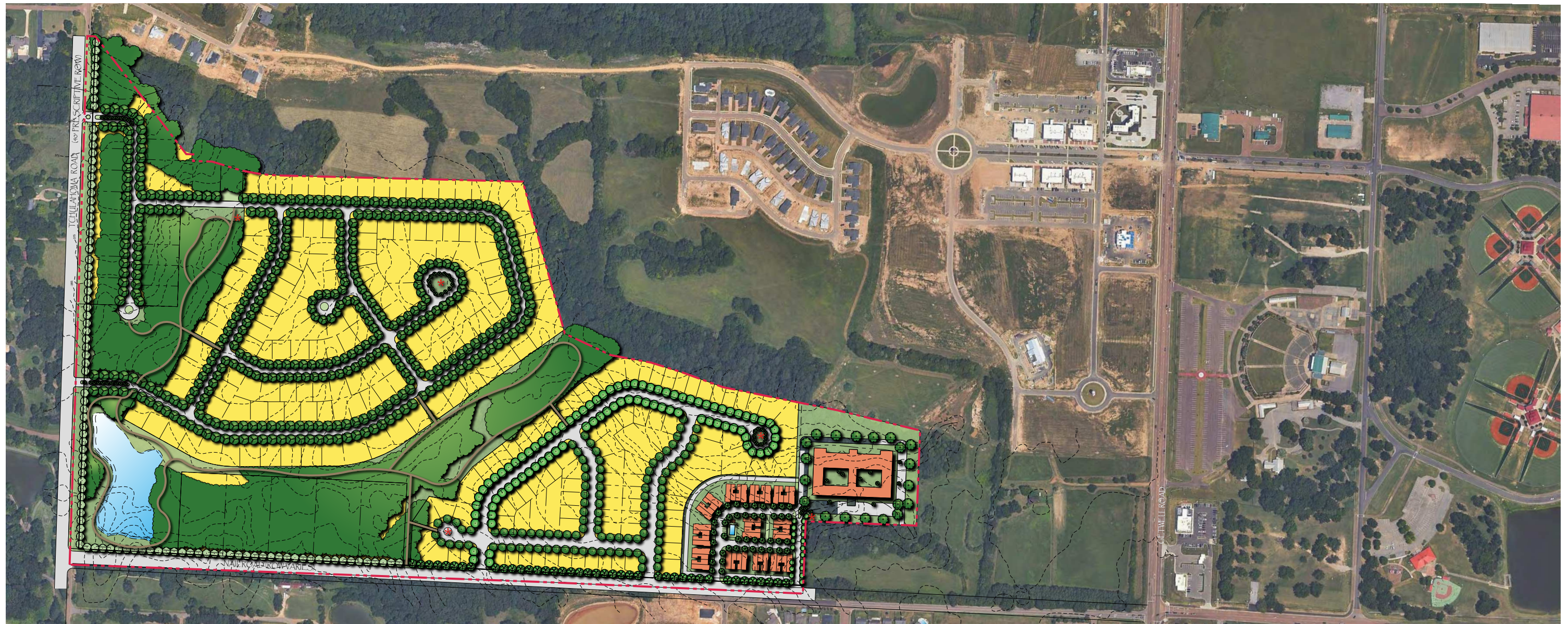


SERENITY POINTE PLANNED DEVELOPMENT



FISHER ARNOLD
CONSULTANTS, PLLC

9180 Crestwyn Hills Drive | Memphis, Tennessee 38125-8538
901.748.1811 | Fax: 901.748.3115 | www.fisherarnold.com

PREPARED FOR:
SMJ ENTERPRISE
8275 TOURNAMENT DR, SUITE 100
MEMPHIS, TN 38125

SERENITY POINTE PLANNED DEVELOPMENT

CONTENTS

TABLE OF CONTENTS	1
DEVELOPMENT STATEMENT	2
EXISTING CONDITIONS	3
OUTLINE PLAN	4
CONCEPT PLAN	5
OUTLINE CONDITIONS	6
MASTER PLAN	7
LANDSCAPE PLATES 1 AND 2	8
LANDSCAPE PLATES 3 AND 4	9
LANDSCAPE PLATES 5 AND 6	10
LANDSCAPE PLATE 7 AND MAIL KIOSK ILLUSTRATION	11
ARCHITECTURAL STANDARDS (AREAS C AND D)	12
ARCHITECTURAL STANDARDS (AREAS C AND D)	13

SERENITY POINTE PLANNED DEVELOPMENT

Serenity Pointe PD DEVELOPMENT STATEMENT

Serenity Pointe Planned Development (Serenity Pointe PD) is the southwest portion of the previously recorded Snowden Farms Planned Development located between Goodman, Getwell, Nail and Tchulahoma Roads in Southaven, Mississippi. Current zoning is PUD, Planned Unit Development. The development standards created for Serenity Pointe PD reflect the those established in the original master development plan, and the proposed arrangement of development areas preserves a significant portion of the site's natural features. The intent of this Planned Development application is to modify the configuration of lot sizes and site circulation while maintaining the high standards established in the original PUD.

Serenity Pointe PD provides the opportunity to introduce Assited Living and Townhome / Condominium uses in Area A, adjacent to the Mixed-Use residential / retail uses approved for the parcel located just east of the development. The Assisted Living area is proposed for 7.14 acres, with a density of up to 12 dwelling units per acre (12 DU/AC). The Townhome / Condominium area is proposed for 6.70 acres, with a density of 6.86 DU/AC. The higher density of population in this area provides a transition between the retail uses along Getwell Road and the interior portions of the development. Access from Nail Road and circulation within this area is separated from the remainder of the development.

Area B, just west of Area A, provides a community of 98 single-family lots with a density of 3.47 DU/AC. This area also maintains a system of access drives separate from the remainder of the development, utilizing drives having a 50-foot right-of-way. The density and lot sizes for Area B are similar to the Cottage Lots in District 13, as established in the original PUD.

Area C, accessed from Tchulahoma Road, contains 138 single-family lots on 48.07 acres in a gated community setting. Its proposed density is 2.87 DU/AC, with internal circulation having a 31-foot right-of-way. A second gated community is found in Area D, with a total of 19 half-acre lots adjacent to Tchulahoma Road. This density reflects the intent of the original PUD's Grand Manor Lots in District 14B and also maintains 31-foot rights-of-way on its internal access drives.

Area E contains the largest lots, each 2 acres in area, which are provided access directly from the proposed extension of Nail Road.

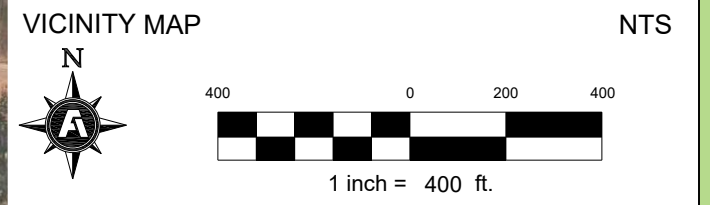
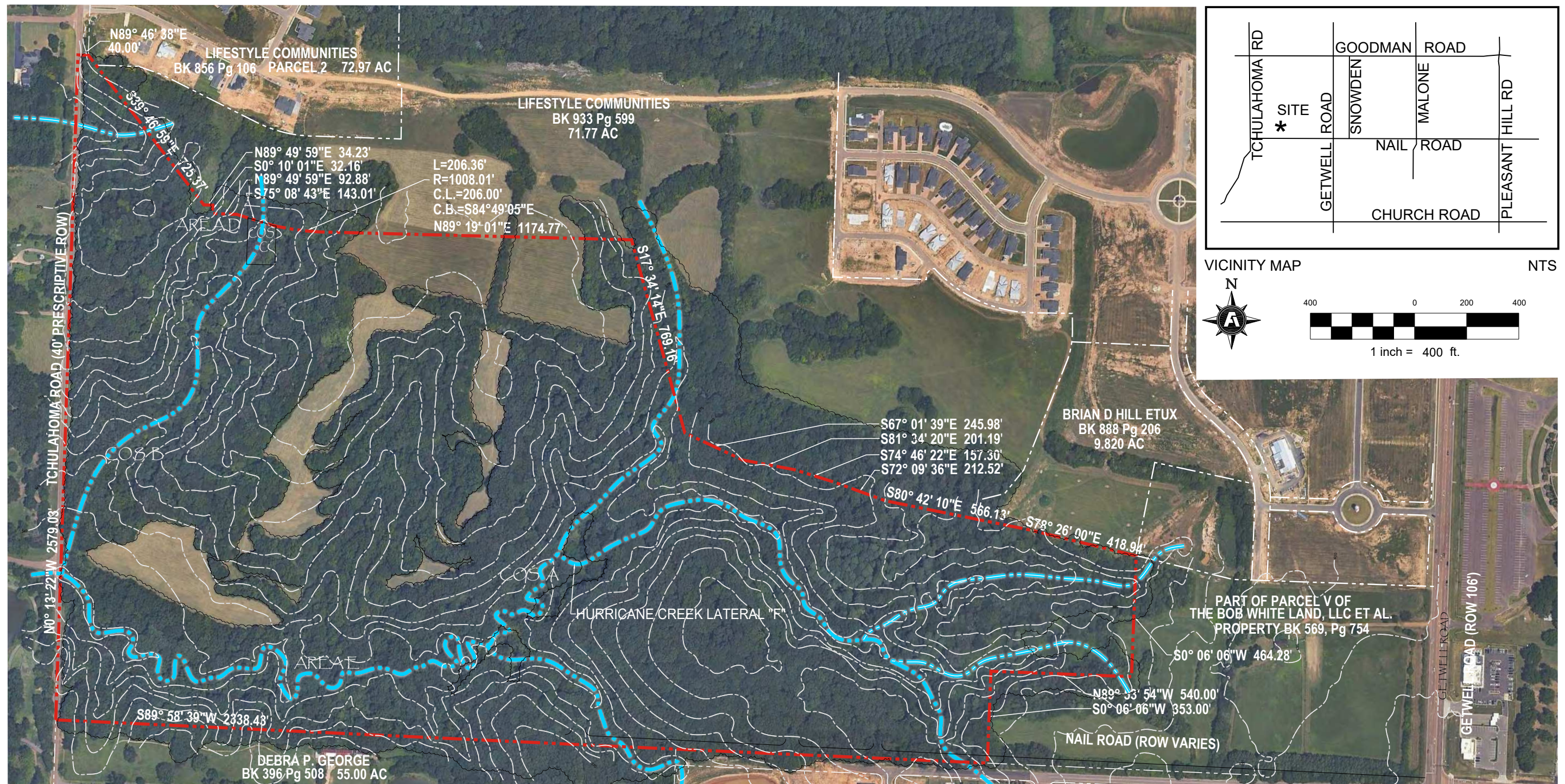
Nail and Tchulahoma Roads are to be dedicated to 53 feet from center line, allowing for a future 106-foot right-of-way dedication. Internal access is to be public, with right-of-way widths of 31 and 50 feet. Access to the gated communities in Areas C and D will conform to Southaven's Ordinance in Chapter 4, Gated Communities.

Significant areas are set aside as Common Open Space, with the majority located along Lateral "F" of Horn Lake Creek. These common open spaces serve several functions. Although retention / detention areas are proposed for the development in these areas, allowing for more density of development, many of the existing trees are proposed to be retained, forming a park-like setting with natural features and walking trails connecting to the access drives of the surrounding communities. Retaining significant areas of natural features along Tchulahoma and Nail Roads provides preservation of the existing frontages, reflecting the character of the surrounding residential areas. The Common Open Spaces are to be owned and maintained by a Homeowners' Association.

Storm water will be managed by collecting site drainage and directing it to retention water features in Common Open Space A. A retention area at the southeast corner of the open space will provide a naturalistic water feature at the intersection of Tchulahoma and Nail Roads.

Architectural styles proposed for Snowden Farms PD are proposed to closely reflect the styles of the original Snowden Farms PUD and are shown in the photos included with this document.

SERENITY POINTE PLANNED DEVELOPMENT

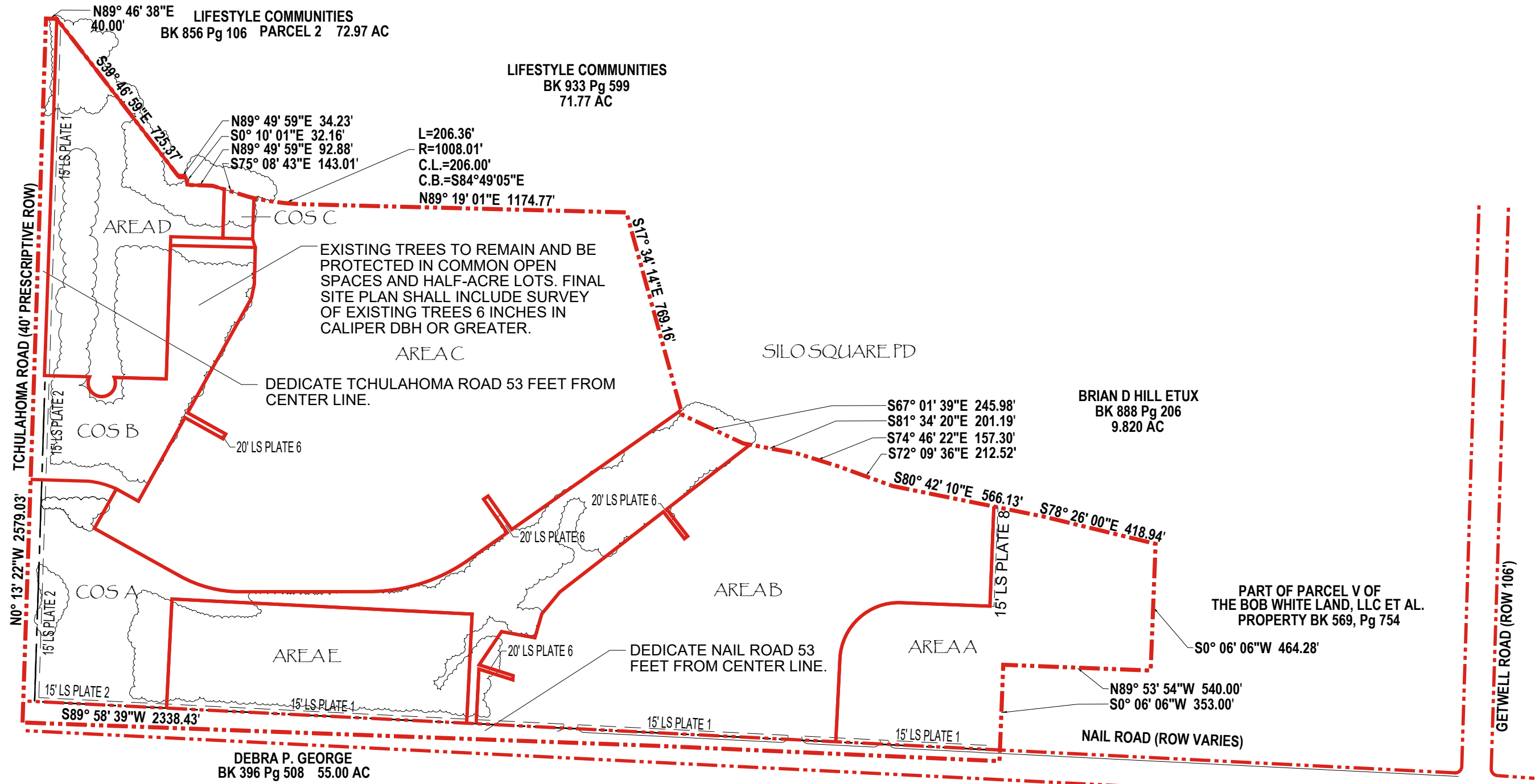


PROPERTY DESCRIPTION:

A 144.01 ACRE, MORE OR LESS, PARCEL OF LAND BEING PART OF THE SOUTH HALF OF SECTION 33, TOWNSHIP 1 SOUTH, RANGE 7 WEST, DESOTO COUNTY MISSISSIPPI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS. Beginning at an iron pin found at the commonly accepted southwest corner of section 33, Township 1 South, Range 7 West, Desoto County Mississippi; thence with a bearing of N 00°13'22" W a distance of 2579.03 feet to a set iron pin; thence with a bearing of N 89°46'38" E a distance of 40.00 feet to a set iron pin; thence with a bearing of S 39°46'59" E a distance of 725.37 feet to a set iron pin; thence with a bearing of N 89°49'59" E a distance of 34.23 feet to a set iron pin; thence with a bearing of S 00°10'01" E a distance of 32.16 feet to a set iron pin; thence with a bearing of N 89°49'59" E a distance of 92.88 feet to a set iron pin; thence with a bearing of S 75°08'43" E a distance of 143.01 feet to a set iron pin; thence in a easterly direction with a non-tangent curve turning to the left with a radius of 1008.01 feet, having a chord bearing of S 84°49'05" E and a chord distance of 206.00, having a central angle of 11°43'47" and an arc length of 206.36 to a set iron pin; thence with a bearing of N 89°19'01" E a distance of 1174.77 feet to a set iron pin; thence with a bearing of S 17°34'14" E a distance of 769.16 feet to a set iron pin; thence with a bearing of S 67°01'39" E a distance of 245.98 feet to a set iron pin; thence with a bearing of S 81°34'20" E a distance of 201.19 feet to a set iron pin; thence with a bearing of S 74°46'22" E a distance of 157.30 feet to a set iron pin; thence with a bearing of S 72°09'36" E a distance of 212.52 feet to a set iron pin; thence with a bearing of S 80°42'10" E a distance of 566.13 feet to a set iron pin; thence with a bearing of S 78°26'00" E a distance of 418.94 feet to a set iron pin; thence with a bearing of S 00°06'06" W a distance of 464.28 feet to a set iron pin; thence with a bearing of N 89°53'54" W a distance of 540.00 feet to a set iron pin; thence with a bearing of S 00°06'06" W a distance of 353.00 feet to a set iron pin; thence with a bearing of N 89°34'29" W a distance of 1240.44 feet to a found 1/2" iron pin with no cap; thence with a bearing of S 89°58'39" W a distance of 2338.43 feet to the point of beginning.; containing 6272942.8 square feet or 144.01 acres more or less.

EXISTING CONDITIONS

SERENITY POINTE PLANNED DEVELOPMENT



Plan Data

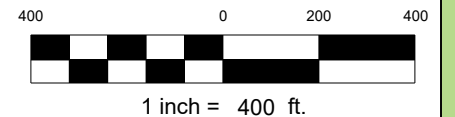
SITE GROSS ACREAGE: 144.01 ACRES - 6.96 ACRES DEDICATION = SITE NET ACREAGE 137.05 ACRES

RESIDENTIAL AREAS:

AREA A	ASSISTED LIVING	7.14 ACRES	
AREA A	TOWNHOUSE	6.70 ACRES - 6.86 DU/AC	46 - 40x125' LOTS
AREA B	SINGLE FAMILY RESIDENTIAL	28.27 ACRES - 3.47 DU/AC	98 - 50x125' LOTS
AREA C	SINGLE FAMILY GATED RESIDENTIAL	48.07 ACRES - 2.87 DU/AC	138 - 80x125' LOTS
AREA D	SINGLE FAMILY GATED RESIDENTIAL	10.91 ACRES - 0.82 DU/AC	19 -
AREA E	SINGLE FAMILY RESIDENTIAL	10.10 ACRES - 0.50 DU/AC	5 - 2 ACRE LOTS
TOTAL RESIDENTIAL USES:		111.20 ACRES, 296 LOTS	

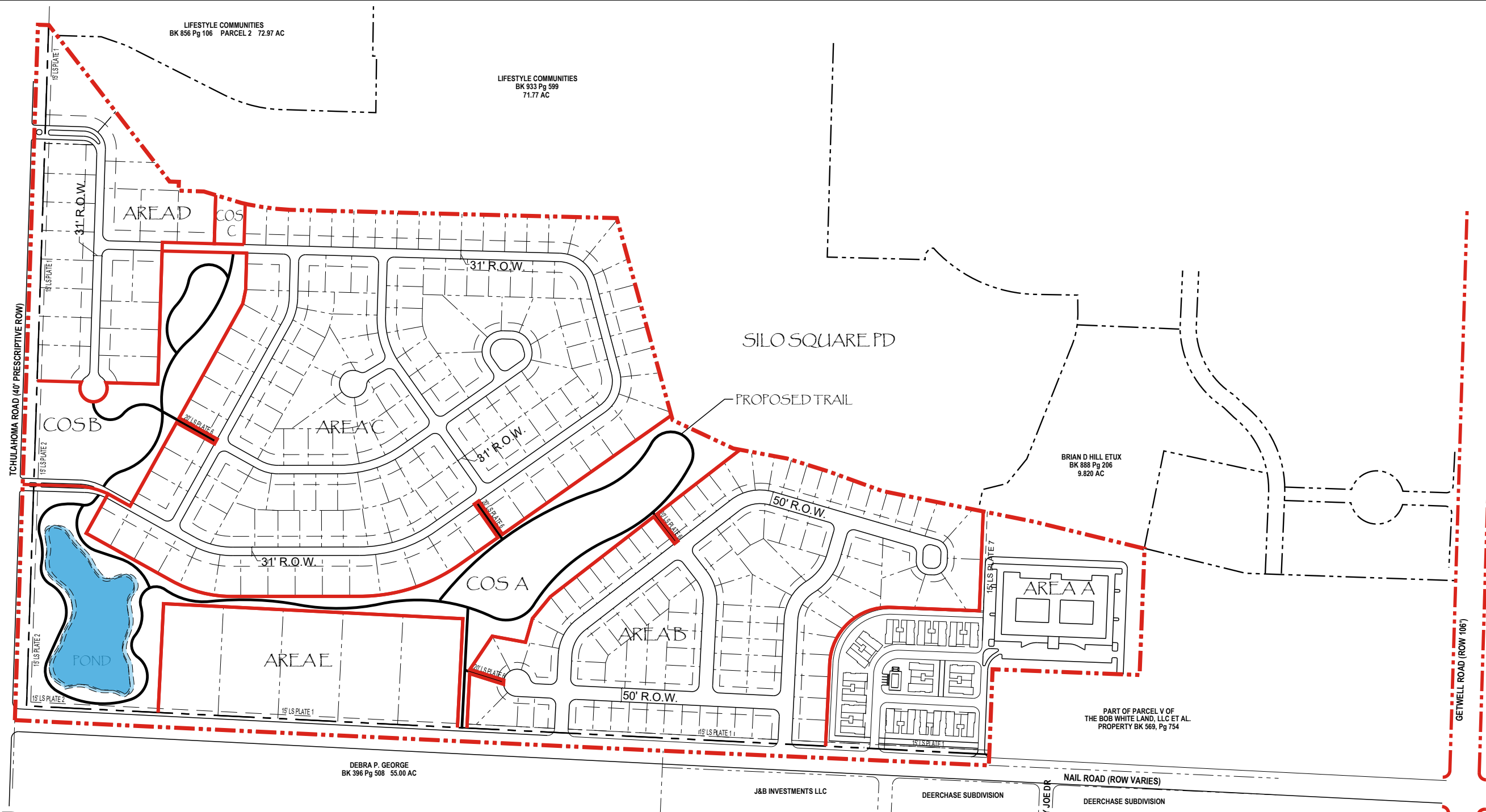
OPEN SPACE AREAS:

COS A:	17.06 ACRES
COS B:	7.63 ACRES
COS C:	1.15 ACRES
TOTAL OPEN SPACE:	25.85 ACRES (18.8% OF NET ACREAGE)



OUTLINE PLAN

SERENITY POINTE PLANNED DEVELOPMENT



Plan Data

SITE GROSS ACREAGE: 144.01 ACRES - 6.71 ACRES DEDICATION = SITE NET ACREAGE 137.30 ACRES

RESIDENTIAL AREAS:

AREA A	ASSISTED LIVING	7.15 ACRES	
AREA A	TOWNHOUSE	6.70 ACRES	- 6.86 DU/AC 46 - 40' x 125' LOTS
AREA B	SINGLE FAMILY RESIDENTIAL	28.27 ACRES	- 3.47 DU/AC 98 - 50' x 125' LOTS
AREA C	SINGLE FAMILY GATED RESIDENTIAL	48.39 ACRES	- 2.87 DU/AC 139 - 80' x 125' LOTS
AREA D	SINGLE FAMILY GATED RESIDENTIAL	11.60 ACRES	- 1.64 DU/AC 19 - 100' x 200' LOTS
AREA E	SINGLE FAMILY RESIDENTIAL	10.10 ACRES	- 0.50 DU/AC 5 - 2 ACRE LOTS
TOTAL RESIDENTIAL USES:		112.20 ACRES,	307 LOTS

OPEN SPACE AREAS:

COS A:	17.06 ACRES
COS B:	7.63 ACRES
COS C:	0.41 ACRES
TOTAL OPEN SPACE:	25.10 ACRES (18.3% OF NET ACREAGE)



1 inch = 400 ft.

CONCEPT PLAN

SERENITY POINTE PLANNED DEVELOPMENT

SNOWDEN FARMS PLANNED DEVELOPMENT OUTLINE CONDITIONS

I. USES PERMITTED

- A. Area A: Single-Family Attached Townhomes/Condominiums and Assisted Living Facility (RM-8 District) Uses shall be permitted as modified herein.
- B. Area B: Single-Family Detached Residential Dwelling (RS-6 District) Uses shall be permitted as modified herein.
- C. Area C: Single-Family Detached Residential Dwelling (RS-10 District) Uses shall be permitted as modified herein.
- D. Area D: Single-Family Detached Residential Dwelling (RS-20 District) Uses shall be permitted as modified herein.
- E. Area E: Single-Family Detached Residential Dwelling (ER District) Uses shall be permitted as modified herein.

II. BULK REQUIREMENTS

- A. Maximum densities. Dwelling Units per acre for the overall Planned Development shall be 2.2 DU/AC or less.
- B. Area A will be subject to the City of Southaven Zoning Code and RM-8 District bulk requirements unless otherwise noted herein.
 - 1. Bulk regulations for Assisted Living Facility Uses shall be as follows:
 - a. Front yard setback: 60 feet minimum
 - b. Side yard setback: 15 feet minimum
 - c. Rear yard setback: 40 feet minimum
 - d. Maximum building height: 60 feet
 - e. Maximum density: 12 DU/AC
 - 2. Bulk Regulations for Single-Family Attached Townhomes/Condominiums shall be as follows:
 - a. Front yard setback: 15 feet minimum
 - b. Side yard setback: 0 feet minimum for attached dwellings and 5 feet minimum for unattached dwellings
 - c. Rear yard setback: 20 feet minimum
 - d. Minimum lot area: 4,000 square feet
 - e. Minimum lot width: 30 feet
 - f. Maximum building height: 35 feet
 - e. Maximum density: 6 DU/AC
- C. Area B will be subject to the City of Southaven Zoning Code and R-6 District bulk requirements unless otherwise noted herein.
 - a. Front yard setback: 25 feet minimum
 - b. Side yard setback: 10 feet minimum
 - c. Rear yard setback: 25 feet minimum
 - d. Minimum lot area: 6,000 square feet
 - e. Minimum lot width: 50 feet
 - f. Maximum building height: 35 feet

- D. Area C will be subject to the City of Southaven Zoning Code and R-10 District bulk requirements unless otherwise noted herein.
 - a. Front yard setback: 40 feet minimum
 - b. Side yard setback: 15 feet minimum
 - c. Rear yard setback: 25 feet minimum
 - d. Minimum lot area: 10,000 square feet
 - e. Minimum lot width: 80 feet
 - f. Maximum building height: 35 feet
- E. Area D will be subject to the City of Southaven Zoning Code and R-20 District bulk requirements unless otherwise noted herein.
 - a. Front yard setback: 40 feet minimum
 - b. Side yard setback: 15 feet minimum
 - c. Rear yard setback: 25 feet minimum
 - d. Minimum lot area: 20,000 square feet
 - e. Minimum lot width: 100 feet
 - f. Maximum building height: 35 feet
- F. Area E will be subject to the City of Southaven Zoning Code and ER District bulk requirements unless otherwise noted herein.
 - a. Front yard setback: 40 feet minimum
 - b. Side yard setback: 15 feet minimum
 - c. Rear yard setback: 25 feet minimum
 - d. Minimum lot area: 2 acres
 - e. Minimum lot width: 220 feet
 - f. Maximum building height: 35 feet
- G. Air conditioning, heating and other mechanical equipment shall be screened using architectural features, plantings, fences, or other means from public rights-of-way and the site perimeter. Proposed screening shall be reviewed and approved by the Architectural Control Committee prior to installation.

III. ACCESS AND CIRCULATION

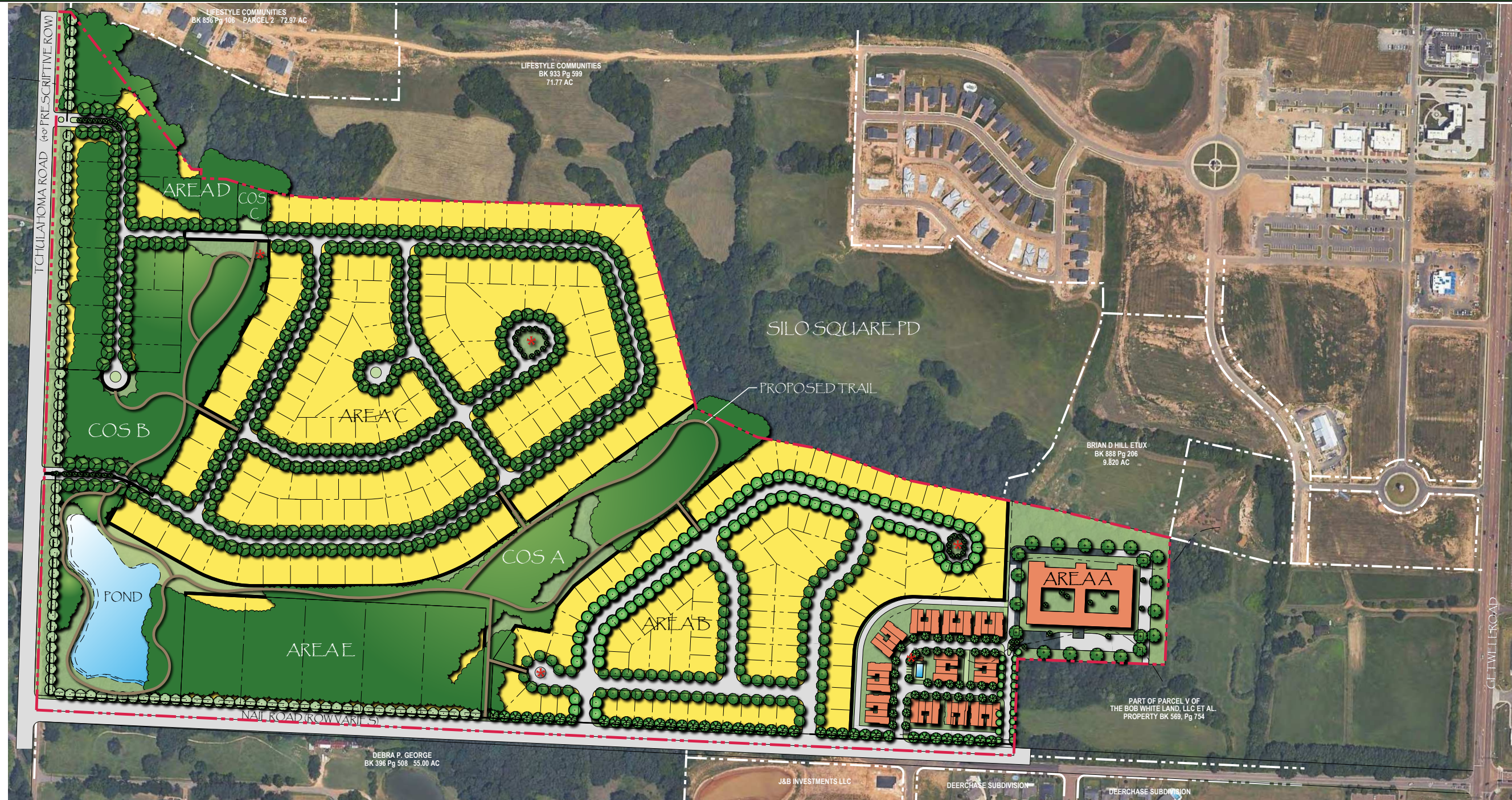
- A. Nail Road shall be dedicated and improved with curb, gutter, asphalt and sidewalk, fifty-four (54) feet from the center line.
- B. Tchulahoma Road shall be dedicated and improved with curb, gutter, asphalt and sidewalk, fifty-four (54) feet from the center line.
- C. All internal public streets shall be dedicated and improved in accordance with the Streetscape Plates provided herein.

IV. LANDSCAPING

- A. Streetscape areas along Nail Road shall be a minimum fifteen (15) feet in width, Plate 1.
- B. Streetscape areas along Tchulahoma Road shall be a minimum fifteen (15) feet in width, Plate 1.

- C. Streetscape areas along internal roadways shall be a minimum of ten (10) feet in width from back of curb, Landscape Plates 3, 4, and 5.
- D. Proposed public trails shall be provided adequate landscaped areas and clearances, Landscape Plate 7.
- E. Common open space areas, including trees in said areas, shall be owned and maintained by the Owner's Association.
- F. Irrigation of all trees and landscaped areas shall be required.
- G. Alternative landscape designs equivalent to the approved Master Development Plan may be considered at the time of the review of the Design Review Committee.
- H. All utility transformers and telephone pedestals shall be located at least twelve (12) feet from the right-of-way unless site-specific conditions dictate an alternative location.
- I. To further enhance the neighborhood / community setting of the Development, a premium will be placed on the preservation of the natural tree cover and other unique characteristics of the landscape. This is deemed necessary in order to maintain a sense of natural amenity and to preserve the intrinsic environmental values and continuity of mature, native tree cover as a wildlife habitat and as protection against erosion and contamination by runoff on the site. Conceptual site plans shall include a tree survey of all specimen-quality trees on the site. All free-standing trees with a trunk diameter of eight (8) inches or more as measured four and one-half (4 1/2) feet above grade shall be preserved if at all possible. Particular attention shall be given to grade changes and other work within the drip line of trees to be preserved. Grading, drainage and aeration shall be maintained within the drip line of trees to be preserved.

SERENITY POINTE PLANNED DEVELOPMENT



Plan Data

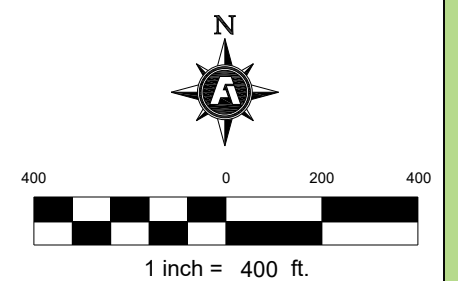
SITE GROSS ACREAGE: 144.01 ACRES - 6.96 ACRES DEDICATION = SITE NET ACREAGE 137.05 ACRES

RESIDENTIAL AREAS:

AREA A	ASSISTED LIVING	7.14 ACRES	
AREA A	TOWNHOUSE	6.70 ACRES - 6.86 DU/AC	46 - 40x125' LOTS
AREA B	SINGLE FAMILY RESIDENTIAL	28.27 ACRES - 3.47 DU/AC	98 - 50x125' LOTS
AREA C	SINGLE FAMILY GATED RESIDENTIAL	48.07 ACRES - 2.87 DU/AC	138 - 80x125' LOTS
AREA D	SINGLE FAMILY GATED RESIDENTIAL	10.91 ACRES - 0.82 DU/AC	9 - 1/2 ACRE LOTS
AREA E	SINGLE FAMILY RESIDENTIAL	10.10 ACRES - 0.50 DU/AC	5 - 2 ACRE LOTS
TOTAL RESIDENTIAL USES:		111.20 ACRES, 296 LOTS	

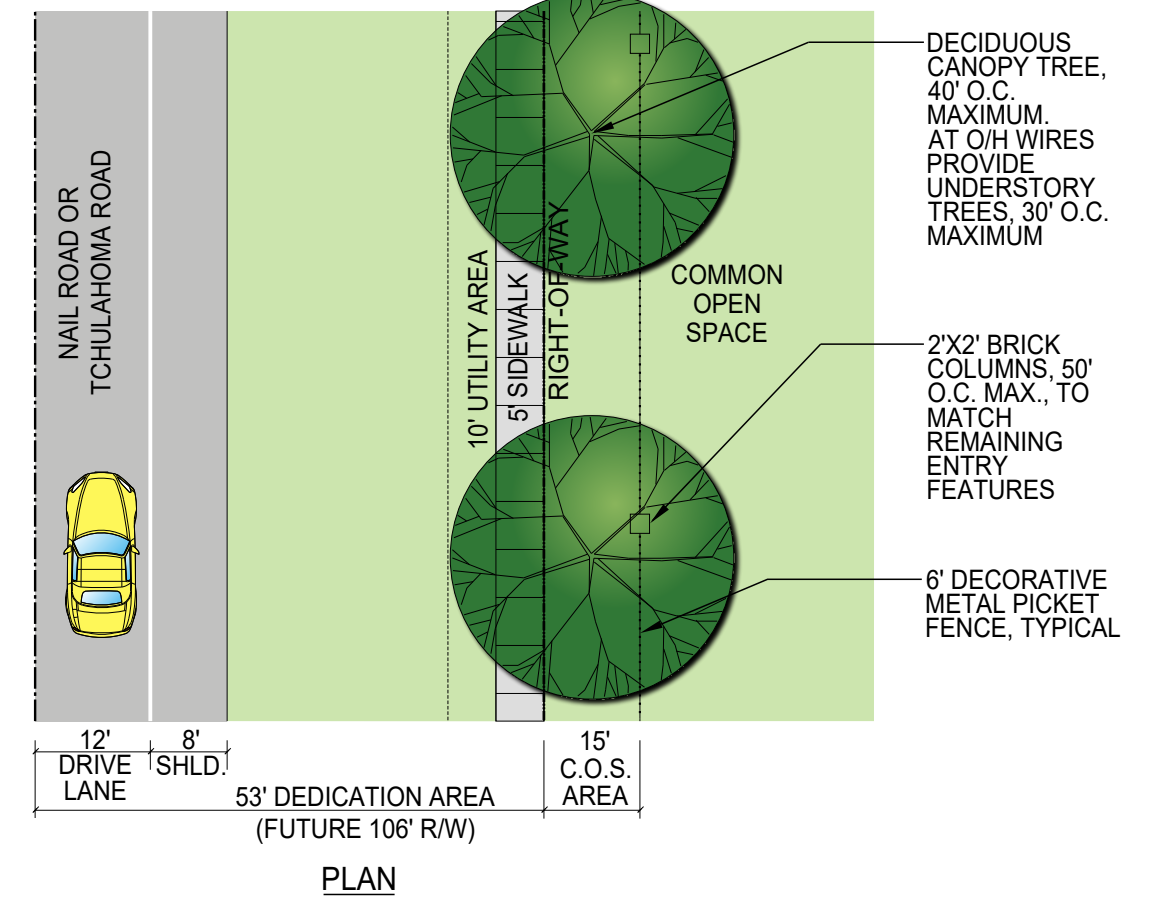
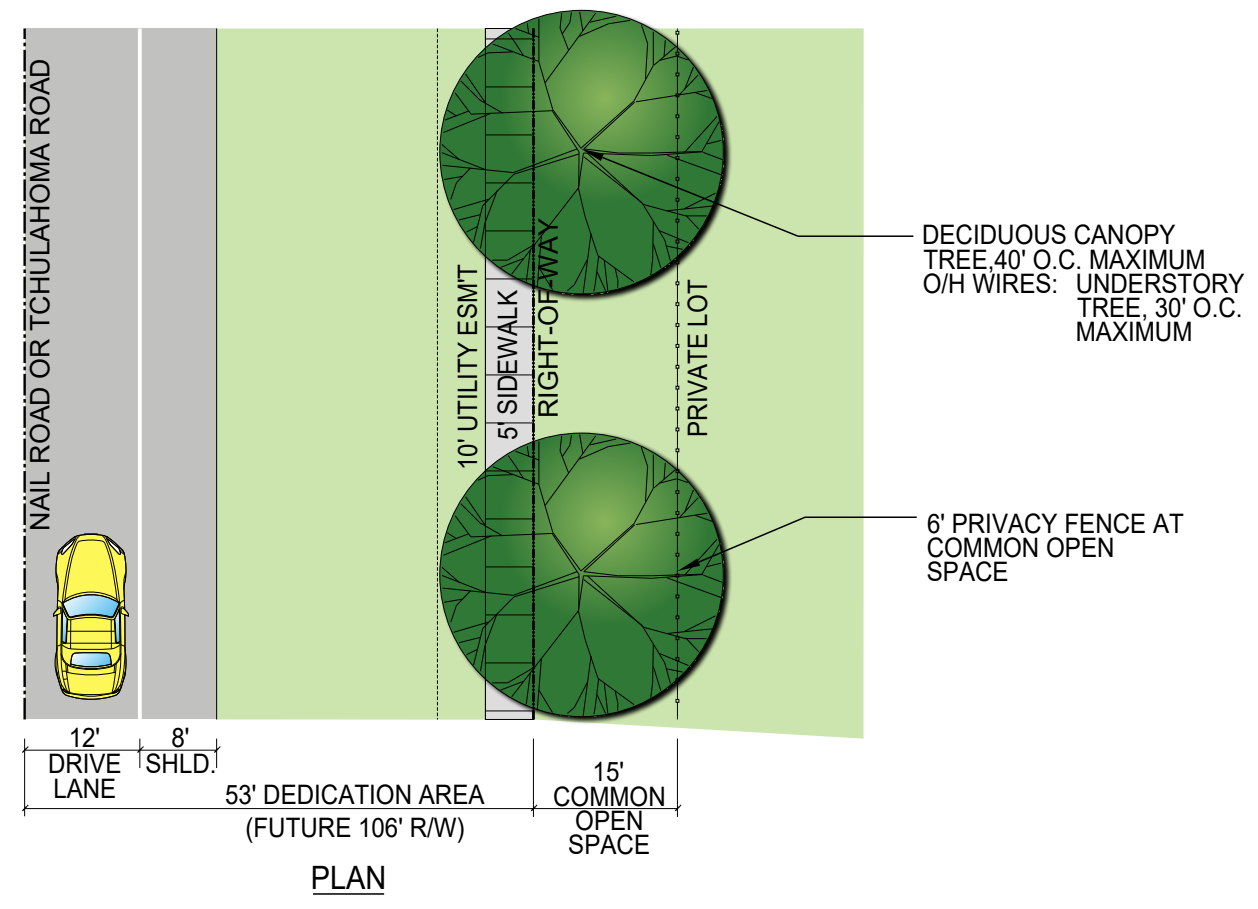
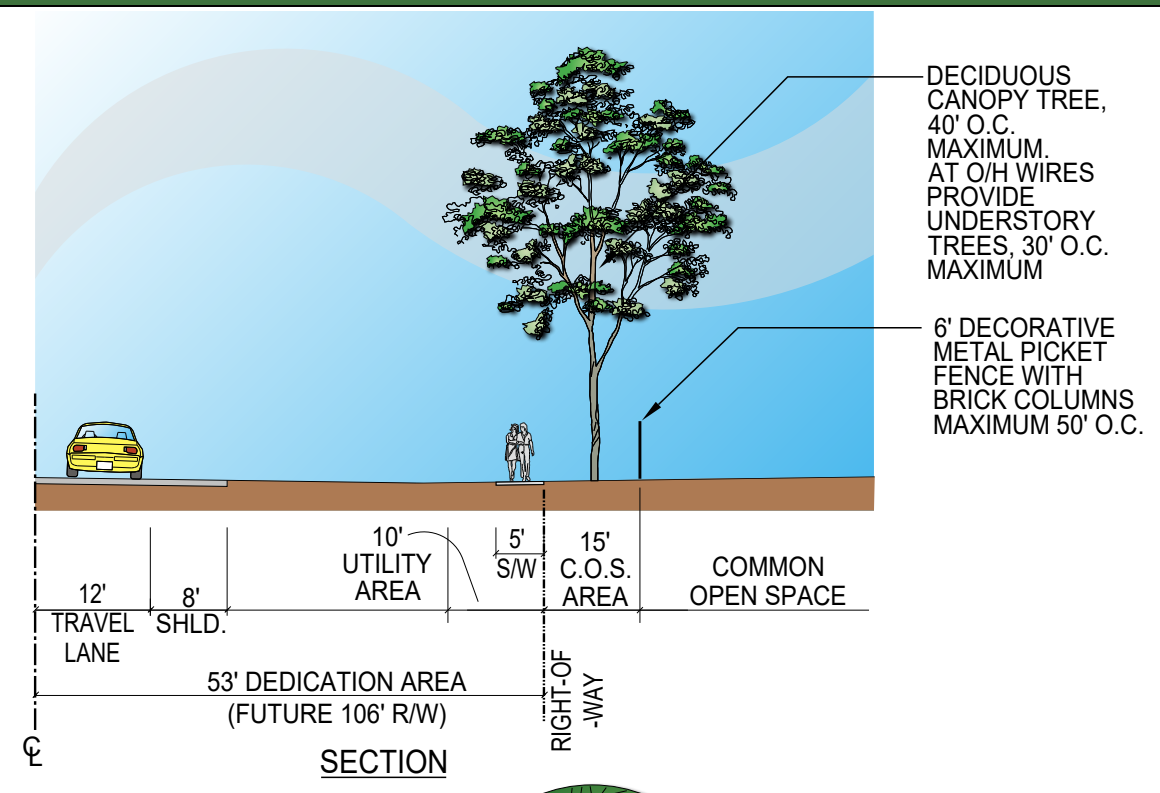
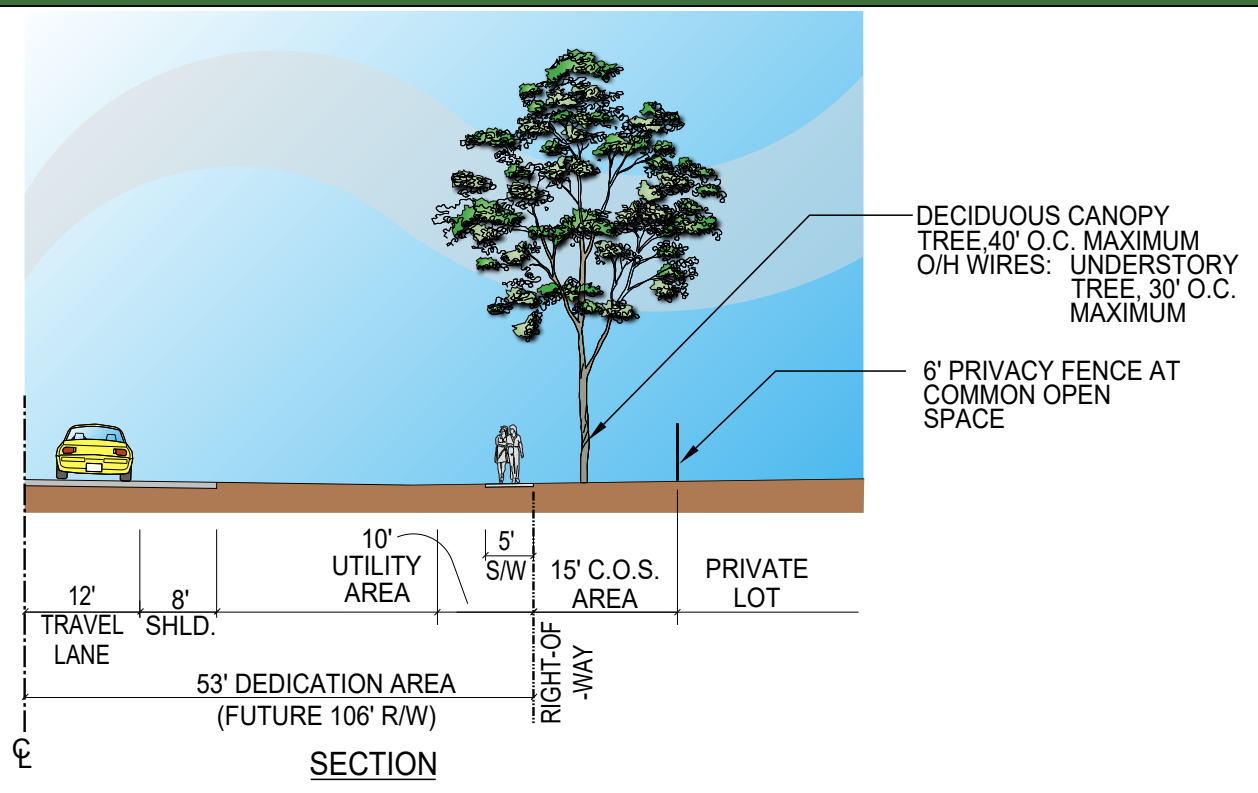
OPEN SPACE AREAS:

COS A:	17.06 ACRES
COS B:	7.63 ACRES
COS C:	1.15 ACRES
TOTAL OPEN SPACE:	25.85 ACRES (18.8% OF NET ACREAGE)



MASTER PLAN

SERENITY POINTE PLANNED DEVELOPMENT

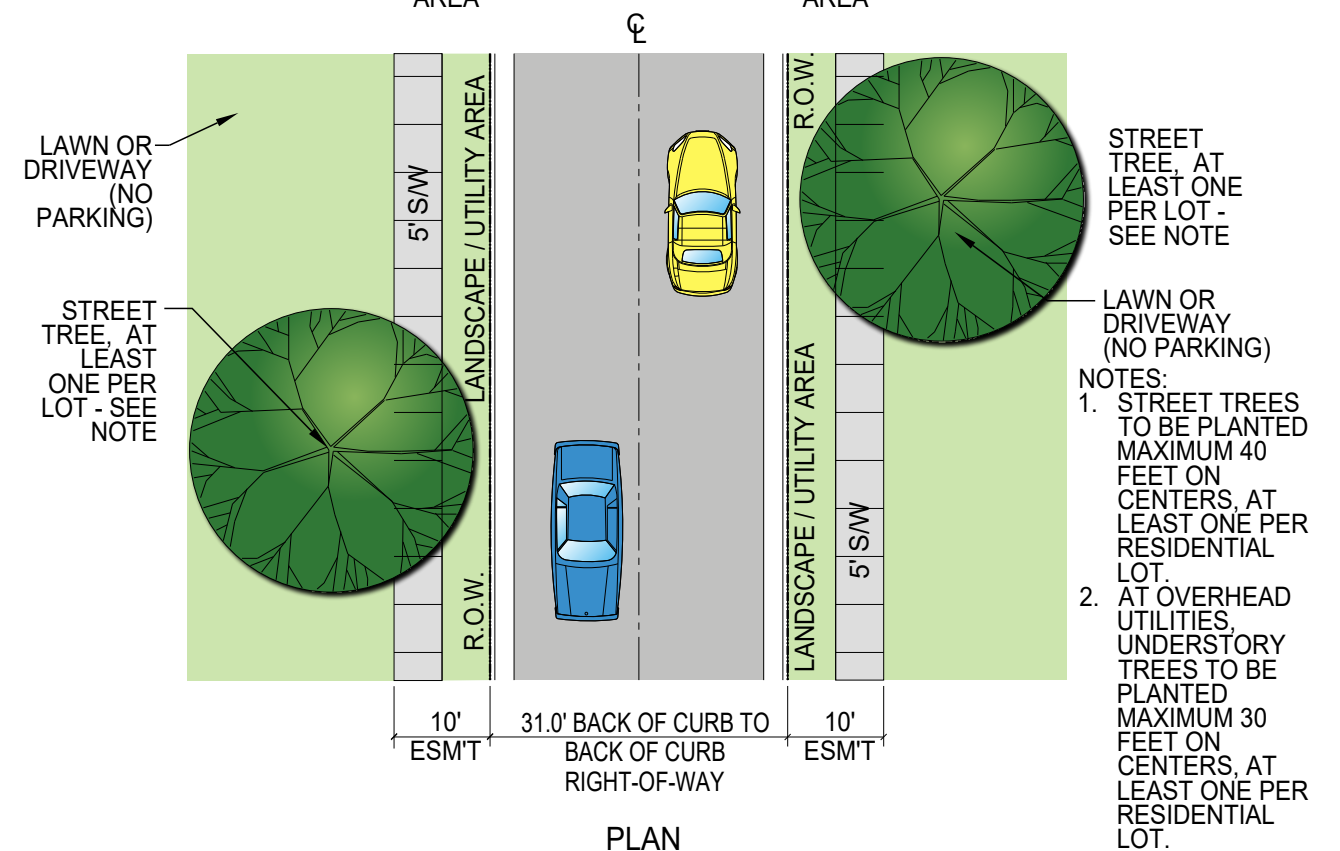
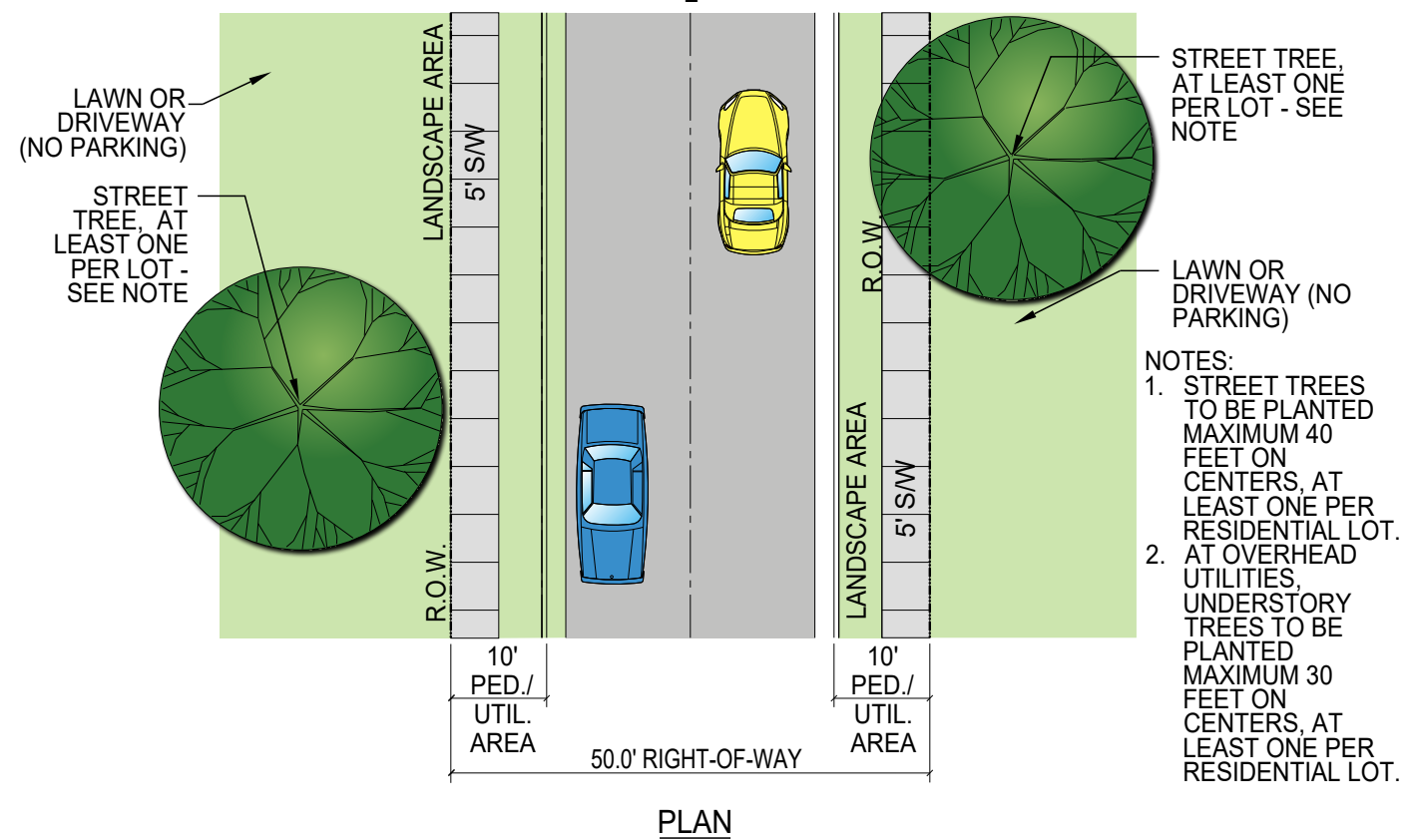
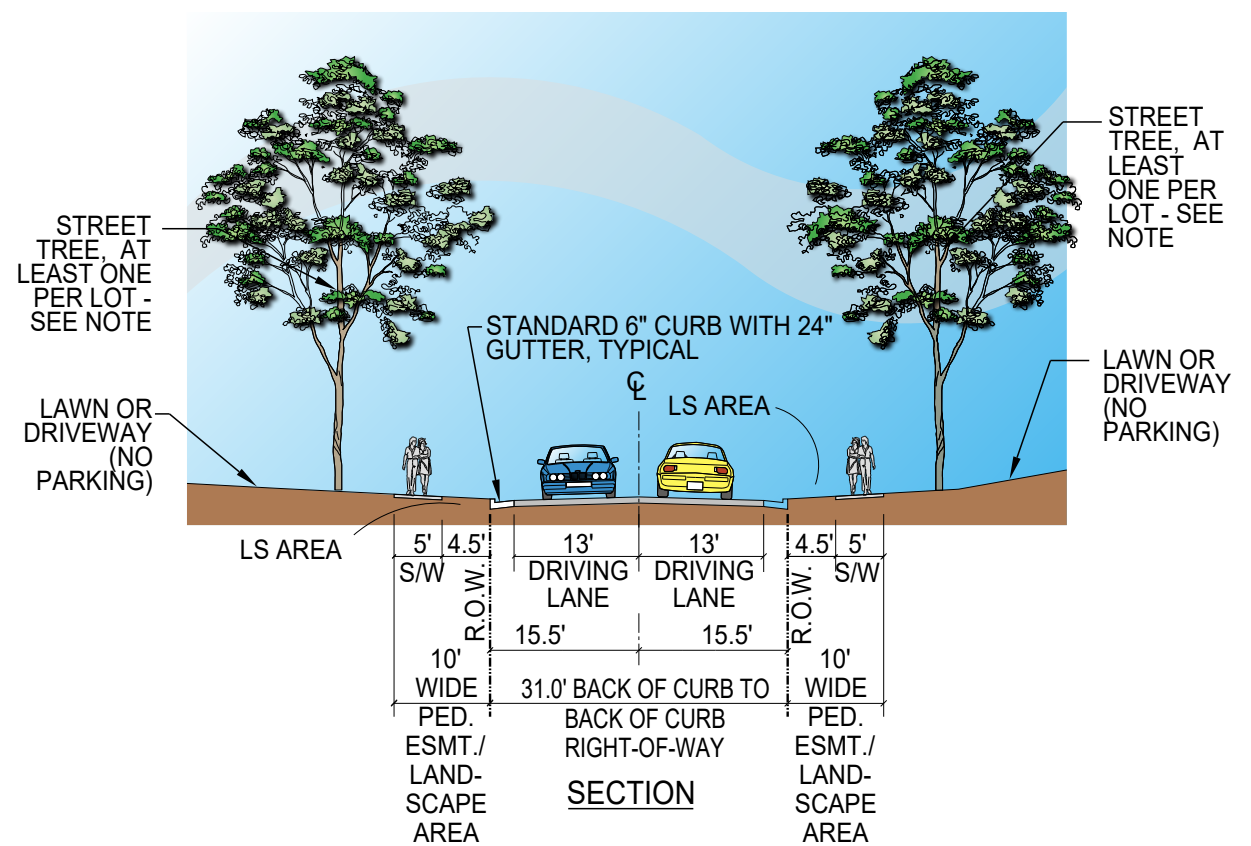
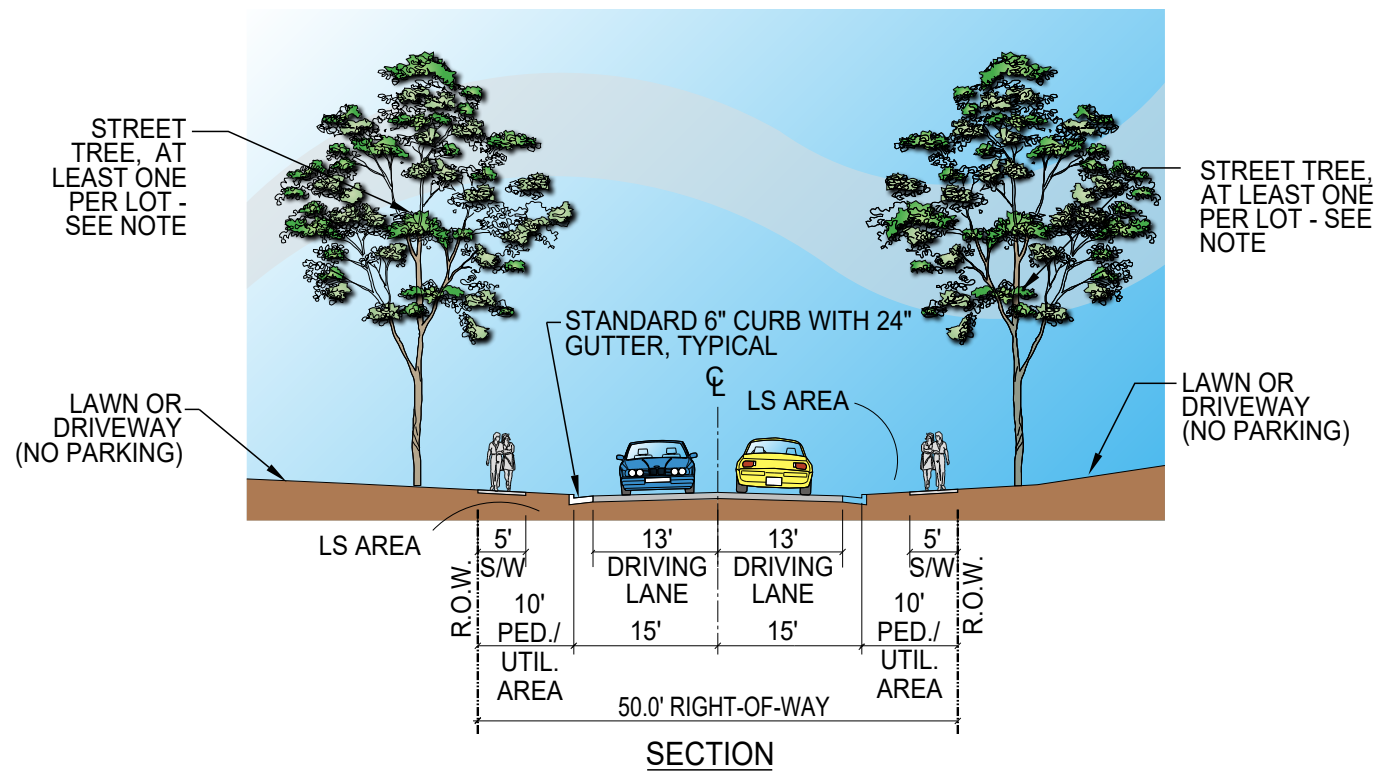


LANDSCAPE PLATE 1
N.T.S.

LANDSCAPE PLATE 2
N.T.S.

LANDSCAPE PLATES 1 AND 2

SERENITY POINTE PLANNED DEVELOPMENT



LANDSCAPE PLATE 3

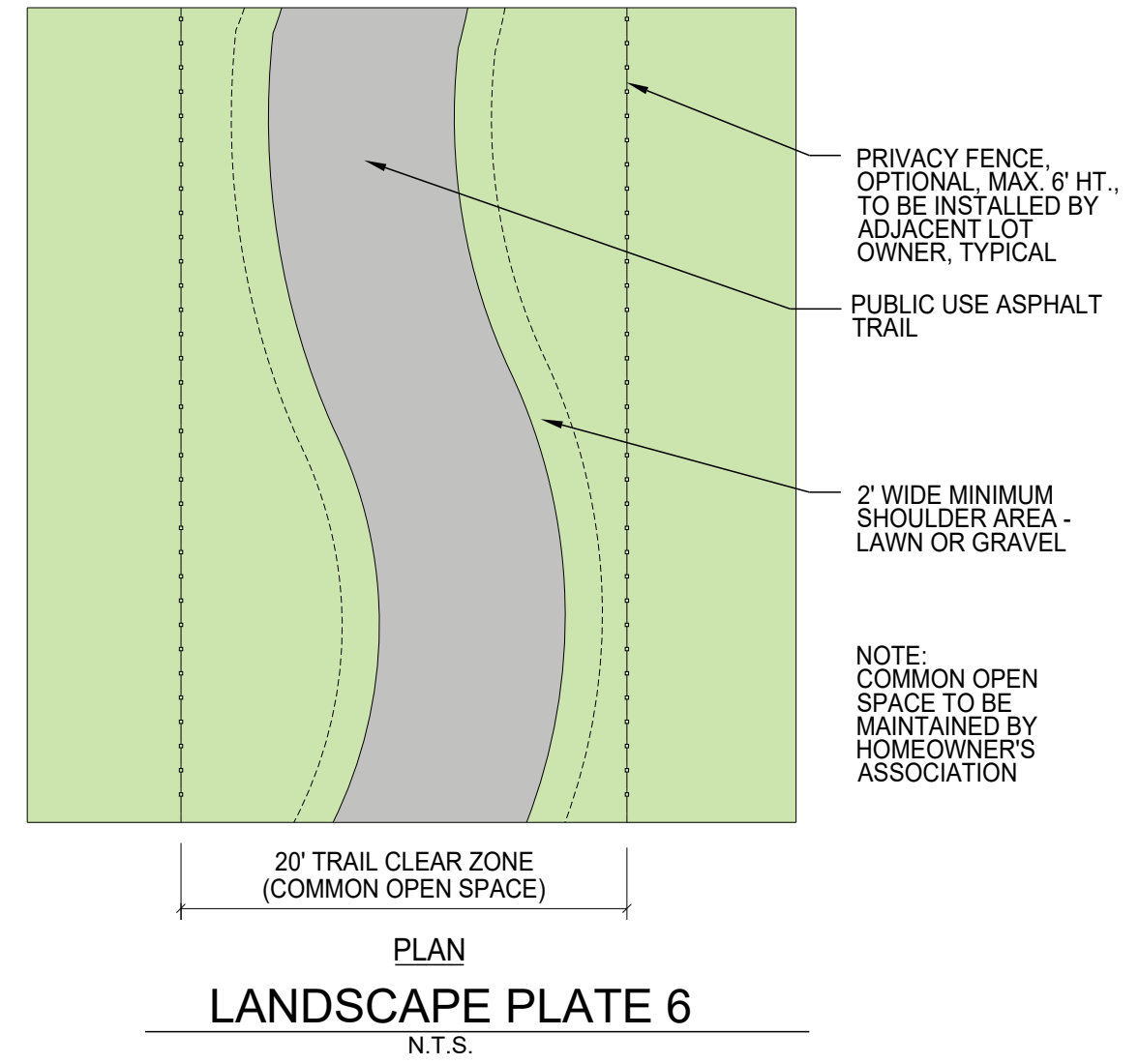
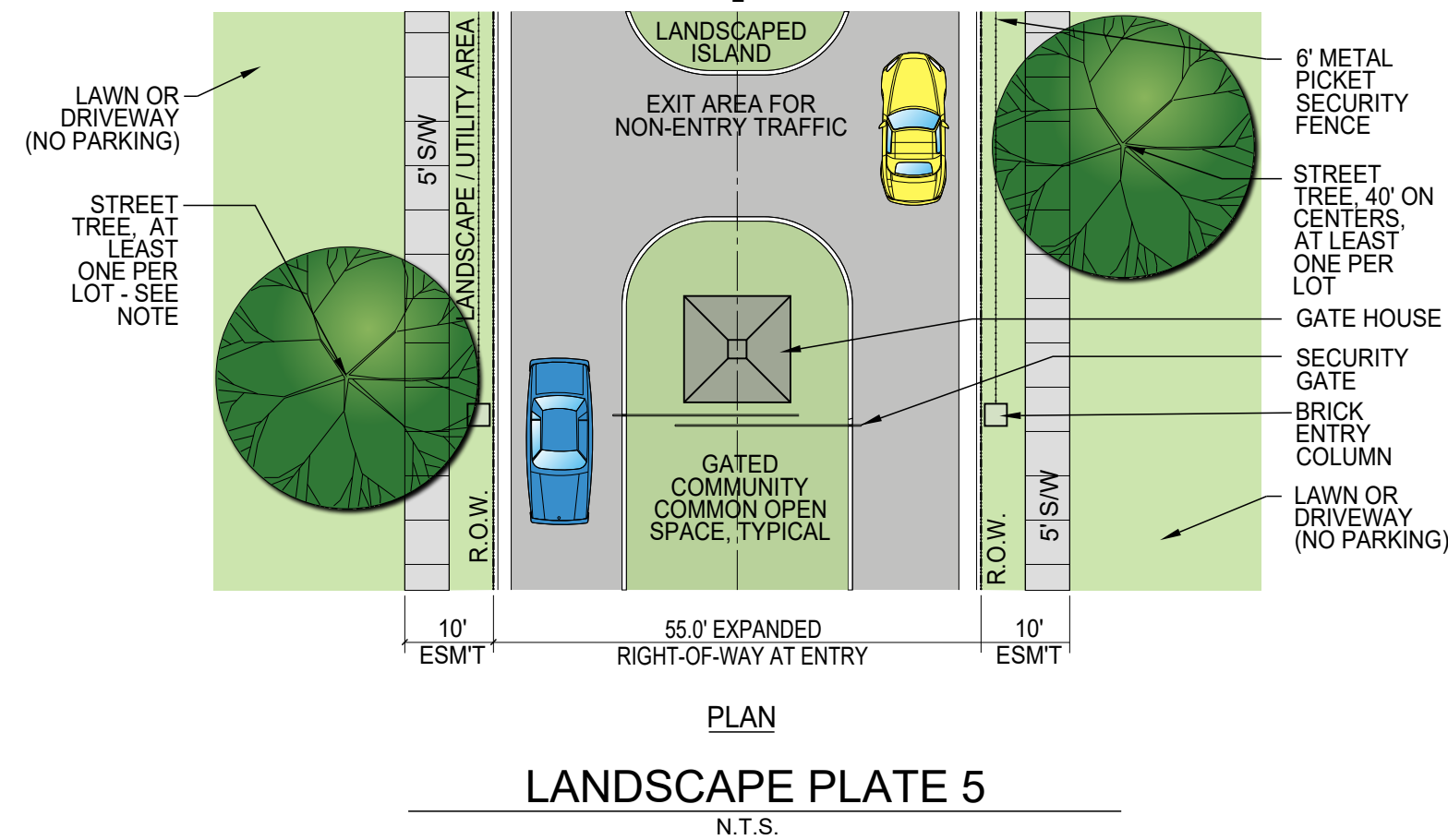
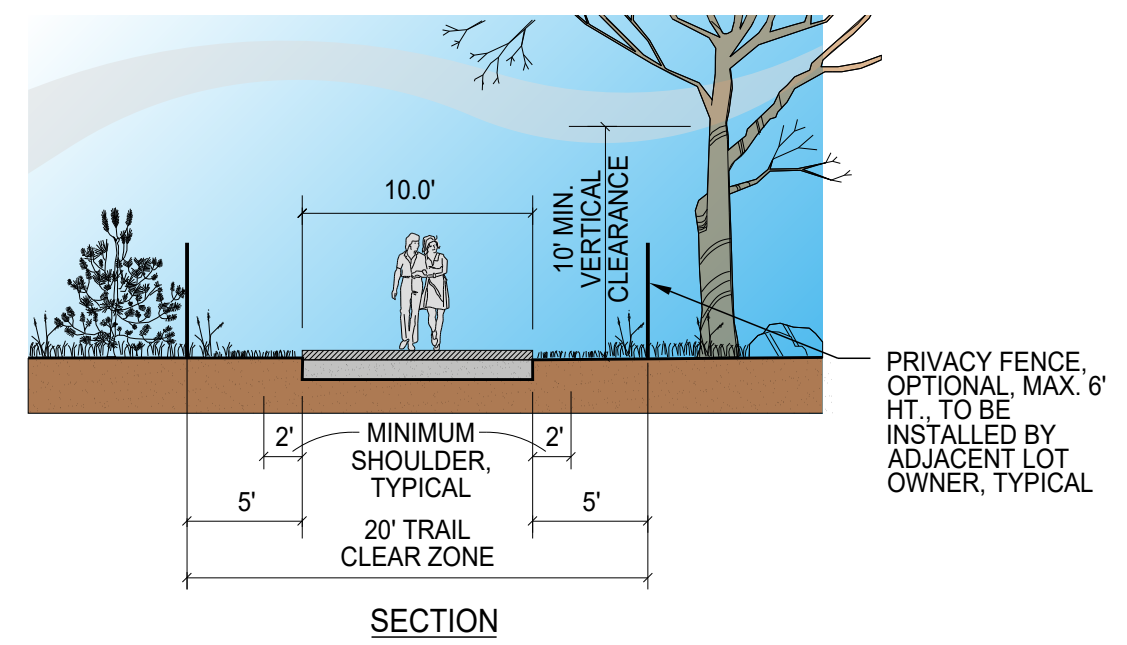
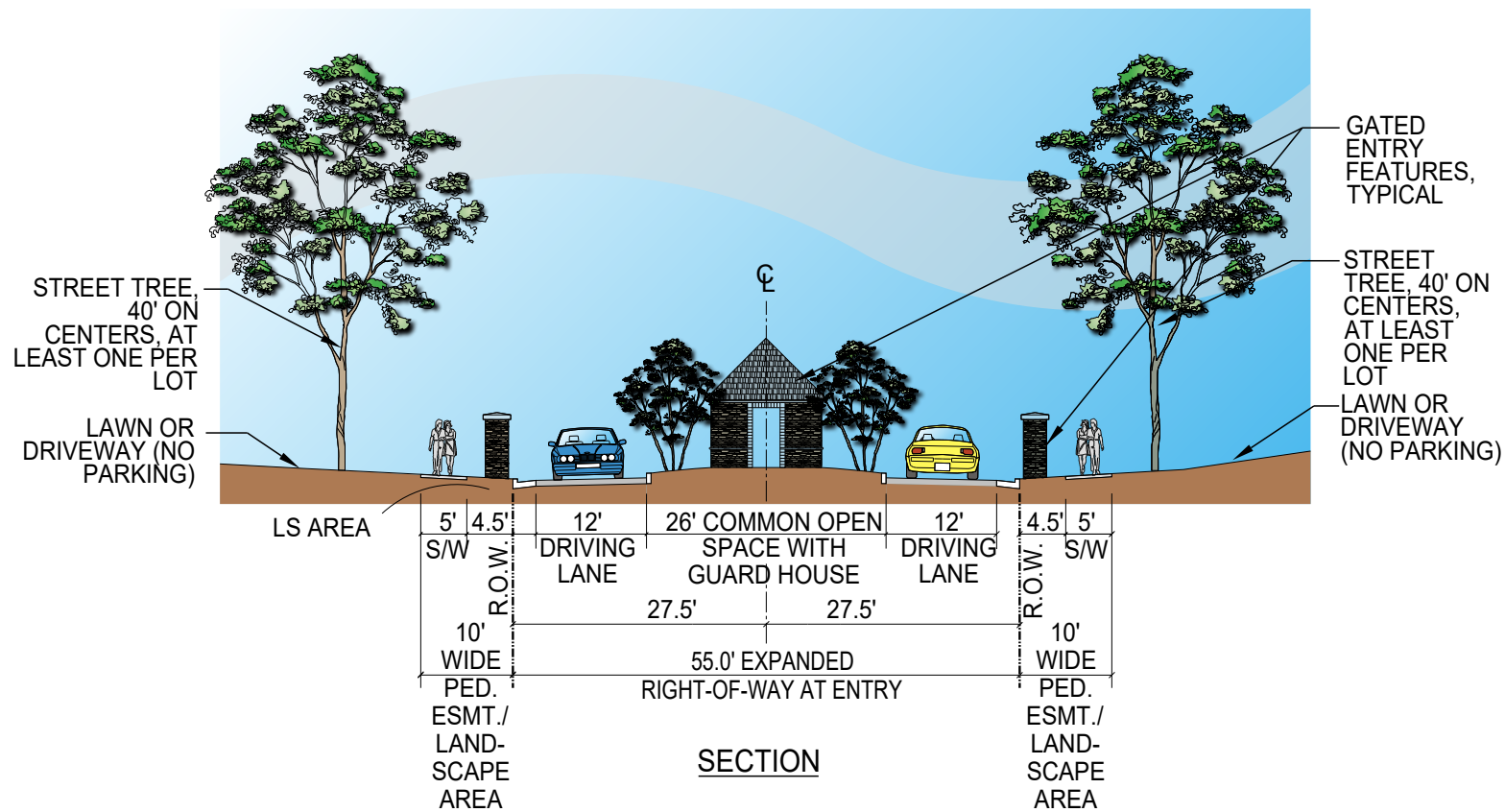
N.T.S.

LANDSCAPE PLATE 4

N.T.S.

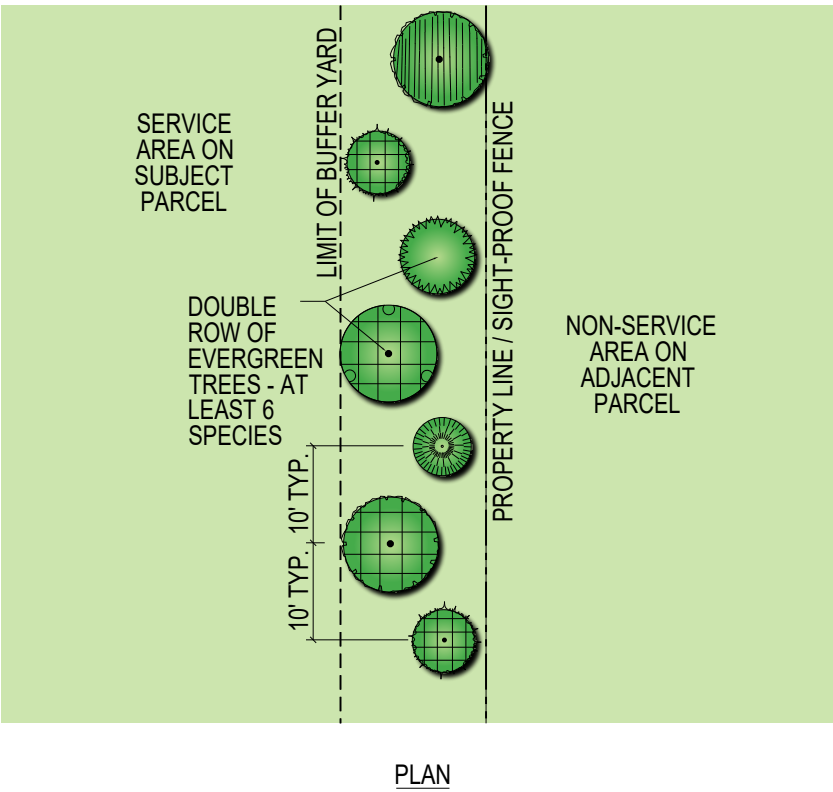
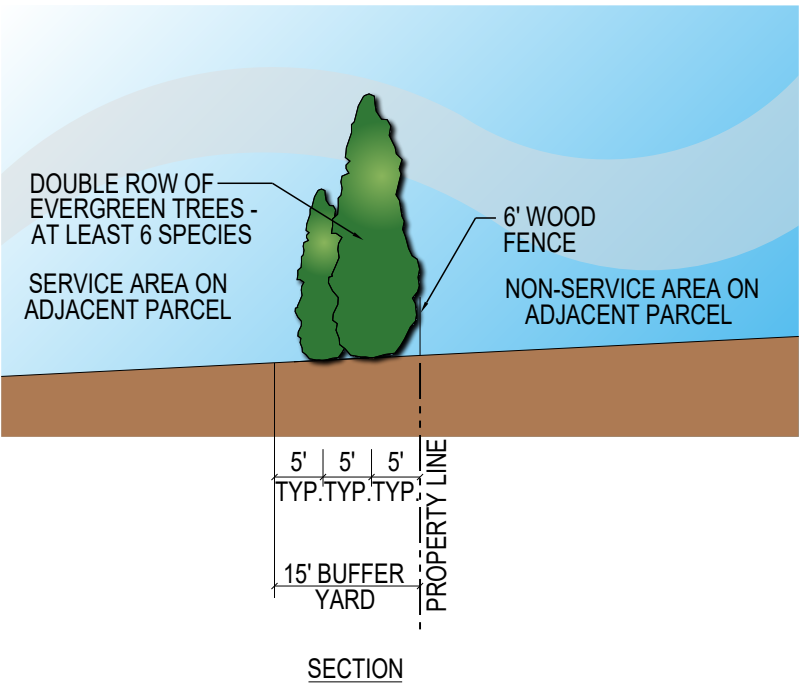
LANDSCAPE PLATES 3 AND 4

SERENITY POINTE PLANNED DEVELOPMENT



LANDSCAPE PLATES 5 AND 6

SERENITY POINTE PLANNED DEVELOPMENT



LANDSCAPE PLATE 7
N.T.S.



Example of proposed cluster mailbox treatment.

SERENITY POINTE PLANNED DEVELOPMENT



Design Integrity:

Maintaining architectural harmony will give **Serenity Pointe** its unique character and will ensure that the beauty and spirit of its streetscapes and natural environment provide a neighborhood of lasting value and timeless grace. **Serenity Pointe** is more than just another subdivision. It will be crafted and influenced by a desire to recreate those principled experiences and places of our past which lifted the spirit and spoke to the soul. It is a new community which is patterned after the rich, traditional vernacular of the local area and will seek to create special places and experiences that strengthen the individual, family, and community.

Architectural Standards:

All new construction shall be designed using a traditional approach to both massing and material detailing. The design tradition appropriate for **Serenity Pointe** has its precedence in the "Southern vernacular" and/or "European" styles.

Written design guidelines and a plans / design review process will be put in place to strengthen the aesthetic character of **Serenity Pointe**. This process will help ensure that the homes designed and built in **Serenity Pointe** are compatible with the historic architectural context and craftsmanship of this region. It will also encourage an elegant simplicity in the approved architectural styles in which quality of detail and materials is emphasized. In addition, it will promote a sense of coherence and order in the built environment.

The goal is to promote creative design solutions while ensuring compatible design character throughout the development. It is the responsibility of each homeowner, architect, designer, and builder to become familiar with, and understand, the Design Guidelines prior to submitting plans for approval. Only those design solutions which adhere to the Design Guidelines and development theme will be approved by the Design Review Committee (DRC).



ARCHITECTURAL STANDARDS

SERENITY POINTE PLANNED DEVELOPMENT



ARCHITECTURAL STANDARDS