



City of Bartlett

David Parsons, Mayor

Municipal Planning Commission

AGENDA

Monday, March 4, 2024 — 6:30 p.m.

Bartlett City Hall Assembly Chamber

Opening Prayer

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

Minutes of the Tuesday, January 2, 2024 Meeting

New Business

Master Plan

1. National Cities Subdivision, 7543 Highway 70 (David Bray, The Bray Firm)

Construction Plan

2. National Cities Subdivision, 7543 Highway 70 (David Bray, The Bray Firm)

Site Plan

3. Christian Life Church Expansion, 9375 Davies Plantation Road (Roy Lamica, EFI Global)
4. New Retail Development, 7418 Highway 70 (David Bray, The Bray Firm)
5. Flex Space, Summer Avenue North of Elmore Road (Vanessa Ballard, V Ballard Consulting)

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

PLANNING COMMISSION
Tuesday, March 4, 2024 - 6:30 P.M.
Bartlett City Hall Assembly Chamber
Staff Comments

New Business
Master Plan

1. National Cities Subdivision, 7543 Highway 70 (David Bray, The Bray Firm)

INTRODUCTION: Mr. David Bray with The Bray Firm is requesting Planning Commission approval of a Master Plan for the National Cities Subdivision. The subject property is located on the vacant lot at 7543 Highway 70, and it is within the "C-L" Neighborhood Business Zoning District.

BACKGROUND: The subject property is the former location of the Bird Fasteners building that was demolished in October 2017. 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 the approval of the Master Plan for the National Cities Subdivision. The applicant is proposing to subdivide the existing 0.91 acre subject property into two lots. One lot is proposed to be 16,887 square feet, and the other lot is proposed to be 22,888 square feet. Once both lots are recorded on the plat, the applicant will re-record the plat to combine both lots to create one legal lot of record that is eligible for a building permit. Access to the subdivision will be from two existing curb cuts on Highway 70.

Recommendation: Approval with conditions.

Engineering Conditions:

General:

- 1) A Commercial Subdivision 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.

Plans

- 5) ROW dedication of 57' from the centerline will be required.
- 6) Construction of a paved shoulder of an additional 10' wide will be required on HWY 70. This additional asphalt section shall be full depth pavement, consistent with the existing roadway, and must conform to TDOT standards. This shall be added to the construction plans with TDOT approval. This shall be coordinated with TDOT as this is a state route.
- 7) A center turn lane shall be required for US70
- 8) The driveway on HWY 70 will require a TDOT permit. A construction detail shall be added to the plans.
- 9) Utility work in HWY 70 will require a TDOT permit.
- 10) Since this project is located in the Fletcher Creek Sewer Basin new tap approval is dependent on developer receiving written approval from the City of Memphis for sewer connection. If no tap exists then the developers engineer shall work with City of Memphis on holding tank design and approval.
- 11) An additional fire hydrant may be required on site. Commercial fire flow is 2500psi without hydrant. This will require City of Bartlett Fire Marshall Approval.
- 12) Detention will be required.
- 13) Applicant's engineer shall submit the stamped and signed detention calculations for the proposed detention basin and show the 'pre' and the 'post' runoff for the 2, 5, 10, 25-year storms.
- 14) Water service is required for the subdivision and must be in place before plat can be recorded.
- 15) An 8" water line is available across the street and/or directly behind the property. It may be necessary to loop these for the required Fire flows. This would require HWY 70 to be bored. In addition, a 12" waterline will need to be installed across the entire frontage on Hwy 70. Certified as-builts will be required on the public water.
- 16) 2500 GPM commercial fire flow @ 20 psi residual pressure is required for this development. The city will conduct a flow test to determine existing fire flow. If the flow mentioned above is not available then a 12" water extension may be required.

Planning Conditions:

1. The applicant shall revise the plat to reflect the 45 foot front yard setback instead of the 55 foot front yard setback shown on the proposed plat.
2. The applicant must designate Lot 1 and Lot 2 on the proposed plat to be recorded.
3. The applicant must obtain Final Plan and Site Plan approval from the Planning Commission.

4. The applicant must obtain Site Plan approval from the Design Review Commission.
5. 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.

Construction Plan

2. National Cities Subdivision, 7543 Highway 70 (David Bray, The Bray Firm)

INTRODUCTION: Mr. David Bray with The Bray Firm is requesting Planning Commission approval of a Construction Plan for the National Cities Subdivision. The subject property is located on the vacant lot at 7543 Highway 70, and it is within the "C-L" Neighborhood Business Zoning District.

BACKGROUND: The subject property is the former location of the Bird Fasteners building that was demolished in October 2017. 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 the approval of the Construction Plan for the National Cities Subdivision. The applicant is proposing to subdivide the existing 0.91 acre subject property into two lots. One lot is proposed to be 16,887 square feet, and the other lot is proposed to be 22,888 square feet. Once both lots are recorded on the plat, the applicant will re-record the plat to combine both lots to create one legal lot of record that is eligible for a building permit. Access to the subdivision will be from two existing curb cuts on Highway 70.

Recommendation: Approval with conditions.

Engineering Conditions:

General:

- 1) A Commercial Subdivision 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.

Plans

- 5) ROW dedication of 57' from the centerline will be required.
- 6) Construction of a paved shoulder of an additional 10' wide will be required on HWY 70. This additional asphalt section shall be full depth pavement, consistent with the existing roadway, and must conform to TDOT standards. This shall be added to the construction plans with TDOT approval. This shall be coordinated with TDOT as this is a state route.
- 7) A center turn lane shall be required for US70
- 8) The driveway on HWY 70 will require a TDOT permit. A construction detail shall be added to the plans.
- 9) Utility work in HWY 70 will require a TDOT permit.
- 10) Since this project is located in the Fletcher Creek Sewer Basin new tap approval is dependent on developer receiving written approval from the City of Memphis for sewer connection. If no tap exists then the developers engineer shall work with City of Memphis on holding tank design and approval.
- 11) An additional fire hydrant may be required on site. Commercial fire flow is 2500psi without hydrant. This will require City of Bartlett Fire Marshall Approval.
- 12) Detention will be required.
- 13) Applicant's engineer shall submit the stamped and signed detention calculations for the proposed detention basin and show the 'pre' and the 'post' runoff for the 2, 5, 10, 25-year storms.
- 14) Water service is required for the subdivision and must be in place before plat can be recorded.
- 15) An 8" water line is available across the street and/or directly behind the property. It may be necessary to loop these for the required Fire flows. This would require HWY 70 to be bored. In addition, a 12" waterline will need to be installed across the entire frontage on Hwy 70. Certified as-builts will be required on the public water.
- 16) 2500 GPM commercial fire flow @ 20 psi residual pressure is required for this development. The city will conduct a flow test to determine existing fire flow. If the flow mentioned above is not available then a 12" water extension may be required.

Planning Conditions:

1. The applicant shall revise the plat to reflect the 45 foot front yard setback instead of the 55 foot front yard setback shown on the proposed plat.
2. The applicant must designate Lot 1 and Lot 2 on the proposed plat to be recorded.
3. The applicant must obtain Final Plan and Site Plan approval from the Planning Commission.

4. The applicant must obtain Site Plan approval from the Design Review Commission.
5. 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.

Site Plan

3. Christian Life Church Expansion, 9375 Davies Plantation Road (Roy Lamica, EFI Global)

INTRODUCTION: Mr. Roy Lamica with EFI Global is requesting Planning Commission of a Planning Commission revised Site Plan for a church addition. The subject property is located at 9375 Davies Plantation Road within the “R-E” Residential Estate Zoning District.

BACKGROUND: On August 6, 2012, the Planning Commission approved a Special Use Permit to allow a new church and conceptual outline plan to include the following: sanctuary, gymnasium, softball field, two soccer fields, playground, pavilion, maintenance shed, and water retention area. November 2, 2015, the Planning Commission approved the Site Plan for Christian Life Church with an 18,600 square foot sanctuary building and a 1,200 square foot storage building. On December 4, 2023, Christian Life Church submitted a Special Use Permit to the Planning Commission for a favorable recommendation to the Board of Mayor and Aldermen to allow a private school use with the existing church. The Planning Commission delayed the vote to allow time for the applicant to get a traffic study.

DISCUSSION: The specific request by the applicant is for Planning Commission approval of a revised Site Plan for to construct a 17,430 square foot church addition and playground. The addition will be located to the west of the main sanctuary building and will house the gymnasium and classrooms. Other features of this development includes a 2,753 square foot playground. The specifics of the revised site plan are as follows:

Site Data	
Site Area:	20.76-acres/904,305.6-square feet
Proposed Total Building Area:	Proposed: 17,430-square feet Existing: 19,800-square feet New Total: 37,230-square feet
Greenspace/Open space:	77%
Total Existing Parking Spaces	219 (8 ADA)
Total Required Parking	109 (7 ADA)
Building Height:	35-feet

Recommendations: 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.

Plans

- 5) A traffic study will be required to assess the impact of traffic on the surrounding areas
- 6) A fire suppression system will be required, and must get approved by the City of Bartlett fire Marshall.
- 7) Detention will require an updated analysis to insure detention is adequate for additional building.
- 8) All proposed drainage shall be noted as private.
- 9) Applicant's engineer shall submit the stamped and signed detention calculations for the proposed detention basin and show the 'pre' and the 'post' runoff for the 2, 5, 10, 25-year storms.
- 10) Plan and profile views will be required for Sewer.
- 11) No sewer connection shown on the plans for the new building.

Planning Conditions:

1. The church owner will be responsible for irrigation and landscape maintenance of the entire lot
2. Should the proposed site plan be approved by the Planning Commission, the applicant shall seek site approval from the Design Review Commission for landscaping, lighting, signage and exterior elevations, colors, and materials.
3. The owner/applicant shall identify all utilities on site by contacting Tennessee One Call at 811 before commencing any site work.
4. 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.

4. New Retail Development, 7418 Highway 70 (David Bray, The Bray Firm)

INTRODUCTION: Mr. David Bray with The Bray Firm is requesting Planning Commission approval of a Site Plan for a new four tenant retail building. The subject property is located on the vacant lot located at 7418 Highway 70, and it is within the "C-G" General Business Zoning District.

BACKGROUND: The subject property is the former location of the Siesta Motel building that was demolished in August 2014. The subject property is a legal lot of record that was created by deed in Book 3054, Page 1 in January 1953. This recorded deed predates the Subdivision Ordinance date of March 6, 1956, so the subject property is eligible for a building permit subject to Site Plan approvals from the Planning Commission and Design Review Commission.

DISCUSSION: The specific request by the applicant is for Planning Commission approval of a Site Plan to construct a 6,000 square foot retail building for four tenant spaces. Each tenant space will be 1,500 square feet. The west end tenant space will have a drive thru window. Access to the site will be from Highway 70. The site parking lot will have dual movement circulation with one way traffic access around the rear of the retail building with a drive thru lane and exit lane. Other features of the development include a 20-foot streetscape buffer, two 20-foot commercial/residential landscape buffers, and a stormwater detention basin. The specifics of the Site Plan are as follows:

Site Data	
Site Area:	2.05 acres/89,298 square feet
Total Required Parking Spaces: (One space per 200 square feet)	30
Total Proposed Parking Spaces:	32
Handicap Accessible:	2 van accessible
Regular:	30
Proposed Building Area:	6,000 square feet
Greenspace/Open space:	69%
Building Height:	< 20 feet

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) Site survey or existing conditions plan shall be added to set.

Plans

- 6) A traffic impact and visibility study must be done to TDOT Chapter 2 standards.
- 7) A center turn lane as well as a right turn lane for the southwest traffic will need to be added to Summer Avenue to allow for full movement. This will require a widening of the pavement and restriping in order to accommodate these extra lanes. The extra lanes must be full depth pavement and be constructed along frontage of lot. A restriping plan will be required to show these changes in the roadway. The through lanes should be at least 11' wide, the turning lanes should be at least 10' wide, and a 2' shoulder must be added on the development side. Although sidewalk, curb, and gutter will not be required, the road widening must be built according to TDOT specifications.
- 8) This site is only allowed one driveway, which shall be located approximately in the middle of the site. Sight Distance shall be checked to meet the 565' vertical sight distance per TDOT standards.
- 9) The area for future ROW must be deeded to the state of Tennessee. A dedication plat will be required for the right of way. Alternatively a full plat may be submitted to make all changes on one document. The measurement from the centerline should be 57'
- 10) The utility poles currently located roadside must be moved back out of the future asphalt widening. These poles also contain City of Bartlett fiber, which will need to be relocated at the developer's expense.
- 11) The existing water services and fire hydrant, must be adjusted back further on the property and out of the proposed future ROW that is 57-feet from the centerline of Highway 70.
- 12) 2500 GPM commercial fire flow @ 20 psi residual pressure is required for this development. The city will conduct a flow test to determine existing fire flow. If the flow mentioned above is not available then a 12" water extension may be required.
- 13) There is an existing well pump house on-site that must be closed by a licensed well driller professional.

- 14) The existing drainage structure that will be in the future ROW must be moved further back on site and should serve to prevent water from the site from entering the roadway. No site water may pond on roadway.
- 15) Since this project is located in the Fletcher Creek Sewer Basin new tap approval is dependent on developer receiving written approval from the City of Memphis for sewer connection. If no tap exists then the developers engineer shall work with City of Memphis on holding tank design and approval.
- 16) All work in the TDOT ROW will require permitting with TDOT, including, but not limited to, Traffic Control, Striping, Construction and other new road work.
- 17) Water Extensions for utility service may be required for this site. Crossings and work in TDOT ROW may be required and will have to be permitted accordingly.
- 18) A bond will be required from the city for the site and with the state for the work in TDOT ROW.

Planning Conditions:

1. Staff recommends moving the proposed dumpster location back to have the dumpster concrete pad clear of the drive aisle around the rear of the building and clear of the parking stalls.
2. Staff recommends marking the drive thru lane and the exit lane of the one way traffic lane to avoid someone blocking both lanes.
3. Staff recommends widening the drive aisle along the west side elevation of the building to 24 feet wide.
4. Irrigation and maintenance is required for all planting on the landscape plan.
5. The commercial property owner will be responsible for landscape maintenance of the entire lot and the fences adjacent to the residential neighbors in perpetuity.
6. The applicant shall show the required Landscape Plate 23D plantings on the landscape plan along the east property line.
7. The applicant shall install the required Landscape Plate 23D fence along the east property line, or they may meet with the residential neighbor to negotiate the fence to be installed along the east property line.
8. The applicant shall revise the front yard setback shown on the Site Plan from 50 feet to 40 feet.
9. The applicant shall revise the 30 foot landscape screen shown along the Highway 70 frontage to 20 feet and label it as Landscape Plate 23C Modified to match the landscape plan.
10. The applicant shall show the drive aisle width of the parking lot along the Highway 70 frontage of the building. Staff is assuming the same drive aisle width of 25 feet as shown along the east side elevation of the building.

11. Should the proposed site plan be approved by the Planning Commission, the applicant shall seek site approval from the Design Review Commission for landscaping, lighting, signage and exterior elevations, colors, and materials.
12. The owner/applicant shall identify all utilities on site by contacting Tennessee One Call at 811 before commencing any site work.
13. 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.

5. Flex Space, Summer Avenue North of Elmore Road (Vanessa Ballard, V Ballard Consulting)

INTRODUCTION: Ms. Vanessa Ballard with V Ballard Consulting is requesting Planning Commission Site Plan approval for a Commercial Flex Space use. The subject property is a vacant lot at the northwest corner of Summer Avenue at Altruria Road, and it is located within the "C-H" Highway Business Zoning District.

BACKGROUND: Subject property is Lot 12 of the J.D. Kearney and J.A. Kearney Subdivision that was approved by Shelby County Commission on August 3, 1948, and recorded by the Shelby County Register of Deeds on September 15, 1948.

On January 3, 2022, the Planning Commission approved a Site Plan for a Sunbelt Rentals truck/trailer rental facility. That project, however, has been discontinued.

DISCUSSION: The specific request is for Planning Commission approval of Site Plan to construct five buildings totaling 34,640 square feet of a commercial flex-space use. Access to the site will be from a proposed curb cut off Highway 70 and a proposed curb cut off Altruria Road. Other features of the development include streetscape landscape buffer, commercial landscape buffer at the rear of the property, dumpster enclosure, and storm water detention basins. The specifics of the revised site plan are as follows:

Site Data	
Site Area:	2.75 acres/120,000 square feet (119,964.24 square feet)
Total Building Area:	34,640 square feet
-Building 1	-5,000 square feet
-Building 2	-10,000 square feet
-Building 3	-4,950 square feet
-Building 4	-10,000 square feet
-Building 5	-4,700 square feet
Total Required Parking Spaces:	

• Commercial Recreation use/Sports Club/Health Spa • Offices: General • Offices/Clinics: medical, dental, vet. • Retail Stores: Hardware • Shopping Center	• 135 spaces (5 ADA required) • 92 spaces (4 ADA required) • 112 spaces (5 ADA required) • 72 spaces (3 ADA required) • 139 spaces (5 ADA required)
Total Proposed Parking Spaces:	87 regular (4 Handicap required)
Total Proposed Handicap Accessible:	4 ADA
Greenspace/Open Space:	38.1% (33.3% green/open space & 4.8% pervious pavers)
Building Height	One-story

Recommendation: Staff recommends denial due to limitations with access, circulation, and parking due to the site being over developed.

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.

Plans

- 5) The plat will need to be re-recorded to show the required ROW dedication as well as any additional easements.
- 6) The Site Plan should designate the ROW Dedication Line and the Setback Line as separate lines for Altruria (68' ROW) and Highway 70 (114' ROW).
- 7) ROW dedication for Altruria Road should be 34" from the Centerline, and associated radius for connection to HWY 70.
- 8) A construction detail for the driveway connection to Altruria shall be added to the plans.
- 9) Construction of a paved shoulder of an additional 6' wide will be required on Altruria. This additional asphalt section shall be full depth pavement, consistent with the existing roadway. A detail of this shall be added to the construction plans.

- 10) Construction of a paved shoulder of an additional 10' wide will be required on HWY 70. This additional asphalt section shall be full depth pavement, consistent with the existing roadway, and must conform to TDOT standards. This shall be added to the construction plans with TDOT approval.
- 11) The driveway on HWY 70 will require a TDOT permit.
- 12) Utility work in HWY 70 will require a TDOT permit.
- 13) A buffer zone shall be added to the property line with the residential neighbor on Altruria.
- 14) Since this project is located in the Fletcher Creek Sewer Basin new tap approval is dependent on developer receiving written approval from the City of Memphis for sewer connection. This lot is shown to have an existing tap. If no tap exists then the developers engineer shall work with City of Memphis on holding tank design and approval.
- 15) Applicant's engineer shall submit the stamped and signed detention calculations for the proposed detention basin and show the 'pre' and the 'post' runoff for the 2, 5, 10, 25 year storms.
- 16) The detention basin calculations shall be shown on the plans. As-builts of these will be required after construction.
- 17) A structure table and pipe table must be labeled to show public and private drainage lines.
- 18) The outlet pipes from Basin 1 can be tied to an area inlet structure and connected to the existing 24" RCP under HWY 70 to reduce overland flow.
- 19) An energy dissipater shall be added to the outlet structure from Basin 2 and shall be directed toward ditch downstream with care to avoid flooding downstream neighbor.
- 20) A fire suppression system will be required, and approved by the City of Bartlett Fire Marshall.
- 21) An additional fire hydrant will be required
- 22) A 2" Water Service will be required. Applicant must request and purchase a Water Meter.

Planning Comments:

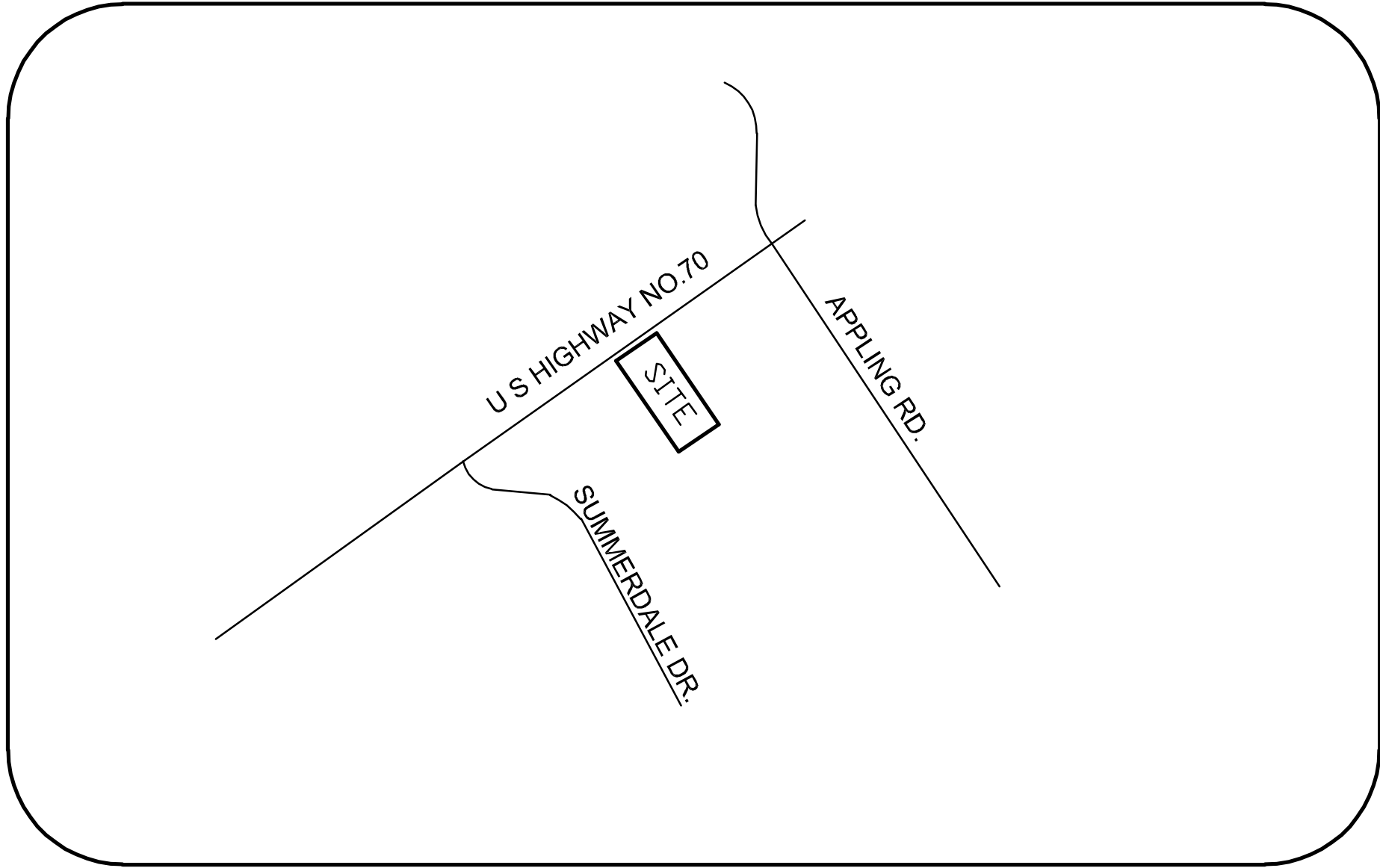
1. Staff recommends reducing total building square footage to give the tenants more choices with adequate parking, access, and circulation.
2. Staff recommends overhead doors be limited to the rear elevation of the buildings.

Planning Conditions:

1. The applicant shall provide a tree survey and protection plan signed by a surveyor and arborist.
2. The applicant shall add Landscape Plate 23D template at the rear (north) property line that separates residential from all other uses.
3. Dumpster enclosure should be moved out of the 20-foot landscape buffer.
4. Staff recommends the streetscape along Altruria Road be revised from large and medium density trees to shrubs and small density trees.

5. The applicant shall replace the Hedge Maple trees at the eastern entrance of the property with a tree that is recommended for use under and adjacent to overhead utility lines. Staff recommends a small density tree and no trees with a 7-foot overhang.
6. The applicant shall show the square footage of each building on the site plan.
7. The applicant shall add the word "green" or "permeable" to "pavers" in the green/open space portion of the site data table.
8. If pervious pavers are approved by the Planning Commission, the pavers shall be rated for commercial vehicular and heavy duty vehicular use. Also, the interlocking mechanism between the pavers shall include materials to inhibit grass and weed growth between pavers.
9. According to Article V, Chart 1 of the Bartlett Zoning Ordinance Manufacturing is not a permitted use in the "C-H" Highway Business District zoning district.
10. The applicant shall dimension the parking spaces according to the parking design requirements as outlined in Article VI, Figure 12 A of the Bartlett Zoning Ordinance.
11. The applicant shall ensure all ADA parking spaces equally accessible in terms of distance to the entrances of all buildings.
12. According to Article VI, Part III, D.4 all parking spaces must be a maximum distant of 75 feet from a tree and a minimum of 15 parking spaces between planting islands.
13. The applicant is requesting a variance from Parking Design Requirements, Figure 12 A of the Bartlett Zoning Ordinance. Specifically the applicant request to provide only 87 regular parking spaces for their flex space center. The applicant shall provide proof to the Planning Commission from several similar developments in Bartlett that this amount of parking is justified.
14. The commercial property owner will be responsible for irrigation landscape maintenance of the entire lot for the life of the development/project.
15. Should the proposed site plan be approved by the Planning Commission, the applicant shall seek site approval from the Design Review Commission for landscaping, lighting, signage and exterior elevations, colors, and materials.
16. The owner/applicant shall identify all utilities on site by contacting Tennessee One Call at 811 before commencing any site work.
17. 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.

VICINITY MAP n.t.s.



PRELIMINARY/CONSTRUCTION PLAN APPLICATION

NATIONAL CITIES SUBDIVISION
7543 U.S. HIGHWAY 70

BARTLETT, TENNESSEE

National Cities Corp I, LP.
DEVELOPER

The Bray Firm
ENGINEER

SCHEDULE OF DRAWINGS

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TREE SURVEY	3
CONSTRUCTION PLAN	4

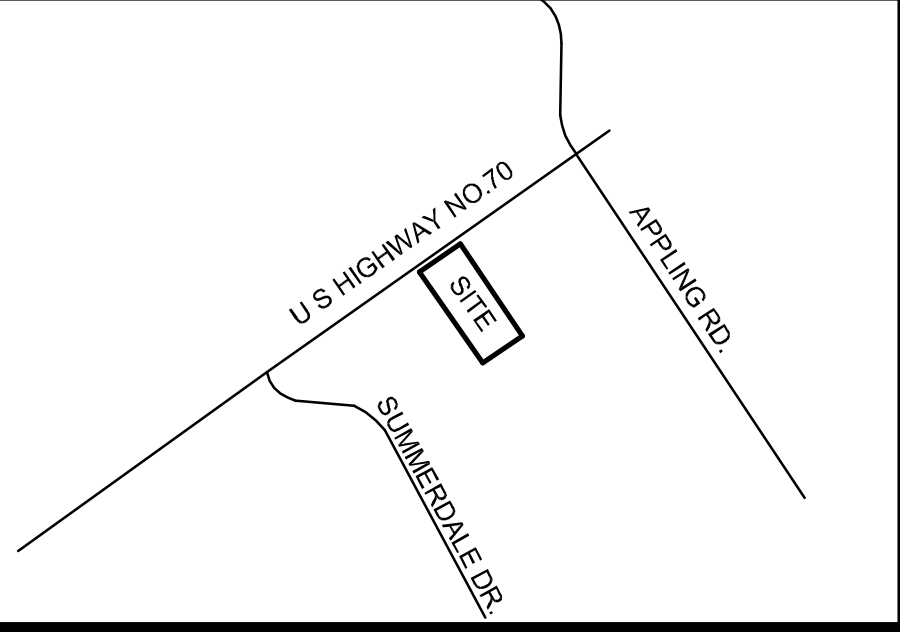
GENERAL NOTES

- CONSTRUCTION NOTES:
1. 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.
 2. THE CONTRACTOR SHALL VERIFY ANY EXISTING DATA AND REPORT ANY SIGNIFICANT DISCREPANCIES TO THE ENGINEER.
 3. THE CONTRACTOR SHALL NOT ENTER UPON, WORK UPON NOR CAUSE DAMAGE TO ANY ADJACENT PROPERTIES WITHOUT PRIOR PERMISSION FROM SAID PROPERTY OWNER.
 4. LOCATION OF EXISTING UNDERGROUND UTILITIES ARE APPROXIMATE AND ARE NOT NECESSARILY ALL OF SAME. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING THE APPROPRIATE 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 EXISTING UTILITIES ENCOUNTERED WITHIN THE CONSTRUCTION PERIMETERS. FOR SITE LOCATION OF EXISTING UTILITIES INVOLVING M.G.&W., SOUTH CENTRAL BELL, AND/OR TEXAS GAS COMPANY, PLEASE CALL 1-800-351-1111. FOR SEWER SERVICE LOCATIONS, CALL 385-6499.
 5. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL PROPERTIES.
 6. TYPICAL SIDE SLOPES TO BE 1 FOOT VERTICAL TO 4 FEET HORIZONTAL.
 7. ALL AREAS IN CUT OR FILL WHERE VEGETATION HAS BEEN REMOVED SHALL BE SEED, MULCH, FERTILIZED, AND/OR SODDED AS REQUIRED TO PREVENT EROSION.
 8. 24 HOURS PRIOR TO ANY CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE CITY OF BARTLETT ENGINEER'S OFFICE AT 385-6499.
 9. ALL CONSTRUCTION MATERIALS & PROCEDURES SHALL MEET STANDARD CITY OF BARTLETT SPECIFICATIONS.
 10. ALL FILL AND/OR TRENCH BACKFILL SHALL BE COMPACTED (IN 6 INCH LIFTS) TO 92% STANDARD PROCTOR WITHIN 3% OF OPTIMUM MOISTURE CONTENT AS DETERMINED BY ASTM D698-78 LATEST REVISION (STANDARD PROCTOR).
 11. THE CONTRACTOR SHALL INSTALL AND MAINTAIN A SILT FENCE PARALLELED WITH HAY BALES AT THE TOP OF ALL DITCH BANKS FOR THE WIDTH OF THE CONSTRUCTION LIMITS AND CONTINUOUSLY ALONG THE "STREAMSIDE" CONSTRUCTION LIMIT.
 12. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN EROSION CONTROL DURING CONSTRUCTION BY THE PLACEMENT OF SILT FENCES AND HAY BALES 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.
 13. CONTRACTOR SHALL PROVIDE ALL NECESSARY EROSION CONTROL METHODS AS PER THE CITY OF BARTLETT, SHELBY COUNTY, AND STATE OF TENNESSEE REGULATIONS.
 14. ENGINEERS CERTIFICATE: THIS PROJECT HAS BEEN DESIGNED IN ACCORDANCE WITH THE CITY OF BARTLETT SUBDIVISION REGULATIONS AND SPECIFICATIONS.
 15. LOT GRADING AND DRAINAGE:
FINISH GRADE SHALL BE SLOPED AWAY FROM THE FOUNDATION FOR DRAINAGE. THE FINISH GRADE MUST BEGIN AT LEAST 10 INCHES BELOW THE TOP OF THE FOUNDATION WALL OR THE GRADE OF THE CONCRETE SLAB AND FOUNDATION. THE MINIMUM GRADE AWAY FROM THE FOUNDATION WALL SHALL BE AT LEAST 5 PERCENT IN ALL DIRECTIONS. THE DRIVEWAY SHALL BE SLOPED DOWN AT 2 PERCENT FOR AT LEAST 8 FEET FROM THE STRUCTURE.
 16. THE CITY OF BARTLETT SHALL HAVE INGRESS/EGRESS RIGHT 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.

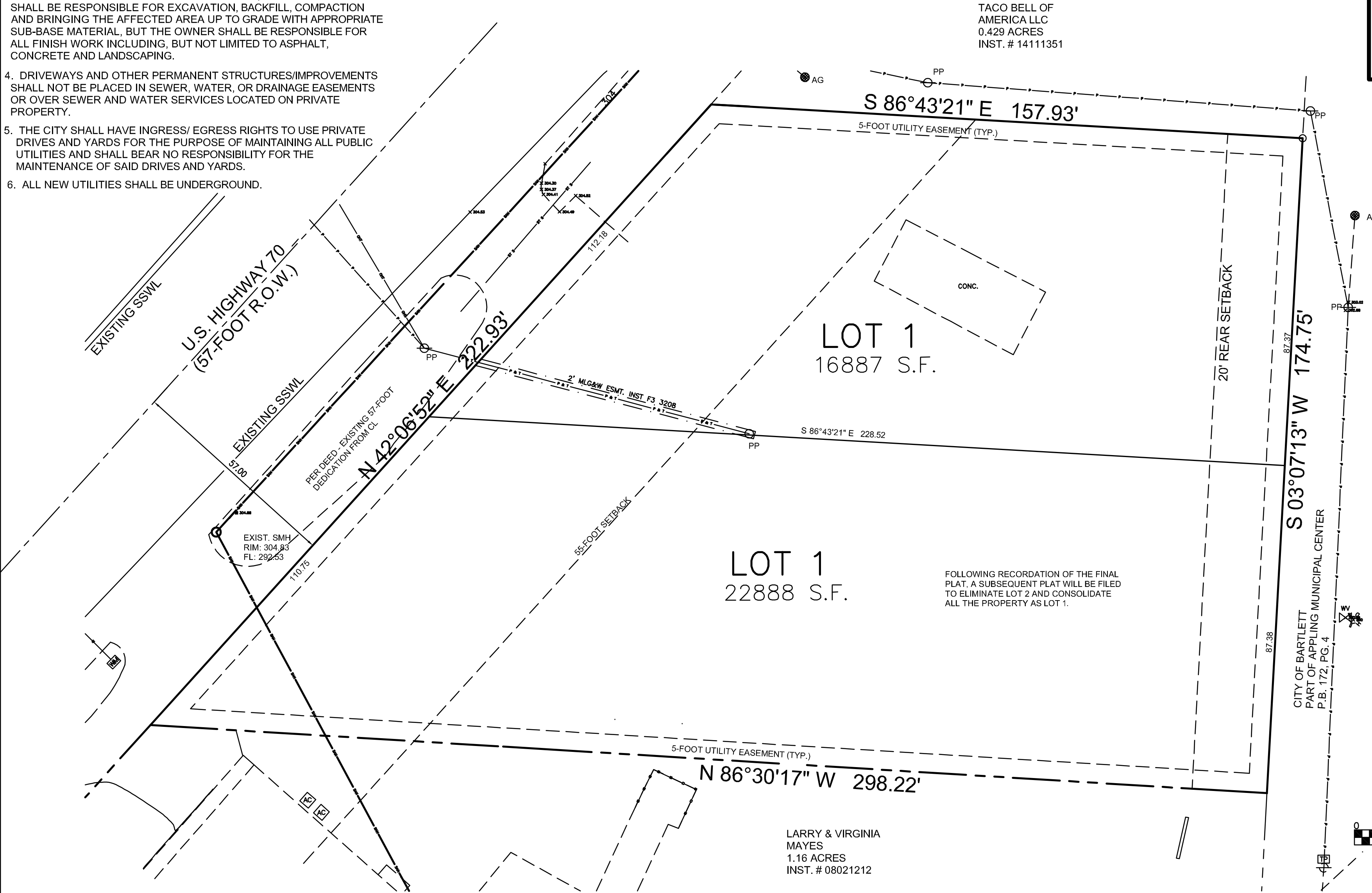
NOTES :

1. SETBACKS
A. MIN. FRONT-55 FEET
B. MIN SIDE YARD- NONE
C. MIN. REAR- 20 FEET
2. THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA PER FEMA FLOOD MAP #47157CO310G FEBRUARY 6, 2013.
3. IF SETTLEMENT OCCURS ALONG ANY OF THE THE PUBLIC EASEMENTS WITHIN THE PRIVATE PROPERTY, THE OWNER SHALL BE RESPONSIBLE FOR ALL REPAIRS. IN THE EVENT THAT "PUBLIC WORKS" HAS TO EXCAVATE TO REPAIR A LEAK IN A PUBLIC LINE, "PUBLIC WORKS" SHALL BE RESPONSIBLE FOR EXCAVATION, BACKFILL, COMPACTION AND BRINGING THE AFFECTED AREA UP TO GRADE WITH APPROPRIATE SUB-BASE MATERIAL, BUT THE OWNER SHALL BE RESPONSIBLE FOR ALL FINISH WORK INCLUDING, BUT NOT LIMITED TO ASPHALT, CONCRETE AND LANDSCAPING.
4. DRIVEWAYS AND OTHER PERMANENT STRUCTURES/IMPROVEMENTS SHALL NOT BE PLACED IN SEWER, WATER, OR DRAINAGE EASEMENTS OR OVER SEWER AND WATER SERVICES LOCATED ON PRIVATE PROPERTY.
5. THE CITY SHALL HAVE INGRESS/ EGRESS RIGHTS TO USE PRIVATE DRIVES AND YARDS FOR THE PURPOSE OF MAINTAINING ALL PUBLIC UTILITIES AND SHALL BEAR NO RESPONSIBILITY FOR THE MAINTENANCE OF SAID DRIVES AND YARDS.
6. ALL NEW UTILITIES SHALL BE UNDERGROUND.

TACO BELL OF AMERICA LLC
0.429 ACRES
INST. # 14111351

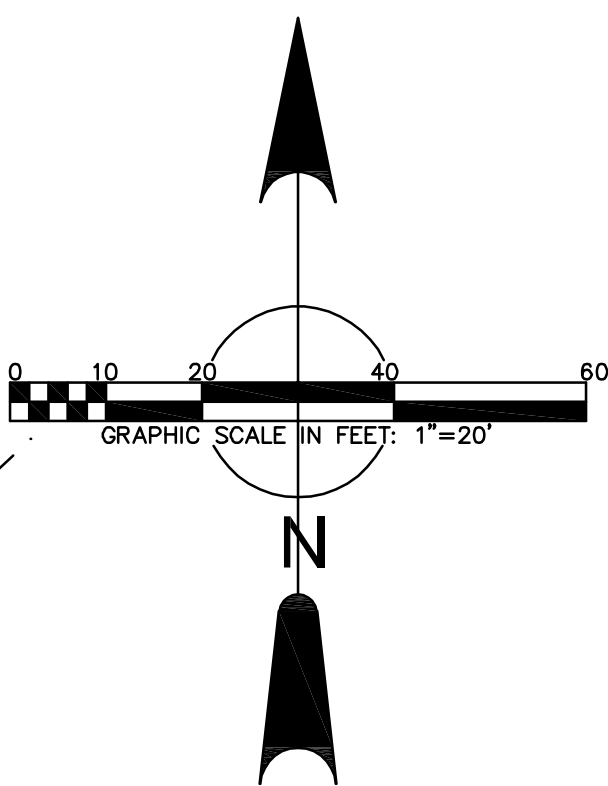


VICINITY MAP, N.T.S.



FOLLOWING RECORDATION OF THE FINAL PLAT, A SUBSEQUENT PLAT WILL BE FILED TO ELIMINATE LOT 2 AND CONSOLIDATE ALL THE PROPERTY AS LOT 1.

LARRY & VIRGINIA
MAYES
1.16 ACRES
INST. # 08021212



SHEET 1 OF 1
PRELIMINARY SUBDIVISION PLAT
NATIONAL CITIES SUBDIVISION
BARTLETT, TENNESSEE

NATIONAL CITIES CORP I, LP
2461 UNION AVENUE EXT.
MEMPHIS, TENNESSEE 38112

DEVELOPER

DATE: FEBRUARY 2024

SCALE: 1"=20'

LOTS: 2

0.91 ACRES

ZONED: C-L

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

ENGINEER

OWNER'S CERTIFICATE:

I, _____, 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.

OWNER _____ 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 OATH ACKNOWLEDGED THAT HE EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED AS HIS OWN FREE ACT AND DEED.

WITNESS MY HAND AND NOTARIAL SEAL, THIS _____ DAY OF _____, 2024.

MY COMMISSION EXPIRES _____

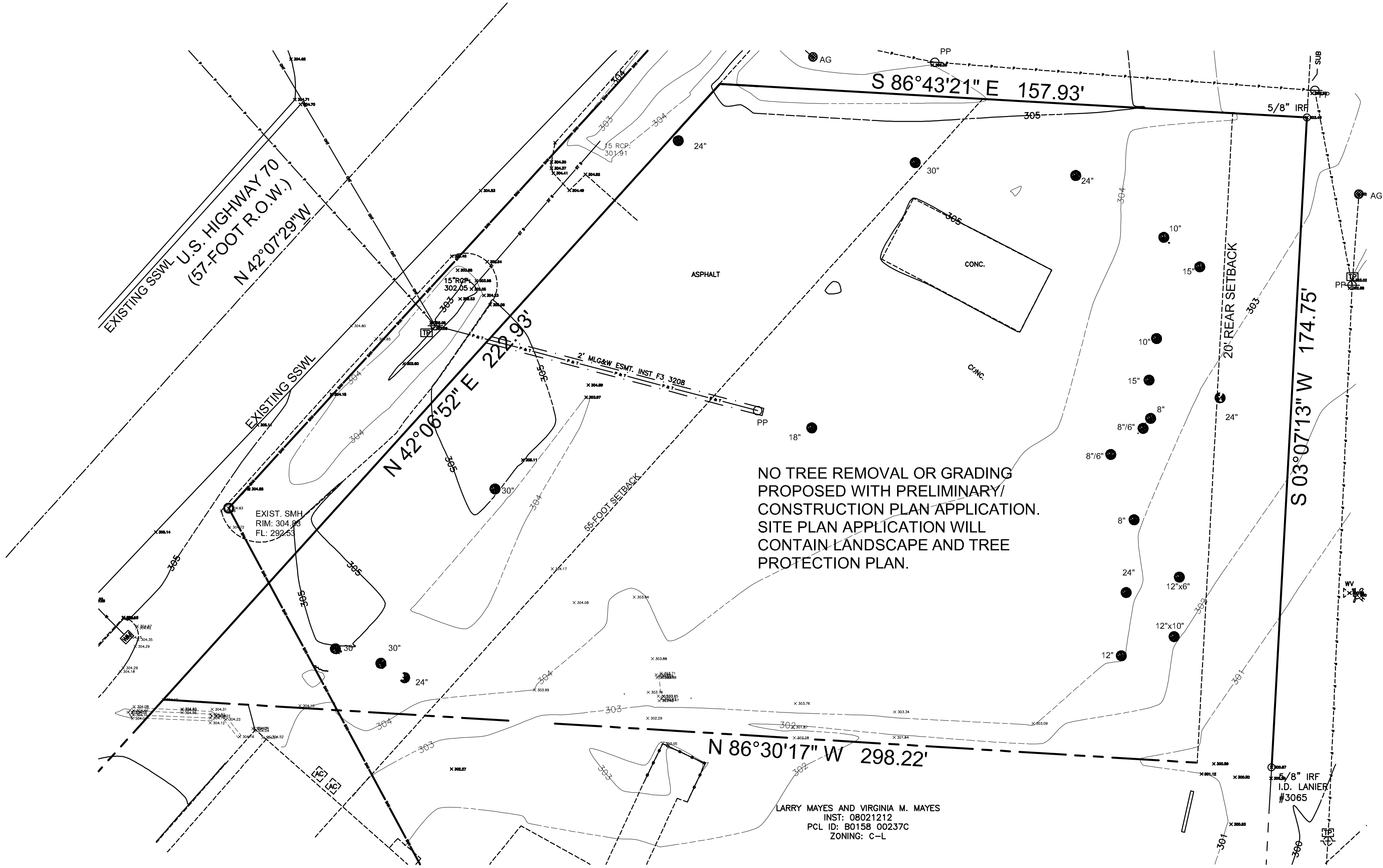
_____, NOTARY PUBLIC

NOTES :

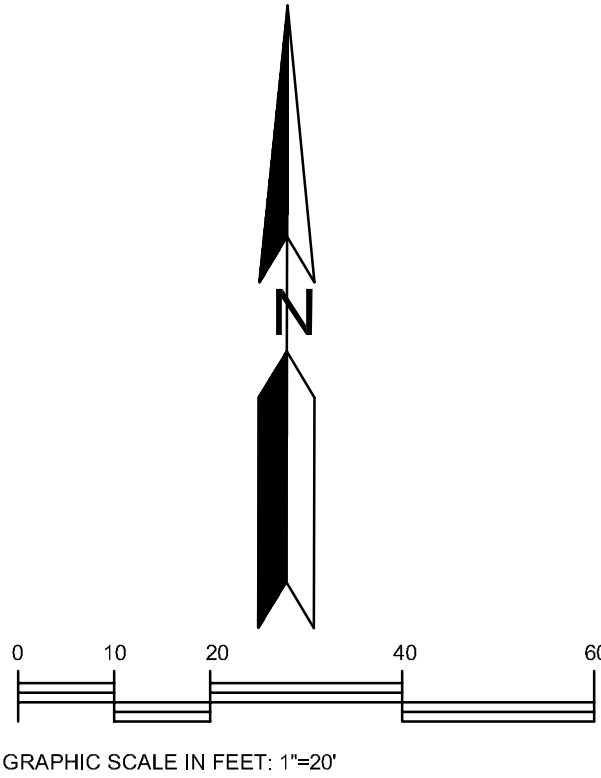
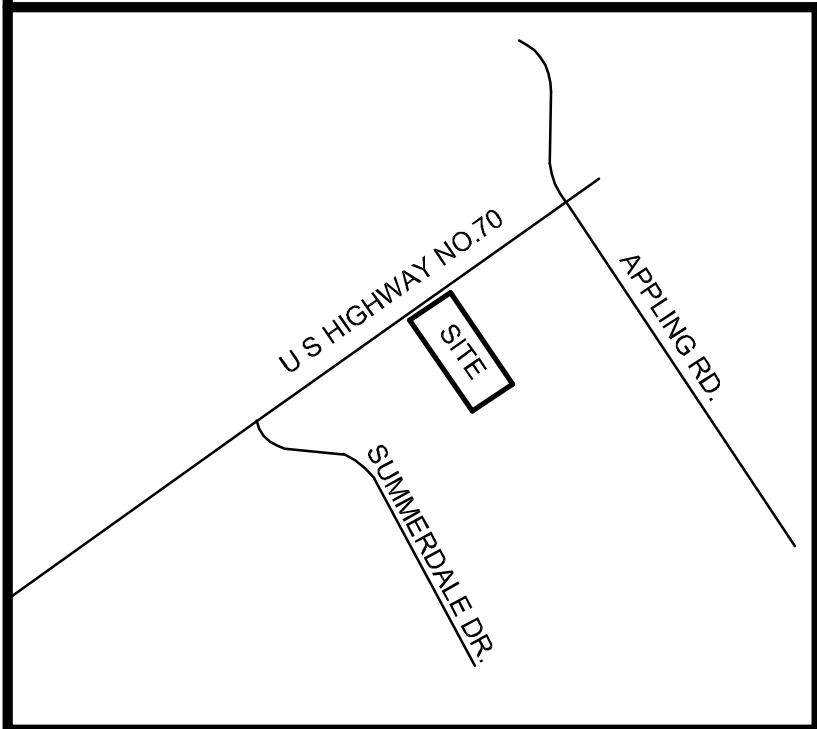
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 - B. MIN SIDE YARD-NONE
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LEGEND

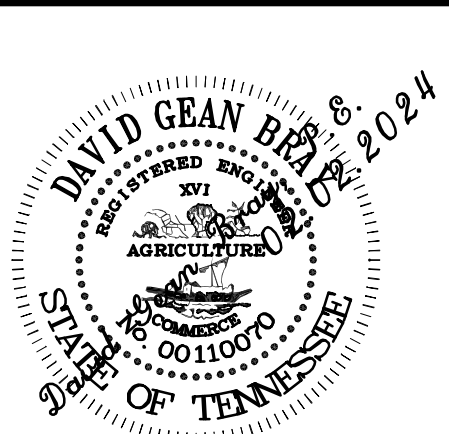
SMH = SEWER MANHOLE
PP = POWER POLE
FH = FIRE HYDRANT
WV = WATER VALVE
FIP = FOUND IRON PIN
ROW = RIGHT OF WAY
INST = INSTRUMENT
BC = BURIED CABLE
#11 = INLET
FFE = FINISHED FLOOR ELEVATION



VICINITY MAP n.t.s.



REVISIONS		
ITEM NO.	DESCRIPTION OF CHANGE	DATE APPROVED



NATIONAL CITIES SUBDIVISION
DEVELOPER: NATIONAL CITIES CORP I, LP
ENGINEER: THE BRAY FIRM

DIVISION OF ENGINEERING

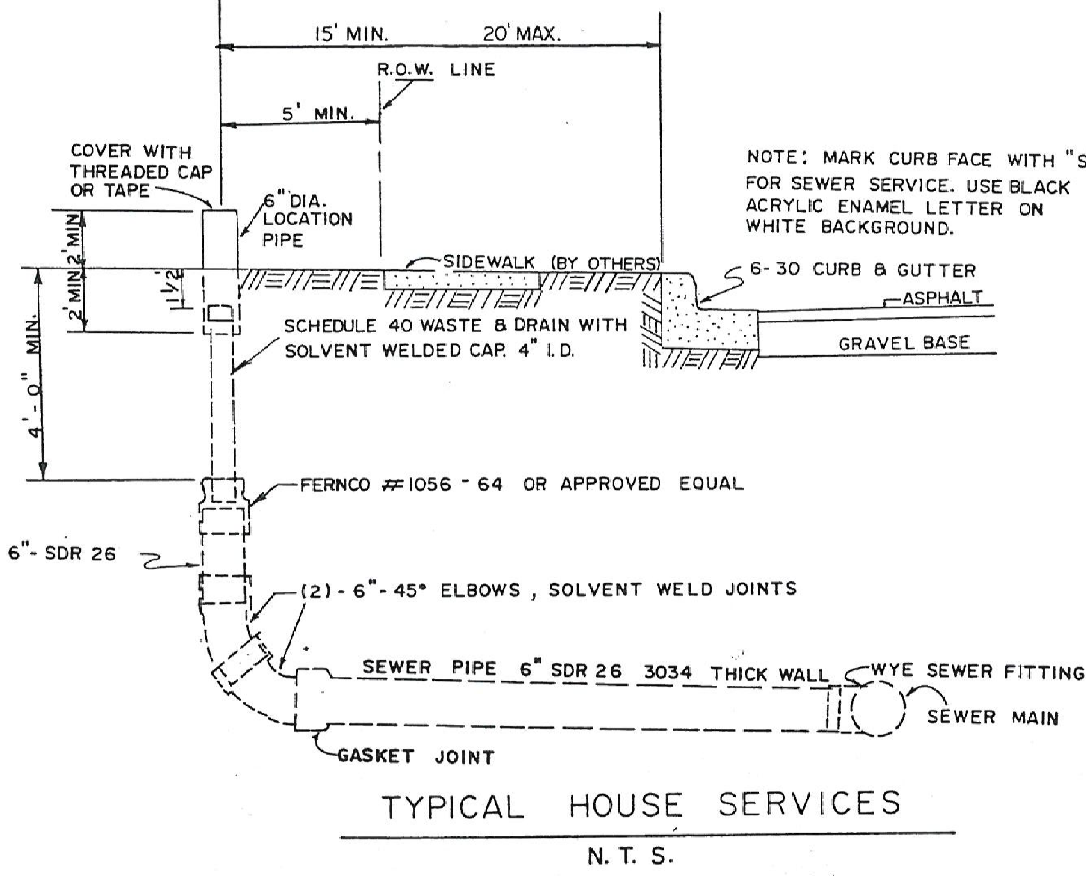
TREE SURVEY
BARTLETT, TENNESSEE

SURVEY: OTHERS
DESIGN: TBF
DATE: 1-2024
REVIEWED BY

CITY ENGINEER
DATE

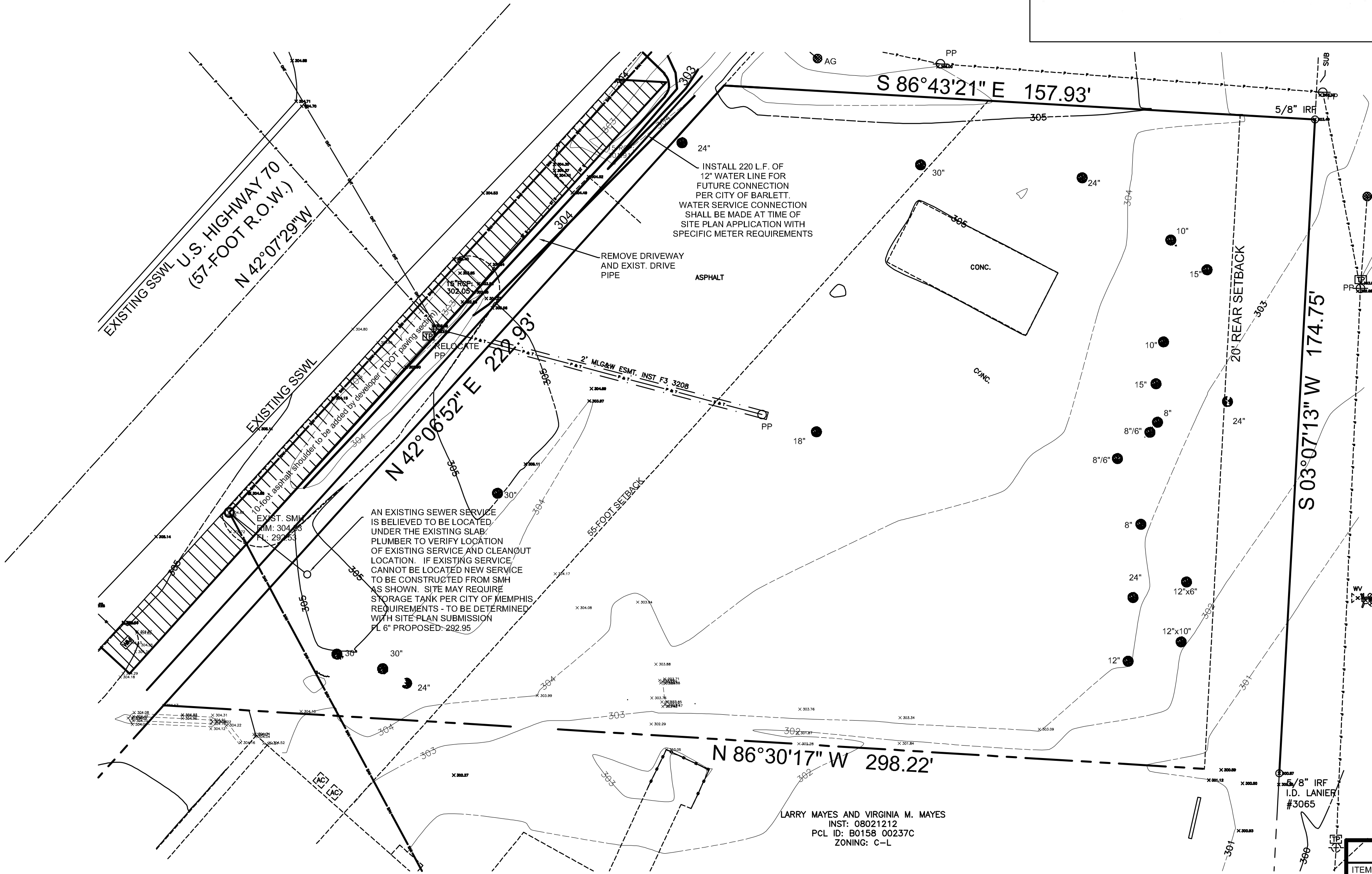
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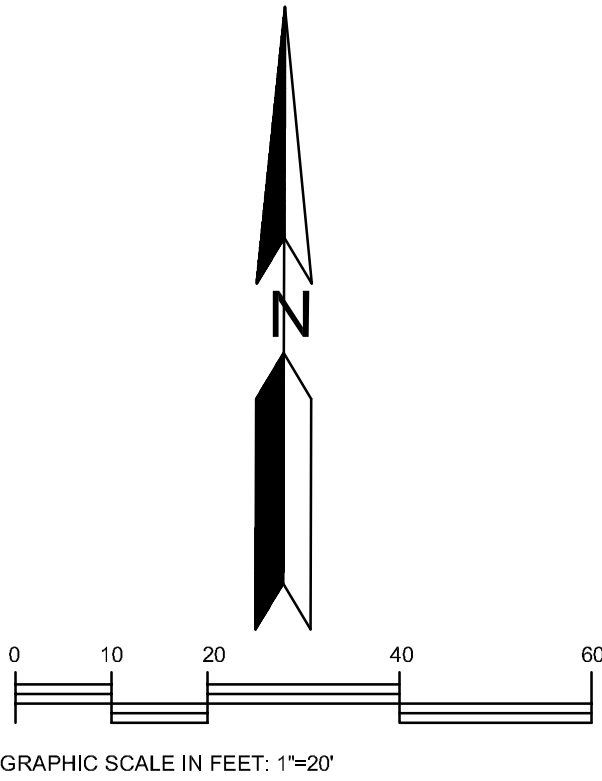
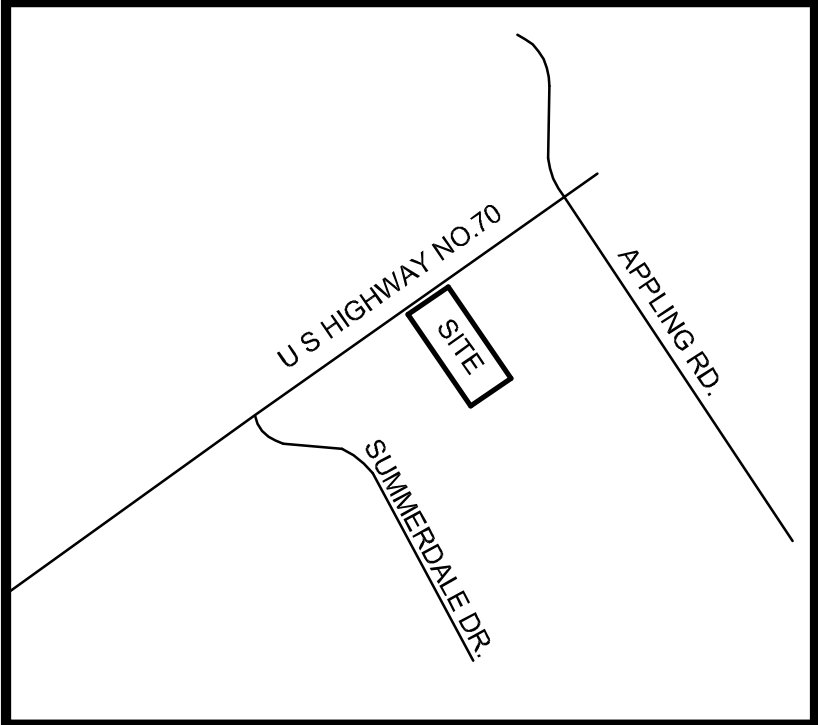


LEGEND

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VICINITY MAP n.t.s.



REVISIONS			
ITEM NO.	DESCRIPTION OF CHANGE	DATE	APPROVED



NATIONAL CITIES SUBDIVISION

DEVELOPER: NATIONAL CITIES CORP. I, LP
ENGINEER: THE BRAY FIRM

DIVISION OF ENGINEERING

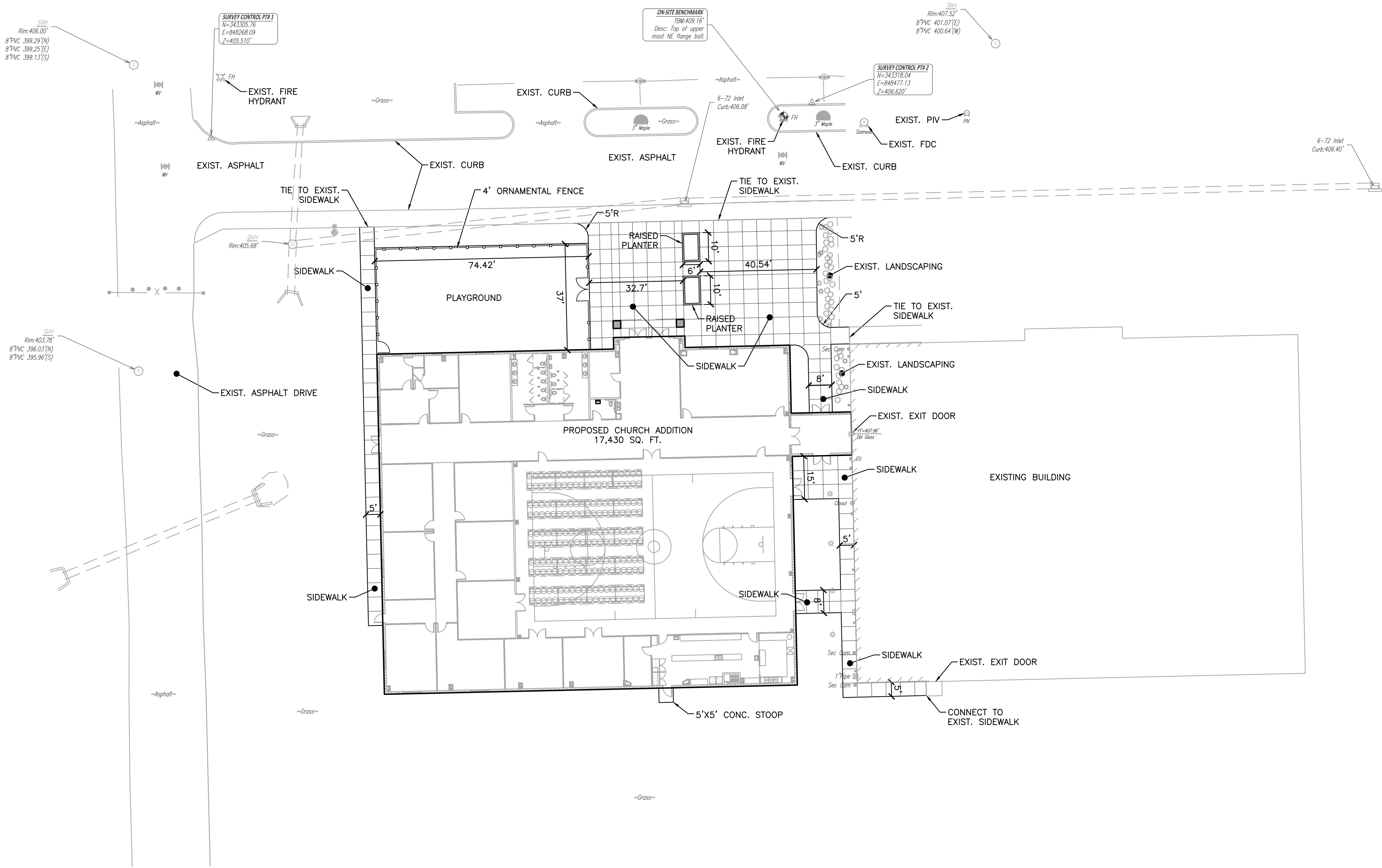
CONSTRUCTION PLAN
BARTLETT, TENNESSEE

SURVEY: OTHERS
DESIGN: TBF
DATE: 1-2024
SCALE 1"=20'
REVIEWED BY

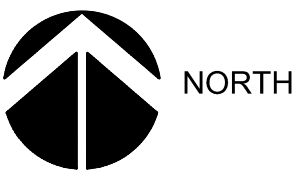
CITY ENGINEER
DATE



VICINITY MAP
(N.T.S.)



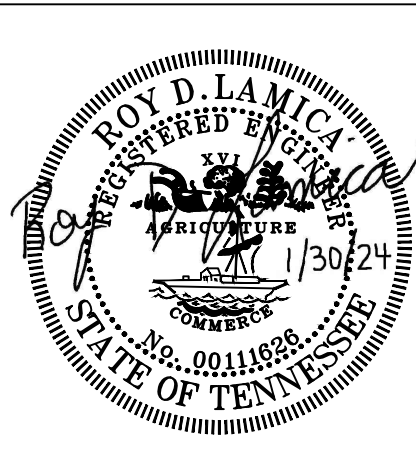
PRELIMINARY OR FINAL (as applicable)		
SITE DATA		
PROJECT NAME:	Christian Life Church Expansion	
Preliminary/Final Site Plan:	Final Site Plan	
SUBDIVISION (include phase/section):	Final Site Plan	
LOT NUMBER:	9375 Davies Plantation Road	
ADDRESS:	Bartlett, Shelby County, TN	
CITY, COUNTY, STATE:	B0159J D00001C	
MAP, GROUP, PARCEL NUMBER:	R-E	
EXISTING ZONING AND APPLICABLE OVERLAYS:	20.76 Acres	
ACREAGE OF SITE:	Minimum Required	Provided
MINIMUM REQUIRED SETBACK LINES:	50 feet	
Yard fronting on any street:	35 feet	
Side yard:	35 feet	
Rear yard:	35 feet	
OWNERSHIP:	Christian Life Church	
Address:	9375 Davies Plantation Road	
Phone No.:	901-3473475	
Fax No.:		
E-mail address:	pastor@cltmemphis.org	
Contact Name:	Pastor Caleb Adams	
APPLICANT/DESIGN PROFESSIONAL:	EFI Global	
Address:	7975 Stage Hills Blvd, Ste 1, Memphis, TN	
Phone No.:	901-355-1347	
Fax No.:		
E-mail address:	Roy.Lamica@efiglobal.com	
Contact Name:	Roy Lamica, P.E.	
PROPOSED USES (as defined by Zoning Ord or Outline Plan)	Church Addition	
BUILDING HEIGHT(S) (all buildings):	35 Feet	
NONRESIDENTIAL BUILDING SQUARE FOOTAGE (any existing on site and proposed):	17,430 sq. ft.	
RESIDENTIAL DWELLINGS	Maximum Density	Density and Dwellings Provided
	Maximum Limit	Provided
FLOOR AREA RATIO (FAR):	Minimum Required	0.04
OPEN SPACE RATIO(GREENSPACE):	35%	77%
PARKING	Minimum Required/Maximum Limit	Provided
	Existing	Existing



THIS IS TO CERTIFY THAT THIS PROPERTY (THE SUBJECT PROPERTY SURVEYED) IS NOT WITHIN THE LIMITS OF A DESIGNATED "SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD". THE SUBJECT PROPERTY, BY GRAPHICAL REPRESENTATION ONLY, LIES WITHIN ZONE X DEFINED AS BEING, "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN" PER FEMA FIRM MAP NUMBER 47157C0310G & 47157C0330G DATED FEBRUARY 6, 2013 BASED UPON OUR INTERPRETATION OF THE LOCATION OF THE FLOOD HAZARD BOUNDARY LIMITS IN RELATION TO THE PROPERTY LINES. NO SURVEYING OR ENGINEERING WAS PERFORMED FOR THIS SURVEY TO DETERMINE FEMA FLOOD LIMITS.

SITE BENCH MARK
TOP OF UPPER MOST NE FLANGE BOLT ON HYDRANT
ELEVATION = 409.16'

REVISION		
ITEM NO.	DESCRIPTION of CHANGE	APPROVAL DATE



SCALE 1" = 20'
SHEET 1 of 1

CITY OF BARTLETT DIVISION OF ENGINEERING

SITE PLAN
LOCATION: 9375 DAVIES PLANTATION ROAD
BARTLETT, TENNESSEE

SURVEY BY: ALLEN & HOSHAL DATE: SEPT. 2023 BOOK:
DESIGN BY: EFI GLOBAL DATE: 01.30.24 SCALE: AS NOTED

REVIEWED

DEPUTY CITY ENGINEER DATE CITY ENGINEER DATE

CHRISTIAN LIFE CHURCH EXPANSION

OWNER: CHRISTIAN LIFE CHURCH
ENGINEER: EFI GLOBAL



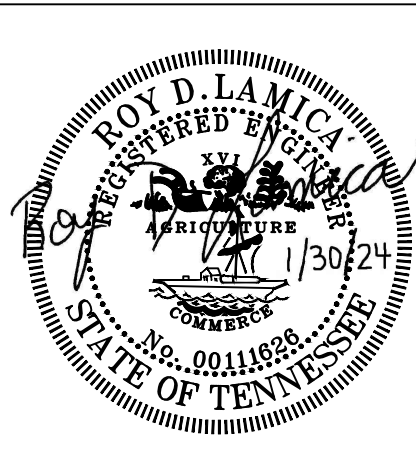
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SITE BENCH MARK
TOP OF UPPER MOST NE FLANGE BOLT ON HYDRANT
ELEVATION = 409.16'

REVISION		
ITEM NO.	DESCRIPTION of CHANGE	APPROVAL DATE



7075 Stage Hills Blvd, Suite 1 Memphis, Tennessee 38133
Telephone: 901.377.9984
www.efiglobal.com



SCALE 1" = 60'

SHEET 1 of 1

CITY OF BARTLETT DIVISION OF ENGINEERING

OVERALL SITE PLAN
LOCATION: 9375 DAVIES PLANTATION ROAD
BARTLETT, TENNESSEE

SURVEY BY: ALLEN & HOSHAL DATE: SEPT. 2023 BOOK:
DESIGN BY: EFI GLOBAL DATE: 01.30.24 SCALE: AS NOTED

REVIEWED

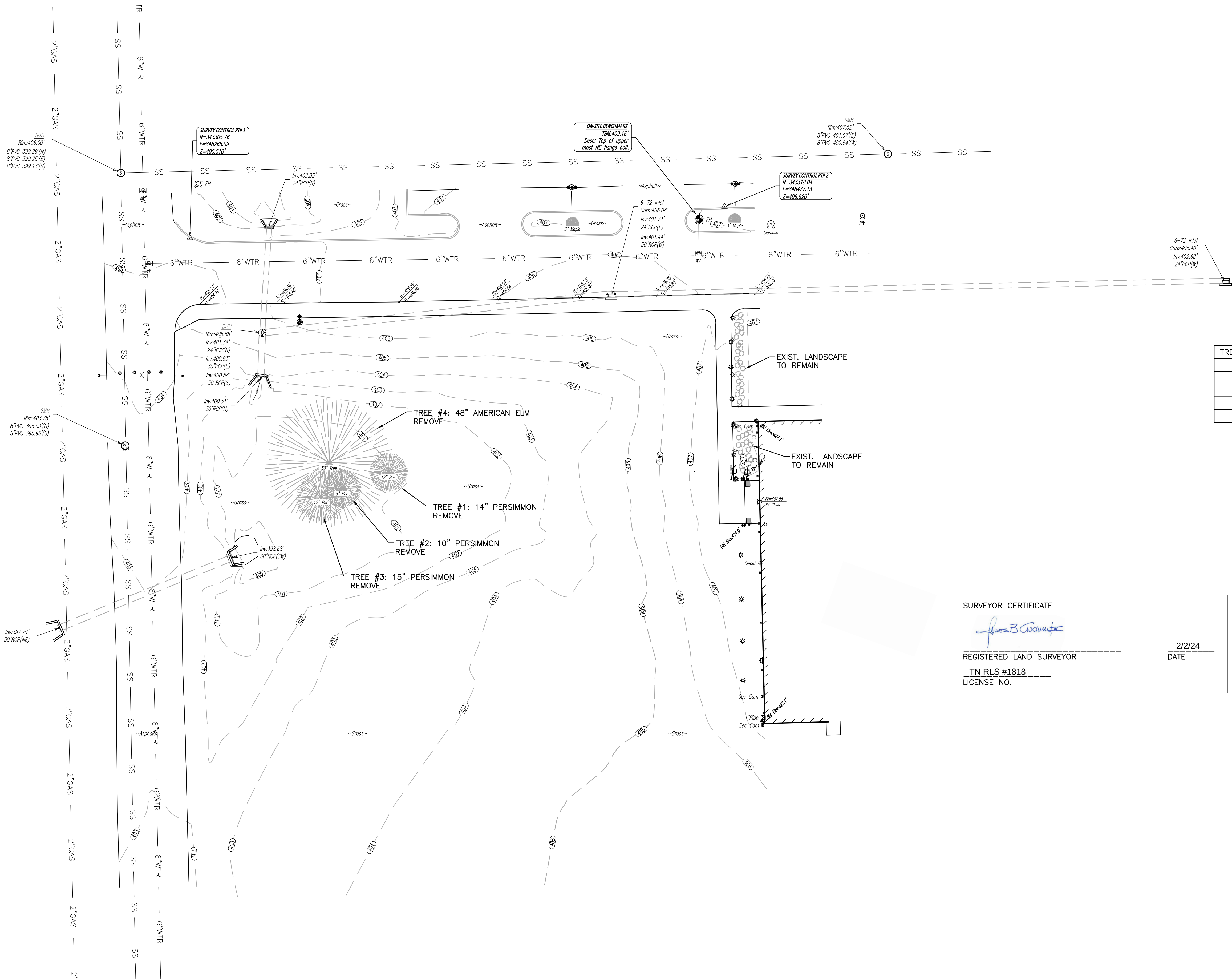
DEPUTY CITY ENGINEER DATE CITY ENGINEER DATE

CHRISTIAN LIFE CHURCH EXPANSION

OWNER: CHRISTIAN LIFE CHURCH
ENGINEER: EFI GLOBAL



VICINITY MAP
(N.T.S.)



TREE NUMBER	SPECIES	DBH	CONDITION	SPECIMEN	DENSITY UNITS	REMOVE
1	PERSIMMON	14"	GOOD	NO	0.75	YES
2	PERSIMMON	10"	GOOD	NO	0.75	YES
3	PERSIMMON	15"	GOOD	NO	0.75	YES
4	AMERICAN ELM	48"	GOOD	YES	1	YES
TOTAL		87			3.25	

ALL REQUIRED TREE DENSITY UNITS WERE INSTALLED
IN THE ORIGINAL PHASE FOR THE CONSTRUCTION OF
THE MAIN CHURCH BUILDING AND PARKING LOTS

SURVEYOR CERTIFICATE

[Signature]

REGISTERED LAND SURVEYOR

TN RLS #1818

LICENSE NO.

2/2/24

DATE

ARBORIST CERTIFICATE

[Signature]

CERTIFIED ARBORIST

LICENSE NO.

Feb 1, 2024

DATE

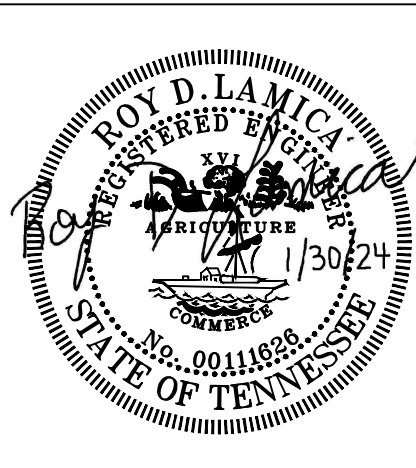


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SITE BENCH MARK

TOP OF UPPER MOST NE FLANGE BOLT ON HYDRANT

ELEVATION = 409.16'



SCALE 1" = 20'

SHEET 1 of 1

CITY OF BARTLETT DIVISION OF ENGINEERING

TREE PROTECTION PLAN

LOCATION: 9375 DAVIES PLANTATION ROAD

BARTLETT, TENNESSEE

SURVEY BY: ALLEN & HOSHAL DATE: SEPT. 2023 BOOK: AS NOTED

DESIGN BY: EFI GLOBAL DATE: 01.30.24 SCALE: AS NOTED

REVIEWED

DEPUTY CITY ENGINEER DATE CITY ENGINEER DATE

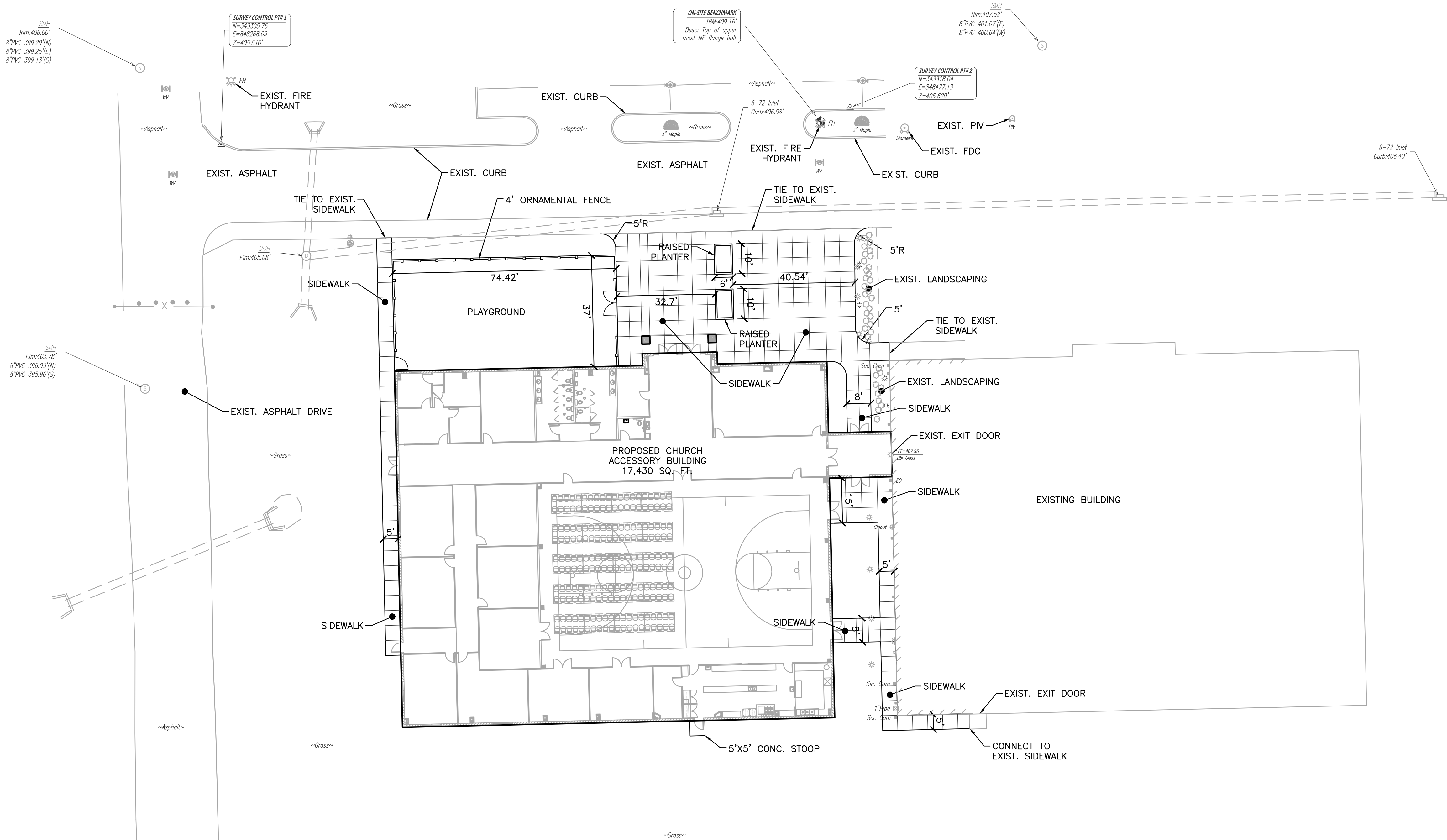
CHRISTIAN LIFE CHURCH EXPANSION

OWNER: CHRISTIAN LIFE CHURCH

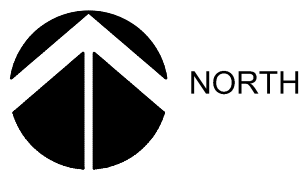
ENGINEER: EFI GLOBAL



VICINITY MAP
(N.T.S.)



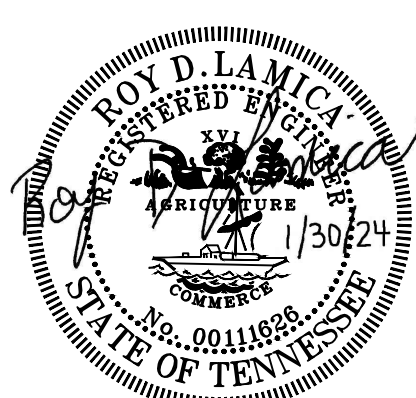
PRELIMINARY OR FINAL (as applicable)		
SITE DATA		
PROJECT NAME:	Christian Life Church Expansion	
Preliminary/Final Site Plan:	Final Site Plan	
SUBDIVISION (include phase/section):	Final Site Plan	
LOT NUMBER:	9375 Davies Plantation Road	
ADDRESS:	Bartlett, Shelby County, TN	
CITY, COUNTY, STATE:	Bartlett, Shelby County, TN	
MAP, GROUP, PARCEL NUMBER:	B0159J D00001C	
EXISTING ZONING AND APPLICABLE OVERLAYS:	R-E	
ACREAGE OF SITE:	20.76 Acres	
MINIMUM REQUIRED SETBACK LINES:	Minimum Required	Provided
Yard fronting on any street:	50 feet	
Side yard:	35 feet	
Rear yard:	35 feet	
OWNERSHIP:	Christian Life Church	
Address:	9375 Davies Plantation Road	
Phone No.:	901-3473475	
Fax No.:		
E-mail address:	pastor@cltmemphis.org	
Contact Name:	Pastor Caleb Adams	
APPLICANT/DESIGN PROFESSIONAL:	EFI Global	
Address:	7975 Stage Hills Blvd, Ste 1, Memphis, TN	
Phone No.:	901-355-1347	
Fax No.:		
E-mail address:	Roy.Lamica@efiglobal.com	
Contact Name:	Roy Lamica, P.E.	
PROPOSED USES (as defined by Zoning Ord or Outline Plan)	Church Accessory Building	
BUILDING HEIGHT(S) (all buildings):	35 Feet	
NONRESIDENTIAL BUILDING SQUARE FOOTAGE (any existing on site and proposed):	17,430 sq. ft.	
RESIDENTIAL DWELLINGS	Maximum Density	Density and Dwellings Provided
	Maximum Limit	Provided
FLOOR AREA RATIO (FAR):	Minimum Required	0.04
OPEN SPACE RATIO(GREENSPACE):	35%	77%
PARKING	Minimum Required/Maximum Limit	Provided
	Existing	Existing



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SITE BENCH MARK
TOP OF UPPER MOST NE FLANGE BOLT ON HYDRANT
ELEVATION = 409.16'

REVISION		
ITEM NO.	DESCRIPTION of CHANGE	APPROVAL DATE



SCALE 1" = 20'

SHEET 1 of 1

CITY OF BARTLETT DIVISION OF ENGINEERING

SITE PLAN
LOCATION: 9375 DAVIES PLANTATION ROAD
BARTLETT, TENNESSEE

SURVEY BY: ALLEN & HOSHAL DATE: SEPT. 2023 BOOK:
DESIGN BY: EFI GLOBAL DATE: 01.30.24 SCALE: AS NOTED

REVIEWED

DEPUTY CITY ENGINEER DATE CITY ENGINEER DATE

CHRISTIAN LIFE CHURCH EXPANSION

OWNER: CHRISTIAN LIFE CHURCH
ENGINEER: EFI GLOBAL



VICINITY MAP
(N.T.S.)

LEGEND

- PROPOSED DRAINAGE PIPE
EXISTING CONTOUR
PROPOSED CONTOUR

ABBREVIATIONS

- FG FINISHED GRADE
FFE FINISHED FLOOR ELEV
TH THRESHOLD
TW TOP OF WALL
BW BOTTOM OF WALL
TC TOP OF CURB
BC BOTTOM OF CURB
FL FLOWLINE
RM RIM
HP HIGH POINT
LP LOW POINT
TS TOP OF STAIRS
BS BOTTOM OF STAIRS



NORTH

THIS IS TO CERTIFY THAT THIS PROPERTY (THE SUBJECT PROPERTY SURVEYED) IS NOT WITHIN THE LIMITS OF A DESIGNATED 'SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD'. THE SUBJECT PROPERTY, BY GRAPHICAL REPRESENTATION ONLY, LIES WITHIN ZONE X DEFINED AS BEING, 'AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN' PER FEMA FIRM MAP NUMBER 47157C0310G & 47157C0330G DATED FEBRUARY 6, 2013 BASED UPON OUR INTERPRETATION OF THE LOCATION OF THE FLOOD HAZARD BOUNDARY LIMITS IN RELATION TO THE PROPERTY LINES. NO SURVEYING OR ENGINEERING WAS PERFORMED FOR THIS SURVEY TO DETERMINE FEMA FLOOD LIMITS.

SITE BENCH MARK

TOP OF UPPER MOST NE FLANGE BOLT ON HYDRANT
ELEVATION = 409.16'

REVISION		
ITEM NO.	DESCRIPTION of CHANGE	APPROVAL DATE



SCALE 1" = 20'
SHEET 1 of 1

CITY OF BARTLETT DIVISION OF ENGINEERING
GRADING AND DRAINAGE PLAN
LOCATION: 9375 DAVIES PLANTATION ROAD
BARTLETT, TENNESSEE

SURVEY BY: ALLEN & HOSHAL DATE: SEPT. 2023 BOOK: AS NOTED
DESIGN BY: EFI GLOBAL DATE: 01.30.24 SCALE: AS NOTED
REVIEWED
DEPUTY CITY ENGINEER DATE CITY ENGINEER DATE

CHRISTIAN LIFE CHURCH EXPANSION

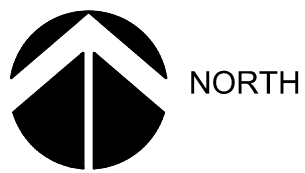
OWNER: CHRISTIAN LIFE CHURCH
ENGINEER: EFI GLOBAL



VICINITY MAP
(N.T.S.)

NOTES:

1. ALL DISTURBED EARTHEN AREAS SHALL BE SODDED OR LANDSCAPED.
2. EROSION CONTROL MEASURES SHOWN ARE MINIMUM AND DO NOT ACCOUNT FOR THE CONTRACTORS SEQUENCE OF CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR MODIFYING THE EROSION CONTROL MEASURES AS REQUIRED FOR CONSTRUCTION ACTIVITIES. CONTRACTOR SHALL BE REQUIRED TO MAINTAIN EROSION AS REQUIRED BY TDEC.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL EROSION CONTROL INSPECTIONS AND REPORTING AS REQUIRED BY TDEC. TYPICAL INSPECTIONS ARE TWICE A WEEK.
4. CONTRACTOR SHALL ONLY USE PROPOSED CONSTRUCTION ENTRANCE FOR INGRESS/EGRESS FROM THE SITE.



THIS IS TO CERTIFY THAT THIS PROPERTY (THE SUBJECT PROPERTY SURVEYED) IS NOT WITHIN THE LIMITS OF A DESIGNATED 'SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD'. THE SUBJECT PROPERTY, BY GRAPHICAL REPRESENTATION ONLY, LIES WITHIN ZONE X DEFINED AS BEING, 'AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN' PER FEMA FIRM MAP NUMBER 47157C0310G & 47157C0330G DATED FEBRUARY 6, 2013 BASED UPON OUR INTERPRETATION OF THE LOCATION OF THE FLOOD HAZARD BOUNDARY LIMITS IN RELATION TO THE PROPERTY LINES. NO SURVEYING OR ENGINEERING WAS PERFORMED FOR THIS SURVEY TO DETERMINE FEMA FLOOD LIMITS.

SITE BENCH MARK

TOP OF UPPER MOST NE FLANGE BOLT ON HYDRANT
ELEVATION = 409.16'

REVISION		
ITEM NO.	DESCRIPTION of CHANGE	APPROVAL DATE



7975 Stage Hills Blvd, Suite 1 Memphis, Tennessee 38133
Telephone: 901.377.9984
www.efiglobal.com



20' 0 20' 40'
SCALE 1" = 20'
SHEET 1 of 1

CITY OF BARTLETT DIVISION OF ENGINEERING
EROSION CONTROL PLAN
LOCATION: 9375 DAVIES PLANTATION ROAD
BARTLETT, TENNESSEE

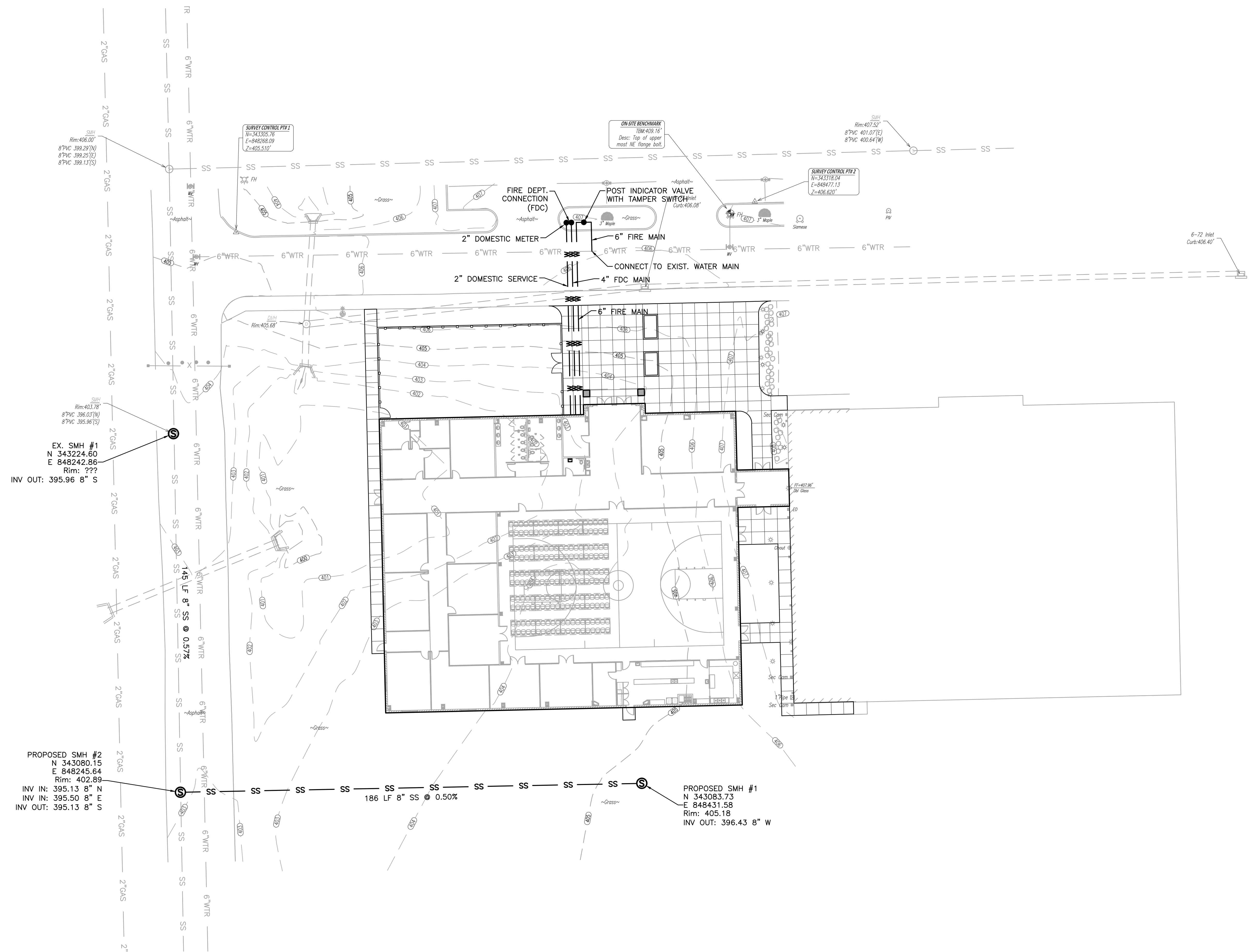
SURVEY ALLEN & HOSHAL DATE SEPT. 2023 BOOK
DESIGN BY: EFI GLOBAL DATE 01.30.24 SCALE AS NOTED

REVIEWED

DEPUTY CITY ENGINEER DATE CITY ENGINEER DATE

CHRISTIAN LIFE CHURCH EXPANSION

OWNER: CHRISTIAN LIFE CHURCH
ENGINEER: EFI GLOBAL



THIS IS TO CERTIFY THAT THIS PROPERTY (THE SUBJECT PROPERTY SURVEYED) IS NOT WITHIN THE LIMITS OF A DESIGNATED 'SPECIAL FLOOD HAZARD AREAS SUBJECTED TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD'. THE SUBJECT PROPERTY, BY GRAPHICAL REPRESENTATION ONLY, LIES WITHIN ZONE X DEFINED AS BEING, "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN" PER FEMA FIRM MAP NUMBER 47157C0310G AND 47157C0330G DATED FEBRUARY 6, 2013 BASED UPON OUR INTERPRETATION OF THE LOCATION OF THE FLOOD HAZARD BOUNDARY LIMITS IN RELATION TO THE PROPERTY LINES. NO SURVEYING OR ENGINEERING WAS PERFORMED FOR THIS SURVEY TO DETERMINE FEMA FLOOD LIMITS.

SITE BENCH MARK
TOP OF UPPER MOST NE FLANGE BOLT ON HYDRANT
ELEVATION = 409.16'

REVISION		
ITEM NO.	DESCRIPTION of CHANGE	APPROVAL DATE



7975 Stage Hills Blvd, Suite 1
 Telephone: 901.377.9984
www.efiglobal.com

Memphis, Tennessee 38133



20' 0 20' 40'

SCALE 1" = 20'

SHEET 1 of 1

CITY OF BARTLETT DIVISION OF ENGINEERING

WATER & SEWER PLAN

LOCATION: 9375 DAVIES PLANTATION ROAD
BARTLETT, TENNESSEE

SURVEY ALLEN & HOSHAL DATE SEPT. 2023 BOOK _____
 DESIGN BY: EFI GLOBAL DATE 01.30.24 SCALE AS NOTED

 REVIEWED _____

 DEPUTY CITY ENGINEER _____ DATE _____ CITY ENGINEER _____ DATE _____

CHRISTIAN LIFE CHURCH EXPANSION
OWNER: CHRISTIAN LIFE CHURCH
ENGINEER: EFI GLOBAL

Davies Manor Association, Inc.

3570 Davieshire Drive
Bartlett, TN 38133
P.O. Box 56
Brunswick, TN 38014



Phone (901) 386 0715
FAX (901) 3884677
email : daviesmanor.assoc
@bellsouth.net

June 15, 2012

To whom it may concern,

The Board of Directors of the Davies Manor Association on an internet vote the week of June the 3rd agreed to change the deed restrictions relating to the deed of record under Register's no. L7 8924.

The present deed restrictions should remain in effect but with an amendment to the restrictions to allow a church to be built on this property. The residential restrictions are to remain in the event the sale of the property to the church is not completed or the church is not built.



Davies Plantation Neighborhood Association

June 9, 2012

Reverend Caleb Adams
Christian Life Tabernacle
2869 Woodlawn Terrace
Memphis, TN 38127

Subject: Property Sale

Dear Reverend Adams,

The Davies Plantation Neighborhood Association Board of Directors has reviewed the Christian Life Tabernacle plans to build and develop the property along Davies Plantation Road across from the historic Davies Manor house at our regularly scheduled quarterly meeting on June 7. The Board was very satisfied that the proposed plans for the church will continue to maintain the character of the neighborhood.

We greatly appreciate the time you have spent keeping us informed and we look forward to continue to work with you in the future.

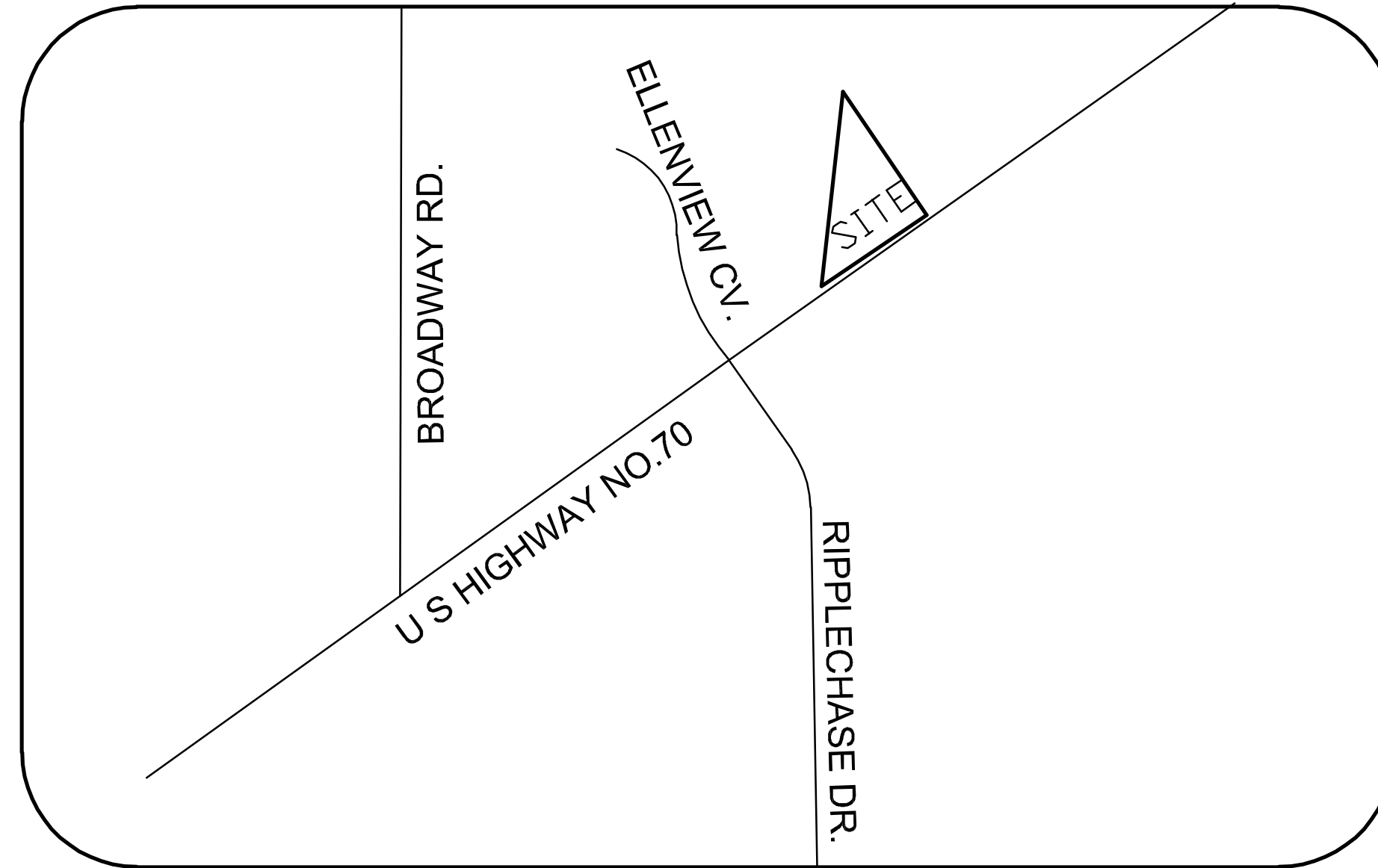
If you have any questions or need additional information, please let me know.

Sincerely,

Walter Schrimper, DPHA President

VICINITY MAP

n.t.s.



SITE PLAN APPLICATION

7418 U.S. HIGHWAY 70

BARTLETT, TENNESSEE

National Cities Corp I, LP.
DEVELOPER

The Bray Firm
ENGINEER

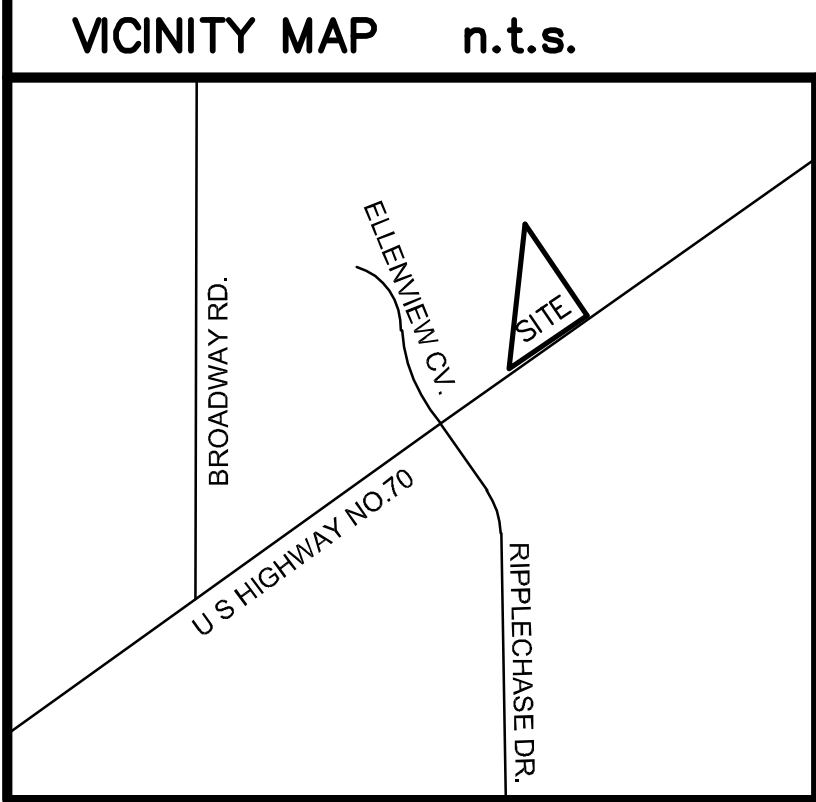
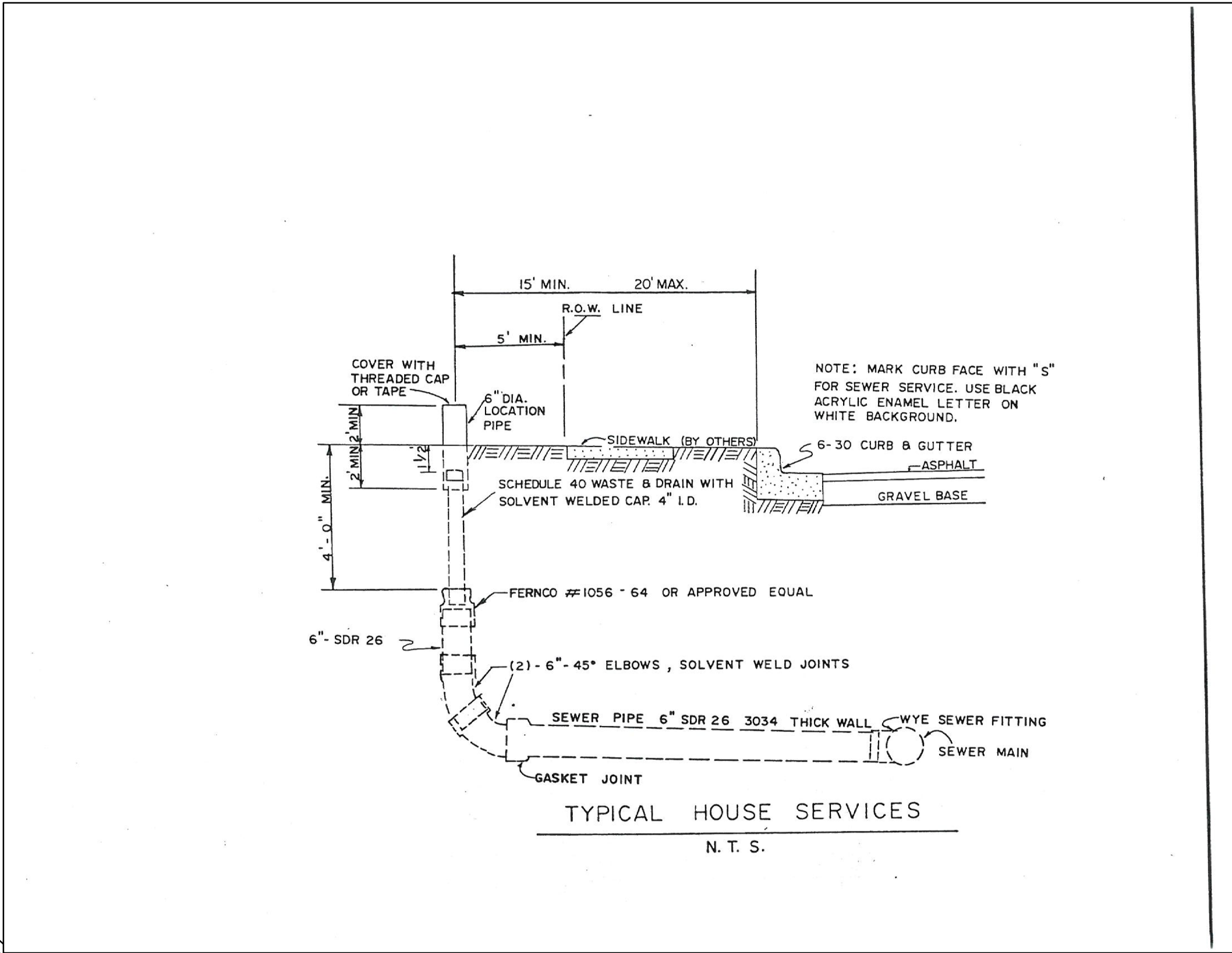
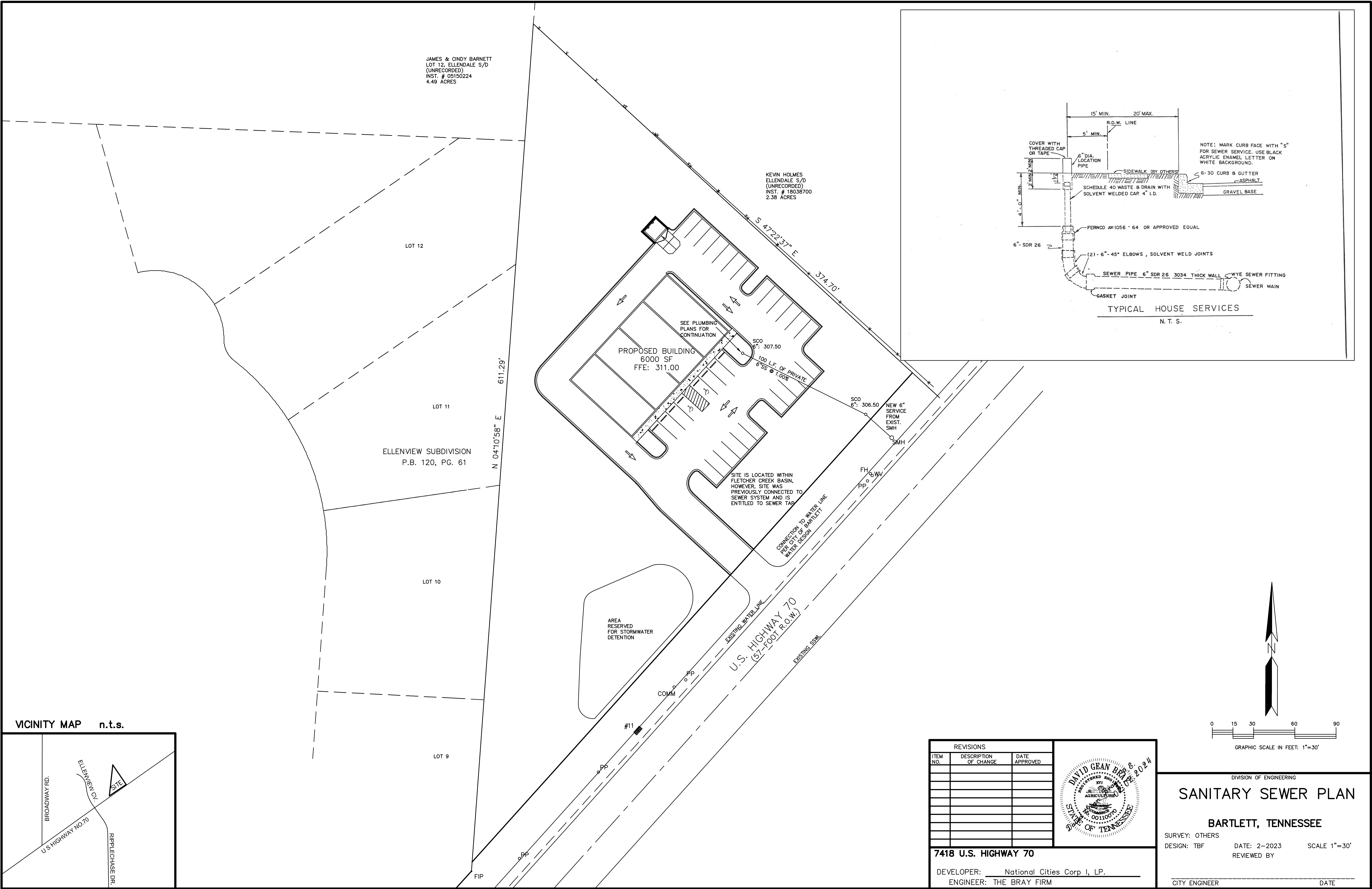
SCHEDULE OF DRAWINGS

COVER PAGE	1
SITE PLAN	2
SANITARY SEWER PLAN	3
EROSION CONTROL PLAN	4
GRADING AND DRAINAGE	5
LANDSCAPE PLAN (BY OTHERS)	6
ELEVATIONS (BY OTHERS)	7

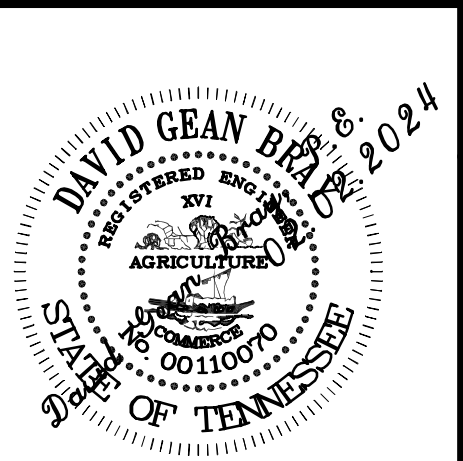
GENERAL NOTES

CONSTRUCTION NOTES:

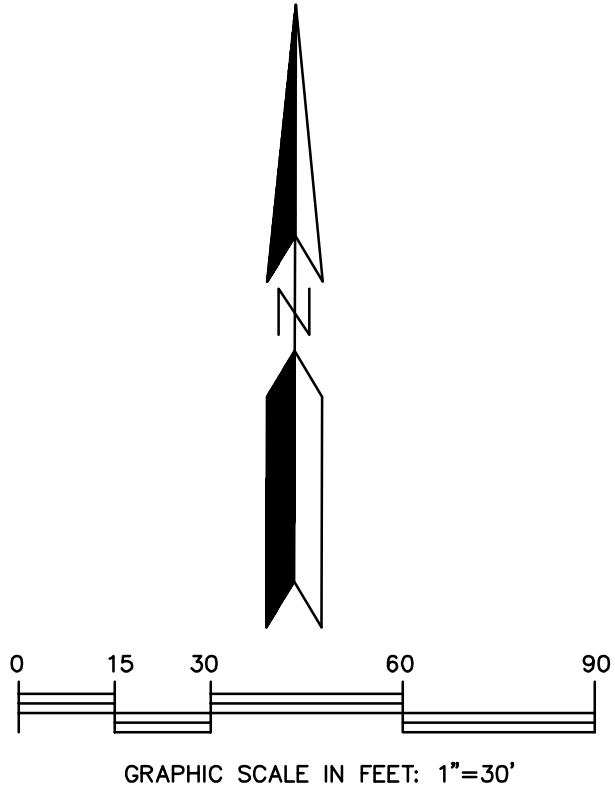
1. PROPERTY LINES SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION. GRADING, CLEARING AND THE ERECTION OR REMOVAL OF FENCES ALONG PROPERTY LINES SHALL BE FULLY COORDINATED WITH ADJACENT PROPERTY OWNERS.
2. THE CONTRACTOR SHALL VERIFY ANY EXISTING DATA AND REPORT ANY SIGNIFICANT DISCREPANCIES TO THE ENGINEER.
3. THE CONTRACTOR SHALL NOT ENTER UPON, WORK UPON NOR CAUSE DAMAGE TO ANY ADJACENT PROPERTIES WITHOUT PRIOR PERMISSION FROM SAID PROPERTY OWNER.
4. LOCATION OF EXISTING UNDERGROUND UTILITIES ARE APPROXIMATE AND ARE NOT NECESSARILY ALL OF SAME. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING THE APPROPRIATE 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 EXISTING UTILITIES ENCOUNTERED WITHIN THE CONSTRUCTION PERIMETERS. FOR SITE LOCATION OF EXISTING UTILITIES INVOLVING M.G.&V., SOUTH CENTRAL BELL, AND/OR TEXAS GAS COMPANY, PLEASE CALL 1-800-351-1111. FOR SEWER SERVICE LOCATIONS, CALL 385-6499.
5. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL PROPERTIES.
6. TYPICAL SIDE SLOPES TO BE 1 FOOT VERTICAL TO 4 FEET HORIZONTAL.
7. ALL AREAS IN CUT OR FILL WHERE VEGETATION HAS BEEN REMOVED SHALL BE SEEDED, MULCHED, FERTILIZED, AND/OR SODDED AS REQUIRED TO PREVENT EROSION.
8. 24 HOURS PRIOR TO ANY CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE CITY OF BARTLETT ENGINEER'S OFFICE AT 385-6499.
9. ALL CONSTRUCTION MATERIALS & PROCEDURES SHALL MEET STANDARD CITY OF BARTLETT SPECIFICATIONS.
10. ALL FILL AND/OR TRENCH BACKFILL SHALL BE COMPACTED (IN 6 INCH LIFTS) TO 95% STANDARD PROCTOR WITHIN 3% OF OPTIMUM MOISTURE CONTENT AS DETERMINED BY ASTM D698-78 LATEST REVISION (STANDARD PROCTOR).
11. THE CONTRACTOR SHALL INSTALL AND MAINTAIN A SILT FENCE PARALLELED WITH HAY BALES AT THE TOP OF ALL DITCH BANKS FOR THE WIDTH OF THE CONSTRUCTION LIMITS AND CONTINUOUSLY ALONG THE "STREAMSIDE" CONSTRUCTION LIMIT.
12. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN EROSION CONTROL DURING CONSTRUCTION BY THE PLACEMENT OF SILT FENCES AND HAY BALES 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.
13. CONTRACTOR SHALL PROVIDE ALL NECESSARY EROSION CONTROL METHODS AS PER THE CITY OF BARTLETT, SHELBY COUNTY, AND STATE OF TENNESSEE REGULATIONS.
14. ENGINEERS CERTIFICATE: THIS PROJECT HAS BEEN DESIGNED IN ACCORDANCE WITH THE CITY OF BARTLETT SUBDIVISION REGULATIONS AND SPECIFICATIONS.
15. LOT GRADING AND DRAINAGE:
FINISH GRADE SHALL BE SLOPED AWAY FROM THE FOUNDATION FOR DRAINAGE. THE FINISH GRADE MUST BEGIN AT LEAST 10 INCHES BELOW THE TOP OF THE FOUNDATION WALL OR THE GRADE OF THE CONCRETE SLAB AND FOUNDATION. THE MINIMUM GRADE AWAY FROM THE FOUNDATION WALL SHALL BE AT LEAST 5 PERCENT IN ALL DIRECTIONS. THE DRIVEWAY SHALL BE SLOPED DOWN AT 2 PERCENT FOR AT LEAST 8 FEET FROM THE STRUCTURE.
16. THE CITY OF BARTLETT SHALL HAVE INGRESS/EGRESS RIGHT 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.



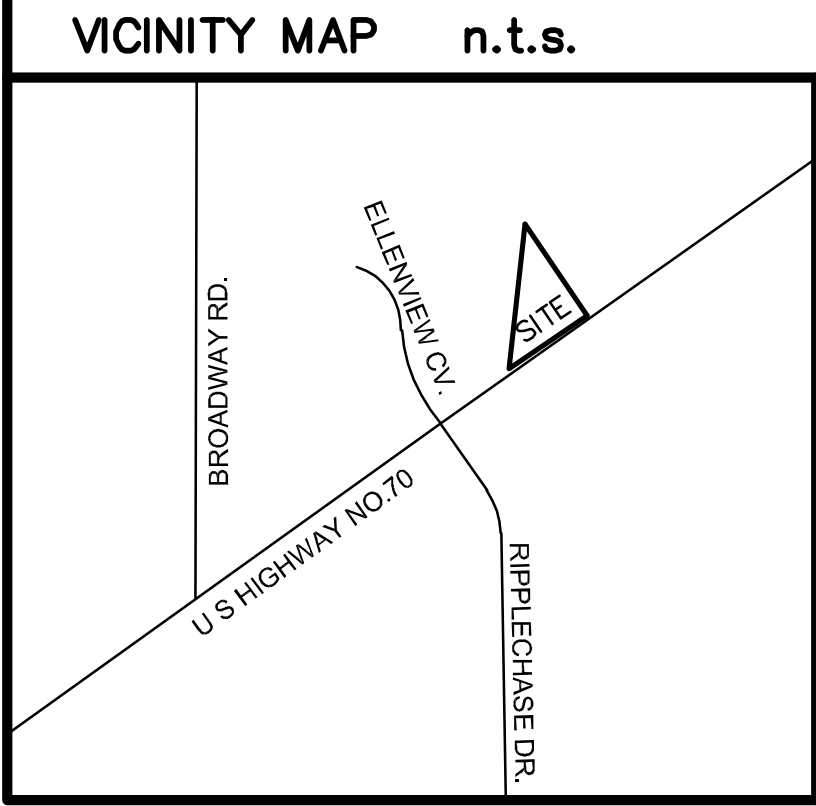
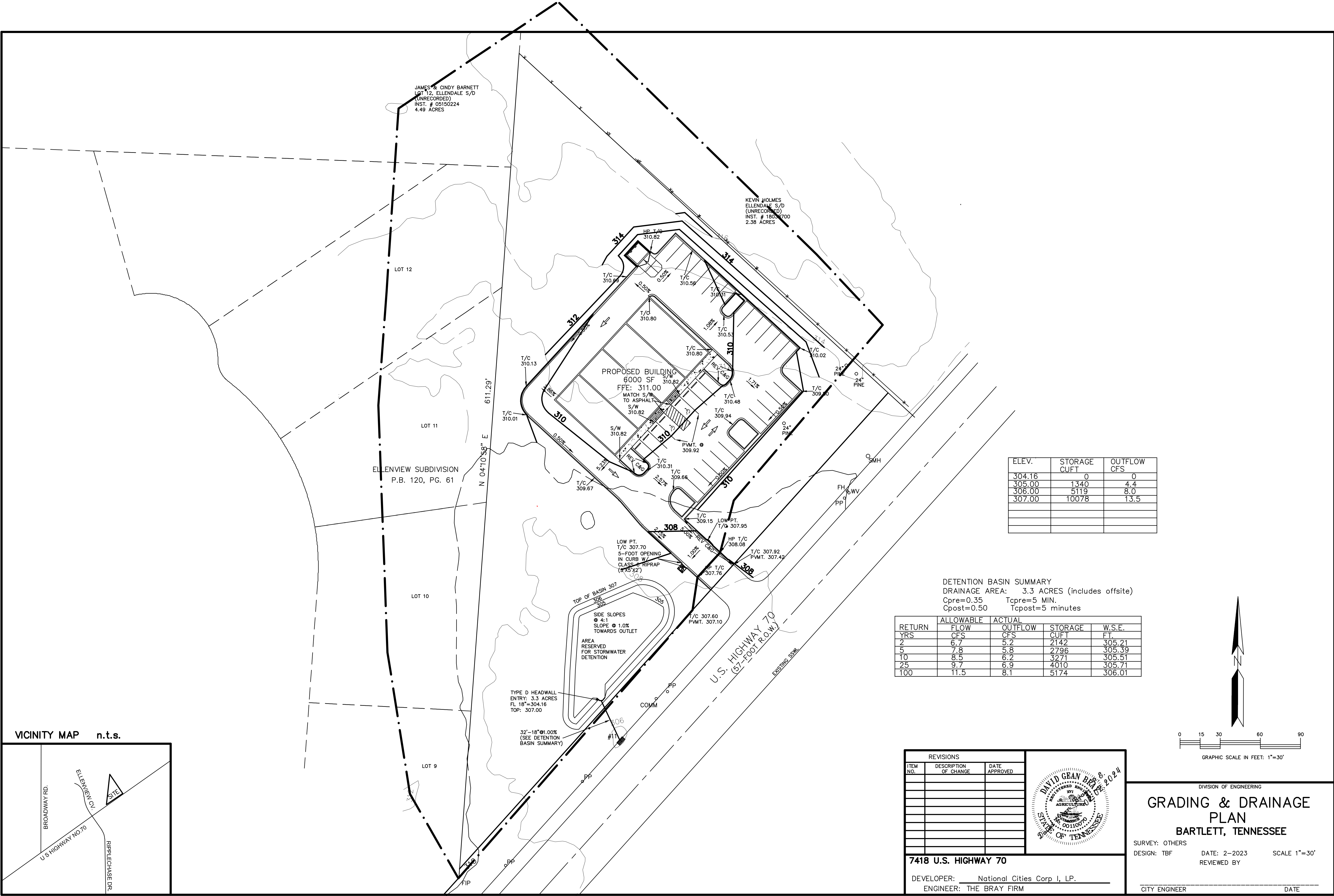
REVISIONS		
ITEM NO.	DESCRIPTION OF CHANGE	DATE APPROVED



7418 U.S. HIGHWAY 70
DEVELOPER: National Cities Corp I, LP.
ENGINEER: THE BRAY FIRM



DIVISION OF ENGINEERING
SANITARY SEWER PLAN
BARTLETT, TENNESSEE
SURVEY: OTHERS
DESIGN: TBF
DATE: 2-2023
REVIEWED BY:
SCALE 1"=30'
CITY ENGINEER: _____
DATE: _____

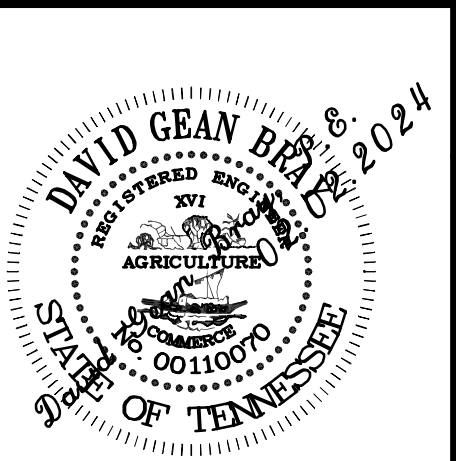


ELEV.	STORAGE CUFT	OUTFLOW CFS
304.16	0	0
305.00	1340	4.4
306.00	5119	8.0
307.00	10078	13.5

DETENTION BASIN SUMMARY
DRAINAGE AREA: 3.3 ACRES (includes offsite)
Cpre=0.35 Tcpre=5 MIN.
Cpost=0.50 Tcpost=5 minutes

RETURN YRS	ALLOWABLE FLOW CFS	ACTUAL OUTFLOW CFS	STORAGE CUFT	W.S.E. F.T.
2	6.7	5.2	2142	305.21
5	7.8	5.8	2796	305.39
10	8.5	6.2	3271	305.51
25	9.7	6.9	4010	305.71
100	11.5	8.1	5174	306.01

REVISIONS		
ITEM NO.	DESCRIPTION OF CHANGE	DATE APPROVED



7418 U.S. HIGHWAY 70
DEVELOPER: National Cities Corp I, LP.
ENGINEER: THE BRAY FIRM

DIVISION OF ENGINEERING

GRADING & DRAINAGE PLAN

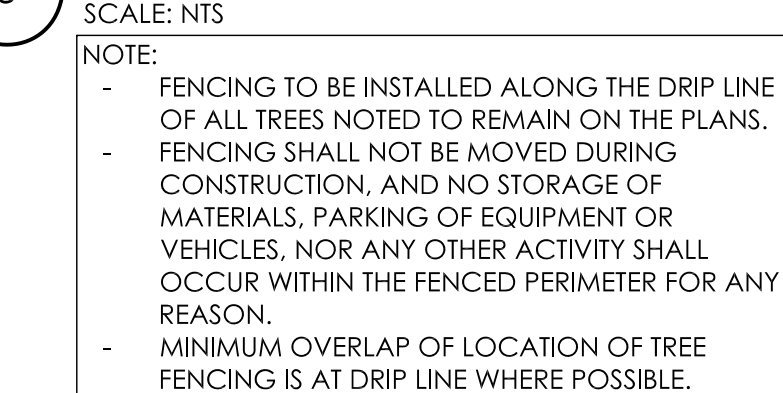
BARTLETT, TENNESSEE

SURVEY: OTHERS
DESIGN: TBF
DATE: 2-2023
REVIEWED BY:

SCALE 1"=30'

CITY ENGINEER _____ DATE _____

1. This site and landscape construction project is located in Bartlett, TN and shall meet all construction and safety guidelines of the City of Bartlett. All construction including landscaping shall be inspected by Bartlett officials. All plant material used in this construction are subject to the approval of the Owner, Owners Representative and Bartlett officials.
2. When the Contractor provides a proposal or bid for the installation of the scope for this project, a second bid/proposal shall be provided to the owner for maintenance of the scope of work for one calendar year after final acceptance.
3. The Landscape Architect (LC) shall verify the plant quantities from the Landscape Plan prior to submitting a bid. The landscape architect shall be notified of any discrepancies between the LCs take-off and the quantities shown on the plant schedule.
4. It is the LC's responsibility to find a source of plants prior to submitting a bid and secure them in the event they are selected to provide this installation. Substitution of plants is not allowed.
5. Prior to submitting a bid, the contractor shall acquaint themselves with the existing site and all site conditions.
6. Prior to the installation of plants, the landscape contractor shall notify the appropriate utility companies and identify the location of all utilities, above and below ground and avoid them during construction. In the event of a possible conflict, the contractor shall be responsible for obtaining the correct location of all utilities and any conflicts with a proposed resolution for the conflict for approval before proceeding. Any damage to utilities shall be repaired and restored immediately at the contractor's expense and no additional cost to the owner.
7. The Developer/Contractor is responsible for making sure all right of ways are clear of obstructions at all times.
8. All plant material shall conform to the size and quality guidelines of the "American Standard for Nursery Stock", latest edition, (ANSI Z60.1).
9. Plant material including sod, topsoil, pro-mix, and all other materials shall be free of weeds, weed seeds, disease, insects, pests, eggs or larvae. Damaged plant material is not acceptable and shall be rejected.
10. If selected to provide this work, the LC shall coordinate the timing of installation with the owner's representative and GC.
11. All plant material shall be balled and burlapped (B&B) or container grown. All plants shall be guaranteed for one calendar year starting when written notice of Substantial Completion is secured after approval by the Bartlett officials and the Owner. No removal of balled or container grown plant material or ground cover is allowed in areas that will be irrigated with permission by the Owner's Representative.
12. All new plant material including sod shall be installed and watered-in individually on the day they are first installed. At the installation of trees slowly water the root ball to completely fill the hole.
13. Two weeks after installation, the contractor shall inspect and remove all weeds and grass at all times by means of sweeping and "hoosing down" the areas. At no time, shall mud be on the sidewalks or driveways.
14. The Landscape Contractor is responsible for supplementing all new planting beds with new "Pro-Mix" soil and filling the area entirely before plants are installed. All planting areas shall have a 2% slope away from the building and site identification signage to allow positive drainage.
15. New plant material needs all weeds and their root systems. The Landscape Contractor is responsible for applying "Pre-emergent" herbicide, such as Preen, Casoron or approved equal, per manufacturer's specifications. The "Pre-emergent" that is chosen shall not harm the newly planted material. The "Pre-emergent" shall protect all noxious weeds to this region including Nut Grass (*Cyperus esculentus*) and *Cyperus rotundus*.
16. Weeds shall be free of weeds, weed seed, deleterious materials, pests, and all other matter that may be harmful to plant growth.
17. All new planting beds shall have 2"-3" layer max. of hardwood mulch (natural brown) installed evenly throughout. Use natural brown mulch; no stained or colored mulch permitted. Where mulch is installed around trees, pull back to the trunk of the tree.
18. Refer to detail B/L 1.0 for mulch area between the curb and shrub at full mature size. Note the mulch space and location shown of plants on plans are intentional. Shrub mass spaces are intentional whether it be linear or curvilinear.
19. Areas indicated to be sodded shall be disked rough, leveled, and placed sump. After installation, the sod shall be fertilized and then watered for a period long enough to ensure moisture has absorbed through the sod and into the underlying ground.
20. All "green areas" that are not landscaped or sodded shall be seeded to the line of no disturbance. See the green plan or final as determined in the field.
21. Where roof drains let water into a landscape area, the LC shall use 4" flex pipe, concrete splash block, a brick "V" trench, or another method approved by the owner/owner's rep and/or landscape architect to extend the roof drainage to a lot or paved area.
22. All plants to be installed at a commercial plant nursery must label [Plant Tag] each plant they sell. Gather two sets of plant tags for all plants installed and provide to the Owners Representative of the installation inspection.
23. Staking of plants as shown in the details is optional. However, in the event the plant shifts to an "unlabeled" position during the warranty period, the contractor shall correct its position within 1 calendar week of written notification.
24. The Contractor shall be responsible for the maintenance of the site during the warranty period and prior to final inspection by the GC and Owners Representative before final payment will be made.
25. Terra-Sod shall be mixed and applied per manufacturers specifications of all proposed landscape.



1. The exact location of existing and new water lines shall be verified prior to construction.
2. An irrigation system shall be designed and installed by the landscape contractor. Irrigation system shall be designed and zoned based on the pressure at the water main tap and shall meet all requirements of the local code.
3. Landscape contractor (or LC) to perform a flow test to verify that there will be adequate flow and pressure in the system as designed prior to installation of the irrigation system.
4. Once the BFP is installed, the Landscape Contractor shall screen if from the public view with evergreen landscaping that matches the landscaping plan. The plant is to be chosen by the Owner.
5. Available water pressure and gallons per minute must be checked by project site prior to design of system to insure adequate available flow and pressure.
6. All mainlines and lateral lines must be sized so that the water velocity will not exceed 5 feet per second.
7. Pipe layout must be designed to provide adequate pressure and flow to meet irrigation head manufacturers' minimum requirements.
8. Irrigation zones must not exceed 80 gallons per minute.
9. System must be capable of uniformly applying 1/2" of water per night, wetting a maximum of 8 hours per night.
10. Heads must be spaced at a distance equal to the output radius, providing a 100 percent overlap for even application of water.
11. All nozzles must have a minimum of 18" cover. All lateral lines must have a minimum of 12" cover.
12. All PVC must be class 200 and/or schedule 40.
13. Irrigation controller location to be chosen by owner; if installed outdoors, controller must be mounted in a lockable, weatherproof, vandal-resistant box, 110-120 volt power to the controller to be provided by the general contractor.
14. All electric remote-control valves must be pressure regulated to ensure that no misting will occur.
15. All system components and hardware must be installed per manufacturers' specification.
16. All mainlines must be pressure tested prior to backfilling trenches
17. All lines must be flushed prior to installation of heads.
18. Mainline to be looped where possible. All rotor heads must be mounted on swing joints per manufacturers' recommendation.
19. No racks or other extraneous material may be used in backfill operations.
20. Contractors to provide automatic drain valves in association with gravel surfs at low point of each zone.
21. Contractor to provide expansion caps for backfill connection to the valve.
22. Contractor to verify locations of sleeves. Sleeves have been provided by general contractor to each landscape island.
23. Contractor to verify locations of all underground utilities prior to any construction or trenching.
24. Owner will provide the water meter location; contractor shall meet all health and safety regulation of Borllett and Shelby County. Contractor shall provide cover for the backflow preventer, cover shall be fiberglass, painted dark green.
25. Contractor must provide manual gate valves of all mainline intersection.
26. Owner will provide the water meter for irrigation source and power to the controller
27. Contractor shall provide "Raincheck" Automatic Rain shut-off mechanism, to be installed on top of building near the controller; rain shut-off must be wired directly to the controller, no other electrical requirements.



NOTE: WAIT 1 WEEK AFTER APPLICATION OF GLYPHOSATE BEFORE PLANTING PROPOSED PLANT MATERIAL. APPLICATION OF "PRE-EMERGENT" SHALL BE AFTER PLANTING NEW PLANT MATERIAL AND BEFORE INSTALLATION OF MULCH.

1. SOIL pH SHOULD BE ABOVE 5 - PREFERABLY BETWEEN 6.0 AND 6.5. SOIL ON THE SITE SHOULD BE TESTED TO DETERMINE ILMU AND FERTILIZER RATES.
2. GATHER A SOIL SAMPLE AND SUBMIT TO A SOILS SPECIALIST OR ANOTHER AGRICULTURAL EXTENSION AGENT FOR TESTING AND SOIL AMENDMENT RECOMMENDATIONS.
3. TEST EXISTING SOIL FOR PROPER PERCOLATION RATES. SEE WRITTEN SPECIFICATIONS FOR TEST INSTRUCTIONS AND SOIL AMENDMENTS TO IMPROVE PERCOLATION RATES.
4. ANALYZE AND TEST SOIL FOR NUTRIENT LEVELS. USE NECESSARY BASED ON SOIL TEST RECOMMENDATIONS AND SOIL PERCOLATION TESTS) AND TILL INTO EXISTING TOP SOIL TO A DEPTH OF 6"-8" TO CREATE A UNIFORM MIX.
5. APPLY "PRE-EMERGENT" PER MFCS RECOMMENDATIONS AFTER THE INSTALLATION OF NEW PLANT MATERIAL AND BEFORE INSTALLATION OF MULCH.
6. INSTALL (NATURAL BROWN) HARDWOOD MULCH TO A DEPTH OF 3". ARTIFICIALLY COLORED OR STAINED MULCH IS NOT PERMITTED. DEPTH OF MULCH SHALL BE MEASURED AFTER MULCH IS SETTLED (2 WEEKS AFTER INSTALLATION.)
7. MULCH SHALL BE FREE OF DEBRIS, WEEDS, DISEASE, INSECTS, PESTS, EGGS OR LARVAE.



NOTE: MULCH SHALL BE 3" FROM THE BASE OF ALL PLANT MATERIAL.



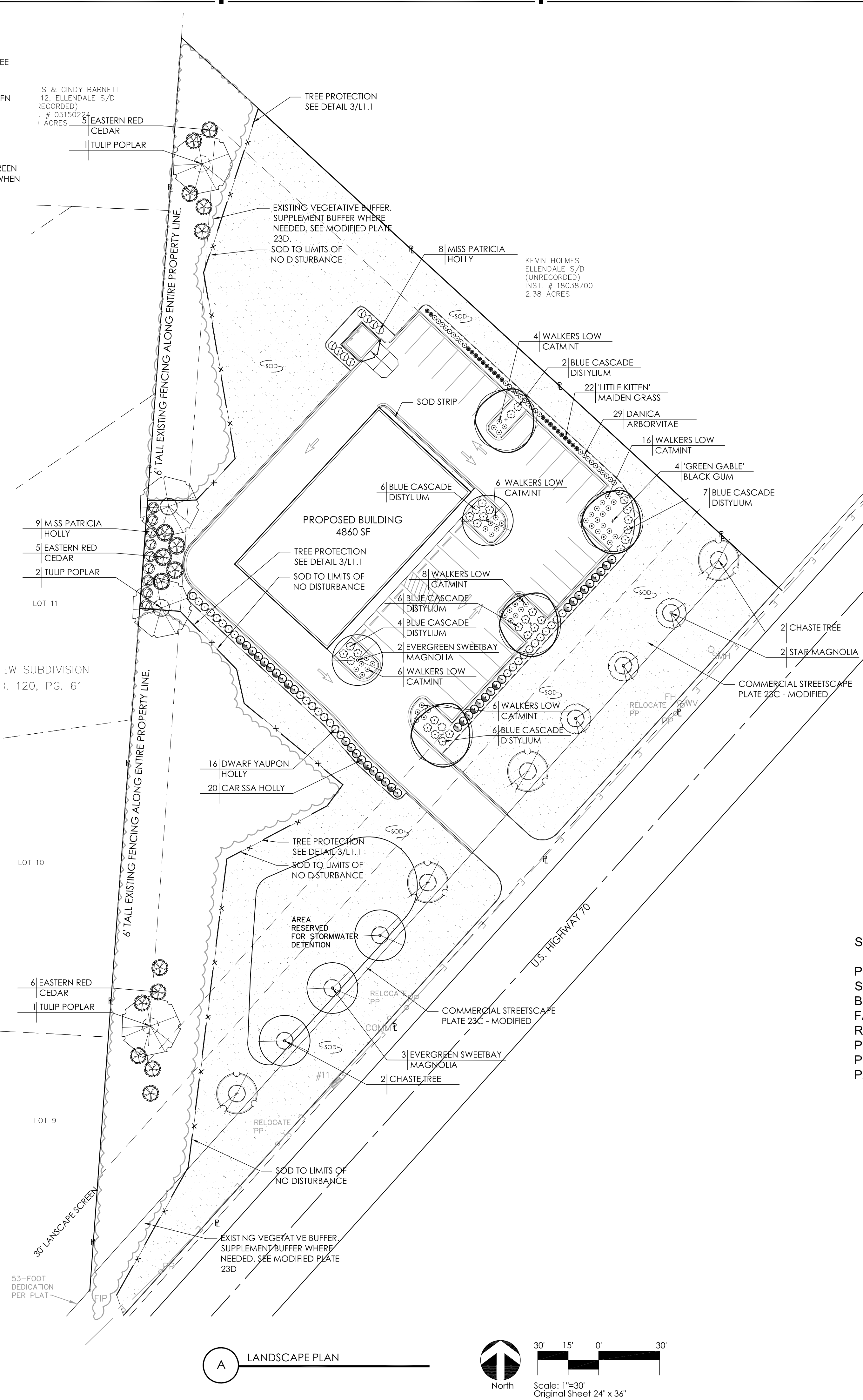
- NOTES:
1. EXISTING VEGETATION TO REMAIN WHERE POSSIBLE. SEE GRADING PLAN FOR LIMITS OF GRADING.
 2. WHERE EXISTING VEGETATION IS DISTURBED BY GRADING, USE THE ABOVE MODIFIED PLANT TO SUPPLEMENT PLANTINGS WHERE NEEDED.



1. GENERAL CONTRACTOR TO PROVIDE GRADES TO WITHIN TWO TENTHS OF A FOOT FOR PROPOSED GRADES.
2. GRADE AS REQUIRED TO REACH FINISH GRADE PER CIVIL DRAWINGS.
3. AREA TO BE SODDED SHALL BE DISKED ROUGH AND LEVELLED. APPLY PRE-EMERGENT HERBICIDE PER MANUFACTURER'S RECOMMENDATIONS.
4. LIGHTLY WATER AREA TO BE SODDED BEFORE LAYING SOD.
5. SOD SHALL BE PLACED SNUG AND ROOT LEVEL.
6. INSTALL SOD TO TOP OF SOIL AND ROOT LAYER IS LEVEL WITH TOP OF PAVEMENT.
7. WATER ENTIRE SOD AREA THOROUGHLY TO INSURE WATER IS ABSORBED, PERMEATES SOD AND REACHES SOIL BELOW.

Trees						
Botanical Name	Common Name	Quantity	Cond.	Unit	Install Size (Min.)	Comments
<i>Juniperus virginiana</i>	Eastern Redcedar	16	B&B	EA	8'-10" Ht	Uniform branching, dominant leader
<i>Liriodendron tulipifera</i>	Tulip Poplar	4	B&B	EA	2.5' Cal	Uniform branching, dominant leader
<i>Magnolia stellata</i> 'Star'	Star Magnolia	3	B&B	EA	6'-8" Ht	Well branching. Full to Ground
<i>Magnolia virginiana</i> var. <i>australis</i>	Evergreen Sweetbay	5	B&B	EA	8'-10" Ht	3 Cane min. @ 1" cal. each, No Crossing Leaders
<i>Nyssa sylvatica</i> 'Green Gable' PP#22951	Green Gable Black Gum	4	B&B	EA	2.5' Cal	Uniform branching, dominant leader
<i>Vitex agnus-castus</i> 'Shoal Creek'	'Shoal Creek' Chaste Tree	4	B&B	EA	6'-8" Ht	3 Cane min. @ 1" cal. each, No Crossing Leaders

Botanical Name	Common Name	Quantity	Cond.	Unit	Install Size (Min.)	Comments
Distylium 'PILDI SE-II' PP# 24409	Blue Cascade Distylium	31	Cont.	EA	18" SPR	Spreading form
Ilex cornuta 'Carissa'	Carissa Holly	38	Cont.	EA	15"-18" HT	Full plant, free of weeds
Ilex vomitoria 'Nana'	Dwarf Yaupon Holly	27	Cont.	EA	18" SPR	Full plant, free of weeds
Ilex x latifolia 'Dapal'	Miss Patricia Holly	17	Cont.	EA	36" HT	Full plant, free of weeds
Miscanthus sinensis 'Little Kitten'	'Little Kitten' Maiden Grass	22	Cont.	EA	1-GAL FULL	Full plant, free of weeds
Nepeta x faassensis 'Walker's Low'	Walker's Low Catmint	45	Cont.	EA	1-GAL FULL	
Thuja occidentalis 'Danica'	Danica Arborvitae	29	Cont.	EA	12"-18" HT	
Sod	Ilwaco 419 Bermuda	4900		SY		Free of weeds



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GUY PAYNE & ASSOCIATES ARCHITECTS
879 WILLOW CIRCLE, STE. 114
CORDOVA, TENNESSEE 38018
(901) 756-1878

Retail Buildings
7418 Hwy 70
Bartlett, TN



BPD
BLAIR PARKER DESIGN
landscape architecture | LID | master planning
www.blairparkerdesign.com
901.767.6553

REVISIONS	
No.	Date



PROJECT NUMBER
4202
SCALE
AS SHOWN
SHEET NUMBER
L1.1
OF
DATE OF ORIGINAL ISSUE
2/5/2024

NEW RETAIL BUILDING

7418 HWY 70 BARTLETT, TN



BAY 1 – 1,500 S.F.
BAY 2 – 1,500 S.F.
BAY 3 – 1,500 S.F.
BAY 4 – 1,500 S.F.
TOTAL: 6,000 S.F.



FEBRUARY, 2024

CIVIL SITE DEVELOPMENT PLANS

OF

0 SUMMER AVE

0 SUMMER AVE, MEMPHIS, TN
38134

PREPARED FOR:
CITY OF BARTLETT -
PLANNING COMMISSION

FEBRUARY 5, 2024

PREPARED BY:



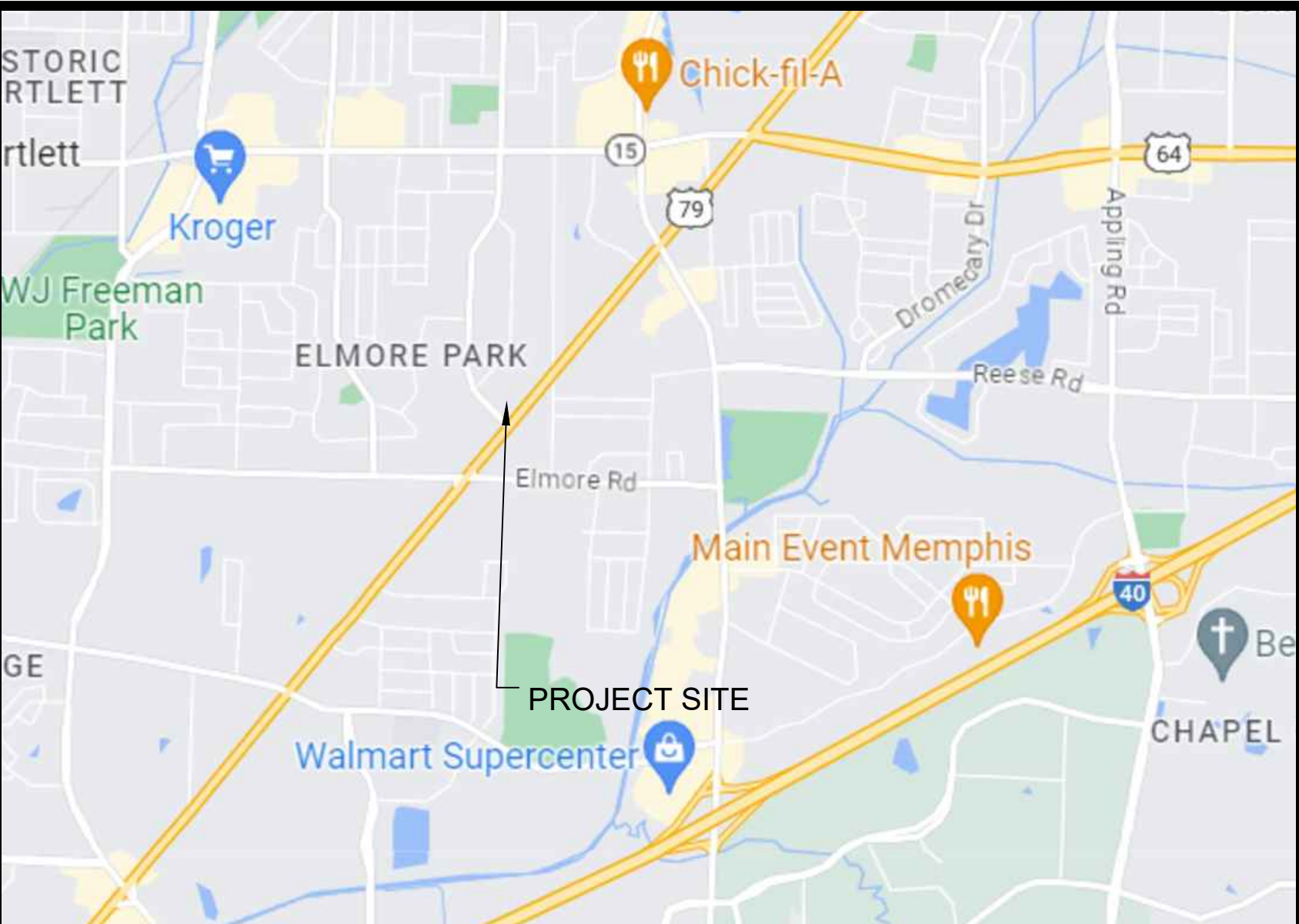
DEVELOPER:

CONTACT: SAM ZEWDIE
EMAIL: SAMZEWDIE9@GMAIL.COM
PHONE: (917) 696-0650

ENGINEER DESIGNER:

NAME: V BALLARD CONSULTING, LLC
CONTACT: VANESSA BALLARD
EMAIL: VANESSA@VBALLARDCONSULTING.COM
PHONE: (864) 376-1495

SHEET LIST TABLE	
SHEET NUMBER	SHEET TITLE
1.0	COVER SHEET
2.0	SURVEY & DEMOLITION
3.0	SITE PLAN
4.0	GRADING PLAN
5.0	EROSION CONTROL PLAN
6.0	LANDSCAPE PLAN



VICINITY MAP NTS

REVISION HISTORY			
REV. NO.	REVISION	BY	DATE

SUBMITTAL HISTORY			
NO.	SUBMITTAL	BY	DATE



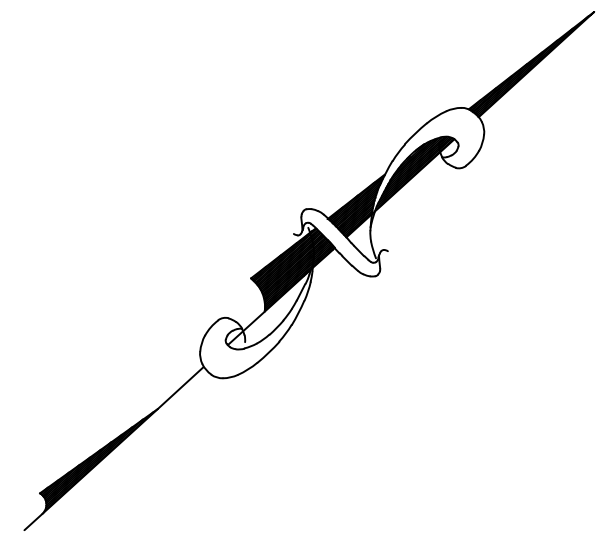
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DESCRIPTION

BEING A SURVEY OF LOT 12, JD & JA KEARNEY SUBDIVISION AS RECORDED IN PLAT BOOK 13 PAGE 13 AT THE SHELBY COUNTY REGISTERS OFFICE AND BEING LOCATED IN BARTLETT, SHELBY COUNTY, TENNESSEE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A SET 1/2" IRON PIN AT THE INTERSECTION OF THE NORTHWEST LINE OF U.S. HIGHWAY 70 (80' WIDE PUBLIC ROW) WITH THE NORTHEAST LINE OF ALTRURIA ROAD (50' WIDE PUBLIC ROW), SAID POINT HAVING TENNESSEE STATE PLANE COORDINATES OF N 335414.78 E 819139.35;

THENCE N47°54'29"W ALONG SAID NORTHEAST LINE OF ALTRURIA ROAD A DISTANCE OF 400.00 FEET TO A FOUND 1/2" IRON PIN ON THE SOUTHEAST LINE OF LOT 30;

THENCE N42°05'40"E ALONG SAID SOUTHEAST LINE A DISTANCE OF 300.00 FEET TO A FOUND 1/2" IRON PIN ON THE SOUTHWEST LINE OF LOT 13;

THENCE S47°54'27"E ALONG SAID SOUTHWEST LINE A DISTANCE OF 399.86 FEET TO A FOUND 1/2" IRON PIN ON THE NORTHWEST LINE OF U.S. HIGHWAY 70;

THENCE S42°04'05"W ALONG SAID NORTHWEST LINE A DISTANCE OF 300.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 2.7544 ACRES MORE OR LESS

TO BE REMOVED AS NOTED

TREE TO BE REMOVED

NOTES:

1. CONTRACTOR TO COORDINATE REMOVAL OF EXISTING TREES WITH OWNER.
2. TREES TO BE REMOVED SHALL BE CLEARED AND GRUBBED
3. TREE PROTECTION ZONE - THE AREA AROUND A TREE CORRESPONDING TO THE DRIP LINE AND A MINIMUM OF TEN (10) FEET IN ALL DIRECTIONS FROM THE TRUNK, WHEREIN NO DISTURBANCE TO GRADING OR FILLING AND DRAINAGE DESIGN SHALL BE ADJUSTED TO AVOID DISTURBANCE TO DRAINAGE OR ROOTS AND TO AVOID SOIL COMPACTION IN THE TREE PROTECTION ZONE.
4. ALL TREES ON PUBLIC PROPERTY OR ON PRIVATE CONSTRUCTION SITES THAT ARE SCHEDULED FOR PRESERVATION SHALL BE GUARDED BY A FOUR-FOOT-HIGH (4') (MINIMUM) FENCE AT A DISTANCE FROM THE TRUNK CORRESPONDING TO THE TREE PROTECTION ZONE. THE AREA WITHIN THE FENCE SHALL BE IDENTIFIED AS A TREE PROTECTION ZONE, AND NO BUILDING MATERIAL, DIRT, OTHER DEBRIS OR ANY EQUIPMENT OR VEHICLES SHALL BE ALLOWED INSIDE THE BAR RIER. THIS PROTECTION SHALL REMAIN IN PLACE THROUGH THE ENTIRE DEVELOPMENT PROCESS, FROM BEFORE INITIAL CLEARING OF THE SITE THROUGH COMPLETION AND FINAL USE AND OCCUPANCY APPROVAL OF THE HOUSE OR OTHER BUILDING CONSTRUCTION.

UTILITY NOTES:

ELECTRIC & GAS
NAME: MEMPHIS LIGHT GAS AND WATER
PHONE: 901-528-4270
EMAIL: CRC@MLGW.ORG

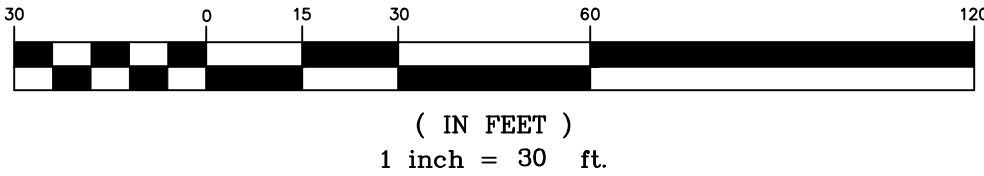
LEGEND

POB POINT OF BEGINNING
SCM SET CHISEL MARK
SIP SET IRON PIN
WV WATER VALVE
WM WATER METER
FH FIRE HYDRANT
LP LIGHT POLE
ET ELECTRIC TRANSFORMER
GV GAS VALVE
GM GAS METER
TJB TELEPHONE JUNCTION BOX
TELE TELEPHONE (UNDERGROUND)
SMH SEWER MANHOLE
SCO SEWER CLEANOUT
DMH DRAIN MANHOLE
FO FIBER OPTIC
PP POWER POLE
OE OVERHEAD ELECTRIC

BEARINGS AND COORDINATES ARE RELATIVE TO THE TENNESSEE STATE PLANE COORDINATE SYSTEM (NAD 83 NAVD 88) BASED ON AN OPUS SOLUTION PROVIDED BY THE NGS

ALL SET IRON PINS ARE 1/2" REBAR 2' LONG WITH A ORANGE PLASTIC CAP STAMPED ETICORP

GRAPHIC SCALE



FLOOD NOTE

THIS PROPERTY IS NOT LOCATED WITHIN AN AREA DESIGNATED AS A "SPECIAL FLOOD HAZARD AREA" AS SHOWN ON F.E.M.A. FLOOD INSURANCE RATE MAP NUMBER 47157C0303G DATED FEBRUARY 6, 2013. PROPERTY IS LOCATED IN ZONE X.

SURVEYORS CERTIFICATION

IT IS HEREBY CERTIFIED THAT THIS IS A STATE OF TENNESSEE CATEGORY "1" SURVEY AND THAT IT MEETS THE REQUIREMENTS LISTED IN RULE 0820-3-.07 FOR SURVEY TYPES AND REQUIREMENTS AND THAT THE SURVEY WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY EXCEEDS 1:10,000 AS SHOWN HEREON.

ETI CORPORATION

CHRISTOPHER E. PERRY RLS#2021

THIS SURVEY WAS PERFORMED USING A DUAL FREQUENCY SOKKIA GPS NETWORK ROVER IN REAL TIME KINEMATICS CONNECTED TO THE EARL DUDLEY REFERENCE NETWORK. THE GPS SYSTEM HAS A RELATIVE POSITIONAL ACCURACY OF 10mm HORIZONTAL AND 15mm VERTICAL.

UTILITY NOTE

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM ITEMS VISIBLE ON THE SURFACE AND EXISTING DRAWINGS MADE AVAILABLE AT THE TIME OF THE SURVEY. THERE ARE NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED OR THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM SURFACE INDICATIONS ON SITE AND BASED ON RECORD INFORMATION PROVIDED TO THE SURVEYOR AT THE TIME OF THE SURVEY.

THE SURVEY WAS PREPARED WITHOUT BENEFIT OF AN ABSTRACT OF TITLE OR TITLE COMMITMENT. THE SURVEYOR ASSUMES NO LIABILITY FOR LOSSES RELATING TO MATTERS WHICH MIGHT BE DISCOVERED BY AN ABSTRACT OR TITLE COMMITMENT OF THE PROPERTY.

DEEDS, EASEMENTS AND PLATS WERE NOT PROVIDED TO ETI CORPORATION. WE PROVIDED OUR OWN RESEARCH AND DO NOT GUARANTEE OR WARRANT AS TO ACCURACY OR COMPLETENESS.

THERE MAY BE UNDERGROUND OR NON VISIBLE UTILITIES, DRAINAGE AND SEWER LINES ACROSS THIS PROPERTY THAT ARE NOT SHOWN. LOCAL UTILITY COMPANIES SHOULD BE CONTACTED FOR MORE INFORMATION ON UNDERGROUND UTILITIES. NO SUBSURFACE OR ENVIRONMENTAL CONDITIONS WERE EXAMINED AS PART OF THIS SURVEY.

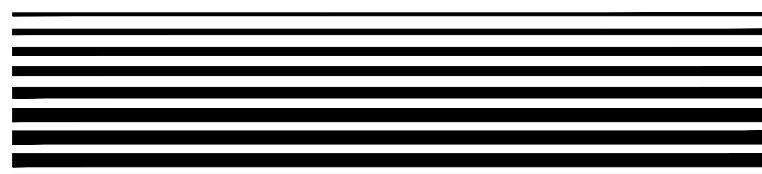
STATE OF TENNESSEE CATEGORY "1" SURVEY OF

2.7544 ACRES
LOT 12, JD & JA KEARNEY SUBDIVISION
PLAT BOOK 13 PAGE 13

PREPARED FOR: SAM ZAWDIE & AMIT FRIDMAN
254 COURT AVENUE, SUITE 513
MEMPHIS, TN, 38103

PREPARED BY: ETI CORPORATION

ENGINEERING • SURVEYING • LAND PLANNING • LANDSCAPE ARCHITECTURE



6799 GREAT OAKS ROAD, SUITE 100 • MEMPHIS, TENNESSEE 38138-2500 • (901)758-0400
DRAWING NUMBER: 23044.DWG

SCALE:
1"=30'

DATE:
11-2-2023

LOCATED IN
BARTLETT
TENNESSEE

DRAWN BY: C.P.

23044.DWG

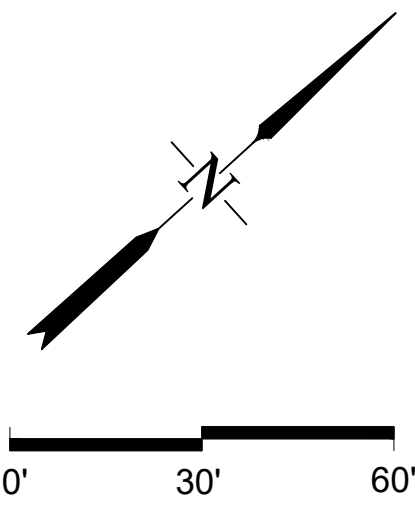
FLEX SPACE
SUMMER AVE

SURVEY & DEMO

2.0



Call before you dig.



SCALE:
1" = 30'
24" x 36" paper size



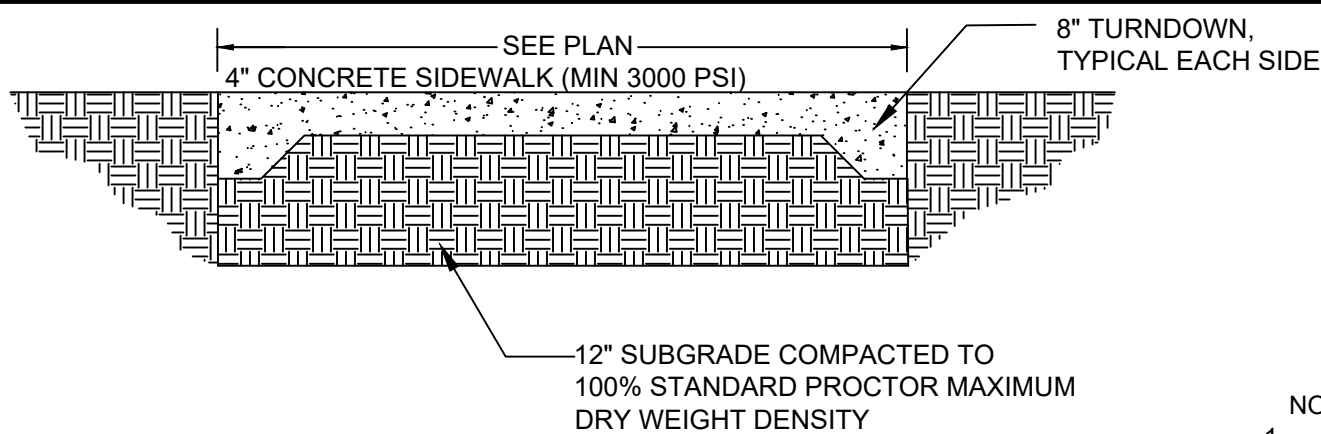
Know what's below.
Call before you dig.

LEGEND

- LOD LIMITS OF DISTURBANCE
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- BUILDING SETBACK
- ROAD CENTER LINE
- SS PROPOSED SANITARY SEWER
- W PROPOSED WATERLINE
- w PROPOSED FIRELINE

- 4" CONCRETE SIDEWALK
- FULL DEPTH LIGHT DUTY ASPHALT PAVEMENT
- FULL DEPTH HEAVY DUTY ASPHALT PAVEMENT
- GREEN PAVERS
- HEAVY DUTY CONCRETE PAVEMENT

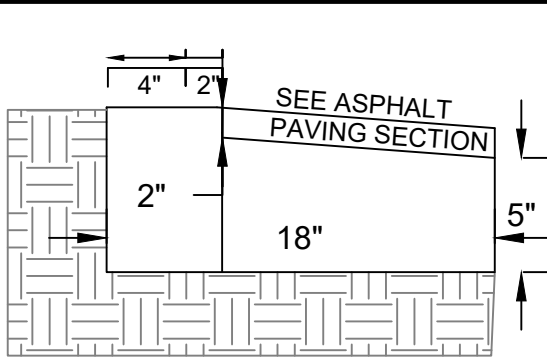
15 PARKING COUNT



- NOTE: 1. EXPANSION JOINTS LOCATED AT 30' O.C.
2. TOOLED JOINTS LOCATED AT 5' O.C.
3. ALL SIDEWALKS TO HAVE A 2.0% CROSS SLOPE

CONCRETE SIDEWALK DETAIL

NTS

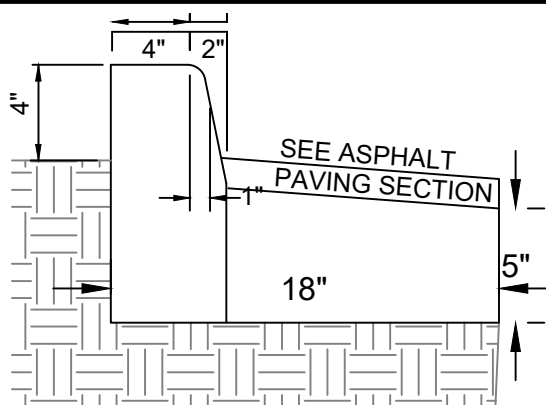


NOTES:

- CONCRETE SHALL BE 3000 PSI
- PROVIDE CONTROL JOINTS EVERY 10'
- PROVIDE EXPANSION JOINTS EVERY 30'
- PROVIDE EXPANSION JOINTS WHERE CURB ABUTS ANY STRUCTURE OR SIDEWALK
- PROVIDE LIGHT BROOM FINISH

6" RIBBON CURB

NTS



NOTES:

- CONCRETE SHALL BE 3000 PSI
- PROVIDE CONTROL JOINTS EVERY 10'
- PROVIDE EXPANSION JOINTS EVERY 30'
- PROVIDE EXPANSION JOINTS WHERE CURB ABUTS ANY STRUCTURE OR SIDEWALK
- PROVIDE LIGHT BROOM FINISH

6" CURB

NTS

DEVELOPER:

CONTACT: SAM ZEWDIE
EMAIL: SAMZEWDIE@GMAIL.COM
PHONE: (917-) 696-0650

GENERAL NOTES:

JURISDICTION: CITY OF BARTLETT
ZONING: COMMERCIAL (C-H)
SITE AREA: ± 119,964 SF (± 2.754 AC)
TOTAL BUILDING FOOTPRINT: ± 34,640 SF (± 0.80 AC)

PROPERTY NOTES:

PROPERTY ID: B0166 C00004
LEGAL DESCRIPTION: I-20 INDUSTRIAL PARK 2, LOT 1-12
ADDRESS: 0 SUMMER AVE, (NEAR 6474 SUMMER AVE), MEMPHIS, TN 38134
SOILS ON SITE: 100% MEMPHIS SILT LOAM, 2-5% SLOPES, NORTHERN PHASE (MeB) (WEBSOIL SURVEY)

SIGN NOTE:

- ALL SIGNS ARE REVIEWED THROUGH A SEPARATE PERMIT PROCESS. NO REVIEW OR APPROVAL IS INDICATED FOR ANY SIGNAGE BY ZONING APPROVAL OF THE CIVIL PLANS.

UTILITY NOTES:

WATER & SEWER
NAME: CITY OF BARTLETT WATER DEPARTMENT
PHONE: 901-385-5585
ADDRESS: 6400 STAGE RD. PO BOX 341027, BARTLETT, TN 38184

ELECTRIC & GAS
NAME: MEMPHIS LIGHT GAS AND WATER
PHONE: 901-528-4270
EMAIL: CRC@MLGW.ORG

MATERIALS AND PAVING:

- ALL MATERIALS, CONSTRUCTION METHODS, WORKMANSHIP, EQUIPMENT SERVICES AND TESTING FOR ALL IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE PROJECT DOCUMENTS AND THE GOVERNING AUTHORITIES' REQUIREMENTS. IN THE EVENT OF A CONFLICT BETWEEN THE PROJECT DOCUMENTS AND THE GOVERNING AUTHORITIES' REQUIREMENTS, THE MORE STRINGENT SHALL APPLY.
- SUBGRADE PREPARATION, PAVEMENT STRENGTH AND THICKNESS SHALL BE IN ACCORDANCE WITH THE GEOTECHNICAL REPORT PREPARED FOR THIS PROJECT.
- PROOF-ROLL SUBGRADE: PRIOR TO PREPARATION OF THE SUBBASE, THE SUBGRADE SHALL BE PROOF-ROLLED WITH HEAVY PNEUMATIC EQUIPMENT. ANY SOFT OR PUMPING AREAS SHALL BE EXCAVATED TO FIRM SUBGRADE AND BACKFILLED AND COMPACTED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT.
- PAVEMENT SUBGRADE SHALL BE GRADED TO PREVENT PONDING AND INFILTRATION OF EXCESSIVE MOISTURE ON OR ADJACENT TO THE PAVEMENT SUBGRADE.
- THE USE OF "LEVEL UP" SAND UNDER PAVEMENT WILL NOT BE ACCEPTED, UNLESS NOTED OTHERWISE.
- CONCRETE SHALL NOT BE PLACED WHEN THE TEMPERATURE IS BELOW 40 DEGREES FAHRENHEIT AND FALLING, BUT MAY BE PLACED WHEN THE TEMPERATURE IS ABOVE 35 DEGREES FAHRENHEIT AND RISING. THE TEMPERATURE READING SHALL BE TAKEN IN THE SHADE AWAY FROM ARTIFICIAL HEAT.
- DO NOT PLACE CONCRETE WHILE IT IS RAINING OR WHEN RAIN IS IMMINENT.
- CONTROL JOINTS (TROWEL OR SAW CUT)
- TO BE PLACED AS INDICATED ON PLANS AND DETAILS TO A MINIMUM DEPTH OF 1/8 OF CONCRETE THICKNESS.
- SAW CUT JOINTS TO BE EXECUTED WITHIN 12 HOURS OF CONCRETE PLACEMENT.
- SAWN JOINTS ARE TO BE TRUE IN ALIGNMENT AND SHALL CONTINUE THROUGH ADJACENT CURBS. RADIAL JOINTS SHALL BE NO SHORTER THAN 18"
- SAWN JOINTS TO BE CLEANED OF DEBRIS, DIRT, DUST, SCALE, CURING COMPOUND AND CONCRETE, BLOWN DRY AND IMMEDIATELY SEALED. SEALANT MATERIAL SHALL BE SONNEBORN SONOLASTIC SL2 MULTI-COMPONENT, SELF-LEVELING, ELASTOMERIC POLYURETHANE OR EQUIVALENT. SEALANT COLOR SHALL MATCH PAVEMENT.
- EXPANSION JOINTS
- PLACE AT A MAXIMUM SPACING OF 30' O.C. AND COORDINATE WITH OVERALL PAVING PATTERN AND COLOR.
- CONTRACTOR SHALL PREPARE A JOINT LAYOUT AND PROVIDE IT TO THE ENGINEER FOR REVIEW. THE JOINT LAYOUT SHALL BE PROVIDED A MINIMUM OF ONE WEEK PRIOR TO PLACING CONCRETE. PATTERN SHALL BE CAREFULLY DESIGNED BY THE CONTRACTOR TO AVOID IRREGULAR SHAPES. EXPANSION JOINTS SHALL NOT BE LOCATED ALONG VALLEYS IN PAVEMENT.
- ALL CONSTRUCTION JOINTS SHALL BE SAWN, CONCRETE FINISHES TO BE PER DRAWING DETAILS AND SPECIFICATIONS.
- CONCRETE SHALL BE BROOM FINISHED AND CURED FOR A MINIMUM OF 72 HOURS UNLESS NOTED OTHERWISE.
- BREAKOUTS FOR REMOVAL OF EXISTING PAVEMENT AND CURBS SHALL BE MADE BY FULL DEPTH SAW CUT WHEN ADJACENT TO PROPOSED PAVEMENT AND/OR CURBS.
- PROPOSED PAVEMENT AND/OR CURBS INTENDED TO TIE INTO EXISTING SHALL MATCH SHALL MATCH THE ELEVATION OF EXISTING PAVEMENT AND/OR CURBS.
- PAVEMENT MARKINGS
- PAVEMENT MARKINGS SHALL BE PROVIDED IN ACCORDANCE WITH THE CITY OF BARTLETT CODE ORDINANCE.
- FIRE LANES SHALL BE STRIPED AND/OR SIGNED IN ACCORDANCE WITH THE GOVERNING AUTHORITIES' REGULATIONS.
- ALL ACCESSIBLE PAVEMENT MARKINGS SHALL COMPLY WITH ADAAG STANDARDS AND STATE AND LOCAL CODES.
- PARKING SPACE STRIPES, ACCESSIBLE SPACES, PEDESTRIAN STRIPING, DIRECTIONAL ARROWS AND LETTERING SHALL BE SOLID WHITE, UNLESS A SPECIFIC COLOR IS REQUIRED BY LOCAL CODE. TWO (2) COATS OF VOC COMPLIANT, LOCAL DOT APPROVED, UNDILUTED, SOLVENT BASED OR LATEX TRAFFIC PAINT SHALL BE APPLIED. USE MANUFACTURERS' RECOMMENDED APPLICATION RATE, WITHOUT ADDITION OF A THINNER, WITH A MAXIMUM OF 100 SQUARE FEET PER GALLON OR AS REQUIRED. PROVIDING MINIMUM 15 MILS WET FILM THICKNESS AND 7 MILS DRY FILM THICKNESS PER COAT WITH A MINIMUM OF 30 DAYS BETWEEN APPLICATIONS. PAINT SHALL BE CRISP, STRAIGHT AND APPLIED UNIFORMLY ACROSS THE WIDTH OF THE LINE FOR A MINIMUM TOTAL DRY FILM THICKNESS OF 15 MILS.
- CONTRACTOR SHALL REFER TO THE SITE CIVIL, MEP AND IRRIGATION PLANS FOR CONDUIT TO BE INSTALLED UNDER PAVEMENT PRIOR TO COMMENCING PAVEMENT SUBGRADE PREPARATION.
- ALL TESTING SHALL BE PERFORMED BY A QUALIFIED TESTING LABORATORY, EMPLOYED AND PAID DIRECTLY BY THE OWNER. TESTING SHALL BE PERFORMED, AT A MINIMUM, IN ACCORDANCE WITH THE RECOMMENDATIONS IN THE GEOTECHNICAL REPORT. IN THE EVENT THE RESULTS OF THE INITIAL TESTING DO NOT COMPLY WITH THE PLANS AND THE SPECIFICATIONS, SUBSEQUENT TESTS NECESSARY TO DETERMINE THE ACCEPTABILITY OF CONSTRUCTION SHALL BE AT THE CONTRACTOR'S EXPENSE. PAVEMENT FOUND TO BE DEFICIENT IN STRENGTH OR THICKNESS SHALL BE REMOVED AND REPLACED SOLELY AT THE EXPENSE OF THE CONTRACTOR.

LAYOUT NOTES:

- AT TIME OF STAKING, CONTRACTOR TO CONTACT ENGINEER FOR DIGITAL SITE PLAN FILE FOR COORDINATION OF STAKING.
- SHOULD ANY DISCREPANCIES OR ERRORS BETWEEN COORDINATE POINTS AND DIMENSIONS OR OMISSIONS OF CRITICAL STAKING INFORMATION BE DISCOVERED, CONTACT THE ENGINEER IMMEDIATELY FOR A COORDINATED SOLUTION.
- ALL DIMENSIONS AND RADII ARE TO THE FACE OF CURB, FACE OF WALL AND BUILDING UNLESS OTHERWISE NOTED.
- ALL CURB RADII SHALL BE 3' UNLESS OTHERWISE NOTED.
- ALL SIDEWALKS SHALL BE FIELD STAKED
- LAND DEVELOPMENT ENGINEER TO BE GIVEN 24 HOURS NOTICE PRIOR TO START OF CONSTRUCTION.
- ALL CONSTRUCTION SHALL COMPLY WITH CURRENT CITY OF BARTLETT LAND DEVELOPMENT STANDARDS AND SPECIFICATIONS.
- ALL PATCH WORK WITHIN LIMIT OF CONSTRUCTION SHALL BE CONSISTENT WITH ASSOCIATED ASPHALT PAVEMENT DETAIL.
- ELECTRICAL AND POLES TO BE ELIMINATED OR RELOCATED, SHALL BE COORDINATED WITH MEMPHIS LIGHT GAS AND WATER
- ALL TRAFFIC SIGNS AND MARKINGS TO BE INSTALLED AND COMPLY CURRENT T DOT (SUMMER AVE) & M.U.T.C.D. STANDARDS AND SPECIFICATIONS (ALTRURIA RD.).
- THIS PROJECT TO ADHERE TO CURRENT CITY OF BARTLETT ZONING ORDINANCE, UNLESS OTHERWISE STATED IN THE APPROVED REZONING DOCUMENTS.
- ALL UTILITIES SHALL BE PLACED BELOW GROUND.
- REFER TO PLANTING PLAN FOR ADDITIONAL INFORMATION.
- REFER TO SITE DETAILS FOR ADDITIONAL INFORMATION.
- REFER TO CIVIL DRAWINGS FOR ADDITIONAL INFORMATION.

ZONE: COMMERCIAL (C-H)	REQUIRED	PROPOSED	VARIANCE NEEDED
MIN. LOT AREA	10,000 SF	120,000 SF	
MIN. LOT WIDTH	80 FT	300 FT	NO
MIN. LOT DEPTH	N/A	400 FT	NO
MAX. BLDG. LOT COVERAGE	40%	29%	NO
MAX. IMPERVIOUS LOT COVERAGE	N/A	62%	NO
MAX. BUILDING HEIGHT	5 STORIES	1 STORY	NO
FRONT SETBACK	60 FT	60 FT	NO
SIDE SETBACK	0 FT	60 FT	NO
REAR SETBACK	30 FT	30 FT	NO
FAR - FLOOR AREA RATIO	N/A	29%	NO
PARKING	90	87	YES

SITE LAYOUT NOTES:

- ADDITIONAL PARKING IS PROVIDED FOR LOADING PURPOSES
- NEED TO CONFIRM UTILITY LOCATIONS WITH THE UTILITY PROVIDER
- FIRE DEPARTMENT REQUIRES FIRE SUPPRESSION SPRINKLERS FOR ANY COMMERCIAL BUILDING OVER 10,000 SF
- BUILDABLE AREA IS 29%

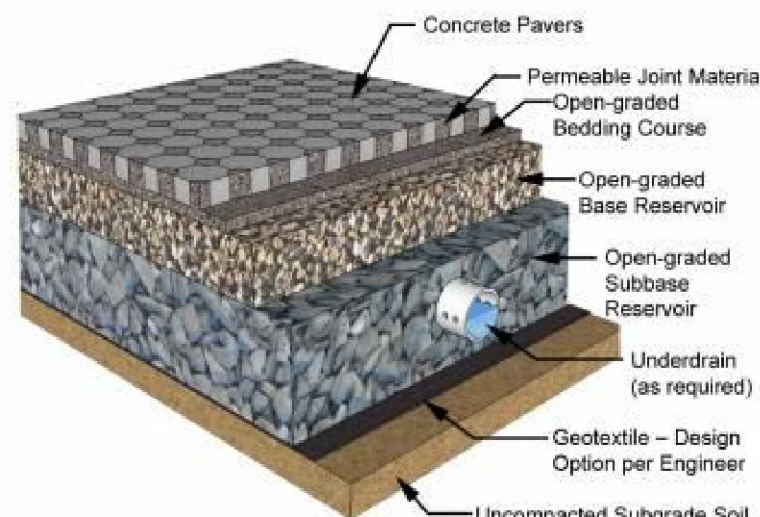
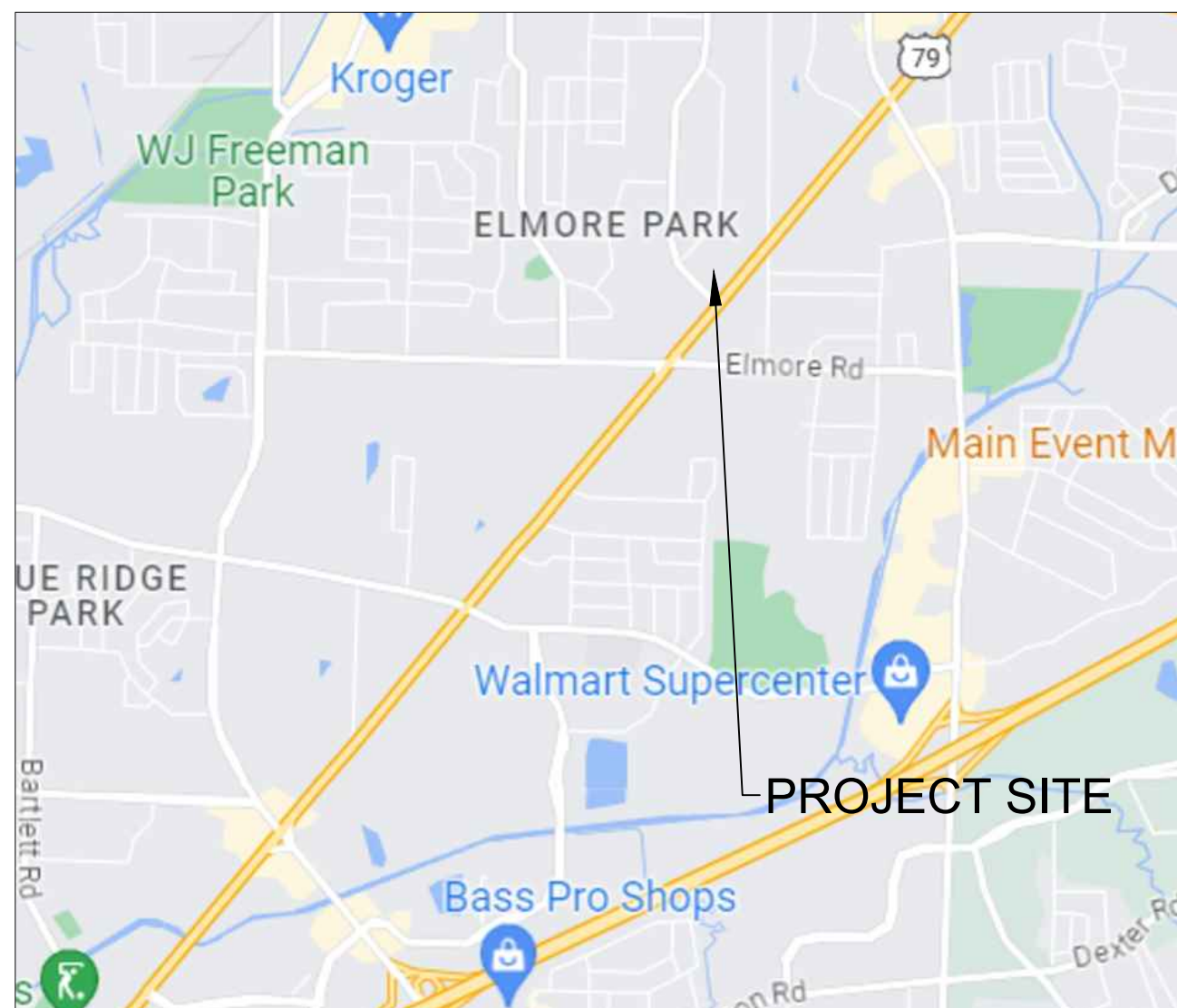
PARKING CALCULATIONS

Building Use Commercial Recreation Use/Sports Club	2.6 spaces per 1,000 sf	34,640 / 1,000	2.6 =	90 Spaces
Building Use Manufacturing and Commercial Establishments	1.02 spaces per 1,000 sf	34,640 / 1,000	1.02 =	35 Spaces Plus 51 spaces =
Building Use Offices: General	2.55 spaces per 1,000 sf	34,640 / 1,000	2.55 =	89 Spaces
Building Use Retail Stores: Hardware	2.3 spaces per 1,000 sf	34,640 / 1,000	2.3 =	80 Spaces

POST-DEVELOPMENT PROPERTY COVERAGE

BUILDING =	34,640 SF	0.80 AC	28.9 %	
HD ASPHALT =	21669 SF	0.50 AC	18.1 %	
LD ASPHALT =	10500 SF	0.24 AC	8.8 %	
CONCRETE =	7430 SF	0.17 AC	6.2 %	Impervious = 61.9 %
PAVERS =	5762 SF	0.13 AC	4.8 %	
LANDSCAPE =	39975 SF	0.92 AC	33.3 %	Pervious = 38.1 %
				100.0 %

LOCATION MAP (NTS)



GREEN PAVERS

NTS

PROGRESS DRAWINGS
DO NOT USE FOR
CONSTRUCTION FOR
INFORMATION ONLY

V BALLARD
CONSULTING LLC

2630 River Watch Drive
Suffolk, VA 23434
(804) 376-1105
www.vballardconsultingllc.com



Revisions	Date	No.	Name
Project No.	23-039		
Drawn By	VKB		
Date	10-6-2023		
Checked By	KT		
Approved By	KT		

FLEX SPACE
SUMMER AVE

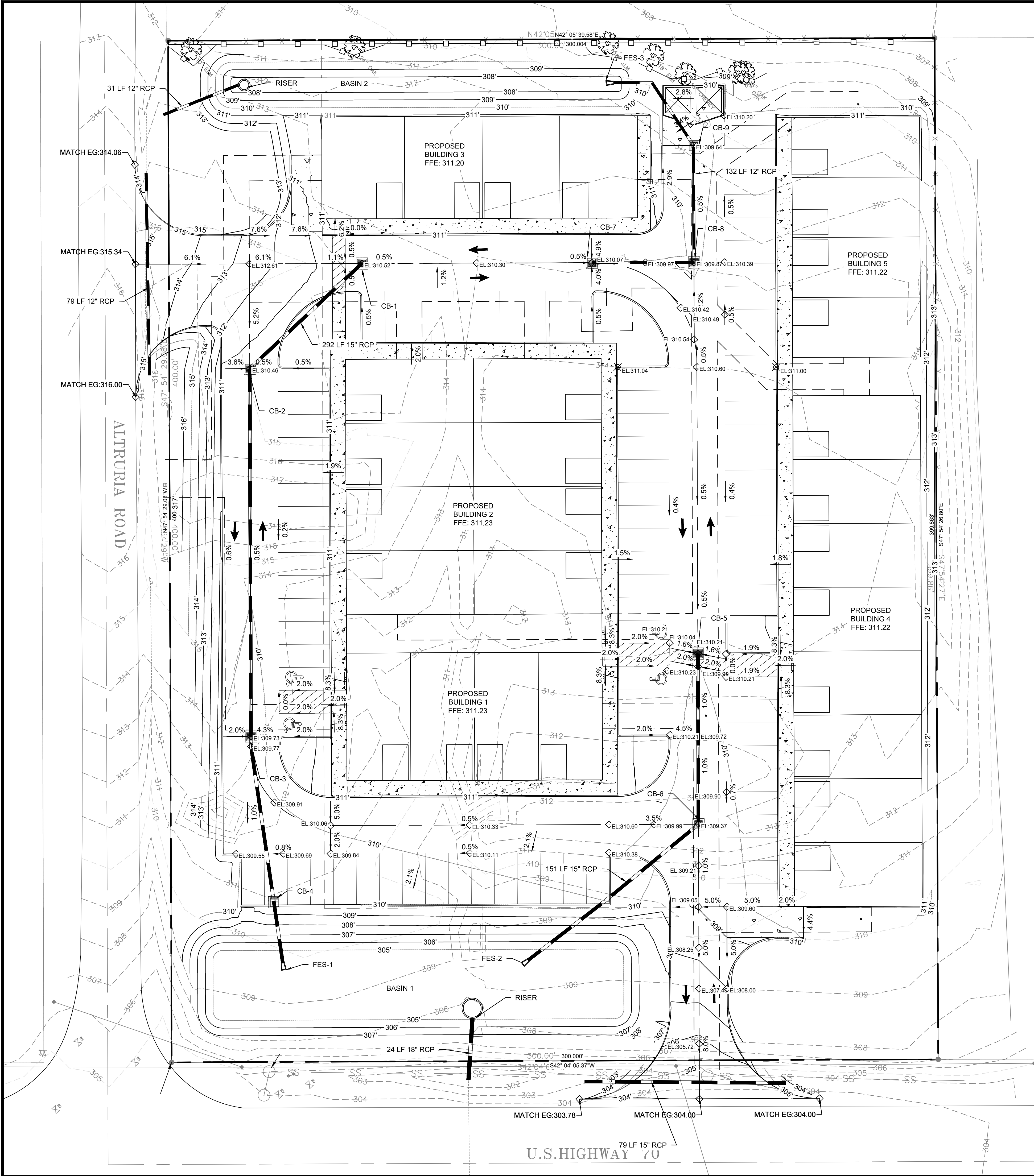
NEAR 6474 SUMMER AVE,
MEMPHIS, TN 38134

SITE PLAN

Drawing Title

Drawing No.

3.0



EARTHWORK AND PAVING

1. CONTRACTOR TO REMOVE ALL UNSUITABLE MATERIAL BENEATH PROPOSED PAVEMENT AND BUILDINGS TO A DEPTH OF 3 FEET AND REPLACE WITH SUITABLE FILL. THIS ONLY APPLIES TO AREAS WHERE UNSUITABLE MATERIAL IS PRESENT.
2. THE UPPER 12 INCHES OF SUBGRADE BELOW THE PAVEMENT AND BUILDINGS SHALL BE SCARIFIED AND RECOMPACTED TO 100% STANDARD PROCTOR MAX DRY WEIGHT DENSITY WITH A MOISTURE CONTENT WITHIN 2% OF THE OPTIMUM MOISTURE CONTENT.
3. IN AREAS WHERE STRUCTURAL FILL IS REQUIRED, THE FILL SHALL BE PLACED IN LIFTS OF 6 INCHES AND COMPACTED TO 100% STANDARD PROCTOR MAX DRY WEIGHT DENSITY. STRUCTURAL FILL SHALL CONSIST OF GRANULAR SOIL CONTAINING LESS THAN 10% MATERIAL PASSING THE NO 200 SIEVE.
4. ALL FILLING AND EXCAVATION SHALL BE COMPLETED PRIOR TO THE INSTALLATION OF ANY UTILITIES.
5. CONTRACTOR TO PROVIDE TEST RESULTS OF SUBGRADE AND BASE COURSE COMPACTION TO ENGINEER.

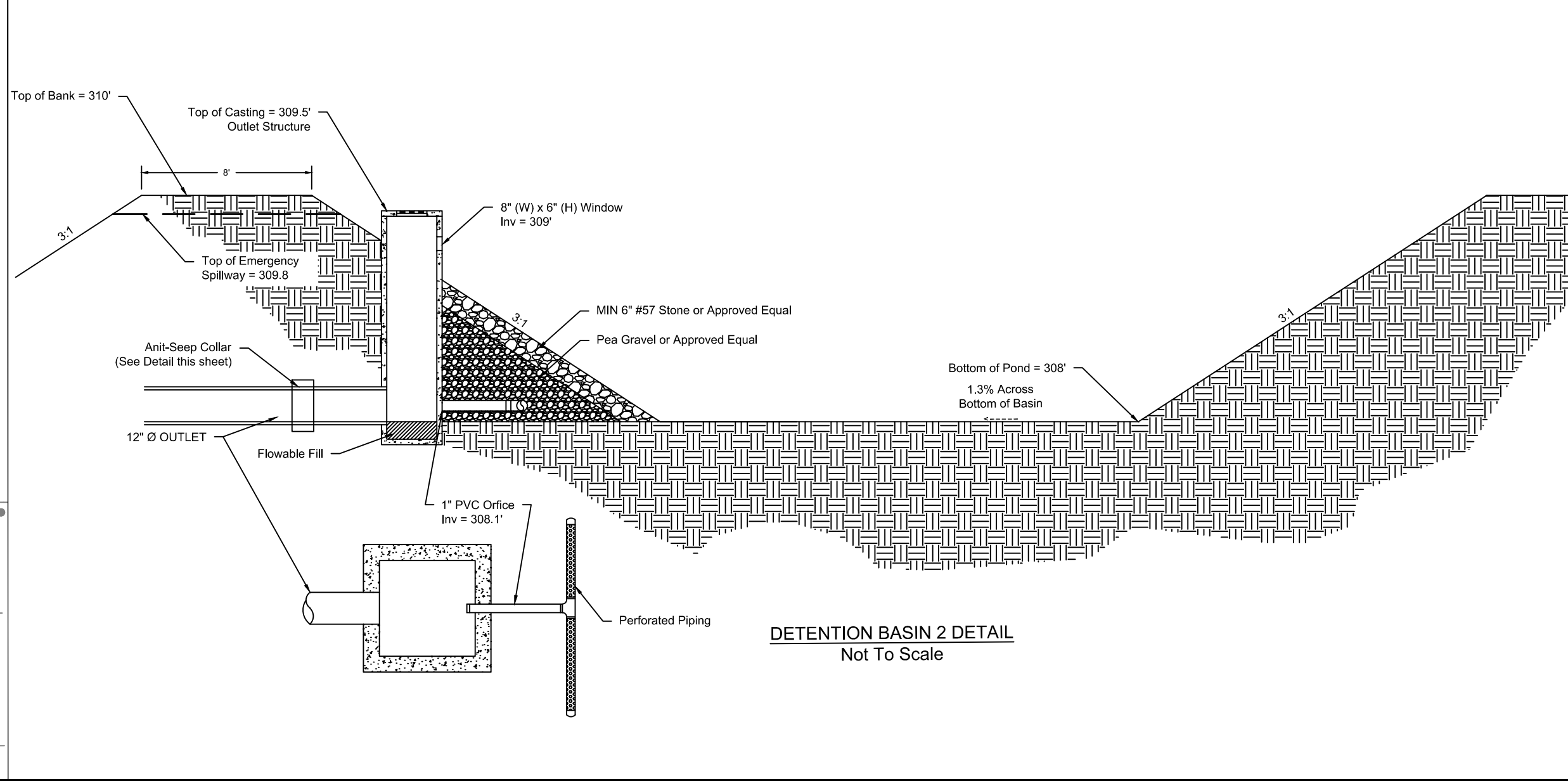
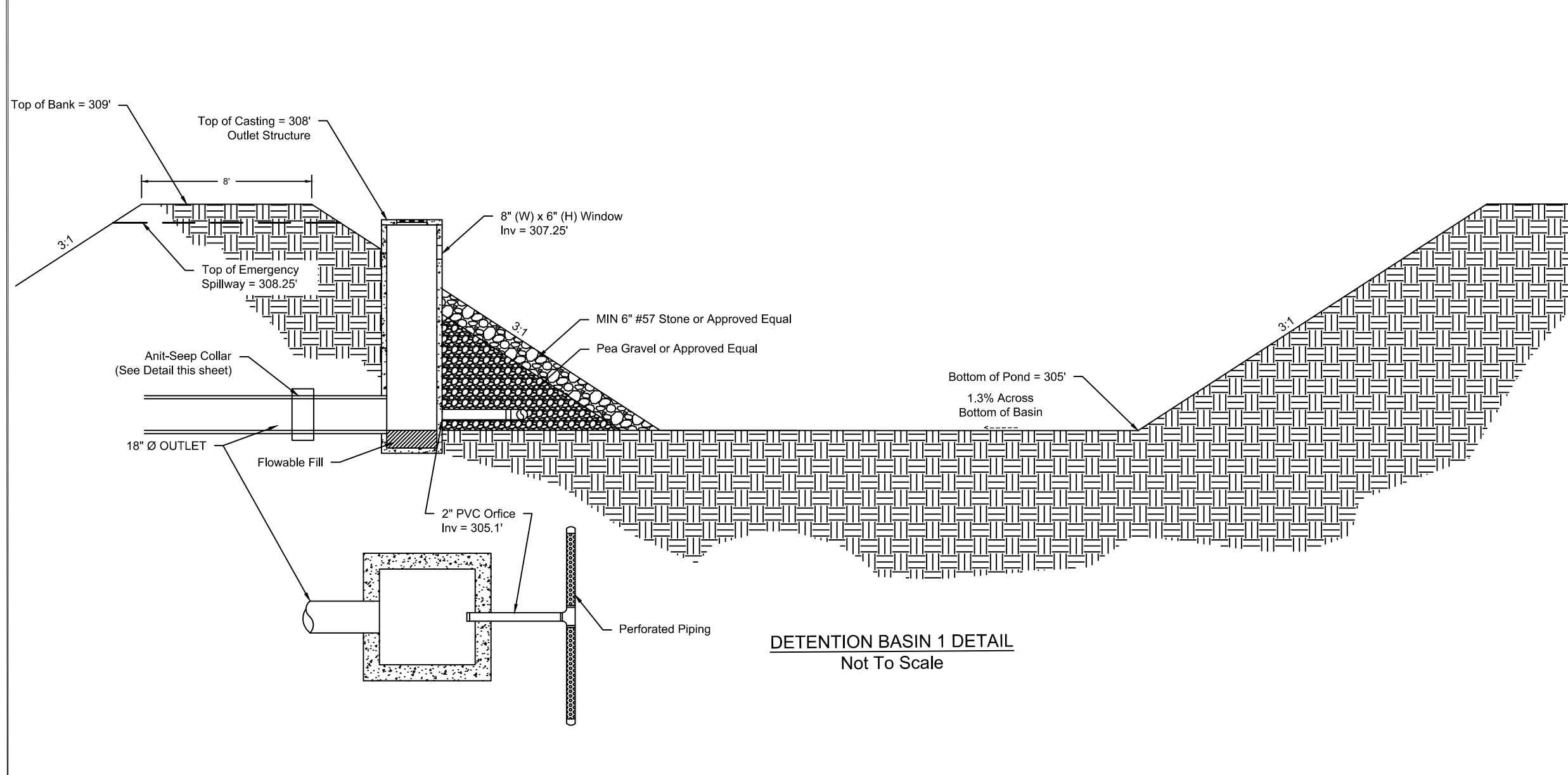
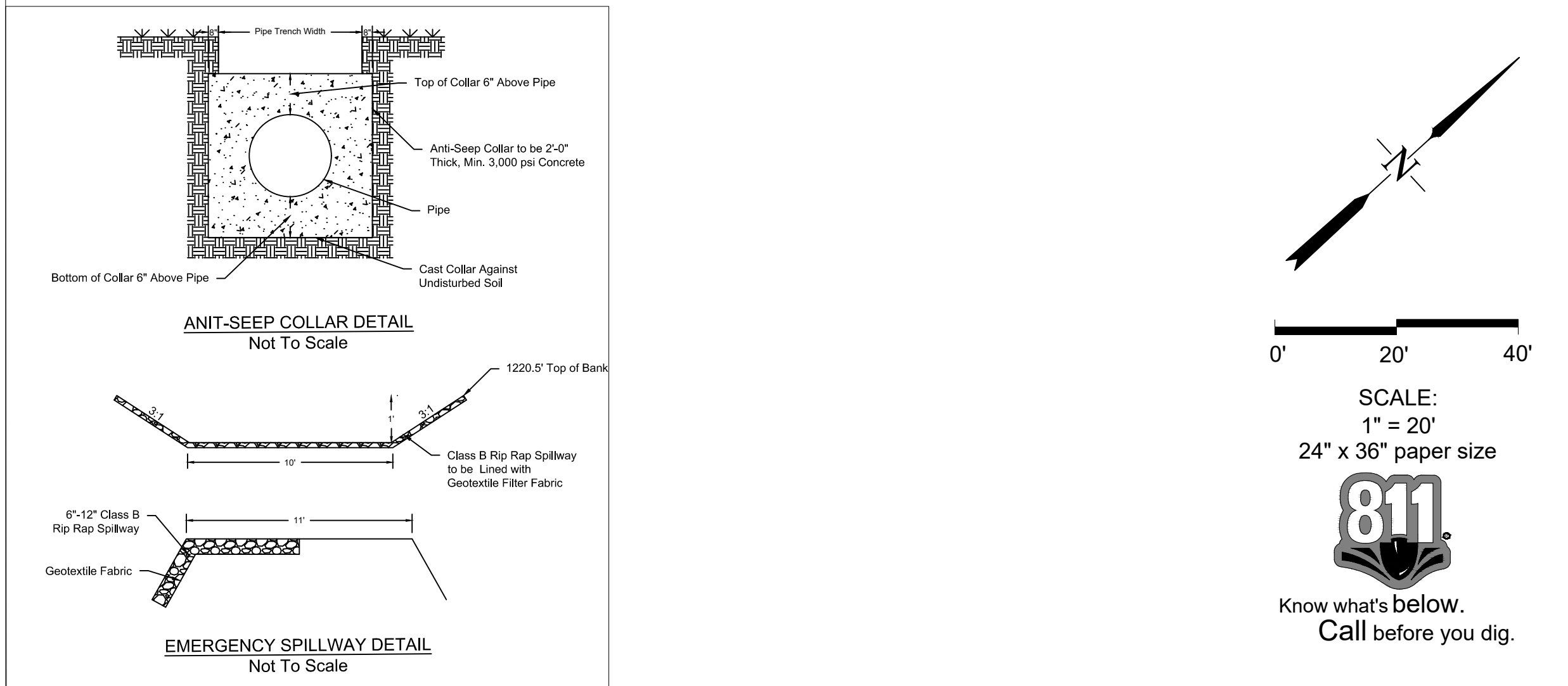
GRADING & DRAINAGE NOTES:

1. STORM PIPES SHALL BE JOINED PER DOT SPECIFICATIONS.
2. ALL PIPE SHALL BE INSTALLED IN NEW CONDITION.
3. A RIGHT OF WAY WORK PERMIT MAY BE REQUIRED BEFORE ANY WORK CAN BE DONE IN THE RIGHT OF WAY.
4. ALL STORM DRAINAGE PIPING SHALL BE CONSTRUCTED PER DOT SPECS.
5. ALL STORM DRAINAGE PIPING JOINTS SHALL BE WRAPPED IN FILTER FABRIC.
6. CONTRACTOR TO REQUEST CONFIRMATION OF LATEST PLAN REVISION DATE FROM ENGINEER IN WRITING PRIOR TO ORDERING MATERIALS.
7. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO REVIEW AND APPROVE SHOP DRAWINGS PRIOR TO ORDERING MATERIALS.

LEGEND

- 8.1 EXISTING SPOT ELEVATION
- 7 EXISTING CONTOUR
- 7 PROPOSED CONTOUR

**PROGRESS DRAWINGS
DO NOT USE FOR
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**V BALLARD
CONSULTING LLC**

2639 River Watch Drive
Suffolk, VA 23434
(864) 376-1095
www.ballardconsultingllc.com

2024
STATE OF TENNESSEE
Professional Engineer
No. 23-039
Date: 2/25/24

Revisions	No.	Name	Date
	1	VKG	10-6-2023
	2	KT	
	3	KT	

**FLEX SPACE
SUMMER AVE**

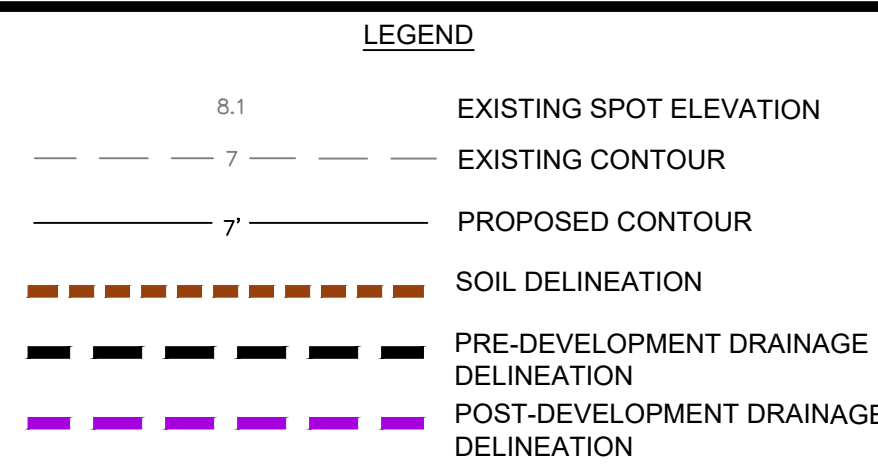
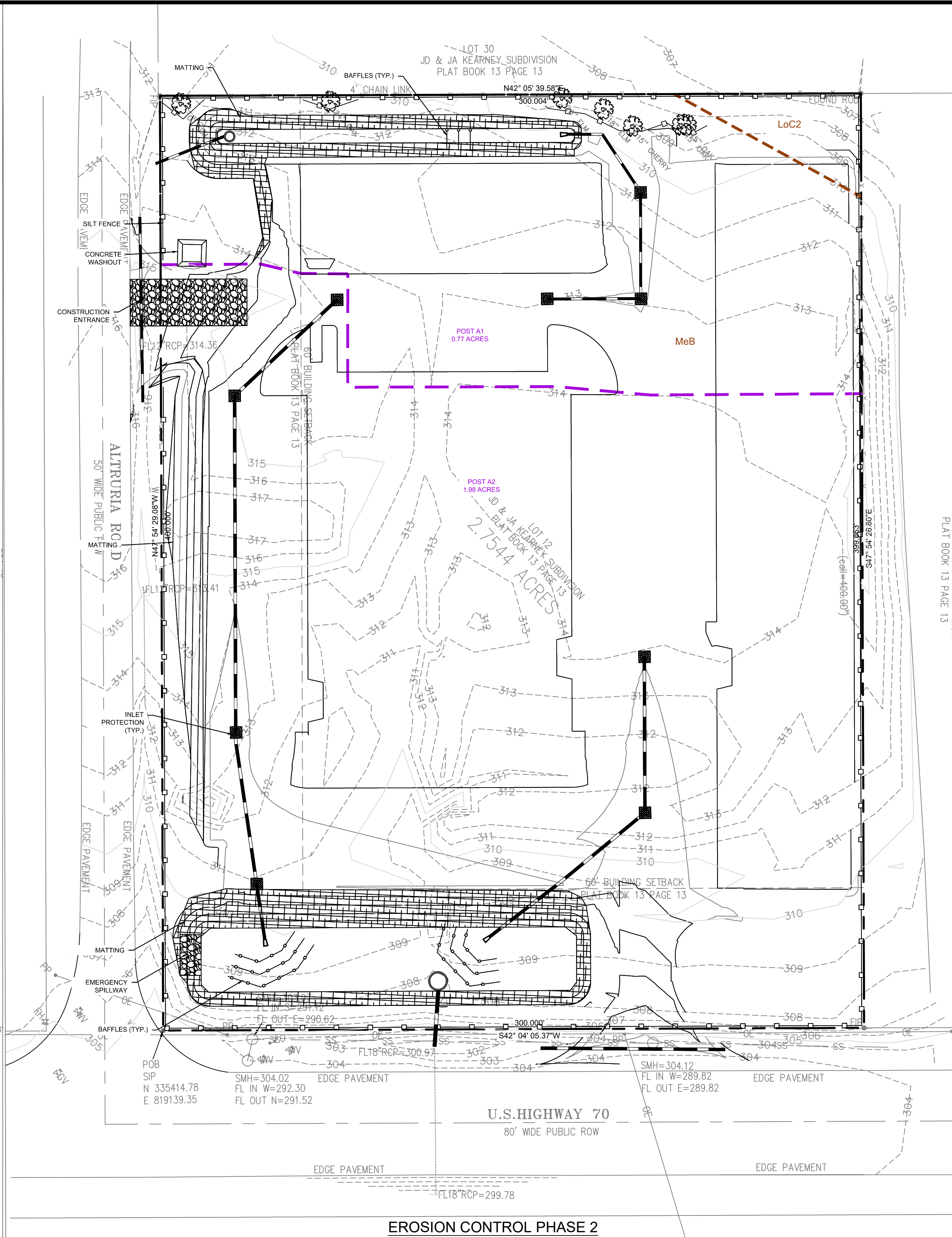
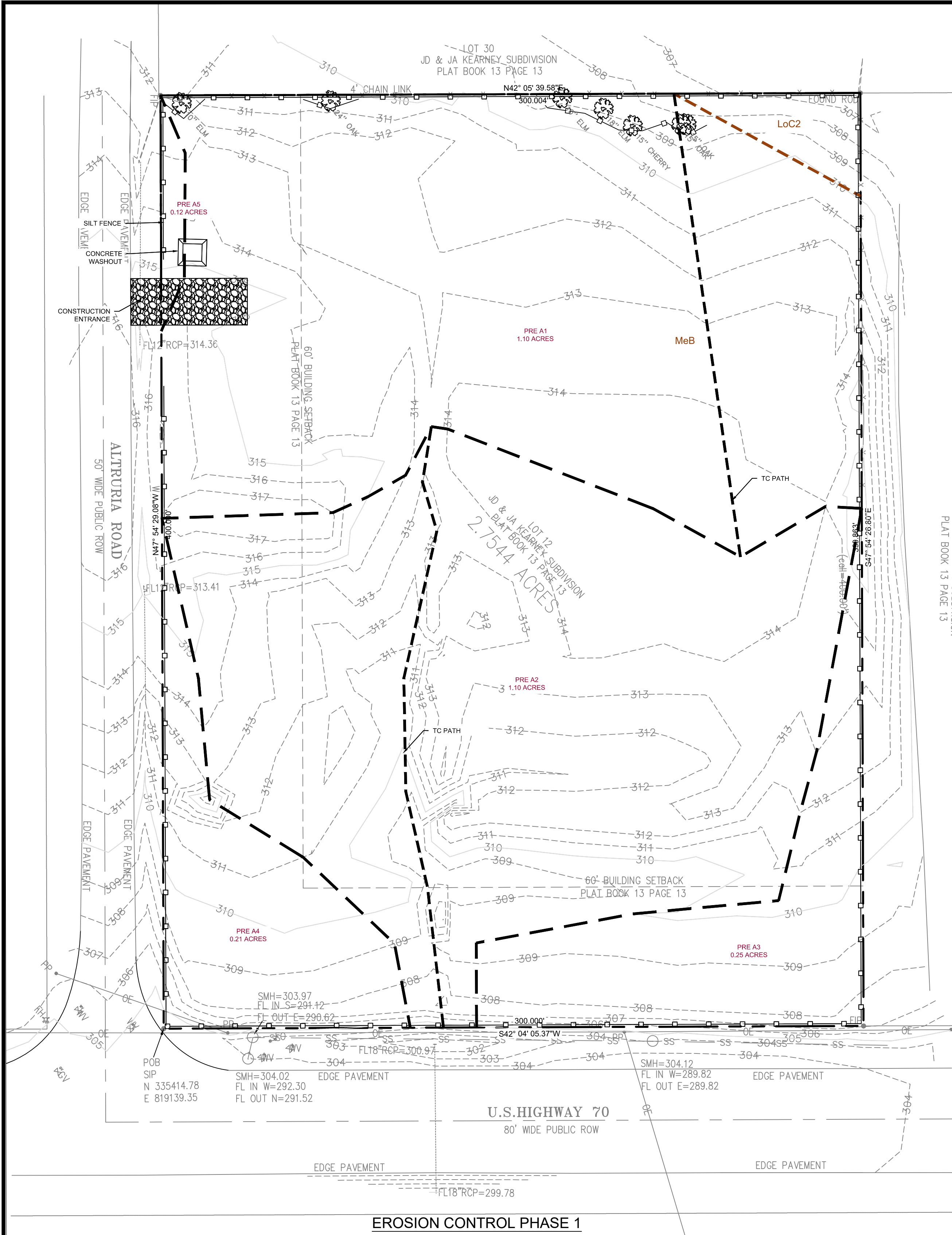
NEAR 6474 SUMMER AVE.
MEMPHIS TN 38134

GRADING PLAN

Drawing Title

Drawing No.

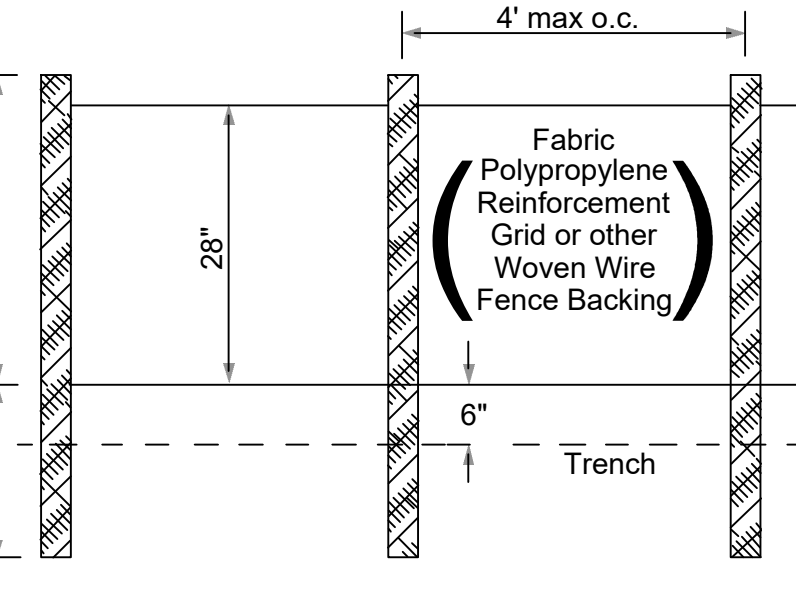
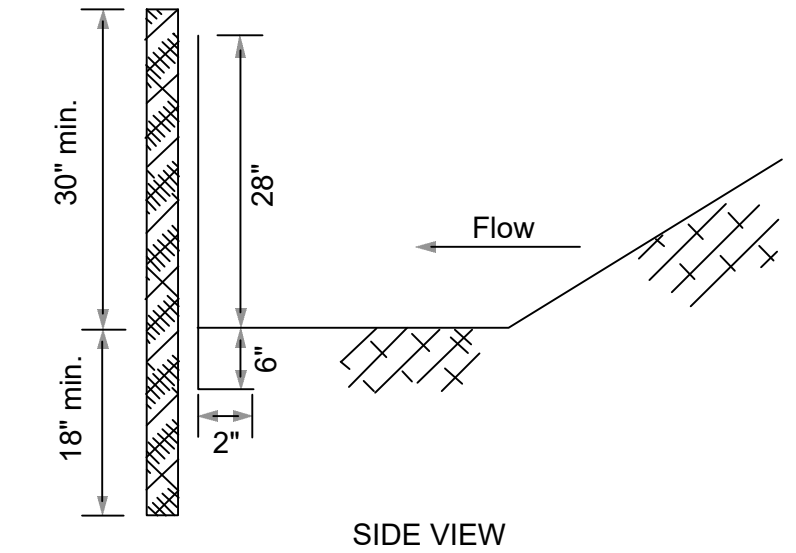
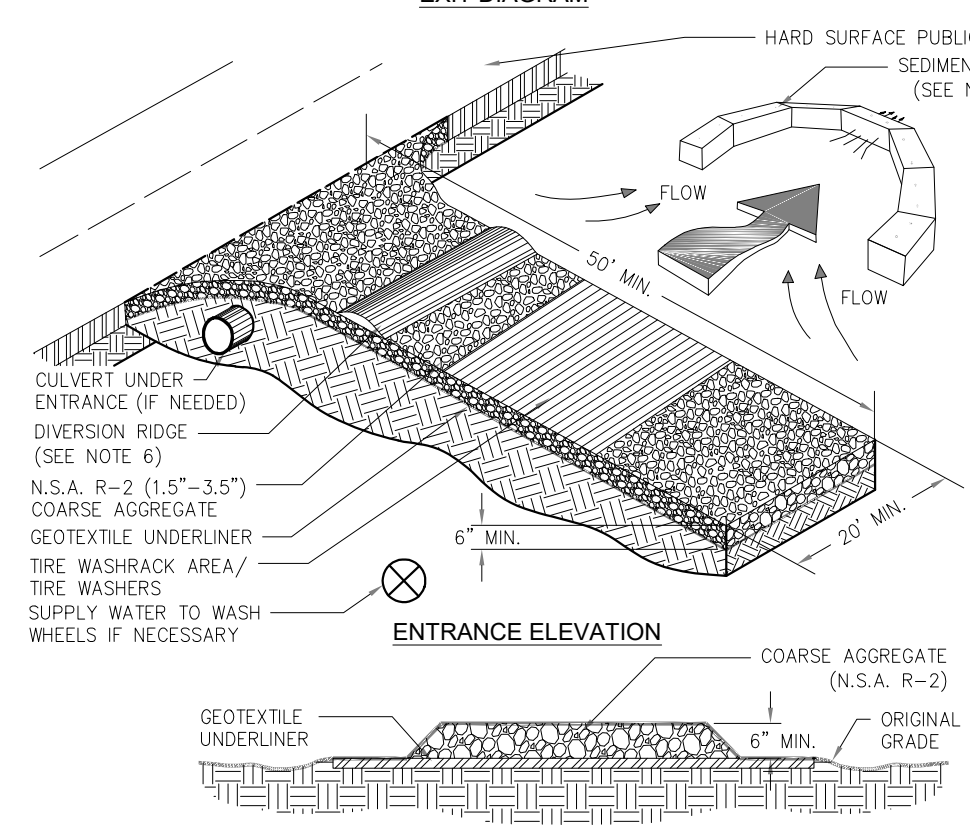
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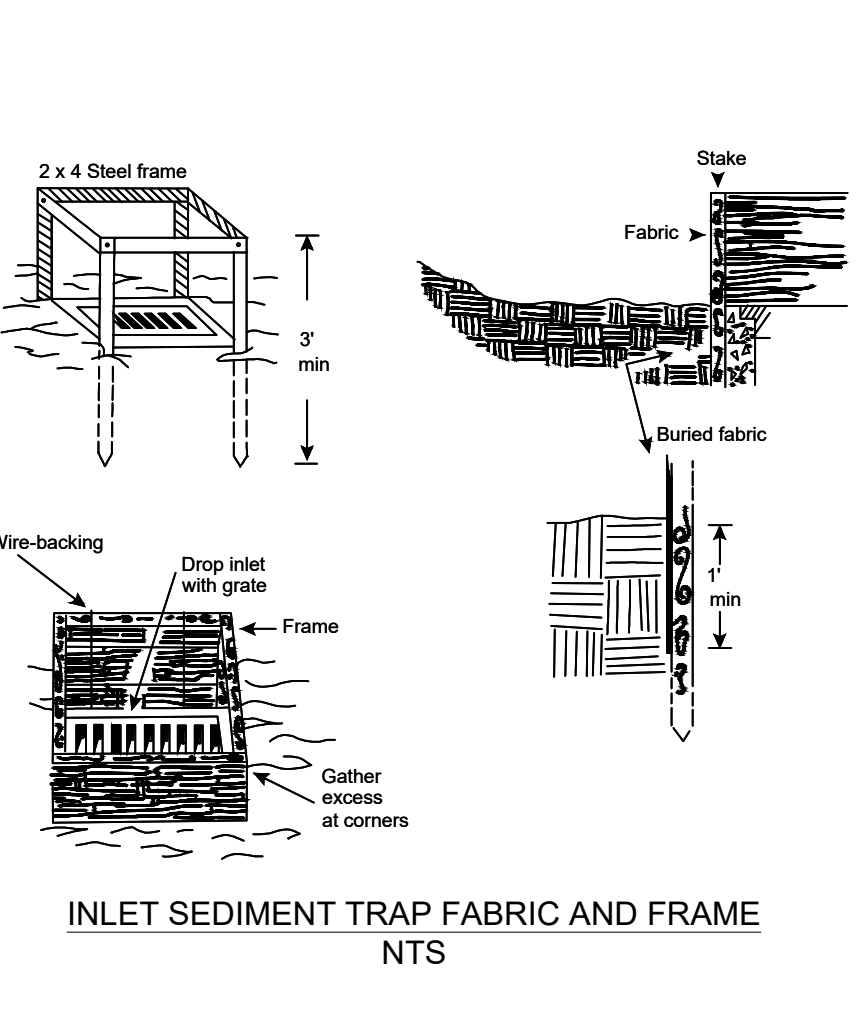
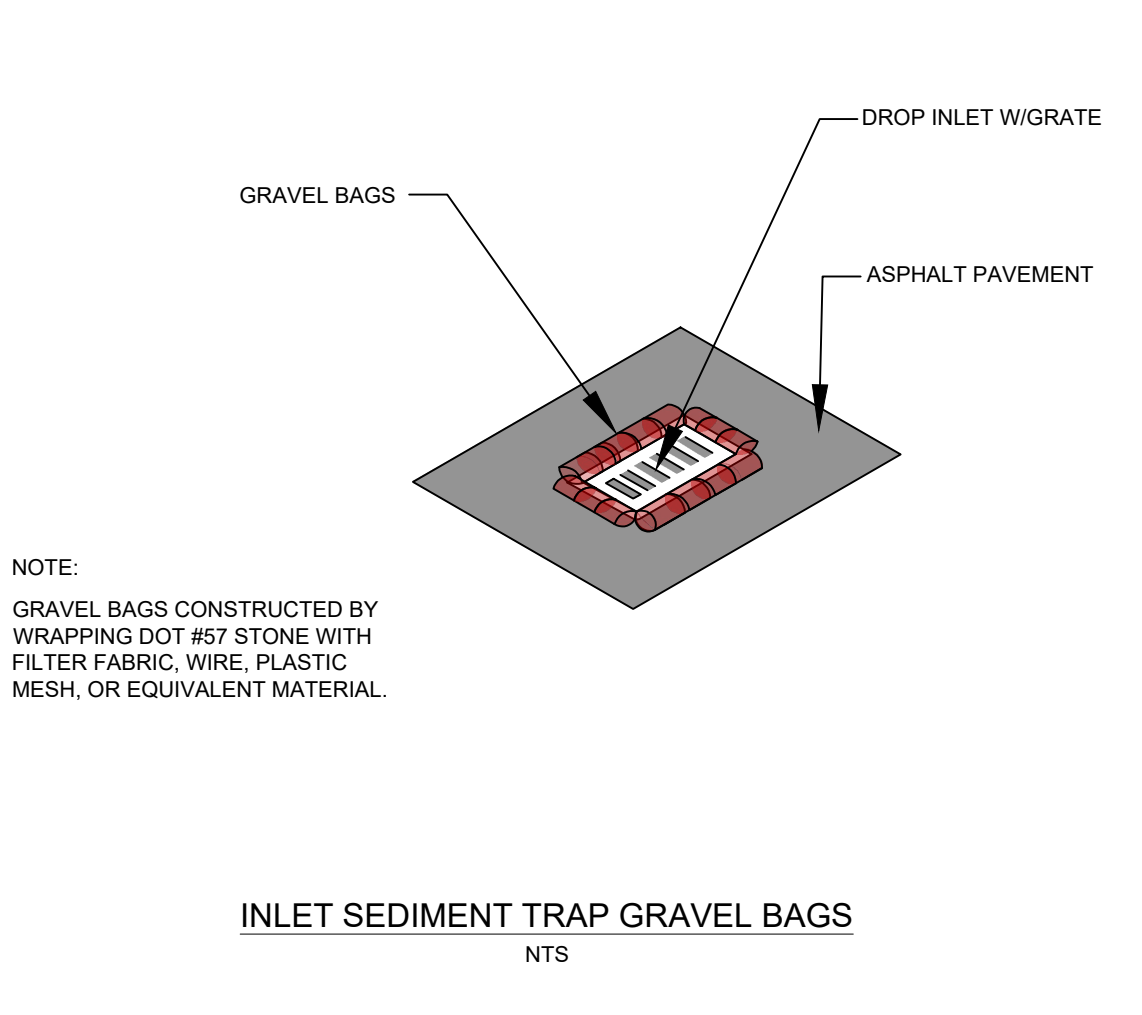
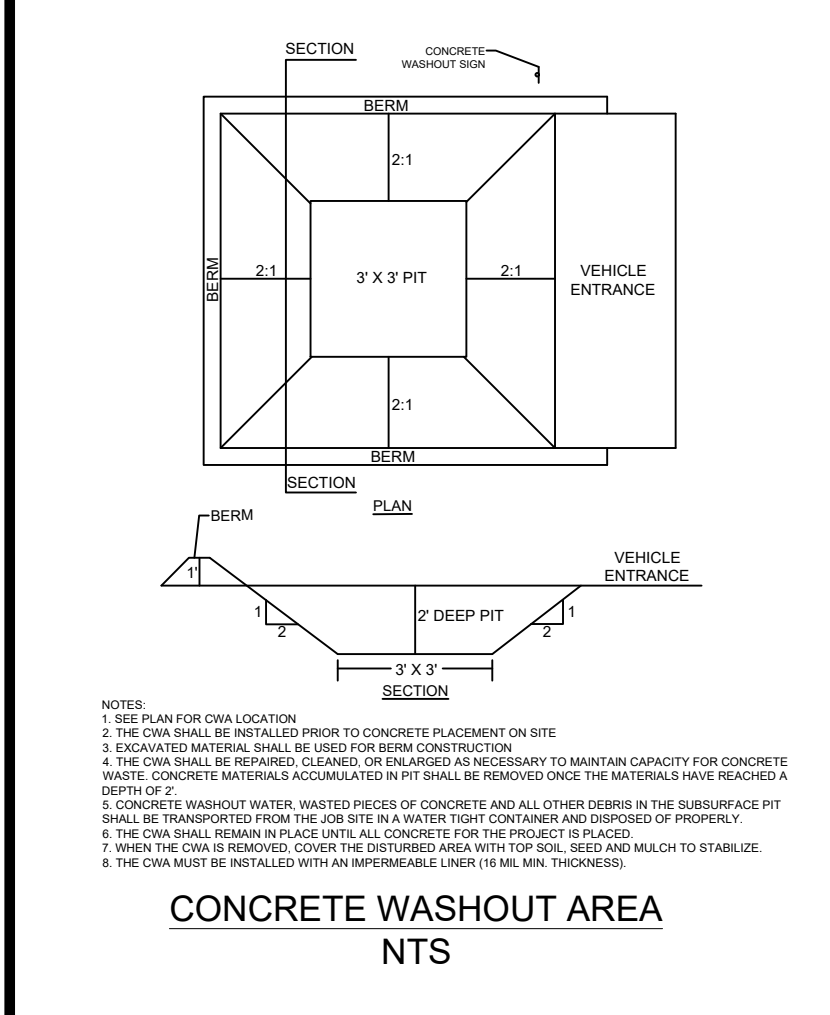
MAINTENANCE
The exit shall be maintained in a condition that will prevent tracking or flow of mud onto public rights-of-way. This may require periodic top dressing with 1.5-3.5 inch stone, as conditions demand, and repair and/or cleanup of any structures to trap sediment. All materials spilled, dropped, washed, or tracked from vehicles or site onto roadways or into storm drains must be removed immediately.

CRUSHED STONE CONSTRUCTION EXIT



NOTE:
Use 3/8" D.O.T. approved fabric.
Use wooden stakes.

SILT FENCE - TYPE C-POP



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2/25/24

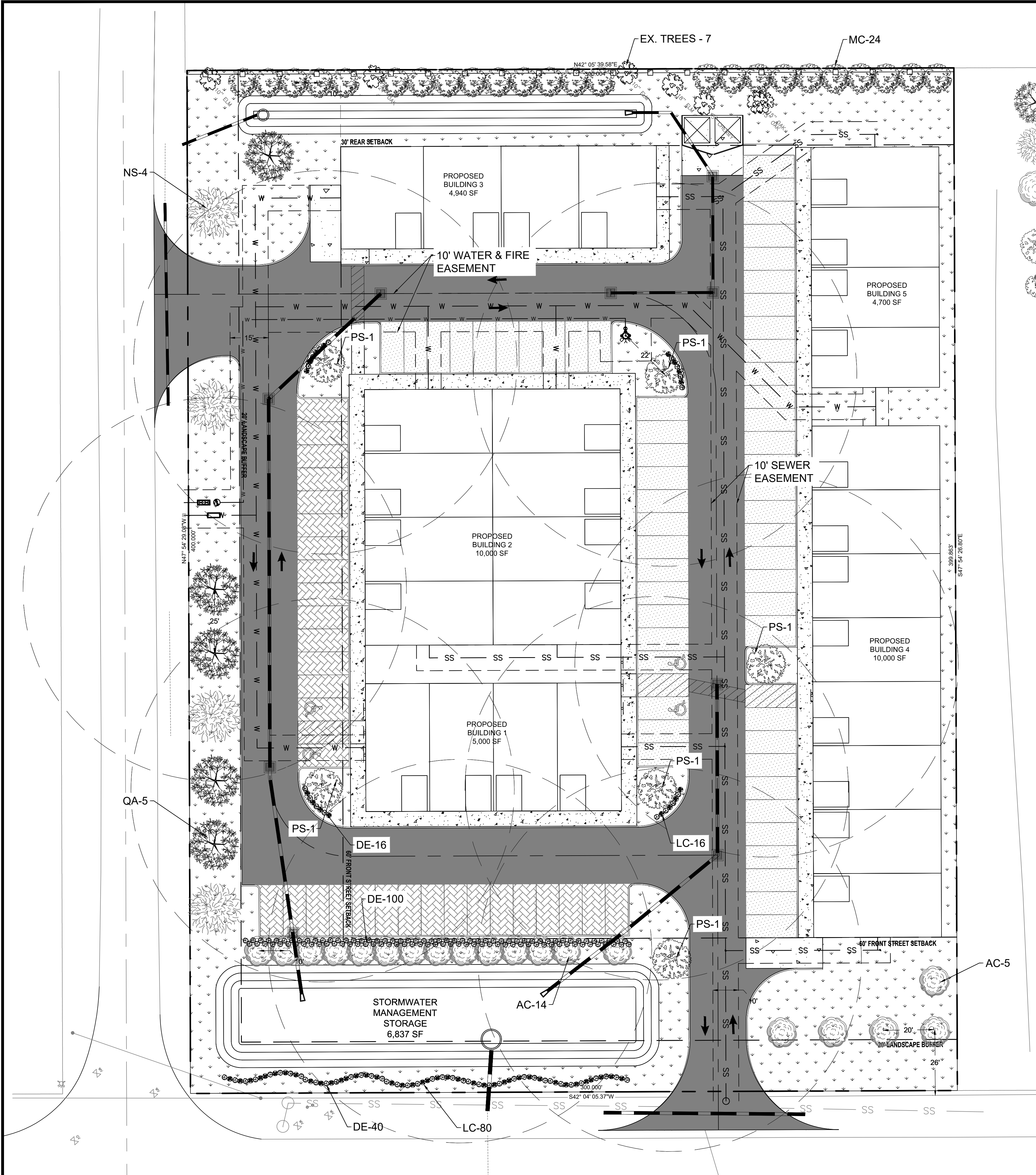
Project No. 23-039
Drawn By VKG
Date 10-6-2023
Checked By KT
Approved By KT

FLEX SPACE
SUMMER AVE

NEAR 6474 SUMMER AVE,
MEMPHIS TN 38134

EROSION CONTROL
PLAN

5.0



TREE SCHEDULE

KEY	SIZE	BOTANICAL NAME	COMMON NAME	QTY	SPACING	CALIPER @ PLANTING	HEIGHT @ PLANTING/MATURITY
QA	Large Density	<i>Quercus acutissima</i>	Sawtooth Oak	5	20'-0"	2.5"-3"	12'/80'x45'
NS (seasonal)	Large Density	<i>Nyssa sylvatica</i>	Black Tupelo	4	20'-0"	2.5"-3"	12'/80'x45'
AC	Medium Density	<i>Acer campestre</i>	Hedge Maple	19	10'-0"	0'-2.5"	8'-10'/50'x30'
PS (seasonal)	Medium Density	<i>Prunus serrulata</i>	Yoshino Cherry	6	10'-0"	0'-2.5"	8'-10'/50'x30'
MC	Small Density	<i>Myrica cerifera</i>	Wax Myrtle	24	10'-0"	0'-1.5"	6'/20'x15'

TOTAL TREES = 58

SHRUB SCHEDULE

KEY	BOTANICAL NAME	COMMON NAME	QTY	SPACING	HEIGHT @ PLANTING/MATURITY
LC	<i>Loropetalum chinense</i>	Purple Diamond	56	2'-0"	24"/4-5'
DE	<i>Distylium</i>	Emerald Heights	156	2'-0"	24"/ 4-5'

TOTAL SHRUBS = 212

GENERAL NOTES:

- No landscaping shall be planted in a manner that would adversely affect utility easements. Landscaping shall be in compliance with Ordinance 05-08 Section 23 Code of Ordinances, City of Bartlett technical specifications and policies.
- All landscaping within City utility easements shall comply with City of Bartlett technical specifications, policies, and codes.
- All landscaping shall meet the latest City of Bartlett Landscape Policy and shall not be placed in a manner that would create conflicts with the intended operation and maintenance of any existing utility.
- Trees shall not be planted within ten (10) feet of any City of Bartlett underground infrastructure.
- No landscaping other than sod grasses shall be located within 10' of a City of Bartlett appurtenance such as a water meter assembly, backflow device, fire hydrant or sewer cleanout, etc.

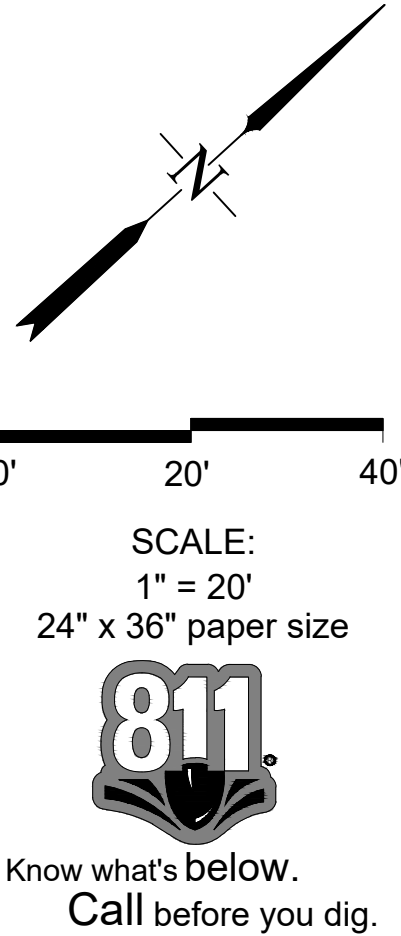
REQUIREMENTS:

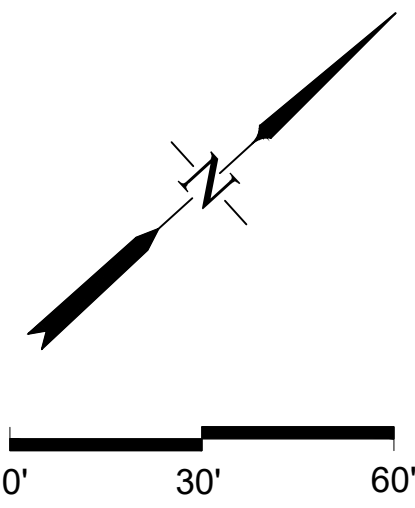
20 TREES PER ACRE
 PROPERTY AREA: 2.754 ACRES X 20 TREES = 56 TREES
 3 SHRUBS PER TREE X 56 TREES = 168 SHRUBS
 1% OF OPEN SPACE HAS SEASONAL TREES, 10 SEASONAL TREES PROVIDED
 1 TREE FOR EVERY 20 PARKING SPACES
 PARKING = 87 SPACES / 20 PARKING SPACES = 5 TREES REQUIRED

LEGEND

- LOD — LIMITS OF DISTURBANCE
 - - - - - PROPERTY LINE
 - - - - - ADJACENT PROPERTY LINE
 - - - - - BUILDING SETBACK
 - - - - - ROAD CENTER LINE
 SS PROPOSED SANITARY SEWER
 W PROPOSED WATERLINE
 W PROPOSED FIRELINE
 GRASS AREA
 75' TREE COVERAGE

PROGRESS DRAWINGS
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SCALE:
1" = 30'
24" x 36" paper size

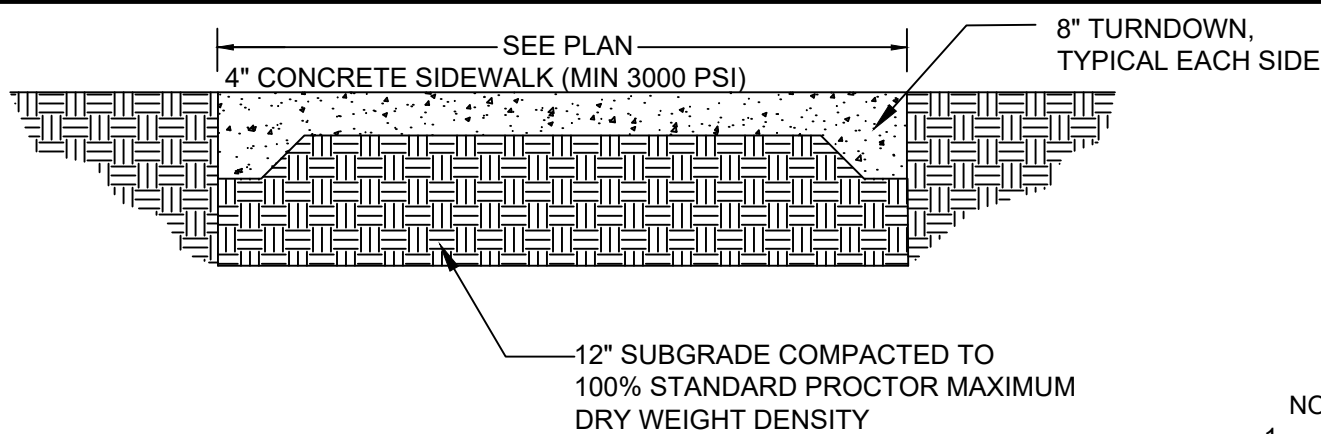


LEGEND

- LOD LIMITS OF DISTURBANCE
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- BUILDING SETBACK
- ROAD CENTER LINE
- SS PROPOSED SANITARY SEWER
- W PROPOSED WATERLINE
- W PROPOSED FIRELINE

- 4" CONCRETE SIDEWALK
- FULL DEPTH LIGHT DUTY ASPHALT PAVEMENT
- FULL DEPTH HEAVY DUTY ASPHALT PAVEMENT
- GREEN PAVERS
- HEAVY DUTY CONCRETE PAVEMENT

15 PARKING COUNT



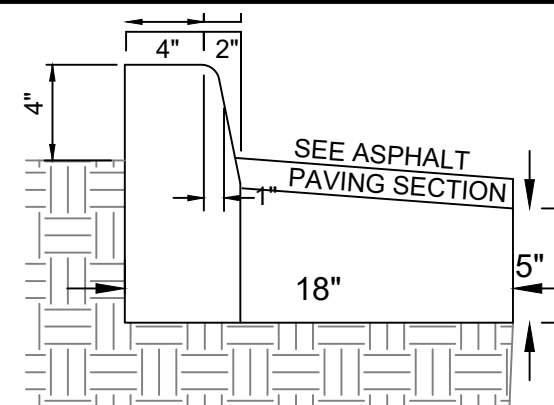
NOTE: 1. EXPANSION JOINTS LOCATED AT 30' O.C.
2. TOOLED JOINTS LOCATED AT 5' O.C.
3. ALL SIDEWALKS TO HAVE A 2.0% CROSS SLOPE

CONCRETE SIDEWALK DETAIL
NTS

- NOTES:
- CONCRETE SHALL BE 3000 PSI
 - PROVIDE CONTROL JOINTS EVERY 10'
 - PROVIDE EXPANSION JOINTS EVERY 30'
 - PROVIDE EXPANSION JOINTS WHERE CURB ABUTS ANY STRUCTURE OR SIDEWALK
 - PROVIDE LIGHT BROOM FINISH

6" RIBBON CURB

NTS



- NOTES:
- CONCRETE SHALL BE 3000 PSI
 - PROVIDE CONTROL JOINTS EVERY 10'
 - PROVIDE EXPANSION JOINTS EVERY 30'
 - PROVIDE EXPANSION JOINTS WHERE CURB ABUTS ANY STRUCTURE OR SIDEWALK
 - PROVIDE LIGHT BROOM FINISH

6" CURB

NTS

DEVELOPER:

CONTACT: SAM ZEWDIE
EMAIL: SAMZEWDIE@GMAIL.COM
PHONE: (917-) 696-0650

GENERAL NOTES:

JURISDICTION: CITY OF BARTLETT
ZONING: COMMERCIAL (C-H)
SITE AREA: ± 119,964 SF (± 2.754 AC)
TOTAL BUILDING FOOTPRINT: ± 34,640 SF (± 0.80 AC)

PROPERTY NOTES:

PROPERTY ID: B0166 C00004
LEGAL DESCRIPTION: I-20 INDUSTRIAL PARK 2, LOT 1-12
ADDRESS: 0 SUMMER AVE. (NEAR 6474 SUMMER AVE), MEMPHIS, TN 38134
SOILS ON SITE: 100% MEMPHIS SILT LOAM, 2-5% SLOPES, NORTHERN PHASE (MeB) (WEBSEIL SURVEY)

SIGN NOTE:

- ALL SIGNS ARE REVIEWED THROUGH A SEPARATE PERMIT PROCESS. NO REVIEW OR APPROVAL IS INDICATED FOR ANY SIGNAGE BY ZONING APPROVAL OF THE CIVIL PLANS.

UTILITY NOTES:

WATER & SEWER
NAME: CITY OF BARTLETT WATER DEPARTMENT
PHONE: 901-385-5585
ADDRESS: 6400 STAGE RD. PO BOX 341027, BARTLETT, TN 38184

ELECTRIC & GAS

PROSED TENANTS FOR ALL FLEX SPACE BUILDNGS

- Lawn or small mechanical repair/ office - only no fleet
- Hardware Companies
- Marble and tile Companies
- Handyman Companies - office only no fleet
- Artist Collectives - office/retail
- Pottery - office/retail
- Shared offices
- Event Planners - office only, no event cater or catering
- Home stagers - office only
- HVAC Technician
- Window washer
- Electricians
- Landscapers
- Pes control experts
- Appliance repair specialist
- Computer repair shop

No fleet for any tenants.

- SHALL MATCH PAVEMENT.
- EXPANSION JOINTS
 - PLACE AT A MAXIMUM SPACING OF 30' O.C. AND COORDINATE WITH OVERALL PAVING PATTERN AND COLOR.
 - CONTRACTOR SHALL PREPARE A JOINT LAYOUT AND PROVIDE IT TO THE ENGINEER FOR REVIEW. THE JOINT LAYOUT SHALL BE PROVIDED A MINIMUM OF ONE WEEK PRIOR TO PLACING CONCRETE. PATTERN SHALL BE CAREFULLY DESIGNED BY THE CONTRACTOR TO AVOID IRREGULAR SHAPES. EXPANSION JOINTS SHALL NOT BE LOCATED ALONG VALLEYS IN PAVEMENT.
 - ALL CONSTRUCTION JOINTS SHALL BE SAWN, CONCRETE FINISHES TO BE PER DRAWING DETAILS AND SPECIFICATIONS
 - CONCRETE SHALL BE BROOM FINISHED AND CURED FOR A MINIMUM OF 72 HOURS UNLESS NOTED OTHERWISE.
 - BREAKOUTS FOR REMOVAL OF EXISTING PAVEMENT AND CURBS SHALL BE MADE BY FULL DEPTH SAW CUT WHEN ADJACENT TO PROPOSED PAVEMENT AND/OR CURBS.
 - PROPOSED PAVEMENT AND/OR CURBS INTENDED TO TIE INTO EXISTING SHALL MATCH SHALL MATCH THE ELEVATION OF EXISTING PAVEMENT AND/OR CURBS.
 - PAVEMENT MARKINGS
 - PAVEMENT MARKINGS SHALL BE PROVIDED IN ACCORDANCE WITH THE CITY OF BARTLETT CODE ORDINANCE
 - FIRE LANES SHALL BE STRIPED AND/OR SIGNED IN ACCORDANCE WITH THE GOVERNING AUTHORITIES' REGULATIONS.
 - ALL ACCESSIBLE PAVEMENT MARKINGS SHALL COMPLY WITH ADAAG STANDARDS AND STATE AND LOCAL CODES.
 - PARKING SPACE STRIPES, ACCESSIBLE SPACES, PEDESTRIAN STRIPING, DIRECTIONAL ARROWS AND LETTERING SHALL BE SOLID WHITE, UNLESS A SPECIFIC COLOR IS REQUIRED BY LOCAL CODE. TWO (2) COATS OF VOC COMPLIANT, LOCAL DOT APPROVED, UNDILUTED, SOLVENT BASED OR LATEX TRAFFIC PAINT SHALL BE APPLIED. USE MANUFACTURERS RECOMMENDED APPLICATION RATE, WITHOUT ADDITION OF A THINNER, WITH A MAXIMUM OF 100 SQUARE FEET PER GALLON OR AS REQUIRED. PROVIDING MINIMUM 15 MILS WET FILM THICKNESS AND 7 MILS DRY FILM THICKNESS PER COAT WITH A MINIMUM OF 30 DAYS BETWEEN APPLICATIONS. PAINT SHALL BE CRISP, STRAIGHT AND APPLIED UNIFORMLY ACROSS THE WIDTH OF THE LINE FOR A MINIMUM TOTAL DRY FILM THICKNESS OF 15 MILS.
 - CONTRACTOR SHALL REFER TO THE SITE CIVIL, MEP AND IRRIGATION PLANS FOR CONDUIT TO BE INSTALLED UNDER PAVEMENT PRIOR TO COMMENCING PAVEMENT SUBGRADE PREPARATION.
 - ALL TESTING SHALL BE PERFORMED BY A QUALIFIED TESTING LABORATORY, EMPLOYED AND PAID DIRECTLY BY THE OWNER. TESTING SHALL BE PERFORMED, AT A MINIMUM, IN ACCORDANCE WITH THE RECOMMENDATIONS IN THE GEOTECHNICAL REPORT. IN THE EVENT THE RESULTS OF THE INITIAL TESTING DO NOT COMPLY WITH THE PLANS AND THE SPECIFICATIONS, SUBSEQUENT TESTS NECESSARY TO DETERMINE THE ACCEPTABILITY OF CONSTRUCTION SHALL BE AT THE CONTRACTORS EXPENSE. PAVEMENT FOUND TO BE DEFICIENT IN STRENGTH OR THICKNESS SHALL BE REMOVED AND REPLACED SOLELY AT THE EXPENSE OF THE CONTRACTOR.

LAYOUT NOTES:

- AT TIME OF STAKING, CONTRACTOR TO CONTACT ENGINEER FOR DIGITAL SITE PLAN FILE FOR COORDINATION OF STAKING.
- SHOULD ANY DISCREPANCIES OR ERRORS BETWEEN COORDINATE POINTS AND DIMENSIONS OR OMISSIONS OF CRITICAL STAKING INFORMATION BE DISCOVERED, CONTACT THE ENGINEER IMMEDIATELY FOR A COORDINATED SOLUTION.
- ALL DIMENSIONS AND RADII ARE TO THE FACE OF CURB, FACE OF WALL AND BUILDING UNLESS OTHERWISE NOTED.
- ALL CURB RADII SHALL BE 3' UNLESS OTHERWISE NOTED.
- ALL SIDEWALKS SHALL BE FIELD STAKED
- LAND DEVELOPMENT ENGINEER TO BE GIVEN 24 HOURS NOTICE PRIOR TO START OF CONSTRUCTION.
- ALL CONSTRUCTION SHALL COMPLY WITH CURRENT CITY OF BARTLETT LAND DEVELOPMENT STANDARDS AND SPECIFICATIONS.
- ALL PATCH WORK WITHIN LIMIT OF CONSTRUCTION SHALL BE CONSISTENT WITH ASSOCIATED ASPHALT PAVEMENT DETAIL.
- ELECTRICAL AND POLES TO BE ELIMINATED OR RELOCATED, SHALL BE COORDINATED WITH MEMPHIS LIGHT GAS AND WATER
- ALL TRAFFIC SIGNS AND MARKINGS TO BE INSTALLED AND COMPLY CURRENT T DOT (SUMMER AVE) & M.U.T.C.D. STANDARDS AND SPECIFICATIONS (ALTRURIA RD.).
- THIS PROJECT TO ADHERE TO CURRENT CITY OF BARTLETT ZONING ORDINANCE, UNLESS OTHERWISE STATED IN THE APPROVED REZONING DOCUMENTS.
- ALL UTILITIES SHALL BE PLACED BELOW GROUND.
- REFER TO PLANTING PLAN FOR ADDITIONAL INFORMATION.
- REFER TO SITE DETAILS FOR ADDITIONAL INFORMATION.
- REFER TO CIVIL DRAWINGS FOR ADDITIONAL INFORMATION.

ZONE: COMMERCIAL (C-H)	REQUIRED	PROPOSED	VARIANCE NEEDED
MIN. LOT AREA	10,000 SF	120,000 SF	NO
MIN. LOT WIDTH	80 FT	300 FT	NO
MIN. LOT DEPTH	N/A	400 FT	NO
MAX. BLDG. LOT COVERAGE	40%	29%	NO
MAX. IMPERVIOUS LOT COVERAGE	N/A	62%	NO
MAX. BUILDING HEIGHT	5 STORIES	1 STORY	NO
FRONT SETBACK	60 FT	60 FT	NO
SIDE SETBACK	0 FT	6 FT	NO
REAR SETBACK	30 FT	30 FT	NO
FAR - FLOOR AREA RATIO	N/A	29%	NO
PARKING	90	87	YES

SITE LAYOUT NOTES:

- ADDITIONAL PARKING IS PROVIDED FOR LOADING PURPOSES
- NEED TO CONFIRM UTILITY LOCATIONS WITH THE UTILITY PROVIDER
- FIRE DEPARTMENT REQUIRES FIRE SUPPRESSION SPRINKLERS FOR ANY COMMERCIAL BUILDING OVER 10,000 SF
- BUILDABLE AREA IS 29%

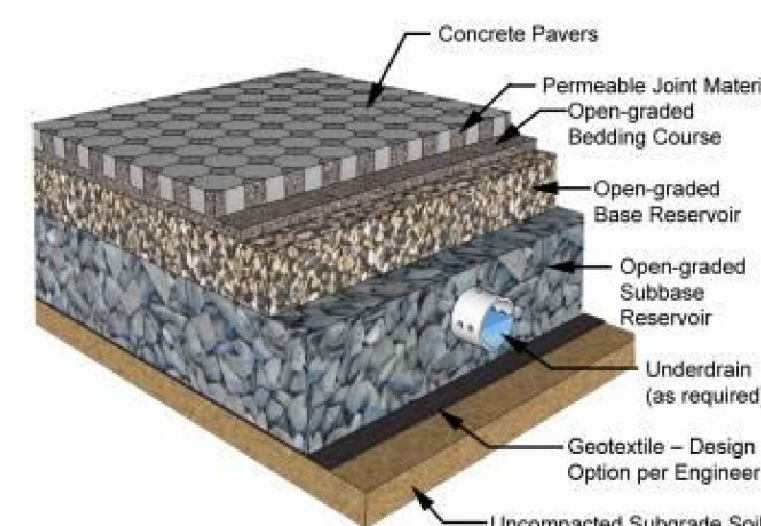
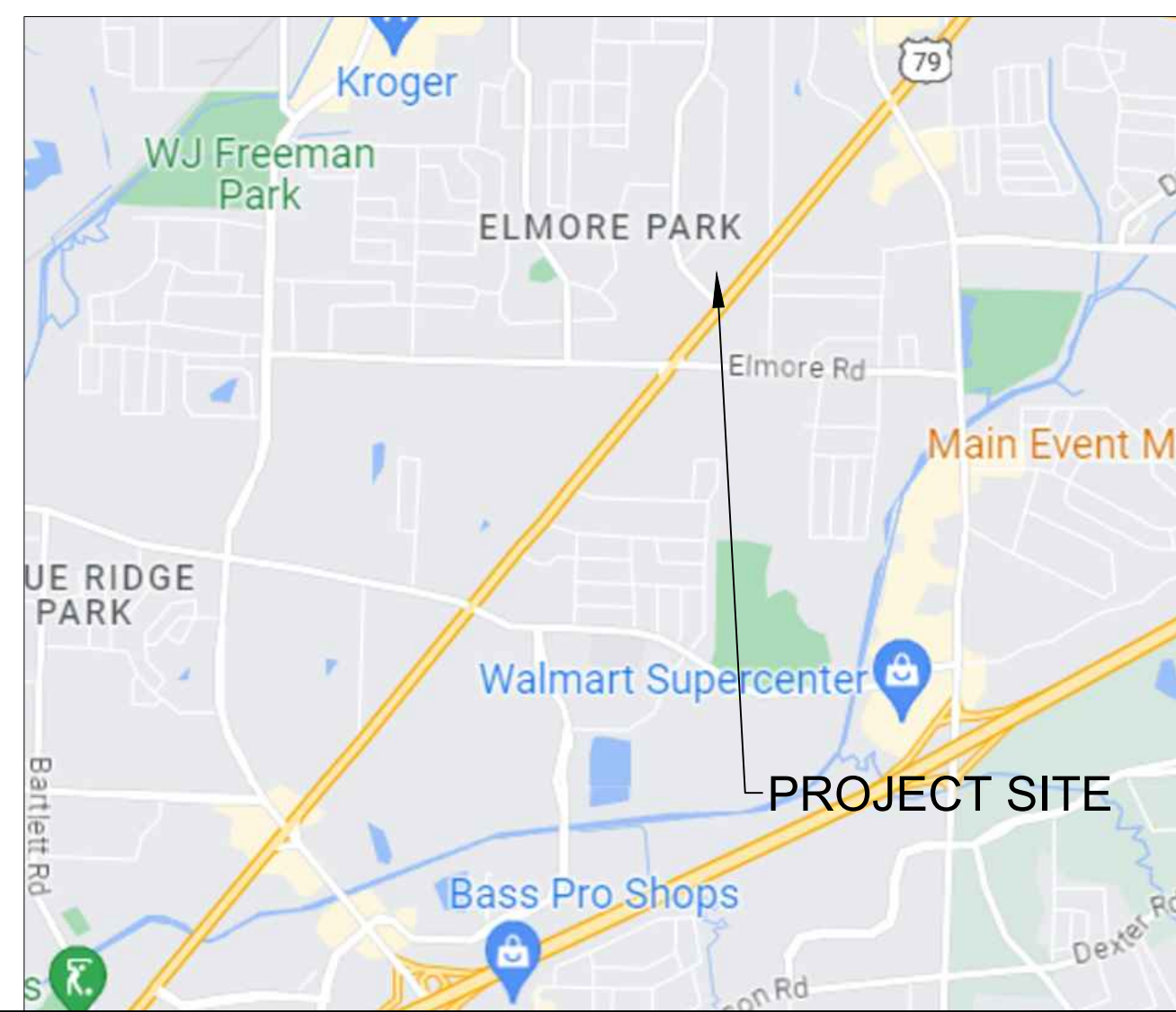
PARKING CALCULATIONS

Building Use Commercial Recreation Use/Sports Club	2.6 spaces per 1,000 sf	34,640 / 1,000	2.6 =	90 Spaces
Building Use Manufacturing and Commercial Establishments	1.02 spaces per 1,000 sf	34,640 / 1,000	1.02 =	35 Spaces Plus 51 spaces = 86 Spaces
Building Use Offices: General	2.55 spaces per 1,000 sf	34,640 / 1,000	2.55 =	89 Spaces
Building Use Retail Stores: Hardware	2.3 spaces per 1,000 sf	34,640 / 1,000	2.3 =	80 Spaces

POST-DEVELOPMENT PROPERTY COVERAGE

BUILDING =	34,640 SF	0.80 AC	28.9 %	
HD ASPHALT =	21669 SF	0.50 AC	18.1 %	
LD ASPHALT =	10500 SF	0.24 AC	8.8 %	
CONCRETE =	7430 SF	0.17 AC	6.2 %	Impervious = 61.9 %
PAVERS =	5762 SF	0.13 AC	4.8 %	
LANDSCAPE =	39975 SF	0.92 AC	33.3 %	Pervious = 38.1 %
				100.0 %

LOCATION MAP (NTS)



GREEN PAVERS

NTS

PROGRESS DRAWINGS
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Drawing Information		Revisions		Date
Project No.	23-039	No.	Name	
Drawn By	VKB			
Date	10-6-2023			
Checked By	KT			
Approved By	KT			

FLEX SPACE
SUMMER AVE

SITE PLAN

3.0