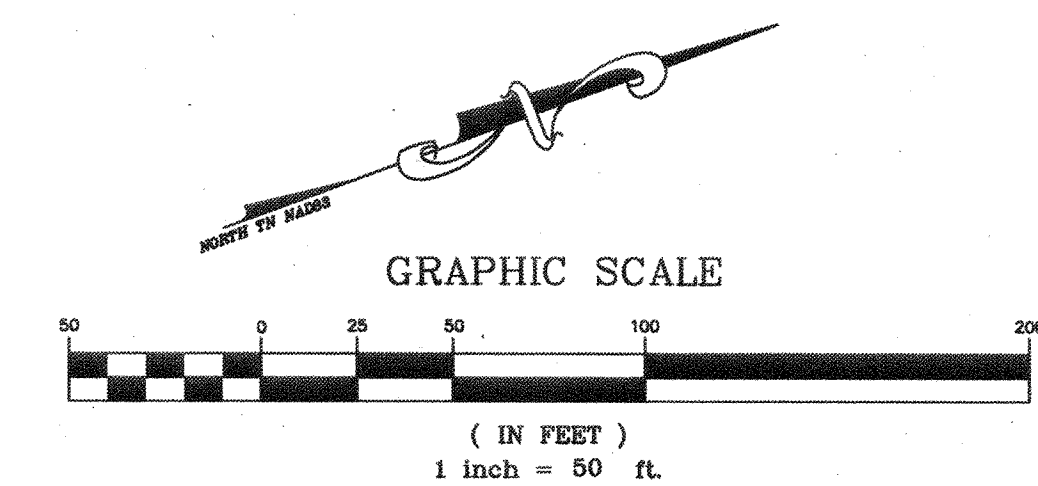


PRELIMINARY SUBDIVISION PLAT DATA

SUBDIVISION NAME	HIDDEN CREEK PHASE 1	
PARCEL ID NUMBER(S) OF PARENT PARCEL	D2 - BLOCK 43 - PARCEL 466	
EXISTING ZONING AND APPLICABLE OVERLAYS	R-1 PUD	
GROSS ACREAGE OF SUBJECT PROPERTY	17.497	
NET ACREAGE OF SUBJECT PROPERTY (LESS ROW DEDICATION)	14.363	
COMMON OPEN SPACE ACREAGE	4.430	
NUMBER OF LOTS	32	
PERCENTAGE OF LAND TO BE DISTURBED	71%	
NET DENSITY	BULK REQUIREMENTS	
	1.82 UNITS/ACRE	
MINIMUM LOT SIZE	AREA 1	AREA 2
	14,250 SQ. FT.	8,400 SQ. FT.
MINIMUM REQUIRED SETBACKS	FRONT	20 FT
	REAR	20 FT
	SIDE	5 FT
MINIMUM LOT WIDTH	100 FT.	60 FT.
MAXIMUM BUILDING HEIGHT	35 FT.	35 FT.
PROPERTY OWNER(S) ADDRESS	COLLIERVILLE ROAD PARTNERSHIP (5/8 INT) BOYLE INVESTMENT CO (3/8 INT) & INST #15058095 & #15061755 63.043 AC FUTURE DEVELOPMENT TRACT	
PHONE NO.	854-3420	
FAX NO.	861-3415	
APPLICANT/DESIGN PROFESSIONAL ADDRESS	McGUIRE ENGINEERING, LLC 289 MISS CAMRYN LANE COLLIERVILLE, TN 38017	
PHONE NO.	854-3420	
FAX NO.	861-3415	



LINE TABLE

LINE	LENGTH	BEARING
L1	5.44	N71°05'21"W
L2	5.44	S71°05'21"E
L3	9.82	N00°30'36"E
L4	72.00	S00°26'33"E
L5	4.87	S87°23'14"E
L6	31.00	S64°18'22"W
L7	154.37	S57°45'35"W
L8	93.00	N82°12'10"E
L9	32.00	S07°47'50"E
L10	86.07	N82°12'10"E
L11	112.00	N25°04'29"W
L12	20.00	N64°55'31"E
L13	107.63	N25°04'29"W
L14	53.81	N17°17'48"E
L15	20.00	S72°42'10"E
L16	67.34	N17°17'48"E
L17	39.99	N50°52'44"W
L18	20.00	N39°07'16"E
L19	15.97	N50°52'44"W

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C1	5.44	7.78	15.18	N22°27'20"E	25°03'02"	
C2	39.47	35.00	22.13	37.41	N67°18'01"E	64°36'25"
C3	70.06	3362.00	35.03	70.05	N80°59'35"W	1°11'38"
C4	143.04	3362.00	71.53	143.03	N82°48'32"W	2°26'16"
C5	99.69	3362.00	49.85	99.68	N84°52'38"W	1°41'56"
C6	56.60	3362.00	28.50	56.60	N86°12'32"W	0°57'53"
C7	141.16	3362.00	70.59	141.15	N84°28'38"W	2°24'21"
C8	476.08	3342.00	238.44	476.68	N82°22'55"E	8°09'43"
C9	39.31	35.00	22.02	37.28	S82°22'55"E	64°36'25"
C10	15.10	35.00	7.67	14.98	S11°50'50"E	24°42'53"
C11	59.25	184.50	29.88	59.00	S09°42'38"W	18°24'03"
C12	69.21	215.50	34.91	68.91	S09°42'38"W	18°24'03"
C13	54.50	35.00	34.53	49.16	N45°07'07"E	89°13'02"
C14	39.27	25.00	25.00	35.36	S63°54'39"W	90°00'00"
C15	22.45	25.00	12.05	21.71	N45°21'56"W	51°27'32"
C16	43.99	40.00	24.52	41.81	S51°08'01"E	63°08'37"
C17	39.99	40.00	21.85	38.35	N68°43'04"E	57°17'01"
C18	35.50	40.00	19.02	34.35	N14°39'00"E	50°51'08"
C19	28.78	40.00	15.04	28.16	N31°23'08"W	41°13'08"
C20	49.26	40.00	28.50	46.20	N87°16'17"W	70°33'10"
C21	22.45	25.00	12.05	21.71	N81°10'54"E	51°27'32"
C22	39.27	25.00	25.00	35.36	S63°54'39"W	90°00'00"
C23	33.91	484.50	16.96	33.90	S20°54'58"W	4°00'36"
C24	90.74	484.50	45.50	90.60	S28°17'10"W	10°43'49"
C25	24.34	484.50	12.17	24.34	S35°05'26"W	2°52'41"
C26	39.27	25.00	25.00	35.36	S81°31'46"W	90°00'00"
C27	22.45	25.00	12.05	21.71	N74°44'28"W	51°27'32"
C28	3.44	40.00	1.72	3.44	N42°48'28"E	4°55'32"
C29	53.81	40.00	31.86	49.84	S45°28'22"E	77°04'15"
C30	41.12	40.00	22.59	39.34	N66°32'18"E	58°54'23"
C31	39.92	40.00	21.80	38.29	N68°29'35"E	57°17'02"
C32	54.70	40.00	32.60	50.54	N59°16'33"W	78°21'14"
C33	4.52	40.00	2.26	4.52	S78°18'32"W	6°28'35"
C34	22.45	25.00	12.05	21.71	S79°12'00"E	51°27'32"
C35	39.27	25.00	25.00	35.36	S68°28'14"E	90°00'00"
C36	29.32	265.50	14.68	29.31	N33°12'56"E	6°19'41"
C37	71.00	265.50	35.72	70.79	N22°32'23"E	15°19'22"
C38	36.35	25.00	22.24	33.23	S63°31'55"W	83°18'22"
C39	22.45	25.00	12.05	21.71	N56°05'08"W	51°27'32"
C40	31.91	40.00	16.86	31.07	S53°12'34"E	45°42'23"
C41	46.78	40.00	26.48	44.16	N70°25'50"E	67°00'50"
C42	41.00	40.00	22.51	39.23	N67°53'22"E	58°44'05"
C43	60.53	40.00	37.76	54.92	N63°09'49"W	85°42'15"
C44	17.28	40.00	8.78	17.15	S59°06'18"W	24°45'28"
C45	22.45	25.00	12.05	21.71	N72°27'20"E	51°27'32"
C46	35.20	25.00	23.22	32.36	S41°29'03"E	80°39'42"
C47	46.62	265.50	23.37	46.56	N66°11'01"W	10°03'36"
C48	92.97	250.00	47.03	92.43	N03°59'24"W	21°18'25"
C49	130.32	250.00	66.67	128.85	N02°54'47"E	29°51'58"
C50	520.36	3306.00	260.72	519.83	N84°41'19"W	9°01'06"
C51	58.90	3306.00	29.45	58.90	N89°55'29"W	1°01'15"
C52	15.90	265.50	7.95	15.89	N12°55'43"W	3°25'49"
C53	9.90	3342.00	4.95	9.90	S89°38'32"W	0°10'11"
C54	50.47	3342.00	25.24	50.47	S89°07'29"W	0°51'55"
C55	153.75	500.00	77.49	153.15	S94°43'13"W	17°37'07"
C56	64.23	200.00	32.39	63.96	S94°43'13"W	18°24'03"
C57	106.16	40.00	160.77	77.63	S08°55'49"W	152°03'22"
C58	158.52	515.50	79.89	157.89	S27°43'13"W	17°37'07"
C59	209.44	234.50	112.29	202.55	N10°56'35"E	51°10'24"

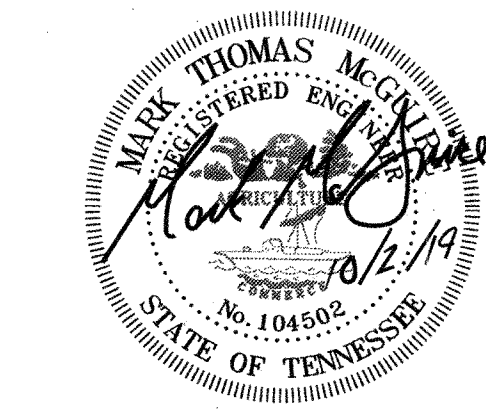
CRISS CROSS VILLAGE PH. 2
PLAT BOOK 241 PAGE 38

COLLIERVILLE SCHOOLS
BAILEY STATION ELEM SCHOOL
PLAT BOOK 223 PAGE 34



**PRELIMINARY PLAT - SHEET 2 OF 2
HIDDEN CREEK P.D.**

PHASE I
COLLIERVILLE, TENNESSEE
DATE: OCTOBER 2, 2019 SCALE: 1" = 50'
DEVELOPERS: COLLIERVILLE ROAD PARTNERSHIP BOYLE INVESTMENT CO.
3035 CENTRE OAK WAY, SUITE 101 5900 POPLAR AVENUE, SUITE 100
GERMANTOWN, TN 38138 MEMPHIS, TN 38119



McGuire Engineering
Civil Engineering - Land Planning
289 MISS CAMRYN LANE COLLIERVILLE, TN 38017
PHONE 901.854.3420 FAX 901.861.3415

APPROVED FOR CONSTRUCTION
9/23/2019
DD 17-026
Town of Collierville
Development Department