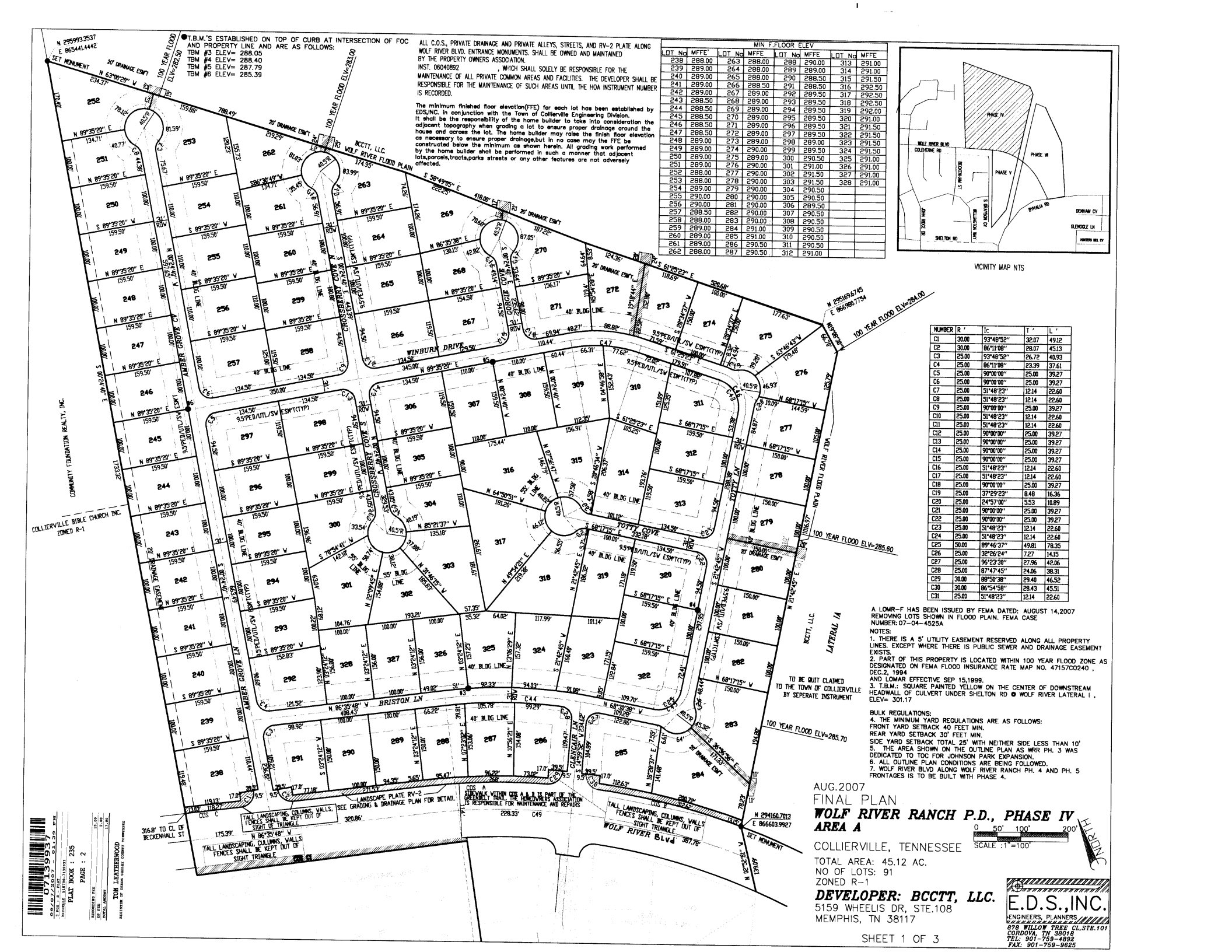
T.B.M.'S ESTABLISHED ON TOP OF CURB AT INTERSECTION OF FOC AND PROPERTY LINE AND ARE AS FOLLOWS:
TBM #3 ELEV= 288.05
TBM #4 ELEV= 288.40
TBM #5 ELEV= 287.79
TBM #6 ELEV= 285.39
ALL C.O.S., PRIVATE DRAINAGE AND PRIVATE ALLEYS, STREETS, AND RV-2 PLATE ALONG WOLF RIVER BLVD. ENTRANCE MONUMENTS. SHALL BE OWNED AND MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION.
INST. 06040892 , WHICH SHALL SOLELY BE RESPONSIBLE FOR THE MAINTENANCE OF ALL PRIVATE COMMON AREAS AND FACILITIES. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SUCH AREAS UNTIL THE HOA INSTRUMENT NUMBER IS RECORDED.
The minimum finished floor elevation(FFE) for each lot has been established by EDS,INC. in conjunction with the Town of Collierville Engineering Division. It shall be the responsibility of the home builder to take into consideration the adjacent topography when grading a lot to ensure proper drainage around the house and across the lot. The home builder may raise the finish floor elevation as necessary to ensure proper drainage,but in no case may the FFE be constructed below the minimum as shown herein. All grading work performed by the home builder shall be performed in such a manner that adjacent lots,parcels,tracts,parks streets or any other features are not adversely affected.
MIN F.FLOOR ELEV
LOT No MFFE' LOT No MFFE LOT No MFFE LOT No MFFE
238 288.00 263 288.00 288 290.00 313 291.00
239 289.00 264 288.00 289 289.00 314 291.00
240 289.00 265 288.00 290 288.50 315 291.50
241 289.00 266 288.50 291 288.50 316 292.50
242 289.00 267 289.00 292 289.50 317 292.50
243 288.50 268 289.00 293 289.50 318 292.50
244 288.50 269 289.00 294 289.50 319 292.00
245 288.50 270 289.00 295 289.50 320 291.00
246 288.50 271 289.00 296 289.50 321 291.50
247 288.50 272 289.00 297 289.50 322 291.50
248 289.00 273 289.00 298 289.00 323 291.50
249 289.00 274 290.00 299 289.50 324 291.50
250 289.00 275 289.00 300 290.50 325 291.00
251 289.00 276 290.00 301 291.00 326 291.00
252 288.00 277 290.00 302 291.50 327 291.00
253 288.00 278 290.00 303 291.50 328 291.00
254 289.00 279 290.00 304 290.50
255 290.00 280 290.00 305 290.50
256 290.00 281 290.00 306 289.50
257 288.50 282 290.00 307 290.50
258 288.00 283 290.00 308 290.50
259 289.00 284 291.00 309 290.50
260 289.00 285 291.00 310 290.50
261 289.00 286 290.50 311 290.50
262 288.00 287 290.50 312 291.00
VICINITY MAP NTS
PHASE IV
PHASE VI
PHASE V
WOLF RIVER BLVD
COLLIERVINE RD
BECKENHALL ST
MILLINGTON MAY
S BOXWOOD CV
BYHALIA RD
DENHAM CV
GLENDALE LN
HUNTERS MILL CV
SHELTON RD
NUMBER R' Ic T' L'
C1 30.00 93°48'52" 32.07 49.12
C2 30.00 86°11'08" 28.07 45.13
C3 25.00 93°48'52" 26.72 40.93
C4 25.00 86°11'08" 23.39 37.61
C5 25.00 90°00'00" 25.00 39.27
C6 25.00 90°00'00" 25.00 39.27
C7 25.00 51°48'23" 12.14 22.60
C8 25.00 51°48'23" 12.14 22.60
C9 25.00 90°00'00" 25.00 39.27
C10 25.00 51°48'23" 12.14 22.60
C11 25.00 51°48'23" 12.14 22.60
C12 25.00 90°00'00" 25.00 39.27
C13 25.00 90°00'00" 25.00 39.27
C14 25.00 90°00'00" 25.00 39.27
C15 25.00 90°00'00" 25.00 39.27
C16 25.00 51°48'23" 12.14 22.60
C17 25.00 51°48'23" 12.14 22.60
C18 25.00 90°00'00" 25.00 39.27
C19 25.00 37°29'23" 8.48 16.36
C20 25.00 24°57'00" 5.53 10.89
C21 25.00 90°00'00" 25.00 39.27
C22 25.00 90°00'00" 25.00 39.27
C23 25.00 51°48'23" 12.14 22.60
C24 25.00 51°48'23" 12.14 22.60
C25 50.00 89°46'37" 49.81 78.35
C26 25.00 32°26'24" 7.27 14.15
C27 25.00 96°23'38" 27.96 42.06
C28 25.00 87°47'45" 24.06 38.31
C29 30.00 88°58'38" 29.40 46.52
C30 30.00 86°54'58" 28.43 45.51
C31 25.00 51°48'23" 12.14 22.60
A LOMR-F HAS BEEN ISSUED BY FEMA DATED: AUGUST 14,2007 REMOVING LOTS SHOWN IN FLOOD PLAIN. FEMA CASE NUMBER: 07-04-4525A
NOTES:
1. THERE IS A 5' UTILITY EASEMENT RESERVED ALONG ALL PROPERTY LINES. EXCEPT WHERE THERE IS PUBLIC SEWER AND DRAINAGE EASEMENT EXISTS.
2. PART OF THIS PROPERTY IS LOCATED WITHIN 100 YEAR FLOOD ZONE AS DESIGNATED ON FEMA FLOOD INSURANCE RATE MAP NO. 47157C0240 , DEC.2, 1994
AND LOMAR EFFECTIVE SEP 15,1999.
3. T.B.M.: SQUARE PAINTED YELLOW ON THE CENTER OF DOWNSTREAM HEADWALL OF CULVERT UNDER SHELTON RD @ WOLF RIVER LATERAL I , ELEV= 301.17
BULK REGULATIONS:
4. THE MINIMUM YARD REGULATIONS ARE AS FOLLOWS:
FRONT YARD SETBACK 40 FEET MIN.
REAR YARD SETBACK 30' FEET MIN.
SIDE YARD SETBACK TOTAL 25' WITH NEITHER SIDE LESS THAN 10'
5. THE AREA SHOWN ON THE OUTLINE PLAN AS WRR PH. 3 WAS DEDICATED TO TOC FOR JOHNSON PARK EXPANSION.
6. ALL OUTLINE PLAN CONDITIONS ARE BEING FOLLOWED.
7. WOLF RIVER BLVD ALONG WOLF RIVER RANCH PH. 4 AND PH. 5 FRONTAGES IS TO BE BUILT WITH PHASE 4.
AUG.2007
FINAL PLAN
WOLF RIVER RANCH P.D., PHASE IV
AREA A
COLLIERVILLE, TENNESSEE
TOTAL AREA: 45.12 AC.
NO OF LOTS: 91
ZONED R-1
DEVELOPER: BCCTT, LLC.
5159 WHEELIS DR, STE.108
MEMPHIS, TN 38117
SCALE :1"=100'
NORTH
SHEET 1 OF 3
E.D.S.,INC.
ENGINEERS, PLANNERS
878 WILLOW TREE CL.,STE.101
CORDOVA, TN 38018
TEL: 901-759-4992
FAX: 901-759-9625
TOM LEATHERWOOD
REGISTER OF SHELBY COUNTY, TENNESSEE
07139937 09/07/2007 - 03:39 PM
PLAT BOOK : 235
PAGE : 2
RECORDING FEE 15.00
DP FEE 2.00
TOTAL AMOUNT 17.00