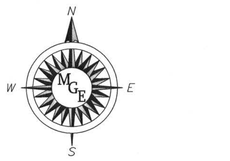


100 0 100 200 300

SCALE: 1" = 100'

● DENOTES ½" REBAR PIN TO BE SET

◙ DENOTES CONCRETE MONUMENT

SITE BENCHMARK (T.B.M.):

TOP OF SOUTHWEST BOLT, LOCATED OF FIRE HYDRANT, THAT IS LOCATED ON THE SOUTH SIDE OF OLD STATE LINE ROAD, EAST OF THE NORTHWEST CORNER OF THE GROVE VIEW INVESTMENTS, LLC PROPERTY RECORDED IN INSTRUMENT NO. 17003339.

ELEVATION: 353.60

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 NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA PER FLOOD INSURANCE RATE MAP, MAP NO. 47047C0395C, COMMUNITY PANEL NO. 470401 0395 C, EFFECTIVE DATE: NOVEMBER 05, 2008 AND PER FLOOD INSURANCE RATE MAP, MAP NO. 47047C0415C, COMMUNITY PANEL NO. 470401 0415 C, EFFECTIVE DATE: NOVEMBER 05, 2008.

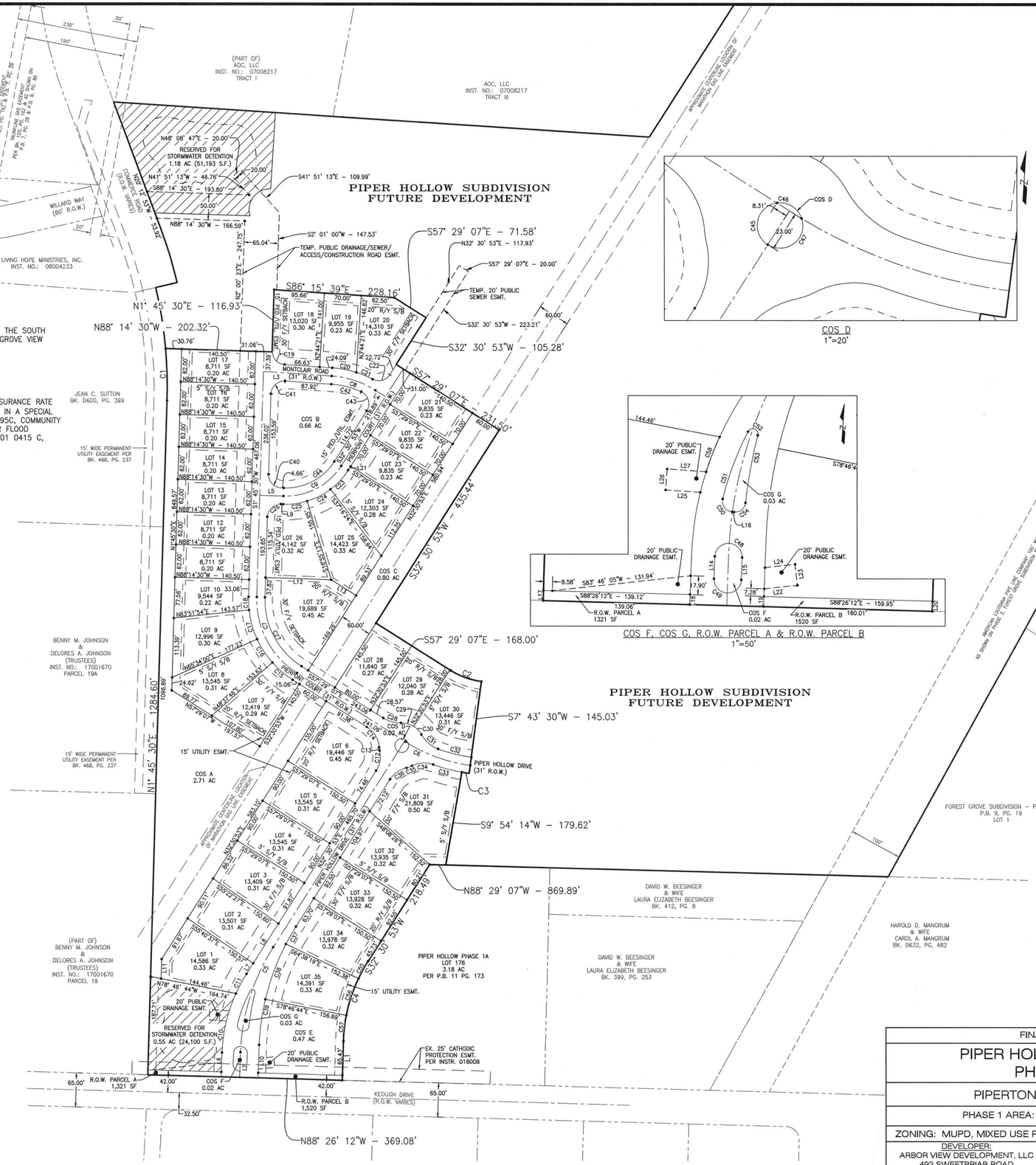
PHASE 1 – DATA

SUBDIVISION AREA	16.69 AC.
TOTAL LOTS	35
MINIMUM LOT	0.20 AC
MAXIMUM LOT	0.50 AC.
MINIMUM LOT WIDTH (AT SETBACK)	62.0 FT
DENSITY	2.10 LOTS/AC.
DRAINAGE EASEMENT	0.06 AC.
SEWER EASEMENT	0.10 AC.
SEWER/DRAINAGE/ ACCESS ESMT.	0.65 AC.
PEDESTRIAN/UTILITY ESMT.	1.54 AC.

SETBACK REQUIREMENTS

FRONT YARD SETBACK	30.0 FT
SIDE YARD SETBACK	5.0 FT
REAR YARD SETBACK	20.0 FT

FINISHED FLOOR ELEVATIONS	
LOT #	ELEV.
1	358.00
2	359.75
3	361.25
4	362.75
5	364.50
6	366.50
7	362.00
8	360.25
9	358.00
10	356.50
11	355.50
12	355.00
13	354.50
14	354.00
15	353.50
16	353.00
17	352.75
18	355.00
19	356.25
20	356.25
21	357.00
22	356.50
23	356.00
24	355.50
25	355.25
26	355.00
27	359.25
28	366.5
29	366.75
30	368.00
31	366.00
32	365.00
33	363.75
34	362.00
35	360.00



COS D
1"=20'

COS F, COS G, R.O.W. PARCEL A & R.O.W. PARCEL B
1"=50'

VICINITY MAP
1"=1,000'

DETENTION NOTE

THE AREA DENOTED BY "RESERVED FOR STORMWATER DETENTION" SHALL NOT BE FILLED OR USED FOR ANY OTHER PURPOSE WITHOUT FIRST OBTAINING WRITTEN PERMISSION FROM THE CITY ENGINEER. THE STORMWATER DETENTION SYSTEMS LOCATED IN THESE AREA(S) SHALL BE OWNED AND MAINTAINED BY THE PIPER HOLLOW HOMEOWNERS ASSOCIATION. SUCH MAINTENANCE SHALL BE PERFORMED SO AS TO INSURE THE SYSTEM OPERATES IN ACCORDANCE WITH THE APPROVED PLANS LOCATED WITH THE CITY OF PIPERTON. SUCH MAINTENANCE SHALL INCLUDE, BUT NOT BE LIMITED TO, THE REMOVAL OF SEDIMENTATION, FALLEN OBJECTS, DEBRIS AND TRASH, MOWING, OUTLET CLEANING AND THE REPAIR OF DRAINAGE STRUCTURES.

UTILITY EASEMENT NOTE

THERE SHALL BE A 15 FOOT UTILITY/PEDESTRIAN EASEMENT ALONG THE FRONT LOT LINE OF ALL LOTS. THERE SHALL BE A 5.0 FOOT UTILITY EASEMENT ALONG THE SIDE LOT LINES OF ALL LOTS AND A 15 FOOT UTILITY EASEMENT ALONG THE REAR LOT LINES OF ALL LOTS IN ADDITION TO ANY OTHER EASEMENT(S) SHOWN ON THE APPLICABLE RECORDED SUBDIVISION PLAT. WITHIN THESE EASEMENTS, WHICH SHALL BE CONSPICUOUSLY NAMED IN FAVOR OF THE CITY OF PIPERTON, NO CONSTRUCTION OF ANY KIND SHALL BE PLACED OR PERMITTED TO REMAIN THAT WILL IN ANY WAY DAMAGE OR INTERFERE WITH THE INSTALLATION OR MAINTENANCE OF UTILITIES.

WATER AND SEWER NOTE

HOMEBUILDER MUST COORDINATE WITH THE SUBDIVISION DEVELOPER FOR ANY WATER & SEWER SERVICE RELOCATIONS TO ACCOMMODATE DRIVEWAYS FOR NEW HOMES.

DRAINAGE NOTE

ALL DRAINAGE WITHIN THIS DEVELOPMENT NOT SPECIFICALLY LOCATED WITHIN PUBLIC RIGHT-OF-WAY OR PUBLIC DRAINAGE EASEMENTS IS PRIVATE. ANY ISSUES RELATED TO DRAINAGE ARE THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNER AND/OR PROPERTY OWNERS ASSOCIATION.

MAINTENANCE NOTE

THE CITY OF PIPERTON SHALL HAVE THE RIGHT TO ENTER PRIVATE PROPERTY FOR THE PURPOSE OF MAINTAINING ALL PUBLIC DRAINAGE, WATER AND SEWER SYSTEMS LOCATED WITHIN PUBLIC EASEMENTS. HOWEVER, THE CITY OF PIPERTON SHALL NOT HAVE ANY RESPONSIBILITY FOR DAMAGE CAUSED BY SOIL SETTLEMENT OR OTHER REASONS THAT ARE NOT DIRECTLY CAUSED BY THE CITY'S ACTION OF PERFORMING MAINTENANCE TO SAID UNDERGROUND SYSTEMS.

COS AND EASEMENT MAINTENANCE

ALL COMMON OPEN SPACE (COS) AREAS AND DESIGNATED LANDSCAPE/NATURAL AREA/UTILITY EASEMENTS SHALL BE MAINTAINED BY THE APPLICABLE INDIVIDUAL PROPERTY OWNER AND/OR PROPERTY OWNERS ASSOCIATION.

THE DEVELOPER SHALL BE RESPONSIBLE FOR MAINTAINING THE TEMPORARY ACCESS DRIVE AND ROADSIDE DITCHES WITHIN THE TEMPORARY PUBLIC DRAINAGE/SEWER/ACCESS EASEMENT UNTIL PHASE 3 IS COMPLETE.

NOTES:

1. ALL AREAS OF RIGHT-OF-WAY SHOWN HEREIN ARE PUBLIC.
2. 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.
3. OWNERS OF THE LOTS SHALL BE SUBJECT TO THE COVENANTS, CONDITIONS, AND RESTRICTIONS OF THE PIPER HOLLOW P.D. HOMEOWNERS ASSOCIATION AS RECORDED IN OFFICIAL RECORDS INST. # 21006635 OF THE PUBLIC RECORDS OF FAYETTE COUNTY, TENNESSEE.

FINAL PLAT

PIPER HOLLOW MUPD
PHASE 1

PIPERTON, TENNESSEE

PHASE 1 AREA: 16.69 AC - 35 LOTS

ZONING: MUPD, MIXED USE PLANNED DEVELOPMENT DISTRICT

DEVELOPER:	ENGINEER:
ARBOR VIEW DEVELOPMENT, LLC 492 SWEETBRIAR ROAD MEMPHIS, TN 38120	MCCARTY GRANBERRY ENGINEERING 198 PROGRESS ROAD COLLIERVILLE, TN 38017

DATE: SEPTEMBER 2021 | SCALE: 1"=100' | SHEET 1 OF 2

RECORDED:

BK/PG: 11/198-198
21008468

1 POS-AL-PLAT	
EDDIE BATCH: 116668	
09/15/2021 - 08:49 AM	
VALUE	0.00
MORTGAGE TAX	0.00
TRANSFER TAX	0.00
RECORDING FEE	30.00
DP FEE	2.00
REGISTER'S FEE	0.00
TOTAL AMOUNT	32.00

STATE OF TENNESSEE, FAYETTE COUNTY
ED PATTAT
REGISTER OF DEEDS

PARCEL LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	74.93	S1° 45' 30"W
L2	48.03	N2° 07' 17"E
L3	129.84	S86° 15' 39"E
L4	22.53	S57° 29' 07"E
L5	45.16	N88° 14' 30"W
L6	37.00	N2° 07' 17"E
L7	23.93	N32° 30' 53"E
L8	89.31	N32° 30' 53"E
L9	4.66	N88° 14' 30"W
L10	53.64	S2° 07' 17"W
L11	36.94	N1° 45' 30"E
L12	124.60	S88° 14' 30"E
L13	55.79	S57° 29' 07"E
L14	21.16	N2° 07' 17"E
L15	21.16	S2° 07' 17"W
L16	2.03	N84° 50' 34"W
L17	9.50	N1° 45' 30"E
L18	9.50	S2° 07' 17"W
L19	9.50	N2° 07' 17"E
L20	9.50	S1° 45' 30"W
L21	8.89	S32° 30' 53"W
L22	31.63	N83° 46' 05"E
L23	20.00	N6° 13' 55"W
L24	28.69	S83° 46' 05"W
L25	32.91	N85° 44' 22"W
L26	20.00	N4° 15' 38"E
L27	36.94	S85° 44' 22"E

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	216.30	825.00	15.02	N5° 40' 48"W	215.68
C2	62.36	144.00	24.81	N69° 53' 31"W	61.88
C3	14.39	315.50	2.61	N81° 24' 10"W	14.39
C4	161.04	300.00	30.76	S17° 08' 11"W	159.11
C5	212.19	400.00	30.39	N17° 19' 05"E	209.71
C6	132.07	300.00	25.22	S70° 05' 50"E	131.01
C7	170.61	165.00	59.24	S27° 51' 49"E	163.11
C8	87.89	175.00	28.78	S71° 52' 23"E	86.97
C9	129.25	125.00	59.24	S62° 08' 11"W	123.57
C10	116.72	300.00	22.29	N13° 16' 03"E	115.99
C11	42.42	300.00	8.10	N28° 27' 51"E	42.38
C12	39.47	50.00	45.23	N9° 54' 05"E	38.45
C13	6.44	43.00	8.59	N8° 25' 06"W	6.44
C14	46.57	50.00	53.36	N30° 48' 17"W	44.90
C15	50.77	180.50	16.11	N49° 25' 40"W	50.60
C16	53.36	180.50	16.94	N32° 54' 07"W	53.16
C17	57.65	180.50	18.30	N15° 17' 03"W	57.40
C18	24.87	180.50	7.89	N2° 11' 18"W	24.85
C19	38.41	25.00	88.02	S42° 15' 05"E	34.74
C20	46.37	190.50	13.95	S79° 17' 16"E	46.26
C21	33.40	190.50	10.05	S67° 17' 29"E	33.36
C22	37.18	25.00	85.22	N75° 07' 23"E	33.85
C23	49.56	140.50	20.21	S42° 37' 15"W	49.31
C24	49.91	140.50	20.35	S62° 54' 12"W	49.65
C25	45.80	140.50	18.68	S82° 25' 08"W	45.60
C26	39.27	25.00	90.00	S46° 45' 30"W	35.36
C27	154.58	149.50	59.24	S27° 51' 49"E	147.79
C28	35.49	60.00	33.89	S74° 25' 51"E	34.98
C29	25.44	43.00	33.89	S74° 25' 51"E	25.07

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C30	21.40	43.00	28.51	S43° 13' 49"E	21.18
C31	42.55	60.00	40.64	S49° 17' 38"E	41.67
C32	65.03	284.50	13.10	S76° 09' 39"E	64.89
C33	56.45	315.50	10.25	N74° 58' 13"W	56.38
C34	41.25	50.00	47.26	S86° 31' 25"W	40.09
C35	11.14	43.00	14.85	S70° 19' 01"W	11.11
C36	39.47	50.00	45.23	S55° 07' 42"W	38.45
C37	38.41	450.00	4.89	S30° 04' 11"W	38.40
C38	112.26	450.00	14.29	S20° 28' 39"W	111.97
C39	88.04	450.00	11.21	S7° 43' 34"W	87.90
C40	39.27	25.00	90.00	N43° 14' 30"W	35.36
C41	40.13	25.00	91.98	N47° 44' 55"E	35.96
C42	58.73	159.50	21.10	S75° 42' 44"E	58.40
C43	42.62	25.00	97.68	S16° 19' 27"E	37.64
C44	113.22	109.50	59.24	S62° 08' 11"W	108.25
C45	31.83	13.00	140.28	N12° 39' 26"E	24.45
C46	17.92	13.00	78.98	S57° 42' 33"E	16.53
C47	31.93	13.00	140.73	S52° 08' 54"W	24.49
C48	40.84	13.00	180.00	S87° 52' 43"E	26.00
C49	40.84	13.00	180.00	N87° 52' 43"W	26.00
C50	17.17	10.00	98.36	N35° 39' 51"W	15.14
C51	68.66	278.00	14.15	N20° 35' 24"E	68.48
C52	14.54	5.00	166.61	S69° 01' 55"E	9.93
C53	65.29	472.00	7.92	S10° 18' 31"W	65.23
C54	15.50	10.00	88.81	S50° 45' 06"W	13.99
C55	37.45	300.00	7.15	S28° 56' 17"W	37.43
C56	74.04	300.00	14.14	S18° 17' 29"W	73.85
C57	49.55	300.00	9.46	S6° 29' 23"W	49.49
C58	35.64	300.00	6.81	N21° 00' 36"E	35.62

PHASE 1 CONDITIONS OF APPROVAL PER BMC DEVELOPMENT CONTRACT DATED FEBRUARY 18, 2020

PLANNING CONDITIONS:

1. THE APPLICANT SHALL ADDRESS MINIMUM LOT WIDTH AS REQUIRED BY THE PLANNING COMMISSION.
2. THE APPLICANT SHALL SUBMIT FINAL PLANS FOR PHASE 1 AND PHASE 2 COMMON OPEN SPACE AND AMENITY IMPROVEMENTS FOR DRC REVIEW AND APPROVAL.
3. OPEN SPACE AMENITIES SHALL BE COMPLETED WITH CONSTRUCTION OF EACH PHASE OF DEVELOPMENT.
4. PHASE 1 AND 2 SHALL BE SUBJECT TO THE CONDITIONS OF APPROVAL FOR THE PIPER HOLLOW MUPD.

ENGINEERING CONDITIONS:

1. THE DEVELOPER SHALL BE RESPONSIBLE FOR ALL FEES REQUIRED FOR CONNECTION TO THE CITY'S CENTRALIZED SEWER SYSTEM.
2. THE APPLICANT SHALL SECURE THE NECESSARY APPROVALS/PERMITS FOR CROSSING ALL TRANSMISSION EASEMENTS (I.E. GAS, OIL, ETC.) AND PROVIDE DOCUMENTATION TO THE CITY.
3. THE DEVELOPER SHALL CONSTRUCT AN ALL-WEATHER CONSTRUCTION ROAD FROM COMMERCE DR. FOR PHASE 1 AND 2 DEVELOPMENT.

STANDARD CONDITIONS:

1. FINAL AND ENGINEERING PLATS SHALL CONFORM TO ALL REQUIREMENTS OF THE CITY OF PIPERTON SUBDIVISION REGULATIONS AND THE APPROVED MASTER DEVELOPMENT PLAN, AND SHALL BE REVISED AS DIRECTED BY STAFF PRIOR TO RECORDATION.
2. ALL CONSTRUCTION AND IMPROVEMENTS WITHIN THE DEVELOPMENT SHALL BE IN COMPLIANCE WITH THE CITY OF PIPERTON SUBDIVISION REGULATIONS AND TECHNICAL SPECIFICATIONS, AND AS DIRECTED AND APPROVED BY THE CITY ENGINEER, UNLESS OTHERWISE NOTED ON THE FINAL PLAT.
3. THIS PROJECT MUST COMPLY WITH TENNESSEE DEPARTMENT OF ENVIRONMENTAL AND CONSERVATION NPDES REGULATIONS GOVERNING STORM WATER DISCHARGE DURING CONSTRUCTION ACTIVITY.
4. EROSION CONTROL MEASURES AS ILLUSTRATED ON THE CONSTRUCTION DRAWINGS, AND APPROVED BY THE CITY ENGINEER, SHALL BE IMPLEMENTED IN COMPLIANCE WITH THE APPLICANT'S FILED NOTICE OF INTENT, AND APPROVED NOTICE OF COVERAGE PRIOR TO ANY PERMITTED EARTH DISTURBANCE ACTIVITY.
5. LOCATION, SIZE, AND SPECIES OF ALL TREES 8" OR GREATER IN DIAMETER AT BREAST HEIGHT TO BE REMOVED OR DISTURBED.
6. THE DEVELOPER SHALL PROVIDE THE CITY WITH A COPY OF THE FINAL PLAT USING THE STATE PLANE COORDINATE SYSTEM WITH NAD-27 OR NAD-83 DATUM ON DISK OR CD IN A GENERALLY ACCEPTED FORMAT AT THE TIME THE FINAL PLAT IS PRESENTED FOR RECORDING.
7. ALL UTILITY TRANSFORMERS AND TELEPHONE PEDESTALS SHALL BE LOCATED AT LEAST FIVE (5) FEET FROM THE TOP OF SLOPE OF DRAINAGE WAYS, UNLESS ALTERNATIVE LOCATIONS ARE APPROVED BY THE CITY ENGINEER.
8. THE DEVELOPER SHALL HAVE HIS ENGINEER ESTABLISH AND CERTIFY A MINIMUM FIRST FLOOR ELEVATION FOR EACH LOT OR STRUCTURE IN THE SUBDIVISION THAT IS EIGHTEEN INCHES (18") ABOVE THE ELEVATION OF STORM WATER INUNDATION DURING A 100-YEAR STORM EVENT. MINIMUM FINISHED FLOOR ELEVATIONS FOR EACH LOT SHALL BE NOTED ON THE FINAL PLAT, AND THE DEVELOPER SHALL MAKE THIS INFORMATION AVAILABLE TO THE INITIAL PURCHASER OF EACH LOT OR STRUCTURE.
9. ALL UTILITY SERVICES TO BUILDINGS WITHIN THIS DEVELOPMENT SHALL BE UNDERGROUND.
10. STATE APPROVAL IS REQUIRED FOR THE INSTALLATION OF MUNICIPAL WATER AND PUBLIC/PRIVATE SEWER SYSTEMS. A COPY OF THE STATE APPROVED PLAN(S) SHALL BE FILED WITH THE CITY PRIOR TO THE INSTALLATION OF WATER/SEWER INFRASTRUCTURE.
11. A MINIMUM FIRE FLOW OF 1,500 GPM WITH A RESIDUAL PRESSURE OF 20 PSI SHALL BE MAINTAINED FOR ALL RESIDENTIAL WATER SYSTEMS.
12. APPLICANT SHALL SATISFACTORILY ADDRESS ALL CITY OF PIPERTON FIRE DEPARTMENT COMMENTS.
13. A MINIMUM OF TWO (2) PERMANENT BENCH MARKS TO ESTABLISH VERTICAL CONTROL (BASED ON NATIONAL GEODETIC VERTICAL DATUM) SHALL BE PLACED AND CERTIFIED BY A LICENSED, TENNESSEE PROFESSIONAL LAND SURVEYOR WITHIN THIS DEVELOPMENT.
14. A LEGAL DESCRIPTION AND CONVEYANCE INSTRUMENT SHALL BE PROVIDED FOR ANY AND ALL DEDICATED PUBLIC SPACE AND SURPLUS PROPERTY, AND REFERENCED ON THE PLAT.
15. PROPERTY OWNERS COVENANTS, CONDITIONS, AND RESTRICTIONS, WHICH SHALL ADDRESS MAINTENANCE RESPONSIBILITIES FOR ALL PRIVATE FACILITIES, SHALL BE FILED, REVIEWED, AND APPROVED BY THE CITY ATTORNEY PRIOR TO THE RECORDING OF THE FINAL PLAT.
16. SUBMIT COMMON OPEN SPACE IMPROVEMENT PLAN TO PLANNING COMMISSION FOR REVIEW AND APPROVAL PRIOR TO THE RECORDING OF THE PLAT
17. IDENTIFY ALL PROPOSED EXCEPTIONS FROM ZONING ORDINANCE/SUBDIVISION REGULATIONS REQUIREMENTS/STANDARDS ON THE FINAL PLAT.
18. STANDARD IMPROVEMENTS CONTRACT, INCLUDING ALL APPLICABLE DEVELOPMENT FEES, SHALL BE REQUIRED PER THE CITY OF PIPERTON SUBDIVISION REGULATIONS.
19. THE APPLICANT SHALL CAUSE THE FINAL PLAT FOR THIS DEVELOPMENT TO BE RECORDED WITHIN ONE (1) YEAR OF THE PLANNING COMMISSION'S APPROVAL.
20. DEVELOPER SHALL BE RESPONSIBLE FOR THE INSTALLATION OF ALL TRAFFIC CONTROL SIGNAGE. TRAFFIC CONTROL SIGNAGE SHALL BE IN FULL COMPLIANCE WITH THE MOST RECENT VERSION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
21. NO ACCESSORY STRUCTURE SHALL BE ERECTED PRIOR TO PRINCIPAL STRUCTURE.
22. KEOUGH DRIVE IS A CITY OF PIPERTON MAJOR ROAD. DEDICATE 42' OF RIGHT-OF- WAY FROM THE CENTERLINE IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS AND PROVIDE IMPROVEMENTS (I.E. WIDENING) ALONG THE DEVELOPMENT FRONTAGE. ENGINEERING ASSESSMENT OF THE NECESSARY IMPROVEMENTS AND THE POSSIBILITY OF PAYMENT IN LIEU OF IMPROVEMENTS WILL BE EVALUATED DURING ENGINEERING REVIEW OF DESIGN PLANS. OFFSITE IMPROVEMENTS MAY BE NEEDED TO ACCOMMODATE ACCELERATION / DECELERATION LANES AND/OR ASPHALT TAPERS FROM THE EXISTING EDGE OF PAVEMENT TO ADDRESS SAFE INGRESS / EGRESS TURNING MOVEMENTS.

DRC CONDITIONS:

1. ALL PLANS SHALL MEET THE REQUIREMENTS ESTABLISHED WITH THE APPROVAL OF THE PIPER HOLLOW MUPD CONDITIONS OF APPROVAL DATED JULY 09, 2019.
2. LANDSCAPE PLAN TO MEET ALL REQUIREMENTS OF ARTICLE XI OF THE PIPERTON ZONING ORDINANCE AND SHALL BE INCORPORATED INTO THE OVERALL CONSTRUCTION SET.
3. SIGNAGE SHALL MEET ALL REQUIREMENTS OF ARTICLE XI OF THE PIPERTON ZONING ORDINANCE AND SHALL BE A MAXIMUM HEIGHT OF 6'.
4. ALL LANDSCAPING SHALL BE IRRIGATED.
5. APPLICANT SHALL SUBMIT A REVISED PHASE 1 SET OF PLANS INCORPORATING ALL PLANNING COMMISSION AND STAFF COMMENTS. A FINALIZED LANDSCAPING PLAN WITH CONSTRUCTION NOTES, PLANTING SCHEDULE, ETC. AND SHALL BE INCORPORATED INTO THE OVERALL PHASE 1 CONSTRUCTION DOCUMENT SET.
6. PROVIDE DETAILS OF PERIMETER FENCING FOR STAFF REVIEW AND APPROVAL.
7. PROVIDE MATERIAL SAMPLES AND COLOR RENDERING OF ENTRANCE SIGN FOR STAFF REVIEW AND APPROVAL.
8. THE SUBDIVISION'S KEOUGH RD. ENTRANCE REQUIRES ILLUMINATION. APPLICANT SHALL SUBMIT A PLAN FOR ENTRANCE LIGHTING FOR STAFF REVIEW AND APPROVAL.

JASON LEE HARRIS — REGISTERED LAND SURVEYOR — AGRICULTURE — COMMERCE — TENNESSEE NO. 2007

SURVEYOR'S CERTIFICATE

I, Jason L. Harris, certify to the best of my knowledge and belief that this is a true and accurate survey of the property shown hereon; that this is a Category 1 Land Survey as defined in Title 62, Chapter 18, Tennessee Code Annotated, and that the ratio of precision is greater than or equal to 1: 10,000 . I further certify that the survey of the lands embraced within said plat have been correctly monumented in accordance with the Subdivision Regulations of the Piperton, Tennessee.

Surveyor — Date: 9-14-21

JOHN R. McCARTY — REGISTERED ENGINEER — AGRICULTURE — COMMERCE — STATE OF TENNESSEE

CERTIFICATE OF ACCURACY OF ENGINEERING AND DESIGN

I, John R McCarty, a professional Engineer, do hereby certify that the plans shown and described on hereon regarding engineering and designs governing this subdivision are true and correct, and conform to the requirements set forth in the Subdivision Regulations and other applicable requirements of the City of Piperton.

Engineer — Date: 9/14/2021

JOHN R. McCARTY — REGISTERED ENGINEER — AGRICULTURE — COMMERCE — STATE OF TENNESSEE

CERTIFICATE OF ADEQUACY OF STORM DRAINAGE

I, John R McCarty, do hereby certify that I am a registered Professional Engineer, and that I have designed all storm water drainage for Piper Hollow Subdivision - Phase 1. Neither this subdivision nor adjoining property will be damaged, nor shall the character of the land use be affected by the velocity and volume of water entering or leaving same.

Engineer — Date: 9/14/2021

CERTIFICATE OF OWNERSHIP AND DEDICATION

I, Trey Dowell the undersigned owner of the property shown hereon, hereby adopt this plan of subdivision with my free consent and dedicate the streets, easements, rights-of-way, rights of access as shown and all utilities to the City of Piperton forever, and hereby certify that I am the owner in fee simple, duly authorized so the act, and that said property is unencumbered by any taxes that have become due and payable.

Owner — Date: 9-13-21

NOTARY'S CERTIFICATE

State of Tennessee
County of Fayette

Before me, the undersigned, a notary public in and for the State and County aforesaid, duly commissioned and qualified, personally appeared Trey Sewell, with whom I am personally acquainted and who, upon oath, acknowledged himself to be owner of the property as shown herein and he as such owner, executed the foregoing instrument for the purpose therein contained. In witness whereof, I hereunto set my hand and affix my seal this, the 13 day of September 2021.

Notary Public

My Commission expires: 4/30/2025

ERIN SKELTON — STATE OF TENNESSEE NOTARY PUBLIC — FAYETTE COUNTY — My Commission Expires 04-30-2025

CERTIFICATE OF APPROVAL OF MAJOR SUBDIVISION, CITY ENGINEER

I, Harvey W. Matthey (printed name of signer) do hereby certify that this plat of subdivision and associated engineering design and construction documents meet the requirements of the City of Piperton's Subdivision Regulations, Technical Specifications, and Zoning Ordinance, and the specific conditions imposed on this plan of Subdivision.

City Engineer — Date: 9/14/21

RECORDING CERTIFICATE

I, Beverly Holloway (printed name of signer) do hereby certify that all required applicable development fees have been paid.

City Recorder — Date: 09/15/2021

PLANNING COMMISSION CERTIFICATE (MAJOR SUBDIVISION)

I, John H. Henszey (printed name of signer) do hereby certify that the City of Piperton Planning Commission has approved this plat of subdivision for recording.

Planning Commission Secretary / Chairman — Date: 9/14/21

CERTIFICATE OF PROPERTY ASSESSOR

Approved for Recording.

Fayette County Property Assessor — Date: 09-15-2021

MASTER DEVELOPMENT PLAN CONDITIONS

11-10-20 PC MTG.

1. THE AMENDED MASTER DEVELOPMENT PLAN OF THE PIPER HOLLOW MUPD, WHICH INCLUDES PHASE 1A, IS SUBJECT TO ALL CONDITIONS AND RESTRICTIONS OF THE PLANNING COMMISSION AND BOARD OF MAYOR AND COMMISSIONERS CONTAINED IN CITY ORDINANCE 309-19 AND TO ALL PC/DRC CONDITIONS OF APPROVAL OF THE PHASE 1 FINAL SITE PLAN.
2. AN AMENDMENT TO THE EXISTING PHASE 1 DEVELOPMENT CONTRACT IS NECESSARY TO ADDRESS THE PHASE 1A THE REQUIRED CONDITIONS AND IMPROVEMENTS CONTAINED HEREIN.
3. ROADWAY – AS REQUIRED BY THE MUPD AND PHASE 1 CONDITIONS OF APPROVAL, KEOUGH DRIVE SHALL BE IMPROVED / WIDENED TO AN ACCEPTABLE CROSS SECTION ACROSS THE DEVELOPMENT FRONTAGE. DEDICATE 42' OF RIGHT-OF-WAY FROM THE CENTERLINE IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS AND PROVIDE IMPROVEMENTS (I.E. WIDENING) ALONG THE DEVELOPMENT FRONTAGE. OFFSITE IMPROVEMENTS MAY BE NEEDED TO ACCOMMODATE ACCELERATION / DECELERATION LANES AND/OR ASPHALT TAPERS FROM THE EXISTING EDGE OF PAVEMENT TO ADDRESS SAFE INGRESS / EGRESS TURNING MOVEMENTS. THESE IMPROVEMENTS OR PAYMENT IN LIEU OF IMPROVEMENTS, IF APPROVED BY THE BOARD OF MAYOR AND COMMISSIONERS, SHALL BE MADE IN CONJUNCTION WITH PHASE 1 IMPROVEMENTS OR WITHIN 10 YEARS (OR THE FINAL PHASE OF DEVELOPMENT, WHICHEVER COMES FIRST) OF BMC APPROVAL.
4. SEWER – SEWER IMPROVEMENTS SHALL BE EXTENDED ALONG THE FRONTAGE OF PHASE 1A TO THE "UPSTREAM" / EAST SIDE TO ACCOMMODATE FUTURE EXTENSION TO THE EAST TO SERVE UNSEWERED PROPERTIES. THE SEWER EXTENSION SHALL BE MADE IN CONJUNCTION WITH PHASE 1 IMPROVEMENTS OR WITHIN 10 YEARS (OR THE FINAL PHASE OF DEVELOPMENT, WHICHEVER COMES FIRST) OF BMC APPROVAL.

PREVIOUSLY APPROVED MASTER DEVELOPMENT PLAN CONDITIONS

07-09-19 PC MTG.

1. APPLICANT SHALL INCORPORATE ALL PLANNING COMMISSION RECOMMENDED CHANGES AND STAFF MARKUPS TO THE PIPER HOLLOW MASTER DEVELOPMENT PLAN PRIOR TO RECORDING.
2. THE MASTER DEVELOPMENT PLAN, IF APPROVED BY THE BOARD OF COMMISSIONERS, MAY BE SUBJECT TO REVISIONS AS A RESULT OF ENGINEERING DESIGN AND CITY TECHNICAL SPECIFICATION CONSIDERATIONS.
3. ARTICLE 17.3.A STATES THAT A MUPD MUST BE UNDER SINGLE OWNERSHIP (ANY LEGALLY BOUND ENTITY WITH THE RIGHT TO OWN PROPERTY IN THE STATE OF TENNESSEE). APPLICANT SHALL SHOW SINGLE OWNERSHIP OF ALL PROPERTY WITHIN THE MASTER DEVELOPMENT PLAN PRIOR TO RECORDING.
4. THE CITY'S ZONING ORDINANCE, SUBDIVISION REGULATIONS, AND TECHNICAL SPECIFICATIONS MANUAL SHALL GOVERN DEVELOPMENT OF THE SUBJECT PROPERTY UNLESS SPECIFICALLY MODIFIED AS PART OF THE APPROVED MASTER DEVELOPMENT PLAN.
5. THE APPLICANT MUST FILE A FINAL PLAN WITHIN ONE (1) YEAR OF THE BOARD OF MAYOR AND COMMISSIONER'S APPROVAL OF THE MASTER DEVELOPMENT PLAN.
6. THE CITY OF PIPERTON RESERVES THE RIGHT TO ADJUST THE ROADWAY ALIGNMENT CONNECTING TO OLD STATE LINE ROAD AS PHASES ARE DEVELOPED.
7. THE APPLICANT SHALL SUBMIT PRIVATE COVENANTS AND RESTRICTIONS FOR REVIEW AND APPROVAL BY THE CITY AND CITY ATTORNEY PRIOR TO RECORDING A FINAL PLAT FOR ANY PHASE WITHIN THE DEVELOPMENT.
8. KEOUGH DRIVE AND OLD STATELINE ROAD WILL BE IMPROVED (I.E. WIDENED) TO A CROSS SECTION ACCEPTABLE TO THE CITY ENGINEER ACROSS THE DEVELOPMENT FRONTAGES OF THOSE TWO ROADWAYS.
9. THE DEVELOPER SHALL BE RESPONSIBLE FOR ALL FEES REQUIRED BY CONNECTION TO A CENTRALIZED SEWER SYSTEM.
10. FINAL AND ENGINEERING PLATS SHALL CONFORM TO ALL REQUIREMENTS OF THE CITY OF PIPERTON SUBDIVISION REGULATIONS AND THE APPROVED MASTER DEVELOPMENT PLAN, AND SHALL BE REVISED AS DIRECTED BY STAFF PRIOR TO RECORDATION.
11. ALL CONSTRUCTION AND IMPROVEMENTS WITHIN THE DEVELOPMENT SHALL BE IN COMPLIANCE WITH THE CITY OF PIPERTON SUBDIVISION REGULATIONS AND TECHNICAL SPECIFICATIONS, AND AS DIRECTED AND APPROVED BY THE CITY ENGINEER, UNLESS OTHERWISE NOTED ON THE FINAL PLAT.
12. KEOUGH ROAD IS A CITY OF PIPERTON MAJOR ROAD. DEDICATE 42' OF RIGHT-OF-WAY IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS AND PROVIDE PAYMENT IN-LIEU OF IMPROVEMENTS FOR ONE ADDITIONAL TRAVEL LANE ALONG THE PIPER HOLLOW MUPD FRONTAGE.
13. ALL UTILITY SERVICES TO BUILDINGS WITHIN THIS DEVELOPMENT SHALL BE UNDERGROUND.
14. STATE APPROVAL IS REQUIRED FOR THE INSTALLATION OF MUNICIPAL WATER AND PUBLIC/PRIVATE SEWER SYSTEMS. A COPY OF THE STATE APPROVED PLAN(S) SHALL BE FILED WITH THE CITY PRIOR TO THE INSTALLATION OF WATER/SEWER INFRASTRUCTURE.
15. THE APPLICANT WILL BE REQUIRED TO VERIFY THAT A MINIMUM FIRE FLOW OF 1,500 GPM AT MINIMUM RESIDUAL PRESSURE OF 20 PSI CAN BE PROVIDED WITH EACH PHASE OF DEVELOPMENT.

FINAL PLAT		
PIPER HOLLOW MUPD PHASE 1		
PIPERTON, TENNESSEE		
PHASE 1 AREA: 16.69 AC - 35 LOTS		
ZONING: MUPD, MIXED USE PLANNED DEVELOPMENT DISTRICT		
DEVELOPER: ARBOR VIEW DEVELOPMENT, LLC 492 SWEETBRIAR ROAD MEMPHIS, TN 38120	ENGINEER: MCCARTY GRANBERRY ENGINEERING 198 PROGRESS ROAD COLLIERVILLE, TN 38017	
DATE: SEPTEMBER 2021	SCALE: 1"=100'	SHEET 2 OF 2

RECORDED:

BK/PG: 11/198-198
21008468

TPOS:AL-PLAT	
EDDIE BATCH: 116668	
09/15/2021 - 08:49 AM	
VALUE	0.00
MORTGAGE TAX	0.00
TRANSFER TAX	0.00
RECORDING FEE	30.00
DP FEE	2.00
REGISTER'S FEE	0.00
TOTAL AMOUNT	32.00

STATE OF TENNESSEE, FAYETTE COUNTY
ED PATTAT
REGISTER OF DEEDS