J. A Property Owner's Association shall maintain medians, streetscape area and common open space.

K. All refuse dumpsters shall be completely screened from view from all adjacent residential properties and from any public roads with materials architecturally compatible to the building on the lot.

L. All heating and air conditioning equipment shall be screened from view by use of landscaping or architectural features.

M. Lighting standards in Area 10 shall be limited to 20 feet in height and shall be directed away from adjacent residential uses in Area 9. A detail of the light fixture to be used shall be shown on the final plat.

N. All apartments shall have a minimum of fifty (50) percent of the opaque wall area of brick material.

VI. SIGNS:

A. Attached and detached signs in Area 10 shall conform to the Planned Commercial (C-P) District regulations with the following exceptions:

1. Maximum area of signs for individual businesses shall be 100 square feet.
2. Materials and design shall be consistent with the design and materials of the commercial buildings.

B. Attached and detached signs in Area 9 shall conform to the R-ML Multiple Residential District. The Alternative Land Use Plan shall conform to the O-G Office District.

C. Portable and temporary signs and outdoor advertising signs shall be prohibited except for construction signs.

D. All signs shall be setback a minimum of 15 feet from the right-of-way.

VII. DRAINAGE:

A. A comprehensive drainage study of the entire site shall be submitted to the City Engineer's office for review and approval prior to development of the site.

B. Drainage improvements, including possible on-site detention, shall be provided under a Standard Subdivision Contract in accordance with the Subdivision Regulations and the City of Memphis Drainage Design Manual.

C. Part of this site is within the FLOODWAY of Grey's Creek according to the FEMA maps. No filling or construction shall be permitted within the floodway. The Floodway boundary shall be shown on the final plat and engineering plans.

D. Part of this site is within the 100-Year floodplain of Grey's Creek according to the FEMA Maps. Appropriate flood protection measures must be taken to prevent flood damage. The 100-year flood elevation shall be reflected on the final plat and engineering plans.

E. The developer's engineer shall perform the necessary hydraulic studies (HEC-2, etc.) to determine the 100-year flood elevation for the major drainage channel assuming full upstream development at proposed land uses.

F. The common open space along the major drainage way must be provided consistently with drainage plans approved by the City/County Engineer and an ARAP permit. The width may be equal to 2-1/2 times the top of bank width, measured from the stream centerline in order to protect buildings and accessory structures from bank caving and stream meandering if improvement is not permitted.

G. The developer should be aware of his obligation under 40 CFR 122.26(b)(14) and TCA 69-3-101 et sec. to submit a Notice of Intent (NOI) to the Tennessee Division of Water Pollution Control to address the discharge of storm-water associated with the clearing and grading activity on this site.

H. Provide drainage data for assessment of on-site detention requirements by County Engineer's Office for review. Detention pond, if required, should be designed for multiple stage discharges and it is to be inspected by the design engineer when it is built to certify that it is working as designed. Detention pond should be built at the first phase when land is cleared. Drainage improvements must be provided in accordance with the Subdivision Regulations and the City of Memphis Drainage Design Manual. Quantify and provide pre and post development storm-water discharge values. Provide an assessment of any downstream structures impacted by increased runoff.

I. Detention facilities, if required, are to be fully operational immediately after clearing of the vegetation, silt, and debris connected with early construction shall be removed periodically from the detention area and control structure in order to maintain maximum storage capacity.

J. 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 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 to ensure that the system operates in accordance with the approved plan located in the City/County Engineer's Office. Such maintenance shall include, but not limited to removal of sedimentation, fallen objects, debris and trash, mowing, outlet cleaning, and repair of drainage structures.

K. All grading and drainage plans shall show a minimum of 100 feet of off site topography on all sides in order to determine the effect of offsite features on the subdivision under review or its effect on adjacent properties.

L. The Developer will be expected to enter into a Standard Subdivision Contract, as required in Section 500 of the Subdivision Regulations, for required public Improvements, including paving, under the Shelby County Paving Policy.

VIII. PUBLIC SEWER, WATER, AND EASEMENTS

A. Provision of sanitary sewer service approval to this development is the responsibility of the City of Memphis.

B. A sewer development fee shall be paid to the City of Memphis at the time of each final plan approval.

C. Off-street sewer easements shall be a minimum of fifteen (15') in width.

IX. The Land Use Control Board may modify the bulk, access, landscaping, screening, signage, and other site improvements If equivalent alternatives are presented; provided, however, any adjacent property owner who is dissatisfied with the modifications of the Land Use Control Board hereunder may, within ten days of such action file a written appeal to the director of the Office of Planning and Development, to have such action reviewed by the appropriate legislative body.

X. SITE PLAN REVIEW:

A. A Site Plan for Areas 9 and 10 shall be submitted for the review, comment, and recommendation of the Office of Planning and Development (OPD) and appropriate City and County agencies, for approval by the Land Use Control Board, prior to the recording of the Final Plan for Areas 9 and 10.

B. The site plan shall be filed a minimum of twenty (20) days prior to the regular meeting of the Land Use Control Board, including the following information:

1. The location of all existing and proposed public roadways on or adjacent to the property.

2. The dimensions, area, shape, orientation, and configuration of all buildings and lots, location of service and off-street parking areas.

3. The location of public streets, internal private drives and the number and general location of curb cuts and utility easements.

4. The design and type of materials used on building facades, elevations, walls, and entryways.

C. The site plan shall be reviewed based on the following criteria:

1. Conformance with the Outline Plan Conditions and the standards and criteria for residential planned developments contained in the Zoning Ordinance and Subdivision Regulations.

2. Adequacy of public facilities (streets, sewers, drainage, etc,).

3. Elements of site plan design such as building orientations and setbacks, access, parking, internal vehicular and pedestrian circulation, landscaping, and lighting.

4. Consistency between buildings in regard to general building elevations and materials.

XVII. FINAL PLAN:

A final plan shall be filed within five(5) years of approval of the Outline Plan. The Land Use Control Board may grant extensions at the request of the applicant. Any final plan shall include the following:

L. The Outline Plan Conditions,

M. Required landscaping,

N. Front and rear yard setbacks,

O. The exterior appearance of proposed buildings and signs,

P. A standard improvement contract as defined by the Subdivision Regulations for any needed public improvements,

Q. The exact location and dimensions of utility easements, drives and required landscaping, screening areas,

R. The location and ownership, whether public or private of any easement,

S. A statement conveying all common facilities and areas to a property owner's association or other entity, for ownership and maintenance purposes,

T. The final plat shall reflect the appropriate width pedestrian/sidewalk/utility easement along both sides of all alternative design street dedications in accordance with the Subdivision Regulations,

U. The following note shall be placed on the final plat of any development requiring on-site 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 Engineer. The storm-water detention systems located in these areas, except those parts located in a public drainage easement, shall be owned and maintained by the property owner and/or property owner's 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 Engineer's Office. Such maintenance shall include, but not limited to the removal of sedimentation, fallen objects, debris and trash, mowing, outlet cleaning, and repair of drainage structures.

P.D. 08-324 CC
Woodland Hills II
Planned Development, Amended

GENERAL INFORMATION:

Street Frontage: Walnut Grove Road----------+/-368.45 linear feet.
Trinity Road----------+/-114 feet R.O.W.
Woodland View Drive----------+/-60 feet R.O.W.

Planning District: East Central Shelby

Census Tract: 210.20

Zoning Atlas Page: 2060

Parcel ID: D0215 00686

Zoning History: In November, 2004 a mixed-use planned development(P.D.04-343 CC) was approved for Common Open Spaces, 20,000 sq. ft. lots, R-S10 lots, R-ML multi-family and C-P retail District land uses. Prior to this date, the Agricultural(AG), Floodplain(FP) and Floodway(FW) District zoning dates to the adoption of the Shelby County Comprehensive Zoning-1960.

DEPARTMENTAL COMMENTS:

The following comments were provided by agencies to which this application was referred:

City Engineer:

Roads:

1. The City Engineer recommends rejection of the request to delete any of the public roads within this site. Turning the northern end of the site into a private, gated community will force access in one of two directions. Either the access will have to come through the Woodland Hills Estates Subdivision to the north (which is a rural design, two lane road) or along the as-yet un-built Trinity Road, which the applicant proposes to improve to 24 feet of pavement offsite. Neither of these two options provides safe or adequate access to and from this development.

2. The City opposes deletion of the 36'/52' Local street from the plan as its deletion would preclude alternative access to the area from the south. The importance of connectivity within the roadway system has been increasingly recognized in recent years. The deletion of the proposed street would force residents who want to travel west within the roadway network eastward out to Houston Levee and thence south to the intersection of Houston Levee and Walnut Grove adding to congestion at that intersection. With over three hundred homes planned for this development, the additional traffic generated at the Houston Levee / Walnut Grove intersection will not be insignificant. With the proposed road in place, there is an opportunity to provide alternate access to Walnut Grove as the area develops. This potential connection increases the sustainability of this new development in that the local government (and tax payers) would be less likely to be burdened with the construction of additional laneage or other modifications to the Houston Levee / Walnut Grove intersection in the future.

3. The City does not support the use of private drives to connect two separate planned developments, as is currently proposed.

Curb Cuts/Access:

4. The City/County Engineer shall approve the design, number and location of curb cuts.

5. Any existing nonconforming curb cuts shall be modified to meet current City/County Standards or closed with curb, gutter and sidewalk.

Drainage:

6. Drainage improvements, including on-site detention, shall be provided under a Standard Subdivision contract in accordance with Subdivision Regulations and the City of Memphis Drainage Design Manual.

7. The developer should be aware of his obligation under 40 CFR 122.26(b)(14) and TCA 69-3-101 et. seq. to submit a Notice of Intent (NOI) to the Tennessee Division of Water Pollution Control to address the discharge of storm water associated with the clearing and grading activity on this site.

Site Plan Notes:

8. Provide internal circulation between adjacent phases, lots, and sections. Common ingress/egress easements shall be shown on the final plats.

9. All commons, open areas, lakes, drainage detention facilities, private streets, private sewers and private drainage systems shall be owned and maintained by a Property Owner's Association. A statement to this effect shall appear on the final plat.

10. Required landscaping shall not be placed on sewer or drainage easements. Standard Subdivision Contract as required in Section 500 of Subdivision Regulations.

Sewers:

11. City sanitary sewers are available at developer's expense.

12. The developer shall extend sanitary sewers through the site to serve upstream properties.

13. A sewer extension will be required to serve this development.

14. This site is located within the area served by the Grays Creek Interceptor Special Sewer Service Area. The developer must agree to pay all surcharges assessed upon his project as a part of the Special Sewer Service Area regulations.

County Engineer:

1. Walnut Grove Road is an MPO Major Road shown as Priority 1. Dedicate 57 feet from the County's approved alignment and improve in accordance with Subdivision Regulations and Shelby County Paving Policy.

2. Trinity Road is an MPO Major Road shown as Priority 1. Dedicate 84 feet along an alignment to be approved by the County/ City engineers and improve in accordance with Subdivision Regulations and Shelby County Paving Policy.

3. The concept plan road layout is not recommended. A network of interconnecting streets is preferred. Specifically;

   - A 3rd point of access is required for the planned development. A collector street to Walnut Grove Road is recommended. It should be built with the first phase of development. All construction traffic should be directed to this road.
   - Street A should be a local road (31 feet ROW).
   - A second point of access is recommended for Area 8 and Area 6 to Trinity Road.
   - Area 6 should have a more direct through street connection to Trinity Road.
   - The centerline radius of the street in Area 6 with 2 sharp curves should be a minimum of 100 feet.
   - Trinity Road should be built in the first phase the development with 24 feet of pavement on one side of a future median to Houston Levee Road.

4. All construction traffic should use the collector street to Walnut Grove Road for access.

5. Provide drainage data for assessment of on-site detention requirements by County Engineer's Office. All drainage plans are to be submitted to County Engineer's Office for review. ***Detention pond should be designed for multiple stage discharges and it is to be inspected by the design engineer when it is built to certify that it is working as designed. Detention pond should be built at the first phase when the land is cleared.*** Drainage improvements must be provided in accordance with the Subdivision Regulations and the City of Memphis Drainage Design Manual. Quantify and provide pre and post development storm water discharge values. Provide an assessment of any downstream structures impacted by increased runoff.

6. Any Stub street shall include a barricade and a sign that indicates that "This street is anticipated to extend into the adjoining property at a future date". The barricade and the signage shall be designed in an esthetically pleasing manor.

7. Detention facilities, if required, are to be fully operational immediately after the clearing of the vegetation. Silt and debris connected with early construction shall be removed periodically from the detention area and control structure in order to maintain maximum storage capacity.

8. 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 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/County 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.

9. Part of this site is within the FLOODWAY according to the FEMA map. No filling or construction shall be permitted within the floodway. The floodway boundary shall be shown on the final plat.

10. Part of this site is within the FLOODPLAIN according to FEMA map. If filling in the floodplain is contemplated, the applicant shall submit completed floodplain questionnaire for approval by the County Engineer's Office. If filling is not planned, the floodplain should be noted as un-buildable on the final plat. The 100 year flood elevation shall be reflected on the final plat and engineering plan.

11. The Developer should be aware that the floodplain is anticipated to increase as a result of future upstream development. A full hydraulic analysis is recommended as a basis for building at least one foot above the 100 year flood produced under full development of the basin.

12. This project must be evaluated by the Tennessee Department of Environment and Conservation regarding their jurisdiction over the watercourses on this site in accordance with the Water Quality Control Act of 1977 as amended (TCA 69-3-101 et sec.). The Developer should be aware that if an ARAP permit is required, he is responsible for any design modifications that result from the requirements of said permit. Substantial modifications of the plans resulting there-from will require re-approval by the Land Use Control Board.

13. The Developer's engineer shall perform the necessary hydraulic studies (HEC-2, etc.) to determine the 100 year flood elevation for the major drainage channel assuming full upstream development at proposed land uses.

14. A common open space along the major drainage way must be provided consistent with drainage plans approved by the City/County Engineer and an ARAP permit. The width may be equal to 2 1/2 times the top of bank width, measured from the stream centerline, in order to protect buildings and accessory structures from bank caving and stream meandering if improvement is not permitted.

15. All grading and drainage plans shall show a minimum of 100 feet of offsite topography on all sides in order to determine the effect of offsite features on the subdivision under review or its effect on adjacent properties.

16. All common open areas shall be owned and maintained by a property owners association. A statement to this effect shall appear on the final plat.

17. Sanitary Sewer to be approved by the City of Memphis.

18. Cash-in-lieu of major roadway construction may be considered if future profile cannot be met. Improvements, including appropriate left turn lanes and transitions, will be required and will be credited against cash-in-lieu of amount. Permanent and temporary construction and slope easements are required if the roadway is not built.

19. The final plat shall reflect the appropriate width pedestrian/sidewalk/utility easement along both sides of all alternative design street dedications in accordance with subdivision Regulations.

20. Provide internal circulation and access between adjacent phases, lots and sections. Common ingress/egress easements shall be shown on the final plat.

21. The Developer will be expected to enter into a Standard Subdivision contract, as required in Section 500 of Subdivision Regulations, for required public improvements, including paving, under the Shelby County Paving Policy.

Shelby County Fire Department:

1. The following maximum length's of dead-end water supply to fire hydrants shall not exceed:

6 inch-	380 feet
8 inch-	1550 feet
10 inch-	4600 feet
12 inch-	11,150 feet

2. The Fire Official shall designate the location and number of hydrants and in no case shall Distances between installed fire hydrants exceed 500.

3. Maximum distance from the nearest fire hydrant to the most remote exterior point of any building shall be 500 feet. The distance shall be measured on a roadway surface meeting the fire department access equipment.

4. Any dead end road more than 300 ft. long shall be provided with a cul-de-sac at 80 ft. in diameter, or a turn around approved by the authority having jurisdiction, at the closed end. Any cul-de-sac less than 90 ft. in diameter shall be posted as a "Fire Lane" in accordance with state law.

5. FPC 602-3 - Every building hereafter constructed shall be accessible to the fire department apparatus by way of access roadways with all-weather driving surfaces of not less than 20 ft. of unobstructed width, with adequate roadway turning radius capable of supporting the imposed load of the fire apparatus and having minimum vertical clearance of 13 ft. 6 in. before combustibles are brought on site. All required fire hydrants shall be installed and operable.