

LOT SUMMARY DATA

LOT	AREA (SQ. FT.)	ACRES	MIN. FFE	CARAGE FLOOR
1	13294.66	0.31	374.5	-
2	11059.03	0.25	370.0	-
3	10379.35	0.24	372.0	-
4	9922.44	0.23	373.5	-
5	9676.93	0.22	373.5	-
6	12563.77	0.29	376.0	-
7	9599.57	0.22	375.5	-
8	9600.00	0.22	374.5	-
9	13301.56	0.31	372.5	-
10	13231.71	0.30	371.5	-
11	11079.76	0.25	369.0	-
12	7083.25	0.16	366.0	-
13	9014.40	0.21	368.5	365.0
14	7148.38	0.16	368.0	363.5
15	8686.24	0.20	365.0	360.5
16	10698.34	0.25	363.0	357.5
COS 1	13905.40	0.32	-	-
COS 2	484.42	0.01	-	-
COS 3	2066.22	0.05	-	-
COS 4	12656.75	0.29	-	-
COS 5	742.67	0.02	-	-

PROPERTY LINE DATA

LINE	BEARING	DISTANCE
L1	N66°30'28"W	27.83'
L2	N84°58'34"W	18.01'
L3	S86°05'11"E	6.58'
L4	N10°22'06"E	8.05'
L5	N56°51'51"E	15.88'
L6	N18°46'35"E	9.60'
L7	S18°46'41"W	37.25'
L8	S04°27'42"W	9.51'
L9	N76°37'21"E	27.83'
L10	N66°30'28"W	20.89'
L11	S05°03'26"W	13.21'
L12	N76°37'21"E	20.89'
L13	S84°58'34"E	17.30'
L14	S10°22'06"W	8.05'
L15	S56°51'51"W	15.88'
L16	N04°27'42"E	9.51'
L17	N70°29'27"W	11.32'
L18	N16°26'35"E	10.24'
L19	S85°22'23"E	5.00'
L20	N16°55'18"W	78.77'
L21	N04°17'46"E	17.94'
L22	N04°37'37"E	16.00'
L23	S85°58'08"E	4.00'
L24	N04°51'29"E	10.56'
L25	S04°37'37"W	13.79'
L26	N85°22'23"W	6.17'
L27	N04°37'37"E	42.05'
L28	S04°37'37"W	42.05'
L29	S70°29'27"E	7.72'

AREAS

TOTAL SITE: 5.36 AC (233481.6 SQ.FT.)
 AREA DEDICATED FOR ROW: 0.25 ACRES (10901.22 SQ.FT.)
 COMMON OPEN SPACE: 0.74 AC (32,813 SQ.FT.)
 DEVELOPMENT/LOTS: 3.87 AC (72,200 SQ.FT.)
 PRIVATE DRIVE/PRIVATE ALLEY: 0.50 AC (9,333 SQ.FT.)

PROPERTY LINE CURVE DATA

LINE	ARC	CHORD BEARING	RADIUS	DELTA	CHORD	TANGENT
C1	30.32'	N84°32'09"E	30.00'	57°54'46"	29.05'	18.60'
C2	15.11'	S54°08'37"E	35.00'	24°43'41"	14.99'	7.67'
C3	37.67'	S63°21'40"E	50.00'	43°09'47"	36.78'	19.78'
C4	27.90'	S64°57'47"E	40.00'	39°57'33"	27.33'	14.54'
C5	38.64'	S17°18'27"E	40.00'	55°21'06"	37.18'	20.98'
C6	40.58'	S33°36'58"W	50.00'	46°29'45"	39.47'	21.48'
C7	2.44'	N09°22'39"W	5.00'	28°00'31"	2.42'	1.25'
C8	46.98'	N11°37'12"E	188.00'	14°18'58"	46.85'	23.61'
C9	39.01'	N40°14'26"W	25.00'	89°24'16"	35.17'	24.74'
C10	5.00'	S87°48'18"E	50.00'	5°43'28"	4.99'	2.50'
C11	32.67'	S70°36'49"W	50.00'	37°26'18"	32.09'	16.94'
C12	15.11'	S64°15'30"W	35.00'	24°43'41"	14.99'	7.67'
C13	25.47'	N79°03'03"W	30.00'	48°39'13"	24.72'	13.56'
C14	31.30'	N24°50'00"W	30.00'	59°46'53"	29.90'	17.24'
C15	26.45'	S30°19'06"W	30.00'	50°31'20"	25.60'	14.16'
C16	9.48'	N59°18'29"E	5.00'	108°26'08"	8.11'	6.94'
C17	12.49'	S05°03'26"W	5.00'	143°07'48"	9.49'	15.00'
C18	9.48'	N49°09'36"W	5.00'	108°26'08"	8.11'	6.94'
C19	10.86'	S32°50'55"W	5.00'	124°25'03"	8.85'	9.49'
C20	36.60'	N37°17'14"W	22.00'	95°18'39"	32.52'	24.14'
C21	25.97'	N33°36'58"E	32.00'	46°29'45"	25.26'	13.75'
C22	11.94'	N57°33'55"W	5.00'	136°48'28"	9.30'	12.62'
C23	22.85'	N07°38'30"E	204.00'	6°21'36"	22.63'	11.33'
C24	24.20'	S12°28'57"E	41.00'	33°49'18"	23.85'	12.47'
C25	10.27'	S09°22'39"E	21.00'	28°00'31"	10.16'	5.24'
C26	10.93'	S07°54'09"E	25.00'	25°03'32"	10.85'	5.56'
C27	10.31'	N16°26'35"E	25.00'	23°37'57"	10.24'	5.23'
C28	3.73'	S26°00'35"W	5.00'	42°45'57"	3.85'	1.96'
C29	18.25'	N26°00'29"E	24.45'	42°46'10"	17.83'	9.57'
C30	29.63'	S08°52'19"W	200.00'	8°29'23"	29.61'	14.84'
C31	49.61'	N10°58'19"E	224.00'	12°41'24"	49.51'	24.91'
C32	19.76'	S15°56'51"W	200.00'	5°39'38"	19.75'	9.89'
C33	32.49'	S44°27'08"W	75.00'	24°49'27"	32.24'	16.51'
C34	7.80'	S21°45'25"W	75.00'	5°57'27"	7.80'	3.90'
C35	9.56'	N28°23'16"E	75.00'	7°18'16"	9.55'	4.79'
C36	21.99'	N85°22'23"W	7.00'	180°00'00"	14.00'	14.00'
C37	21.99'	S85°22'23"E	7.00'	180°00'00"	14.00'	14.00'
C38	10.52'	N45°31'58"E	30.00'	20°05'37"	10.47'	5.32'
C39	9.01'	S17°37'31"W	224.00'	2°18'19"	9.01'	4.51'

SUBDIVISION CORNER COORDINATE TABLE

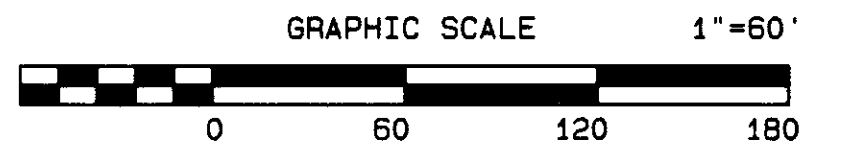
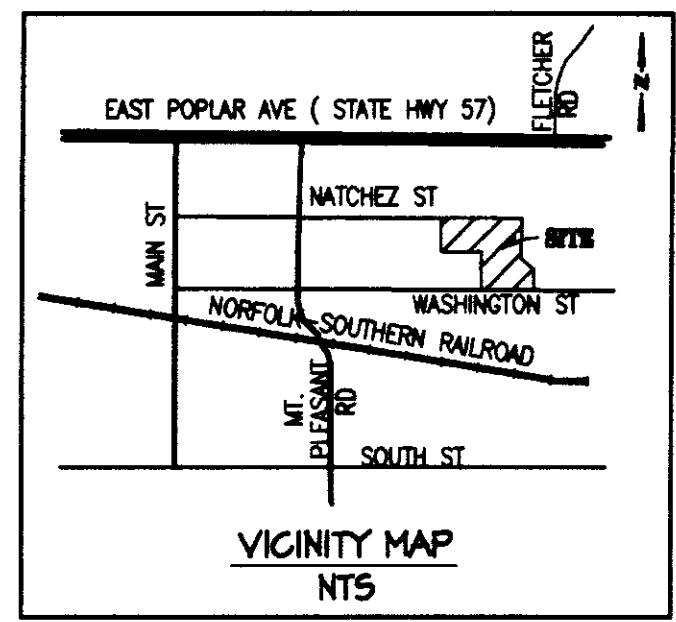
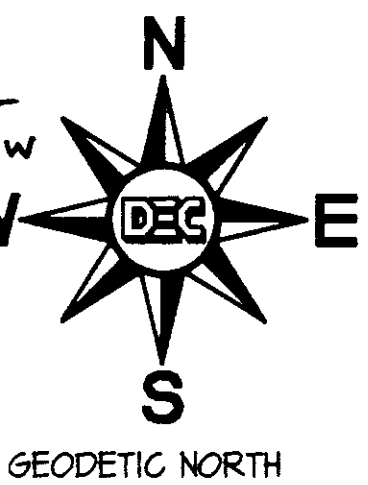
Descriptor	Northing	Eastng
1	278900.134	873231.506
2	279167.031	873241.154
3	279154.301	873427.238
4	279126.006	873746.960
5	278919.159	873739.858
6	278782.057	873735.815
7	278747.158	873834.315
8	278632.010	873830.550
9	278664.815	873395.837
10	278887.040	873405.165

HORIZONTAL ALIGNMENT LINE DATA

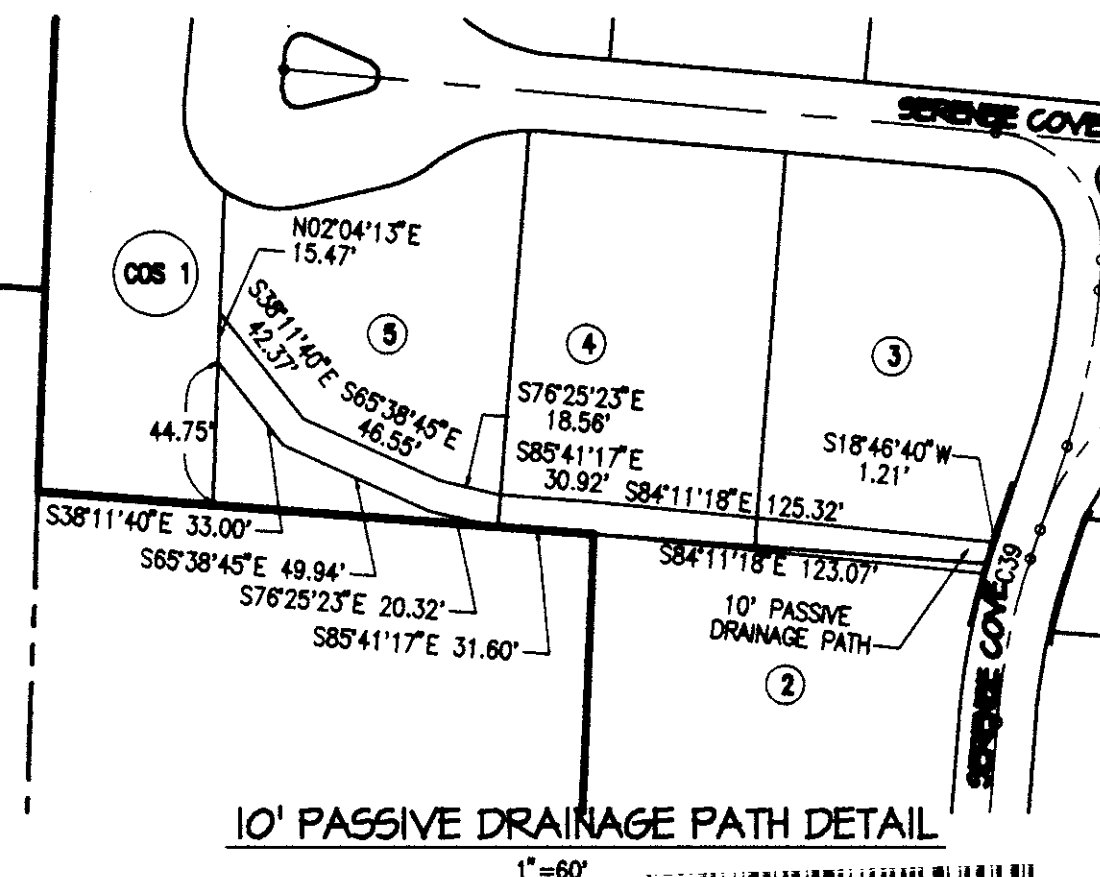
LINE	BEARING	DISTANCE
L100	N10°22'06"E	8.05'
L101	N56°51'51"E	15.88'
L102	S04°27'42"W	9.51'
L103	S18°46'40"W	37.26'

HORIZONTAL ALIGNMENT CURVE DATA

LINE	ARC	CHORD BEARING	RADIUS	DELTA	CHORD	TANGENT
C100	57.73'	N40°14'26"W	37.00'	89°24'16"	52.05'	36.62'
C101	46.58'	S37°17'14"E	28.00'	95°18'39"	41.39'	30.72'
C102	49.97'	N11°37'11"E	200.00'	14°18'58"	49.84'	25.12'
C103	30.84'	S33°36'58"W	38.00'	46°29'45"	30.00'	16.32'
C104	57.83'	S37°49'18"W	87.00'	38°05'10"	56.77'	30.03'
C105	52.36'	S11°42'09"W	212.00'	14°09'03"	52.23'	26.31'



- NOTES:**
- BEARINGS SHOWN ARE RELATIVE TO EACH OTHER ONLY.
 - ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENTS AGENCY'S FLOOD INSURANCE RATE MAP (FIRM), THIS PROPERTY DOES NOT LIE IN A FLOOD HAZARD AREA AS IDENTIFIED IN COMMUNITY PLAN NUMBER 47157C 0495F. EFFECTIVE DATE SEPTEMBER 28, 2007.
 - MIL&W BENCH MARK - GPS MONUMENT NO. 140, TENNESSEE STATE PLANE COORDINATES NAD 83, LOCATED 31 FEET NORTH OF THE CENTERLINE OF HIGHWAY 57 ON THE SHELBY/FAYETTE COUNTY LINE, 10.5 FEET WEST OF THE TELEPHONE POLE # 23. ELEVATION = 358.75.
 - SITE BENCH MARK - TOP OF DRAIN INLET LOCATED ON SOUTH SIDE OF WASHINGTON STREET APPROXIMATELY 640.4 FEET WEST OF THE CENTERLINE INTERSECTION OF WASHINGTON STREET AND EASTLEY STREET. ELEVATION = 368.50.
 - THE AREAS DENOTED AS 'RESERVED FOR STORMWATER DETENTION' MAY NOT BE ALTERED WITHOUT FIRST OBTAINING THE WRITTEN PERMISSION FROM THE TOWN OF COLLIERVILLE DEPARTMENT OF ENGINEERING AND THE DESIGN ENGINEER. THE STORMWATER DETENTION SYSTEM LOCATED IN THIS AREA SHALL BE OWNED AND MAINTAINED BY THE HOME OWNERS' ASSOCIATION. SUCH MAINTENANCE SHALL BE PERFORMED TO ENSURE THAT THE SYSTEM OPERATES IN ACCORDANCE WITH THE APPROVED DRAINAGE PLANS ON FILE IN THE TOWN OF COLLIERVILLE DEPARTMENT OF ENGINEERING. SUCH MAINTENANCE SHALL INCLUDE, BUT NOT BE LIMITED TO: REMOVAL OF SEDIMENTATION, FALLEN OBJECTS, DEBRIS, TRASH, MOWING, AND OUTLET CLEANING.
 - ALLOWABLE SETBACK ENCROACHMENTS - BAY WINDOWS, PORCHES, BALCONIES, FIRE ESCAPES, AND STEPS PROJECTING NOT MORE THAN 36 INCHES FROM AN EXTERIOR WALL FOR A DISTANCE NOT MORE THAN ONE-THIRD OF THE LENGTH OF THE WALL.
 - TO FURTHER ENHANCE THE NEIGHBORHOOD-LIKE 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 AUTHORITY AND TO PRESERVE THE INTRINSIC ENVIRONMENTAL VALUES AND CONTINUITY OF MATURE, NATIVE TREE COVER AS A WILDLIFE HABITAT AND AS A PROTECTION AGAINST EROSION AND CONTAMINATION BY RUNOFF ON THE SITE. FINAL SITE PLANS FOR EACH LOT SHALL INCLUDE A TREE SURVEY OF ALL SPECIMEN QUALITY TREES ON THE SITE OVER 8" IN DIAMETER. ALL TREES WITH A TRUNK DIAMETER OF EIGHT-INCHES OR MORE AT THREE (3) FEET ABOVE GRADE SHALL BE PRESERVED IF POSSIBLE. PARTICULAR ATTENTION SHALL ALSO BE GIVEN TO GRADE CHANGES AND OTHER WORK ADJACENT TO THE TREES TO BE PRESERVED. GRADES, DRAINAGE AND AERATION SHALL BE MAINTAINED AROUND TREES TO BE PRESERVED. EACH INDIVIDUAL HOME OWNER IS ALLOWED TO PRUNE, MAINTAIN AND TRIM EXISTING TREES WITHIN THE 20' PRESERVATION EASEMENT AT THE HOME OWNERS DISCRETION AND COST WITH PRIOR WRITTEN CONSENT OF THE ARCHITECTURAL CONTROL COMMITTEE. SUPPLEMENTAL PLANTINGS AND EXISTING TREES 8" OR MORE AT 3' ABOVE GRADE WITHIN THE 20' EASEMENT ALONG THE EAST PROPERTY LINE WITH LOTS 10, 11, 16 AND COS 4 ARE TO REMAIN AND SHALL NOT BE REMOVED BY HOME OWNERS. THIS RESTRICTION SHALL BE ENFORCED BY THE HOMEOWNERS' ASSOCIATION AND INCLUDED IN THE RESTRICTIVE COVENANTS. IF FENCING, VEGETATION AND/OR SUPPLEMENTAL TREES BECOME DAMAGED BY DISEASE OR NATURE CAUSES (WEATHER, ET CETERA), THE HOME OWNERS ASSOCIATION IS RESPONSIBLE FOR COST OF REMOVAL AND REPAIRS.
 - ALL DITCHES OUTSIDE PUBLIC RIGHT-OF-WAY AND/OR DRAINAGE EASEMENTS SHALL BE MAINTAINED BY THE PROPERTY OWNER OR THE HOA.
 - HOMEOWNERS SHALL BE RESPONSIBLE FOR MAINTAINING ALL SIDE AND REAR YARD SWALES.
 - THE RESTRICTIVE COVENANTS SHALL INCLUDE A NOTE THAT HOA SHALL HAVE FULL MAINTENANCE RESPONSIBILITY FOR ALL COMMON OPEN SPACE, PRIVATE STREETS, PRIVATE UTILITIES, PRIVATE AMENITIES AND LANDSCAPED AREAS. THE TOWN OF COLLIERVILLE HAS NO MAINTENANCE RESPONSIBILITY OR LIABILITY. RESTRICTIVE COVENANTS INSTRUMENT NUMBER 10013098.
 - THE PRIVATE DRIVE SHALL SERVE AS A PUBLIC SANITARY SEWER AND PUBLIC WATER EASEMENT. THE TOWN OF COLLIERVILLE SHALL HAVE THE RIGHT TO ENTER THE PROPERTY FOR THE PURPOSE OF MAINTAINING THE DRAINAGE, WATER AND SEWER SYSTEMS LOCATED WITHIN THE PUBLIC EASEMENTS. THE TOWN DOES NOT HAVE THE RESPONSIBILITY TO REPAIR ANY DAMAGE TO THE PAVED AREAS CAUSED BY SOIL SETTLEMENT OR OTHER REASONS THAT ARE NOT DIRECTLY CAUSED BY THE TOWN'S ACTION OF PERFORMING MAINTENANCE TO THE UNDERGROUND SYSTEMS.
 - THE MAINTENANCE OF THE TEN FOOT PASSIVE DRAINAGE PATH SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS OF LOTS 3, 4, AND 5. THE PROPERTY OWNERS SHALL NOT IMPED THE FLOW OF WATER OR DISTURB THE DRAINAGE PATH UNLESS APPROVED BY THE TOWN ENGINEER.
 - THE PROPERTY OWNER OR THE HOMEOWNERS' ASSOCIATION SHALL BE RESPONSIBLE FOR PROPER MOWING, LITTER REMOVAL AND LIGHT MAINTENANCE OF THE DETENTION POND AREA AND DITCH AREAS OR THE MAINTENANCE OF ANY OTHER INFRASTRUCTURE SUBJECT TO THE APPROVAL OF THE TOWN ENGINEER. SHOULD THE TOWN DEEM THAT THE PROPER MAINTENANCE IS NOT BEING PERFORMED, IT WILL PERFORM THE WORK AS NECESSARY. ALL COST INCURRED BY THE TOWN OF COLLIERVILLE FOR SAID MAINTENANCE WILL BE ASSESSED TO EACH PARCEL WITHIN THE DEVELOPMENT ON A PRO-RATA BASIS.
 - COS 1 SHALL BE A NATURAL COMMON AREA AND SHALL BE A "NO-BUILD" AREA UPON WHICH NO PERMANENT STRUCTURES SHALL BE CONSTRUCTED TO INCLUDE, BUT NOT BE LIMITED TO, PEDESTRIAN STEPS OR WALKWAYS LEADING TO NATCHEZ LAKE AND SHALL NOT BE CONNECTED IN ANY RESPECT TO NATCHEZ LAKE UNLESS REQUIRED FOR PUBLIC SAFETY.
 - ALL STORM DRAINAGE FACILITIES WITHIN THE LIMITS OF THIS PROPERTY SHALL BE PRIVATE IN NATURE.
 - PARKING SHALL BE ALLOWED ONLY ON ONE SIDE OF THE STREET WITH A PAVEMENT WIDTH OF TWENTY-FOUR FEET(24') AND NO PARKING SHALL BE ALLOWED ON ANY ONE-WAY STREET OR THE ALLEY.
 - IF THE PRIVATE STREET REVERTS BACK TO A PUBLIC STREET THEN THE OVERALL COST TO UPGRADE THE STREETLIGHTS TO MEET THE CURRENT MWL STANDARDS WILL BE ASSESSED TO EACH PROPERTY OWNER.
 - A HIGHBEAM OVERCUP OAK SHALL BE INSTALLED ON LOT 10 AFTER THE DRIVEWAY LOCATION IS DETERMINED.



FINAL PLAT

WASHINGTON GATES PUD

COLLIERVILLE, TENNESSEE

RESIDENTIAL LOTS	5.36 TOTAL ACRES	PROPOSED ZONING R-3A	TAX ID DISTRICT I, MAP 42, PARCEL 526
DEVELOPER	BOYLE INVESTMENT CO. 5900 POPLAR AVENUE MEMPHIS, TN 38119	ENGINEER / SURVEYOR	DAVIS ENGINEERING CO., INC. 6625 LENOX PARK DRIVE SUITE 117 MEMPHIS, TN 38115
20 YEAR FLOOD ELEVATION	325 - 326.5 +/-	PERA COMMUNITY PANEL NUMBER	4751C 0495F
DATE	26 JANUARY 2004	PERA MAP DATE	28 SEPTEMBER 2007
SCALE	1 IN. = 60 FT.	SHEET	1 OF 5

