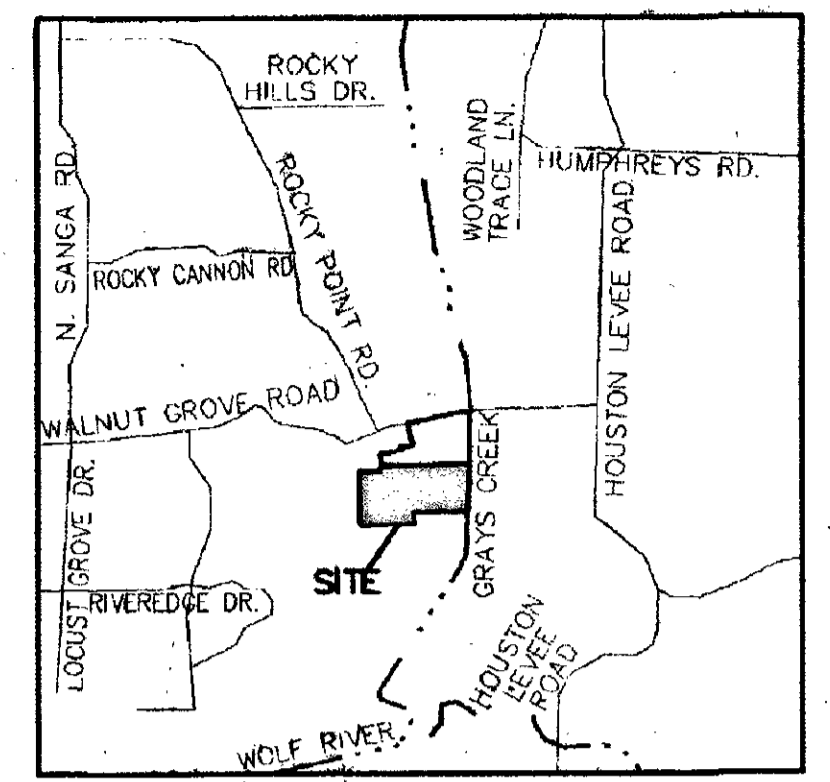
JEWEL A. CARROLL  
11.50 AC  
Instr. No. HB 8899

C.O.S. B  
8.98 AC.  
PASSIVE RECREATIONAL  
AND COMMON OPEN  
SPACES SHALL BE  
PROVIDED AROUND THE  
DETENTION FACILITIES TO  
INCLUDE SMALL PARKS  
AND WALKING TRAILS.

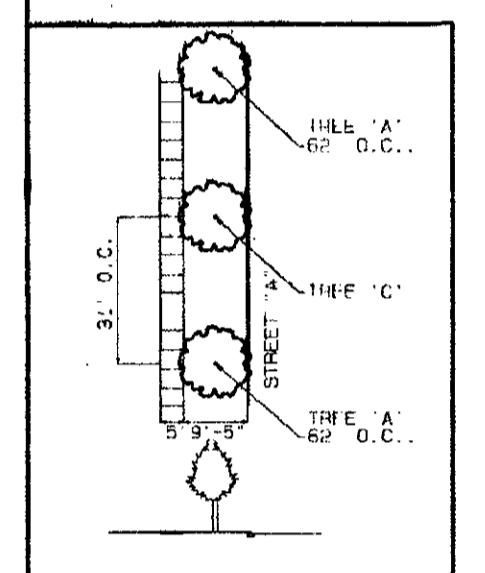
LAKE

LIMITS OF FEMA  
FLOODPLAIN (SHADED AREA)

LIMITS OF FEMA SFHA ZONE  
(100-YR FLOODPLAIN)  
(SHADED AREAS)



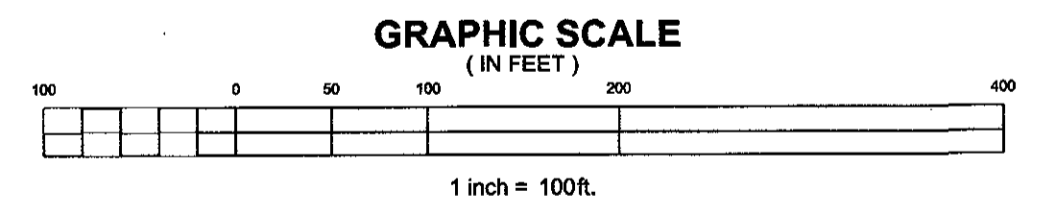
VICINITY MAP  
NOT TO SCALE



STREET SCAPE TREATMENT  
GRAYS HOLLOW DRIVE BOTH SIDES

|                        |       |
|------------------------|-------|
| 12/12/2017 03:47 PM    |       |
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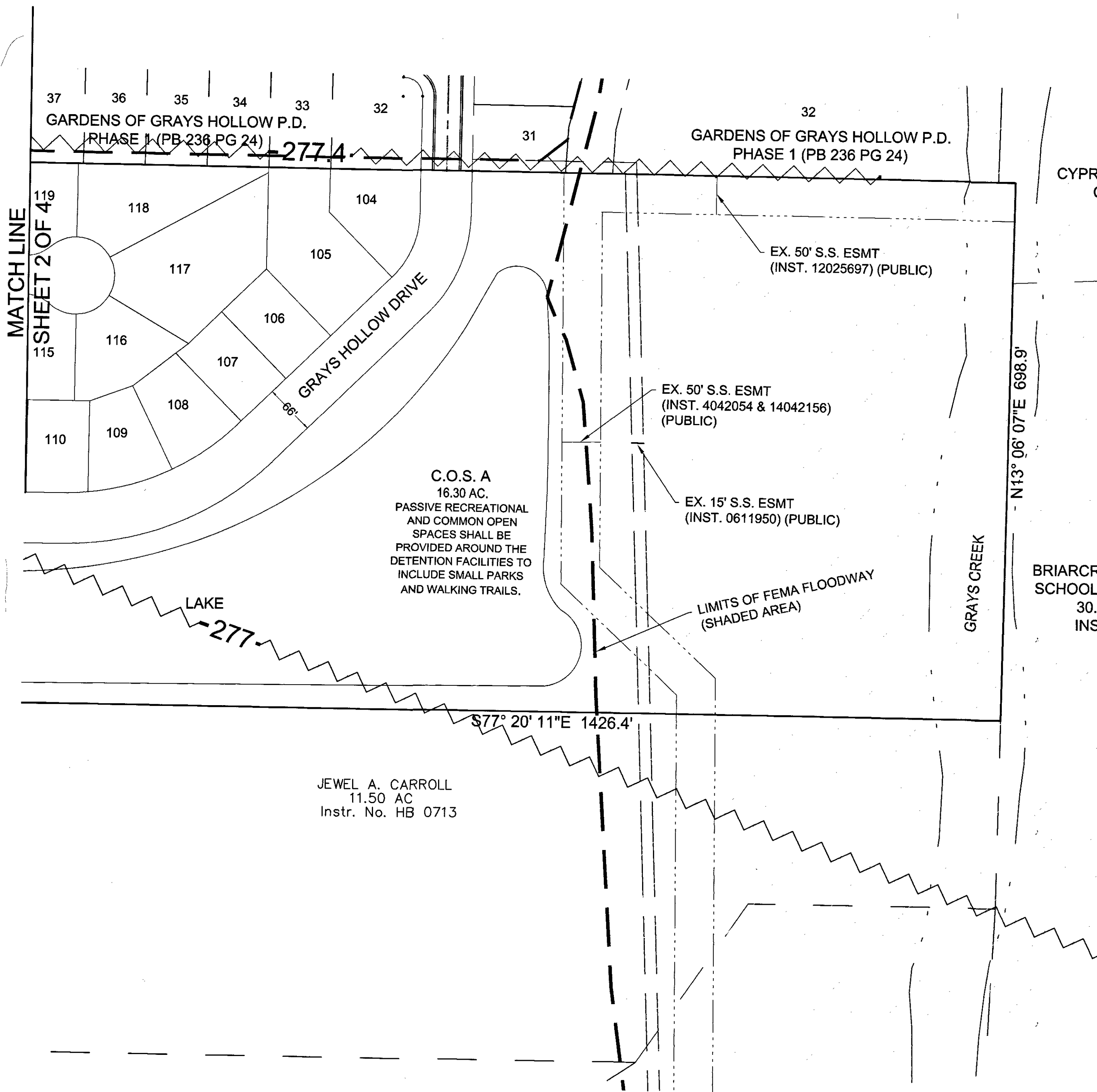


# GARDENS OF GRAYS HOLLOW II P.D.

SHELBY COUNTY, TENNESSEE  
DECEMBER, 2017

TOTAL LOTS: 124  
TOTAL AREA: 2,982,194 SF (68.46 Ac.)  
FEMA PANEL NO. 47157C0340F & 47157C0480G / ELEV. 277.8 TO 278.0  
OWNER/DEVELOPER: REGENCY HOMEBUILDERS, LLC  
ENGINEER: FISHER & ARNOLD, INC.  
9180 CRESTWYN HILLS DRIVE  
MEMPHIS, TENNESSEE 38138  
(901) 748-1811

THIS OUTLINE PLAN RECORDING  
SUPERCEDES THE SAME TITLE  
OUTLINE PLAN AS RECORDED IN  
PB 250 - PG 10, ON 09/28/2011.



▲ CASE # P.D. 06-352 CO  
OUTLINE PLAN

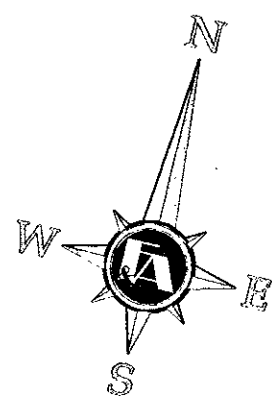
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HOLLOW II P.D.  
SHELBY COUNTY, TENNESSEE  
DECEMBER, 2017**

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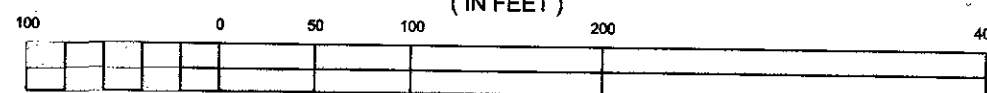
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**TOM LEATHERWOOD**  
REGISTER OF DEEDS SHELBY COUNTY TENNESSEE

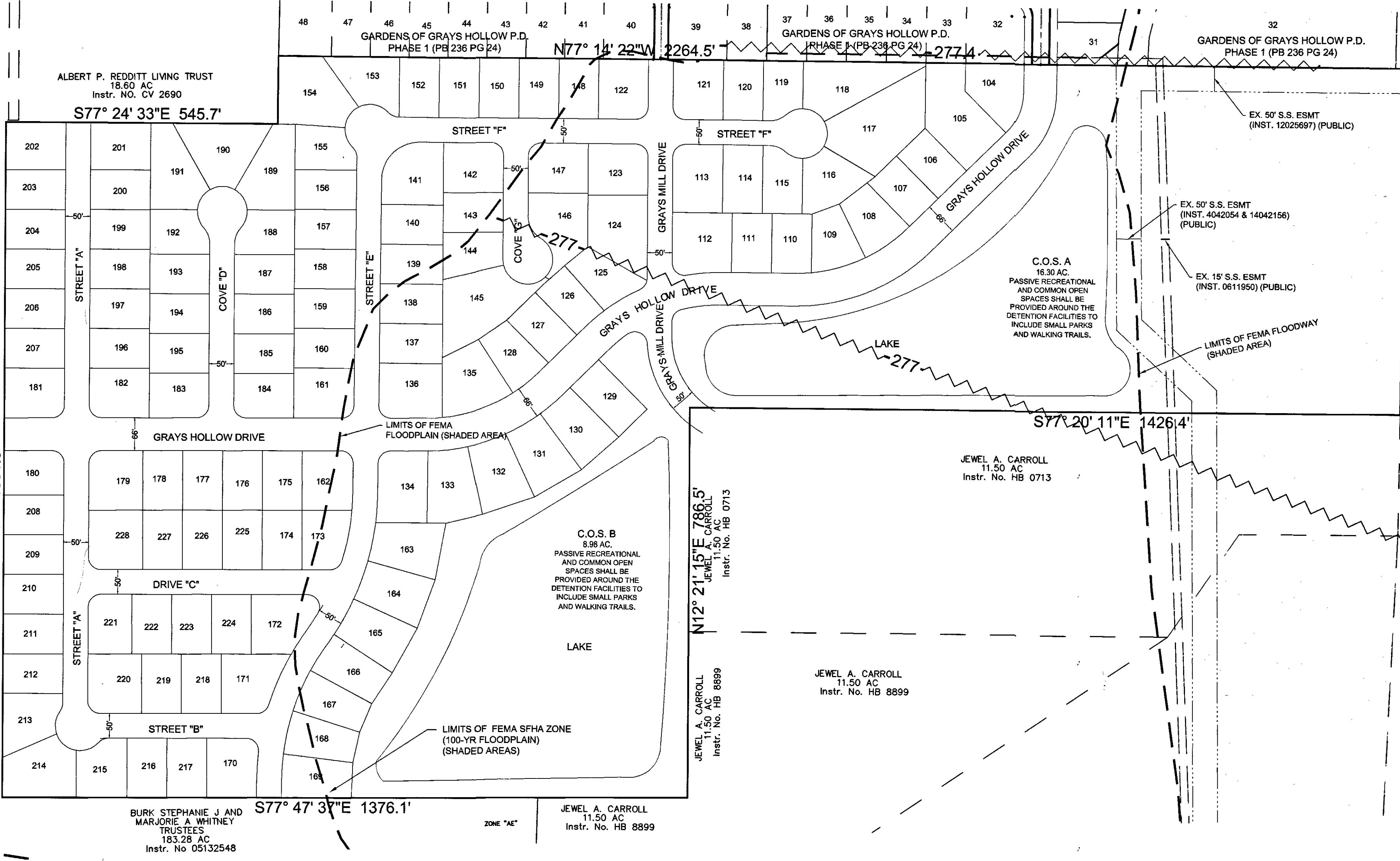
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**GRAPHIC SCALE**  
(IN FEET)



1 inch = 100ft.



CYPRESS REALTY HOLDINGS  
COMPANY-WALNUT  
109.19 AC.  
(INST. 13116430)

BRIARCREST CHRISTIAN  
SCHOOL SYSTEMS, INC.  
30.99 ACRES  
INST. BV7574

BURK STEPHANIE J AND  
MARJORIE A WHITNEY  
TRUSTEES  
183.28 AC  
Instr. No 05132548

ALBERT P. REDDITT LIVING TRUST  
18.60 AC  
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11.50 AC  
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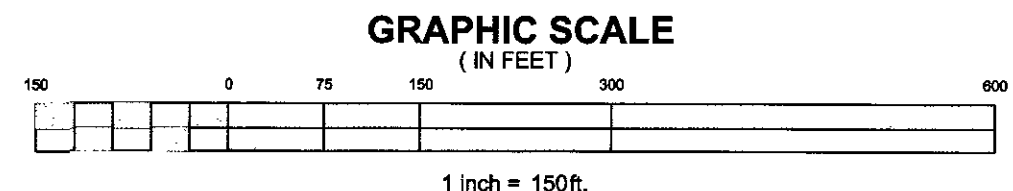
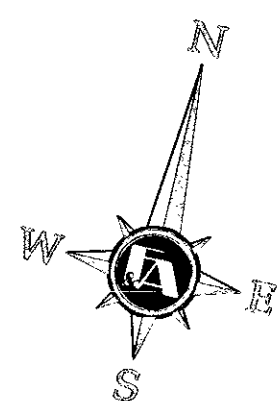
NOTE:  
A maximum of 96 homes shall be built until a  
second point of access is provided to Walnut  
Grove Road.

▲ CASE # P.D. 06-352 CO  
OUTLINE PLAN  
**GARDENS OF GRAYS  
HOLLOW II P.D.**  
SHELBY COUNTY, TENNESSEE  
DECEMBER, 2017

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OUTLINE PLAN AS RECORDED IN  
PB 250 - PG 10, ON 09/28/2011.



GARDENS OF GRAYS HOLLOW P.D. (P.D. 06-352 CC)  
OUTLINE PLAN CONDITIONS:  
USES PERMITTED:

A. Single Family Detached Residential Units - 170 lots maximum. (88 lots in Area "A" and 82 lots in Area "B")

B. Accessory Uses as regulated by the R-S Districts.

C. Area "B" shall be permitted to develop with single family detached lots for an independent senior living facility for residents fifty-five (55) years or older, including associated accessory uses.

II BULK REGULATIONS:

A. Area A: The bulk regulations of the R-S10 District shall apply except where modified below:

1. Lot Size and Width

- Minimum lot size - 10,000 square feet
- Minimum lot width - 90'

2. Setbacks

- Front Yard - from Grays Hollow Drive and Street A - 20'(27' for front loading garages)  
All other front yards - 15'(27' for front loading garages)
- Side Yard - 5'
- Rear Yard - 20'

B. Area B: The bulk regulations of the R-S6 District shall apply except where modified below:

1. Lot Size and Width

- Minimum lot size - 6,000 square feet
- Minimum lot width - 55'

2. Setbacks

- Front Yard - from Street A - 20'(27' for front loading garages) All other front yards - 15'(27' for front loading garages)
- Side Yard - 5'
- Rear Yard - 5' for garages on service drives

III ACCESS AND CIRCULATION:

A. No more than 96 homes shall be built in this development until a second physical point of access is provided or until the developer installs a signal light at the intersection of Walnut Grove Road and Grays Hollow Drive under a public improvement contract with the County and City.

B. Dedicate and improve the extension of Grays Hollow Drive as a minor collector (66/36) in accordance with the Subdivision Regulations.

C. Internal public local street widths shall be in accordance with the Subdivision Regulations.

D. Service Drives - minimum of 18 feet of pavement.

E. All service drives shall be owned and maintained by a property owner's association. Evidence that such an association has been formed shall be depicted on the final plat.

F. The County Engineer shall approve the design, number and location of curb cuts. Any existing nonconforming curb cuts shall be modified to meet current County Standards or closed with curb, gutter and sidewalk.

G. Provide a temporary paved turnaround at the north end of Street H either on this site or on the Redditt property.

H. Any Stub street shall include a barricade and a sign that indicates that "This street is anticipated to extend into the adjoining property at a future date". The barricade and the signage shall be designed in an esthetically pleasing manner.

I. Stub streets shall not be built to the property line unless the topography allows it.

J. Dedicate full corner radii at the intersection of alternative design streets with standard design streets.

K. The final plat shall reflect the appropriate width pedestrian/sidewalk/utility easement along both sides of all alternative design street dedications in accordance with Subdivision Regulations.

L. The intersections of streets B and D with Street C shall meet the requirements of the Subdivision Regulations, Section 404.3G.

M. Provide approved names for all streets reflected on the outline plan.

N. The design of the traffic circle in Groys Hollow Drive shall be subject to the review and approval of the City/County Engineer, and must meet the design standards for emergency vehicular traffic.

O. The developer shall provide a signing plan for each traffic circle shown on the outline plan.

P. The developer shall illustrate lane tracking for fire vehicles to demonstrate that they can negotiate movement around the traffic islands.

Q. Maintenance of traffic circles shall be the responsibility of the Homeowners Association.

R. Private drives and alleys (service drives) shall be redesigned to use the City of Memphis standard commercial driveway design instead of what is shown on the preliminary plan.

S. Identify the which streets are "Private".

T. Each of the gated entrances on the south side of Street A shall be set back 40 feet from the right-of-way line in accordance with the provisions of ZTA-96-001cc.

U. Adequate queuing spaces in accordance with the current ordinance shall be provided between the street right-of-way line and any proposed gate/guardhouse/card reader.

V. Adequate maneuvering room shall be provided between the right-of-way and the gate/guardhouse/card reader for vehicles to exit by forward motion.

W. Any required construction to eliminate sight distance problems at intersections caused by this subdivision will be at Developer's expense.

X. The minimum sight distance and geometry requirements for public streets shall be met as set out in the Subdivision Regulations.

IV LANDSCAPING

A. The applicant shall submit with the Final Plat a detailed landscape plan, subject to the review and approval of the Office of Planning and Development with the following elements:

- Streetscape plan that includes a 91/2 foot wide grass strip, a 5 foot sidewalk, and street trees on the property line spaced 62 feet on center. A Tree C interspersed within the 62 foot spacing, ie., 31 feet between Tree "A" shall be provided along both sides of Grays Hollow Drive.
- A detailed landscaping plan for the street medians and other common open space as approved on the site plan.
- The species of trees shall be subject to the review and approval of the Office of Planning and Development.
- All common areas and landscaping, including the trees along the streetscape and medians shall be owned and maintained by a property owner's association.
- Irrigation of all trees and landscaped areas shall be required.
- Alternatives landscaping that provide an equivalent to what is required above may be considered at the time of Final Plat submittal.

8. All commons, open areas, lakes, drainage detention facilities, private streets, private sewers and private drainage systems shall be owned and maintained by a Property Owner's Association. A statement to this effect shall appear on the final plat.

C. Required landscaping shall not be placed on sewer or drainage easements.

D. This development shall conform to all NOI requirements of the Zoning Ordinance.

V. DRAINAGE

A. An overall drainage plan for the entire site shall be submitted to the City/County Engineers prior to approval of the first final plan.

8. Drainage improvements, including possible on-site detention, shall be provided under a Standard Subdivision contract in accordance with Subdivision Regulations and the City of Memphis Drainage Design Manual.

C. Provide drainage data for assessment of on-site detention requirements by County Engineer's Office. All drainage plans are to be submitted to County Engineer's Office for review. Detention pond should be designed for multiple stage discharges and it is to be inspected by the design engineer when it is built to certify that it is working as designed. Detention pond should be built at the first phase when the land is cleared. Drainage improvements must be provided in accordance with the Subdivision Regulations and the City of Memphis Drainage Design Manual. Quantify and provide pre and post development stormwater discharge values. Provide an assessment of any downstream structures impacted by increased runoff.

D. The developer is responsible for notifying adjacent property owners regarding concentration of stormwater discharges and any off-site improvements. Submittal of construction plans will constitute certification from the developer that adjacent property owners have been notified. Off-site drainage improvements may be required to ensure no adverse effect on downstream properties. All improvements to eliminate such effects are the responsibility of the Developer. The 100-year check required by the City of Memphis Drainage Manual will be strictly enforced during the engineering review process.

E. Detention facilities, if required, are to be fully operational immediately after the clearing of the vegetation. Silt and debris connected with early construction shall be removed periodically from the detention area and control structure in order to maintain maximum storage capacity.

F. All grading and drainage plans shall show a minimum of 100 feet of offsite topography on all sides in order to determine the effect of offsite features on the subdivision under review or its effect on adjacent properties.

G. Part of this site is within the FLOODWAY according to the FEMA map. No filling or construction shall be permitted within the floodway. The floodway boundary shall be shown on the final plat.

H. Part of this site is within the FLOODPLAIN according to FEMA map. If filling in the floodplain is contemplated, the applicant shall submit completed floodplain questionnaire for approval by the County Engineer's Office. If filling is not planned, the floodplain should be noted as unbuildable on the final plat. The 100 year flood elevation shall be reflected on the final plat and engineering plan.

I. Any lake, pond or drainage basin proposed for this development must be fully depicted on the construction plans. All dimensions, slopes, safe recovery zones, proximity to R.O.W. and building pads, etc. will be reviewed by, and must be satisfactory to, the County Engineer.

J. A Notice of Intent must be submitted to and be approved by the Tennessee Department of Environment and Conservation (TDEC) before any earthwork is started in accordance with Shelby County Stormwater Ordinance. A copy of the TDEC's coverage letter and Storm Water Pollution Prevention Plan (SWPPP) is to be provided to Shelby County Engineering Office before any ground is disturbed.

K. An unbuildable area/common open space along the major drainage way must be provided consistent with drainage plans approved by the City/County Engineer and an ARAP permit. The width may be equal to 5 times the top of bank width, in order to protect buildings and accessory structures from bank caving and stream meandering if improvement is not permitted.

L. Lakes and dams shall be constructed in accordance with State Regulations and may require state permits in accordance with the State Safe Dams Act. All lakes shall be considered private. No drainage easement will be accepted. A breach hydrograph shall be prepared by an engineer to indicate limits of failure.

M. The developer shall place a temporary benchmark elevation on drainage structures based on "as-built" data if any Finished Floor Elevations are required in this development.

VI PRIVATE SEWER, WATER, AND EASEMENTS

A. No construction plans or development contracts shall be approved until written verification from the director of public works is received regarding availability of sewer services.

B. Easements for sanitary sewers, drainage and other required services as indicated on the final recorded plat 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 repairing the private drives shall be that of the owners and/or Property Owners' Association.

C. No other utilities or services may occupy sanitary sewer easements in private drives and yards except for crossings.

VII OTHER

The Land Use Control Board may modify the bulk, access, parking, landscaping, and sign 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 the Office of Planning and Development, to have such action reviewed by the City Council.

VIII TIMING AND APPROVAL LIMIT

A final plan shall be filed within five years of the date of approval of the outline plan by the Memphis City Council. The Land Use Control Board may grant extensions at the request of the applicant.

IX OUTLINE PLAN

The Outline Plan shall include the road, lot layout, and phasing plan approved by the Land Use Control Board and the Memphis City Council.

X FINAL PLANS

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 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.
- The following note(s) shall be included on any final plat filed for this subdivision:

\*Area "B" is a private development. The Homeowners' Association is solely responsible for all maintenance and repair of private facilities including streets, roads, sewers, and storm drains for Area "B" and the Common Open Space areas of Area "A". There is not, nor ever will be, any County or City responsibility for these facilities.\*

Site Plan Conditions:

- A maximum of 126 lots in accordance with R-10 District standards, except the minimum lot sizes shall be 9,600 sq. ft. is area.
- A maximum of 96 homes shall be built until a second point of access is provided to Walnut Grove Road.
- Grays Mill Drive shall be dedicated and improved to stub into the Jewell A. Carroll tract.
- Passive recreational and Common Open Spaces shall be Provided around the detention facilities to include small parks and walking trails.
- A street cross-section of Grays Hollow Drive, including the tree lined boulevards shall be provided on the final plans.

OFFICE OF PLANNING AND DEVELOPMENT CERTIFICATE

OUTLINE PLAN

THIS ~~OUTLINE PLAN~~ CONFORMS WITH THE PLANNED DEVELOPMENT ACTED ON BY THE LAND USE CONTROL BOARD ON SEP. 12, 2013 AND APPROVED BY THE MEMPHIS CITY COUNCIL ON DEC. 5, 2006, AND/OR THE SHELBY COUNTY BOARD OF COMMISSIONERS ON DEC. 18, 2006

By [Signature] Date 12-11-17  
DIRECTOR OF PLANNING AND DEVELOPEM

OWNER'S CERTIFICATE

WE, THE REGENCY HOMEBUILDERS, LLC, THE UNDERSIGNED OWNERS OF THE PROPERTY SHOWN, HEREBY ADOPT THIS PLAT AS OUR PLAN OF DEVELOPMENT. WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE SAID PROPERTY IN FE SIMPLE, DULY AUTHORIZED TO ACT, AND THAT SAID PROPERTY IS NOT ENCUMBERED BY ANY MORTGAGES OR TAXES WHICH HAVE BECOME DUE AND PAYABLE.

BY: [Signature] 12-5-17  
SEAN CARLSON, MEMBER DATE

NOTARY'S CERTIFICATE

STATE OF TENNESSEE  
COUNTY OF SHELBY

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY AT MEMPHIS, DULY COMMISSIONED AND QUALIFIED, PERSONALLY APPEARED SEAN CARLSON, WITH WHOM I AM PERSONALLY ACQUAINTED, AND WHO UPON HIS OATH ACKNOWLEDGED HIMSELF TO BE THE AUTHORIZED MEMBER OF REGENCY HOMEBUILDERS, LLC, THE WITHIN NAMED BARGAINER, AND THAT HE EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE THEREIN CONTAINED. IN WITNESS WHEREOF, I HAVE HERE UNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL AT MY OFFICE IN MEMPHIS, THIS 5th DAY OF December, 20 17.

NOTARY PUBLIC [Signature]

MY COMMISSION EXPIRES: [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 ACCOUNTS ALL APPLICABLE FEDERAL, STATE AND LOCAL BUILDING LAWS AND REGULATIONS.

BY: [Signature]  
MICHAEL D. ROGERS  
TENNESSEE CERTIFICATE No. 100888

DATE

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OUTLINE PLAN

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HOLLOW II P.D.  
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