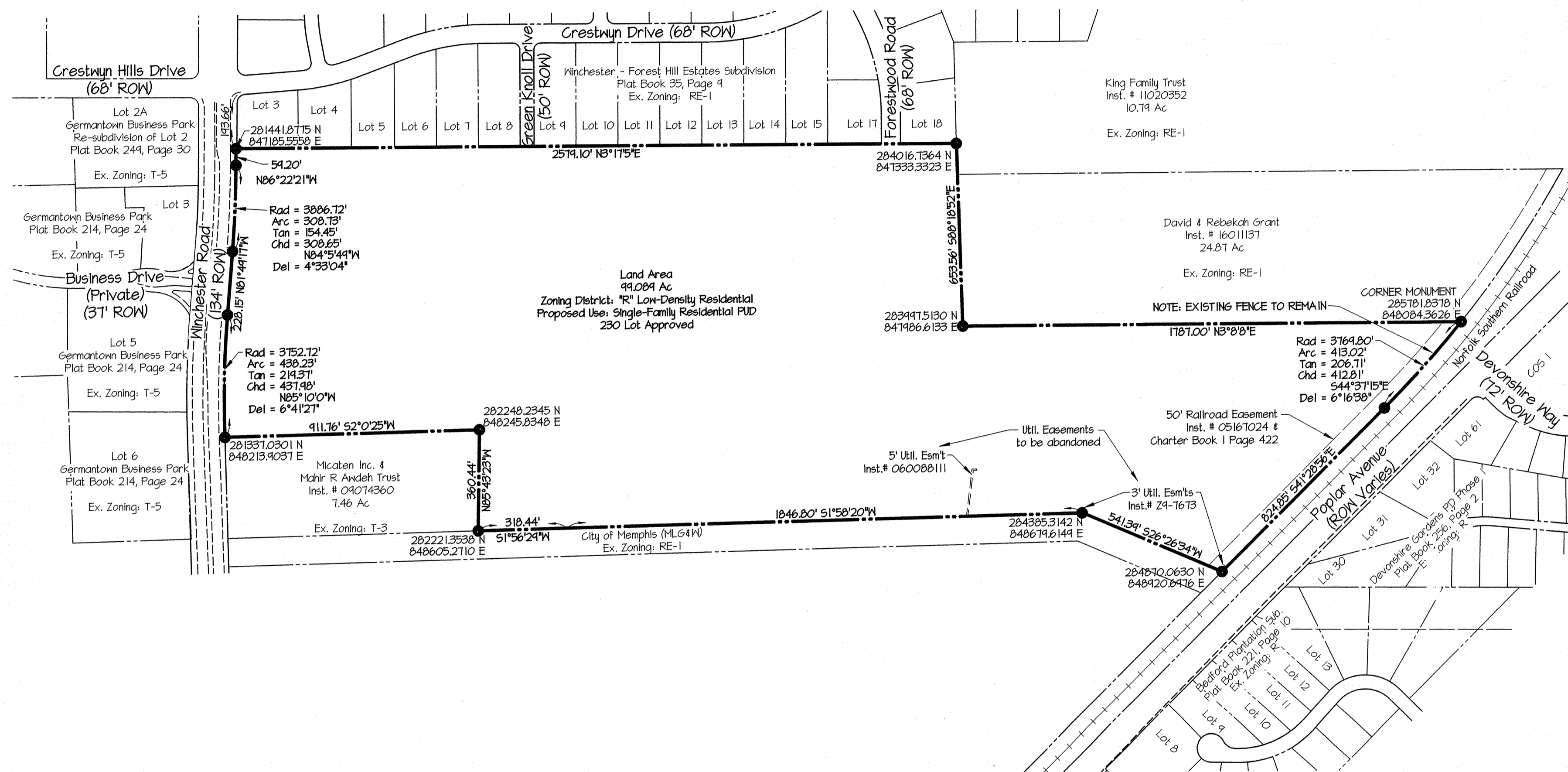


VICINITY MAP  
NTS



**SITE DATA**

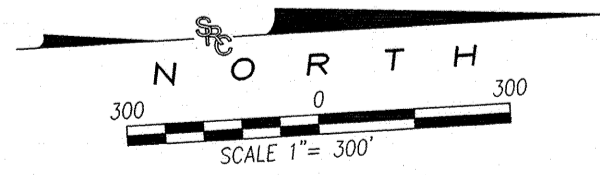
Total Land Area	99.089 Ac
Existing Zoning	R
Proposed Use	Single Family Residential
Number of Lots	230
Dwelling Units/Ac	2.32

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06/26/2018 08:41 AM  
3 PGS  
DONALD 1751611-18062950  
PLAT BOOK: 277  
PAGE: 41  
RECORDING FEE 15.00  
DP FEE 2.00  
TOTAL AMOUNT 17.00  
TOM LEATHERWOOD  
REGISTER OF DEEDS SHELBY COUNTY TENNESSEE

- NOTES**
- No permanent accessory building, structure, or equipment, including but not limited to HVAC units and pool equipment, shall be located within a recorded easement.
  - Common Open Space shall be owned and maintained by the Homeowners Association to be recorded at the Final Plan stage.
  - The City of Germantown shall have ingress/egress rights to use private drives and yards for the purpose of maintaining public utilities.
  - Declaration of Covenants & Restrictions to be recorded at the Final Plan stage.
  - A grading permit must be obtained from the City of Germantown prior to any construction or demolition on the property.

**100 YEAR FLOOD**  
THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA PER FLOOD INSURANCE RATE MAP, MAP NO. 47157C 0440 G, COMMUNITY PANEL NO. 470353 0490 G, EFFECTIVE DATE: FEBRUARY 6, 2013

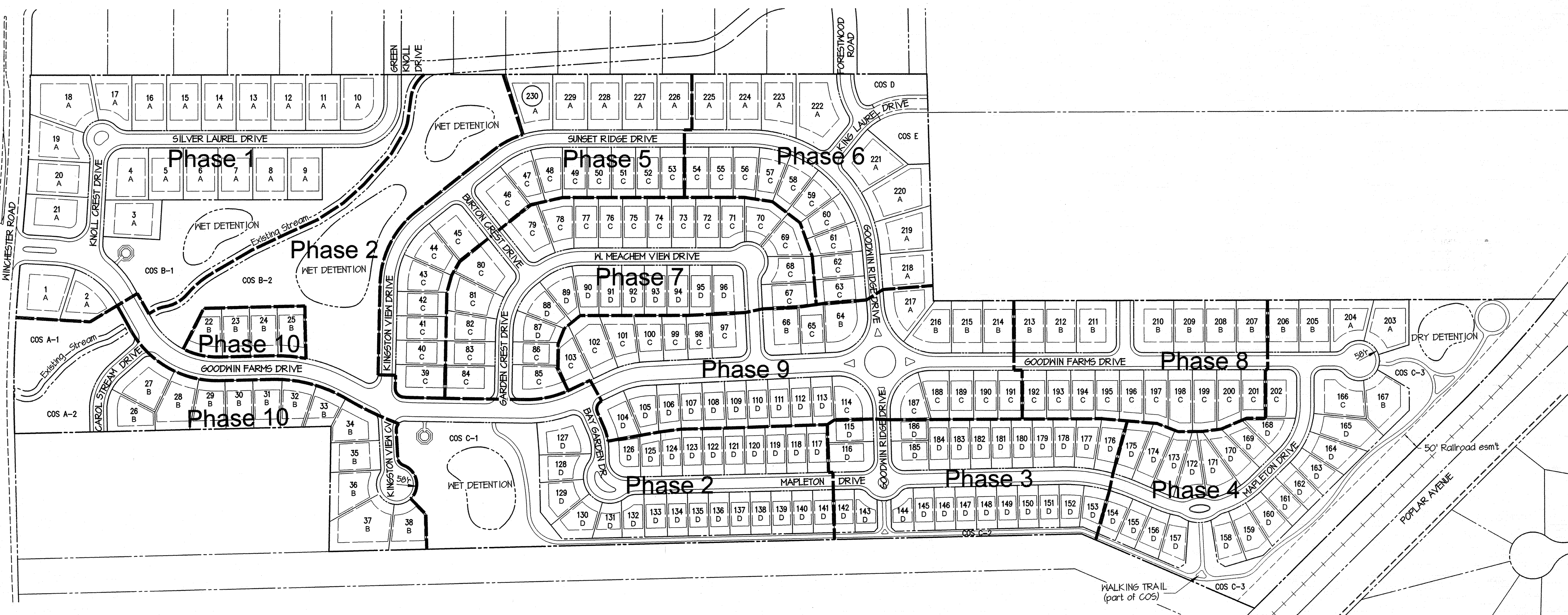
**BENCHMARK**  
CITY MONUMENT IS LOCATED ON THE W. SIDE OF CRESTWYN DR., SET 5/04, GLUED TO CONC. DRIVEWAY AT THE N. SIDE OF DRIVEWAY 3635 CRESTWYN DR. ELEVATION 347.14 (NAVD '88 DATUM)



OUTLINE PLAN  
**GOODWIN FARMS PUD**  
Case #: 17-729  
OWNER/DEVELOPER: REGENCY HOMEBUILDERS LLC  
ZONING: R 230 LOTS 99.089 ACRES  
DISTRICT 2, BLOCK 43, PARCELS 263C, 495

**SRCONSULTING, LLC** ENGINEERING - PLANNING  
GERMANTOWN, TENNESSEE  
MAY 2018  
SHEET 1 of 3  
DEVELOPER: REGENCY HOMEBUILDERS LLC  
1364 CORDOVA COVE  
GERMANTOWN, TN 38138  
5909 Shelb Oaks Drive Suite 200 Memphis TN 38134  
901-373-0380 (fax) 373-0370  
www.SRCE-memphis.com

Melissa Wiggins/06/26/2018/06-2018-Goodwin Farms/Outline Plan/Outline Plan/06/26/2018 - 11:01am



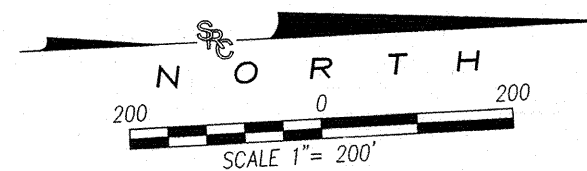
### CONCEPT & PHASING PLAN

ALL STREET NAMES SHOWN HAVE BEEN APPROVED BY MLG&W.  
 ALL PROPOSED STREETS ARE PUBLIC w/ 50' R.O.W WIDTH EXCEPT AS FOLLOWS:  
 GOODWIN FARMS AT WINCHESTER - 84' R.O.W.  
 GOODWIN FARMS BETWEEN CAROL STREAM DR. & GOODWIN RIDGE DR. - 68' R.O.W.

#### CONCEPTUAL LOT INFORMATION

TYPE	MINIMUM WIDTH	MINIMUM SIZE	SETBACKS			NUMBER
			FRONT	REAR	SIDE	
* A	90'	15,000 SF	30'	25'	10'	37
B	80'	12,000 SF	30'	25'	5'	32
C	70'	9,000 SF	30'	25'	5'	72
D	60'	6,500 SF	30'	25'	5'	89
						230 TOTAL

\* SETBACK FOR LOTS ON WINCHESTER ROAD SHALL BE 40' MINIMUM.



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 GERMANTOWN, TENNESSEE  
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 SHEET 2 of 3

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Melissa WDF/Plan/2018/06/26/18062950/Goodwin Farms Outline Plan/Outline Plan Concept/Log May 25, 2018 - 11:04am

OUTLINE PLAN CONDITIONS  
GOODWIN FARMS FUD 17-729

- I. PERMITTED USES
1. Single-family residential development, which will consist of 230 lots.
  2. All lots adjacent to Winchester- Forest Hill subdivision shall be a minimum of 15,000 square feet.

II. BULK REGULATIONS

CONCEPTUAL LOT INFORMATION

TYPE	MINIMUM SIZE	MINIMUM WIDTH	SETBACKS			NUMBER OF LOTS
			FRONT	REAR	SIDE	
*A	15,000 SF	40'	30'	25'	10'	31
B	12,000 SF	80'	30'	25'	5'	32
C	9,000 SF	70'	30'	25'	5'	72
D	6,500 SF	60'	30'	25'	5'	84

\*Maximum height for all buildings is 35 feet 230 TOTAL LOTS

III. PHASING

1. Shall substantially conform to the phasing shown on the conceptual plan and shall have 10 phases.

IV. ENGINEERING

1. Developer is responsible for providing 3rd party flow/pressure testing of existing water system. The results of this 3rd party testing will determine whether the waterline can be installed in phases as requested or whether entire line must be installed in Phase I.
2. Prior to initial acceptance of Phase I, the Developer secure an agreement with Norfolk Southern Railroad for waterline crossing, installation and connection of the new line to the existing line at Poplar/Devonshire Way, and the work shall be completed.
3. Developer shall install a waterline looping from Winchester to Green Knoll in Phase I.
4. Developer is responsible for looping a waterline to tie into the existing waterline at Forrestwood Road in Crestwyn Subdivision prior to acceptance of Phase II.
5. The new waterline shall be tied into the previously mentioned NSRR crossing (Phase I item) prior to initial acceptance of Phase III. At this point the waterline shall be fully installed and in operation from Winchester to Poplar.
6. Developer is responsible for constructing a construction road along the alignment of proposed Goodwin Farms Drive beginning with Phase III. This construction road shall be extended as additional phases proceed to the North.
7. Developer is responsible for maintenance and repair of Goodwin Farms Drive until final acceptance of the final phase of the overall PUD.
8. Developer will be responsible for providing a phasing plan which accounts for the waterline looping, completion requirements and the construction road.
9. Phasing plan must also indicate temporary turn-arounds for emergency access.
10. Developer shall extend water and sewer in stub-street between COS D & E. The developer shall have the option of: 1) Improving the street with pavement to the property line; or 2) paying the city an in-lieu fee for the future street improvement.
11. All off-street drainage, sewer or water easements must be fully within an individual lot, not crossing or centered on a lot line.
12. All sanitary sewers shall be gravity-driven (no pumping).
13. No structures are allowed in utility easements, including but not limited to HVAC and pool equipment.
14. The Developer shall provide a circulation plan with construction access and haul notes.
15. There shall be a 5' utility easement around the perimeter of all lots. Should the applicant choose a lesser size utility easement, this must first be approved by MLGH.
16. Common Open Space shall be owned and maintained by the Home Owners Association.

V. STORMWATER

1. The portion of stream/open ditch that has been determined to be wet weather conveyance will require 30' riparian buffer from the top of bank. The portion of stream/open ditch that has been determined to be "waters of the state" will require 60' riparian buffer from the top of bank. The riparian buffers shall be shown on the final plan and on the grading and drainage plans.
2. The common open space adjacent to the existing Forrestwood Road shall be included in the detention system.
3. Aquatic Resource Alteration Permit (ARAP) will be required for a road crossing the "water of the state" portion of the stream/open ditch.
4. Developer is required to obtain NPDES permit, coverage and SWPPP.
5. Additional yard drains are required in the rear lots where 6 or more lots have runoff draining to other lots.

VI. FIRE MARSHAL REQUIREMENTS:

1. Fire apparatus access roads shall have a minimum pavement of 26 feet exclusive of curb and gutter (24 feet unobstructed).
2. Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet exclusive of shoulders.
3. All cul-de-sacs shall have a minimum diameter of 96 feet.
4. Fire hydrants shall be spaced per City of Germantown standards (500 feet of travel distance for residential areas).
5. Phase I shall include infrastructure to include a fire access roadway and water supply loop to Green Knoll Drive.
6. Dead-end fire apparatus access roads in excess of 150 feet shall be provided with a 96 feet diameter turnaround cul-de-sac.
7. Dead-end water mains are not permitted unless approved by the City Fire Marshal.
8. An approved automatic sprinkler system shall be provided for all single-family dwellings in which the distance between adjacent buildings is less than 20 feet.

Owner's Certificate

I/We, Regency Homebuilders LLC, the undersigned owner(s) of the property shown, hereby adopt this plan as my/our plan of development and dedicate the streets, rights-of-way, and grant the easements as shown and/or described to public use forever. I/We certify that I/we am/are the owner(s) of the said property in fee simple, duly authorized to act, and that said property is not encumbered by any taxes (or mortgages) which have become due and payable.

David Bond Signature Date 6-7-18  
Title MEMBER

Notary's Certificate

State of Tennessee  
County of Shelby

Before me, the undersigned, a Notary Public in and for the said State and County, duly commissioned and qualified, personally appeared Jere W. Bowden, with whom I am personally acquainted, and who upon his (her) oath acknowledged himself (herself) to be Member of the Regency Homebuilders, LLC, the within named bargainer, and that he (she) 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, this 7th day of June, 2018.

Notary Public Mathew J. Lewis  
My Commission Expires 10/31/19

Planning Commission Certificate

The City of Germantown Planning Commission has approved this Outline Plan on 6/13/18 and the Board of Mayor and Aldermen approved this plan on 10/23/2017.

Date 06/13/18 Jane R. Huff  
Secretary, City of Germantown  
Planning Commission

Fire Marshal's Certificate

The City of Germantown Fire Department has approved this Outline Plan and certifies that all requirements listed under VI be upheld.

Date 6/20/18 Joy Dyer  
Fire Marshal, City of Germantown

Mortgagee's Certificate

We, Pinnacle Bank, the undersigned mortgagee of the property shown hereon, hereby consent and agree to the plan of development as submitted by Regency Homebuilders LLC, owner(s) of the property.

Pinnacle Bank Institution Edward L. Simpson Signature  
Title Senior Credit Officer

Notary's Certificate

State of Tennessee  
County of Shelby

Before me, the undersigned, a Notary Public in and for the said State and County, duly commissioned and qualified, personally appeared Edward L. Simpson, with whom I am personally acquainted, and who upon his (her) oath acknowledged himself (herself) to be Senior Credit Officer of the Pinnacle Financial Partners, the within named bargainer, and that he (she) 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, this 11th day of June, 2018.

Notary Public By: Mathew J. Lewis  
My Commission Expires 10/31/19

Engineer's Certificate

It is hereby certified that this plan is true and correct, is in conformance with the design requirements of the Zoning Ordinance, the Subdivision Regulations and the specific conditions imposed on this development, and takes into account all applicable federal, state, and local building laws and regulations.

By: Robert M. Sweeney  
Tennessee Certificate No. 8568



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