

Greenwood AME Church  
INST. NO. CA 6079, BX 5267 AND CD 0548

DONNELL AUSTIN PEAY  
PLAT BK. 169, PG. 43

LANDSCAPE PLATE S-10 MODIFIED  
WITH NO SIDEWALKS

DONNELL ROAD  
(FUTURE)

PHASE 3

2.31 acres

EXISTING DONNELL RIGHT-OF-WAY  
TO BE CLOSED

ROSEMARK COMMONS

TOTAL AREA: 6.75 AC.

PHASE 1

2.32 acres

PHASE 2

2.11 acres

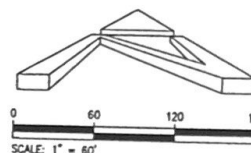
DONNELL ROAD  
(EXISTING)

AUSTIN PEAY (S.R. 14)

MILLINGTON-ARLINGTON ROAD  
(S.R. 205)

BURDINE PEPPERS  
INST. NO. CP 7006

Greenwood AME Church  
INST. NO. CA 6079, BX 5267 AND CD 0548



REQUIRED SIDEWALKS			
STREET NAME	SIDEWALK WIDTH	SIDE	LOCATION FROM CURB
MILLINGTON-ARLINGTON RD.	N/A		
AUSTIN PEAY HWY.	N/A		
DONNELL RD.	N/A		

THE REQUIRED SIDEWALKS SHALL BE INSTALLED ACROSS THE FRONTS OF EACH LOT BY THE BUILDING PERMIT HOLDER PRIOR TO USE AND OCCUPANCY OF THE BUILDING. EXISTING SIDEWALKS SHALL BE REPAIRED AS NECESSARY BY THE BUILDING PERMIT HOLDER ACROSS THE FRONTAGE PRIOR TO OCCUPANCY OF THE BUILDING.

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06/28/2014 02:28 PM  
PLAT BOOK: 260  
PAGE: 1  
TON LEATHERWOOD  
REGISTERED SURVEYOR

**FLOOD NOTE:**  
The National Flood Insurance Rate Map No. 4715700185F dated Sept. 28, 2007 indicates the above properties are located in Zone X which is not in the 100 year flood zone. Flood Elev. 293.00

OUTLINE PLAN		
ROSEMARK COMMONS		
ZONE: PUD	CASE NUMBER: P.D. 14-3040	
ROSEMARK, TENNESSEE		
NUMBER OF LOTS: 3	AREA: 6.75 ACRES	DISTRICT 01, BLOCK 17, PARCEL 267 AND 381
DEVELOPER: First Citizens National Bank P.O. Box N / 1428 Munford Ave. Munford, TN, 38058	SURVEYOR: Bools Group 8671 Highway 14, Ste. 101 Bryantown, Tennessee 38011	
100 YEAR FLOOD ELEVATION: Zone X Flood Elev. 293.00	FEMA MAP PANEL NO. 4715700185F	FEMA MAP DATE: Sept. 28, 2007
DATE: JUNE 12, 2014	SCALE: 1" = 60'	SHEET 1 OF 3

**CONDITIONS**

**I. USES PERMITTED**

A. Any uses permitted by right and by administrative site plan review in the Commercial Mixed Use (CMU-2) District except the following:

1. Single Family
2. Multifamily
3. Upper-Story Residential
4. Live-Work
5. Boarding Houses, Rooming Houses, Single Room Occupancy
6. Fraternity, Sorority, Dormitory
7. Blood Plasma Donation Center
8. Taxicab Dispatch Station, Limousine Service
9. Wind Farm
10. Adult-Oriented Establishment
11. Bar, Tavern, Cocktail Lounge, Nightclub
12. Permanent Off-Premise Advertising Sign
13. Brew Pub
14. Tanning, Massage Therapy and Personal Care Service
15. Payday Loans and Title Loan Establishments
16. Pawnshop
17. Retail Sales Outdoor (Vendor), Flea markets
18. Tattoo, Piercing, Psychic or Medium
19. Manufactured Housing
20. Microbrewery and Microdistillery
21. Recycling Drop-off Facility
22. Dredging, Earth Extraction, Clearing or Grading (Silviculture).

**II. BULK REGULATIONS**

A. The bulk regulations of Commercial Mixed Use (CMU-2) District shall apply except for the following:

1. All structures including accessory shall be setback from the public roads a minimum of forty (40) feet
2. No metal building siding or smooth face concrete blocks shall be permitted. The building exterior shall be earth tone in color.

**III. ACCESS AND CIRCULATION:**

- A. Design, number and location of curb cuts shall be subject to the approval of the County Engineer. One (1) curb cut shall be allowed on Austin Peay, One (1) curb cut allowed on Millington-Arlington Road and One (1) curb cut allowed on Donnell Road with additional cuts approved by County Engineer.
- B. Parking will be accordance with the Commercial Mixed Use (CMU-2) requirements per the Uniform Development Code (UDC).
- C. Concurrent with the development of Phase 3, old Donnell road shall be closed and new Donnell Road shall be improved by TDDI or by the developer/owner and shall be provided under a Standard Subdivision contract in accordance with Subdivision Regulations and the City of Memphis Drainage Design Manual.
- D. Ingress egress easements shall be provided to allow internal circulation between phases.

**IV. LANDSCAPING AND SCREENING**

- A. A Class III, Type B landscape buffer, modified to omit sight proof fencing shall be provided along the west and north property line.
- B. A street landscape Type S-10 modified with no sidewalks shall be provided along Austin Peay and Millington-Arlington Road.
- C. Internal parking lot landscaping shall be provided in accordance with the requirements of the Unified Development Code (UDC).
- D. Landscape areas shall be provided exclusive of and so not to conflict with drainage, sewer, or other utility easements, including overhead wires.
- E. All heating and air conditioning equipment located on the roof shall be screened using architectural features including a parapet, mansard roof or sight-proof screening. Ground mounted equipment shall be screened from view with sight-proof screening.
- F. All refuse dumpsters shall be completely screened from view from all adjacent properties and all public roads.
- G. All loading facilities shall be screened from view of the public roads and adjacent properties.
- H. All lighting shall be directed so as not to glare onto adjacent properties and into the intersection(s). Wiring to parking lot lighting and signs shall be underground.

**V. DRAINAGE**

- A. All drainage plans shall be submitted to the County Engineer for review and approval.
- B. 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.

**VI. SIGNS**

In accordance with the Commercial Mixed Use (CMU-2) District with the following conditions:

- A. All detached signs shall be a maximum of twenty (20) feet in height with a surface area not to exceed one hundred (100) square feet. Sign bases shall be masonry and landscaped.
- B. Portable, roof, temporary and window signs shall be prohibited.
- C. The design and material of signs shall be consistent with the proposed buildings subject to approval by the Office of Planning and Development.
- D. Minimum sign setback - Fifteen (15) feet from the street right-of-way.

**VII. OTHER**

- A. Phases may be built out of sequence.
- B. The Land Use Control Board may modify the Bulk, access, circulation, parking, landscaping, loading, screening, signage and other site 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 actions reviewed by the appropriate governing bodies.

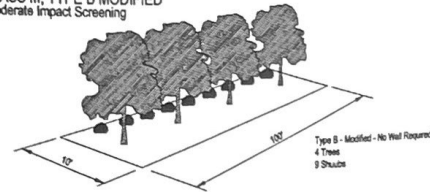
**VIII. ANY FINAL PLAN SHALL INCLUDE THE FOLLOWING:**

- A. The outline plan conditions.
- B. A standard subdivision contract as defined by the Subdivision Regulations for any needed public improvements.
- C. The exact location and dimensions including height of buildings and buildable areas, including building elevations and material, parking areas, utility easements, trash receptacles, loading facilities and required landscaping and screening areas.
- D. The content of all landscaping and screening to be provided.
- E. The location and ownership, whether public or private of any easement.
- F. If applicable, a statement to convey all common facilities and areas to a property owners' association or other entity, for ownership and maintenance purposes.
- G. The following note shall be placed on the final plat of any development requiring on-site storm water detention 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 County 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 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 damaged structures.
- H. All septic systems shall be subject to the approval of the Shelby County Health Department.

**STREETSCAPE PLATE  
TYPE S-10 MODIFIED  
(no sidewalks required)**



**LANDSCAPE BUFFER  
CLASS III, TYPE B MODIFIED  
Moderate Impact Screening**



14066015  
02/22/2014 - 03/22/2014  
REGISTERED SURVEYOR  
PLAT BOOK : 260  
PAGE : 1  
14.00  
7.00  
11.00  
TOTAL: 32.00  
TOM LEATHERWOOD  
REGISTERED PROFESSIONAL ENGINEER

<b>OUTLINE PLAN</b>			
<b>ROSEMARK COMMONS</b>			
ZONE: PUD	CASE NUMBER: P.D. 14-3042		
ROSEMARK, TENNESSEE			
NUMBER OF LOTS: 3	AREA: 8.75 ACRES	DISTRICT #1, BLOCK 11, PARCELS 287 AND 291	
DEVELOPER: First Citizens National Bank P.O. Box 8 / 1428 Marford Ave. Memphis, TN 38158		SURVEYOR: Boyd Group 6671 Highway 14, Ste. 101 Bryantown, Tennessee 38011	
100 YEAR FLOOD ELEVATION: Zone II Flood Elev: 293.00	FEMA MAP PANEL NO. 4715/2018SF	FEMA MAP DATE: Sept. 28, 2007	SHEET 2 OF 3
DATE: JUNE 12, 2014	SCALE: NONE		

CERTIFICATES

OWNER'S CERTIFICATE

we, Edith C. Caldwell the undersigned owners of the property shown, hereby  
 set this plat as our plan of development, and dedicate the streets, right-of-way and grant  
 easements and rights of access as shown and/or described to the public use forever. We  
 certify that we are the owners of said property in fee simple, duly authorized to act, and that  
 said property is not encumbered by any loans or mortgages which have become due and  
 payable.

By: Edith C. Caldwell Date: 6-13-14  
 Title: Executive Vice President

NOTARY'S CERTIFICATE  
 STATE OF TENNESSEE  
 COUNTY OF SHELBY

Before me, the undersigned, a Notary Public in and for the said state and county of Memphis,  
 duly commissioned and qualified, personally appeared Edith C. Caldwell, with whom I am  
 personally acquainted, and who upon his oath acknowledged himself to be the  
Edith C. Caldwell of Edith C. Caldwell Bank, the within  
 named bargainer and he executed the foregoing instrument for the purpose therein contained, in  
 witness whereof, I have set my hand and affixed my notarial seal at my office in Memphis.

This 13th Day of June

Notary Public: Zanetta Watson  
 My commission expires July 12, 2015



OFFICE OF PLANNING AND DEVELOPMENT CERTIFICATE

THIS OUTLINE PLAN CONFORMS WITH THE CONCEPTUAL DEVELOPMENT PLAN  
 APPROVED BY THE LAND USE CONTROL BOARD ON 4/10/2014  
 APPROVED BY MEMPHIS CITY COUNCIL ON N/A  
 APPROVED BY SHELBY COUNTY BOARD OF COMMISSIONERS ON 6/2/2014

BY: [Signature]  
 DIRECTOR OF PLANNING AND DEVELOPMENT

DATE: 6-24-14

CITY ENGINEER:

DATE: 6/24/2014

OPD:

DATE:

MORTGAGEE'S CERTIFICATE

we, \_\_\_\_\_ the undersigned Mortgagee of the property  
 shown hereon, hereby consent and agree to the plan of development as submitted by  
 \_\_\_\_\_ owner's of the property.

Institution: \_\_\_\_\_  
 Signature: \_\_\_\_\_ Date: \_\_\_\_\_

NOTARY'S CERTIFICATE  
 STATE OF TENNESSEE  
 COUNTY OF SHELBY

Before me, the undersigned, a Notary Public in and for the said state and county of Memphis,  
 duly commissioned and qualified, personally appeared \_\_\_\_\_ with whom I am  
 personally acquainted, and who upon his oath acknowledged himself to be the \_\_\_\_\_  
 of \_\_\_\_\_ the within  
 named bargainer and he executed the foregoing instrument for the purpose therein contained, in  
 witness whereof, I have set my hand and affixed my notarial seal at my office in Memphis.

This \_\_\_\_\_ Day of \_\_\_\_\_ 2014.

Notary Public: \_\_\_\_\_  
 My commission expires \_\_\_\_\_

SURVEYOR'S CERTIFICATE

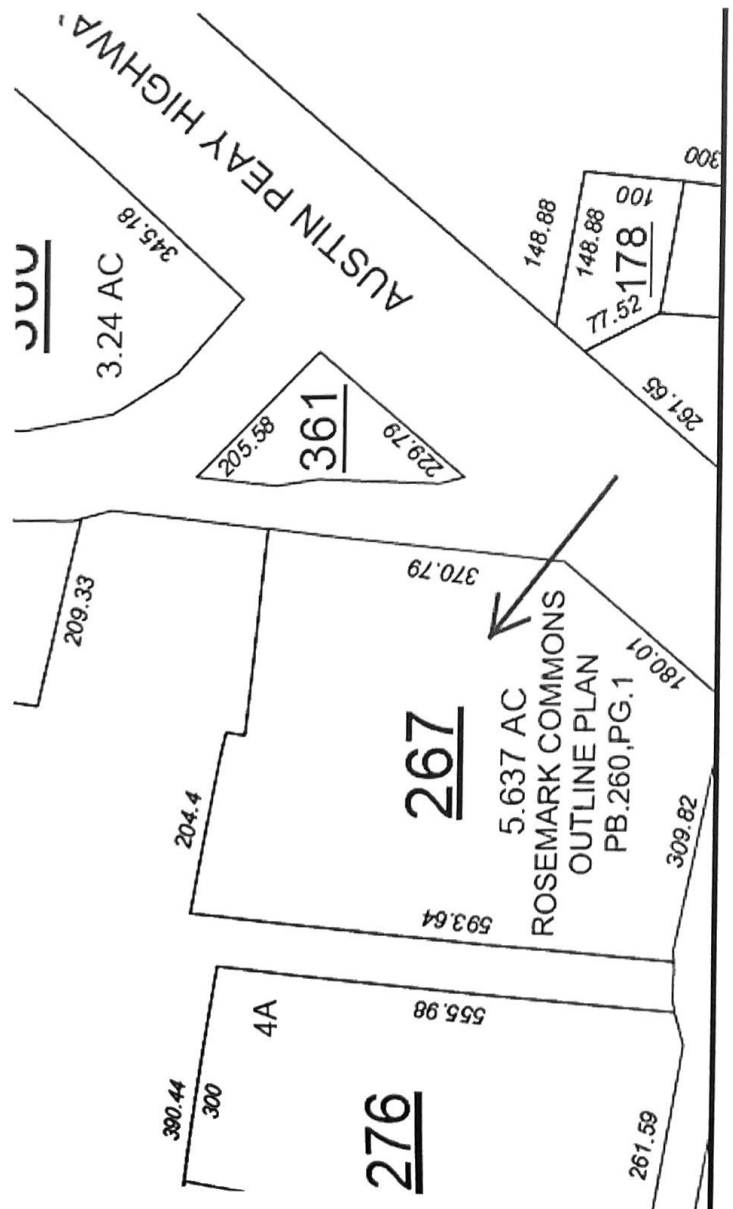
I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AND THAT THE RATIO OF PRECISION OF  
 THE UNADJUSTED SURVEY IS 1:10,000 OR GREATER; THAT THIS PLAT HAS BEEN PREPARED BY  
 ME OR UNDER MY INDIVIDUAL SUPERVISION AND CONFORMS WITH APPLICABLE STATE LAWS AND  
 LOCAL ZONING ORDINANCES, SUBDIVISION REGULATIONS AND THE SPECIFIC CONDITIONS IMPOSED  
 ON THIS DEVELOPMENT RELATING TO THE PRACTICE OF SURVEYING.

BY: Van E. Boas R.L.S. DATE: 6-14-2014  
 TENNESSEE CERTIFICATE NO. 613



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 03/28/2014 - 03:13 PM  
 OPERATIONAL SUPPORT CENTER  
 PLAT BOOK : 260  
 PAGE : 1  
 14.00  
 1.00  
 11.00  
 TOM LEATHERWOOD  
 DIRECTOR OF PLANNING AND DEVELOPMENT

OUTLINE PLAN			
ROSEMARK COMMONS			
ZONE: PUD	CASE NUMBER: P.D. 14-2843		
ROSEMARK, TENNESSEE			
NUMBER OF LOTS 3	AREA: 8.75 ACRES	PROJECT PL. BLOCK 11, PHASE 07 AND 08	
DEVELOPER First Citizens National Bank P.O. Box 4 / 1428 Marford Ave. Memphis, TN 38058		OWNER Bank Group 1671 Highway 14, Ste. 101 Birmingham, Tennessee 38111	
100 YEAR FLOOD ELEVATION: Zone X Flood Elev: 283.00		FIRM MAP PANEL NO. 4715322BDF DATE: 10/2007	
DATE: JUNE 12, 2014		SCALE: NONE	
SHEET 3 OF 3			



as the herein described land in relation to