



City of Bartlett
David Parsons, Mayor

Municipal Planning Commission

AGENDA

Monday, November 6, 2023 — 7:00

Bartlett City Hall Assembly Chamber

Opening Prayer

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

Minutes of the Monday, October 2, 2023 Meeting

NEW BUSINESS

Public Hearing

Special Use Permit

1. Automobile Gas Station, 7331 Memphis-Arlington Road (David Bray, The Bray Firm)

David Bray with the Bray Firm, on behalf of Manish and Rina Patel, is requesting approval of a Special Use Permit to allow for an automobile gas station use to be located at the 5-Way Mart on Memphis-Arlington Road. This property is in the "C-L" Neighborhood Business Zoning District and requires approval of a Special Use Permit for an automobile gas station use.

Final Plan

2. Ortiz Subdivision, 7351 Old Brownsville Road (David Bray, The Bray Firm)

David Bray with the Bray Firm, on behalf of Linda Ortiz, is requesting approval of a Final Plan for the Ortiz Subdivision. The subject property is not a legal lot of record (created after March 6, 1956) and is less than 4-acres (not exempt from subdivision regulations), therefore it requires approval of a minor two-lot subdivision in order to be eligible to receive a building permit. The subject property is in the "RS-18" Single Family Residential Zoning District.

Open Discussion

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

Adjourn



City of Bartlett, Tennessee Municipal Planning Commission Staff Report

Special Use Permit

Automobile Gas Station Use

DATE: November 6, 2023

STAFF: Kim Taylor, Planning Director; 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: Manish & Rina Patel

SITE LOCATION: 7331 Memphis-Arlington Road

SITE ACREAGE: .89 acres

ZONING: "C-L" Neighborhood Business District

LOTS: 1

David Bray with the Bray Firm, on behalf of Manish and Rina Patel, is requesting Planning Commission approval of a favorable recommendation for a Special Use Permit to allow an automobile gas station use. The subject property is located at the 5-Way Mart at 7331 Memphis-Arlington Road, which is in the "C-L" Neighborhood Business Zoning District, and requires approval of a Special Use Permit for an automobile gas station use.

The .89-acre subject property is Lot 16 of the Sue L. Barnes Subdivision recorded June 28, 1948.

The specific request by the applicant is for Planning Commission approval of a favorable recommendation for a Special Use Permit to allow an automobile gas station. Article V, Chart 1 of the Bartlett Zoning Ordinance permits the automobile gas station use in the "C-L" Neighborhood Business District with the granting of a Special Use Permit by the Board of Mayor and Aldermen. The surrounding uses include; single family residential homes with "R-S 12" zoning to the east, preschool to the south and plumbing contractor to the west both with "C-L" Neighborhood Business District zoning, youth behavioral treatment facility with "R-E" zoning to the north east, and post office facility with "C-G" General Business zoning to the northwest.



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 Auto-CAD format to dhubbard@cityofbartlett.org and ecampbell@cityofbartlett.org for use in the preparation of the Water Design Plan. This plan will be coordinated with the site design engineer to resolve any conflicts.
3. A SWPPP and a TDEC permit may be required and shall be submitted to TDEC and also to the City of Bartlett Engineering office.
4. All new utilities shall be underground.
5. Water extension may be required for commercial fire flow.

Plan:

6. A traffic study will be required to assess the impact of traffic on the surrounding areas.
7. A reconfiguration of this intersection including ROW, paving, curb and gutter, & sidewalk may be required based on traffic study.
8. Road widening and modification may be required based on the traffic study.
9. The following plans will be required: landscaping, drainage, sewer, and water.
10. Additional ROW dedication maybe needed along Broadway and /or the Memphis-Arlington 50' wide ROW section.
11. Detention may be required depending on the impervious area.
12. Existing power pole shown on the north-west corner of the property will need to be relocated.

Traffic Notes:

The study should include:

1. Count of the existing traffic on Broadway (both directions), speed and volume
2. Turning movement count at the 5-way (all 6 legs and exits from the corner store, and trains on a typical day). Delays should be considered/noted.
3. Count on Louella, speed (midblock) and volume (both directions). Residents are concerned about cut-through traffic and speeding through this neighborhood, especially when the 5-way is backed up.
4. Turning Movement count for Broadway/Shadowlawn.
5. Survey of crashes for 2 years (min) at all nearby intersections.

Counts should be conducted:

1. On a typical weekday when school is in session
2. 24 hours or at least early and late enough in the day to capture all heavy traffic times. Early morning school traffic for the Ninth Grade Academy should be collected. The school starts at 7 AM but may have traffic well before school starts due to early events (practices, clubs, etc.). Buses for all schools in Bartlett, park at the 9th grade academy overnight and leave early to pick up students for all schools, including those that start at 7 AM. Buses will return in the evening. Latest schools in Bartlett let out at 4 PM.
3. If the worship center will generate traffic at off peak times, counts at those times should be included (i.e. nights and weekends)

Planning Conditions:

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

4. The applicant's Planning Commission Site Plan Application shall comply with all items in Article VI, Section 7 (Automobile Service Stations) of the Bartlett Zoning Ordinance.

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

Bartlett Planning Commission
Application for Special Use Permit Approval

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

Requested Special Use GAS PUMPS & CANOPY IN C-L ZONING DISTRICT
Property Address 7331 MEMPHIS - ALLINGTON ROAD
Present Zoning C-L
Owner/Developer Contact MANISH & RINA PATEL Phone _____
Company Name _____ Fax _____
Address 5089 SAWYER LAKE DR ; ALLINGTON, TN 38002
Email Address MIKE.PATEL2011@GMAIL.COM
Architect Contact _____ Phone _____
Company Name _____ Fax _____
Address _____
Email Address _____
Engineer Contact DAVID BRAY Phone 901.383.8668
Company Name THE BRAY FIRM Fax _____
Address 2950 STAGE ROAD NORTH BARTLETT, TN 38134
Email Address dbray@comcast.net

Submitted by DAVID BRAY DB 09.29.23
(printed name) (signature) (date)
Email Address dbray@comcast.net Phone 901.383.8668 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.
- ☒ Attach a checked-off "Special Use Permit Checklist" and all items required therein.
- ☒ Provide 18-folded ($\pm 10'' \times 13''$) 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 with this application (check payable to the City of Bartlett) of \$500 for five (5) acres or less, plus \$50 per acre (after the first five) to a maximum of \$3,000. The fee is not refundable.

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

Manish Patel
(print name)

Manish Patel
(signature)

10/02/23
RECEIVED

OCT 02 2023

Special Use Permit Checklist

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

- ☒ Plot plan, drawn to scale, showing the following information for each parcel (several parcels may be included on one sheet):
 - ☒ Adjoining public street rights-of-way
 - ☒ Area (acres)
 - ☒ Present zoning
 - ☒ Requested special use, including purpose (attach statement, one page maximum)
 - ☒ Area in which buildings are proposed to be located, showing setback dimensions from line.
 - ☒ Drainage
 - ☒ Driveways
 - ☒ Parking area
 - ☒ Buffer planting areas
 - ☒ Type and location of any easements
 - ☒ If Site Plan application and approval are necessary, conformance to Tree Ordinance is required.

☒ Other pertinent information as required through staff consultation.

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

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

Vicinity Map

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

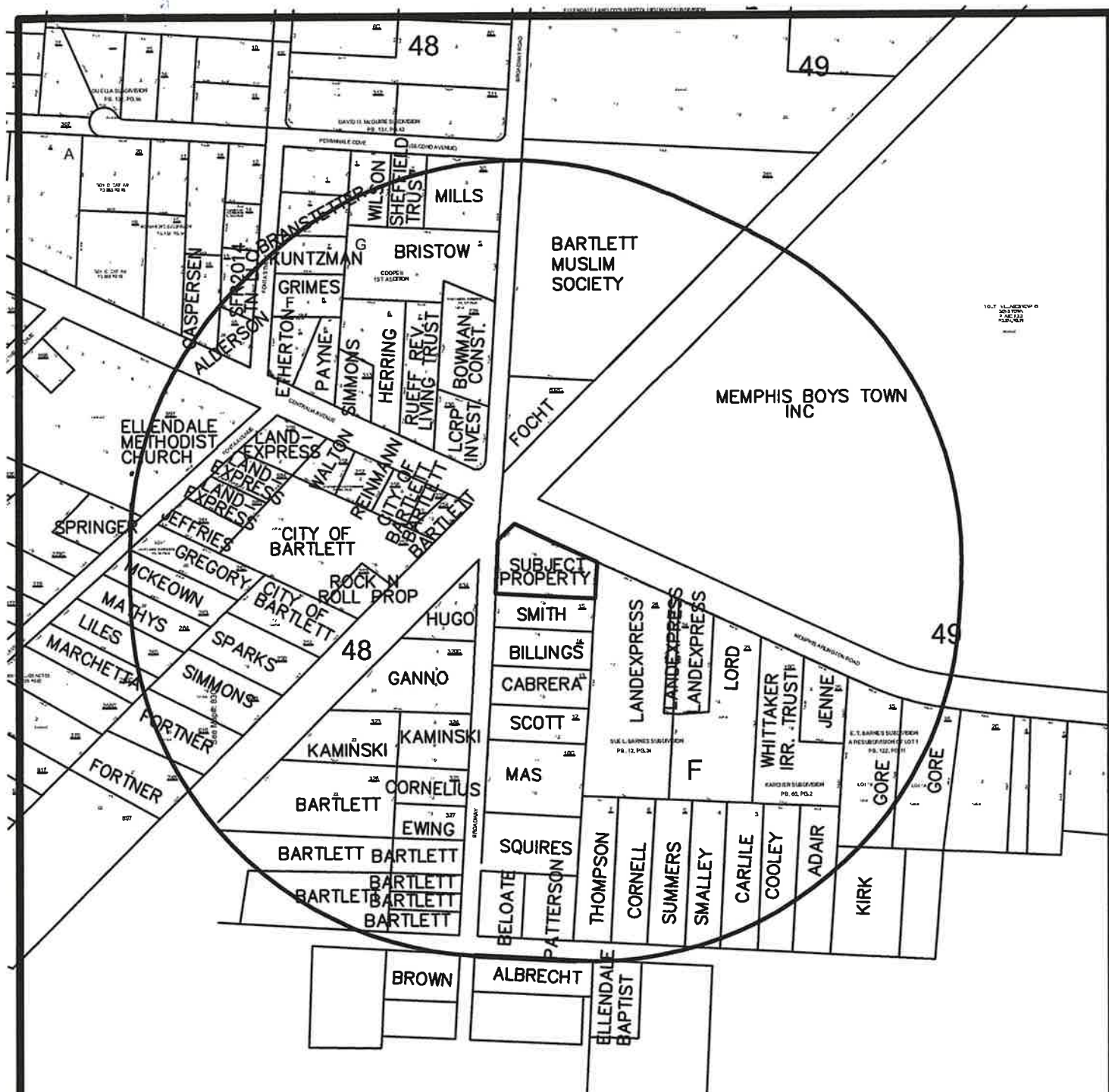
☒ One (1) PDF file of the vicinity map, for display at the Planning Commission meeting.

Property Owners

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

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

INCOMPLETE APPLICATIONS WILL NOT BE PROCESSED



SUP APPLICATION FOR 7331 MEMPHIS—ARLINGTON

APPLICANT: MANISH & RINA PATEL
BARTLETT, TENNESSEE

PREPARED BY THE BRAY FIRM

LAND DEVELOPMENT SERVICES
2950 STAGE PLAZA NORTH
BARTLETT, TENNESSEE
SEPTEMBER 29, 2023

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

Manish & Rina Patel

5089 Sawyer Lake Dr.
Arlington, TN 38002

The Bray Firm
2950 Stage Plaza North
Bartlett, TN 38134

Owner

Engineer

JAMES D SPRINGER
4043 FONTA RD
BARTLET TN 38002

WENDY MATHYS
PO BOX 165
ELLENDAL TN 38029

TERESA LILES
4024 FONTA RD
ARLINGTON TN 38002

ANTHONY & LINDA MARCHETTA
4016 FONTA RD
ARLINGTON TN 38002

SIMMONS CONSTRUCTION CO
8026 CLAREDALE DR
MEMPHIS TN 38133

TIMOTHY & DEBBIE FORTNER
7258 MEMPHIS ARLINGTON RD
MEMPHIS TN 38135

TIMOTHY & DEBBIE FORTNER
4005 LOCH MEADE DR
LAKELAND TN 38002

WILFORD & LENA EWING
3969 BROADWAY RD
MEMPHIS TN 38135

JOHN & APRIL CORNELIUS
PO BOX 288
ELLENDAL TN 38029

MAS PROPERTIES INC
6669 CORSICA DR
MEMPHIS TN 38120

ROLAND & ADRIENNE SQUIRES
11990 COUNTRY VALLEY DR
ARLINGTON TN 38002

MELISSA BELOATE
3950 BROADWAY RD
BARTLETT TN 38135

DONNA BROWN
3921 BROADWAY RD
MEMPHIS TN 38135

JOSEPH & JANICE ALBRECHT
3922 BROADWAY RD
MEMPHIS TN 38135

ELLENDAL BAPTIST CHURCH
3861 BROADWAY ST
BARTLETT TN 38135

HENRY & PENNY PATTERSON TRUST
11350 LONG RD
ARLINGTON TN 38002

MIRIAM THOMPSON
7350 3RD DR
BARTLETT TN 38135

SEBASTIAN & JENNA CORNELL
7360 3RD RD
BARTLETT TN 38135

ROBERT & KELLI SUMMERS
7372 3RD RD
MEMPHIS TN 38135

WILLIAM & THERESA SMALLEY
7380 3RD RD
MEMPHIS TN 38135

HENRY & FRENITA CARLILE (TR)
7394 3RD RD
MEMPHIS TN 38135

MANISH AND RINA PATEL

Page 2 of 3

MICHAEL & MARANDA COOLEY
7404 3RD RD
BARTLETT TN 38135

CRYSTAL & DUSTIN ADAIR
7414 THIRD RD
BARTLETT TN 38135

WALTER & DENISE KIRK
MATTHEY KIRK
7434 THIRD RD
BARTLETT TN 38135

DERYL & GINA GORE
7431 MEMPHIS ARLINGTON RD
MEMPHIS TN 38135

GLYN & JOY GORE
7441 MEMPHIS ARLINGTON RD
MEMPHIS TN 38135

Catherine Kaminski
3989 Broadway
Bartlett, TN 38135-1944

James Ganno

P.O. Box 656
Ellendale, TN 38029

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

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

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

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

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

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

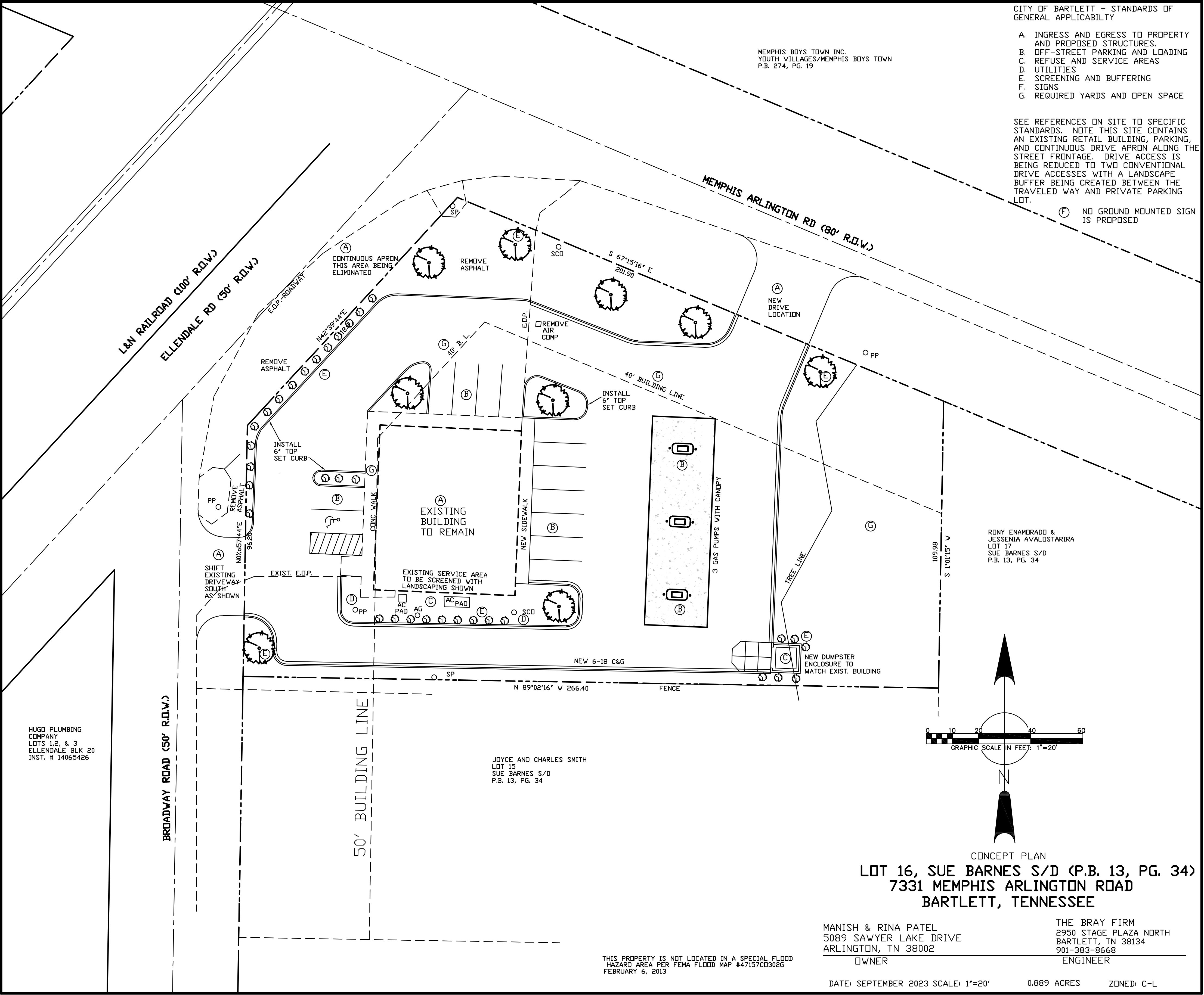
Joyce & Charles Smith
4020 Broadway Rd.
Memphis, TN 38135-1943

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





City of Bartlett, Tennessee Municipal Planning Commission Staff Report

Subdivision: Final Plan

Ortiz Subdivision

DATE: November 6, 2023

STAFF: Kim Taylor, Planning Director; 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: David Bray, The Bray Firm

DEVELOPER: Linda Ortiz

SITE LOCATION: 7351 Old Brownsville Road

SITE ACREAGE: .94 acres

ZONING: "RS-18" Single Family Residential

LOTS: 2

INTRODUCTION:

David Bray with the Bray Firm, on behalf of Linda Ortiz, is requesting Planning Commission approval of a Final Plan application for the Ortiz Subdivision. The subject property is in the "RS-18" Single Family Residential Zoning District.

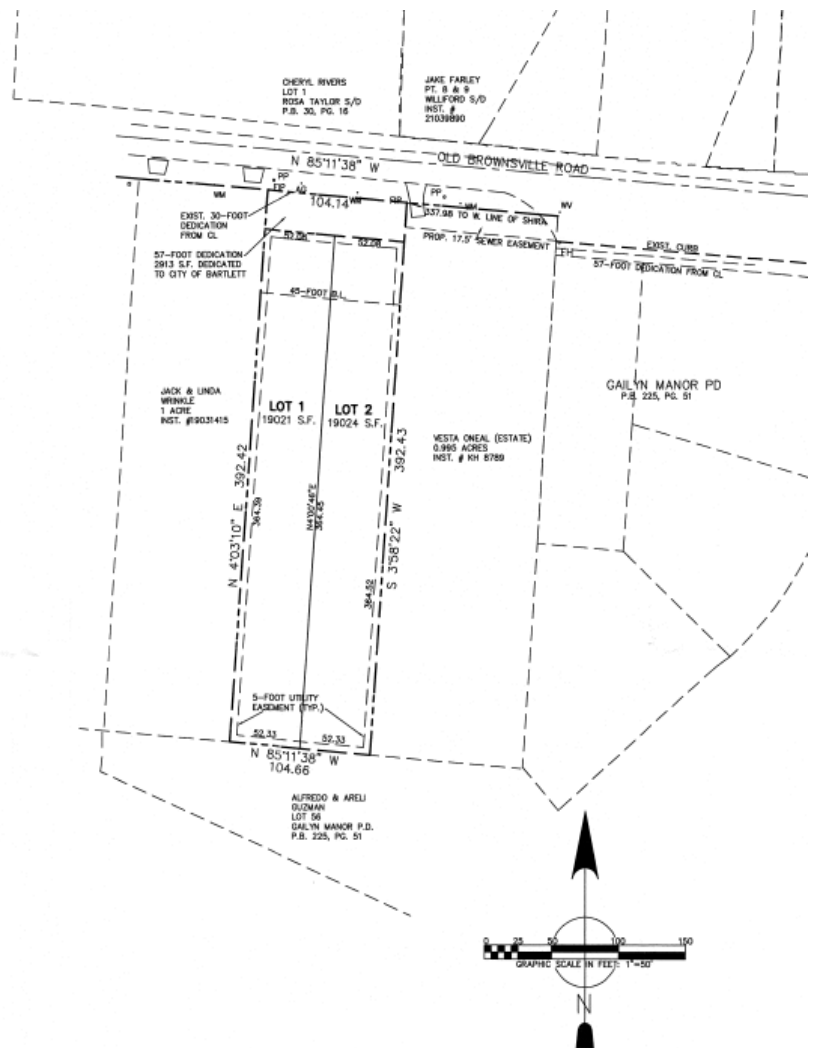
BACKGROUND:

The subject property is not a legal lot of record (created after March 6, 1956) and is less than 4-acres (not exempt from subdivision regulations). In order to make the lot eligible for a building permit, it must be within a Planning Commission approved and legally recorded subdivision.

DISCUSSION:

The specific request by the applicant is for Planning Commission approval to subdivide the .94 acre lot into a two lot residential subdivision. Lot 1 will be .436 acres, and Lot 2 will be .436 acres. The remaining .066 acres will be dedicated for right-of-way road improvements for Old Brownsville Road. After the two lots are approved, the owners will have the option of building two houses (one per lot) or rejoining the two lots and re-recording the plat to build a single home.

Recommendation: Approval with conditions.



Engineering Conditions:

General:

1. A Commercial Site Plan contract may be required and will be prepared by Engineering and submitted to the developer/engineer for review to cover the fees to be paid to the City of Bartlett.
2. Applicant/ Engineer shall provide a **digital set of drawing** files showing the sanitary sewer lines, drainage lines, lot lines and all improvements in AutoCAD format to dhubbard@cityofbartlett.org and ecampbell@cityofbartlett.org for use in the preparation of the Water Design Plan. This plan will be coordinated with the site design engineer to resolve any conflicts.
3. A SWPPP and a TDEC permit may be required and shall be submitted to TDEC and also to the City of Bartlett Engineering office.
4. All new utilities shall be underground.
5. ROW dedication should be shown clearly and called out as "Dedicated to the City." The dedication required is 57 feet from the centerline of the roadway. The linear dimensions shall be shown on the plan.
6. A note shall be added to the plan that reads:

"Lot 2 is a non- buildable lot. This plat shall be re-recorded to combine Lot 1 and Lot 2 into one Lot. The property will be eligible for one building permit."
7. No grading and drainage plan shown. This is acceptable as long as grading does not exceed 2 ft.
8. Easement documents for off-site signature will be required.
9. Finish floor elevations needs to be set for sewer.
10. Traffic control plan may be required depending on the location of the water valve.
11. Open cut for utility connection will not be allowed on old Brownsville Road. If cross lane connection is required the utility must be bored.
12. The sewer extension should be installed at minimum slope of half percent.

Planning Conditions:

1. The applicant shall show the 12-foot side-yard building setbacks for each lot on the Final Recorded Plat.
2. The applicant shall seek a variance from the Board of Zoning Appeals from the minimum lot width requirement for the "RS-18" zoning district of 100 feet for Lots 1 & 2. Final approval of this subdivision of land will be contingent upon the approval of the variance from the BZA.
3. The applicant shall be present at the meeting in order to make decisions relative 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 ORTIZ SUBDIVISION No. of Lots 2*
Subdivision Location 7351 OLD BROWNSVILLE ROAD * TO BE RE-RECORDED
AS ONE LOT
Owner/Developer Contact LINDA ORTIZ Phone _____
Company Name — Fax _____
Address 7351 OLD BROWNSVILLE RD. BARTLETT, TN 38002
Email Address ORTIZ2295@YAHOO.COM
Architect Contact — Phone _____
Company Name _____ Fax _____
Address _____
Email Address _____
Engineer Contact DAVID BRAY Phone 901.383.8668
Company Name THE BRAY FIRM Fax _____
Address 2950 STAGE PLAZA N
Email Address dgbay@comcast.net

Submitted by DAVID BRAY [Signature] 09.29.23
(printed name) (signature) (date)
Email Address dgbay@comcast.net Phone 901.383.8668 Fax _____

Agg 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 (± 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 ^{\$540} 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.

Linda Ortiz
(print name)

[Signature]
(signature)

09/29/23
(date)

RECEIVED

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

N 85°11'38" W

OLD BROWNSVILLE ROAD

EXIST. 30-FOOT DEDICATION FROM CL
57-FOOT DEDICATION 2913 S.F. DEDICATED TO CITY OF BARTLETT

JACK & LINDA WRINKLE
1 ACRE
INST. #19031415

LOT 1
19021 S.F.

LOT 2
19024 S.F.

VESTA ONEAL (ESTATE)
0.995 ACRES
INST. # KH 8789

N 4°03'10" E 392.42

364.39

N 4°00'46" E 364.45

364.52

S 3°58'22" W 392.43

5-FOOT UTILITY EASEMENT (TYP.)

52.33

52.33

N 85°11'38" W 104.66

ALFREDO & ARELI GUZMAN
LOT 56
GAILYN MANOR P.D.
P.B. 225, PG. 51

LINDA ORTIZ
7351 OLD BROWNSVILLE RD.
BARTLETT, TN 38002
OWNER/DEVELOPER

VARIANCE REQUEST
**ORTIZ SUBDIVISION
BARTLETT, TENNESSEE**

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

PP
FIP
AG
WM
FIP
PP
WM
337.98 TO W. LINE OF SHIRA

PROP. 17.5' SEWER EASEMENT

EH

OWNER'S CERTIFICATE LOT 1:

I, LINDA ORTIZ, OWNER OF THE PROPERTY SHOWN HEREON, HEREBY ADOPT THIS PLAT AS MY PLAN OF SUBDIVISION, AND DEDICATE THE STREETS, RIGHTS-OF-WAYS, EASEMENTS, AND RIGHTS OF ACCESS AS SHOWN AND /OR DESCRIBED TO THE PUBLIC USE FOREVER, AND HEREBY CERTIFY THAT I AM THE OWNER IN FEE SIMPLE, DULY AUTHORIZED TO ACT AND THAT SAID PROPERTY IS UNENCUMBERED BY ANY TAXES WHICH HAVE BECOME DUE AND PAYABLE.

LINDA ORTIZ

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 LINDA ORTIZ, WITH WHOM I AM PERSONALLY ACQUAINTED AND WHO UPON OATH ACKNOWLEDGED THAT HE EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED AS HIS OWN FREE ACT AND

WITNESS MY HAND AND NOTARIAL SEAL, THIS _____ DAY OF _____, 2023.

MY COMMISSION EXPIRES _____

_____, NOTARY PUBLIC

BOARD OF MAYOR AND ALDERMAN CERTIFICATE:

I, _____, 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.

DATE

MAYOR
CITY OF BARTLETT

PLANNING COMMISSION CERTIFICATE

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

DATE

SECRETARY
BARTLETT PLANNING COMMISSION

CERTIFICATE OF SURVEY:

I, _____, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND I HAVE SURVEYED THE LANDS EMBRACED WITHIN THE PLAT DESIGNATED AS ORTIZ SUBDIVISION, A SUBDIVISION ALL LYING WITHIN THE CORPORATE LIMITS OF THE CITY OF BARTLETT, TENNESSEE, THAT SAID PLAT IS A TRUE AND CORRECT PLAT OF THE LANDS EMBRACED THEREIN, SHOWING THE SUBDIVISION THEREOF IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF BARTLETT, TENNESSEE. I FURTHER CERTIFY THAT THE SURVEY OF THE LANDS EMBRACED WITHIN SAID PLAT HAS BEEN CORRECTLY MONUMENTED IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF BARTLETT, TENNESSEE.

IN WITNESS WHEREOF, I, THE SAID _____, SURVEYOR, HEREUNTO SET OUT HAND AND AFFIX MY SEAL THIS _____ DAY OF _____, 2023

LAND SURVEYOR

STATE OF TENNESSEE CERTIFICATE NO. _____

CERTIFICATE OF ADEQUACY OF STORM DRAINAGE

I, DAVID GEAN BRAY, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL CIVIL ENGINEER, AND THAT I HAVE DESIGNED ALL STORM WATER DRAINAGE FOR ORTIZ SUBDIVISION TO ASSURE THAT NEITHER SAID SUBDIVISION NOR ADJOINING PROPERTY WILL BE DAMAGED OR THE CHARACTER OF LAND USE BE AFFECTED BY THE VELOCITY AND VOLUME OF WATER ENTERING OR

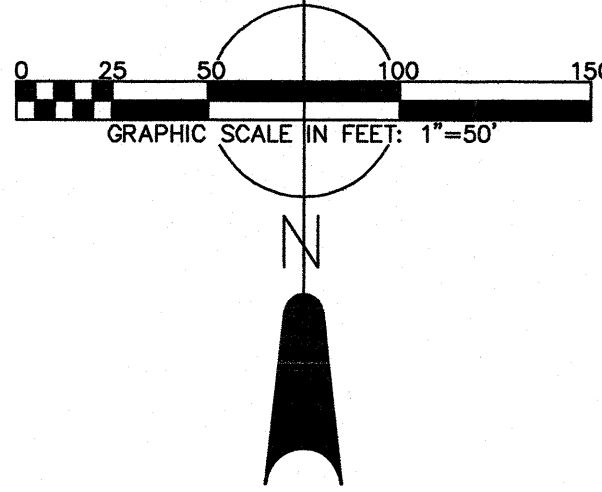
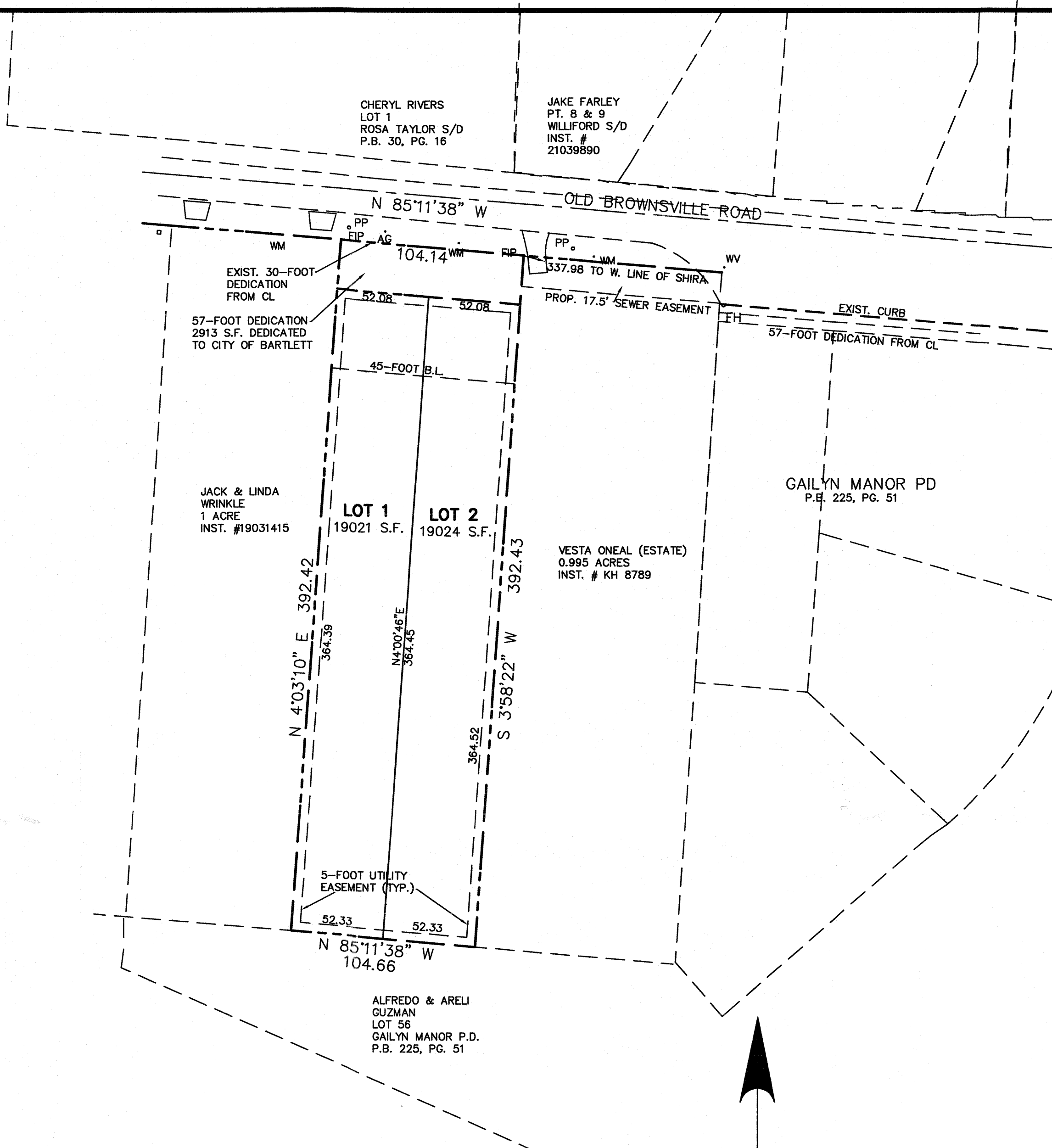
IN WITNESS WHEREOF, I, THE SAID PROFESSIONAL CIVIL ENGINEER, HERETO SET OUT HAND AND AFFIX MY SEAL THIS _____ DAY OF _____, SEPTEMBER, 2023

PROFESSIONAL CIVIL ENGINEER
STATE OF TENNESSEE CERTIFICATE NO. 00110070

David Gean Bray, P.E.
00110070
SEPTEMBER 2023

NOTES :

- SETBACKS
A. MIN. FRONT- 45 FEET
B. MIN. SIDE YARD 10 FEET
C. MIN. REAR- 30 FEET
- THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA PER FEMA FLOOD MAP #47157C0190G FEBRUARY 6, 2013.
- IF SETTLEMENT OCCURS ALONG ANY OF THE THE PUBLIC EASEMENTS WITHIN THE PRIVATE PROPERTY, THE OWNER SHALL BE RESPONSIBLE FOR ALL REPAIRS. IN THE EVENT THAT "PUBLIC WORKS" HAS TO EXCAVATE TO REPAIR A LEAK IN A PUBLIC LINE, "PUBLIC WORKS" SHALL BE RESPONSIBLE FOR EXCAVATION, BACKFILL, COMPACTION AND BRINGING THE AFFECTED AREA UP TO GRADE WITH APPROPRIATE SUB-BASE MATERIAL, BUT THE OWNER SHALL BE RESPONSIBLE FOR ALL FINISH WORK INCLUDING, BUT NOT LIMITED TO ASPHALT, CONCRETE AND LANDSCAPING.
- DRIVEWAYS AND OTHER PERMANENT STRUCTURES/IMPROVEMENTS SHALL NOT BE PLACED IN SEWER, WATER, OR DRAINAGE EASEMENTS OR OVER SEWER AND WATER SERVICES LOCATED ON PRIVATE PROPERTY.
- THE CITY SHALL HAVE INGRESS/ EGRESS RIGHTS TO USE PRIVATE DRIVES AND YARDS FOR THE PURPOSE OF MAINTAINING ALL PUBLIC UTILITIES AND SHALL BEAR NO RESPONSIBILITY FOR THE MAINTENANCE OF SAID DRIVES AND YARDS.
- ALL NEW UTILITIES SHALL BE UNDERGROUND.



SHEET 1 OF 1
PRELIMINARY/FINAL PLAT
ORTIZ SUBDIVISION

BARTLETT, TENNESSEE

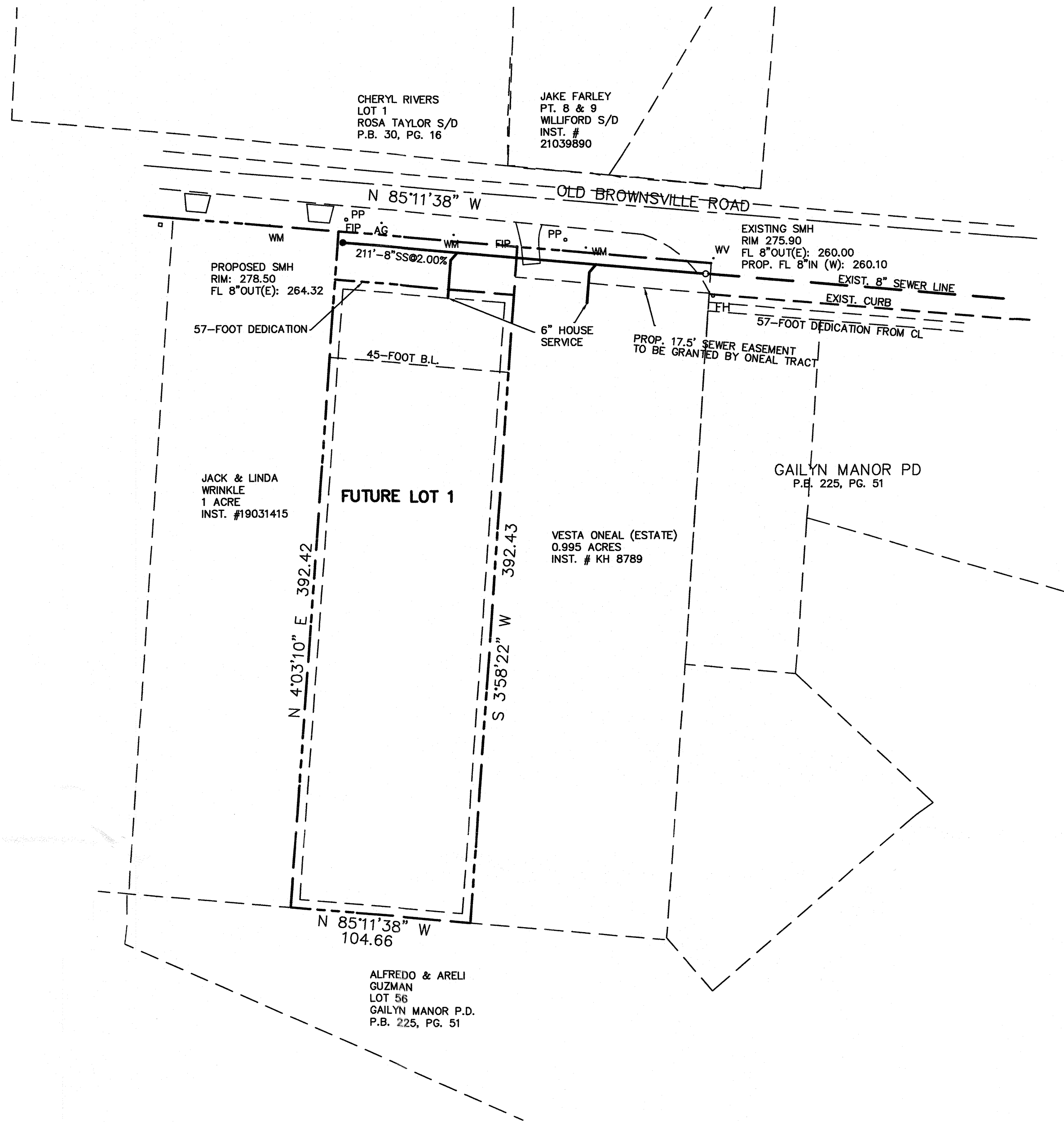
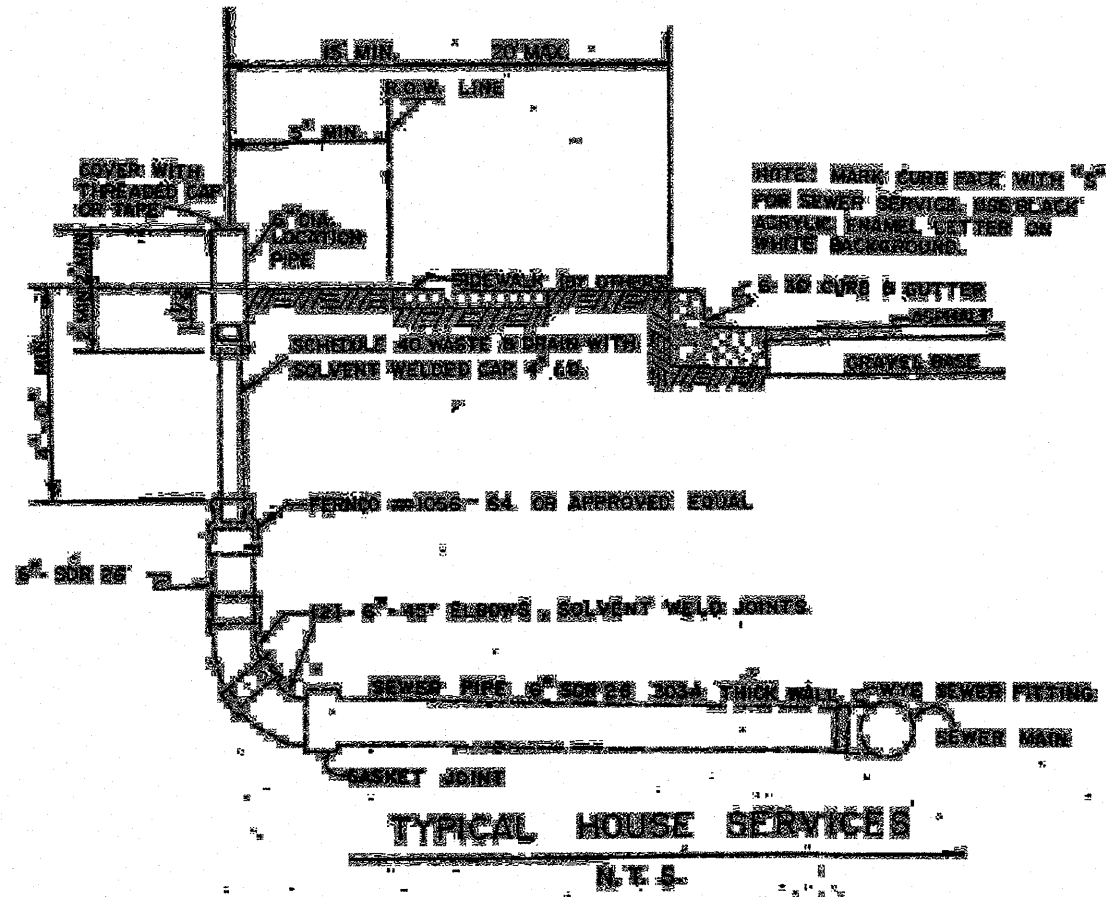
LINDA ORTIZ
7351 OLD BROWNSVILLE RD.
BARTLETT, TN 38002

OWNER/DEVELOPER

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

ENGINEER

DATE: SEPTEMBER 2023 SCALE: 1"=50' LOTS: 2* 0.940 ACRES ZONED: RS-15
* PLAT TO BE RE-RECORDED TO CONSOLIDATE TWO LOTS TO ONE LOT



CONSTRUCTION NOTES:

LOCATION OF EXISTING UNDERGROUND UTILITIES ARE APPROXIMATE AND ARE NOT NECESSARILY ALL OF SAME. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING THE APPROPRIATED UTILITY COMPANY TO DETERMINE THE EXACT LOCATION OF ALL UTILITIES AND/OR UNDERGROUND STRUCTURES PRIOR TO THE INITIATION OF ANY CONSTRUCTION. CONTRACTOR SHALL ALSO ASSUME FULL RESPONSIBILITY FOR DAMAGE TO ANY UTILITIES ENCOUNTERED WITHIN THE CONSTRUCTION PERIMETERS. FOR SITE LOCATION OF EXISTING UTILITIES INVOLVING MLG&W, SOUTH CENTRAL BELL, AND/OR TEXAS GAS COMPANY, PLEASE CALL 1-800-351-1111. FOR SEWER SERVICE LOCATIONS, CALL 636-8025.

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

CONTRACTOR SHALL MAINTAIN ACCESS TO ALL PROPERTIES.

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

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

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

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

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

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

THE CITY OF MEMPHIS SHALL HAVE INGRESS/EGRESS RIGHTS TO USE PRIVATE DRIVES AND YARDS FOR THE PURPOSE OF MAINTAINING ALL PUBLIC SEWER LINES AND SHALL BEAR NO RESPONSIBILITY FOR THE MAINTENANCE OF SAID PRIVATE DRIVES AND YARDS.

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

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

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

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

APPROVED FOR CONSTRUCTION

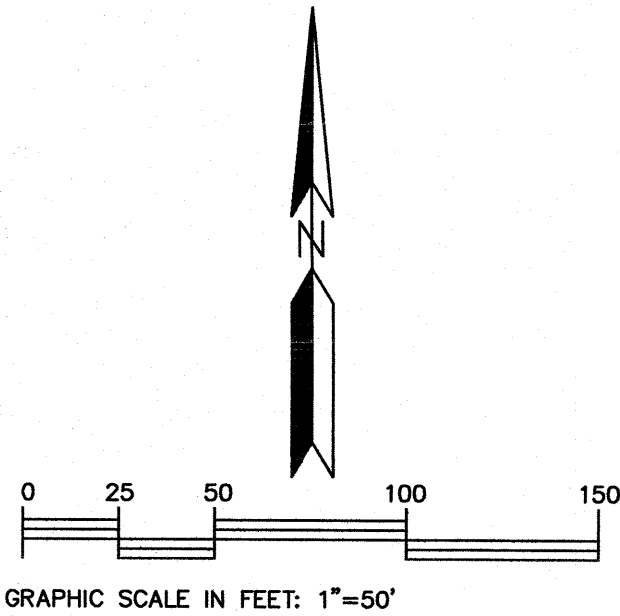
The document bearing this stamp has been reviewed by the City of Memphis Division of Engineering under authority delegated by the Tennessee Department of Environment and Conservation Division of Water Pollution Control. It is hereby approved for Construction by the City Engineer as evidence by his signature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

REVISIONS		
ITEM NO.	DESCRIPTION OF CHANGE	DATE APPROVED



ORTIZ SUBDIVISION

DEVELOPER: LINDA ORTIZ
ENGINEER: THE BRAY FIRM



DIVISION OF ENGINEERING
SANITARY
SEWER PLAN

BARTLETT, TENNESSEE

SURVEY: TBF DATE: 5-2021 BOOK: _____
DESIGN: TBF DATE: 9-2023 SCALE 1"=50'