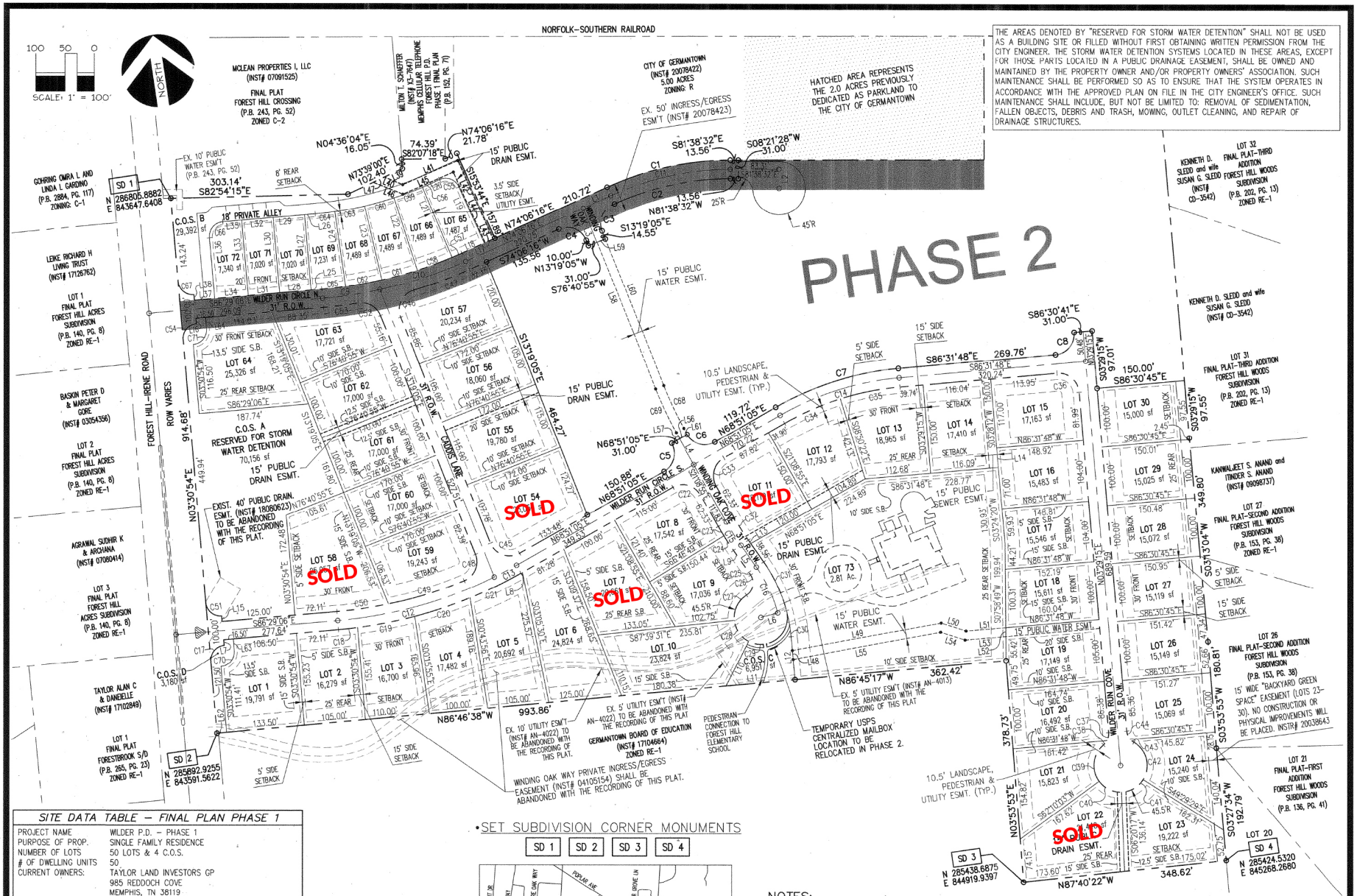

SITE DATA TABLE – FINAL PLAN PHASE 1

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 GP 985 REDDOCH COVE MEMPHIS, TN 38119 STEPHEN & STACY TANNER 9190 WINDING OAK WAY GERMANTOWN, TN 38138
DEVELOPER:	WILDER GERMANTOWN DEVELOPMENT, INC
ENGINEER/DESIGNER	ETI CORPORATION
ACREAGE	27.13 ac.
OVERALL PROJECT DENSITY	1.89 du/ac (Entire PUD)
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
MIN. LOT WIDTH	LOTS 1–21, 24–30, 54–64: 100' @ FRONT BLDG. SETBACK LOTS 22–23: 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

LOT UTILITY EASEMENTS

LOCATION:	WIDTH:
FRONT	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

NOTES:

- SURVEY PREPARED BY ETI (01/08/2020)
- GERMANTOWN BENCHMARK: (TBM 95–14–20) RAILROAD SPIKE IN POWER POLE #180217 LOCATED AT THE NORTHWEST CORNER OF THE INTERSECTION OF POPLAR 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 LYNNFIELD ROAD, SUITE 100 • MEMPHIS, TENNESSEE 38119 • (901)758-0400

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: 10/28/21 ETI Job No. 19070–20 Sheet 1 of 5

File Name: 1907020F01

©Copyright 2021: ETI Corporation