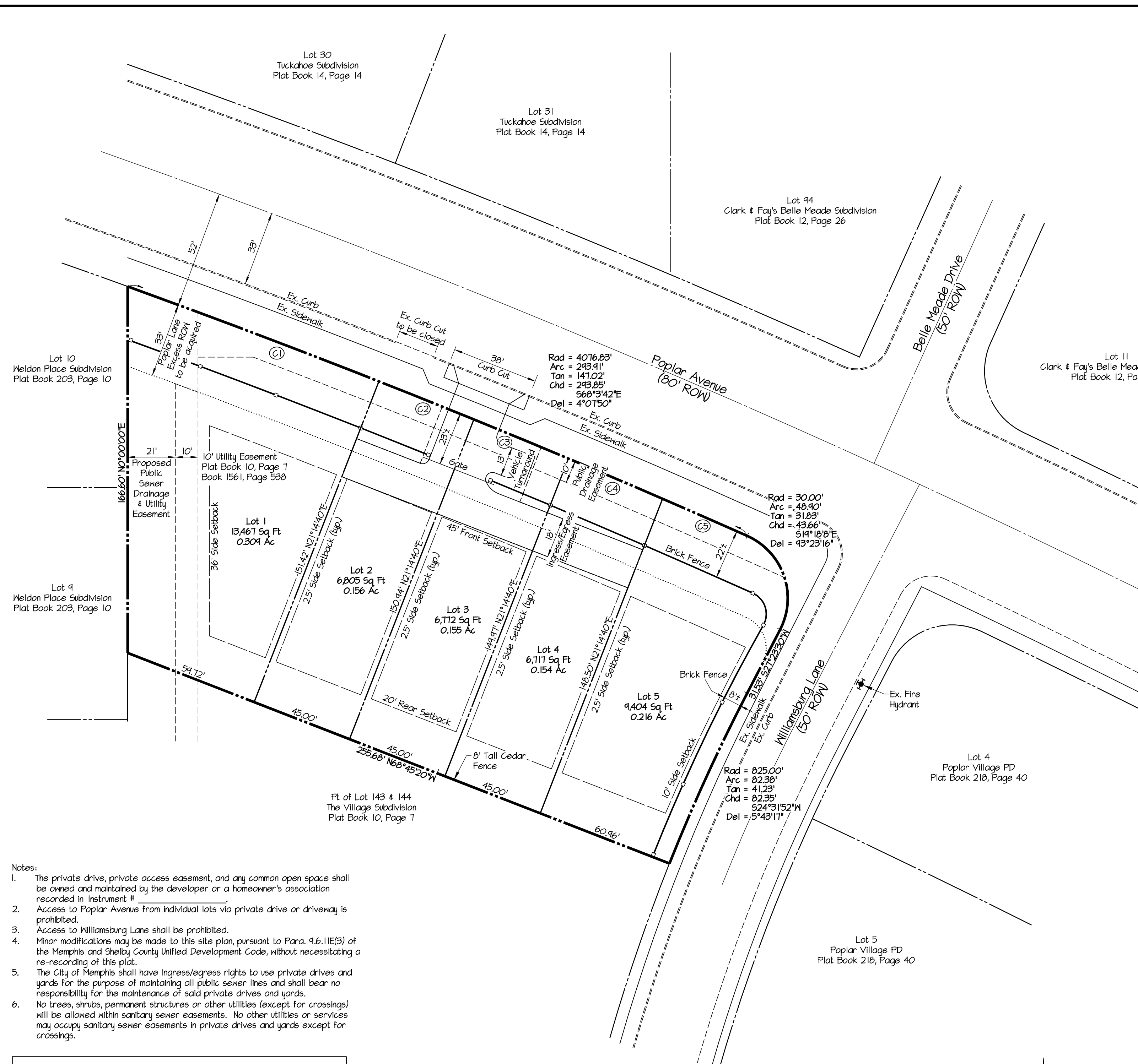


Vicinity Map
nts



- Notes:
- The private drive, private access easement, and any common open space shall be owned and maintained by the developer or a homeowner's association recorded in Instrument #
 - Access to Poplar Avenue from individual lots via private drive or driveway is prohibited.
 - Access to Williamsburg Lane shall be prohibited.
 - Minor modifications may be made to this site plan, pursuant to Para. 4.6.11E(3) of the Memphis and Shelby County Unified Development Code, without necessitating a re-recording of this plat.
 - The City of Memphis shall have ingress/egress rights to use private drives and yards for the purpose of maintaining all public sewer lines and shall bear no responsibility for the maintenance of said private drives and yards.
 - No trees, shrubs, permanent structures or other utilities (except for crossings) will be allowed within sanitary sewer easements. No other utilities or services may occupy sanitary sewer easements in private drives and yards except for crossings.

Please be advised that a building permit issued by the Memphis/Shelby County Office of Construction Code Enforcement does not allow for alterations and/or improvements to any Right-Of-Way (ROW) maintained by the City of Memphis. Alterations and/or improvements to City of Memphis ROW include but are not limited to work performed on sidewalks, curb and gutter, driveway aprons and utility tie-ins. ROW permits must be obtained from the Memphis City Engineer's Office at ph. 516-6100.

Sidewalk Chart

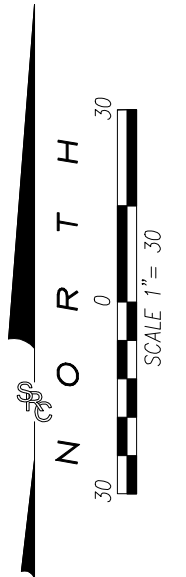
Street Name	S/W Width	Side	Location from Curbline
Poplar Avenue	6 ft.	South	Adjacent
Williamsburg Lane	6 ft.	West	Adjacent

The required sidewalks shall be installed across the frontages of each lot by the building permit holder prior to use and occupancy of the building. Existing sidewalks shall be repaired as necessary by the building permit holder across the lot frontage prior to occupancy of the building.

BENCHMARK
CITY OF MEMPHIS BENCHMARK # 641 POPLAR AVE. & GOODLETT ST.
CITY MONUMENT IS LOCATED ON THE SW CORNER, AT BACK OF CURB AT ER ON GOODLETT ST. SIDE.
ELEVATION 301.76

100 YEAR FLOOD
THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA PER FLOOD INSURANCE RATE MAP, MAP NO. 41157C 0435 F, COMMUNITY PANEL NO. 470177 0435 F, EFFECTIVE DATE: SEPTEMBER 28, 2007

No	RAD	ARC	TAN	CHORD	DELTA
C1	4076.83'	118.16'	59.09'	118.16' S69°17'48"E	1°39'38"
C2	4076.83'	45.00'	22.50'	45.00' S068°9'0"E	0°37'57"
C3	4076.83'	45.01'	22.51'	45.01' S067°31'3"E	0°37'57"
C4	4076.83'	45.02'	22.51'	45.02' S066°53'5"E	0°37'58"
C5	4076.83'	40.72'	20.36'	40.72' S66°16'56"E	0°34'20"

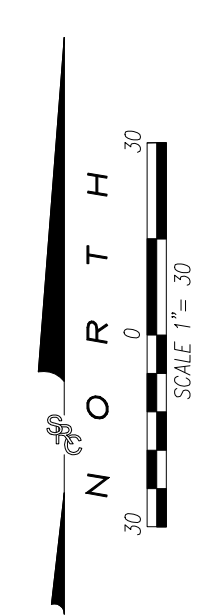
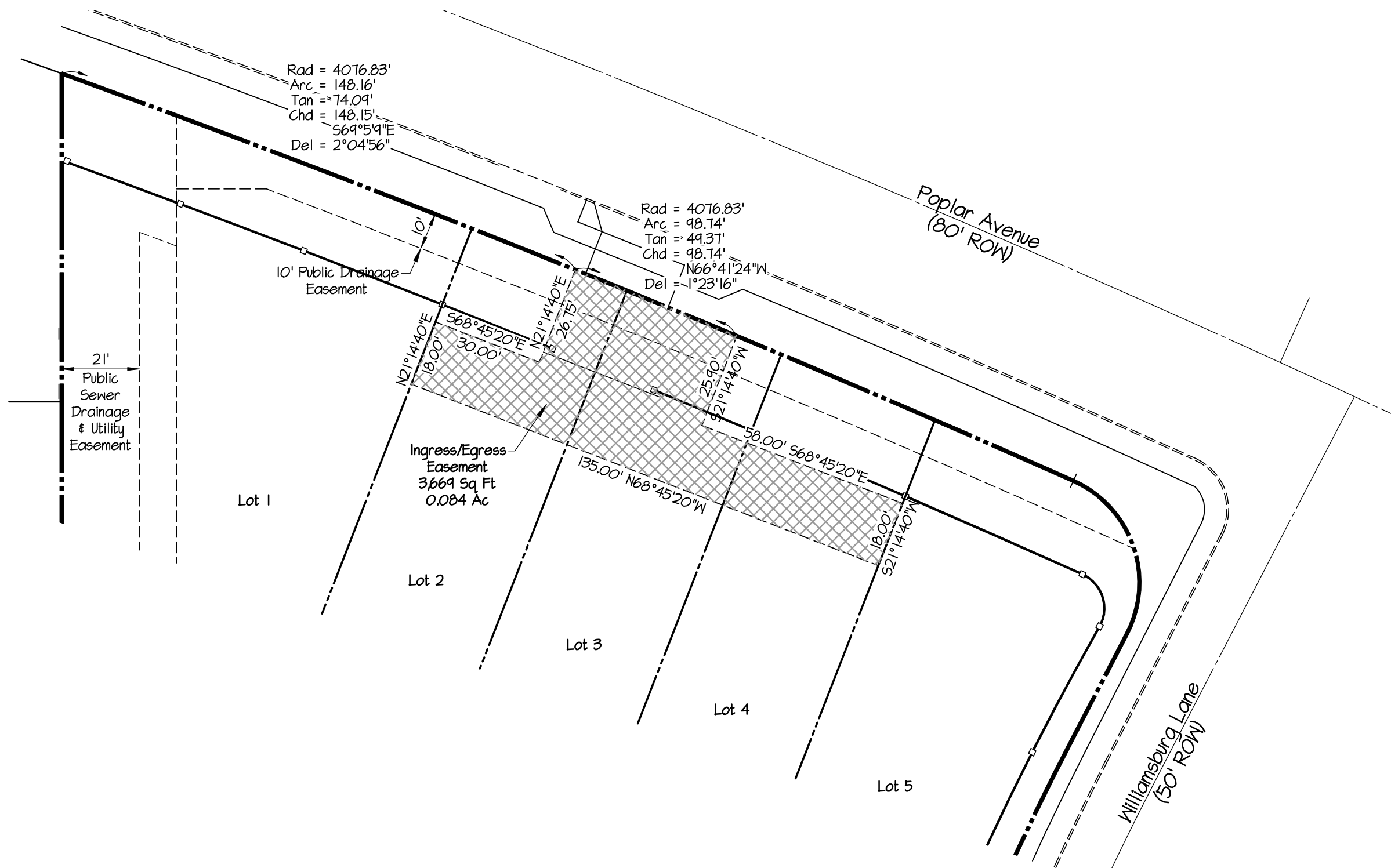
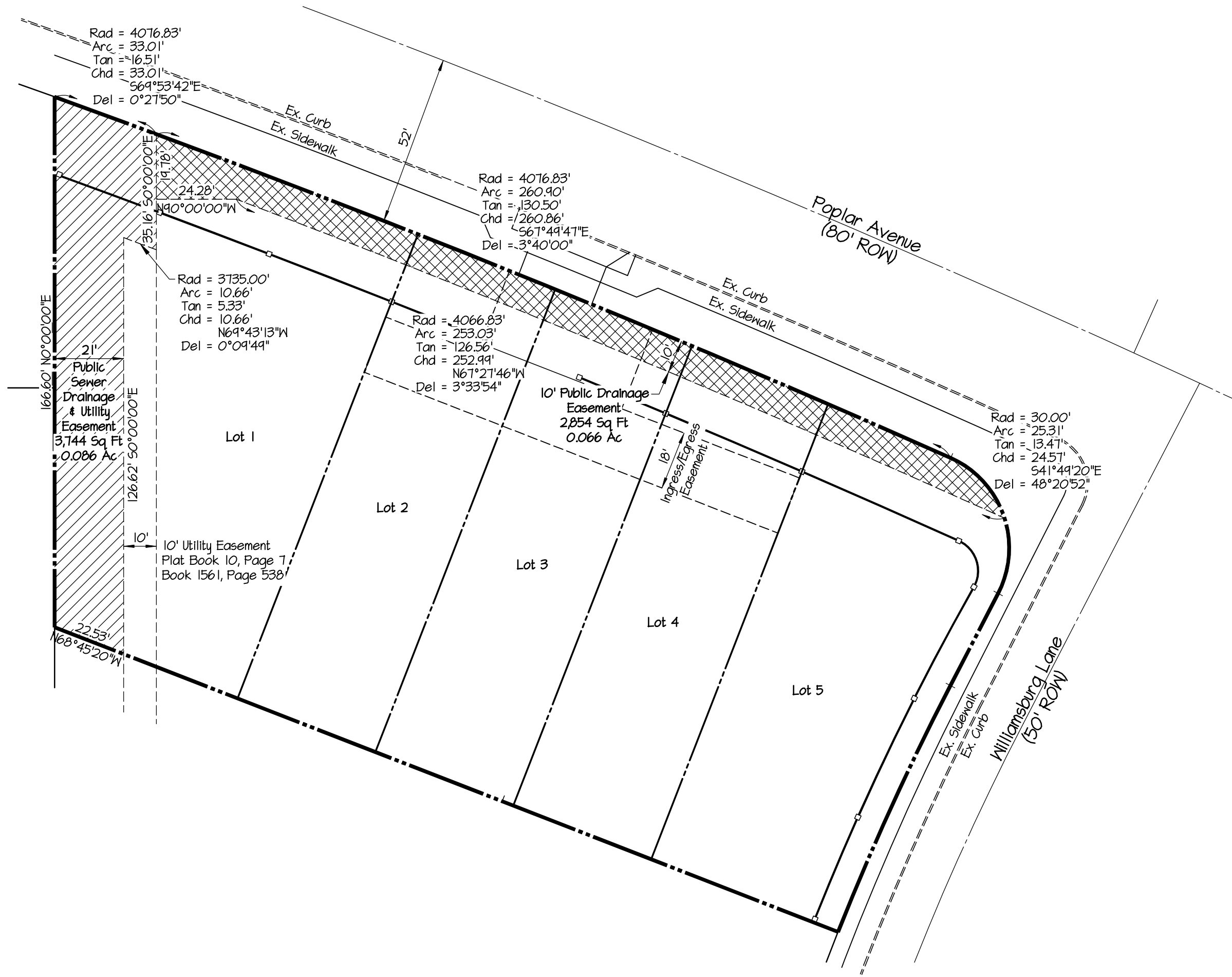


OUTLINE/FINAL PLAT
POPLAR WILLIAMSBURG PD PD 18-14

OWNER: 4171 POPLAR JOINT VENTURE
5 LOTS 0.991 ACRES
WARD 57, BLOCK 9, PARCEL 5
ZONING: R-10
MEMPHIS, TENNESSEE
JULY 2018
SHEET 1 of 4

SR CONSULTING, LLC
ENGINEERING - PLANNING
5909 Shelby Oaks Drive Suite 200 Memphis TN 38134
901-373-0380 (fax) 373-0370
www.SRCE-memphis.com

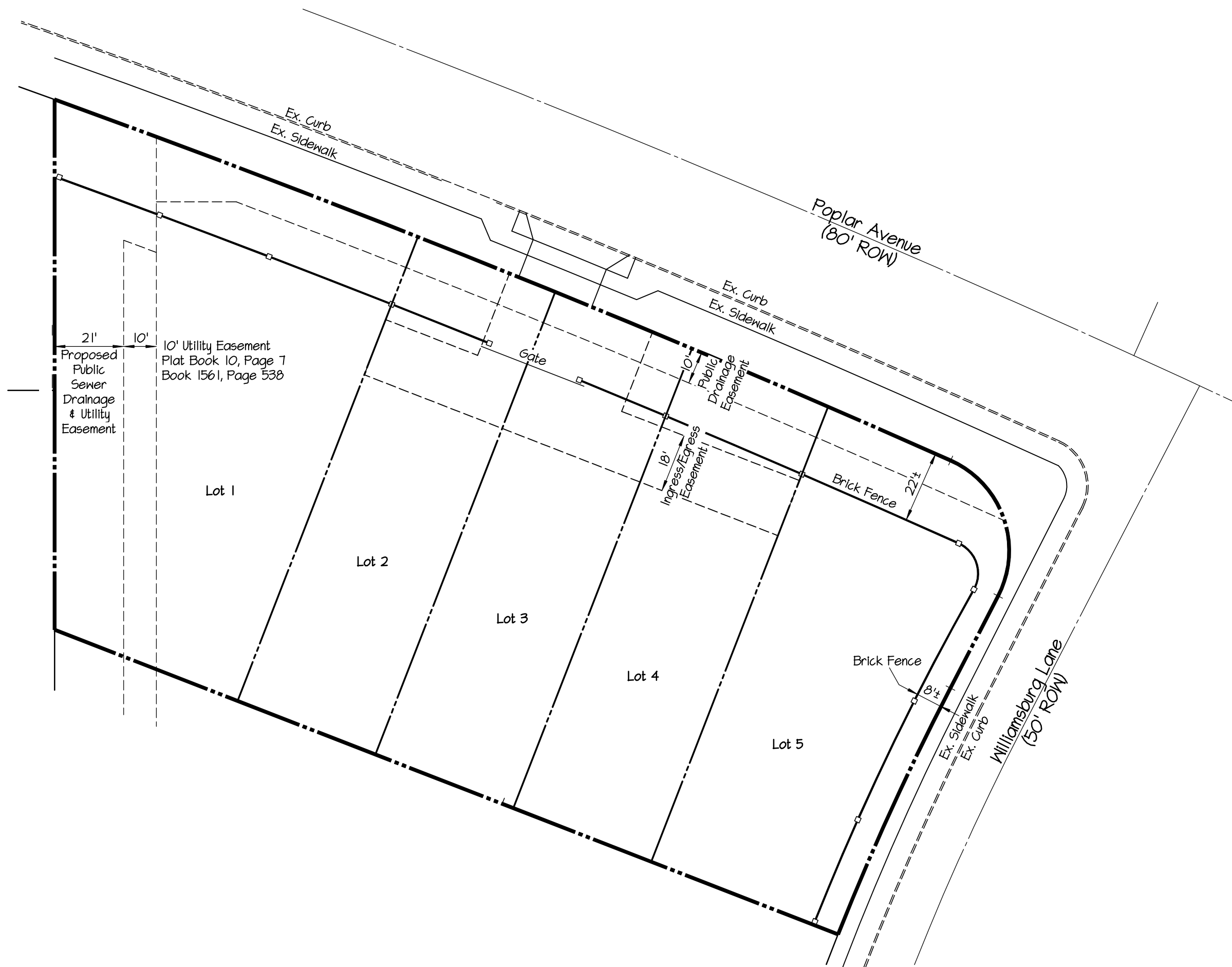
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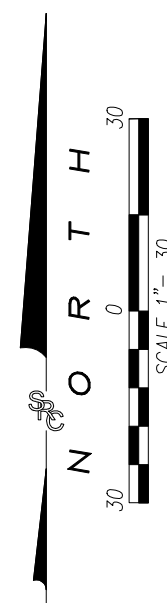
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File: \\SRCE\Projects\2018\2018-0023 Poplar & Williamsburg\Online Final Plan\Easements_Landscape.dwg, Jul 31, 2018, 8:33am



LANDSCAPE & FENCE PLAN
(CURRENTLY BEING DESIGNED)



OUTLINE/FINAL PLAT
POPLAR WILLIAMSBURG PD

PD 18-14

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5 LOTS 0.991 ACRES

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SHEET 3 of 4

- I. Uses Permitted:
 - A. A maximum of five (5) single family detached dwellings
 - B. Accessory uses shall be in conformance with regulations established for Residential Districts.
- II. Bulk Regulations:
 - A. The minimum lot size shall be 6,700 square feet.
 - B. Setbacks
 - 1. Minimum Front Yard
 - a. Lots 1-5: Minimum forty-five (45) feet from Poplar Avenue
 - 2. Minimum Side Yard
 - a. Lots 1-5: Minimum side yard two and a half (2.5) feet
 - b. Lot 1: Minimum side yard thirty six feet (36) feet from west property line
 - c. Lot 4: Minimum side street yard ten (10) feet from Williamsburg Lane
 - 3. Minimum Rear Yard
 - a. Lots 1-5: Minimum twenty (20) feet
 - C. The private drives, private access easement, sewer, drainage and any common open space shall be shown on the final plat and shall be owned and maintained by the developer or a homeowner's association. A statement to this effect shall appear on the final plat with the appropriate instrument number reflecting the incorporation of the association.
 - D. Maximum Building Height - 35 feet.
- III. Access, Parking, and Circulation:
 - A. One point of vehicular access to Poplar Avenue shall be permitted by private drive subject to the approval of the City Engineer.
 - B. Access to Poplar Avenue from individual lots via private drive or driveway is prohibited. Convey right of access to City of Memphis.
 - C. Access to Williamsburg Lane shall be prohibited. Convey right of access to City of Memphis.
 - D. Easements for access, sanitary sewers, drainage and other required services as indicated on the final recorded plat may be located and utilized within private drives. The City shall not be responsible for street repairs within the private drives, even though the pavement and base may have to be removed to work on sewers or drainage. The responsibility of repairing the private drives shall be that of the owners and/or Homeowner's Association.
 - E. The City Engineer shall approve the design, number and location of curb cuts.
 - F. The Developer shall be responsible for the repair and/or replacement of all existing curb and gutter along the frontage of this site as necessary.
 - G. All existing sidewalks and curb openings along the frontage of this site shall be inspected for ADA compliance. The developer shall be responsible for any reconstruction or repair necessary to meet City standards.
 - H. Any existing nonconforming curb cuts shall be modified to meet current City/County standards or closed with curb, gutter and sidewalk.
- IV. Fencing, Landscaping, and Screening
 - A. Proposed fencing and landscaping locations shall be shown on the final plat.
 - B. There shall be a brick fence along Williamsburg Lane compatible in design with the adjacent Boxwood Planned Development fence to the east.
 - C. There shall be a brick fence along Poplar Avenue compatible in design with the adjacent Boxwood Green Planned Development fence to the east.
 - D. No man-gate is to be installed along the Williamsburg Lane side of the wall.
 - E. There shall be an eight-foot cedar sided fence with dog-ear top board along the southern boundary of the development.
 - F. Required landscaping shall not be placed on sewer or drainage easements.
- V. Signs shall be in conformance with regulations established for the Residential Districts. A sign may be installed by the Village Association at the southwest corner of Poplar Avenue and Williamsburg Lane between the brick wall and the street.
- VI. The Land Use Control Board may modify the bulk, access, parking, landscaping and sign requirements if equivalent alternatives are presented; provided, however, any adjacent property owner who is dissatisfied with the modifications of the Land Use Control Board hereunder, may within ten days of such action, file a written appeal to the Director of the Office of Planning and Development, to have such action reviewed by the Memphis City Council.
- VII. A final plat shall be filed within five (5) years of the date of approval of the Outline Plan by the Legislative Bodies. The Land Use Control Board may grant extensions at the request of the applicant.

- VIII. Any final plan shall include the following:
 - A. The outline plan conditions.
 - B. A standard subdivision contract as defined by the Subdivision Regulations for any needed public improvements.
 - C. The exact location and dimensions including lots, buildable areas, parking areas, drives and required landscaping.
 - D. The location and ownership, whether public or private of any easement.
 - E. A statement conveying all common facilities and areas to a property owner's association or other entity, for ownership and maintenance purposes.
 - F. The 100-year flood elevation.
 - G. The following note shall be placed on the final plat of any development requiring on-site storm water detention facilities: 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.
- IX. The architect of record for all homes shall be David Anderson.

Owner's Certificate

I/We, _____, the undersigned owner(s) of the property shown, hereby adopt this plat as my/our plan of development and dedicate the streets, rights-of-way, and grant the easements as shown and/or described to public use forever. I/We certify that I/we am/are the owner(s) of the said property in fee simple, duly authorized to act, and that said property is not encumbered by any taxes (or mortgages) which have become due and payable.

Signature _____ Date _____

Notary's Certificate

State of Tennessee
County of Shelby

Before me, the undersigned, a Notary Public in and for the said State and County, Duly commissioned and qualified, personally appeared _____, with whom

I am personally acquainted, and who upon his (her) oath acknowledged himself (herself) to be _____ of the _____, the within named bargainer, and that he (she) executed the foregoing instrument for the purpose therein contained. In witness whereof, I have hereunto set my hand and affixed my notarial seal at my office, this _____ day of _____ 2018.

Notary Public _____

My Commission Expires _____

Mortgagee's Certificate

We, _____, the undersigned mortgagee of the property shown hereon, hereby consent and agree to the plan of development as submitted by 4171 Poplar Joint Venture owner(s) of the property.

Institution _____ Signature _____

Title _____

Notary's Certificate

State of Tennessee
County of Shelby

Before me, the undersigned, a Notary Public in and for the said State and County, Duly commissioned and qualified, personally appeared _____, with whom

I am personally acquainted, and who upon his (her) oath acknowledged himself (herself) to be _____ of the _____, the within named bargainer, and that he (she) executed the foregoing instrument for the purpose therein contained. In witness whereof, I have hereunto set my hand and affixed my notarial seal at my office, this _____ day of _____ 2018.

Notary Public _____

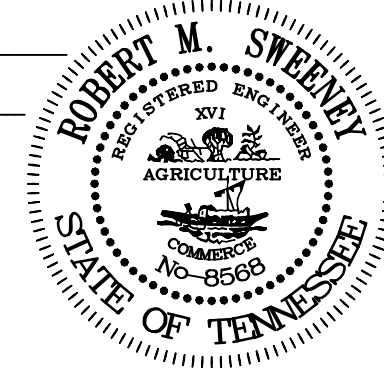
My Commission Expires _____

Engineer's Certificate

It is hereby certified that this plat is true and correct, is in conformance with the design requirements of the Zoning Ordinance, the Subdivision Regulations and the specific conditions imposed on this development, and takes into account all applicable federal, state, and local building laws and regulations.

By: Robert M. Sweeney

Tennessee Certificate No. 8568



Surveyor's Certificate

I hereby certify that this is a category ____ survey and that the ratio of precision of the unadjusted survey is 1:_____ or greater; that this plat is in conformance with the survey prepared by me or under my individual supervision and conforms with applicable State Laws and local Zoning Ordinances, Sub-division Regulations, and the specific conditions imposed on this development relating to the practice of surveying.

By: _____

Tennessee Certificate No. _____

Office of Planning and Development Certificate

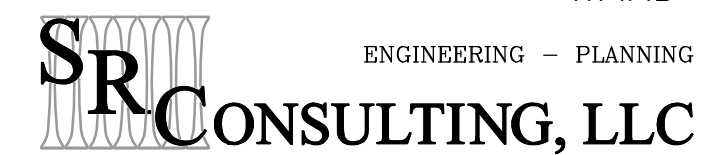
Plan of development acted on by the Memphis and Shelby County Land Use Control Board on 04/12/18. Approved by the Memphis City Council on 05/22/18.

By: _____ Date: _____
Director, Office of Planning & Development

City Eng _____ Date _____ / OPD _____ Date _____

OUTLINE/FINAL PLAT PD 18-14
POPLAR WILLIAMSBURG PD

OWNER: 4171 POPLAR JOINT VENTURE
5 LOTS 0.991 ACRES



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SHEET 4 of 4