

VICINITY MAP NTS

Lot No.	Area (SF)	Min. FFE
1	13,074	277.0
2	13,007	277.0
3	13,078	277.0
4	13,024	277.0
5	13,212	277.0
6	13,127	277.5
7	13,158	277.5
8	13,052	277.5
9	13,023	277.5
10	13,014	277.5
11	13,746	277.5
12	13,052	278.0
13	13,032	278.0
14	13,110	278.0
15	13,085	278.0
16	13,855	278.0
17	16,642	278.0
18	21,812	278.0
19	14,365	278.5
20	14,799	278.5
21	18,887	278.5
22	13,119	279.0
23	13,354	279.0
24	15,227	279.0
25	13,200	279.5
26	13,732	279.5
27	13,247	280.0

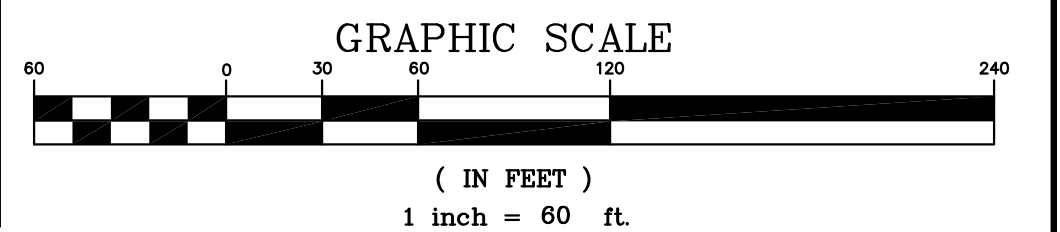
**QUANTITATIVE DATA - PHASE 1**

Total Acreage	15.98	Acres
Common Open Space Acreage	5.39	Acres
Percentage Common Open Space	34%	
Total Number of Lots	27	Lots
Density	1.69	Lots/Ac
Minimum Front Yard Setback	30	FT
Minimum Side Yard Setback	12	FT
Minimum Rear Yard Setback	25	FT
Minimum Lot Width at Building Setback	90	FT
Minimum Lot Size	13,000	SF
Average Lot Size	14,038	SF

Lot No.	Area (SF)	Usage
COS A	150,286	Stormwater Detention and Sewer Easement
COS B	84,709	Stream Buffer

**SIDEWALK CHART**

STREET NAME	GRASS STRIP WIDTH (FT)	SIDEWALK WIDTH (FT)
PORCH ROCK COVE	4.5	5.0
JON OAK COVE	4.5	5.0
FAIR MEADOWS COVE	4.5	5.0
SUMMERS ROAD	4.5	5.0



**Parcel Line Table**

Line #	Length	Direction
L1	79.06	N67°46'43"W
L2	67.67	S50°35'14"E
L3	25.10	S67°46'43"E
L4	55.91	N39°24'46"E
L5	20.00	N50°35'14"W
L6	64.51	S39°24'46"W
L7	210.09	S50°22'02"W
L8	20.37	S50°35'14"E
L9	206.21	N50°22'02"E
L10	74.33	N30°50'16"E
L11	20.09	N58°56'07"W
L12	77.38	S30°50'16"W

**Curve Table**

Curve #	Length	Radius	Delta	Chord	Direction	Chord Length
C1	28.12	225	7.16	S1°10'09"E	28.10	
C2	3.43	225	0.87	S5°11'08"E	3.43	
C3	24.53	175	8.03	S1°36'20"E	24.51	
C4	18.92	25	43.36	S24°05'23"W	18.47	
C5	84.09	50	96.36	S2°24'33"E	74.52	
C6	100.22	50	114.84	N71°59'32"E	84.26	
C7	56.59	50	64.84	N17°50'57"W	53.61	
C8	22.99	25	52.68	N23°55'47"W	22.19	
C9	13.15	225	3.35	N0°44'09"E	13.15	
C10	18.39	225	4.68	N3°16'50"W	18.39	
C11	24.53	175	8.03	N1°36'20"W	24.51	
C12	39.27	25	90.00	N47°24'39"E	35.36	
C13	28.04	200	8.03	N1°36'20"W	28.02	
C14	28.04	200	8.03	N1°36'20"W	28.02	
C15	2.03	25	4.66	N0°04'48"E	2.03	
C16	39.27	25	90.00	S42°35'21"E	35.36	
C17	40.68	225	10.36	S2°46'09"E	40.63	
C18	8.53	225	2.17	S9°02'09"E	8.53	
C19	15.89	175	5.20	S7°31'16"E	15.89	
C20	22.39	175	7.33	S1°15'16"E	22.37	
C21	17.03	25	39.03	S21°55'38"W	16.70	
C22	8.14	25	18.66	S50°46'18"W	8.10	
C23	87.03	50	99.73	S10°14'00"W	76.45	
C24	82.17	50	94.15	S86°42'37"E	73.23	

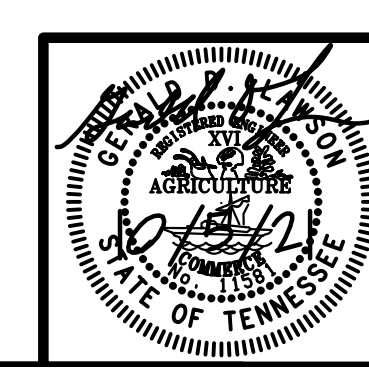
**Curve Table**

Curve #	Length	Radius	Delta	Chord	Direction	Chord Length
C25	70.50	50	80.78	N5°49'13"E	64.80	
C26	16.14	25	36.98	N16°04'51"W	15.86	
C27	49.22	225	12.53	N3°51'21"W	49.12	
C28	38.28	175	12.53	N3°51'21"W	38.20	
C29	39.27	25	90.00	N47°24'39"E	35.36	
C30	43.75	200	12.53	N3°51'21"W	43.66	
C31	43.75	200	12.53	N3°51'21"W	43.66	
C32	6.26	25	14.35	N9°35'02"E	6.24	
C33	39.27	25	90.00	S42°35'21"E	35.36	
C34	19.34	75	14.78	S4°58'37"E	19.29	
C35	21.03	25	48.19	S9°16'27"W	20.41	
C36	125.31	50	143.59	S38°25'37"E	94.99	
C37	91.05	50	104.33	N10°50'38"W	78.98	
C38	21.03	25	48.19	N38°54'56"W	20.41	
C39	7.52	25	17.23	N6°12'18"W	7.49	
C40	39.27	25	90.00	N47°24'39"E	35.36	
C41	15.04	50	17.23	N6°12'18"W	14.98	
C42	3.22	75	2.46	N13°35'34"W	3.21	
C43	22.87	50	26.21	N5°52'28"W	22.67	
C44	21.95	50	25.15	S73°52'09"E	21.77	
C45	20.14	50	23.07	N39°37'58"W	20.00	
C46	20.37	50	23.34	S67°49'16"E	20.23	

**FINAL PLAT - PHASE 1**

**THE MANOR AT HALL CREEK**  
ARLINGTON, TN

TOTAL AREA: 15.98 AC	NUMBER OF LOTS: 27
ZONING DISTRICT: RS-13	INSTRUMENT NO. 08039530
DEVELOPER: SUMMERS ROAD PARTNERS 6061 WILD OAKS DR. MEMPHIS, TN 38120 PHONE: (901)383-3277	ENGINEER: LAWSON ENGINEERING AND CONSULTING, INC. 5909 POLK ST. ARLINGTON, TN 38002 PHONE: (901)383-3277
100 YEAR FLOOD ELEVATION: 274-280	FEMA MAP PANEL NUMBER: 47157C0220 G
DATE: 10/5/21	SCALE: 1"=60'
FEMA MAP DATE: FEBRUARY 6, 2013	SHEET 1



**CERTIFICATE OF OWNERSHIP AND DEDICATION**

I (we) hereby certify that I am (we are) the owners of the property shown and described hereon as evidenced in Book Number , Page , Shelby County Register's Office and that I (we) adopt this plan of subdivision with my (our) free consent, establish the minimum building setback lines, and dedicate all easements and right-of-way, streets, alleys, walks, parks and other open spaces to public and private use as noted.

\_\_\_\_\_, 20\_\_\_\_\_  
Date Signature of Owner

\_\_\_\_\_  
Title (If acting for a Partnership or Corporation)

**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 \_\_\_\_\_ with whom I am personally acquainted and who, upon oath, acknowledges himself to be owner of the \_\_\_\_\_ Subdivision, 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 \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
(NOTARY PUBLIC)

**CERTIFICATE OF ACCURACY OF SURVEY**

I (we) hereby to the best of my (our) knowledge and belief that this is a true and accurate survey of the property shown hereon; that this is a Class \_\_ 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:\_\_\_\_\_. I (we) further certify that the survey of the lands embraced within said plat have been correctly monumented in accordance with the Subdivision Regulations of the Town of Arlington, Tennessee.

\_\_\_\_\_, 20\_\_\_\_\_  
Date Registered Surveyor

**CERTIFICATE OF APPROVAL OF STREETS AND UTILITIES**

I hereby certify: (1) that the streets, utilities and drainage treatments outlined or indicated on the Final Plat entitled The Manor at Hall Creek have been installed in accordance with local and/or state government requirements; or (2) that a surety bond has been posted with the Town of Arlington to assure completion of the following improvements in case of default.

\_\_\_\_\_, 20\_\_\_\_\_  
DATE TOWN ENGINEER

**CERTIFICATE OF APPROVAL OF SEWAGE SYSTEMS**

I, \_\_\_\_\_, do hereby certify that a set of construction plans regarding the sanitary sewers bearing the seal of the Tennessee Department of Environment and Conservation, which indicates said plans meet the Department's requirements, has been received.

\_\_\_\_\_, 20\_\_\_\_\_  
DATE SUPERINTENDENT OF SEWER

**PLANNING COMMISSION  
CERTIFICATE FOR APPROVAL FOR RECORDING**

I hereby certify that the subdivision plat shown hereon has been found to comply with the Ordinances and Regulations of the Town of Arlington, Tennessee, except for variances, if any, as noted in the minutes of the Planning Commission and that it has been approved for recording with the Shelby County Register.

\_\_\_\_\_, 20\_\_\_\_\_  
DATE SECRETARY, PLANNING COMMISSION  
TOWN OF ARLINGTON

**MORTGAGEE CERTIFICATE**

We, the undersigned, \_\_\_\_\_, Mortgagee of the property shown hereon, hereby adopt this plat as our plan of subdivision and dedicate the streets, rights-of-way, utilities, easements and rights-of-access as shown to the Town of Arlington 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.

\_\_\_\_\_  
Signature of Mortgagee

**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 \_\_\_\_\_, Manor at Hall Creek 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 witness whereof, I hereunto set out by hand and affix my seal this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
(NOTARY PUBLIC)

MY COMMISSION EXPIRES: \_\_\_\_\_

**CERTIFICATE OF ADEQUACY OF STORM DRAINAGE**

I, \_\_\_\_\_, do hereby certify that I am a registered Professional Civil Engineer, and that I have designed all storm water drainage for the Manor at Hall Creek Subdivision to assure that neither said subdivision nor adjoining property will be damaged or the character of land use affected by the velocity and volume of water entering or leaving same.

In witness whereof, I, the said \_\_\_\_\_, Professional Civil Engineer, hereunto set out by hand and affix my seal this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Professional Civil Engineer  
State of Tennessee  
Certificate No. \_\_\_\_\_

**GENERAL NOTES:**

- 1. ALL LOTS HAVE A 5' UTILITY EASEMENT AROUND THE PERIMETER OF THE LOT
- 2. THIS PROPERTY IS LOCATED IN THE 100-YEAR FLOOD PLAIN PER FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 47157C0220 G, ZONE 'X', EFFECTIVE DATED FEBRUARY 6, 2013, 100-YEAR FLOOD ELEVATION:275-282
- 3. ALL LOTS IN THIS SUBDIVISION ARE SUBJECT TO THE DECLARATION OF COVENANTS AND RESTRICTIONS AS RECORDED IN THE SHELBY COUNTY REGISTER'S OFFICE
- 2. WHERE A SIDE ENTRY GARAGE IS USED, A 10' SIDE YARD MAY BE USED WITH A TOTAL SIDE YARD OF 24'
- 3. ALL COMMON OPEN SPACE TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION
- 4. THE TOWN OF ARLINGTON SHALL HAVE THE RIGHT TO ENTER THE PROPERTY FOR THE PURPOSE OF MAINTAINING DRAINAGE, WATER, AND SEWER SYSTEMS WITHIN PUBLIC EASEMENTS. HOWEVER, THE CITY DOES NOT HAVE THE RESPONSIBILITY TO REPAIR ANY DAMAGE TO THE GROUND CAUSED BY SOIL SETTLEMENT OR OTHER REASONS THAT ARE NOT CAUSED DIRECTLY BY THE CITY'S ACTION OF PERFORMING MAINTENANCE TO THE UNDERGROUND SYSTEM.
- 5. 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 ENGINEER. THE STORMWATER 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 OWNER'S ASSOCIATION. SUCH MAINTENANCE SHALL BE PERFORMED SO TO ENSURE THAT THE SYSTEM OPERATES IN ACCORDANCE WITH THE APPROVED PLAN LOCATED IN THE CITY 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.
- 6. LOT DRAINAGE SHALL BE PROVIDED AT A MINIMUM OF 1% WITH SWALES ALONG THE PROPERTY LINES TO ALLOW PROPER DRAINAGE TO THE STORMWATER COLLECTION SYSTEM. FENCES OR OTHER OBSTACLES SHALL NOT IMPEDE THE DRAINAGE ALONG THESE SWALES OR BETWEEN LOTS.
- 7. FINISH GRADED SHALL BE SLOPED AWAY FROM THE FOUNDATION FOR DRAINAGE. THE FINISH GRADE MUST BEGIN AT LEAST 10 INCHES BELOW THE TOP OF THE FOUNDATION WALL OR THE GRADE OF THE CONCRETE SLAB AT THE INTERIOR IN THE CASE OF AN INTEGRAL SLAB AND FOUNDATION. THE MINIMUM GRADE AWAY FROM THE FOUNDATION SHALL BE AT LEAST 1.5% IN ALL DIRECTIONS AWAY FROM THE FOUNDATION WALL. THE DRIVEWAY SHALL SLOPE DOWN AT TWO PERCENT FOR AT LEAST EIGHT FEET FROM THE STRUCTURE.
- 8. DEVELOPMENT WITHIN KNOWN FLOOD AREAS DELINEATED ON THE PLAT SHALL BE DONE IN SUCH A MANNER THAT ANY STRUCTURE SHALL BE PROTECTED AGAINST FLOOD DAMAGE TO AT LEAST ONE (1') FOOT ABOVE THE 100 YEAR FLOOD ELEVATION

On June 21, 2021, the Planning Commission approved a Final Plat Application for Phase 1 of Manor at Hall Creek, south side of Summer Rd, east of Hwy I-269; subject to the following conditions:

**STANDARD CONDITIONS:**

- S-1. It is found that the application as presented, received April 28, 2021, and with the conditions of approval meets the provisions of the Town of Arlington Subdivision Regulations, the Town of Arlington Zoning Ordinance and any other applicable regulations, and the project shall be constructed in accordance with those regulations.
- S-2. Final Plat approval is effective for two (2) years from the date of approval by the Planning Commission. The applicant may request two (2) one-year extensions from the Planning Commission, per the Subdivision Regulations, if needed to record the Plat.
- S-3. A completed Development Agreement shall be prepared and executed prior to construction of any infrastructure within the development.
- S-4. Prior to recording the final plat, the developer shall furnish the Town of Arlington approved security, per the Subdivision Regulations, in order to ensure the work will be completed in accordance with approved drawings and applicable specifications.
- S-5. The developer shall provide the Town with a copy of the Final Plat using 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.

**PROJECT SPECIFIC CONDITIONS:**

- P-1. The applicant's design professional shall address all Final Plat mark-ups prior to recording the Final Plat.
- P-2. Approval of the Final Plat is contingent upon approval of the Construction Plans.
- P-3. All lots must be incorporated into a Master HOA for the Manor at Hall Creek subdivision, to ensure shared access and maintenance of HOA amenities. Proof the community HOA is in good standing with the State and documentation of the proposed HOA CCRs shall be provided to Town Staff for review and approval, and subsequently recorded, where necessary, prior to recordation of the Final Plat.
- P-4. All landscaping and common open space improvements shall be installed and then approved by the Town of Arlington prior to recording the plat.
- P-5. All Common Open Space must be deeded to the HOA at the time of recording of the Final Plat. Provide quit claim documents to the Town for review and approval prior to recordation.
- P-6. Any structures constructed within the known flood areas shall be built at least 1 foot above the 100 year flood plain elevation.



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