



City of Bartlett

David Parsons, Mayor

Municipal Planning Commission

AGENDA

Monday, June 3, 2024 — 6:30 p.m.

Bartlett City Hall Assembly Chamber

Opening Prayer

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

Minutes of the Monday, May 13, 2024 Meeting

NEW BUSINESS

Planned Development

1. Joyce's Gardens East, South of Old Brownsville Road & West of Springtree Drive (Gary Blume, Liberty Properties)

Construction Plan

2. Resubdivision of Part 1 of Lot 8 of Ferguson Subdivision, 2829 Bartlett Road (David Bray, The Bray Firm)

Final Plan

3. Resubdivision of Part 1 of Lot 8 of Ferguson Subdivision, 2829 Bartlett Road (David Bray, The Bray Firm)

Site Plan

4. Kirby Whitten Pharmacy, 3090 Kirby Whitten Road (David Bray, The Bray Firm)
5. Lopez Grill, 5653 Stage Road (David Bray, The Bray Firm)

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, June 3, 2024 - 6:30 P.M.
Bartlett City Hall Assembly Chamber
Staff Comments

NEW BUSINESS

Public Hearing

Planned Development

1. Joyce's Gardens East, South of New Brownsville Road & West of Springtree Drive (Gary Blume, Liberty Properties)

INTRODUCTION: Mr. David Bray with The Bray Firm is requesting Planning Commission approval of a favorable recommendation for a Planned Development. The subject property is located south of New Brownsville Road and west of Springtree Drive. It is within the "RS-15" Single Family Residential Zoning District.

BACKGROUND: The subject property is 3.241 acres located north of Old Brownsville Road, south of Joyce's Gardens Phase 1A Planned Development, east of Joyce's Gardens Phase 2 Planned Development, and west of Rockyford, Section A-2 Subdivision. The subject property will become an additional phase of the 27.107 acres, 42 lot planned residential subdivision approved as Joyce's Gardens Planned Development. Also, the subject property is a combination of the 2 lot Bartczak Subdivision approved by the Planning Commission in April 2021 but was never recorded and a landlocked parcel acquired from the Shelby County Tax Sale.

DISCUSSION: The specific request by the applicant is for Planning Commission approval of a favorable recommendation to the Board of Mayor and Aldermen for a Planned Development to allow an 8 lot addition on 3.241 acres of land with a common open space lot. The lot sizes will range from 13,358-square feet to 11,657-square feet. The proposed development will utilize the reduced lot sizes and building setbacks approved for the neighboring Joyce's Gardens Phase 2 Planned Development. The proposed building setbacks are as follows:

Proposed Setbacks

Front – 20 feet
30 feet along New Brownsville
Side – 5 feet
Rear – 20 feet

RS-15 Zoning District Setbacks

Front – 50 feet
Side – 12 feet
Rear – 35 feet

Storm water detention will be handled by a detention area in Phase 2. Common open space A will be a pocket park utilizing preserved trees. A Bartlett Standard Fence Section Plate 19C will be installed along the New Brownsville Road frontage of Lots 1, 4, 5, 6, 7, and 8.

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

Engineering Conditions:

General:

1. A Residential Site Plan contract will 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. All mark-ups and corrections shall be addressed on the revised plans.
6. Show location of subdivision concrete monuments to be installed as required by the subdivision ordinance.

Plan:

7. Lots 1, 4, 5, 6, 7, & 8, shall have no direct driveway access onto New Brownsville Rd.
8. Handicap ramps are required at street corners.
9. All COS shall be maintained by the Homeowners Association. This includes the detention basin and outlet structure.
10. Sidewalk table shall be added. Sidewalk on New Brownsville Road are 8 feet wide.
11. Sewer easement across Lot 4 to be shown.
12. No detention pond shown. If detention is to be accommodated by a previous Phase then the calculations must be shown to confirm that.
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 & 100-year storms.
14. Existing drainage along New Brownsville will need to be reworked in order to better accommodate proposed pipes and structures.

Planning Conditions:

1. The applicant shall add to the plat the required Bartlett Standard Fence Section Plate 19C along the New Brownsville Road frontage of Lots 1, 4, 5, 6, 7, and 8.
2. The applicant shall add street names for the future Construction Plan and Final Plan submittals.
3. The applicant shall include a tree survey with a tree table.
4. The applicant shall include a landscape plan for the common open space.
5. The applicant shall identify the location for the Post Office required cluster box to the final plat.
6. The applicant will need to add a note to the plat to deny driveway access to New Brownsville Road for Lots 1, 4, 5, 6, 7, and 8.
7. A note shall be added to the plat stating that the Joyce's Gardens Planned Development requires a homeowner's association to be formed to maintain all common amenities, landscaping, subdivision fence, subdivision sign, and other features.
8. Ownership and maintenance responsibilities of Common Open Space A shall be listed on the Plat.
9. The applicant shall attach the homeowner's association bylaws instrument number and the covenants and restrictions instrument number to the final plat.
10. The applicant shall obtain Design and Review Commission approval for the common open space amenities and subdivision signage.
11. 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.
12. The applicant shall be present at the corresponding Board of Mayor and Aldermen meetings to make decisions relative to any changes that may be suggested by the Board of Mayor and Aldermen.
13. Should the Planned Development be approved by the Board of Mayor and Aldermen, the applicant shall submit construction and final subdivision plans, along with a site plan application to the Design Review Commission for the common open space areas and the amenities to be installed in the common open space areas.

Construction Plan

2. Resubdivision of Part 1 of Lot 8 of Ferguson Subdivision, 2829 Bartlett Road (David Bray, The Bray Firm)

INTRODUCTION: Mr. David Bray with The Bray Firm is requesting Planning Commission approval of a Construction Plan for the re-subdivision of part of Lot 8

of the Ferguson Subdivision. The subject property is located at 2821-2835 Bartlett Road along the west side of Bartlett Road. The parcel is zoned "CG-MS" General Business District with Main Street Overlay.

BACKGROUND: On April 3, 2023, the Planning Commission approved the Master Plan application for the Resub of part of Lot 8 of the Ferguson Subdivision.

DISCUSSION: The specific request by the applicant is for the approval of a Construction Plan to subdivide the .997 acres into 3 buildable commercial lots. Lot 1 will be .415 acres, Lot 2 will be .332 acres, and Lot 3 will be .249 acres. Access to the subdivision will be from existing driveways on Bartlett Road. The construction plans for Lot 8 of Ferguson Subdivision include a preliminary plat, and 7,845 square feet of right-of-way dedication. The subdivision has existing sanitary sewer and water service.

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.

Plan:

5. The existing sewer services currently cross lot lines, both within the area being recorded and to neighboring businesses. Each lot must be separately and appropriately serviced and connected as part of this contract. Developer's engineer shall submit a plan showing new connections, service for Brad's (lot 8) currently crosses lot 1, this must be corrected as part of this contract.
6. Developer's engineer will be responsible for establishing if existing water services currently cross lot lines. Each lot must be separately and appropriately serviced and connected as part of this contract.

7. ROW dedication of 25' from the centerline will be required; this shall be called out as "To be dedicated to the City of Bartlett."
8. The existing fire hydrant on the east side of Bartlett Road shall be shown.
9. Fire protection must be approved by the City of Bartlett Fire Marshall.

Planning Conditions:

1. The applicant shall revise plat to utilize the Main Street Commercial Overlay building setbacks (Article VI.26) and 5-foot utility easements and comply with Zoning Ordinance.
2. Should the applicant add on to an existing structure or construct new buildings, the applicant may be required to use the Main Street Commercial Overlay for the Planning Commission and Design Review Commission site plans.
3. Should the applicant make any changes to an existing structure or construct new buildings, the applicant may need a Board of Zoning Appeals variance for building setbacks.
4. The applicant shall make application for Final Plans prior to legally recording this subdivision.
5. The commercial property owner will be responsible for landscape maintenance for each of the subdivision lots.
6. 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.

Final Plan

3. Resubdivision of Part 1 of Lot 8 of Ferguson Subdivision, 2829 Bartlett Road (David Bray, The Bray Firm)

INTRODUCTION: Mr. David Bray with The Bray Firm is requesting Planning Commission approval of a Final Plan for the re-subdivision of part of Lot 8 of the Ferguson Subdivision. The subject property is located at 2821-2835 Bartlett Road along the west side of Bartlett Road. The parcel is zoned "CG-MS" General Business District with Main Street Overlay.

BACKGROUND: On April 3, 2023, the Planning Commission approved the Master Plan application for the Resub of part of Lot 8 of the Ferguson Subdivision.

DISCUSSION: The specific request by the applicant is for the approval of a Final Plan to subdivide the .997 acres into 3 buildable commercial lots. Lot 1 will be .415 acres, Lot 2 will be .332 acres, and Lot 3 will be .249 acres. Access to the subdivision will be from existing driveways on Bartlett Road.

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.

Plan:

5. The existing sewer services currently cross lot lines, both within the area being recorded and to neighboring businesses. Each lot must be separately and appropriately serviced and connected as part of this contract. Developer's engineer shall submit a plan showing new connections, service for Brad's (lot 8) currently crosses lot 1; this must be corrected as part of this contract.
6. Developer's engineer will be responsible for establishing if existing water services currently cross lot lines. Each lot must be separately and appropriately serviced and connected as part of this contract.
7. ROW dedication of 25' from the centerline will be required; this shall be called out as "To be dedicated to the City of Bartlett."
8. The existing fire hydrant on the east side of Bartlett Road shall be shown.
9. Fire protection must be approved by the City of Bartlett Fire Marshall.

Planning Conditions:

1. The Final Plan/Plat for Lot 8 of the Ferguson Subdivision shows the C-G (Commercial General) building setbacks. In addition to 5-foot utility easements, the applicant may be required to add the Main Street Commercial Overlay setbacks (Article VI Section 26) to the plat should the applicant add on to an existing structure or construct new buildings.
2. Should the applicant add on to an existing structure or construct new buildings, the applicant may be required to use the Main Street Commercial Overlay for the Planning Commission and Design Review Commission site plans.

3. Should the applicant make any changes to an existing structure or construct new buildings; the applicant may need a Board of Zoning Appeals variance for building setbacks.
4. The commercial property owner will be responsible for landscape maintenance for each of the subdivision lots.
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

4. Kirby Whitten Pharmacy, 3090 Kirby Whitten Road (David Bray, The Bray Firm)

INTRODUCTION: Mr. David Bray with The Bray Firm is requesting Planning Commission approval of a revised Site Plan for the Kirby Whitten Pharmacy located at 3090 Kirby Whitten Road on Lot 3D of the Whitten Lakes Subdivision. It is within the "SC-1" Planned Unit Commercial Zoning District.

BACKGROUND: In June 2018, the Planning Commission approved the Final Plan for the Re-subdivision of Lot 3 of the Whitten Lakes Subdivision into four lots identified as Lots 3A, 3B, 3C, and 3D. In January 2019, the Planning Commission approved the Site Plan for Lot 3D to be developed as the Kirby Whitten Pharmacy. The specifics of the approved site plan were as follows:

Site Data	
Site Area:	.56-acres/24,393-square feet
Building Area:	1,849-square feet
Total Required Parking Spaces: (One (1) space for each two hundred (200) square feet)	9
Total Proposed Parking Spaces:	13
Handicap Accessible:	1 (1 Van Accessible)
Greenspace/Open space:	38%

DISCUSSION: The specific request by the applicant is for the approval of a revised Site Plan for the addition of 5 parking spaces to better serve the Kirby Whitten Pharmacy. Access to the lot will be from a shared access drive off Kirby Whitten Parkway. The specifics of the proposed revised site plan are as follows:

Site Data	
Site Area:	.56-acres/24,393-square feet

Building Area:	1,849-square feet
Total Required Parking Spaces: (One (1) space for each two hundred (200) square feet)	9
Total Proposed Parking Spaces:	18 (with additional 5 spaces)
Handicap Accessible:	1 (1 Van Accessible)
Greenspace/Open space:	35.1%

Recommendation: Approval with conditions.

Engineering Conditions:

General:

1. A SWPPP and a TDEC permit may be required and shall be submitted to TDEC and also to the City of Bartlett Engineering office.

Plan:

2. Inlet protection shall be added around inlet during the addition of the parking spots.
3. With the additional parking spots it will create additional discharge, the additional discharge must to be accounted for. These spots should be graded to drain or an additional outlet provided.
4. A swale shall be added to direct water from curb opening to proposed inlet. This shall be noted with slope percentage or spot elevations.
5. A revise grading and drainage plan shall be submitted as part of this plans set.

Planning Conditions:

1. The owner/applicant shall identify all utilities on site by contacting Tennessee One Call at 811 before commencing any site work.
2. 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. Lopez Grill, 5653 Stage Road (David Bray, The Bray Firm)

INTRODUCTION: Mr. David Bray with the Bray Firm is requesting a Planning Commission Approval of a revised Site Plan for the Lopez Grill restaurant. The subject property is located at the southwest corner of Stage Road at Shelby

Street at 5653 Stage Road within the "CG-MS" General Business with Main Street Overlay Zoning District.

BACKGROUND: In April 2021, the Planning Commission approved the Site Plan for the Lopez Grill restaurant. The specifics of the approved site plan were as follows:

Site Data	
Site Area:	0.797-acres/34,717.32-square feet
Proposed Total Building Area:	4,500-square feet
Total Required Parking Spaces (9.2 spaces per 1,000-sq.ft.)	41 (2 Handicap required)
Total Proposed Parking Spaces:	41 (2 Handicap required)
Handicap Accessible Proposed:	2 (2 ADA Van)
Regular Proposed:	39
Greenspace/Open space:	37.9%
Building Height:	One-story

In February 2024, Code Enforcement was on site for an inspection and observed the revised drive aisle and dumpster enclosure location. A stop work order was issued since the revised layout did not obtain both Planning Commission and Design Review Commission site plan approvals. In April 2024, the applicant went before the Board of Zoning Appeals and obtained a green/open space variance for 33.75% green/open space. The applicant agreed to relocate the dumpster enclosure out of the required 20 foot residential/commercial landscape, so that variance request was withdrawn.

DISCUSSION: The specific request by the applicant is for the Planning Commission approval of a revised Site Plan in order to relocate the dumpster enclosure and add pavement. The specifics of the revised site plan are as follows:

Site Data	
Site Area:	0.797-acres/34,717.32-square feet
Proposed Total Building Area:	4,500-square feet
Total Required Parking Spaces (9.2 spaces per 1,000-sq.ft.)	41 (2 Handicap required)
Total Proposed Parking Spaces:	41 (2 Handicap required)

Handicap Accessible Proposed:	2 (2 ADA Van)
Regular Proposed:	39
Greenspace/Open space:	34.6%
Building Height:	One-story

Recommendations: Approval with conditions

Engineering Conditions: None.

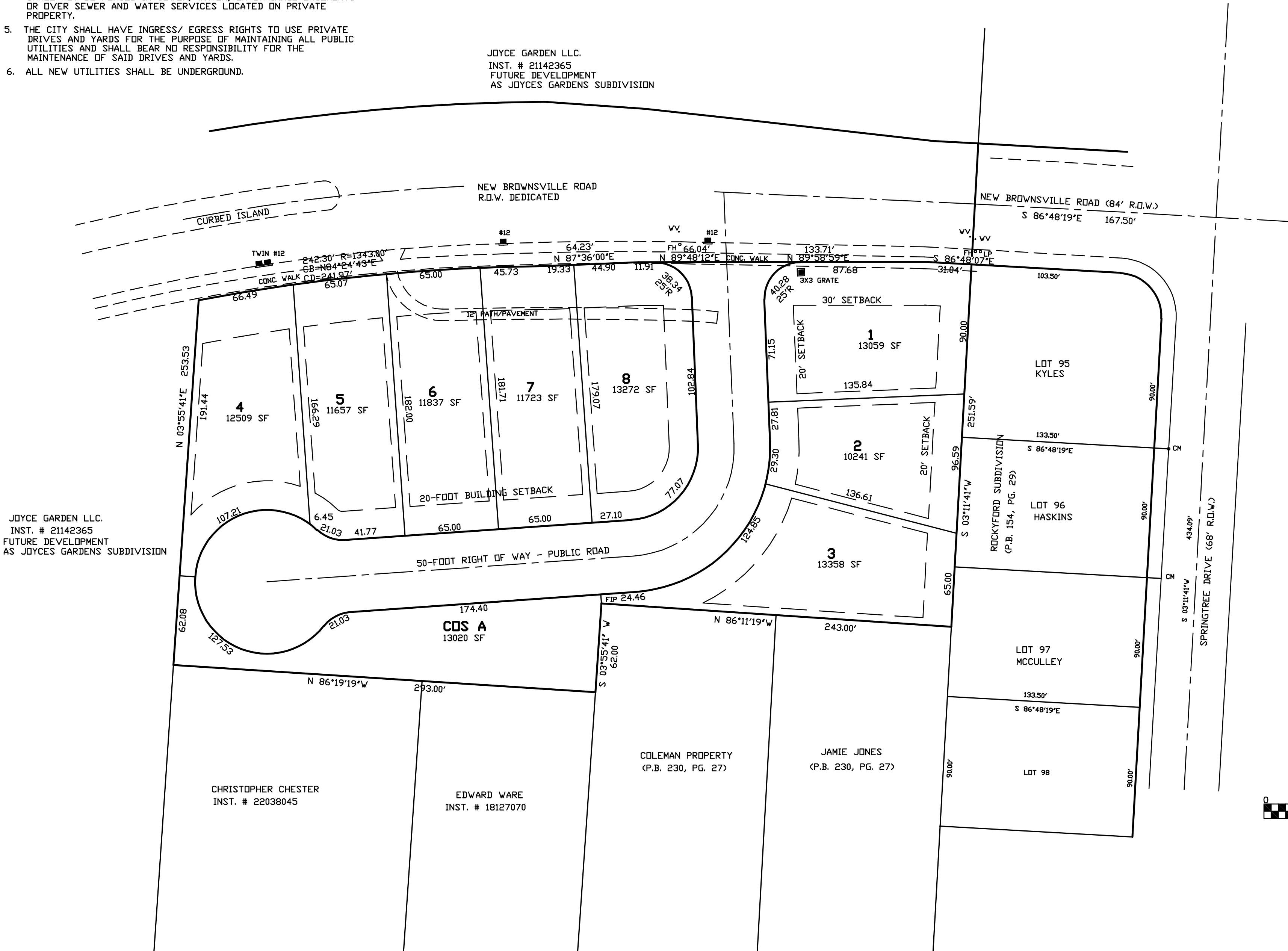
Planning Conditions:

1. The applicant shall remove the proposed planters from the proposed site plan and be replaced with curb and sidewalk.
2. Irrigation and maintenance is required for all planting on the landscape plan.
3. 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 elevation design, colors, and materials.
4. The owner/applicant shall identify all utilities on site by contacting Tennessee One Call at 811 before commencing any site work.
5. It is recommended that the owner/applicant attend the meeting in order to make decisions relative to any changes that may be suggested by the PC.

NOTES :

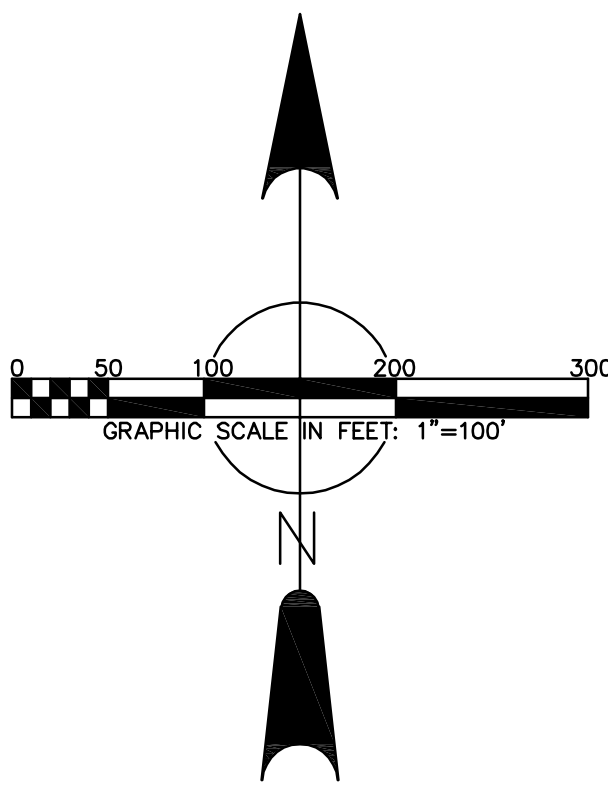
1. SETBACKS
A. MIN. FRONT- 30 FEET TO OLD BROWNSVILLE, 20 FEET TO INTERIOR ROAD
B. MIN. SIDE YARD 5 FEET
C. MIN. REAR- 20 FEET
2. THIS PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA PER FEMA FLOOD MAP #47157CDI90G DATED FEBRUARY 6, 2013.
3. IF SETTLEMENT OCCURS ALONG ANY OF THE THE PUBLIC EASEMENTS WITHIN THE PRIVATE PROPERTY, THE OWNER SHALL BE RESPONSIBLE FOR ALL REPAIRS. IN THE EVENT THAT "PUBLIC WORKS" HAS TO EXCAVATE TO REPAIR A LEAK IN A PUBLIC LINE, "PUBLIC WORKS" SHALL BE RESPONSIBLE FOR EXCAVATION, BACKFILL, COMPACTION AND BRINGING THE AFFECTED AREA UP TO GRADE WITH APPROPRIATE SUB-BASE MATERIAL, BUT THE OWNER SHALL BE RESPONSIBLE FOR ALL FINISH WORK INCLUDING, BUT NOT LIMITED TO ASPHALT, CONCRETE AND LANDSCAPING.
4. DRIVEWAYS AND OTHER PERMANENT STRUCTURES/IMPROVEMENTS SHALL NOT BE PLACED IN SEWER, WATER, OR DRAINAGE EASEMENTS OR OVER SEWER AND WATER SERVICES LOCATED ON PRIVATE PROPERTY.
5. THE CITY SHALL HAVE INGRESS/ EGRESS RIGHTS TO USE PRIVATE DRIVES AND YARDS FOR THE PURPOSE OF MAINTAINING ALL PUBLIC UTILITIES AND SHALL BEAR NO RESPONSIBILITY FOR THE MAINTENANCE OF SAID DRIVES AND YARDS.
6. ALL NEW UTILITIES SHALL BE UNDERGROUND.

JOYCE GARDEN LLC.
INST. # 21142365
FUTURE DEVELOPMENT
AS JOYCES GARDENS SUBDIVISION



LINE	BEARING	LENGTH
L1	S86°48'07"E	31.56'
L2	S03°43'30"E	80.22'
L3	S30°06'10"E	59.60'
L4	S19°48'51"E	62.79'
L5	S08°29'30"E	69.93'

CURVE	RADIUS	LENGTH	CHD. BRG	CHD LEN
C1	1343.00'	208.78	N54°49'47"E	208.57'
C2	1457.00'	996.94'	N69°58'42"E	977.61'
C3	593.00'	234.66'	S70°19'29"W	230.41'



PRELIMINARY PLAN

JOYCE'S GARDENS EAST PLANNED DEVELOPMENT
BARTLETT, TENNESSEE

LIBERTY PROPERTIES
8480 EAST ORCHARD RD. - SUITE 1100
GREENWOOD VILLAGE, CO 80111
DEVELOPER

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

DATE: MAY 2024 SCALE: 1"=50' LOTS: 8 3.241 (4.0 INCLUDING OLD BROWNSVILLE DEDICATION) ACRES ZONED: RS-15 PD

LOCATION OF EXISTING UNDERGROUND UTILITIES ARE APPROXIMATE AND ARE NOT NECESSARILY ALL OF SAME. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING THE APPROPRIATED UTILITY COMPANY TO DETERMINE THE EXACT LOCATION OF ALL UTILITIES AND/OR UNDERGROUND STRUCTURES PRIOR TO THE INITIATION OF ANY CONSTRUCTION. CONTRACTOR SHALL ALSO ASSUME FULL RESPONSIBILITY FOR DAMAGE TO ANY UTILITIES ENCOUNTERED WITHIN THE CONSTRUCTION PERIMETERS. FOR SITE LOCATION OF EXISTING UTILITIES INVOLVING MLLG, SOUTH CENTRAL BELL, AND/OR TEXAS GAS COMPANY, PLEASE CALL 1-800-351-1118. FOR SEWER SERVICE LOCATIONS, CALL 636-8025.

CONTRACTOR SHALL MAINTAIN ACCESS TO ALL PROPERTIES.

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

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

ALL SANITARY SEWER, INCLUDING SERVICE CONNECTIONS, WHICH HAS LESS THAN 15" CLEARANCE (OUTSIDE OF PIPES) WITH DRAINAGE OR IN FILLED AREAS SHALL BE CLASS 50 R.I.D. OR CONCRETE ENCASED 10" BOTH SIDES BY CROSSING ALL

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

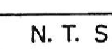
NO OTHER UTILITIES OR SERVICES MAY OCCUPY SANITARY SEWER
EASEMENTS IN PRIVATE DIRVES AND YARDS EXCEPT FOR CROSSINGS.

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

The document bearing this stamp has been reviewed by the City of Memphis Division of Engineering under authority delegated by the Tennessee Department of Environment and Conservation Division of Water Pollution Control. It is hereby approved for Construction by the City Engineer as evidence by his signature in the title block below.

Approval expires 1 year from approval date below.

This approval shall not be construed as creating a presumption of correct operation or as warranting by the City Engineer that the approved facilities will reach the desired goals.



0 25 50 100 150

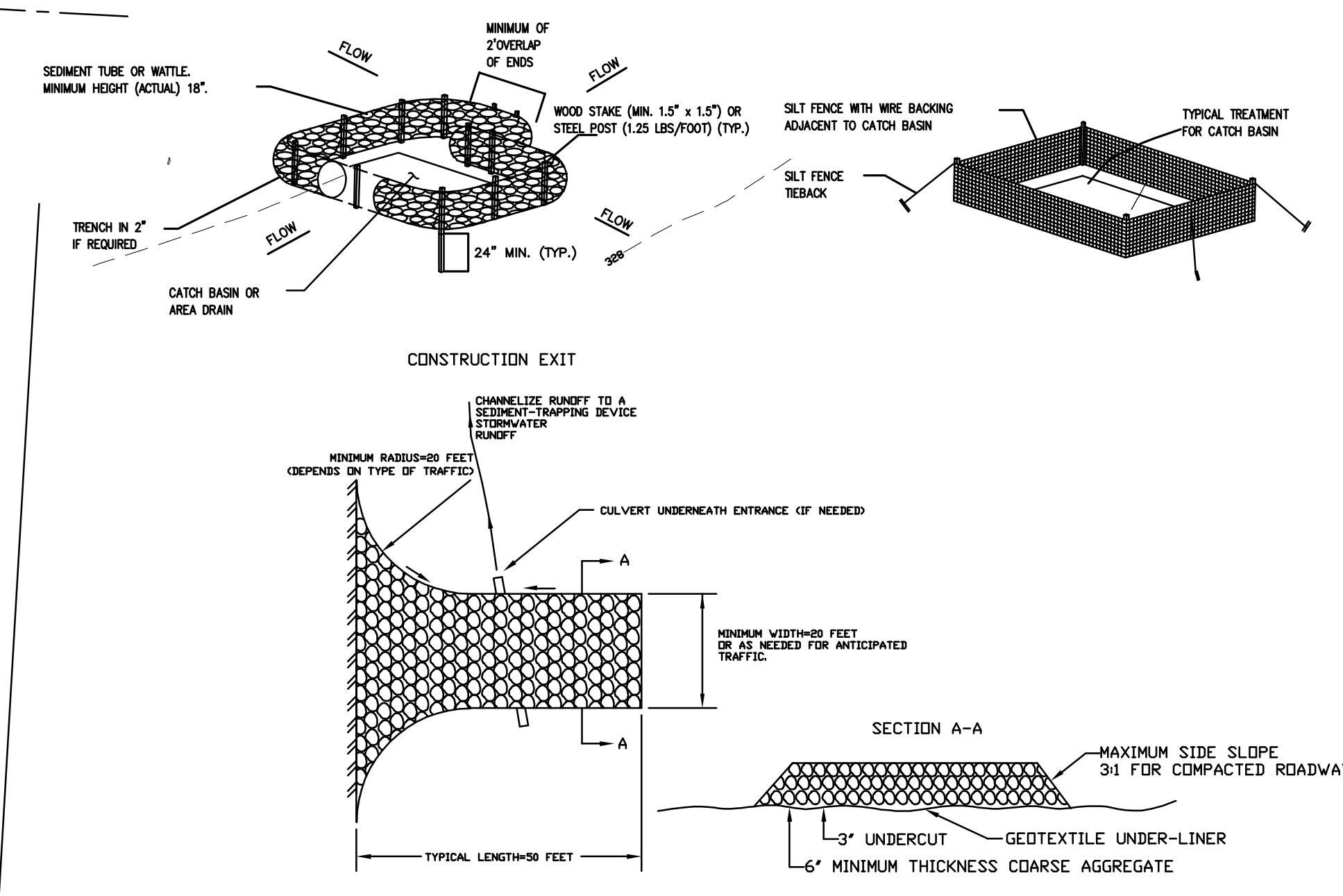
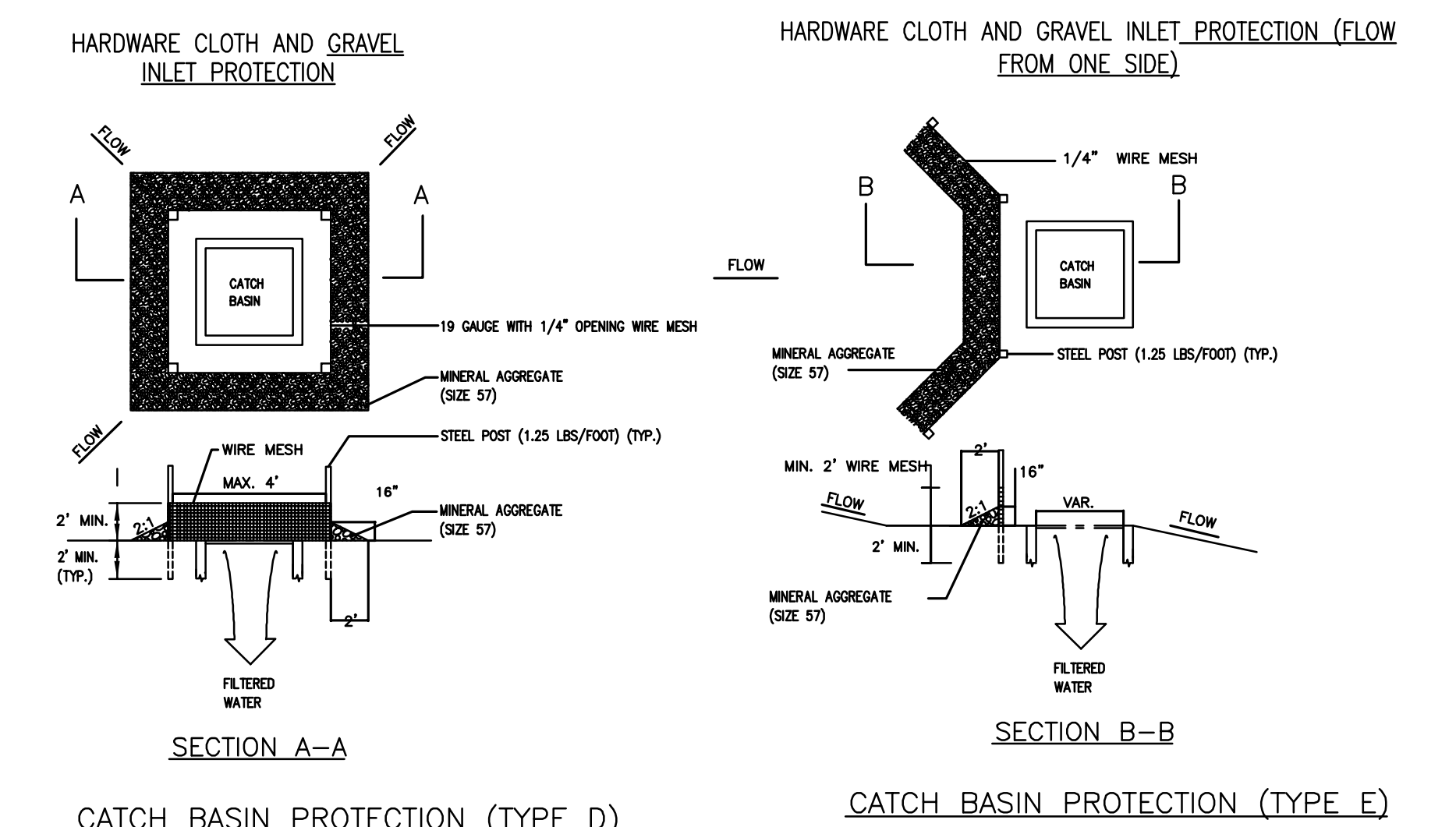
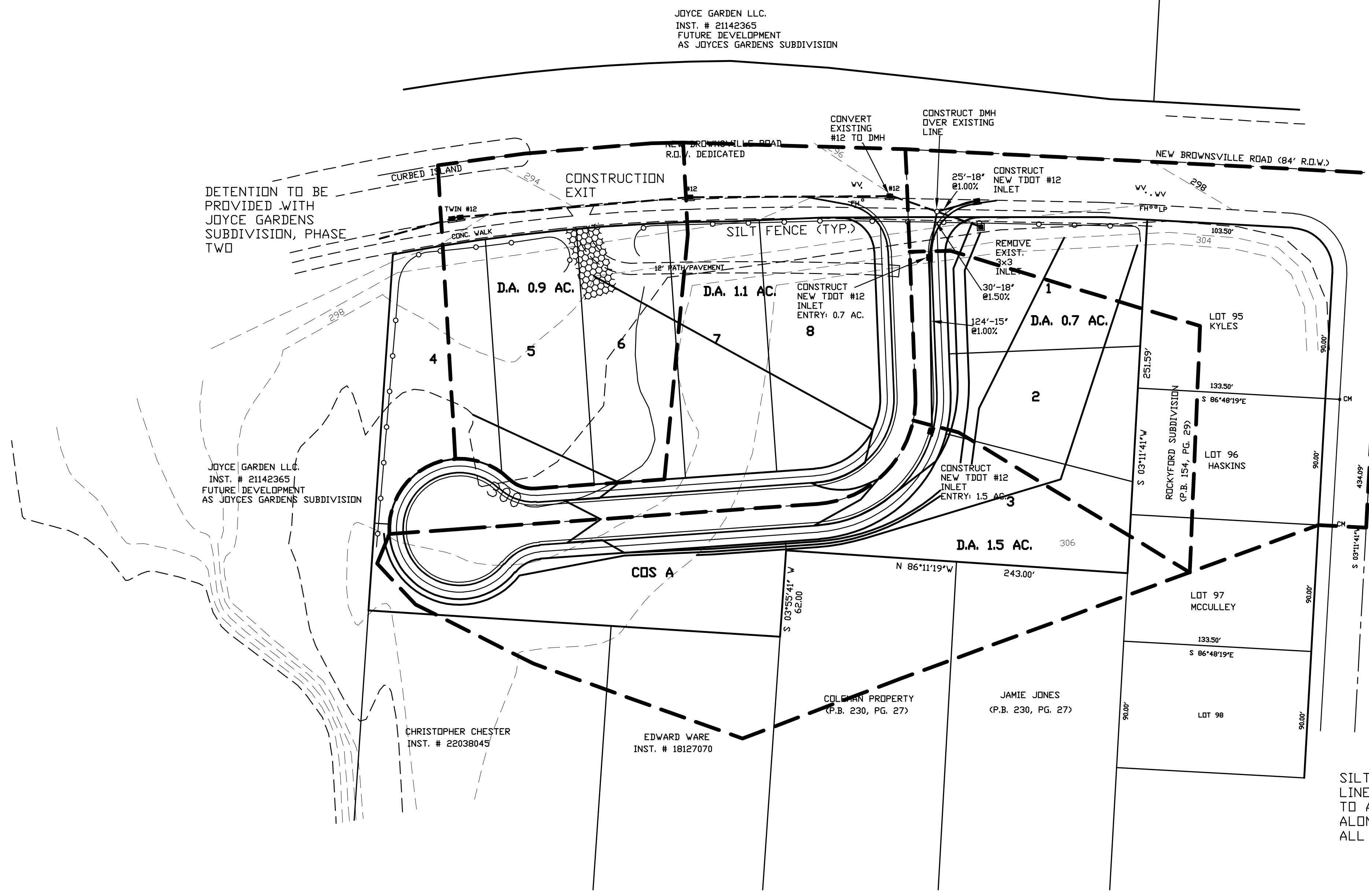
GRAPHIC SCALE IN FEET: 1"=50'

DEVELOPER: LIBERTY PROPERTIES
ENGINEER: THE BRAY FIRM

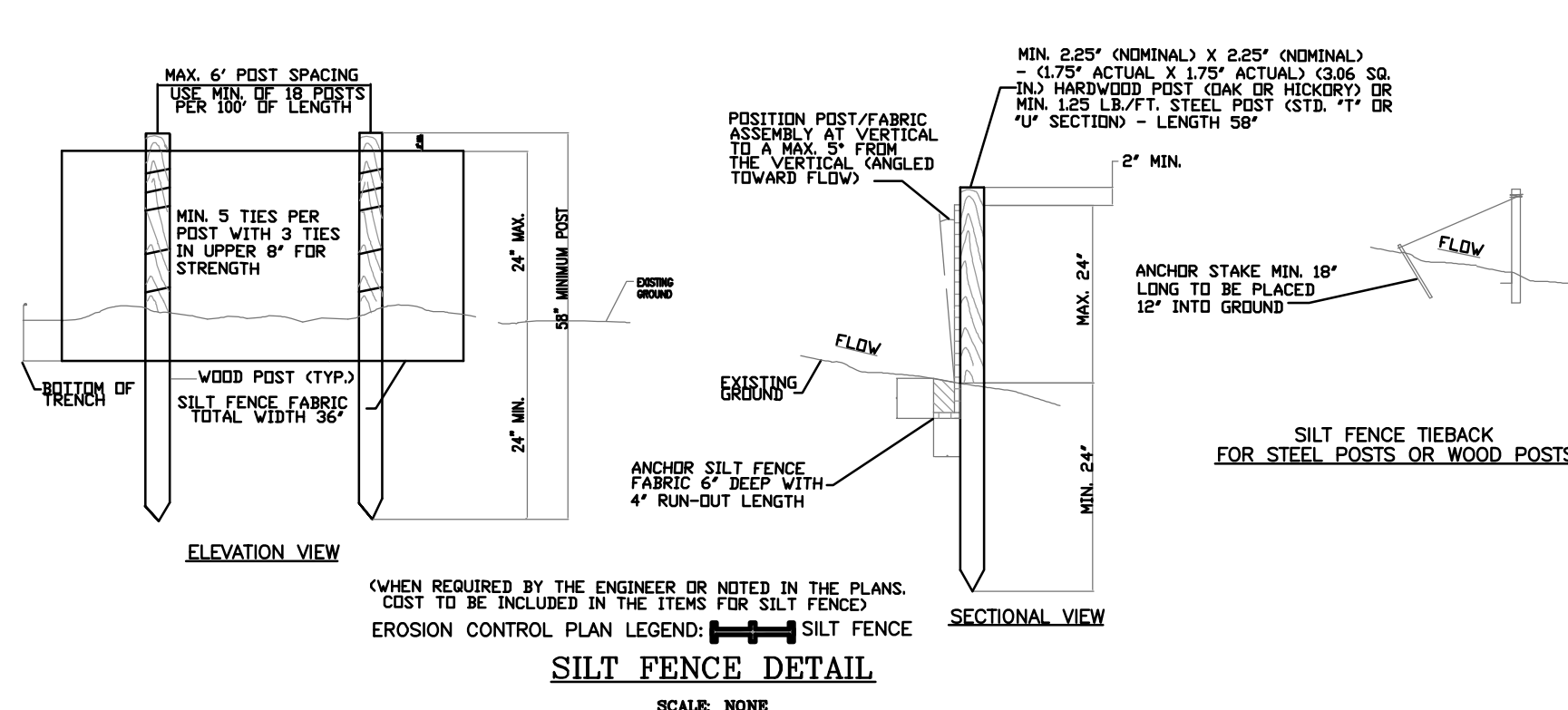
BARTLETT, TENNESSEE

SURVEY: TBF DATE: 8-2023 BOOK: _____

DESIGN: TBF DATE: 5-2024 SCALE 1"=50'



SILT FENCE ALONG PROPERTY LINES AS SHOWN. SILT FENCE TO ALSO BE INSTALLED ALONG CURB FRONTAGE OF ALL LOTS



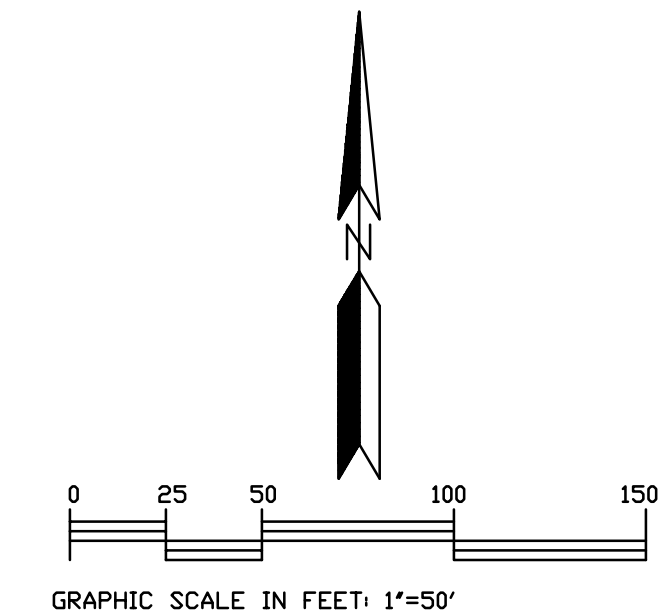
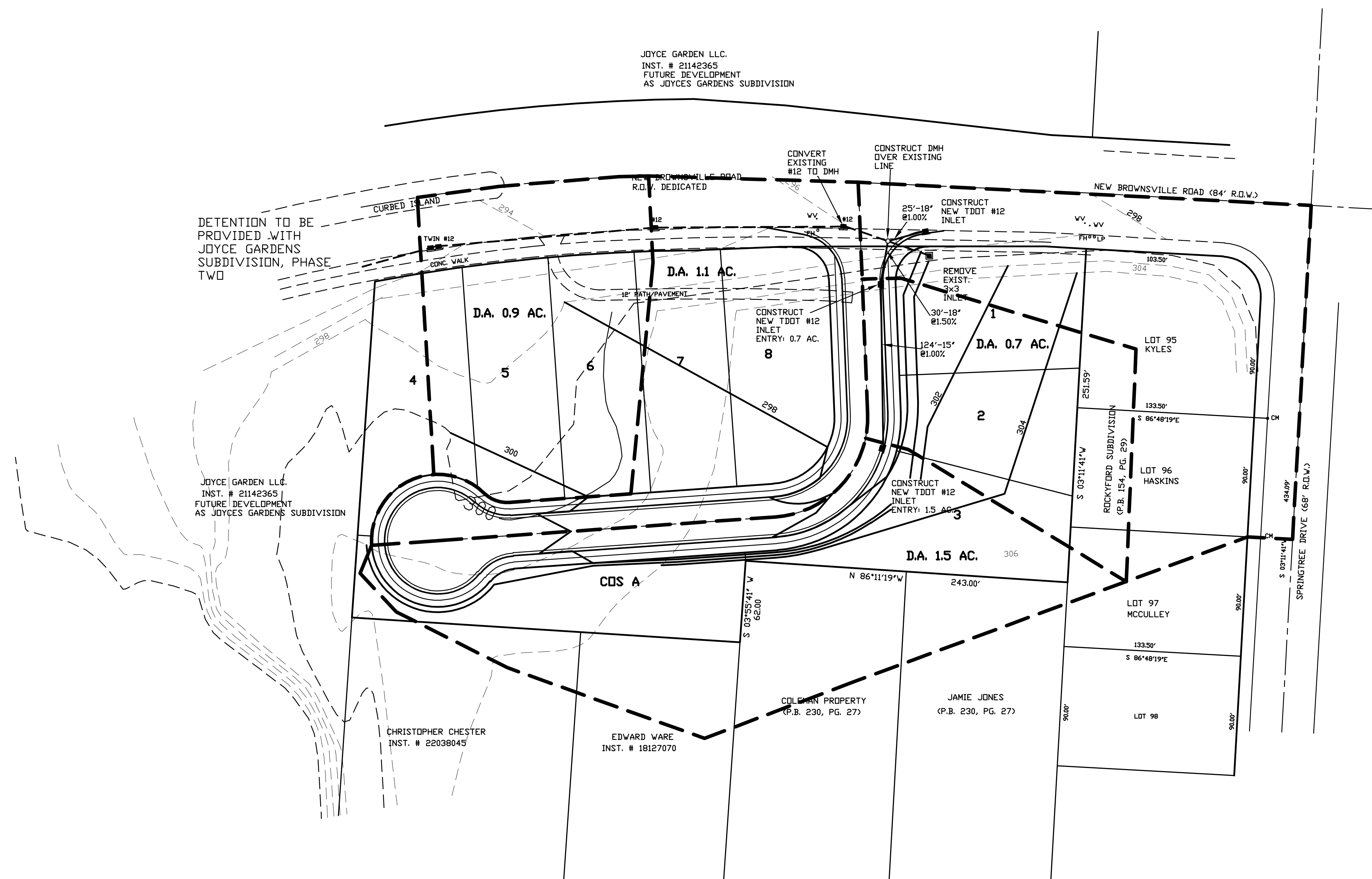
EROSION CONTROL NOTES:
1. EROSION AND SEDIMENT CONTROL MEASURES MUST BE IN PLACE AND FUNCTIONAL PRIOR TO COMMENCEMENT OF EARTH MOVING OPERATIONS.
2. ALL EROSION AND SEDIMENT CONTROL MEASURES MUST BE PROPERLY CONSTRUCTED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PROCESS.
3. CHECK ALL EROSION AND SEDIMENT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

REVISIONS		
ITEM NO.	DESCRIPTION OF CHANGE	DATE APPROVED
JOYCE'S GARDENS EAST PLANNED DEVELOPMENT		
DEVELOPER: LIBERTY PROPERTIES		
ENGINEER: THE BRAY FIRM		



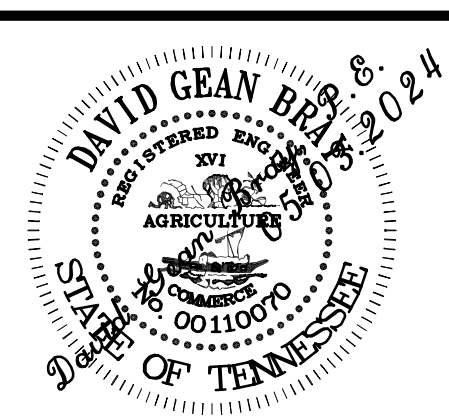
0 25 50 100 150
GRAPHIC SCALE IN FEET 1"=50'

DIVISION OF ENGINEERING
PRELIMINARY EROSION CONTROL PLAN
BARTLETT, TENNESSEE
SURVEY: TBF DATE: 8-2023 BOOK: _____
DESIGN: TBF DATE: 5-2024 SCALE 1"=50'



THIS PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD
HAZARD AREA PER FEMA FLOOD MAP #47157C0190G
DATED FEBRUARY 6, 2013.

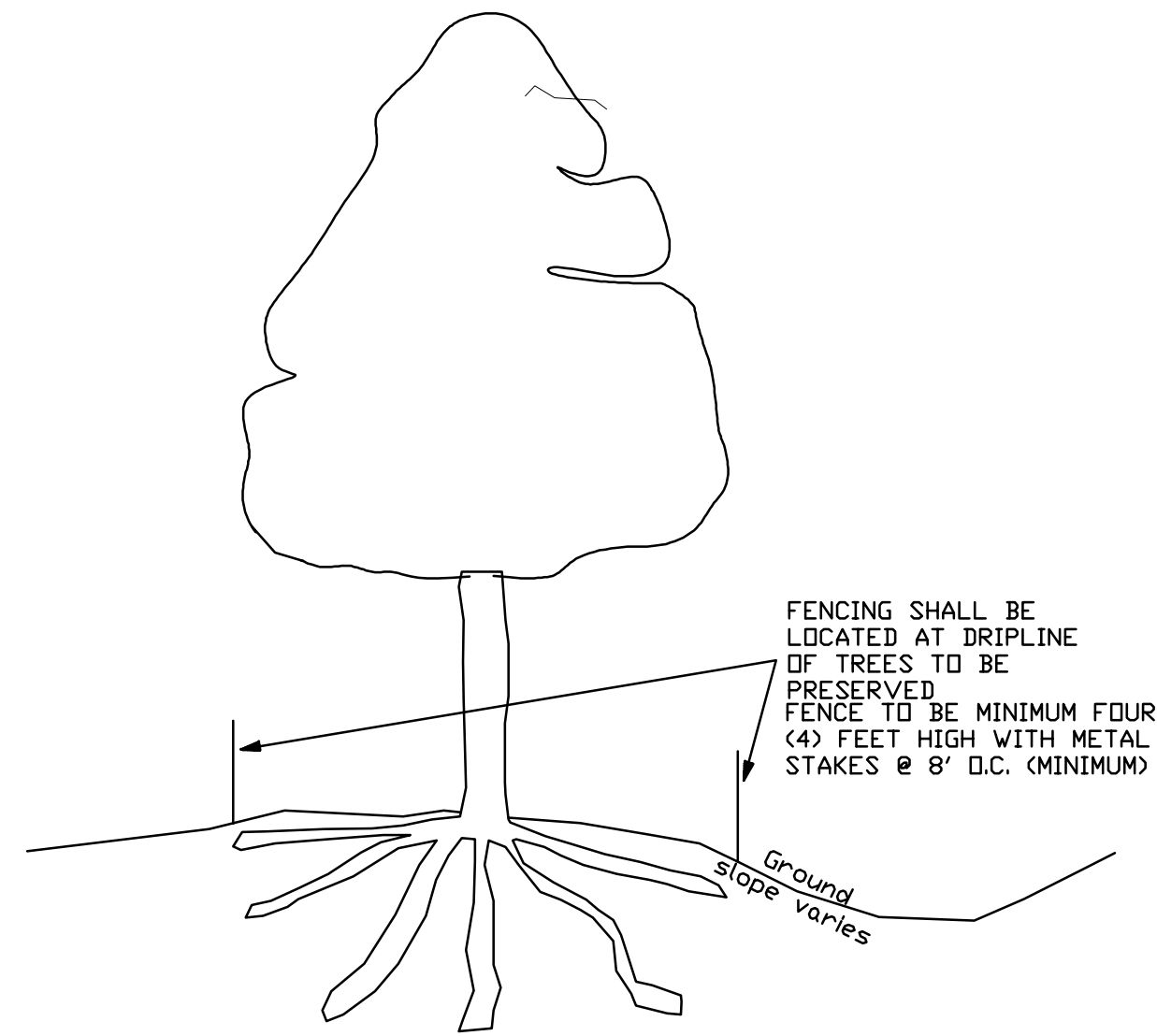
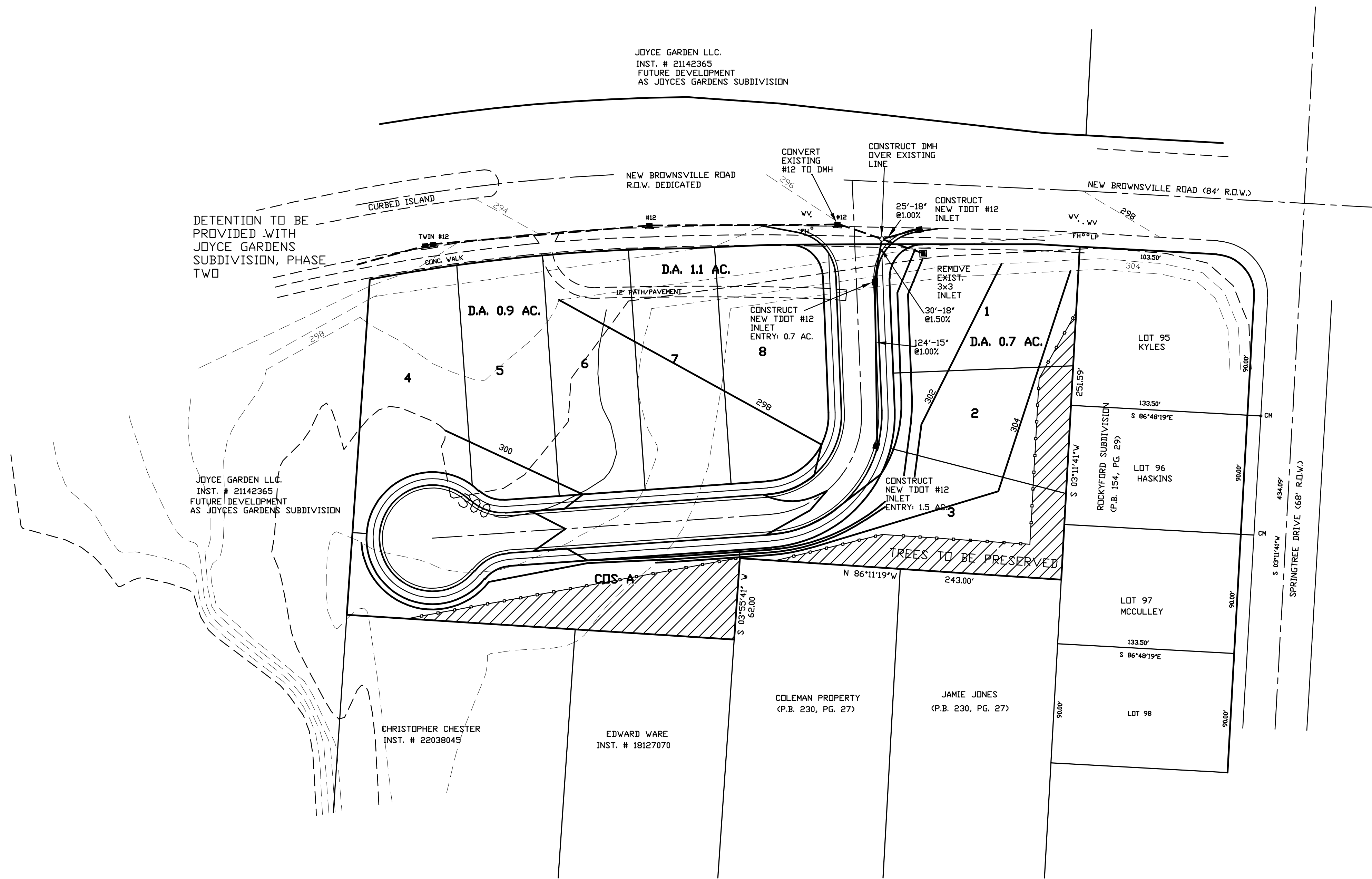
REVISIONS		
ITEM NO.	DESCRIPTION OF CHANGE	DATE APPROVED



JOYCE'S GARDENS EAST PLANNED DEVELOPMENT
DEVELOPER: LIBERTY PROPERTIES
ENGINEER: THE BRAY FIRM

DIVISION OF ENGINEERING
**PRELIMINARY GRADING
& DRAINAGE PLAN**

BARTLETT, TENNESSEE
SURVEY: TBF DATE: 8-2023 BOOK: _____
DESIGN: TBF DATE: 5-2024 SCALE: 1"=50'



LOCATION OF ORANGE PROTECTIVE FENCING
n.t.s.

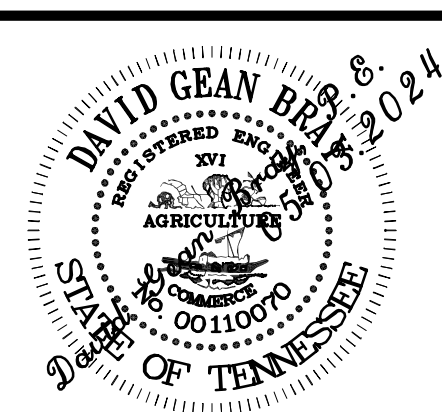
NOTES: NO CONSTRUCTION ACTIVITY OF ANY KIND MAY COMMENCE UNTIL PROTECTIVE FENCING HAS BEEN PLACED AROUND AREAS TO BE PRESERVED.

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

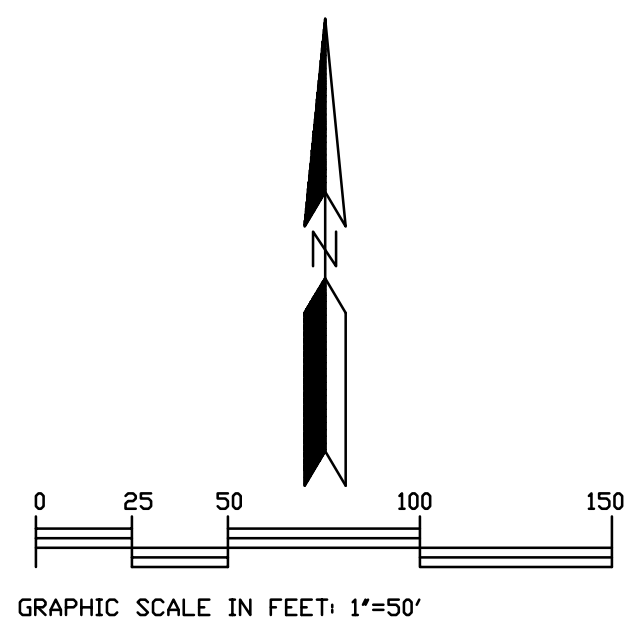
TREE FENCING TO BE INSTALLED PRIOR TO COMMENCEMENT OF CONSTRUCTION

THIS PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA PER FEMA FLOOD MAP #47157C0190G DATED FEBRUARY 6, 2013.

REVISIONS		
ITEM NO.	DESCRIPTION OF CHANGE	DATE APPROVED

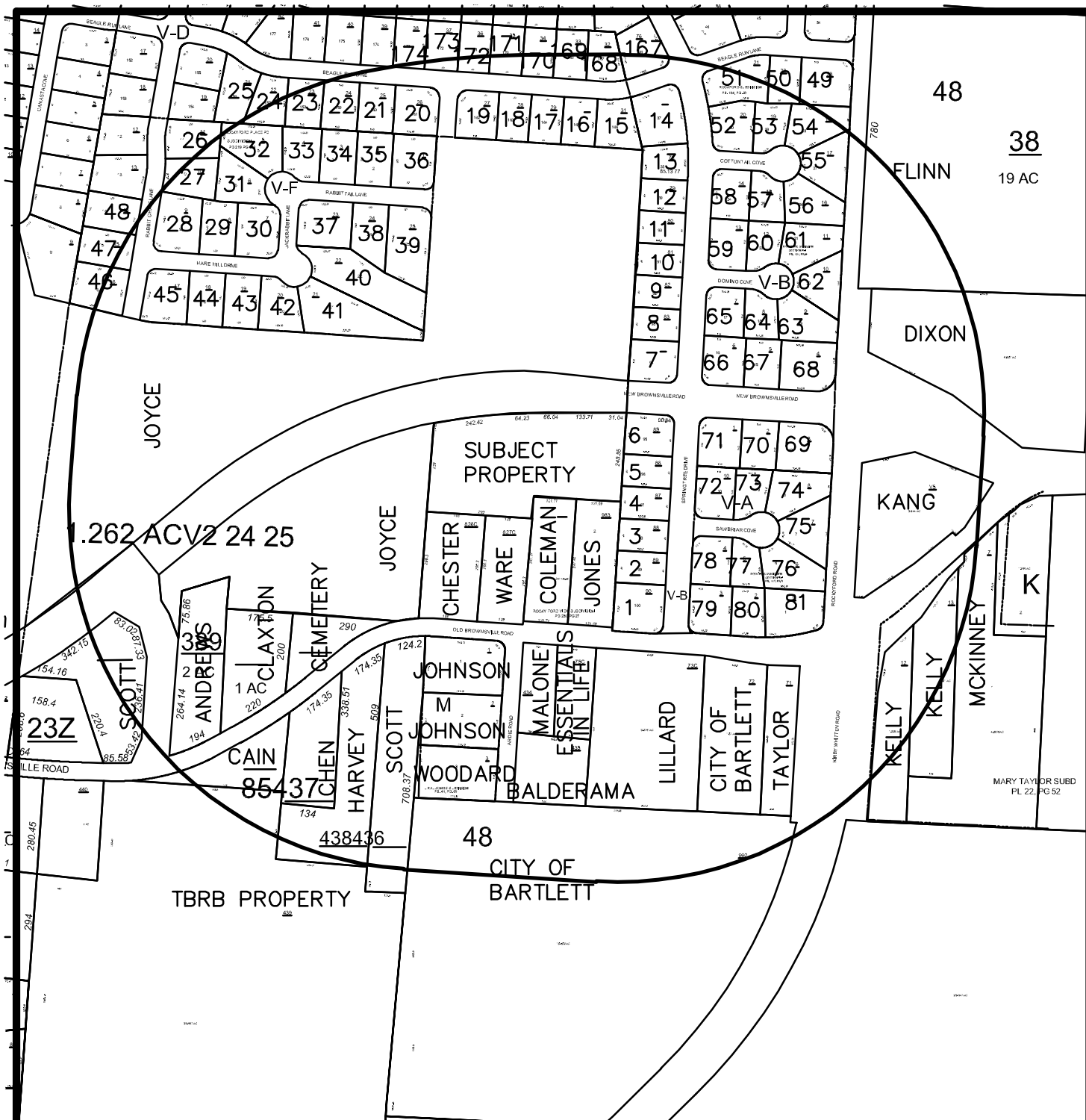


JOYCE'S GARDENS EAST PLANNED DEVELOPMENT
DEVELOPER: LIBERTY PROPERTIES
ENGINEER: THE BRAY FIRM



DIVISION OF ENGINEERING
PRELIMINARY TREE PROTECTION PLAN

BARTLETT, TENNESSEE
SURVEY: TBF DATE: 8-2023 BOOK: _____
DESIGN: TBF DATE: 5-2024 SCALE: 1"=50'



JOYCE'S GARDENS SUBDIVISION DEVELOPER- LIBERTY PROPERTIES

BARTLETT, TENNESSEE

PREPARED BY THE BRAY FIRM

LAND DEVELOPMENT SERVICES
2950 STAGE PLAZA NORTH
BARTLETT, TENNESSEE
MAY 2024

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

KEY

1. TOWNS
2. MAYO
3. SLAUGHTER
4. MCCULLEY
5. HASKINS
6. KYLES
7. RHEW
8. PRESTAGE
9. RITA HALLUM TRUST
10. ANDERSON
11. HILL
12. EASTON
13. WINTER
14. COLLINS
15. SFR 2014-TN LLC
16. PFEFFER
17. ESTES
18. SUTTON
19. LANE
20. ROHL
21. McMACKIN
22. OLIVER
23. BREAUT
24. TURNER
25. SUTTON
26. ABDULLAH
27. GOIKE
28. DANTZLER
29. STURGEON
30. SAMMONS
31. GAMBLE
32. GRIFFIN
33. WHITLEY
34. THOMAS
35. EATON
36. WICKER
37. JOSHUA
38. GOLDMAN
39. BLACKWELL
40. PATTERSON
41. BLASDEL
42. MILE HIGH
BORROWER 1 LLC
43. LEE
44. RICHARD
45. McNAIR
46. CHAMBERS
47. GUICE
48. GRIGGS
49. MILLER

50. GILMER
51. DYE
52. BUDDE
53. TEMPLETON
54. GORDON
55. PROGRESS RESID.
BORROWER 9 LLC
56. WATKINS
57. KHAY
58. AHAR-TN3 LLC
59. KAFFKA
60. WATSON
61. YANCEY RLT
62. WILLIAMS
63. DAVENPORT
64. LEET
65. DAVIDSON
66. McDANIEL
67. ARELLANO
68. KRAJEWSKI
69. FKH SFR PROPCO
B HLD LP
70. PROGRESS RESID.
BORROWER 9 LLC
71. GREENE
72. HARWOOD
73. TANNER
74. SMITH
75. HUNT
76. CARMEAN
77. WHITE
78. SIMMONS
79. SULLIVAN
80. BELL

Liberty Rents
8480 East Orchard Road
Suite 1100
Greenwood Village, CO 80111

The Bray Firm
2950 Stage Plaza North
Bartlett, TN 38134

Owner

Engineer

Debra Towns
4807 Springtree Dr.
Arlington, TN 38002

Joshua & Erin Mayo
4817 Springtree Dr.
Arlington, TN 38002

Essentials in Life LLC
6819 Old Brownsville Rd.
Arlington, TN 38002

Marva Jackson Malone
6819 Old Brownsville Rd.
Arlington, TN 38002

Lisa Balderama & Sammye Crawford
6821 Old Brownsville Rd.
Arlington, TN 38002-9746

City of Bartlett
6400 Stage Road
Bartlett, TN 38134

David & Judy Lillard
6450 Woodpark Cv.
Bartlett, TN 38135-2536

Evelyn Taylor
3560 Millard Rd.
Memphis, TN 38109-3748

Rita Hallum Trust
4895 Springtree Dr.
Bartlett, TN 38002-7427

Laura Easton
4919 Springtree Dr.
Arlington, TN 38002-8064

Mary Dixon & Willie Porter Jr.
4489 Billy Maher Rd.
Memphis, TN 38135-1119

George Flinn Jr.
6080 Mt Moriah Rd. Ext.
Memphis, TN 38115-2045

Terrell & Adrienne Kyles
4857 Springtree Dr.
Arlington, TN 38002-8065

Eddie & Stephanie Woodard
4761 Ardie Rd.
Arlington, TN 38002-9745

James Johnson & Patricia & Norma
Ware
4473 Ardie Road
Arlington, TN 38002-9745

Alfred V Jr. & Sandra Slaughter
4825 Springtree Dr.
Arlington, TN 38002

Kang K Kohen
10 Garden Spring Dr
Oakland, TN 38060

Joyce Gardens LLC
8480 E Orchard Rd
Ste 3000
Greenwood Village, CO 80111

Jeanette Johnson
6801 Old Brownsville Rd
Arlington, TN 38002

Collette Scott
6779 Old Brownsville Rd
Arlington, TN 38002

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

Wen- Wen Chen
7539 Willey Rd.
Germantown, TN 38138

Michael McKinney
8893 Valley Creek Drive
Arlington, TN 38002-4483

Mary Dixon
4489 Billy Maher Rd
Memphis, TN 38135

Thelma Cain
5325 Gloucester Ave.
Bartlett, TN 38135

TBRB Property Trust
9250 Davies Plantation Rd.
Bartlett, TN 38133-4249

Jennifer Bernero
4876 Springtree Dr
Arlington, TN 38002

FKH SFR PROPCO B HLD LP
1850 Parkway Pl
Ste. 900
Mariette, GA 30067-8261

Susan & Joseph Tanner
6880 Sawbriar Cv.
Arlington, TN 38002-7909

John Smith
6890 Sawbriar Cv.
Arlington, TN 38002-7909

Barron & Mandi Harwood
4840 Springtree Dr.
Arlington, TN 38002-4746

Robert & Sherlyn McCulley
4835 Springtree Dr.
Arlington, TN 38002-8065

Glenda Haskins
4843 Springtree Dr.
Arlington, TN 38002

Billie Hunt
6895 Sawbriar Cove
Bartlett, TN 38002

Brigitte & Michael Rhew
1700 Lakeview Dr.
Collierville, TN 38017

Kenny & Debra Prestage
4885 Springtree Dr.
Arlington, TN 38002-7427

Robert III & Rhonda Simmons
6871 Sawbriar Cv.
Arlington, TN 38002-7909

Andrew & Rachel Sweeney
4905 Springtree Dr
Bartlett, TN 38002

Mark & Kimberly Hill
2404 Tanasi Dr.
Apt. 101
Cordova, TN 38016-7670

Jerry & Debra Jenkins
6886 Old Brownsville Rd.
Arlington, TN 38002-7429

Jeremy & Emily Winter
4935 Springtree Dr.
Bartlett, TN 38002-8064

Timothy & Mattie Collins
4945 Springtree Dr.
Arlington, TN 38002-8064

Gregory & Deborah Porter
6820 Beagle Run Lane
Arlington, TN 38002-7413

Resident
4875 Springtree Dr
Arlington, TN 38002

Julie R Wiechert
6835 Beagle Run Ln
Arlington, TN 38002

Wendell & Regina Payne
6794 Beagle Run Lane
Arlington, TN 38002-7415

Don & Mary Pfeffer
6825 Beagle Run Ln
Arlington, TN 38002

Brett W & Amie Estes
6815 Beagle Run Lane
Arlington, TN 38002-7414

Timothy & Heather McMackin
6767 Beagle Run Lane
Arlington, TN 38002-8042

Rocky & Holly Oliver
6757 Beagle Run Lane
Arlington, TN 38002-8042

Stephen G Jr & Balerie Breault
6747 Beagle Run Lane
Arlington, TN 38002-8042

Tammy Turner
6737 Beagle Run Lane
Arlington, TN 38002

Jason & Amy Sutton
6729 Beagle Run Lane
Arlington, TN 38002-8042

Teresa Sutton
6805 Beagle Run Lane
Arlington, TN 38002

John & Diane Lane
6797 Beagle Run Lane
Arlington, TN 38002

Sumeh Abdullah
4926 Rabbit Chase Lane
Arlington, TN 38002

Jason & Misty Goike
4916 Rabbit Chase Lane
Arlington, TN 38002-4748

Darin & Phyllis Dantzler
4904 Rabbit Chase Lane
Arlington, TN 38002

John Sturgeon
6712 Hare Hill
Arlington, TN 38002

Edgar & Donna Sammons
6724 Hare Hill Dr.
Arlington, TN 38002-4845

Nicole & Joshua Gamble
4917 Jack Rabbit Lane
Arlington, TN 38002-8377

Venita Griffin
6728 Rabbit Tail Lane
Bartlett, TN 38002-8375

Alice Whitley
6736 Rabbit Tail Lane
Arlington, TN 38002-8375

Michael & Rachel Thomas
6746 Rabbit Tail Lane
Arlington, TN 38002-8375

Eddie & Pamela Eaton
1758 Desoto Cove
Southaven, MS 38671

Timothy & Dee Mitchell
6884 Domino Cv
Arlington, TN 38002

Wilfred & Yolanda Joshua
6765 Rabbit Tail Lane
Arlington, TN 38002

Marie & James Godlman
6755 Rabbit Tail Lane
Arlington, TN 38002-8374

Charles & Caroline Blackwell
6743 Rabbit Tail Lane
Arlington, TN 38002-8374

Matt & Heather Davidson
4890 Springtree Dr.
Arlington, TN 38002-8054

Jordan & Silvia Estes
6779 Beagle Run Ln
Bartlett, TN 38002

Andrew Duerr & Marie Bongar
6766 Rabbit Tail Ln
Bartlett, TN 38002

JM Pat Patterson Sr Children's Trust
FBO Judith P McKnight
4385 Poplar Ave
Memphis, TN 38117-3715

Chance Blasdel
6739 Hare Hill Dr.
Bartlett, TN 38002-4846

Mile High Borrower 1 (Core) LLC
P. O. Box 4090
Scottsdale, AZ 85261-4090

Donald Chambers
4881 Rabbit Chase Lane
Arlington, TN 38002

Kizzy Guice
4893 Rabbit Chase Lane
Arlington, TN 38002

Terrance Griggs & Lakeisha Walker
4903 Rabbit Chase Lane
Arlington, TN 38002-7422

James & Ruby Lee
6721 Hare Hill Dr.
Arlington, TN 38002

Resident
4898 Jackrabbit Ln
Bartlett, TN 38002

Bryan Maxwell
6875 Domino Cv
Arlington, TN 38002

Jimmy & Sandra Richard
6711 Hare Hill Dr.
Arlington, TN 38002

J D & Annie Kelley
6945 Old Brownsville Rd
Arlington, TN 38002

Larry & Mabel Claxton
6750 Old Brownsville Rd
Arlington, TN 38002

Lucas & Haley McNair
6697 Hare Hill Dr.
Arlington, TN 38002

D'arcy A Deveaux
6865 Beagle Run Ln
Bartlett, TN 38002

Lutrell Rebecca Revocable Trust
6883 Cottontail Cv
Arlington, TN 38002

Rhonil & Coleen Gabor
4854 Springtree Dr
Bartlett, TN 38002

Terry & Carolyn Miller
6885 Beagle Run Lane
Arlington, TN 38002-7411

Kevin & Lesley Gilmer
12157 Brooks Village Dr.
Arlington, TN 38002-8474

James & Sarah McCutcheon
6881 Sawbriar Cv
Bartlett, TN 38002

Jessica & Troy Budde
4940 Springtree Dr.
Arlington, TN 38002

Donald & Maria Templeton
6872 Cottontail Cv.
Arlington, TN 38002-7906

James & Donna Gordon
68825 Cottontail Cv.
Arlington, TN 38002

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

Freddie Lee Andrews
4201 Monterey Dr
Memphis, TN 38002

Seam & Meng Khay
6873 Cottontail Cv.
Arlington, TN 38002

Herald & Pamela Kaffka
6864 Domino Cv.
Arlington, TN 38002

Rachel & Bryan Watson
6874 Domino Cv.
Arlington, TN 38002-7915

Resident
6889 New Brownsville Rd
Bartlett, TN 38002

Steven & Stephanie Williams
6889 Domino Cove
Arlington, TN 38002-7915

Edward & Trudy Davenport
6885 Domino Cove
Arlington, TN 38002-7915

Progress Residential Borrower 3 LLC
P.O. Box 4090
Scottsdale, AZ 85261-4090

Ashlia McDonald
6776 Beagle Run Lane
Arlington, TN 38002

Jeffrey & Connie Bell
6880 Old Brownsville Rd.
Arlington, TN 38002-7429

Jeri Raburn& Neal & Emily Thompson
6810 Beagle Run Lane
Bartlett, TN 38002-7413

Michael & Robin Yarbrough
6800 Beagle Run Lane
Arlington, TN 38002-7413

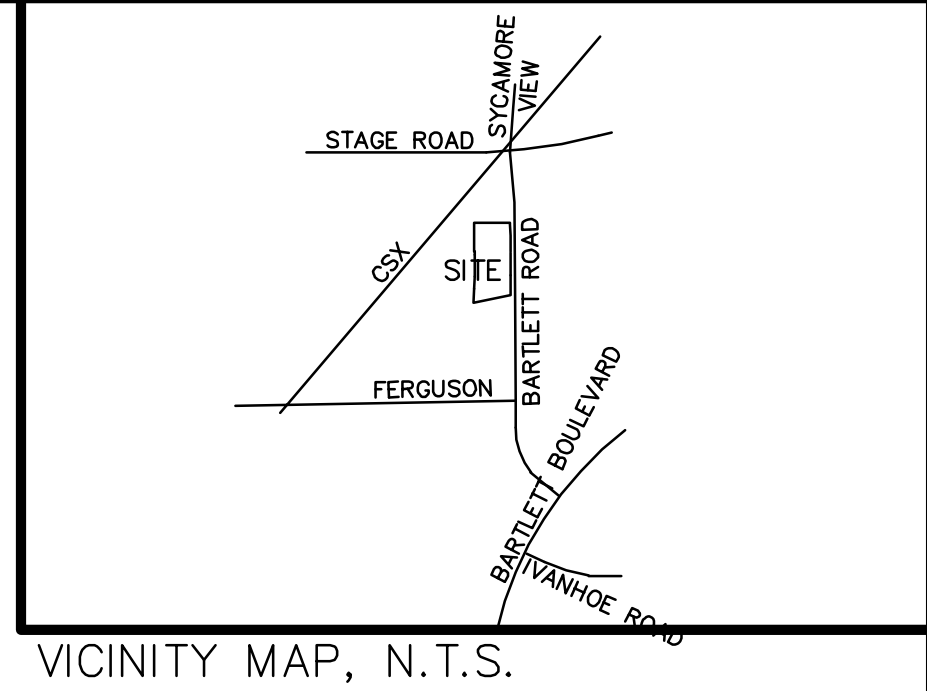
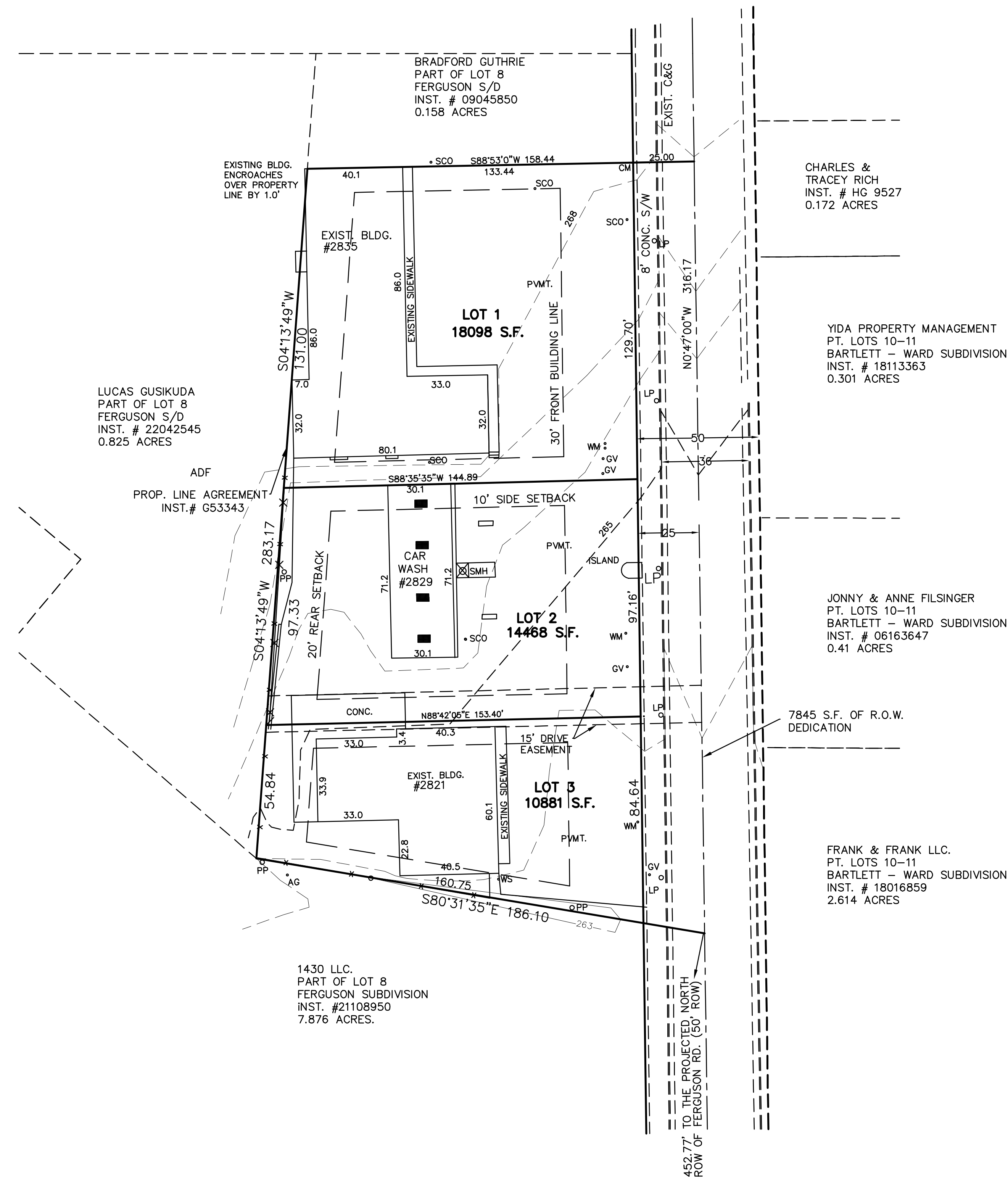
Michael & Susan Rye
6830 Beagle Run Lane
Bartlett, TN 38002

Kevin & Detricia Sullivan
4806 Springtree Dr.
Arlington, TN 38002

Timothy & Amy McCaffery
4973 Springtree Dr.
Arlington, TN 38002-7426

Courtney Carmean
6891 Sawbriar Cove
Arlington, TN 38002

Roscoe Langford & Debra Cupps (RS)
6786 Beagle Run Lane
Arlington, TN 38002-7415



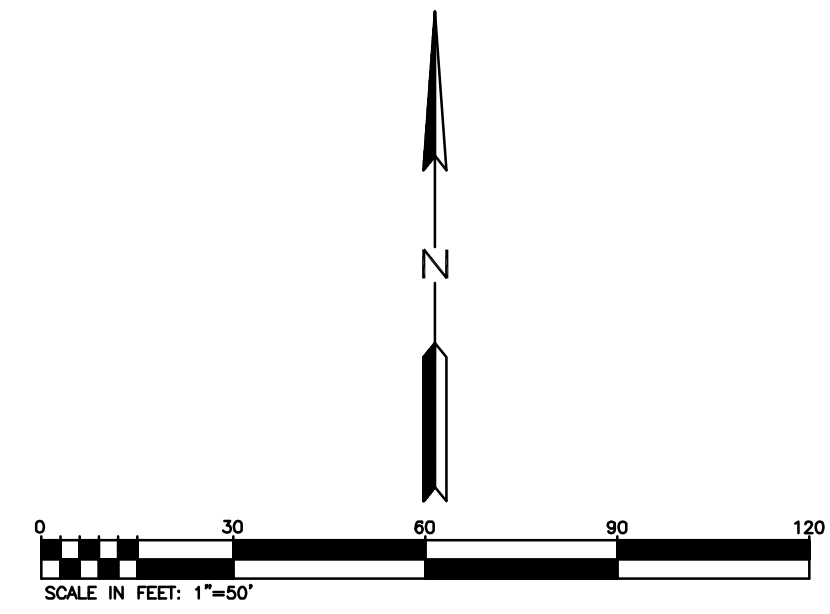
TREE PLAN – NO EXISTING TREES ON SITE
NO PROPOSED GRADING.
NO LAND DISTURBANCE
SEWER SERVICES EXISTING.
WATER SERVICES EXISTING
NO ROADWAY IMPROVEMENTS

NOTE: THIS PROPERTY DOES NOT LIE WITHIN
THE 100 YEAR FLOOD HAZARD PER F.E.M.A.
MAP NUMBER 47157C0303G
DATED FEBRUARY 6, 2013

REVISIONS		
ITEM NO.	DESCRIPTION OF CHANGE	DATE APPROVED

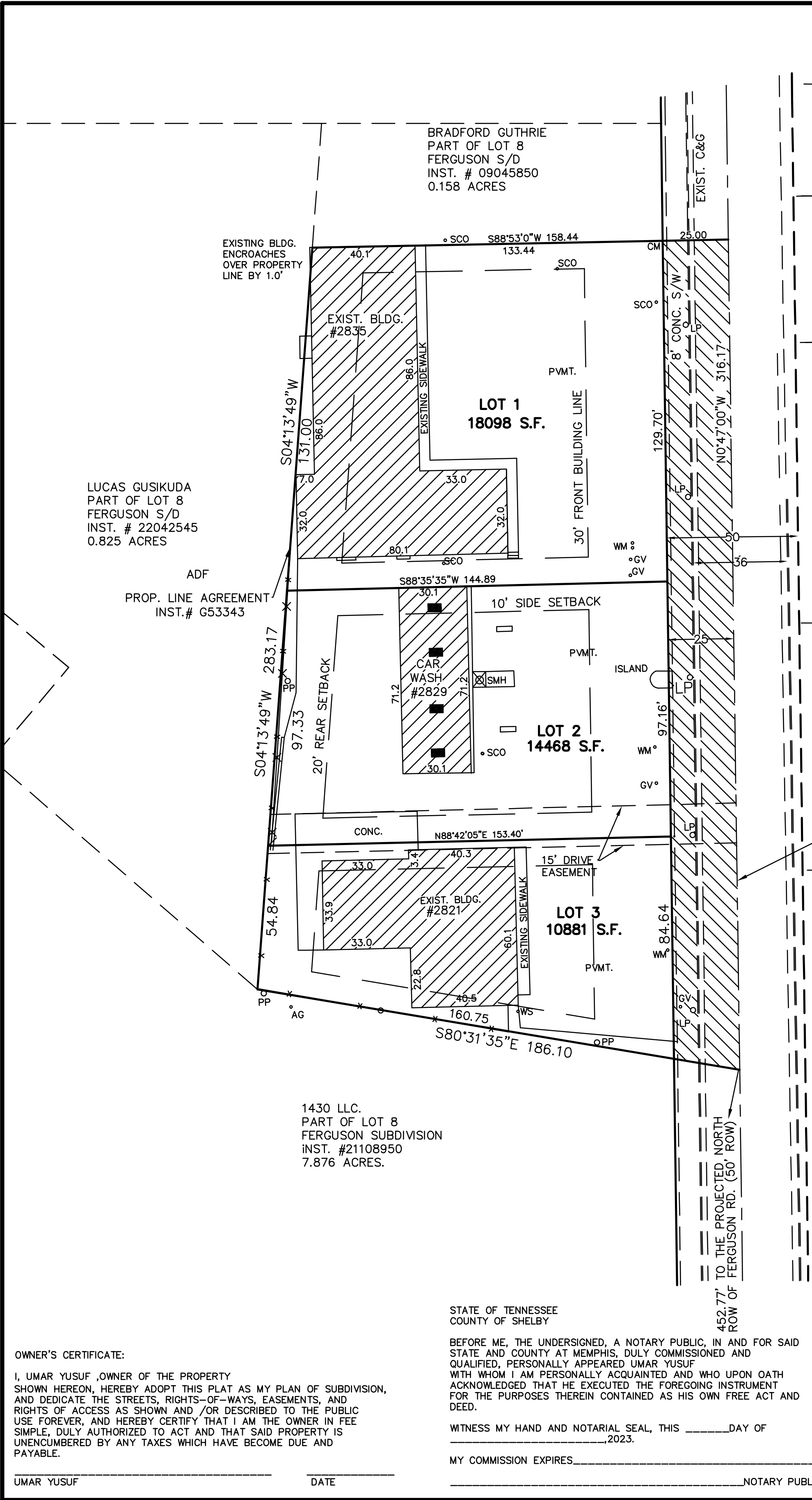


Re-Subdivision of Part of Lot 8
Ferguson Subdivision (unrecorded)
DEVELOPER: UMAR YUSUF
ENGINEER: THE BRAY FIRM



SHEET 1 OF 1
DEPARTMENT OF ENGINEERING
CONSTRUCTION PLAN

BARTLETT, TENNESSEE
SURVEY: TBF DATE: 1-2023 BOOK: _____
DESIGN: TBF DATE: 2-2023 SCALE: 1"=30'



CERTIFICATE OF SURVEY:

I, TIMOTHY A. SULLIVAN, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND I HAVE SURVEYED THE LANDS EMBRACED WITHIN THE PLAT DESIGNATED AS RE-SUB OF PART OF LOT 8, FERGUSON S/D, A SUBDIVISION ALL LYING WITHIN THE CORPORATE LIMITS OF THE CITY OF BARTLETT, TENNESSEE, THAT SAID PLAT IS A TRUE AND CORRECT PLAT OF THE LANDS EMBRACED THEREIN, SHOWING THE SUBDIVISION THEREOF IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF BARTLETT, TENNESSEE. I FURTHER CERTIFY THAT THE SURVEY OF THE LANDS EMBRACED WITHIN SAID PLAT HAS BEEN CORRECTLY MONUMENTED IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF BARTLETT, TENNESSEE.

IN WITNESS WHEREOF, I, TIMOTHY A. SULLIVAN, SURVEYOR, HEREUNTO SET OUT HAND AND AFFIX MY SEAL THIS 3RD DAY OF FEBRUARY 2023.

Timothy A. Sullivan, R.L.S.
REGISTERED LAND SURVEYOR
STATE OF TENNESSEE
CERTIFICATE NO. 2109023

CHARLES &
TRACEY RICH
INST. # HG 9527
0.172 ACRES

YIDA PROPERTY MANAGEMENT
PT. LOTS 10-11
BARTLETT - WARD SUBDIVISION
INST. # 18113363
0.301 ACRES

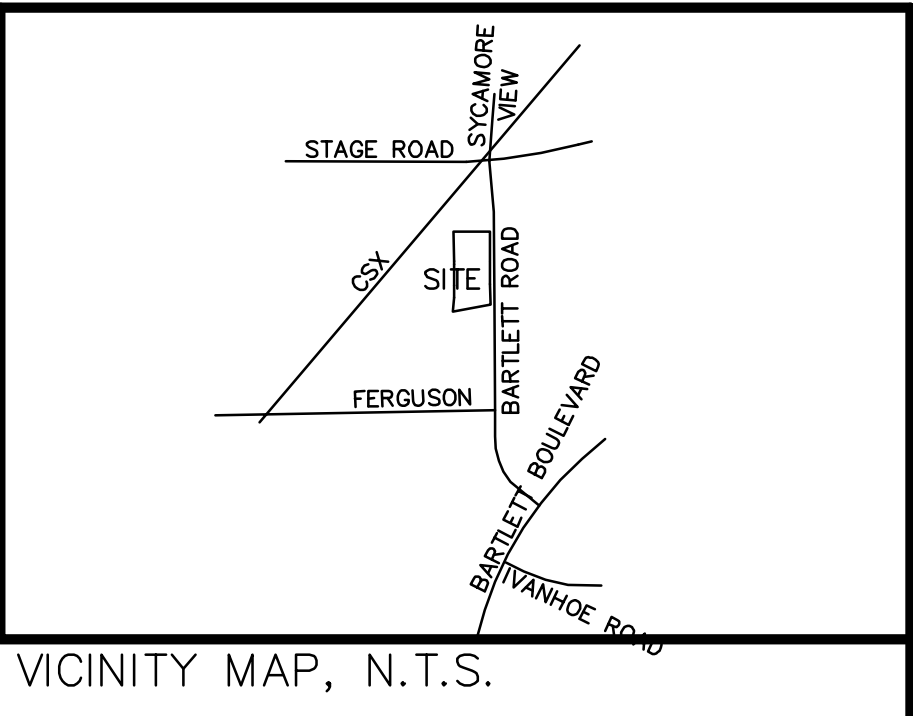
JONNY & ANNE FILSINGER
PT. LOTS 10-11
BARTLETT - WARD SUBDIVISION
INST. # 06163647
0.41 ACRES

7845 S.F. OF R.O.W.
DEDICATION

FRANK & FRANK LLC.
PT. LOTS 10-11
BARTLETT - WARD SUBDIVISION
INST. # 18016859
2.614 ACRES

- NOTES :
- SETBACKS
A. MIN. FRONT- 30 FEET
B. MIN. SIDE YARD- 10 FEET
C. MIN. REAR- 20 FEET
 - THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA PER FEMA FLOOD MAP #47157C0303 FEBRUARY 6, 2013
 - IF SETTLEMENT OCCURS ALONG ANY OF THE THE PUBLIC EASEMENTS WITHIN THE PRIVATE PROPERTY, THE OWNER SHALL BE RESPONSIBLE FOR ALL REPAIRS. IN THE EVENT THAT "PUBLIC WORKS" HAS TO EXCAVATE TO REPAIR A LEAK IN A PUBLIC LINE, "PUBLIC WORKS" SHALL BE RESPONSIBLE FOR EXCAVATION, BACKFILL, COMPACTION AND BRINGING THE AFFECTED AREA UP TO GRADE WITH APPROPRIATE SUB-BASE MATERIAL, BUT THE OWNER SHALL BE RESPONSIBLE FOR ALL FINISH WORK INCLUDING, BUT NOT LIMITED TO ASPHALT, CONCRETE AND LANDSCAPING.
 - DRIVEWAYS AND OTHER PERMANENT STRUCTURES/IMPROVEMENTS SHALL NOT BE PLACED IN SEWER, WATER, OR DRAINAGE EASEMENTS OR OVER SEWER AND WATER SERVICES LOCATED ON PRIVATE PROPERTY.
 - THE CITY SHALL HAVE INGRESS/ EGRESS RIGHTS TO USE PRIVATE DRIVES AND YARDS FOR THE PURPOSE OF MAINTAINING ALL PUBLIC UTILITIES AND SHALL BEAR NO RESPONSIBILITY FOR THE MAINTENANCE OF SAID DRIVES AND YARDS.
 - ALL NEW UTILITIES SHALL BE UNDERGROUND.

LOT OWNERS SHALL SEEK A VARIANCE FROM THE BOARD OF ZONING APPEALS FROM THE MINIMUM SIDE AND REAR SETBACKS SHOULD THEY SEEK TO BUILD AN ADDITION TO ANY OF THE EXISTING BUILDINGS.



CERTIFICATE OF ADEQUACY OF STORM DRAINAGE

I, DAVID GEAN BRAY, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL CIVIL ENGINEER, AND THAT I HAVE DESIGNED ALL STORM WATER DRAINAGE FOR RE-SUB OF PART OF LOT 8, FERGUSON SUBDIVISION TO ASSURE THAT NEITHER SAID SUBDIVISION NOR ADJOINING PROPERTY WILL BE DAMAGED OR THE CHARACTER OF LAND USE BE AFFECTED BY THE VELOCITY AND VOLUME OF WATER ENTERING OR

IN WITNESS WHEREOF, I, THE SAID PROFESSIONAL CIVIL ENGINEER HERETO SET OUT HAND AND AFFIX MY SEAL THIS 22nd DAY OF SEPTEMBER, 2022.

PROFESSIONAL CIVIL ENGINEER
STATE OF TENNESSEE CERTIFICATE NO. 00110700
David Gean Bray, P.E.
02.09.2023

BOARD OF MAYOR AND ALDERMAN CERTIFICATE;

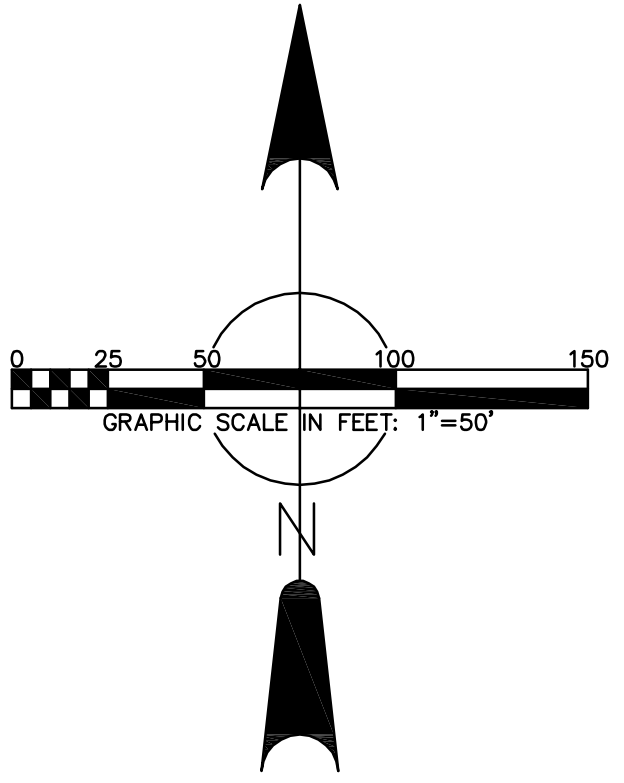
I, _____ HEREBY CERTIFY THAT ALL REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED OR THAT A PERFORMANCE BOND OR OTHER COLLATERAL IN SUFFICIENT AMOUNT TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS HAS BEEN POSTED FOR THE SUBDIVISION SHOWN ON THIS PLAT AND ARE HEREBY APPROVED BY THE CITY OF BARTLETT, TENNESSEE.

DATE _____ MAYOR
CITY OF BARTLETT

PLANNING COMMISSION CERTIFICATE

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

DATE _____ SECRETARY
BARTLETT PLANNING COMMISSION



SHEET 1 OF 1
FINAL PLAT
Re-Subdivision of Part of Lot 8
Ferguson Subdivision (unrecorded)
BARTLETT, TENNESSEE

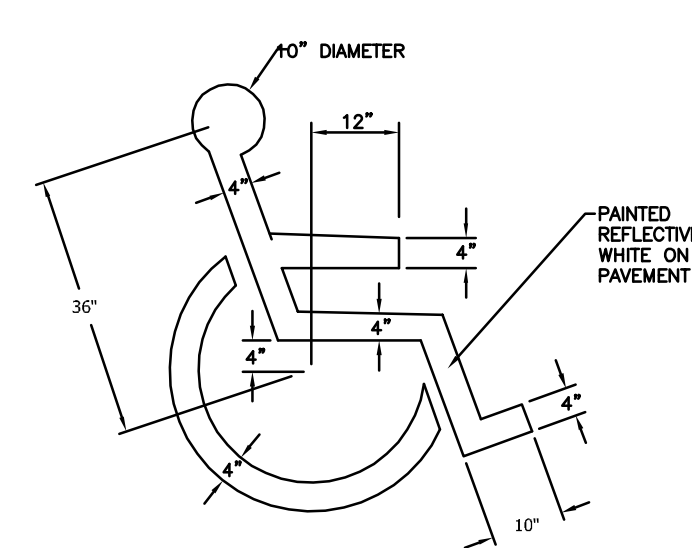
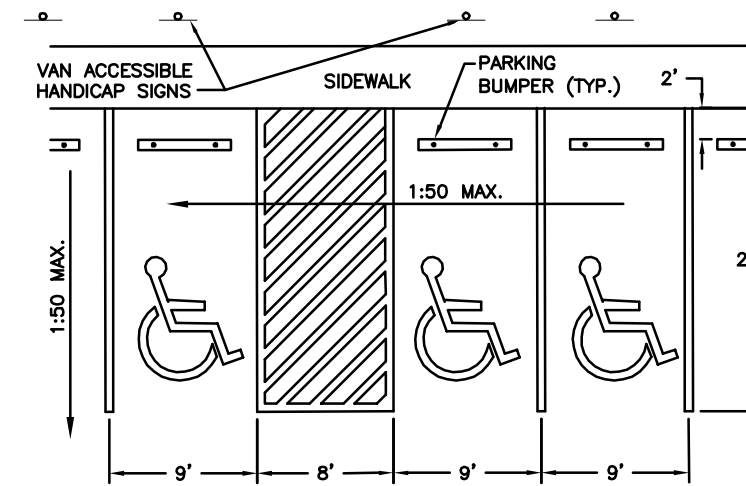
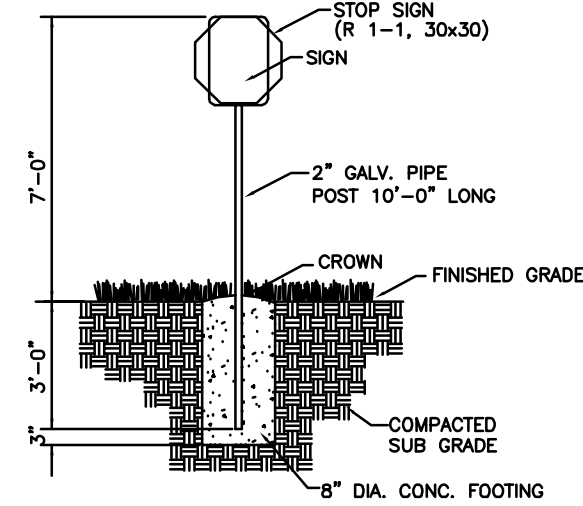
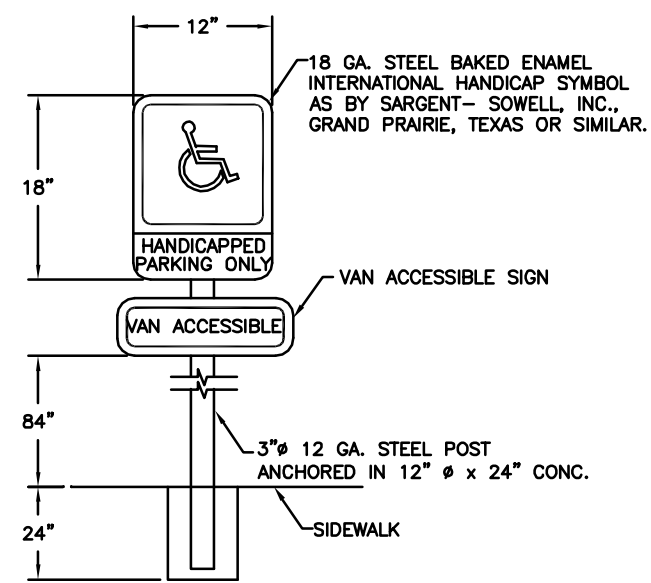
UMAR YUSUF
8376 WINDERSVILLE DR.
BARTLETT, TENNESSEE 38133
OWNER/DEVELOPER

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

DATE: FEBRUARY 2023 SCALE: 1"=30' LOTS: 3 0.997 ACRES ZONED: I-O

- LEGEND
- SMH - SEWER MANHOLE
 - OHE - OVERHEAD ELEC.
 - HW - HEADWALL
 - CM - CHISEL MARK
 - DMH - DRAIN MANHOLE
 - CMP - CORRUGATED METAL PIPE
 - FFE - FINISH FLOOR EL.
 - F.I.P. - FOUND IRON PIN
 - S.I.P. - SET IRON PIN
 - WV - WATER VALVE
 - X-X - FENCE

UNDERGROUND SEWER
UNDERGROUND WATER
OVERHEAD ELECTRIC
UNDERGROUND ELECTRIC
UNDERGROUND GAS



The recommendations for pavement sections are as follows:

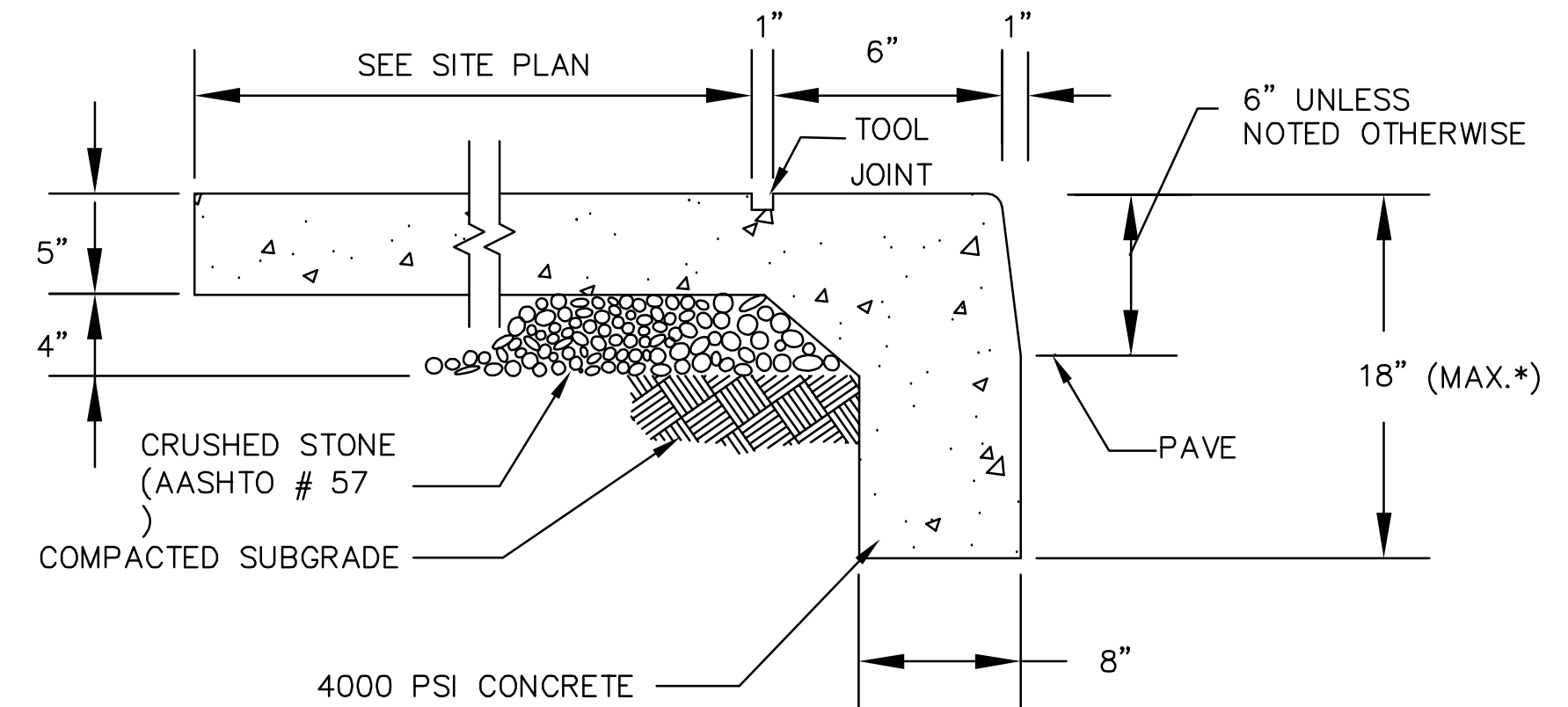
FLEXIBLE PAVEMENT

- 1.0 inches wearing course Hot Mix Asphaltic Concrete
- 2.0 inches binder course Hot Mix Asphaltic Concrete
- 6.0 inches Soil Cement Base or
- 8.0 inches Crushed Stone Base

RIGID PAVEMENT

- 5.0 inches Portland Cement Concrete
- 6.0 inches Granular Sub Base (optional)

Dumpster areas shall have be 7.0 inches.



* 18" MAX., 12" MIN., DEPENDING ON CURB REVEAL DIMENSION

INTEGRAL SIDEWALK/CURB DETAIL

JOHN & PATTI LEDFORD
E. PT.
LOT 21,
BARTLETT MANOR
SEC. B
P.B. 27, PG. 71

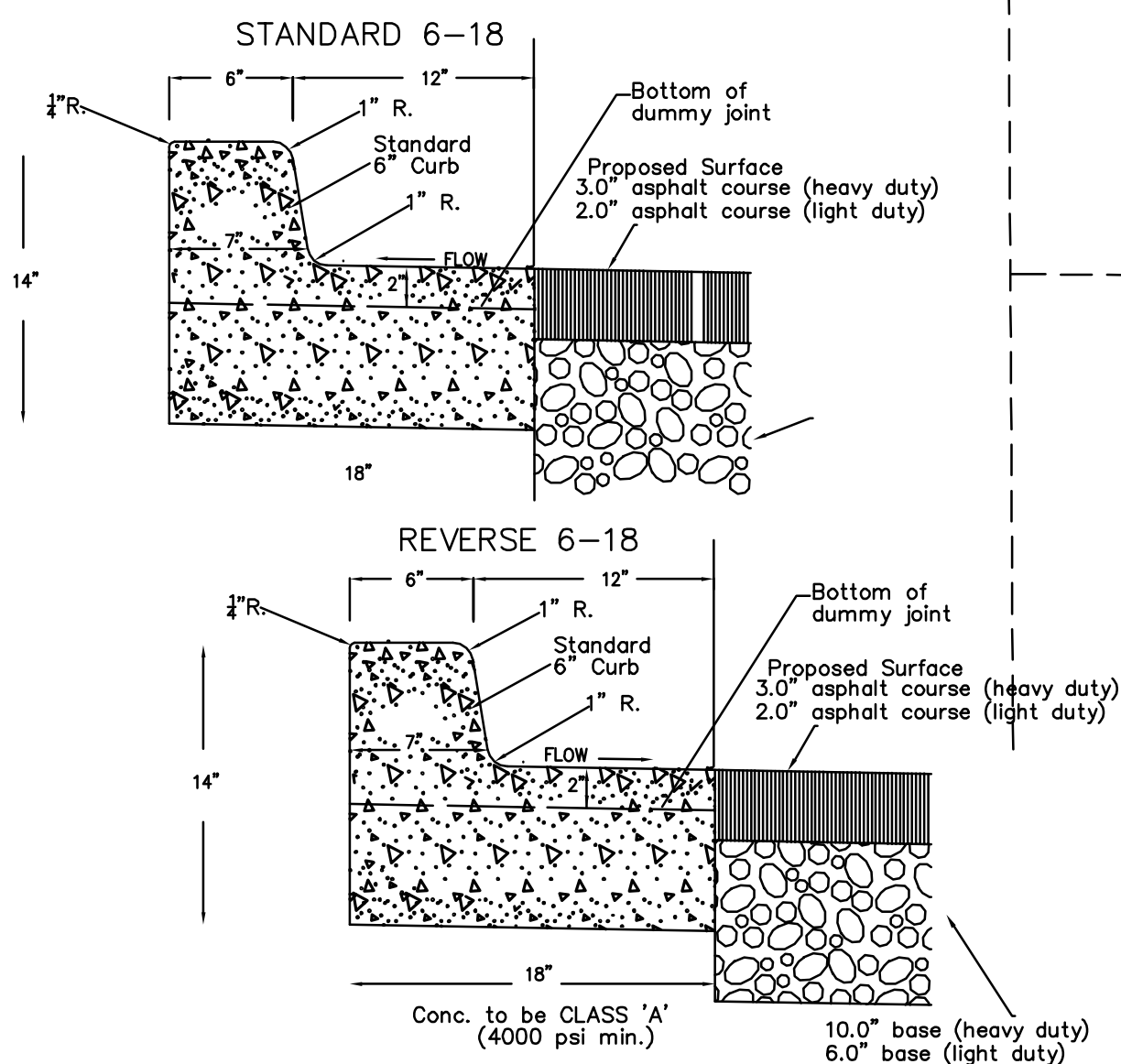
PROP. 4500 SF
RESTAURANT
FFE: 281.50

NOTE: THIS SITE PREVIOUSLY CONTAINED
A SFR WITH WATER AND SEWER SERVICE.
CONTRACTOR SHALL RE-USE EXISTING
SEWER SERVICE. A NEW WATER SERVICE
AND METER WILL BE REQUIRED.

INSTALL NEW CONCRETE
APRON (30-FOOT THROAT);
LOCATE SIDEWALK ALONG
REAR OF APRON AND
MAINTAIN 2% CROSS SLOPE
ACROSS WALK.

SITE DATA:

PROPOSED USE:	RESTAURANT
SITE AREA:	0.797 ACRES
BUILDING SIZE:	4500 S.F.
FAR:	0.13
REQUIRED OPENSACE:	35%
PROVIDED OPENSACE:	34.6%
PARKING REQUIRED:	41 SPACES
PARKING PROVIDED:	41 SPACES (2 ADA)

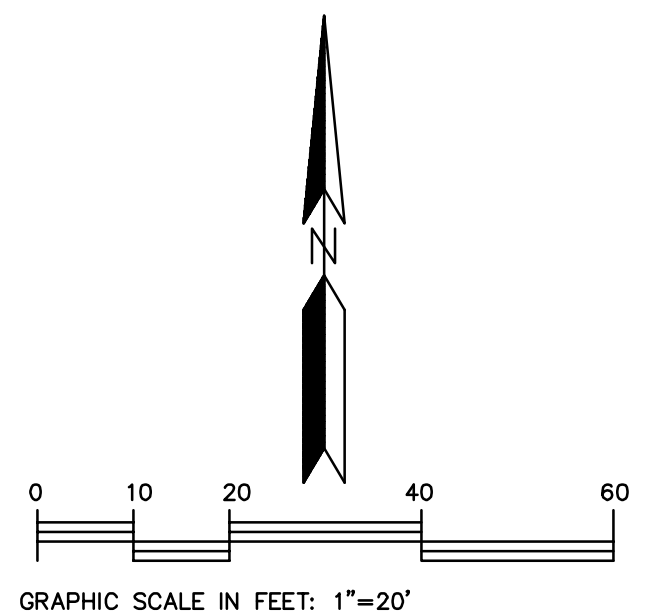


NOTES:

1. Pre-cut exp. joints material shall be in all exp. joints.
2. Dummy joints shall be installed at 10ft. intervals, maximum.
3. Exp. joints shall be installed at 40ft., maximum.
4. Exp. joints shall be installed at ends of radius.
5. Exp. joints shall be located a minimum of 5ft. from inlet structures.

THIS PROPERTY IS NOT LOCATED WITHIN AN AREA
DESIGNATED AS A "SPECIAL FLOOD HAZARD AREA"
BASED FIRM COMMUNITY PANEL NUMBER 47157C0303G
DATED FEBRUARY 6, 2013. BFE: 264

REVISIONS		
ITEM NO.	DESCRIPTION OF CHANGE	DATE APPROVED
LOT 1, POLK SUBDIVISION (UNRECORDED)		
5653 STAGE ROAD		
DEVELOPER: GUSTAVO VASQUEZ		
ENGINEER: THE BRAY FIRM		



DIVISION OF ENGINEERING
SITE PLAN
5653 STAGE ROAD
BARTLETT, TENNESSEE

SURVEY: TBF	DATE: 1-2021	BOOK: _____
DESIGN: TBF	DATE: 1-2021	SCALE 1"=20'
REVIEWED BY		
CITY ENGINEER	DATE	

- LEGEND
- SMH - SEWER MANHOLE
 - OHE - OVERHEAD ELEC.
 - HW - HEADWALL
 - CM - CHISEL MARK
 - DMH - DRAIN MANHOLE
 - CMP - CORRUGATED METAL PIPE
 - FFE - FINISH FLOOR EL.
 - F.I.P. - FOUND IRON PIN
 - S.I.P. - SET IRON PIN
 - WV - WATER VALVE
 - XX - FENCE

- UNDERGROUND SEWER
- UNDERGROUND WATER
- OVERHEAD ELECTRIC
- UNDERGROUND ELECTRIC
- UNDERGROUND GAS

6-72 Inlet
Rim: 300.04
Inv: 296.04 18"PCP
Out To N

Kirby Whitten Pky.
(108' R.O.W.)

10-FOOT LANDSCAPE EASEMENT

12' W

LOT 3C
RE-SUBDIVISION OF LOT 3
WHITTEN LAKES SUBDIVISION
P.B 279, PG. 17
OWNER: BLUME-SAMPSON LLC.

A Geotechnical report for the site has been prepared by Intertek PSI. The pavement recommendations are as follows:

Recommended Flexible Pavement Thickness (inches)		Car Parking (Light Duty)		Drive Lanes (Heavy Duty)	
Pavement Materials	20-Year ESAL Values	35,000		100,000	
Asphalt Surface Course	1 1/2	1 1/2	1 1/2	1 1/2	1 1/2
Binder Course	2	2	2	2	2
Soil Cement Base	6	--	9	--	10
Crushed Stone Base	--	6	--	--	10

Alternately, a rigid concrete pavement with a thickness of 5 inches is recommended for the light duty (car parking) pavement areas, and a rigid concrete pavement with a thickness of 6 inches is recommended for the heavy duty (drive lanes) pavement areas. Rigid pavements are highly recommended for areas where the pavement is subjected to large shear forces due to sharp turns of the front wheels while the trucks are traveling at low speeds or are stopped.

Rigid concrete pavement consisting of 7 inches of concrete underlain by 6 inches of granular sub-base is recommended where trash dumpsters are to be parked on the pavement or where a considerable load is transferred from relatively small steel wheels. This should provide better distribution of surface loads to the subgrade without causing deformation of the surface.

See report for full detail.

Contractor shall coordinate with MLGW for gas service to site. See architectural plans for sizing requirements.

KIRBY WHITTEN CONDOMINIUMS ASSOCIATION
INST. # 08093505

PROPOSED BUILDING
1849 S.F. TOTAL
FFE: 299.90

See architectural plans for gas sizing and interior routing

ARCHITECTURAL SERVICES BY:
ARTHUR R. NAVE, ARCHITECT
401 GOODLAND CIRCLE
MEMPHIS, TN 38111
arnavie1@gmail.com
901.409.1787

The recommendations for pavement sections are as follows:

FLEXIBLE PAVEMENT

- 1.0 inches wearing course Hot Mix Asphaltic Concrete
- 2.0 inches binder course Hot Mix Asphaltic Concrete
- 6.0 inches Soil Cement Base or
- 8.0 inches Crushed Stone Base

RIGID PAVEMENT

- 5.0 inches Portland Cement Concrete
- 6.0 inches Granular Sub Base (optional)

Dumpster areas shall have be 7.0 inches.

CITY OF BARTLETT
INST. # GY9572

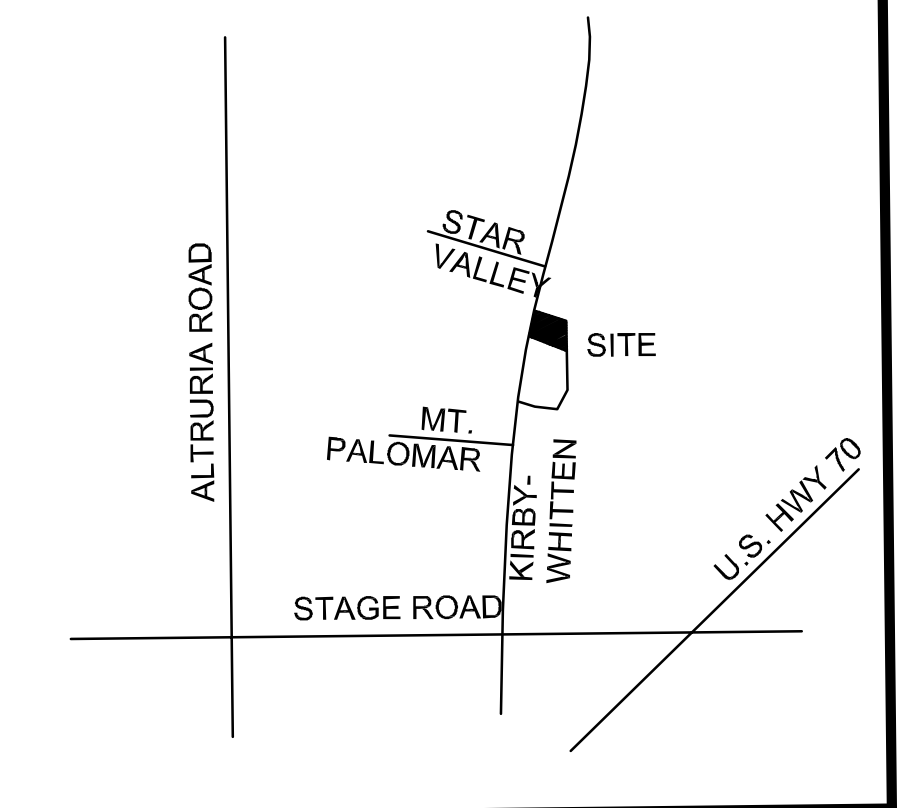
Kirby Lakes
Sub'd
Plat Book
145-31
~Drainage Detention Area~

THIS PROPERTY IS NOT LOCATED WITHIN AN AREA DESIGNATED AS A "SPECIAL FLOOD HAZARD AREA" BASED FIRM COMMUNITY PANEL NUMBER 47157C0304G AND 310G DATED FEBRUARY 6, 2013.

REVISIONS		
ITEM NO.	DESCRIPTION OF CHANGE	DATE APPROVED

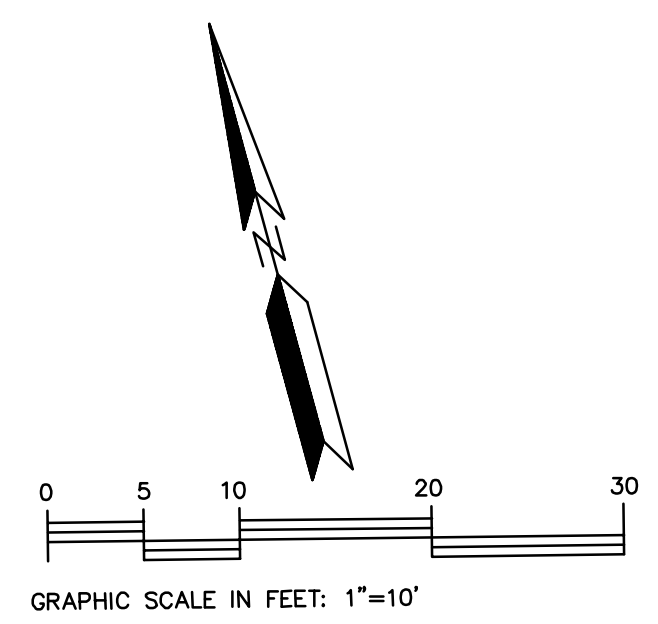


LOT 3D, RE-SUBDIVISION OF LOT 3, WHITTEN LAKES SUBDIVISION, P.B. 279, PG. 17
DEVELOPER: KIRBY-WHITTEN PHARMACY
ENGINEER: THE BRAY FIRM



SITE DATA:

PROPOSED USE:	PHARMACY
SITE AREA:	0.56 ACRES
BUILDING SIZE:	1849 S.F.
FAR:	0.07
REQUIRED GREENSPACE:	35%
PROVIDED GREENSPACE:	35.1%
PARKING REQUIRED:	9 SPACES
PARKING PROVIDED:	19 SPACES (1 ADA)



DIVISION OF ENGINEERING
SITE PLAN
3090 KIRBY -WHITTEN ROAD
BARTLETT, TENNESSEE

SURVEY: TBF DATE: 10-2018 BOOK: _____
DESIGN: TBF DATE: 11-2018 SCALE: 1"=10'
REVIEWED BY

CITY ENGINEER _____ DATE _____