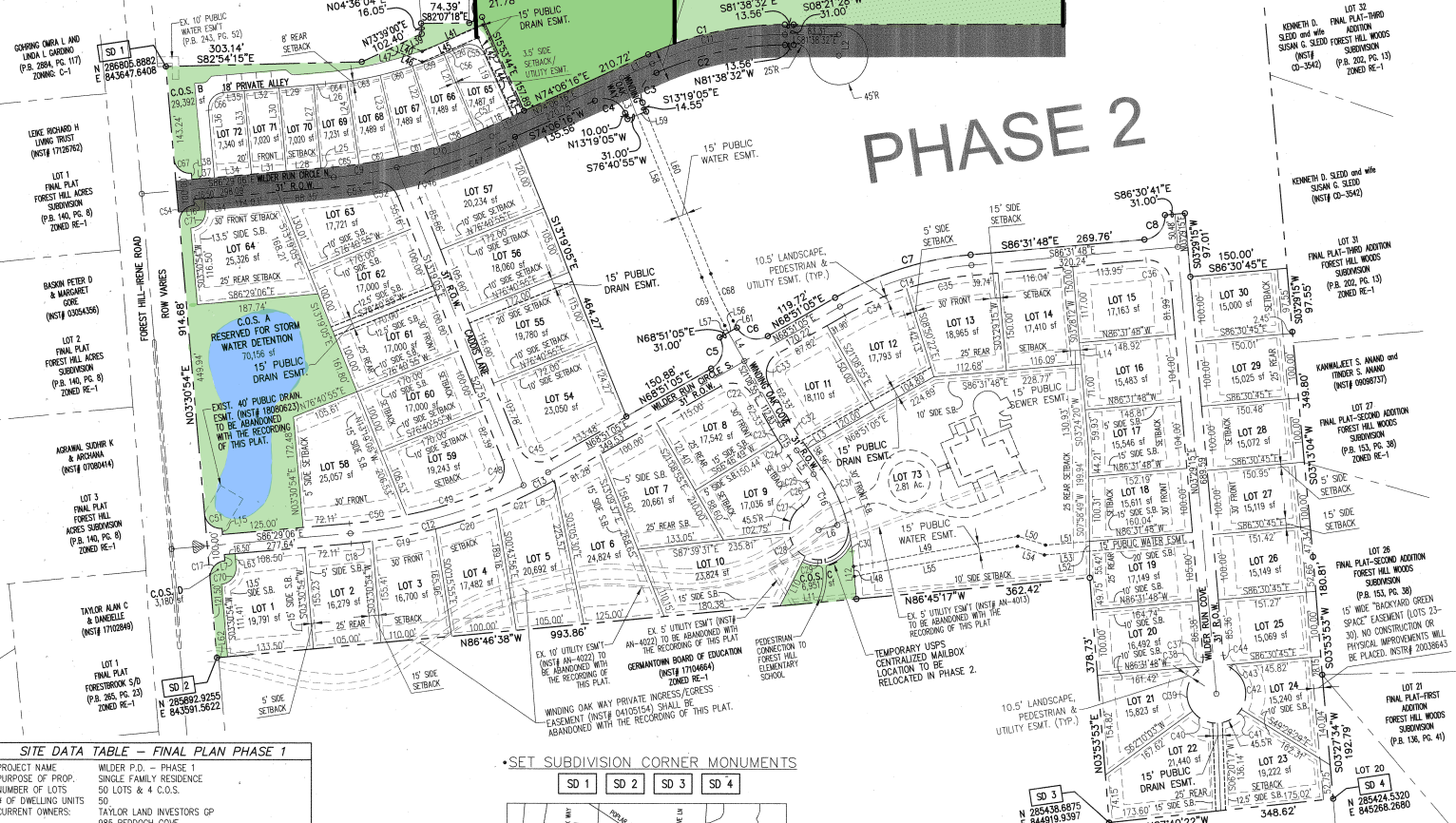


MOLEAN PROPERTIES L.L.C.
(INST# 0709023)

FINAL PLAT
FOREST HILL CROSSING
(P.B. 243, PG. 32)
ZONED C-2

NORFOLK-SOUTHERN RAILROAD

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 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 ENGINEER'S OFFICE. SUCH MAINTENANCE SHALL INCLUDE, BUT NOT BE LIMITED TO, REMOVAL OF SEDIMENTATION, HAZARDOUS OBJECTS, DEBRIS AND TRASH, MOWING, OUTLET CLEANING, AND REPAIR OF DRAINAGE STRUCTURES.



SITE DATA TABLE - FINAL PLAN PHASE 1

PROJECT NAME	WILDER P.D. - PHASE 1		
PURPOSE OF PROP.	SINGLE FAMILY RESIDENCE		
NUMBER OF LOTS	50 LOTS & 4 C.O.S.		
# OF DWELLING UNITS	50		
CURRENT OWNERS:	TAYLOR LAND INVESTORS LP 985 REDDOCH COVE MEMPHIS, TN 38119		
DEVELOPER:	WILDER GERMANTOWN DEVELOPMENT, INC ETI CORPORATION 2713 ac. MIN. LOT SIZE 7,020 s.f. MAX. LOT SIZE 25,326 s.f. STREET R.O.W. 31 FEET ZONING R-RESIDENTIAL BUILDING SETBACK LOTS 1-30, 54'-64'; 30' FRONT, 25' REAR, & 15'5" SIDE ALT.; UNLESS NOTED OTHERWISE. LOTS 65-72, 20' FRONT, 8' REAR, & 3.5' SIDE LOT 73, 30' FRONT, 25' REAR, & 10' SIDE LOTS 1-21, 24'-30, 54'-64'; 100' @ FRONT BLDG. SETBACK LOTS 22-25, 80' @ FRONT BLDG. SETBACK LOTS 65-72, 52' @ FRONT BLDG. SETBACK TREE REQUIREMENT ALL LOTS - 2 TREES IN FRONT EXCEPT FOR LOTS 65-72, 2 TREES IN FRONT AND/OR REAR		
ENGINEER/DESIGNER	WILDER GERMANTOWN DEVELOPMENT, INC ETI CORPORATION 2713 ac. MIN. LOT SIZE 7,020 s.f. MAX. LOT SIZE 25,326 s.f. STREET R.O.W. 31 FEET ZONING R-RESIDENTIAL BUILDING SETBACK LOTS 1-30, 54'-64'; 30' FRONT, 25' REAR, & 15'5" SIDE ALT.; UNLESS NOTED OTHERWISE. LOTS 65-72, 20' FRONT, 8' REAR, & 3.5' SIDE LOT 73, 30' FRONT, 25' REAR, & 10' SIDE LOTS 1-21, 24'-30, 54'-64'; 100' @ FRONT BLDG. SETBACK LOTS 22-25, 80' @ FRONT BLDG. SETBACK LOTS 65-72, 52' @ FRONT BLDG. SETBACK TREE REQUIREMENT ALL LOTS - 2 TREES IN FRONT EXCEPT FOR LOTS 65-72, 2 TREES IN FRONT AND/OR REAR		
MIN. LOT SIZE	7,020 s.f.		
MAX. LOT SIZE	25,326 s.f.		
STREET R.O.W.	31 FEET		
ZONING	R-RESIDENTIAL		
BUILDING SETBACK	LOTS 1-30, 54'-64'; 30' FRONT, 25' REAR, & 15'5" SIDE ALT.; UNLESS NOTED OTHERWISE. LOTS 65-72, 20' FRONT, 8' REAR, & 3.5' SIDE LOT 73, 30' FRONT, 25' REAR, & 10' SIDE LOTS 1-21, 24'-30, 54'-64'; 100' @ FRONT BLDG. SETBACK LOTS 22-25, 80' @ FRONT BLDG. SETBACK LOTS 65-72, 52' @ FRONT BLDG. SETBACK TREE REQUIREMENT ALL LOTS - 2 TREES IN FRONT EXCEPT FOR LOTS 65-72, 2 TREES IN FRONT AND/OR REAR		
MIN. LOT WIDTH	27.13 ac.		
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TREE REQUIREMENT	ALL LOTS - 2 TREES IN FRONT EXCEPT FOR LOTS 65-72, 2 TREES IN FRONT AND/OR REAR		

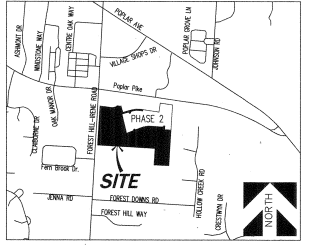
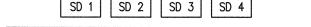
LOT UTILITY EASEMENTS

LOCATION:	FRONT	WIDTH:	10.5' (INCLUDES PEDESTRIAN & LANDSCAPE EASEMENT)
	SIDE		5' (3.5' FOR LOT 65-72)
	REAR		5'

COS AREA FINAL PLAN PHASE 1

C.O.S. NAME:	C.O.S. AREA:
C.O.S. A	70,156 s.f.
C.O.S. B	29,392 s.f.
C.O.S. C	6,951 s.f.
C.O.S. D	3,180 s.f.
TOTAL C.O.S.	109,679 s.f./2.52 acres

SET SUBDIVISION CORNER MONUMENTS



VICINITY MAP
NOT TO SCALE

NOTES:

- SURVEY PREPARED BY ETI (01/08/2020)
- GERMANTOWN BENCHMARK: (TM 95-14-20) RAILROAD SPIKE IN POWER POLE #180217 LOCATED AT THE NORTHWEST CORNER OF THE INTERSECTION OF POPULAR PIKE WITH FOREST HILL IRENE RD. ELEVATION = 366.48
- FLOODWAY AND FLOODPLAIN: THIS PROPERTY IS NOT LOCATED WITHIN AN AREA DESIGNATED AS A "SPECIAL FLOOD HAZARD AREA" AS SHOWN ON F.E.M.A. FLOOD INSURANCE RATE MAP, MAP NUMBER 47157C0470F DATED SEPTEMBER 28, 2007.
- SEE SHEET 5 OF 5 FOR CURVE AND LINE DATA TABLES (C1... & L1...)

PREPARED BY:
ENGINEERING • SURVEYING • LAND PLANNING • LANDSCAPE ARCHITECTURE

1755 KINFIELD ROAD, SUITE 100 • MEMPHIS, TENNESSEE 38119 • (901) 538-0400

FINAL PLAT
WILDER P.D. - PHASE 1
GERMANTOWN, TENNESSEE
CASE # 20-006
TOTAL AREA: 27.13 Ac.
ZONING: R (SINGLE FAMILY RESIDENTIAL)
WARD D02, BLOCK 31 & PARCEL NO. 611
NO. OF LOTS: 50 LOTS & 4 C.O.S.
DEVELOPED BY:
WILDER GERMANTOWN DEVELOPMENT, INC
985 REDDOCH COVE
MEMPHIS, TN 38119
DATE: 10/26/21 ETI Job No. 19070-20 Sheet 1 of 5