
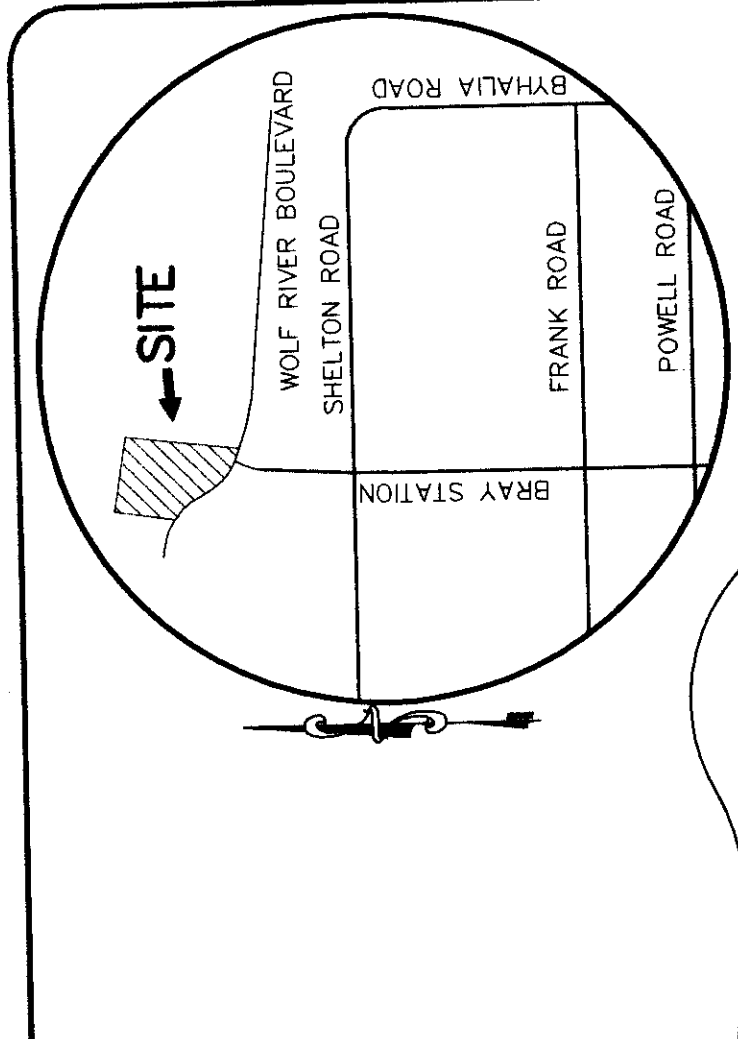




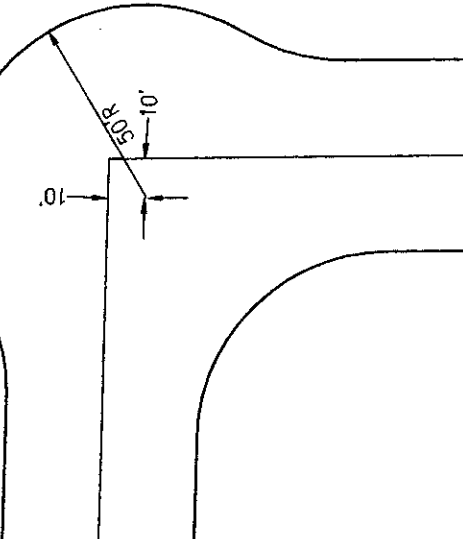
Tom Leatherwood
Shelby County Register

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

	
06028989	
02/21/2006 - 01:20 PM	
3 PGS : R - PLAT	
DAVEJ 381565-6028989	
PLAT BOOK : 224	
PAGE : 51	
RECORDING FEE	15.00
DP FEE	2.00
TOTAL AMOUNT	17.00
TOM LEATHERWOOD	
REGISTER OF DEEDS SHELBY COUNTY TENNESSEE	



VICINITY MAP



CULDESAC CENTER DETAIL (TYP)
1"=50'

LINE TABLE

LINE	LENGTH	BEARING
L1	55.23	N08°02'05"E
L2	18.01	S81°45'18"W
L3	30.09	N05°51'03"E

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C1	58.58	35.00	36.64	50.82	N70°27'35"E	92°37'45"
C2	58.58	35.00	36.64	50.82	S22°10'10"E	92°37'45"
C3	36.22	25.00	23.97	34.60	N19°36'55"W	87°35'16"
C4	40.42	25.00	27.07	36.16	N70°27'44"E	92°38'02"
C5	41.26	25.00	27.07	36.75	N39°27'31"W	94°33'18"
C6	32.20	25.00	18.77	30.02	S43°23'58"W	73°47'10"
C7	37.79	25.00	23.56	34.29	N48°09'04"E	86°36'02"
C8	48.26	25.00	33.19	39.94	S47°09'48"E	106°01'43"
C9	19.25	375.00	9.62	19.24	S81°17'33"W	2°56'26"
C10	26.33	400.00	13.17	26.33	S81°42'29"W	4°26'18"
C11	40.77	525.11	20.39	40.76	N82°44'33"E	4°26'53"
C12	40.17	25.00	25.92	35.99	N40°10'48"W	92°03'43"
C13	38.37	25.00	24.12	34.71	N49°49'12"E	87°56'17"
C14	40.17	25.00	25.92	35.99	N40°10'48"W	92°03'43"
C15	38.37	25.00	24.12	34.71	N49°49'12"E	87°56'17"
C16	27.74	50.00	14.24	27.39	S01°44'42"W	31°47'18"
C17	80.34	50.00	51.83	71.97	N40°10'48"W	92°03'43"
C18	4.05	50.00	2.03	4.05	S70°19'01"E	31°47'18"
C19	4.05	50.00	2.03	4.05	N23°36'55"W	4°38'41"
C20	23.69	50.00	12.07	23.47	N07°43'16"W	7°06'57"
C21	76.74	50.00	48.23	68.43	S49°49'12"W	87°56'17"
C22	40.17	25.00	25.92	35.99	S40°10'48"E	92°03'43"
C23	38.37	25.00	24.12	34.71	S49°49'12"W	87°56'17"
C24	36.09	25.00	22.00	33.04	S44°50'25"E	82°42'30"
C25	47.87	25.00	35.52	40.89	S38°55'48"W	109°43'05"
C26	34.33	25.00	20.49	31.89	S89°43'08"E	78°40'07"
C27	47.90	25.00	35.55	40.90	S19°02'01"W	109°46'10"
C28	25.43	50.00	13.00	25.16	N79°12'58"E	29°09'44"

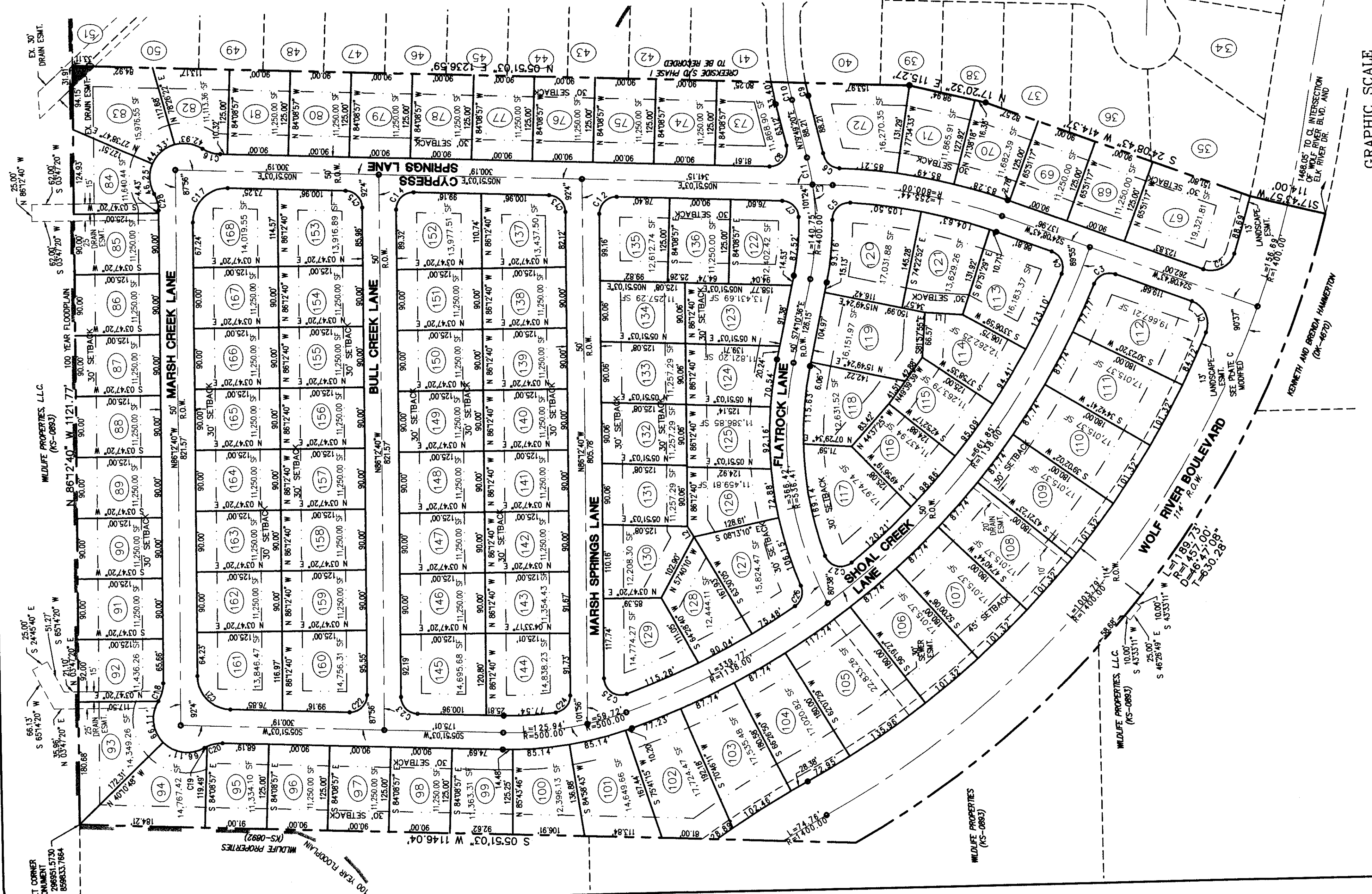
NOTES:

- ACCESS ALONG WOLF RIVER BLVD. CONVEYED TO THE TOWN OF COLLIERVILLE ON LOTS 67 & 102-112.
- TBM: CUT SQUARE ON THE NORTHWEST E.R. AT THE INTERSECTION OF SHELTON ROAD AND COURTFIELD LANE ELEV. 324.75
- A PORTION OF THIS PROPERTY IS LOCATED IN A SPECIAL FLOOD HAZARD AREA PER F.E.M.A. FLOOD INSURANCE RATE MAP NO. 47157C-0240E, EFFECTIVE DATE DECEMBER 2, 1994. BFE = 279.5'
- THERE IS A 5' UTILITY EASEMENT ALONG THE SIDE AND REAR PROPERTY LINES FOR EACH LOT IN THIS SUBDIVISION EXCEPT WHERE SHOWN OUTSIDE OF OTHER PUBLIC EASEMENTS AND THERE ARE NO UTILITY EASEMENTS OUTSIDE OR INSIDE OF THE DRAINAGE EASEMENTS ON LOTS 84, 92, 108, AND 109.
- T.B.M.'S TO BE ESTABLISHED BEFORE RECORDING PLAT DESIGNATED AS "SMH" AND ARE AS FOLLOWS. (SEE SHEET 2 OF 3).
- THE MINIMUM SETBACK FROM STREET TO BUILDING SHALL MEET THE REQUIREMENTS AND APPROVAL OF THE PLANNING AND ZONING DEPARTMENT OF THE TOWN OF COLLIERVILLE, TENNESSEE, BUT IN NO CASE SHALL BE LESS THAN THIRTY (30) FEET FRONT, THIRTY (30) FEET REAR AND SEVEN ONE-HALF (7 1/2) FEET MIN. SIDE SETBACK (20 FEET TOTAL).
- ALL FENCES, LANDSCAPE EASEMENTS, AND ENTRANCE-WAYS ALONG WOLF RIVER BLVD. SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- ANY EXISTING UTILITIES REQUIRING RELOCATION AND/OR REMOVAL SHALL BE THE DEVELOPER'S RESPONSIBILITY.
- THIS PLAT TO BE REVISED WHEN LOMR-F IS GRANTED TO SHOW REVISED FLOODPLAIN.

FINAL PLAT
PHASE II
**Creekside
Subdivision**
COLLIERVILLE, TENNESSEE

DISTRICT 2 - MAP BLOCK 33 - PARCELS 36,44,45,143-145
EXISTING ZONING: R-2
TOTAL AREA: 40.856 ACRES - 102 LOTS
DENSITY: 2.50 LOTS/ACRE
DATE: JANUARY, 2004 SCALE: 1" = 100'
DEVELOPER: DESTINY HOMES

RENAISSANCE GROUP, INC.
7000 GOODLETT FARMS, SUITE 100
CORDOVA, TN 38018
(901) 332-5533 VOICE (901) 332-5534 FAX EMAIL: RENAISSANCEGROUPINC.COM



GRAPHIC SCALE
(IN FEET)
1 inch = 100 ft.



PLAT BOOK : 224
PAGE : 51

TOM LEATHERWOOD
REGISTERED OF DEEDS SHELBY COUNTY TENNESSEE

Owners Certificate

DESTINY HOMES the undersigned owner of the property shown hereon, hereby adopt this plan of development and dedicated the streets as shown to the public use forever, and hereby certify that I am the owner in fee simple, duly authorized so to act, and that said property is unencumbered by any taxes that have become due and payable.

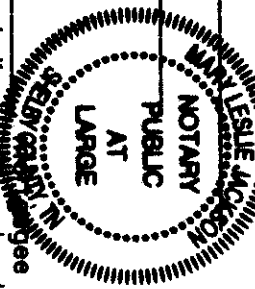
Owner **DESTINY HOMES, BY MARY LEXIE JACKSON**
1-23-06

Date

State of Tennessee
County of Shelby

Before me, the undersigned, a notary public in and for the State and County aforesaid, duly commissioned and qualified, personally appeared: **DAVE LIBERTAS** with whom I am personally acquainted and who, upon oath, acknowledged himself to be owner of **DESTINY HOMES** and he as such owner, executed the foregoing instrument for the purpose therein contained by signing his name as owner.

In the witness whereof, I hereunto set my hand and affix my seal this 23rd day of JANUARY 2006



Mary Lexie Jackson
Notary Public
My commission expires: August 1, 2007

Mortgagee's Certificate

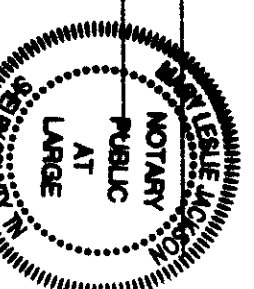
We, the undersigned, **Don Caspeth** mortgagee of the property shown hereon, hereby adopt this plan of development and dedicated the street, right-of-way, easement and rights of access as shown to the public use forever, and hereby certify that we are the mortgagee duly authorized so to act and that said property is unencumbered by any taxes which have become due and payable.

Mortgagee **Don Caspeth by LCV**
Date 1-23-06

State of Tennessee
County of Shelby

Before me, the undersigned a notary public in and for the state and county aforesaid, duly commissioned and qualified personally appeared: **Ricky McKenzie** of **Don Caspeth** subdivision, and he as such representative executed the foregoing instrument for the purpose therein contained by signing his name as representative of the mortgagee.

In the witness whereof, I hereunto set out hand and affix my seal this the 23rd day of January 2006



Mary Lexie Jackson
Notary Public
My commission expires: August 1, 2007

Surveyor's Certificate

I, **Ricky C. McKenzie**, do hereby certify that I am a registered professional surveyor, and that I have surveyed the lands, embraced within the plat or map designated as **Don Caspeth Subdivision Phase 2** a subdivision all lying within the corporate limits of the Town of Collierville, Tennessee; said plat or map is a true and correct plat or map of the lands embraced therein, showing the subdivision thereof in accordance with Subdivision Regulations of the Town of Collierville, Tennessee; I further certify that the survey of the lands embraced within said plat or map has been correctly monumented in accordance with the Subdivision Regulations of the Town of Collierville, Tennessee.

In witness whereof, I the said **Ricky C. McKenzie**, Land Surveyor, hereunto set my hand and affix my seal the 19th day of January 2006

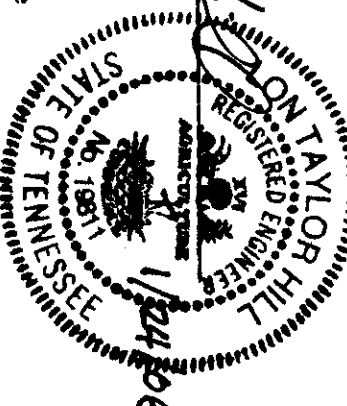


Ricky McKenzie R.L.S.
Tennessee R.L.S. Certificate No. 1840

Engineering Certificate

Is hereby certified, that the engineering aspect of this plat is true and correct, is in conformance with design requirements of the zoning ordinance, the subdivision regulations and the specific conditions imposed on this development; and to the best of my knowledge takes into account all applicable federal, state, and local building laws and regulations.

Don Taylor
Lon T. Hill, P.E.
Tennessee Certificate No. 19811



Board of Mayor and Aldermen Certificate

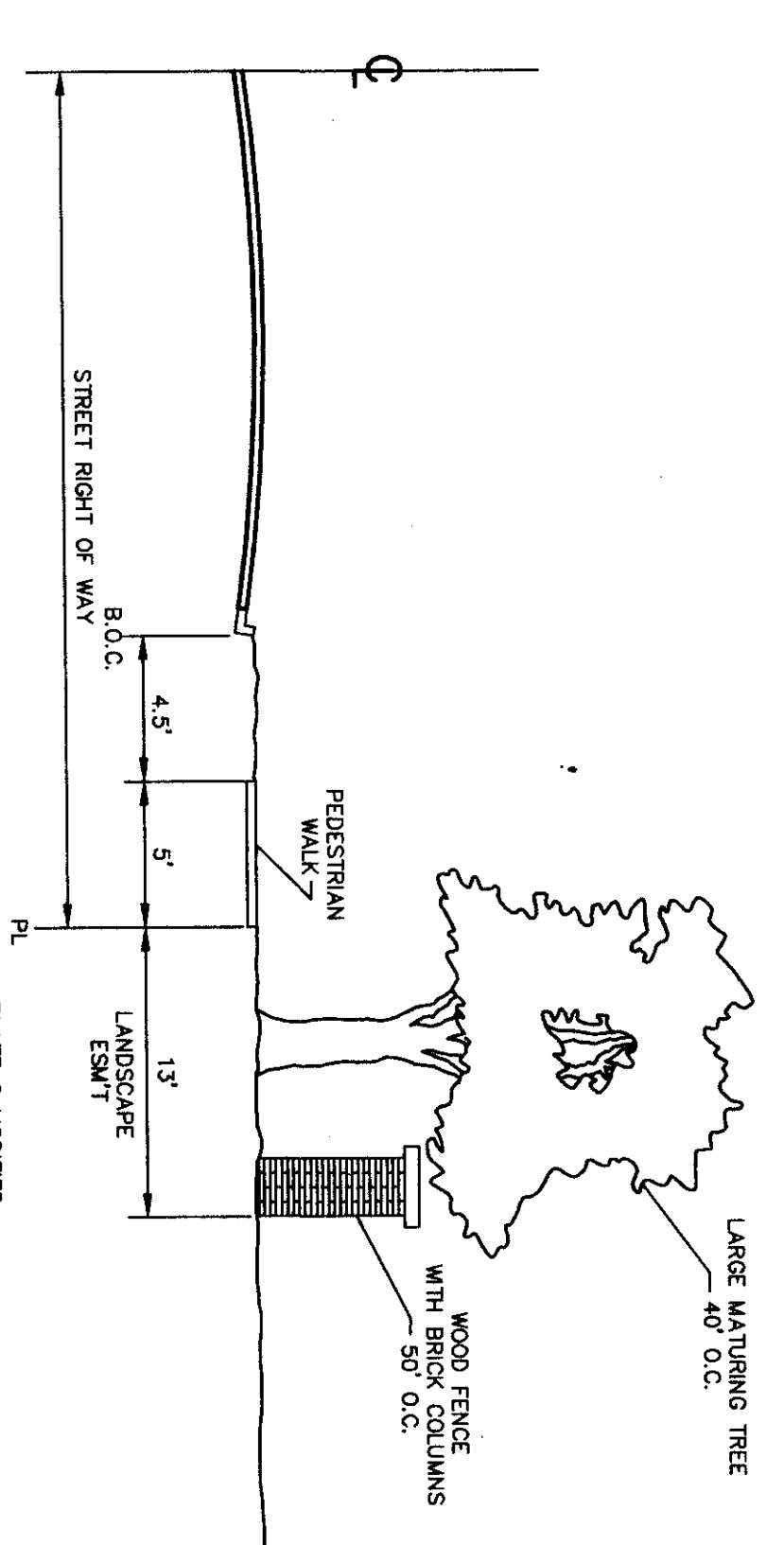
I, **Jack Mitchell** do hereby certify that all required improvements have been installed or that a performance bond or other collateral in sufficient amount to assure completion of all required improvements has been posted for the plan of development shown on the plat and are hereby approved by the Town of Collierville, Tennessee.

2. 16 2006
Jack Mitchell
Mayor, Town of Collierville

Planning Commission Certificate

I, **Donna Williams** do hereby certify that the Town of Collierville Planning Commission has approved this plat of plan development for recording.

2. 20 2006
Donna Williams
Secretary, Planning Commission
Town of Collierville



WILDLIFE PROPERTIES DRAINAGE EASEMENT

Wildlife Properties the undersigned owner of the property shown hereon, hereby adopt this plan of development and dedicated the easements and rights of access as shown to the public use forever, and hereby certify that I am the owner in fee simple, duly authorized so to act, and that said property is unencumbered by any taxes that have become due and payable.

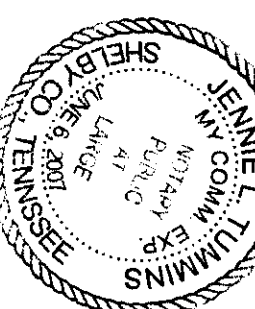
Owner **Wildlife Properties by: Don Caspeth**
1-26-06

Date

State of Tennessee
County of Shelby

Before me, the undersigned, a notary public in and for the State and County aforesaid, duly commissioned and qualified, personally appeared: **Don Caspeth** with whom I am personally acquainted and who, upon oath, acknowledged himself to be owner of **Wildlife Properties** and he as such owner, executed the foregoing instrument for the purpose therein contained by signing his name as owner.

In the witness whereof, I hereunto set my hand and affix my seal this, 26th day of January 2006



Donna Williams
Notary Public
My commission expires: June 10, 2007

Mortgagee's Certificate

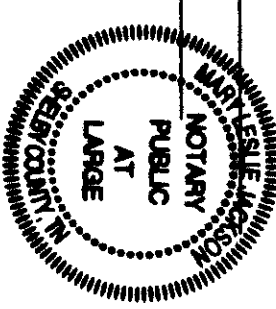
We, the undersigned, **Don Caspeth** mortgagee of the property shown hereon, hereby adopt this plan of development and dedicated the easements and rights of access as shown to the public use forever, and hereby certify that we are the mortgagee duly authorized so to act and that said property is unencumbered by any taxes which have become due and payable.

Mortgagee **Don Caspeth by LCV**
Date 1-23-06

State of Tennessee
County of Shelby

Before me, the undersigned a notary public in and for the state and county aforesaid, duly commissioned and qualified personally appeared: **Don Caspeth** of **Don Caspeth** subdivision, and he as such representative executed the foregoing instrument for the purpose therein contained by signing his name as representative of the mortgagee.

In the witness whereof, I hereunto set out hand and affix my seal this the 23rd day of January 2006



Mary Lexie Jackson
Notary Public
My commission expires: August 1, 2006

Surveyor's Certificate

I, **Ricky C. McKenzie**, do hereby certify that I am a registered professional surveyor, and that I have surveyed the lands, embraced within the plat or map designated as **Don Caspeth Subdivision Phase 2** a subdivision all lying within the corporate limits of the Town of Collierville, Tennessee; said plat or map is a true and correct plat or map of the lands embraced therein, showing the subdivision thereof in accordance with Subdivision Regulations of the Town of Collierville, Tennessee; I further certify that the survey of the lands embraced within said plat or map has been correctly monumented in accordance with the Subdivision Regulations of the Town of Collierville, Tennessee.

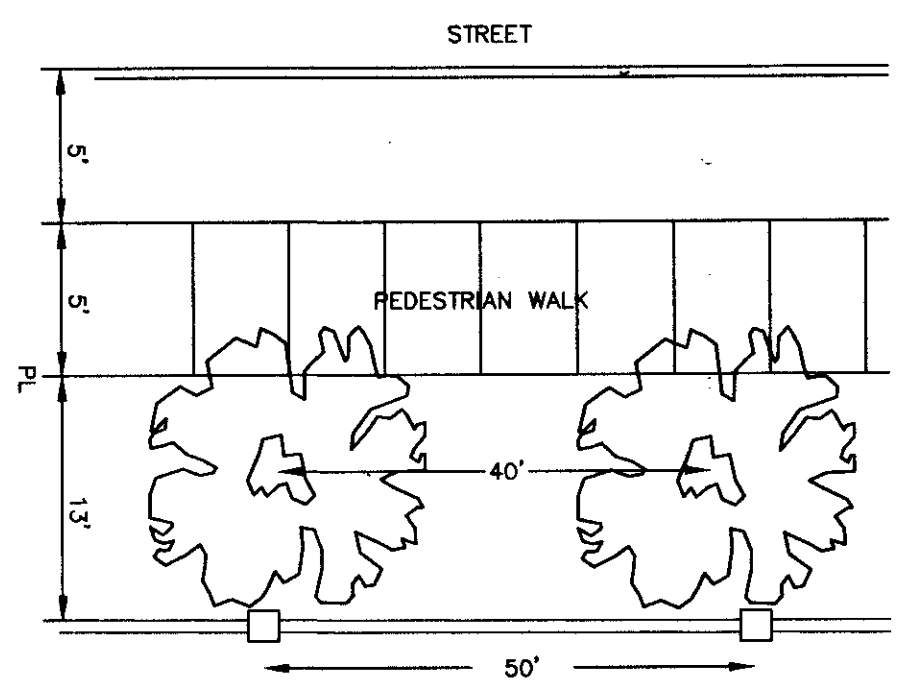
In witness whereof, I the said **Ricky C. McKenzie**, Land Surveyor, hereunto set my hand and affix my seal the 19th day of January 2006

MINIMUM FINISH FLOOR TABLE

NO.	FF ELEV.	LOT NO.	FF ELEV.	LOT NO.	FF ELEV.
67	285.5	101	284.0	135	283.50
68	285.5	102	284.0	136	284.00
69	284.7	103	285.0	137	283.50
70	284.5	104	285.0	138	284.00
71	284.5	105	285.5	139	284.00
72	284.5	106	285.5	140	284.00
73	284.5	107	285.5	141	284.00
74	284.5	108	285.0	142	283.50
75	284.5	109	285.0	143	283.50
76	284.5	110	285.5	144	283.50
77	284.5	111	285.5	145	283.50
78	285.0	112	284.7	146	283.50
79	285.0	113	284.5	147	283.50
80	284.5	114	284.5	148	284.00
81	284.5	115	284.0	149	284.00
82	284.5	116	284.0	150	284.00
83	284.5	117	284.0	151	284.00
84	284.5	118	284.0	152	283.50
85	284.5	119	284.5	153	284.00
86	284.0	120	284.0	154	283.50
87	284.0	121	284.5	155	283.50
88	284.0	122	284.0	156	283.50
89	284.0	123	284.0	157	283.50
90	284.0	124	284.0	158	283.50
91	284.0	125	284.0	159	283.50
92	284.0	126	284.0	160	283.50
93	284.0	127	284.5	161	283.50
94	284.0	128	284.3	162	283.50
95	284.0	129	284.0	163	283.50
96	284.0	130	284.0	164	283.50
97	284.0	131	284.0	165	283.50
98	284.0	132	284.0	166	283.50
99	284.0	133	284.0	167	283.50
100	284.0	134	284.0	168	284.00

TEMPORARY BENCHMARKS	LOCATION	ELEVATION
SMH RIM	Intersection of Marsh Creek Ln. + Spool Creek Ln.	283.24
SMH RIM	Intersection of Marsh Springs Ln. + Spool Creek Ln.	281.97
SMH RIM	Intersection of Marsh Creek Ln. + Spool Creek Ln.	282.96
SMH RIM	Intersection of Spool Creek Ln. + Flattock Ln.	283.18
SMH RIM	Intersection of Flattock Ln. + Spool Springs Ln.	283.23

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REGISTER OF DEEDS - SHELBY COUNTY, TENNESSEE
TON LEATHERWOOD
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FINAL PLAT
PHASE II
Creekside
Subdivision
COLLIERVILLE, TENNESSEE
DISTRICT 2 - MAP BLOCK 33 - PARCELS 36,44,45,143-145
TOTAL EXISTING ZONING: R-2
TOTAL AREA: 40.856 ACRES - 102 LOTS
DENSITY: 2.50 LOTS/ACRE
DATE: JANUARY, 2004 SCALE: 1" = 100'
DEVELOPER: DESTINY HOMES
RENAISSANCE GROUP, INC.
7000 GOODLETT FARMS, SUITE 100
CORDOVA, TN 38018
(901) 332-5533 VOICE (901) 332-5534 FAX EMAIL: RENAISSANCEGROUP@GMAIL.COM
SHEET 2 OF 3

RESTRICTIVE COVENANTS

1. ALL LOTS IN THIS TRACT SHALL BE KNOWN AND DESCRIBED AS RESIDENTIAL LOTS AND ARE NOT TO BE RESUBDIVIDED INTO SMALLER LOTS.
2. NO BUILDING OR OTHER STRUCTURE SHALL BE ERECTED, PLACED, OR ALTERED ON ANY LOT IN THIS SUBDIVISION UNTIL THE BUILDING PLANS, SPECIFICATIONS, AND PLOT PLAN SHOWING THE LOCATION OF SUCH BUILDING SHALL HAVE BEEN APPROVED IN WRITING AS TO THE CONFORMITY AND HARMONY WITH EXISTING STRUCTURES IN THIS SUBDIVISION AND AS TO LOCATION OF BUILDING WITH RESPECT TO TOPOGRAPHY AND FINISHED GROUND ELEVATION BY CREEKSIDE JOINT VENTURE OR A REPRESENTATIVE DULY DESIGNATED BY SAID JOINT VENTURE. IN THE EVENT THAT SAID JOINT VENTURE OR ITS DESIGNATED REPRESENTATIVE FAILS TO APPROVE OR DISAPPROVE SUCH DESIGN AND LOCATION WITHIN A PERIOD OF THIRTY (30) DAYS AFTER SAID PLANS AND SPECIFICATIONS HAVE BEEN SUBMITTED TO THEM, OR IF NO LITIGATION TO ENJOIN THE ERECTION OF SUCH BUILDING OR THE MAKING OF SUCH ALTERATIONS HAS BEEN COMMENCED PRIOR TO THE COMPLETION THEREOF, SUCH APPROVAL WILL NOT BE REQUIRED, AND THIS COVENANT WILL BE DEEMED TO HAVE BEEN FULLY COMPLIED WITH, NEITHER THE MEMBERS OF THE JOINT VENTURE NOR ITS DESIGNATED REPRESENTATIVE SHALL BE ENTITLED TO ANY COMPENSATION FOR SERVICES PERFORMED PURSUANT TO THIS COVENANT. THE POWERS AND DUTIES OF THE JOINT VENTURE, AND ITS DESIGNATED REPRESENTATIVE, SHALL CEASE ON OR AFTER OCTOBER 1, 2015. THEREAFTER, THE APPROVAL DESCRIBED IN THIS COVENANT SHALL NOT BE REQUIRED UNLESS, PRIOR TO SAID DATE, AND EFFECTIVE THEREON, A WRITTEN INSTRUMENT SHALL BE EXECUTED BY THE THEN RECORDED OWNERS OF THE MAJORITY OF THE LOTS IN THIS SUBDIVISION AND DULY RECORDED, APPOINTING A REPRESENTATIVE OR REPRESENTATIVES, WHO SHALL THEREAFTER EXERCISE THE SAME POWERS PREVIOUSLY EXERCISED BY THE JOINT VENTURE.
3. CREEKSIDE JOINT VENTURE RESERVES UNTO ITSELF THE RIGHT TO IMPOSE ADDITIONAL AND SEPARATE RESTRICTIONS AT THE TIME OF SALE OF ANY PLOTS BY IT IN THIS SUBDIVISION, WHICH SAID RESTRICTIONS MAY NOT BE UNIFORM BUT MAY DIFFER AS TO DIFFERENT PLOTS.
4. NO STRUCTURE SHALL BE ERECTED, PLACED, ALTERED, OR PERMITTED TO REMAIN ON ANY LOT IN THIS SUBDIVISION OTHER THAN ONE SINGLE FAMILY DETACHED DWELLING OF NOT MORE THAN TWO STOREYS IN HEIGHT, WITH ONE PRIVATE GARAGE FOR NOT MORE THAN THREE (3) CARS. CARPORTS ARE PROHIBITED IN THIS SUBDIVISION.
5. THE MINIMUM SETBACK FROM STREET TO BUILDING SHALL MEET THE REQUIREMENTS AND APPROVAL OF THE BUILDING DEPARTMENT OF THE TOWN OF COLLIERVILLE, TENNESSEE, BUT IN NO CASE SHALL BE LESS THAN THIRTY (30) FEET (40 FEET FROM CURB), THIRTY (30) FEET REAR, AND SEVEN AND ONE-HALF (7.5) FEET SIDE YARD SETBACK (20 FEET TOTAL).
6. NO NOXIOUS OR OFFENSIVE TRADE OR ACTIVITY SHALL BE CARRIED ON UPON ANY LOT NOR SHALL ANYTHING BE DONE THEREON WHICH MAY BE OR BECOME AN ANNOYANCE OR NUISANCE TO THE NEIGHBORHOOD, INCLUDING, BUT NOT LIMITED TO, PARKING OR STORAGE OF ANY LARGE COMMERCIAL VEHICLES, EQUIPMENT, TRAILERS OR MOTOR HOMES.
7. NO TRAILER, BASEMENT, TENT, SHACK, BARN, OR OTHER OUT BUILDING ERECTED IN THIS TRACT SHALL AT ANY TIME BE USED AS A RESIDENCE. TEMPORARILY OR PERMANENTLY, NOR SHALL ANY STRUCTURE OF A TEMPORARY CHARACTER BE USED AS A RESIDENCE.
8. THERE IS A PERPETUAL EASEMENT AS SHOWN ON THE RECORDED PLAN OF THE SUBDIVISION RESERVED FOR UTILITY INSTALLATION, MAINTENANCE OF SANITARY SEWER AND STORM DRAINAGE.
9. THE MINIMUM GROUND FLOOR AREA OF SINGLE FAMILY DWELLING EXCLUSIVE OF ONE STORY OPEN PORCHES AND ENCLOSED GARAGES, SHALL BE 2800 SQUARE FEET FOR A ONE-STORY DWELLING, AND 1500 SQUARE FEET FOR A ONE AND ONE HALF OR TWO STORY DWELLING, PROVIDED THAT THE SUM OF THE UPSTAIRS AND GROUND FLOOR AREA IS NOT LESS THAN 2800 SQUARE FEET.
10. ALL DWELLINGS SHALL HAVE BRICK VENEER ON A MINIMUM OF THREE (3) SIDES WITH A MINIMUM HEIGHT OF EIGHT (8) FEET.
11. NO FENCE SHALL BE ERECTED ON ANY CORNER LOT NEARER TO THE STREET LINE THAN THE HOUSE SETBACK LINE, NOR ON ANY OTHER LOT NEARER TO THE STREET LINE THAN THE REAR HOUSE LINE, EXCEPT THAT IT SHALL BE PERMISSIBLE TO ERECT A FENCE FROM THE RESIDENCE TO THE SIDE LOT LINE IMMEDIATELY IN FRONT OF THE REAR ENTRANCE DOOR. CHAIN LINK AND/OR METAL FENCES OF ANY KIND ARE PROHIBITED ON ANY PROPERTY IN THIS SUBDIVISION. ORNAMENTAL IRON FENCING MAY BE ALLOWED IF APPROVED BY CREEKSIDE JOINT VENTURE OR THEIR DESIGNEE.
12. NO SATELLITE DISHES OR OTHER EXTERIOR ANTENNAS SHALL BE INSTALLED GREATER THAN 24" IN DIAMETER.
13. ALL WINDOWS IN THIS SUBDIVISION ARE TO BE WOOD.
14. THESE COVENANTS ARE TO RUN WITH THE LAND AND SHALL BE BINDING ON ALL PARTIES AND ALL PERSONS CLAIMING UNDER THEM UNTIL OCTOBER 1, 2015, AT WHICH TIME SAID COVENANTS SHALL BE AUTOMATICALLY EXTENDED FOR SUCCESSIVE PERIODS OF TEN (10) YEARS EACH BY A VOTE OF THE MAJORITY OF THE THEN OWNERS OF THE LOTS IN THIS SUBDIVISION, WHO MAY AGREE TO CHANGE SAID COVENANTS IN WHOLE OR IN PART.
15. IF THE PARTIES HERETO, OR ANY OF THEM, OR THEIR HEIRS OR ASSIGNS, SHALL VIOLATE OR ATTEMPT TO VIOLATE ANY OF THE COVENANTS HEREIN CONTAINED, IT SHALL BE LAWFUL FOR ANY OTHER PERSON OR PERSONS OWNING REAL PROPERTY SITUATED IN THIS SUBDIVISION TO PROSECUTE ANY PROCEEDINGS AT LAW OR IN EQUITY AGAINST THE PERSON OR PERSONS VIOLATING OR ATTEMPTING TO VIOLATE ANY SUCH COVENANT AND EITHER TO PREVENT HIM OR THEM FROM SO DOING OR TO RECOVER DAMAGES OR OTHER DUES FOR SUCH VIOLATION.
16. INVALIDATION OF ANY OF THESE COVENANTS BY JUDGMENT OR COURT ORDER SHALL IN NO WISE AFFECT ANY OTHER PROVISIONS, WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.
17. ALL FENCES, LANDSCAPING AND ENTRANCE WAYS ALONG WOLF RIVER BOULEVARD AND SHELTON ROADS SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
18. DETACHED BUILDINGS MUST BE APPROVED BY CREEKSIDE JOINT VENTURE AND MUST MATCH THE EXISTING HOUSE.
19. SIDE OR REAR LOAD GARAGES SHALL BE USED UNLESS APPROVED BY CREEKSIDE JOINT VENTURE.

Planning Commission Conditions of Approval for the Final Subdivision Plat for Phase 2, of the Creekside Subdivision

1. The DRC shall review and approval any signage and decorative lighting details.
2. All electrical installations shall be underground.
3. The applicant shall provide the Planning Division with a copy of the final plan document using State Plane Coordinate System with NAD-27 datum on disk or CD in DWG format (AutoCAD Release 14 or earlier) prior to recording of plan documents.
4. The Parks and Recreation Department
5. The Landscaping medians located along Wolf River Boulevard shall be irrigated
6. The Developer will be expected to enter into a Standard Development Agreement, as required in Article IV of Subdivision Regulations for required public improvements.
7. The Town of Collierville shall approve sanitary sewers and water distribution systems.
8. The Developer shall extend sanitary sewers and water distribution through the site to serve upstream properties, as required by the Engineering Division.
9. Required landscaping shall not be placed on a utility, water, sewer, or drainage easements.
10. The design, location and number of curb cuts along Wolf River Boulevard are to be approved by the City Engineer.
11. All drainage plans are to be submitted to the City Engineer's office for review. Drainage improvements must be provided in accordance with the Subdivision Regulations and the Town of Collierville Drainage Design Manual.
12. All grading and drainage plans shall show a minimum of 100 feet of off-site topo on all sides in order to determine the effect of off-site features on the subdivision under review or its effect on adjacent properties.
13. Part of this site is within the floodplain according to the FEMA maps. Appropriate flood protection measures must be taken to prevent flood damage. The 100 Year Base Flood elevation shall be reflected on the final plat and engineering plan.
14. A letter of Map Revision is required, once the LOM-R has been approved and received from FEMA, the revised floodplain elevation will be shown graphically on the Final Plat. The developer or engineer will have the Final Plat re-recorded to reflect this revision.
15. This project must be evaluated by the Tennessee Department of Health and Environment regarding their jurisdiction over the watercourses on this site in accordance with the Water Quality Control Act of 1977 as amended (TCA 69-3-101 et seq.). The Developer should be aware that if an ARAP permit is required, he is responsible for any design modifications that result from the requirements of said permit. Substantial modifications of the plans resulting there from will require re-approval by the Planning Commission.
16. A drainage assessment/unbuildable area/common open space along the major drainageway must be provided consistent with drainage plans approved by the City Engineer and an A.R.A.P. permit. The width may be equal to 2 1/2 times the top of bank width, measured from the stream centerline, in order to protect building and accessory structures from bank caving and stream meandering.
17. This project must comply with the Tennessee Department of Environment and Conservation NPDES Regulations governing stormwater discharge. The final plan set shall include an erosion control plan which is in conformance with these regulations and provide certification that the Developer and all Contractors intend to comply with the regulations (N.O.I.).
18. Proper erosion control and drip line tree protection measures must be in place before clearing begins and regularly maintained throughout the construction phase until all areas are stabilized to the satisfaction of the City Engineer and the Tennessee Department of Environment and Conservation.
19. All off-site drainage outfalls require a letter from affected property owner granting permission to allow discharge of concentrated flow onto property and to provide temporary erosion control measures.
20. All common open areas, private streets, private sewers and private drainage, shall be owned and maintained by a property owners association. A statement to this effect shall appear on the final plat.
21. All temporary or permanent dead end streets are to have turnarounds for Fire and Public Services Department vehicles.
22. Wolf River Boulevard is an MPO Major Road shown as Priority 1. Dedicate 114 feet from the centerline and improve in accordance with Subdivision Regulations.
23. Convey control of access along the Wolf River Boulevard frontage to Town of Collierville.
24. Any required construction to eliminate sight distance problems at intersections caused by this subdivision will be at the Developer's expense.
25. The final plat shall reflect the appropriate width pedestrian/side-walk/utility easement along both sides of all alternative design street dedications in accordance with Subdivision Regulations.
26. The minimum site distance and geometry requirements for public streets shall be met as set out in the Subdivision Regulations.
27. The following note shall be included in any restrictive covenants filed for this subdivision: In this subdivision, there is a five foot utility easement reserved along the frontage and rear of all lots, on both sides of the sidelines of all corner lots, and additional easements as shown on the recorded plat. Within these easements, no construction of any kind shall be placed or permitted to remain which will in any way damage or interfere with the installation or maintenance of utilities.
28. The areas denoted as "reserved for stormwater detention" may not be altered without first obtaining the written permission from the Town of Collierville Department of Engineering. The Stormwater detention system located in this area shall be owned and maintained by the property owner. Such maintenance shall be performed so as to ensure that the system operates in accordance with the approved drainage plans on file in the Town of Collierville Department of Engineering. 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.
29. All existing utilities requiring relocation shall be the developer's responsibility.
30. All existing infrastructure that is not required for this development must be properly removed, relocated, abandoned, etc., in accordance with any and all local, State or Federal regulations. These items include, but are not limited to, wells, septic tanks, storage tanks, buildings, gas facilities, etc. Verification/certification of proper closure and/or removal must be submitted to the Town's Engineering Division from the appropriate agency.
31. Fire Department
32. On-Site fire hydrants required. Hydrants shall be installed per Town of Collierville requirements found in Title VII Chapter 2, 7-210.
33. Residential 500 feet O/C
34. Water line extension and fire hydrant placement along Wolf River Boulevard.
35. Fire hydrants shall be located within 5 feet of the curb line of fire lanes, streets or private drives.
36. Steamers for fire hydrants shall be not less than 18" from center of outlet to finished grade.
37. Provide water plan to the office of the Fire Marshal.
38. Fire hydrants shall be supplied by not less than an eight inch main installed on a looped system.
39. Fire hydrants on a dead end main in exceeding 300 feet shall be supplied by a minimum 10 inch main.
40. All Fire Hydrants installed within the Town of Collierville or its Annexation Reserve area that are classified as public shall be silver in color, and threads shall be national standard.
41. Single Family residential structures 4,500 square feet or larger shall be equipped with an automatic sprinkler per Town of Collierville Code Title VII Chapter 2, Section 7-207.
42. Any drainage problems caused by Phase 1 shall be alleviated prior to Phase 2 being constructed.

FINAL PLAT
PHASE II
Creekside
Subdivision

COLLIERVILLE, TENNESSEE
DISTRICT 2 - MAP BLOCK 33 - PARCELS 36,44,45,143-145
EXISTING ZONING: R-2
TOTAL AREA: 40.856 ACRES - 102 LOTS
DENSITY: 2.50 LOTS/ACRE
DATE: JANUARY, 2004 SCALE: 1"= 100'
DEVELOPER: DESTINY HOMES

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02/21/2004 09:01:30 PM
3 PGS : R - 2 PGS
DWG : 28155-02898

PLAT BOOK : 224
PAGE : 51

RECORDING FEE \$15.00
ON FILE \$2.00
TOTAL AMOUNT \$17.00

TOM LEATHERWOOD
REGISTERED OF DEEDS SHELBY COUNTY, TENNESSEE

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