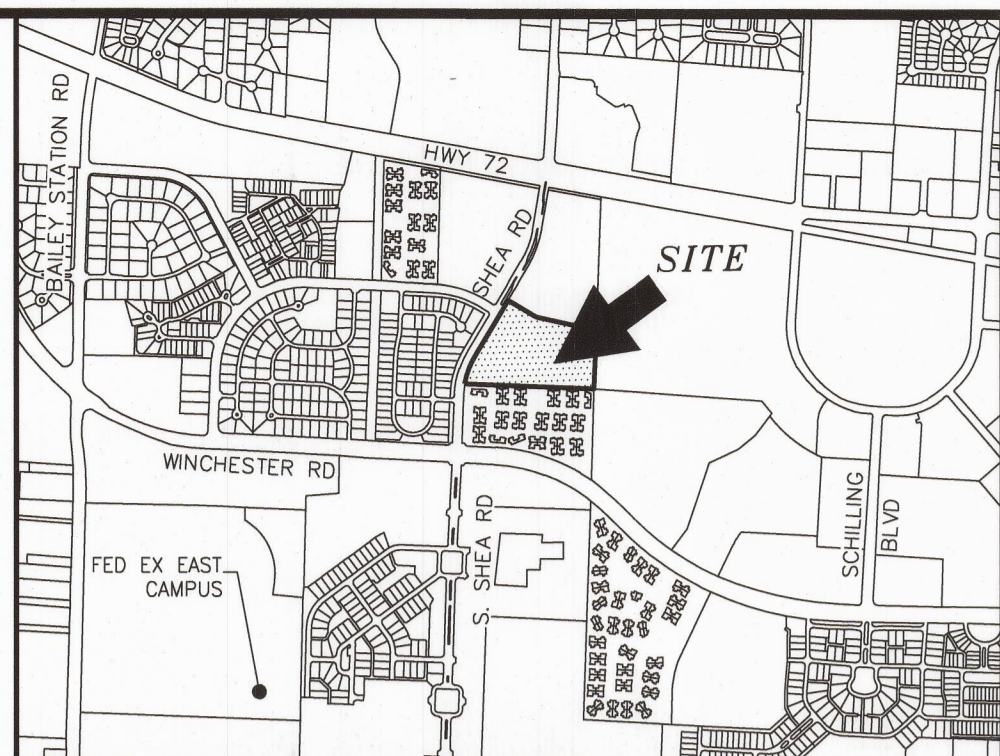
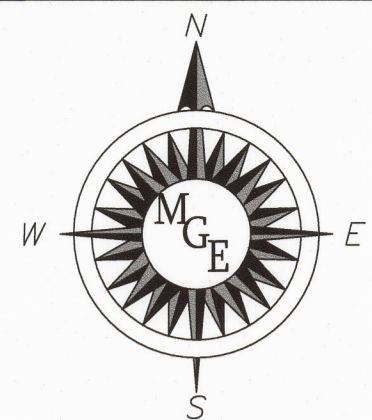
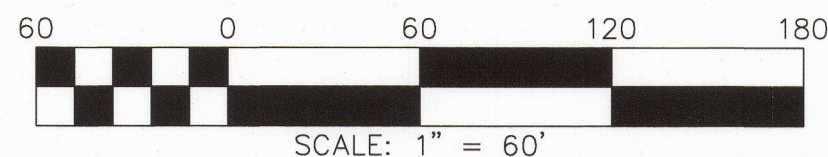


LEGEND

These standard symbols may be found in the drawing.

- PROPERTY CORNER MONUMENT
- ◻ CONCRETE MONUMENT
- BUILDING SETBACKS
- - - PEDESTRIAN/UTILITY EASEMENT
- - - PEDESTRIAN/STREETSCAPE EASEMENT
- - - UTILITY EASEMENT
- - - PUBLIC DRAINAGE EASEMENT

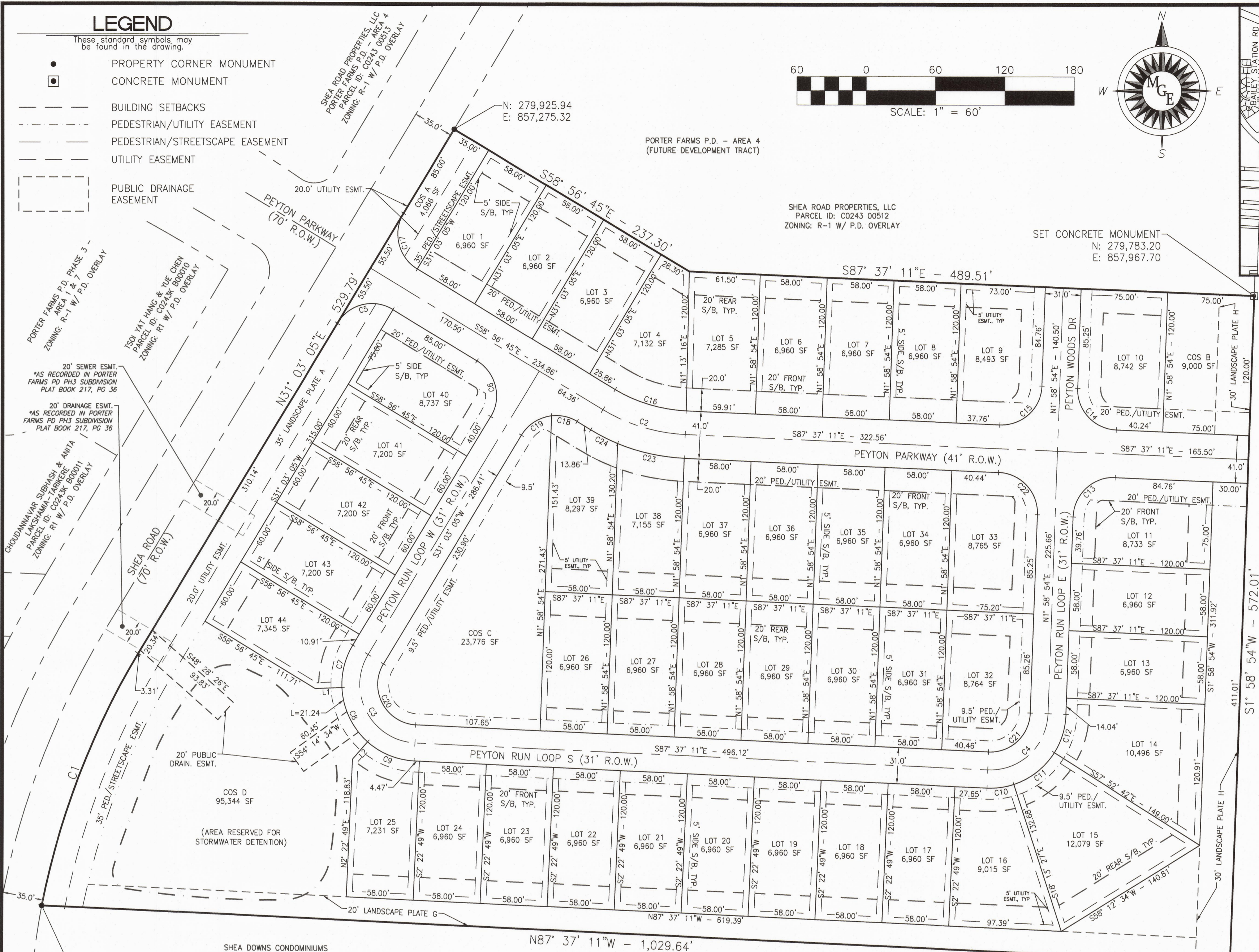


VICINITY MAP
NOT TO SCALE

SITE BENCHMARK (B.M.) NOTE:
SET CHISEL MARK AT THE SOUTHWEST CORNER OF LOT 1 OF THE VILLAGES AT PORTER FARMS PHASE 8.

ELEVATION: 349.90 (NAVD '88 DATUM)

F.E.M.A. NOTE:
ACCORDING TO THE FEDERAL EMERGENCY MANagements AGENCY'S FLOOD INSURANCE RATE MAP (FIRM), THIS PROPERTY IS LOCATED IN ZONE X WHICH IS IN AN AREA OF MINIMAL FLOOD HAZARD AS IDENTIFIED IN FLOOD INSURANCE RATE MAP, MAP NO. 47157C 0490C. EFFECTIVE DATE: FEBRUARY 6, 2013.



| FINAL PLAT SUBDIVISION PLAT DATA | |
|--|---------------------------------------|
| SUBDIVISION NAME: | PORTER FARMS P.D. PHASE 7 - AREA 3 |
| PARCEL ID NUMBER(S) OF PARENT PARCEL: | C0243 00493 & C0243 00512 |
| EXISTING ZONING AND APPLICABLE OVERLAYS: | R-1 W/P.D. OVERLAY |
| GROSS ACREAGE OF SUBJECT PROPERTY: | 12.33 AC. (537,068 S.F.) |
| NET ACREAGE OF SUBJECT PROPERTY (LESS ROW DEDICATION): | 10.63 AC. (462,888 S.F.) |
| NUMBER OF LOTS (EXCLUDING COMMON OPEN SPACE): | 44 |
| BULK REQUIREMENTS: | |
| MAXIMUM DENSITY/FAR: | 3.57 DUA |
| MINIMUM LOT SIZE: | 6,960 S.F. |
| MINIMUM REQUIRED SETBACKS: | |
| Front Yard: | 20' [1] [2] |
| Side Yard: | 5' |
| Rear Yard: | 20' |
| MINIMUM LOT WIDTH: | 58' |
| COMMON OPEN SPACES | |
| TOTAL COS AREA: | 3.04 AC (132,186 S.F.) |
| COS A AREA: | 0.09 AC (4,066 S.F.) |
| COS B AREA: | 2.19 AC (95,344 S.F.) |
| COS C AREA: | 0.55 AC (23,776 S.F.) |
| COS D AREA: | 0.21 AC (9,000 S.F.) |
| PROPERTY OWNER(S): SHEA RIDGE PARTNERS, LLC | |
| Address: | 398 Shea Road, Collierville, TN 38017 |
| Phone No.: | 901-861-3815 |
| Fax No.: | N/A |
| E-mail address: | johnporter253@gmail.com |
| Contact Name: | John Porter |
| APPLICANT/DESIGN PROFESSIONAL: KELLEY PROFESSIONAL SERVICES | |
| Address: | 2990 Warren Road, Oakland, TN 38060 |
| Phone No.: | 901-598-6764 |
| Fax No.: | N/A |
| E-mail address: | kelleyproserv@gmail.com |
| Contact Name: | Jim Kelley |

[1] STREET-FACING GARAGES SHALL BE LOCATED A MINIMUM OF 10' BEHIND THE FRONT FAÇADE OF DWELLING THEY SERVE TO ALLOW AT LEAST 20' OF DEPTH SO THAT PARKED CARS WILL NOT ENCRoACH INTO THE SIDEWALK.

[2] REFER TO THE LATEST AMENDMENT TO THE PORTER FARMS PLANNED DEVELOPMENT AND THE PATTERN BOOK FOR GARAGE STANDARDS.

NOTES:

- THIS DEVELOPMENT IS SUBJECT TO ALL APPLICABLE STANDARD CONDITIONS OF APPROVAL AS ADOPTED BY THE BOARD OF MAYOR AND ALDERMEN, RESOLUTION 2006-54.
- ONE STREET TREE PER FORTY (40' FEET) OF FRONTAGE ALONG ALL PUBLIC STREETS IS REQUIRED. REFER TO THE LANDSCAPING PLAN FOR STREET TREE LOCATIONS AND SPECIES.
- THERE IS A FIVE(5) FOOT UTILITY EASEMENT ALONG THE SIDES AND REAR OF ALL LOTS, AS SHOWN. THE FIVE (5') UTILITY EASEMENT SHALL BE LOCATED OUTSIDE OF ANY PUBLIC SEWER AND DRAINAGE EASEMENTS UNLESS NOTED OTHERWISE.
- ALL SIDE AND REAR YARD SWALES ARE TO ACT AS DRAINAGE WAYS. THEY ARE PRIVATE AND ARE TO BE MAINTAINED BY THE HOMEOWNER. THEY ARE SUBJECT TO ENFORCEMENT BY THE HOMEOWNER'S ASSOCIATION.
- OWNERS OF THE LOTS SHALL BE SUBJECT TO THE COVENANTS, CONDITIONS, AND RESTRICTIONS OF THE PORTER FARMS P.D. PHASE 7 - AREA 3 SUBDIVISION HOMEOWNERS ASSOCIATION AS RECORDED IN OFFICIAL RECORDS INST. # 20050533 OF THE PUBLIC RECORDS OF SHELBY COUNTY, TENNESSEE.
- THE HOMEOWNERS ASSOCIATION HAS FULL MAINTENANCE RESPONSIBILITY FOR ALL COMMON OPEN SPACES, PRIVATE UTILITIES, PRIVATE WALKING TRAILS, PRIVATE AMENITIES, PERIMETER FENCING AND LANDSCAPE AREAS. THE TOWN OF COLLIERVILLE HAS NO MAINTENANCE RESPONSIBILITY OR LIABILITY.
- ALL COMMON OPEN SPACES SHALL BE (WARRANTY) DEEDED TO THE HOMEOWNERS ASSOCIATION BY SEPARATE INSTRUMENT. A COPY OF THE RECORDED DOCUMENT SHALL BE PROVIDED TO THE TOWN PRIOR TO ISSUANCE OF BUILDING PERMITS.
- 20' PUBLIC DRAINAGE EASEMENTS ACROSS COS D ARE DEDICATED TO THE TOWN OF COLLIERVILLE FOR THE MAINTENANCE OF THE DRAINAGE SYSTEM INSTALLED. THE HOMEOWNERS ASSOCIATES SHALL MAINTAIN THE DETENTION POND AND OUTLET CONTROL STRUCTURE.
- THERE SHALL BE A 9.5' PEDESTRIAN/UTILITY EASEMENT LOCATED ADJACENT TO THE PUBLIC R.O.W. ALONG PEYTON LOOP & PEYTON WOODS DRIVE, AS SHOWN. THERE SHALL BE A 20' PEDESTRIAN/UTILITY EASEMENT LOCATED ADJACENT TO THE PUBLIC R.O.W. ALONG PEYTON PARKWAY, AS SHOWN.
- COS A & D HAVE A 5' UTILITY EASEMENT AND A 35' PEDESTRIAN/STREETSCAPE EASEMENT IN ALL AREAS ADJACENT TO SHEA ROAD, AS DEFINED IN THE DEVELOPMENT PLAN FOR PORTER FARMS PLANNED DEVELOPMENT.
- THE TOWN OF COLLIERVILLE SHALL HAVE THE RIGHT TO ENTER THE PROPERTY FOR THE PURPOSE OF MAINTAINING THE DRAINAGE, WATER AND SEWER SYSTEMS LOCATED WITHIN PUBLIC EASEMENTS. HOWEVER, THE TOWN DOES NOT HAVE THE RESPONSIBILITY TO REPAIR ANY DAMAGE TO THE YARDS, PARKING LOT, STREETS OR DRIVES CAUSED BY SOIL SETTLEMENT OR OTHER REASONS THAT ARE NOT DIRECTLY CAUSED BY THE TOWN'S ACTION OF PERFORMING MAINTENANCE TO THE UNDERGROUND SYSTEMS.
- PLEASE REFER TO INSTRUMENT # 20050534 FOR INSPECTION AND MAINTENANCE AGREEMENT FOR PRIVATE STORM WATER MANAGEMENT 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 TOWN 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 TOWN 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 TOWN SHALL HAVE A "RIGHT OF ACCESS" TO USE THE DRIVES, PARKING AREAS AND YARDS OF THIS PROPERTY TO MAKE INSPECTIONS OF THE STORM WATER DETENTION FACILITY TO ENSURE THAT SAID MAINTENANCE HAS BEEN PROPERLY PERFORMED. IN THE EVENT THAT THE PROPERTY OWNER OR OWNERS' ASSOCIATION HAS NOT PROPERLY PERFORMED MAINTENANCE ON THE FACILITY, TO THE EXTENT THAT THE FACILITY POSES A THREAT TO PUBLIC HEALTH, SAFETY OR WELFARE, THE TOWN SHALL RETAIN THE RIGHT TO PERFORM EMERGENCY REPAIRS TO THE FACILITY. THE COST OF ANY SUCH REPAIRS WILL REMAIN THE RESPONSIBILITY OF THE PROPERTY OWNER OR OWNERS' ASSOCIATION AND MAY BE ADDED AS A LIEN ON THE NEXT YEAR'S TAX BILL.
- PORCHES ARE ALLOWED TO ENCRoACH INTO FRONT YARD SETBACKS UP TO 6 FEET BUT CANNOT ENCRoACH INTO THE REQUIRED STREETSCAPE OR UTILITY EASEMENTS. THE ZONING ORDINANCE PREVENTS PORCHES WITHIN 20 FEET OF THE CURB.

| | |
|--|---|
| FINAL PLAT | |
| PORTER FARMS P.D. - PHASE 7 AREA 3 | |
| COLLIERVILLE, TENNESSEE | |
| TOTAL AREA: 23.81 AC PHASE 7 AREA: 12.33 AC FUTURE DEVELOPMENT TRACT: 11.48 AC | |
| NO. OF LOTS: 44 | |
| ZONING: R-1 W/P.D. OVERLAY | |
| DEVELOPER: SHEA RIDGE PARTNERS, LLC 398 SHEA ROAD COLLIERVILLE, TN 38017 | ENGINEER: MCCARTY GRANBERRY ENGINEERING 198 PROGRESS ROAD COLLIERVILLE, TN 38017 |
| DATE: APRIL 2020 | SHEET 2 OF 3 |

RECORDED

SET CONCRETE MONUMENT
N: 279,211.53
E: 857,947.92

SCHILLING FARMS, LLC
SHILLING FARMS P.D. - AREA 2
PARCEL ID: C0244 A00656
ZONING: R-1 W/P.D. OVERLAY

LEGACY FARMS, LLC
SHILLING FARMS P.D. - AREA 3
PARCEL ID: C0244 A00466
ZONING: R-1 W/P.D. OVERLAY

20050532-
05/19/2020 11:23:05 AM
BK 285 PG 61
Shelanda Y. Ford
REGISTER OF DEEDS SHELBY COUNTY TENNESSEE