City of Bartlett

David Parsons, Mayor

Municipal Planning Commission

AGENDA

Monday, July 10, 2023 — 7:00

Bartlett City Hall Assembly Chamber

Opening Prayer

****Official Business of the Day****

Minutes of the Monday, June 5, 2023 Meeting

NEW BUSINESS
Public Hearing
Special Use Permit

1. Car Wash, 5905 Stage Road (Cindy Reaves, SR Consulting LLC)

   Cindy Reaves with SR Consulting LLC, on behalf of Max Alley Investments LLC, is requesting approval of a Special Use Permit to allow for a car wash to be located at 5905 Stage Road. This property is in the "CG-MS" General Business with a Main Street Overlay Zoning District and requires approval of a Special Use Permit for a car wash use.

Planned Development

2. Austin Planned Development, Southern Terminus of Christian Lane (David Bray, The Bray Firm)

   David Bray with the Bray Firm, on behalf of Curtis Austin with Awaiting Paradise LLC, is requesting Planned Development Approval to build the Austin Planned Development. The subject property is located at the southern terminus of Christian Lane and is within the "RS-15" Single Family Residential Zoning District.

Open Discussion

The public shall be provided an opportunity to address the Board or Commission during an Open Discussion period at the end of each regular and special meeting of the governing body. Prior to the start of the meeting, individuals will be required to complete and present to the Clerk the Open Discussion Citizen form provided at each meeting. The Open Discussion period for regular and special meetings of the Board or Commission shall be limited to twenty (20) minutes. Individuals shall be allowed to speak for up to three (3) minutes each. Open Discussion periods will not be held for any meeting where there are no actionable items on the agenda or meetings where the governing body is conducting a disciplinary hearing for a member of the governing body or a person whose profession or activities fall within the jurisdiction of the governing body.

Adjourn

City of Bartlett, Tennessee
Municipal Planning Commission
Staff Report

Public Hearing: Special Use Permit

Car Wash

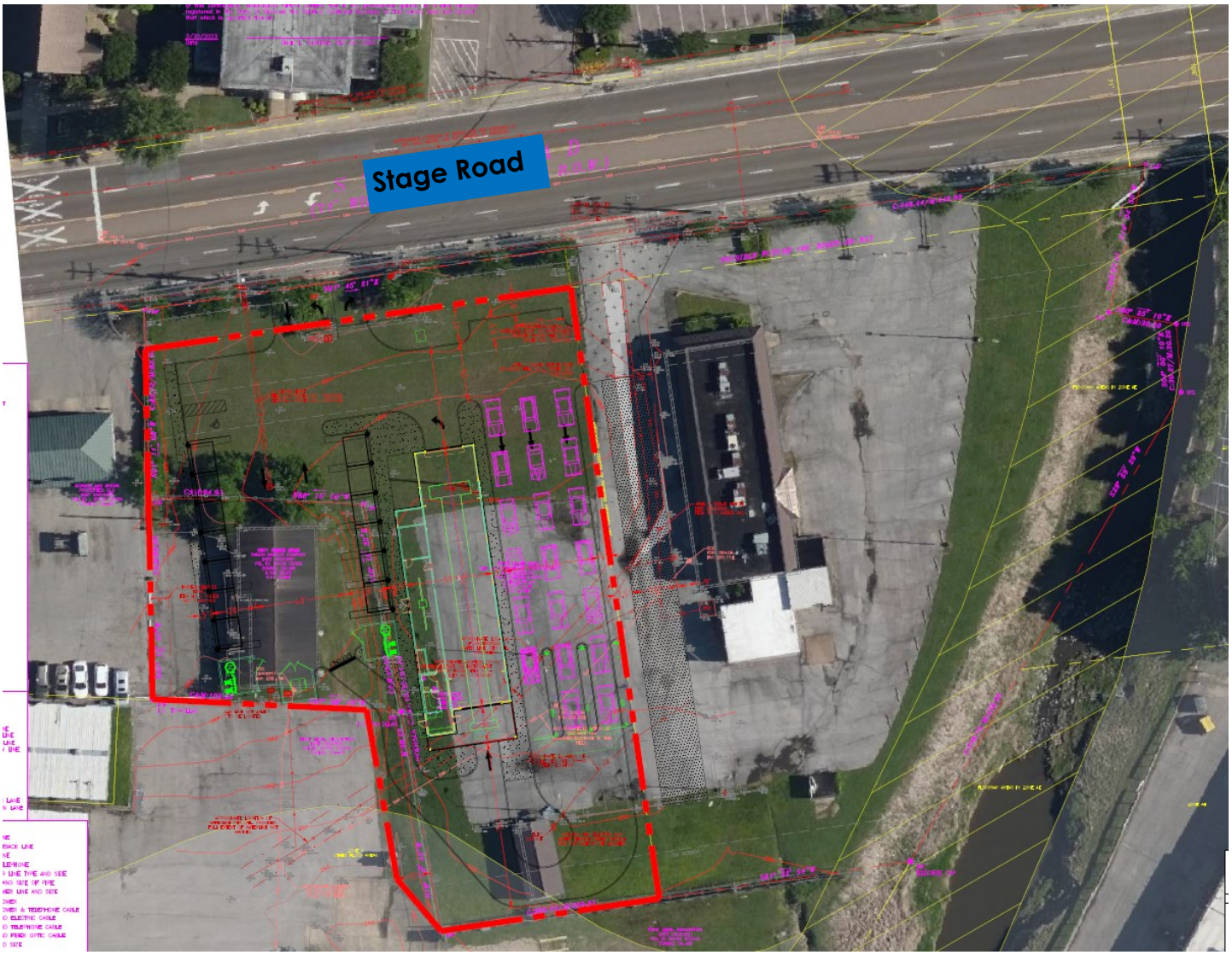
DATE:	July 10, 2023
STAFF:	Kim Taylor, Planning Director; Sam Harris, Senior Planner; Leslie Brock, Planner; John Horne, City Engineer; Erin Campbell, Assistant City Engineer; Max Pedro-Gomez, Land Development Engineer; Trey Arthur, Code Enforcement Director; Matt Crenshaw, Public Works Director; Aaron Davidson, Public Works Assistant Director; Howard McNatt, Fire Marshal; Craig Jones, Assistant Fire Marshal
SUBJECT:	Special Use Permit Application Review
APPLICANT:	Cindy Reaves, SR Consulting LLC
DEVELOPER:	Max Alley Investments LLC
SITE LOCATION:	5905 Stage Road
SITE ACREAGE:	2.26 acres
ZONING:	"CG-MS" General Business District with a Main Street Overlay
LOTS:	1

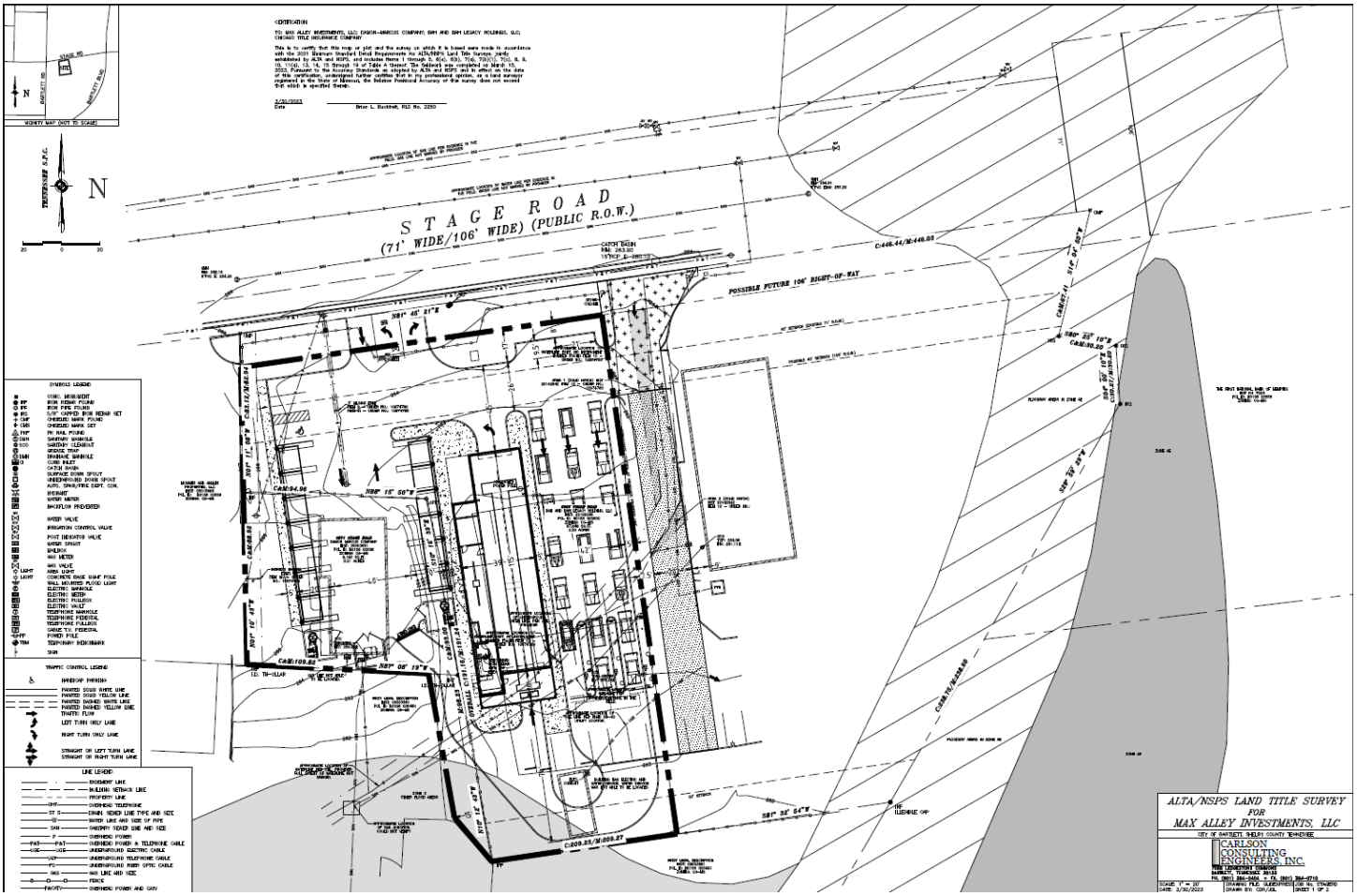
INTRODUCTION:

Cindy Reaves with SR Consulting LLC, on behalf of Max Alley Investments LLC, is requesting Planning Commission approval of a favorable recommendation of a Special Use Permit to allow a car wash to be located at 5905 Stage Road. This property is in the "CG-MS" General Business with a Main Street Overlay Zoning District.

BACKGROUND:

The subject property will be subdivided from the parcel at 5905 Stage Road and will include all of parcel B015600558 and a portion of B015600544C. Should the Special Use Permit be approved the applicant will submit master, construction and final subdivision plans, as well as site plans for the Planning Commission and Design Review Commission.





DISCUSSION:

The specific request by the applicant is for the Planning Commission approval of a favorable recommendation for a Special Use Permit to allow a vehicle wash use. The surrounding Zoning District is "CG-MS" General Business with a Main Street Overlay to the north, south, east and west. The surrounding uses include medical office, carwash, library, municipal center, bank, and office.

Recommendation: Approval of a favorable recommendation to the Board of Mayor and Aldermen with conditions.

Engineering Conditions

General:

1. A Commercial Site Plan contract may be required and will be prepared by Engineering and submitted to the developer/engineer for review to cover the fees to be paid to the City of Bartlett.
2. Applicant/ Engineer shall provide a **digital set of drawing** files showing the

sanitary sewer lines, drainage lines, lot lines and all improvements in AutoCAD format to dhubbard@cityofbartlett.org and ecampbell@cityofbartlett.org for use in the preparation of the Water Design Plan. This plan will be coordinated with the site design engineer to resolve any conflicts.

3. A SWPPP and a TDEC permit may be required and shall be submitted to TDEC and also to the City of Bartlett Engineering office.
4. All new utilities shall be underground.
5. At least two water services will require abandonment, one for the existing irrigation and one for the building to be demolished.
6. Existing water main, water meter and water taps, shall be relocated. A structure cannot be build on the existing water main.
7. Parcel B015600558, B015600560C and a portion of B015600544C will need to be combined and re-plated.
8. A detention basin will be required unless detention analysis concludes otherwise.
9. Overhead lines and power poles will need to be removed for service to 5871 Stage Rd.
10. A TDOT permit will be required for any driveway modification for a driveway.
11. A Landscaping plan will be needed.
12. All utilities must be underground.
13. An ingress/egress easement will be required for the existing drive, this shall outline who is responsible for maintenance.
14. The existing sewer located to the south enters a pump station. If additional sewer is directed that way, pump station will be required and a pump may need to be upgraded.
15. This lot must be separately and appropriately serviced by all utilities. It might be possible to install sewer to the existing sewer on Stage Road assuming there are no existing utility conflicts.
16. A demolition permit through Code Enforcement shall be obtained to demolish existing structure.
17. A sanitary sewer and water extension may be required to relocate the sewer to a location that does not conflict with the proposed structure.
18. A number of utilities will require relocation and their corresponding easements must be rerecorded on the new subdivision plat.
19. Add the lot sizes to all lots affected.
20. A shared access entrance may be required by city of Bartlett and TDOT between lot 1 (Doctors office) and lot 2 (Car wash) if the proposed drive way is not acceptable.

Planning Conditions:

1. The owner/applicant shall be present at the meeting in order to make decisions relative to any changes that may be suggested by the Planning Commission.
2. The applicant shall be present at the corresponding Board of Mayor and Aldermen meetings to make decisions relative to any changes that maybe suggested by the Board of Mayor and Aldermen.
3. Should the Special Use Permit be approved by the Board of Mayor and Aldermen, the applicant shall submit master, construction and final subdivision plans, along with site plan applications for approval by the Planning Commission and Design Review Commission.

Authentisign ID: 7BE615BD-5501-EE11-9078-6045BDED1B5F

Bartlett Planning and Economic Development Department
6382 Stage Road, P.O. Box 341148
Bartlett, TN 38184-1148
901-385-6417 FAX 901-385-6419
www.cityofbartlett.org

Bartlett Planning Commission

Application for Special Use Permit Approval

Consultation with the staff is encouraged prior to the completion of this application form.

Requested Special Use Car Wash
Property Address 5905 Stage Road
Present Zoning CG-MS

Owner/Developer Contact _____ Phone 903-748-4000
Company Name Max Alley Investments LLC Fax _____
Address 3930 Galleria Oaks Dr. Texarkana, TX 75503
Email Address ch@maxalleyllc.com

Architect Contact _____ Phone _____
Company Name _____ Fax _____
Address _____
Email Address _____

Engineer Contact Cindy Reaves Phone 901-373-0380
Company Name SR Consulting LLC Fax _____
Address 5909 Shelby Oaks Drive, Suite 200 Memphis, TN 38134
Email Address cindy@srce-memphis.com

Submitted by Cindy Reaves Cindy Reaves
(printed name) **(signature)** **(date)**
Email Address cindy@srce-memphis.com **Phone** 901-373-0380 Fax _____

X Acknowledge (by initials in the blank to the left) that the "**Application Instructions: Planning Commission**" were obtained and read prior to submitting this application.

X Attach a checked-off "**Special Use Permit Checklist**" and all items required therein.

X Provide 18-folded (± 10"x13") sets of plans with a copy of the signed application attached to each set.

X Provide an electronic PDF file of the plans. Note that an updated electronic file is required when plans are revised. The electronic file shall be labeled with the project name and accurately dated.

X Include a fee with this application (check payable to the City of Bartlett) of $500 for five (5) acres or less, plus $50 per acre (after the first five) to a maximum of $3,000. **The fee is not refundable.**

I, the property owner(s) hereby authorize the filing of this application.

Mohammed Bah Mohammed Bah 06/02/23 06/02/23
(print name) **(signature)** **(date)**
Scott Daniel
(print name) **(signature)** **(date)**

Bartlett Planning and Economic Development Department 6382 Stage Road, P.O. Box 341148 Bartlett, TN 38184-1148 901-385-6417 FAX 901-385-6419 www.cityofbartlett.org	***Bartlett Planning Commission*** **Application for Special Use Permit Approval**

Consultation with the staff is encouraged prior to the completion of this application form.

Requested Special Use Car Wash

Property Address 5905 Stage Road

Present Zoning CG-MS

Owner/Developer Contact _____ Phone 903-748-4000

Company Name Max Alley Investments LLC Fax _____

Address 3930 Galleria Oaks Dr. Texarkana, TX 75503

Email Address ch@maxalleyllc.com

Architect Contact _____ Phone _____

Company Name _____ Fax _____

Address _____

Email Address _____

Engineer Contact Cindy Reaves Phone 901-373-0380

Company Name SR Consulting LLC Fax _____

Address 5909 Shelby Oaks Drive, Suite 200 Memphis, TN 38134

Email Address cindy@srce-memphis.com

Submitted by Cindy Reaves _____ _____
(printed name) (signature) (date)

Email Address cindy@srce-memphis.com **Phone** 901-373-0380 Fax _____

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Mohammed Bah _____ _____
(print name) **(signature)** **(date)**

Scott Daniel _____ V.P. 6/1/23
(print name) **(signature)** **(date)**

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6382 Stage Road, P.O. Box 341148
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www.cityofbartlett.org

Special Use Permit Checklist

Plot Plan and Legal Description (each parcel, if more than one)

X Plot plan, drawn to scale, showing the following information for each parcel (several parcels may be included on one sheet):

- X Adjoining public street rights-of-way
- X Area (acres)
- X Present zoning
- X Requested special use, including purpose (attach statement, one page maximum)
- X Area in which buildings are proposed to be located, showing setback dimensions from line.
- X Drainage
- X Driveways
- X Parking area
- X Buffer planting areas
- X Type and location of any easements
- ___ If Site Plan application and approval are necessary, conformance to Tree Ordinance is required.

___ Other pertinent information as required through staff consultation.

X Legal description (may be attached to plot plan).

___ One (1) PDF file of the plot plan, for display at the Planning Commission meeting.

Vicinity Map

X Vicinity map, drawn to a convenient scale, showing the subject property and all parcels within a 1,000-foot radius. Every parcel shall indicate owner's name and the streets, roads or alleys that each parcel fronts upon.

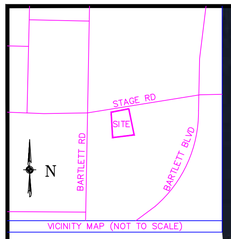
X One (1) PDF file of the vicinity map, for display at the Planning Commission meeting.

Property Owners

X List of all property owners within 1,000 feet or a minimum of fifty (50) property owners, whichever results in the greater number of owners. A xerographic copy of the mailing labels may serve as the list.

X Self-adhesive mailing labels for the list of property owners (two sets).

INCOMPLETE APPLICATIONS WILL NOT BE PROCESSED



VICINITY MAP (NOT TO SCALE)

TENNESSEE S.P.C.

N

20 0 20

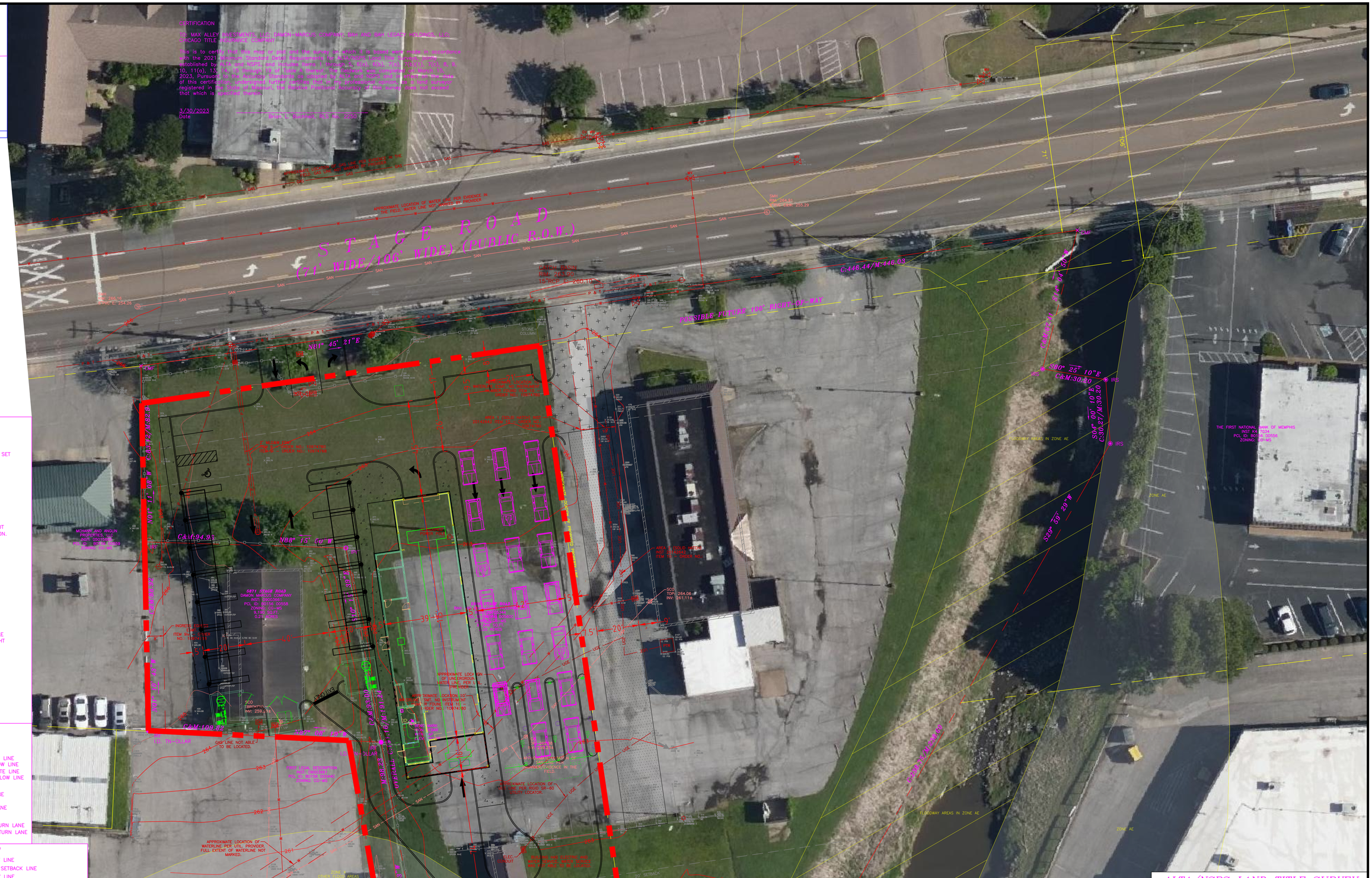
CERTIFICATION

TO: MAX ALLEY INVESTMENTS, LLC, DAMON MARCUS COMPANY, DAM AND MAX LEGACY HOLDINGS, LLC, CHICAGO TITLE INSURANCE COMPANY

This is to certify that this survey is accurate and was made on the ground under my supervision and meets or exceeds the current Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys jointly established by ALTA and NSPS, and includes Items 1, through 4, 6(a), 6(b), 7(a), 7(b1), 7(c), 8, 9, 10, 11(a), 13, 14, 16, 17, 18 of Table A thereof. The field work was completed on March 2, 2023. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Missouri, the relative positional accuracy of this survey does not exceed that which is specified therein.

3/30/2023
Date

Brian T. Schmid, PLS No. 2350


STAGE ROAD
(21' WIDE/106' WIDE) (PUBLIC R.O.W.)
POSSIBLE FUTURE 10' RIGHT-OF-WAY
N11° 45' 21"E
C:446.44'/M:446.08
S80° 25' 10"E
C&M:30.40
S04° 00' 10"E
C:50.27'/M:30.20
S24° 59' 29"W
S81° 32' 54"W
C:209.23'/M:209.27'
C&M:94.95'
N88° 16' 10"W
C&M:109.82'
N00° 16' 42"W
C:283.92'/M:283.94'
S00° 16' 42"E
C:283.92'/M:283.94

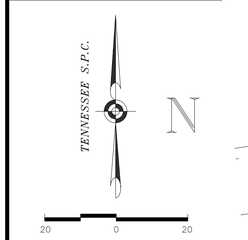
CERTIFICATION

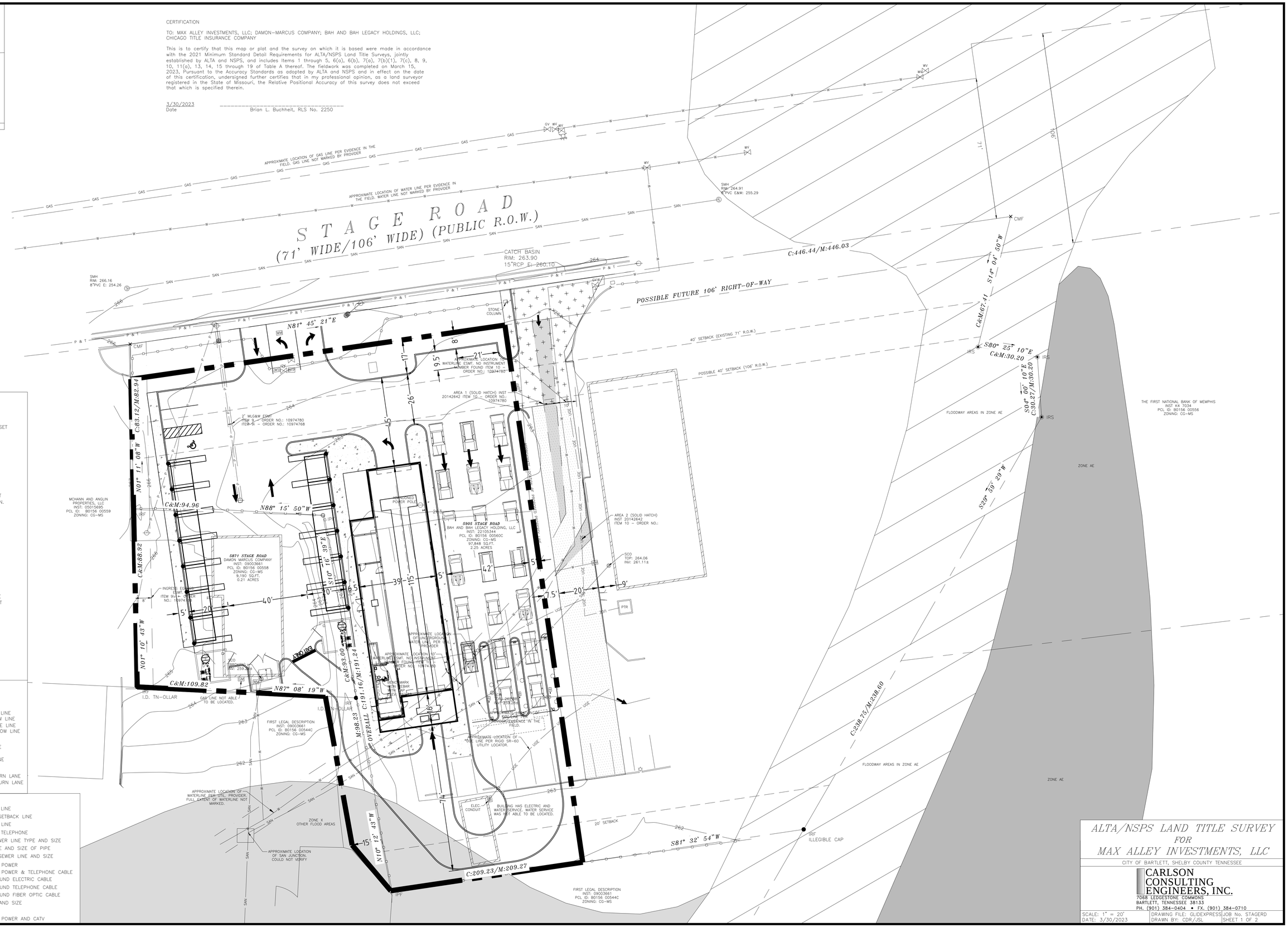
TO: MAX ALLEY INVESTMENTS, LLC; DAMON–MARCUS COMPANY; BAH AND BAH LEGACY HOLDINGS, LLC; CHICAGO TITLE INSURANCE COMPANY

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established by ALTA and NSPS, and includes Items 1 through 5, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 10, 11(a), 13, 14, 15 through 19 of Table A thereof. The fieldwork was completed on March 15, 2023. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Missouri, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.

3/30/2023 _____
Date Brian L. Buchheit, RLS No. 2250

VICINITY MAP (NOT TO SCALE)





SYMBOLS LEGEND

- CONC. MONUMENT
- IRF IRON REBAR FOUND
- IPF IRON PIPE FOUND
- IRS 5/8" CAPPED IRON REBAR SET
- CMF CHISELED MARK FOUND
- CMS CHISELED MARK SET
- PKF PK NAIL FOUND
- SMH SANITARY MANHOLE
- SCO SANITARY CLEANOUT
- GT GREASE TRAP
- DMH DRAINAGE MANHOLE
- CI CURB INLET
- CATCH BASIN
- SURFACE DOWN SPOUT
- UNDERGROUND DOWN SPOUT
- AUTO. SPKR/FIRE DEPT. CON.
- HYDRANT
- WM WATER METER
- BFP BACKFLOW PREVENTER
- WV WATER VALVE
- CV IRRIGATION CONTROL VALVE
- PIV POST INDICATOR VALVE
- WS WATER SPIGOT
- MB MAILBOX
- GM GAS METER
- GV GAS VALVE
- LIGHT AREA LIGHT
- LIGHT CONCRETE BASE LIGHT POLE
- WALL MOUNTED FLOOD LIGHT
- EM ELECTRIC MANHOLE
- EM ELECTRIC METER
- PB ELECTRIC PULLBOX
- EV ELECTRIC VAULT
- T TELEPHONE MANHOLE
- TP TELEPHONE PEDESTAL
- TB TELEPHONE PULLBOX
- CP CABLE T.V. PEDESTAL
- PP POWER POLE
- TBM TEMPORARY BENCHMARK
- SIGN

TRAFFIC CONTROL LEGEND

- HANDICAP PARKING
- PAINTED SOLID WHITE LINE
- PAINTED SOLID YELLOW LINE
- PAINTED DASHED WHITE LINE
- PAINTED DASHED YELLOW LINE
- TRAFFIC FLOW
- LEFT TURN ONLY LANE
- RIGHT TURN ONLY LANE
- STRAIGHT OR LEFT TURN LANE
- STRAIGHT OR RIGHT TURN LANE

LINE LEGEND

- EASEMENT LINE
- BUILDING SETBACK LINE
- PROPERTY LINE
- OHT — OVERHEAD TELEPHONE
- ST S — DRAIN. SEWER LINE TYPE AND SIZE
- W — WATER LINE AND SIZE OF PIPE
- SAN — SANITARY SEWER LINE AND SIZE
- P — OVERHEAD POWER
- P&T — OVERHEAD POWER & TELEPHONE CABLE
- UGE — UNDERGROUND ELECTRIC CABLE
- UGT — UNDERGROUND TELEPHONE CABLE
- FO — UNDERGROUND FIBER OPTIC CABLE
- GAS — GAS LINE AND SIZE
- FENCE
- P&CATV — OVERHEAD POWER AND CATV

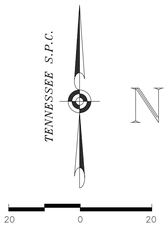
ALTA/NSPS LAND TITLE SURVEY FOR MAX ALLEY INVESTMENTS, LLC

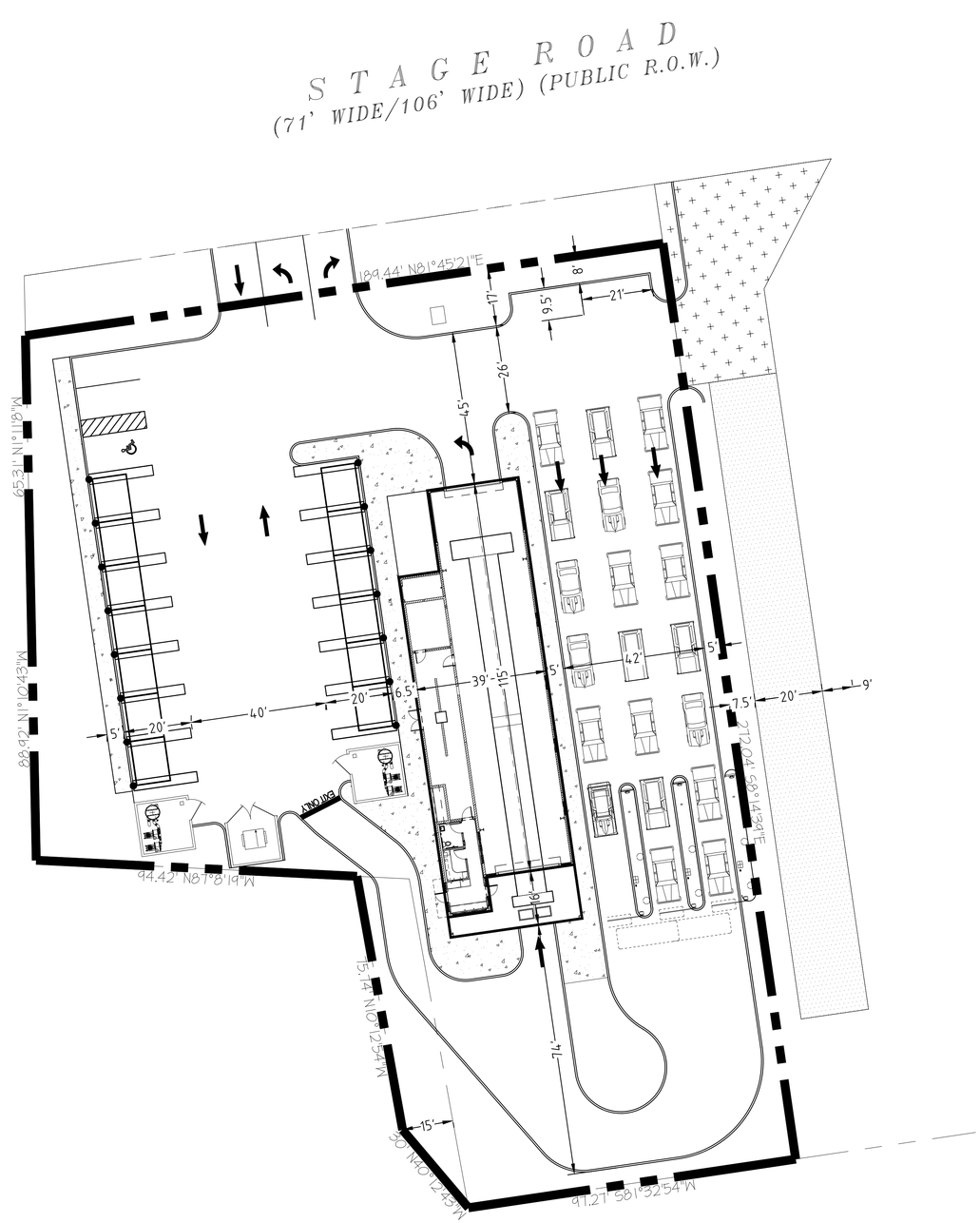
CITY OF BARTLETT, SHELBY COUNTY TENNESSEE

CARLSON CONSULTING ENGINEERS, INC.
7068 LEDGESTONE COMMONS
BARTLETT, TENNESSEE 38133
PH. (901) 384–0404 • FX. (901) 384–0710

SCALE: 1" = 20'	DRAWING FILE: GLIDEXPRESS	JOB No. STAGERD
DATE: 3/30/2023	DRAWN BY: CDR/JSL	SHEET 1 OF 2

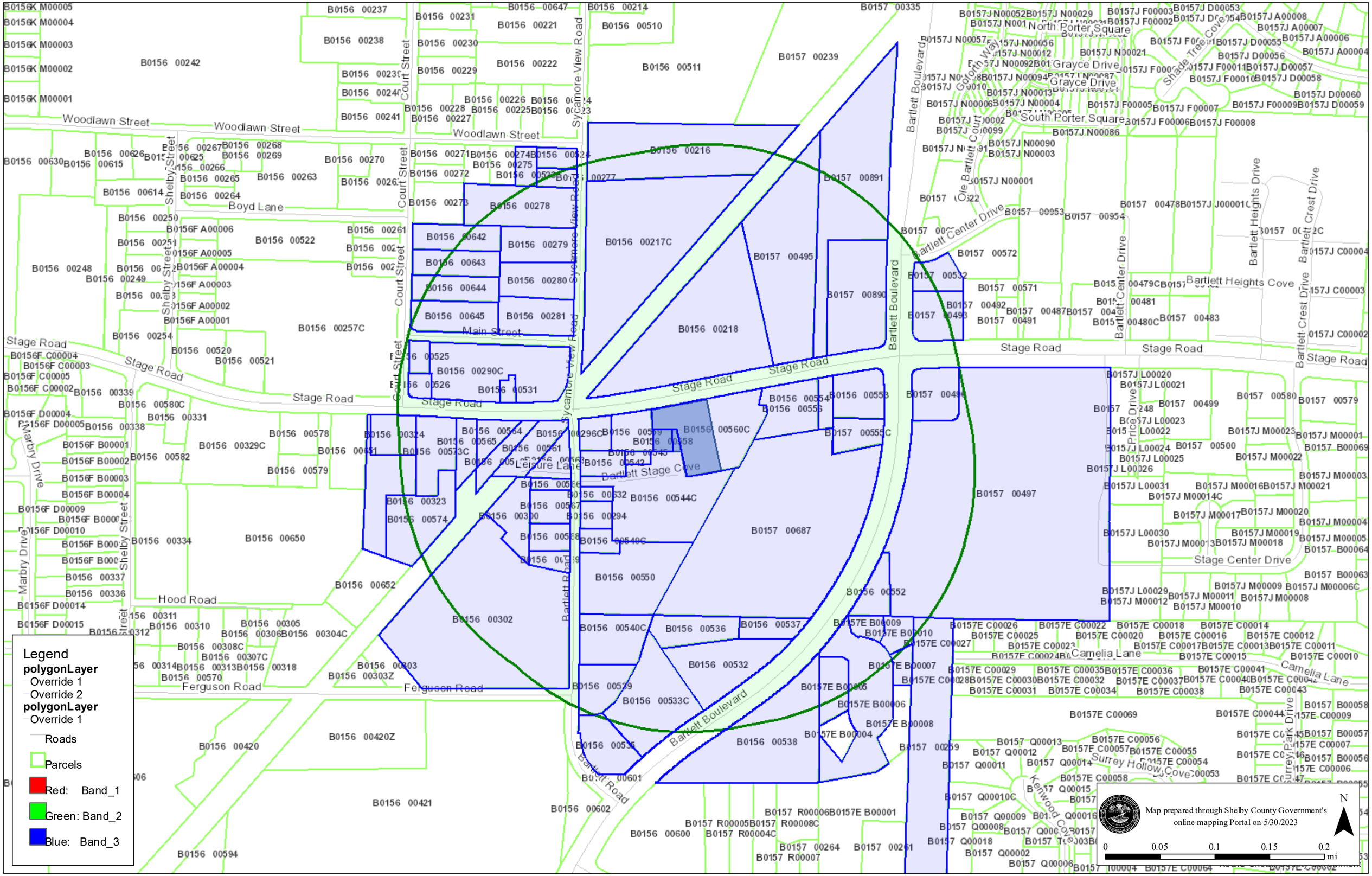
VICINITY MAP (NOT TO SCALE)





Legal Description

Beginning at a point in the south line of Stage Road (106' ROW) approximately 318 feet east of Bartlett Road; thence N81°45'21"E a distance of 189.44 feet to a point; thence S8°14'39"E a distance of 272.04 feet to a point; thence S81°32'54"W a distance of 91.21 feet to a point; thence N40°12'43"W a distance of 30.00 feet to a point; thence N10°12'54"W a distance of 15.74 feet to a point; thence N87°08'19"W a distance of 94.42 feet to a point; thence N01°10'43"W a distance of 88.92 feet to a point; thence N01°11'08"W a distance of 65.31 feet to the point of beginning and containing 1.027 acres of land more or less.


Legend
polygonLayer
Override 1
Override 2
polygonLayer
Override 1
Roads
Parcels
Red: Band_1
Green: Band_2
Blue: Band_3
Map prepared through Shelby County Government's online mapping Portal on 5/30/2023
N
0 0.05 0.1 0.15 0.2 mi
Woodlawn Street
Boyd Lane
Stage Road
Hood Road
Ferguson Road
Marby Drive
Shelby Street
Court Street
Sycamore View Road
Main Street
Leisure Lane
Bartlett Stage Cove
Bartlett Boulevard
Bartlett Road
Bartlett Center Drive
North Porter Square
South Porter Square
Grayce Drive
Shade Tree Cove
Bartlett Heights Drive
Bartlett Heights Cove
Bartlett Crest Drive
Stage Center Drive
Camelia Lane
Surrey Hollow Cove
Surrey Park Drive
Kenwood Cove
Price Drive

B0156 00539 - APOSTOLIC PENTECOSTAL TEMPLE

B0156 00525 - WELLS RICHARD M & BARBARA G

B0157 00495 - CITY OF BARTLETT

B0156 00277 - PAYTON DAVID K & VICKI L

B0156 00218 - CITY OF BARTLETT

B0157 00890 - MDC COASTAL 11 LLC

B0156 00526 - WELLS RICHARD M & BARBARA L

B0156 00531 - KAAM INVESTMENTS LLC

B0157 00496 - COLE AP BARTLETT TN LLC

B0156 00323 - BARTLETT BODY SHOP INC

B0156 00324 - DMB HOLDING 1 LLC

B0156 00565 - WELLS RICHARD M & BARBARA G

B0157 00555C - STAGE ROAD CENTER LLC

B0156 00545 - MCHANN AND ANGLIN PROPERTIES LLC

B0156 00574 - WELLS RICHARD & BARBARA G

B0156 00552 - ARKANSAS BLUE BEAR LLC

B0156 00536 - SHELBY COUNTY TAX SALE 16.02

B0157E B00009 - DAMRON ENTERPRISES LLC

B0157E B00006 - AYYAGARI VENKATACHALAM

B0156 00532 - GUIZLO RICHARD E JR

B0157E B00007 - ARMOUR RICHARD L AND JOHN G BINGHAM

B0157E B00005 - AYYAGARI VENKATACHALAM

B0156 00216 - SIGMAN PAUL & JENEE

B0156 00523 - PAYTON DAVID K & VICKI L

B0156 00524 - WHITEHEAD NICOLE

B0156 00217C - CARR JOHN R & CAROL R

B0156 00554 - MORAN PHILIP J & CHERYL W

B0156 00559 - MCHANN AND ANGLIN PROPERTIES LLC

B0156 00564 - SOUTH WILLETT

B0156 00296C - LIVINGSTON JEFFERY

B0156 00302 - 1430 LLC

B0156 00537 - CLIFTON JOHN C JR

B0157E B00010 - LEATHERWOOD HAROLD N

B0156 00558 - DAMON-MARCUS COMPANY

B0156 00281 - QUINN JAMES K & CRANDALL

B0156 00279 - QUINN JAMES K & CRANDALL B

B0156 00280 - MILLIKIN ROBERT H

B0156 00278 - EVANS LORAINE J

B0156 00300 - GUTHRIE WILLIAM B III

B0156 00542 - BUTLER PROPERTIES LLC

B0156 00535 - PRICE FAMILY TRUST (THE)

B0157 00532 - PARKWAY PROPERTIES LLC

B0156 00642 - KUTZ STEVEN & BRITTNEY AND ALAN HIGDON

B0156 00643 - HIGDON ALAN

B0156 00644 - HIGDON ALAN

B0156 00645 - HIGDON ALAN

B0156 00573C - WELLS RICHARD & BARBARA G

B0156 00562 - SOUTH WILLETT

B0156 00563 - BARTLETT CITY OF

B0156 00561 - CSX TRANSPORTATION INC

B0156 00568 - YUSUF UMAR

B0156 00569 - TART VICKIE S

B0156 00566 - GUTHRIE BRADFORD

B0156 00567 - YUSUF UMAR

B0156 00290C - KAAM INVESTMENTS LLC

B0157 00259 - DEES KATIE & GARY

B0156 00553 - STAGE ROAD CENTER LLC

B0156 00632 - RICH CHARLES E AND TRACEY P RICH (RS)

B0156 00294 - YIDA PROPERTY MANAGEMENT

B0156 00549C - FILSINGER JONNY & ANNE

B0156 00540C - MORA SERGIO R & DORA G REYES

B0156 00550 - FRANK AND FRANK LLC

B0156 00533C - KOSTEN ALAN L AND SUSAN M KOSTEN LIVING

B0156 00556 - FIRST NATIONAL BK MEMPHIS

B0156 00544C - DAMON-MARCUS COMPANY

B0156 00560C - BAH MOHAMMED & KADIJATUH

B0157 00891 - BARTLETT TN STORAGE LLC

B0156 00538 - B&R PROPERTIES-MEMPHIS LLC

B0157 00493 - 5984 STAGE LLC

B0157 00497 - BRANCH BARTLETT ASSOCIATES LP

B0157 00687 - LIGHTMAN MICHAEL A

APOSTOLIC PENTECOSTAL TEMPLE
2774 BARTLETT BLVD #
BARTLETT TN 38134

DMB HOLDING 1 LLC
4198 LOCH MEADE DR #
LAKELAND TN 38002

ARMOUR RICHARD L AND JOHN G BINGHAM
2794 BARTLETT BLVD #
MEMPHIS TN 38134

WELLS RICHARD M & BARBARA G
4101 NE WATERVIEW TER #
BENTONVILLE AR 72712

WELLS RICHARD M & BARBARA G
4101 NE WATERVIEW TER #
BENTONVILLE AR 72712

AYYAGARI VENKATACHALAM
2784 BARTLETT BLVD #
MEMPHIS TN 38134

CITY OF BARTLETT
6400 STAGE RD #
MEMPHIS TN 38134

STAGE ROAD CENTER LLC
760 BRISCOE BLVD #
LAWRENCEVILLE GA 30046

SIGMAN PAUL & JENEE
2978 SYCAMORE VIEW RD #
BARTLETT TN 38134

PAYTON DAVID K & VICKI L
2969 SYCAMORE VIEW RD #
MEMPHIS TN 38134

MCHANN AND ANGLIN PROPERTIES LLC
4039 OLD GETWELL RD #
MEMPHIS TN 38118

PAYTON DAVID K & VICKI L
2969 SYCAMORE VIEW RD #
MEMPHIS TN 38134

CITY OF BARTLETT
6400 STAGE RD #
BARTLETT TN 38134

WELLS RICHARD & BARBARA G
4101 NE WATERVIEW TER #
BENTONVILLE AR 72712

WHITEHEAD NICOLE
2977 SYCAMORE VIEW RD #
MEMPHIS TN 38134

MDC COASTAL 11 LLC
P.O. BOX 1159 #
DEERFIELD IL 60015

ARKANSAS BLUE BEAR LLC
PO BOX 241518
LITTLE ROCK AR 72223

CARR JOHN R & CAROL R
2944 SYCAMORE VIEW #
MEMPHIS TN 38134

WELLS RICHARD M & BARBARA L
4101 NE WATERVIEW TER #
BENTONVILLE AR 72712

SHELBY COUNTY TAX SALE 16.02
PO BOX 2751 #
MEMPHIS TN 38101

MORAN PHILIP J & CHERYL W
5941 STAGE RD #
MEMPHIS TN 38134

KAAM INVESTMENTS LLC
8104 CAMBURY CV W
GERMANTOWN TN 38138

DAMRON ENTERPRISES LLC
2798 BARTLETT BLVD #
MEMPHIS TN 38134

MCHANN AND ANGLIN PROPERTIES LLC
4039 OLD GETWELL RD #
MEMPHIS TN 38118

COLE AP BARTLETT TN LLC
PO BOX 1180 #
CHINO HILLS CA 91709

AYYAGARI VENKATACHALAM
2784 BARTLETT BLVD #
BARTLETT TN 38134

SOUTH WILLETT
PO BOX 171247 #
MEMPHIS TN 38187

BARTLETT BODY SHOP INC
5775 STAGE RD #
MEMPHIS TN 38134

GUIZLO RICHARD E JR
2755 BARTLETT BLVD #
MEMPHIS TN 38134

LIVINGSTON JEFFERY
2878 BARTLETT RD #
MEMPHIS TN 38134

1430 LLC
5810 SHELBY OAKS DR #B
BARTLETT TN 38134

CLIFTON JOHN C JR
3200 CLAY POND DR #
OAKLAND TN 38060

LEATHERWOOD HAROLD N
PO BOX 134 #
HENDERSONVILLE TN 37077

DAMON-MARCUS COMPANY
5871 STAGE RD #
MEMPHIS TN 38134

QUINN JAMES K & CRANDALL
2943 SYCAMORE VIEW RD #
BARTLETT TN 38134

QUINN JAMES K & CRANDALL B
2943 SYCAMORE VIEW RD #
MEMPHIS TN 38134

MILLIKIN ROBERT H
2923 SYCAMORE VIEW #
BARTLETT TN 38134

EVANS LORAINE J
2957 SYCAMORE VIEW #
BARTLETT TN 38134

GUTHRIE WILLIAM B III
5813 LEISURE LN #
BARTLETT TN 38134

BUTLER PROPERTIES LLC
5136 CHARLOTTE CIR N
MEMPHIS TN 38117

PRICE FAMILY TRUST (THE)
4314 GARNER PL #
BARTLETT TN 38135

PARKWAY PROPERTIES LLC
6399 STAGE RD #
BARTLETT TN 38134

KUTZ STEVEN & BRITTNEY AND ALAN HIGDON
2928 COURT ST #
BARTLETT TN 38134

HIGDON ALAN
2928 COURT ST #
BARTLETT TN 38134

HIGDON ALAN
2928 COURT ST #
BARTLETT TN 38134

HIGDON ALAN
2928 COURT ST #
BARTLETT TN 38134

WELLS RICHARD & BARBARA G
4101 NE WATERVIEW TER #
BENTONVILLE AR 72712

SOUTH WILLETT
PO BOX 171247 #
MEMPHIS TN 38187

BARTLETT CITY OF
6400 STAGE RD #
BARTLETT TN 38134

CSX TRANSPORTATION INC
500 WATER ST #
JACKSONVILLE FL 32202

YUSUF UMAR
8376 WINDERSVILLE DR #
BARTLETT TN 38133

TART VICKIE S
3707 DOE VALLEY CV #
BARTLETT TN 38135

GUTHRIE BRADFORD
2845 BARTLETT RD #
BARTLETT TN 38134

YUSUF UMAR
8376 WINDERSVILLE DR #
BARTLETT TN 38133

KAAM INVESTMENTS LLC
8104 CAMBURY CV W
GERMANTOWN TN 38138

DEES KATIE & GARY
5986 IVANHOE RD #
BARTLETT TN 38134

STAGE ROAD CENTER LLC
P O BOX 1565 #
LAWRENCEVILLE GA 30046

RICH CHARLES E AND TRACEY P RICH (RS)
2850 BARTLETT RD #
MEMPHIS TN 38134

YIDA PROPERTY MANAGEMENT
9699 LEEWARD SLOPES DR #
ARLINGTON TN 38002

FILSINGER JONNY & ANNE
4009 LIGHTHOUSE CV #
ARLINGTON TN 38002

MORA SERGIO R & DORA G REYES
2788 BARTLETT RD
BARTLETT TN 38134

LIGHTMAN MICHAEL A
5100 POPLAR AVE #2607
MEMPHIS TN 38137

FRANK AND FRANK LLC
500 CORSAIR DR
NORTH PALM BEACH FL 33408

KOSTEN ALAN L AND SUSAN M KOSTEN LIVING
2025 MILLER FARMS RD #
GERMANTOWN TN 38138

FIRST NATIONAL BK MEMPHIS
1755 LYNNFIELD RD #D
MEMPHIS TN 38119

DAMON-MARCUS COMPANY
5781 BARTLETT-STAGE RD #
MEMPHIS TN 38134

BAH MOHAMMED & KADIJATUH
10376 BUCKLEY BRIAR LN #
COLLIERVILLE TN 38017

BARTLETT TN STORAGE LLC
8130 MACON STATION #114
CORDOVA TN 38018

B&R PROPERTIES-MEMPHIS LLC
756 RIDGE LAKE BLVD #110
MEMPHIS TN 38120

5984 STAGE LLC
700 COLONIAL RD #117
MEMPHIS TN 38117

BRANCH BARTLETT ASSOCIATES LP
3340 PEACHTREE RD NE #2775
ATLANTA GA 30326

SR Consulting Engineering
5909 Shelby Oaks Drive, Suite 200
Memphis TN 38134

SR Consulting Engineering
5909 Shelby Oaks Drive, Suite 200
Memphis TN 38134

SR Consulting Engineering
5909 Shelby Oaks Drive, Suite 200
Memphis TN 38134

SR Consulting Engineering
5909 Shelby Oaks Drive, Suite 200
Memphis TN 38134

SR Consulting Engineering
5909 Shelby Oaks Drive, Suite 200
Memphis TN 38134

Clint Herrington
Max Alley Real Estate Services LLC
3930 Galleria Oaks Dr.
Texarkana, TX 75503

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Max Alley Real Estate Services LLC
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Texarkana, TX 75503

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Texarkana, TX 75503

City of Bartlett, Tennessee
Municipal Planning Commission
Staff Report

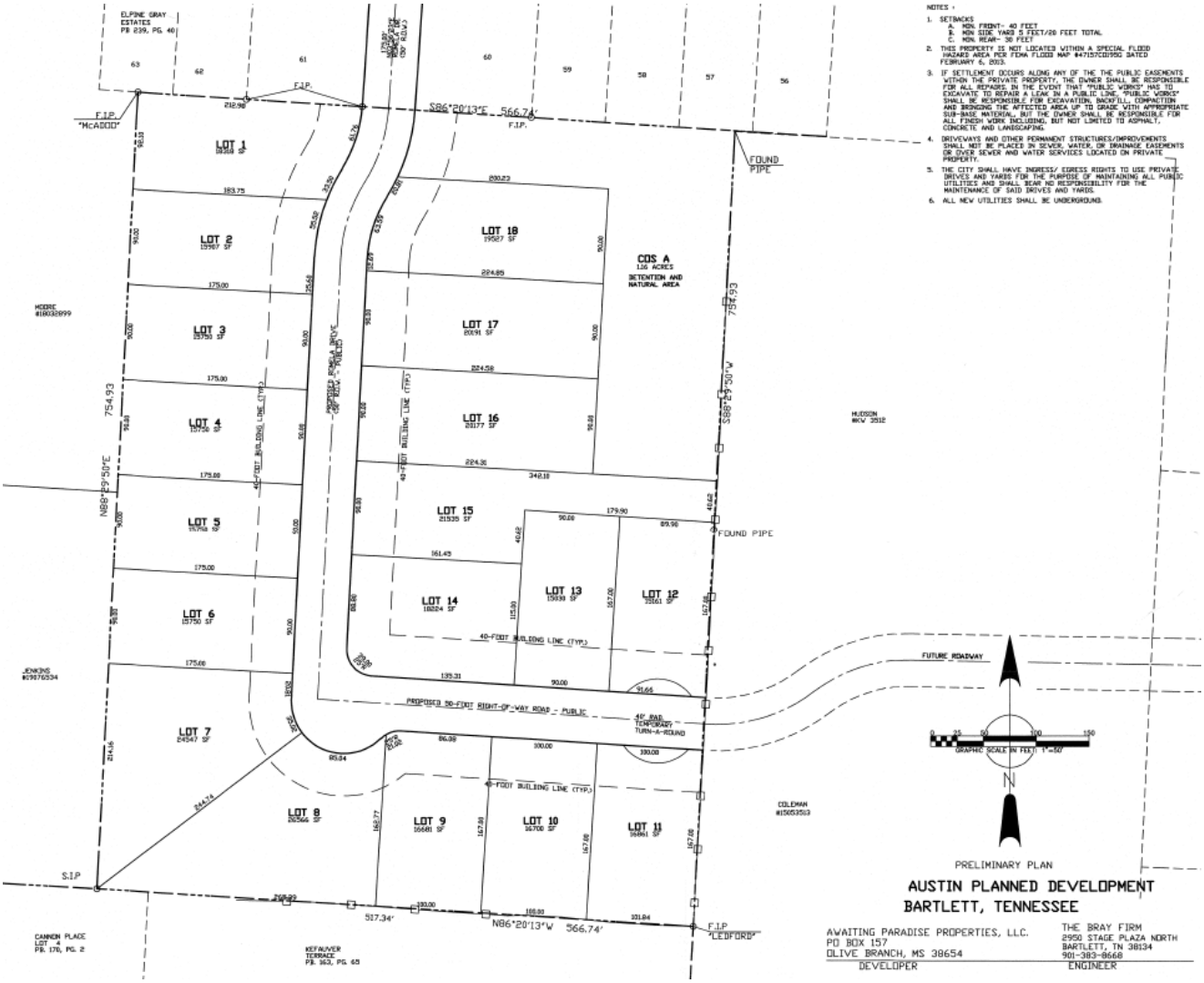
Public Hearing: Planned Development

Austin Planned Development

DATE:	July 10, 2023
STAFF:	Kim Taylor, Planning Director; Sam Harris, Senior Planner; Leslie Brock, Planner; John Horne, City Engineer; Erin Campbell, Assistant City Engineer; Max Pedro-Gomez, Land Development Engineer; Trey Arthur, Code Enforcement Director; Matt Crenshaw, Public Works Director; Aaron Davidson, Public Works Assistant Director; Howard McNatt, Fire Marshal; Craig Jones, Assistant Fire Marshal
SUBJECT:	Planned Development Application Review
APPLICANT:	David Bray, The Bray Firm
DEVELOPER:	Awaiting Paradise Properties, LLC
SITE LOCATION:	Southern Terminus of Christian Lane from the Elpine Gray Planned Development
SITE ACREAGE:	9.82 acres
ZONING:	"RS-15" Single Family Residential
LOTS:	18

INTRODUCTION:

Mr. David Bray with The Bray Firm is requesting Planning Commission approval of a favorable recommendation for the Austin Planned Development. The subject property is located at the southern terminus of Christian Lane from the Elpine Gray Planned Development, and it is within the "RS-15" Single Family Residential Zoning District.



BACKGROUND:

The subject property is 9.82 acres located north of the Kefauver Terrace HUD complex, south of the Elpine Gray Planned Development, east of existing residential along Shadowlawn Road, and west of two large residential lots that border the Shadowlawn Place Subdivision. The only public road access into the proposed Planned Development is the southern terminus of Christian Lane from the Elpine Gray Planned Development.

DISCUSSION:

The specific request by the applicant is for Planning Commission approval of a favorable recommendation to the Board of Mayor and Aldermen for the Austin Planned Development to allow the subdivision of 9.82 acres of land into an 18 lot residential planned development with a 1.16 acre common open space lot. The lot sizes will range from 15,030-square feet to 26,566-square feet. The proposed development will blend in with the adjacent residential neighbors by meeting and exceeding the underlying "RS-15" zoning restrictions for lot sizes. Stormwater detention will be handled by a detention basin on the Common Open Space Lot. The proposed planned development provides a temporary turnaround for the future alignment for Shadow Brook Drive to connect to Shadowlawn Place Subdivision if and when the two large residential lots located between the proposed development and Shadowlawn Place Subdivision opt to subdivide their property. Access will be provided by the extension of the Christian Lane street stub from the Elpine Gray Planned Development.

Recommendation: Approval of a favorable recommendation to the Board of Mayor and Aldermen with conditions.

Engineering Conditions:

General:

1. A full subdivision contract will be required.
2. All new utilities shall be underground.
3. Handicap ramps are required at street corners.
4. An existing survey/conditions page should be added.
5. This project will not be approved until the required easements from adjacent properties have been obtained and recorded.
6. The plat is missing signature blocks and notes.
7. Easements should be included on all sheets.
8. Page numbers should be included on the plans.
9. Plan and profile sheet for off street drainage will be required.
10. A signature block on each page of the plans is required.
11. Sidewalks for common open space need to be installed before release to buildings.

Plat:

12. A sidewalk chart needs to be added, showing sidewalk width, side and location.
13. Sewer easements needs to be added.

14. Drainage easements need to be added.
15. A temporary easement needs to be added for temporary turn around.
16. A temporary slope easement needs to be added for lot 11 for future construction.
17. Show where the permanent SD survey monuments are to be installed.
18. Show COS to be owned and maintained by the HOA
19. Add the name of all streets.

Erosion Control Plan:

20. The engineer shall provide a copy of the SWPPP (Storm Water Pollution Prevention Plan) that has been or will be submitted to TDEC (Tennessee Department of Conservation).
21. Prior to any work being started, an NOC (Notice of Coverage) from TDEC must be received and a copy submitted to the City of Bartlett.
22. Metal posts with wire-backed fence are required on the proposed silt fences.
23. All inlets are to be protected by erosion control measures.
24. No final stabilization shown on EPSC sheet.
25. Will need to add TDEC NPDES numbers.
26. Add word "prevention" after "erosion" on notes 1-3 and note 6.
27. Erosion control notes, note 8; replace "should begin as soon as construction permits" with "as required by the Tennessee construction general permit".
28. No EPSCs are shown for the work area for off street sewer installation.
29. Silt fence along perimeter areas, change "silt fence along curb frontage" to "silt fence along lots" add to end of note "with at least 10' turn ups at the down grade side of each property line".
30. Silt fence along perimeter areas, add to end of note "Maintain silt fences until affected lots are final stabilized".
31. Silt fence detail, add wire backing
32. Silt fence detail, elevation view, change "wood posts" to "steel posts".
33. Silt fence detail, sectional view, delete references to hardwood posts.
34. Erosion control notes, note 7, line 1, after the word "erosion" add "prevention and sediment".

Sanitary Sewer Plan:

35. Construction notes, first paragraph - locator services should be via TN 1-call as opposed to the listings provided.
36. Construction notes, second paragraph – not required for this project.

37. Construction notes, fourth paragraph – change “Memphis” to “Bartlett” and change “636-2462” to “385-6499”
38. Construction notes, seventh paragraph - change “Memphis” to “Bartlett” in two places and delete “SST 16”.
39. Construction notes, eighth paragraph – manhole tops in yards are to be set flush with final grade.
40. Construction notes, ninth paragraph – delete “polyethylene lined or shall be”.
41. Construction notes, tenth paragraph – change “Memphis” to “Bartlett”.
42. Construction block – change “Memphis Division” to “Bartlett Department”.
43. Need sewer table with an as-built column.
44. Need sewer service details.
45. Requires details for trace wire
46. Sewer services for lots 7, 8, 11 and 12 should be placed at property lines.
47. Street signage is normally included on this page.

Grading and Drainage Plan:

48. Applicant’s engineer shall submit the stamped and signed detention calculations for the proposed detention basin and show the ‘pre’ and the ‘post’ runoff for the 2, 5, 10, 25, and 100 year storms. There should be one foot of freeboard above the top of the basin’s wet storage elevation.
49. Detention analysis requires columns for as-built data.
50. Needs drainage structure table to include IDs and columns for as built data.
51. Needs drainage pipe table to include columns for as-built data.
52. Need to add structure IDs (DMH 1, etc.)
53. Needs details for structures.
54. Need details for concrete swale.
55. Need details for curb and gutter.
56. Detail for outlet control structure has a different throat elevation from that shown on the plan view.
57. Type D headway will need a chain link fence installed.
58. Grades shown for detention basin doesn’t support 4 to 1 slopes.
59. No accommodations have been made for work in proposed offsite sewer easement.
60. No instructions for installation of survey monuments.
61. Need Construction notes.

Water Plan

62. Applicant shall provide a set of digital drawings showing the sanitary sewer lines, drainage lines, lot lines and all street improvements in AutoCAD format to Erin Campbell, ecampbell@cityofbartlett.org for use in the preparation of the Water Design Plan.

Tree Protection Plan:

62. No tree table provided.
63. Proposed sewer goes through area identified for tree protection.

Plan and Profile Romela Drive.

62. Need to change name to Christian Lane.
63. Need drainage tables.
64. Need structure IDs in both plan and profile.
65. Sewer services for lots 7 and 8 need to be moved to a property line.
66. DMH with 36" out doesn't show 24" in elevations.
67. DMH with 24" out doesn't show elevations for in flowing pipes.

Plan and Profile Austin Ridge:

62. Need drainage tables.
63. Structure IDs are needed on both plan and profile.
64. Sewer services for lots 7, 8, 11 and 12 need to be moved to the property lines.
65. The temporary circle needs a radius of 50 feet.

Planning Comments:

1. The recorded plat for Elpine Gray Planned Development identifies both Christian Lane and Romela Drive as street name options for the street stub to be extended into the proposed residential planned development. However, the street sign installed on site identifies as Christian Lane. Therefore, the plat will be re-recorded to remove any reference to Romela Drive.
2. The adjacent Elpine Gray Planned Development was approved with the following bulk regulations: minimum lot size of 10,000 square feet, minimum lot width of 70 feet, minimum front yard setback of 30 feet, minimum side yard setback of 5 feet, and a minimum rear yard setback of 25 feet.
3. The proposed residential planned development will be in compliance with the underlying RS-15 zoning district bulk regulations with the exception of the following: minimum lot width of 90 feet and a minimum side yard setback of a 20 feet combination with 5 feet on one side yard and 15 feet on the other side yard.

Planning Conditions:

1. A Planned Development usually provides common amenities. Staff recommends adding a walking trail around the detention basin on the common open space lot.
2. The applicant shall identify the location for the Post Office required cluster box to the final plat.
3. The applicant shall revise the street names to Christian Lane and Shadow Brook Drive.
4. The applicant shall add a note on the plat that directs future action on removing the temporary turnaround should the adjacent large residential lots subdivide and extend Shadow Brook Drive to Shadowlawn Place Subdivision.
5. The applicant shall provide a tree protection data table that complies with the Tree and Landscape section of the Zoning Ordinance.
6. The resident of Lot 60 of Elpine Gray Planned Development (7603 Romero Drive) has identified the 15", 12", 10", and 8" DBH trees adjacent to the property line as hazardous trees, and the resident would like the developer to remove these hazardous trees.
7. A note shall be added to the plat stating that Austin Planned Development requires a homeowner's association to be formed to maintain all common amenities and features.
8. The applicant must attach the homeowner's association bylaws instrument number and the covenants and restrictions instrument number to the final plat.
9. The owner/applicant shall be present at the meeting in order to make decisions relative to any changes that may be suggested by the Planning Commission.
10. The applicant shall be present at the corresponding Board of Mayor and Aldermen meetings to make decisions relative to any changes that maybe suggested by the Board of Mayor and Aldermen.
11. Should the Planned Development be approved by the Board of Mayor and Aldermen, the applicant shall submit construction and final subdivision plans to the Planning Commission, and a site plan application to the Design Review Commission for the common open space areas and the amenities to be installed in the common open space areas.

Bartlett Planning and Economic Development Department 6382 Stage Road, P.O. Box 341148 Bartlett, TN 38184-1148 901-385-6417 FAX 901-385-6419 www.cityofbartlett.org	*Bartlett Planning Commission* **Application for Planned Development Approval**

Subdivision Name AUSTIN PLANNED DEVELOPMENT No. of Lots 18

Subdivision Location @ SOUTHERN TERMINUS OF ROMEO DRIVE, 175' S OF ROMEO DR.

Owner/Developer Contact CURTIS AUSTIN Phone 901.237.7476

Company Name AWAITING PARADISE PROPERTIES, LLC. Fax

Address PO BOX 157, OLIVE BRANCH, MS 38654

Email Address CAUSTINCS@GMAIL.COM

Architect Contact Phone

Company Name Fax

Address

Email Address

Engineer Contact DAVID BRAY Phone 901.383.8668

Company Name THE BRAY FIRM Fax

Address 2950 STAGE PLAZA NORTH, BARTLETT, TN 38134

Email Address dybray@comcast.net

Submitted by DAVID BRAY **(printed name)** **(signature)** 05.01.23 **(date)**

Email Address dybray@comcast.net **Phone** 901.383.8668 **Fax**

DYB Attach a checked-off "**Planned Development Checklist**" and all items required therein.

DYB Acknowledge (by initials in the blank to the left) that the "**Application Instructions: Planning Commission**" were obtained and read prior to submitting this application.

DYB Provide 18-folded (± 10"x13") sets of plans with a copy of the signed application attached to each set.

DYB Provide an electronic PDF file of the plans. Note that an updated electronic file is required when plans are revised. The electronic file shall be labeled with the project name and accurately dated.

DYB Include a fee with this application (payable to the City of Bartlett) of $500 for five (5) acres or less, plus $30 per additional acre to a maximum of $2,000. The fee is not refundable. Amendment fee is $300 plus $30 per additional acre over five to a maximum of $2,000.

I, the property owner(s) hereby authorize the filing of this application.

(print name) **(signature)** **(date)**

Bartlett Planning and Economic Development Department
6382 Stage Road, P.O. Box 341148
Bartlett, TN 38184-1148
901-385-6417 FAX 901-385-6419
www.cityofbartlett.org

Planned Development Checklist

Plot Plan And Legal Description (each parcel, if more than one)

✓ Plot plan, drawn at a scale no smaller than 1" = 100', showing the following information for each parcel (several parcels may be included on one sheet):

- ✓ Name and location of planned development, name of owner and designer, date, north point, and scale.
- ✓ Location of existing and platted property lines, streets, buildings, water courses, railroads, sewers, bridges, culverts, drain pipes, water mains, easements, and the present zoning classification of the site and adjoining land.
- ✓ Proposed street names and the location and dimensions of proposed streets, drives, alleys, easements, parking areas, parks and other open space, reservations, lot lines, and building setback lines.
- ✓ A drainage plan showing the existing and proposed drainage with contour intervals at not less than two feet. Also, provide flood hazard details when applicable.
- ✓ All dimensions and acreage to the nearest tenth, building locations, number of dwelling units, landscape plans, and other information as may be required by the Planning Commission.
- ✓ Requested uses, including purpose (attach statement, one page maximum).
- ✓ Buffer planting areas.

✓ A tree survey by a certified arborist is required if there are trees larger than 6" in diameter on the site.

✓ A tree protection plan that is signed by a surveyor <u>and</u> arborist showing trees to be removed and saved is required.

✓ Erosion control plan.

✓ Location of sewer and water services and water meter sizes.

✓ Legal description (may be attached to plot plan).

✓ One (1) 8 1/2" x 11" transparency of the plot plan, for use with an overhead projector.

Vicinity Map

✓ Vicinity map, drawn to a convenient scale, showing the subject property and all parcels within a 1,000-foot radius. Every parcel shall indicate owner's name and the streets, roads or alleys that each parcel fronts upon.

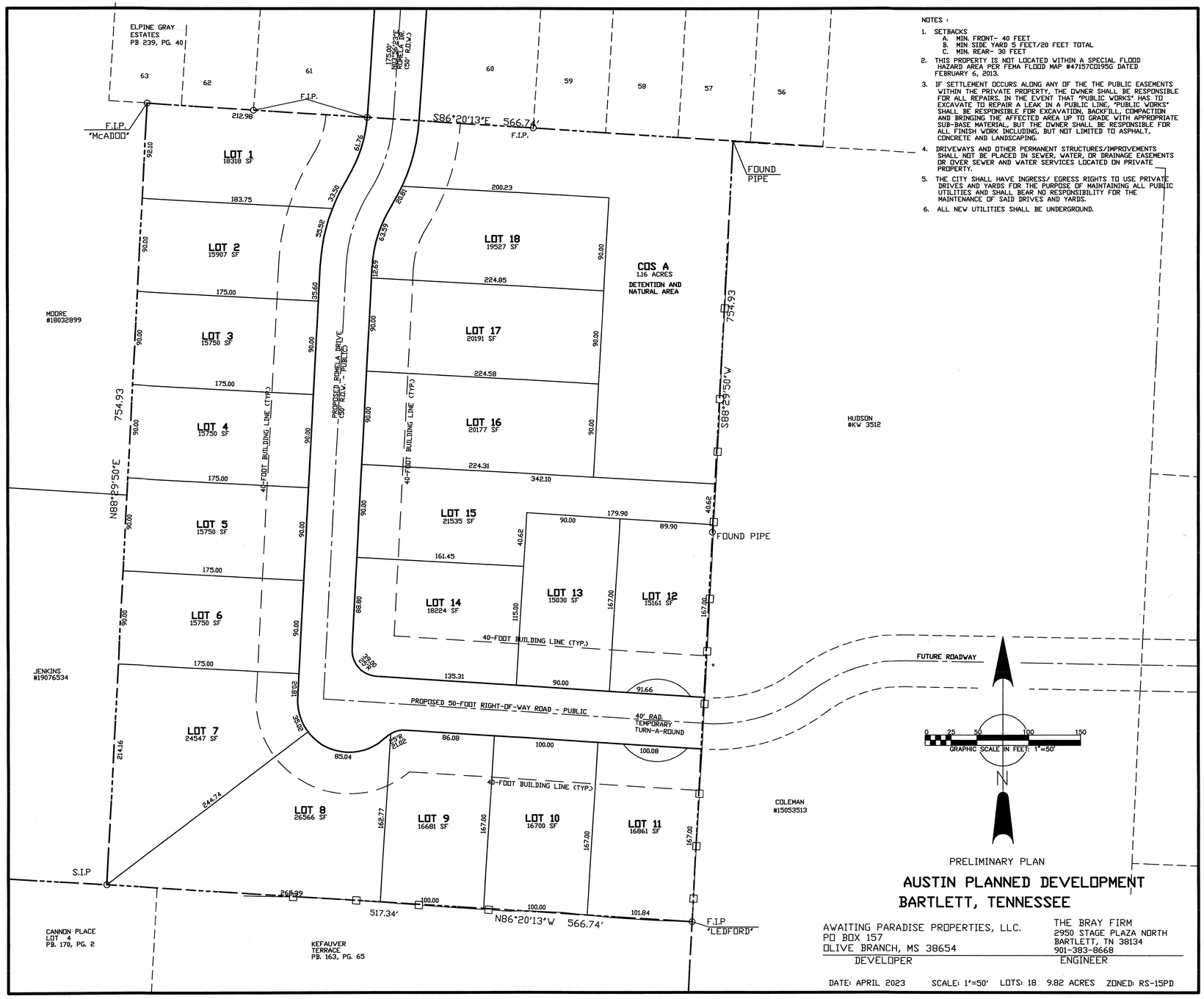
✓ One (1) PDF file of the vicinity map, for display at the Planning Commission meeting.

Property Owners

✓ List of all property owners within 1,000 feet or a minimum of fifty (50) property owners, whichever results in the greater number of owners. A xerographic copy of the mailing labels may serve as the list.

✓ Self-adhesive mailing labels for the list of property owners (two sets).

INCOMPLETE APPLICATIONS WILL NOT BE PROCESSED



NOTES :

1. SETBACKS
   A. MIN. FRONT- 40 FEET
   B. MIN SIDE YARD 5 FEET/20 FEET TOTAL
   C. MIN. REAR- 30 FEET
2. THIS PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA PER FEMA FLOOD MAP #47157C0195G DATED FEBRUARY 6, 2013.
3. IF SETTLEMENT OCCURS ALONG ANY OF THE THE PUBLIC EASEMENTS WITHIN THE PRIVATE PROPERTY, THE OWNER SHALL BE RESPONSIBLE FOR ALL REPAIRS. IN THE EVENT THAT "PUBLIC WORKS" HAS TO EXCAVATE TO REPAIR A LEAK IN A PUBLIC LINE, "PUBLIC WORKS" SHALL BE RESPONSIBLE FOR EXCAVATION, BACKFILL, COMPACTION AND BRINGING THE AFFECTED AREA UP TO GRADE WITH APPROPRIATE SUB-BASE MATERIAL, BUT THE OWNER SHALL BE RESPONSIBLE FOR ALL FINISH WORK INCLUDING, BUT NOT LIMITED TO ASPHALT, CONCRETE AND LANDSCAPING.
4. DRIVEWAYS AND OTHER PERMANENT STRUCTURES/IMPROVEMENTS SHALL NOT BE PLACED IN SEWER, WATER, OR DRAINAGE EASEMENTS OR OVER SEWER AND WATER SERVICES LOCATED ON PRIVATE PROPERTY.
5. THE CITY SHALL HAVE INGRESS/ EGRESS RIGHTS TO USE PRIVATE DRIVES AND YARDS FOR THE PURPOSE OF MAINTAINING ALL PUBLIC UTILITIES AND SHALL BEAR NO RESPONSIBILITY FOR THE MAINTENANCE OF SAID DRIVES AND YARDS.
6. ALL NEW UTILITIES SHALL BE UNDERGROUND.

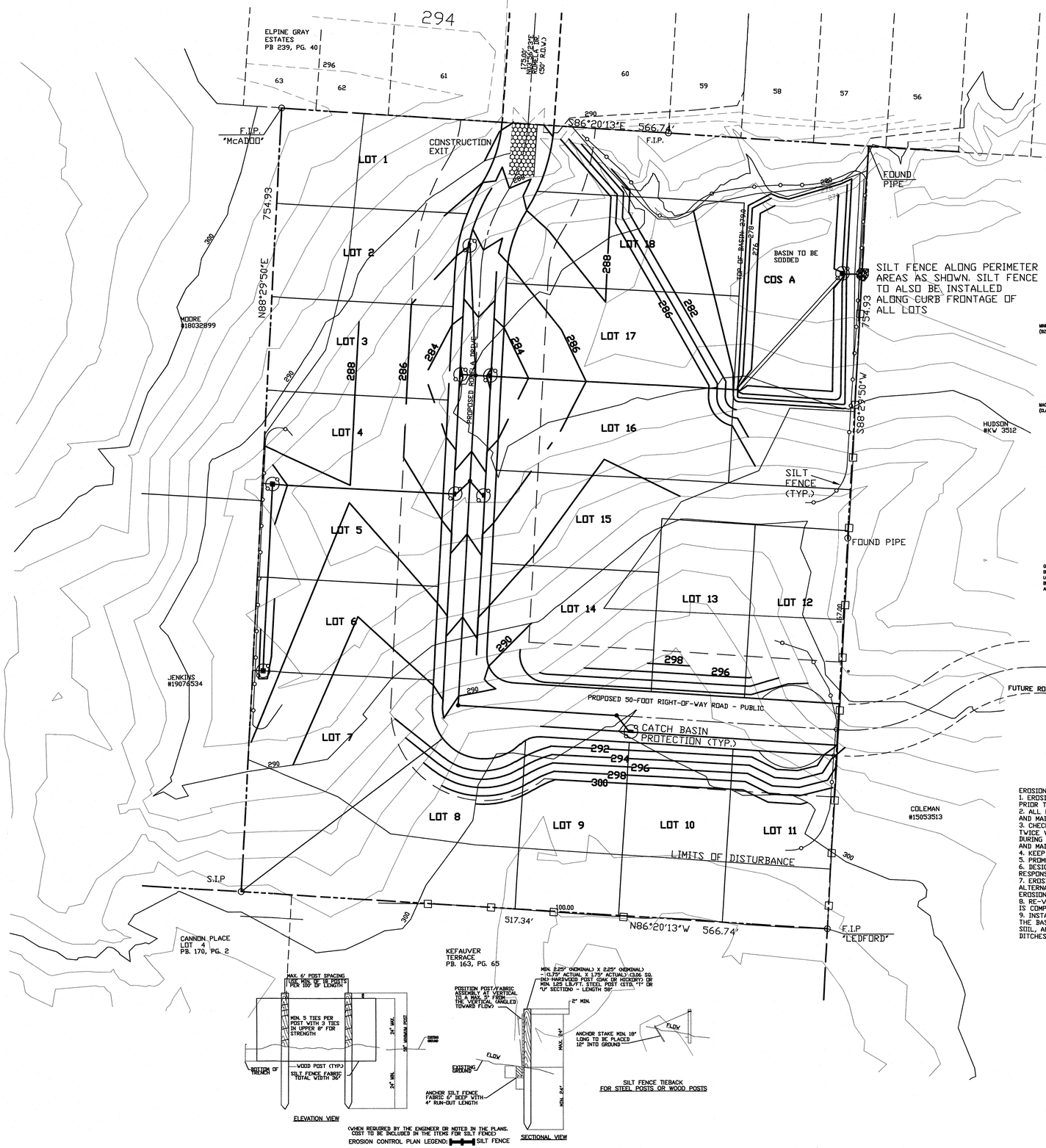
PRELIMINARY PLAN

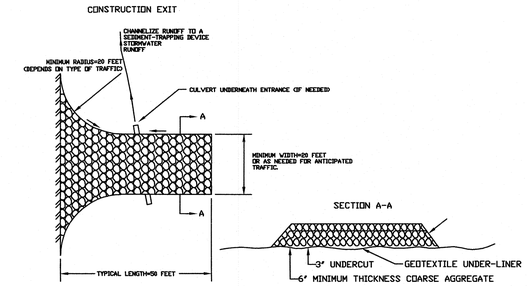
AUSTIN PLANNED DEVELOPMENT
BARTLETT, TENNESSEE

AWAITING PARADISE PROPERTIES, LLC.
PO BOX 157
OLIVE BRANCH, MS 38654
DEVELOPER

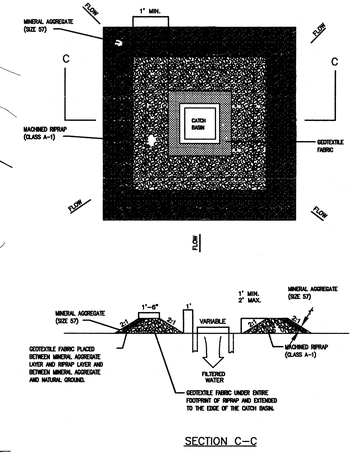
THE BRAY FIRM
2950 STAGE PLAZA NORTH
BARTLETT, TN 38134
901-383-8668
ENGINEER

DATE: APRIL 2023 SCALE: 1"=50' LOTS: 18 9.82 ACRES ZONED: RS-15PD



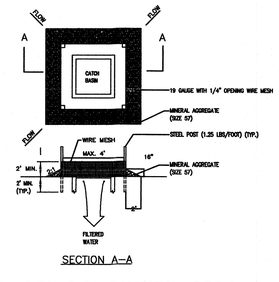


CATCH BASIN PROTECTION



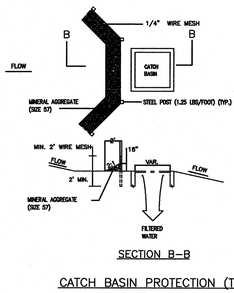
SECTION C-C

HARDWARE CLOTH AND GRAVEL INLET PROTECTION



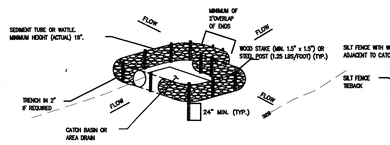
SECTION A-A

HARDWARE CLOTH AND GRAVEL INLET PROTECTION (FLOW FROM ONE SIDE)

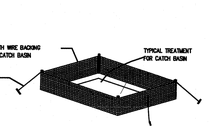


SECTION B-B

CATCH BASIN PROTECTION (TYPE D)



CATCH BASIN PROTECTION (TYPE E)



(WHEN REQUIRED BY THE ENGINEER OR NOTED IN THE PLANS. COST TO BE INCLUDED IN THE ITEMS FOR SILT FENCE)
EROSION CONTROL PLAN LEGEND: SILT FENCE

SILT FENCE DETAIL

EROSION CONTROL NOTES:
1. EROSION AND SEDIMENT CONTROL MEASURES MUST BE IN PLACE AND FUNCTIONAL PRIOR TO COMMENCEMENT OF EARTH MOVING OPERATIONS.
2. ALL EROSION AND SEDIMENT CONTROL MEASURES MUST BE PROPERLY CONSTRUCTED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PROCESS.
3. CHECK ALL EROSION AND SEDIMENT CONTROL MEASURES PER TDEC TWICE WEEKLY AT LEAST 72 HOURS APART. DAILY CHECKING IS REQUIRED DURING PROLONGED RAINFALL. MAINTAIN A PERMANENT LOG OF CHECKS AND MAINTENANCE MEASURES.
4. KEEP CONSTRUCTION DEBRIS FROM ENTERING STORM SEWER.
5. PROMPTLY BACKFILL AND STABILIZE TRENCHES AND/OR PITS.
6. DESIGNATE A SPECIFIC INDIVIDUAL (MUST BE TDEC LEVEL 1 CERTIFIED) TO BE RESPONSIBLE FOR EROSION AND SEDIMENT CONTROLS AND TO KEEP THE PERMANENT LOG.
7. EROSION CONTROLS ARE NOT LIMITED TO THE SPECIFIED PRACTICES, HOWEVER, ALTERNATIVE MEASURES MUST BE AT LEAST AS EFFECTIVE IN CONTROLLING EROSION AND SEDIMENTATION.
8. RE-VEGETATION OF EXPOSED GROUND SHOULD BEGIN AS SOON AS CONSTRUCTION IS COMPLETED
9. INSTALL STAKED AND ENTRENCHED SILT FENCE ALONG THE BASE OF ALL BACKFILLS AND CUTS, ON THE DOWNHILL SIDE OF STOCKPILED SOIL, AND ALONG DITCH BANKS IN CLEARED AREAS TO PREVENT EROSION INTO DITCHES, DO NOT PLACE SILT FENCE IN FLOWING DITCH.

THIS PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA PER FEMA FLOOD MAP #47157C0195G DATED FEBRUARY 6, 2013.

DISTURBED AREA: 7.5 ACRES
NOTE TO DEVELOPER AND CONTRACTOR:
1. STATE NPDES PERMITS ARE REQUIRED PRIOR TO LAND DISTURBANCE
2. IF FULL IMPLEMENTATION OF THIS PLAN DOES NOT PROVIDE EFFECTIVE SEDIMENT CONTROL AND EROSION PROTECTION, ADDITIONAL MEASURES MAY BE REQUIRED.

0 50 100 200 300
GRAPHIC SCALE IN FEET: 1"=100'

REVISIONS		
ITEM NO.	DESCRIPTION OF CHANGE	DATE APPROVED

DAVID GEAN BRAY & REGISTERED ENGINEER 591 AGRICULTURE 00110070 STATE OF TENNESSEE 9/19/2023

AUSTIN PLANNED DEVELOPMENT

DEVELOPER: AWAITING PARADISE PROPERTIES, LLC.
ENGINEER: THE BRAY FIRM

DIVISION OF ENGINEERING

PRELIMINARY EROSION CONTROL PLAN

BARTLETT, TENNESSEE

SURVEY: TBF DATE: 1-2023 BOOK:_____
DESIGN: TBF DATE: 4-2023 SCALE 1"=50'

CONSTRUCTION NOTES:

LOCATION OF EXISTING UNDERGROUND UTILITIES ARE APPROXIMATE AND ARE NOT NECESSARILY ALL OF SAME. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING THE APPROPRIATED UTILITY COMPANY TO DETERMINE THE EXACT LOCATION OF ALL UTILITIES AND/OR UNDERGROUND STRUCTURES PRIOR TO THE INITIATION OF ANY CONSTRUCTION. CONTRACTOR SHALL ALSO ASSUME FULL RESPONSIBILITY FOR DAMAGE TO ANY UTILITIES ENCOUNTERED WITHIN THE CONSTRUCTION PERIMETERS. FOR SITE LOCATION OF EXISTING UTILITIES INVOLVING MLG&W, SOUTH CENTRAL BELL, AND/OR TEXAS GAS COMPANY, PLEASE CALL 1-800-351-1111. FOR SEWER SERVICE LOCATIONS, CALL 636-8825.

CONTRACTOR SHALL ENSURE UNINTERRUPTED SEWER SERVICE ON EXISTING SEWER AND SERVICE CONNECTIONS BY PROVIDING AMPLE TEMPORARY WASTEWATER PUMPING AND/OR BYPASSING.

CONTRACTOR SHALL MAINTAIN ACCESS TO ALL PROPERTIES.

CONTRACTOR SHALL NOTIFY THE CITY OF MEMPHIS CONSTRUCTION INSPECTION OFFICE AT 636-2462 A MINIMUM OF 24 HOURS PRIOR TO BEGINNING ANY CONSTRUCTION

ALL AREAS IN CUT OR FILL WHERE VEGETATION HAS BEEN REMOVED SHALL BE SEEDED, MULCHED, FERTILIZED, AND/OR SODDED AS REQUIRED TO PREVENT EROSION.

THE CONTRACTOR SHALL VERIFY EXISTING DATA AND REPORT ANY SIGNIFICANT DISCREPANCIES TO THE ENGINEER.

ALL SANITARY SEWER TO BE CONSTRUCTED AS PER CITY OF MEMPHIS STANDARD CONSTRUCTION SPECIFICATIONS. SANITARY SEWER SERVICE CONNECTIONS TO BE INSTALLED AS PER CITY OF MEMPHIS STANDARD SST-16.

ALL SEWER MANHOLE LIDS IN OPEN AREAS ARE TO BE CONSTRUCTED 1.5' ABOVE PROPOSED GRADE. IN BACKYARDS, MANHOLE LIDS ARE TO BE 1.5' ABOVE INITIAL GRADE, 0.5' ABOVE FINAL GRADE

ALL SANITARY SEWER, INCLUDING SERVICE CONNECTIONS, WHICH HAS LESS THAN 1.5' CLEARANCE (OUTSIDE OF PIPES) WITH DRAINAGE OR IN FILLED AREAS SHALL BE CLASS 50 D.I.P. OR CONCRETE ENCASED, 10' BOTH SIDES OF CROSSING. ALL DUCTILE IRON PIPE SHALL BE POLYETHYLENE LINED OR SHALL BE TREATED WITH PROTECTO 401 OR APPROVED EQUIVALENT.

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 MAINTENCE OF SAID PRIVATE DRIVES AND YARDS.

NO TREES, SHRUBS, PERMANENT STRUCTURES OR OTHER UTILITIES (EXCEPT FOR CROSSINGS) WILL BE ALLOWED WITHIN SANITARY SEWER EASEMENT.

NO OTHER UTILITIES OR SERVICES MAY OCCUPY SANITARY SEWER EASEMENTS IN PRIVATE DIRVES AND YARDS EXCEPT FOR CROSSINGS.

ALL SANITARY SEWER MANHOLES IN REVERSE CROWN STREETS ALLEYS OR DRIVES (PUBLIC OR PRIVATE) SHALL BE PROVIDED WITH GASKETS AND PLUGS FOR "PICK HOLES" TO PREVENT DRAINAGE INFLOW INTO SEWER SYSTEM.

THE CONTRACTOR SHALL PROVIDE ADEQUATE AND EFFECTIVE EROSION CONTROL AS NECESSARY TO PREVENT ANY SILTATION INTO EXISTING DRAINAGE SYSTEM AND/OR ADJACENT PROPERTIES.

APPROVED FOR CONSTRUCTION

The document bearing this stamp has been reviewed by the City of Memphis Division of Engineering under authority delegated by the Tennessee Department of Environment and Conservation Division of Water Pollution Control. It is hereby approved for Construction by the City Engineer as evidence by his signature in the title block below.
Approval expires 1 year from approval date below.
This approval shall not be construed as creating a presumption of correct operation or as warranting by the City Engineer that the approved facilities will reach the desired goals.

THIS PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA PER FEMA FLOOD MAP #47157C0195G DATED FEBRUARY 6, 2013.

0 50 100 200 300

GRAPHIC SCALE IN FEET: 1"=100'

REVISIONS

ITEM NO.	DESCRIPTION OF CHANGE	DATE APPROVED

DAVID GEAN BRAY S. REGISTERED ENGINEER 2971 AGRICULTURE Date: 4-28-2023 STATE OF TENNESSEE

AUSTIN PLANNED DEVELOPMENT

DEVELOPER: AWAITING PARADISE PROPERTIES, LLC.
ENGINEER: THE BRAY FIRM

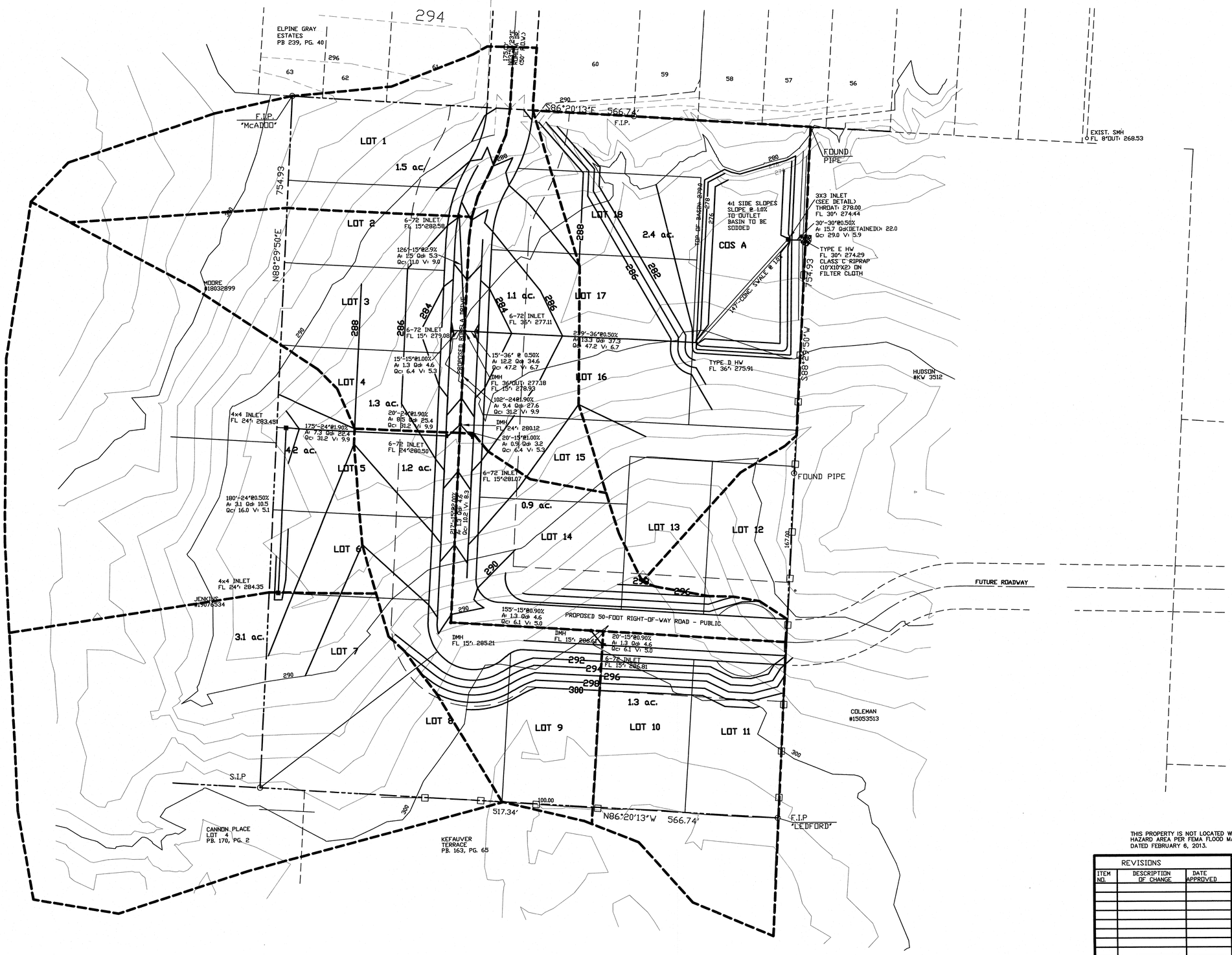
DIVISION OF ENGINEERING

PRELIMINARY SANITARY SEWER PLAN

BARTLETT, TENNESSEE

SURVEY: TBF DATE: 1-2023 BOOK:_____

DESIGN: TBF DATE: 4-2023 SCALE 1"=50'

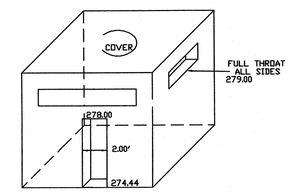


ELEV.	STORAGE CUFT
274.44	0
275.00	1284
276.00	10464
278.00	48053
279.00	61173

DETENTION BASIN SUMMARY - COS A
DRAINAGE AREA: 15.7 AC.

Cpre=0.35 Tc=20 min Cpost=0.44 Tc=10 min

RETURN	ALLOWABLE FLOW	ACTUAL OUTFLOW	STORAGE	W.S.E.
YRS	CFS	CFS	CUFT	FT.
2	19.8	14.4	16616	276.39
5	23.2	16.9	20197	276.61
10	25.6	18.9	23773	276.78
25	29.3	22.0	28598	277.03
100	35.0	27.0	35873	277.41



INLET CONTROL OPENING

THIS PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA PER FEMA FLOOD MAP #47157C0195G DATED FEBRUARY 6, 2013.

REVISIONS

ITEM NO.	DESCRIPTION OF CHANGE	DATE APPROVED

DAVID GEAN BRAY III REGISTERED ENGINEER 291 AGRICULTURE 00110070 STATE OF TENNESSEE 8-1-2023

AUSTIN PLANNED DEVELOPMENT

DEVELOPER: AWAITING PARADISE PROPERTIES, LLC.
ENGINEER: THE BRAY FIRM

0 50 100 200 300

GRAPHIC SCALE IN FEET: 1"=100'

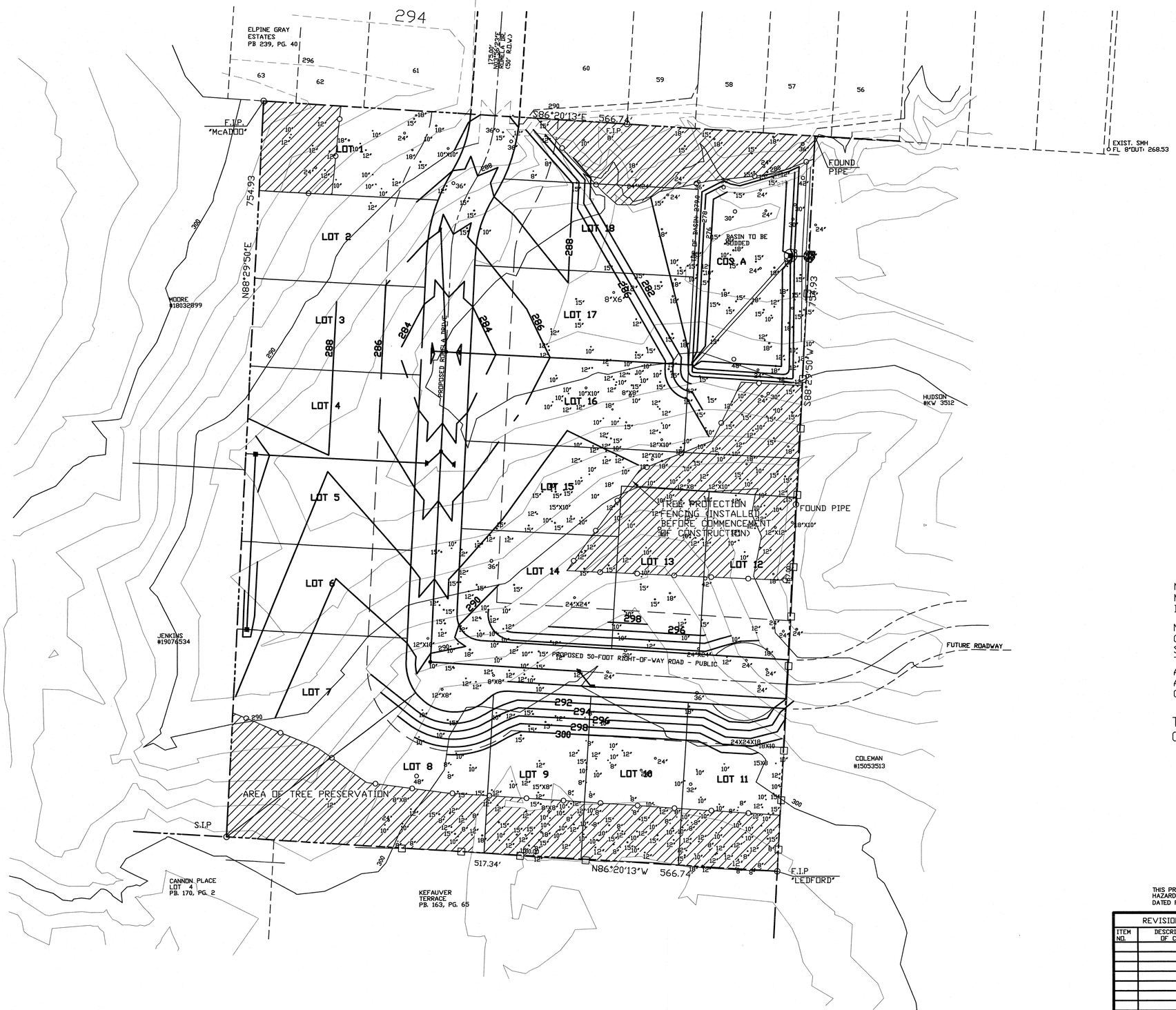
DIVISION OF ENGINEERING

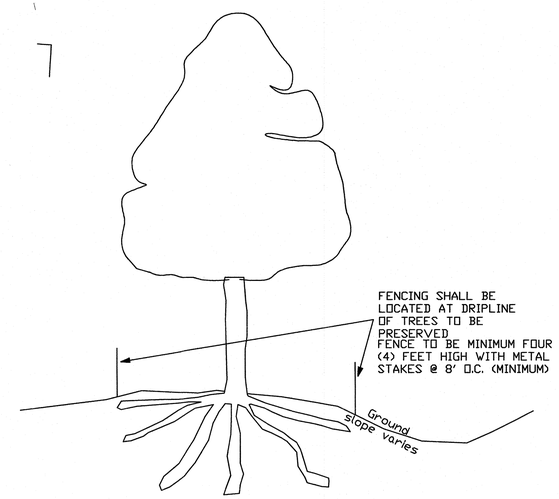
PRELIMINARY GRADING & DRAINAGE PLAN

BARTLETT, TENNESSEE

SURVEY: TBF DATE: 1-2023 BOOK:_____

DESIGN: TBF DATE: 4-2023 SCALE 1"=50'





LOCATION OF ORANGE PROTECTIVE FENCING
n.t.s.

NOTES: NO CONSTRUCTION ACTIVITY OF ANY KIND MAY COMMENCE UNTIL PROTECTIVE FENCING HAS BEEN PLACED AROUND AREAS TO BE PRESERVED.

NO HEAVY EQUIPMENT SHALL BE ALLOWED WITH CONFINES OF PROTECTIVE FENCING (NO STAGING, PARKING STORAGE, DUMPING OR CLEANOUT SHALL BE ALLOWED WITHIN THE ROOT PROTECTION ZONES). ALL WORK WITHIN AREAS OF TREES TO BE PRESERVED SHALL BE DONE ONLY AFTER NOTICE HAS BEEN PROVIDED TO CITY OF BARTLETT CONSTRUCTION INSPECTION OFFICE.

TREE FENCING TO BE INSTALLED PRIOR TO COMMENCEMENT OF CONSTRUCTION

THIS PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA PER FEMA FLOOD MAP #47157C0195G DATED FEBRUARY 6, 2013.

REVISIONS

ITEM NO.	DESCRIPTION OF CHANGE	DATE APPROVED

DAVID GEAN BRAY
REGISTERED ENGINEER
No. 27
AGRICULTURE
No. 00110070
STATE OF TENNESSEE
SEPT 2023

AUSTIN PLANNED DEVELOPMENT

DEVELOPER: AWAITING PARADISE PROPERTIES, LLC.
ENGINEER: THE BRAY FIRM

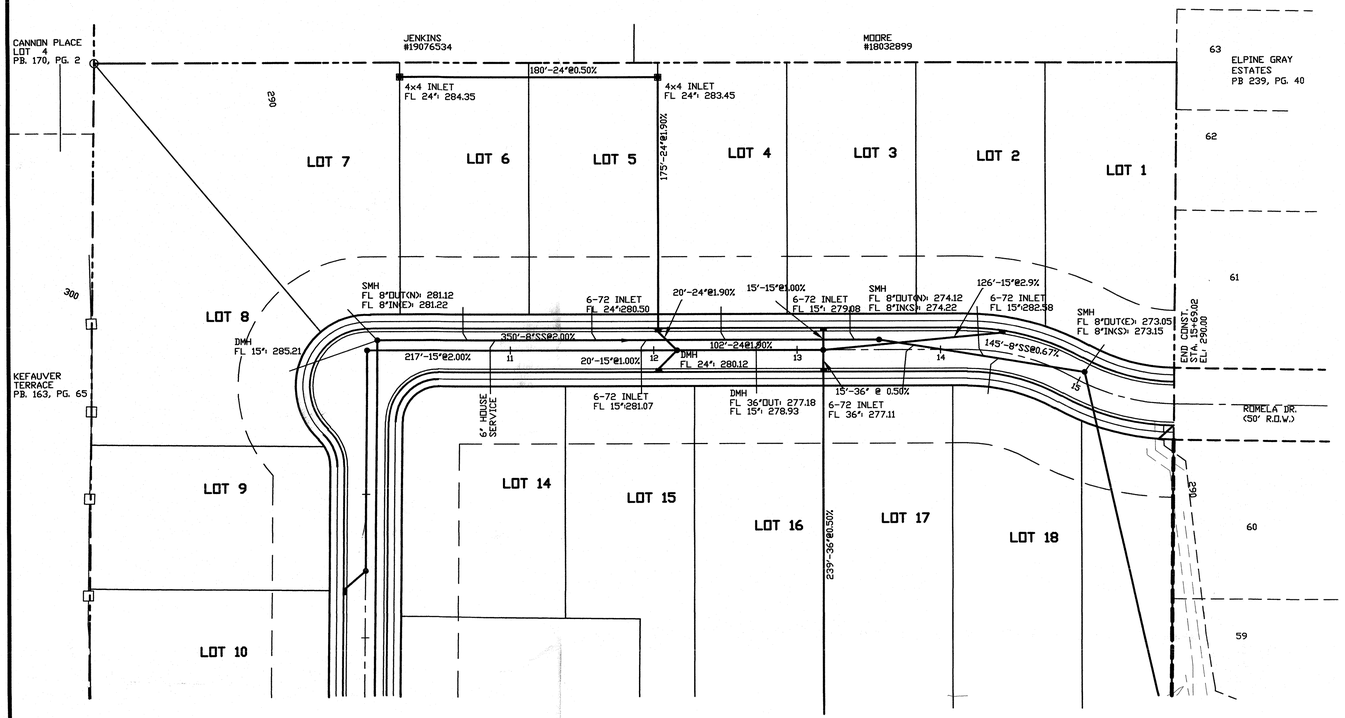
0 50 100 200 300
GRAPHIC SCALE IN FEET: 1"=100'

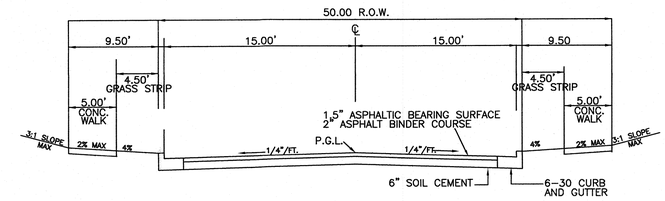
DIVISION OF ENGINEERING

PRELIMINARY TREE PROTECTION PLAN

BARTLETT, TENNESSEE

SURVEY: TBF DATE: 1-2023 BOOK:_____
DESIGN: TBF DATE: 4-2023 SCALE 1"=50'





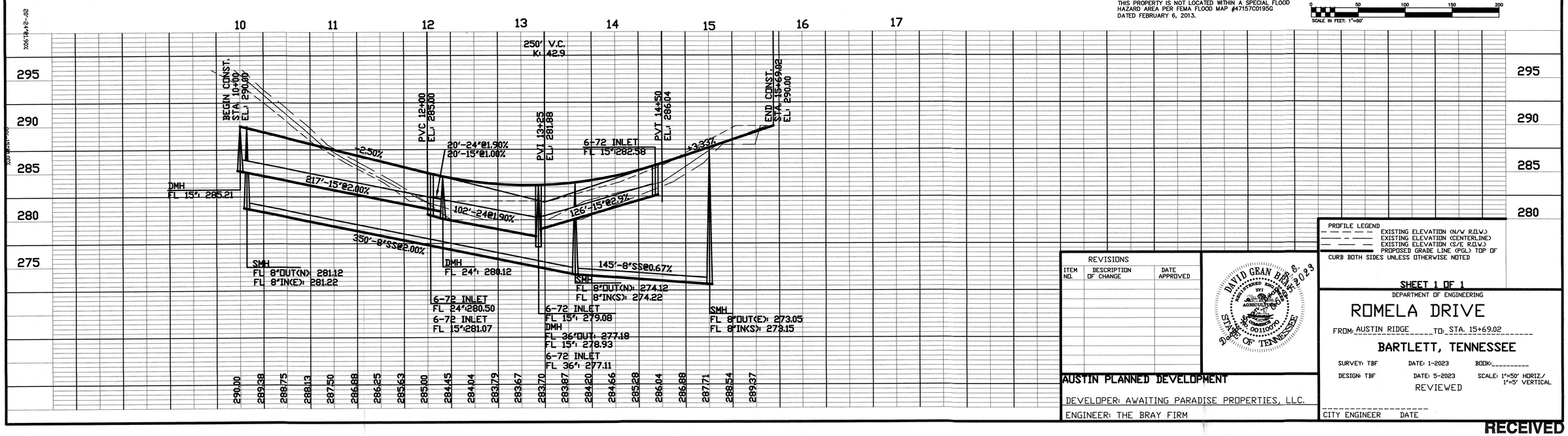
TYPICAL SECTION

n.t.s.

THIS PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA PER FEMA FLOOD MAP #47157C0195G DATED FEBRUARY 6, 2013.

0 50 100 150 200

SCALE IN FEET: 1"=50'



PROFILE LEGEND

- EXISTING ELEVATION (N/W R.O.W.)
- EXISTING ELEVATION (CENTERLINE)
- EXISTING ELEVATION (S/E R.O.W.)
- PROPOSED GRADE LINE (PGL) TOP OF CURB BOTH SIDES UNLESS OTHERWISE NOTED

REVISIONS

ITEM NO.	DESCRIPTION OF CHANGE	DATE APPROVED

DAVID GEAN BRAY
REGISTERED ENGINEER
No. 0011070
STATE OF TENNESSEE
Date: 5-5-2023

SHEET 1 OF 1

DEPARTMENT OF ENGINEERING

ROMELA DRIVE

FROM: AUSTIN RIDGE TO: STA. 15+69.02

BARTLETT, TENNESSEE

SURVEY: TBF DATE: 1-2023 BOOK: _____

DESIGN: TBF DATE: 5-2023 SCALE: 1"=50' HORIZ./ 1"=5' VERTICAL

REVIEWED

CITY ENGINEER DATE

AUSTIN PLANNED DEVELOPMENT

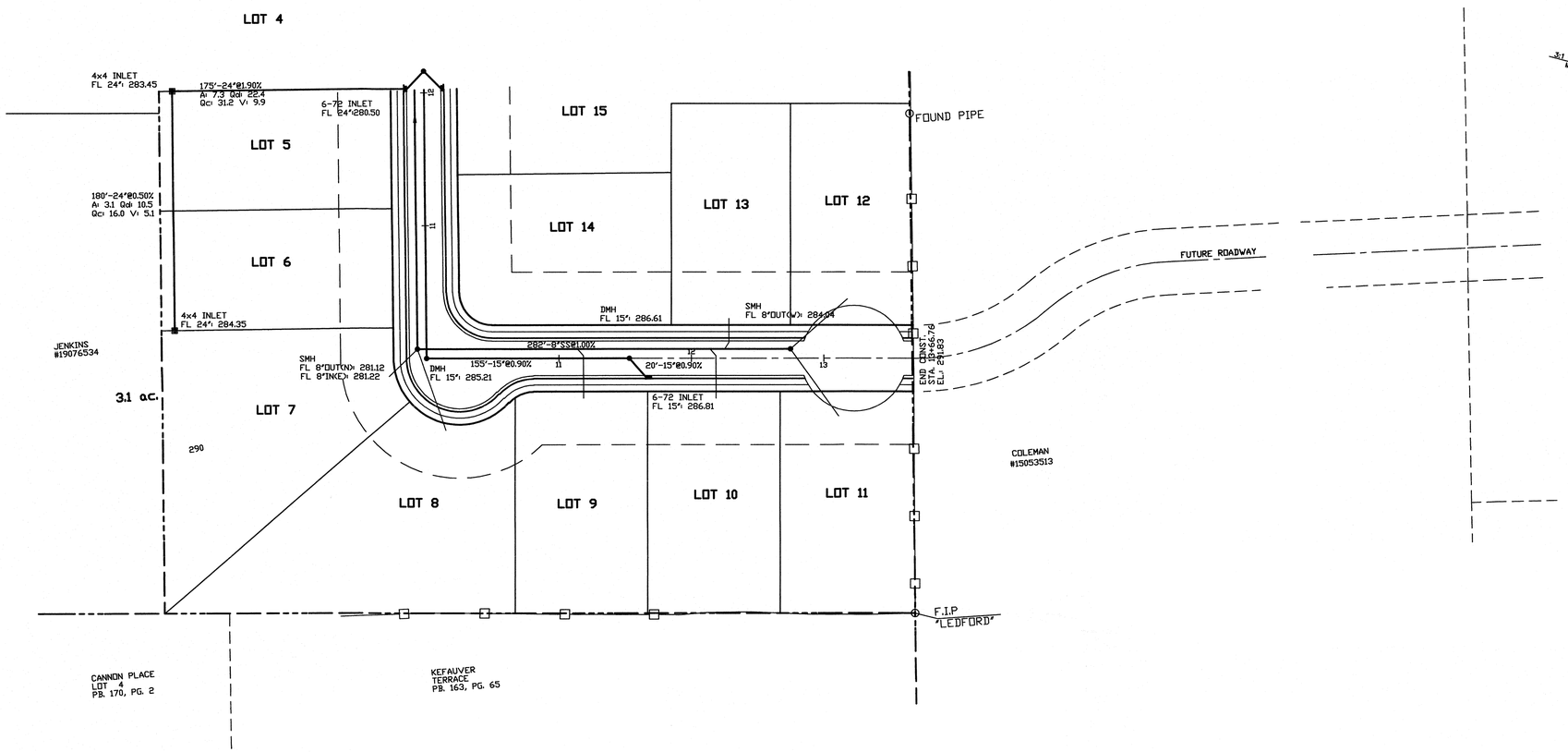
DEVELOPER: AWAITING PARADISE PROPERTIES, LLC.

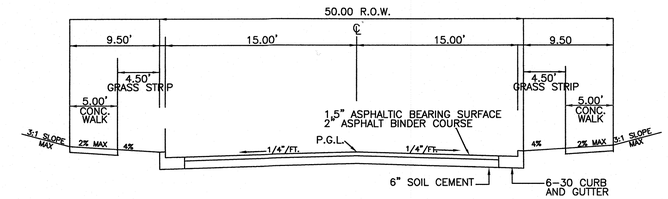
ENGINEER: THE BRAY FIRM

RECEIVED

JUN 05 2023

CITY OF BARTLETT





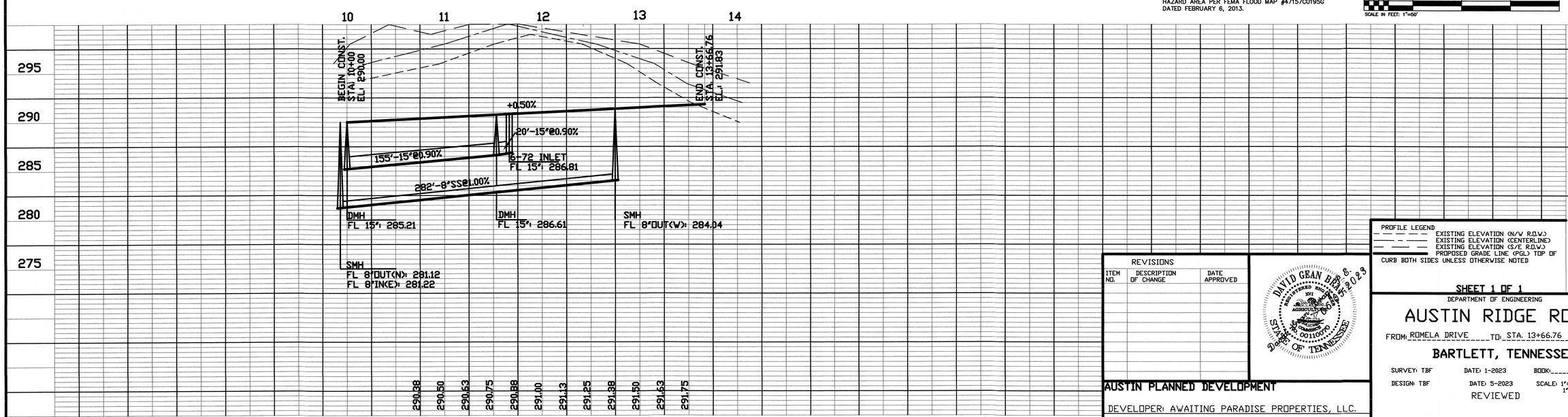
TYPICAL SECTION

n.t.s.

THIS PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA PER FEMA FLOOD MAP #47157C0195G DATED FEBRUARY 6, 2013.

0 50 100 150 200

SCALE IN FEET: 1"=50'



PROFILE LEGEND

EXISTING ELEVATION (N/W R.O.W.)
EXISTING ELEVATION (CENTERLINE)
EXISTING ELEVATION (S/E R.O.W.)
PROPOSED GRADE LINE (PGL) TOP OF CURB BOTH SIDES UNLESS OTHERWISE NOTED

REVISIONS

ITEM NO.	DESCRIPTION OF CHANGE	DATE APPROVED

DAVID GEAN BRAY R.E. 2023
REGISTERED ENGINEER
371
AGRICULTURE
00110070
STATE OF TENNESSEE

SHEET 1 OF 1

DEPARTMENT OF ENGINEERING

AUSTIN RIDGE ROAD

FROM: ROMELA DRIVE TO: STA. 13+66.76

BARTLETT, TENNESSEE

SURVEY: TBF DATE: 1-2023 BOOK:_____

DESIGN: TBF DATE: 5-2023 SCALE: 1"=50' HORIZ./ 1"=5' VERTICAL

REVIEWED

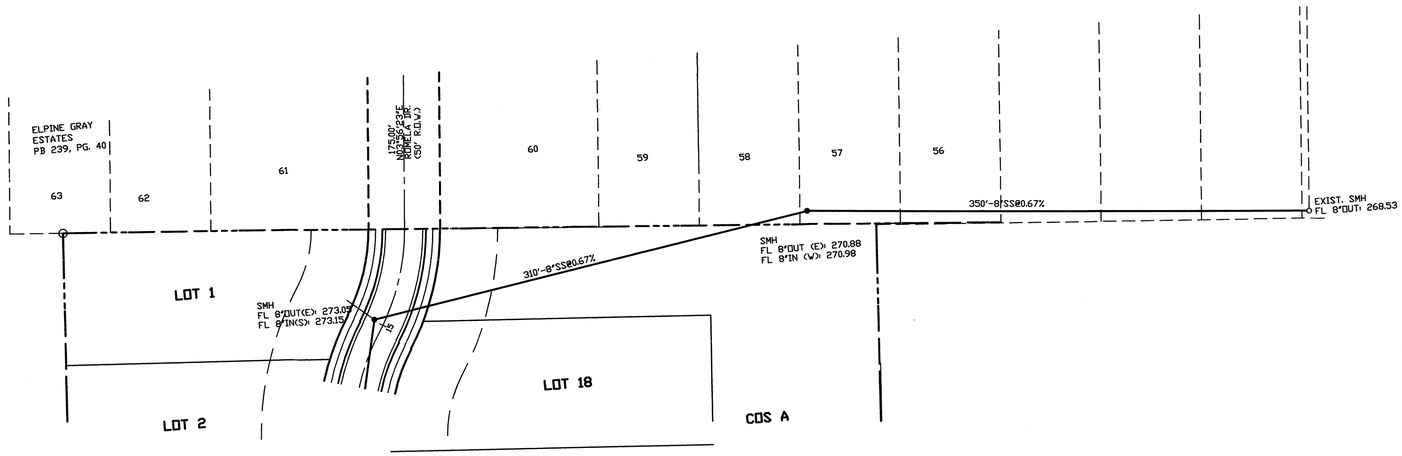
_____

CITY ENGINEER DATE

AUSTIN PLANNED DEVELOPMENT

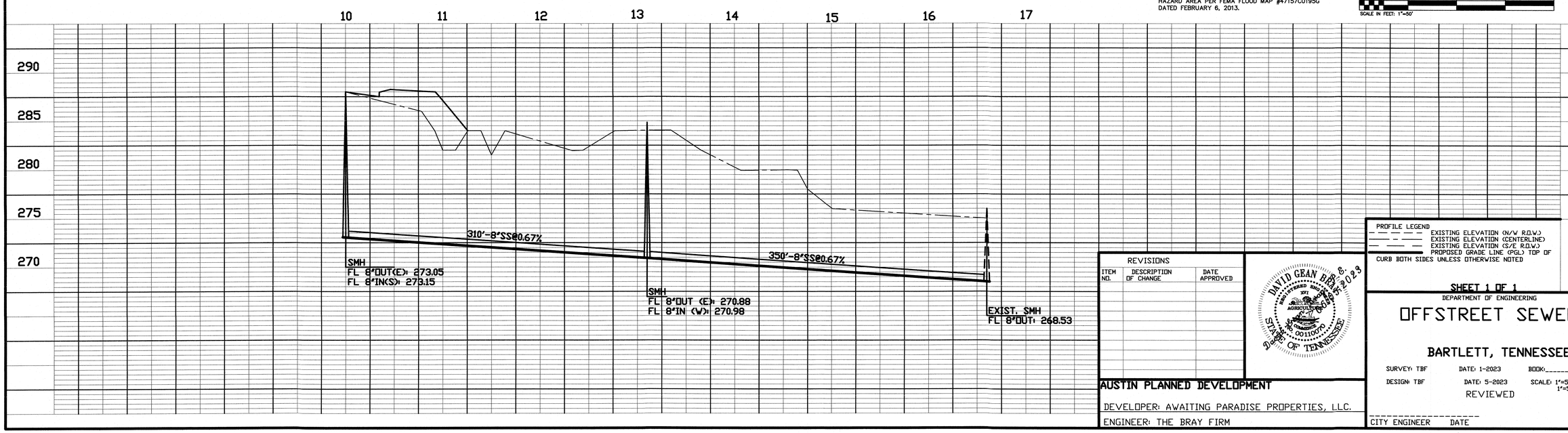
DEVELOPER: AWAITING PARADISE PROPERTIES, LLC.

ENGINEER: THE BRAY FIRM



THIS PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA PER FEMA FLOOD MAP #47157C0195G DATED FEBRUARY 6, 2013.

0 50 100 150 200
SCALE IN FEET: 1"=50'



PROFILE LEGEND
EXISTING ELEVATION (N/W R.O.W.)
EXISTING ELEVATION (CENTERLINE)
EXISTING ELEVATION (S/E R.O.W.)
PROPOSED GRADE LINE (PGL) TOP OF CURB BOTH SIDES UNLESS OTHERWISE NOTED

REVISIONS

ITEM NO.	DESCRIPTION OF CHANGE	DATE APPROVED

DAVID GEAN BRAY & 2023
REGISTERED
AGRICULTURAL
ENGINEER
No. 00110070
STATE OF TENNESSEE

SHEET 1 OF 1

DEPARTMENT OF ENGINEERING

OFFSTREET SEWER

BARTLETT, TENNESSEE

SURVEY: TBF DATE: 1-2023 BOOK:_____

DESIGN: TBF DATE: 5-2023 SCALE: 1"=50' HORIZ./ 1"=5' VERTICAL

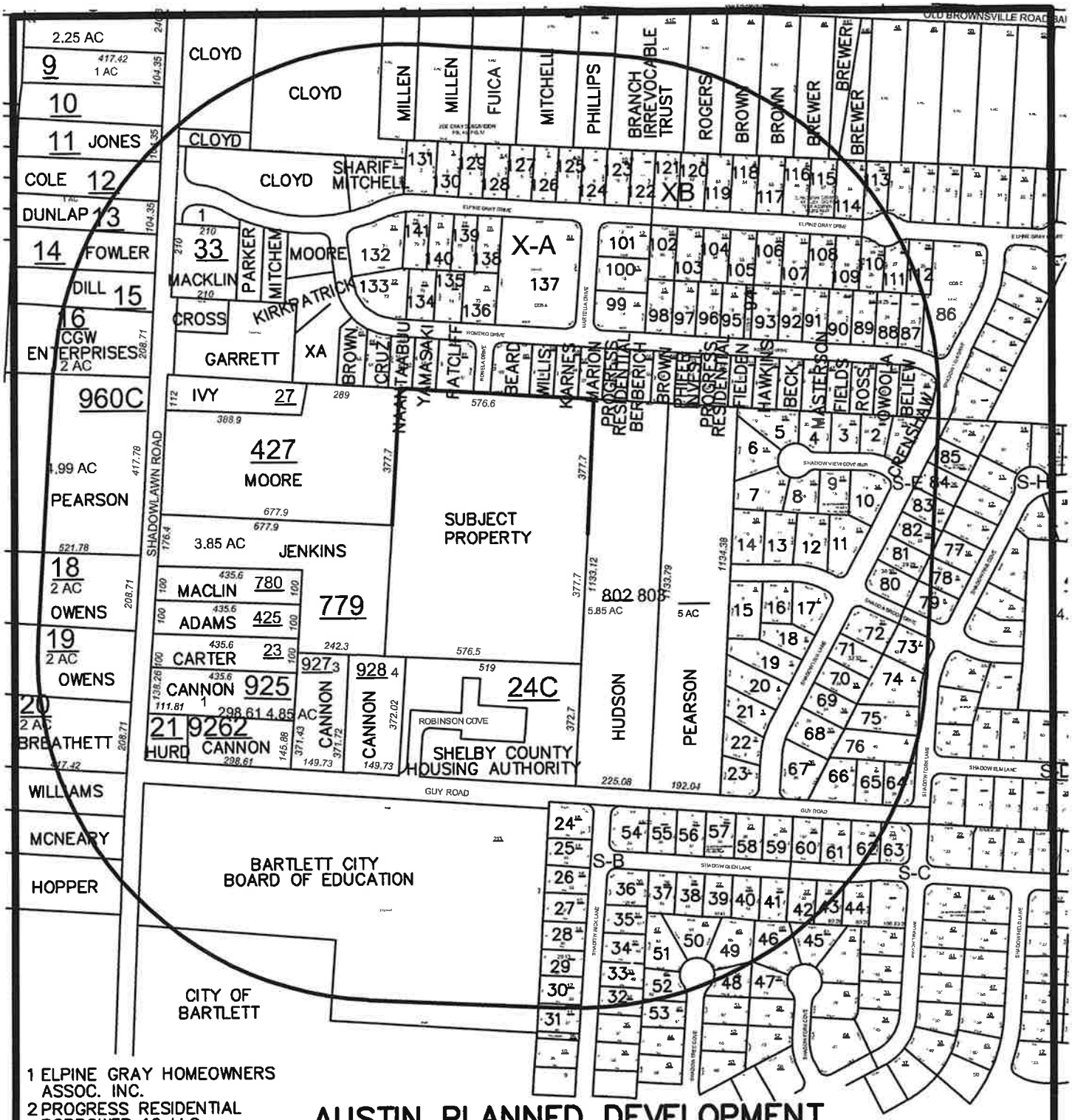
REVIEWED

_____
CITY ENGINEER DATE

AUSTIN PLANNED DEVELOPMENT

DEVELOPER: AWAITING PARADISE PROPERTIES, LLC.

ENGINEER: THE BRAY FIRM



1 ELPINE GRAY HOMEOWNERS ASSOC. INC.
2 PROGRESS RESIDENTIAL BORROWER 12 LLC

AUSTIN PLANNED DEVELOPMENT

DEVELOPER– AWAITING PARADISE PROPERTIES, LLC.

BARTLETT, TENNESSEE

PREPARED BY THE BRAY FIRM

ENGINEERING
2950 STAGE PLAZA NORTH
BARTLETT, TENNESSEE
MAY 2023

SURVEYING
TELEPHONE 901–383–8668
E–MAIL dgbray@comcast.net
SCALE 1"=400'

1 ELPINE GRAY HOMEOWNERS ASSOC. INC.
2 PROGRESS RESIDENTIAL BORROWER 12 LLC
3 HUDSON SFR PROPERTY HOLDINGS II LLC
4 RHYNIA D & ALETHEA N HENRY
5 ADOLPH JR, ELIZABETH & FELICIA TOWNSEND
6 BRIAN & IVANA SOUTHERLAND
7 GEORGE & SANDRA POWELL
8 PROGRESS RESIDENTIAL BORROWER 4 LLC
9 TATIA G & KEITH D STONE
10 CODY & TIFFANY RICHARDSON
11 KELSEY & ASHLEY MAYNARD
12 PATRICIA M BAILEY & CHARLES M VEGLIO
13 STEWART & ERICA GAFFORD
14 EDWIN MENDEZ
15 BROWN PROPERTY HOLDINGS LLC
16 TAMIKA WINFREY
17 RONETIDA O KIRK & BARBARA E PARIS
18 MARK D & TIFFANY K SEDGWICK
19 ROXANNE CHURCH
20 TIMOTHY G & AMY C CRISWELL
21 ADILA MULUGETA & LIDET SHIRAGE
22 PHIFER INVESTMENTS LLC
23 AARON D JR. & KATELYN WALLER
24 NICHOLAS & BARBARA RIKER
25 ZACHARY SATHONGNHOTH & ANGELA INTHAPHONE
26 RANDALL C WEBER
27 JAMES & JANET QUILLIN
28 LOUISE B HADLEY
29 STEVEN H PHILLIPS
30 NICKI L & ANTHONY M MCCREARY
31 JOCELYN B MACK
32 TRENT & LISA COX
33 THERESA KOREN
34 MICHAEL & REBEKAH MAURER
35 MICHAEL RUTHERFORD
36 LOUIS R & G JUNE ALDER
37 BILLY S & CARLA K CATHEY
38 DANIEL B & JESSICA D SHAW
39 JAMES H & DANYA K BELOATE
40 ALICE C ZABROWSHKI
41 JAMES SAPORITO
42 BRIAN & REBECCA LOVE
43 VALERIE O MCKINNEY
44 THOMAS L & SHEILA K HARDISON
45 TIMOTHY & ANNA BROWNAWELL
46 GEORGE & JENNY JOHNSON
47 PATRICK ODOM
48 LARRY W & PAMELA ROWLAND
49 CARRIE A ZONTA
50 SHANNON & CINAYA MULLINS
51 SARAH RAMSEY & ANTHONY PAPPAS
52 MARY LANCASTER
53 BRIAN S GLIDEWELL & JULIA MARSHALL
54 BASU LIVING TRUST
55 RONALD & KATHY RAY
56 MICHAEL & LARA RICHARDS
57 MELVIN L JR. & CHASITY M GUY
58 MICHAEL & ROBBIE MABE
59 ROSCOE E BLALACK III
60 BETTY J BEDFORD
61 CORI ALEJANDRO HUDLET
62 HERON WEST GROUP LLC
63 ARC RENTAL MSR I LLC
64 LAIN & RENATA FULLILOVE
65 PAIGE W JONES IRREVOCABLE TRUST
66 JILDARDO & JENNIFER S CASTELAN
67 ALEXANDER M SIKES
68 KEITH FISHER AND KELLY HEDGCORTH
69 TOMMIE J ERVIN
70 ROMA CLAY & TOM CLAY JR.
71 RONALD & JENNIFER SWANNER
72 SAMUEL I II & TARA L HARTSELL
73 MARK E & MARY M ENOCH
74 MELISSA JONES & TRAVIS MCNEALY & ROBIN & JOSEPH FERDINAND JR.
75 JAMES & JENNIFER ROBINSON
76 CATHLEEN L BAKER
77 RANDAL & BECKY FOWLER
78 ANTHONY & BARBARA ARCHIBALD
79 RODNEY CARR JR.
80 TIFFANY & ANTHONY WILLIAMS
81 PAUL B & DENISE A RAUPP
82 YAMASA CO LTD
83 KHARI MAYS I
84 PAMELA J BORDERS
85 LARRY, KEVIN & GENA RUTLEDGE
86 ELPINE GRAY HOMEOWNERS ASSOCIATION
87 BILLY J JR. & LOIS J PRUITT
88 AH4R-TN3 LLC
89 ALDEN BLAND
90 APRIL & BRIAN RULEMAN
91 CHAOQUN SHEN & SHENG ZHANG
92 WILLIAMS S & ELAINE M MELTON
93 LEREX LY
94 ELPINE GRAY HOMEOWNERS ASSOCIATION INC.
95 CHRISTINA & ROBERT MARBURY
96 LAMONT & JULIE JONES
97 KELLY J & WILLIAM L ROTH
98 ERIC A & MARY G C COLLADO
99 LERONE & DEBORAH ROOKS
100 ZHEN XUE & YANG ZHAO
101 KELLY & STARLETTE PRICE
102 CAROLYN HICKS
103 STANLEY ALONSO ISSUE TRUST
104 ZACHARY F & SUZAN EDMISTON
105 JESSIE L III & CANDICE B FITZGERALD
106 CHARLES & MARIA TORRES
107 KIMBERLY TRACY
108 ADRIENNE N HUNTLEY
109 MULUKEN CHALA & SIMALE NEDESA
110 JACOB T & SAMMANTHA STAFFORD
111 FATONDRA S & OLLIE JR GARDNER
112 PRINCE BELL
113 EL HASSAN CHIGRI & HANAN BOUDRAS
114 ALAN & CYNTHIA R RAY
115 DUSTIN & KATIE HOSKINS
116 RAFEAL R GRIGGS & ANDREA D HIGGS
117 DEDRICK & MICHA SLAUGHTER
118 LAWRENCE & KARLISHA BENYMON
119 CHRISTOPHER M & CHRISTINA DESCOVICH
120 PAUL & DAYNA HUZYAK
121 CHERLYN & PERNELL WINDOM
122 RANDALL C GLAZER & TAMMIE THURMON
123 STANLEY ROBINSON
124 SAMUEL JONES
125 PREITUS III & GLORIA A MITCHNER
126 DARRYL CARR
127 STEVEN T & BERNADETTE S DAY
128 HOANG & THI H & DUC NGUYEN
129 CHESTER WILLIAMS
130 ORLAND & EBONY MACK
131 PATRICIA & BRIAN DIDLAKE
132 JAMAN & KAREN CAUSIE
133 STEVEN M & ELISHA B SONES
134 SARAH & JONATHAN KLEIN
135 KIMBERLY FELMLEE
136 LORI & MATTHEW RAMSAWACK
137 ELPINE GRAY HOMEOWNERS ASSOCIATION INC
138 JAMES H JR. & ROBIN L DEARING
139 CURTIS & ASHLEY BROWN
140 REGINA Y ARMSTRONG
141 JOSEPH WELLS

AUSTIN PLANNED DEVELOPMENT
DEVELOPER– AWAITING PARADISE PROPERTIES, LLC.
BARTLETT, TENNESSEE

PREPARED BY THE BRAY FIRM

ENGINEERING
2950 STAGE PLAZA NORTH
BARTLETT, TENNESSEE
MAY 2023

SURVEYING
TELEPHONE 901–383–8668
E–MAIL dgbray@comcast.net
SCALE 1"=400'

Awaiting Paradise Properties LLC
P.O. Box 157
Olive Branch, MS 38654-0157

Owner

The Bray Firm
2950 Stage Plaza North
Bartlett, TN 38134

Engineer

Alex, Larry, Walter & Nathan Hudson
P.O. Box 114
Ellendale, TN 38029

Shirley Ann Pearson
P.O. Box 157
Ellendale, TN 38029

Shelby County Housing Authority
160 N Main St.
Memphis, TN 38103-1866

Sharon C Cannon
4762 Shadowlawn Rd.
Arlington, TN 38002-7463

Boris Hurd
7263 Old Brownsville Rd.
Arlington, TN 38002

Niki N Carter
4790 Shadowlawn Rd
Arlington, TN 38002

Rosie L Adams
4798 Shadowlawn Rd.
Arlington, TN 38002

Joe N & Gloria Maclin
4802 Shadowlawn Rd. S.
Arlington, TN 38002-9734

S J & Brendella Jenkins and Derrick Guy
6096 Lessa Ln
Bartlett, TN 38134-3568

Mary L Moore and Albert & John Guy
4848 Shadowlawn Rd.
Arlington, TN 38002

William & Candice Ivy
4862 Shadowlawn Rd.
Arlington, TN 38002-9734

Tennyson & Trina Garrett
106 Wellington Circle
Williamsburg, VA 23185-8353

Dennis Cross
4888 Shadowlawn Rd.
Arlington, TN 38002-9734

Theodies & Ella Macklin
4908 Shadowlawn Rd.
Arlington, TN 38002-7951

Bartlett City Board of Education
5650 Woodlawn St.
Bartlett, TN 38134-3482

City of Bartlett
6400 Stage Rd.
Memphis, TN 38134

Stanley M & Michele L Hopper
4725 Shadowlawn Rd. E
Arlington, TN 38002-7950

Claudine McNeary & Stephanie Bonds
4735 Shadowlawn Rd.
Arlington, TN 38002-7950

Quardaricus Williams
4747 Shadowlawn Rd.
Arlington, TN 38002-7950

Tom Jr, Aileen, & Berleen Breathett
4763 Shadowlawn Rd.
Arlington, TN 38002

Louella & Annette Owens
4777 Shadowlawn Rd.
Arlington, TN 38002-7950

Inez Owens
4801 Shadowlawn Rd.
Arlington, TN 38002-7462

Timothy Pearson
4851 Shadowlawn Rd.
Bartlett, TN 38002-7462

CGW Enterprises LLC
2881 Whitten Rd.
Bartlett, TN 38134-4754

Albert & Elizabeth Dill
4891 Shadowlawn Rd.
Arlington, TN 38002-7462

Barry J & Elizabeth E Fowler
4909 Shadowlawn Rd.
Arlington, TN 38002

Lenzy & Michelle Dunlap
6687 French Cv.
Bartlett, TN 38134-8018

Babe R & Shirley A Cole
4925 Shadowlawn Rd.
Arlington, TN 38002-9737

Derrick T & Karen D Jones
4937 Shadowlawn Rd.
Arlington, TN 38002-9737

Gwyneth D Cloyd
7519 Old Brownsville Rd.
Arlington, TN 38002

Gwyneth D Cloyd
P.O. Box 562
Ellendale, TN 38029-0562

Kenneth A Millen
7577 Old Brownsville Rd.
Arlington, TN 38002-9750

Victor & Marleny Fuica
7603 Old Brownsville Rd.
Arlington, TN 38002-9750

Eric Mitchell
7625 Old Brownsville Rd.
Arlington, TN 38002

Beverly K Phillips
7635 Old Brownsville Rd.
Arlington, TN 38002-9750

Thelma L Rogers
981 N McLean Blvd.
Memphis, TN 38103

Kathy Brown & Kimberly Rogers
4649 N Glory Maple Trce
Powder Springs, GA 30127-3103

Robert & Sallie Brewer
7699 Old Brownsville Rd.
Arlington, TN 38002-9752

Robert & Sallie Brewer
7707 Old Brownsville Rd.
Arlington, TN 38002-9752

Raymond & Hastie Brewer
7707 Old Brownsville Rd.
Arlington, TN 38002-9752

Christopher & Ruth Cloyd
7543 Old Brownsville Rd.
Arlington, TN 38002-9750

Naseen Sharif-Mitchell
7560 Elpine Gray Dr.
Arlington, TN 38002

Wendi Parker
7523 Elpine Gray Dr.
Arlington, TN 38002

David Jr. & Harriette Mitchem
7531 Elpine Gray Dr.
Arlington, TN 38002-8526

Elpine Gray Homeowners Assoc. Inc.
3036 Centre Oak Way
Germantown, TN 38138

Wallace & Soya Moore
7537 Elpine Gray Dr.
Arlington, TN 38002-8526

David & Florence Kirkpatrick
7545 Romero Dr.
Arlington, TN 38002-8539

Christopher Xa
7551 Romero Dr.
Arlington, TN 38002-8539

Rebecca & Cody Brown
7555 Romero Dr.
Bartlett, TN 38002-8539

Jose & Leslie Cruz
7561 Romero Dr.
Arlington, TN 38002

Kenyatta & Sylvia D Naantaanbuu
7569 Romero Dr.
Arlington, TN 38002

Glenn, Brenda, & Terumi Yamasaki
P.O. Box 3651
Saratoga, CA 95070-1651

Bryan Ratcliff & Katelyn Park
7585 Romero Dr.
Arlington, TN 38002-8539

David & Caroline Beard
7603 Romero Dr.
Bartlett, TN 38002-8528

Kevin Willis & Ann Thomas
7609 Romero Dr.
Arlington, TN 38002-8528

Kimberly Karnes & John Perkins
7617 Romero Dr.
Arlington, TN 38002-8528

Javon & Jenette Marion
7625 Romero Dr.
Arlington, TN 38002-8528

Progress Residential Borrower 5 LLC
P.O. Box 4090
Scottsdale, AZ 85261-4090

Emmett & Marlo Berberich
7637 Romero Dr.
Arlington, TN 38002-85258

Vaughn C & Christina Brown
7645 Romero Dr.
Arlington, TN 38002-8528

Phifer Investments LLC
1639 Dehaig Ln
Collierville, TN 38017-3972

Robert & Heather Fielden
7665 Romero Dr.
Bartlett, TN 38002-8528

Lawrence D Hawkins
7673 Romero Dr.
Arlington, TN 38002

Alan & Angela Beck
7679 Romero Dr.
Arlington, TN 38002

Anna Masterson
7687 Romero Dr.
Arlington, TN 38002-8528

Antonio D & Lashaundria Fields
7695 Romero Dr.
Arlington, TN 38002-8528

Ryan Ross & Cristin Cox
7701 Romero Dr.
Bartlett, TN 38002

Muniru & Esther Owoola
7707 Romero Dr.
Arlington, TN 38002

James Beliew
177 Crescent Center Dr.
Collierville, TN 38017

Emerson Crenshaw Jr.
7716 Shadow View Cv.
Arlington, TN 38002-8727

Progress Residential Borrower 12 LLC
P.O. Box 4090
Scottsdale, AZ 85261-4090

Hudson SFR Property Holdings II LLC
2711 N Haskell Ave.
Ste. 2100
Dallas, TX 75204-2933

Rhynia D & Alethea N Henry
7692 Shadow View Cv.
Arlington, TN 38002-8727

Adolph Jr, Elizabeth, & Felicia R Townsend
7684 Shadow View Cv.
Bartlett, TN 38002-8727

Brian & Ivana Southerland
7676 Shadow View Cv.
Bartlett, TN 38002-8727

George S & Sandra L Powell
7681 Shadow View Cv.
Arlington, TN 38002-8727

Progress Residential Borrower 4 LLC
P.O. Box 4090
Scottsdale, AZ 85261

Tatia G & Keith D Stone
7699 Shadow View Cv.
Arlington, TN 38002

Cody L & Tiffany Richardson
7713 Shadow View Cv.
Arlington, TN 38002-8727

Kelsey & Ashley Maynard
7702 Shadow Brook Dr.
Arlington, TN 38002-8730

Patricia M Bailey & Charles M Veglio
7696 Shadow Brook Dr.
Arlington, TN 38002-8706

Stewart N & Erica Gafford
7686 Shadow Brook Dr.
Bartlett, TN 38002-8706

Edwin Mendez
7676 Shadow Brook Cv.
Bartlett, TN 38002-8706

Brown Property Holdings LLC
4909 Rock Spring Rd.
Arlington, VA 22207-2705

Tamika Winfrey
9270 Bluebird Hill Cv.
Lakeland, TN 38002-8123

Ronetida Kirk & Barbara Paris
7693 Shadow Brook Dr.
Arlington, TN 38002-8706

Mark D & Tiffany K Sedgwick
4803 Shadow View Lane
Arlington, TN 38002-8718

Roxanne Church
4793 Shadow View Ln
Arlington, TN 38002-8729

Timothy G & Amy C Criswell
4785 Shadow View Lane
Bartlett, TN 38002

Adila Mulugeta & Lidet Shirage
4775 Shadow View ln
Bartlett, TN 38002-8729

Phifer Investments LLC
1639 Dehaig Ln
Collierville, TN 38017-3972

Aaron D Jr & Katelyn Waller
4765 Shadow View Ln
Bartlett, TN 3802-8729

Nicholas & Barbara Riker
4737 Shadow Wick Ln
Arlington, TN 38002-8053

Zachary Sathongnhoth & Angela Inthaphone
4731 Shadow Wick Ln.
Bartlett, TN 38002-8053

Randall Weber
4723 Shadow Wick Ln
Arlington, TN 38002

James & Janet Quillin
4717 Shadow Wick Ln
Arlington, TN 38002-8053

Louise B Hadley
4010 Brandywine Dr.
Jonesboro, AR 72404-0720

Steven H Phillips
4699 Shadow Wick Ln
Arlington, TN 38002-7923

Nicki L & Anthony M McCreary
4687 Shadow Wick Ln
Arlington, TN 38002-7923

Jocelyn B Mack
4679 Shadow Wick Ln
Arlington, TN 38002-7923

Trent & Lisa Cox
4686 Shadow Wick Ln.
Bartlett, TN 38002

Theresa A Koren
4698 Shadow Wick Ln
Arlington, TN 38002-7472

Michael J & Rebekah L Maurer
4706 Shadow Wick Lane
Arlington, TN 38002-7471

Michael Rutherford
4714 Shadow Wick Lane
Arlington, TN 38002-7471

Louis R & G June Alder
4720 Shadow Wick Ln
Arlington, TN 38002-7471

Billy S & Carla K Cathey
7661 Shadow Glen Ln
Bartlett, TN 38002-8061

Daniel B & Jessica D Shaw
7671 Shadow Glen Ln
Arlington, TN 38002-8061

James H & Danya K Beloate
7677 Shadow Glen Ln
Arlington, TN 38002-8061

Alice C Zabrowshki
7685 Shadow Glen Ln
Arlington, TN 38002-8061

James Saporito
7695 Shadow Glen Ln
Arlington, TN 38002

Brian & Rebecca Love
7703 Shadow Glen Ln
Arlington, TN 38002

Valerie O McKinney
8893 Valley Creek Dr.
Arlington, TN 38002

Thomas & Sheila Hardison
7719 Shadow Glen Ln
Arlington, TN 38002-8061

Timothy D & Anna B Brownawell
4710 Shadow Fork Cv.
Arlington, TN 38002

George & Jenny Johnson
4701 Shadow Fork Cv.
Arlington, TN 38002-8058

Patrick Odom
4695 Shadow Fork Cv.
Arlington, TN 38002-8057

Larry W & Pamela Rowland
4690 Shadow Tree Cv.
Arlington, TN 38002-8060

Carrie A Zonta
4700 Shadow Tree Cv.
Arlington, TN 38002-8059

Shannon & Cinaya Mullins
4710 Shadow Tree Cv.
Arlington, TN 38002-8059

Sarah Ramsey & Anthony Pappas
4701 Shadow Tree Cv.
Arlington, TN 38002-8059

Mary Lancaster
4689 Shadow Tree Cv.
Arlington, TN 38002-8060

Brian Glidewell & Julia Marshall
4683 Shadow Tree Cv.
Arlington, TN 38002-8060

Basu Living Trust
7650 Shadow Glen Ln.
Bartlett, TN 38002-8062

Ronald & Kathy Ray
7662 Shadow Glen Ln
Arlington, TN 38002-8062

Michael & Lara Richards
7672 Shadow Glen Ln
Arlington, TN 38002

Melvin L Jr. & Chasity M Guy
7678 Shadow Glen Ln
Arlington, TN 38002

Michael & Robbie Mabe
7686 Shadow Glen Ln
Arlington, TN 38002-8062

Roscoe E Blalack III
7696 Shadow Glen Ln
Arlington, TN 38002-8062

Betty J Bedford
7704 Shadow Glen Ln
Arlington, TN 38002-8062

Cori Alejandro Hudlet
7710 Shadow Glen Ln
Bartlett, TN 38002-8062

Hernon West Group LLC
2401 Hecla Dr.
Louisville, CO 80027-2428

ARC Rental MSR I LLC
150 Greenwich ST.
Floor 51
New York, NY 10007-2445

Lain & Renata Fullilove
7720 Guy Rd.
Arlington, TN 38008-7509

Paige W Jones Irrevocable Trust
7712 Guy Rd.
Arlington, TN 38002-7509

Jildardo & Jennifer S Castelan
836 Stratford Rd.
Memphis, TN 38122-5448

Alexander M Sikes
4770 Shadow View Ln
Arlington, TN 38002-8726

Keith Fisher & Kelly Hedgcorth
4780 Shadow View Ln
Bartlett, TN 38002-8726

Tommie J Ervin
4788 Shadow View Ln
Arlington, TN 38002

Roma Clay & Tom Clay Jr.
4798 Shadow View Ln
Arlington, TN 38002-8726

Ronald & Jennifer Swanner
4804 Shadow View Ln
Arlington, TN 38002-8711

Samuel L II & Tara L Hartsell
4812 Shadow View Ln
Bartlett, TN 38002-8711

Mark E & Mary M Enoch
7804 Shadow Fork Ln
Arlington, TN 38002-7512

Melissa Jones & Travis McNealey &
Robin & Joseph Ferdinand Jr.
7798 Shadow Fork Ln.
Arlington, TN 38002-7514

James & Jennifer Robinson
7788 Shadow Fork Ln
Arlington, TN 38002-7514

Cathleen Baker
7780 Shadow Fork Ln
Arlington, TN 38002-7514

Randy & Becky Fowler
4831 Shadow Pine Cv.
Arlington, TN 38002-7513

Anthony & Barbara Archibald
4825 Shadow Pine Cv.
Arlington, TN 38002-7513

Rodney Carr Jr.
4817 Shadow Pine Cv.
Arlington, TN 38002-7513

Tiffany & Anthony Williams
4820 Shadow View Lane
Bartlett, TN 38002-8711

Paul B & Denise A Raupp
4826 Shadow View Ln
Arlington, TN 38002-8711

Yamasa Co LTD
P.O. Box 4090
Scottsdale, AZ 85261-4090

Khari Mays I
4844 Shadow View Ln
Arlington, TN 38002-8711

Pamela J Borders
4852 Shadow View Ln
Arlington, TN 38002-8711

Larry, Kevin & Gena Rutledge
4858 Shadow View Ln
Arlington, TN 38002-8711

Elpine Gray Homeowners Association
3036 Centre Oak Way
Germantown, TN 38138

Billy J Jr. & Lois J Pruitt
7716 Romero Dr.
Arlington, TN 38002-8527

AH4R-TN3 LLC
23975 Park Sorrento
Ste. 300
Calabasas, CA 91302-4012

Alden Bland
7702 Romero Dr.
Arlington, TN 38002

April & Brian Ruleman
7694 Romero Dr.
Arlington, TN 38002-8527

Chaoqun Shen & Sheng Zhang
7686 Romero Dr.
Arlington, TN 38002-8527

William S & Elaine M Melton
7680 Romero Dr.
Arlington, TN 38002

Lerex Ly
7672 Romero Dr.
Bartlett, TN 38002

Christina & Robert Marbury
7664 Romero Dr.
Arlington, TN 38002

Lamont & Julie Jones
7656 Romero Dr.
Arlington, TN 3802-8527

Kelly J & William L Roth
7650 Romero Dr.
Bartlett, TN 38002

Eric & Mary Collado
7642 Romero Dr.
Arlington, TN 38002

Lerone & Deborah Rooks
4898 Martelia Dr.
Arlington, TN 38002-8531

Zhen Zue & Yan Zhao
4908 Martelia Ln.
Bartlett, TN 38002-8531

Kelly & Starlette Price
4918 Martelia Dr.
Arlington, TN 38002-8531

Carolyn Hicks
7645 Elpine Gray Dr.
Arlington, TN 38002

Stanley J Alonso Issue Trust
6800 Glenview Dr.
Gilroy, CA 95020-6515

Zachary F & Suzan M Edmiston
7659 Elpine Gray Dr.
Arlington, TN 38002-8541

Jessie L III & Candice B Fitzgerald
7667 Elpine Gray Dr.
Arlington, TN 38002-8541

Charles & Maria Torres
7675 Elpine Gray Dr.
Bartlett, TN 38002-8541

Kimberly Tracy
7681 Elpine Gray Dr.
Bartlett, TN 38002-8541

Adrienne N Huntley
7689 Elpine Gray Dr.
Arlington, TN 38002-8541

Muluken Chala & Simale Nedesa
7697 Elpine Gray Dr.
Arlington, TN 38002-8541

Jacob T & Sammantha Stafford
7703 Elpine Gray Dr.
Arlington, TN 38002-8530

Fatondra S & Ollie Jr. Gardner
7711 Elpine Gray Dr.
Arlington, TN 38002-8530

Prince Bell
7717 Elpine Gray Dr.
Arlington, TN 38002-8530

Hassan El Chigri & Hanan Boudras
7704 Elpine Gray Dr.
Bartlett, TN 38002-8529

Alan M & Cynthia R Ray
7696 Elpine Gray Dr.
Arlington, TN 38002-8540

Dustin & Katie Hoskins
7688 Elpine Gray Dr.
Arlington, TN 38002-8540

Rafeal R Griggs & Andrea Higgs
7680 Elpine Gray Ln
Arlington, TN 38002-8540

Dedrick & Micha Slaughter
7674 Elpine Gray Dr.
Bartlett, TN 38002-8540

Lawrence & Karlisha Benymon
7668 Elpine Gray Dr.
Arlington, TN 38002-8540

Christopher & Christina Descovich
7660 Elpine Gray Dr.
Arlington, TN 38002-8540

Paul & Dayna Huzyak
7652 Elpine Gray Dr.
Arlington, TN 38002-8540

Cherlyn & Pernell Windom
7644 Elpine Gray Dr.
Arlington, TN 38002-8540

Randall C Glazer & Tammie Thurmon
7636 Elpine Gray Dr.
Arlington, TN 38002-8540

Stanley Robinson
7628 Elpine Gray Dr.
Arlington, TN 38002-8540

Samuel N Jones
7622 Elpine Gray Dr.
Arlington, TN 38002

Preitus III & Gloria A Mitchner
7614 Elpine Gray Dr.
Arlington, TN 38002-7614

Darryl Carr
7606 Elpine Gray Dr.
Arlington, TN 38002-8540

Steven T & Bernadette S Day
7600 Elpine Gray Dr.
Arlington, TN 38002-8540

Hoang & Thi & Duc Nguyen
7594 Elpine Gray Dr.
Bartlett, TN 38002-8525

Chester Williams
7586 Elpine Gray Dr.
Arlington, TN 38002

Orland & Ebony Mack
7580 Elpine Gray Dr.
Arlington, TN 38002

Patricia & Brian Didlake
7572 Elpine Gray Dr.
Bartlett, TN 38002-8525

Jaman & Karen Causie
7544 Romero Dr.
Arlington, TN 38002-8538

Steven & Elisha Sones
7560 Romero Dr.
Arlington, TN 38002-8538

Sarah & Jonathon Klein
7574 Romero Dr.
Arlington, TN 38002-8538

Kimberly Felmlee
7582 Romero Dr.
Arlington, TN 38002

Lori & Matthew Ramsawack
7590 Romero Dr.
Arlington, TN 38002-8538

James H Jr. & Robin L Dearing
7593 Elpine Gray Dr.
Arlington, TN 38002

Curtis & Ashley Brown
7585 Elpine Gray Dr.
Arlington, TN 38002-8526

Regina Y Armstrong
7577 Elpine Gray Dr.
Arlington, TN 38002

Joseph Wells
7571 Elpine Gray Dr.
Arlington, TN 38002-8526