OUTLINE PLAN P.D. 88-347

HARBOR TOWN

PLANNED DEVELOPMENT
132.447 ACRES MEMPHIS, TN
OWNER/DEVELOPER:
ISLAND PROPERTY ASSOCIATES
AUGUST, 1988

REAVES & SWEENEY
Planning • Design
Engineering
Landscape Architecture

SHEET 1 OF 2

CONDITIONS

I PERMITTED USES

A AREA A - ANY USE PERMITTED OR PERMITTED BY ADMINISTRATIVE SITE PLAN REVIEW IN THE C-P DISTRICT EXCEPT GROUP SHELTERS AND TRANSITIONAL HOMES ALSO THE FOLLOWING USES ARE PERMITTED
1 MULTI-FAMILY DWELLING UNITS
2 MARINA - INCLUDING BOAT SALES/RENTAL/STORAGE AND REPAIR
3 CLEANING ESTABLISHMENT
4 PHOTO-FINISHING
5 TRAVEL TRAILER/BOAT STORAGE

B AREA B - SINGLE FAMILY ATTACHED AND DETACHED DWELLING UNITS, MARINA OPEN SPACE PARK AND RECREATION FACILITIES

C AREA C - SINGLE FAMILY DETACHED ATTACHED, TOWNHOUSE OR MULTI-FAMILY DWELLING UNITS MARINA OPEN SPACE PARK AND RECREATION FACILITIES

II MAXIMUM DENSITY/INTENSITIES

A MAXIMUM NUMBER OF DWELLING UNITS 1,000
B MAXIMUM AMOUNT OF COMMERCIAL FLOOR AREA - 40,000 SQUARE FEET
C MAXIMUM AMOUNT OF OFFICE FLOOR AREA 180,000 SQUARE FEET
D MAXIMUM NUMBER OF HOTEL ROOMS - 120
E MAXIMUM NUMBER OF MARINA SLIPS - 350
F MAXIMUM YACHT CLUB FLOOR AREA - 10,000

III BULK REGULATIONS

A SETBACKS FROM PRIVATE STREET SYSTEM SHALL AS ILLUSTRATED BY THE RIGHT-OF WAY CROSS SECTIONS SHOWN ON THE OUTLINE PLAN
B SETBACK FROM PUBLIC RIGHT-OF-WAY OF AUCTION AVENUE AND ISLAND PARKWAY SHALL BE A MINIMUM 15 FEET
C MAXIMUM HEIGHT IN AREA A & C - 6 STORIES AREA B - 35 FEET

IV PARKING ACCESS AND CIRCULATION

A DEDICATE AND IMPROVE WID ISLAND ROAD (ISLAND PARKWAY) IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS 48 FEET FROM CENTERLINE AS APPROVED BY THE CITY ENGINEER DEDICATE RIGHT-OF WAY FOR AUCTION AVENUE FROM EXISTING A W WILLIS BRIDGE TO ITS INTERSECTION WITH PROPOSED ISLAND PARKWAY AS APPROVED BY THE CITY ENGINEER AND IMPROVE IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS INCLUDING THE RADIUS REQUIRED FOR THE INTERSECTION
B PRIVATE STREET WIDTHS AND DESIGN SHALL BE AS SHOWN ON THE RIGHT OF WAY CROSS SECTIONS
C MINIMUM NUMBER OF PARKING SPACES SHALL BE AS SHOWN ON THE TYPICAL RESIDENTIAL LOT DESIGNS AND AS FOLLOWS
1 RETAIL AND OFFICE USES - ONE SPACE PER 300 SQUARE FEET OF FLOOR AREA
2 INN/HOTEL - ONE SPACE PER ROOM
3 YACHT CLUB/MARINA - ONE SPACE PER EVERY FOUR BOAT SLIPS
4 SINGLE FAMILY DETACHED - TWO SPACES PER DWELLING UNIT
5 TOWNHOUSES - 2.75 SPACES PER DWELLING UNIT
6 GARDEN APARTMENTS AND MID-RISE MULTI-FAMILY - 1.5 SPACES PER DWELLING UNITS
D PERMIT NINE (9) POINTS OF ACCESS TO ISLAND PARKWAY AS GENERALLY SHOWN ON THE OUTLINE PLAN THE DESIGN OF ACCESS SHALL BE SUBJECT TO APPROVAL BY THE CITY ENGINEER
E DENY ACCESS TO AUCTION AVENUE
F NO DIRECT ACCESS TO INDIVIDUAL LOTS OR PARCELS SHALL BE PERMITTED TO THE ISLAND PARKWAY
ANY PRIVATE DRIVE TO ISLAND PARKWAY NORTH OF THE A W WILLIS BRIDGE SHALL BE LOCATED A MINIMUM OF 450 FEET FROM THE AUCTION AVENUE ISLAND PARKWAY INTERSECTION
G RIGHT OF WAY AREA FOR F & F 300 SHALL BE RELEASED FROM ANY ROADWAY ENCUMBERANCE HELD BY THE STATE OF TENNESSEE OR OTHERS

V DRAINAGE

A DESIGN OF THE STORM WATER CONVEYANCE AND MANAGEMENT FACILITIES FOR THIS PROJECT SHALL BE IN ACCORDANCE WITH THE "CITY OF MEMPHIS DRAINAGE DESIGN MANUAL" THE MANUAL REQUIRES ON-SITE DETENTION OF STORMWATER RUN OFF GENERATED FROM THIS PROJECT WHICH EXCEEDS THE CAPACITY OF THE DOWN STREAM SYSTEM DRAINAGE CALCULATIONS PERFORMED IN ACCORDANCE WITH THIS MANUAL SHALL BE SUBMITTED CERTIFYING THAT ADEQUATE NON-BUILDABLE AREAS HAVE BEEN PROVIDED FOR STORM WATER DETENTION FACILITIES FOR INFORMATION CONCERNING THIS REQUIREMENT PLEASE CONTACT THE CITY ENGINEER'S OFFICE
B ALL DRAINAGE PLANS TO BE SUBMITTED TO CITY ENGINEER FOR REVIEW
C AN OVERALL DRAINAGE AND SEWER PLAN FOR THE SITE SHALL BE SUBMITTED TO THE CITY ENGINEER PRIOR TO THE APPROVAL OF THE FIRST FINAL PLAN
D A 20 FOOT WIDE EASEMENT FOR AN UNDERGROUND DREDGE TRANSFER LINE SHALL BE GRANTED WITH THE FIRST PHASE OF DEVELOPMENT ALONG THE NORTH PROPERTY LINE OF THE SITE BETWEEN THE WOLF RIVER HARBOUR AND THE MISSISSIPPI RIVER

VI OPEN SPACE LANDSCAPING AND SCREENING

A COMMON OPEN SPACE (COS) SHALL BE AS GENERALLY DELINEATED ON THE OUTLINE PLAN AND SHALL INCLUDE A BIKE/PEDESTRIAN SYSTEM AND RECREATIONAL FACILITIES
B LANDSCAPING AND SCREENING PROVISIONS SHALL BE AS GENERALLY INDICATED ON THE SITE PLAN PARKING AREAS CONTAINING GREATER THAN 20 SPACES SHALL CONTAIN A MINIMUM OF FIVE (5) PERCENT INTERNAL LANDSCAPING

VII FINAL PLAN AND SITE PLAN REVIEW PROCESSES

A A FINAL PLAN(S) THAT SUBSTANTIALLY CONFORMS TO THE APPROVED SITE PLAN SHALL BE PROCESSED IN ACCORDANCE WITH SECTION 14 5 OF THE ZONING ORDINANCE MAJOR CHANGES OR ADJUSTMENTS IN THE MINOR INTERNAL NEIGHBORHOOD ROADWAY PATTERN (STREET TYPE D E AND F) AND MINOR CHANGES IN THE ALIGNMENT OF STREET TYPES A B AND C MAY BE CONSIDERED AS MINOR CHANGES IN ACCORDANCE WITH SECTION 14.3 OF THE ZONING ORDINANCE AND NOT REQUIRE FURTHER LAND USE CONTROL BOARD APPROVAL
B A FINAL PLAN(S) THAT DOES NOT SUBSTANTIALLY CONFORM TO THE APPROVED SITE PLAN SHALL BE SUBMITTED AS A SITE PLAN TO THE OFFICE OF PLANNING AND DEVELOPMENT FOR A RECOMMENDATION AND SHALL BE SUBJECT TO LAND USE CONTROL BOARD APPROVAL

1 THE SITE PLAN SHALL BE SUBMITTED AT LEAST TWENTY DAYS PRIOR TO A LAND USE CONTROL BOARD MEETING AND SHALL INCLUDE THE FOLLOWING
A THE LOCATION AND DIMENSIONS OF COMMERCIAL/OFFICE BUILDINGS STRUCTURES AND PARKING AREAS
B THE LOCATION OF STREETS AND PRIVATE DRIVES
C THE LOCATION OF PEDESTRIAN SYSTEMS
D THE LOCATION AND USE OF OPEN SPACES
E INTERNAL AND PERIMETER LANDSCAPING
F DRAINAGE DATA AS REQUIRED BY THE CITY ENGINEER AND
G LOT LINES THE NUMBER OF DWELLING UNITS BUILDING FLOOR AREA AND OTHER APPROPRIATE INFORMATION
2 THE SITE PLAN SHALL BE REVIEWED BASED UPON THE FOLLOWING CRITERIA
A CONFORMANCE WITH THE OUTLINE PLAN CONDITIONS
B CONFORMANCE TO THE STANDARDS AND CRITERIA FOR RESIDENTIAL AND COMMERCIAL PLANNED DEVELOPMENTS CONTAINED IN SECTION 14 C 14 E 14 E AND 14 F OF ZONING REGULATIONS

VIII THE LAND USE CONTROL BOARD MAY MODIFY SETBACKS BULK REQUIREMENTS, TYPE OF DWELLING PERMITTED PRIVATE STREET RIGHT-OF-WAY CROSS SECTIONS COMMON OPEN SPACE PLAN, LANDSCAPING AND SCREENING PROVISIONS ACCESS AND CIRCULATION PATTERNS, INTERNAL LAND USE AND DENSITY/INTENSITY CONFIGURATIONS BUILDING PATTERNS AND OTHER SITE DESIGN FEATURES THE BOARD SHALL NOT INCREASE THE MAXIMUM NUMBER OF DWELLING UNITS FOR THE PROPERTY OR THE MAXIMUM AMOUNTS OF COMMERCIAL AND OFFICE FLOOR AREA FOR THE PROPERTY

IX A FINAL PLAN SHALL BE FILED WITHIN 5 YEARS OF THE 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 ON BUILDABLE AREAS PARKING AREAS DRIVES 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 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 OR COUNTY ENGINEER AS APPLICABLE 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/COUNTY ENGINEER'S OFFICE SUCH MAINTENANCE SHALL INCLUDE BUT NOT BE LIMITED TO REMOVAL OF SEDIMENTATION FALLEN OBJECTS DEBRIS AND TRASH MOWING OUTLOT CLEANING AND REPAIR OF DRAINAGE STRUCTURES

Office of Planning and Development Certificate

Acted on by Memphis/Shelby County Land Use Control Board on August 11, 1988.
This plat was approved by the Memphis City Council on ~~September 6, 1988~~ N/A
and/or the Shelby County Board of Commissioners on N/A

BY [signature]
Director
Office of Planning & Development

DATE January 24, 1989

NOTE This outline plan is being re-recorded to reflect a modification to the the outline plan to modify condition 1A to permit single family attached and detached dwellings in Area A in addition to multiple family dwellings This modification was approved by the Land Use Control Board on August 9, 1990

BY [signature]
Director, Office of Planning and Development

DATE August 21, 1990

Engineer's or Surveyor's Certificate

It is hereby certified that this plat is true and correct, is in conformance with the survey requirements of the Subdivision Regulations, and that the boundary information shown hereon is based upon an actual field survey or the property was by Richardson Engineering Company

By [signature]

Tennessee Certificate No 8571

SEAL

Owner's Certificate

I/We, ISLAND PROPERTY ASSOCIATES the undersigned owner(s) of the property shown, hereby adopt this plat as my/our plan of development 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 which have become due and payable.

Signature DEVELOPMENT COORDINATOR

Notary's Certificate

State of Tennessee

County of Shelby

Before me, the undersigned, a Notary Public in and for the said State and County at Memphis, Duly commissioned and qualified, personally appeared _____, with whom I am personally acquainted, and who upon his (her) oath acknowledged himself (herself) 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 _____ 19__

Notary Public _____

My Commission Expires _____

AN 9148
NS IC
30.00
11:51 A.M.

Rerecorded
BV3923
PLAT BOOK 132 PAGE 2
RECORDING FEE 30.00
DATE 8-23-90
TIME 2:07 PM
STATE OF TENNESSEE
SHELBY COUNTY
REGISTRAR

SHELBY COUNTY
REGISTRAR OF DEEDS
90 AUG 23 PM 2:07

BV3923

OUTLINE PLAN P.D. 88-347

HARBOR TOWN

PLANNED DEVELOPMENT
132.447 ACRES MEMPHIS, TN
OWNER/DEVELOPER:
ISLAND PROPERTY ASSOCIATES
AUGUST, 1988

REAVES & SWEENEY
INCORPORATED
Planning • Design
Engineering
Landscape Architecture

SHEET 2 OF 2

Tom Leatherwood

Shelby County Register

As evidenced by the instrument number shown below, this document has been recorded as a permanent record in the archives of the Office of the Shelby County Register.

04120707

07/22/2004 - 11:54 AM

10 PGS : R - SUBDIVISION PLAT

JERRY 245297-4120707

PLAT BOOK : 212

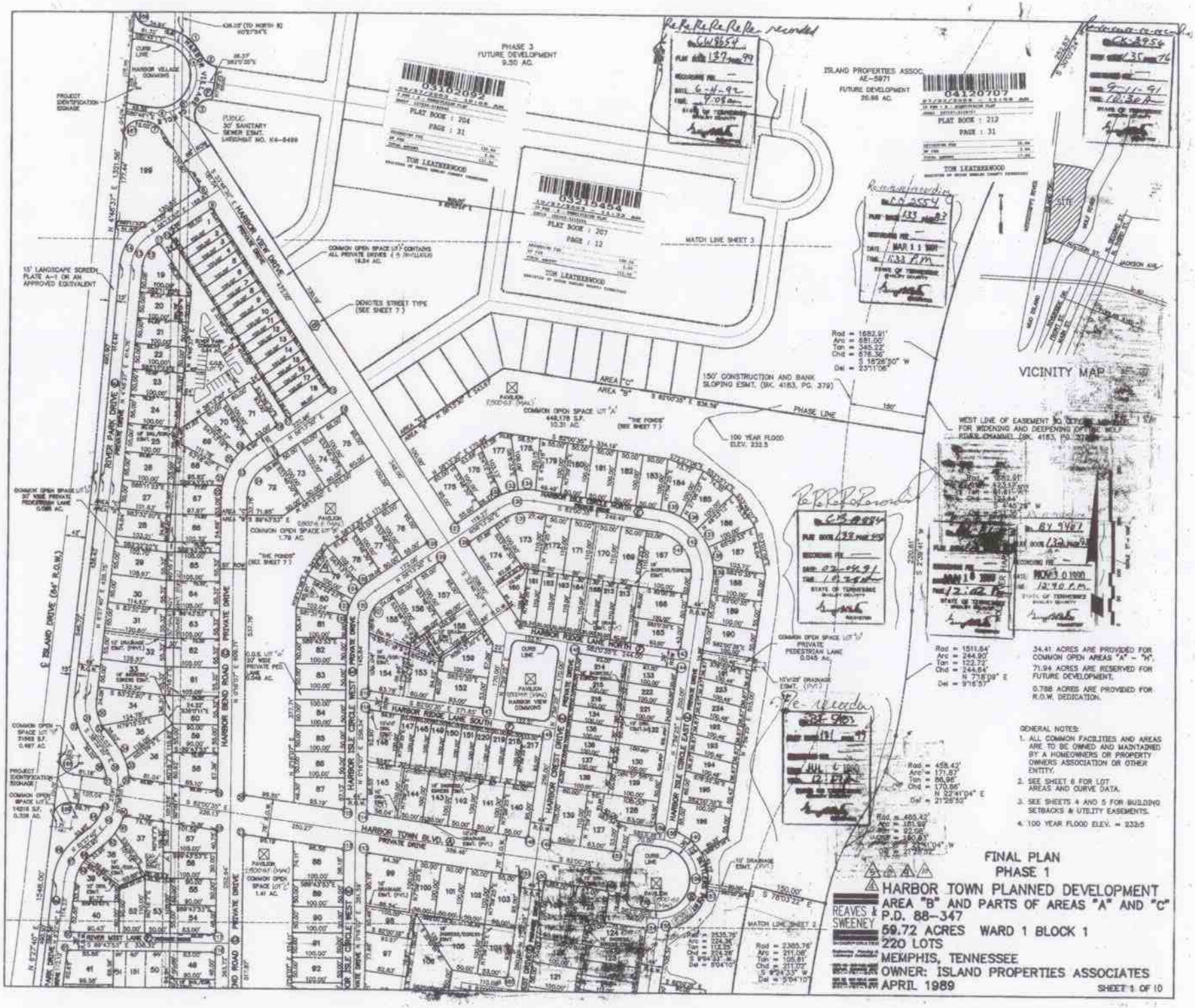
PAGE : 31

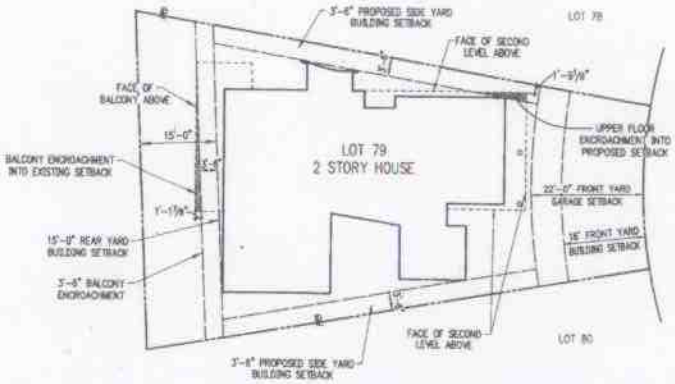
RECORDING FEE	15.00
DP FEE	2.00
TOTAL AMOUNT	17.00

TOM LEATHERWOOD

REGISTER OF DEEDS SHELBY COUNTY TENNESSEE

160 N. Main St., Suite 519 ~ Memphis, Tennessee 38103 ~ (901) 545-4366
http://register.shelby.tn.us


PHASE 3
FUTURE DEVELOPMENT
9.50 AC.
ISLAND PROPERTIES ASSOC.
AE-5971
FUTURE DEVELOPMENT
20.86 AC.
FLAT BOOK : 204
PAGE : 31
FLAT BOOK : 207
PAGE : 12
FLAT BOOK : 212
PAGE : 31
TOM LEATHERWOOD
MATCH LINE SHEET 3
MATCH LINE SHEET 2
HARBOR VILLAGE COMMONS
PROJECT IDENTIFICATION SIGNAGE
PUBLIC 30' SANITARY SEWER ESMT. LABURNUM NO. K4-8499
HARBOR VIEW DRIVE
PRIVATE DRIVE
COMMON OPEN SPACE LOT 'J' CONTAINS ALL PRIVATE DRIVES
19.34 AC.
DENOTES STREET TYPE (SEE SHEET 7)
15' LANDSCAPE SCREEN PLATE A-1 OR AN APPROVED EQUIVALENT
RIVER PARK DRIVE
PRIVATE DRIVE
HARBOR BEND ROAD
PRIVATE DRIVE
E. ISLAND DRIVE (64' R.O.W.)
COMMON OPEN SPACE LOT 'A'
449,178 S.F.
10.31 AC.
"THE PONDS" (SEE SHEET 7)
PAVILION
COMMON OPEN SPACE LOT 'B'
1.79 AC.
AREA "C"
AREA "B"
150' CONSTRUCTION AND BANK SLOPING ESMT. (BK. 4183, PG. 379)
PHASE LINE
100 YEAR FLOOD ELEV. 232.5
HARBOR RIDGE LANE NORTH
HARBOR RIDGE LANE SOUTH
HARBOR TOWN BLVD.
HARBOR ISLE CIRCLE WEST
HARBOR ISLE CIRCLE EAST
HARBOR CREST DRIVE
COMMON OPEN SPACE LOT 'D' PRIVATE PEDESTRIAN LANE
0.045 AC.
COMMON OPEN SPACE LOT 'E'
21903 S.F.
0.497 AC.
COMMON OPEN SPACE LOT 'F'
14216 S.F.
0.326 AC.
COMMON OPEN SPACE LOT 'C'
1.41 AC.
Rad = 1582.91'
Arc = 681.00'
Tan = 345.22'
Chd = 676.36'
S 16°26'50" W
Del = 23°11'06"
Rad = 1511.84'
Arc = 244.90'
Tan = 122.72'
Chd = 244.64'
N 73°18'09" E
Del = 9°16'57"
Rad = 458.42'
Arc = 171.87'
Tan = 86.96'
Chd = 170.86'
N 22°41'04" E
Del = 21°28'52"
Rad = 485.42'
Arc = 181.90'
Tan = 92.06'
Chd = 180.83'
N 22°41'04" W
Del = 21°28'52"
Rad = 2385.76'
Arc = 211.06'
Tan = 105.61'
Chd = 211.00'
S 9°24'33" W
Del = 5°04'10"
VICINITY MAP
STE
WEST LINE OF EASEMENT TO DEVELOPER FOR WIDENING AND DEEPENING OF THE WOLF RIVER CHANNEL (BK. 4183, PG. 379)
34.41 ACRES ARE PROVIDED FOR COMMON OPEN AREAS "A" - "H".
71.94 ACRES ARE RESERVED FOR FUTURE DEVELOPMENT.
0.788 ACRES ARE PROVIDED FOR R.O.W. DEDICATION.
GENERAL NOTES:
1. ALL COMMON FACILITIES AND AREAS ARE TO BE OWNED AND MAINTAINED BY A HOMEOWNERS OR PROPERTY OWNERS ASSOCIATION OR OTHER ENTITY.
2. SEE SHEET 6 FOR LOT AREAS AND CURVE DATA.
3. SEE SHEETS 4 AND 5 FOR BUILDING SETBACKS & UTILITY EASEMENTS.
4. 100 YEAR FLOOD ELEV. = 232.5
FINAL PLAN
PHASE 1
HARBOR TOWN PLANNED DEVELOPMENT
AREA "B" AND PARTS OF AREAS "A" AND "C"
P.D. 88-347
59.72 ACRES WARD 1 BLOCK 1
220 LOTS
MEMPHIS, TENNESSEE
OWNER: ISLAND PROPERTIES ASSOCIATES
APRIL 1989
REAVES & SWEENEY
SHEET 1 OF 10



DETAIL OF LOT 79
869 HARBOR ISLE CIRCLE WEST

4

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10/27/2003 - 11:28 AM
PLAT BOOK : 207
PAGE : 12
TOM LEATHERWOOD
REGISTER OF SHELBY COUNTY TENNESSEE

04120707
07/22/2004 - 12:04 PM
PLAT BOOK : 212
PAGE : 31
TOM LEATHERWOOD
REGISTER OF SHELBY COUNTY TENNESSEE

4 OWNER'S CERTIFICATE

I, Martin Pantik, the undersigned owner of Lot 79 of the property shown, hereby adopt this side yard building setback encroachment as shown. I certify that I am the owner 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.

Signature

4 NOTARY'S CERTIFICATE

State of Tennessee
County of Shelby

Before me, the undersigned, a Notary Public in and for the said State and County at Memphis, Duly commissioned and qualified, personally appeared Martin Pantik, with whom I am personally acquainted, and who upon his oath acknowledged himself to be OWNER of Lot 79 of the Harbortown P.D. Phase I, 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 22nd day of October, 20 03.

Notary Public

My Commission Expires MY COMMISSION EXPIRES FEB. 05, 2004

TONIA CANIZARO
NOTARY PUBLIC AT LARGE
SHELBY COUNTY, TENNESSEE

4 OFFICE OF PLANNING AND DEVELOPMENT CERTIFICATE

This plat is being re-recorded to add Sheet 10 and to show that The Memphis and Shelby County Land Use Control Board on September 11th, 2003 approved a reduction in the required side yard building setback of 5 feet to 1 feet, 10 inches along the north lot line and 5 feet, 6 inches along the south lot line for the property located at (Lot 79) 869 Harbor Isle Circle West, subject to the following condition:

- Construction must comply with Table 600 requirement of the 1999 Standard Building Code pertaining to permitted wall openings.

By: Mary L. Baker Date: 10/27/03
Director, Office of Planning & Development
Signed

4 Owner's Certificate

I, DAVID W. MCCOMAS, the undersigned owner of Lot 37 of the property shown, hereby adopt this setback correction as shown. I certify that I am the owner 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.

Signature

4 NOTARY CERTIFICATE

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 DAVID W. MCCOMAS with whom I am personally acquainted, and who, upon oath, acknowledged himself to be OWNER of the LOT 37, 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 14th day of July, 20 04.

Notary Public

My commission expires:

4 Office of Planning and Development Certificate

This plat is being re-recorded to correct the graphic illustration of the side and rear yard setbacks for Lot 37 to conform to the required 5 foot side yard and 15 foot rear yard setbacks.

By: Mary L. Baker Date: 7/22/04
Director, Office of Planning & Development
Signed

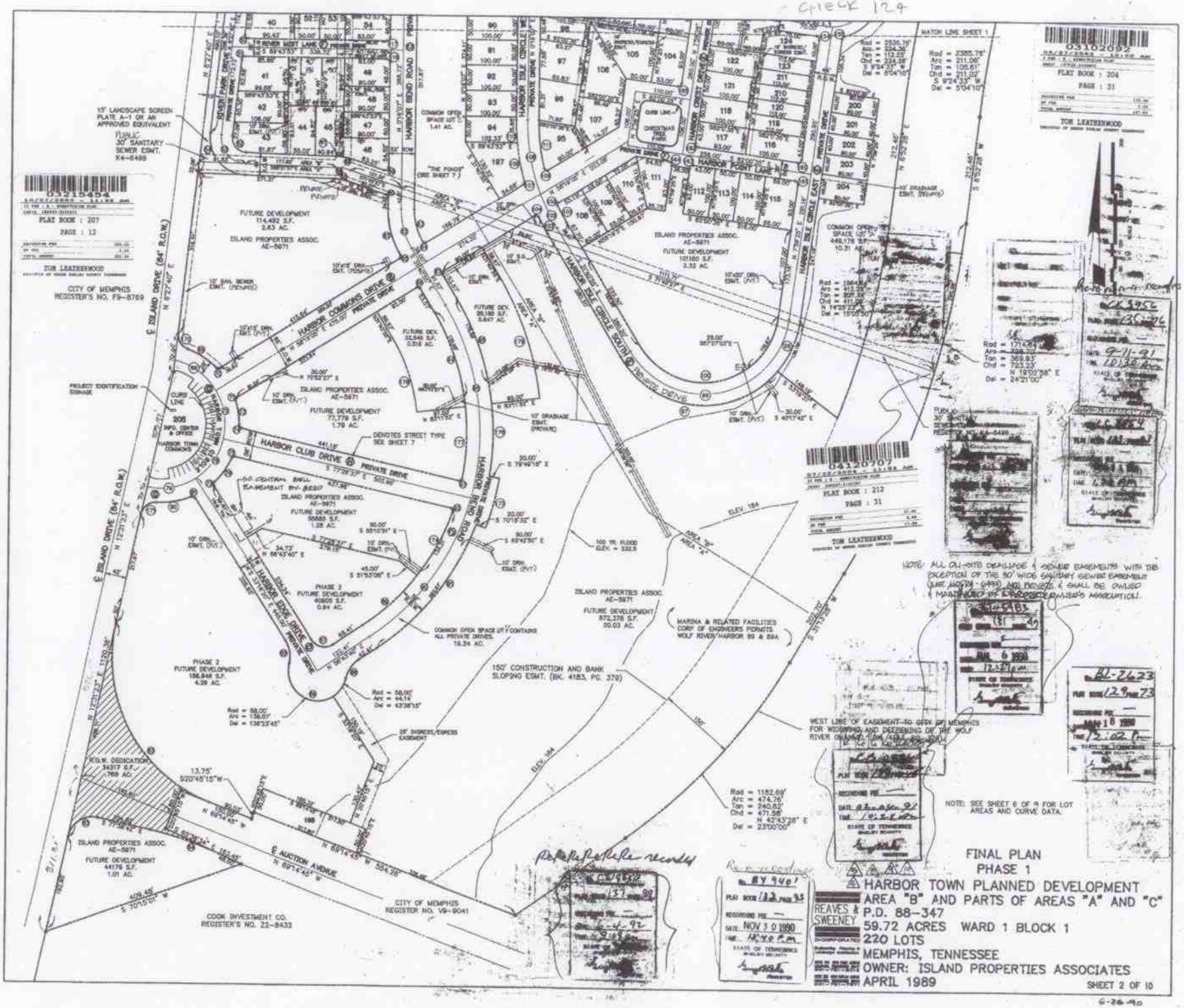
The Reaves Firm
Planning
Engineering
Landscape Architecture
Land Surveying

4 4

FINAL PLAN
PHASE 1

HARBOR TOWN PLANNED DEVELOPMENT
AREA "B" AND PARTS OF AREAS "A" AND "C"
P.D. 88-347
59.72 ACRES WARD 1 BLOCK 1
224 LOTS
MEMPHIS, TENNESSEE
OWNER: ISLAND PROPERTIES ASSOCIATES
OCTOBER 2003

CHECK 124


FINAL PLAN
PHASE 1
HARBOR TOWN PLANNED DEVELOPMENT
AREA "B" AND PARTS OF AREAS "A" AND "C"
REAVES & SWEENEY
P.D. 88-347
59.72 ACRES WARD 1 BLOCK 1
220 LOTS
MEMPHIS, TENNESSEE
OWNER: ISLAND PROPERTIES ASSOCIATES
APRIL 1989
SHEET 2 OF 10
NOTE: SEE SHEET 6 OF 9 FOR LOT AREAS AND CURVE DATA.
NOTE: ALL ON-SITE DRAINAGE & SEWER EASEMENTS WITH THE EXCEPTION OF THE 50' WIDE SANITARY SEWER EASEMENT (INST. NO. 74-6499) ARE PRIVATE & SHALL BE OWNED & MAINTAINED BY A PROPERTY OWNER'S ASSOCIATION.
MATCH LINE SHEET 1
15' LANDSCAPE SCREEN PLATE A-1 OR AN APPROVED EQUIVALENT
PUBLIC 30' SANITARY SEWER ESMT. X4-6499
CITY OF MEMPHIS REGISTER'S NO. F9-8769
FLAT BOOK : 207
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FLAT BOOK : 204
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FLAT BOOK : 212
PAGE : 31
TOR LEATHERWOOD
FUTURE DEVELOPMENT 114,492 S.F. 2.63 AC.
ISLAND PROPERTIES ASSOC. AE-5871
COMMON OPEN SPACE LOT 1 1.41 AC.
"THE FORGE" (SEE SHEET 7)
HARBOR COMMONS DRIVE
HARBOR CLUB DRIVE
HARBOR ISLE CIRCLE SOUTH
HARBOR ISLE CIRCLE EAST
HARBOR BEND ROAD
HARBOR ISLE DRIVE
AUCTION AVENUE
℄ ISLAND DRIVE (84' R.O.W.)
PROJECT IDENTIFICATION SIGNAGE
DENOTES STREET TYPE SEE SHEET 7
FUTURE DEVELOPMENT 77,779 S.F. 1.79 AC.
FUTURE DEVELOPMENT 50885 S.F. 1.28 AC.
PHASE 2 FUTURE DEVELOPMENT 40905 S.F. 0.94 AC.
PHASE 2 FUTURE DEVELOPMENT 186,848 S.F. 4.29 AC.
R.O.W. DEDICATION 34317 S.F. .788 AC.
FUTURE DEVELOPMENT 44179 S.F. 1.01 AC.
FUTURE DEVELOPMENT 872,378 S.F. 20.03 AC.
COMMON OPEN SPACE LOT 7 CONTAINS ALL PRIVATE DRIVES. 18.24 AC.
MARINA & RELATED FACILITIES CORP OF ENGINEERS PERMITS WOLF RIVER/HARBOR BG & BSA
100 YR. FLOOD ELEV. = 332.5
150' CONSTRUCTION AND BANK SLOPING ESMT. (BK. 4183, PG. 370)
WEST LINE OF EASEMENT TO CITY OF MEMPHIS FOR WIDENING AND DEEPENING OF THE WOLF RIVER CHANNEL
COOK INVESTMENT CO. REGISTER'S NO. 22-8432
CITY OF MEMPHIS REGISTER NO. V9-9041
Rad = 1152.69'
Arc = 474.76'
Tan = 240.82'
Chd = 471.58'
N 42°43'28" E
Del = 23°00'00"
Rad = 2385.78'
Arc = 211.06'
Tan = 105.61'
Chd = 211.02'
S 9°24'33" W
Del = 5°04'10"
Rad = 1714.24'
Arc = 736.70'
Tan = 369.93'
Chd = 703.23'
N 19°02'58" E
Del = 24°21'00"
Rad = 58.00'
Arc = 44.14'
Del = 43°36'15"
Rad = 88.00'
Arc = 138.00'
Del = 138°23'45"
13.75' S20°45'15"W
ELEV. 184
ELEV. 164
ISLAND PROPERTIES ASSOC. AE-5871
FUTURE DEVELOPMENT 101160 S.F. 2.32 AC.
COMMON OPEN SPACE LOT 2 448,176 S.F. 10.31 AC.
FUTURE DEV. 26,185 S.F. 0.847 AC.
FUTURE DEV. 22,549 S.F. 0.518 AC.
FUTURE DEVELOPMENT 114,492 S.F. 2.63 AC.
FUTURE DEVELOPMENT 50885 S.F. 1.28 AC.
FUTURE DEVELOPMENT 40905 S.F. 0.94 AC.
FUTURE DEVELOPMENT 44179 S.F. 1.01 AC.
FUTURE DEVELOPMENT 872,378 S.F. 20.03 AC.
FUTURE DEVELOPMENT 186,848 S.F. 4.29 AC.
FUTURE DEVELOPMENT 77,779 S.F. 1.79 AC.
FUTURE DEVELOPMENT 101160 S.F. 2.32 AC.
FUTURE DEV. 26,185 S.F. 0.847 AC.
FUTURE DEV. 22,549 S.F. 0.518 AC.
ISLAND PROPERTIES ASSOC. AE-5871
FUTURE DEVELOPMENT 872,378 S.F. 20.03 AC.
ISLAND PROPERTIES ASSOC. AE-5871
FUTURE DEVELOPMENT 44179 S.F. 1.01 AC.
ISLAND PROPERTIES ASSOC. AE-5871
FUTURE DEVELOPMENT 50885 S.F. 1.28 AC.
ISLAND PROPERTIES ASSOC. AE-5871
FUTURE DEVELOPMENT 77,779 S.F. 1.79 AC.
ISLAND PROPERTIES ASSOC. AE-5871
FUTURE DEVELOPMENT 101160 S.F. 2.32 AC.
FUTURE DEVELOPMENT 114,492 S.F. 2.63 AC.
ISLAND PROPERTIES ASSOC. AE-5871
FUTURE DEVELOPMENT 872,378 S.F. 20.03 AC.
FUTURE DEVELOPMENT 186,848 S.F. 4.29 AC.
FUTURE DEVELOPMENT 44179 S.F. 1.01 AC.
FUTURE DEVELOPMENT 40905 S.F. 0.94 AC.
FUTURE DEVELOPMENT 50885 S.F. 1.28 AC.
FUTURE DEVELOPMENT 77,779 S.F. 1.79 AC.
FUTURE DEVELOPMENT 101160 S.F. 2.32 AC.
FUTURE DEVELOPMENT 114,492 S.F. 2.63 AC.

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07/23/2004 11:16 AM
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PAGE : 31
TOM LEATHERWOOD

03102092
10/27/2003 12:12 PM
PLAT BOOK : 204
PAGE : 31
TOM LEATHERWOOD

03215454
10/27/2003 12:22 AM
PLAT BOOK : 201
PAGE : 12
TOM LEATHERWOOD

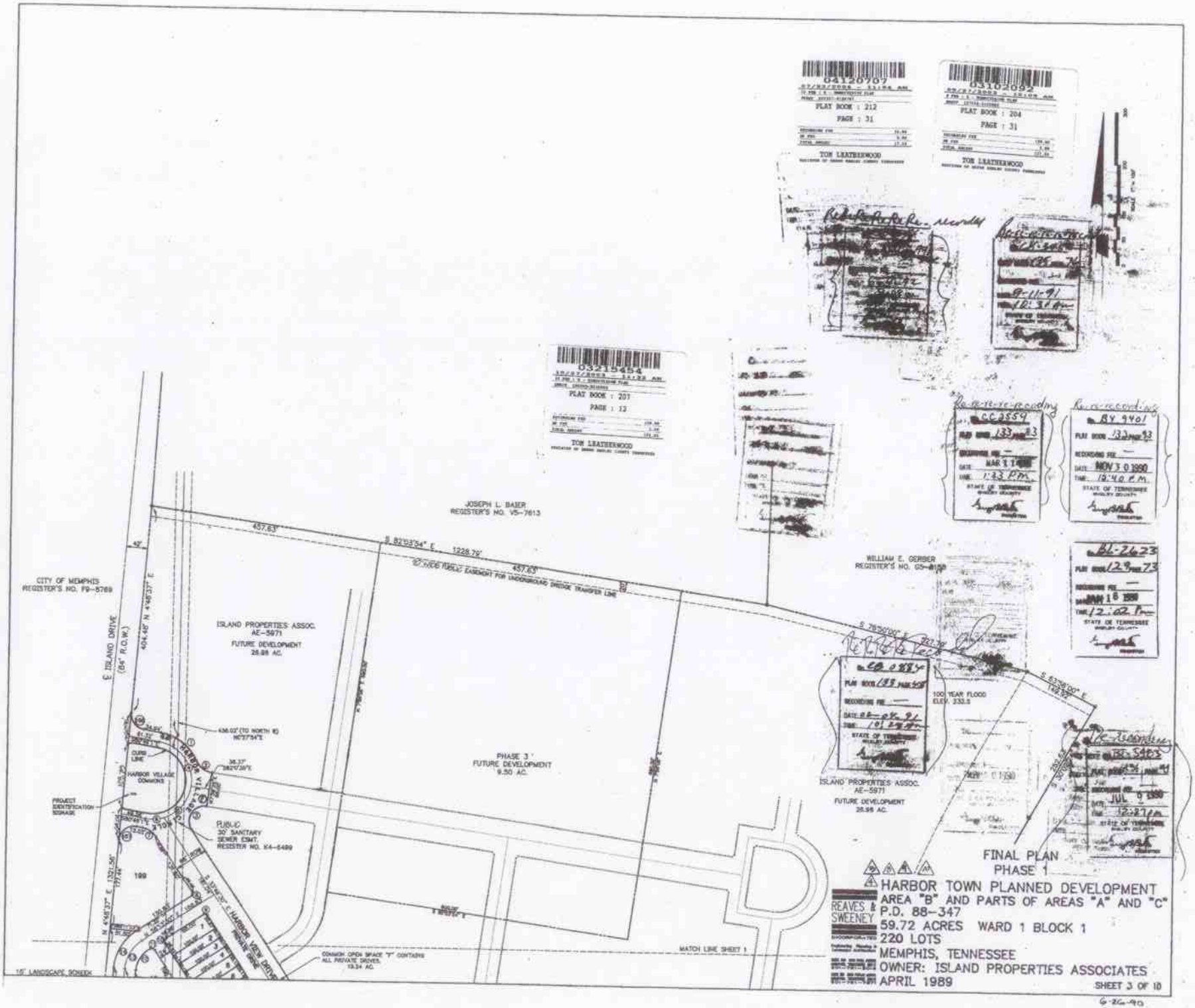
Re-recording
CC 2559
PLAT BOOK 133 PAGE 23
DATE MAR 1 1 1990
TIME 1:33 P.M.
STATE OF TENNESSEE

Re-recording
BY 9401
PLAT BOOK 132 PAGE 93
RECORDING FEE —
DATE NOV 3 0 1990
TIME 12:40 P.M.
STATE OF TENNESSEE

BL-2623
PLAT BOOK 129 PAGE 73
RECORDING FEE —
DATE JAN 1 6 1990
TIME 12:02 P.M.
STATE OF TENNESSEE

CB 0884
PLAT BOOK 133 PAGE 48
RECORDING FEE —
DATE 02-07-91
TIME 10:24 A.M.
STATE OF TENNESSEE

BL 5423
PLAT BOOK 134 PAGE 84
RECORDING FEE —
DATE JUL 0 1990
TIME 12:27 P.M.
STATE OF TENNESSEE



FINAL PLAN
PHASE 1

HARBOR TOWN PLANNED DEVELOPMENT
AREA "B" AND PARTS OF AREAS "A" AND "C"
P.D. 88-347
59.72 ACRES WARD 1 BLOCK 1
220 LOTS
MEMPHIS, TENNESSEE
OWNER: ISLAND PROPERTIES ASSOCIATES
APRIL 1989

REAVES & SWEENEY

SHEET 3 OF 10

6-26-90

HARBOR VILLAGE COMMONS
208
HARBOR VILLAGE CIRCLE
ISLAND DRIVE
RIVER PARK DRIVE
HARBOR BEND ROAD
HARBOR VIEW DRIVE
HARBOR ISLE CIRCLE NORTH
HARBOR RIDGE LANE NORTH
HARBOR RIDGE LANE SOUTH
HARBOR ISLE CIRCLE WEST
HARBOR CREST DRIVE
HARBOR TOWN BLVD.
HARBOR VIEW COMMONS
207
4'-6" UTILITY ESMT.
5' UTILITY ESMT.
5' UTILITY ESMT. TYP.
5'X7' UTILITY ESMT. TYP.
20' PEDESTRIAN LANE
16' INGRESS/EGRESS EASEMENT
FRONT YARD
REAR YARD
04120707
FLAT BOOK : 212
PAGE : 31
TOM LEATHERWOOD
03102092
FLAT BOOK : 204
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TOM LEATHERWOOD
03215454
FLAT BOOK : 207
PAGE : 12
TOM LEATHERWOOD
CC 2554
MAR 1 1
1:33 P.M.
STATE OF TENNESSEE
SHELBY COUNTY
REGISTER
NOTE:
1. EACH LOT WITH THE EXCEPTION OF LOTS 1 THROUGH 18, 116, 119, 120, 123, 124, 180 THROUGH 184, 188, 210 THROUGH 216, 134 THROUGH 138, 147, THROUGH 151, 217 THROUGH 220, 191 THROUGH 194, 223 THROUGH 224, 133, 221 AND 222, ARE TYPICALLY PROVIDED WITH A 10' FRONT YARD SETBACK, A 15' REAR YARD SETBACK, AND A 5' SIDE YARD SETBACK. EACH LOT INCLUDED IN THE EXCEPTION ARE ZERO LOT LINE LOTS AND REQUIRE ONLY FRONT AND REAR YARD SETBACKS.
2. 5' UTILITY EASEMENTS ARE PROVIDED ALONG LOT FRONTAGE AS SHOWN.
3. ONE STORY GARAGES MAY PROJECT 2.5 FEET INTO THE SIDE YARD SETBACK.
4. WHERE THE CONDITIONS OF THIS PLANNED DEVELOPMENT ARE SILENT, THE APPLICABLE REQUIREMENTS OF THE ZONING ORDINANCE SHALL GOVERN.
6Y 9401
NOV 3 0 1990
12:40 P.M.
STATE OF TENNESSEE
SHELBY COUNTY
JUL 6 1990
12:37 pm
STATE OF TENNESSEE
SHELBY COUNTY
FINAL PLAN
PHASE 1
HARBOR TOWN PLANNED DEVELOPMENT
AREA "B" AND PARTS OF AREAS "A" AND "C"
P.D. 88-347
59.72 ACRES WARD 1 BLOCK 1
220 LOTS
MEMPHIS, TENNESSEE
OWNER: ISLAND PROPERTIES ASSOCIATES
APRIL 1989
REAVES & SWEENEY
SHEET 4 OF 10