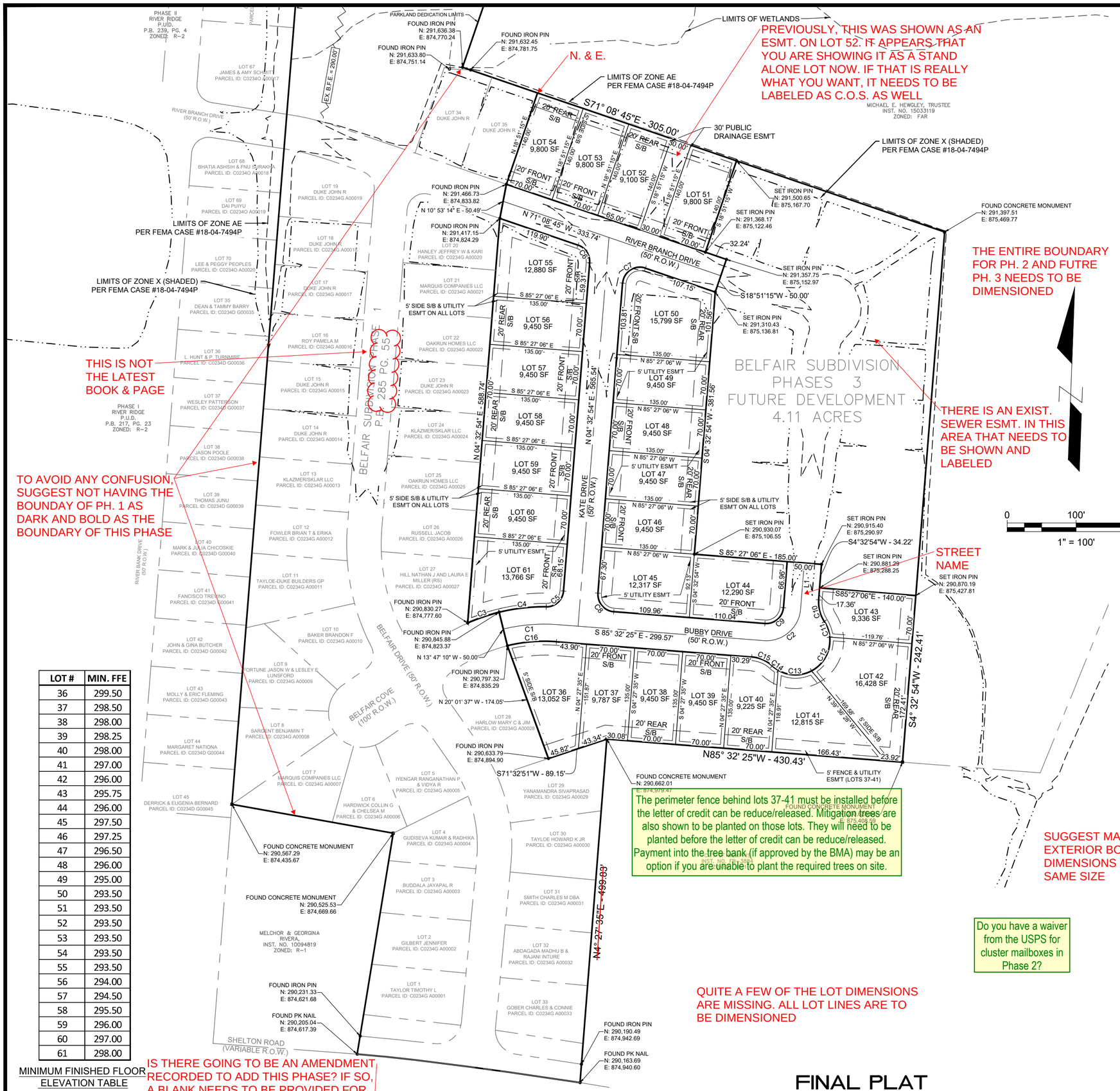

VICINITY MAP

NOT TO SCALE

BELFAIR PD, PHASE 1 SUBDIVISION FINAL PLAT DATA

SUBDIVISION NAME:	BELFAIR SUBDIVISION
PARCEL ID NUMBER(S) OF PARENT PARCEL:	INST. NO. C0234 00040 & C0234 00077
GROSS ACREAGE OF PHASE 2:	8.20 ACRES
NET ACREAGE OF PHASE 2 (LESS R.O.W. DEDICATION):	6.53 ACRES
PROPOSED LAND USE:	SINGLE FAMILY RESIDENTIAL
NUMBER OF LOTS ACREAGE	**ZONING CLASSIFICATION**
PHASE 2 26 8.20	R-2 (W/ A PD OVERLAY)
GROSS DENSITY:	3.17 UNITS PER ACRE
COMMON OPEN SPACE:	N/A
SETBACKS: FRONT	20 FT
FRONT (LOTS 6 & 8)	40 FT
FRONT (LOTS 7 & 9)	35 FT MIN.
SIDE	5 FT
REAR	20 FEET
MINIMUM PERIMETER LOT AREA:	9,100 SQ. FT.
MINIMUM PERIMETER LOT WIDTH: LOT 52	65 FT
MINIMUM INTERIOR LOT AREA:	9,100 SQ. FT.
MINIMUM INTERIOR LOT WIDTH:	65 FT
MAXIMUM BUILDING HEIGHT:	35 FT
PROPERTY OWNER(S): *BELFAIR DEVELOPMENT, INC.*	
ADDRESS:	985 REDDOCK STREET
	MEMPHIS, TN 38119
PHONE NO.:	901-682-5185
FAX NO.:	N/A
EMAIL ADDRESS:	jdukehome1@aol.com
CONTACT NAME:	JOHN DUKE
APPLICANT/DESIGN PROFESSIONAL: *McCARTY GRANBERRY ENGINEERING*	
ADDRESS:	198 PROGRESS ROAD
	COLLIERVILLE, TN 38017
PHONE NO.:	901-221-0075
FAX NO.:	N/A
EMAIL ADDRESS:	jmccarty@mccartygranberry.com
CONTACT NAME:	JOHN MCCARTY

LOT #	MIN. FFE
36	299.50
37	298.50
38	298.00
39	298.25
40	298.00
41	297.00
42	296.00
43	295.75
44	296.00
45	297.50
46	297.25
47	296.50
48	296.00
49	295.00
50	293.50
51	293.50
52	293.50
53	293.50
54	293.50
55	293.50
56	294.00
57	294.50
58	295.50
59	296.00
60	297.00
61	298.00

MINIMUM FINISHED FLOOR ELEVATION TABLE

IS THERE GOING TO BE AN AMENDMENT RECORDED TO ADD THIS PHASE? IF SO, A BLANK NEEDS TO BE PROVIDED FOR THE INSTRUMENT #

BENCHMARK (B.M.): NGS MONUMENT NO. AJ2633, BEING A CONCRETE MONUMENT LOCATED AT THE SOUTHWEST CORNER OF SHELTON ROAD AND SIMMONS RIDGE DRIVE AT THE END OF CURB RADIUS ON SHELTON ROAD SIDE, 74.5 FEET EAST OF A WOOD POWER POLE NO. 184880, 50.0 FEET WEST OF THE CENTERLINE OF SIMMONS RIDGE DRIVE, 44.0 FEET NORTHEAST OF THE NORTHEAST CORNER OF HOUSE AT ADDRESS 1263, 2.5 FEET SOUTH OF THE SOUTH CURBLINE OF SHELTON ROAD. ELEVATION: 323.81 (NAVD '88 DATUM)

PART OF THIS DEVELOPMENT IS BEING CONSTRUCTED NEAR THE FLOODWAY. THE FLOODWAY NOT ONLY PROVIDES AN AREA FOR THE STREAM TO FLOOD DURING HEAVY RAIN EVENTS, IT ALSO ALLOWS SPACE FOR RIVERS AND CREEKS TO MEANDER. BY CONSTRUCTING NEAR THE FLOODWAY, THE DEVELOPER ACKNOWLEDGES THIS AND UNDERSTANDS THAT IN THE FUTURE, THE TOWN HAS NO RESPONSIBILITY TO DO ANY TYPE OF BANK STABILIZATION TO RIVERS OR CREEKS.

ONE STREET TREE PER FORTY (40') FEET OF FRONTAGE ALONG PUBLIC STREET IS REQUIRED ON ALL RESIDENTIAL LOTS.

THERE IS A FIVE (5') FOOT UTILITY EASEMENT AROUND THE SIDES, FRONT, AND REAR OF ALL LOTS. THE FIVE (5') UTILITY EASEMENT SHALL BE LOCATED OUTSIDE OF ANY PUBLIC SEWER AND DRAINAGE EASEMENTS UNLESS NOTED OTHERWISE.

30' DRAINAGE EASEMENT BETWEEN LOTS 51 & 52 DEDICATED TO THE TOWN OF COLLIERVILLE FOR USE AND MAINTENANCE OF STORM SEWER LINE, MANHOLES AND APPURTENANCES.

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.

THERE IS A CONTINUOUS FIVE (5') FOOT FENCE & UTILITY EASEMENT ALONG THE SOUTH BOUNDARY (LOTS 37-41) OF BELFAIR SUBDIVISION - PHASE 2.

OWNERS OF THE LOTS SHALL BE SUBJECT TO THE COVENANTS, CONDITIONS, AND RESTRICTIONS OF THE BELFAIR SUBDIVISION P.D. HOMEOWNERS ASSOCIATION AS RECORDED IN OFFICIAL RECORDS INST. #18120883 OF THE PUBLIC RECORDS OF SHELBY COUNTY, TENNESSEE.

THIS PROPERTY IS PARTIALLY LOCATED IN SPECIAL FLOOD HAZARD AREAS (ZONE AE & ZONE X SHADED) PER FLOOD INSURANCE RATE MAPS, MAP NOS. 47157C 0483 & 0485 G, COMMUNITY PANEL NOS. 470263 0483 & 0485 G, EFFECTIVE DATE: FEBRUARY 6, 2013.

PLEASE VERIFY WITH THE DEVELOPER THAT THIS WILL NOT CREATE ANY ISSUES FOR THE HOMEBUILDER

ALSO, THE LATEST PH. 1 PLAT HAS AN ADDITIONAL INSTRUMENT # LISTED

SHOULDN'T YOU MAKE REFERENCE TO THE LOMR CASE NUMBER AND DATE?

THIS SHOULD NOT INCLUDE PH. 1

FINAL PLAT

BELFAIR SUBDIVISION - PHASE 2

COLLIERVILLE, TENNESSEE

MARCH 2022

SCALE: 1" = 100'

PHASE 2 AREA: 8.20 ACRES

TOTAL AREA: 41.59 ACRES

PHASE 2 LOTS: 26 - ZONED: R-2 (WITH A PD OVERLAY)

OWNER: BELFAIR DEVELOPMENT, INC.
985 REDDOCK STREET
MEMPHIS, TN 38119

ENGINEER: McCARTY GRANBERRY ENG.
198 PROGRESS ROAD
COLLIERVILLE, TN 38017

RECORDED: