



City of Bartlett

David Parsons, Mayor

Municipal Planning Commission

AGENDA

Monday, October 2, 2023 — 7:00

Bartlett City Hall Assembly Chamber

Opening Prayer

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

Minutes of the Tuesday, September 5, 2023 Meeting

NEW BUSINESS

Public Hearing

Special Use Permit

1. Church Use, 0 Broadway Road (David Bray, The Bray Firm)

David Bray with the Bray Firm, on behalf of Badrul Hossain with The Bartlett Muslim Society, is requesting approval of a Special Use Permit to allow for a church use to be located on Broadway Road (Parcel B014900261). This property is in the "R-E" Residential Estate Zoning District and requires approval of a Special Use Permit for a church use.

Construction Plan

2. Union Depot Phase 2B, 6896 Highway 70 (William Sawtelle, Parker, Estes, & Associates, Inc.)

William Sawtelle with Parker, Estes, and Associates is requesting Planning Commission approval of a Construction Plan for Phase 2B of the Union Depot Residential Mixed Use Planned Development. The subject property is located at 6896 Highway 70 along the west side of Highway 70 and north of Stage Road. Phase 2B includes a mix of townhomes and single family residential homes

Final Plan

3. Union Depot Phase 2B, 6896 Highway 70 (William Sawtelle, Parker, Estes, & Associates, Inc.)

William Sawtelle with Parker, Estes, and Associates is requesting Planning Commission approval of a Final Plan for Phase 2B of the Union Depot Residential Mixed Use Planned Development.

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

Special Use Permit

Church Use

DATE: October 2, 2023

STAFF: Kim Taylor, Planning Director; Sam Harris, Senior Planner; Leslie Brock, Planner; John Horne, City Engineer; Erin Campbell, Assistant City Engineer; Max Gomez-Pedro, 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: Planning Commission Special Use Permit Application Review

APPLICANT: David Bray, The Bray Firm

DEVELOPER: Badrul Hossain, Bartlett Muslim Society

SITE LOCATION: East Side of Broadway Road, North of the Ellendale 5-way Intersection

SITE ACREAGE: 8.244 acres

ZONING: "R-E" Residential Estate

LOTS: 1

INTRODUCTION:

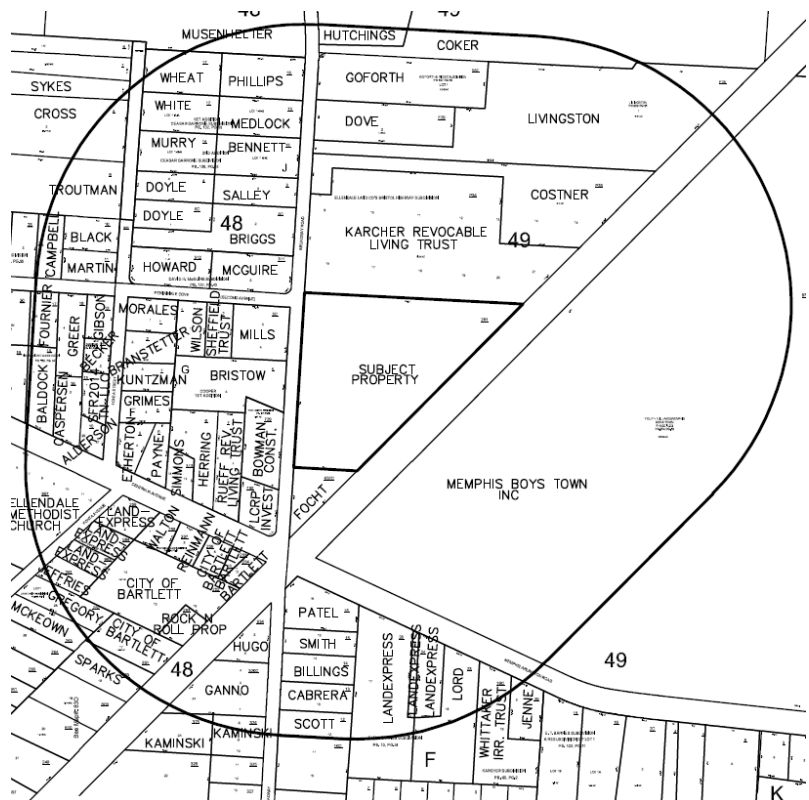
Mr. David Bray with The Bray Firm, on behalf of Badrul Hossain with the Bartlett Muslim Society, is requesting Planning Commission approval of a favorable recommendation of a Special Use Permit (SUP) to allow for a church use to be located on the east side of Broadway Road on Parcel B0149 00261 which is located just north of the Ellendale 5-way intersection. The subject property is located within the "R-E" Residential Estate Zoning District.

BACKGROUND:

Bartlett Muslim Society is a 20 family congregation. Currently, worship services are held in the Bartlett Square Office Building located at 4210 Altruria Road. Article V, Chart 1 of the Bartlett Zoning Ordinance permits the church use in the "R-E" Residential Estate Zoning District with the granting of a Special Use Permit by the Board of Mayor and Aldermen. Surrounding uses include: residential single family homes with "R-E" zoning to the north, post office facility with "C-G" General Business zoning to the south, youth behavioral treatment facility with "R-E" zoning to the east, and residential single family homes with "RS-12" zoning to the west.

DISCUSSION:

The applicant's request for the SUP includes a conceptual outline plan for the future development of the property. The property is an 8.244-acre site that will potentially contain the following: a 5,000 square foot building that may be expanded to 15,000 square feet, a parking lot with 165 parking spaces, and driveway access off Broadway Road. Should the Planning Commission provide a positive recommendation to the Board of Mayor and Aldermen, and the SUP is granted, the applicant would be required to return to the Planning Commission for site plan approval.



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 water line extension may be required to bore under railroad to meet commercial fire flow
4. A SWPPP and a TDEC permit may be required and shall be submitted to TDEC and also to the City of Bartlett Engineering office.
5. All new utilities shall be underground.
6. Detentions will be required.

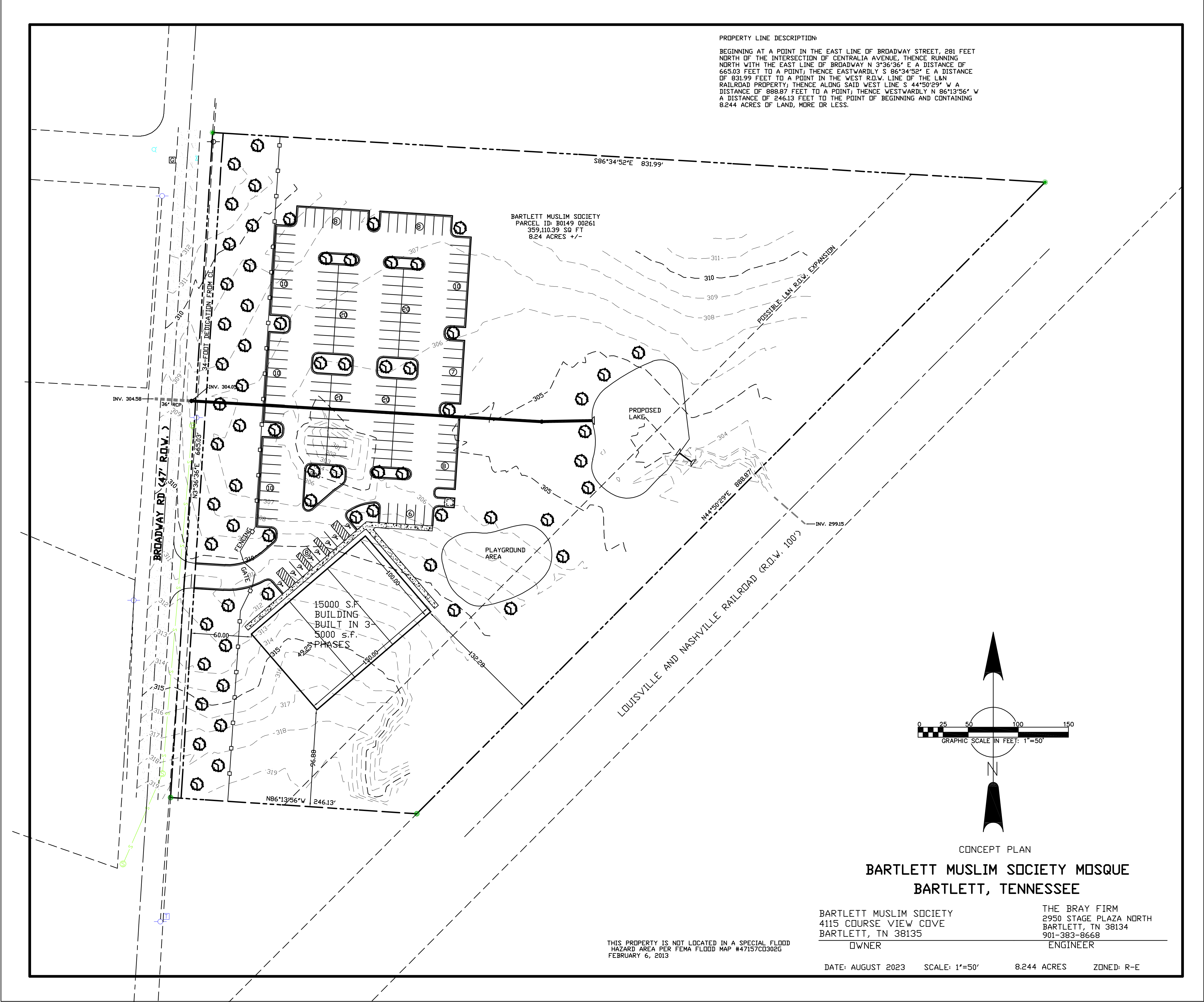
Conceptual Site Plan:

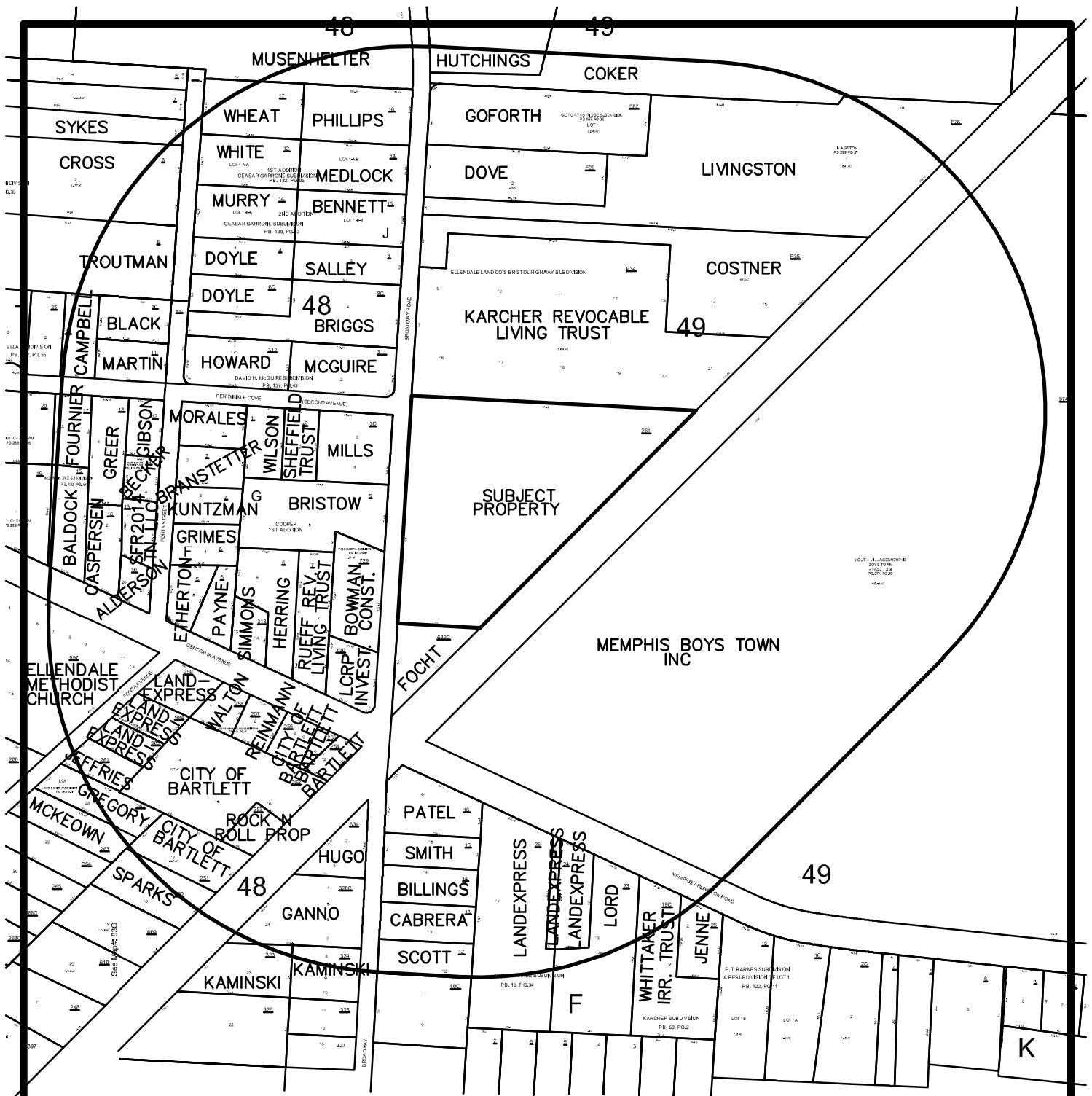
7. The Fletcher creek pump station will need to be removed and sewer extended under railroad.
8. A traffic study will be required to assess the impact of traffic on the surrounding areas
9. Road widening may be required on Broadway Rd.
10. A sprinkler system will be required if the building is over 5,000 square feet.
11. The following plans will be required: landscaping, drainage, sewer, and water.
12. The driveway to Broadway may need to be shifted north to allow for adequate sight distance and vehicle stacking.
13. Additional 50' Railroad charter right of way easement shall be added along the 100' CSX railroad ROW.

14. Additional ROW dedication should be shown clearly and called out as "Dedicated to the City." The dedication required is 34' from the centerline of the roadway.

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 site plan applications for approval by the Planning Commission and Design Review Commission.





SUP APPLICATION FOR 0 BROADWAY

(EAST SIDE OF BROADWAY, 330 NORTH OF INTERSECTION OF
BROADWAY AND CENTRALIA)

**APPLICANT: BARTLETT MUSLIM SOCIETY
BARTLETT, TENNESSEE**

PREPARED BY THE BRAY FIRM

LAND DEVELOPMENT SERVICES
2950 STAGE PLAZA NORTH
BARTLETT, TENNESSEE
AUGUST 31, 2023

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

Bartlett Muslim Society
4115 Course View Cv.
Bartlett, TN 38135-5185

The Bray Firm
2950 Stage Plaza North
Bartlett, TN 38134

Owner

Engineer

Karcher Revocable Living Trust
3522 Glen Trace Cv.
Bartlett, TN 38135-3043

Brian Costner
4200 Broadway Rd
Arlington, TN 38002

Carol Livingston
4214 Broadway Rd.
Bartlett, TN 38135-7504

Justin & Victoria Dove
4220 Broadway Rd.
Arlington, TN 38002-7504

Charles & Ann Goforth
P.O. Box 134
Ellendale, TN 38029

Barry & Linda Coker
270 Fawn Ridge Rd.
Parsons, TN 38363

Thomas & Anita Murry
P.O. Box 544
Ellendale, TN 38029-0544

Claude Hutchings
3566 Perennial Gap Dr.
Bartlett, TN 38133-2788

Joyce & Thomas White
4218 Fonta Rd.
Bartlett, TN 38002-9813

Keith Musenhelter
4285 Broadway Rd.
Arlington, TN 38002-9740

Jacqueline Phillips
4241 Broadway Rd.
Arlington, TN 38002-9740

Jon & Denise Medlock
P.O. Box 482
Ellendale, TN 38029-0482

Tillman & Sandra Wheat
P.O. Box 752
Ellendale, TN 38029-0752

James & Linda Bennett
P.O. Box 296
Ellendale, TN 38029

George Sykes
2847 Shelby St.
Ste. 211
Bartlett, TN 38134

Susan Salley
P.O. Box 176
Ellendale, TN 38029

Landon & Lynn & William Cross
4215 Fonta
Arlington, TN 38002-7814

Cecily Briggs
604 Shotwell St.
Memphis, TN 38111-7521

Kenneth Troutman
4185 Fonta Rd.
Arlington, TN 38002-7813

David & Sandra McGuire
4161 Broadway Rd.
Arlington, TN 38002-5152

Lyndora Howard
P.O. Box 136
Ellendale, TN 38029-0136

Paul Jr & Sheila Black
P.O. Box 115
Ellendale, TN 38029

Charles & Sue Doyle
4184 Fonta
Arlington, TN 38002

Charles & Jeri Doyle
P.O. Box 548
Ellendale, TN 38029

Betty Martin
4163 Fonta Rd.
Arlington, TN 38002-7813

Alan, Austin, & Aaron Campbell
P.O. Box 577
Ellendale, TN 38029-0577

Jade Fournier
7231 Periwinkle Cv.
Bartlett, TN 38002-2574

Kenneth & Robbie Greer
P.O. Box 133
Ellendale, TN 38029

George Gibson
P.O. Box 14
Ellendale, TN 38029-0014

Sophia & Jacob Becker
4131 Fonta Rd.
Arlington, TN 38002-7813

SFR 2014 – TN LLC
23975 Park Sorrento
Ste. 300
Calabasas, CA 91302-4012

Sharon Alderson
P.O. Box 356
Ellendale, TN 38029

Danny & Karen Caspersen
7228 Centralia Ave.
Ellendale, TN 38029

Randall & Tammy Baldock
7218 Centralia Rd.
Bartlett, TN 38135

Ellendale Methodist Church
P.O. Box 85
Ellendale, TN 38029

Landexpress
3973 Brunswick Rd.
Memphis, TN 38133

Billy Jr. & Jeriann Jeffries
3907 Oak Rd.
Bartlett, TN 38135-1938

Daniel Gregory
4044 Fonta Rd.
Arlington, TN 38002-9772

Esther McKeown
10388 Latting Rd.
Cordova, TN 38016-5501

Nellie Sparks
330 Norse Rd.
Eads, TN 38028

City of Bartlett
6400 Stage Rd.
Bartlett, TN 38134-3739

Rock N Roll Properties LLC
7475 Memphis-Arlington Rd.
Bartlett, TN 38135

Scarlet Walton
7281 Centralia Rd.
Bartlett, TN 38135-1881

Scott & Wendi Reinmann
7291 Centralia Rd.
Bartlett, TN 38135-1881

John Focht
1579 Lacewing Trace
Cordova, TN 38016

LCRP Investors
74 Dana Rd.
Buffalo, NY 14216-3513

Bowman Construction Inc.
3000 Catfish Dr.
Lake City, AR 72437-9017

Barbara & George Rueff Revocable
Living Trust
205 Elm St.
Quitman, AR 72131-9338

Braxton Jr. & Sannie Herring
P.O. Box 141
Ellendale, TN 38029-0141

Joe & Marjorie Simmons
P.O. Box 263
Ellendale, TN 38029-0263

Tracy & Shaun Payne
7266 Centralia Rd.
Bartlett, TN 38135-1880

Donna & Michael Etherton
P.O. Box 355
Ellendale, TN 38029

Frederick & Charlotte Grimes
4106 Fonta Rd.
Bartlett, TN 38002-7816

Sinead & Clifford Kuntzman
4118 Fonta St.
Arlington, TN 38002-7816

Judy & Theodore Branstetter
4132 Fonta Rd.
Arlington, TN 38002

Kacy & Thomas Jr. Morales
4140 Fonta Rd.
Arlington, TN 38002-7816

Harry & Emma Wilson
P.O. Box 345
Ellendale, TN 38029

Oneal & Vicki Sheffield Living Trust
P.O. Box 206
Ellendale, TN 38029-0206

Connie Mills
P.O. Box 340
Ellendale, TN 38029

Christopher & Carrie Bristow
4117 Broadway Rd.
Arlington, TN 38002

Memphis Boys Town Inc.
7410 Memphis Arlington Rd.
Memphis, TN 38135-1908

Manish & Rina Patel
5089 Sawyer Lake Dr.
Arlington, TN 38002

Joyce & Charles Smith
4020 Broadway Rd.
Memphis, TN 38135-1943

Larry Billings
9401 Greywood Cv.
Cordova, TN 38018-7008

Deanna Cabrera
4004 Broadway Rd.
Bartlett, TN 38135-1943

Billy & Margaret Scott
P.O. Box 354
Ellendale, TN 38029

Jonathan & Lslie Lord
7387 Memphis-Arlington Rd.
Bartlett, TN 38135-1907

Derek & Joseph Whittaker Irrevocable
Trust
7399 Memphis-Arlington Rd.
Bartlett, TN 38135-1907

Jeremy Jenne & Rachel Smith
7411 Memphis-Arlington Rd.
Bartlett, TN 38135-1905

Hugo Plumbing Company Inc.
7311 Memphis-Arlington Rd.
Bartlett, TN 38135-1919

James Ganno
P.O. Box 656
Ellendale, TN 38029

Catherine Kaminski
3989 Broadway
Bartlett, TN 38135-1944



City of Bartlett, Tennessee Municipal Planning Commission Staff Report

Subdivision: Construction Plan

Union Depot: Phase 2B

DATE: October 2, 2023

STAFF: Kim Taylor, Planning Director; Sam Harris, Senior Planner; Leslie Brock, Planner; John Horne, City Engineer; Erin Campbell, Assistant City Engineer; Max Gomez-Pedro, 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: Planning Commission Construction Plan Application Review

APPLICANT: William Sawtelle, Parker, Estes, and Associates

DEVELOPER: Mark Matthews, Blue Sky Communities, Inc.

SITE LOCATION: 6896 Highway 70

SITE ACREAGE: 11.369 acres

ZONING: "RS-10" Single Family Residential & "O-R-1"
Neighborhood Office

LOTS: 76

INTRODUCTION:

Mr. William Sawtelle with Parker, Estes, and Associates is requesting Planning Commission approval of a Construction Plan for Phase 2B of the Union Depot Residential Mixed Use Planned Development. The subject property is located at 6896 Highway 70 along the west side of Highway 70 and north of Stage Road. The subject property has split zoning with the northern half within the "RS-10" Single Family Residential Zoning District and the southern half within the "O-R-1" Neighborhood Office Zoning District.

BACKGROUND:

In December 2021, the Board of Mayor and Aldermen approved a Special Use Permit to allow for the submittal of development plans for a Residential Mixed Use Planned Development on the 73.9 acres that was the former site of the Tennessee Baptist Childrens Home. In June 2022, the Planning Commission approved a Master Plan to subdivide the 73.9 acres of land into a 236-lot residential mixed use subdivision with 623 residential dwelling units over phases with three future commercial development lots along the Highway 70 frontage. The approved phasing of the development is as follows:

	Use	Number of Lots	Dwelling Units
Phase 1	Flats	1	337
Phase 2A	Residential Townhomes	48 Townhome Lots 20-67	48
Phase 2B	Residential Townhomes / Single Family Residential	22 Townhome Lots 1-19 and 68-70 54 Single Family Lots 1-54	76
Phase 3	Single Family Residential	55 (Lots 55-109)	55
Phase 4	Single Family Residential	52 (Lots 110-161)	52
Phase 5	Mixed Use Commercial/Lofts	1	55
Commercial Outparcels	Commercial	3	0

In September 2022, the Planning Commission approved a Construction Plan for Phase 1A to construct the Union Depot Drive and Talcott Lane connections to US Highway 70. In January 2023, the Planning Commission approved the Construction Plans for Phase 1B and Phase 2A.

Engineering Conditions:

General:

1. All new utilities shall be underground.
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 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.
4. The SWPPP and ARAP numbers shall be added to Erosion/ Sediment Control Plans.
5. Engineer shall revise SWPP and submit to TDEC accordingly.
6. Address all markups on the plans.
7. Storm drainage pipes need to distinguish private from public pipes
8. Inlet headwall requires a concrete bottom same as outlets.
9. Drainage in alley shall be private.
10. Alley shall be considered COS areas maintained by the HOA.
11. Recommend drainage in alley to be private
12. The pipes and structure tables shall differentiate between existing and proposed.
13. Phase 2B acceptance is conditional upon completion of all previous plans of union depot.
14. In future phases, the LOS at Stage and 70 may indicate the need for a dedicated right turn lane to be added from the southern entrance (with the new signal) traveling south to the existing dedicated right turn lane. This would require power pole relocation.
15. In future phases, it may be necessary to widen Union Depot Drive to double right turn lanes to accommodate the future development of the parcel on the east side of Highway 70. This may require an additional signal head be added to accommodate this lane.

16. Signage plans shall be submitted, public signs must meet MUTCD, private signs should also. This includes decorative sign posts, a note shall be added to plans for who is responsible to buy/install/maintain them in the future if they are not our standard.
17. Signage plans shall be submitted, public signs must meet MUTCD, private signs should also. This includes decorative sign posts, a note shall be added to plans for who is responsible to buy/install/maintain them in the future if they are not our standard.

Planning Conditions:

1. The applicant shall label Landscape Plates E, F, and I on the Phase 2B final plat. The Landscape Plates E, F, and I detail must also be provided on the Phase 2B plat. These landscape plates will be modified to avoid landscaping being placed in conflict with underlying utilities.
2. The applicant shall provide the residential townhome, front loaded home, and rear loaded home layout and parking templates from page 33 of the outline plan on the Phase 2B final plat.
3. The Final Plat for Phase 2B must have a phasing key map with the boundaries highlighted or bolded.
4. The Final Plat for Phase 2B must have the Outline Plan Instrument Number attached to the plat.
5. The Final Plat for Phase 2B must have the Property Owners Association/ Home Owners Association name attached to the plat.
6. The applicant shall be present at the meeting in order to make decisions to any changes that may be suggested by the Planning Commission.

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
Construction Plan Approval**

Subdivision Name Phase 2B Union Depot PD No. of Lots 72

Subdivision Location northwest side of US Highway 70, north of Stage Road

Owner/Developer Contact Mark Matthews Phone 901-854-0525

Company Name Blue Sky Communities, Inc. Fax _____

Address 177 Crescent Drive; Collierville TN 38017 email mmatthews@grantnewhomes.com

Architect Contact _____ Phone _____

Company Name _____ Fax _____

Address _____ email _____

Engineer Contact William Sawtelle Phone 901-360-9805

Company Name Parker, Estes & Associates, Inc. Fax _____

Address 3460 Ridge Meadow Parkway, Memphis TN 38115 email sawtelle@bellsouth.net

Submitted by William Sawtelle
(printed name) (signature) (date)

Email Address sawtelle@bellsouth.net Phone 901-360-9805 Fax _____

- _____ Attach a checked-off “**Construction Plan Checklist**” and all items required therein.
- _____ Acknowledge (by initials in the blank to the left) that the “**Application Instructions: Planning Commission**” were obtained and read prior to submitting this application.
- _____ Provide 5-folded ($\pm$ 10”x13”) sets of plans with a copy of the signed application attached to each set.
- _____ 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.
- _____ Include a fee of \$500.00 plus \$20.00 per lot with this application (check payable to the City of Bartlett).

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

(print name) (signature) (date)

Construction Plan Checklist

The applicant shall either indicate that the following items have been completed by a check (✓) or that they are not applicable (n/a).

In addition to all the requirements of the Master Plan, the Construction Plan shall show

- _____ Signature and Seal of Designer, a Professional Civil Engineer Registered in Tennessee
- _____ * Grading Plan, existing & finished contours for the site and fifty (50) feet beyond property
- _____ * Extent and elevation of land below the 100-year flood
- _____ Detailed plan of sewer layouts
- _____ Plan and profile sheets and engineering data for streets, storm drainage, controls for surface and ground water, water and sewer layouts
- _____ Landscape plan and planting schedule as required
- _____ Comprehensive drainage plan
- _____ Construction traffic access plan

Certificates: (As applicable)

- _____ Suitability of Soils for Septic Tanks
- _____ Approval of Water and Sewerage Systems
- _____ Accuracy of Engineering and Design
- _____ Approval of Water and Sewer Lines
- _____ Approval of Street and Drainage Improvements
- _____ Quality of Construction
- _____ Compliance with requirements of EPA
- _____ Approval of Flood Administrator

In addition to the Construction Plan drawings, the following shall be provided:

- _____ One PDF file of the pictorial portion of the Construction Plan sheets indicated above by an asterisk (*), for display at the Planning Commission meeting.

INCOMPLETE APPLICATIONS WILL NOT BE PROCESSED

PHASE 2B - UNION DEPOT P.D.

OWNER/DEVELOPER: VHC INVESTMENTS, LLC.

BLUE SKY COMMUNITIES, INC.

177 CRESENT DRIVE
COLLIERVILLE, TN 38017

[illegible]

GENERAL NOTES

1. A MINIMUM OF 24-HOURS PRIOR TO BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE CITY OF BARTLETT.
2. ALL NEWLY CUT OR FILLED AREAS, LACKING ADEQUATE VEGETATION, SHALL BE SEEDED, MULCHED, FERTILIZED, AND/OR SODDED AS REQUIRED TO EFFECTIVELY CONTROL SOIL EROSION. SEE THE TN CONSTRUCTION GENERAL PERMIT FOR REQUIREMENTS.
3. THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE APPROXIMATE AND NOT NECESSARILY ALL OF SAME. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE UTILITY COMPANIES WHICH MAINTAIN A UTILITY LINE WITHIN THE BOUNDARIES OF THE PROJECT PRIOR TO THE INITIATION OF ANY CONSTRUCTION ON THE PROJECT OR IN THE STREETS BORDERING THE PROJECT. THE CONTRACTOR SHALL ALSO ASSUME FULL RESPONSIBILITY FOR DAMAGE TO ANY UTILITIES ENCOUNTERED WITHIN CONSTRUCTION PERIMETERS, WHETHER SHOWN ON THE CONSTRUCTION PLANS OR NOT, DURING THE WORK ON THE PROJECT. FOR SITE LOCATION OF EXISTING UTILITIES CALL: 1-800-351-1111 OR 811 A MINIMUM OF 3 BUSINESS DAYS PRIOR TO BEGINNING CONSTRUCTION.
4. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL PROPERTIES.
5. ALL FILL SOILS SHALL BE COMPACTED TO A MINIMUM OF 95% OF STANDARD PROCTOR DENSITY (ASTM D-698) WITHIN 3% OF OPTIMUM MOISTURE CONTENT IN LIFTS NOT TO EXCEED SIX (6) INCHES OF COMPACTED THICKNESS.
6. ALL CONSTRUCTION MATERIALS AND PROCEDURES SHALL MEET OR EXCEED THE REQUIREMENTS OF CITY OF BARTLETT STANDARD CONSTRUCTION SPECIFICATIONS.
7. PROPERTY LINES SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION. GRADING, CLEARING AND THE ERECTION OR REMOVAL OF FENCES ALONG PROPERTY LINES SHALL BE FULLY COORDINATED WITH ADJACENT PROPERTY OWNERS.
8. VERIFY SITE CONDITIONS PRIOR TO CONSTRUCTION. NOTIFY THE ENGINEER OF ANY VARIATIONS PRIOR TO COMMENCEMENT OF WORK.
9. ALL GRADING WORK SHALL BE PERFORMED IN SUCH A MANNER THAT ADJACENT PROPERTIES ARE NOT DAMAGED OR ADVERSELY AFFECTED.
10. LOT DRAINAGE: FINISH GRADE SHALL BE SLOPED AWAY FROM THE FOUNDATION FOR DRAINAGE. THE FINISH GRADE MUST BEGIN AT LEAST 12-INCHES BELOW THE TOP OF THE FOUNDATION WALL OR THE GRADE OF THE CONCRETE SLAB AT THE INTERIOR IN THE CASE OF AN INTEGRAL SLAB AND FOUNDATION. THE MINIMUM GRADE AWAY FROM THE FOUNDATION SHALL BE TWO PERCENT (2%) IN ALL DIRECTIONS. THE DRIVEWAY SHALL BE SLOPED DOWN AT TWO PERCENT (2%) FOR AT LEAST EIGHT FEET FROM THE STRUCTURE.
11. CONTRACTOR SHALL INSTALL SURVEY MONUMENTS AS SHOWN ON THE FINAL PLAT.
12. THE DEVELOPER SHALL PROVIDE A SOILS TECHNICIAN TO PERFORM DENSITY TESTING IN PUBLIC R.O.W.

TRENCH NOTES

1. TRENCH BOXES MAY BE REQUIRED FOR SAFETY. WORKERS MUST STAY INSIDE OF TRENCH BOXES DURING INSTALLATION OF PIPE.
2. THE CONTRACTOR IS RESPONSIBLE FOR FOLLOWING ALL O.S.H.A. REGULATIONS.
3. THE ENGINEER DISCLAIMS ANY RESPONSIBILITY FOR TRENCH FAILURES OR COLLAPSES CAUSING INJURY. THE CONTRACTOR IS FULLY RESPONSIBLE FOR MAINTAINING A SAFE WORK ENVIRONMENT.

CONSTRUCTION STAKES, LINES AND GRADES

1. THE ENGINEER WILL SET CONSTRUCTION STAKES ESTABLISHING LINES, SLOPES AND PROFILE GRADE IN ROAD WORK, AND LINE AND GRADE FOR CULVERT WORK, PROTECTIVE AND ACCESSORY STRUCTURES AND APPURTENANCES AS MAY BE DEEMED NECESSARY, AND WILL FURNISH THE CONTRACTOR WITH ALL NECESSARY INFORMATION RELATING TO LINES, SLOPES AND GRADES.
2. THE ENGINEER WILL BE RESPONSIBLE FOR THE ACCURACY OF ALL STAKES OR MARKS SET BY THE ENGINEER TO ESTABLISH THE PLANNED LINES, SLOPES AND GRADES. THESE STAKES AND MARKS SHALL CONSTITUTE THE FIELD CONTROL WITH WHICH THE CONTRACTOR SHALL BE RESPONSIBLE FOR ACCURATELY ESTABLISHING OTHER NECESSARY CONTROLS AND PERFORMING THE WORK.
3. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR THE PRESERVATION OF ALL STAKES AND MARKS. IF ANY OF THE CONSTRUCTION STAKES OR MARKS ARE CARELESSLY OR WILLFULLY DESTROYED OR DISTURBED BY THE CONTRACTOR, THE COST OF REPLACING THEM WILL BE DEDUCTED FROM THE PAYMENT FOR THE WORK.
4. BEFORE COMMENCING WORK, THE CONTRACTOR MUST BE SATISFIED AS TO THE CORRECTNESS AND MEANING OF ALL STAKES, MEASUREMENTS AND MARKS. NO CLAIM WILL BE ENTERTAINED AS A RESULT OF ALLEGED INACCURACIES UNLESS THE CONTRACTOR NOTIFIES THE ENGINEER THEREOF IN WRITING IN TIME FOR THE ENGINEER TO VERIFY OR CHECK SUCH STAKES OR MARKS BEFORE THE WORK IS COMMENCED.

EROSION CONTROL NOTES

1. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN EROSION CONTROL DURING CONSTRUCTION BY THE PLACEMENT OF SILT FENCES, HAY BALES, AND OTHER APPROPRIATE STRUCTURAL OR NONSTRUCTURAL MEASURES AS SHOWN ON THE STORM WATER POLLUTION PREVENTION PLAN (CONTAINED HEREIN, AS MODIFIED) WHERE NECESSARY TO PREVENT DOWNSTREAM SILTATION OF ANY DITCHES, PIPES, DRAINAGE STRUCTURES OR ADJACENT PROPERTIES. THE CONTRACTOR SHALL PROVIDE ANY ADDITIONAL EROSION CONTROL AS NEEDED OR AS DIRECTED BY THE ENGINEER.
2. ALL CONTROL MEASURES MUST BE PROPERLY CONSTRUCTED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
3. EROSION AND SEDIMENT CONTROL MEASURES MUST BE IN PLACE AND FUNCTIONAL BEFORE EARTH MOVING OPERATIONS BEGIN.
4. CLEARING AND GRUBBING SHALL BE THE MINIMUM NECESSARY FOR GRADING AND EQUIPMENT OPERATION. SEQUENCE CONSTRUCTION TO MINIMIZE EXPOSURE TIME OF CLEARED AREAS. PRE-CONSTRUCTION VEGETATIVE GROUND COVER SHALL NOT BE REMOVED OR DISTURBED MORE THAN 14-DAYS PRIOR TO BEGINNING EARTH-MOVING OPERATIONS UNLESS TEMPORARY GROUND COVER IS INSTALLED.
5. AVOID GRADING ACTIVITIES DURING MONTHS OF HIGHLY EROSIIVE RAINFALL.
6. STABILIZE ONE CLEARED AREA BY TEMPORARILY OR PERMANENTLY PROTECTING THE DISTURBED SOIL SURFACE FROM RAINFALL IMPACTS AND RUNOFF BEFORE PROCEEDING TO CLEAR ANOTHER.
7. INSPECT ALL EROSION AND SEDIMENT CONTROL MEASURES TWICE WEEKLY, A MINIMUM OF 72-HOURS APART, AND AFTER EACH RAINFALL MEASURING MORE THAN 1-INCH IN 24-HOURS. DAILY INSPECTION IS REQUIRED DURING PROLONGED RAINFALL. INSPECTIONS AND APPROPRIATE REMEDIAL MEASURES SHALL BE DOCUMENTED ON THE CGP Inspection Worksheet for Twice-Weekly Inspections of Erosion Prevention and Sediment Controls' FORM.
8. DESIGNATE A SPECIFIC INDIVIDUAL TO BE RESPONSIBLE FOR EROSION AND SEDIMENT CONTROLS AND TO KEEP THE PERMANENT JOB LOG. INSPECTORS PERFORMING THE REQUIRED TWICE WEEKLY INSPECTIONS MUST HAVE AN ACTIVE CERTIFICATION BY COMPLETING THE 'FUNDAMENTALS OF EROSION PREVENTION AND SEDIMENT CONTROL LEVEL I' COURSE AS REQUIRED BY THE TENNESSEE DIVISION OF WATER POLLUTION CONTROL. A COPY OF THE CERTIFICATION OR TRAINING RECORD FOR INSPECTOR CERTIFICATION SHOULD BE KEPT ON SITE.
9. EROSION CONTROLS ARE NOT LIMITED TO THE SPECIFIED PRACTICES; HOWEVER, ALTERNATIVE MEASURES MUST BE AT LEAST AS EFFECTIVE IN CONTROLLING EROSION AND SEDIMENTATION.
10. PLACE MATERIAL EXCAVATED FROM PIPE TRENCHES ON THE UPSLOPE SIDE OF THE EXCAVATION SUCH THAT ANY EROSION FROM THE SPOIL PILE IS CAUGHT BY THE TRENCH.
11. PROMPTLY BACKFILL AND STABILIZE TRENCHES AND/OR PITS.
12. APPLY APPROPRIATE ANNUAL VEGETATION, OR OTHER MEASURES FOR TEMPORARY SOIL STABILIZATION TO AREAS THAT ARE INACTIVE FOR MORE THAN 14 CALENDAR DAYS.
13. AS SOON AS POSSIBLE AFTER FINAL GRADING, BUT NO LATER THAN 14 DAYS, APPLY PERMANENT SOIL STABILIZATION WITH PERENNIAL VEGETATION AND/OR OTHER APPROPRIATE PERMANENT STABILIZATION PRACTICES.
14. INSTALL 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.
15. WHERE EVER POSSIBLE, DIVERT OFF-SITE SURFACE WATER FLOWING TOWARD THE SITE AROUND THE CONSTRUCTION AREA BY THE USE OF DIKES, BERMS, CHANNELS OR SEDIMENT TRAPS, AS NECESSARY.
16. STABILIZE DISTURBED DITCH BANKS AT ALL CROSSINGS WITHIN FIVE (5) CALENDAR DAYS OF COMPLETION OF THE CROSSING. SLOPES GREATER THAN 20% (5 H: 1 V) SHALL BE STABILIZED NOT LATER THAN 7 DAYS AFTER CONSTRUCTION ACTIVITY ON THE SLOPE HAS TEMPORARILY OR PERMANENTLY CEASED.
17. DO NOT DESTROY, REMOVE OR DISTURB VEGETATIVE GROUND COVER MORE THAN 14 CALENDAR DAYS PRIOR TO GRADING. DO NOT UNNECESSARILY REMOVE CANOPY; HOWEVER, WHEN NECESSARY, TREES AND SHRUBS SHOULD BE CUT SO THAT THEY FALL AWAY FROM THE DITCHES.
18. ACCUMULATED SEDIMENT SHALL BE REMOVED FROM ALL STRUCTURAL MEASURES WHEN THE DEPTH OF CONTAINED SEDIMENT REACHES 50% OF THE FULL CAPACITY OF THE MEASURE.
19. SLOPES EQUAL TO OR STEEPER THAN 4(H):1(V) SHALL BE SODDED, OR SHALL HAVE AN APPROPRIATE EROSION CONTROL BLANKET APPLIED AFTER SEEDING TO PROTECT THE SLOPE UNTIL A 70% COVERAGE OF GRASS HAS BEEN ACHIEVED. ANY SLOPE REPAIRS SHALL BE PERFORMED PRIOR TO TERMINATION OF COVERAGE UNDER THE CONSTRUCTION GENERAL PERMIT.

ABOVE GROUND AND UNDERGROUND UTILITIES THROUGH THE PROPERTY SHOWN HEREON AND THE STREETS SURROUNDING THE PROPERTY SHOWN HEREON ARE OWNED AND MAINTAINED BY THE FOLLOWING:

GAS & ELECTRIC
MEMPHIS LIGHT GAS AND WATER DIVISION
LAND AND MAPPING
1665 WHITTEN RD
MEMPHIS TN 38134
(901) 729-8620

TELEPHONE & FIBER OPTIC
COMMUNICATIONS
AT&T
315 E. COLLEGE ST
JACKSON, TN 38301
(731) 217-7575

STREETS, SANITARY SEWER, WATER, &
DRAINAGE
CITY OF BARTLETT
ENGINEERING DEPARTMENT
6382 STAGE ROAD
BARTLETT, TN 38134
(901) 385-6499

CABLE TELEVISION
XFINITY.COM
(800) 934-6489

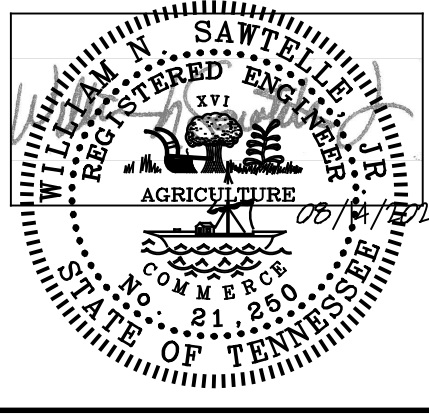
TRAFFIC SIGNALS & DATA LINES
CITY OF MEMPHIS
TRAFFIC SIGNAL MAINTENANCE
980 S. THIRD STREET
MEMPHIS TN
(901) 528-2844

TENNESSEE DEPARTMENT OF
TRANSPORTATION
Region 4 Utility Permit Coordinator
Project Development Utilities
300 Benchmark Place
Jackson, Tennessee 38301
(731) 935-0121

UNDERGROUND UTILITIES DISCLAIMER

INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES RELATED TO UNDERGROUND UTILITIES AS SHOWN HEREON ARE FROM PHYSICAL EVIDENCE LOCATED IN THE FIELD AND FROM UTILITY COMPANY RECORDS. THERE IS NO CERTAINTY OF HE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES RELATED TO UNDERGROUND UTILITIES SHOWN HEREON MAY BE INACCURATE AND UTILITIES NOT SHOWN AY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS, AND IS CONTRACTORS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF HIS INFORMATION REGARDING THE UNDERGROUND UTILITIES AND TRUCTURES ELATED TO UNDERGROUND UTILITIES SHOWN HEREON.

REVISIONS		
ITEM NO.	DESCRIPTION OF CHANGE	APPROVAL DATE


PHASE 2B UNION DEPOT P.D. DEVELOPER: BLUE SKY COMMUNITIES, INC.. ENGINEER: PARKER, ESTES & ASSOCIATES, INC.

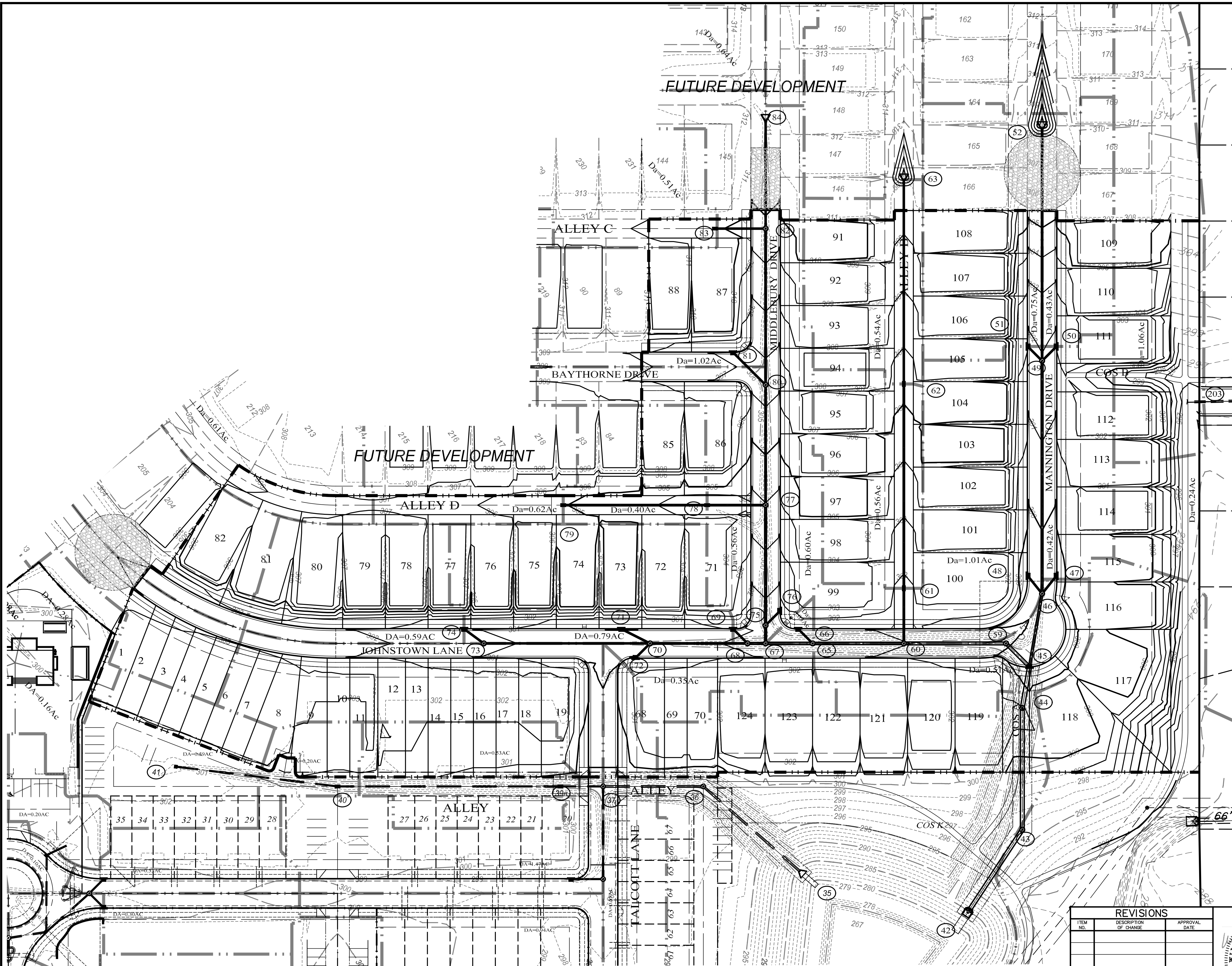
DIVISION OF ENGINEERING

GENERAL NOTES

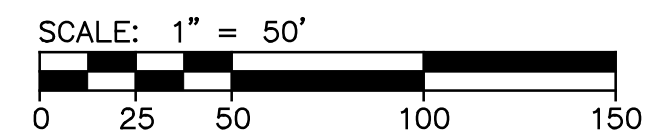
BARTLETT, TENNESSEE

SURVEY: HARRISBASSOC DATE: FILE:
DESIGN: P. E. & A. DATE: 07/2022 SCALE: NONE
REVISED

CITY ENGINEER DATE



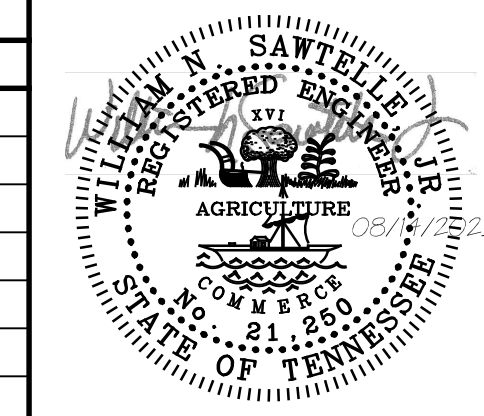
SEE MASS GRADING PLAN FOR ORIGINAL CONTOURS



NOTE:
THIS PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA (SFHA) SUBJECT TO INUNDATION BY THE 1 PERCENT ANNUAL CHANCE FLOOD AS DETERMINED BY F.E.M.A. AND SHOWN ON FIRM MAP NUMBER 47157C0304 G, DATED FEBRUARY 16, 2013.
100 YEAR FLOOD ELEV. 267± (FLETCHER CREEK)

SITE BENCH MARK
TOP FLANGE BOLT OF FIRE HYDRANT BETWEEN 'W' & 'M'.
FIRE HYDRANT LOCATED ON THE NORTHWEST SIDE OF HIGHWAY 70 NEAR THE NORTHEASTLY CORNER OF THE PROPERTY AND ADJACENT TO DRIVE WAY FOR ST GEORGE ORTHODOX CHURCH.
ELEVATION = 296.50

REVISIONS		
ITEM NO.	DESCRIPTION OF CHANGE	APPROVAL DATE

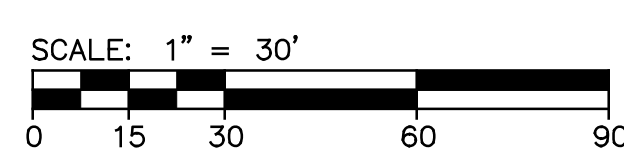
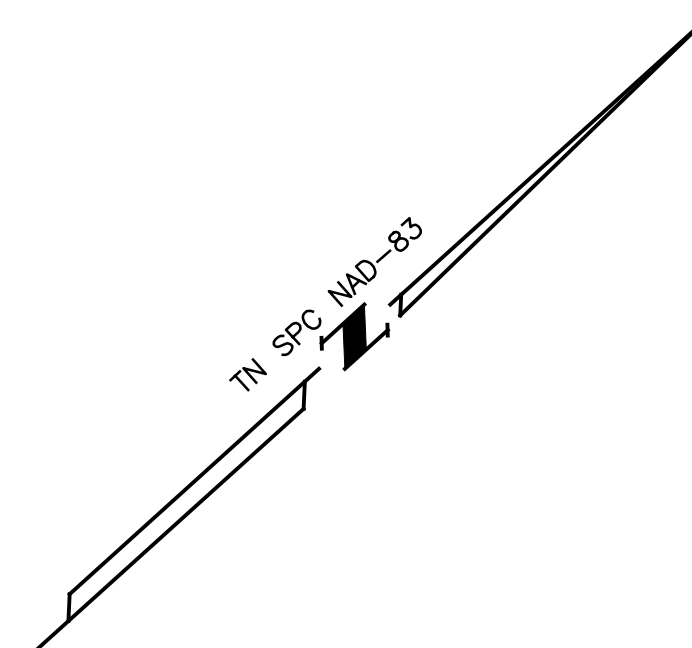
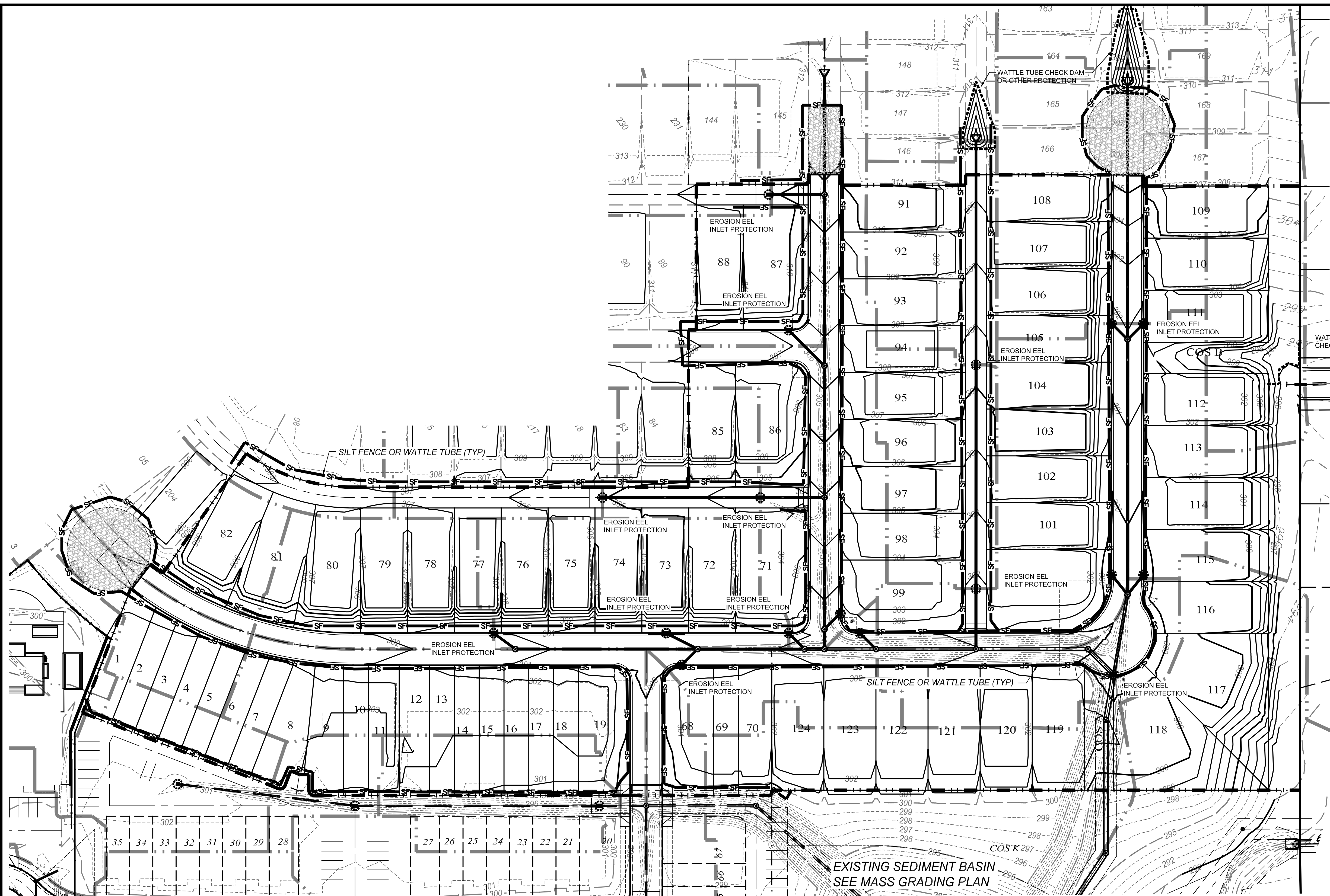


PHASE 2B
UNION DEPOT P.D.
DEVELOPER: BLUE SKY COMMUNITIES, INC
ENGINEER: PARKER, ESTES & ASSOCIATES, INC.

DIVISION OF ENGINEERING
GRADING & DRAINAGE PLAN
BARTLETT, TENNESSEE
SURVEY: HARRIS&ASSOC DATE: 04-2022 FILE: FILL
DESIGN: P. E. & A. DATE: 06-2023 SCALE: 1" = 50'
REVIEWED
CITY ENGINEER _____ DATE _____

STORM DRAINAGE PIPES															
DESIGN DATA										AS-BUILT DATA					
From Str No	Elev	To Str No	Elev	Len Ft	Dia Inch	Pipe Matl	Pipe Slope	D.A. (Ac)	Q25 (cfs)	Qc (cfs)	V25 (fps)	Vc Qc/A (fps)	Vfull Q10/A (fps)	From Str No	Elev
35	282.00	36	283.40	135	24	EX RCP	1.04%	2.78	15.40	23.04	7.85	7.33	4.90		
36	289.75	37	290.55	106	24	EX RCP	0.75%	2.78	15.52	19.65	6.93	6.26	4.94		
37	291.30	38	293.75	97	15	EX RCP	2.53%	1.47	8.47	10.27	9.34	8.37	6.90		
38	293.75	39	294.60	34	15	EX RCP	2.50%	1.47	8.48	10.21	9.31	8.32	6.91		
37	291.30	39a	292.20	45	15	EX RCP	2.00%	1.32	7.36	9.14	8.28	7.44	6.00		
39a	292.20	40	295.50	235	15	EX RCP	1.40%	0.79	4.48	7.65	6.48	6.24	3.65		
40	295.50	41	296.95	141	15	EX RCP	1.03%	0.59	3.41	6.55	5.39	5.34	2.78		
42	282.00	43	282.60	100	48	RCP	0.60%	14.11	93.46	111.27	9.92	8.85	7.44		
43	289.00	44	289.75	128	48	RCP	0.59%	14.11	94.08	109.95	9.83	8.75	7.49		
44	289.75	45	290.00	44	48	RCP	0.57%	14.11	94.30	108.28	9.71	8.62	7.50		
45	292.00	46	294.30	78	24	RCP	2.95%	4.44	22.78	38.85	12.86	12.37	7.25		
46	295.05	47	295.80	24	15	RCP	3.13%	0.42	2.23	11.42	7.21	9.31	1.81		
46	295.05	48	295.80	24	15	RCP	3.13%	1.01	5.35	11.42	9.15	9.31	4.36		
46	294.30	49	297.00	245	24	RCP	1.10%	3.01	15.68	23.75	8.08	7.56	4.99		
49	297.75	50	298.25	22	15	RCP	2.27%	0.43	2.27	9.74	6.47	7.94	1.85		
49	297.75	51	298.25	22	15	RCP	2.27%	0.75	3.97	9.74	7.53	7.94	3.23		
49	297.50	52	303.00	245	18	RCP	2.24%	1.83	9.67	15.74	9.36	8.91	5.47		
45	291.00	59	291.25	35	36	RCP	0.71%	9.16	46.03	56.37	8.89	7.97	6.51		
59	291.25	60	292.00	108	36	RCP	0.69%	9.16	46.33	55.58	8.80	7.86	6.55		
60	293.50	61	294.75	58	18	RCP	2.16%	2.44	12.37	15.42	9.70	8.73	7.00		
61	295.00	62	300.80	215	15	RCP	2.70%	1.88	9.66	10.61	9.80	8.65	7.87		
62	300.80	63	305.05	215	15	RCP	1.98%	1.34	6.98	9.08	8.16	7.40	5.69		
60	292.50	65	293.50	96	30	RCP	1.04%	6.72	34.25	41.86	9.51	8.53	6.98		
65	294.75	66	298.07	22	15	RCP	15.09%	0.03	0.19	25.09	6.09	20.45	0.16		
65	293.50	67	294.05	50	30	RCP	1.10%	6.70	34.18	43.02	9.72	8.76	6.96		
67	294.55	68	294.95	19	24	RCP	2.11%	2.28	11.65	32.82	9.56	10.45	3.71		
68	295.70	69	297.60	22	15	RCP	8.64%	0.56	2.95	18.98	11.24	15.47	2.40		
68	295.45	70	296.35	103	18	RCP	0.87%	1.72	8.88	9.82	6.29	5.56	5.02		
70	296.60	71	296.80	34	15	RCP	0.59%	0.79	4.18	4.95	4.53	4.04	3.40		
70	296.60	72	296.80	22	15	RCP	0.91%	0.35	1.83	6.16	4.38	5.02	1.49		
70	296.60	73	297.45	175	15	RCP	0.49%	0.59	3.09	4.50	3.95	3.67	2.52		
73	297.45	74	297.90	26	15	RCP	1.73%	0.59	3.10	8.50	6.38	6.93	2.53		
67	294.55	75	295.20	19	24	RCP	3.42%	4.42	22.57	41.84	13.57	13.32	7.18		
75	295.95	76	297.50	22	15	RCP	7.05%	0.60	3.18	17.15	10.68	13.97	2.59		
75	295.20	77	298.00	127	24	RCP	2.20%	3.82	19.61	33.59	11.11	10.69	6.24		
77	298.50	78	300.00	62	18	RCP	2.42%	1.02	5.32	16.34	8.26	9.25	3.01		
78	300.00	79	301.25	151	18	RCP	0.83%	0.62	3.28	9.56	4.90	5.41	1.86		
77	298.50	80	302.20	126	18	RCP	2.94%	2.79	14.44	18.00	11.32	10.19	8.17		
80	302.45	81	303.40	48	15	RCP	1.98%	1.02	5.39	9.09	7.72	7.41	4.39		
80	302.20	82	305.50	165	18	RCP	2.00%	1.77	9.26	14.86	8.87	8.41	5.24		
82	305.75	83	306.60	53	15	RCP	1.60%	0.51	2.70	8.18	5.98	6.67	2.20		
82	305.75	84	307.75	114	15	RCP	1.75%	1.26	6.65	8.56	7.71	6.97	5.42		
202	289.70	203	291.97	130	24	EX RCP	1.75%	1.06	5.61	29.89	7.29	9.52	1.78		

STORM DRAINAGE STRUCTURES																		
Str No.	Type of Structure	Inlet Area (Ac)	Basin Q25 (cfs)	ByPass To Str (cfs)	Total Q (cfs)	Str. Qc (cfs)	ByPass From Str (cfs)	Str Top		Pipe In			Pipe Out		STR Top		AS-BUILT	
								Loc	Elev	No	Size	Elev	Size	Elev	Loc	Elev		
35	EX Headwall												24	282.00				
36	EX DMH							RIM	299.16	37	24	289.75	24	283.40				
37	EX DMH							RIM	299.22	38	15	291.30	24	290.55				
38	EX DMH							RIM	298.49	39	15	293.75	15	293.75				
39	EX 6-72 INLET	1.47	8.48	1.25	9.73	9.73	0.00	TC	298.43				15	294.60				
39a	EX No 11 Inlet	0.53	3.06	0.00	3.06	1.82	1.25	RIM	299.53	40	15	292.20	15	292.20				
40	EX No 11 Inlet	0.20	1.13	0.00	1.13	1.13	0.00	RIM	301.42	41	15	295.50	15	295.50				
41	Ex No 10 Special	0.59	3.41	0.00	3.41	3.41	0.00	RIM	300.70				15	296.95				
42	Type 'E' Headwall												48	282.00				
43	DMH							RIM	296.00	44	48	289.00	48	282.60				
44	DMH							RIM	300.70	45	48	289.75	48	289.75				
45	6-72 Inlet	0.51	2.69	0.00	2.69	2.69	0.00	TC	299.48	46	24	292.00	48	290.00				
46	DMH							RIM	299.78	47	15	295.05	24	294.30				
47	6-72 Inlet	0.42	2.23	2.63	4.86	4.86	0.00	TC	299.76				15	295.80				
48	6-72 Inlet	1.01	5.35	3.88	9.23	9.23	0.00	TC	299.76				15	295.80				
49	DMH							RIM	302.30	50	15	297.75	24	297.00				
50	6-72 Inlet	0.43	2.27	2.52	4.79	2.16	2.63	TC	302.47				15	298.25				
51	6-72 Inlet	0.75	3.97	2.62	6.58	2.71	3.88	TC	302.47				15	298.25				
52	Temp. H/W												18	303.00				
59	DMH							RIM	300.17	60	36	291.25	36	291.25				
60	DMH							RIM	301.05	61	18	293.50	36	292.00				
61	No 11 Inlet	0.56	2.94	2.26	5.20	2.83	2.38	RIM	301.74	62	15	295.00	18	294.75				
62	No 11 Inlet	0.54	2.86	2.17	5.02	2.76	2.26	RIM	305.35	63	15	300.80	15	300.80				
63	Temp H/W	0.63	3.34	1.52	4.86	2.69	2.17	RIM	308.96	64	15	305.05	15	305.05				
65	DMH							RIM	301.61	66	15	294.75	30	293.50				
66	6-72 Inlet	0.03	0.19	0.00	0.19	0.19	0.00	TC	301.57				15	298.07				
67	DMH							RIM	301.36	68	24	294.55	30	294.05				
68	DMH							RIM	301.20	69	15	295.70	24	294.95				
69	6-72 Inlet	0.56	2.95	0.00	2.95	1.54	1.40	TC	301.11				15	297.60				
70	DMH							RIM	300.41	71	15	296.60	18	296.35				
71	6-72 Inlet	0.79	4.18	1.40	5.58	5.58	0.00	TC	300.30				15	296.80				
72	6-72 Inlet	0.35	1.83	0.00	1.83	1.83	0.00	TC	300.32				15	296.80				
73	DMH							RIM	301.30	74	15	297.45	15	297.45				
74	6-72 Inlet	0.59	3.10	0.00	3.10	1.73	1.36	TC	301.40				15	297.90				
75	DMH							RIM	301.42	76	15	295.95	24	295.20				
76	6-72 Inlet	0.60	3.18	1.13	4.32	4.32	0.00	TC	301.73				15	297.50				
77	DMH							RIM	303.95	78	18	298.50	24	298.00				
78	No 11 Inlet	0.40	2.13	1.37	3.50	3.50	0.00	RIM	303.67	79	18	300.00	18	300.00				
79	No 11 Inlet	0.62	3.28	0.00	3.28	1.90	1.37	RIM	305.05				18	301.25				
80	DMH							RIM	306.45	81	15	302.45	18	302.20				
81	6-72 Inlet	1.02	5.39	0.91	6.30	6.30	0.00	TC	306.99				15	303.40				
82	DMH							RIM	309.73	83	15	305.75	18	305.50				
83	No 11 Inlet	0.51	2.70	0.00	2.70	1.78	0.91	RIM	310.10				15	306.60				
84	Temp H/W							RIM	311.76	85	15	307.75	15	307.75				



EXISTING SEDIMENT BASIN
SEE MASS GRADING PLAN

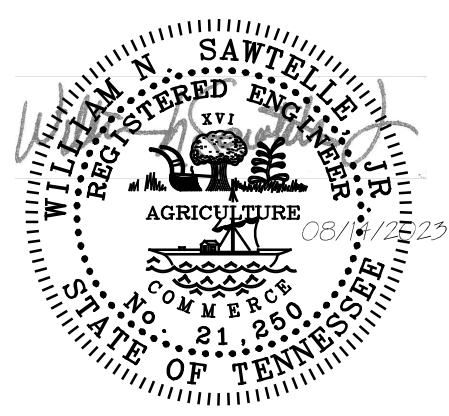
SEE MASS GRADING PLAN FOR ORIGINAL CONTOURS

NOTE:
THIS PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA (SFHA) SUBJECT TO INUNDATION BY THE 1 PERCENT ANNUAL CHANCE FLOOD AS DETERMINED BY F.E.M.A. AND SHOWN ON FIRM MAP NUMBER 47157C0304 G, DATED FEBRUARY 16, 2013.
100 YEAR FLOOD ELEV. 267.2 (FLETCHER CREEK)

SITE BENCH MARK
TOP FLANGE BOLT OF FIRE HYDRANT BETWEEN 'W' & 'M'.
FIRE HYDRANT LOCATED ON THE NORTHWEST SIDE OF HIGHWAY 70 NEAR THE NORTHEASTERLY CORNER OF THE PROPERTY AND ADJACENT TO DRIVE WAY FOR ST GEORGE ORTHODOX CHURCH.
ELEVATION = 296.50

TENNESSEE N.P.D.E.S. PERMIT FOR
STORM WATER DISCHARGE
EFFECTIVE DATE: JULY 28, 2022
TRACKING NO.: TNR155293
ARAP: NR2205.032

REVISIONS		
ITEM NO.	DESCRIPTION OF CHANGE	APPROVAL DATE

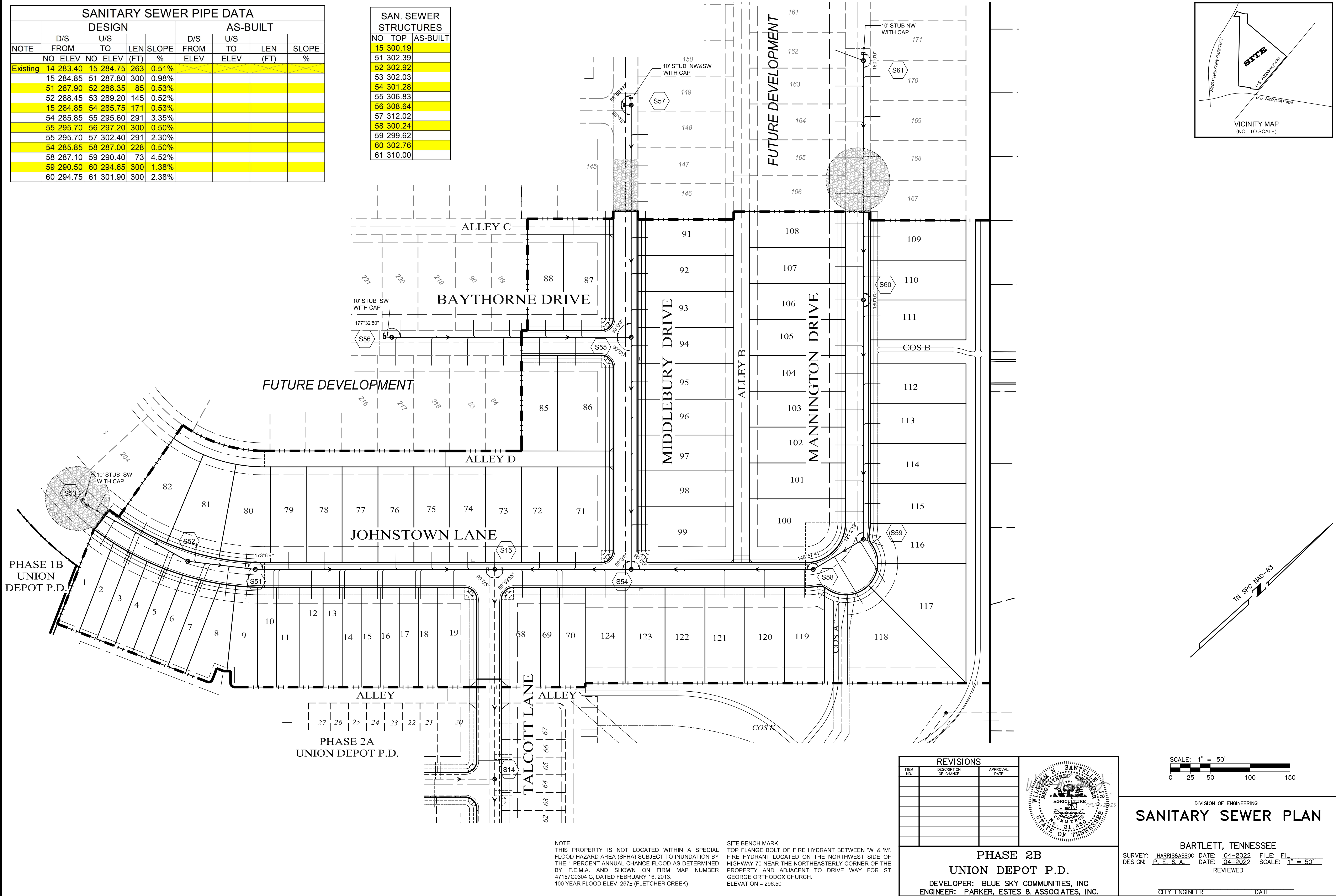


PHASE 2B
UNION DEPOT P.D.
DEVELOPER: BLUE SKY COMMUNITIES, INC.
ENGINEER: PARKER, ESTES & ASSOCIATES, INC.
DIVISION OF ENGINEERING
SEDIMENT CONTROL PLAN

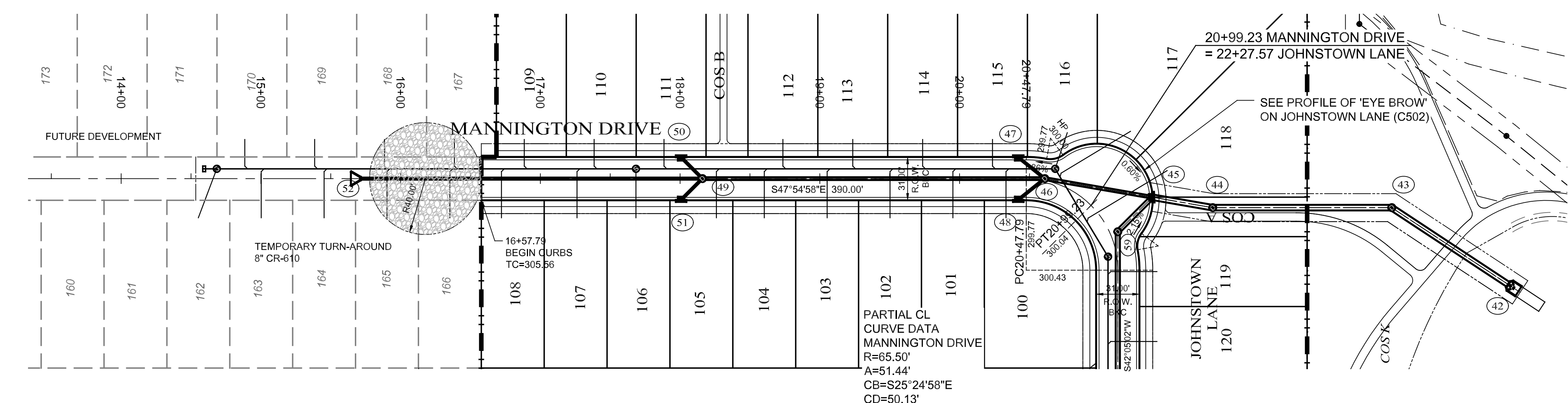
BARTLETT, TENNESSEE
SURVEY: HARRIS&ASSOC DATE: 04-2022 FILE: FILL
DESIGN: P. E. & A. DATE: 04-2022 SCALE: 1" = 30'
REVIEWED
CITY ENGINEER _____ DATE _____

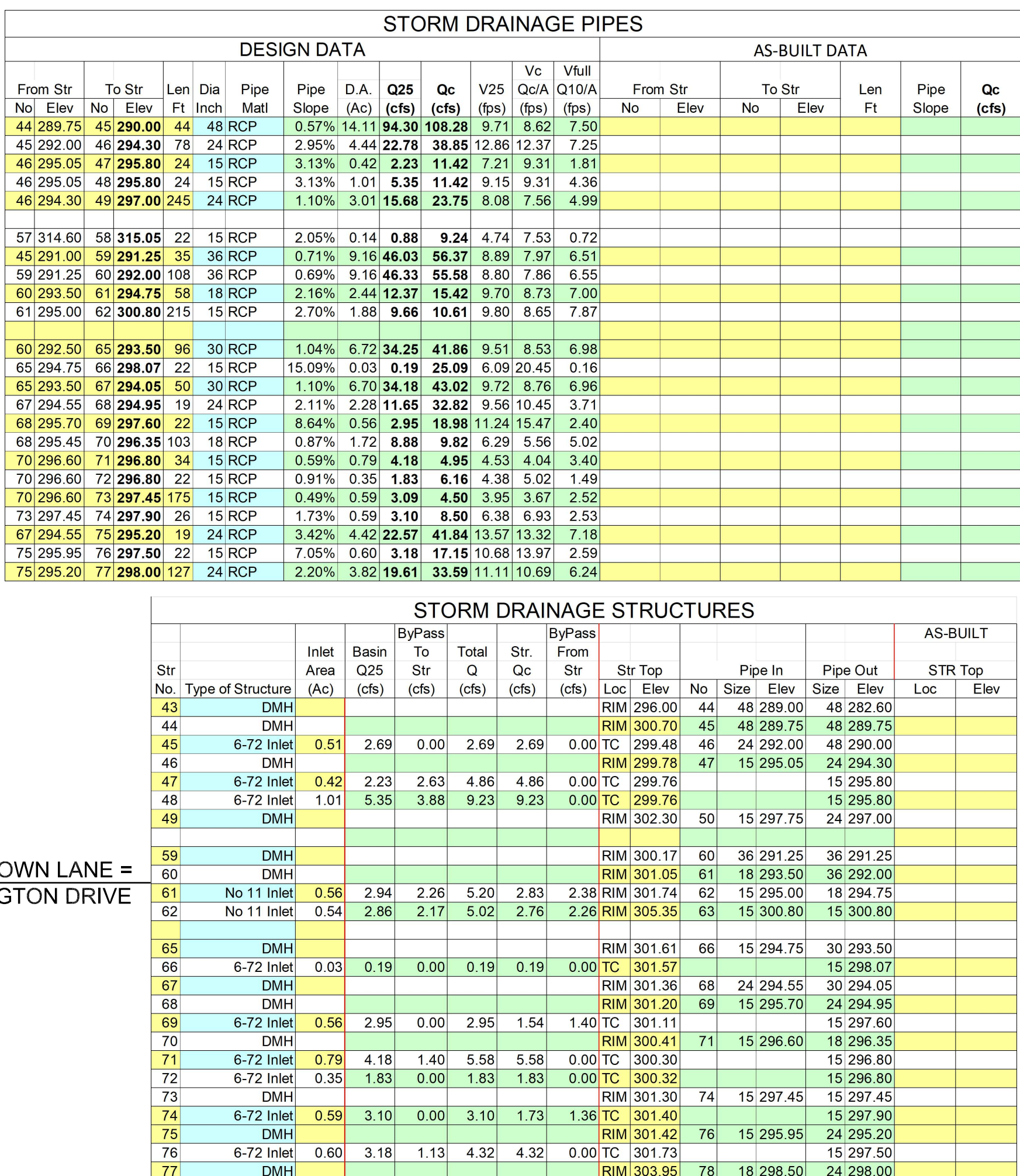
SANITARY SEWER PIPE DATA									
NOTE	DESIGN				AS-BUILT				
	D/S FROM	U/S TO	LEN	SLOPE	D/S FROM	U/S TO	LEN	SLOPE	
	NO	ELEV	NO	ELEV (FT)	%	ELEV	ELEV (FT)	%	
Existing	14	283.40	15	284.75	263	0.51%			
	15	284.85	51	287.80	300	0.98%			
	51	287.90	52	288.35	85	0.53%			
	52	288.45	53	289.20	145	0.52%			
	15	284.85	54	285.75	171	0.53%			
	54	285.85	55	295.60	291	3.35%			
	55	295.70	56	297.20	300	0.50%			
	55	295.70	57	302.40	291	2.30%			
	54	285.85	58	287.00	228	0.50%			
	58	287.10	59	290.40	73	4.52%			
	59	290.50	60	294.65	300	1.38%			
	60	294.75	61	301.90	300	2.38%			

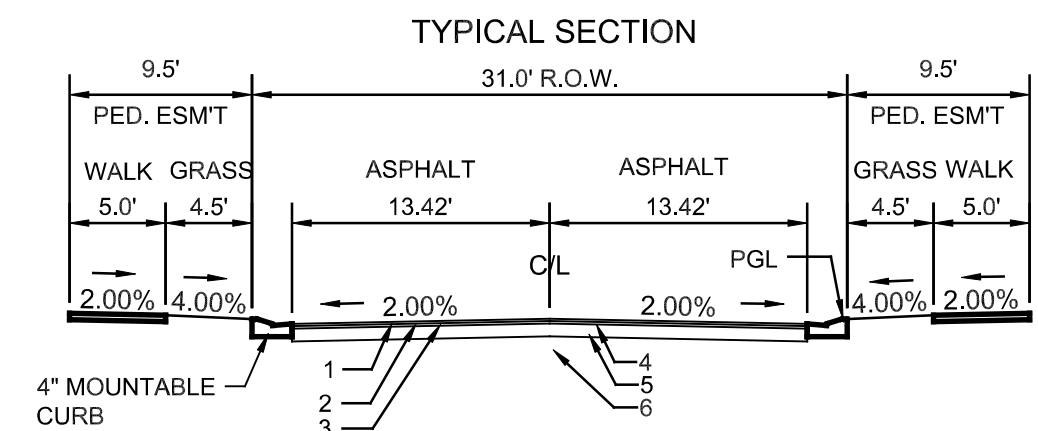
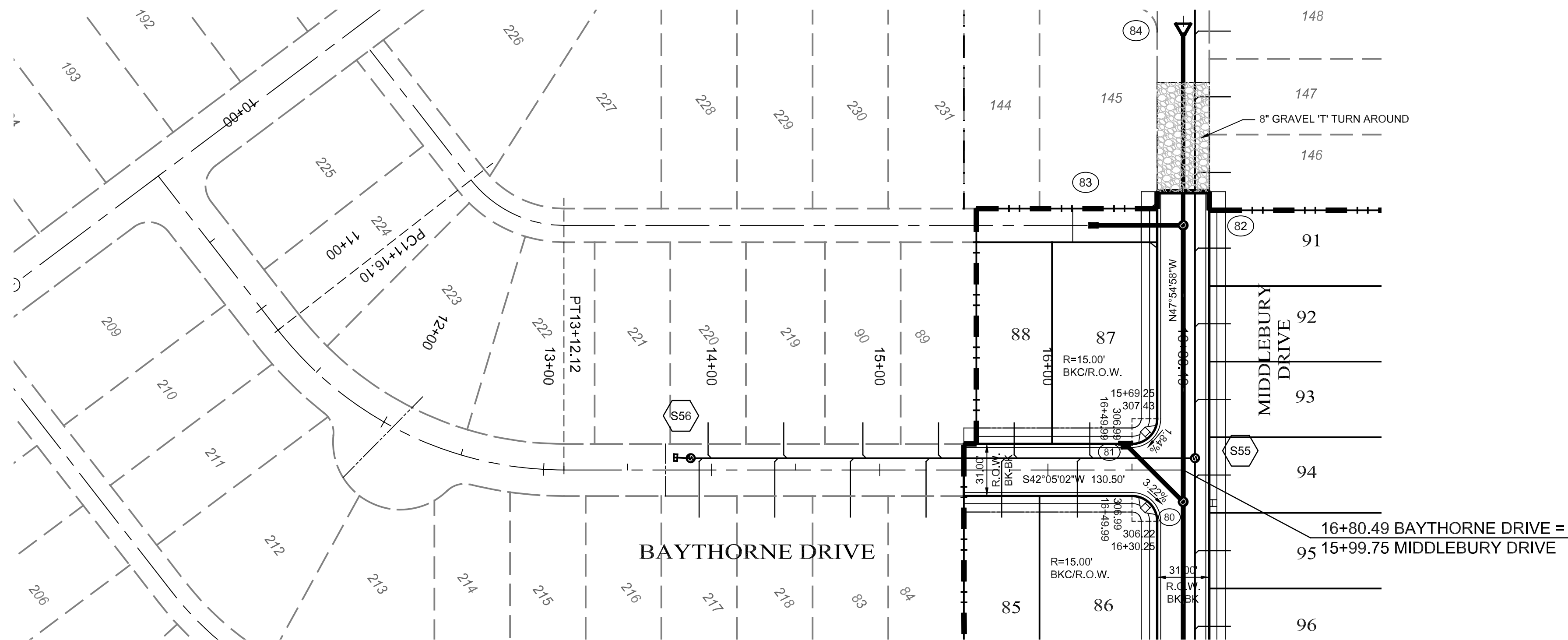
SAN. SEWER STRUCTURES		
NO	TOP	AS-BUILT
15	300.19	
51	302.39	
52	302.92	
53	302.03	
54	301.28	
55	306.83	
56	308.64	
57	312.02	
58	300.24	
59	299.62	
60	302.76	
61	310.00	



STORM DRAINAGE STRUCTURES															
Str No.	Type of Structure	Inlet Area (Ac)	Basin Q25	ByPass	Total Q (cfs)	Str. Qc (cfs)	ByPass							AS-BUILT	
				To Str (cfs)			From Str (cfs)	Loc	Elev	No	Size	Elev	Size	Elev	STR Top
															Loc
42	Type 'E' Headwall														
43	DMH							RIM	296.00	44	48	289.00	48	282.00	
44	DMH							RIM	300.50	40	48	289.75	48	289.75	
45	6-72 Inlet	0.51	2.69	0.00	2.69	2.69	0.00	TC	299.48	46	24	292.00	48	290.00	
46	DMH							RIM	299.78	47	15	295.05	24	294.30	
47	6-72 Inlet	0.42	2.23	2.63	4.86	4.86	0.00	TC	299.76				15	295.80	
48	6-72 Inlet	1.01	5.35	3.88	9.23	9.23	0.00	TC	298.76				15	295.80	
49	DMH							RIM	302.30	50	15	297.75	24	297.00	
50	6-72 Inlet	0.43	2.27	2.52	4.79	2.16	2.63	TC	302.47				15	298.25	
51	6-72 Inlet	0.75	3.97	2.62	6.58	2.71	3.88	TC	302.47				15	298.25	
52	DMH							RIM	307.59	53	15	303.25	18	303.00	
53	6-72 Inlet	0.83	4.41	0.00	4.41	1.89	2.52	TC	307.95				15	304.00	
54	6-72 Inlet	0.86	4.55	0.00	4.55	1.93	2.62	TC	307.95				15	304.00	
55	DMH							RIM	316.71	56	15	312.20	15	312.20	
56	DMH							RIM	318.56	57	15	314.05	15	314.05	
57	DMH							RIM	318.93	58	15	314.60	15	314.60	
58	6-72 Inlet	0.14	0.88	0.00	0.88	0.88	0.00	TC	318.80				15	315.05	
59	DMH							RIM	300.17	60	36	291.25	36	291.25	
60	DMH							RIM	301.05	61	18	293.50	36	292.00	



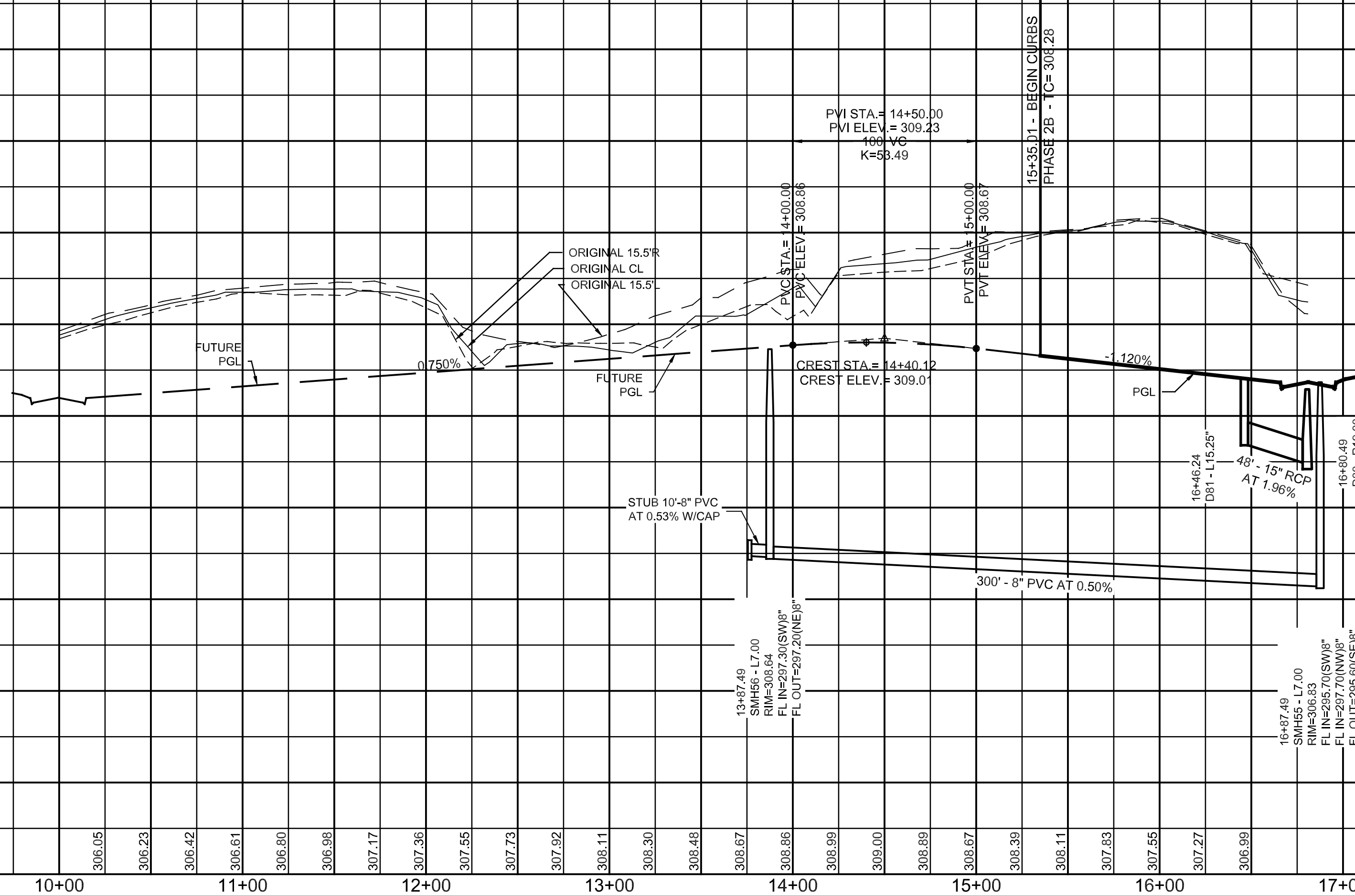




1. 1.5" - WEARING COURSE TDOT 411 - GRADING 'E' (OMIT WEARING COURSE ON TEMPORARY TURN AROUND)
2. TACK COAT 0.1 GAL/S.Y. TDOT 403-01
3. 2.0" - BASE PAVEMENT TDOT 307 GRADING 'C'
4. PRIME COAT 0.25 GAL/S.Y. TDOT 402-01
5. 8" - SOIL CEMENT BASE
6. SUBGRADE COMPACTION MIN 95% STANDARD PROCTOR

NOTE: WEARING COURSE TO BE INSTALLED PRIOR TO RECORDING OF FINAL PLAT

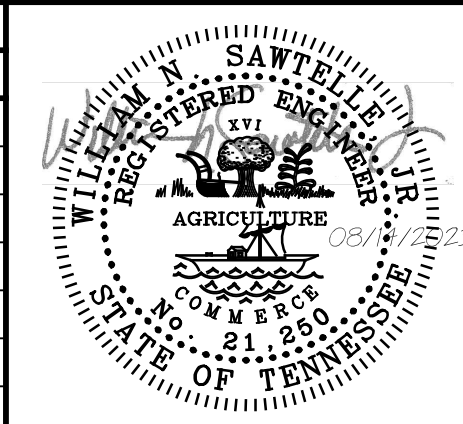
SITE BENCH MARK
TOP FLANGE BOLT OF FIRE HYDRANT BETWEEN 'W' & 'M'.
FIRE HYDRANT LOCATED ON THE NORTHWEST SIDE OF
HIGHWAY 70 NEAR THE NORTHEASTERLY CORNER OF THE
PROPERTY AND ADJACENT TO DRIVE WAY FOR ST
GEORGE ORTHODOX CHURCH.
ELEVATION = 296.50



STORM DRAINAGE PIPES													
DESIGN DATA											AS-BUILT DATA		
From Str No	To Str Elev	Len No	Dia Elev	Pipe Ft	Pipe Inch	Matl	Pipe Slope	D.A. (Ac)	Q25 (cfs)	Qc (cfs)	V25 (fps)	Vc (fps)	Vfull (fps)
77	298.50	80	302.20	126	18	RCP	2.94%	2.79	14.44	18.00	11.32	10.19	8.17
80	302.45	81	303.40	48	15	RCP	1.98%	1.02	5.39	9.09	7.72	7.41	4.39
80	302.20	82	305.50	165	18	RCP	2.00%	1.77	9.26	14.86	8.87	8.41	5.24
82	305.75	83	306.60	53	15	RCP	1.60%	0.51	2.70	8.18	5.98	6.67	2.20
82	305.75	84	307.75	114	15	RCP	1.75%	1.26	6.65	8.56	7.71	6.97	5.42

STORM DRAINAGE STRUCTURES													
DESIGN DATA											AS-BUILT		
Str No	Type of Structure	Inlet Area (Ac)	Basin Q25 (cfs)	To Str Q25 (cfs)	Total Q (cfs)	Str. Qc (cfs)	ByPass From Str Qc (cfs)	Str Top Loc	Str Top Elev	Pipe In No	Pipe In Size	Pipe Out Size	STR Top Elev
77	DMH							RIM	303.95	78	18	24	298.00
80	DMH							RIM	306.45	81	15	15	302.20
81	6-72 Inlet	1.02	5.39	0.91	6.30	6.30	0.00	TC	306.99			15	303.40
82	DMH							RIM	309.73	83	15	15	305.50
83	No 11 Inlet	0.51	2.70	0.00	2.70	1.78	0.91	RIM	310.10			15	306.60
84	DMH							RIM	311.76	85	15	15	307.75

REVISIONS		
ITEM NO.	DESCRIPTION OF CHANGE	APPROVAL DATE



**PHASE 2B
UNION DEPOT P.U.D.**

DEVELOPER: BLUE SKY COMMUNITIES, INC.
ENGINEER: PARKER, ESTES & ASSOCIATES, INC.

SHEET **1** OF **1**

DIVISION OF ENGINEERING

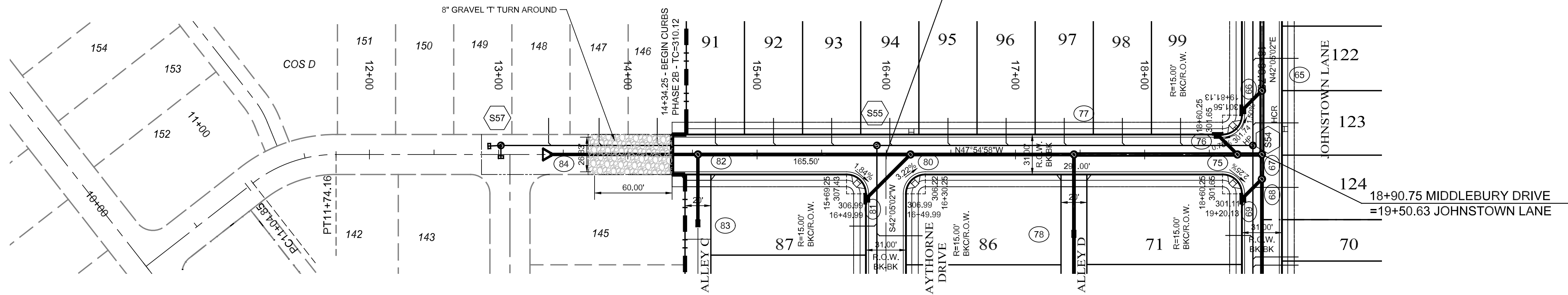
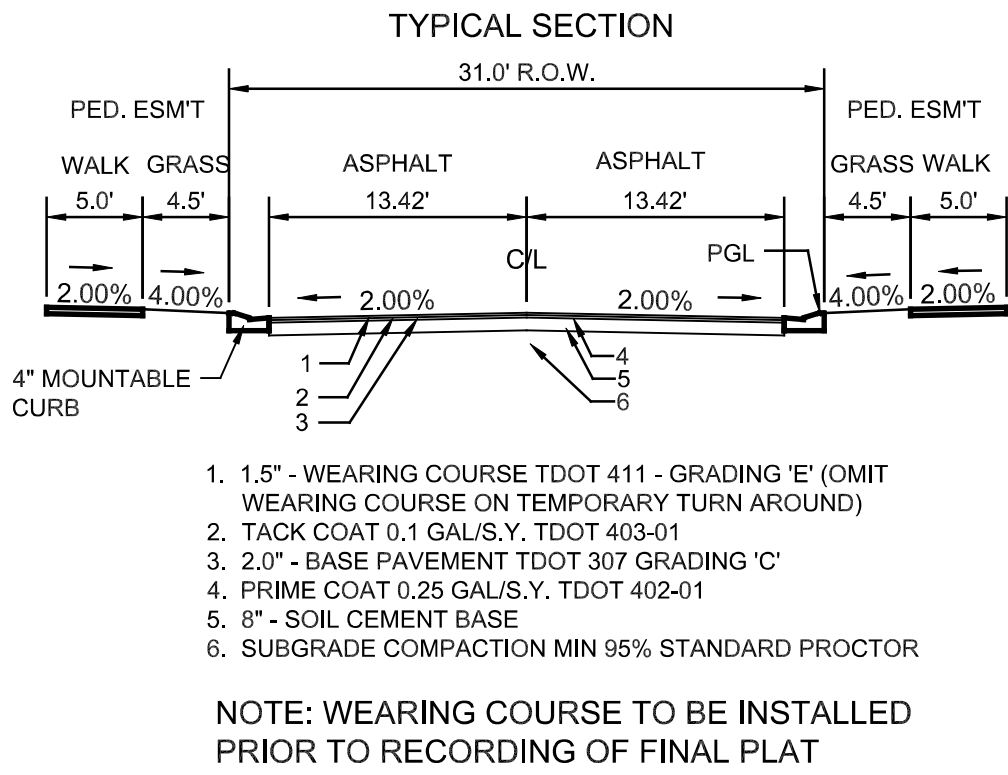
BAYTHORNE DRIVE

BARTLETT, TENNESSEE

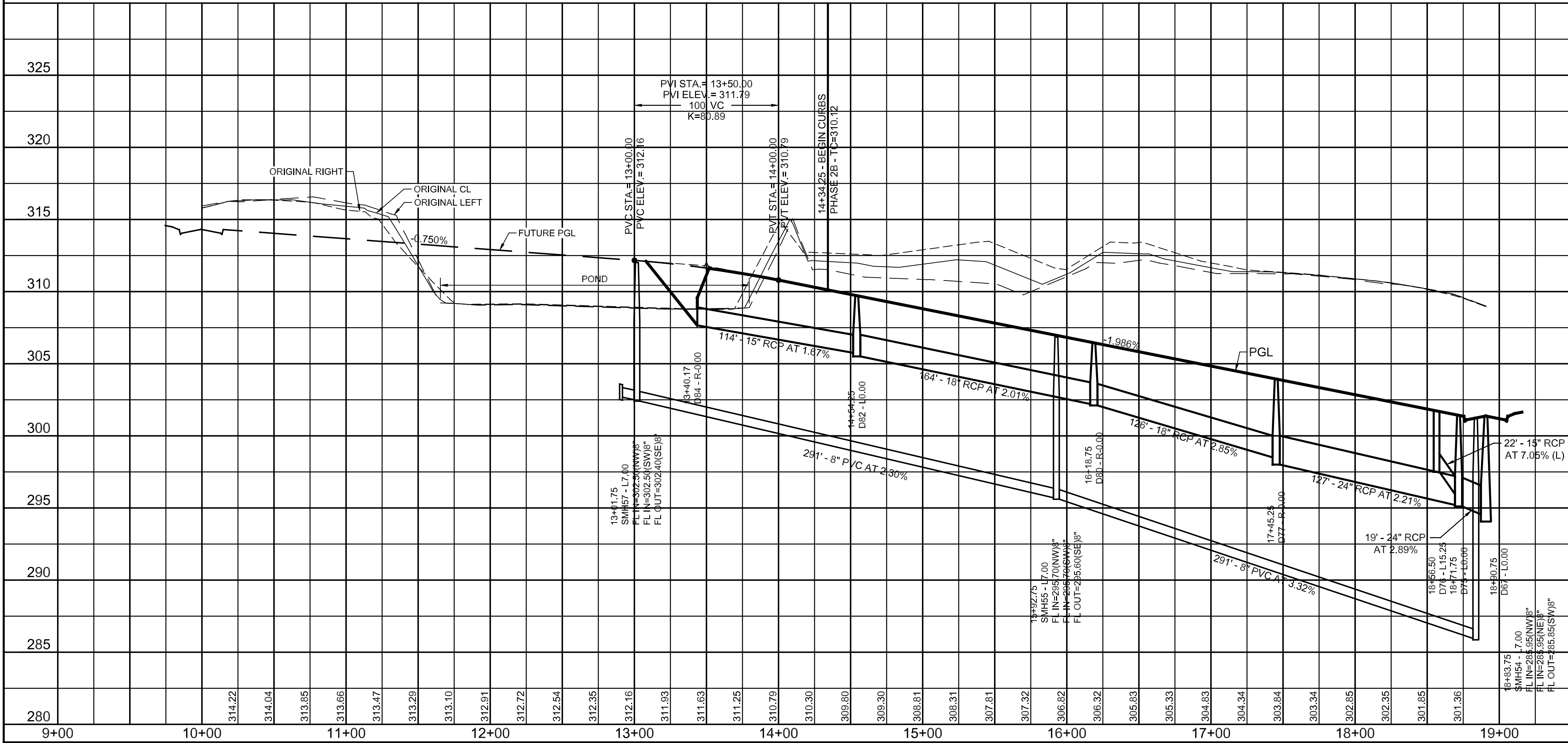
SURVEY: HARRIS&ASSOC DATE: 05/2022 FILE: P.E. & A. DATE: 05/2022 SCALE: 1"=50'H & 5'V
REVIEWED

CITY ENGINEER DATE

STORM DRAINAGE PIPES														
DESIGN DATA										AS-BUILT DATA				
From Str	To Str	Len	Dia	Pipe	Pipe	D.A.	Q25	Qc	V25	Vc	Vfull	From Str	To Str	Len
No	Elev	No	Elev	Ft	Inch	Matl	Slope	(Ac)	(cfs)	(cfs)	(fps)	No	Elev	No
60	292.50	65	293.50	96	30	RCP	1.04%	6.72	34.25	41.86	9.51	8.53	6.98	
65	294.75	66	298.07	22	15	RCP	15.09%	0.03	0.19	25.09	6.09	20.45	0.16	
65	293.50	67	294.05	50	30	RCP	1.10%	6.70	34.18	43.02	9.72	8.76	6.96	
67	294.55	68	294.95	19	24	RCP	2.11%	2.28	11.65	32.82	9.56	10.45	3.71	
68	295.70	69	297.60	22	15	RCP	8.64%	0.56	2.95	18.98	11.24	15.47	2.40	
68	295.45	70	296.35	103	18	RCP	0.87%	1.72	8.88	9.82	6.29	5.56	5.02	
67	294.55	75	295.20	19	24	RCP	3.42%	4.42	22.57	41.84	13.57	13.32	7.18	
75	295.95	76	297.50	22	15	RCP	7.05%	0.60	3.18	17.15	10.68	13.97	2.59	
75	295.20	77	298.00	127	24	RCP	2.20%	3.82	19.61	33.59	11.11	10.69	6.24	
77	298.50	78	300.00	62	18	RCP	2.42%	1.02	5.32	16.34	8.26	9.25	3.01	
78	300.00	79	301.25	151	18	RCP	0.83%	0.62	3.28	9.56	4.90	5.41	1.86	
77	298.50	80	302.20	126	18	RCP	2.94%	2.79	14.44	18.00	11.32	10.19	8.17	
80	302.45	81	303.40	48	15	RCP	1.98%	1.02	5.39	9.09	7.72	7.41	4.39	
80	302.20	82	305.50	165	18	RCP	2.00%	1.77	9.26	14.86	8.87	8.41	5.24	
82	305.75	83	306.60	53	15	RCP	1.60%	0.51	2.70	8.18	5.98	6.67	2.20	
82	305.75	84	307.75	114	15	RCP	1.75%	1.26	6.65	8.56	7.71	6.97	5.42	
84	307.75	85	308.40	22	15	RCP	2.95%	0.63	3.31	11.10	7.90	9.05	2.70	
84	307.75	86	308.50	58	15	RCP	1.29%	0.64	3.37	7.35	5.86	5.99	2.75	

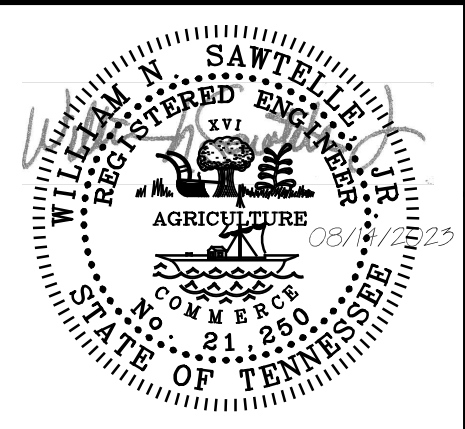


SITE BENCH MARK
TOP FLANGE BOLT OF FIRE HYDRANT BETWEEN 'W' & 'M'.
FIRE HYDRANT LOCATED ON THE NORTHWEST SIDE OF
HIGHWAY 70 NEAR THE NORTHEASTLY CORNER OF THE
PROPERTY AND ADJACENT TO DRIVE WAY FOR ST
GEORGE ORTHODOX CHURCH.
ELEVATION = 296.50



STORM DRAINAGE STRUCTURES														
Str No	Type of Structure	Inlet Area (Ac)	Basin Q25 (cfs)	ByPass To Str (cfs)	Total Q (cfs)	Str. Qc (cfs)	ByPass From Str (cfs)	AS-BUILT						
								Str Top	Loc	Elev	Pipe In	Pipe Out	STR Top	Elev
60	DMH							RIM 301.05	61	18	293.50	36	292.00	
65	DMH							RIM 301.61	66	15	294.75	30	293.50	
66	6-72 Inlet	0.03	0.19	0.00	0.19	0.19	0.00	TC 301.57					15	298.07
67	DMH							RIM 301.36	68	24	294.55	30	294.05	
68	DMH							RIM 301.20	69	15	295.70	24	294.95	
69	6-72 Inlet	0.56	2.95	0.00	2.95	1.54	1.40	TC 301.11					15	297.60
70	DMH							RIM 300.41	71	15	296.60	18	296.35	
75	DMH							RIM 301.42	76	15	295.95	24	295.20	
76	6-72 Inlet	0.60	3.18	1.13	4.32	4.32	0.00	TC 301.73					15	297.50
77	DMH							RIM 303.95	78	18	298.50	24	298.00	
78	No 11 Inlet	0.40	2.13	1.37	3.50	3.50	0.00	RIM 303.67	79	18	300.00	18	300.00	
79	No 11 Inlet	0.62	3.28	0.00	3.28	1.90	1.37	RIM 303.05					18	301.25
80	DMH							RIM 306.45	81	15	302.45	18	302.20	
81	6-72 Inlet	1.02	5.39	0.91	6.30	6.30	0.00	TC 306.99					15	303.40
82	DMH							RIM 309.73	83	15	305.75	18	305.50	
83	No 11 Inlet	0.51	2.70	0.00	2.70	1.78	0.91	RIM 310.10					15	306.60
84	DMH							RIM 311.76	85	15	307.75	15	307.75	
85	6-72 Inlet	0.63	3.31	0.00	3.31	2.18	1.13	TC 311.93					15	308.40
86	6-72 Inlet	0.64	3.37	0.00	3.37	3.37	0.00	TC 312.21					15	308.50

REVISIONS		
ITEM NO.	DESCRIPTION OF CHANGE	APPROVAL DATE



PHASE 2B
UNION DEPOT P.U.D.

DEVELOPER: BLUE SKY COMMUNITIES, INC.
ENGINEER: PARKER, ESTES & ASSOCIATES, INC.

SHEET 1 OF 1

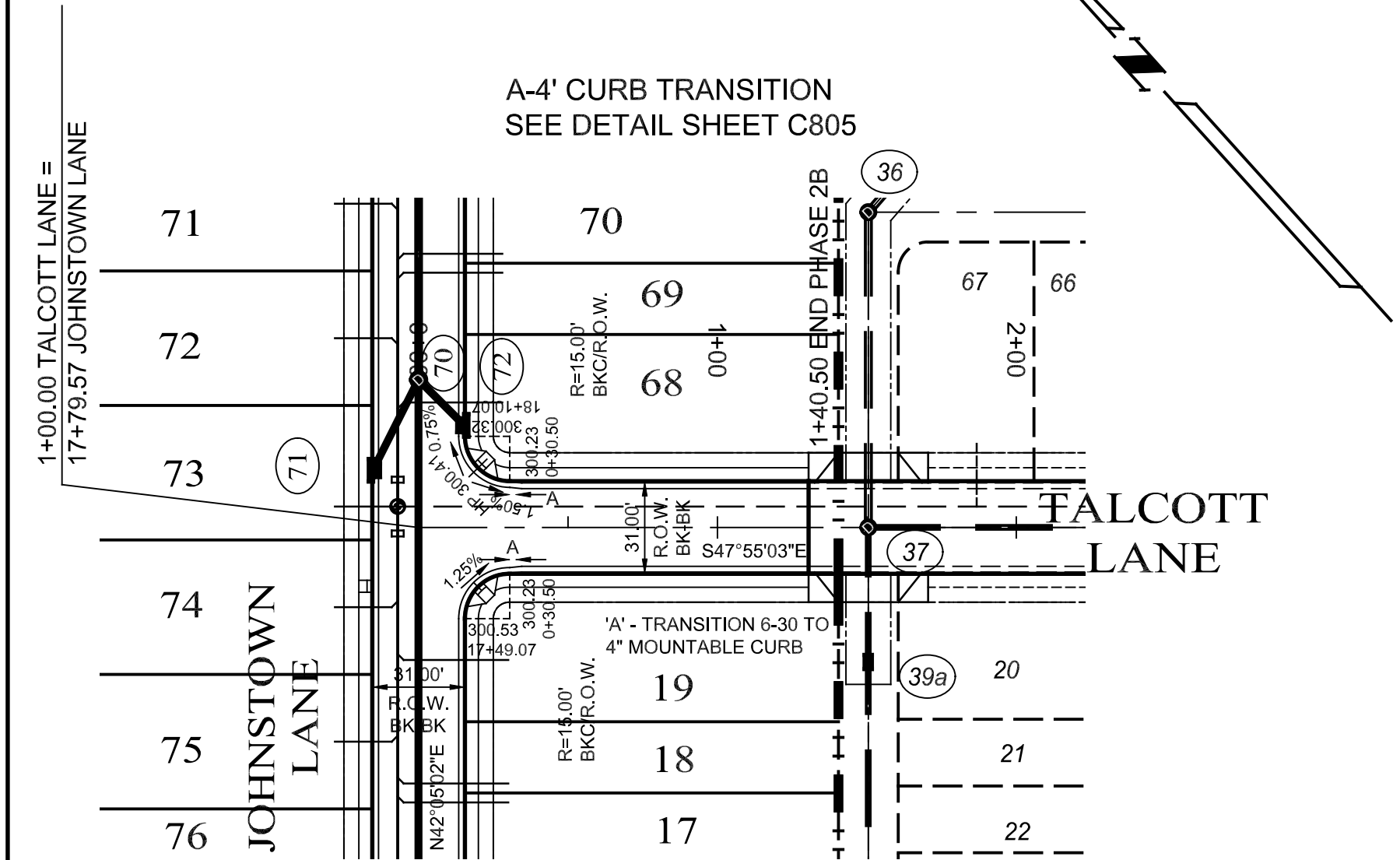
DIVISION OF ENGINEERING

MIDDLEBURY DRIVE

BARTLETT, TENNESSEE

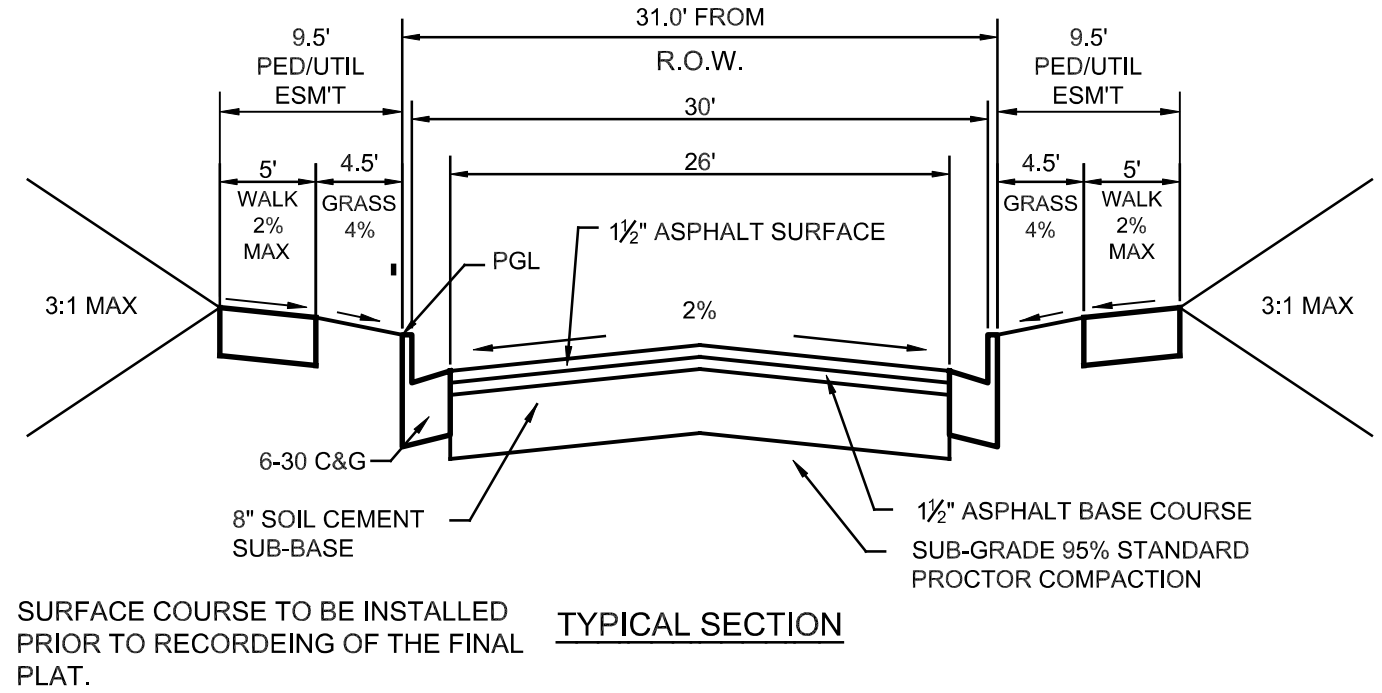
SURVEY: HARRIS&ASSOC DATE: 05/2022 FILE: 1"=50'H & 5'V
DESIGN: P. E. & A. DATE: 05/2022 REVIEWED

CITY ENGINEER DATE

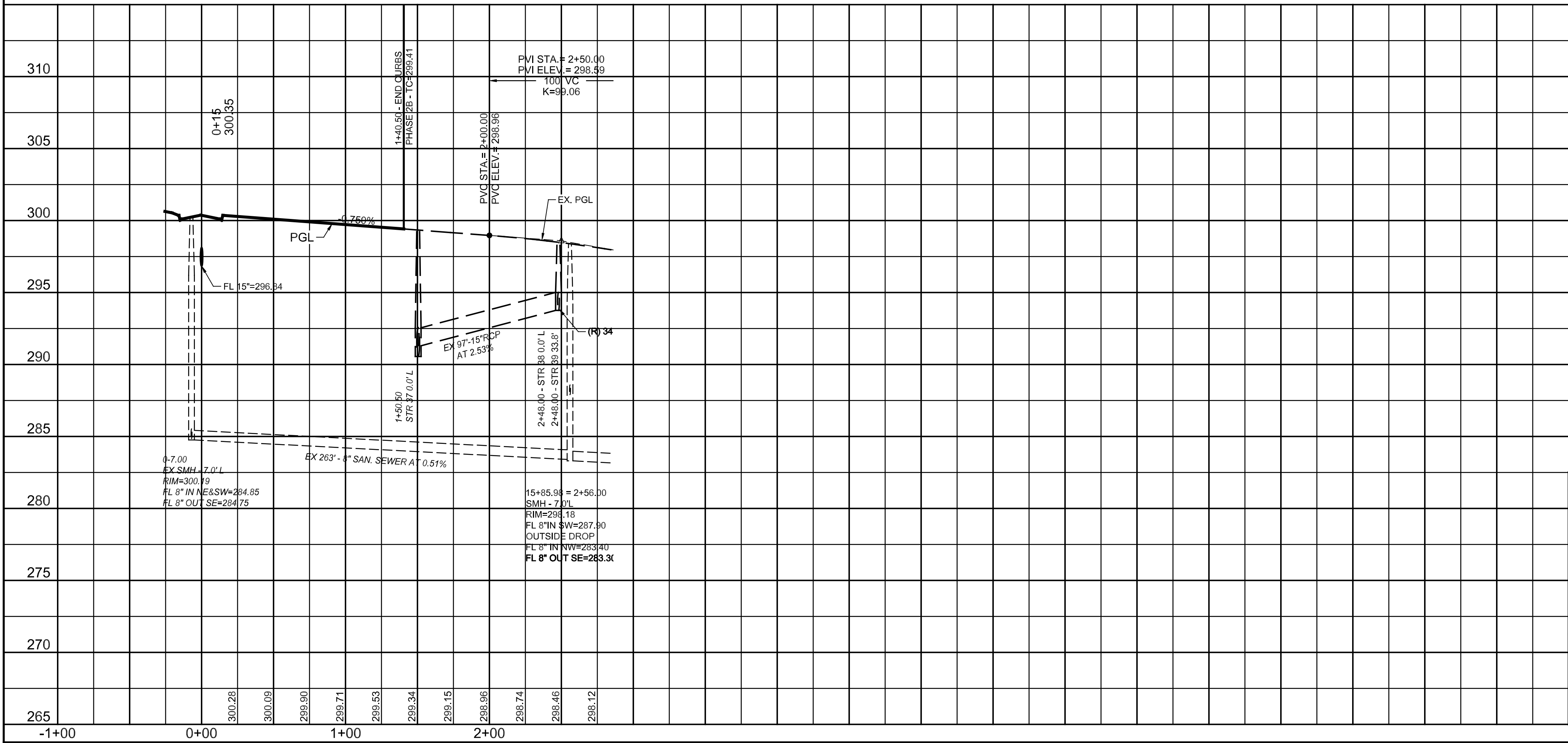


STORM DRAINAGE PIPES															AS-BUILT DATA				
DESIGN DATA																			
From Str	To Str	Len	Dia	Pipe	Pipe	D.A.	Q25	Qc	V25	Vc	Vfull	From Str	To Str	Len	Pipe				
No	Elev	No	Elev	Ft	Inch	Slope	(Ac)	(cfs)	(fps)	(cfs)	(fps)	No	Elev	No	Elev	Ft	Slope	Qc	(cfs)
35	282.00	36	283.40	135	24	EX RCP	1.04%	2.78	15.40	23.04	7.85								
36	289.75	37	290.55	106	24	EX RCP	0.75%	2.78	15.52	19.65	6.93								
37	291.30	38	293.75	97	15	EX RCP	2.53%	1.47	8.47	10.27	9.34								
38	293.75	39	294.60	34	15	EX RCP	2.50%	1.47	8.48	10.21	9.31								
37	291.30	39a	292.20	45	15	EX RCP	2.00%	1.32	7.36	9.14	8.28								
39a	292.20	40	295.50	235	15	EX RCP	1.40%	0.79	4.48	7.65	6.48								
68	295.45	70	296.35	103	18	RCP	0.87%	1.72	8.88	9.82	6.29								
70	296.60	71	296.80	34	15	RCP	0.59%	0.79	4.18	4.95	4.53								
70	296.60	72	296.80	22	15	RCP	0.91%	0.35	1.83	6.16	4.38								
70	296.60	73	297.45	175	15	RCP	0.49%	0.59	3.09	4.50	3.95								

STORM DRAINAGE STRUCTURES																	
				ByPass			ByPass									AS-BUILT	
Str		Inlet	Basin	To	Total	Str.	From										
No.	Type of Structure	Area (Ac)	Q25 (cfs)	Str (cfs)	Q (cfs)	Qc (cfs)	Str (cfs)	Str Top	Loc	Elev	No	Size	Elev	Size	Elev	Loc	Elev
36	EX DMH							RIM 299.16	37	24	289.75	24	283.40				
37	EX DMH							RIM 299.22	38	15	291.30	24	290.55				
38	EX DMH							RIM 298.49	39	15	293.75	15	293.75				
39a	EX No 11 Inlet	0.53	3.06	0.00	3.06	1.82	1.25	RIM 299.53	40	15	292.20	15	292.20				
40	EX No 11 Inlet	0.20	1.13	0.00	1.13	1.13	0.00	RIM 301.42	41	15	295.50	15	295.50				
68	DMH							RIM 301.20	69	15	295.70	24	294.95				
70	DMH							RIM 300.41	71	15	296.60	18	296.35				
71	6-72 Inlet	0.79	4.18	1.40	5.58	5.58	0.00	TC 300.30				15	296.80				
72	6-72 Inlet	0.35	1.83	0.00	1.83	1.83	0.00	TC 300.32				15	296.80				
73	DMH							RIM 301.30	74	15	297.45	15	297.45				



SITE BENCH MARK
TOP FLANGE MARK OF FIRE HYDRANT BETWEEN 'W' & 'M'.
FIRE HYDRANT LOCATED ON THE NORTHWEST SIDE OF
HIGHWAY 70 NEAR THE NORTHEASTERLY CORNER OF THE
PROPERTY AND ADJACENT TO DRIVE WAY FOR ST
GEORGE ORTHODOX CHURCH.
ELEVATION = 296.50



REVISIONS		
ITEM NO.	DESCRIPTION OF CHANGE	APPROVAL DATE

PHASE 2B
UNION DEPOT P.U.D.

DEVELOPER: BLUE SKY COMMUNITIES, INC.
ENGINEER: PARKER, ESTES & ASSOCIATES, INC.

WILLIAM N. SAWTTELL, P.E.
REGISTERED ENGINEER
AGRICULTURE
COMMERCIAL
STATE OF TENNESSEE
06/15/23

SHEET 1 OF 1

DIVISION OF ENGINEERING
TALCOTT LANE

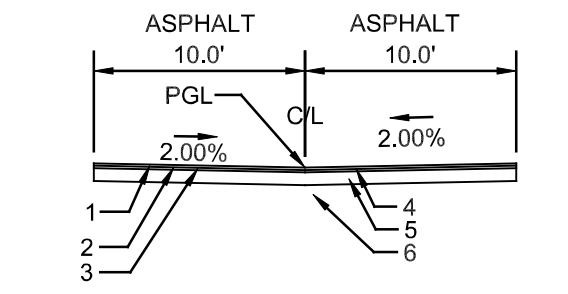
BARTLETT, TENNESSEE

SURVEY: HARRIS ASSOC DATE: FILE: 1"=50'H & 5'V
DESIGN: P. E. & A. DATE: 05/2022 REVIEWED

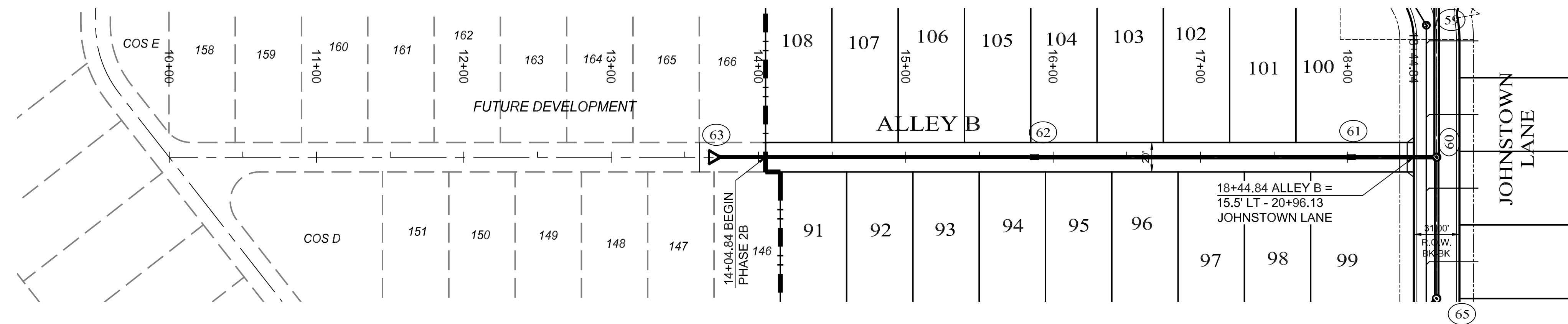
CITY ENGINEER DATE

STORM DRAINAGE PIPES																				
DESIGN DATA													AS-BUILT DATA							
From Str		To Str		Len Ft	Dia Inch	Pipe Matl	Pipe Slope	D.A. (Ac)	Q25 (cfs)	Qc (cfs)	V25 (fps)	Vc Qc/A (fps)	Vfull Q10/A (fps)	From Str		To Str		Len Ft	Pipe Slope	Qc (cfs)
No	Elev	No	Elev											No	Elev	No	Elev			
55	312.20	56	314.05	80	15	RCP	2.31%	0.14	0.86	9.82	4.92	8.00	0.70							
56	314.05	57	314.60	73	15	RCP	0.75%	0.14	0.88	5.61	3.33	4.57	0.71							
57	314.60	58	315.05	22	15	RCP	2.05%	0.14	0.88	9.24	4.74	7.53	0.72							
55	291.00	59	291.25	35	36	RCP	0.71%	9.16	46.03	56.37	8.89	7.97	6.51							
59	291.25	60	292.00	108	36	RCP	0.69%	9.16	46.33	55.58	8.80	7.86	6.55							
60	293.50	61	294.75	58	18	RCP	2.16%	2.44	12.37	15.42	9.70	8.73	7.00							
61	295.00	62	300.80	215	15	RCP	2.70%	1.88	9.66	10.61	9.80	8.65	7.87							
62	300.80	63	305.05	215	15	RCP	1.98%	1.34	6.98	9.08	8.16	7.40	5.69							
63	305.05	64	309.05	215	15	RCP	1.86%	0.71	3.75	8.81	6.89	7.18	3.06							
60	292.50	65	293.50	96	30	RCP	1.04%	6.72	34.25	41.86	9.51	8.53	6.98							

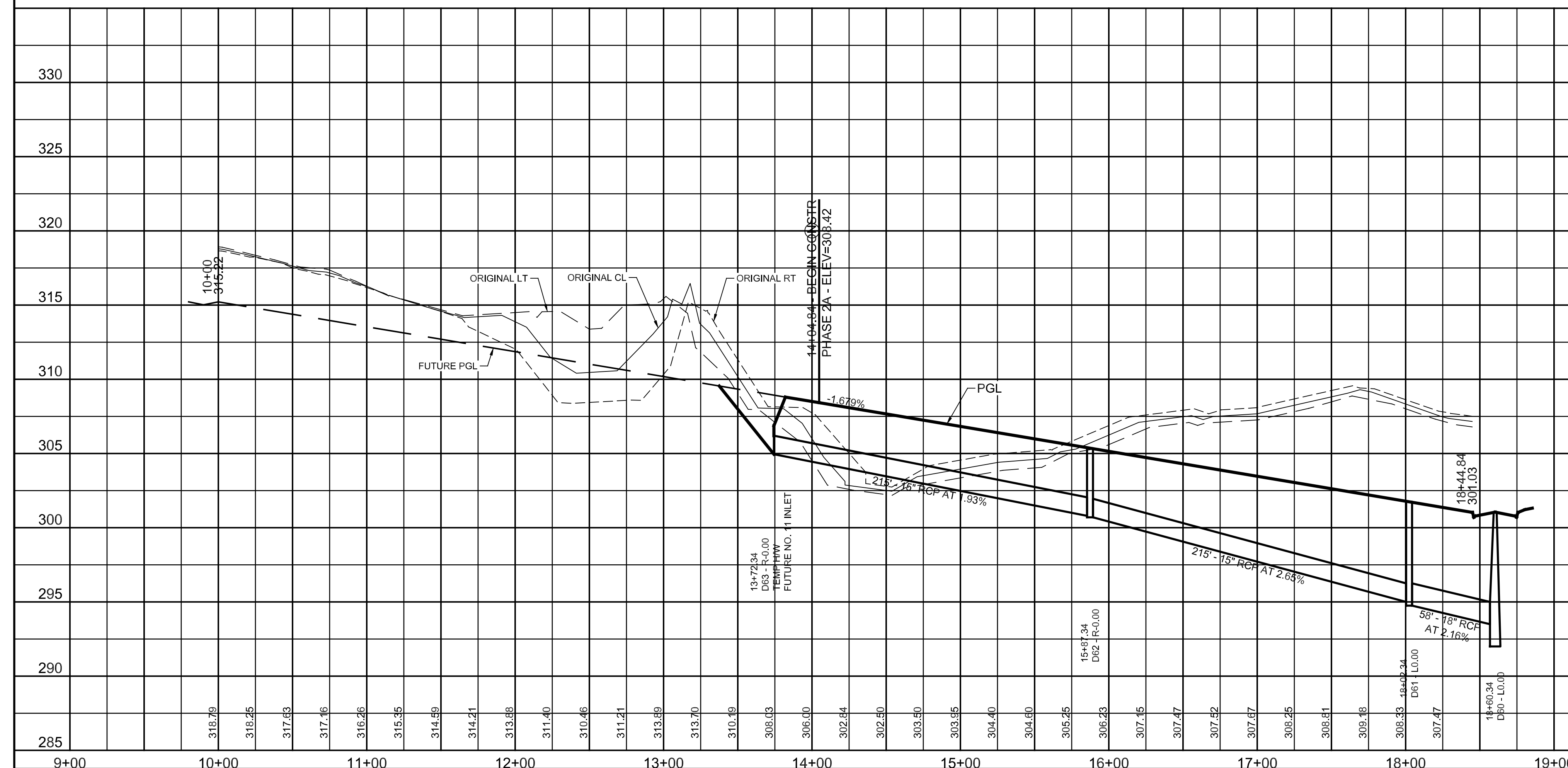
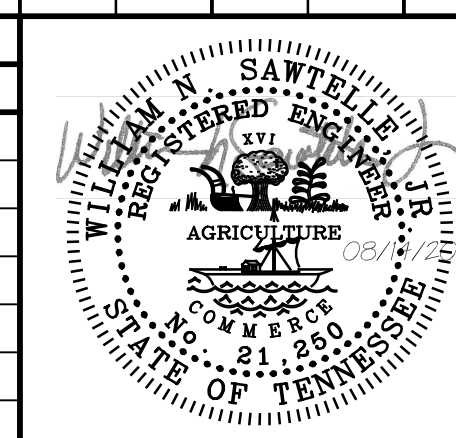
STORM DRAINAGE STRUCTURES															AS-BUILT	
Str No.	Type of Structure	Inlet Area (Ac)	Basin Q25 (cfs)	ByPass To Str (cfs)	Total Q (cfs)	Str. Qc (cfs)	ByPass From Str (cfs)	Str Top		Pipe In		Pipe Out		STR Top		
								Loc	Elev	No	Size	Elev	Size	Elev	Loc	Elev
55	DMH							RIM	316.71	56	15	312.20	15	312.20		
56	DMH							RIM	318.56	57	15	314.05	15	314.05		
57	DMH							RIM	318.93	58	15	314.60	15	314.60		
58	6-72 Inlet	0.14	0.88	0.00	0.88	0.88	0.00	TC	318.80				15	315.05		
59	DMH							RIM	300.17	60	36	291.25	36	291.25		
60	DMH							RIM	301.05	61	18	293.50	36	292.00		
61	No 11 Inlet	0.56	2.94	2.26	5.20	2.83	2.38	RIM	301.74	62	15	295.00	18	294.75		
62	No 11 Inlet	0.54	2.86	2.17	5.02	2.76	2.26	RIM	305.35	63	15	300.80	15	300.80		
63	Temp H/W	1.34	7.09	1.52	4.86	2.69	2.17			64	15	305.05	15	305.05		
65	DMH							RIM	301.61	66	15	294.75	30	293.50		



1. 1.5" - WEARING COURSE TDOT 411 - GRADING 'E'
2. TACK COAT 0.1 GAL/S.Y. TDOT 403-01
3. 2.0" - BASE PAVEMENT TDOT 307-BM-2 GRADING 'B'
4. PRIME COAT 0.25 GAL/S.Y. TDOT 402-01
5. 8" - SOIL CEMENT BASE
6. SUBGRADE COMPACTION MIN 95% STANDARD PROCTOR



SITE BENCH MARK
TOP FLANGE BOLT OF FIRE HYDRANT BETWEEN 'W' & 'M'.
FIRE HYDRANT LOCATED ON THE NORTHWEST SIDE OF
HIGHWAY 70 NEAR THE NORTHEASTERLY CORNER OF THE
PROPERTY AND ADJACENT TO DRIVE WAY FOR ST
GEORGE ORTHODOX CHURCH.
ELEVATION = 296.50

[illegible]

PHASE 2B
UNION DEPOT P.U.D.

DEVELOPER: BLUE SKY COMMUNITIES, INC.
ENGINEER: PARKER, ESTES & ASSOCIATES, INC.

SHEET 1 OF 1

DIVISION OF ENGINEERING

ALLEY B

BARTLETT, TENNESSEE

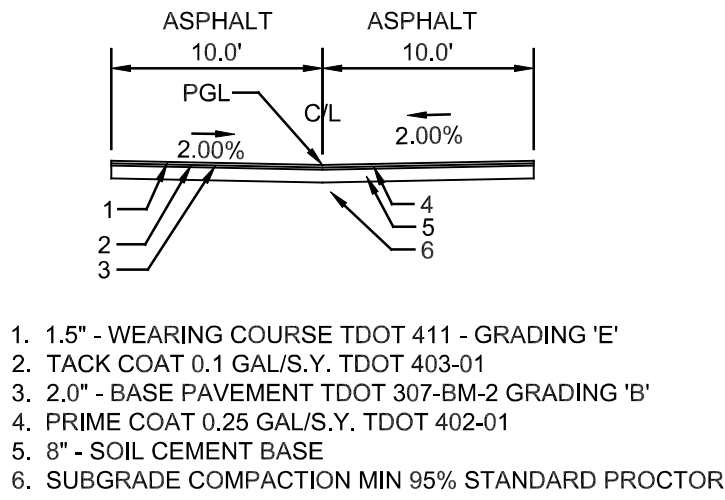
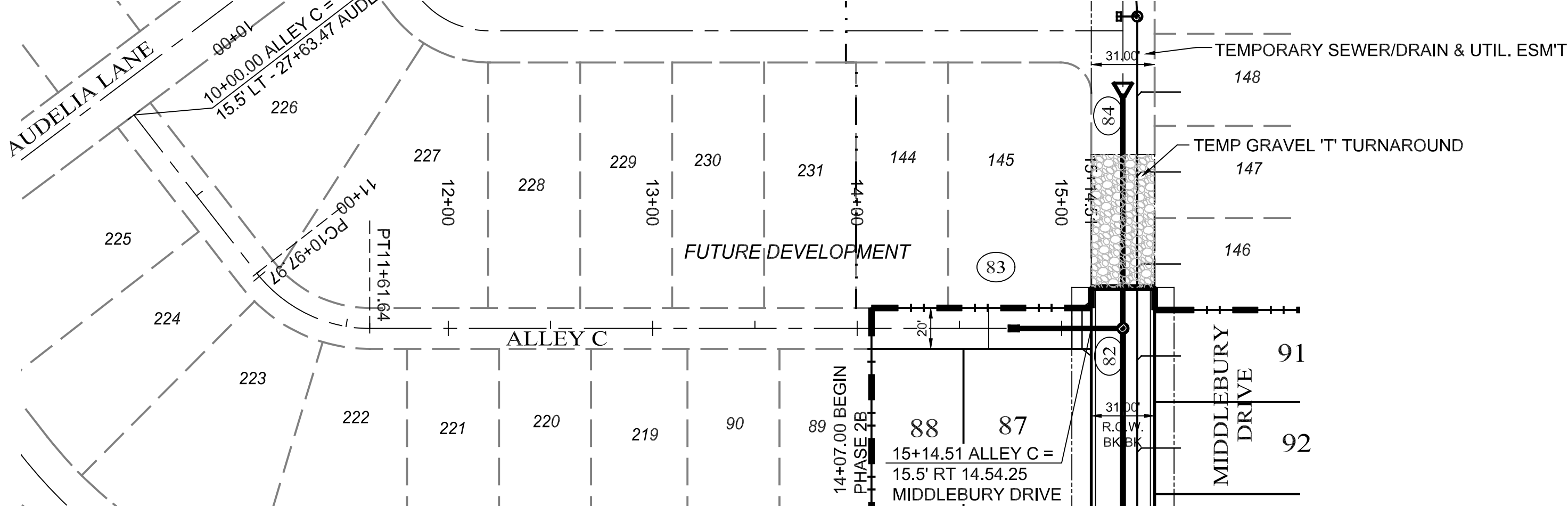
SURVEY: <u>HARRIS&ASSOC</u>	DATE: _____	FILE: _____
DESIGN: <u>P. E. & A.</u>	DATE: <u>05/2022</u>	SCALE: <u>1"=50'H & 5'V</u>

REVIEWED _____

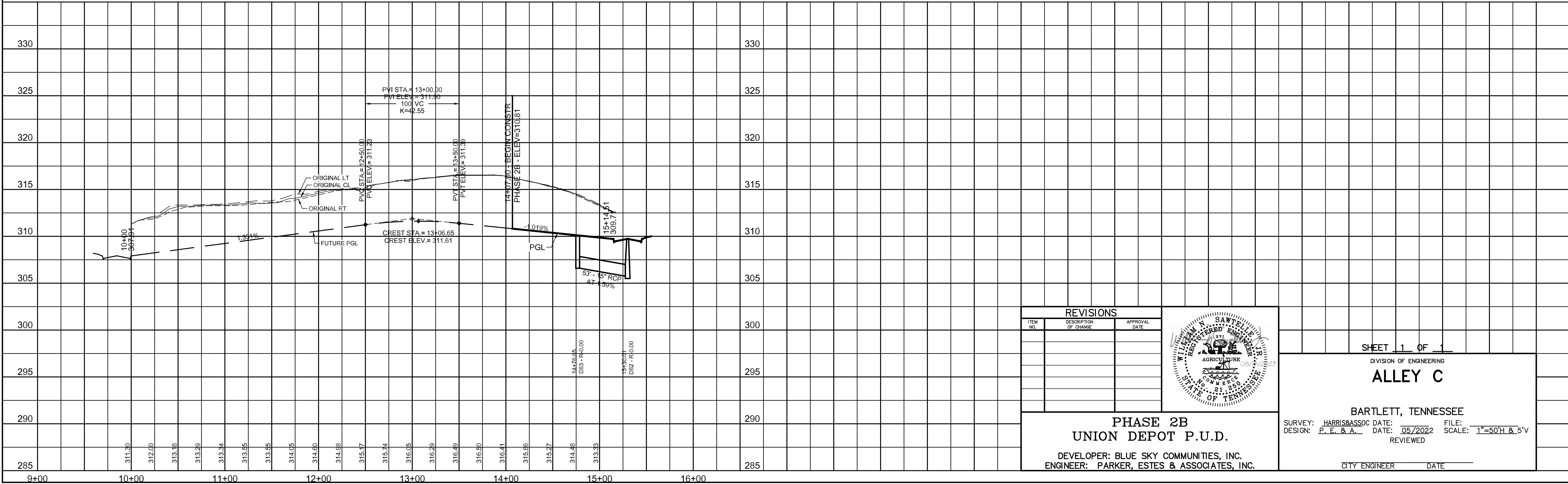
CITY ENGINEER DATE

STORM DRAINAGE PIPES														
DESIGN DATA										AS-BUILT DATA				
From Str	To Str	Len	Dia	Pipe	Pipe	D.A.	Q25	Qc	V25	Vc	Vfull	From Str	To Str	Len
No	Elev	No	Elev	Ft	Inch	Slope	(Ac)	(cfs)	(cfs)	Qc/A	Q10/A	No	Elev	No
80	302.20	82	305.50	165	18	RCP	2.00%	1.77	9.26	14.86	8.87	8.41	5.24	
82	305.75	83	306.60	53	15	RCP	1.60%	0.51	2.70	8.18	5.98	6.67	2.20	
82	305.75	84	307.75	114	15	RCP	1.75%	1.26	6.65	8.56	7.71	6.97	5.42	
84	307.75	85	308.40	22	15	RCP	2.95%	0.63	3.31	11.10	7.90	9.05	2.70	
84	307.75	86	308.50	58	15	RCP	1.29%	0.64	3.37	7.35	5.86	5.99	2.75	

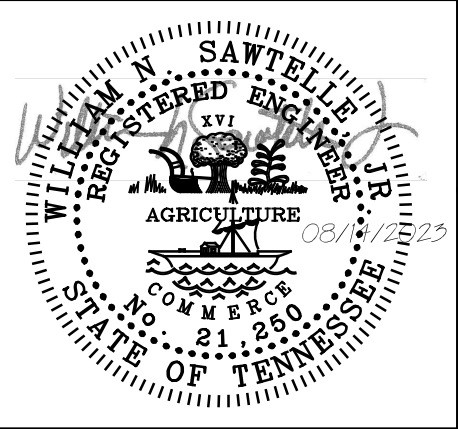
STORM DRAINAGE STRUCTURES														
										AS-BUILT				
Str	Type of Structure	Inlet Area (Ac)	Basin Q25 (cfs)	ByPass To Str (cfs)	Total Q (cfs)	Str. Qc (cfs)	ByPass From Str (cfs)	Str Top Loc	Str Top Elev	Pipe In No	Pipe In Size	Pipe In Elev	Pipe Out Size	Pipe Out Elev
80	DMH							RIM	306.45	81	15	302.45	18	302.20
82	DMH							RIM	309.73	83	15	305.75	18	305.50
83	No 11 Inlet	0.51	2.70	0.00	2.70	1.78	0.91	RIM	310.10				15	306.60
84	DMH							RIM	311.76	85	15	307.75	15	307.75
85	6-72 Inlet	0.63	3.31		3.31	2.18	1.13	TC	311.93				15	308.40
86	6-72 Inlet	0.64	3.37		3.37	3.37	0.00	TC	312.21				15	308.50



SITE BENCH MARK
TOP FLANGE BOLT OF FIRE HYDRANT BETWEEN 'W' & 'M'.
FIRE HYDRANT LOCATED ON THE NORTHWEST SIDE OF
HIGHWAY 70 NEAR THE NORTHEASTERLY CORNER OF THE
PROPERTY AND ADJACENT TO DRIVE WAY FOR ST
GEORGE ORTHODOX CHURCH.
ELEVATION = 296.50



REVISIONS		
ITEM NO.	DESCRIPTION OF CHANGE	APPROVAL DATE



**PHASE 2B
UNION DEPOT P.U.D.**

DEVELOPER: BLUE SKY COMMUNITIES, INC.
ENGINEER: PARKER, ESTES & ASSOCIATES, INC.

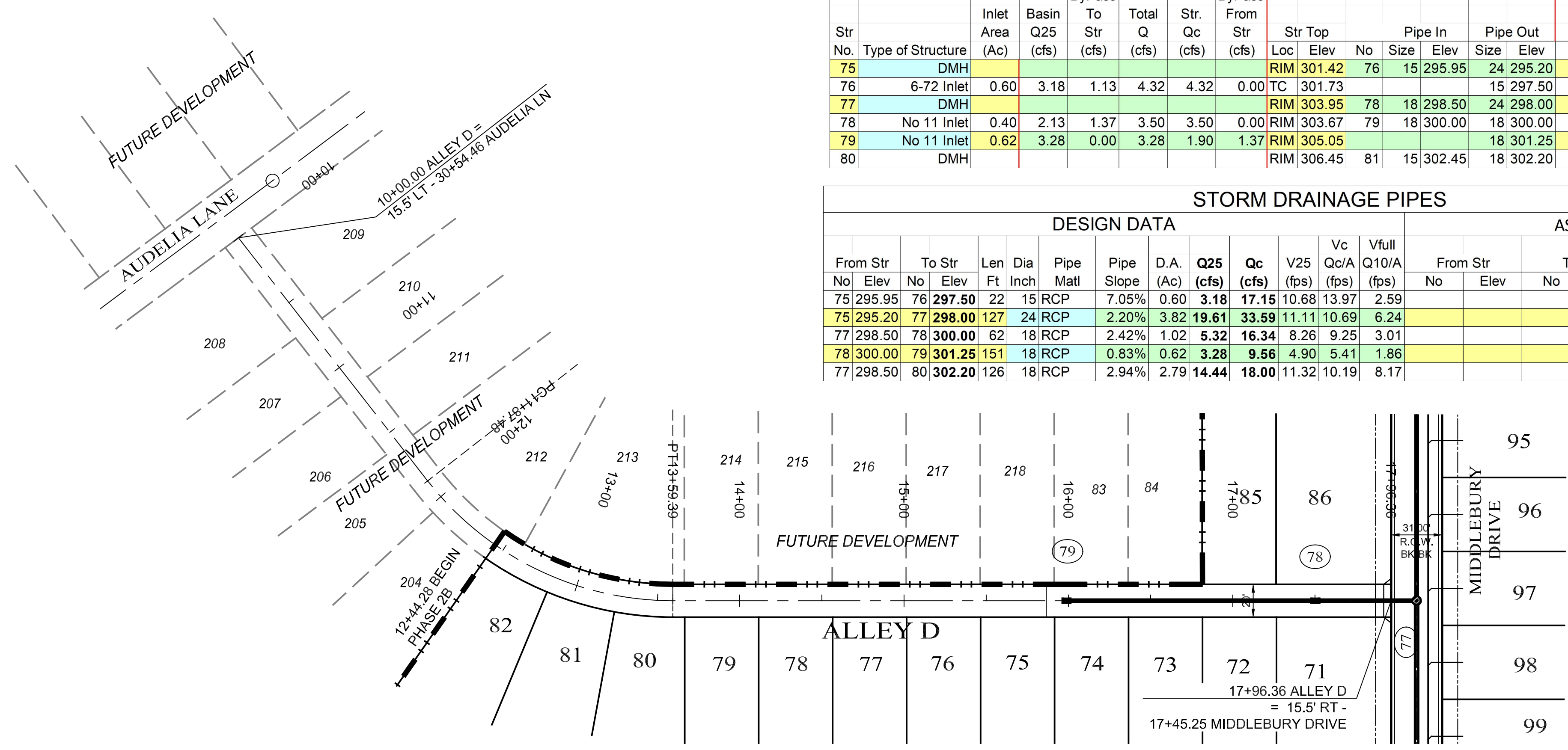
SHEET **1** OF **1**

DIVISION OF ENGINEERING
ALLEY C

BARTLETT, TENNESSEE

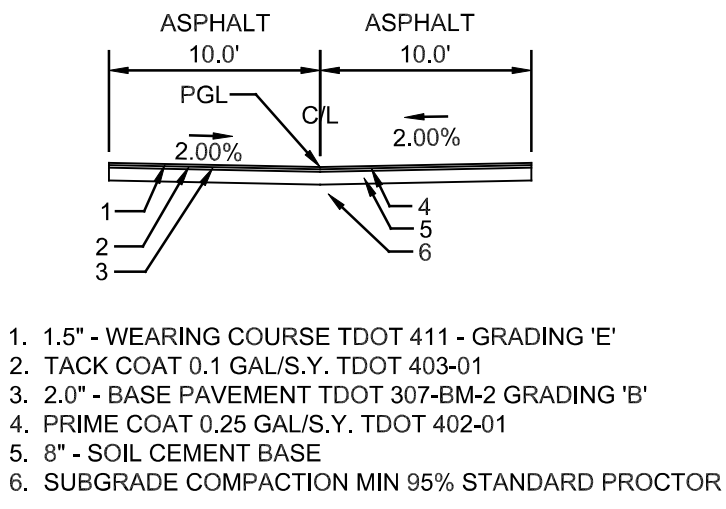
SURVEY: HARRIS ASSOC DATE: 05/2022 FILE: 1"=50'H & 5'V
DESIGN: P. E. & A. DATE: 05/2022 REVIEWED

CITY ENGINEER _____ DATE _____



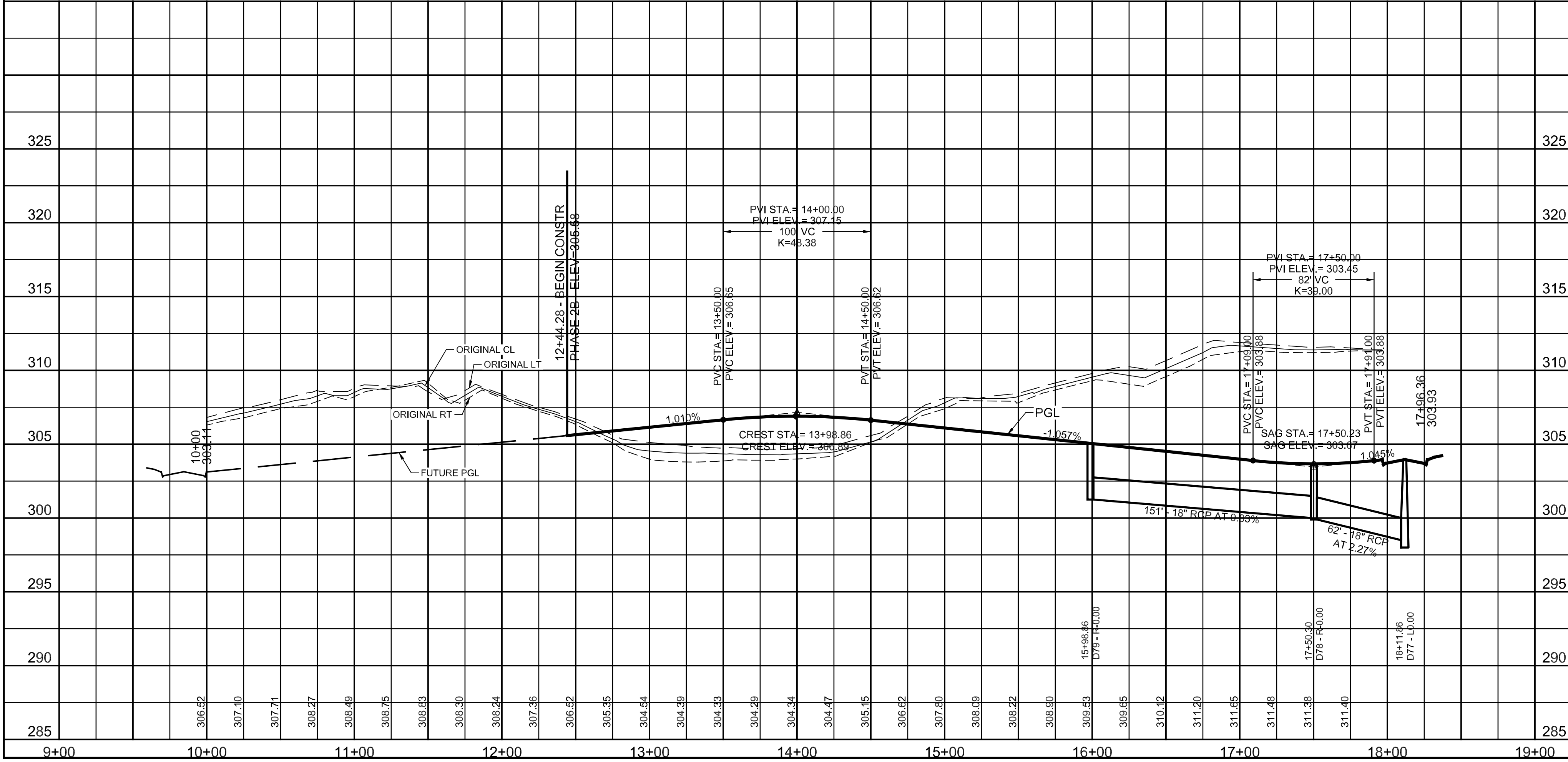
STORM DRAINAGE STRUCTURES																
				ByPass			ByPass								AS-BUILT	
Str		Inlet	Basin	To	Total	Str.	From									
No.	Type of Structure	Area (Ac)	Q25 (cfs)	Str (cfs)	Q (cfs)	Qc (cfs)	Str (cfs)	Loc	Elev	No	Size	Elev	Size	Elev	Loc	Elev
75	DMH							RIM	301.42	76	15	295.95	24	295.20		
76	6-72 Inlet	0.60	3.18	1.13	4.32	4.32	0.00	TC	301.73				15	297.50		
77	DMH							RIM	303.95	78	18	298.50	24	298.00		
78	No 11 Inlet	0.40	2.13	1.37	3.50	3.50	0.00	RIM	303.67	79	18	300.00	18	300.00		
79	No 11 Inlet	0.62	3.28	0.00	3.28	1.90	1.37	RIM	305.05				18	301.25		
80	DMH							RIM	306.45	81	15	302.45	18	302.20		

STORM DRAINAGE PIPES														AS-BUILT DATA				
DESIGN DATA																		
From Str No.	To Str No.	Len	Dia	Pipe Matl	Pipe Slope	D.A. (Ac)	Q25 (cfs)	Qc (cfs)	V25 (fps)	Vc Qc/A (fps)	Vfull Q10/A (fps)	From Str No.	To Str No.	Len	Pipe Slope	Qc (cfs)		
75	295.95	76	297.50	22	15	RCP	7.05%	0.60	3.18	17.15	10.68	13.97	2.59					
75	295.20	77	298.00	127	24	RCP	2.20%	3.82	19.61	33.59	11.11	10.69	6.24					
77	298.50	78	300.00	62	18	RCP	2.42%	1.02	5.32	16.34	8.26	9.25	3.01					
78	300.00	79	301.25	151	18	RCP	0.83%	0.62	3.28	9.56	4.90	5.41	1.86					
77	298.50	80	302.20	126	18	RCP	2.94%	2.79	14.44	18.00	11.32	10.19	8.17					

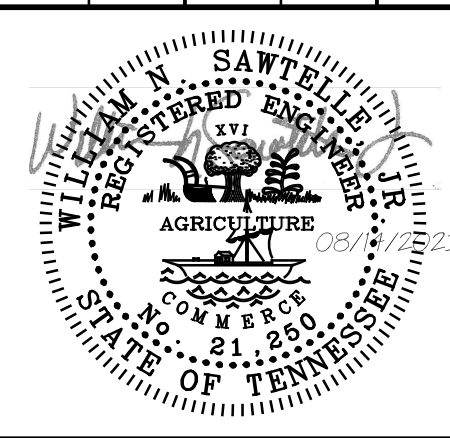


- 1.5" - WEARING COURSE TDOT 411 - GRADING 'E'
- TACK COAT 0.1 GAL/S.Y. TDOT 403-01
- 2.0" - BASE PAVEMENT TDOT 307-BM-2 GRADING 'B'
- PRIME COAT 0.25 GAL/S.Y. TDOT 402-01
- 8" - SOIL CEMENT BASE
- SUBGRADE COMPACTION MIN 95% STANDARD PROCTOR

SITE BENCH MARK
TOP FLANGE BOLT OF FIRE HYDRANT BETWEEN 'W' & 'M'.
FIRE HYDRANT LOCATED ON THE NORTHWEST SIDE OF
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PROPERTY AND ADJACENT TO DRIVE WAY FOR ST
GEORGE ORTHODOX CHURCH.
ELEVATION = 296.50



REVISIONS		
ITEM NO.	DESCRIPTION OF CHANGE	APPROVAL DATE



PHASE 2B
UNION DEPOT P.U.D.
DEVELOPER: BLUE SKY COMMUNITIES, INC.
ENGINEER: PARKER, ESTES & ASSOCIATES, INC.

SHEET 1 OF 1

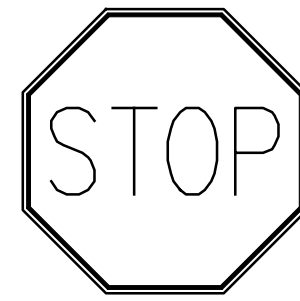
DIVISION OF ENGINEERING

ALLEY D

BARTLETT, TENNESSEE

SURVEY: HARRIS ASSOC DATE: 05/2022 FILE: 1"=50'H & 5'V
DESIGN: P. E. & A. DATE: 05/2022 REVIEWED

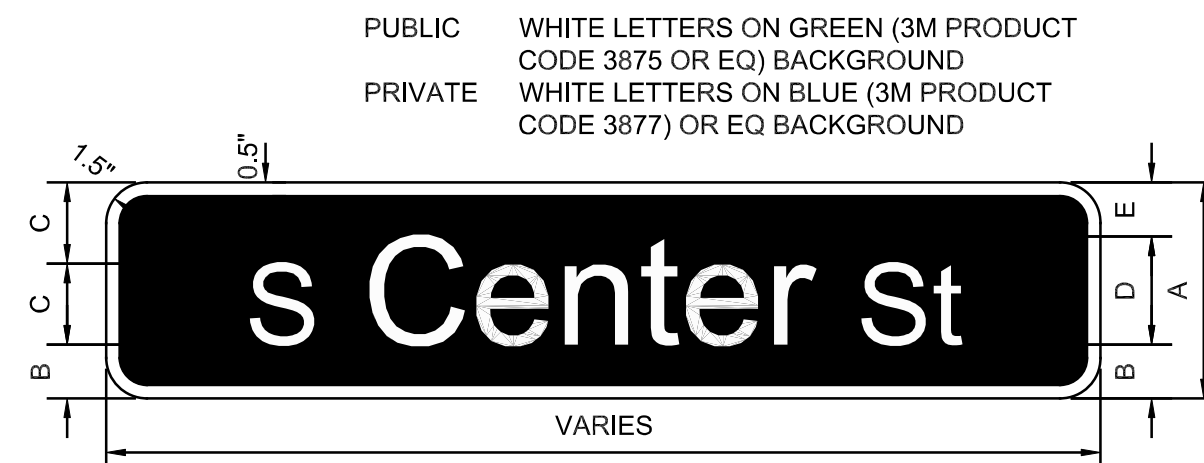
CITY ENGINEER DATE



R1-1
30" X 30" - INTERNAL
36" X 36" - AT HWY 70



R2-1
(24" X 30")



SEE BARTLETT SPECIFICATIONS FOR SIGNS

D-3
STREET NAME

- NOTE:
1. ALL SIGNAGE SHALL BE HIGH INTENSITY DIAMOND TYPE REFLECTIVE SHEETING.
 2. SIGNS AND STRIPPING SHALL BE INSTALLED IN ACCORDANCE WITH TDOT AND MUTCD CURRENT OR AMENDED SPECIFICATIONS (LATEST EDITION). SEE MUTCD FOR MOUNTING HEIGHT.
 3. WHERE THERE IS A DISCREPANCY BETWEEN THESE SPECIFICATIONS, THE MORE RESTRICTIVE SPECIFICATION WILL CONTROL.
 4. PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MUTCD.
 5. PAVEMENT MARKINGS SHALL BE THERMOPLASTIC IN ACCORDANCE WITH TDOT SPECIFICATIONS.
 6. SEE ALSO TDOT STANDARD DRAWINGS T-M-1 THROUGH T-M-4, AND T-M-17.

FUTURE DEVELOPMENT

JOHNSTOWN LANE

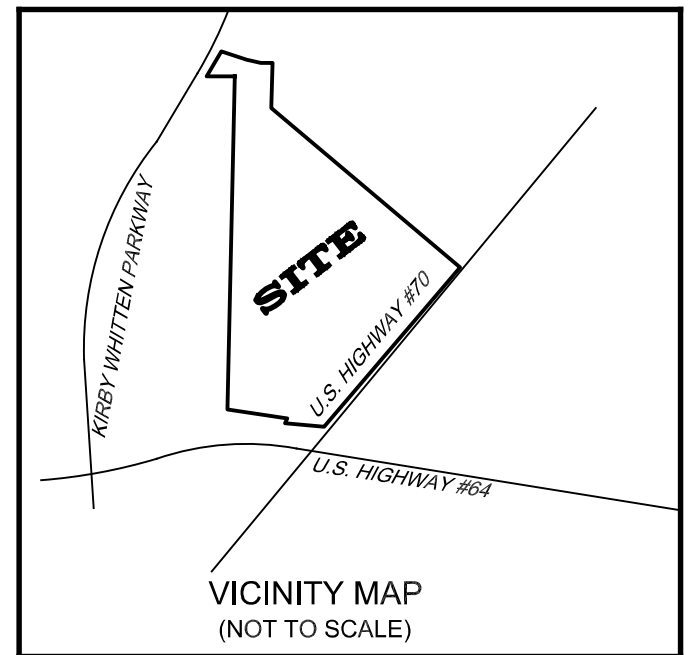
PHASE 2A
UNION DEPOT P.D.

TALCOTT LANE

FUTURE DEVELOPMENT

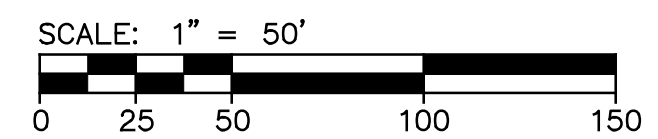
MIDDLEBURY DRIVE

MANNINGTON DRIVE



VICINITY MAP
(NOT TO SCALE)

TN SPC WD-83



DIVISION OF ENGINEERING
STRIPING & SIGNAGE

BARTLETT, TENNESSEE

SURVEY: HARRIS&ASSOC DATE: 04-2022 FILE: FILL
DESIGN: P. E. & A. DATE: 04-2022 SCALE: 1" = 50'
REVIEWED

CITY ENGINEER _____ DATE _____

REVISIONS

ITEM NO.	DESCRIPTION OF CHANGE	APPROVAL DATE



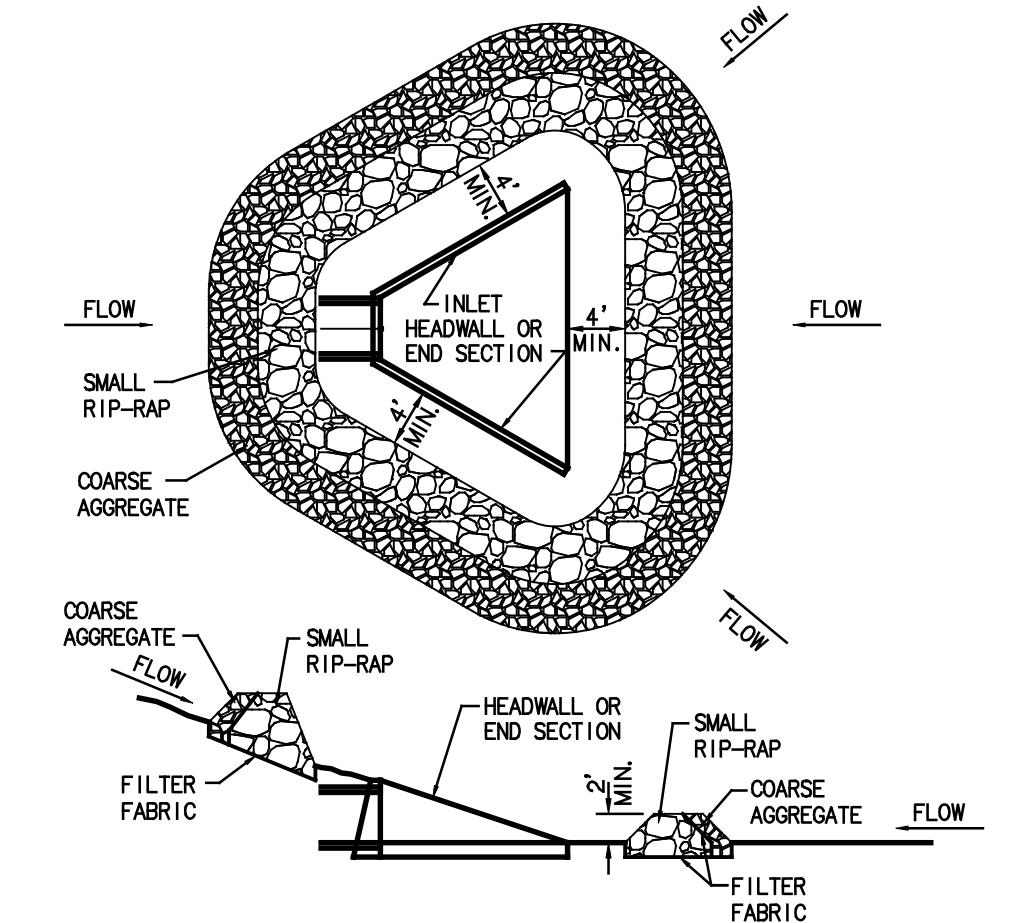
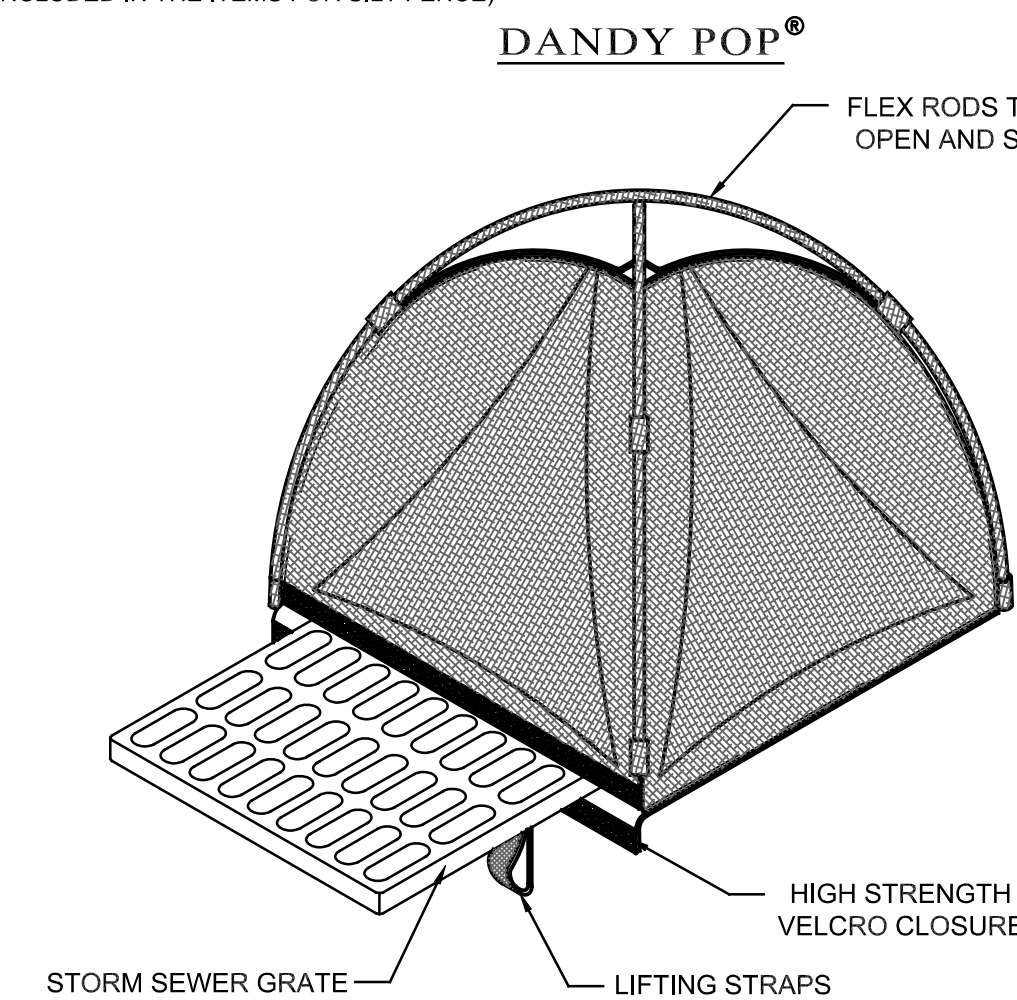
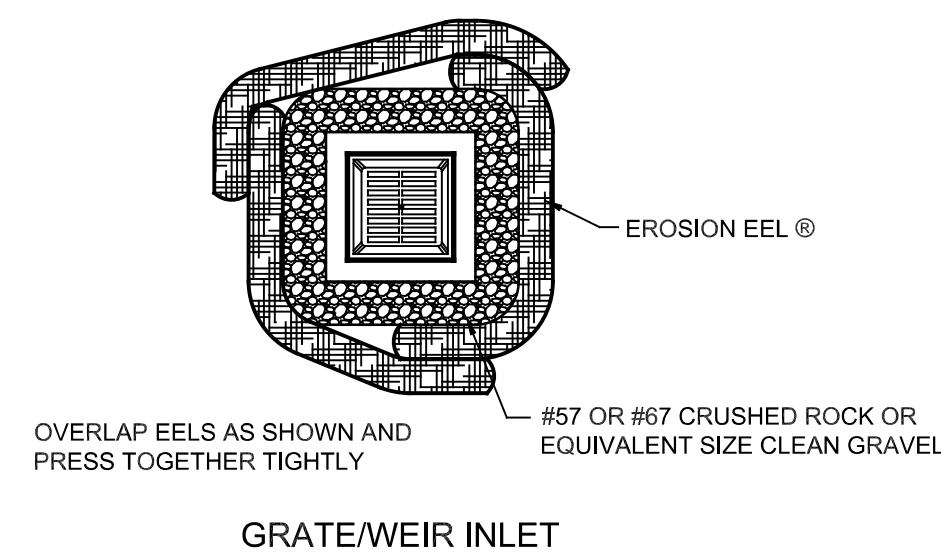
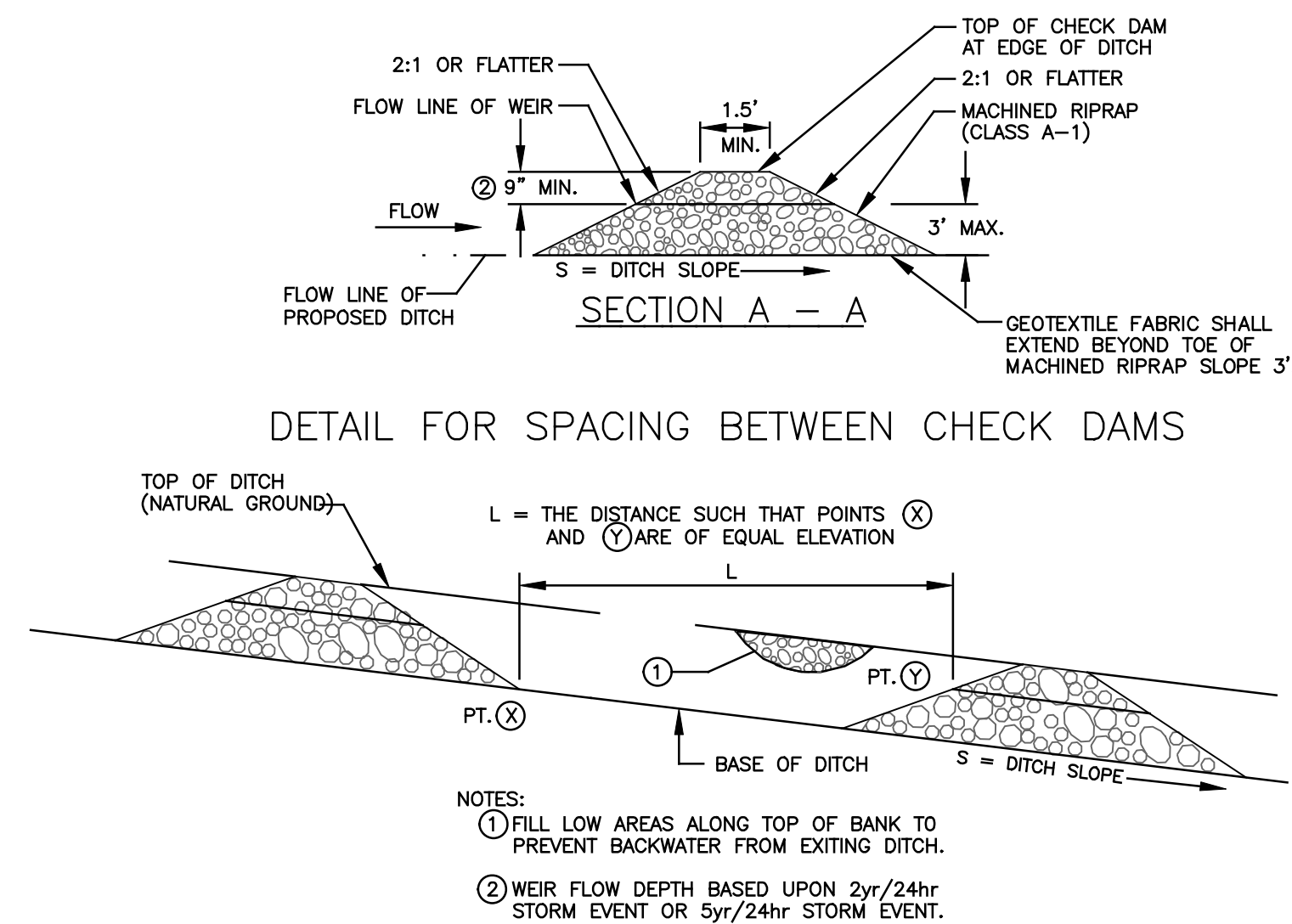
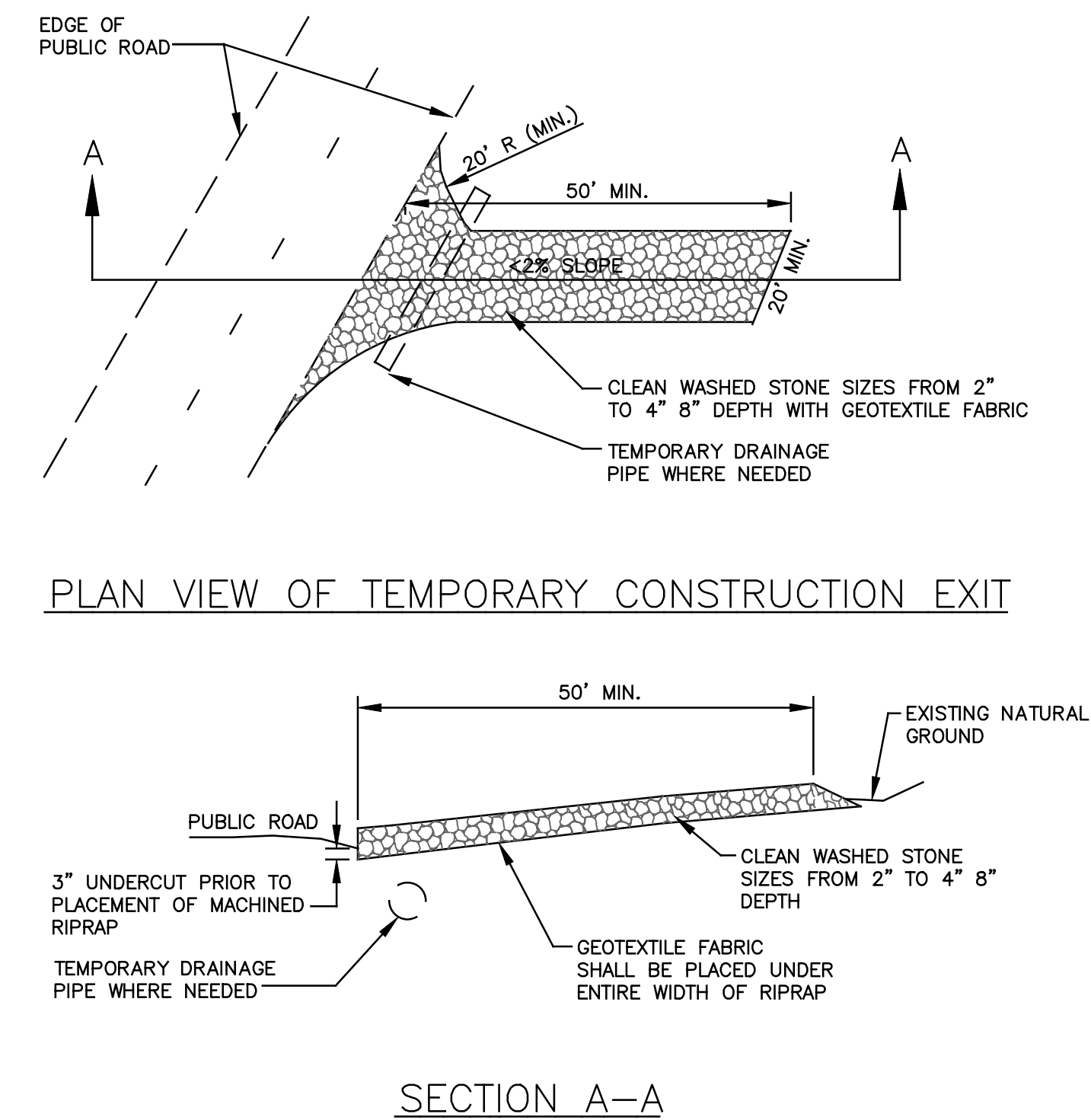
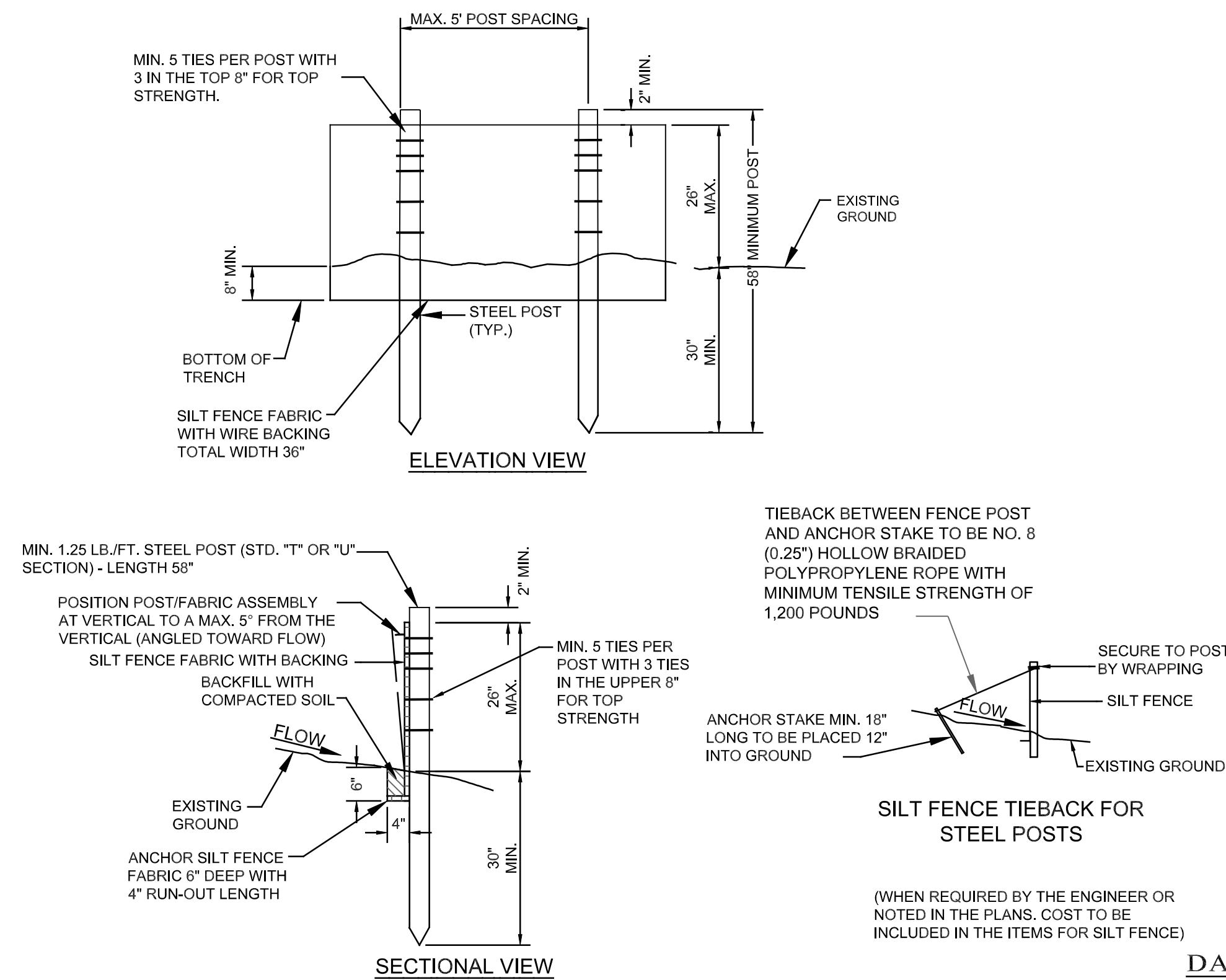
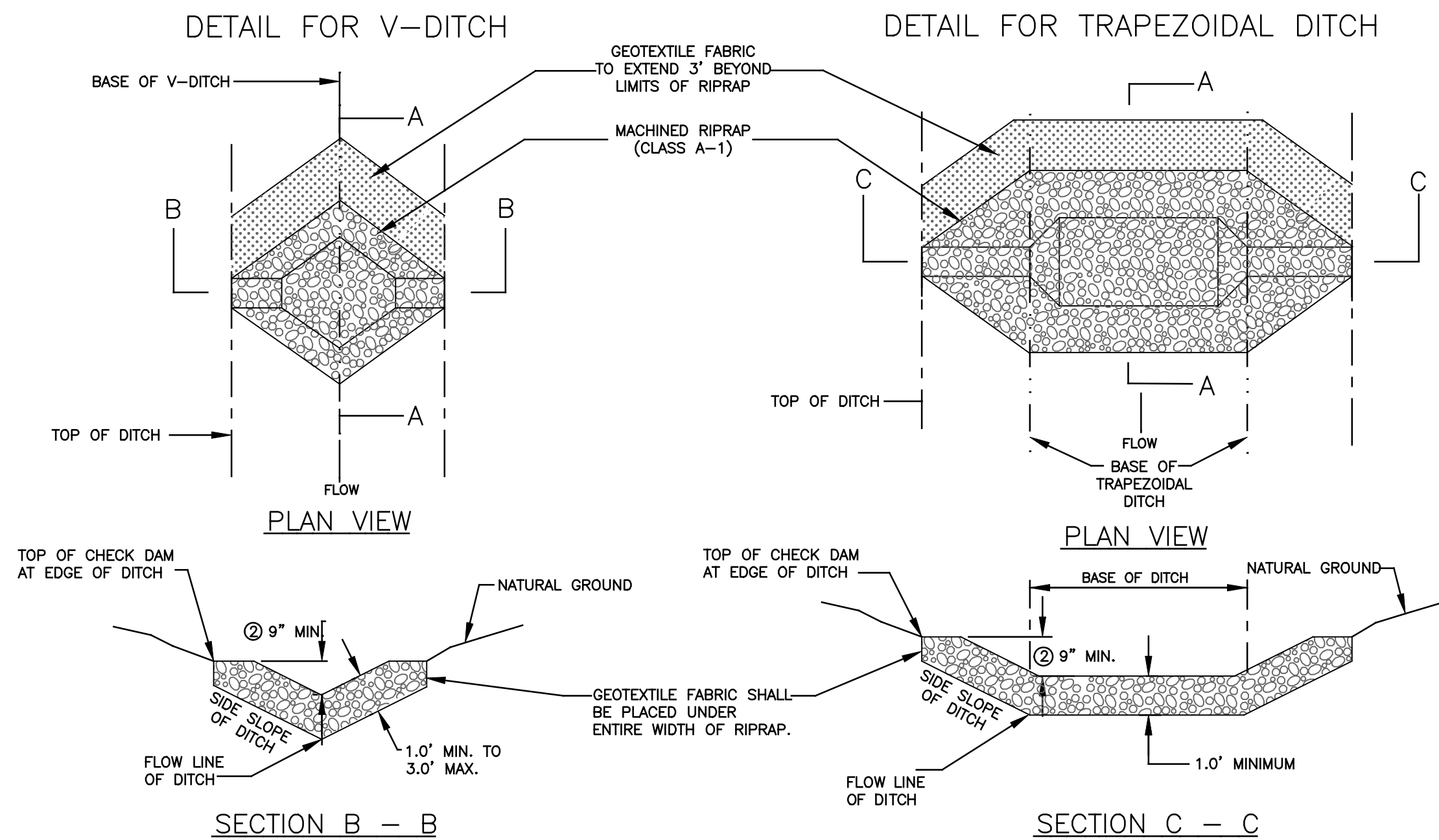
PHASE 2B
UNION DEPOT P.D.

DEVELOPER: BLUE SKY COMMUNITIES, INC
ENGINEER: PARKER, ESTES & ASSOCIATES, INC.

NOTE:
THIS PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA (SFHA) SUBJECT TO INUNDATION BY THE 1 PERCENT ANNUAL CHANCE FLOOD AS DETERMINED BY F.E.M.A. AND SHOWN ON FIRM MAP NUMBER 47157C0304 G, DATED FEBRUARY 16, 2013.
100 YEAR FLOOD ELEV. 267.4 (FLETCHER CREEK)

SITE BENCH MARK
TOP FLANGE BOLT OF FIRE HYDRANT BETWEEN 'W' & 'M'.
FIRE HYDRANT LOCATED ON THE NORTHWEST SIDE OF HIGHWAY 70 NEAR THE NORTHEASTERLY CORNER OF THE PROPERTY AND ADJACENT TO DRIVE WAY FOR ST GEORGE ORTHODOX CHURCH.
ELEVATION = 296.50

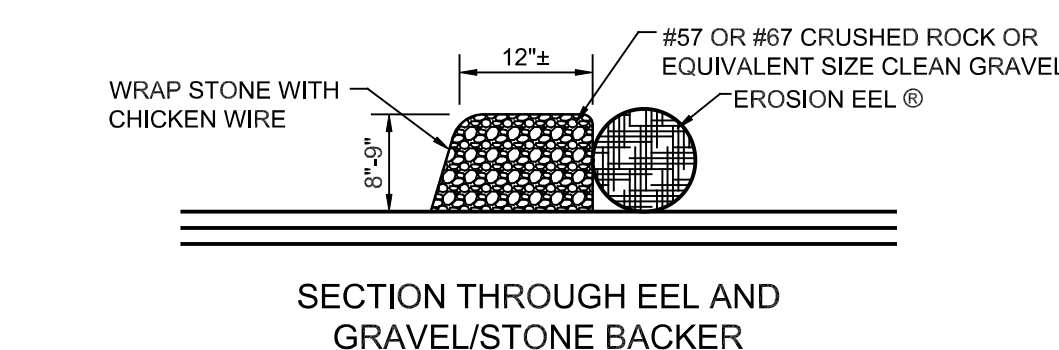
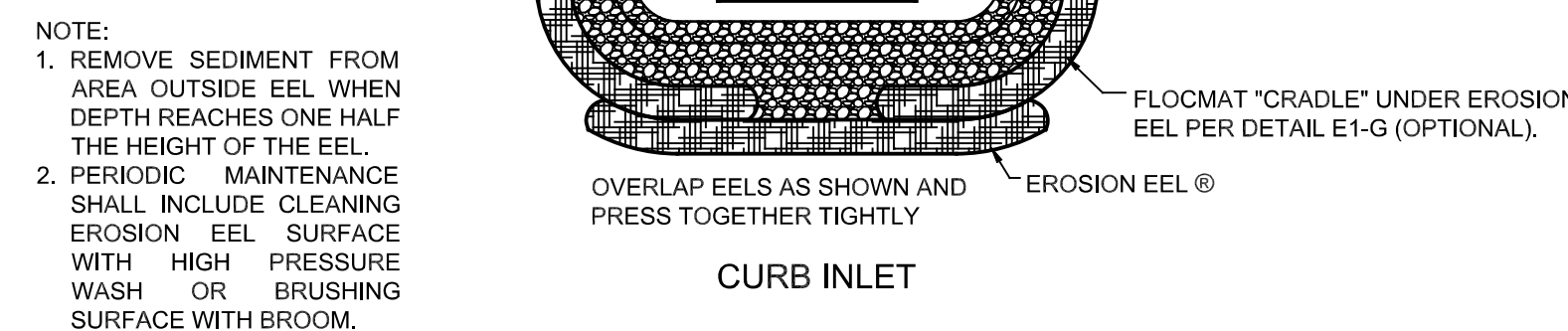
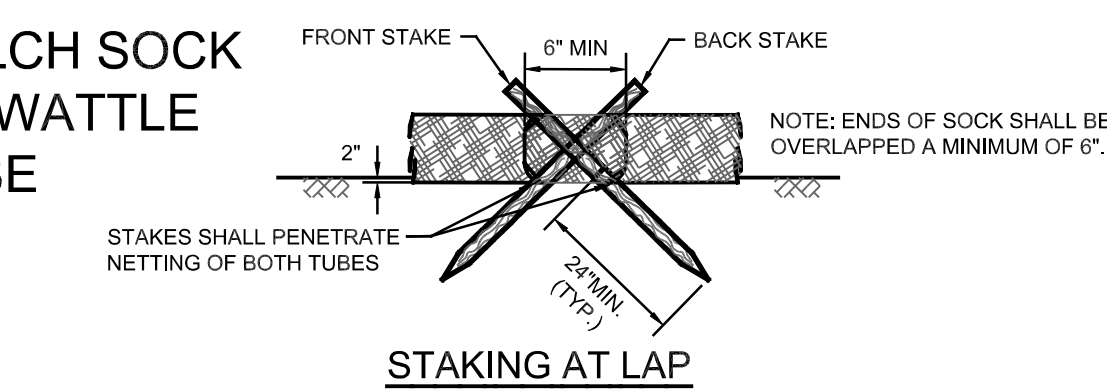
SIGN MOUNTING



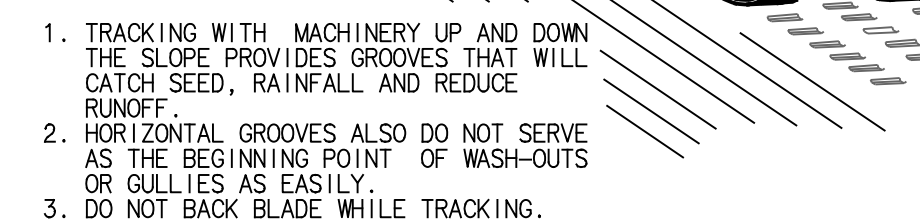
1. RIP-RAP SHALL BE DOT CLASS A-1, WITH STONE RANGING FROM 2 TO 15 INCHES, AND SHALL BE CLEAN FROM FINES.
2. COARSE AGGREGATE SHALL BE DOT No. 57 STONE WITH A MINIMUM SIZE OF 3/4 INCHES. COARSE AGGREGATE SHALL BE INSTALLED ON THE SIDE OF THE RING THAT FACES THE FLOW, WHETHER AN INLET OR OUTLET.
3. THE BASE OF THE FILTER RING SHALL BE KEYED INTO THE SOIL A MINIMUM OF 6-INCHES.
4. A SUITABLE FILTER FABRIC SHALL BE INSTALLED ON THE GROUND BENEATH THE STONE AND BETWEEN THE RIP-RAP AND COARSE AGGREGATE. THE FILTER FABRIC SHALL BE PLACED ON CLEAN SUBGRADE WITHOUT ANY VOIDS AND SHALL EXTEND TO THE HEADWALL OR INLET TO PREVENT SCOUR WITHIN THE FILTER RING.
5. THE HEIGHT OF THE FILTER RING SHALL BE A MINIMUM OF 24-INCHES ABOVE ADJACENT SOIL, AND SHOULD NOT EXCEED THE DIAMETER OF THE PIPE FOR PIPES LARGER THAN 24-INCHES.
6. SEDIMENT SHALL BE REMOVED WHEN THE ACCUMULATED HEIGHT IS 50% OF THE HEIGHT OF THE STONE FILTER RING. REMOVED MATERIAL MAY BE PROCESSED ON SITE FOR USE AS FILL IF ACCEPTABLE TO THE GEOTECHNICAL ENGINEER. IF MATERIAL IS NOT ACCEPTABLE, IT SHALL BE REMOVED FROM THE SITE AND PROPERLY DISPOSED OF IN A MANNER THAT PREVENTS IT FROM AFFECTING THE QUALITY OF STORM WATER RUNOFF.

STONE FILTER RING
(NOT TO SCALE)

MULCH SOCK OR WATTLE TUBE



EROSION EEL®
INLET PROTECTION



TRACKING

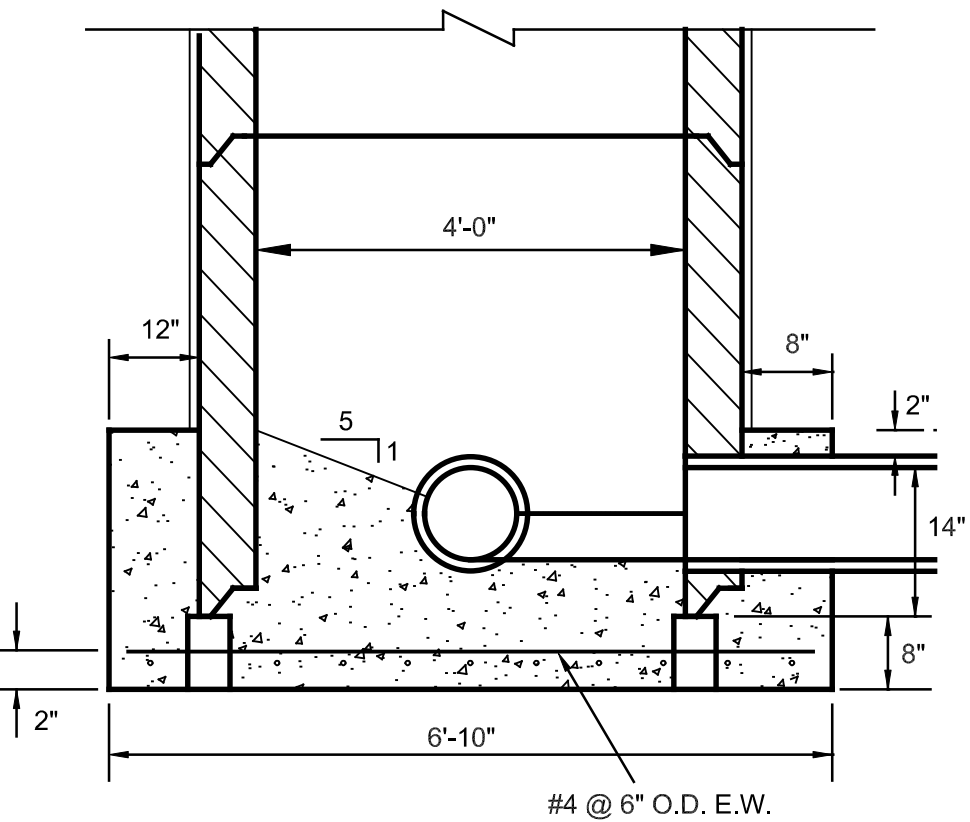
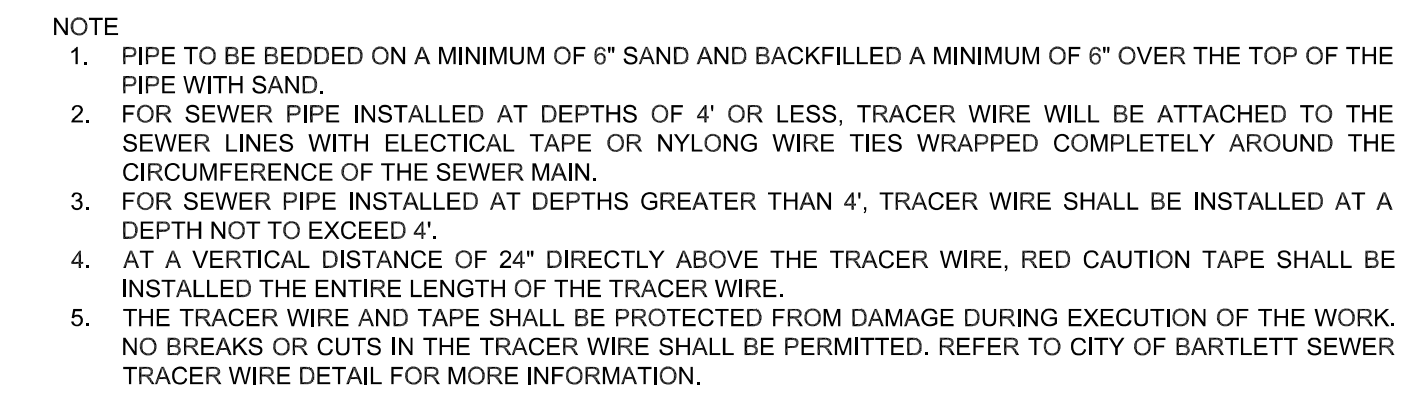
REVISIONS		
ITEM NO.	DESCRIPTION OF CHANGE	APPROVAL DATE

PHASE 2B
UNION DEPOT P.D.
DEVELOPER: BLUE SKY COMMUNITIES, INC.
ENGINEER: PARKER, ESTES & ASSOCIATES, INC.

DIVISION OF ENGINEERING
DETAILS-EROSION CONTROL

BARTLETT, TENNESSEE

SURVEY: HARRIS&ASSOC DATE: 07/2022 FILE:
DESIGN: P. E. & A. DATE: 07/2022 SCALE: NONE
REVISED
CITY ENGINEER DATE



SANITARY SEWER MANHOLE
NTS

NOTES:

MH COATING:

OUTSIDE COATING OF MANHOLE SHALL BE ASPHALTIC BLACK AS AVAILABLE AT UNITED PAINT COMPANY. METHOD OF APPLICATION SHALL BE PERFORMED BY BRUSH OR LOW PRESSURE SPRAYER.

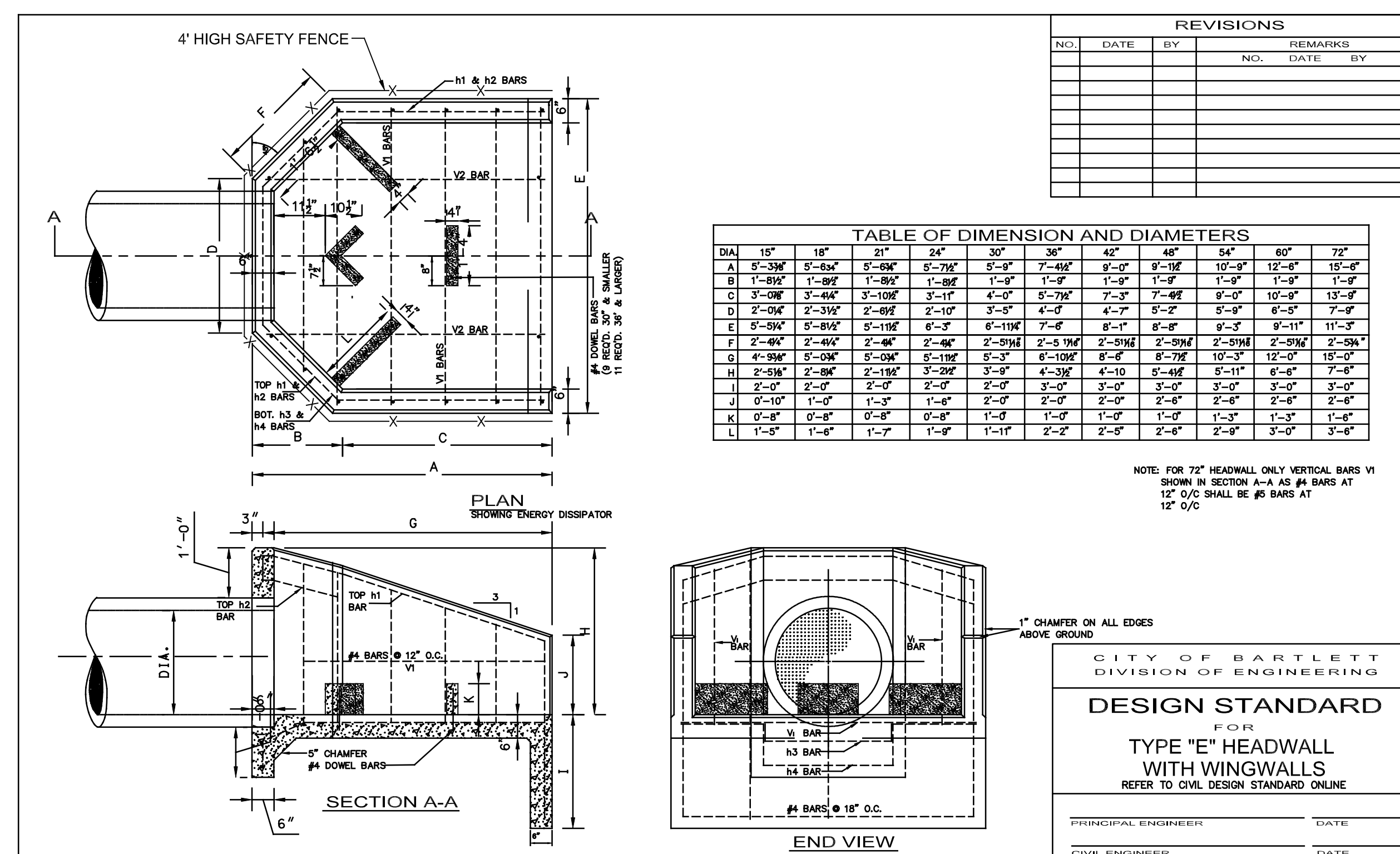
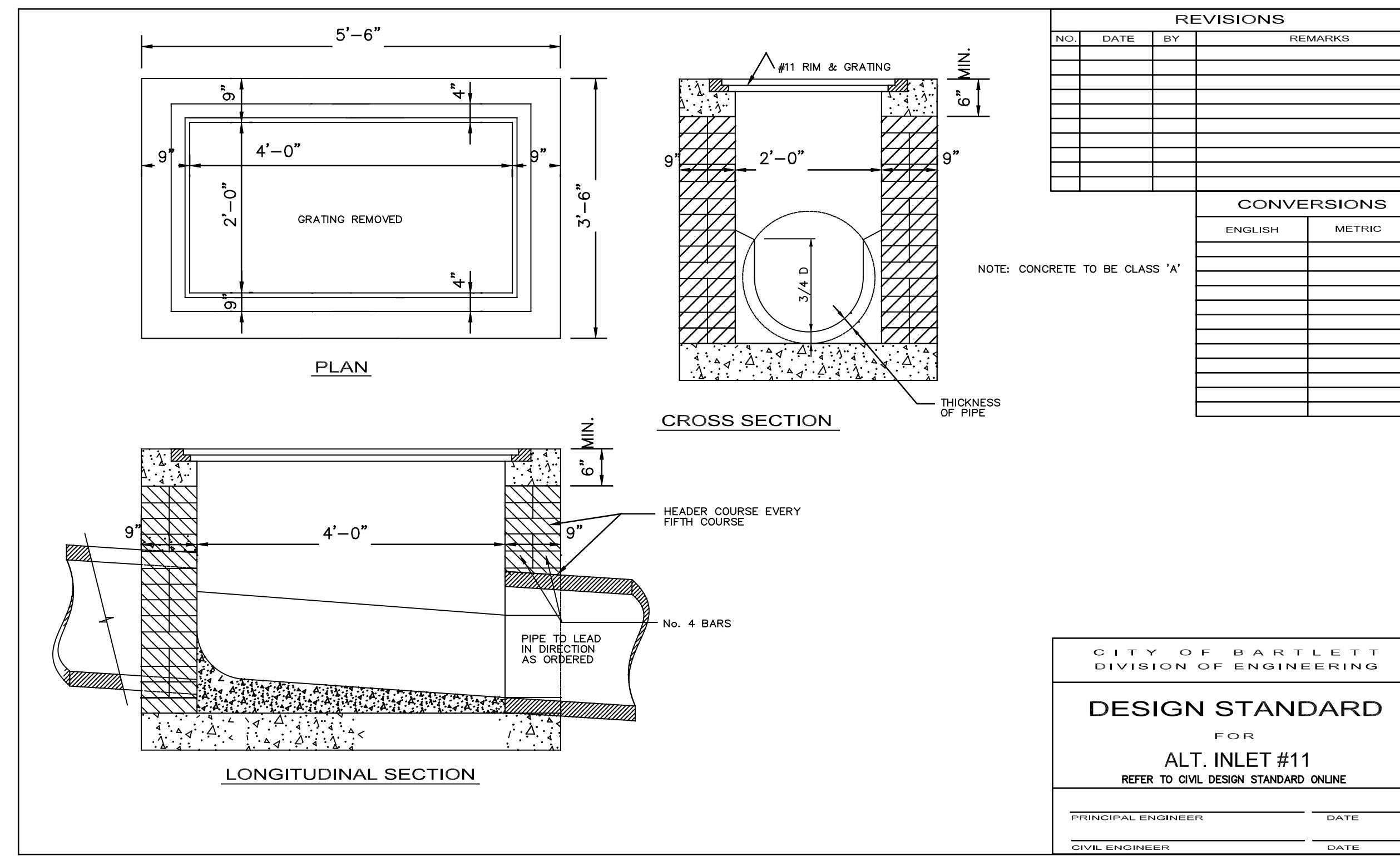
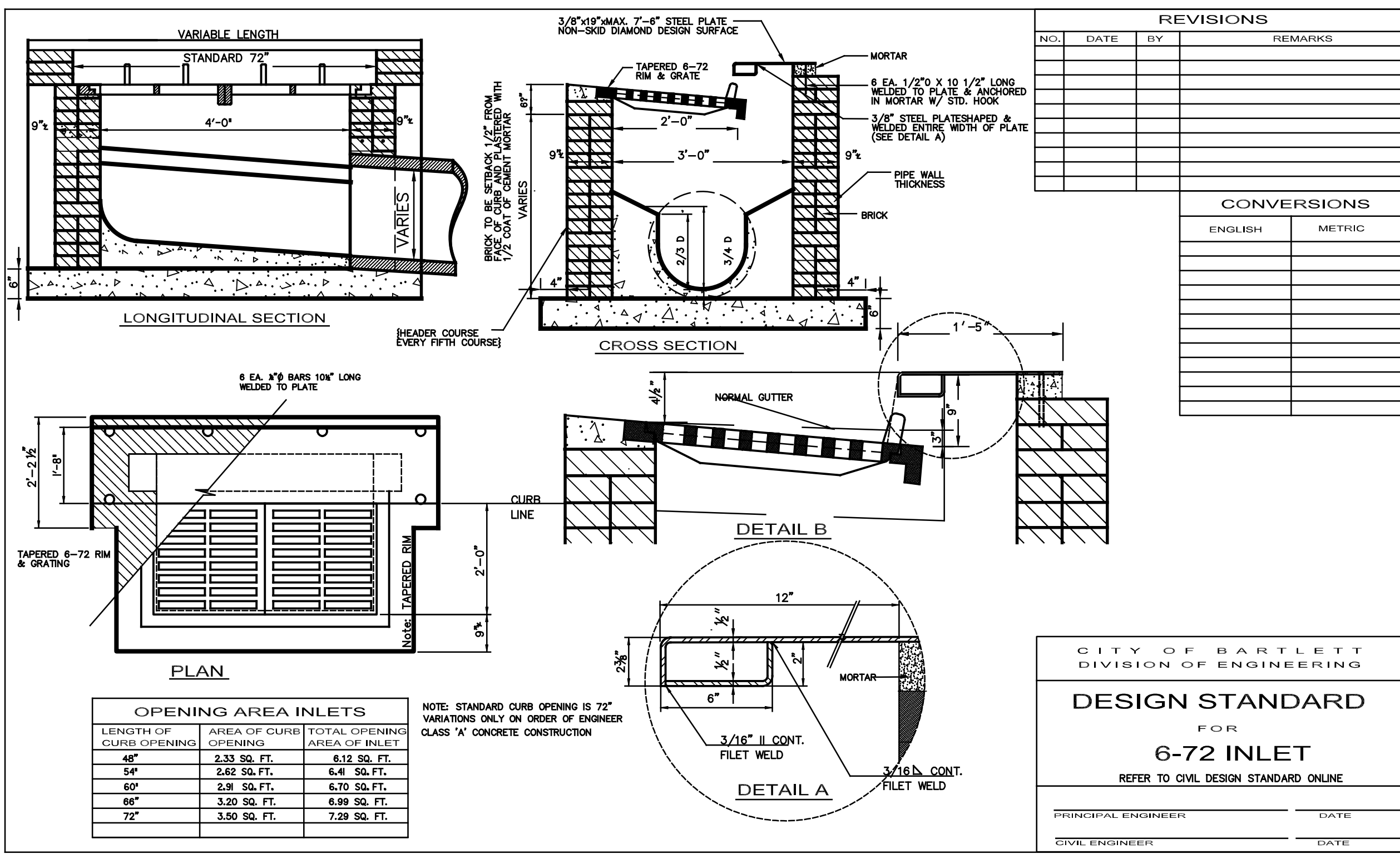
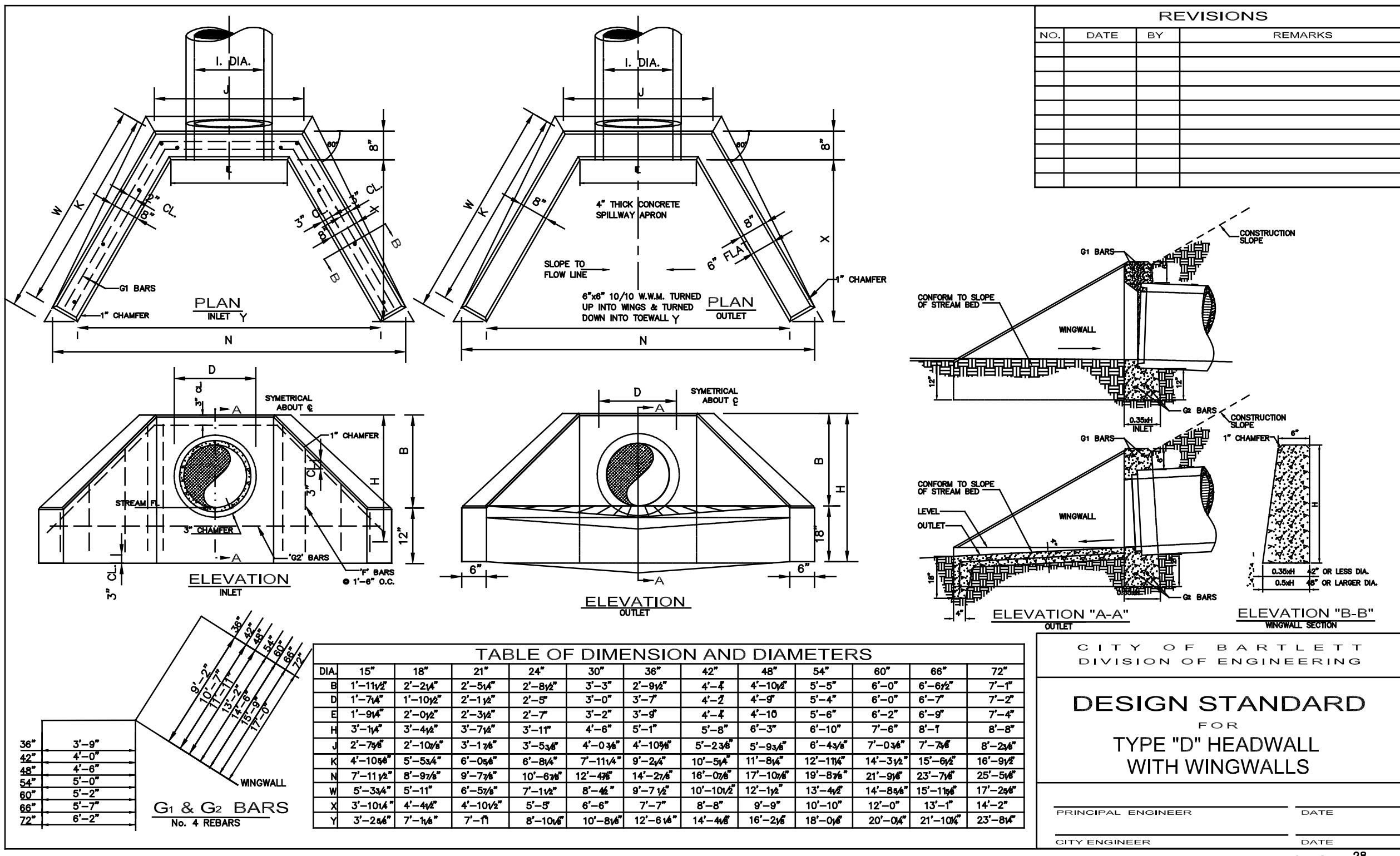
JOINT SEALANT:

CONCRETE MORTAR SHALL BE USED TO SEAL JOINTS AFTER THE INSTALLATION OF AN APPROVED GASKET MATERIAL BETWEEN ALL PRECAST MANHOLE SECTIONS.

SUBSTITUTES:

POURED-IN-PLACE MANHOLES MAY BE SUBSTITUTED FOR PRECAST MANHOLES, PROVIDED A FORMAL WRITTEN REQUEST HAS BEEN SUBMITTED AND APPROVED BY THE ENGINEER OF DESIGN ALL POURED IN PLACE MANHOLES SHALL CONFORM TO CITY OF BARTLETT STANDARD DRAWINGS NO. SST-6 AND SST-7.

DIVISION OF ENGINEERING			
DETAILS			
BARTLETT, TENNESSEE			
SURVEY:	<u>HARRISSASSOC</u>	DATE:	<u>2020</u>
DESIGN:	<u>P. E. & A.</u>	DATE:	<u>07/2022</u>
		FILE:	<u>NONE</u>
REVIEWED			
CITY ENGINEER _____		DATE _____	



REVISIONS

ITEM NO.	DESCRIPTION OF CHANGE	APPROVAL DATE

**PHASE 2B
UNION DEPOT P.D.**

DEVELOPER: BLUE SKY COMMUNITIES, INC..
ENGINEER: PARKER, ESTES & ASSOCIATES, INC.

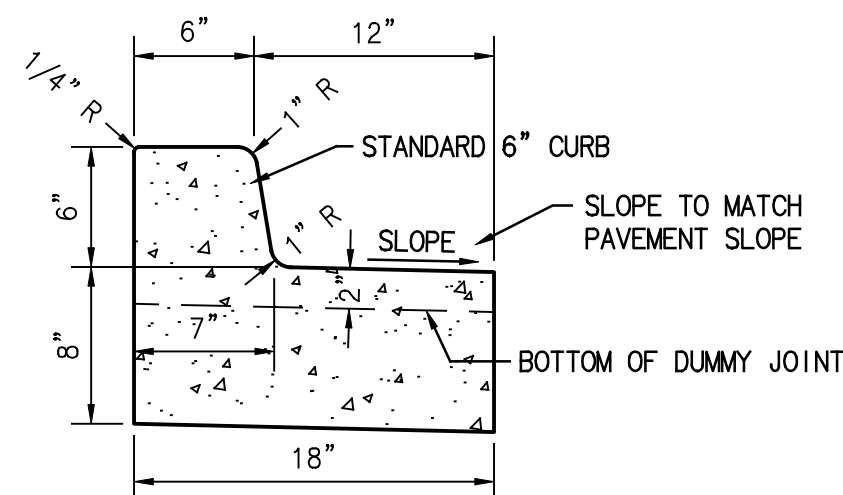
DETAILS - DRAINAGE

BARTLETT, TENNESSEE

SURVEY: HARRISBASSOC DATE: 2020 FILE: _____
DESIGN: P. E. & A. DATE: 07/2022 SCALE: NONE

REVIEWED

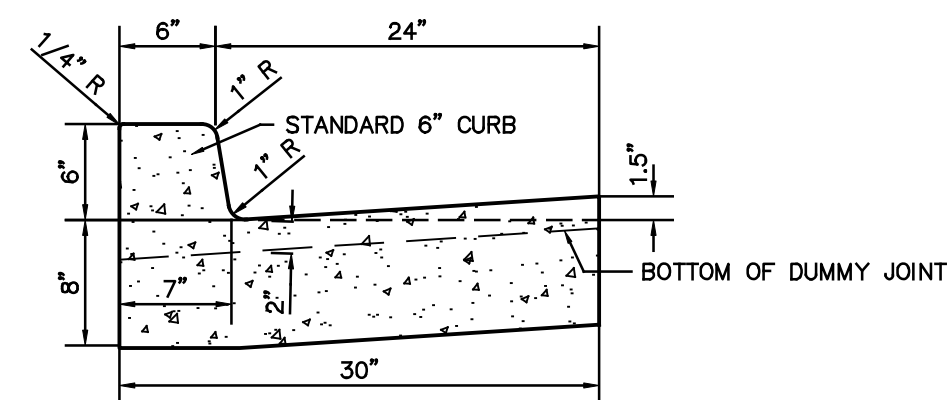
CITY ENGINEER: _____ DATE: _____



NOTES:

1. PRE-CUT EXPANSION JOINT MATERIAL SHALL BE USED IN ALL EXPANSION JOINTS
2. DUMMY JOINTS SHALL BE INSTALLED AT 10 FOOT INTERVALS, MAXIMUM
3. EXPANSION JOINTS SHALL BE INSTALLED AT 40 FOOT INTERVALS, MAXIMUM
4. EXPANSION JOINTS SHALL BE INSTALLED AT ENDS OF RADIUS
5. EXP JOINTS SHALL BE LOCATED A MINIMUM OF 5- FEET FROM INLET STRUCTURES
6. CONCRETE TO BE 4000 PSI MINIMUM 28-DAY COMPRESSIVE STRENGTH, 4-6% ENTRAINED AIR

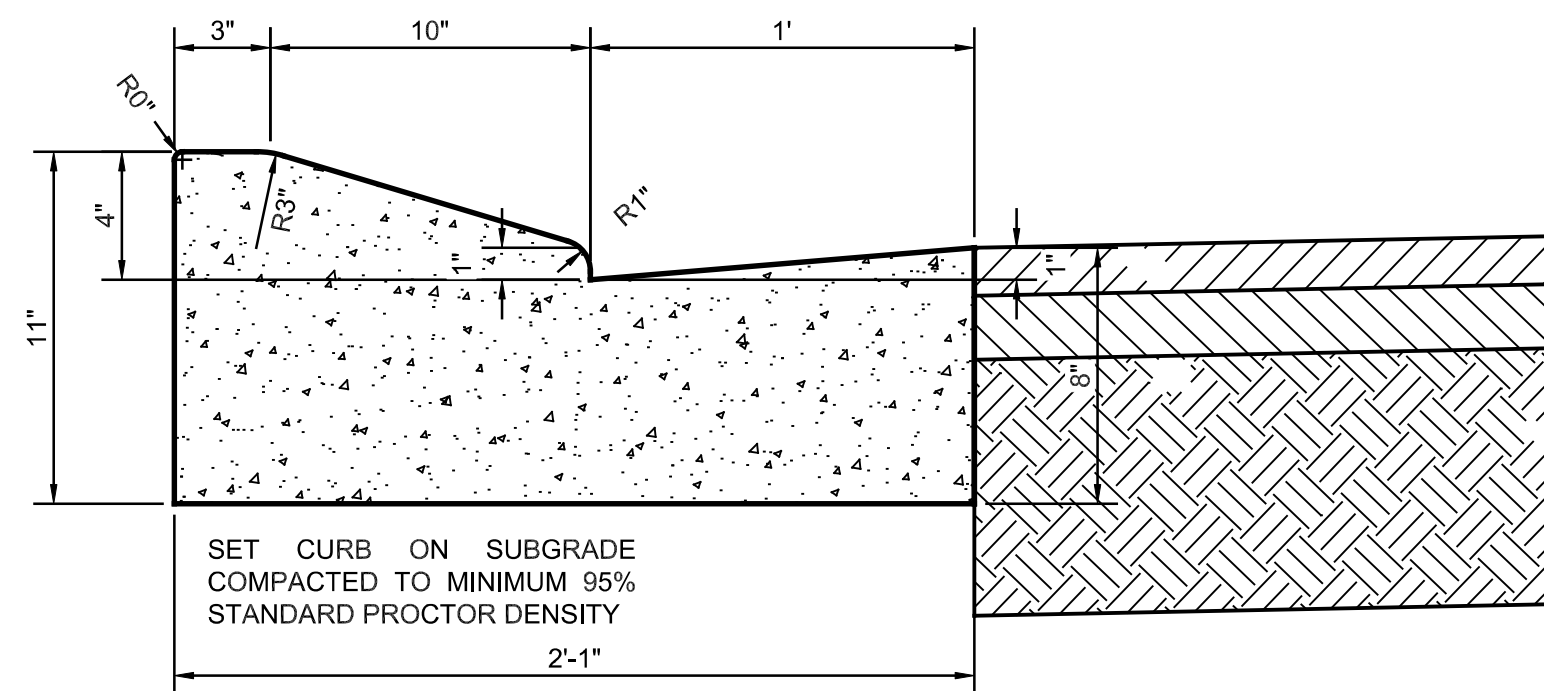
6-18 CURB & GUTTER
(NOT TO SCALE)



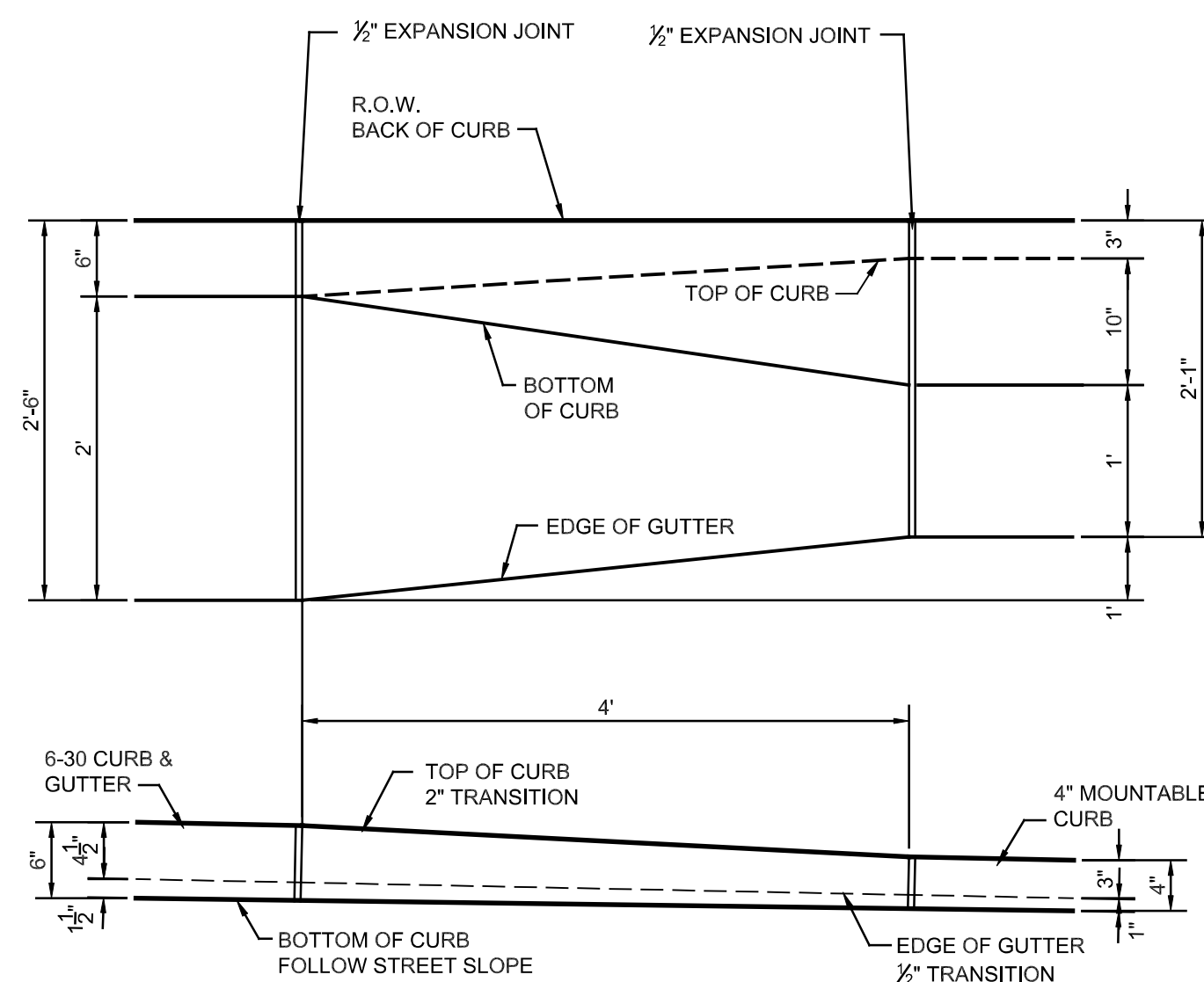
NOTES:

1. PRE-CUT EXP. JOINT MATERIAL SHALL BE USED IN ALL EXP. JOINTS
2. DUMMY JOINTS SHALL BE INSTALLED AT 10 FT. INTERVALS, MAXIMUM
3. EXP. JOINTS SHALL BE INSTALLED AT 40 FT. INTERVALS, MAXIMUM
4. EXP JOINTS SHALL BE INSTALLED AT ENDS OF RADIUS
5. EXP JOINTS SHALL BE LOCATED A MINIMUM OF 5 FT FROM INLET STRUCTURES
6. CONCRETE TO BE 4000 PSI 28-DAY COMPRESSIVE STRENGTH MINIMUM, 5% ENTRAINED AIR

6-30 CURB & GUTTER
(NOT TO SCALE)

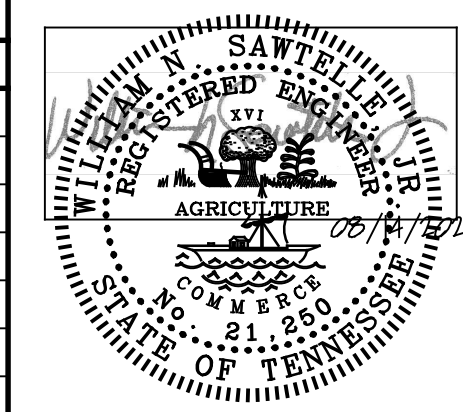


4" MOUNTABLE CURB
(NOT TO SCALE)



CURB TRANSITION 6-30 CURB & GUTTER TO 4" MOUNTABLE CURB
AT GERBER ROAD & ARDSLEY DRIVE
(NOT TO SCALE)

REVISIONS		
ITEM NO.	DESCRIPTION OF CHANGE	APPROVAL DATE

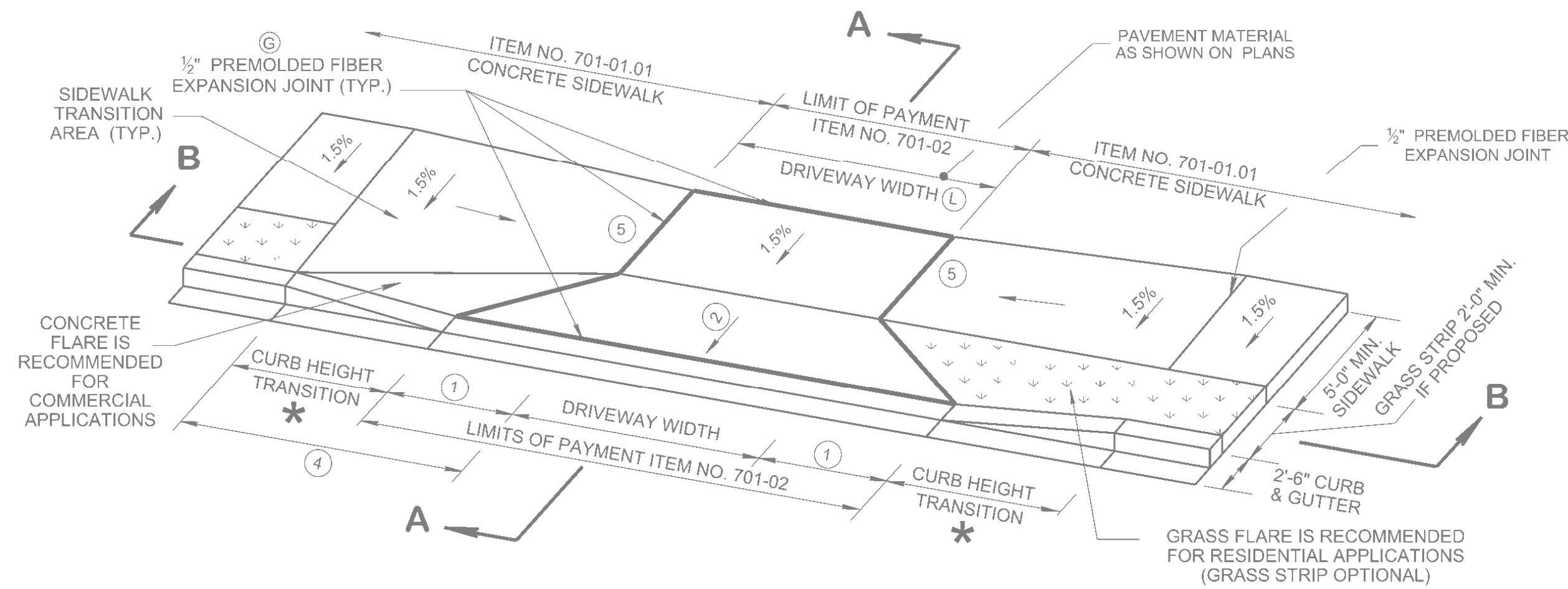


PHASE 2B
UNION DEPOT P.D.
DEVELOPER: BLUE SKY COMMUNITIES, INC..
ENGINEER: PARKER, ESTES & ASSOCIATES, INC.

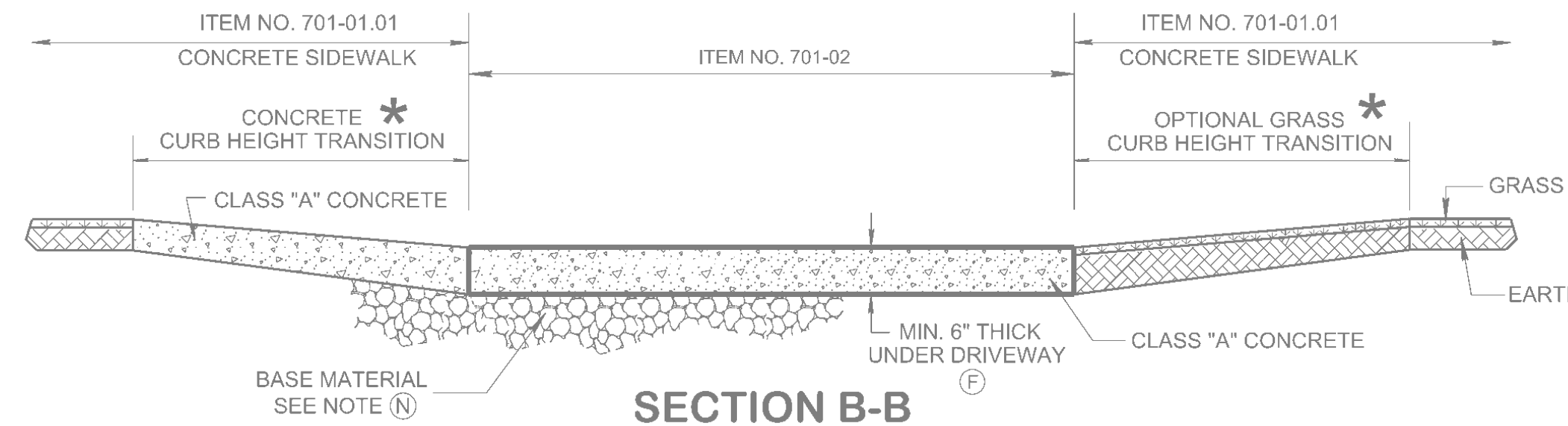
DETAILS – MISCELLANEOUS

DIVISION OF ENGINEERING
BARTLETT, TENNESSEE
SURVEY: HARRIS&ASSOC DATE: 2020 FILE:
DESIGN: P. E. & A. DATE: 07/2022 SCALE: NONE
REVIEWED
CITY ENGINEER DATE

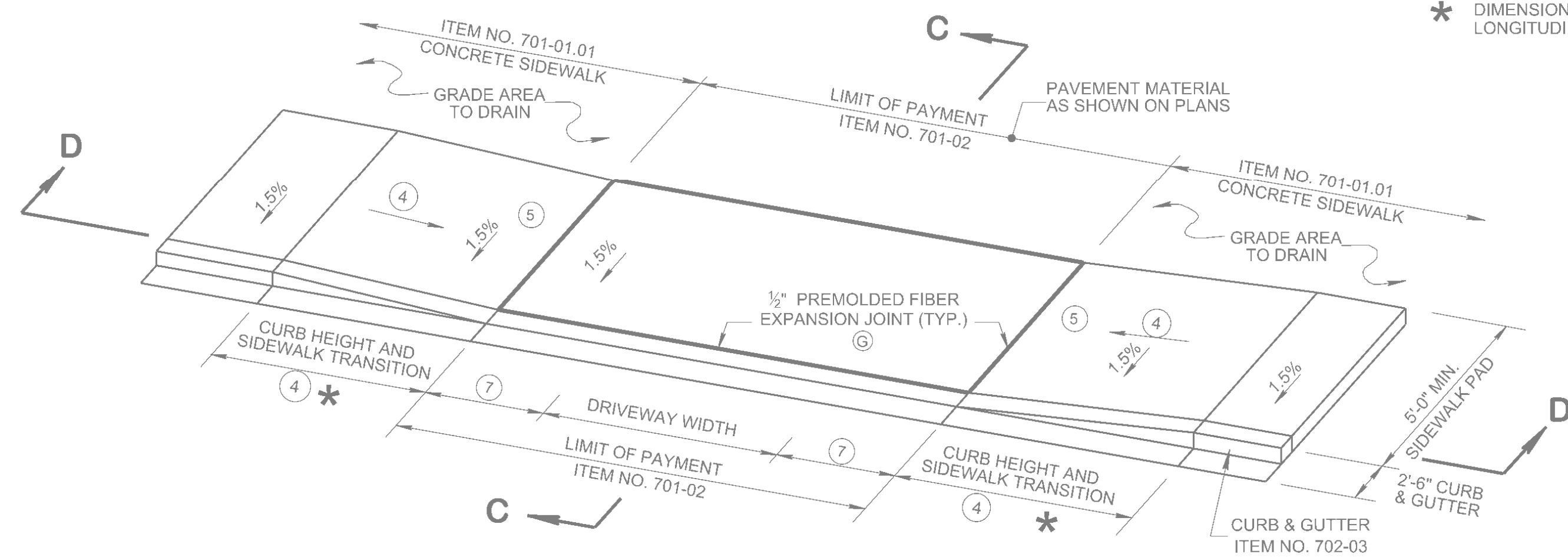
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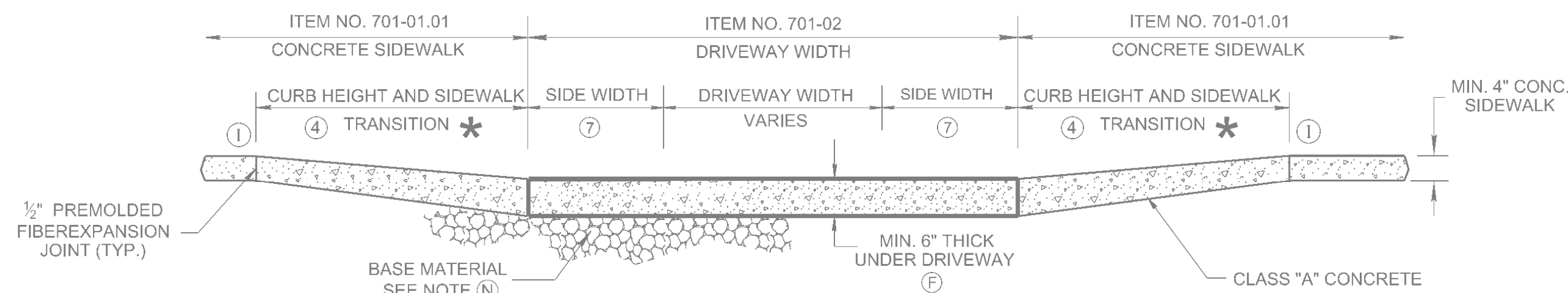
TYPE "B" DRIVEWAY ACROSS LOWERED SIDEWALK
(WITH GRASS STRIP)



SECTION B-B



TYPE "C" DRIVEWAY ACROSS LOWERED SIDEWALK

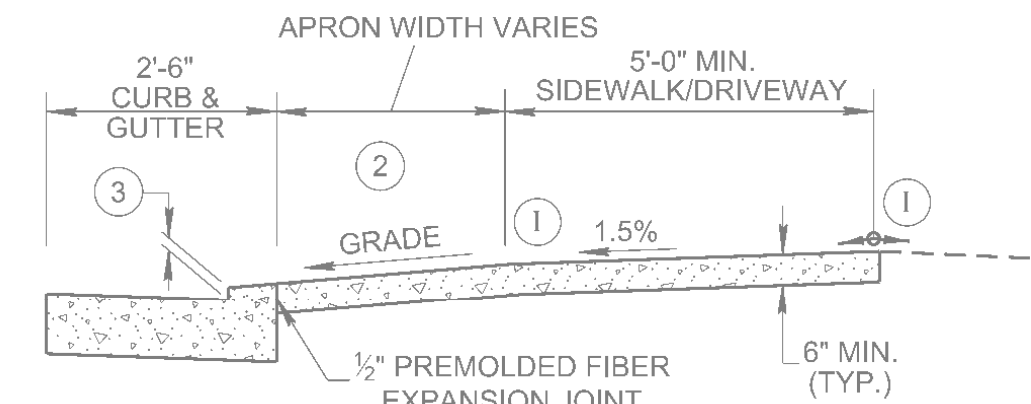


SECTION D-D

NOT TO SCALE

LEGEND

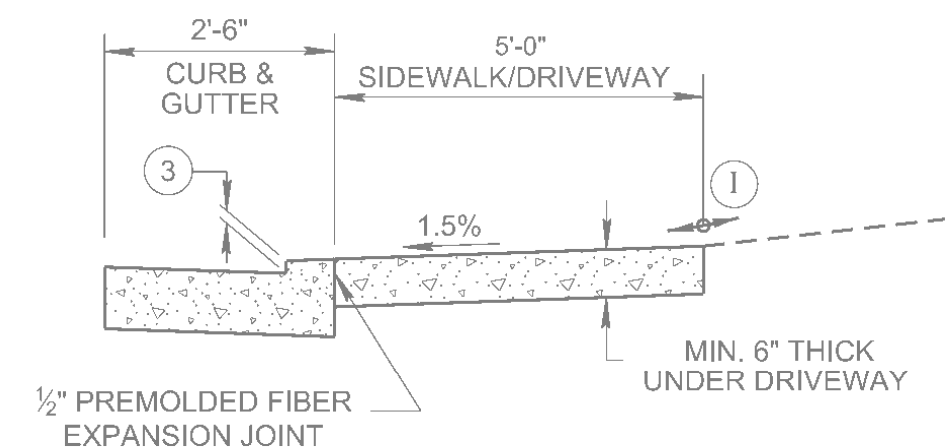
- * DIMENSION VARIES RELATIVE TO LONGITUDINAL ROADWAY GRADE.



SECTION A-A

FOOTNOTES

- 1 SIDE FLARE WIDTH SHOULD BE A MINIMUM 7'-0" FOR COMMERCIAL DRIVEWAYS. SIDE FLARE WIDTH SHOULD BE A MINIMUM 3'-6" FOR RESIDENTIAL DRIVEWAYS.
- 2 DRIVEWAY RAMP GRADE VARIES, 15% MAX. (10% RECOMMENDED) APRON GRADE FOR RESIDENTIAL DRIVEWAYS. 8% MAX. (5% RECOMMENDED) APRON GRADE FOR COMMERCIAL DRIVEWAYS.
- 3 HEIGHT OF LOWERED CURB SHALL BE 2.25 INCHES. SEE STD DWG RP-VC-10 & RP-VC-11.
- 4 THE SLOPE OF THE SIDEWALK AND/OR CURB HEIGHT TRANSITION VARIES TO A MAXIMUM OF 8.33% LENGTH OF TRANSITION IS RELATIVE TO THE LONGITUDINAL ROADWAY GRADE.
- 5 COMMERCIAL DRIVEWAY ENTRANCE TYPICALLY (MAX. 40' WIDE) MAY REQUIRE DETECTABLE WARNING SURFACES IF ENTRANCE SERVES MORE THAN 400 VEHICLES PER DAY. SEE STD. DWG. NOS. MM-CR- SERIES FOR DETAILS.
- 6 3R PROJECTS MAY REQUIRE SLOPE CORRECTION, PARALLEL CROSS-WALK MARKINGS (ESPECIALLY AT TWO WAY DRIVEWAY ENTRANCES), AND DETECTABLE DOME SURFACE TO MAINTAIN CONTINUITY AT COMMERCIAL DRIVE ENTRANCES. ADDITIONAL SIGNS (WATCH FOR PED) MAY BE ADDED AT DRIVEWAYS BY THE DIRECTION OF AN ENGINEER IF NEEDED.
- 7 SIDE WIDTH SHOULD BE A MINIMUM 7'-0" FOR COMMERCIAL DRIVEWAYS. SIDE WIDTH SHOULD BE A MINIMUM 3'-6" FOR RESIDENTIAL DRIVEWAYS.



SECTION C-C

GENERAL NOTES

- A DUE TO THE ELEVATION CHANGE FOR PEDESTRIANS ON THE SIDEWALK, THIS APPLICATION IS UNDESIRABLE AND IS TO BE USED IN LIMITED APPLICATIONS. SEE RP-D-15 FOR THE PREFERRED DRIVEWAY TYPE.
- B 5'-0" MINIMUM SIDEWALK WITH A MAXIMUM CROSS SLOPE OF 1.5% THROUGH DRIVEWAYS.
- C DESIGNER TO CHECK GUTTER FLOW DEPTH AT DRIVEWAY LOCATIONS TO ASSURE THAT THE DESIGN FLOW DOES NOT OVERTOP THE SIDEWALK AREA. IF OVERTOPPING OCCURS, PLACE AN INLET AT THE UPSTREAM SIDE OF THE DRIVEWAY OR PERFORM OTHER DESIGN MITIGATION
- D THE SLOPE OF THE LANDING AREA SHALL NOT EXCEED 1.5% IN THE SIDEWALK AREA.
- E DRIVEWAYS TO BE BUILT COMPLETE OR IN PART AS INDICATED ON THE PLANS OR AS DIRECTED BY THE ENGINEER.
- F ALL CONCRETE DRIVEWAYS TO BE 6" UNIFORM THICKNESS, UNLESS OTHERWISE SHOWN ON PLANS.
- G EXPANSION JOINTS ARE TO BE PLACED AS INDICATED ON THE PLANS. WHEN THE BACK OF THE DRIVEWAY ABUTS AGAINST A CONCRETE DRIVEWAY OR BUILDING, AN ADDITIONAL EXPANSION JOINT WILL BE PLACED AT THAT LOCATION.
- H THE ROADWAY DESIGNER SHALL CONSIDER THE USE OF A CATCH BASIN ON EITHER SIDE OF DRIVEWAY. CAREFUL CONSIDERATION TO THE PLACEMENT OF CATCH BASINS SHALL BE TAKEN IF THE DRIVEWAY IS IN A VERTICAL SAG CURVE.
- I ALGEBRAIC DIFFERENCE NOT TO EXCEED 10.0%.
- J PAY ITEMS:

ITEM NO:	303-01,	MINERAL AGGREGATE, TYPE A BASE, GRADING D,	PER TON.
ITEM NO:	701-01.01,	CONCRETE SIDEWALK (4"),	PER S.F.
ITEM NO:	701-02,	CONCRETE DRIVEWAY (4"),	PER S.F.
ITEM NO:	701-02.02,	CONCRETE DRIVEWAY (8"),	PER S.F.
ITEM NO:	702-03,	CONCRETE COMBINED CURB & GUTTER,	PER C.Y.
- K WHEN MORE THAN 2 DRIVEWAYS ARE PROPOSED, USE TYPE "A" DRIVEWAY AS SHOWN ON STANDARD DRAWING RP-D-15 TO REDUCE ROLLER COASTER EFFECT FOR PEDESTRIANS.
- L TYPICAL DRIVEWAY WIDTHS ARE 12' (14' TWO WAY) FOR RESIDENTIAL AND 24' (40' MAX.) FOR COMMERCIAL. REFER TO SECTION 5 (ACCESS DESIGN) IN THE MANUAL FOR CONSTRUCTING DRIVEWAY ENTRANCES ON STATE HIGHWAYS (2015).
- M ALL SIDEWALKS SHALL HAVE A MINIMUM CONCRETE THICKNESS OF 4". THE SIDEWALK TRANSITION THICKNESS IS DEPEND ON THE DRIVEWAY AND THE SIDEWALK THICKNESSES, THE COST OF THE SIDEWALK TRANSITION WILL BE INCLUDED IN THE PAY ITEM NO. OF 701-01.01.
- N MINIMUM 4" MINERAL AGGREGATE BASE MATERIAL ITEM NO. 303-01 SHALL BE INSTALLED UNDER NEW CONCRETE DRIVEWAYS. SITE SPECIFIC PAVEMENT DESIGN MAY BE REQUIRED FOR COMMERCIAL DRIVEWAYS USED AS A DELIVERY ACCESS AS WELL. A DRIVEWAY PAVEMENT DESIGN WITH 6" CONCRETE PAVEMENT AND 4" AGGREGATE DEPTH MAY BE LIMITED TO LIGHT COMMERCIAL VEHICULAR TRAFFIC.

REV. 7-15-08: UPDATED SIDEWALK DIMENSIONS.

REV. 4-8-16: ADDED ITEM NUMBERS. UPDATED SLOPES AND DIMENSIONS. UPDATED NOTES.

REV. 07-16-18: ADDED NOTES TO CONC. FLARE AND GRASS FLARE IN ISOMETRIC VIEW. ADDED GENERAL NOTE (M) & (N).

REV. 01-07-19: ADDED LIMITS FOR ITEM NO. 701-02. ADJUSTED LOCATION OF GENERAL NOTE NOS. (J) & (N) ON DETAILS. REDREW SHEET.

REV. 10-16-20: ADDED GENERAL NOTE (O) MINERAL AGGREGATE ITEM NUMBER AND BASE MATERIAL ON SECTIONS B-B AND D-D.

REV. 06-15-21: REVISED AND MERGED GENERAL NOTES (L) AND (M). ADJUSTED LOCATION OF GENERAL NOTE NOS. REVISED GENERAL NOTES (O) AND (N) ADDED PAY ITEM NO. 701-02.02.

REV. 10-29-2021: FOOTNOTE NUMBER 7 WAS ADDED. SIDE WIDTH AND FOOTNOTE NUMBER 7 WERE ADDED ON TYPE C DRIVEWAY AND ON SECTION D-D.

APPROVED BY FHWA
(ALL OTHERS APPROVED BY TDOT)

STATE OF TENNESSEE
STANDARD
DRAWING
DEPARTMENT OF TRANSPORTATION

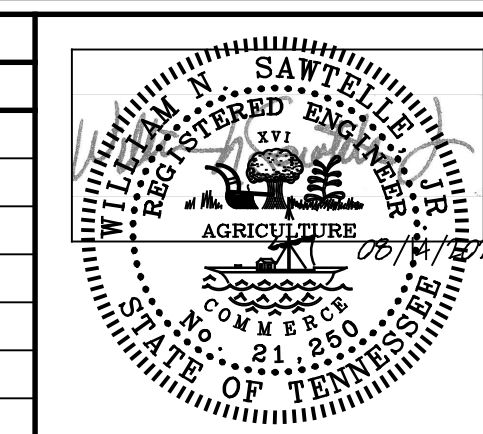
DETAILS OF
LOWERED
STANDARD
CONCRETE
DRIVEWAYS

02-15-2007

RP-D-16

REVISIONS

ITEM NO.	DESCRIPTION OF CHANGE	APPROVAL DATE



PHASE 2B
UNION DEPOT P.D.

DEVELOPER: BLUE SKY COMMUNITIES, INC..
ENGINEER: PARKER, ESTES & ASSOCIATES, INC.

DIVISION OF ENGINEERING
DETAILS – CURB CUT

BARTLETT, TENNESSEE

SURVEY: HARRIS ASSOC DATE: 2020 FILE:
DESIGN: P. E. & A. DATE: 07/2022 SCALE: NONE

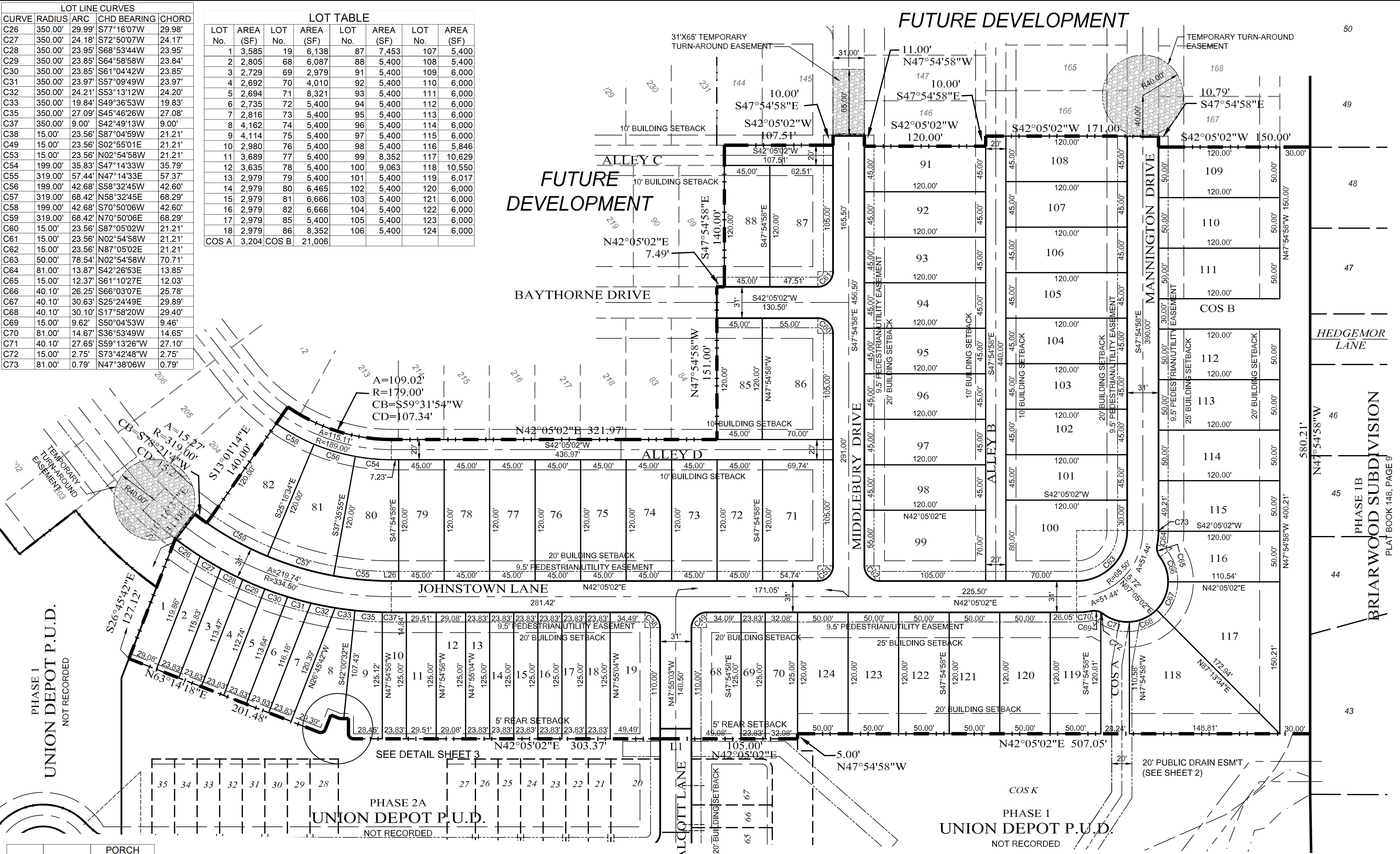
REVIEWED

CITY ENGINEER DATE

C806

LOT LINE CURVES				
CURVE	RADIUS	ARC	CHD BEARING	CHORD
C26	350.00'	29.99'	S77°16'07"W	29.98'
C27	350.00'	24.18'	S72°50'07"W	24.17'
C28	350.00'	23.95'	S68°53'44"W	23.95'
C29	350.00'	23.85'	S64°58'58"W	23.84'
C30	350.00'	23.85'	S61°04'42"W	23.85'
C31	350.00'	23.97'	S57°09'49"W	23.97'
C32	350.00'	24.21'	S53°13'12"W	24.20'
C33	350.00'	19.84'	S49°36'53"W	19.83'
C35	350.00'	27.09'	S45°46'26"W	27.08'
C37	350.00'	9.00'	S42°49'13"W	9.00'
C38	15.00'	23.56'	S87°04'59"W	21.21'
C49	15.00'	23.56'	S02°55'01"E	21.21'
C53	15.00'	23.56'	N02°54'58"W	21.21'
C54	199.00'	35.83'	S47°14'33"W	35.79'
C55	319.00'	57.44'	N47°14'33"E	57.37'
C56	199.00'	42.68'	S58°32'45"W	42.60'
C57	319.00'	68.42'	N58°32'45"E	68.29'
C58	199.00'	42.68'	S70°50'06"W	42.60'
C59	319.00'	68.42'	N70°50'06"E	68.29'
C60	15.00'	23.56'	S87°05'02"W	21.21'
C61	15.00'	23.56'	N02°54'58"W	21.21'
C62	15.00'	23.56'	N87°05'02"E	21.21'
C63	50.00'	78.54'	N02°54'58"W	70.71'
C64	81.00'	13.87'	S42°26'53"E	13.85'
C65	15.00'	12.37'	S61°10'27"E	12.03'
C66	40.10'	26.25'	S66°03'07"E	25.78'
C67	40.10'	30.63'	S25°24'49"E	29.89'
C68	40.10'	30.10'	S17°58'20"W	29.40'
C69	15.00'	9.62'	S50°04'53"W	9.46'
C70	81.00'	14.67'	S36°53'49"W	14.65'
C71	40.10'	27.65'	S59°13'26"W	27.10'
C72	15.00'	2.75'	S73°42'48"W	2.75'
C73	81.00'	0.79'	N47°38'06"W	0.79'

LOT TABLE					
LOT No.	AREA (SF)	LOT No.	AREA (SF)	LOT No.	AREA (SF)
1	3,585	19	6,138	87	7,453
2	2,805	68	6,087	88	5,400
3	2,729	69	2,979	91	5,400
4	2,692	70	4,010	92	5,400
5	2,694	71	8,321	93	5,400
6	2,735	72	5,400	94	5,400
7	2,816	73	5,400	95	5,400
8	4,162	74	5,400	96	5,400
9	4,114	75	5,400	97	5,400
10	2,980	76	5,400	98	5,400
11	3,689	77	5,400	99	8,352
12	3,635	78	5,400	100	9,063
13	2,979	79	5,400	101	5,400
14	2,979	80	6,465	102	5,400
15	2,979	81	6,666	103	5,400
16	2,979	82	6,666	104	5,400
17	2,979	85	5,400	105	5,400
18	2,979	86	8,352	106	5,400
COS A	3,204	COS B	21,006		



	SETBACK	PORCH ENCROACH
TOWNHOUSES (1-19 & 69-70)		
FRONT	20	3
REAR	5	
ALLEY LOTS (71-108)		
FRONT	20	8
REAR	5	
FRONT LOADED LOTS (109-124)		
FRONT	25	8
REAR	20	10

SEE SHEET 2 FOR DETAILS OF EASEMENTS

REQUIRED SIDEWALKS

STREET NAME	SIDEWALK WIDTH	SIDE	LOCATION
TALCOTT LANE	5'	BOTH	4.5' GRASS STRIP
JOHNSTOWN LANE	5'	BOTH	4.5' GRASS STRIP
BAYTHORNE DRIVE	5'	BOTH	4.5' GRASS STRIP
MIDDLEBURY DRIVE	5'	BOTH	4.5' GRASS STRIP
MANNINGTON DRIVE	5'	BOTH	4.5' GRASS STRIP

THE REQUIRED SIDEWALK SHALL BE INSTALLED ACROSS THE FRONTAGE 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. EXISTING SIDEWALKS SHALL BE REMOVED AND REPLACED AS NECESSARY TO MEET A.D.A. COMPLIANCE.

FUTURE DEVELOPMENT

PHASE 1
UNION DEPOT P.U.D.
NOT RECORDED

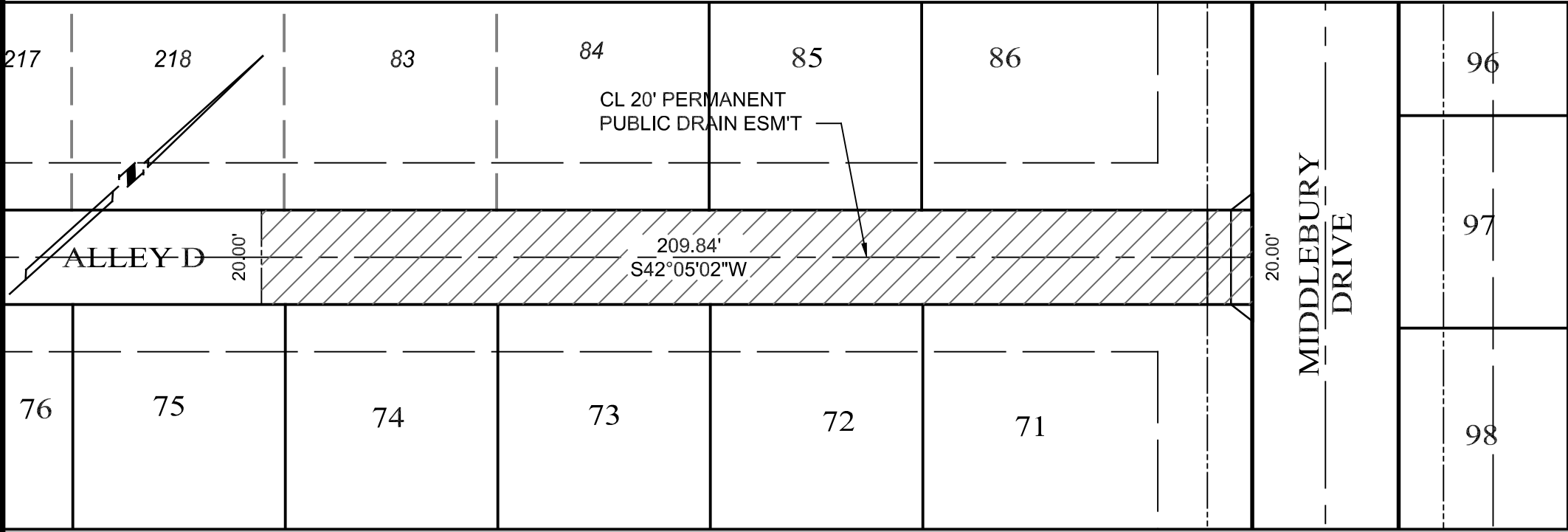
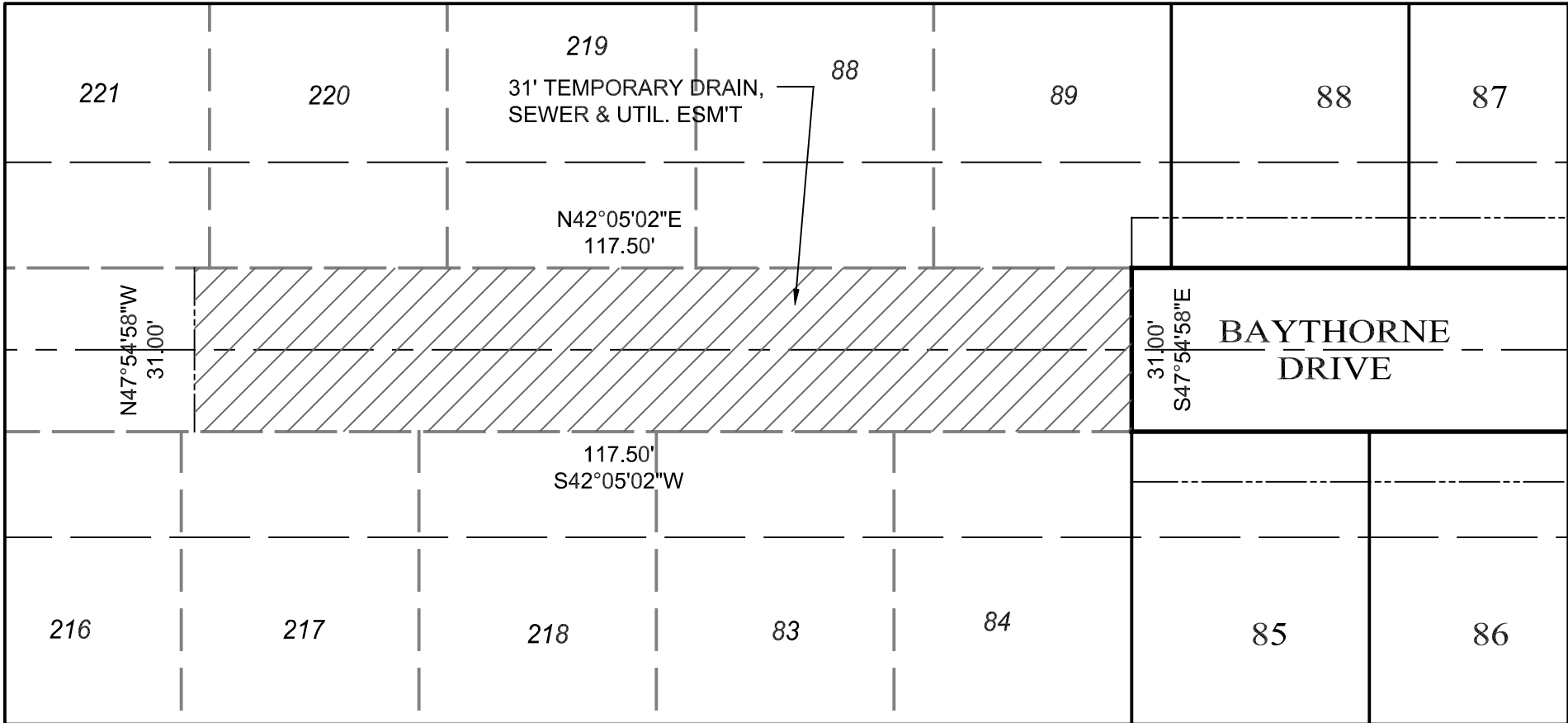
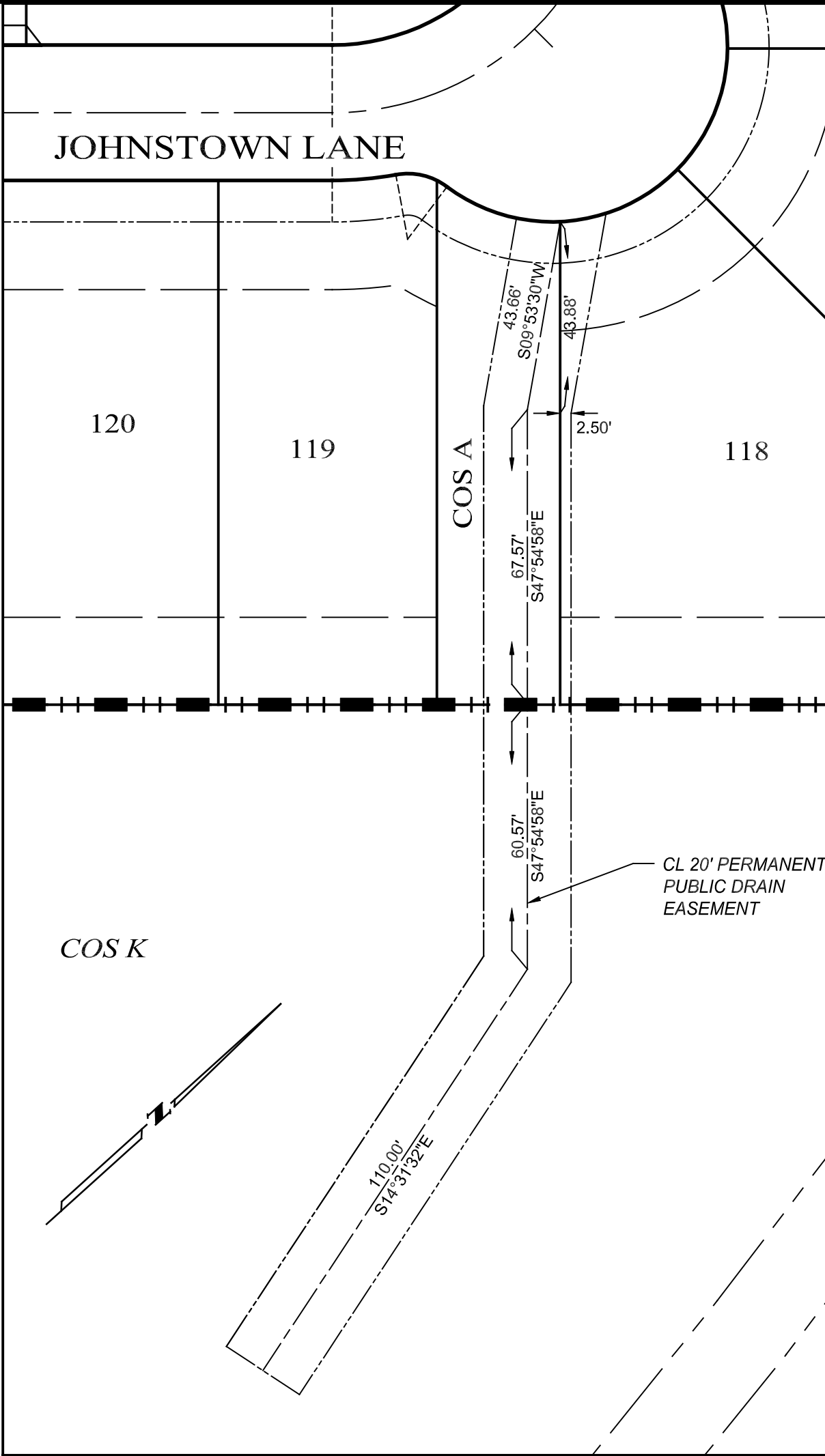
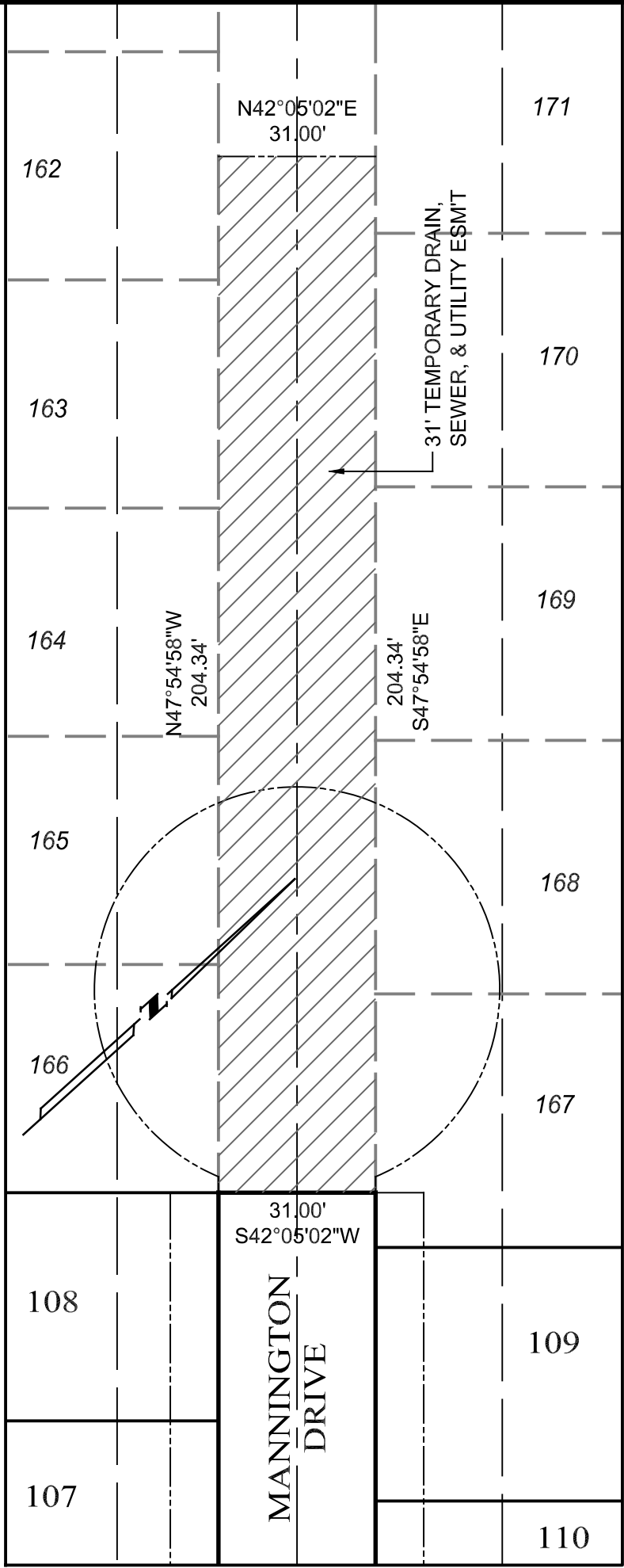
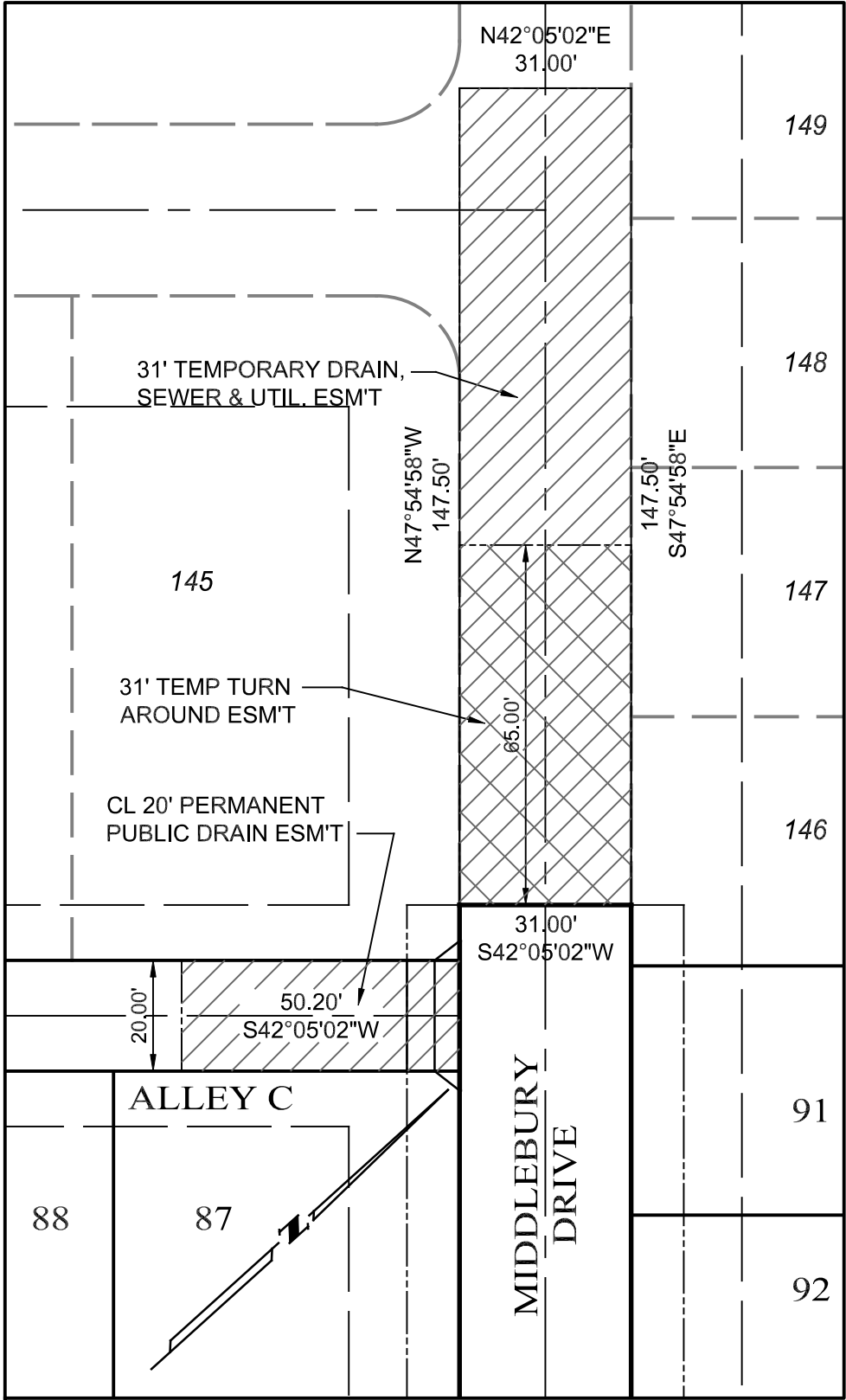
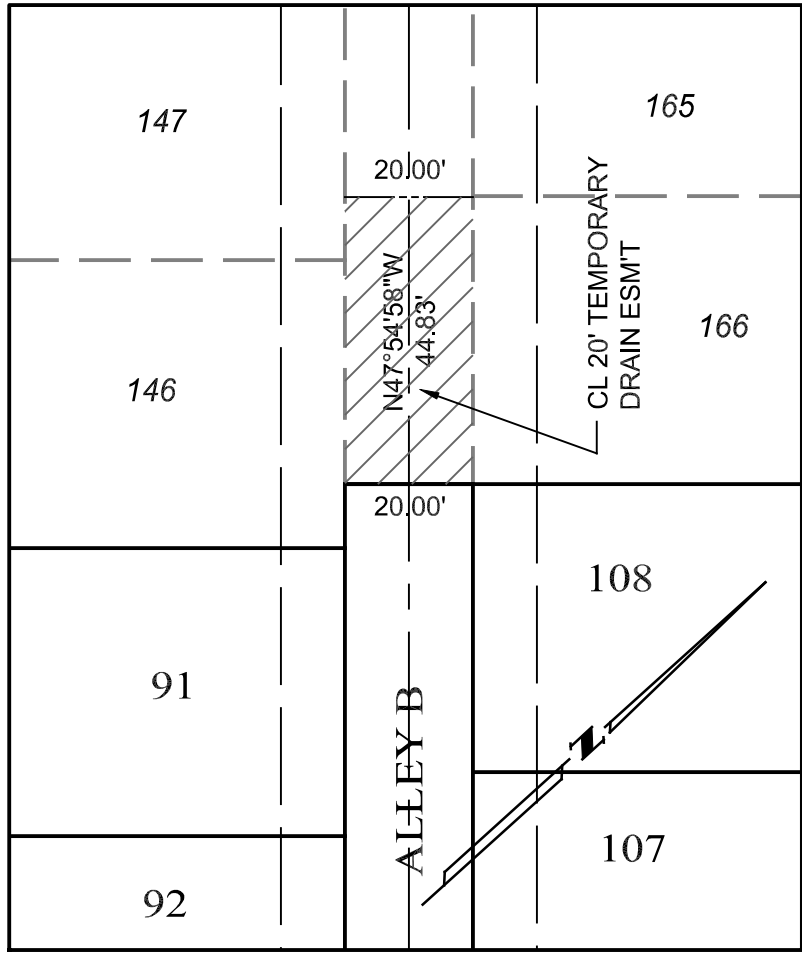
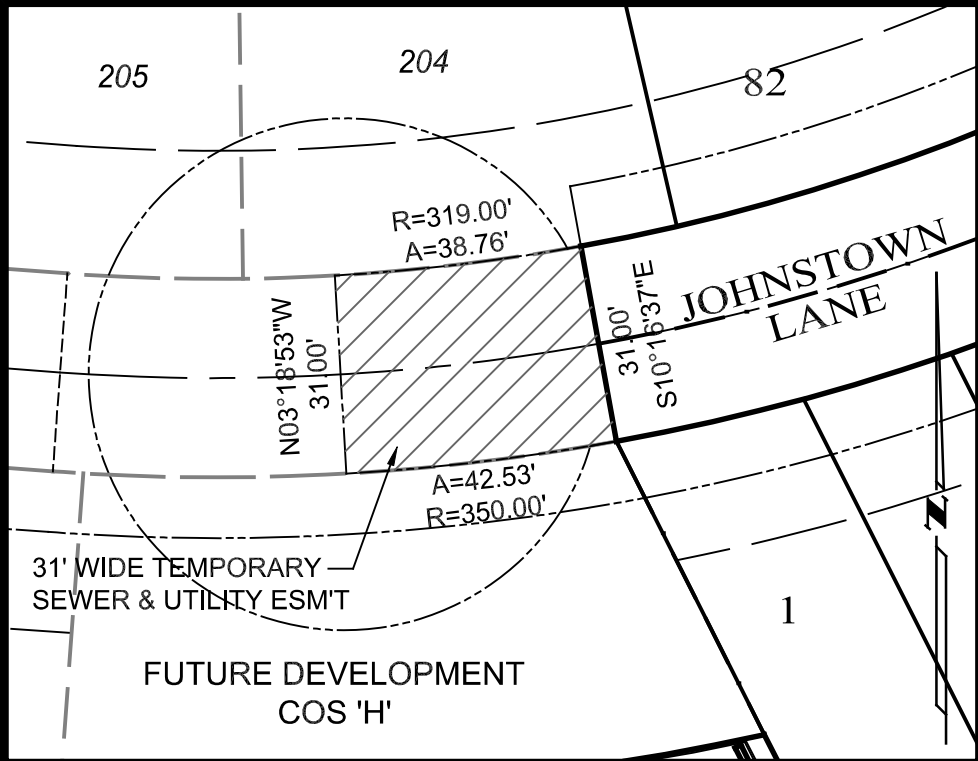
FINAL PLAT

UNION DEPOT P.U.D.

PHASE 2B

BARTLETT, TENNESSEE

22 TOWNHOUSE LOTS 50 SINGLE FAMILY LOTS 2 C.O.S. LOTS	AREA 11.369 ACRES	TAX PARCEL ID PART OF B0157 00802
DEVELOPER BLUE SKY COMMUNITIES, INC. 177 CRESCENT DRIVE COLLIERVILLE, TN 38017 (901) 854-0525	ENGINEER PARKER, ESTES & ASSOCIATES, INC. SURVEYING - PLANNING - ENGINEERING 3460 RIDGE MEADOW PARKWAY MEMPHIS, TENNESSEE 38115-4000 (901) 360-9805 Email: parkerestes@bellsouth.net	
100 YR. FLOOD ELEV. VARIES 269-273	FEMA MAP PANEL NO. 47157C0304G	MAP EFFECTIVE DATE FEBRUARY 6, 2013
PLAT DATE SEPTEMBER 2023	SCALE: 1" = 60'	SHEET 1 OF 3



FINAL PLAT		
UNION DEPOT P.U.D.		
PHASE 2B		
BARTLETT, TENNESSEE		
22 TOWNHOUSE LOTS 50 SINGLE FAMILY LOTS 2 C.O.S. LOTS	AREA 11.369 ACRES	TAX PARCEL ID PART OF B0157 00802
DEVELOPER BLUE SKY COMMUNITIES, INC. 177 CRESCENT DRIVE COLLIERVILLE, TN 38017 (901) 854-0525	ENGINEER PARKER, ESTES & ASSOCIATES, INC. SURVEYING – PLANNING – ENGINEERING 3460 RIDGE MEADOW PARKWAY MEMPHIS, TENNESSEE 38115-4000 (901) 360-9805 Email: parkerestes@bellsouth.net	
100 YR. FLOOD ELEV. VARIES 269-273	FEMA MAP PANEL NO. 47157C0304G	MAP EFFECTIVE DATE FEBRUARY 6, 2013
PLAT DATE SEPTEMBER 2023	SCALE: 1" = 30'	SHEET 2 OF 3

The certification of the Final Plat by Parker, Estes & Associates, Inc. refers only to the plat itself, not the final construction project as a whole. Parker, Estes & Associates, Inc. performed no Contract Administration for this development, and makes no guarantee, warranty or certification concerning the suitability of any earthwork, fill, or foundation condition or the suitability of any lot in this Subdivision for foundation construction or for any structure proposed thereon.

I, WILLIAM N. SAWTELLE, JR., DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL CIVIL ENGINEER, AND THAT I HAVE DESIGNED ALL STORMWATER DRAINAGE FOR UNION DEPOT PHASE 2A TO ASSURE THAT NEITHER THE SAID SUBDIVISION NOR ADJOINING PROPERTY WILL BE DAMAGED OR THE CHARACTER OF LAND USE AFFECTED BY THE VELOCITY AND VOLUME OF WATER ENTERING OR LEAVING SAME.

THE GREAT SEAL OF THE STATE OF TENNESSEE
1796

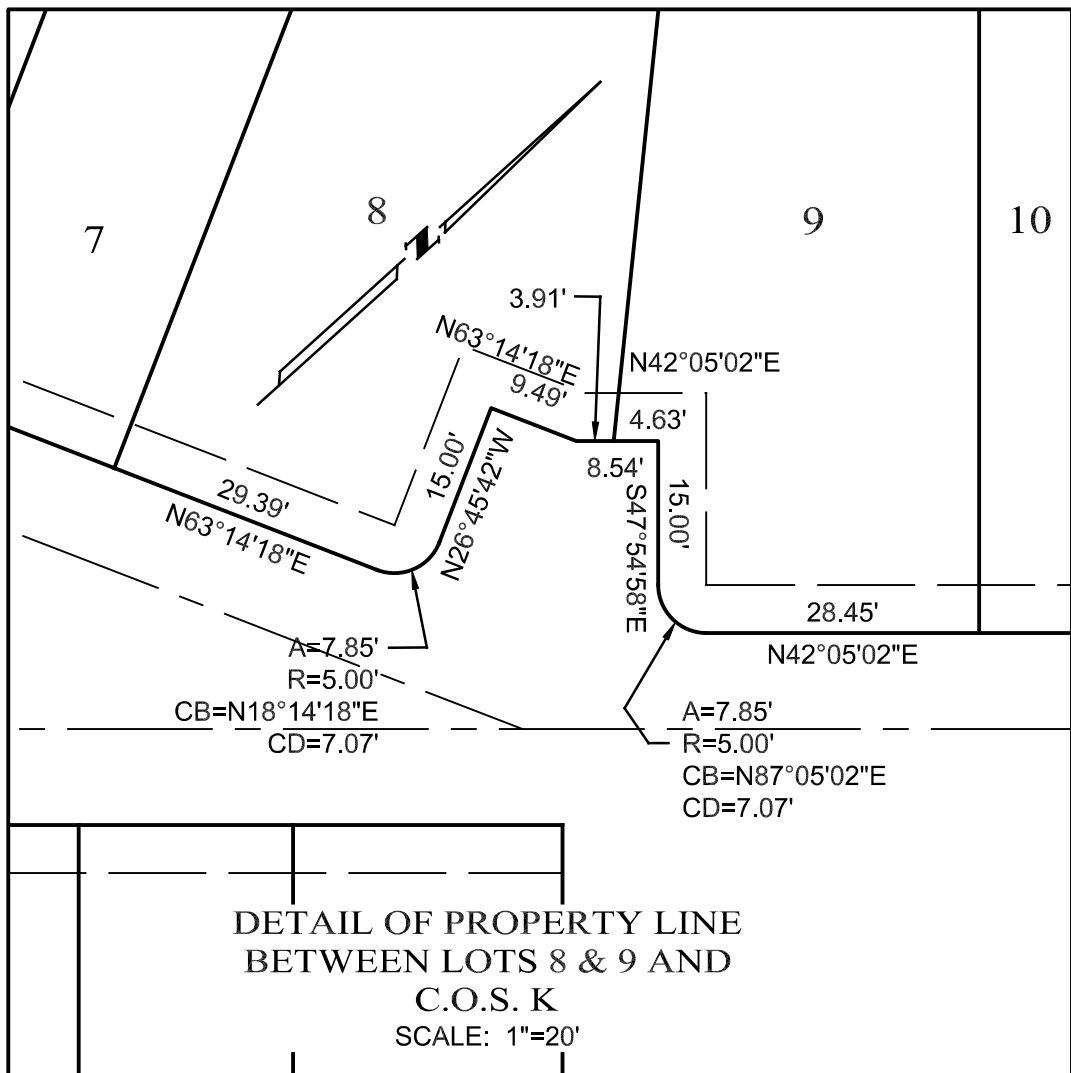
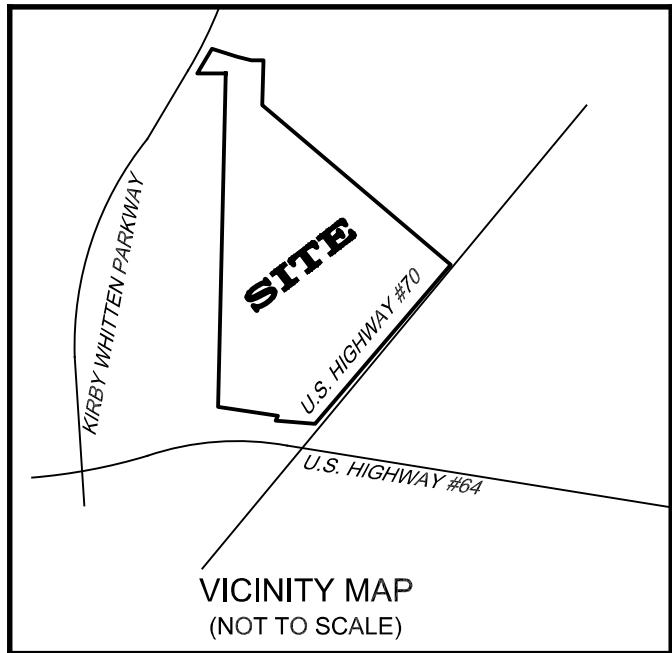
CERTIFICATE OF SURVEY

ROBERT W. ESTES, R.L.S.
TENNESSEE CERTIFICATE NUMBER 1566

I, _____, DO HEREBY CERTIFY THAT ALL REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED, OR THAT A PERFORMANCE BOND OR OTHER COLLATERAL IN SUFFICIENT AMOUNT TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS HAS BEEN POSTED FOR THE SUBDIVISION SHOWN ON THIS PLAT, AND ARE HEREBY APPROVED BY THE CITY OF BARTLETT, TENNESSEE.

PLANNING COMMISSION CERTIFICATE

SECRETARY, BARTLETT PLANNING COMMISSION	DATE
---	------



WE, THE UNDERSIGNED, **BLUE SKY COMMUNITIES, INC.**, OWNERS OF THE PROPERTY SHOWN HEREON, HEREBY ADOPT THIS PLAT AS OUR PLAN OF DEVELOPMENT AND DEDICATE THE STREETS, RIGHTS-OF-WAY, AND GRANT THE EASEMENTS AS SHOWN AND/OR DESCRIBED TO THE PUBLIC USE FOREVER. WE CERTIFY THAT WE ARE THE OWNERS OF SAID PROPERTY IN FEE SIMPLE, DULY AUTHORIZED SO TO ACT; AND THAT SAID PROPERTY IS NOT ENCUMBERED BY ANY TAXES WHICH HAVE BECOME DUE AND PAYABLE.

NOTARY CERTIFICATE

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY AT MEMPHIS, DULY COMMISSIONED AND QUALIFIED, PERSONALLY APPEARED _____, WITH WHOM I AM PERSONALLY ACQUAINTED AND WHO UPON HIS OATH ACKNOWLEDGED HIMSELF TO BE _____ OF BLUE SKY COMMUNITIES, INC., OWNER OF THE PROPERTY, THE WITHIN NAMED BARGAINER, AND THAT HE EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE THEREIN CONTAINED.

MY COMMISSION EXPIRES _____

WE, _____, THE UNDERSIGNED MORTGAGEE OF THE
PROPERTY SHOWN HEREON, HEREBY CONSENT AND AGREE TO THE PLAN OF
DEVELOPMENT AS SUBMITTED BY _____, OWNER(S) OF THE
PROPERTY.

PRINTED NAME _____ TITLE _____

STATE OF TENNESSEE
COUNTY OF SHELBY

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE AND COUNTY
AFORESAID, DULY COMMISSIONED AND QUALIFIED, PERSONALLY APPEARED _____
_____ WITH WHOM I AM PERSONALLY ACQUAINTED AND WHO, UPON OATH,
ACKNOWLEDGED HIMSELF/HERSELF TO BE _____ OF _____
_____, THE MORTGAGEE OF THE PROJECT NAMED HEREON, AND HE/SHE AS
SUCH REPRESENTATIVE EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE
THEREIN CONTAINED BY SIGNING HIS/HER NAME AS REPRESENTATIVE OF THE MORTGAGEE.

MY COMMISSION EXPIRES: _____

PRELIMINARY PLAT		
<u>UNION DEPOT P.D.</u>		
PHASE 2B		
BARTLETT, TENNESSEE		
22 TOWNHOUSE LOTS 50 SINGLE FAMILY LOTS 2 C.O.S. LOTS	AREA 11.369 ACRES	TAX PARCEL ID PART OF B0157 00802
DEVELOPER BLUE SKY COMMUNITIES, INC. 177 CRESCENT DRIVE COLLIERVILLE, TN 38017 (901) 854-0525	ENGINEER PARKER, ESTES & ASSOCIATES, INC.  SURVEYING – PLANNING – ENGINEERING 3460 RIDGE MEADOW PARKWAY MEMPHIS, TENNESSEE 38115-4000 (901) 360-9805 Email: parkerestes@bellsouth.net	
40 YR. FLOOD ELEV. VARIES 269-273	FEMA MAP PANEL NO. 47157C0304G	MAP EFFECTIVE DATE FEBRUARY 6, 2013
PLAT DATE SEPTEMBER 2023	SCALE:	SHEET 3 OF 3



City of Bartlett, Tennessee Municipal Planning Commission Staff Report

Subdivision: Final Plan

Union Depot Phase 2B

DATE: October 2, 2023

STAFF: Kim Taylor, Planning Director; Sam Harris, Senior Planner; Leslie Brock, Planner; John Horne, City Engineer; Erin Campbell, Assistant City Engineer; Max Gomez-Pedro, 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: Planning Commission Final Plan Application Review

APPLICANT: William Sawtelle, Parker, Estes, and Associates

DEVELOPER: Mark Matthews, Blue Sky Communities, Inc.

SITE LOCATION: 6896 Highway 70

SITE ACREAGE: 11.369 acres

ZONING: "RS-10" Single Family Residential & "O-R-1" Neighborhood Office

LOTS: 76

INTRODUCTION:

Mr. William Sawtelle with Parker, Estes, and Associates is requesting Planning Commission approval of a Final Plan for Phase 2B of the Union Depot Residential Mixed Use Planned Development. The subject property is located at 6896 Highway 70 along the west side of Highway 70 and north of Stage Road. The subject property has split zoning with the northern half within the "RS-10" Single Family Residential Zoning District and the southern half within the "O-R-1" Neighborhood Office Zoning District.

BACKGROUND:

In December 2021, the Board of Mayor and Aldermen approved a Special Use Permit to allow for the submittal of development plans for a Residential Mixed Use Planned Development on the 73.9 acres that was the former site of the Tennessee Baptist Children's Home. In June 2022, the Planning Commission approved a Master Plan to subdivide the 73.9 acres of land into a 236-lot residential mixed use subdivision with 623 residential dwelling units over phases with three future commercial development lots along the Highway 70 frontage. The approved phasing of the development is as follows:

	Use	Number of Lots	Dwelling Units
Phase 1	Flats	1	337
Phase 2A	Residential Townhomes	48 Townhome Lots 20-67	48
Phase 2B	Residential Townhomes / Single Family Residential	22 Townhome Lots 1-19 and 68-70 54 Single Family Lots 1-54	76
Phase 3	Single Family Residential	55 (Lots 55-109)	55
Phase 4	Single Family Residential	52 (Lots 110-161)	52
Phase 5	Mixed Use Commercial/Lofts	1	55
Commercial Outparcels	Commercial	3	0

In January 2023, the Planning Commission approved the Final Plan for Phase 1.

The specific request by the applicant is for the approval of the Final Plan for the Union Depot Residential Mixed Use Planned Development Phase 2B to subdivide 11.369 acres into 22 residential townhome lots and 50 detached single family residential lots. The residential townhome lots will range in size from 2,692 to 6,138 square feet. The detached single family residential lots will range in size from 5,400 to 10,629 square feet. The detached single family residential lots will have rear alley garage access on Lots 71-108, and Lots 109-124 will have front load garage access. Access to the subdivision will be from the Talcott Lane connection in Phase 1.



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 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.
4. The SWPPP and ARAP numbers shall be added to Erosion/ Sediment Control Plans.
5. Engineer shall revise SWPP and submit to TDEC accordingly.
6. Address all markups on the plans.
7. Storm drainage pipes need to distinguish private from public pipes
8. Inlet headwall requires a concrete bottom same as outlets.
9. Drainage in alley shall be private.
10. Alley shall be considered COS areas maintained by the HOA.
11. Recommend drainage in alley to be private
12. The pipes and structure tables shall differentiate between existing and proposed.
13. Phase 2B acceptance is conditional upon completion of all previous plans of union depot.
14. In future phases, the LOS at Stage and 70 may indicate the need for a dedicated right turn lane to be added from the southern entrance (with the new signal) traveling south to the existing dedicated right turn lane. This would require power pole relocation.
15. In future phases, it may be necessary to widen Union Depot Drive to double right turn lanes to accommodate the future development of the parcel on the east side of Highway 70. This may require an additional signal head be added to accommodate this lane.
16. Signage plans shall be submitted, public signs must meet MUTCD, private signs should also. This includes decorative sign posts, a note shall be added to plans for who is responsible to buy/install/maintain them in the future if they are not our standard.

17. Future phases may require a waterline extension to be constructed on Kirby Whitten.

Planning Conditions:

1. The applicant shall label Landscape Plates E, F, and I on the Phase 2B final plat. The Landscape Plates E, F, and I detail must also be provided on the Phase 2B plat. These landscape plates will be modified to avoid landscaping being placed in conflict with underlying utilities.
2. The applicant shall provide the residential townhome, front loaded home, and rear loaded home layout and parking templates from page 33 of the outline plan on the Phase 2B final plat.
3. The Final Plat for Phase 2B must have a phasing key map with the boundaries highlighted or bolded.
4. The Final Plat for Phase 2B must have the Outline Plan Instrument Number attached to the plat.
5. The Final Plat for Phase 2B must have the Property Owners Association/ Home Owners Association name attached to the plat.
6. The applicant shall be present at the meeting in order to make decisions to any changes that may be suggested by the Planning Commission.

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 Final Subdivision Plan/Plat
Approval

Subdivision Name Phase 2B Union Depot PD No. of Lots 72

Subdivision Location northwest side of US Highway 70, north of Stage Road

Owner/Developer Contact Mark Matthews Phone 901-854-0525

Company Name Blue Sky Communities, Inc. Fax _____

Address 177 Crescent Drive; Collierville TN 38017

Email Address sawtelle@bellsouth.net

Architect Contact _____ Phone _____

Company Name _____ Fax _____

Address _____

Email Address _____

Engineer Contact William Sawtelle Phone 901-360-9805

Company Name Parker, Estes & Associates, Inc. Fax _____

Address 3460 Ridge Meadow Parkway; Memphis TN 38115

Email Address sawtelle@bellsouth.net

Submitted by William Sawtelle
(printed name) (signature) (date)

Email Address sawtelle@bellsouth.net Phone 901-360-9805 Fax _____

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

_____ The “**Final Subdivision Plan Checklist**” has been completed and required all items have been provided. (See reverse page/or attached checklist)

_____ Provide 18-folded ($\pm$ 10”x13”) sets of plans with a copy of the signed application attached to each set.

_____ Provide an electronic PDF file of the plans. Note that an updated electronic file is required when plans are revised.

_____ Include a fee of \$500.00 plus \$20.00 per lot with this application (check payable to the City of Bartlett). **The fee is not refundable.**

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

(print name) (signature) (date)

Final Subdivision Plan/Plat Checklist

The applicant shall either indicate that the following items have been completed by a check (✓) or that they are not applicable (n/a).

- _____ Drawn in ink on 20" x 24" mylar, at a scale of 1" = 100'.
- _____ Bearing and length of every street line, lot line, boundary line, block line and building line whether curved or straight.
- _____ Subdivision name and location
- _____ Location sketch map
- _____ Date
- _____ "Grid" or "true" north point
- _____ Name of adjoining landowners, developments
- _____ Written boundary survey
- _____ Location and description of a clearly identified and verifiable point of beginning for the survey
- _____ Buildings setback lines
- _____ Reservations for all easements
- _____ Areas dedicated for public use
- _____ Areas of non-residential use
- _____ Areas of flood hazard
- _____ Lots numbered in numerical order

- _____ Landscaped buffer strips
- _____ Street names
- _____ Restrictive covenants

The following, with dimensions to nearest one hundredth (1/100th) of a foot and angles or true or grid bearings to the nearest twenty seconds of arc (20"):

- _____ Lot lines
- _____ Street & road lines
- _____ Alley lines

The following completed certificates where applicable:

- _____ Owner
- _____ Surveyor or Engineer
- _____ Storm drainage
- _____ Board of Mayor and Aldermen
- _____ Planning Commission
- _____ Mortgagee

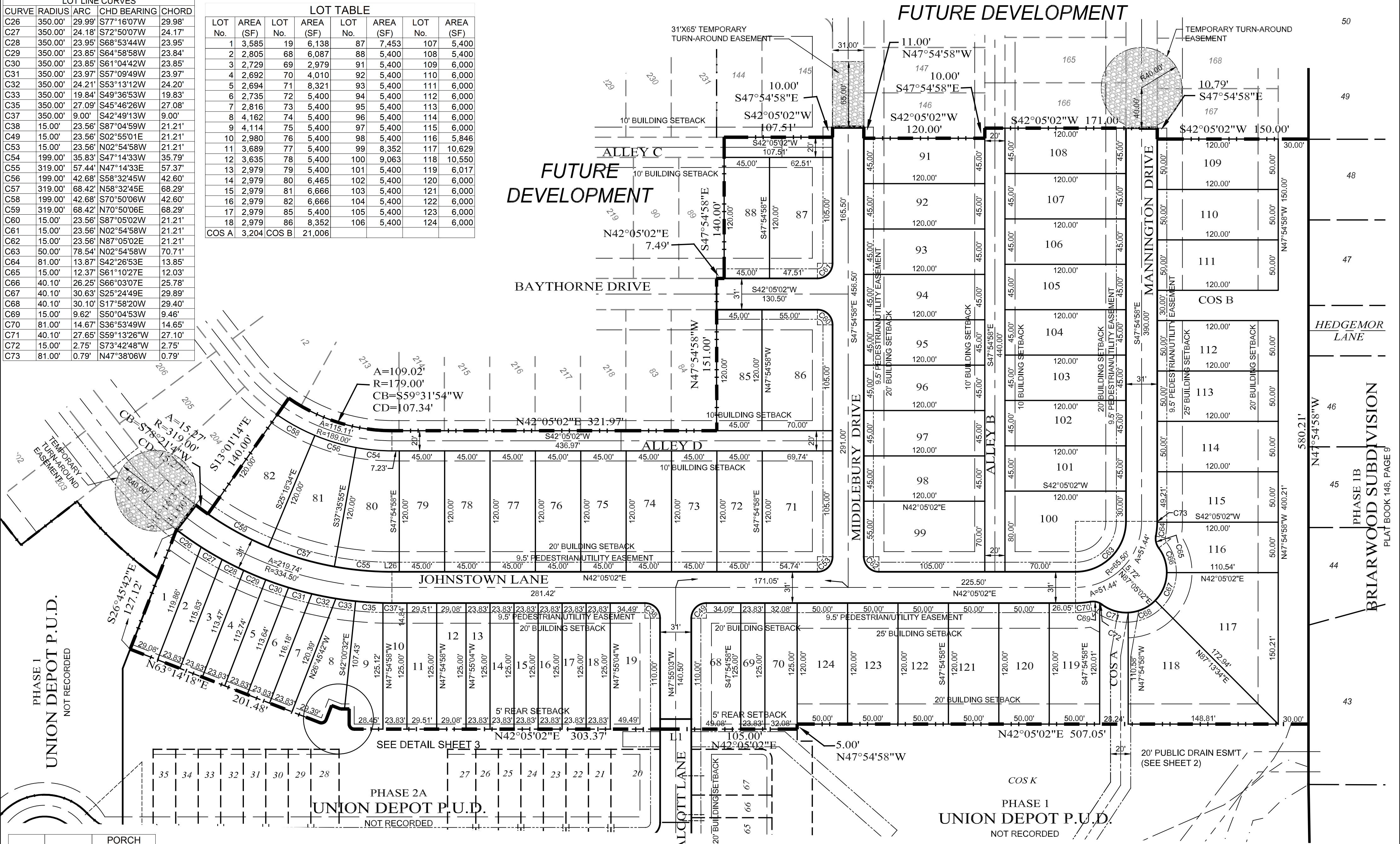
In addition to the Final Plan drawing, the following shall be provided:

- _____ One PDF file of the pictorial portion of the Final Plan, for display at the Planning Commission meeting.

INCOMPLETE APPLICATIONS WILL NOT BE PROCESSED

LOT LINE CURVES				
CURVE	RADIUS	ARC	CHD BEARING	CHORD
C26	350.00'	29.99'	S77°16'07"W	29.98'
C27	350.00'	24.18'	S72°50'07"W	24.17'
C28	350.00'	23.95'	S68°53'44"W	23.95'
C29	350.00'	23.85'	S64°58'58"W	23.84'
C30	350.00'	23.85'	S61°04'42"W	23.85'
C31	350.00'	23.97'	S57°09'49"W	23.97'
C32	350.00'	24.21'	S53°13'12"W	24.20'
C33	350.00'	19.84'	S49°36'53"W	19.83'
C35	350.00'	27.09'	S45°46'26"W	27.08'
C37	350.00'	9.00'	S42°49'13"W	9.00'
C38	15.00'	23.56'	S87°04'59"W	21.21'
C49	15.00'	23.56'	S02°55'01"E	21.21'
C53	15.00'	23.56'	N02°54'58"W	21.21'
C54	199.00'	35.83'	S47°14'33"W	35.79'
C55	319.00'	57.44'	N47°14'33"E	57.37'
C56	199.00'	42.68'	S58°32'45"W	42.60'
C57	319.00'	68.42'	N58°32'45"E	68.29'
C58	199.00'	42.68'	S70°50'06"W	42.60'
C59	319.00'	68.42'	N70°50'06"E	68.29'
C60	15.00'	23.56'	S87°05'02"W	21.21'
C61	15.00'	23.56'	N02°54'58"W	21.21'
C62	15.00'	23.56'	N87°05'02"E	21.21'
C63	50.00'	78.54'	N02°54'58"W	70.71'
C64	81.00'	13.87'	S42°26'53"E	13.85'
C65	15.00'	12.37'	S61°10'27"E	12.03'
C66	40.10'	26.25'	S66°03'07"E	25.78'
C67	40.10'	30.63'	S25°24'49"E	29.89'
C68	40.10'	30.10'	S17°58'20"W	29.40'
C69	15.00'	9.62'	S50°04'53"W	9.46'
C70	81.00'	14.67'	S36°53'49"W	14.65'
C71	40.10'	27.65'	S59°13'26"W	27.10'
C72	15.00'	2.75'	S73°42'48"W	2.75'
C73	81.00'	0.79'	N47°38'06"W	0.79'

LOT TABLE					
LOT No.	AREA (SF)	LOT No.	AREA (SF)	LOT No.	AREA (SF)
1	3,585	19	6,138	87	7,453
2	2,805	68	6,087	88	5,400
3	2,729	69	2,979	91	5,400
4	2,692	70	4,010	92	5,400
5	2,694	71	8,321	93	5,400
6	2,735	72	5,400	94	5,400
7	2,816	73	5,400	95	5,400
8	4,162	74	5,400	96	5,400
9	4,114	75	5,400	97	5,400
10	2,980	76	5,400	98	5,400
11	3,689	77	5,400	99	8,352
12	3,635	78	5,400	100	9,063
13	2,979	79	5,400	101	5,400
14	2,979	80	6,465	102	5,400
15	2,979	81	6,666	103	5,400
16	2,979	82	6,666	104	5,400
17	2,979	85	5,400	105	5,400
18	2,979	86	8,352	106	5,400
COS A	3,204	COS B	21,006		



	SETBACK	PORCH ENCROACH
TOWNHOUSES (1-19 & 69-70)		
FRONT	20	3
REAR	5	
ALLEY LOTS (71-108)		
FRONT	20	8
REAR	5	
FRONT LOADED LOTS (109-124)		
FRONT	25	8
REAR	20	10

SEE SHEET 2 FOR DETAILS OF EASEMENTS

REQUIRED SIDEWALKS

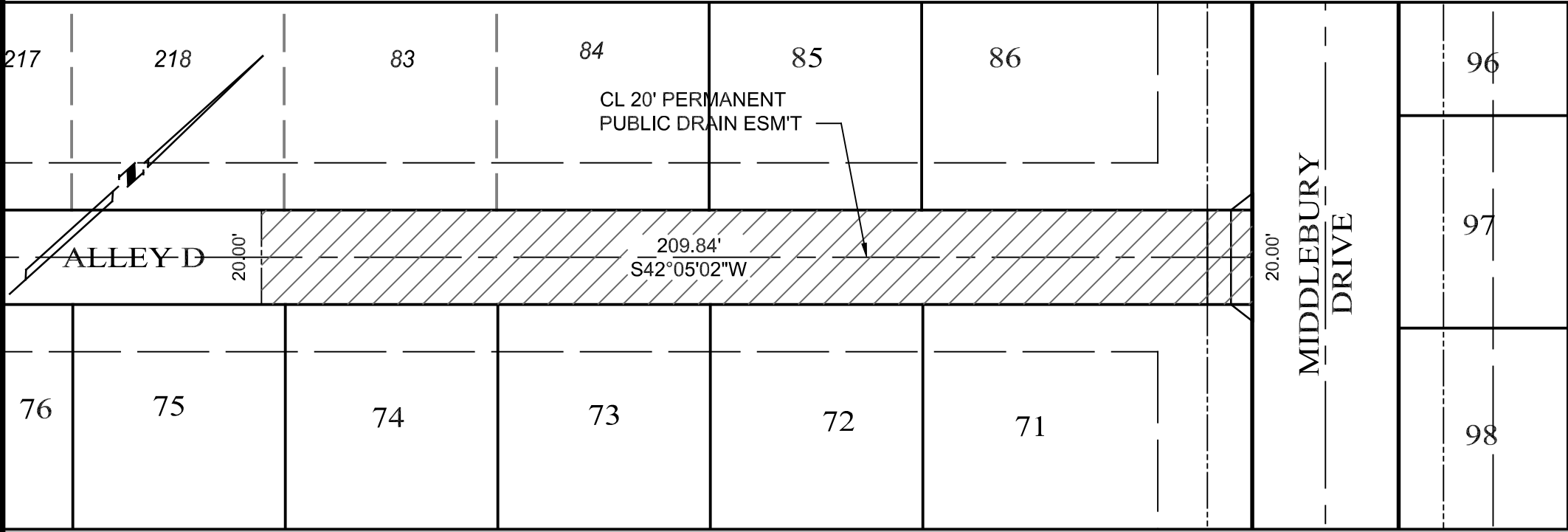
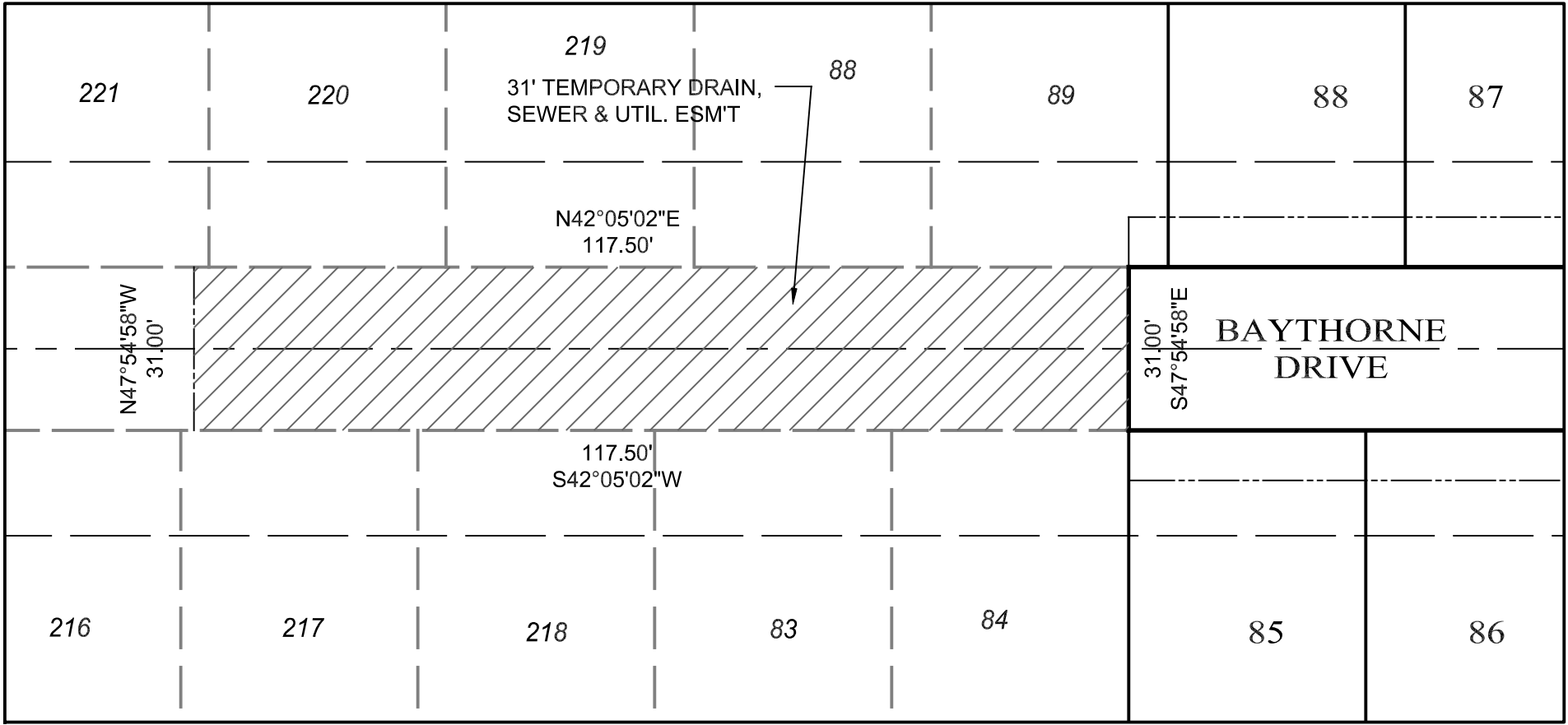
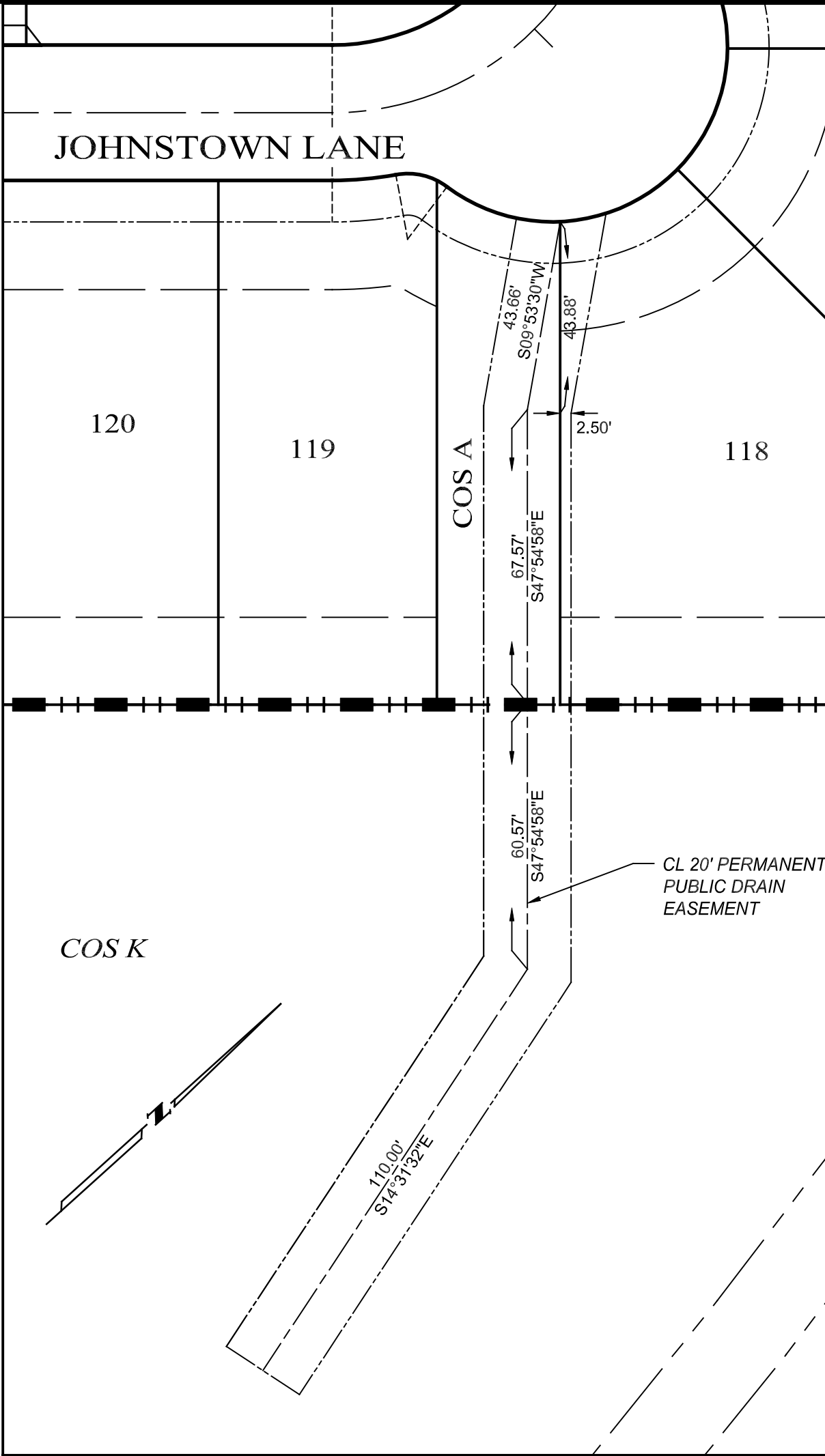
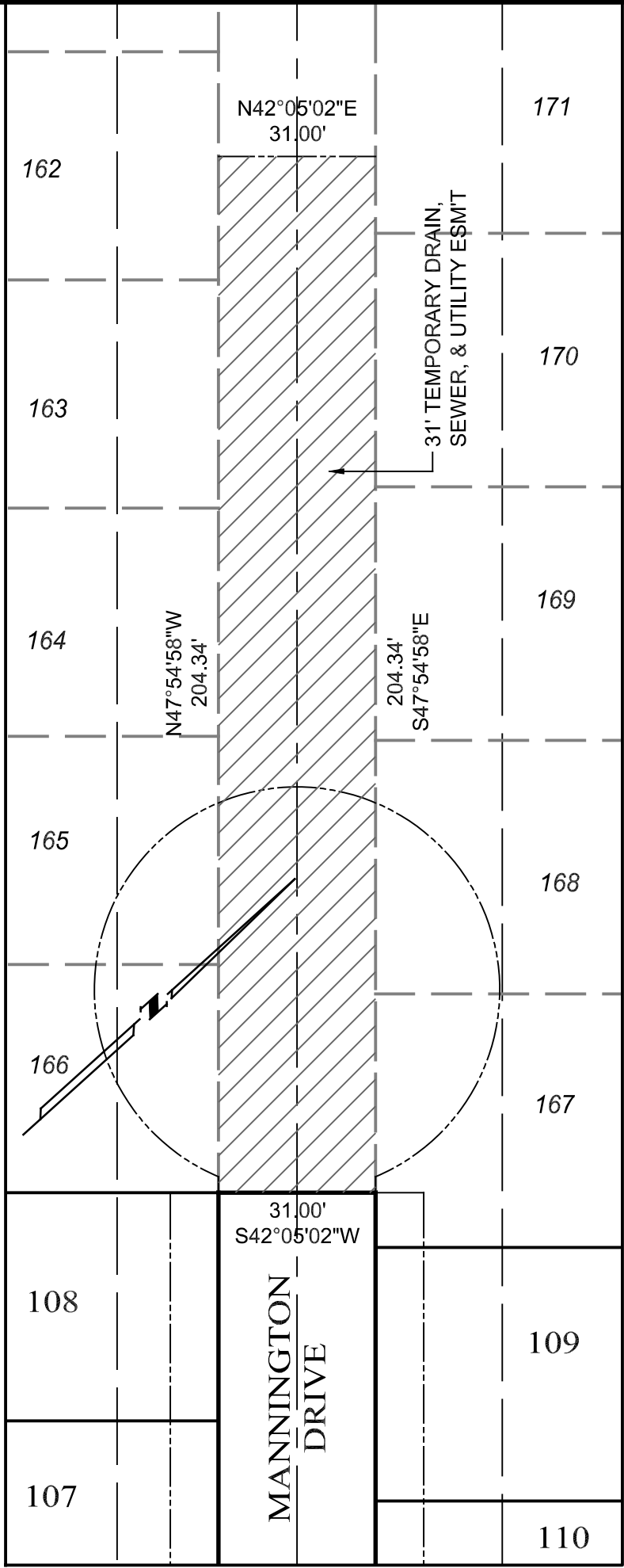
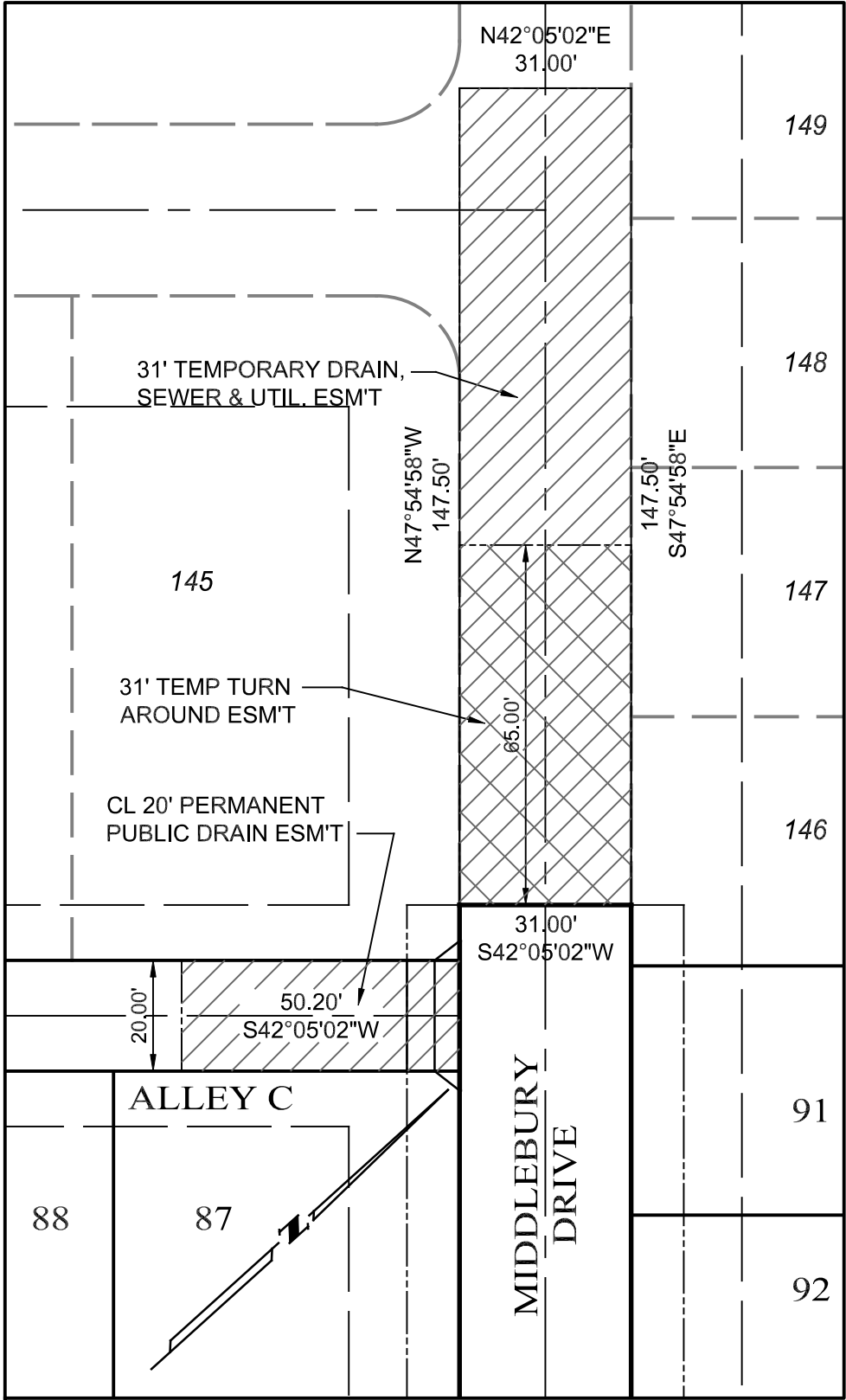
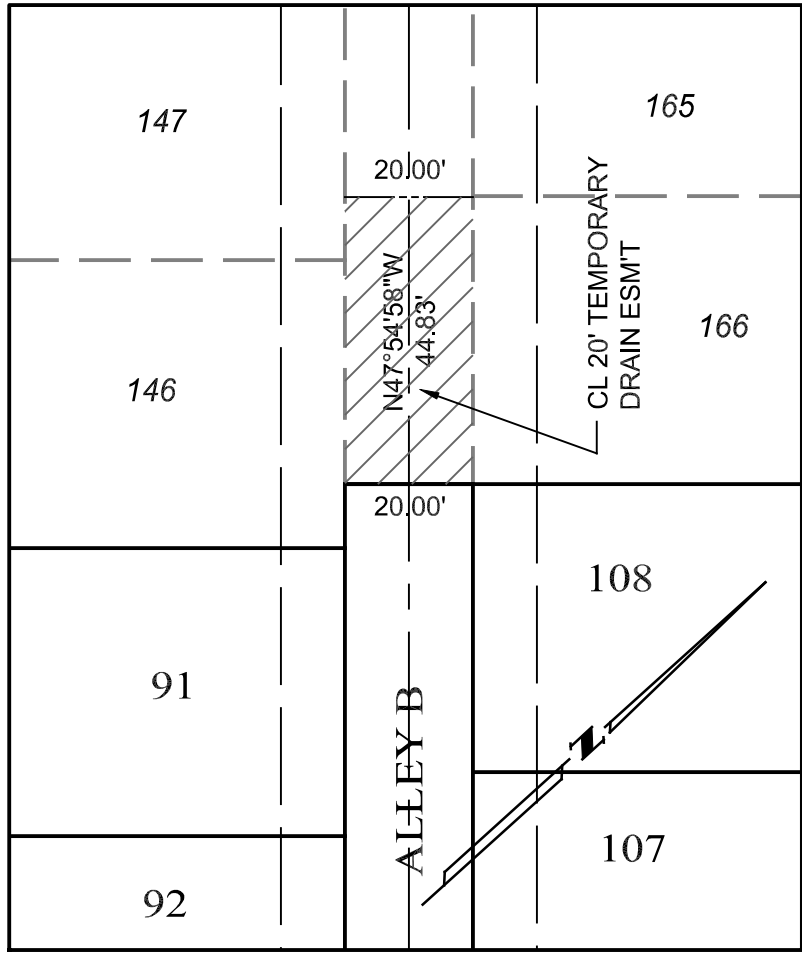
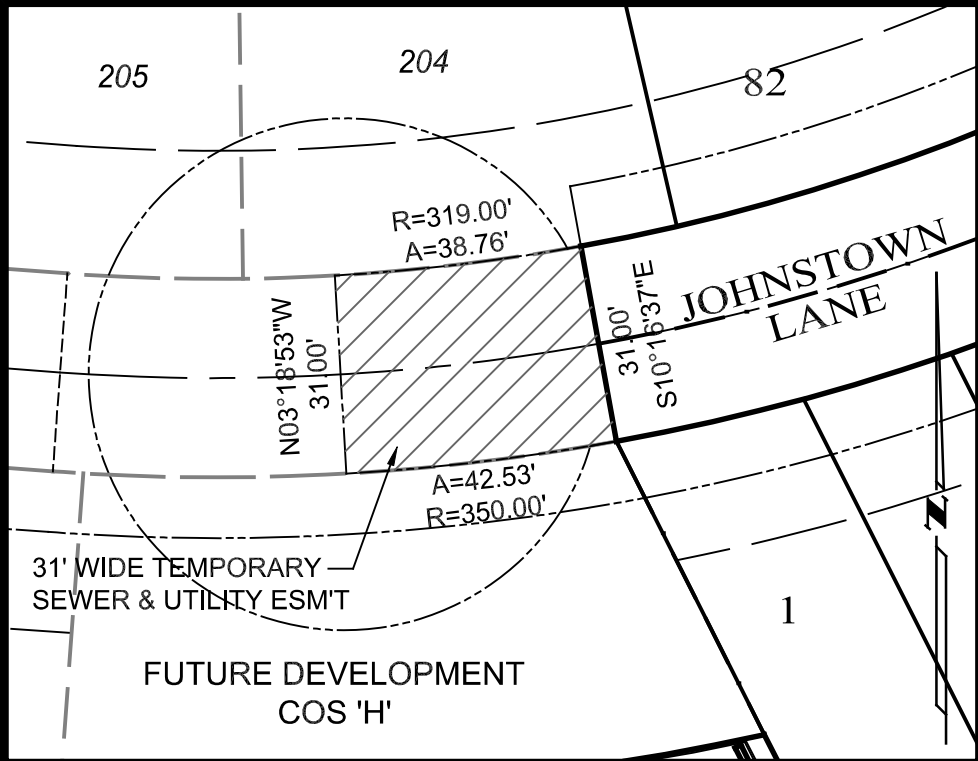
STREET NAME	SIDEWALK WIDTH	SIDE	LOCATION
TALCOTT LANE	5'	BOTH	4.5' GRASS STRIP
JOHNSTOWN LANE	5'	BOTH	4.5' GRASS STRIP
BAYTHORNE DRIVE	5'	BOTH	4.5' GRASS STRIP
MIDDLEBURY DRIVE	5'	BOTH	4.5' GRASS STRIP
MANNINGTON DRIVE	5'	BOTH	4.5' GRASS STRIP

THE REQUIRED SIDEWALK SHALL BE INSTALLED ACROSS THE FRONTAGE 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. EXISTING SIDEWALKS SHALL BE REMOVED AND REPLACED AS NECESSARY TO MEET A.D.A. COMPLIANCE.

FUTURE DEVELOPMENT

FINAL PLAT
UNION DEPOT P.U.D.

PHASE 2B		
BARTLETT, TENNESSEE		
22 TOWNHOUSE LOTS 50 SINGLE FAMILY LOTS 2 C.O.S. LOTS	AREA 11.369 ACRES	TAX PARCEL ID PART OF B0157 00802
DEVELOPER BLUE SKY COMMUNITIES, INC. 177 CRESCENT DRIVE COLLIERVILLE, TN 38017 (901) 854-0525	ENGINEER PARKER, ESTES & ASSOCIATES, INC. SURVEYING - PLANNING - ENGINEERING 3460 RIDGE MEADOW PARKWAY MEMPHIS, TENNESSEE 38115-4000 (901) 360-9805 Email: parkerestes@bellsouth.net	
100 YR. FLOOD ELEV. VARIES 269-273	FEMA MAP PANEL NO. 47157C0304G	MAP EFFECTIVE DATE FEBRUARY 6, 2013
PLAT DATE SEPTEMBER 2023	SCALE: 1" = 60'	SHEET 1 OF 3



FINAL PLAT		
UNION DEPOT P.U.D.		
PHASE 2B		
BARTLETT, TENNESSEE		
22 TOWNHOUSE LOTS 50 SINGLE FAMILY LOTS 2 C.O.S. LOTS	AREA 11.369 ACRES	TAX PARCEL ID PART OF B0157 00802
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100 YR. FLOOD ELEV. VARIES 269-273	FEMA MAP PANEL NO. 47157C0304G	MAP EFFECTIVE DATE FEBRUARY 6, 2013
PLAT DATE SEPTEMBER 2023	SCALE: 1" = 30'	SHEET 2 OF 3

The certification of the Final Plat by Parker, Estes & Associates, Inc. refers only to the plat itself, not the final construction project as a whole. Parker, Estes & Associates, Inc. performed no Contract Administration for this development, and makes no guarantee, warranty or certification concerning the suitability of any earthwork, fill, or foundation condition or the suitability of any lot in this Subdivision for foundation construction or for any structure proposed thereon.

I, WILLIAM N. SAWTELLE, JR., DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL CIVIL ENGINEER, AND THAT I HAVE DESIGNED ALL STORMWATER DRAINAGE FOR UNION DEPOT PHASE 2A TO ASSURE THAT NEITHER THE SAID SUBDIVISION NOR ADJOINING PROPERTY WILL BE DAMAGED OR THE CHARACTER OF LAND USE AFFECTED BY THE VELOCITY AND VOLUME OF WATER ENTERING OR LEAVING SAME.

The seal of the State of Tennessee is circular. The outer ring contains the text "THE GREAT SEAL OF THE STATE OF TENNESSEE" at the top and "1796" at the bottom. The inner circle features a plow, sheaves of wheat, a cotton plant, and a ship on the river, with the text "REGISTERED ENGINEER" and "AGRICULTURE" and "COMMERCE" around the central imagery.

CERTIFICATE OF SURVEY

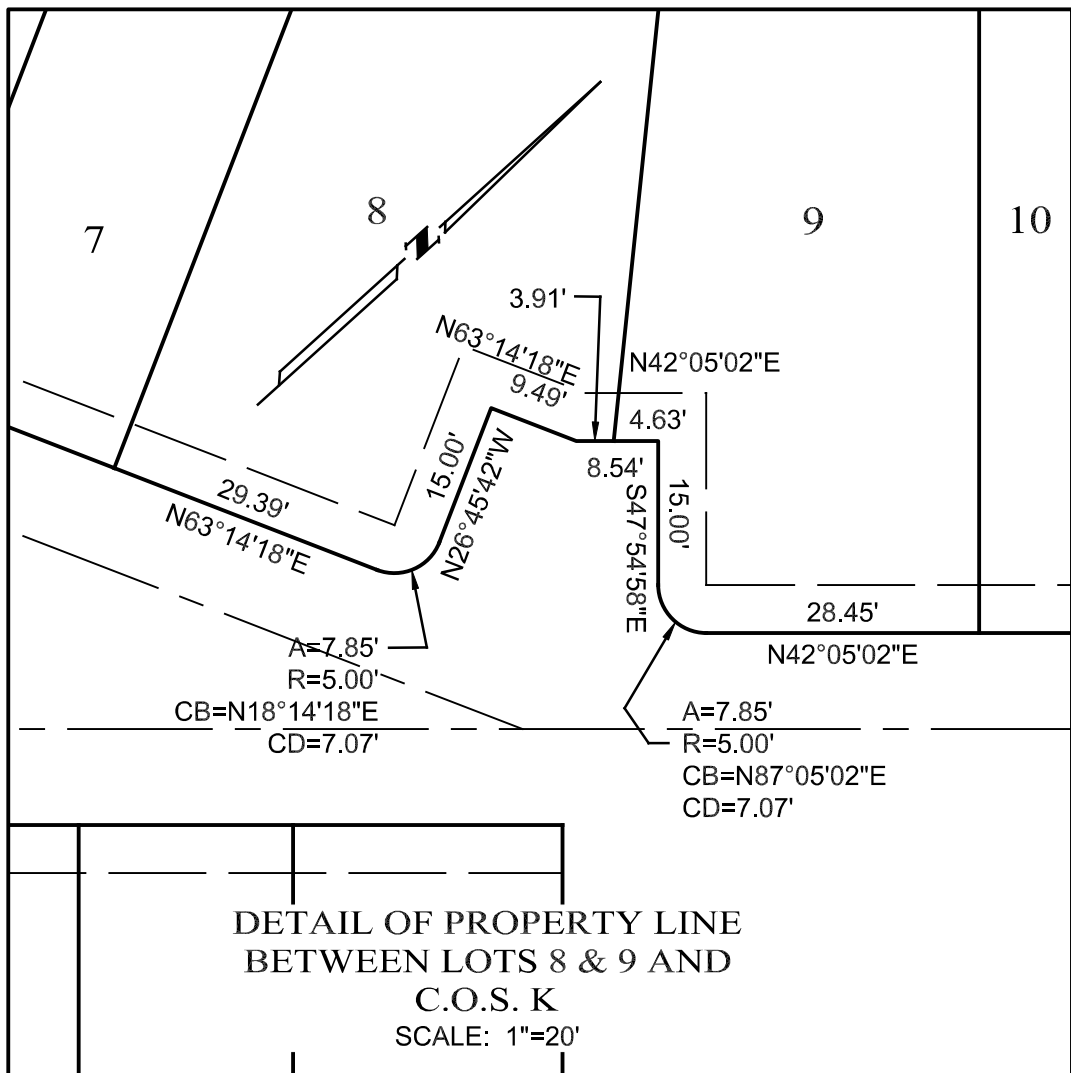
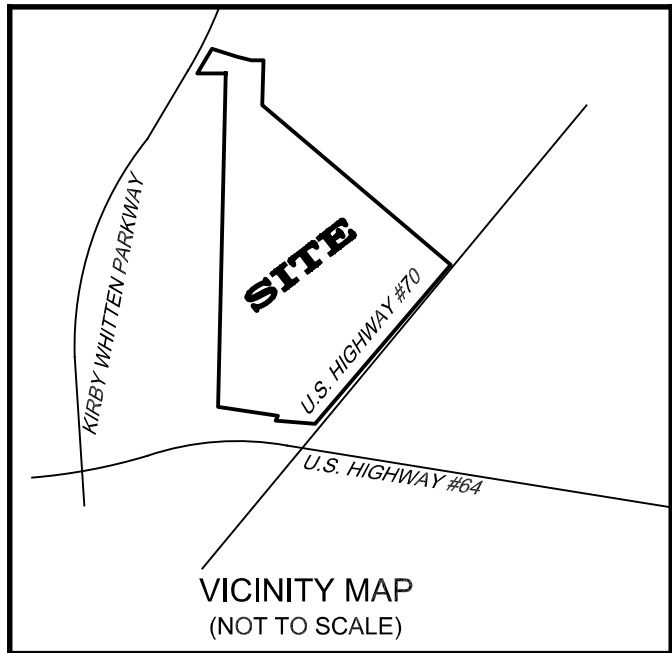
ROBERT W. ESTES, R.L.S.
TENNESSEE CERTIFICATE NUMBER 1566

I, _____, DO HEREBY CERTIFY THAT ALL REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED, OR THAT A PERFORMANCE BOND OR OTHER COLLATERAL IN SUFFICIENT AMOUNT TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS HAS BEEN POSTED FOR THE SUBDIVISION SHOWN ON THIS PLAT, AND ARE HEREBY APPROVED BY THE CITY OF BARTLETT, TENNESSEE.

MAYOR, CITY OF BARTLETT _____ DATE _____

I, _____, DO HEREBY CERTIFY THAT
THE CITY OF BARTLETT PLANNING COMMISSION HAS APPROVED THIS PLAT OF
SUBDIVISION FOR RECORDING.

SECRETARY, BARTLETT PLANNING COMMISSION	DATE
---	------



WE, THE UNDERSIGNED, **BLUE SKY COMMUNITIES, INC.**, OWNERS OF THE PROPERTY SHOWN HEREON, HEREBY ADOPT THIS PLAT AS OUR PLAN OF DEVELOPMENT AND DEDICATE THE STREETS, RIGHTS-OF-WAY, AND GRANT THE EASEMENTS AS SHOWN AND/OR DESCRIBED TO THE PUBLIC USE FOREVER. WE CERTIFY THAT WE ARE THE OWNERS OF SAID PROPERTY IN FEE SIMPLE, DULY AUTHORIZED SO TO ACT; AND THAT SAID PROPERTY IS NOT ENCUMBERED BY ANY TAXES WHICH HAVE BECOME DUE AND PAYABLE.

SIGNATURE

DATE

STATE OF TENNESSEE
COUNTY OF SHELBY

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY AT MEMPHIS, DULY COMMISSIONED AND QUALIFIED, PERSONALLY APPEARED _____, WITH WHOM I AM PERSONALLY ACQUAINTED AND WHO UPON HIS OATH ACKNOWLEDGED HIMSELF TO BE _____ OF BLUE SKY COMMUNITIES, INC., OWNER OF THE PROPERTY, THE WITHIN NAMED BARGAINER, AND THAT HE 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 IN _____, WITNESS MY HAND AND
NOTARIAL SEAL THIS _____ DAY OF _____, 20 _____;

NOTARY PUBLIC _____

MY COMMISSION EXPIRES _____

WE, _____, THE UNDERSIGNED MORTGAGEE OF THE
PROPERTY SHOWN HEREON, HEREBY CONSENT AND AGREE TO THE PLAN OF
DEVELOPMENT AS SUBMITTED BY _____, OWNER(S) OF THE
PROPERTY.

SIGNATURE _____ DATE _____

PRINTED NAME _____ TITLE _____

STATE OF TENNESSEE
COUNTY OF SHELBY

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE AND COUNTY
AFORESAID, DULY COMMISSIONED AND QUALIFIED, PERSONALLY APPEARED _____
_____ WITH WHOM I AM PERSONALLY ACQUAINTED AND WHO, UPON OATH,
ACKNOWLEDGED HIMSELF/HERSELF TO BE _____ OF _____
_____, THE MORTGAGEE OF THE PROJECT NAMED HEREON, AND HE/SHE AS
SUCH REPRESENTATIVE EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE
THEREIN CONTAINED BY SIGNING HIS/HER NAME AS REPRESENTATIVE OF THE MORTGAGEE.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL AT MY OFFICE IN _____, THIS _____ DAY OF _____, 20_____.

NOTARY PUBLIC: _____

MY COMMISSION EXPIRES: _____

PRELIMINARY PLAT		
<u>UNION DEPOT P.D.</u>		
PHASE 2B		
BARTLETT, TENNESSEE		
22 TOWNHOUSE LOTS 50 SINGLE FAMILY LOTS 2 C.O.S. LOTS	AREA 11.369 ACRES	TAX PARCEL ID PART OF B0157 00802
DEVELOPER BLUE SKY COMMUNITIES, INC. 177 CRESCENT DRIVE COLLIERVILLE, TN 38017 (901) 854-0525	ENGINEER PARKER, ESTES & ASSOCIATES, INC.  SURVEYING – PLANNING – ENGINEERING 3460 RIDGE MEADOW PARKWAY MEMPHIS, TENNESSEE 38115-4000 (901) 360-9805 Email: parkerestes@bellsouth.net	
40 YR. FLOOD ELEV. VARIES 269-273	FEMA MAP PANEL NO. 47157C0304G	MAP EFFECTIVE DATE FEBRUARY 6, 2013
PLAT DATE SEPTEMBER 2023	SCALE:	SHEET 3 OF 3