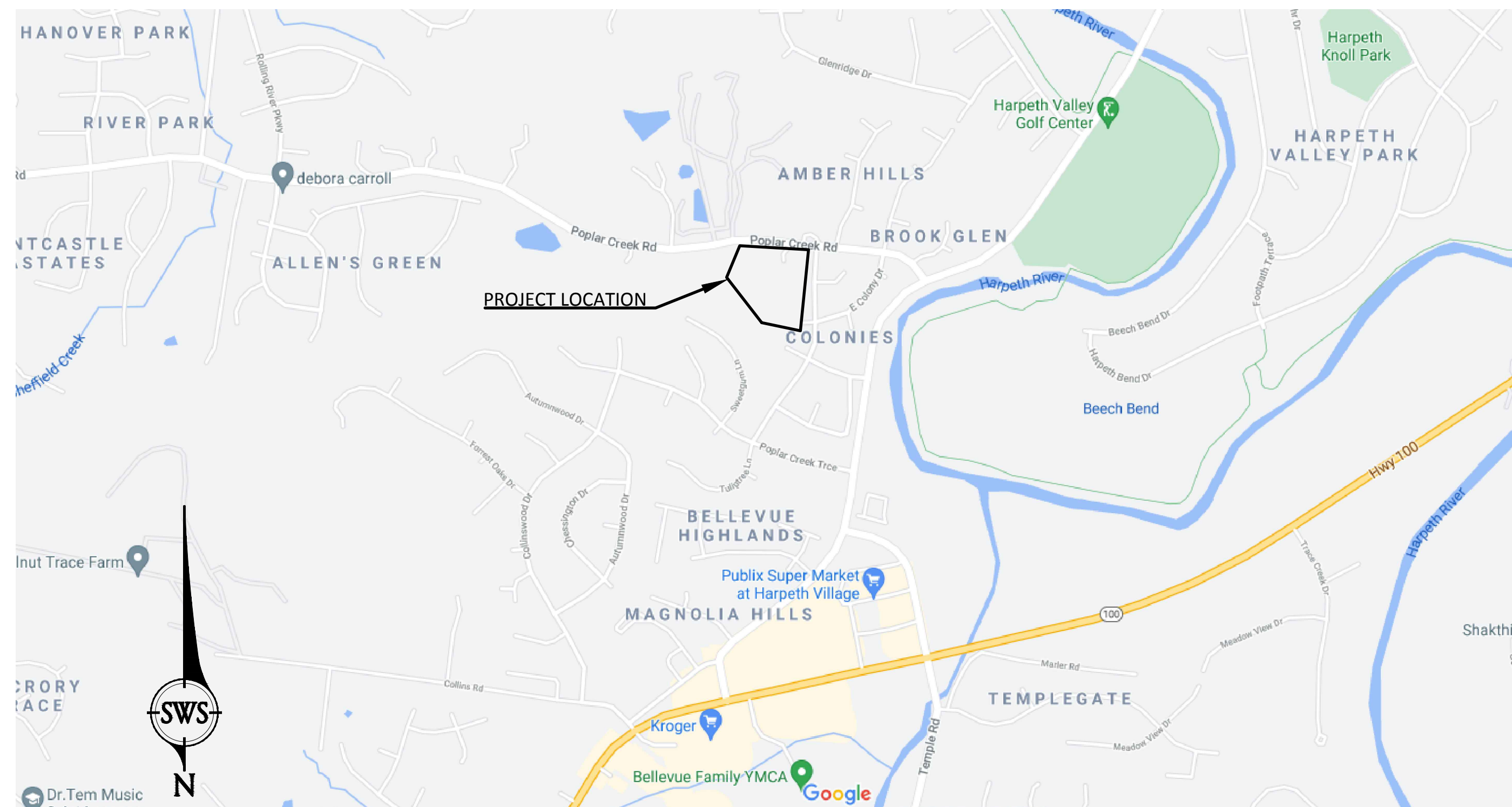


# 7959 POPLAR CREEK

**Exhibit A**

## NASHVILLE, TN 37221

CLUSTER LOT SUBDIVISION  
24 SINGLE FAMILY LOTS



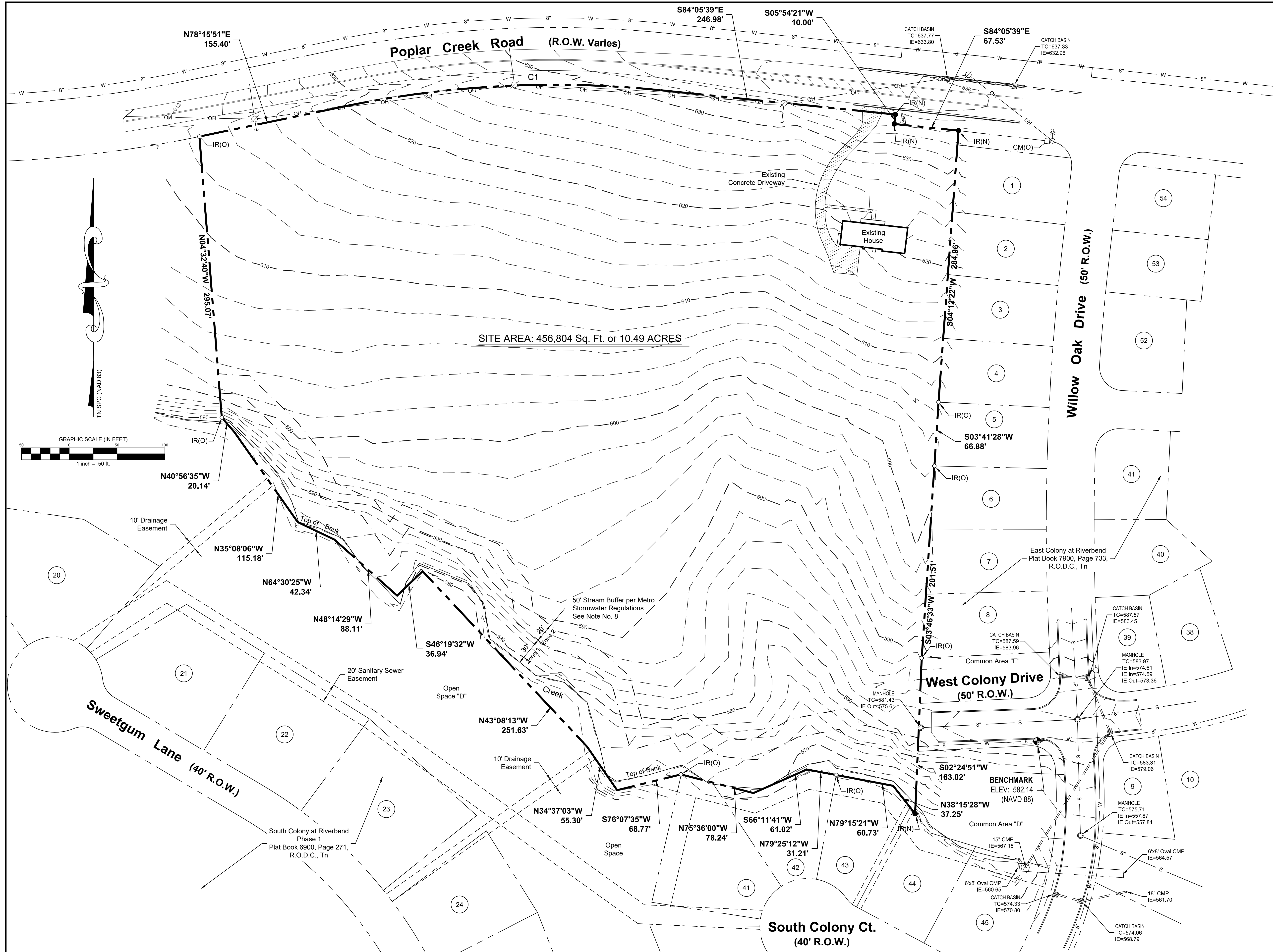
**VICINITY MAP**  
N.T.S.

### SHEET SUMMARY

- |      |                                 |
|------|---------------------------------|
|      | COVER                           |
| C1.0 | BOUNDARY AND TOPOGRAPHIC SURVEY |
| C1.0 | CONCEPT PLAN                    |
| C1.1 | CONCEPT PLAN WITH TOPO          |

### DEVELOPMENT SUMMARY

COUNCIL DISTRICT:	35
COUNCIL MEMBER:	DAVE ROSENBERG
OWNER:	ABDULLAH ARSHAD & EGBERT REGEIRO MIDDLE TENNESSEE PROPERTIES, LLC 105 RUSSELL ST HAYTI, MO 63851
ENGINEER:	PRESTON AYER, P.E. SWS ENGINEERING, INC. 951-704-0890
SUBDIVISION NAME:	POPLAR CREEK SUBDIVISION
SUBDIVISION CASE #:	2021S-164-001 MAJOR CLUSTER LOT SUBDIVISION
PROPERTY ADDRESS:	7959 POPLAR CREEK ROAD
PARCEL ID:	15500022200
AREA:	10.49 ACRES
CURRENT ZONING:	RS40
FEMA FIRM:	NO. 47037C0337H, EFFECTIVE DATE APRIL 5, 2017, ZONE X
PROPOSED ZONING:	RS15, CLUSTER LOT OPTION
MIN. AREA REQUIRED:	15,000 SF X 10 = 150,000 SF
AREA PROVIDED:	10.49 ACRES = 456,804 SF
NET ACERAGE:	456,804 SF X 0.85 = 388,283
LOTS ALLOWED:	388,283 / 15,000 = 25.88, 26
LOTS PROPOSED:	24
MIN. LOT SIZE PROPOSED:	7,500 SF
MIN. LOT SIZE ALONG POPLAR CREEK ROAD:	13,500 SF
OPEN SPACE REQUIRED:	0.15 X 456,804 = 68,521 SF
OPEN SPACE PROVIDED:	LOTS A,B,C = 164,550
ACTIVE OPEN SPACE:	94,289 SF = 2.2 AC
PASSIVE OPEN SPACE:	70,261 SF = 1.6 AC
PHASING:	SINGLE PHASE
SETBACKS	
MINOR STREET:	20'
POPLAR CREEK:	40'
SIDE YARD:	5'
REAR YARD:	20'



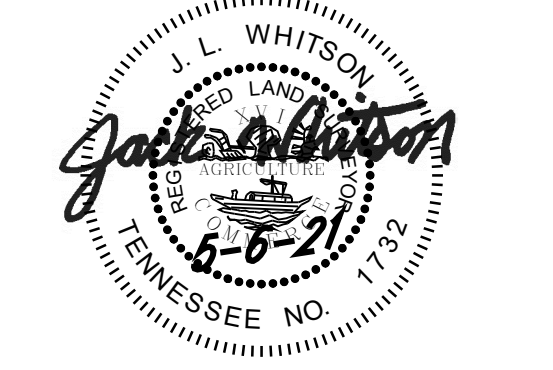
**MAP REFERENCE**  
Parcel 222.00 as shown on Davidson County Property Map 155-00.

**DEED REFERENCE**  
Joseph Keaton Bell, Et Al of record in Instrument No. 20190515-0045842, Register's Office for Davidson County, Tennessee.

- SURVEYOR'S NOTES**
- The property is located at 7959 Poplar Creek Road, Nashville, Tennessee 37221 and is zoned RS40.
  - The entire property is located in an area designated as Zone "X" (Areas determined to be outside the 0.2% annual chance floodplain) on FEMA FIRM Community Map Panel No. 47037C0337H, effective date April 5, 2017.
  - Utilities shown hereon were taken from visible structures in the field. Verification of existence, size, location and depth should be confirmed with the appropriate utility sources.
  - Bearings shown hereon based on Geodetic North.
  - Elevations shown hereon based on North American Vertical Datum 1988 using Global Navigation Satellite Systems (GNSS) dual frequency receiver, Leica ATX1230GG, GPS/Glonass SmartAntenna and Tennessee Department of Transportation (TDOT) Continuously Operated Reference Station (CORS) Network.
  - This is a Terrestrial Positioning System (TPS) Survey Using the Following Equipment and Criteria:
    - Leica TCPR1205 Robotic Total Station
    - Horizontal Datum Based on North American Datum (NAD) 83(07) with All Dimensions Shown Hereon Being Ground Values
    - Ratio of Precision > 1:10,000
  - A title report was not furnished to this surveyor, therefore, this survey is subject to the findings of current title search.
  - The designated 50' Stream Buffer shown hereon based on a 141-acre drainage basin calculated from USGS StreamStats application. Per Metro Stormwater Regulations, drainage basins greater than 100 acres but less than 1 square mile are required to provide a 50' Stream Buffer (Zone 1 = 30' and Zone 2 = 20') from top of bank on both sides of stream. The Stream Buffer is subject to the findings of an environmental assessment for stream classification and a current flood study.
  - All building setbacks to be evaluated and determined by Metro Zoning prior to any new construction.

**SURVEYOR'S CERTIFICATE**  
I Certify That This Plat and the Survey on Which it is Based Were Made on the Ground Under My Direct Supervision in Accordance with the February 15, 2015 Minimum Standards of Practice For Land Surveyors Pursuant to Tennessee Code Annotated Section 62-18-105(d) and 62-18-106(c) Chapter 0820-03-05 Established by the Tennessee Board of Examiners of Land Surveyors. The Field Work was Completed on May 4, 2021.  
I Further Certify That There are No Encroachments or Projections Other Than Those Shown.  
I Further Certify That This Survey is True and Correct to the Best of My Knowledge and Belief.

By: *Jack Whitson*  
TNR.L.S. No.: 1732 Date: May 6, 2021



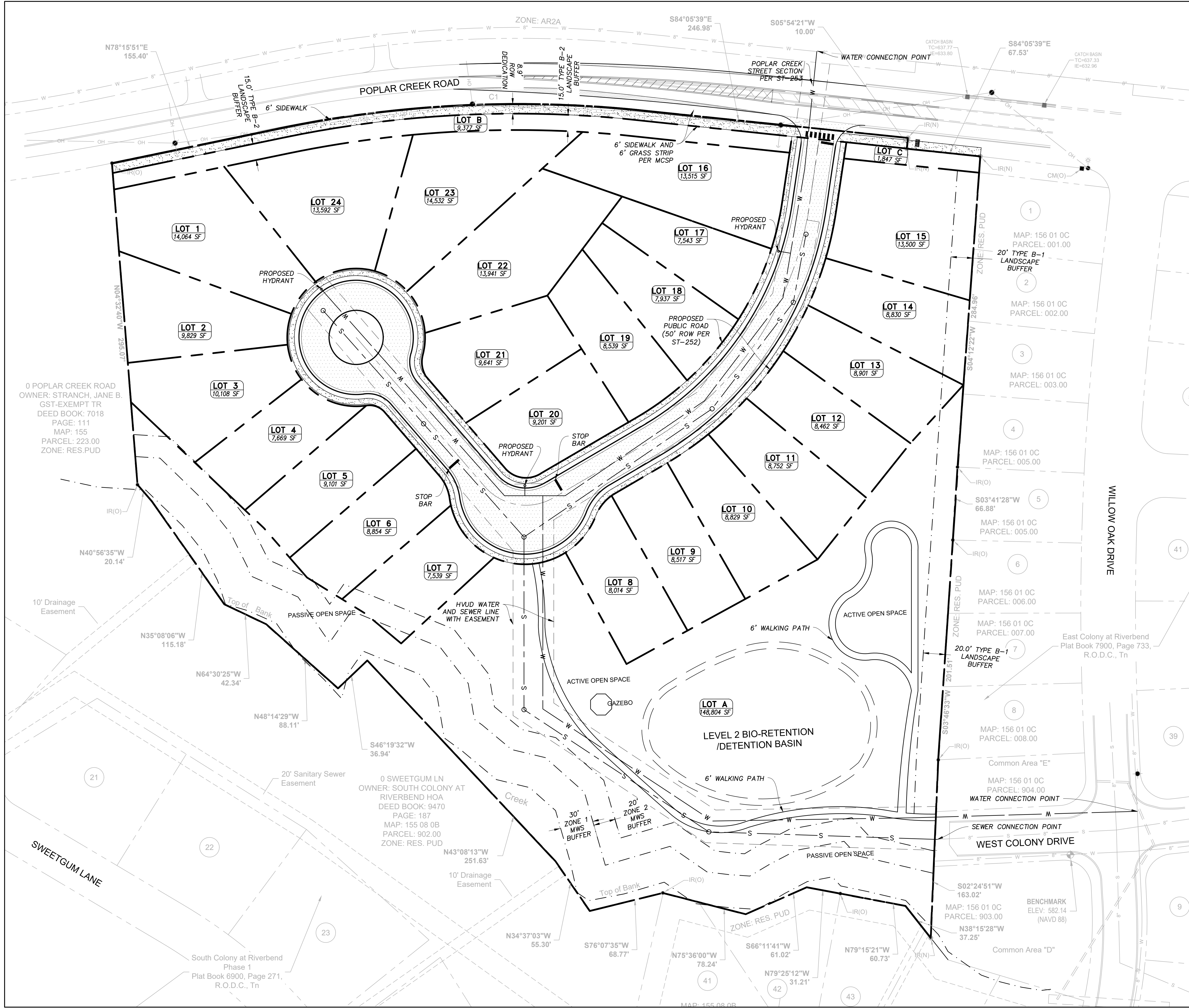
**UTILITY DISCLAIMER**  
THE UNDERGROUND UTILITIES HAVE NOT BEEN PHYSICALLY LOCATED. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. THERE ARE NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. FURTHERMORE, THIS SURVEY DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES ARE IN THE EXACT LOCATION INDICATED. THEREFORE, RELIANCE UPON THE TYPE, SIZE AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. IN TENNESSEE, IT IS A REQUIREMENT, PER "THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN THREE (3) NOR MORE THAN TEN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. TENNESSEE ONE CALL 811.

Curve Table					
Curve #	Radius	Length	Delta	Chord Direction	Chord Length
C1	1078.95'	331.89'	17°37'29"	N87°04'35"E	330.59'

- LEGEND**
- Utility Pole
  - Utility Pole w/Lamp
  - Overhead Utility Line
  - Sanitary Sewer
  - Water Line
  - Water Meter
  - Iron Rod (Old)
  - Iron Rod (New)
  - Fence

**BOUNDARY and TOPOGRAPHIC SURVEY**  
OF  
**7959 POPLAR CREEK ROAD**  
35th COUNCILMANIC DISTRICT  
NASHVILLE, DAVIDSON COUNTY, TENNESSEE  
FOR  
**LARENCE RITTER PROPERTIES, LLC**

SURVEYOR  
**WAMBLE & Associates, PLLC**  
Civil Engineering - Land Surveying - Land Planning



**STANDARD SUBDIVISION NOTES**

THE PURPOSE OF THIS CONCEPT PLAN IS TO PERMIT 24 SINGLE FAMILY LOTS.

- GREENWAYS - EXCEPT AS AUTHORIZED BY APPROVED CONSTRUCTION PLANS, NO GRADING, CUTTING OF TREES, OR DISTURBANCE OF NATURAL FEATURES SHALL BE PERFORMED WITHIN THIS EASEMENT.
- METRO PLANNING CLUSTER - LOT SUBDIVISION: THE BASE ZONING DISTRICT IS RS15, AND THE PROPOSED SUBDIVISION WILL CLUSTER LOTS BY DROPPING DOWN TO THE RS7.5 ZONING DISTRICT.
- METRO WATER SERVICES - STORMWATER (78-840); ANY EXCAVATION, FILL OR DISTURBANCE OF THE EXISTING GROUND ELEVATION MUST BE DONE IN ACCORDANCE WITH STORM WATER MANAGEMENT ORDINANCE NO. 78-840 AND APPROVED BY THE METROPOLITAN DEPARTMENT OF WATER SERVICES.
- METRO WATER SERVICES - STORMWATER (WATERWAY BUFFER): THE BUFFER ALONG WATERWAYS WILL BE AN AREA WHERE THE SURFACE IS LEFT IN A NATURAL STATE AND IS NOT DISTURBED BY CONSTRUCTION ACTIVITY. THIS IS IN ACCORDANCE WITH THE STORMWATER MANAGEMENT MANUAL, VOLUME 1 REGULATIONS.
- METRO WATER SERVICES - STORMWATER (CONCEPT PLAN): THIS DRAWING IS FOR ILLUSTRATION PURPOSES TO INDICATE THE BASIC PREMISE OF THE DEVELOPMENT. THE FINAL LOT COUNT AND DETAILS OF THE PLAN SHALL BE GOVERNED BY THE APPROPRIATE REGULATIONS AT THE TIME OF FINAL APPLICATION.
- URBAN FORESTER: THE DEVELOPMENT OF THIS PROJECT SHALL COMPLY WITH THE REQUIREMENTS OF THE ADOPTED TREE ORDINANCE 2008-328 (METRO CODE CHAPTER 17.24, ARTICLE II, TREE PROTECTION AND REPLACEMENT; AND CHAPTER 17.40, ARTICLE X, TREE PROTECTION AND REPLACEMENT PROCEDURES).

**ADDITIONAL NOTES:**

THE FINAL SITE PLAN / BUILDING PERMIT SITE PLAN SHALL DEPICT THE REQUIRED PUBLIC SIDEWALKS. ANY REQUIRED GRASS STRIP OR FRONTAGE ZONE AND THE LOCATION OF ALL EXISTING AND PROPOSED VERTICAL OBSTRUCTIONS WITHIN THE REQUIRED SIDEWALK AND GRASS STRIP OR FRONTAGE ZONE. PRIOR TO THE ISSUANCE OF USE AND OCCUPANCY PERMITS, EXISTING VERTICAL OBSTRUCTIONS SHALL BE RELOCATED OUTSIDE OF THE REQUIRED SIDEWALK. VERTICAL OBSTRUCTIONS ARE ONLY PERMITTED WITHIN THE REQUIRED GRASS STRIP OR FRONTAGE ZONE.

LANDSCAPING AND TREE DENSITY REQUIREMENTS PER METRO ZONING ORDINANCE.

FINAL CONSTRUCTION PLANS AND ROAD GRADES SHALL COMPLY WITH THE DESIGN REGULATIONS ESTABLISHED BY THE NASHVILLE DEPARTMENT OF TRANSPORTATION & MULTIMODAL INFRASTRUCTURE. SLOPES ALONG ROADWAYS SHALL NOT EXCEED 3:1.

METRO WATER SERVICES SHALL BE PROVIDED SUFFICIENT AND UNENCUMBERED ACCESS IN ORDER TO MAINTAIN AND REPAIR UTILITIES IN THIS SITE.

SIZE DRIVEWAY CULVERTS PER THE DESIGN CRITERIA SET FORTH BY THE METRO STORMWATER MANAGEMENT MANUAL (MINIMUM DRIVEWAY CULVERT IN METRO ROW IS 15" CMP).

Lot #	SF	Ac.
1	14,064	0.32
2	9,829	0.23
3	10,108	0.23
4	7,669	0.18
5	9,101	0.21
6	8,854	0.20
7	7,539	0.17
8	8,014	0.18
9	8,517	0.20
10	8,829	0.20
11	8,752	0.20
12	8,462	0.19
13	8,901	0.20
14	8,830	0.20
15	13,500	0.31
16	13,515	0.31
17	7,543	0.17
18	7,937	0.18
19	8,539	0.20
20	9,201	0.21
21	9,641	0.22
22	13,941	0.32
23	14,532	0.33
24	13,592	0.31
A	153,326	3.52
B	9,377	0.22
C	1,847	0.04
ROW	46,393	1.07
ROW Ded	6,451	0.15
<b>TOTAL</b>	<b>456,804</b>	<b>10.49</b>

**PARCEL ID: 15500022200**

**PROJECT BENCHMARK**  
ELEV: 582.14 (NAVD 88)

DATE: 8/17/2021  
BY: MDS

DATE: 10/5/2021  
BY: MDS

SCALE IN FEET  
GRAPHIC SCALE

40 20 0 40 80 120

**C1.0**

SHEET 3 OF 4

JOB NO: 21-150

0 POPLAR CREEK ROAD  
OWNER: STRANCH, JANE B.  
GST-EXEMPT TR  
DEED BOOK: 7018  
PAGE: 111  
MAP: 155  
PARCEL: 223.00  
ZONE: RES.PUD

0 SWEETGUM LN  
OWNER: SOUTH COLONY AT RIVERBEND HOA  
DEED BOOK: 9470  
PAGE: 187  
MAP: 155 08 0B  
PARCEL: 902.00  
ZONE: RES. PUD

**SWS ENGINEERING, INC.**  
Civil, Mechanical, Electrical, Plumbing, Surveying, Land Planning, Environmental Engineering, Construction Management

304 KENNETH SPRING CIRCLE, SUITE 400  
NASHVILLE, TN 37217  
615-794-9494  
www.sws-engineering.com

REGISTERED PROFESSIONAL ENGINEER  
STATE OF TENNESSEE  
No. 15027  
EXPIRES 12/31/2024

FOR CITY REVIEW  
NOT FOR CONSTRUCTION

**CONCEPT PLAN**

**7959 POPLAR CREEK RD**  
NASHVILLE, TENNESSEE 37221  
24 SINGLE FAMILY LOT CLUSTER SUBDIVISION

DATE: 08/17/2021  
BY: MDS  
DATE: 10/05/2021  
BY: MDS

REVISIONS

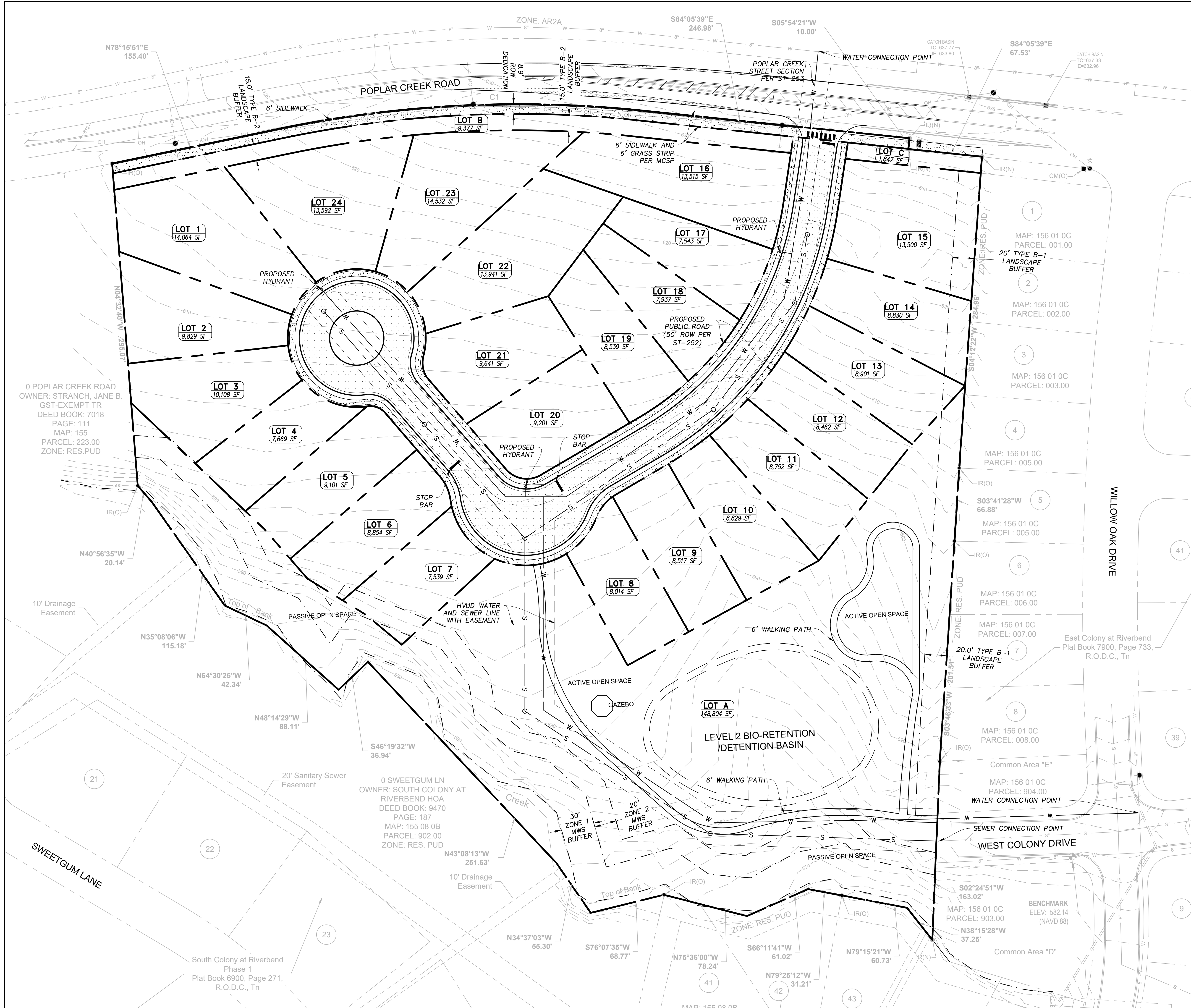
REV.	COMMENTS
1	PLANNING COMMENT REVISIONS
2	LAYOUT REVISION

SHEET 3 OF 4

**C1.0**

JOB NO: 21-150

CASE NO. 2021S-164-001



0 POPLAR CREEK ROAD  
 OWNER: STRANCH, JANE B.  
 GST-EXEMPT TR  
 DEED BOOK: 7018  
 PAGE: 111  
 MAP: 155  
 PARCEL: 223.00  
 ZONE: RES.PUD

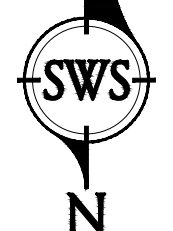
0 SWEETGUM LN  
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 ZONE: RES. PUD

East Colony at Riverbend  
 Plat Book 7900, Page 733,  
 R.O.D.C., Tn

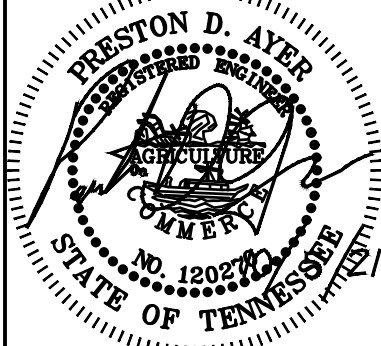
South Colony at Riverbend  
 Phase 1  
 Plat Book 6900, Page 271,  
 R.O.D.C., Tn

PARCEL ID: 15500022200

**PROJECT BENCHMARK**  
 ELEV: 582.14 (NAVD 88)



**SWS ENGINEERING, INC.**  
 CIVIL ENGINEERING • LAND PLANNING • SURVEYING  
 24 ALBANY SPRING COURT, SUITE 400  
 NASHVILLE, TN 37215  
 615.744.4444  
 SAN DIEGO • NASHVILLE • PHOENIX



FOR CITY REVIEW  
 NOT FOR CONSTRUCTION

**CONCEPT PLAN**  
**7959 POPLAR CREEK RD**  
 NASHVILLE, TENNESSEE 37221  
 24 SINGLE FAMILY LOT CLUSTER SUBDIVISION

REV.	DATE	COMMENTS
1	8/17/2021	PLANNING COMMENT REVISIONS
2	10/5/2021	LAYOUT REVISION

DRWN: PA  
 BY: PA  
 DATE: 8/17/2021  
 SHEET 4 OF 4  
**C1.1**  
 JOB NO.: 21-150