

MCLEAN PROPERTIES I, LLC  
(INST# 07091525)  
FINAL PLAT  
FOREST HILL CROSSING  
(P.B. 243, PG. 52)  
ZONED C-2

MELTON T. SCHAEFFER  
(INST# X3-7647)  
MEMPHIS CELLULAR TELEPHONE  
FOREST HILL P.D.  
PHASE 1 FINAL PLAN  
(P.B. 152, PG. 71)

CITY OF GERMANTOWN  
(INST# 20078422)  
5.00 ACRES  
ZONING: R  
EX. 50' INGRESS/EGRESS  
ESM'T (INST# 20078423)

HATCHED AREA REPRESENTS  
THE 2.0 ACRES PREVIOUSLY  
DEDICATED AS PARKLAND TO  
THE CITY OF GERMANTOWN

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, FALLEN OBJECTS, DEBRIS AND TRASH, MOWING, OUTLET CLEANING, AND REPAIR OF DRAINAGE STRUCTURES.

# PHASE 2

GOHRING OMRA L AND LINDA L GARDINO  
(P.B. 2884, PG. 117)  
ZONING: C-1

LEIKE RICHARD H LIVING TRUST  
(INST# 17126762)

LOT 1 FINAL PLAT FOREST HILL ACRES SUBDIVISION  
(P.B. 140, PG. 8)  
ZONED RE-1

BASKIN PETER D & MARGARET GORE  
(INST# 03054356)

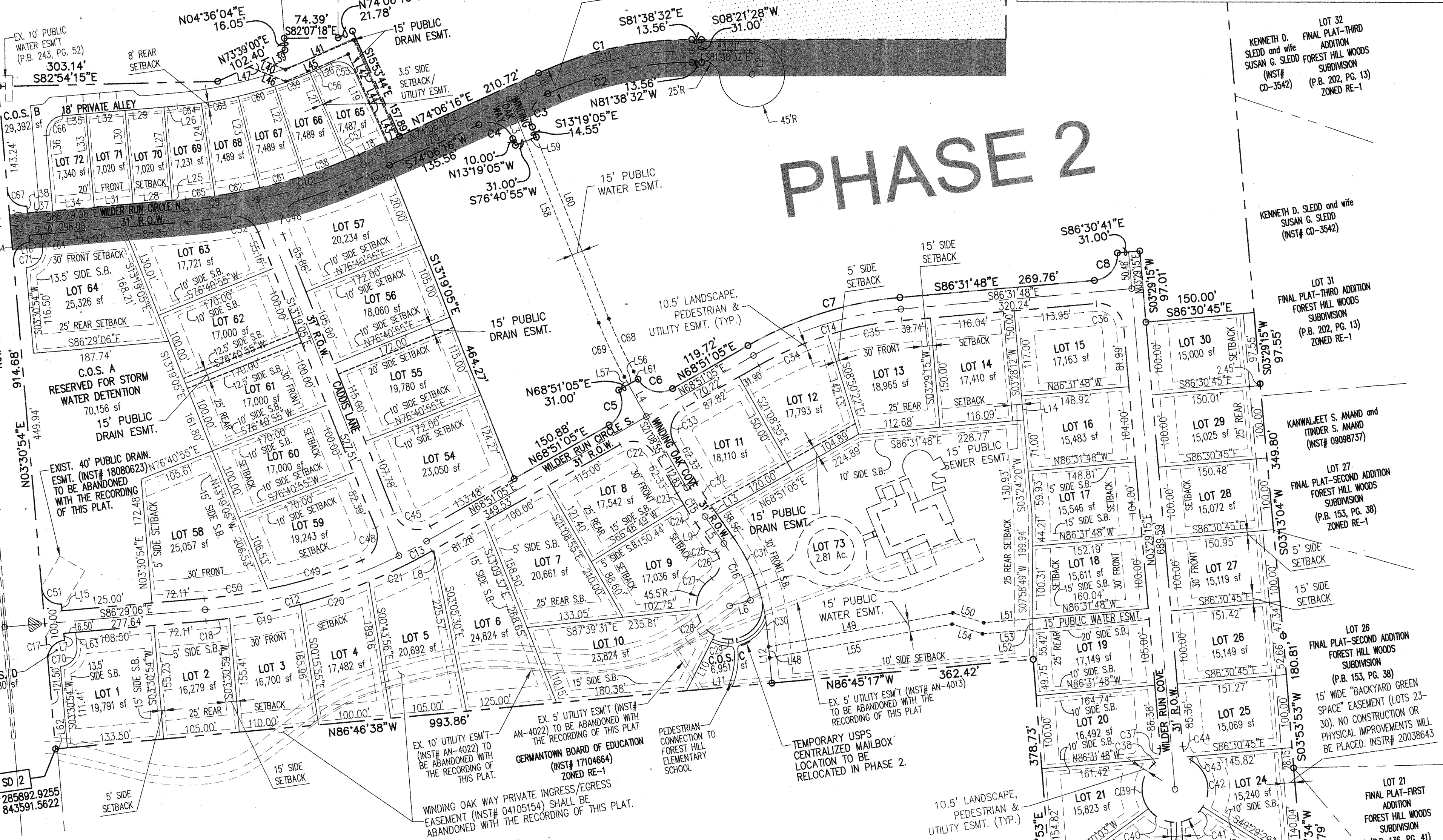
LOT 2 FINAL PLAT FOREST HILL ACRES SUBDIVISION  
(P.B. 140, PG. 8)  
ZONED RE-1

AGRAWAL SUDHIR K & ARCHANA  
(INST# 07080414)

LOT 3 FINAL PLAT FOREST HILL ACRES SUBDIVISION  
(P.B. 140, PG. 8)  
ZONED RE-1

TAYLOR ALAN C & DANIELLE  
(INST# 17102849)

LOT 1 FINAL PLAT FORESTBROOK S/D  
(P.B. 265, PG. 23)  
ZONED RE-1



KENNETH D. SLEDD and wife SUSAN G. SLEDD  
(INST# CD-3542)  
FINAL PLAT-THIRD ADDITION FOREST HILL WOODS SUBDIVISION  
(P.B. 202, PG. 13)  
ZONED RE-1

KENNETH D. SLEDD and wife SUSAN G. SLEDD  
(INST# CD-3542)

LOT 31 FINAL PLAT-THIRD ADDITION FOREST HILL WOODS SUBDIVISION  
(P.B. 202, PG. 13)  
ZONED RE-1

KANWALEET S. ANAND and TINDER S. ANAND  
(INST# 09098737)

LOT 27 FINAL PLAT-SECOND ADDITION FOREST HILL WOODS SUBDIVISION  
(P.B. 153, PG. 38)  
ZONED RE-1

LOT 26 FINAL PLAT-SECOND ADDITION FOREST HILL WOODS SUBDIVISION  
(P.B. 153, PG. 38)

15' WIDE "BACKYARD GREEN SPACE" EASEMENT (LOTS 23-30). NO CONSTRUCTION OR PHYSICAL IMPROVEMENTS WILL BE PLACED. INST# 20038643

LOT 21 FINAL PLAT-FIRST ADDITION FOREST HILL WOODS SUBDIVISION  
(P.B. 136, PG. 41)

### 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 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 ALL LOTS - 2 TREES IN FRONT EXCEPT FOR LOTS 65-72: 2 TREES IN FRONT AND/OR REAR
MIN. LOT WIDTH	
TREE REQUIREMENT	

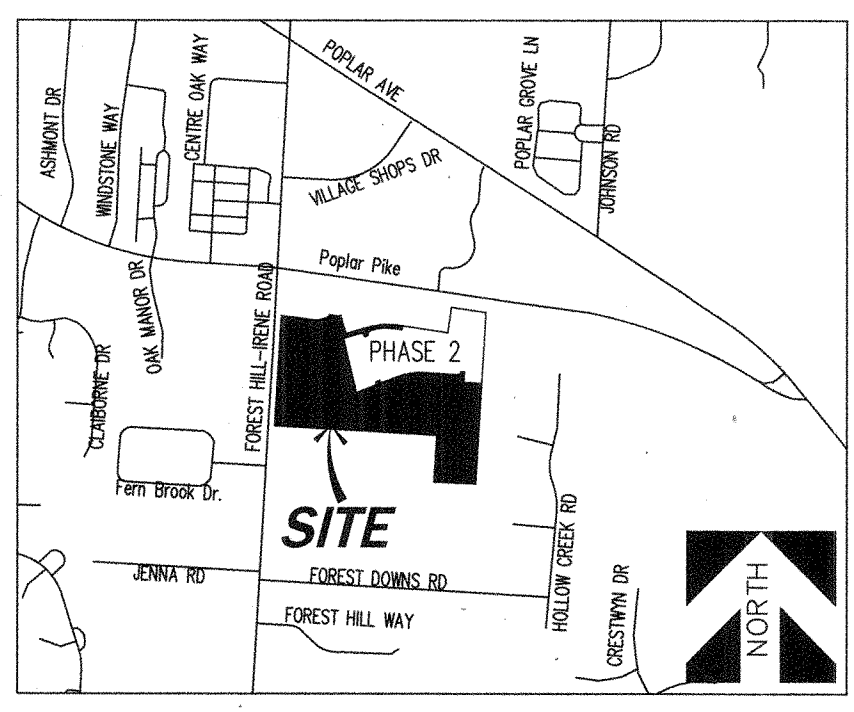
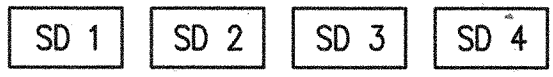
#### LOT UTILITY EASEMENTS

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

### • SET SUBDIVISION CORNER MONUMENTS



VICINITY MAP  
NOT TO SCALE

### 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