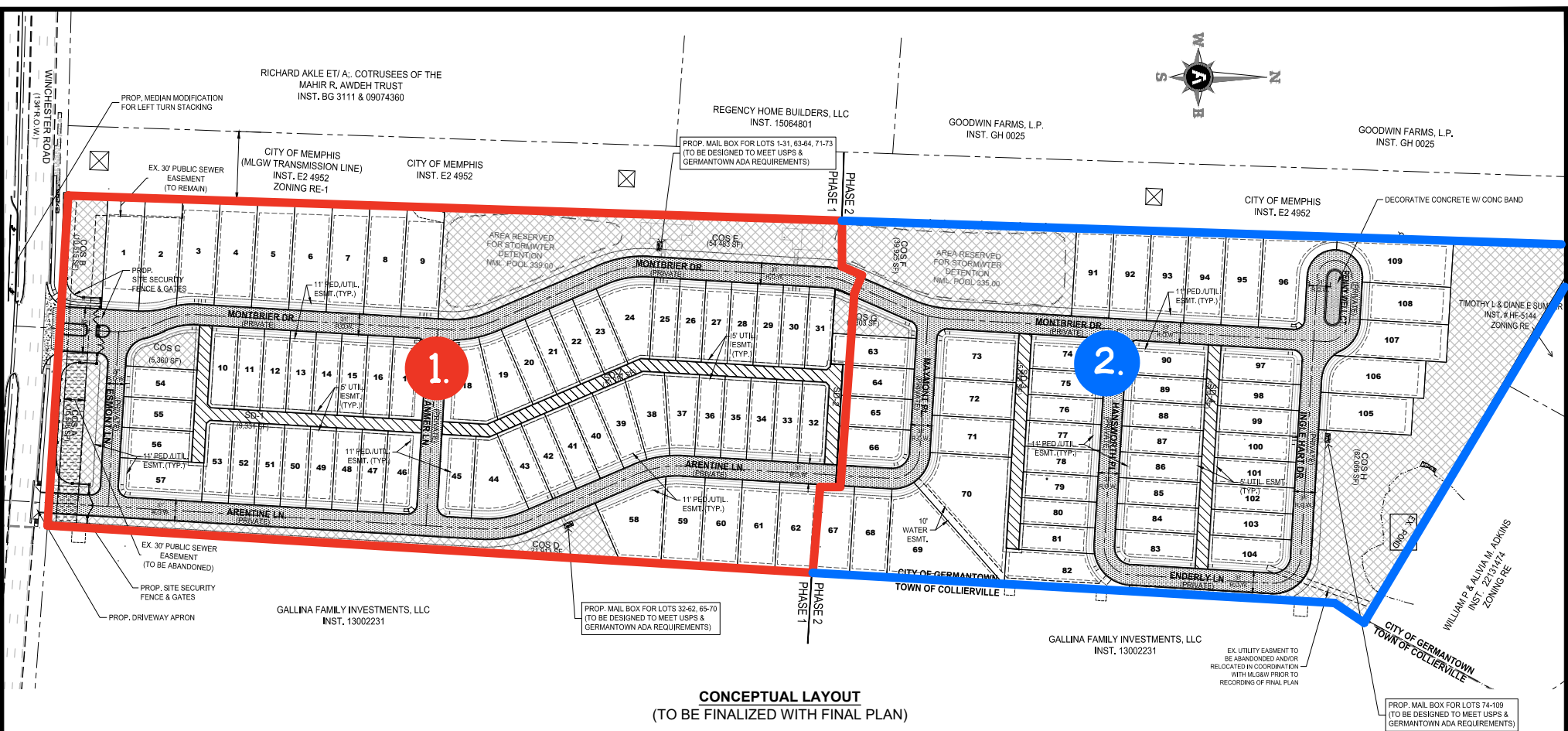
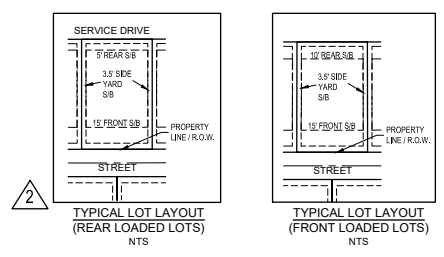


Filename: 2_VIRIDIAN_V011.DWG Land Development\CAD\Drawn Plans (Phase 1)\Boyle011-MERGED OUTLINE PLAN 2.dwg



CONCEPTUAL LAYOUT
(TO BE FINALIZED WITH FINAL PLAN)



LOT LAYOUT TABLE				
MIN. LOT SIZE	MIN. LOT WIDTH	FRONT SETBACK	SIDE SETBACK	REAR SETBACK
4,180 S.F.	38'	15'	3.5'	FRONT LOAD 10' REAR LOAD 5'

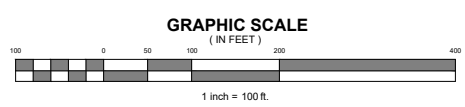
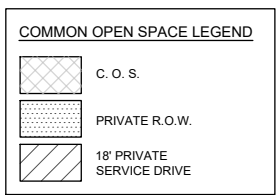
THIS PLAN INCLUDES TWO APPROVED WARRANTS

WARRANT FOR SECTION 23-769(2)(b)
ALLOWS BUILDING LOT COVERAGE OVER 70%

WARRANT FOR SECTION 23-796(A)(5)
ALLOWS ALTERNATE STREET LIGHTING OTHER STANDARD MLGW DECORATIVE FLUTED CAST IRON TOP STREETLIGHT

PHASE	NO. LOTS	AREA (AC.)	DENSITY (LOTS/AC.)
1	62	13.30	4.66
2	47	11.63	4.04
OVERALL	109	24.93	4.37

COMMON OPEN SPACE		
COS (AC.)	18' PRIVATE ALLEY (AC.)	PRIVATE R.O.W. (AC.)
A 0.36	SD-1 0.21	3.75
B 0.24	SD-2 0.31	
C 0.12	SD-3 0.13	
D 0.50	SD-4 0.14	
E 1.25	TOTAL 0.79	
F 0.92		
G 0.12		
H 1.89		
TOTAL 5.40		



2 1 SITE LAYOUT & CONCEPTUAL PLAN
OUTLINE PLAN
VIRIDIAN PLACE P.U.D.
2nd AMENDMENT
GERMANTOWN, TENNESSEE
MARCH 2024

TOTAL AREA: 1,085,878 Sq. Ft. / 24.928 Ac.
FEMA PANEL NO. 47157C0490F / ELEV. 314.0
DIST. NO. 2 -- BLOCK NO. 43 -- PARCEL NO. 200 & 201
CASE #: 23-028 ZONING DISTRICT: T4
RESOLUTION 23R10 APPROVED USE: SINGLE-FAMILY RESIDENTIAL (109 LOTS)

OWNER:
BOYLE INVESTMENT COMPANY
5900 POPLAR AVENUE
MEMPHIS, TN 38119

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