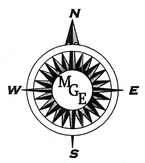


60 0 60 90 120

SCALE: 1" = 60'

ADJACENT PROPERTY OWNERS, SEE TAGS AT BOTTOM OF SHEET.

1. MALONE MICHAEL PATRICK TRUSTEE PER P.B. 11 PG. 173
2. RICE E. JAMES ETUX STEPHANIE M PER P.B 412, PG. 8

● 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 2 – DATA

SUBDIVISION AREA	19.69 AC.
TOTAL LOTS	41
MINIMUM LOT	0.23 AC
MAXIMUM LOT	0.48 AC.
MINIMUM LOT WIDTH (AT SETBACK)	62.0 FT
DENSITY	2.08 LOTS/AC.
DRAINAGE EASEMENT	0.08 AC.
SEWER EASEMENT	0.13 AC.
PEDESTRIAN/UTILITY ESMT.	3.10 AC.

SETBACK REQUIREMENTS

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

PIPER HOLLOW PHASE 1 PLAT BOOK 11 PAGE 195

PIPER HOLLOW MUPD FUTURE PHASE

RESERVED FOR STORMWATER DETENTION

COS K 103,173 SF

S63° 46' 42"E – 147.32'

N32° 30' 53"E – 1039.05'

S2° 29' 07"E – 124.56'

N2° 29' 07"W – 107.38'

N2° 29' 07"W – 51.39'

N87° 30' 53"E – 140.50'

S2° 29' 07"E – 47.92'

S22° 29' 07"E – 114.78'

N67° 30' 53"E – 47.80'

S22° 29' 07"E – 31.00'

S27° 29' 07"E – 140.50'

S67° 30' 53"W – 75.60'

S57° 29' 07"E – 391.46'

S28° 53' 37"W – 418.55'

S28°53'37"W – 444.91'

N88° 29' 07"W – 839.14'

N9° 54' 14"E – 179.62'

N7° 43' 30"E – 145.03'

N57° 29' 07"W – 168.00'

S87° 30' 53"W – 143.31'

N87° 30' 53"W – 140.50'

N75°27'48"W – 127.49'

N57°29'07"W – 138.56'

N57°29'07"W – 140.50'

S57°29'07"E – 140.50'

S87° 30' 53"W – 117.71'

S2°29'07"E – 140.50'

S52° 30' 53"W – 281.35'

S46°40'55"W – 144.30'

N46°40'55"E – 141.54'

N46°19'28"W – 147.14'

N32°30'53"E – 187.30'

S52° 50' 45"E – 156.31'

N52° 50' 45"W – 156.13'

N28° 53' 37"E 24.07'

S61° 06' 23"E 15.00'

N52° 50' 45"W 15.16'

S28° 53' 37"W – 46.46'

VIEWPORT A
1" = 30'

VIEWPORT B
1" = 30'

LOT 61 LOT 62 20.0' DRAINAGE ESMT.

20.0' STORM EASEMENT (SEE VIEWPORT A)

20.0' STORM EASEMENT (SEE VIEWPORT B)

100.0' PIPELINE ESMT.

AMERICAN LOUISIANA PIPE LINE COMPANY 100' AS SHOWN ON WIDE EASEMENT FOREST GROVE SUBDIVISION RECORDED IN P.B. 9, PG. 19

FOREST GROVE SUBDIVISION – PHASE 2 P.B. 9, PG. 19 LOT 2

FOREST GROVE SUBDIVISION – PHASE 2 P.B. 9, PG. 19 LOT 1

PIPER HOLLOW DRIVE

PIER POINT COURT

RIVER HOLLOW DRIVE

KEOUGH DRIVE

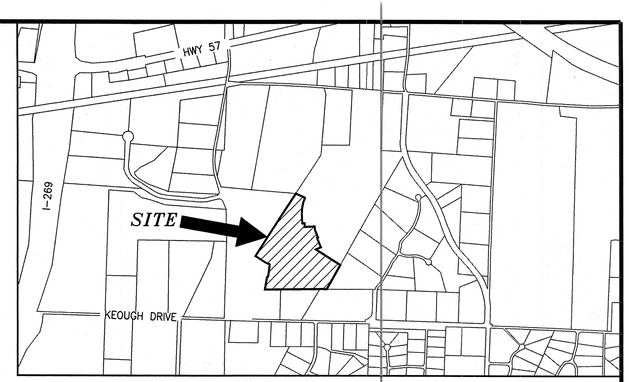
15' LANDSCAPE BUFFER

5' SIDEWALK

PHASE 2 CLUSTER MAILBOX

60' MARATHON GAS ESMT.

FINISHED FLOOR ELEVATIONS			
LOT #	ELEV.	LOT #	ELEV.
36	369.25	57	362.00
37	369.00	58	361.00
38	369.00	59	361.00
39	367.25	60	369.50
40	366.25	61	369.50
41	365.25	62	371.50
42	364.75	63	372.50
43	364.25	64	371.50
44	364.25	65	371.25
45	361.00	66	370.75
46	361.00	67	370.50
47	361.25	68	370.25
48	361.75	69	367.25
49	362.25	70	366.25
50	362.00	71	365.25
51	363.25	72	364.75
52	363.75	73	363.50
53	363.25	74	364.25
54	362.00	75	364.25
55	362.00	76	363.00
56	362.00		



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.

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. # 23001533 OF THE PUBLIC RECORDS OF FAYETTE COUNTY, TENNESSEE.

FINAL PLAT

PIPER HOLLOW MUPD PHASE 2

PIPERTON, TENNESSEE

PHASE 2 AREA: 19.69 AC - 41 LOTS

ZONING: MUPD, MIXED USE PLANNED DEVELOPMENT DISTRICT

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

SHEET 1 OF 2 | SCALE: 1"=60' | DATE: MARCH 2023

RECORDED:

BK/PG: 11/267-267
23001532

T PGS:AL-PLAT
EDDIE BATCH: 127272
03/15/2023 - 11:26 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

Z:\Piper Hollow (Grove View)\Phase 2\GIS\Sheets\PLAT.dwg