



**L J 7 6 2 3**

**10/04/2001-14:40:59**

Plat: Subdivision		50
D/C: 5 - DAVE JONES/JOE REVES		
<b>PLAT BOOK: 194</b>		
<b>PAGE: 43</b>		
RECORDING FEE		15.00
DP FEE		2.00
<b>TOTAL AMOUNT</b>		<b>17.00</b>
PAGE COUNT	5	PAGE ADDED No
		GROUP ID X00091448T
STATE of TENNESSEE, COUNTY of SHELBY		
<b>Tom Leatherwood, REGISTER</b>		

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(FORMERLY CASE # P.D. 91-300, 94-354)  
CASE # P.D. 01-306

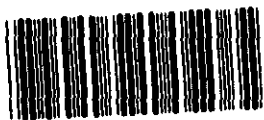
# OUTLINE PLAN COUNTY GATE P.D. 2ND AMENDMENT PARCEL 2

TOTAL AREA: 5.34  
WARD 80, BLOCK 80, & PARCELS No. 4C, 17C, 22,  
WARD 80, BLOCK 81, & PARCELS No. 2, 5 & 6  
No. OF LOTS: 1  
100 YEAR FLOOD ELEV.: 297.50

DEVELOPED BY:  
DEVELOPMENT SERVICES GROUP, INCORPORATED  
6141 WALNUT GROVE ROAD, SUITE 200  
MEMPHIS, TENNESSEE 38120

PREPARED BY:  
ETI CORPORATION • ENGINEERING • LAND PLANNING • LANDSCAPE ARCHITECTURE

6799 GREAT OAKS ROAD, SUITE 100 • MEMPHIS, TENNESSEE 38136-2500 • (901) 321-1111



## L J 7 6 2 3

10/04/2001-14:40:59

Plats: Subdivision	00
D/C: 6 - DAVE JONES	
PLAT BOOK: 194	
PAGE: 43	
RECORDING FEE	75.00
DP FEE	2.00
TOTAL AMOUNT	77.00
PAGE COUNT: 6	PAGE ORDER: No
GROUP ID: X000914481	
STATE of TENNESSEE, COUNTY of SHELBY	
Tom Leatherwood, REGISTER	

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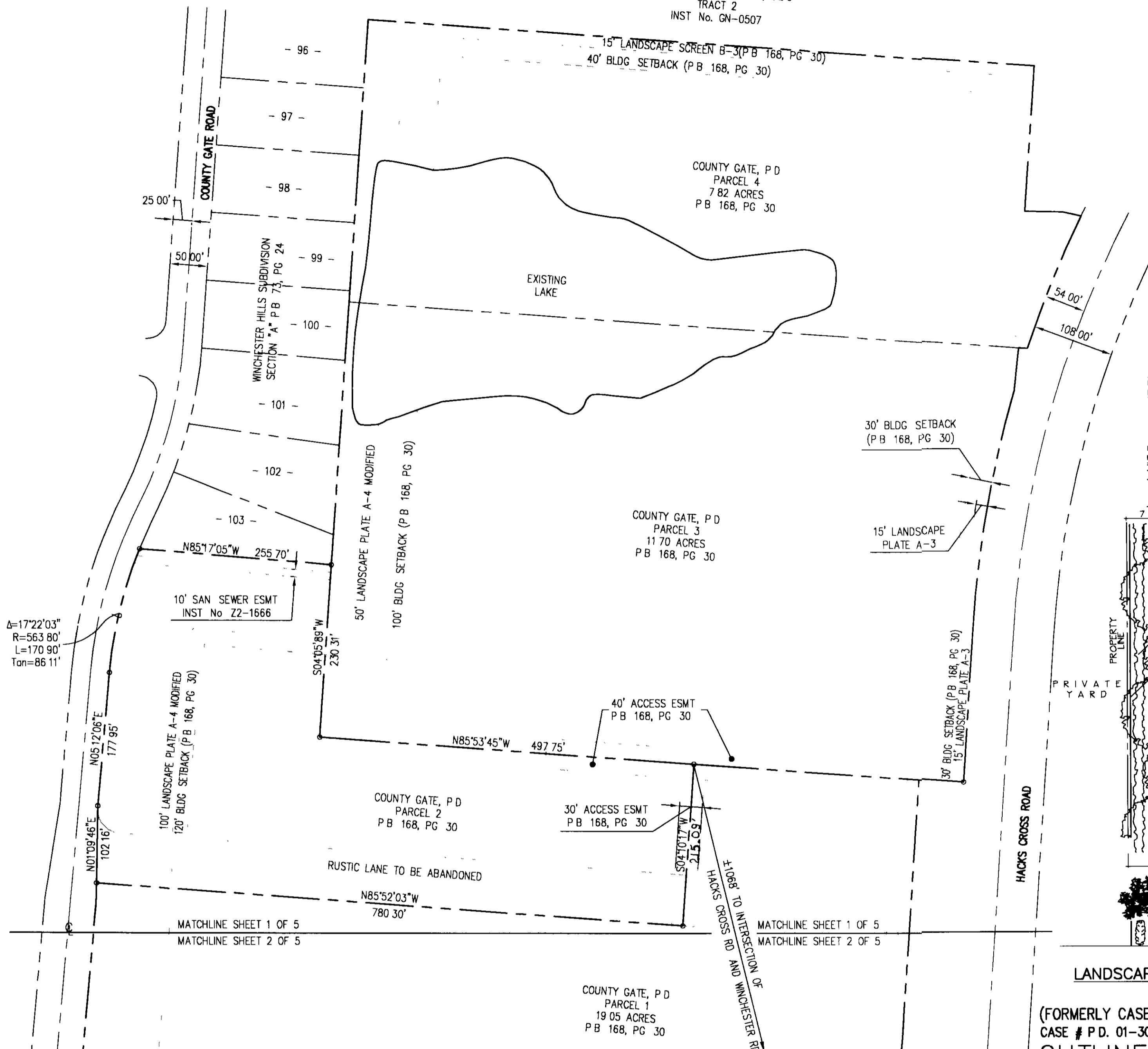
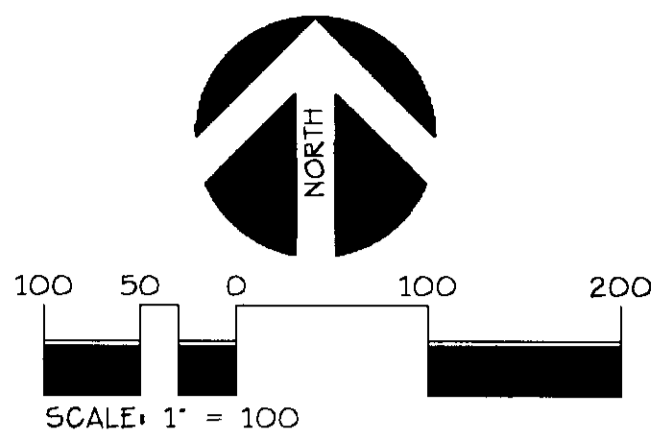
REVISED DATE: 7/10/01 ETI Job No. R015-000 Sheet

FIELDSTONE DEVELOPMENT, L.L.C.  
TRACT 2  
INST No. GN-0507

**NOTICE**

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ORIGINAL SHEET SIZE 20"x24"  
BAR IS ONE INCH ON ORIGINAL DRAWING



**L J 7 6 2 3**

10/04/2001-14 40 59

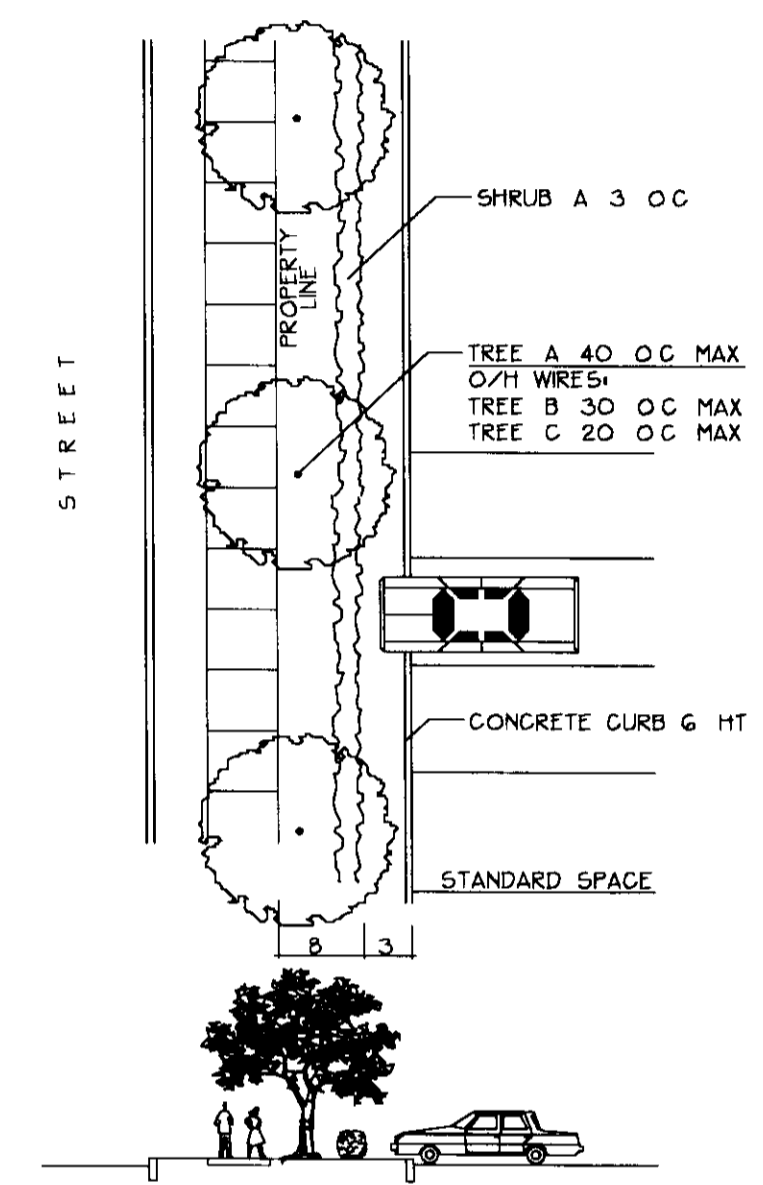
Plats Subdivision  
D/C: 6 - DAVE JONES 5 0

PLAT BOOK: 194

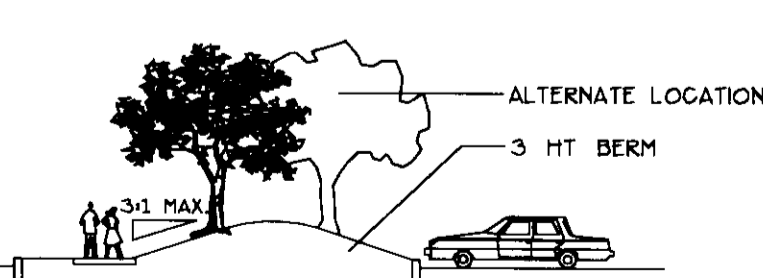
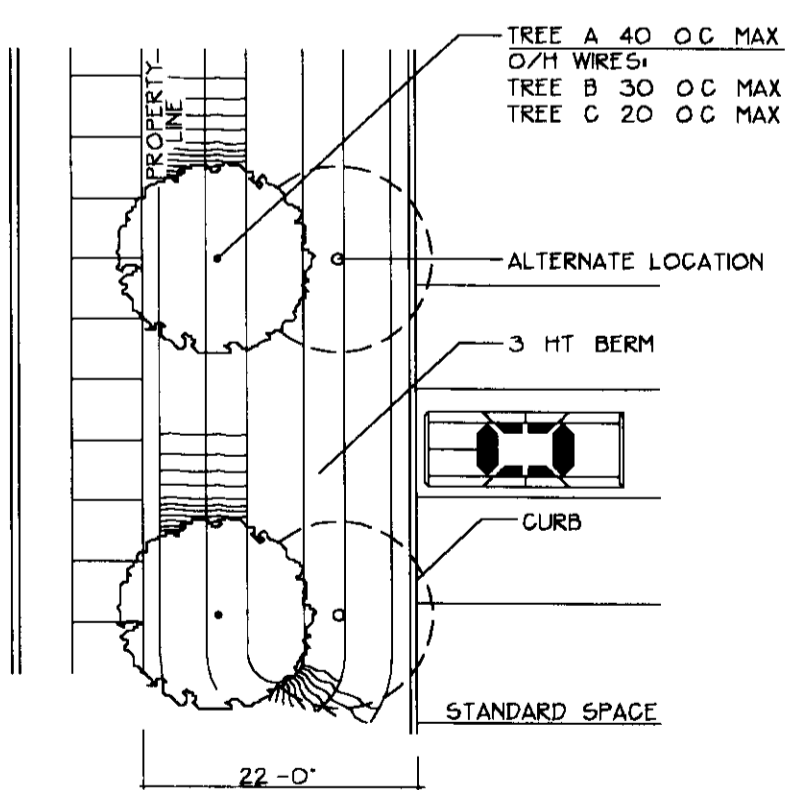
PAGE 43

RECORDING FEE	75 00
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TOTAL AMOUNT	77 00
PAGE COUNT	5   PAGE ADDED No   GROUP ID X00051448T

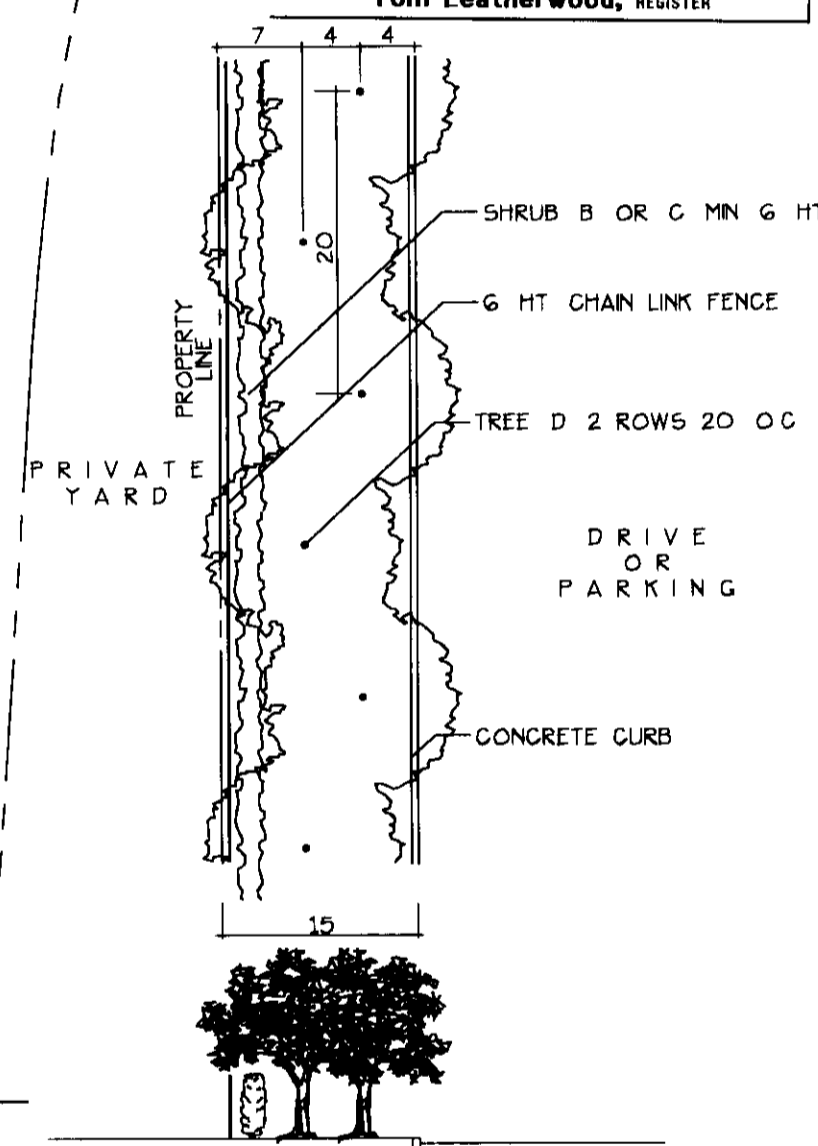
STATE OF TENNESSEE COUNTY OF SHELBY  
**Tom Leatherwood, REGISTER**



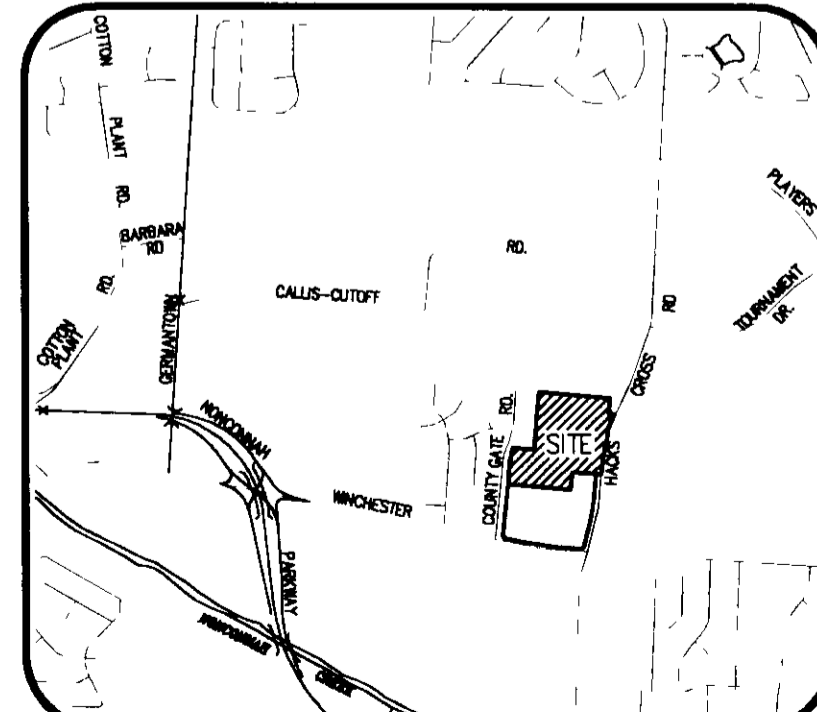
LANDSCAPE SCREEN - PLATE A3



LANDSCAPE SCREEN - PLATE A4



LANDSCAPE SCREEN - PLATE B3



VICINITY MAP

**"NO RECORDING PERMIT SHALL BE ISSUED AS A RESULT OF THE RECORDING OF THIS PLAT"**

(FORMERLY CASE # P.D. 91-300, 94-354)  
CASE # P.D. 01-306  
**OUTLINE PLAN  
COUNTY GATE P.D.  
2ND AMENDMENT**  
TOTAL AREA 136.01 Ac  
WARD 80, BLOCK 80, & PARCELS No 4C, 17C, 22, 23 & 24  
WARD 80, BLOCK 81, & PARCELS No 2, 5 & 6  
No OF LOTS 1  
100 YEAR FLOOD ELEV 297.50  
DEVELOPED BY  
**DEVELOPMENT SERVICES GROUP, INCORPORATED**  
6141 WALNUT GROVE ROAD, SUITE 200  
MEMPHIS, TENNESSEE 38120

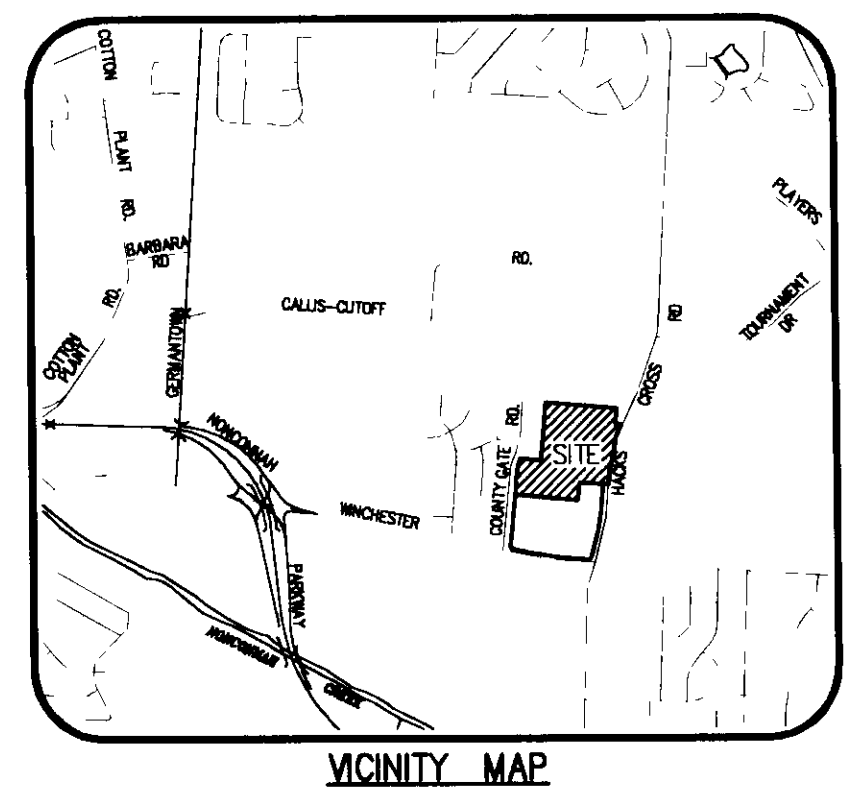
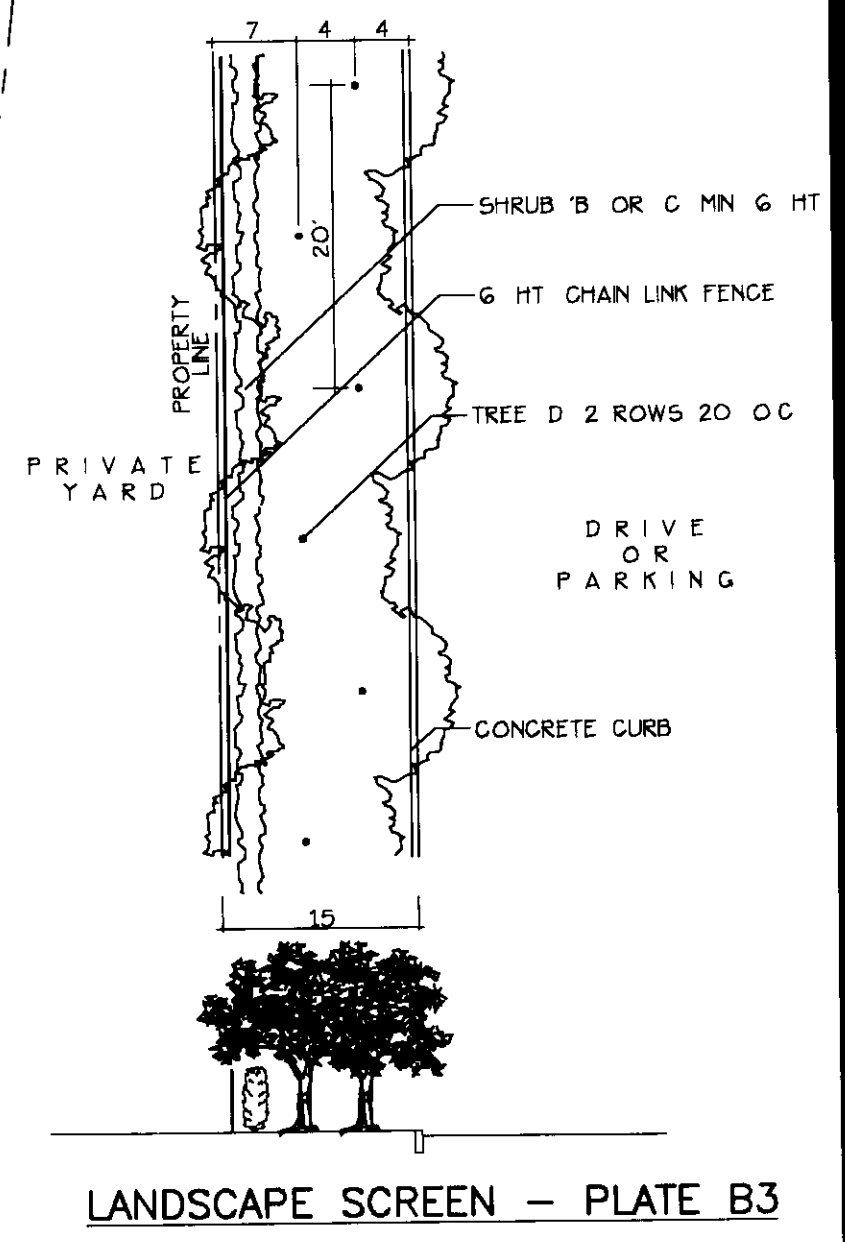
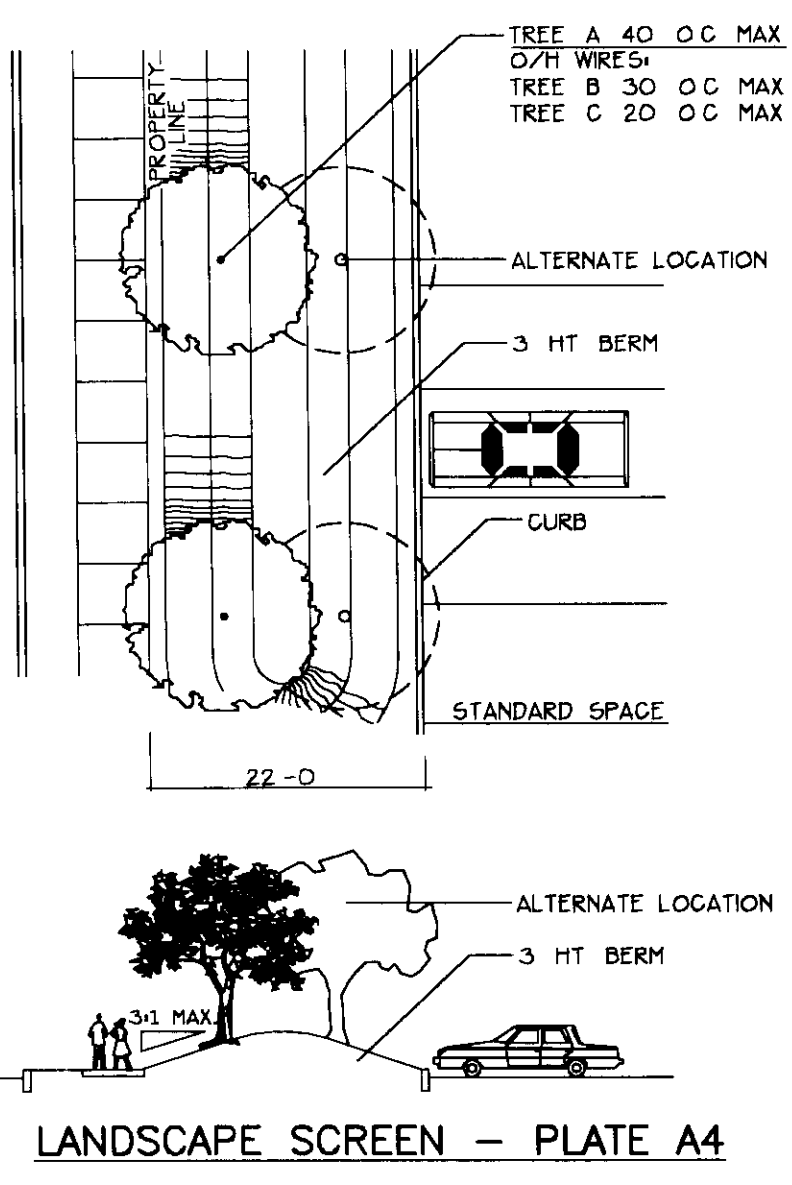
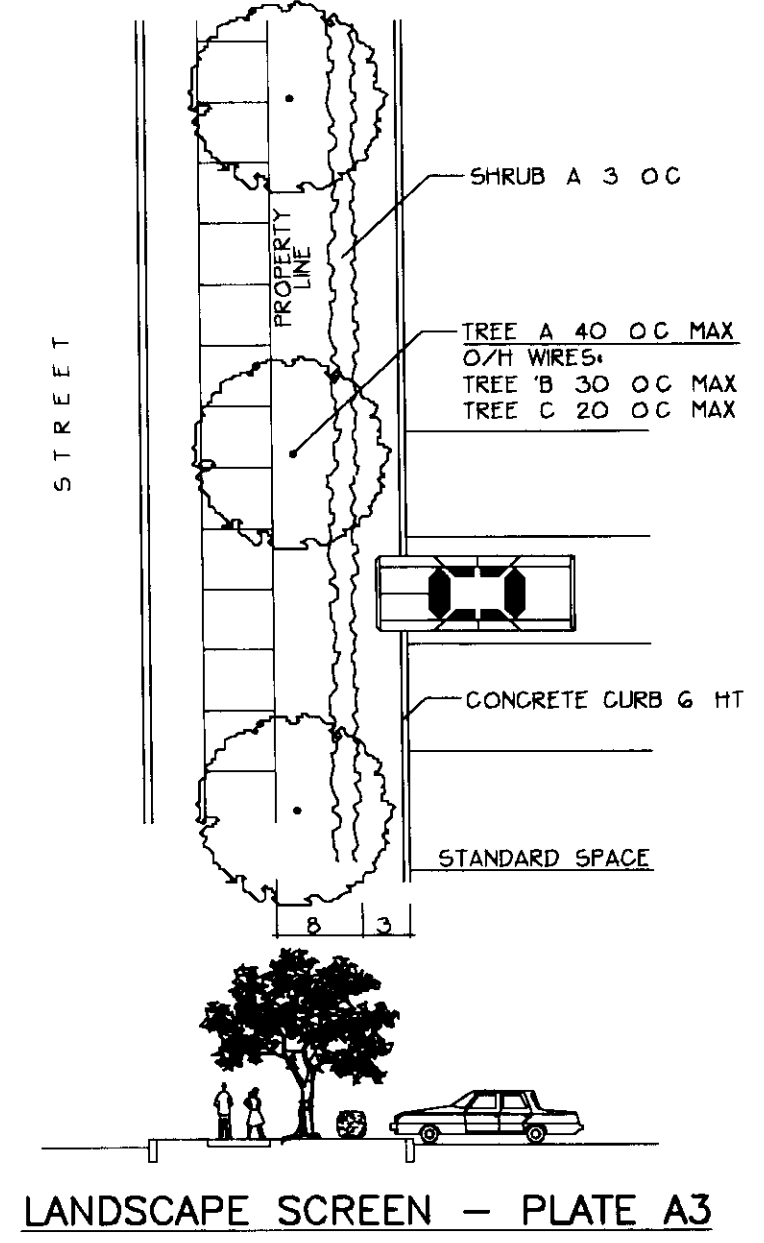
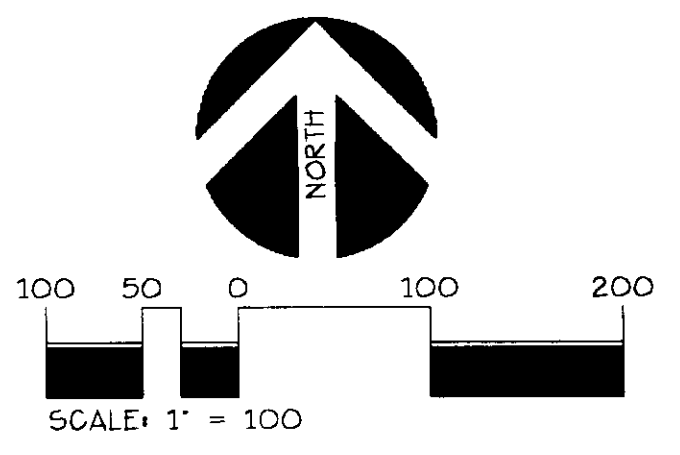
PREPARED BY  
ETI CORPORATION ENGINEERING • LAND PLANNING • LANDSCAPE ARCHITECTURE  
6790 GREAT OAKS ROAD SUITE 100 • MEMPHIS, TENNESSEE 38136-2500 • (901)758-0400  
DATE 8/24/01 ETI Job No R015-000 Sheet 1 of 5

XREF: FILENAME: R0150000.dwg

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ORIGINAL SHEET SIZE 20"x24"  
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(FORMERLY CASE # P.D. 91-300, 94-354)  
CASE # PD 01-306  
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**COUNTY GATE P.D.**  
**2ND AMENDMENT**  
TOTAL AREA 136.01 Ac  
WARD 80, BLOCK 80, & PARCELS No 4C, 17C, 22, 23 & 24  
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No OF LOTS 1  
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PREPARED BY  
**ETI CORPORATION** • ENGINEERING • LAND PLANNING • LANDSCAPE ARCHITECTURE

6799 GREAT OAKS ROAD SUITE 100 MEMPHIS TENNESSEE 38138-2500 • (901)758-0400  
DATE 8/24/01 ETI Job No R015-000 Sheet 2 of 5

<b>L J 7 6 2 3</b>	
10/04/2001-14 40 59	
Plat Subdivision	5 0
D/C	6 - DAVE JONES
<b>PLAT BOOK</b>	<b>194</b>
<b>PAGE:</b>	<b>43</b>
RECORDING FEE	75 00
DP FEE	2 00
<b>TOTAL AMOUNT</b>	<b>77 00</b>
PAGE COUNT	51 PAGE ADDED No GROUP ID X00091448T
STATE OF TENNESSEE COUNTY OF SHELBY <b>Tom Leatherwood, REGISTER</b>	

XREF: FILENAME: R021000001.dwg

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I Uses Permitted

A Parcel 1 (19 045 acres) - Any use permitted by right, administrative site plan approval or special use permit within the Planned Commercial (C-P) District except the following

- 1 Accessory Dwelling unit
- 2 Retail sales, outdoor
- 3 Bingo games
- 4 Motel/Hotel (with less than 100 rooms)
- 5 Beverage container collection center
- 6 Transitional Homes
- 7 Tavern, cocktail lounge, night club
- 8 Motor Vehicle Sales
- 9 Lodge, Club, Country Club
- 10 Electric transmission, gas piping, water pumping station
- 11 Family day care home
- 12 Amusements, commercial outdoor
- 13 Restaurant, drive-in
- 14 Group Shelter
- 15 Recreation Field
- 16 Museum
- 17 Automobile Service Station
- 18 Pawn Shop
- 19 Motor Vehicle Services
- 20 Group Day Care Homes
- 21 Park
- 22 Garage, Commercial
- 23 Airport, Heliport
- 24 Undertaking Establishment

B Parcels 2, 3, and 4 (5 333, 11 7acres, and 7 821 acres respectively) Any use permitted by right or administrative site plan review within the General Office (O-G) District including a hotel on Parcel 2 as indicated on the amended Outline Plan No tavern, cocktail lounge, or nightclub shall be permitted within the hotel

C In Parcel 3, the following uses shall be permitted in addition to the O-G District Uses permitted in item B-1 above

- 1 Residential home for the aged,
- 2 Nursing home

D Churches, parks, recreational areas and facilities (which are amenities to the planned development) may be located in any area subject to site plan approval by the Land Use Control Board

E A Homewood Suites hotel shall be permitted on Parcel 2 in accordance with the amended Outline Plan If a Homewood Suites is not built on the property, the property owner shall submit an application to the Office of Planning and Development to amend the planned development deleting a hotel from the permitted uses in Parcel 2 This condition does not preclude a different ownership or operator of the hotel once it is built

II Bulk Regulations

A Parcel 1 (19 045 acres) -- Maximum net floor area ratio of 0 25

B Parcel 2 (5 344 acres) -- Maximum net floor area ratio of 0 34

C Parcel 3 (11 700 acres) -- Maximum net floor area ratio of 0 20

D Parcel 4 (7 821 acres) -- Maximum net floor area ratio of 0 20

E For purposes of computing the maximum floor area, public roadways shall be excluded from the available acreage

F Perimeter setbacks shall be as illustrated on the Outline Plan

G Interior building setbacks shall be determined at time of site plan review

H The maximum height of structures in Parcel 1 shall not exceed 35 feet as measured from the grade of Winchester Road

I The maximum height of all structures in Parcels 2, 3, and 4 shall not exceed 3 stories or 45 feet as measured from the grade of Hacks Cross Road

J The ground floor elevation for the hotel (Parcel 2) shall be a minimum of 342 feet above mean sea level This elevation can be less (ie, 341 feet etc) but not greater (ie, 344 feet)

K The ground floor elevation for the office (Parcel 2) shall be a minimum of 339 feet This elevation can be lower (ie, 338 feet) but not higher (ie, 340 feet)

III Access, Parking, and Circulation

A Dedicate and improve Winchester Road 67 feet from the centerline in accordance with the subdivision regulations

B A median opening shall be constructed on Winchester Road at County Gate Road and Hacks Cross Road

C No median openings shall be permitted on Winchester Road between Hacks Cross and County Gate Road

D Permit two curb cuts to Winchester Road (Amended by the Land Use Control Board on August 14, 1997 to permit three (3) curb cuts to Winchester Road)

E Permit four (4) curb cuts on Hacks Cross Road (Amended by the Land Use Control Board on August 14, 1997 to permit six (6) curb cuts to Hacks Cross Road)

F No curb cut to Hacks Cross Road shall begin closer than 300 feet north of the centerline of Winchester Road

G Hacks Cross Road shall be dedicated 54 feet from the centerline and improved with curb, gutter, sidewalk and pavement

H The design and location of curb cuts to be approved by the City Engineer

I Provide internal circulation between adjacent phases, lots, sections

J All private drives to be constructed to meet the Subdivision Regulations, applicable City standards, and provide a minimum width of twenty-two (22) feet exclusive of curb and gutter

K Parking shall be provided in accordance with Section 28 of the Zoning Ordinance

IV Landscaping and Screening

A Plate A-3, a 15-foot wide streetscape strip or equivalent landscaping shall be provided along all road frontages

B A 100-foot wide planting screen and berm shall be provided along County Gate Road, 250 feet from its intersection with Winchester Road along the west property lines of Parcels 1 and 2 Within this 100-foot wide screen area existing growth is to be selectively cleaned and mature trees and valuable shrubs are to be manicured and preserved The existing trees and shrubs shall be supplemented with evergreen trees, shrubs and ground cover subject to the approval of the Office of Planning and Development

C A 100-foot wide planting screen, as indicated on the Outline Plan for Parcel 2, shall be provided In addition, a six (6) foot high solid wood fence with brick columns 40 feet on center shall also be provided along the east and south boundaries of the 100 foot wide screen This treatment shall also include a 4 to 5 foot tall berm with the fence being located on top of the berm

D A 50-foot wide landscape screen or an equivalent shall be provided along the full length of the west property line Within the 50-foot wide screen area existing growth is to be selectively cleaned and mature trees and valuable shrubs are to be manicured and preserved The existing trees and shrubs shall be supplemented with evergreen trees, shrubs and ground cover subject to the approval of the Office of Planning and Development

E A 15-foot wide, Plate B-3 landscape screen or an equivalent shall be provided along the northern property line of Parcel 4

F Equivalent landscaping may be substituted for that required above, subject to the approval of the Office of Planning and Development

G All landscaped areas shall be provided exclusive of any easements and shall not conflict with any easements, including overhead wires

H Internal landscaping shall be provided at a ratio of 300 square feet of landscaped area and one shade tree per every 20 parking spaces No parking space shall be located farther than 75 feet from a landscaped area including at least one Tree "A"

I Throughout the development, existing trees shall be preserved wherever feasible A tree survey shall be provided prior to the recording of the final plan differentiating between trees to be removed and those being preserved

J No grading shall be permitted within the designated landscape areas along the west property line unless expressly permitted by approval of the Land Use Control Board at time of Site Plan Review

K A six (6) foot chain link fence with landscaping as approved by the Office of Planning and Development will be constructed at each end of the levee A gate will be provided at each end for access to the levee for maintenance

L The maximum height of light standards within 140-feet of the 100-foot wide required landscape screen along the west and north sides of the property shall be eight (8) feet Lighting shall be directed and shielded so as not to glare onto residential property Floodlights shall not be permitted on the sides of the hotel that abut residential property

V Signs

A One integrated center sign a maximum of 200 square feet in area shall be permitted on each street frontage of Parcel 1 along Winchester Road and Hacks Cross Road

B Attached signs in Parcel 1 shall be governed by the C-P District sign regulations of the Zoning Ordinance

C Signs on Parcels 2, 3, and 4 shall be regulated by General Office (O-G) District regulations of the Zoning Ordinance

D Detached signs in Parcel 1 shall be limited to one (1) sign for each freestanding building and shall be further restricted to require such signs to be monument style with a maximum height of seven (7) feet and a maximum of seventy (70) square feet in area

E No sign shall be located within 150 feet of any adjacent property zoned for and/or developed with residential users Signs shall not be permitted to locate on County Gate Road

F Portable and temporary signs shall not be permitted

G The minimum sign setback shall be fifteen (15) feet

H No attached signage on the hotel in Parcel 2 shall be located facing any residential zoning district

I No attached signage on any building west of the proposed hotel in Parcel 2 shall be located facing any residential zoning district

VI Site Plan Review

A A site plan shall be submitted for the review, comment and recommendation of the Office of Planning and Development (OPD) and appropriate City agencies and approval of the Land Use Control Board prior to approval of any final plan for each phase of development Notification shall be provided to all owners of adjacent property

B The site plan shall be submitted at least twenty days prior to a Land Use Control Board meeting and shall include the following

- 1 The location and dimensions of buildings, structures and parking areas,
- 2 The location of streets and private drives and the number and general location of the curb cuts,
- 3 A tree survey differentiating between those trees to be preserved and removed or the location of large groups of trees,
- 4 The location of pedestrian systems,
- 5 The location and use of open spaces,
- 6 Internal and perimeter landscaping,
- 7 Drainage data as required by the City Engineer,



L J 7 6 2 3

10/04/2001-14:40:59

Plate Subdivision 5 0  
D/C 6 - DAVE JONES

PLAT BOOK: 194

PAGE: 43

RECORDING FEE 75 00

DP FEE 2 00

TOTAL AMOUNT 77 00

PAGE COUNT 5 | PAGE ADDED No | GROUP ID X000914481

STATE OF TENNESSEE COUNTY OF SHELBY  
Tom Leatherwood, REGISTER

(FORMERLY CASE # P.D. 91-300, 94-354)

CASE # P.D. 01-306

**OUTLINE PLAN**

**COUNTY GATE P.D.**

**2ND AMENDMENT**

TOTAL AREA 136 01 Ac  
WARD 80, BLOCK 80, & PARCELS No 4C, 17C, 22, 23 & 24  
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No OF LOTS 1

100 YEAR FLOOD ELEV 297 50

DEVELOPED BY

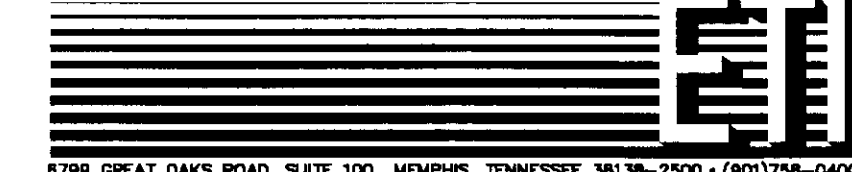
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0 1

8 Lot lines, the number of dwelling units, building floor area and other appropriate information,  
9 Provide a lighting plan for Phase 3 showing the location of all light standards, lamp types and characteristics, light intensity at various locations on and off-site, including the maximum horizontal and vertical foot candles at all property lines

C The site plan shall be reviewed based upon the following criteria

- 1 Conformance with the outline plan conditions
- 2 Conformance to the standards and criteria for mixed-use planned developments contained in Sections 14 C, 14 D, 14 E, and 14 F of the Zoning Regulations
- 3 The adequacy of the street system to accommodate the projected traffic
- 4 Adequacy of the alternative pedestrian system to provide safe and direct accesses to collector streets
- 5 Use of low-pressure sodium luminaires or fixtures that eliminate light above the horizontal plans eliminating light trespass onto adjacent residential properties

**VI Drainage**

- A An overall drainage plan for the entire site shall be submitted to the City Engineers prior to approval of the outline plan
- B Drainage improvements, including possible on-site detention, to be provided under contract in accordance with Subdivision Regulations and the City of Memphis Drainage Design Manual
- C 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)
- D 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 City and/or 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 City and/or 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 drainage structures
- E All private drives to be constructed to meet the Subdivision Regulations, applicable City Standards, and provide a minimum width of twenty-two feet (22') exclusive of curb and gutter
- F All commons, open areas, lakes, drainage detention facilities, private streets, private sewers and private drainage shall be owned and maintained by a property owner's association. A statement to this effect shall appear on the final plat

VII The Land Use Control Board may modify the signage, parking and access requirements if equivalent alternatives are presented

IX A final plan shall be filed within five years of the latest approval of the outline plan. The Land Use Control Board may grant extensions at the request of the applicant

X Any final plan shall include the following

- A The outline plan conditions,
- B A standard subdivision contract as defined by the Subdivision Regulations,
- C The exact location and dimensions, including height of all buildings or buildable areas, parking areas, drives and required landscaping,
- D The number of parking spaces,
- E The location and ownership, whether public or private of any easement,
- F A statement conveying all common facilities and areas to a homeowners' or property owners' association, or other entity for ownership and maintenance purposes,
- G The 100-year flood elevation,
- H The location, diameter and species of name of existing trees over 8 inches in diameter and differentiation between those trees to be preserved and those to be removed,

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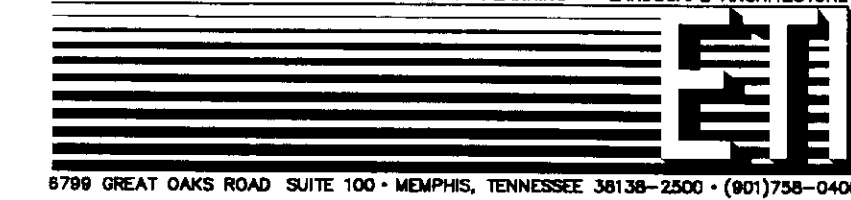
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ETI CORPORATION - ENGINEERING LAND PLANNING LANDSCAPE ARCHITECTURE



8799 GREAT OAKS ROAD SUITE 100 - MEMPHIS, TENNESSEE 38138-2500 • (901)758-0400



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Owner's Certificate

I, \_\_\_\_\_ the undersigned owner of the property shown, hereby adopt this plat as the plan of development. I certify that I am an owner and chief manager of the said property in fee simple, duly authorized to act, and that said property is not encumbered by any taxes which have become due and payable.

By \_\_\_\_\_ Date \_\_\_\_\_

Mortgagee Certificate

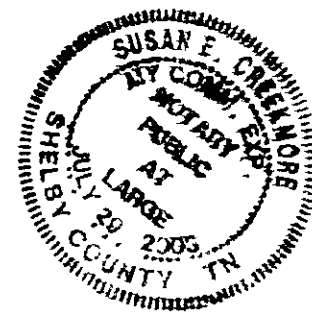
We, \_\_\_\_\_ the undersigned mortgagee of the property shown hereon, hereby consent and agree to the plan of development as submitted by \_\_\_\_\_ owner(s) of the property.

\_\_\_\_\_ TITLE \_\_\_\_\_  
Date \_\_\_\_\_, 2001

Notary's Certificate

Before me, the undersigned, a Notary Public in and for the State of Tennessee and Shelby County at Memphis, duly commissioned and qualified, personally appeared \_\_\_\_\_, with whom I am personally acquainted and who upon his oath acknowledged himself to be \_\_\_\_\_ the within named bargainer, and that he executed the forgoing instrument for the purpose therein contained. In witness whereof, I have hereunto set my hand and affixed my notarial seal at my office in Memphis, this \_\_\_\_\_ day of \_\_\_\_\_, 2001.

Notary Public \_\_\_\_\_  
My Commission expires \_\_\_\_\_



Notary's Certificate (Mortgagee Certificate)

Before me, the undersigned, a Notary Public in and for the State of Tennessee and Shelby County at Memphis, duly commissioned and qualified, personally appeared \_\_\_\_\_, with whom I am personally acquainted, and who upon his oath acknowledged himself to be \_\_\_\_\_ of the \_\_\_\_\_ the within named bargainer, and that he executed the foregoing instrument for the purpose therein contained. In witness whereof, I have hereunto set my hand and affixed my notarial seal at my office in Memphis, this \_\_\_\_\_ day of \_\_\_\_\_, 2001.

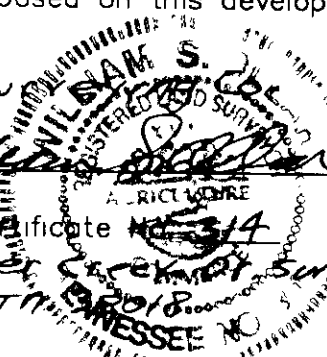
Notary Public \_\_\_\_\_  
My Commission expires \_\_\_\_\_

Surveyor's Certificate For outside boundary only. (PARCEL 2)

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 is in conformance with the survey 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 William S. Baker 7-12-01 (Seal) (Date)

Tennessee Certificate No. 104  
104 Timber Creekway Suite 104  
Cordova, Tennessee



Office of Planning and Development Certificate

This plat was acted on by the Land Use Control Board on 5/10/01  
This plat was approved by the Memphis City Council on 6/19/01  
and the Shelby County Board of Commissioners on N/A

By Marg D. Baker 9/5/2001  
Director Date  
Office of Planning and Development

CITY ENGINEER \_\_\_\_\_

COUNTY ENGINEER N/A

OPD \_\_\_\_\_

(FORMERLY CASE # P.D. 91-300, 94-354)  
CASE # P.D. 01-306

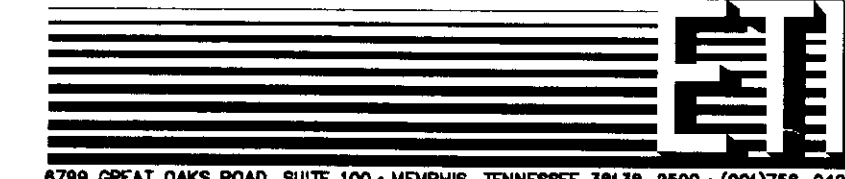
**OUTLINE PLAN  
COUNTY GATE P.D.  
2ND AMENDMENT  
PARCEL 2**

TOTAL AREA 5.34  
WARD 80, BLOCK 80, & PARCELS No 4C, 17C, 22, 23 & 24  
WARD 80, BLOCK 81, & PARCELS No 2, 5 & 6  
No OF LOTS 1

100 YEAR FLOOD ELEV 297.50

DEVELOPED BY  
DEVELOPMENT SERVICES GROUP, INCORPORATED  
6141 WALNUT GROVE ROAD, SUITE 200  
MEMPHIS, TENNESSEE 38120

PREPARED BY  
ETI CORPORATION • ENGINEERING • LAND PLANNING • LANDSCAPE ARCHITECTURE



Barcode  
L J 7 6 2 3  
10/04/2001-14-40-59  
Platz Subdivision  
D/C 6 - DAVE JONES  
PLAT BOOK: 194  
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DP FEE 2.00  
TOTAL AMOUNT 77.00  
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STATE OF TENNESSEE COUNTY OF SHELBY  
Tom Leatherwood, REGISTER

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