



City of Bartlett

David Parsons, Mayor

**Municipal Planning Commission
AGENDA
Monday, July 1, 2024 — 6:30 p.m.
Bartlett City Hall Assembly Chamber**

Opening Prayer

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

Minutes of the Monday, June 3, 2024 Meeting

**Continued
Site Plan**

1. Flex Space, Northwest corner of Summer Avenue at Altruria Road (Vanessa Ballard, V Ballard Consulting)

**NEW BUSINESS
Master Plan**

2. JTB Subdivision, 8223 Highway 70 (Russ Brasfield, Barge Design Solutions, Inc.)

Construction Plan

3. JTB Subdivision, 8223 Highway 70 (Russ Brasfield, Barge Design Solutions, Inc.)
4. Bah Legacy Square Subdivision, 5905 Stage Road (Dave Watkins, The Reaves Firm, Inc.)

Final Plan

5. Bah Legacy Square Subdivision, 5905 Stage Road (Dave Watkins, The Reaves Firm, Inc.)

Site Plan

6. 7 Brew, 5905 Stage Road (Dave Watkins, The Reaves Firm, Inc.)

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, July 1, 2024 - 6:30 P.M.
Bartlett City Hall Assembly Chamber
Staff Comments

Continued Site Plan

1. Flex Space, Northwest corner of Summer Avenue at Altruria 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: The Subject property is Lot 12 of the J.D. Kearney and J.A. Kearney Subdivision that was approved by the 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. However, the project was discontinued.

DISCUSSION: The specific request is for Planning Commission approval of a Site Plan to construct two buildings totaling 23,058 square feet for 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 buffers, commercial/residential landscape buffer along the rear property line, a dumpster enclosure, and storm water detention basins. The specifics of the site plan are as follows:

Site Data	
Site Area:	2.75 acres/120,000 square feet (119,964.24 square feet)
Total Building Area: -Building 1 -Building 2	23,058 square feet -10,650 square feet -12,508 square feet
Total Required Parking Spaces: • Commercial Recreation use/Sports Club/Health Spa • Offices: General	• 103 spaces (5 ADA required) • 62 spaces (3 ADA required)

• Offices/Clinics: medical, dental, vet. • Retail Stores: Hardware	• 77 spaces (4 ADA required) • 72 spaces (3 ADA required)
Total Proposed Parking Spaces:	113 regular (5 ADA required)
Total Proposed Handicap Accessible:	4 ADA
Greenspace/Open Space:	35.2%
Building Height	One-story

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. Correct all markups.
6. The plat will need to be re-recorded to show the required ROW dedication as well as any additional easements.

Survey and Tree Protection Plan:

7. Some trees shown as to be removed in the tree table are not marked to be removed on the plan.

Site Plan:

8. 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).
9. ROW dedication for Altruria Road should be 34" from the Centerline, and associated radius for connection to HWY 70.
10. A construction detail for the driveway connection to Altruria shall be added to the plans.
11. The driveway on HWY 70 will require a TDOT permit. Asphalt driveway section in ROW shall be constructed per TDOT standards
12. Utility work in HWY 70 will require a TDOT permit.
13. The 6' wide paved shoulder required on Altruria & HWY 70 shall be consistent with existing roadway and must conform to TDOT standards. A detail shall be added to plans.

Utility Plan:

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. Sewer from existing manhole to ROW per City of Bartlett specifications.
16. A fire suppression system will be required, and approved by the City of Bartlett Fire Marshall.
17. An additional fire hydrant will be required.
18. Show water line and size on Altruria Road.
19. A 2" water service will be required. Applicant must request and purchase a water meter.
20. The water extension will be designed by the City of Bartlett Utility Engineer.
21. A second water tap and meter is required for irrigation.

Grading Plan:

22. Need details for drainage structures.
23. Show locations of emergency spillways.
24. The detention basin calculations shall be shown on the plans. As-builts of these will be required after construction.
25. A structure table and pipe table must be labeled to show public and private drainage lines.
26. The outlet pipes from Basin B1 shall be tied to an area inlet structure and connected to the existing 24" RCP under HWY 70 to reduce overland flow.

Erosion Control Plan:

27. TDEC permit (if required) tracking number shall be added to the Erosion Control Plan.
28. Detention basins to be fully sodded.
29. Silt fence posts to be metal.

Landscape Plan:

30. Landscaping is not to interfere with sight triangle at Altruria Road.
31. Landscaping shown in areas where emergency spillways are shown.

Planning Comment:

1. The applicant intends to use the "C-H" zoned property as a commercial strip center, which allows multiple uses. They are calculating the parking based on our shopping center requirements instead of retail commercial.
2. The applicant is proposing 113 parking spaces for the site. The permitted use of a "Commercial Strip Center," which allows mixed uses such as retail stores, fitness centers, dental offices, and general offices (such as insurance or real estate) requires a total of 93 parking spaces. The applicant meets and exceeds the number of required parking for this site.

Planning Conditions:

1. The applicant shall maintain a 5-foot utility easement along the side lot lines (Subdivision Ordinance Article III, Section 6, D). However the applicant does have the required Landscape Plate 23D along the rear property line.
2. The applicant shall move the dumpster enclosure out of the 5-foot utility easement.
3. The applicant shall increase the number of ADA parking spaces to the required 5 spaces.
4. The commercial property owner will be responsible for irrigation landscape maintenance of the entire lot for the life of the development/project.
5. Should the proposed site plan be approved by the Planning Commission, the applicant shall seek site plan approval from the Design Review Commission for landscaping, lighting, signage, exterior elevations, colors, and materials.
6. The owner/applicant shall identify all utilities on site by contacting Tennessee One Call at 811 before commencing any site work.
7. 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.

NEW BUSINESS

Master Plan

2. JTB Subdivision, 8223 Highway 70 (Russ Brasfield, Barge Design Solutions, Inc.)

INTRODUCTION: Mr. Russ Brasfield with Barge Design Solutions is requesting Planning Commission approval of a Master Plan for the JTB Subdivision. The subject property is located at 8223 Highway 70, and it is within the "C-L" Neighborhood Business Zoning District.

BACKGROUND: The subject property is the existing location of Birch's Automotive, the ancillary office for Birch's Automotive, and a vacant lot. The subject property currently consists of two lots that are not a legal lots of record (created after March 6, 1956) and are less than 4-acres (not exempt from subdivision regulations). In order to make the lots 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 JTB Subdivision. The applicant is proposing to subdivide the existing 5.089 acre subject property into three lots. Lot 1 is proposed to be 2.124 acres, and it is the site of the existing Birch's Automotive. Lot 2 is proposed to be 0.591 acres, and it is the site of the ancillary office for Birch's Automotive. Lot 3 is proposed to be 2.374 acres, and it is a vacant lot. Access to the subdivision will be from two existing curb cuts on Highway 70. A twenty foot wide ingress/egress

easement will be along the frontage of all three lots for access. No additional curb cut is required.

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. If required, 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 NPDES permit may be required and shall be submitted to the TDEC and the City of Bartlett Engineering office.
4. All new utilities shall be underground.
5. Correct all markups.
6. Developer shall construct a center turn lane on Highway 70. This shall meet the requirements of TDOT and Bartlett.
7. All three lots of this subdivision shall use a shared driveway and associated ingress/ egress easement due to the limited sight distance. This shall be recorded on the plat along with a maintenance agreement.
8. Road construction may require utility poles to be relocated.
9. A traffic control plan is required for work at Hwy 70.
10. A traffic impact analysis and/or a Site Impact Analysis may be required by TDOT.
11. A detention basin and associated drainage will be required as part of the Site Plan for Lot 3. Any additional pavement or buildings on Lots 1&2 may also require detention.

Erosion Control Plan & Details:

12. TDEC permit (if required) tracking number shall be added to the Erosion Control Plan.
13. Roadside swales to be fully sodded and pinned.
14. Show locations of construction exit and concrete wash out.
15. Additional erosion prevention and sediment control measures may be required at ditch crossings for sewer main.

Utility Plan:

16. State (TDOT) Utility Encroachment Permit will be required.
17. The water extension will be designed by the City of Bartlett Utility Engineer.
18. Sewer to be installed in accordance with City of Bartlett technical specifications and details.

19. Sewer manholes are to be spaced no greater than 350 feet apart.
20. Sewer crossing at ditch/stream crossing shall be ductile iron.
21. Sewer structure and pipe tables are required.
22. Indicate sewer pipe as SDR26.
23. Sewer tap(s) shall be shown.

Planning Conditions:

1. All buildings on Lots 1, 2, and 3 are to be used for commercial purposes and not as a dwelling place at any time.
2. The applicant must obtain Final Plan approval from the Planning Commission to complete the subdivision.
3. The applicant must obtain Site Plan approval from the Planning Commission and Design Review Commission before obtaining a construction permit on Lot 3.
4. The applicant must install the streetscape across the Highway 70 frontage of Lots 1 and 2 in conjunction with issuance of a building permit for Lot 3.
5. The applicant must install the Landscape Plate 23D commercial adjacent to residential buffer along the rear property line of Lot 1 and Lot 3 in conjunction with issuance of a building permit for Lot 3 or in conjunction with issuance of a building permit of the 4.654 acre residential lot with frontage on Memphis Arlington Road.
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.

Construction Plan

3. JTB Subdivision, 8223 Highway 70 (Russ Brasfield, Barge Design Solutions, Inc.)

INTRODUCTION: Mr. Russ Brasfield with Barge Design Solutions is requesting Planning Commission approval of a Construction Plan for the JTB Subdivision. The subject property is located at 8223 Highway 70, and it is within the "C-L" Neighborhood Business Zoning District.

BACKGROUND: The subject property is the existing location of Birch's Automotive, the ancillary office for Birch's Automotive, and a vacant lot. The subject property currently consists of two lots that are not a legal lots of record (created after March 6, 1956) and are less than 4-acres (not exempt from subdivision regulations). In order to make the lots 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 JTB Subdivision. The applicant is proposing to subdivide the existing 5.089 acre subject property into three lots. Lot 1 is proposed to be 2.124 acres, and it is the site of the existing Birch's Automotive. Lot 2 is proposed to be 0.591 acres, and it is the site of the ancillary office for Birch's Automotive. Lot 3 is proposed to be 2.374 acres, and it is a vacant lot. Access to the subdivision will be from two existing curb cuts on Highway 70. A twenty foot wide ingress/egress easement will be along the frontage of all three lots for access. No additional curb cut is required. The development features a streetscape landscape buffer, a residential/commercial landscape buffer, and a stormwater detention basin. The construction plans include the following: tree survey and protection plan, landscape plan, grading plan, utility plan, sewer plans and profiles, erosion control, and traffic control plans.

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. If required, 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 NPDES permit may be required and shall be submitted to the TDEC and the City of Bartlett Engineering office.
4. All new utilities shall be underground.
5. Correct all markups.
6. Developer shall construct a center turn lane on Highway 70. This shall meet the requirements of TDOT and Bartlett.
7. All three lots of this subdivision shall use a shared driveway and associated ingress/ egress easement due to the limited sight distance. This shall be recorded on the plat along with a maintenance agreement.
8. Road construction may require utility poles to be relocated.
9. A traffic control plan is required for work at Hwy 70.
10. A traffic impact analysis and/or a Site Impact Analysis may be required by TDOT.
11. A detention basin and associated drainage will be required as part of the Site Plan for Lot 3. Any additional pavement or buildings on Lots 1&2 may also require detention.

Erosion Control Plan & Details:

12. TDEC permit (if required) tracking number shall be added to the Erosion Control Plan.
13. Roadside swales to be fully sodded and pinned.
14. Show locations of construction exit and concrete wash out.
15. Additional erosion prevention and sediment control measures may be required at ditch crossings for sewer main.

Utility Plan:

16. State (TDOT) Utility Encroachment Permit will be required.
17. The water extension will be designed by the City of Bartlett Utility Engineer.
18. Sewer to be installed in accordance with City of Bartlett technical specifications and details.
19. Sewer manholes are to be spaced no greater than 350 feet apart.
20. Sewer crossing at ditch/stream crossing shall be ductile iron.
21. Sewer structure and pipe tables are required.
22. Indicate sewer pipe as SDR26.
23. Sewer tap(s) shall be shown.

Planning Conditions:

1. All buildings on Lots 1, 2, and 3 are to be used for commercial purposes and not as a dwelling place at any time.
2. The applicant must obtain Final Plan approval from the Planning Commission to complete the subdivision.
3. The applicant must obtain Site Plan approval from the Planning Commission and Design Review Commission before obtaining a construction permit on Lot 3.
4. The applicant must install the streetscape across the Highway 70 frontage of Lots 1 and 2 in conjunction with issuance of a building permit for Lot 3.
5. The applicant must install the Landscape Plate 23D commercial adjacent to residential buffer along the rear property line of Lot 1 and Lot 3 in conjunction with issuance of a building permit for Lot 3 or in conjunction with issuance of a building permit of the 4.654 acre residential lot with frontage on Memphis Arlington Road.
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.

4. Bah Legacy Square Subdivision, 5905 Stage Road (Dave Watkins, The Reaves Firm, Inc.)

INTRODUCTION: Mr. Dave Watkins, with The Reaves Firm, is requesting Planning Commission approval of a Construction Plan for the Bah Legacy Square Subdivision. The subject property is located at 5905 Stage Road, within the "CG-MS" General Business with a Main Street Overlay Zoning District.

BACKGROUND: On April 1, 2024, the Planning Commission approved a Master Plan application for the Bah Legacy Square Subdivision.

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

DISCUSSION: The specific request by the applicant is for Planning Commission approval of the Construction Plan for the Bah Legacy Square Subdivision. The applicant is proposing to subdivide the existing 2.246-acre subject property into two lots. Lot 1 is proposed to be 0.861 acres, and Lot 2 is proposed to be 1.385 acres. Lot 1 is proposed to be the future site of a coffee shop, and Lot 2 will remain as the Bah Family Medicine building. Access to the subdivision will be from one existing curb cut and one new curb cut on Stage Road. The development features a streetscape landscape buffer. The construction plans include the following: tree survey and protection plan, landscape plan, grading plan, utility plan, and traffic control plans.

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) If required, 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 NPDES permit may be required and shall be submitted to the TDEC and the City of Bartlett Engineering office.
- 4) Stream Buffer shown on the Plat shall be noted to have no additional pavement or buildings allowed. The existing building on lot 2 is on an existing non-conforming structure. If this building is torn down it may not be build back with in the stream buffer
- 5) All new utilities shall be underground.
- 6) Correct all markups.

Site Plan:

- 7) A TDOT encroachment permit will be required for work at Stage Road.

Utility Plan:

- 8) Existing water meter will need to be relocated outside of planned driveway.
- 9) An irrigation tap and meter is required for each lot.

Traffic Control Plan:

- 10) Show where signs F and G are to be installed.
- 11) Accommodations shall be made for the properties to the west to have full site access in the taper.

Tree Survey:

- 12) Show locations for tree protection fencing.

Planning Conditions:

- 1. The applicant shall designate and show a 5-foot utility easement along the side and rear lot lines.
- 2. The applicant must obtain Final Plan approval to legally record this subdivision.
- 3. The applicant must obtain Site Plan approvals from both the Planning Commission and the Design Review Commission.
- 4. 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

5. Bah Legacy Square Subdivision, 5905 Stage Road (Dave Watkins, The Reaves Firm, Inc.)

INTRODUCTION: Mr. Dave Watkins with The Reaves Firm is requesting Planning Commission approval of a Final Plan for the Bah Legacy Square Subdivision. The subject property is located at 5905 Stage Road, within the "CG-MS" General Business with a Main Street Overlay Zoning District.

BACKGROUND: On April 1, 2024, the Planning Commission approved a Master Plan application for the Bah Legacy Square Subdivision.

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

Discussion: The specific request by the applicant is for Planning Commission approval for the Final Plan of the Bah Legacy Square Subdivision. The applicant is proposing to subdivide the existing 2.246-acre subject property into two lots. Lot 1 is proposed to be 0.861 acres, and Lot 2 is proposed to be 1.385 acres. Lot

1 is proposed to be the future site of a coffee shop, and Lot 2 will remain as the Bah Family Medicine building. Access to the subdivision will be from one existing curb cut and one new curb cut on Stage Road. The development features a streetscape landscape buffer.

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) If required, 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 NPDES permit may be required and shall be submitted to the TDEC and the City of Bartlett Engineering office.
- 4) Stream Buffer shown on the Plat shall be noted to have no additional pavement or buildings allowed. The existing building on lot 2 is on an existing non-conforming structure. If this building is torn down it may not be build back with in the stream buffer
- 5) All new utilities shall be underground.
- 6) Correct all markups.

Site Plan:

- 7) A TDOT encroachment permit will be required for work at Stage Road.

Utility Plan:

- 8) Existing water meter will need to be relocated outside of planned driveway.
- 9) An irrigation tap and meter is required for each lot.

Traffic Control Plan:

- 10) Show where signs F and G are to be installed.
- 11) Accommodations shall be made for the properties to the west to have full site access in the taper.

Tree Survey:

- 12) Show locations for tree protection fencing.

Planning Conditions:

1. The applicant shall designate and show a 5-foot utility easement along the side and rear lot lines.
2. The applicant must obtain Site Plan approval from the Planning Commission.

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

6. 7 Brew, 5905 Stage Road (Dave Watkins, The Reaves Firm, Inc.)

INTRODUCTION: Mr. Dave Watkins with The Reaves Firm is requesting Planning Commission approval of a Site Plan for the Bah Legacy Square Subdivision. The subject property is located at 5905 Stage Road, and it is within the "CG-MS" General Business with a Main Street Overlay Zoning District.

BACKGROUND: On April 1, 2024, the Planning Commission approved a Master Plan application for the Bah Legacy Square Subdivision.

The subject property is the current location of the Bah Family Medicine building that was the former location of the Easy Way building. 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 a Site Plan to construct a 514 square foot drive through coffee restaurant with a 252 square foot cooler. Access to the site will be from a new curb cut on Stage Road. Other features of the development include streetscape landscape buffer and a dumpster enclosure. The specifics of the site plan are as follows:

Site Data	
Site Area:	36,764 square feet/.844 acres
Total Required Parking Spaces:	13.6
Total Proposed Parking Spaces:	11
Handicap Accessible:	1 van accessible
Regular:	10
Proposed Building Area:	766 total square feet
- Coffee Shop	514 square feet
- Cooler	252 square feet
Greenspace/Open space:	
Building Height:	One story

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) If required, 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 NPDES permit may be required and shall be submitted to the TDEC and the City of Bartlett Engineering office.
- 4) Detention will be required as part of this development as the Storm Water Ordinance specifies a zero increase in post development.
- 5) All new utilities shall be underground.
- 6) Correct all markups.

Utility Plan:

- 7) Existing water meter is to be relocated out of driveway.
- 8) Sewer cleanout in driveway to be per City of Bartlett specifications.
- 9) An irrigation water service and meter is required.

Traffic Control Plan:

- 10) A traffic control plan is not required for work identified on this plan set.

Planning Comments:

1. The Bartlett Zoning Ordinance requires 14 spaces per 1,000 square feet of building space for a Fast Food Restaurant land use.
2. Per Ordinance 15-06, "The Planning Commission, at site plan approval, may establish a minimum number of required parking spaces different from those listed in Figure VI-12a of the Bartlett Zoning Ordinance Parking Design Requirements upon presentation of information by the applicant that a different number is sufficient and appropriate for that site."
3. The 514 square foot coffee shop is drive through only and has an occupancy load of 4 persons. The applicant has provided 11 parking spaces, which includes 1 ADA compliant space.

Planning Conditions:

1. The applicant shall add the Greenspace/Open Space percentage to the site data table.
2. The applicant shall include the square footage of the seed/sod on the Plant Materials List.

3. The applicant shall provide the required 14 spaces per 1,000 square feet of building space, or the applicant shall obtain approval from the Planning Commission for a different minimal number of required parking spaces. This approval is based on information provided by the applicant that a different number is sufficient and appropriate for the site.
4. Irrigation and maintenance is required for all planting on the landscape plan.
5. Should the proposed site plan be approved by the Planning Commission, the applicant shall seek site plan approval from the Design Review Commission for landscaping, lighting, signage, exterior elevations, colors, and materials.
6. The owner/applicant shall identify all utilities on site by contacting Tennessee One Call at 811 before commencing any site work.
7. 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.

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

Bartlett Planning Commission
Application for Site Plan Approval

Permit # 20240003

Project Name Flex Space Summer Ave

Project Address 0 Summer Ave, Memphis, TN 38134

Owner/Developer Contact Samuel Zewdie Phone 917-696-0650

Company Name SAY INVESTMENTS TN LLC

Fax _____

Address 116 AGNES RD, KNOXVILLE, TN 37919

Email Address samzewdie9@gmail.com

Architect Contact _____ Phone _____

Company Name _____ Fax _____

Address _____

Email Address _____

Engineer Contact Vanessa Ballard Phone 864-376-1495

Company Name V Ballard Consulting

Fax _____

Address 2639 Riverwatch Drive, Suffolk, VA 23434

Email Address vanessa@vballardconsulting.com

Submitted by Oksana Piven

6/3/24

(printed name)

(signature)

(date)

Email Address realtor@oksanapiven.com

Phone 901-848-4828

Fax _____

S.Z

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

S.Z

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

S.Z

Provide 18-folded ($\pm 10'' \times 13''$) sets of plans with a copy of the signed application attached to each set.

S.Z

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

S.Z

Without Contract: Include a fee of \$400.00 with this application (check payable to the City of Bartlett).

With Contract: Include a fee of \$500.00 with this application (check payable to the City of Bartlett).

The fee is non-refundable. Approval may be granted to the entire development for construction purposes, or approval may be granted by stages. Any unauthorized deviation from the approved Site Plan shall constitute a violation of the Building Permit. If the site is subject to the Subdivision process, all requirements of the Subdivision Ordinance must be met.

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

Sam Zewdie

(print name)


(signature)

6/3/2024

(date)

Site Plan Checklist

The site plan package shall include the information below, with dimensions as necessary to show compliance with the Zoning Ordinance and to locate required features:

- ☒ a. The proposed development's name and location, the name(s) and address(es) of the owner(s), and the name of the designer of the site plan.
- ☒ b. A site location (vicinity) map.
- ☒ c. Date, north point and *graphic* scale. Draw to scale on sheets **no larger than 24" x 36"**. Scale shall be no smaller than 1" = 100' and large enough to show required detail clearly and distinctly. Use an engineer's scale. An architect's scale may be used for building elevations.
- ☒ d. The locations of existing and platted property lines and any existing streets, buildings, easements, etc.
- ☒ e. The locations and dimensions of proposed streets, buildings, easements, lot lines and other site plan features.
- ☒ f. The proposed types of uses and their locations, height of buildings, arrangement, lot coverage, yards and open spaces.
- ☒ g. A grading and drainage plan that has provisions for detention. Also, provide flood hazard details when applicable.
- ☒ h. Floor area of proposed buildings or building additions (each floor, in square feet).
- ☒ i. Proposed off-street parking with parking spaces shown and dimensioned.
- ☒ j. Landscaping and screening plan, evidence of compliance with required landscaping.
- ☒ k. Table on the landscape plan showing compliance with the Tree Ordinance.
- ☒ l. Other information as may be required by the Planning Commission.
- ☒ m. A tree survey by a certified arborist is required if there are trees larger than 6" in diameter on the site.
- ☒ n. A tree protection plan that is signed by a surveyor and arborist showing trees to be removed and saved is required.
- ☒ o. Erosion control plan.
- ☒ p. Location of sewer and water services and water meter sizes.
- ☒ q. The applicant must provide one PDF file of the pictorial portion of the site plan (and also one of any separate landscaping plan), for display at the Planning Commission meeting.

Plans shall be sealed, signed and dated by an engineer that is registered in the State of Tennessee.

INCOMPLETE APPLICATIONS WILL NOT BE PROCESSED



CIVIL SITE DEVELOPMENT PLANS
OF
0 SUMMER AVE

0 SUMMER AVE, MEMPHIS, TN
38134

PREPARED FOR:
CITY OF BARTLETT -
PLANNING COMMISSION

JUNE 3, 2024

PREPARED BY:



SHEET LIST TABLE

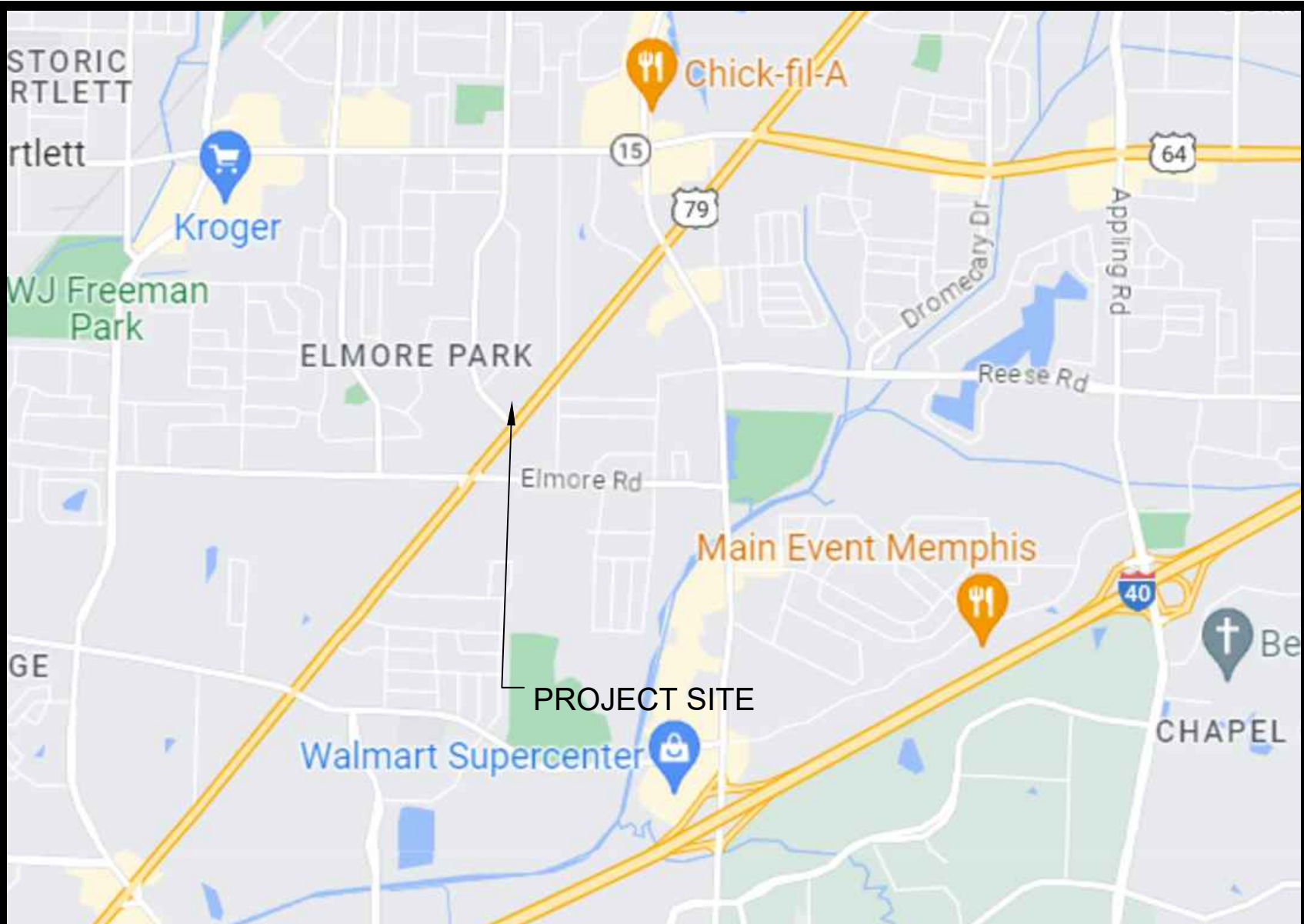
SHEET NUMBER	SHEET TITLE
1.0	COVER SHEET
2.0	SURVEY & TREE PROTECTION PLAN
3.0	SITE PLAN
4.0	UTILITY PLAN
5.0	GRADING PLAN
6.0	EROSION CONTROL PLAN
7.0	LANDSCAPE PLAN

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



VICINITY MAP NTS

REVISION HISTORY

REV. NO.	REVISION	BY	DATE

SUBMITTAL HISTORY

NO.	SUBMITTAL	BY	DATE



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WWW.VBALLARDCONSULTING.COM



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Call before you dig.



PROGRESS DRAWINGS
DO NOT USE FOR
CONSTRUCTION FOR
INFORMATION ONLY

UTILITY NOTES:

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

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

Tree number	Tree	Size	Removed/Remain
1	Oak	12"	Remain
2	Oak	12"	Remain
3	Oak	10"	Remove
4	Oak	15"	Remain
5	Elm	10"	Remove
6	Oak	12"	Remove
7	Oak	8"	Remove
8	Hickory	15"	Remove
9	Twin Hickory	12"	Remove
10	Pine	18"	Remove
11	Cherry	15"	Remove
12	Cherry	15"	Remove
13	Pine	30"	Remove
14	Pine	10"	Remove
15	Oak	2"	Remove
16	Pine	18"	Remove
17	Cherry	8"	Remove
18	Pine	14"	Remove
19	Oak	36"	Remove
20	Pine	8"	Remove
21	Elm	12"	Remove
22	Pine	10"	Remove
23	Oak	20"	Remove
24	Pine	24"	Remove
25	Oak	12"	Remove
26	Elm	10"	Remove
27	Cedar	18"	Remove
28	Cedar	10"	Remove
29	Twin Pine	30"	Remove
30	Pine	12"	Remove
31	Twin Pine	10"	Remove
32	Elm	10"	Remove
33	Pine	18"	Remove
34	Pine	12"	Remove
35	Pine	12"	Remove
36	Pine	10"	Remove
37	Cherry	10"	Remove
38	Pine	8"	Remove
39	Pine	18"	Remove
40	Twin Elm	8"	Remove
41	Pine	8"	Remove
42	Mimosa	10"	Remove
43	Tulip Popla	12"	Remove
44	Gum	10"	Remove
45	Hickory	10"	Remove
46	Elm	10"	Remove
47	Pine	8"	Remove
48	Mimosa	10"	Remove
49	Gum	10"	Remove
50	Pine	12"	Remove
51	Mimosa	10"	Remove
52	Gum	15"	Remove
53	Gum	8"	Remove
54	Elm	10"	Remain
55	Oak	24"	Remain
56	Oak	10"	Remain
57	Elm	18"	Remove
58	Cherry	15"	Remove
59	Oak	15"	Remain
60	Oak	15"	Remain

Total Remain	Total Removed
8	52

NOTES:

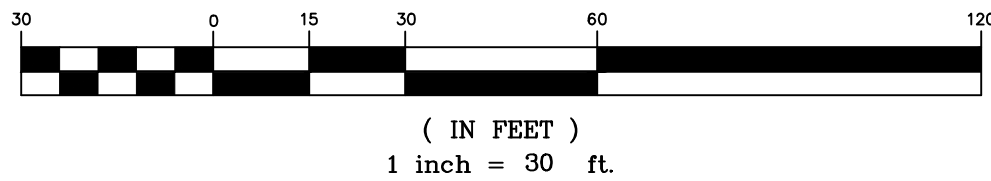
- 60 TREES TOTAL AND 50 ARE TO BE REMOVED
- CONTRACTOR TO COORDINATE REMOVAL OF EXISTING TREES WITH OWNER
- TREES TO BE REMOVED SHALL BE CLEARED AND GRUBBED
- TREE PROTECTION ZONE - THE AREA AROUND A TREE CORRESPONDING TO THE DRIP LINE AND A MINIMUM OF TEN (10) FEET IN ALL DIRECTIONS FROM THE TRUNK, WHEREIN NO DISTURBANCE TO GRADING OR FILLING OR DRAINAGE DESIGN SHALL BE ADJUSTED TO AVOID DISTURBANCE TO DRAINAGE OR ROOTS AND TO AVOID SOIL COMPACTION IN THE TREE PROTECTION ZONE.
- 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.

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.

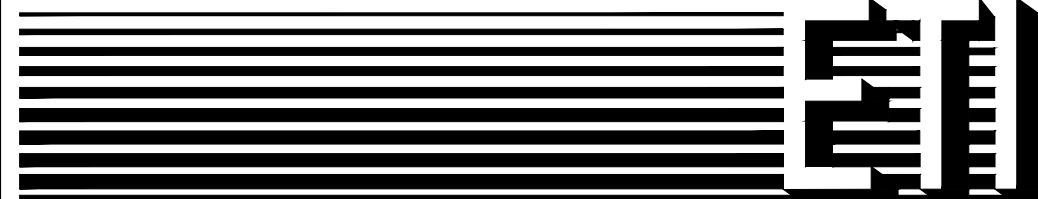
STATE OF TENNESSEE CATEGORY "1" SURVEY OF

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.
DRAWING NUMBER:
23044.DWG

V BALLARD
CONSULTING LLC

2639 River Watch Drive
Suffolk, VA 23434
(804) 376-1095
www.vballardconsulting.com

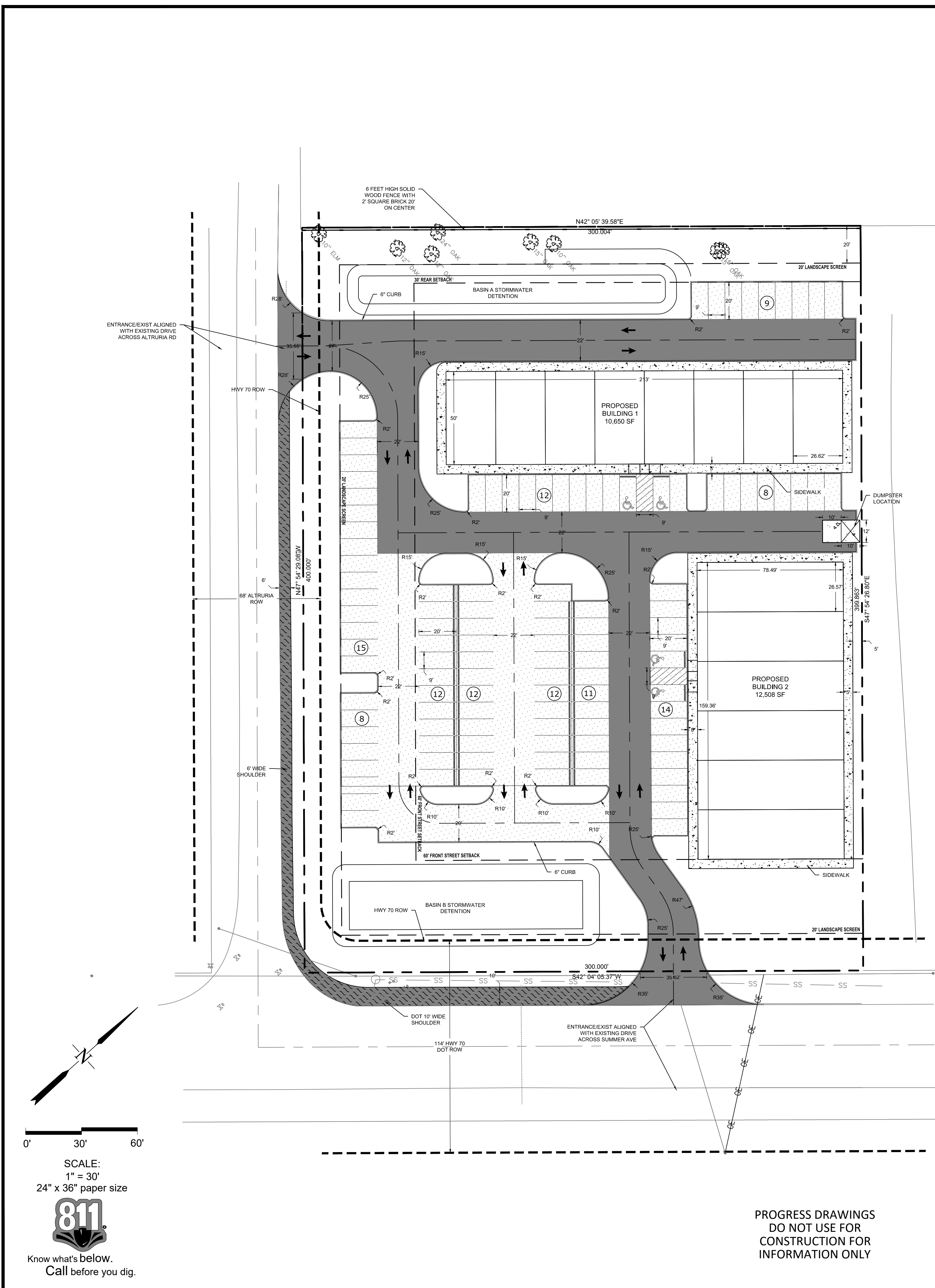
Revisions	No.	Name	Date
Project No.	23-039	Drawn By	VKG
Date	5/27/2024	Checked By	SR
Approved By	SR		

FLEX SPACE
SUMMER AVE

NEAR 6474 SUMMER AVE.
MEMPHIS TN 38134

SURVEY & TREE
PROTECTION PLAN

2.0



- LEGEND**
- LOD — LIMITS OF DISTURBANCE
 - — — — — PROPERTY LINE
 - — — — — ADJACENT PROPERTY LINE
 - — — — — BUILDING SETBACK
 - — — — — ROAD CENTER LINE

- 4" CONCRETE SIDEWALK
- FULL DEPTH LIGHT DUTY ASPHALT PAVEMENT
- FULL DEPTH HEAVY DUTY ASPHALT PAVEMENT
- HEAVY DUTY CONCRETE PAVEMENT
- FULL DEPTH ROW PAVEMENT
- 15 PARKING COUNT

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

GENERAL NOTES:
JURISDICTION: CITY OF BARTLETT
ZONING: COMMERCIAL (C-H)
SITE AREA: ± 119,982 SF (± 2.7544 AC)
TOTAL BUILDING FOOTPRINT: ± 23,058 SF (± 0.53 AC)

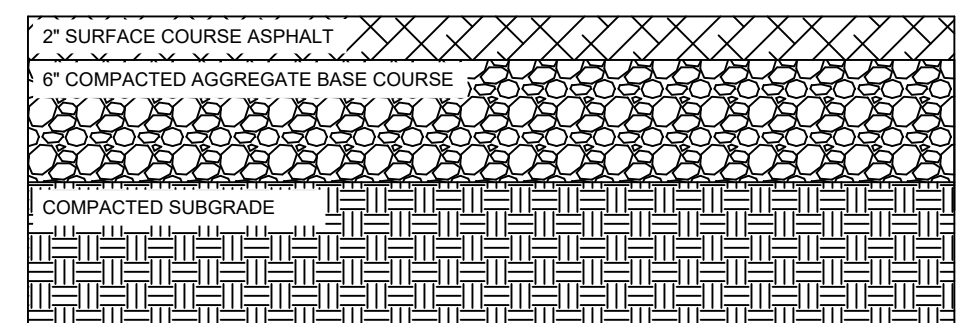
PROPERTY NOTES:
PROPERTY ID: B0166 C00004
LEGAL DESCRIPTION: I-20 INDUSTRIAL PARK 2, LOT 1-12
ADDRESS: 0 SUMMER AVE, (NEAR 6474 SUMMER AVE), MEMPHIS, TN 38134
SOILS ON SITE: 100% MEMPHIS SILT LOAM, 2-5% SLOPES, NORTHERN PHASE (MeB) (WEBSOIL SURVEY)

SIGN NOTE:
1. 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.

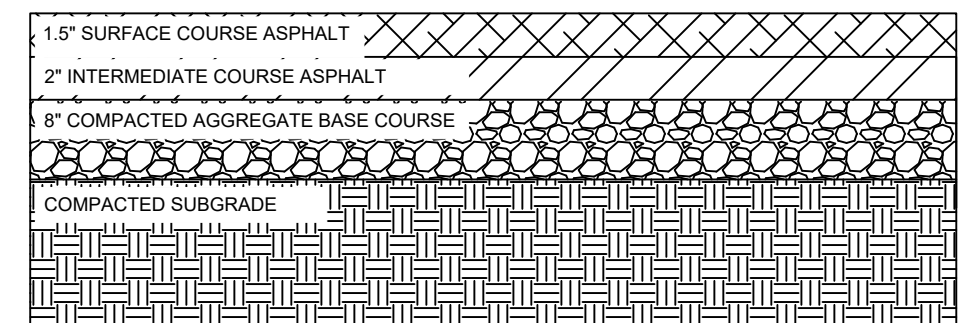
UTILITY NOTES:
WATER & SEWER
NAME: CITY OF BARTLETT WATER DEPARTMENT
PHONE: 901-385-5585
ADDRESS: 6400 STAGE RD. PO BOX 341027, BARTLETT, TN 38184

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

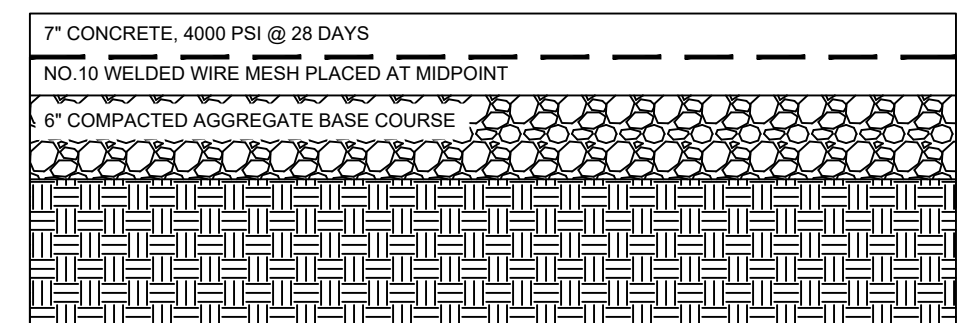
PAVEMENT RECOMMENDATIONS: REFER TO GEOTECH REPORT FOR FURTHER INFORMATION ON PAVEMENT SPECIFICATION- GEOTECH REPORT SPECIFICATION SHALL BE USED



FULL-DEPTH LIGHT DUTY ASPHALT
NTS



FULL-DEPTH HEAVY DUTY ASPHALT
NTS



HEAVY DUTY CONCRETE
NTS

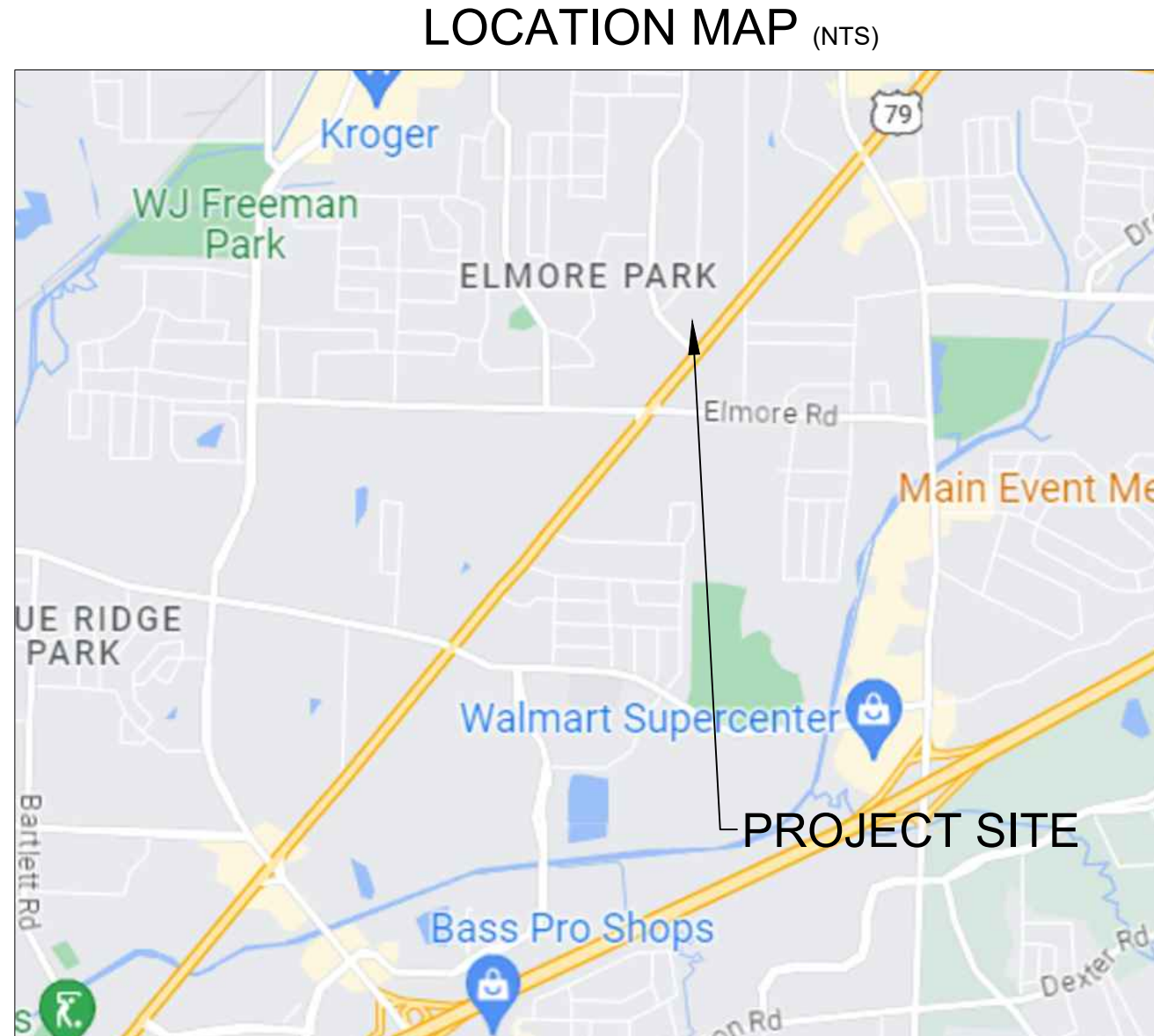
ZONE: COMMERCIAL (C-H)	REQUIRED	PROPOSED	VARIANCE NEEDED
MIN. LOT AREA	10,000 SF	119,982 SF	NO
MIN. LOT WIDTH	80 FT	300 FT	NO
MIN. LOT DEPTH	N/A	400 FT	NO
MAX. BLDG. LOT COVERAGE	40%	19.2%	NO
MAX. IMPERVIOUS LOT COVERAGE	N/A	64.8%	NO
MAX. BUILDING HEIGHT	5 STORIES	1 STORY	NO
FRONT SETBACK	60 FT	60 FT	NO
SIDE SETBACK	0 FT	10 FT	NO
REAR SETBACK	30 FT	77 FT	NO
FAR - FLOOR AREA RATIO	N/A	0.19	NO
PARKING	SEE PARKING CALC.	113	NO

SITE LAYOUT NOTES:
1. NEED TO CONFIRM UTILITY LOCATIONS WITH THE UTILITY PROVIDER
2. FIRE DEPARTMENT REQUIRES FIRE SUPPRESSION SPRINKLERS FOR ANY COMMERCIAL BUILDING 10,000 SF OR MORE.

POST-DEVELOPMENT PROPERTY COVERAGE					
BUILDING =	23,058 SF	0.53 AC	19.2 %	Impervious =	64.8 %
ASPHALT =	49208 SF	1.13 AC	41.0 %		
CONCRETE =	5443 SF	0.12 AC	4.5 %		
OPEN SPACE =	42267 SF	0.97 AC	35.2 %	Pervious =	35.2 %
					100.0 %

PARKING CALCULATIONS			
Building Use			
Offices: General	2.55 spaces per 1,000 sf		
23,058 sf / 1,000 x 2.55	=	59 Spaces	
plus 3 spaces =			62 Spaces
Building Use			
Retail Stores: Hardware	2.3 spaces per 1,000 sf		
23,058 sf / 1,000 x 2.3	=	54 Spaces	
less 8 spaces =			46 Spaces
Building Use			
Offices Medical:	3 spaces per 1,000 sf		
23,058 sf / 1,000 x 3	=	70 Spaces	
plus 8 spaces =			78 Spaces
Building Use			
Shopping Centers (or retail uses sharing common parking)	4 spaces per 1,000 sf		
23,058 sf / 1,000 x 4	=	93 Spaces	
Building Use			
Commercial Recreation Use/Sports Club	2.6 spaces per 1,000 sf		
23,058 sf / 1,000 x 2.6	=	60 Spaces	
plus 44 spaces =			104 Spaces

PARKING NOTES:
1. NO FLEETS OR STORAGE OF HEAVY VEHICLES ARE PERMITTED
2. NO VEHICLE REPAIR PERMITTED
3. SERVICE BUSINESSES MAY BE AUTHORIZED IF PERMITTED BY THE CITY OF BARTLETT AND THAT IT MEETS THE CITY OF BARTLETT PARKING REQUIREMENTS



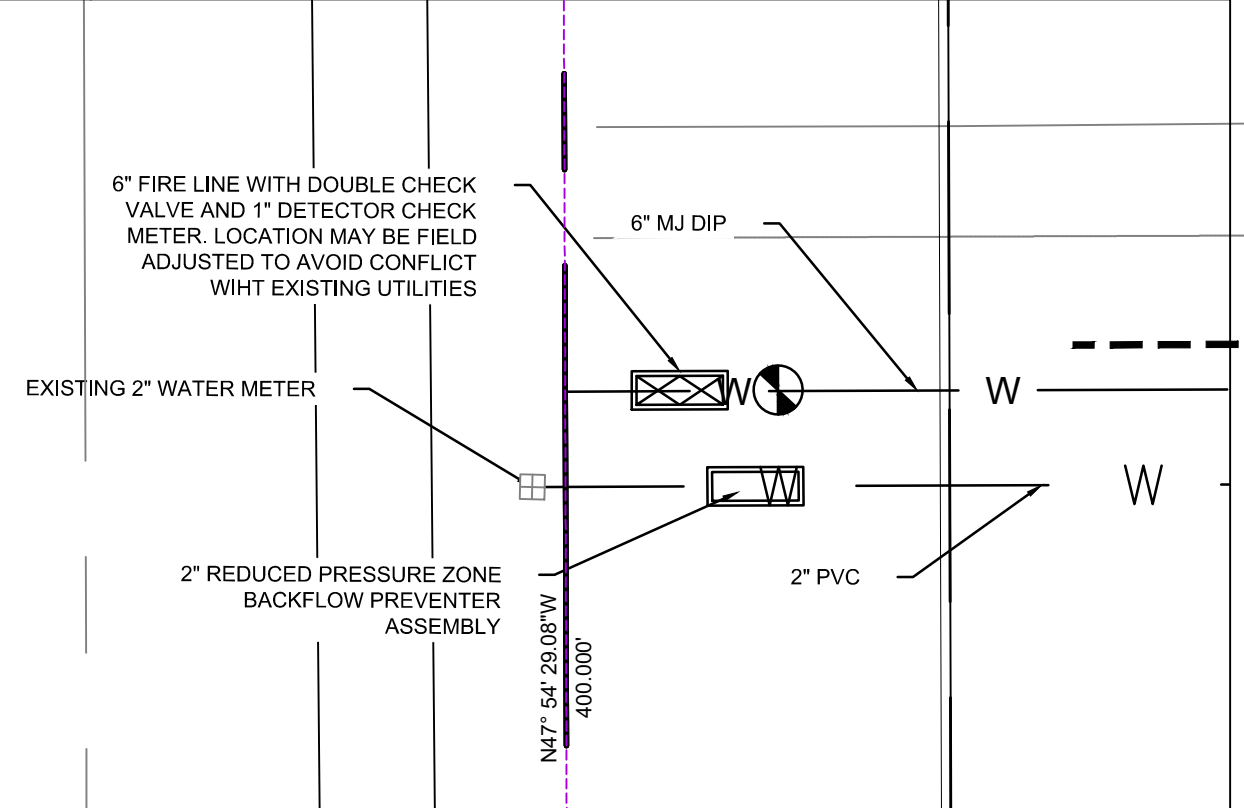
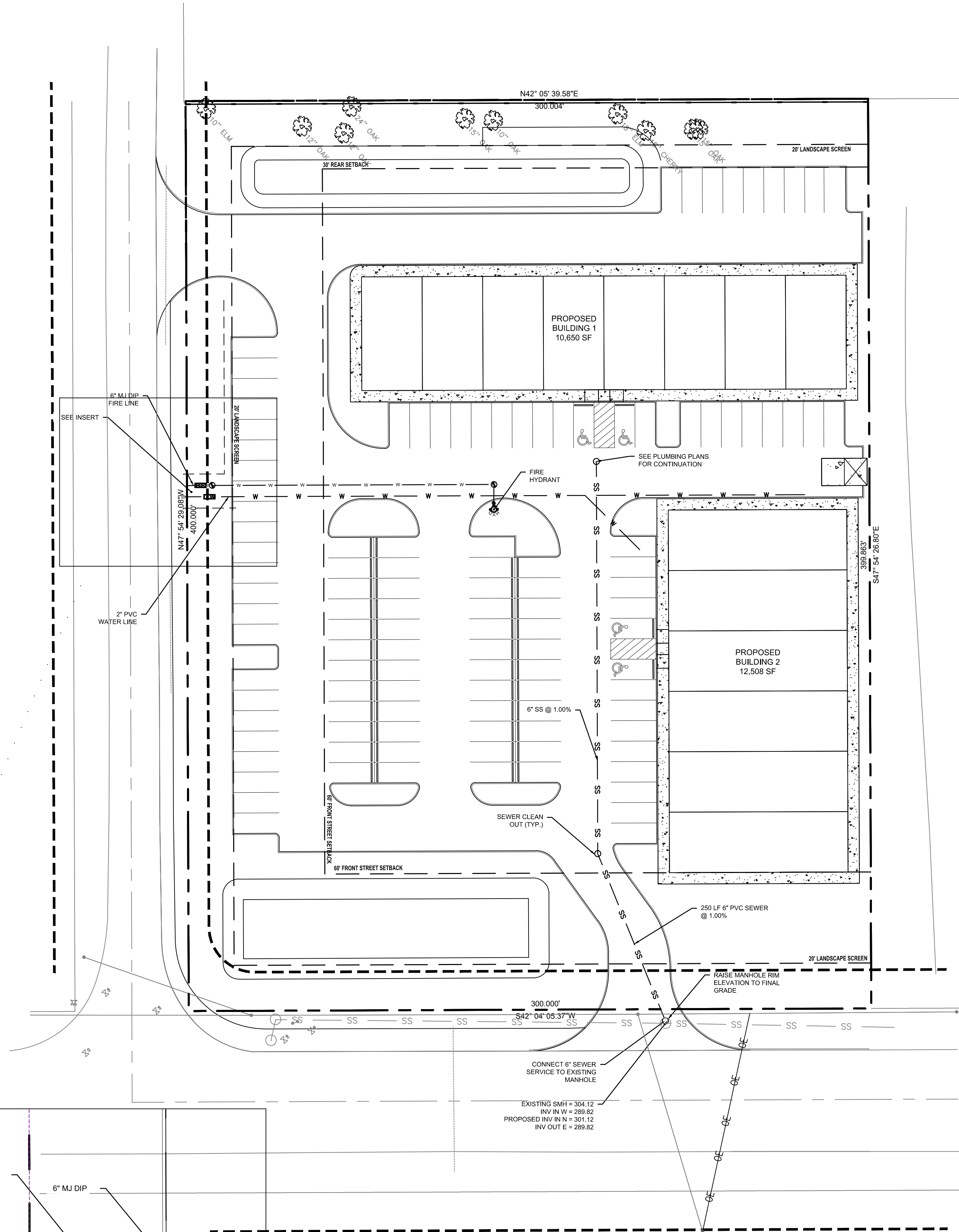
2630 River Watch Drive
Suffolk, VA 23434
(804) 376-1105
www.vballardconsultingllc.com

Project No.	23-039	Drawn By	VKB	Date	5/27/2024	Checked By	SR	Approved By	SR
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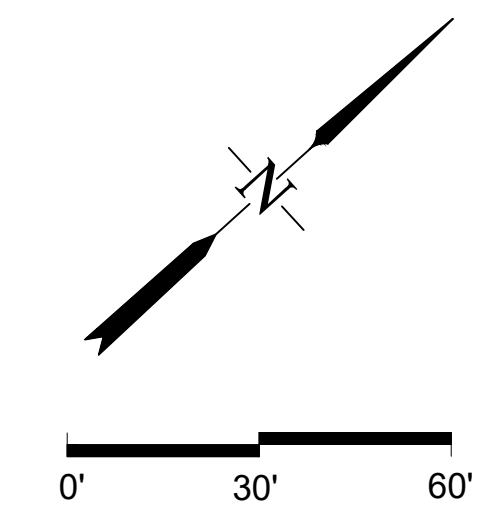
**FLEX SPACE
SUMMER AVE**
NEAR 6474 SUMMER AVE,
MEMPHIS TN 38134

SITE PLAN

3.0



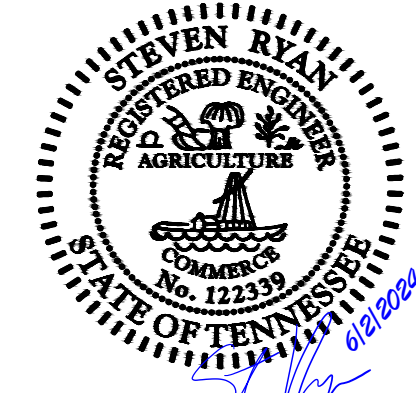
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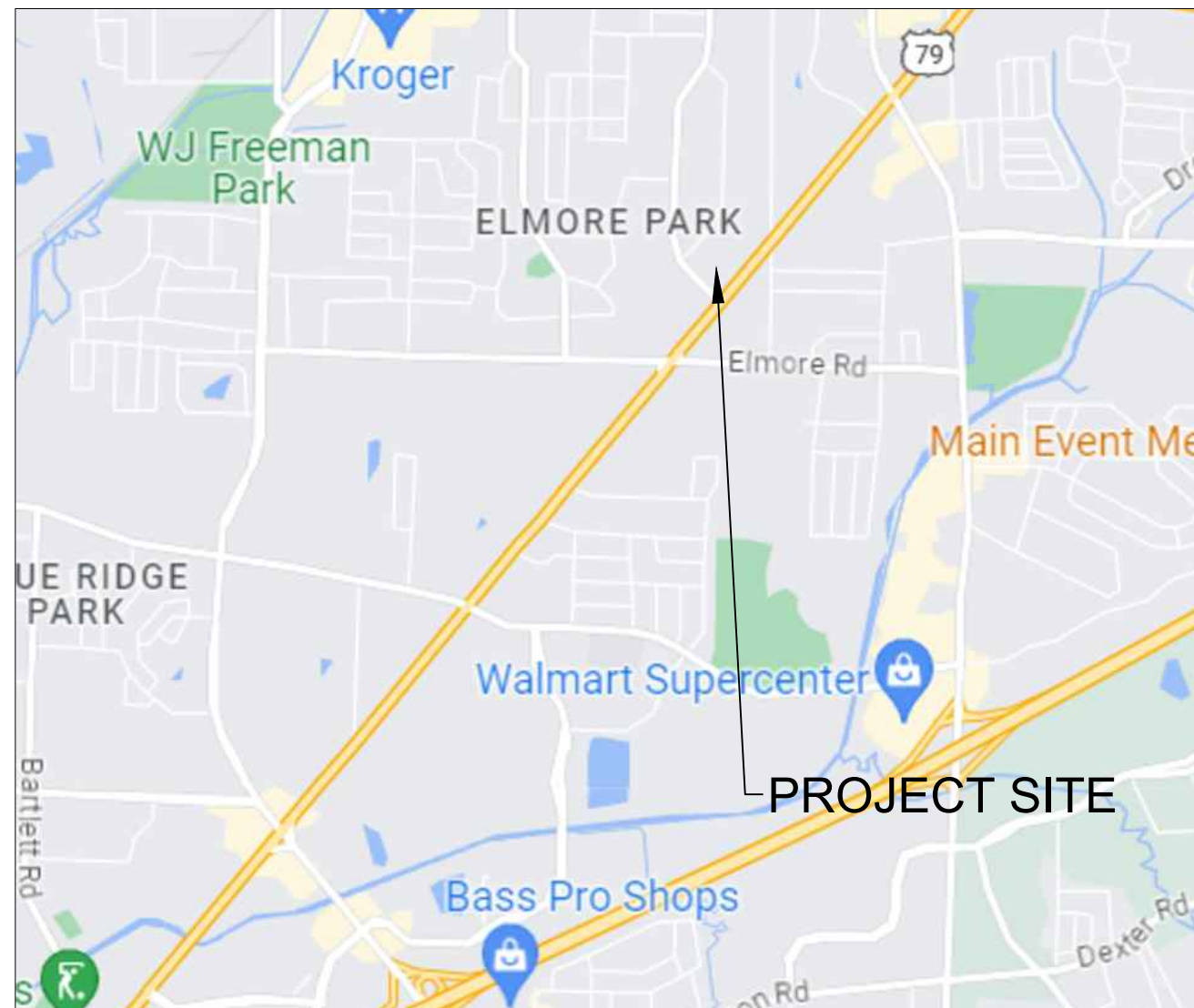
SCALE:
1" = 30'
24" x 36" paper size



- 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



LOCATION MAP (NTS)



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

GENERAL NOTES:
JURISDICTION: CITY OF BARTLETT
ZONING: COMMERCIAL (C-H)
SITE AREA: ± 119,982 SF (± 2.7544 AC)
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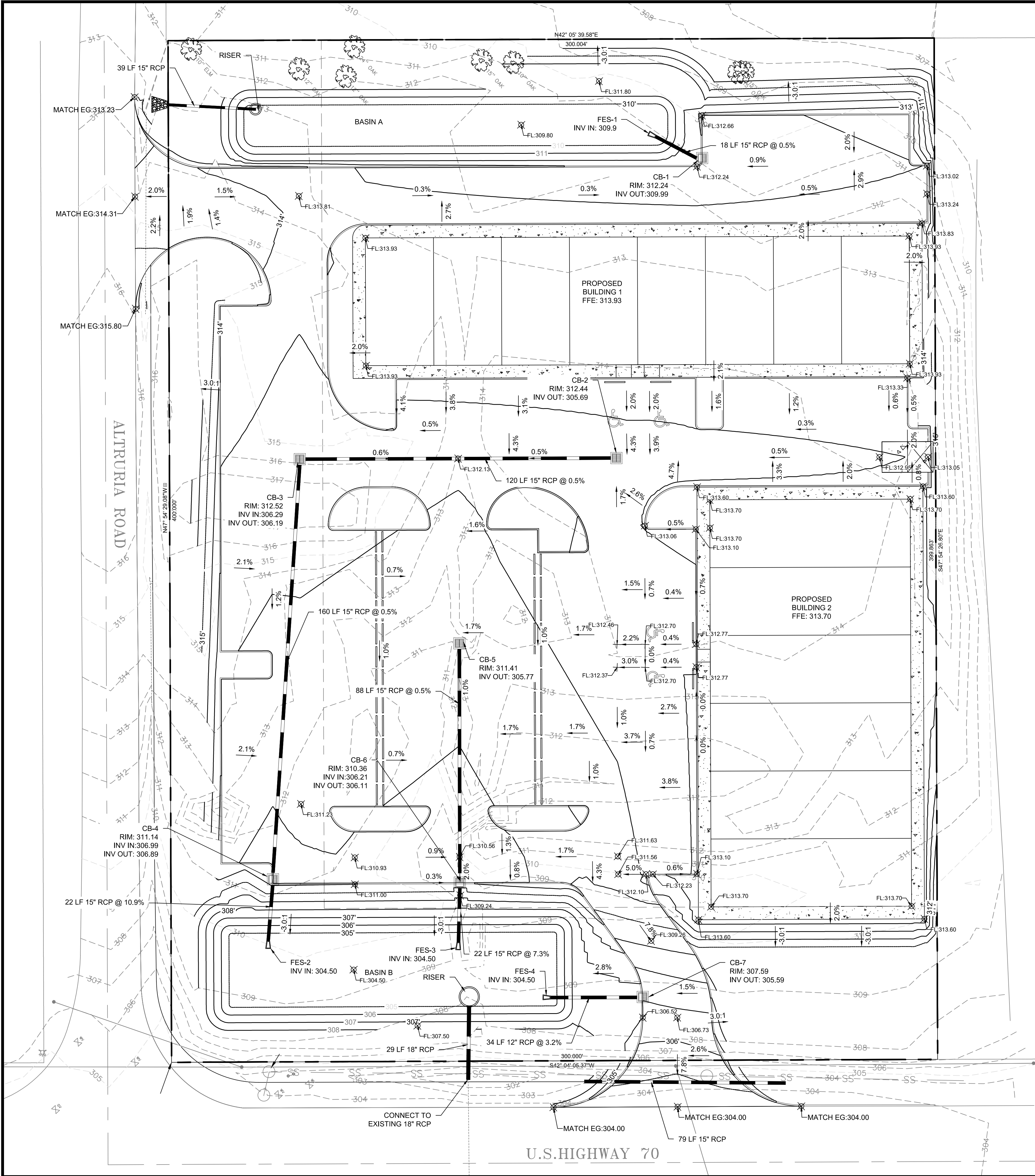
2609 River Watch Drive
Suffolk, VA 23434
(804) 376-1105
www.vballardconsultingllc.com

Revisions		Drawing Information	
No.	Name	Project No.	Date
		23-039	
		Drawn By	
		VKB	
		Date	
		5/27/2024	
		Checked By	
		SR	
		Approved By	
		SR	

**FLEX SPACE
SUMMER AVE**
NEAR 6474 SUMMER AVE.
MEMPHIS, TN 38134

UTILITY PLAN

Drawing No.
4.0



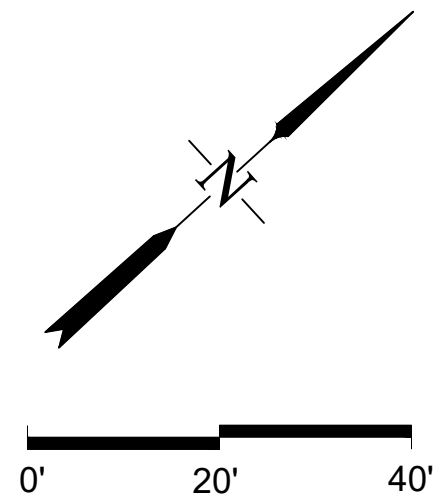
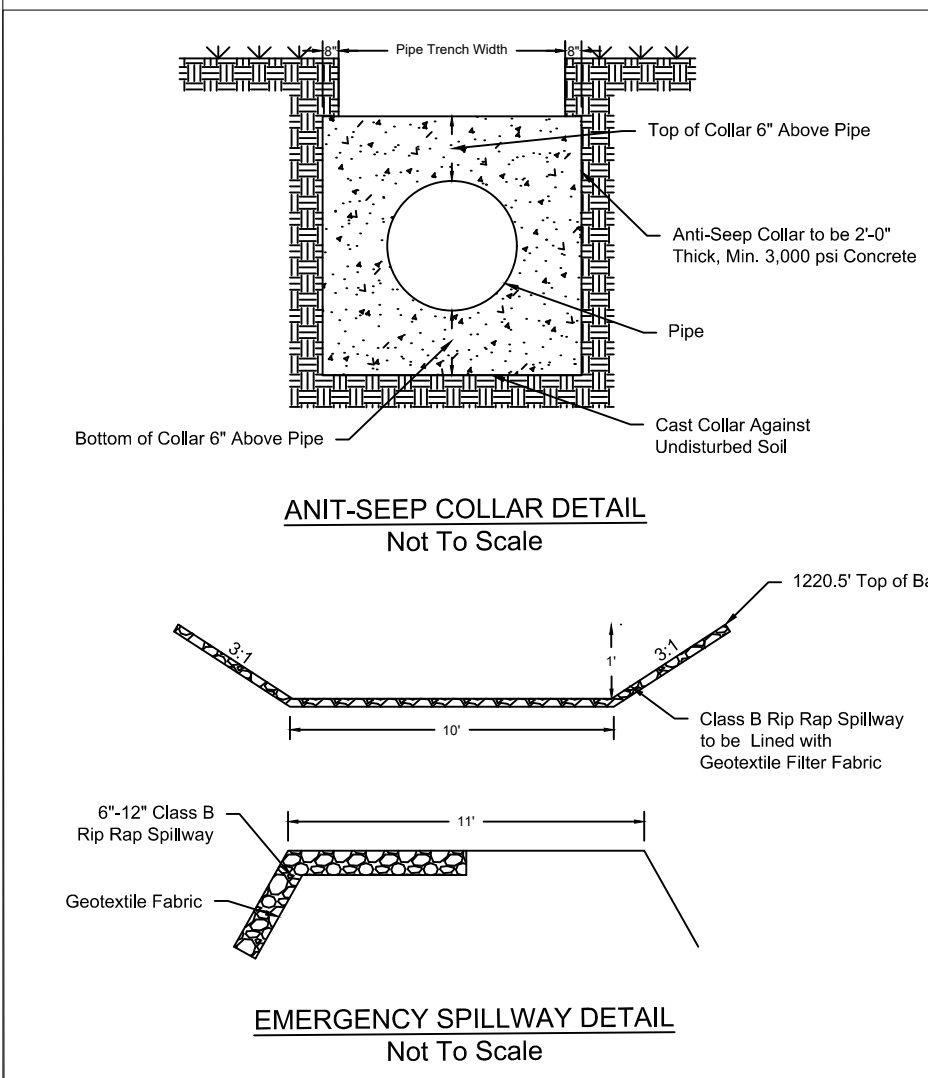
EARTHWORK AND PAVING

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.

LEGEND

- 8.1 EXISTING SPOT ELEVATION
7 EXISTING CONTOUR
7 PROPOSED CONTOUR

PROGRESS DRAWINGS
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INFORMATION ONLY



SCALE:
1" = 20'
24" x 36" paper size



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Suffolk, VA 23434
(864) 376-1095
www.vballardconsulting.com

Revisions	No.	Name	Date

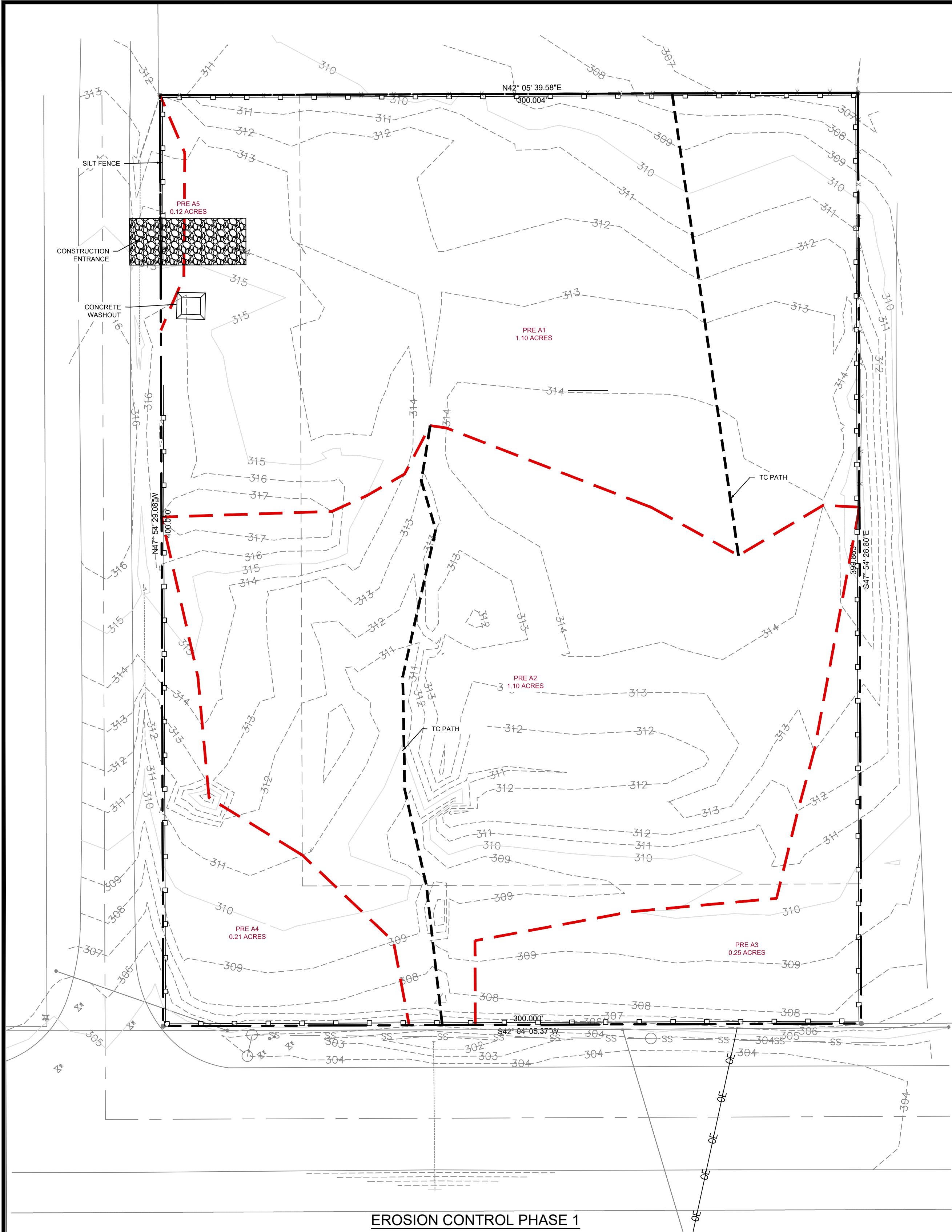
Project Information	Project No.	23-039	Drawn By	VKG	Date	5/27/2024	Checked By	SR	Approved By	SR
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**FLEX SPACE
SUMMER AVE**

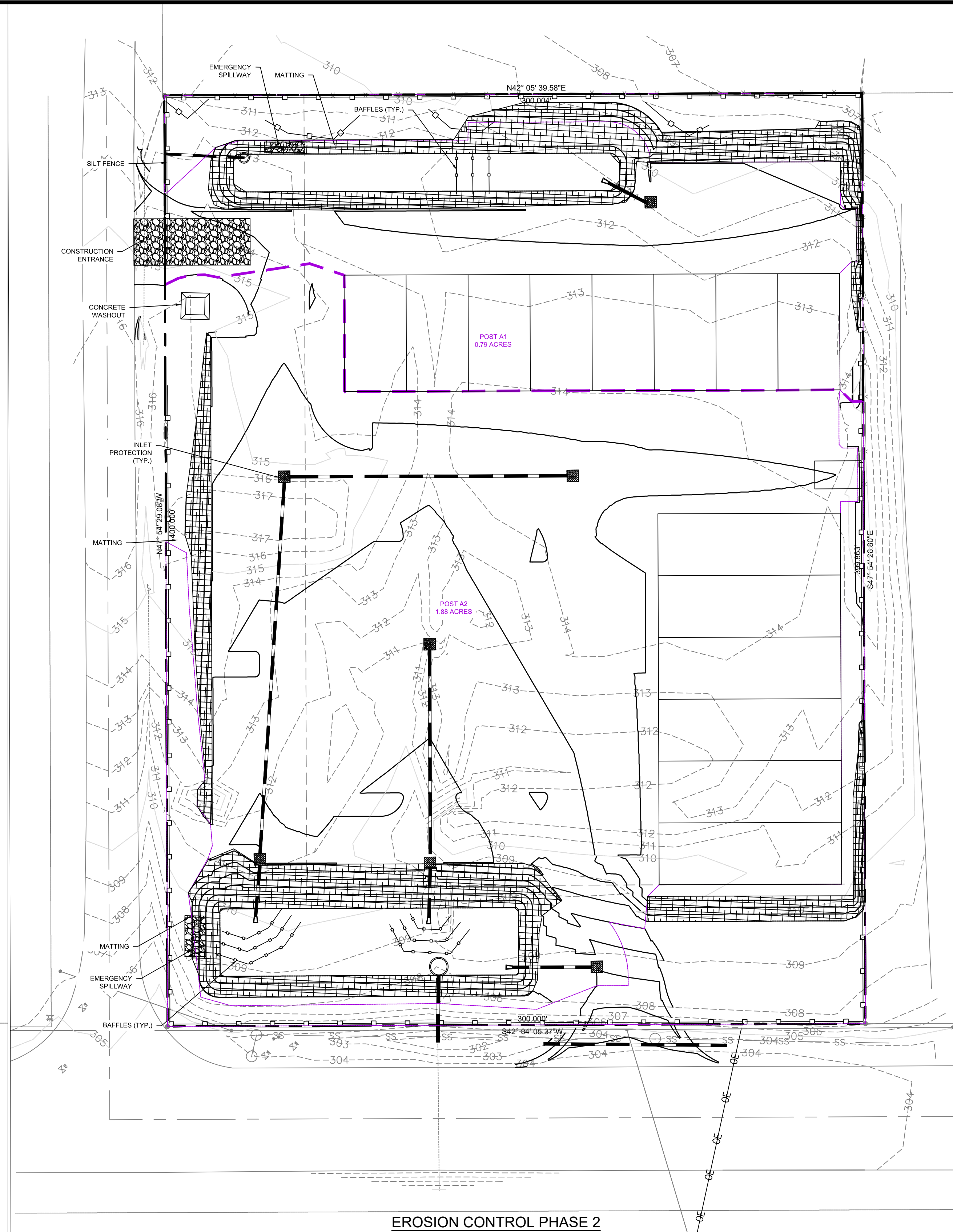
NEAR 6474 SUMMER AVE.
MEMPHIS TN 38134

GRADING PLAN

5.0



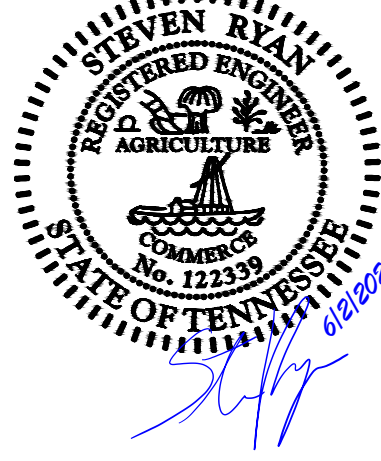
EROSION CONTROL PHASE 1



EROSION CONTROL PHASE 2

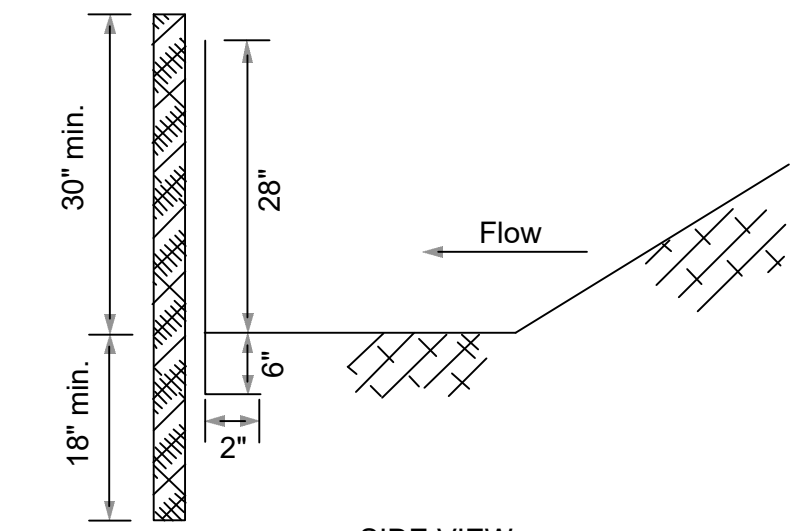
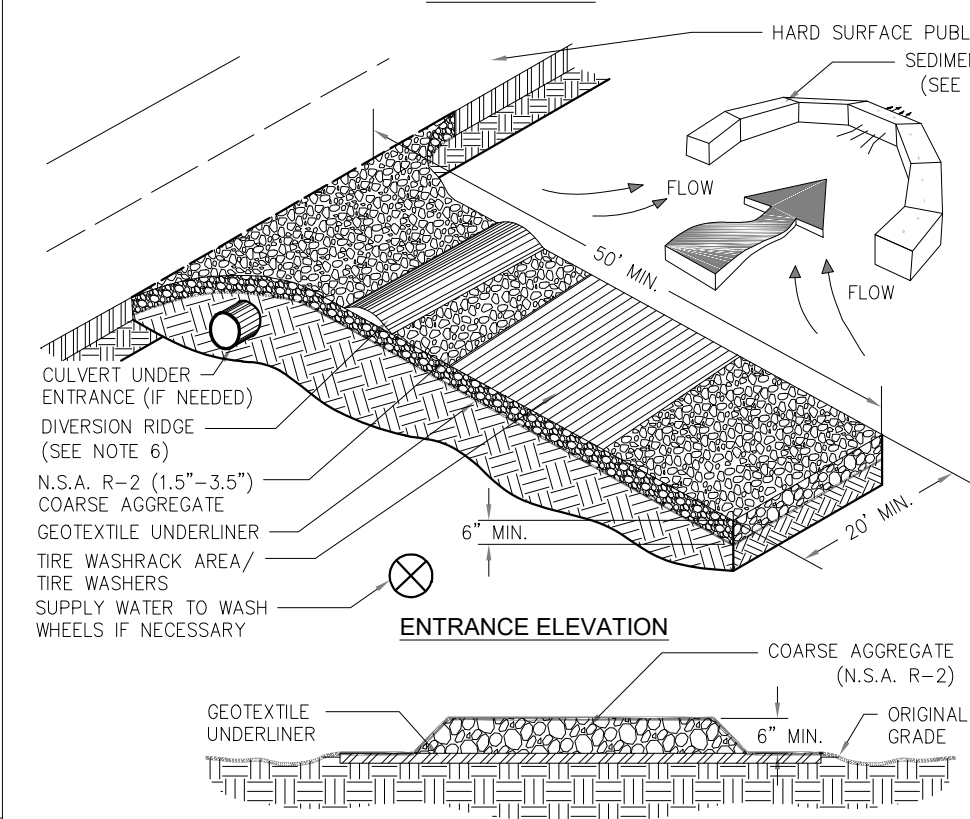
- LEGEND
- 8.1 EXISTING SPOT ELEVATION
 - 7 EXISTING CONTOUR
 - 7 PROPOSED CONTOUR
 - SOIL DELINEATION
 - PRE-DEVELOPMENT DRAINAGE DELINEATION
 - POST-DEVELOPMENT DRAINAGE DELINEATION

PROGRESS DRAWINGS
DO NOT USE FOR
CONSTRUCTION FOR
INFORMATION ONLY

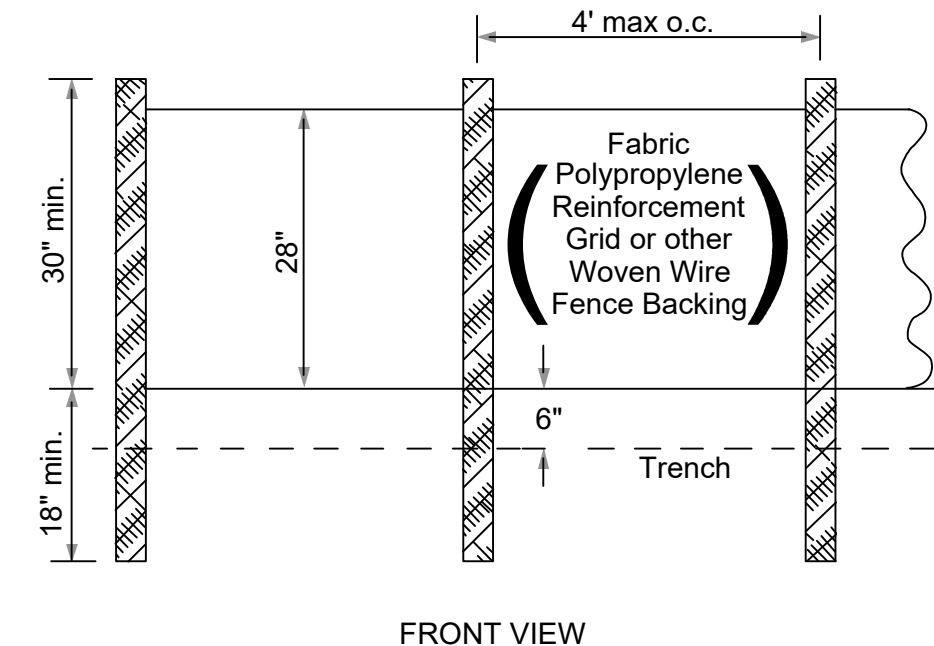


MAINTENANCE
The exit shall be maintained in a condition that will prevent tracking or flow of mud onto public rights-of-way. This may require periodic top dressing with 1.5-3.5 inch stone, as conditions demand, and repair and/or cleanout of any structures to trap sediment. All materials spilled, dropped,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

CRUSHED STONE CONSTRUCTION EXIT
EXIT DIAGRAM



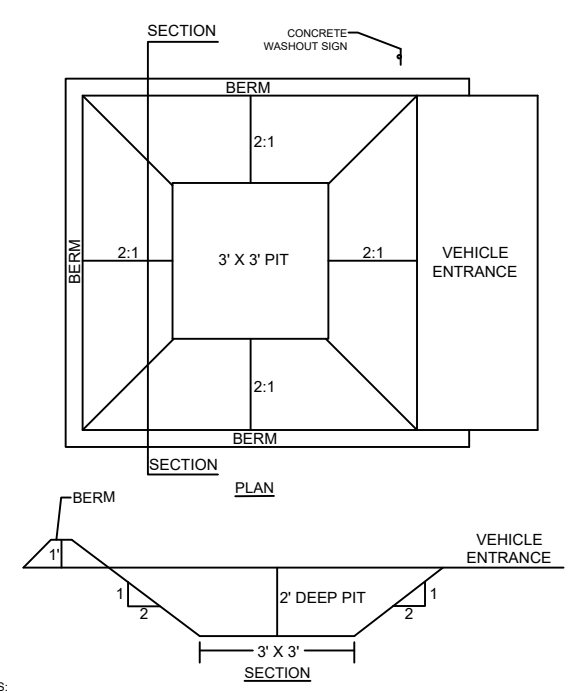
SIDE VIEW



FRONT VIEW

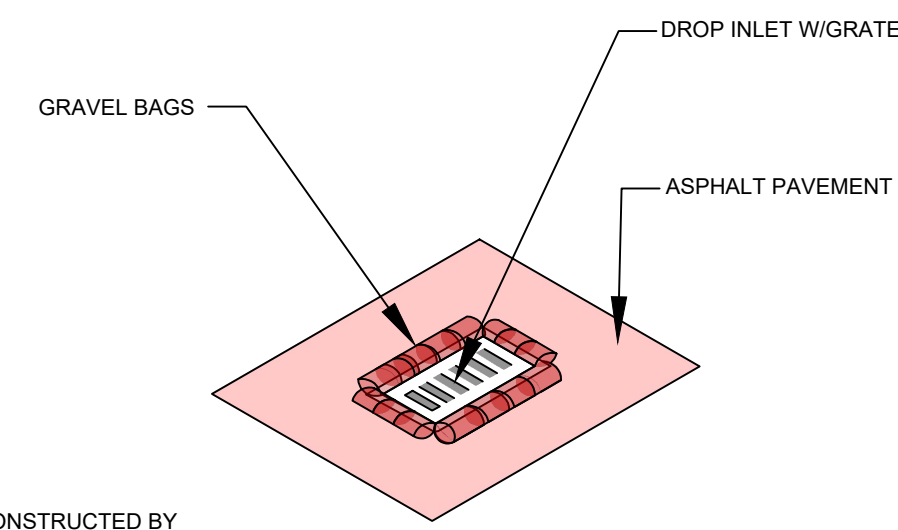
NOTE:
Use 36" D.O.T. approved fabric.
Use wooden stakes.

SILT FENCE - TYPE C-POP
NTS

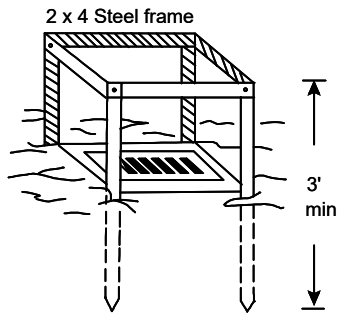


CONCRETE WASHOUT AREA
NTS

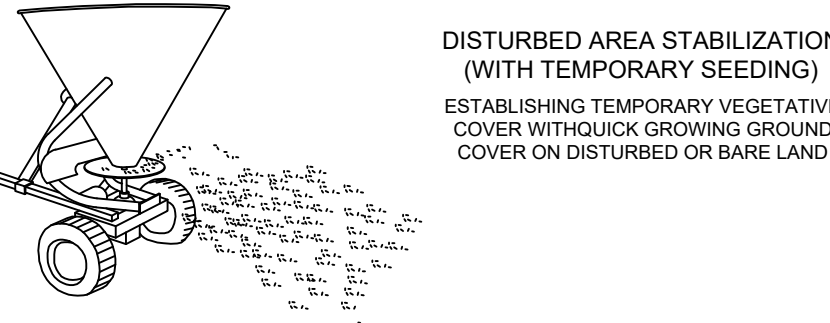
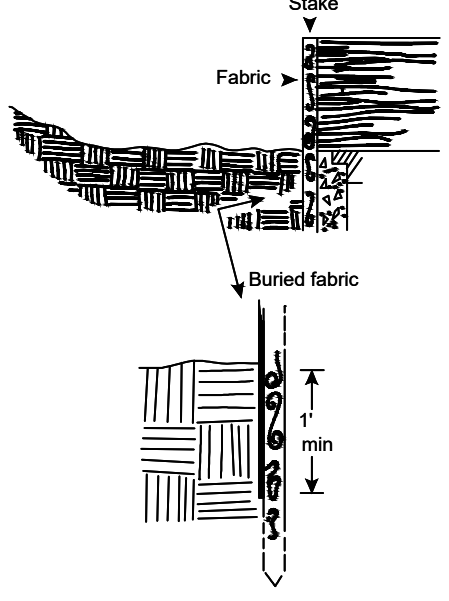
NOTE:
GRAVEL BAGS CONSTRUCTED BY WRAPPING DOT #57 STONE WITH FILTER FABRIC, WIRE, PLASTIC MESH, OR EQUIVALENT MATERIAL.



INLET SEDIMENT TRAP GRAVEL BAGS
NTS



INLET SEDIMENT TRAP FABRIC AND FRAME
NTS



TEMPORARY SEEDING DETAIL
NTS

ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 14 DAYS SHALL BE STABILIZED WITH TEMPORARY SEEDING OR MULCH

SITE PREPARATION
- GRADING AND SHAPING
- SEEDBED PREPARATION
- APPLY LIME AND FERTILIZER
- PLANT SEEDING, AS SPECIFIED BY REGION AND SEASON
- APPLY MULCHING MATERIAL, IF NEEDED
- IRRIGATE IF NEEDED WITHOUT CAUSING EROSION

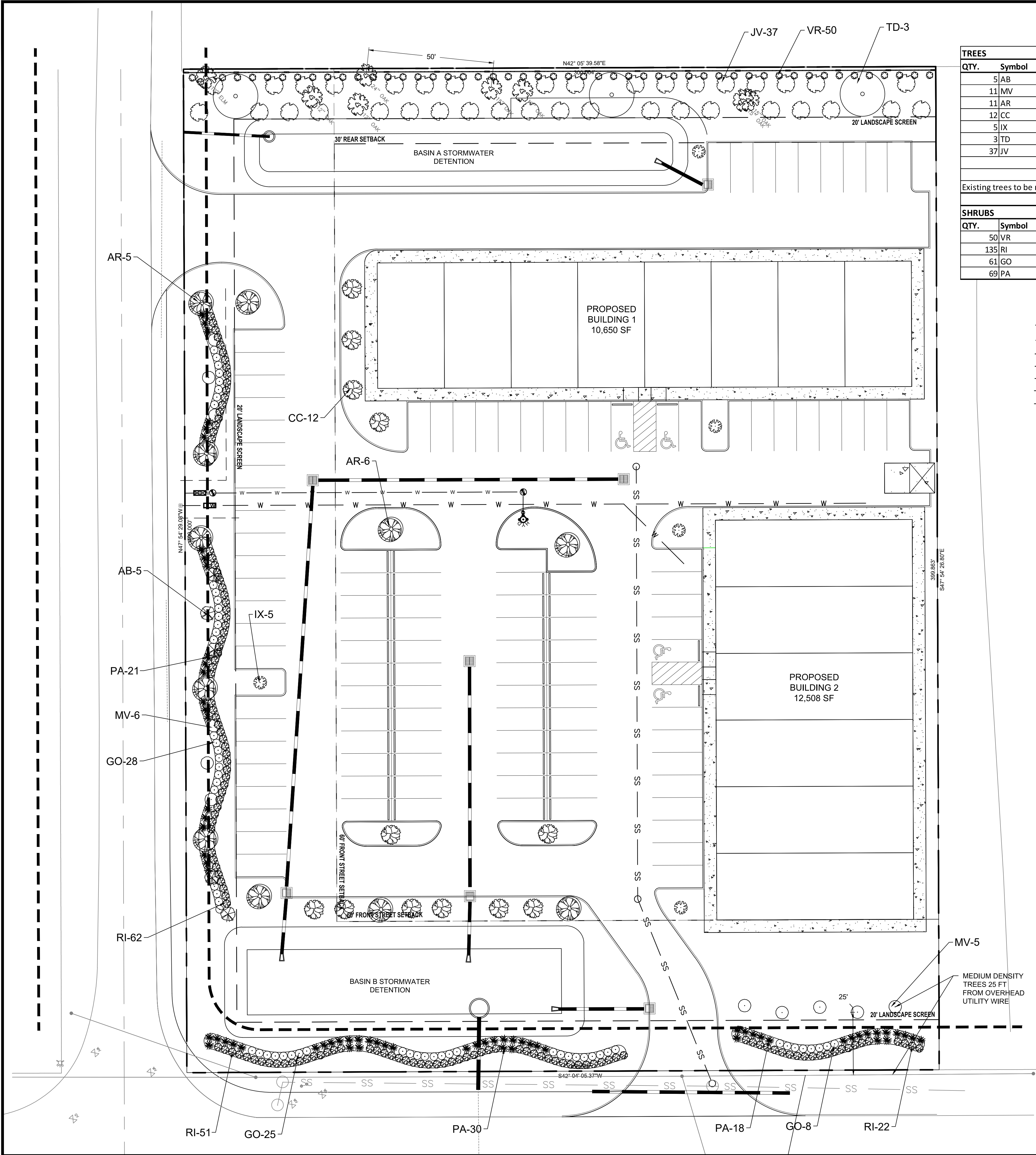
PLANTING DATES DEPEND ON SPECIES AND REGION (MOUNTAIN, PIEDMONT OR COASTAL)

* ALL SEEDING NUMBERS ARE ALONE FOR MIXTURE NUMBER

* UNUSUAL SITE CONDITIONS MAY REQUIRE HEAVIER SEEDING RATES.

* SEEDING DATES MAY NEED TO BE ALTERED TO FIT TEMPERATURE VARIATIONS AND LOCAL CONDITIONS.

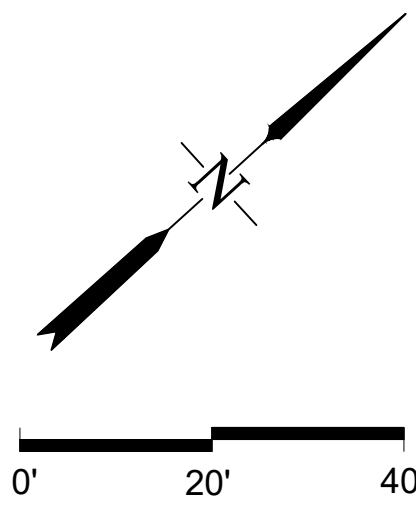
Revisions	Date
No.	Name
Project No. 23-039	Drawn By VKG
Date 5/27/2024	Checked By SR
Approved By SR	



TREES									
QTY.	Symbol	SCIENTIFIC NAME	COMMON NAME	SIZE	Density	SPACING	NOTES	TREE CAT.	DENSITY UNITS
5	AB	Acer buergerianum	Trident Maple	3.5" calip.	Medium	as shown	Plate 23A		
11	MV	Magnolia virginiana	Sweetbay Magnolia	8-10", 3.5" calip.	Medium	as shown	Plate 23A		
11	AR	Acer rubrum 'October Glory'	October Glory red maple	3.5" calip.	Large	60' o.c. & as shown	Plate 23A & Parking	1.0	21
12	CC	Cercis canadensis	Eastern Redbud	3.5" calip.	Medium	as shown	Parking	0.75	31.5
5	IX	Ilex x 'Nellie R. Stevens'	Nellie R. Stevens Holly	6-8", 1.5" calip.	Small	as shown	Parking	0.5	3.75
3	TD	Taxodium distichum	Bald Cypress	8'-10' ht.	Large	50' o.c.	Plate 23D		
37	JV	Juniperus virginiana 'Burkii'	Burki Juniper	6'-8'	Medium	12' o.c.	Plate 23D		
Total Density Units Added =									56.25
Total Density Units Required =									56
Existing trees to be retained = 8 and are located within & to be utilized as part of the 20' Landscape Screen - Plate 23D									

SHRUBS							
QTY.	Symbol	SCIENTIFIC NAME	COMMON NAME	SIZE	Density	SPACING	NOTES
50	VR	Viturnum rhytidophyllum	Leatherleaf Viburnum	3 Gal.	Large	6' o.c.	Plate 23D
135	RI	Raphiolepis Indica 'snow'	Snow Indian Hawthorn	3 Gal.	Small	3' o.c.	Plate 23A
61	GO	Juniperus 'Grey Owl'	Grey Owl Juniper	3 Gal.	small	3' o.c.	Plate 23A
69	PA	Pennisetum alapecurioides	Hamlin Grass	3 Gal.	small	3' o.c.	Plate 23A

- 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



SCALE:
1" = 20'
24" x 36" paper size

811
Know what's below.
Call before you dig.

PROGRESS DRAWINGS
DO NOT USE FOR
CONSTRUCTION FOR
INFORMATION ONLY

Drawing Information		Revisions	
Project No.	23-039	No.	
Drawn By	VKB	Name	
Date	5/27/2024		
Checked By	SR		
Approved By	SR		

**FLEX SPACE
SUMMER AVE**
NEAR 6474 SUMMER AVE.
MEMPHIS TN 38134

LANDSCAPE PLAN

7.0

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

Bartlett Planning Commission
**Application for Master Subdivision Plan
Approval**

Subdivision Name JTB Subdivision No. of Lots 3

Subdivision Location US Highway 70, east of Germantown Road

Owner/Developer Contact John Brandon (Owner) - Bruce Milner (EXP Realty) Phone 901.482.0444

Company Name New Beginnings LLC Fax _____

Address 8223 US-70, Arlington, TN 38002, USA

Email Address bmilnerok@gmail.com

Architect Contact _____ Phone _____

Company Name _____ Fax _____

Address _____

Email Address _____

Engineer Contact Russ Brasfield Phone 901.244.5517

Company Name Barge Design Solutions, Inc. Fax _____

Address 65 Germantown Court, Suite 100 Memphis, TN 38018

Email Address russ.brasfield@bargedesign.com

Submitted by Russ Brasfield *Russ Brasfield* 6.3.24
(printed name) (signature) (date)

Email Address russ.brasfield@bargedesign.com Phone 901.244.5517 Fax _____

- _____ Acknowledge (by initials in the blank to the left) that the “**Application Instructions: Planning Commission**” were obtained and read prior to submitting this application.
- _____ The “**Master Subdivision Plan Checklist**” has been completed and required all items have been provided. (See reverse page/or attached checklist)
- _____ Provide 18-folded ($\pm 10'' \times 13''$) sets of plans with a copy of the signed application attached to each set.
- _____ Provide an electronic PDF file of the plans. Note that an updated electronic file is required when plans are revised. The electronic file shall be labeled with the project name and accurately dated.
- _____ Include a fee of \$500.00 plus \$20.00 per lot with this application (check payable to the City of Bartlett). **The fee is not refundable.**

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

John Brandon *John Brandon* _____
(print name) (signature) (date)

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

Master Subdivision Plan Checklist

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

- _____ Date, north point and scale
- _____ Location sketch map
- _____ Boundary survey, showing location of point of beginning, true or grid bearing and length of each line, and area in acres
- _____ Name and addresses of adjoining owners on gum labels. (one set)

Existing and Proposed:

- _____ Tree Survey with Tree Table
- _____ Tree Protection Plan with Tree Table
- _____ Existing Survey/Conditions Plan
- _____ Site Plan/Layout of development with areas reserved for detention/retention
- _____ Grading/Drainage Plan showing all drain manholes, inlets, and drainage areas picked up
- _____ Contour intervals
- _____ Streets
- _____ Structures
- _____ Water courses
- _____ Rights-of-way
- _____ Sewers
- _____ Bridges
- _____ Culverts
- _____ Springs (water)
- _____ Water mains
- _____ Easements for drainage, water, sewer, landscape, and signage
- _____ Utility lines including utility easements along property lines

- _____ Location and extent of all land subject to flooding

Proposed:

- _____ Plat with signature blocks and notes
- _____ Lot or parcel layout plan with dimensions and area
- _____ Street rights-of-way
- _____ Erosion Control Plan with phasing
- _____ Traffic Control Plan with phasing and notes
- _____ Landscape Plan
- _____ Drainage improvements study
- _____ Drainage Pipe Table with all inlets and capacities and Q25 design
- _____ Detention Basin Calculations for 2, 5, 10, 25, 50, and 100 year design
- _____ Sediment Basin Design and Calculations
- _____ Flood hazard area details
- _____ Floodways
- _____ Utility Plan with size of meters required and location of fire sprinkler room
- _____ Plan and Profile of all streets
- _____ Sewer Plan and Profile
- _____ Setback lines

Zoning Classification:

- _____ Site (with area indicated)
- _____ Adjoining land

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

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

INCOMPLETE APPLICATIONS WILL NOT BE PROCESSED

**Bartlett Planning and
Economic Development Department
6382 Stage Road, P.O. Box 341148
Bartlett, TN 38184-1148
901-385-6417 FAX 901-385-6419
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Bartlett Planning Commission
Master Subdivision Plan Checklist

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

- X Date, north point and scale
- X Location sketch map
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- X Tree Survey with Tree Table
- X Tree Protection Plan with Tree Table
- X Existing Survey/Conditions Plan
- X Site Plan/Layout of development with areas reserved for detention/retention
- X Grading/Drainage Plan showing all drain manholes, inlets, and drainage areas picked up
- X Contour intervals
- X Streets
- X Structures
- X Water courses
- X Rights-of-way
- X Sewers
- X Bridges
- X Culverts
- X Springs (water)
- X Water mains
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- X Plat with signature blocks and notes
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 - X Traffic Control Plan with phasing and notes
 - X Landscape Plan
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 - n/a Drainage Pipe Table with all inlets and capacities and Q25 design
 - n/a Detention Basin Calculations for 2, 5, 10, 25, 50, and 100 year design
 - n/a Sediment Basin Design and Calculations
 - n/a Flood hazard area details
 - n/a Floodways
 - n/a Utility Plan with size of meters required and location of fire sprinkler room
 - n/a Plan and Profile of all streets
 - X Sewer Plan and Profile
 - X Setback lines
- Zoning Classification:**
- X Site (with area indicated)
 - X Adjoining land

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

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

INCOMPLETE APPLICATIONS WILL NOT BE PROCESSED

CERTIFICATE OF ADEQUACY OF STORM DRAINAGE

I, RUSSEL G. BRASFIELD, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL CIVIL ENGINEER AND THAT I HAVE DESIGNED ALL STORMWATER DRAINAGE FOR XXX SUBDIVISION TO ASSURE THAT NEITHER THE SAID SUBDIVISION NOR ADJOINING PROPERTY WILL BE DAMAGED OR THE CHARACTER OF LAND USE AFFECTED BY THE VELOCITY AND VOLUME OF WATER ENTERING OR LEAVING SAME.
IN WTNES WHEREOF, I, THE SAID RUSSELL G. BRASFIELD, PROFESIONAL CIVIL ENGINEER, HEREUNTO SET MY HAND AND AFFIX MY SEAL THIS XXXXXX DAY OF XXXXXXXXXX.

PROFESSIONAL CIVIL ENGINEER
TENNESSEE CERTIFICATE NUMBER

CERTIFICATE OF SURVEY

I, KENNETH E. FRANCIS, JR., DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR AND THAT I HAVE SURVEYED THE LANDS EMBRACED WITHIN THE PLAT OR MAP DESIGNATED AS FINAL PLAT, JTB SUBDIVISION, A SUBDIVISION ALL LYING WITHIN THE CCORPORATE LIMITS OF THE CITY OF BARTLETT, TENNESSEE; SAID PLAT SAID PLAT OR MAP IS A TRUE AND CORRECT PLAT OR MAP OF THE LANDS EMBRACED THEREIN, SHOWING THE SUBDIVISION THEREOF IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF BARTLETT, TENNESSEE; I FURTHER CERTIFY TRHAT THE SURVEY OF THE LANDS EMBRACED WITHIN SAID PLAT OR MAP HAS BEEN CORRECTLY MONUMENTED IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF BARTLETT, TENNESSEE.

IN WITNESS WHEREOF, I, THE SAID KENNETH E. FRANCIS, JR., REGISTERED LAND SURVEYOR, HEREUNTO SET MY HAND AND AFFIX MY SEAL THIS XXXXXX DAY OF XXXXXXXXXX.

KENNNH E. FRANCIS, JR., RLS
TENNESSEE CERTIFICATE NUMBER 1567

BOARD OF MAYOR AND ALDERMEN CERTIFICATE

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

MAYOR, CITY OF BARTLETT _____ DATE _____,2024

PLANNING COMMISSION CERTIFICATE

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

SECRETARY, BARTLETT PLANNING COMMISSION _____ DATE _____,2024

OWNERS CERTIFICATE

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

SIGNATURE _____
DATE _____,2024

NOTARY CERTIFICATE

STATE OF TENNESSEE
COUNTY OF SHELBY

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

IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTORIAL SEAL AT MY OFFICE IN _____
. WITNESS MY HAND AND NOTORIAL SEAL THIS _____ DAY OF _____, 2024

NOTARY PUBLIC
MY COMMISSION EXPIRES

MORTGAGEE CERTIFICATE

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

SIGNATURE _____
DATE _____, 2024

PRINTED NAME _____
TITLE _____

NOTARY CERTIFICATE

STATE OF TENNESSEE
COUNTY OF SHELBY

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

IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTORIAL SEAL AT MY OFFICE IN _____
. WITNESS MY HAND AND NOTORIAL SEAL THIS _____ DAY OF _____, 2024

NOTARY PUBLIC _____
MY COMMISSION EXPIRES

MASTER PLAN
JTB SUBDIVISION
BARTLETT, TENNESSEE
U.S.HIGHWAY 70 EAST OF GERMANTOWN ROAD
PARCEL ID: B0149 00860 & B0149 00861
ZONED: CL & RE
AREA: GROSS—5.262 ACRES, NET—5.089 ACRES
DATE: JUNE, 2024

EXP REALTY
US 70 UTILITY IMPROVEMENTS
BARTLETT, TN



06/03/2024
ISSUED FOR
PERMIT



CONTACTS

PROPERTY OWNER	JOHN T. BRANDON 8223 HIGHWAY 70 ARLINGTON, TN 38002
DESIGN PROFESSIONAL	BARGE DESIGN SOLUTIONS 60 GERMANTOWN COURT, SUITE 100 MEMPHIS, TENNESSEE 38018 901.755.7166 CONTACT: RUSS BRASFIELD, PE
OWNER REPRESENTATIVE	EXP REALTY BRUCE MINLER 901.482.0444
WATER SERVICE	CITY OF BARTLETT 6400 STAGE ROAD BARTLETT, TN 38134 901.385.6499 CONTACT: DALAN HUBBARD
SEWER	CITY OF BARTLETT 6400 STAGE ROAD BARTLETT, TN 38134 901.385.6499 CONTACT: DALAN HUBBARD

INDEX OF DRAWINGS

SHEET NO.	DESCRIPTION
C0.00	COVER SHEET
C0.01	GENERAL NOTES
C0.21	EXISTING CONDITIONS
C1.00	OVERALL SITE AND UTILITY PLAN
C1.01	SITE LAYOUT PLAN
C1.71	TRAFFIC CONTROL PLAN
C2.01	GRADING PLAN
C2.41	INITIAL EROSION & SEDIMENT CONTROL PLAN
C2.42	FINAL EROSION & SEDIMENT CONTROL PLAN
C3.01	SEWER PLAN AND PROFILE
C3.02	SEWER PLAN AND PROFILE
C7.01	SITE DETAILS
C7.41	SEDIMENT AND EROSION CONTROL DETAILS
L0.01	TREE SURVEY AND PROTECTION PLAN
L1.01	LANDSCAPE PLAN



VICINITY MAP

NOT TO SCALE

PROPERTY DATA

PARCEL ID B0149 00860 & B0149 00861
ZONING CL AND RE

FEMA NOTE

THIS PARCEL IS NOT LOCATED IN A FLOOD HAZARD AREA ACCORDING TO
FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP
COMMUNITY NO. 47157C, PANEL NO. 0310G, DATED FEBRUARY 5, 2013. ZONE
"X."



60 Germantown Court // Suite 100 // Memphis, Tennessee 38018
Phone (901) 755-7166 // Fax (901) 755-7844

DEPARTMENT OF ENGINEERING

BARTLETT, TENNESSEE

SURVEY: BARGE DATE: - BOOK: -

DESIGN: BARGE DATE: - SCALE

CITY ENGINEER DATE

EXP REALTY
US 70 UTILITY IMPROVEMENTS
BARTLETT, TN

C0.00

BARGE No.: 38550-00

GENERAL NOTES:

1. KEEP SITE NEAT AND CLEAN AT ALL TIMES. CONTINUOUSLY REMOVE DEBRIS AND LEGALLY DISPOSE OF UNSUITABLE MATERIAL. BURNING OF MATERIALS ON SITE IS PROHIBITED.
2. THE CONTRACTOR WILL PROVIDE ALL SITE CLEARING, STAKING, AND PROVIDE COPIES OF THE SAME TO THE A/E. THE CONTRACTOR SHALL PROTECT AND MAINTAIN ALL PROJECT CONTROL AND BENCHMARKS ESTABLISHED IN THE FIELD BY THE OWNER. THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING THE ACCURACY OF THE AERIAL MAPPING.
3. ALL WORK SHALL BE PERFORMED, AS A MINIMUM, TO THE STANDARDS AND REQUIREMENTS OF THE CITY OF BARTLETT UNLESS MORE RESTRICTIVE OR DEMANDING REQUIREMENTS ARE SHOWN HEREON IN WHICH CASE THE MORE RESTRICTIVE OR DEMANDING SHALL APPLY. ALL WORK MUST OBTAIN THE APPROVAL OF THE APPROPRIATE DEPARTMENTS AND/OR AGENCIES OF THE CITY OF BARTLETT, AND MUST MEET OR EXCEED THE STATE OR FEDERAL REQUIREMENTS, IF IT SO APPLIES.
4. CONTRACTOR TO MAINTAIN AND PROTECT AS NECESSARY ALL EXISTING STRUCTURES, FACILITIES, APPURTENANCES, INFRASTRUCTURE (E.G. PIPES, CULVERTS, CONDUITS, WIRES), PROPERTY, OR OTHER ITEMS TO REMAIN. ANY PRIVATE OR PUBLIC PROPERTY AFFECTED BY THIS WORK SHALL BE RESTORED TO A CONDITION EQUAL TO OR BETTER THAN EXISTING CONDITIONS. AT NO ADDITIONAL COST, THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE TO THE EXISTING FACILITIES TO A CONDITION EQUAL OR BETTER THAN EXISTING, ABOVE OR BELOW GROUND, THAT MAY OCCUR.
5. TRAFFIC CONTROL, IN ACCORDANCE WITH THE REQUIREMENTS OF CITY OF BARTLETT, TENNESSEE DEPARTMENT OF TRANSPORTATION SHALL BE REQUIRED FOR ALL WORK WITHIN THE PUBLIC RIGHTS-OF-WAY. TRAFFIC CONTROL SHALL CONFORM TO FEDERAL HIGHWAY ADMINISTRATIONS "MANUAL OF TRAFFIC CONTROL AND SAFE PRACTICE FOR STREET AND HIGHWAY CONSTRUCTION."
6. DISCREPANCIES IN FIELD CONDITIONS, PLAN CONDITIONS, OR CODES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER IMMEDIATELY.
7. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR AND SHALL MAINTAIN A PROGRAM OF SAFETY MEETING ALL REQUIREMENTS OF FEDERAL, STATE, AND LOCAL GOVERNING AGENCIES DURING ALL PHASES OF CONSTRUCTION AND AT ALL TIMES UNTIL FINAL COMPLETION AND ACCEPTANCE BY THE OWNER.

SITE LAYOUT NOTES:

1. CONTRACTOR SHALL BE RESPONSIBLE FOR THE DIMENSIONAL LAYOUT SURVEYING.
2. ALL COORDINATES AND BEARINGS ARE RELATIVE TO TENNESSEE STATE PLANE NAD 83, NAVD 88, FIELD SURVEY COMPLETED 4/9/2024.

UTILITY NOTES:

1. LOCATIONS OF UTILITIES, PUBLIC AND/OR PRIVATE, ARE APPROXIMATE ONLY, AND THE EXACT LOCATIONS SHALL BE DETERMINED IN THE FIELD. IT IS POSSIBLE THAT SOME EXISTING FACILITIES ARE NOT SHOWN ON THESE DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HAVING ALL UNDERGROUND UTILITY FACILITIES LOCATED AND MARKED PRIOR TO THE BEGINNING OF CONSTRUCTION. CALL TENNESSEE ONE-CALL (1-800-351-1111).
2. THE CONTRACTOR SHALL NOTIFY ALL AFFECTED UTILITY OWNERS PRIOR TO INTERRUPTING ANY GAS, WATER, OR SEWER SERVICES. THE CONTRACTOR SHALL ALSO NOTIFY AFFECTED UTILITY CUSTOMERS AT LEAST 24 HOURS BEFORE INTERRUPTING THE CUSTOMERS' SERVICE. WHERE INDIVIDUAL SERVICES ARE TO BE DISCONTINUED FOR MORE THAN 4 HOURS, THE CONTRACTOR SHALL MAKE ARRANGEMENTS FOR PROVIDING TEMPORARY SERVICE SATISFACTORY TO THE AFFECTED CUSTOMER. THE REPAIR OR REPLACEMENT OF UTILITY COMPONENTS SHALL CONFORM TO ALL APPLICABLE REQUIREMENTS OF THE UTILITY OWNER. NO SEPARATE PAYMENT SHALL BE MADE FOR THESE ACTIVITIES AND COMPENSATION SHALL BE INCLUDED IN THE CONTRACT PRICES FOR OTHER ITEMS.
3. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY PROTECTIVE MEASURES TO SAFEGUARD EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION OF THIS PROJECT. SHOULD SPECIAL EQUIPMENT BE REQUIRED TO WORK OVER AND AROUND THE UTILITIES, THE CONTRACTOR SHALL BE REQUIRED TO FURNISH SUCH EQUIPMENT. THE COST OF PROTECTING UTILITIES FROM DAMAGE AND FROM FURNISHING SPECIAL EQUIPMENT SHALL BE INCLUDED IN THE PRICE BID FOR OTHER ITEMS OF CONSTRUCTION.
4. PRIOR TO COMMENCING WORK, CONTRACTOR SHALL CONTACT UTILITY OWNERS TO PROPERTY LOCATE THEIR FACILITIES AND CONFIRM INSPECTION SCHEDULES AND TESTING REQUIREMENTS FOR CONSTRUCTION. CONTRACTOR SHALL REPAIR DAMAGES TO EXISTING LINES. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY PROTECTIVE MEASURES TO SAFEGUARD EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION. CONTRACTOR TO FURNISH ANY SPECIAL EQUIPMENT REQUIRED.
5. THE CONTRACTOR SHALL BE REQUIRED TO BACKFILL STORM, SEWER, AND UTILITY TRENCHES WITH BACKFILL MATERIAL ACCORDING TO CITY OF BARTLETT/T.D.O.T. STANDARD DRAWINGS OR AS DIRECTED BY THE ENGINEER.
6. SUBMITTALS FOR APPROVAL BY THE A/E ARE REQUIRED FOR ALL PIPE AND APPURTENANT PRODUCTS.
7. ALL PIPE JOINTS AND JOINT MATERIAL ARE TO PROVIDE A WATERTIGHT CONNECTION.
8. ALL PIPE TO BE INSTALLED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS AND REQUIREMENTS TO THE LINES AND GRADES AS SHOWN ON THE PLANS. BACKFILL TRENCHES IN 6" LIFTS AND COMPACT EACH LIFT IN ACCORDANCE WITH THE EMBANKMENT COMPACTION REQUIREMENTS. ALL BACKFILL IS TO BE IN ACCORDANCE WITH CITY STANDARDS.
9. THE CONTRACTOR SHALL SUBMIT FOR APPROVAL TO THE OWNER'S ENGINEER, SHOP DRAWINGS ON ALL PROPOSED PRECAST AND MANUFACTURED STRUCTURES. FAILURE TO OBTAIN APPROVAL BEFORE INSTALLATION MAY RESULT IN REMOVAL AND REPLACEMENT AT THE CONTRACTOR'S EXPENSE. ALL SHOP DRAWINGS ARE TO BE REVIEWED AND APPROVED BY THE CONTRACTOR WITH SIGNATURE PRIOR TO SUBMITTAL TO THE OWNER'S ENGINEER.
10. DURING THE GRADING PROCESS, IF CONTRACTOR ENCOUNTERS DISCOLORED OR MALODOROUS SOILS INDICATING POSSIBLE CONTAMINANTS, GRADING ACTIVITY SHALL CEASE AND THE OWNER AND A/E SHALL BE NOTIFIED IMMEDIATELY.
11. STANDARD INDICES REFER TO THE LATEST EDITION OF TDOT STANDARD DRAWINGS AND CITY OF BARTLETT REQUIREMENTS.
12. THE CONTRACTOR IS TO PROVIDE A 1/2" BITUMINOUS EXPANSION JOINT MATERIAL WITH SEALER AT THE ABUTMENT OF CONCRETE AND ANY STRUCTURE.

MISCELLANEOUS NOTES:

1. THE ENGINEER SHALL HAVE THE AUTHORITY TO DESIGNATE AND/OR LIMIT AREAS OF CONSTRUCTION.
2. THE OWNER MAKES NO REPRESENTATIONS ABOUT SUBSURFACE CONDITIONS THAT MAY BE ENCOUNTERED WITHIN THE LIMITS OF THE PROJECT. THE RISK OF ENCOUNTERING AND CORRECTING UNFAVORABLE, SUBSURFACE CONDITIONS SHALL BE BORNE SOLELY BY THE CONTRACTOR.
3. ALL UNSUITABLE MATERIAL, AS DETERMINED BY THE ENGINEER OR THROUGH TESTING, IS TO BE REMOVED AND REPLACED WITH SUITABLE MATERIAL. TESTING SERVICES ARE TO BE PROVIDED BY THE OWNER, HOWEVER THE CONTRACTOR IS SOLELY RESPONSIBLE TO ASSURE ALL WORK IS COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE PLANS AND SPECIFICATIONS.
4. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING, AT HIS OWN EXPENSE, ANY AND ALL DAMAGES THAT MAY OCCUR OUTSIDE THE LIMITS OF THIS PROJECT AS A RESULT OF CONSTRUCTION.
5. THE CONTRACTOR SHALL MAINTAIN A RECORD SET OF DRAWINGS IN THE OFFICE TRAILER AND AVAILABLE FOR INSPECTION IN WHICH SITE NOTATIONS, WORK PROGRESS, FIELD FINDINGS AND OTHER PERTINENT JOB SITE DATA WILL BE RECORDED. A COPY OF RECORD DRAWINGS WILL BE PROVIDED TO THE ENGINEER UPON COMPLETION AND ACCEPTANCE OF THE WORK.
6. SHOULD THERE BE A CONFLICT BETWEEN THESE GENERAL NOTES, CONTRACT DRAWINGS, AND/OR SPECIFICATIONS, THE MOST RESTRICTIVE INTERPRETATION SHALL PREVAIL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING FROM THE ENGINEER ANY CLARIFICATION OR INTERPRETATION OF GENERAL NOTES, CONTRACT DRAWINGS AND/OR SPECIFICATIONS IN WRITING AND IN ADVANCE OF THE BEGINNING OF CONSTRUCTION.
7. ANY CONCRETE SHALL BE CLASS "A" (4,000 P.S.I.) UNLESS OTHERWISE NOTED ON A DRAWING. (CLASS "B" CONCRETE SHALL BE 3,000 P.S.I.)

GRADING NOTES:

1. ALL PROPOSED CONTOURS REPRESENT PROPOSED FINISHED SURFACE GRADE AND ANY PROPOSED PROFILES AND/OR CROSS-SECTIONS REPRESENT THE SAME FINISHED SURFACE. CROSS SLOPES SHOWN IN ALL CROSS-SECTIONS ARE LABELED IN PERCENT (%), AND SIDESLOPES IN ALL CROSS-SECTIONS ARE SHOWN H:V (i.e., 4:1).
2. ALL PROPOSED GRADING SHALL BE CONSIDERED UNCLASSIFIED. IT IS UNDERSTOOD THAT ANY REFERENCE TO ROCK, EARTH, OR OTHER MATERIALS ON THE DRAWINGS IS NOT AN INDICATION OF CLASSIFIED EXCAVATION.
3. THE CONTRACTOR SHALL PERFORM ALL NECESSARY STRIPPING AND STOCKPILING OF EXISTING TOPSOIL ON THE JOB SITE. STRIP AND STOCKPILE ALL TOPSOIL FROM CUT AND FILL AREAS. PROVIDE ADEQUATE EROSION AND SEDIMENT CONTROL FOR ALL STOCKPILES. TAKE CARE TO AVOID MIXING SUBSOIL AND OTHER UNSUITABLE MATERIAL WITH THE TOPSOIL.
4. WHERE ROCK IS ENCOUNTERED REMOVE IT TO A DEPTH OF ONE FOOT BELOW FINAL SUB-GRADE WITH NO POINTS EXTENDING ABOVE THIS ELEVATION. LEAVE ROCK SURFACE SO NO WATER WILL BE POKED TO. NO ON-SITE BLASTING WILL BE PERMITTED.
5. COMPLETE ALL CLEARING AND GRUBBING OPERATIONS FOR EXCAVATION AREAS BEFORE STARTING EXCAVATION AND/OR EMBANKMENT OPERATIONS. DISTURB ONLY THOSE AREAS NECESSARY FOR THE CURRENT PHASE OF WORK.
6. WHEN SPECIFIED GRADING REQUIREMENTS ARE NOT SHOWN ON THE DRAWINGS, THE CONTRACTOR SHALL GRADE TO DRAIN ALL AREAS WITHIN THE LIMITS OF CONSTRUCTION, OR OTHER AREAS DISTURBED BY CONSTRUCTION, AND ALSO TO MATCH THE EXISTING, ADJACENT GROUND. THE CONTRACTOR SHALL, AT ALL TIMES MAINTAIN THE AREA SO IT WILL BE WELL DRAINED IN ACCORDANCE WITH THE EROSION AND SEDIMENT CONTROL REQUIREMENTS.
7. IN SO FAR AS PRACTICAL USE ALL SUITABLE MATERIAL ON-SITE.
8. EXCAVATE AREAS OF YIELDING OR UNSTABLE MATERIAL AND BACKFILL WITH APPROVED MATERIAL AS DIRECTED BY A/E.
9. THE CONTRACTOR IS TO DISPOSE OF, AT HIS OWN EXPENSE, ALL UNSUITABLE AND/OR SURPLUS, EXCAVATED MATERIAL AS DIRECTED BY THE A/E. ALL SUITABLE, EXCAVATED MATERIAL SHALL BE USED AS DIRECTED BY THE A/E.
10. FINISH GRADE AND SPREAD TOPSOIL FROM STOCKPILES ON ALL DISTURBED AREAS, EXCEPT BUILDING LOCATIONS AND AREAS TO BE PAVED, TO THE FINISHED CONTOUR ELEVATIONS SHOWN ON THE PLANS. SCARIFY SUBGRADE TO A DEPTH OF 3" BEFORE PLACING TOPSOIL. PROVIDE A MINIMUM OF 4" TOPSOIL THICKNESS ON SUBGRADE AND 12" ON ROCK. SLOPE UNIFORMLY WITH NO WATER POCKETS. REMOVE ALL CLODS, ROOTS, STICKS, STONES OVER 2" IN DIAMETER AND OTHER FOREIGN MATERIALS FROM THE SURFACE.
11. PROOFROLL ALL AREAS TO RECEIVE FILL. PERFORM PROOF ROLLING AND ANY REQUIRED UNDERCUTTING.
12. PLACE ALL FILL MATERIAL IN 8" LIFTS AND COMPACT TO A MINIMUM 95% STANDARD DRY DENSITY AS DETERMINED BY ASTM D998 (STANDARD PROCTOR). MOISTURE CONTENT SHALL BE -2% TO +3% OF SOILS OPTIMUM VALUE.
13. SLOPE ALL DITCHES ACCORDING TO TYPICAL SECTION AND/OR GRADING PLAN.
14. PLACE OUTLET PROTECTION ON ALL SPILLWAYS AND PIPE OUTLETS. UNLESS OTHERWISE NOTED, OUTLET PROTECTION TO BE TDOT CLASS A-1 RIP RAP PLACED 18" THICK MIN. INSTALL NON-WOVEN GEOTEXTILE FABRIC BETWEEN SUBGRADE AND RIP RAP.
15. ON THE PROJECT, NEWLY GRADED, EARTH AREAS NOT TO BE PAVED, RIP-RAPPED, OR OTHERWISE STABILIZED, SHALL BE SEEDED IN ACCORDANCE WITH THE SPECIFICATIONS. PRIOR TO SEEDING, A FOUR-INCH (4") LAYER OF TOPSOIL SHALL BE PLACED ON THESE AREAS IN ACCORDANCE WITH SAID SPECIFICATIONS.
16. EXCAVATION ADJACENT TO EXISTING PAVEMENT SHALL BE MADE TO A NEAT, STRAIGHT LINE CUT THROUGH BOTH PAVEMENT AND BASE.
17. CERTIFICATION FOR ALL BORROW PITS MUST BE OBTAINED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS.
18. THE CONTRACTOR SHALL NOT DISPOSE OF ANY MATERIAL EITHER ON OR OFF STATE-OWNED R.O.W. IN A REGULATORY FLOOD WAY AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY WITHOUT APPROVAL BY SAME. ALL MATERIALS SHALL BE DISPOSED OF IN UPLAND (NON-WETLAND) AREAS AND ABOVE ORDINARY HIGH WATER OF ANY ADJACENT WATERCOURSE. THIS DOES NOT ELIMINATE THE NEED TO OBTAIN ANY OTHER LICENSES OR PERMITS THAT MAY BE REQUIRED BY ANY OTHER FEDERAL, STATE, OR LOCAL AGENCY.
19. PERFORM TEMPORARY AND PERMANENT SEEDING TO MEET THE REQUIREMENTS OF EROSION AND SEDIMENT CONTROL. UPON COMPLETION OF THE FINISH GRADING AND APPROVAL OF THE A/E, SCARIFY, DISK HARROW, RAKE OR OTHERWISE WORK THE AREA TO BE SEEDED UNTIL THE SOIL IS LOOSENEED AND PULVERIZED TO A DEPTH OF NOT LESS THAN 3". APPLY FERTILIZER AND AGRICULTURAL LIMESTONE UNIFORMLY AND INCORPORATE THEM INTO THE SOIL FOR A DEPTH OF APPROXIMATELY 1" AT THE FOLLOWING RATES: FERTILIZER, 15 POUNDS/1,000 SQUARE FEET AND AGRICULTURAL LIMESTONE, 40 POUNDS/1,000 SQUARE FEET. UNIFORMLY SOW SEED AT THE RATE OF 5 POUNDS/1,000 SQUARE FEET FOR KENTUCKY 31 FESCUE FROM MARCH 1 TO APRIL 1 AND OCTOBER 1 TO NOVEMBER 20 ADD 3 POUNDS/1,000 SQUARE OF ANNUAL RYE GRASS. COVER ALL SEEDED AREAS WITH MULCH IN A UNIFORM LAYER SO APPROXIMATELY 25 % OF THE GROUND IS VISIBLE. DISPOSE OF ALL SURPLUS MATERIALS AND WASTE AS DIRECTED BY THE A/E. ACCEPTABILITY OF THE SEEDING WILL BE DETERMINED BY THE A/E, AS SPECIFIED, AND THE CITY OF BARTLETT. A SATISFACTORY OR UNIFORM STAND OF GROWTH IS DEFINED AS A RATE OF 100 ACTIVELY GROWING, VIABLE SEEDLINGS PER SQUARE FOOT. MOW GRASS, CUTTING NO MORE THAN 1/3 OF THE GRASS BLADE, AT REGULAR INTERVALS UNTIL ACCEPTED BY THE OWNER. ACCEPTABLE SEEDING SHALL BE DEFINED AS 100 SPECIFIED SEEDLINGS PER SQ. FT.

EROSION & SEDIMENT CONTROL NOTES:

1. ALL WORK UNDER THIS SECTION IS TO BE PERFORMED IN ACCORDANCE WITH AND MEET THE REQUIREMENTS OF THE CURRENT VERSION OF THE "TENNESSEE EROSION AND SEDIMENT CONTROL HANDBOOK", AND THE REQUIREMENTS OF STORMWATER MANAGEMENT, DEPARTMENT OF ENGINEERING, CITY OF BARTLETT, TENN..
2. EXTERIOR EROSION AND SEDIMENT CONTROL FACILITIES SHALL BE PLACED PRIOR TO THE START OF ON-SITE GRADING ACTIVITIES. EROSION AND SEDIMENT CONTROL SHALL BE PROVIDED AT ANY BORROW SITE LOCATION. SEE THE SITE GRADING AND LAYOUT PLANS FOR ADDITIONAL REQUIREMENTS REGARDING EROSION AND SEDIMENT CONTROL.
3. PERMANENT OR TEMPORARY SOIL STABILIZATION MUST BE APPLIED TO ALL DENUDED AREAS WITHIN 7 DAYS OF REACHING FINAL GRADE OR TO OTHER DENUDED AREAS WHICH ARE TO REMAIN DORMANT FOR LONGER THAN 14 DAYS. ALL TOPSOIL STOCKPILES SHALL BE STABILIZED OR PROTECTED WITH SILT FENCE SEDIMENT TRAPPING.
4. ALL DISTURBED AREAS NOT TO BE PAVED SHALL BE TOP SOILED, FERTILIZED, SEEDED AND MULCHED. AN ACCEPTABLE GROWTH OF GRASS IS REQUIRED IN ALL AREAS DESIGNATED FOR SEEDING. AN ACCEPTABLE GROWTH IS CONSIDERED 95% COVERED WITH THE PERMANENT SPECIES OF GRASS REPRESENTATIVE OF THE SEED MIXTURE.
5. ALL PROPOSED VEHICULAR ENTRANCE SHALL BE USED AS A TEMPORARY CONSTRUCTION EXITS DURING CONSTRUCTION. NO ACCESS IS TO BE PROVIDED DIRECTLY TO THE PUBLIC RIGHT-OF-WAY WITHOUT AN APPROVED CONSTRUCTION EXIT. PERIODIC TOP DRESSING OF THE CONSTRUCTION EXITS WITH 2-3" STONE MAY BE REQUIRED TO PREVENT THE ACCUMULATION OF DUST AND MUD ON THE CITY STREETS.
6. E&S RESPONSIBLE PARTY: PROJECT CONTRACTOR ON BEHALF OF THE OWNER.
(NAME AND NUMBER TO BE PROVIDED UPON SELECTION)
7. THE PROPERTY OWNER AND, THEREFORE, THE CONTRACTOR IS REQUIRED TO PREVENT ALL RUNOFF AND SEDIMENT FROM DAMAGING ADJACENT PROPERTIES AND STREETS. ANY OFF-SITE SEDIMENT ACCUMULATIONS SHALL BE REMOVED DAILY. OFF-SITE ACCUMULATIONS DEPOSITED ON PRIVATE PROPERTY SHALL BE REMOVED BY METHODS AGREED UPON BY CONTRACTOR AND THE ADJACENT LAND OWNER(S).
8. ON AND OFF-SITE DUST AND MUD TO BE CONTROLLED AT ALL TIMES. THIS MAY REQUIRE PERIODIC ON-SITE WATERING OR OTHER METHODS FOR DUST CONTROL AND PERIODIC WASHING OF THE PUBLIC STREETS AS MAY BE NECESSARY.
9. ANY STOCKPILED SOIL OR FILL MATERIAL SHALL BE LOCATED AND TREATED IN A MANNER TO PREVENT SILT FROM ENTERING STREAMS. NO EXCAVATED MATERIAL SHALL BE DISCHARGED INTO DITCHES. THE CONTRACTOR SHALL DISPOSE/STOCKPILE ALL EXCAVATED MATERIAL IN A LOCATION, APPROVED BY THE ENGINEER, ABOVE THE NORMAL HIGH WATER ELEVATION.
10. SEDIMENT CONTROL DEVICES SHALL BE PERIODICALLY INSPECTED AND CLEANED WHEN THE ACCUMULATION OF SILT IS WITHIN HALF THE HEIGHT OF THE CONTROL DEVICE. THE DEVICES SHALL BE INSPECTED PRIOR TO ANTICIPATED STORM EVENTS, (OR SERIES OF STORM EVENTS SUCH AS INTERMITTENT SHOWERS OVER ONE OR MORE DAYS), WITHIN 24 HOURS AFTER THE END OF A STORM EVENT OF 0.5 INCHES OR GREATER, AND AT LEAST TWICE WEEKLY OR 72 HOURS APART. IN THE EVENT OF CONTINUOUS RAINFALL, EROSION CONTROLS SHALL BE CHECKED DAILY. ANY FAILURE OF A CONTROL DEVICE OR ANY EROSION AND SEDIMENT CONTROL MEASURE FOUND TO BE INEFFECTIVE SHALL BE CORRECTED WITHIN 3 DAYS. THE CONTRACTOR WILL KEEP A LOG OF ALL INSPECTIONS AND REPAIR EFFORTS DURING THE CONSTRUCTION PERIOD.
11. REMOVAL OF STANDING, MUDDY WATER FROM THE SITE SHALL BE ACCOMPLISHED WITH A PUMP/FILTER BAG COMBINATION OR SAID WATER WILL BE DIVERTED INTO EXISTING SEDIMENT CONTROL DEVICES VIA A PUMP.
12. EXPOSED LITTER, DEBRIS, CHEMICALS, ETC., SHALL BE PROPERLY STORED AND/OR DISPOSED OF PRIOR TO ANTICIPATED STORM EVENTS.
13. THE CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF NOTED EROSION CONTROL MEASURES ACCORDING TO TDEC STANDARDS.
14. THE CONTRACTOR SHALL ESTABLISH AND MAINTAIN A PROACTIVE METHOD TO PREVENT THE OFF-SITE MIGRATION OR DEPOSIT OF SEDIMENT ON ROADWAYS USED BY THE GENERAL PUBLIC.
15. THE CONTRACTOR SHALL TAKE APPROPRIATE STEPS TO ENSURE THAT PETROLEUM PRODUCTS OR OTHER CHEMICAL POLLUTANTS ARE PREVENTED FROM ENTERING WATERS OF THE STATE/U.S. ALL EQUIPMENT REFUELING, SERVICING, AND STAGING AREAS SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL LAWS, RULES, REGULATIONS, AND ORDINANCES, INCLUDING THOSE OF THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA). APPROPRIATE CONTAINMENT MEASURES FOR THESE AREAS SHALL BE UTILIZED. ALL SPILLS MUST BE REPORTED TO THE APPROPRIATE AGENCY, AND MEASURES SHALL BE TAKEN IMMEDIATELY TO PREVENT POLLUTION OF WATERS OF THE STATE/U.S. INCLUDING GROUNDWATER, SHOULD A SPILL OCCUR.
16. BORROW AND WASTE DISPOSAL AREAS SHALL BE LOCATED IN NONWETLAND AREAS AND ABOVE THE 100-YEAR, FEDERAL EMERGENCY MANAGEMENT FLOODPLAIN. BORROW AND WASTE DISPOSAL AREAS SHALL NOT AFFECT ANY WATERS OF THE STATE/U.S. UNLESS THESE AREAS ARE SPECIFICALLY COVERED BY THE APPROPRIATE PERMIT, OBTAINED SOLELY BY THE CONTRACTOR.
17. ANY DISAGREEMENT BETWEEN THE PROJECT PLANS, THE PROJECT AS CONSTRUCTED AND THE PERMIT OR PERMITS ISSUED FOR THE PROJECT, SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER. THE APPROPRIATE AGENCY SHALL DECIDE WHICH HAS PRECEDENCE AND WHETHER PERMIT OR PLANS REVISIONS ARE NEEDED. IN GENERAL, PERMIT CONDITIONS WILL PREVAIL.

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GENERAL NOTES

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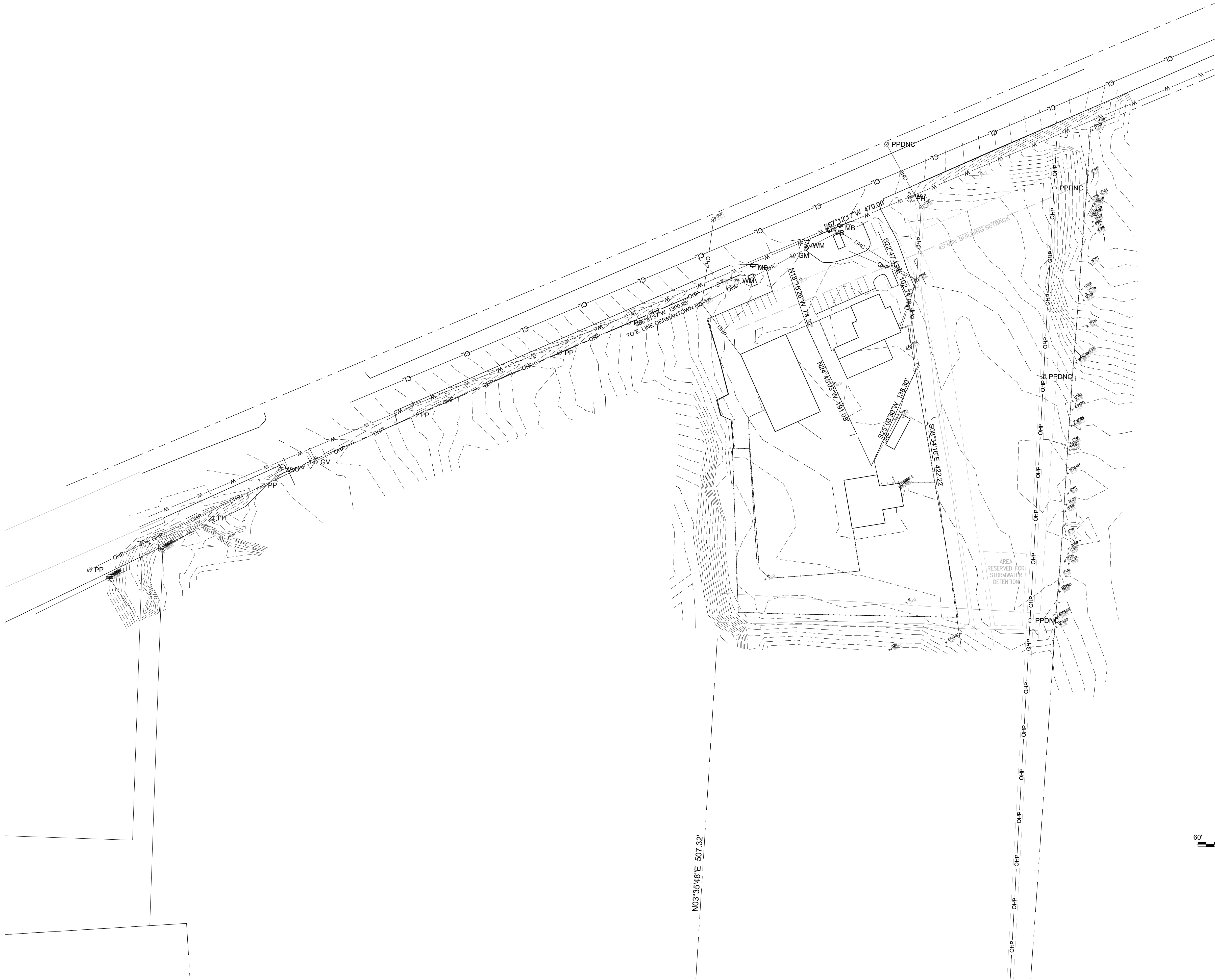
US 70 UTILITY IMPROVEMENTS

BARTLETT, TN

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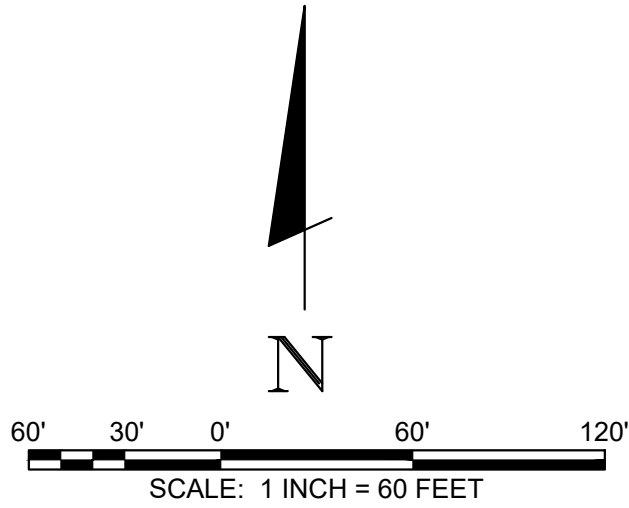
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PLOTTED:6/3/2024



LEGEND

- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING FENCE
- PROPERTY LINE
- OHP — EXISTING OVERHEAD POWER
- W — EXISTING WATER LINE
- OHC — EXISTING OVERHEAD CABLE
- ⊙ EXISTING POWER POLE
- ⊙ WM EXISTING WATER METER
- ⊙ WV EXISTING WATER VAULT
- ⊙ GV EXISTING GAS VAULT
- CL — CENTER LINE



DATUM:	FEMA PANEL:	PARCEL ID:
TNSPC (NAD83)	ZONE "X", PANEL NO.	B0149 00680
NAVD 1988	47157C0310G, 2/5/13.	B0149 00681

DEPARTMENT OF ENGINEERING

BARTLETT, TENNESSEE

SURVEY: BARGE DATE: - BOOK: -
DESIGN: BARGE DATE: - SCALE

CITY ENGINEER DATE

EXISTING CONDITIONS
EXP REALTY
US 70 UTILITY IMPROVEMENTS
BARTLETT, TN

REV.	DR.	DATE	DESCRIPTION
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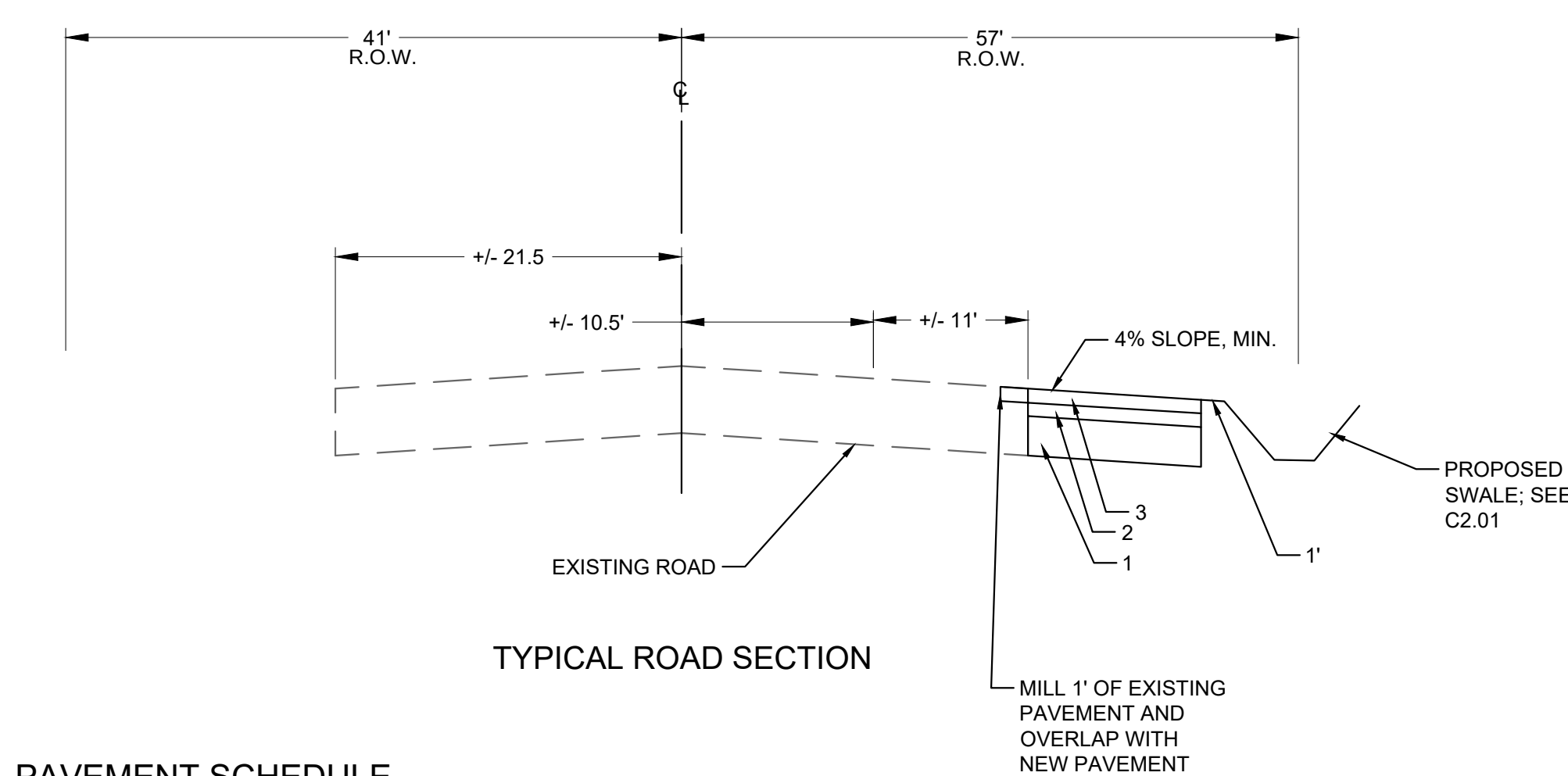
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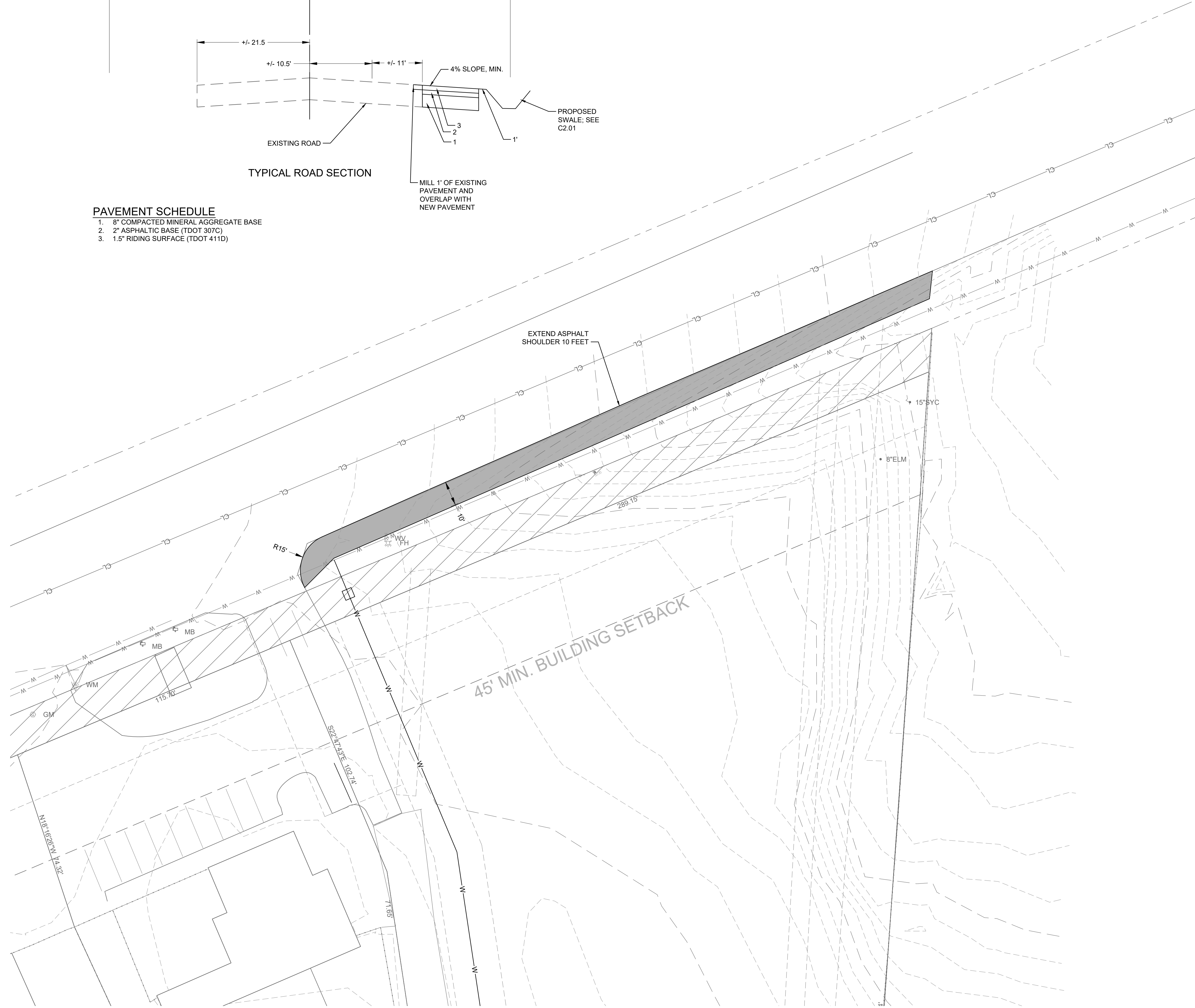
615 3rd Avenue South / Suite 700 // Nashville, Tennessee 37210
PHONE (615) 254-1500 // FAX (615) 255-6572



- PAVEMENT SCHEDULE**
1. 8" COMPACTED MINERAL AGGREGATE BASE
 2. 2" ASPHALTIC BASE (TDOT 307C)
 3. 1.5" RIDING SURFACE (TDOT 411D)

LEGEND

ASPHALT SHOULDER



North arrow pointing up.

Scale: 1 INCH = 20 FEET

20' 10' 0' 20' 40'

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DEPARTMENT OF ENGINEERING

BARTLETT, TENNESSEE

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CITY ENGINEER DATE

REV.	DR.	CHK.	DATE	DESCRIPTION
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BARGE
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RUSSELL GLENN BRASFIELD
REGISTERED ENGINEER
STATE OF TENNESSEE
6474

OVERALL SITE AND UTILITY PLAN

EXP REALTY

US 70 UTILITY IMPROVEMENTS

BARTLETT, TN

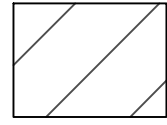
TRAFFIC CONTROL PLAN NOTES

- SEE SECTION 6F.03, SIGN PLACEMENT, OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) FOR INFORMATION ON PLACEMENT AND MOUNTING OF SIGNS.
- SIGNS SHOWN ON THIS PLAN ARE TO WARN TRAFFIC ABOUT THE CONSTRUCTION. OTHER TRAFFIC CONTROL DEVICES MAY BE REQUIRED DURING VARIOUS PHASES OF CONSTRUCTION.
- NOTHING IN THIS PLAN IS INTENDED TO SUPERSEDE OR RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY OF INSTALLING THE APPROPRIATE TRAFFIC CONTROL DEVICES IN ACCORDANCE WITH THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS.
- CONTRACTOR SHALL BE REQUIRED TO NOTIFY THE CITY OF MEMPHIS CONSTRUCTION INSPECTION DEPARTMENT (636-2462) AND TRAFFIC ENGINEERING DEPARTMENT (636-6710) A MINIMUM OF 24 HOURS PRIOR TO COMMENCING CONSTRUCTION OR IMPLEMENTING A TRAFFIC CONTROL PLAN. ALL TRAFFIC CONTROL DEVICES MUST BE IN PLACE BEFORE CONSTRUCTION ACTIVITY BEGINS.
- SIZES OF ALL SIGNS SHALL COMPLY WITH STATE OF TENNESSEE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- ALL TRAFFIC CONTROL DEVICES AND THEIR INSTALLATION SHALL MEET THE STANDARD DESCRIBED IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND SHALL COMPLY WITH THE STATE OF TENNESSEE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION SECTION 712 TEMPORARY TRAFFIC CONTROL.
- ACCESS TO ADJACENT PROPERTIES SHALL BE MAINTAINED AT ALL TIMES.
- SIDE STREET, DRIVEWAY ACCESS, AND SAFE PEDESTRIAN WAYS SHALL BE MAINTAINED AT ALL TIMES.
- THE CONTRACTOR SHALL NOT BE PERMITTED TO PARK ANY VEHICLES OR CONSTRUCTION EQUIPMENT DURING PERIODS OF INACTIVITY, WITHIN THE RIGHT-OF-WAY OR WITHIN THIRTY (30) FEET OF THE EDGE OF PAVEMENT WHICHEVER IS LESS, WHEN THE LANE IS OPEN TO TRAFFIC, UNLESS PROTECTED BY GUARDRAIL, BRIDGE RAIL, AND/OR BARRIERS INSTALLED FOR OTHER PURPOSES. PRIVATELY OWNED VEHICLES SHALL NOT BE ALLOWED TO BE PARKED WITHIN THE RIGHT-OF-WAY OR WITHIN THIRTY (30) FEET OF AN OPEN TRAFFIC LANE WHICHEVER IS LESS, AT ANY TIME UNLESS PROTECTED AS DESCRIBED ABOVE.
- CONTRACTOR SHALL USE PLASTIC DRUMS WITH TYPE "A" WARNING LIGHTS TO SEPARATE TRAFFIC FROM THE CONSTRUCTION AREA.
- CONTRACTOR SHALL COVER ALL EXISTING SIGNS THAT CONFLICT WITH THE TRAFFIC CONTROL PLAN SIGNS OR DEVICES DURING CONSTRUCTION AND THEY SHALL REMAIN COVERED DURING CONSTRUCTION AND UNTIL SUCH TIME THAT NO CONFLICT EXISTS.
- CONTRACTOR SHALL INSTALL TEMPORARY NO PARKING SIGNS AS REQUIRED WITHIN THE TRAFFIC CONTROL AREA.
- TWO-WAY TRAFFIC SHALL BE MAINTAINED ON 7TH STREET AT ALL TIMES.
- DURING CONSTRUCTION, A MINIMUM OF ONE 10 FOOT LANE OF TRAFFIC SHALL REMAIN OPEN TO BOTH DIRECTIONS OF TRAFFIC AT ALL TIMES.
- MARKINGS SHALL BE MAINTAINED IN LONG-TERM STATIONARY WORK AREAS AND SHALL MATCH AND MEET THE MARKINGS IN PLACE AT BOTH ENDS OF THE WORK AREA.
- CONTRACTOR SHALL CONTACT THE DIVISION OF ENGINEERING AT 576-6710 TO ARRANGE FOR THE BAGGING/REMOVAL OF PARKING METERS.
- ALL TRAFFIC CONTROL SIGNS SHALL MEET THE MINIMUM RETROREFLECTIVITY LEVELS SPECIFIED IN THE CURRENT EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- ANY CLOSURE OF THE RIGHT OF WAY SHALL BE TIME LIMITED TO THE ACTIVE DEMOLITION OR CONSTRUCTION. CONTINUOUS UNWARRANTED CLOSURE OF THE RIGHT OF WAY SHALL NOT BE ALLOWED FOR THE DURATION OF THE PROJECT. THE DEVELOPER SHALL PROVIDE ON THE TRAFFIC CONTROL PLAN THE TIME NEEDED PER PHASE TO COMPLETE THAT PORTION OF THE WORK. TIME LIMITS WILL BEGIN ON THE DAY OF CLOSURE AND WILL BE MONITORED BY THE ENGINEERING CONSTRUCTION INSPECTORS (636-2462) ON THE JOB.
- THE CONTRACTOR WILL MAINTAIN ACCESS FOR CITY OF MEMPHIS SIGNAL CREWS TO PERFORM MAINTENANCE ON THE SIGNAL POLES IN THE AFFECTED AREA.
- THE CONTRACTOR SHALL NOTIFY MEMPHIS AREA TRANSIT AUTHORITY (MATA) AT 722-7100 A MINIMUM OF 48 HOURS PRIOR TO IMPLEMENTING A TRAFFIC CONTROL PLAN.
- ALL TEMPORARY OR PERMANENT TRAVELED SURFACE SHALL BE INSPECTED DAILY BY THE CONTRACTOR (INCLUDING WEEKENDS) AND NECESSARY PATCHING OR RE-FINISHING PERFORMED.
- WORK WITHIN THE ROADWAY SHALL BE CONDUCTED BETWEEN 9:00 A.M. AND 4:00 P.M. AND THE ROADWAY SHALL BE COMPLETELY OPEN TO TRAFFIC AT ALL OTHER TIMES AND ALL INAPPROPRIATE SIGNS SHALL BE COVERED OR REMOVED.
- EXISTING STRIPING THAT CONFLICTS WITH THE TEMPORARY TRAFFIC CONTROL DEVICES SHALL BE COVERED OR REMOVED DURING CONSTRUCTION. WHEN CONSTRUCTION IS COMPLETE THE EXISTING STRIPING SHALL BE RETURNED TO ITS ORIGINAL STATE.
- THE CONTRACTOR MUST REIMBURSE THE CITY OF MEMPHIS FOR LOST REVENUE ASSOCIATED WITH PARKING METER SPACES BLOCKED/REMOVED FOR CONSTRUCTION.
- CONTRACTOR SHALL CONTACT THE CITY OF MEMPHIS

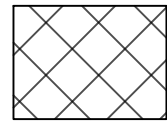
PHASE 1
TIME FRAME: 2 MONTHS (SEE TCP NOTE #18)
SPEED LIMIT: 45 MPH

LEGEND

- CHANNELIZATION DRUM, FLEXIBLE PLASTIC, TYPE "A" WARNING LIGHTS @ 45' O.C.



PROJECT CONSTRUCTION ZONE



TEMPORARY CONSTRUCTION ZONE



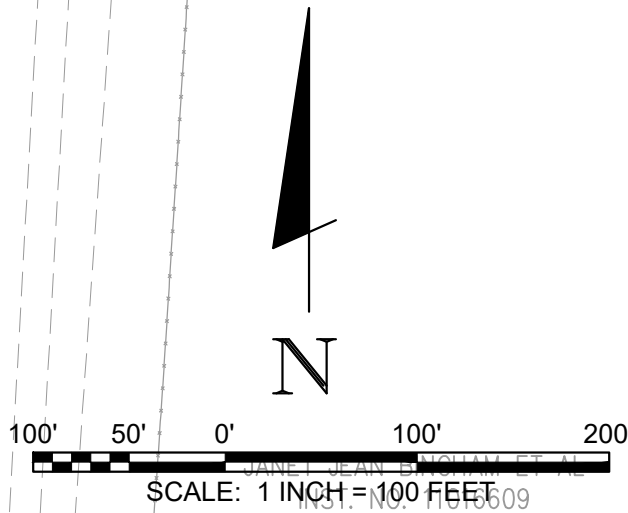
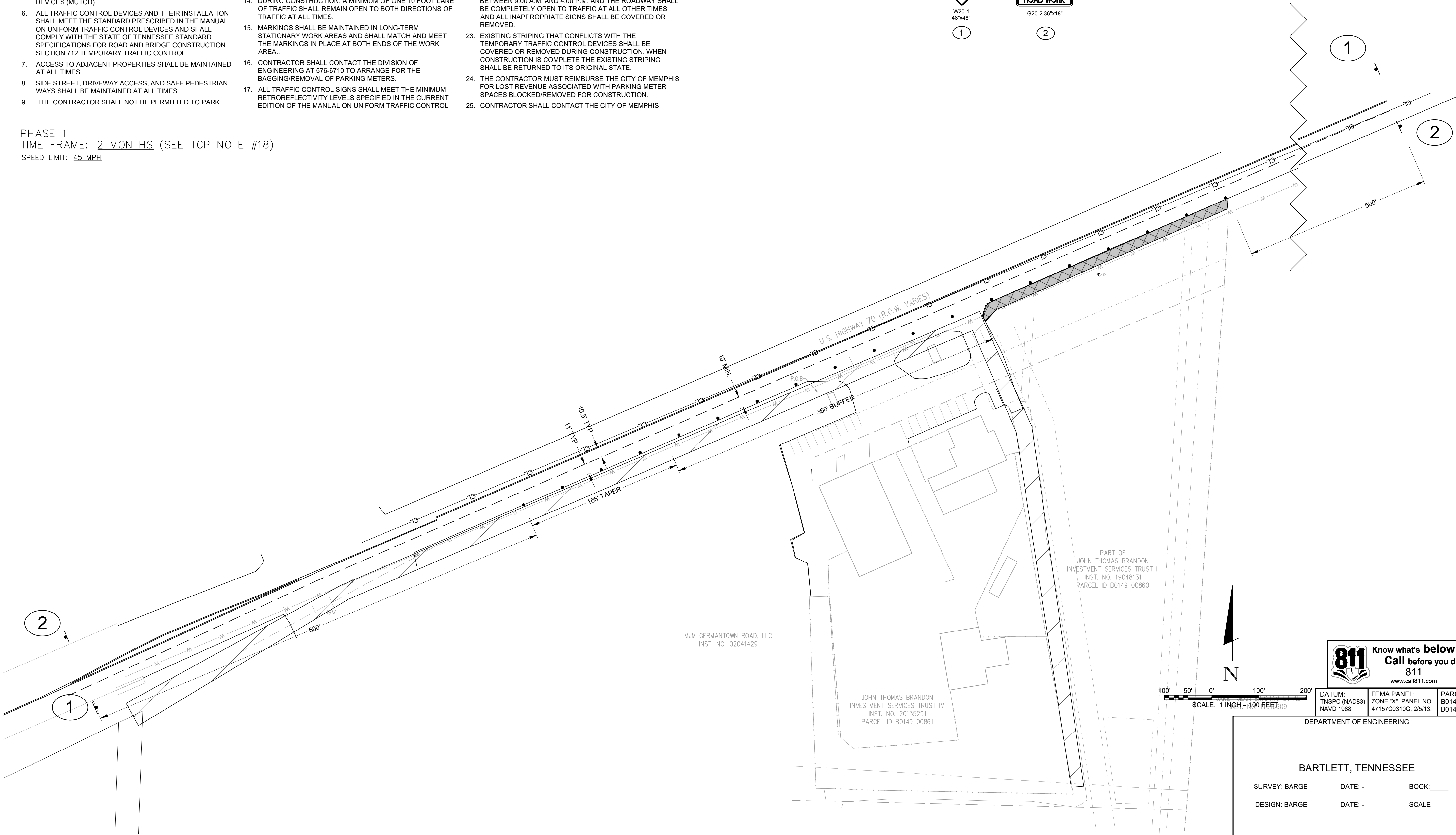
W20-1
48"x48"

1



G20-2 36"x18"

2



DATUM:	FEMA PANEL:	PARCEL ID:
TNSPC (NAD83)	ZONE "X", PANEL NO.	B0149 00680
NAVD 1988	47157C0310G, 2/5/13.	B0149 00681

DEPARTMENT OF ENGINEERING

BARTLETT, TENNESSEE

SURVEY: BARGE DATE: - BOOK: -
DESIGN: BARGE DATE: - SCALE

CITY ENGINEER DATE

TRAFFIC CONTROL PLAN

EXP REALTY
US 70 UTILITY IMPROVEMENTS
BARTLETT, TN

REV.	CHK.	DATE	DESCRIPTION
0	HMC	06/01/2024	ISSUE FOR REVIEW

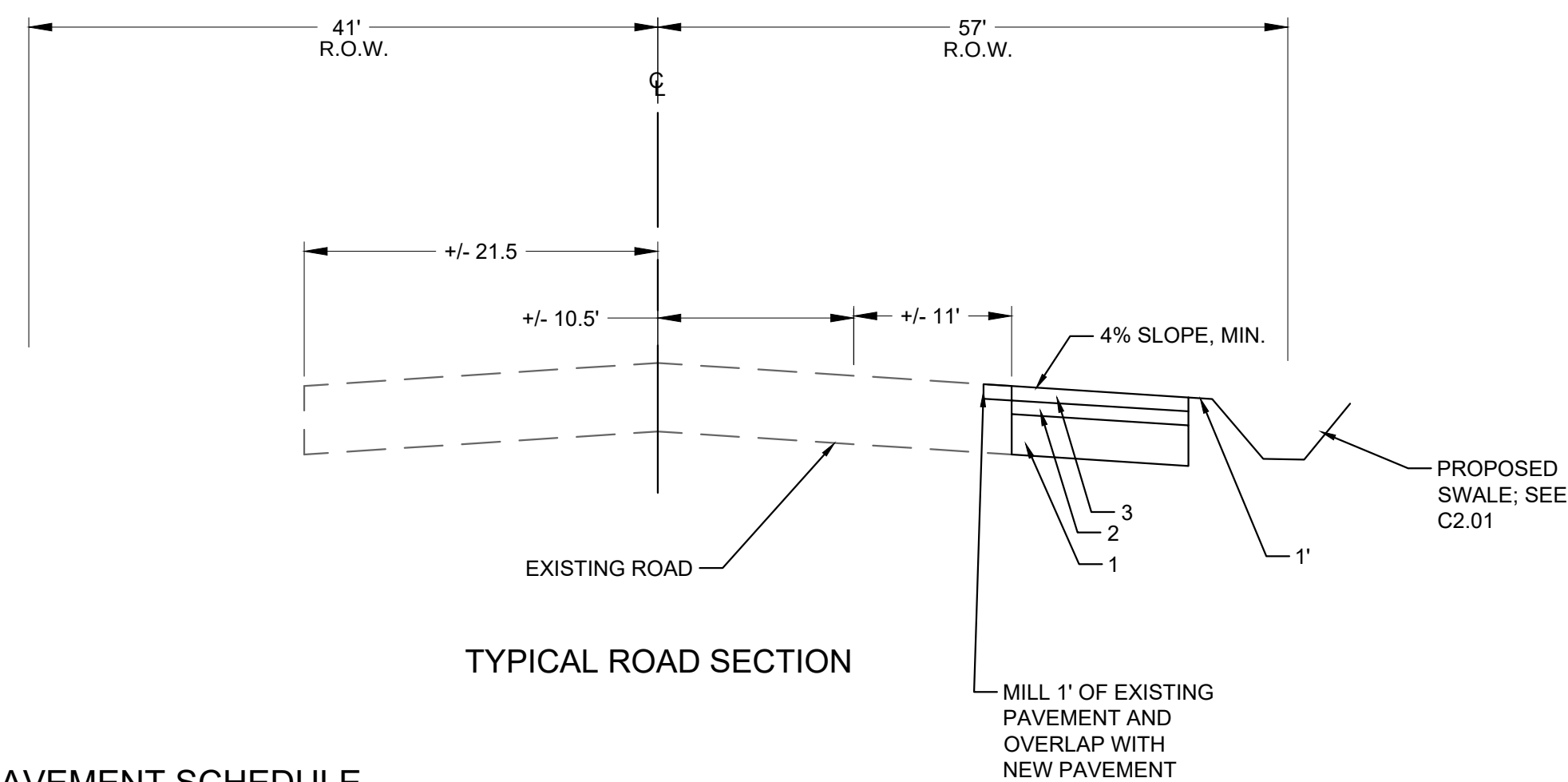
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PAVEMENT SCHEDULE

1. 8" COMPACTED MINERAL AGGREGATE BASE
2. 2" ASPHALTIC BASE (TDOT 307C)
3. 1.5" RIDING SURFACE (TDOT 411D)

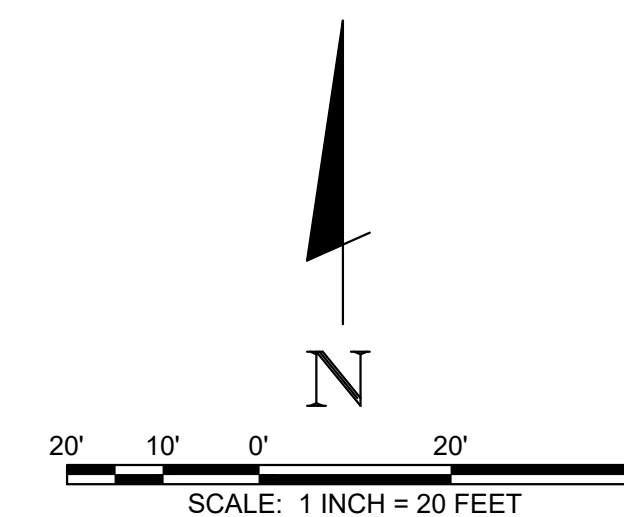
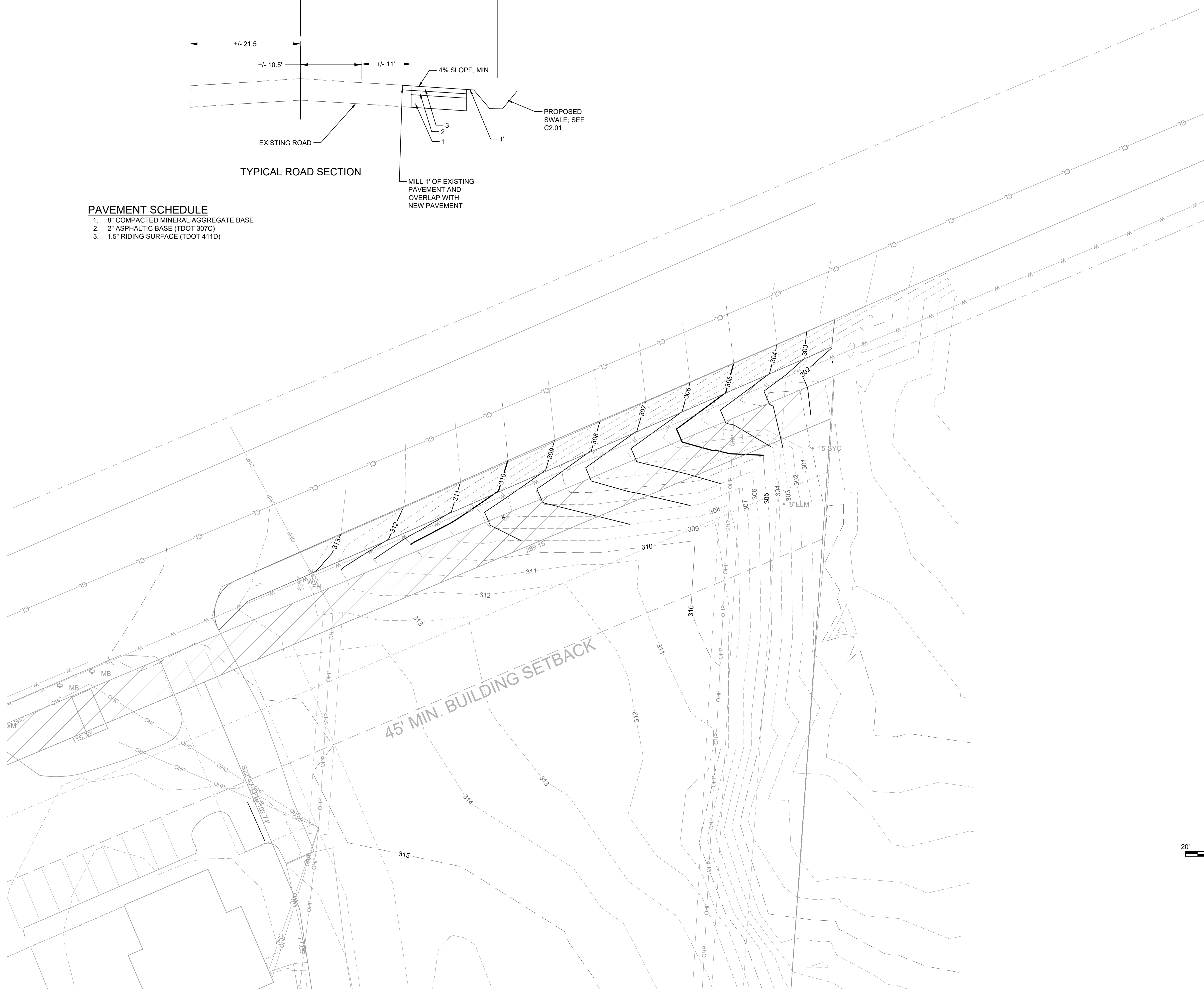
2. 2nd ASPHALTIC BASE (TDOT 307C)

3. 1.5" RIDING SURFACE (TDOT 411D)

GRADING AND DRAINAGE NOTES

1. SEE SHEET C0.01 FOR ADDITIONAL GRADING AND DRAINAGE NOTES.
2. CONTRACTOR TO FIELD VERIFY LOCATIONS OF EXISTING UTILITIES PRIOR TO START OF CONSTRUCTION.

2. CONTRACTOR TO FIELD VERIFY LOCATIONS OF EXISTING UTILITIES PRIOR TO START OF CONSTRUCTION.



SCALE: 1 INCH = 20 FEET



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GRADING PLAN

EXP REALTY
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Y IMPH
BARTLETT, TN

BARTLETT, TN

C2.01

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PLOTTED:6/3/2024

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SAVED:6/3/2024

PLOTTED:6/3/2024

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USER:HMCOLABRESE



1. SEE SHEET C0.01 FOR EROSION AND SEDIMENT CONTROL NOTES.
2. REMOVE ALL SEDIMENT AND EROSION CONTROL MEASURES EXCEPT FOR OUTLET PROTECTION UPON SUBSTANTIAL COMPLETION OF SITE OR WHEN GRASS IS THOROUGHLY ESTABLISHED, WHICHEVER COMES LAST

1. THE CONTRACTOR SHALL MAINTAIN ALL EPSC MEASURES INSTALLED IN THE INITIAL PHASE.
2. THE CONTRACTOR SHALL INSTALL INLET PROTECTION.

	CONSTRUCTION ENTRANCE (DETAIL 2/C7.03)
	CONCRETE WASHOUT (DETAIL 4/C7.02)
	NORTH AMERICAN GREEN SC150 TEMPORARY EROSION CONTROL MATTING (SEE DETAIL 3/C7.02)
	PERMANENT SEEDING
	SILT FENCE (DETAIL 1/C7.02)
	LIMITS OF DISTURBANCE



EXP REALTY
US 70 UTILITY IMPROVEMENTS

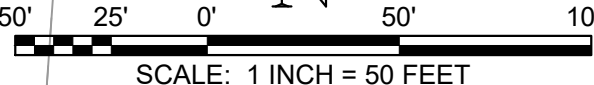
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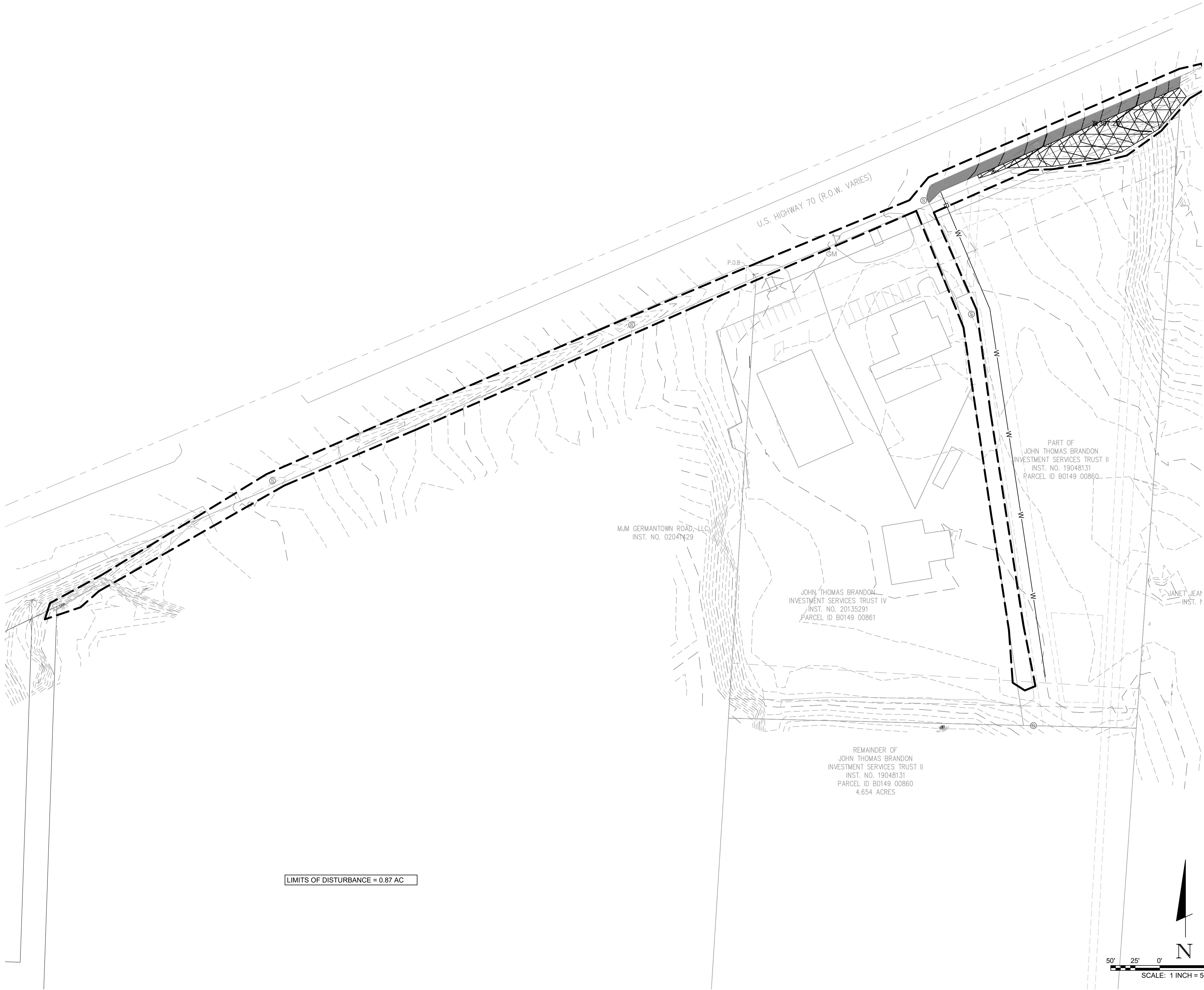
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BARTLETT, TENNESSEE

CITY ENGINEER DATE



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SAVED: 6/9/2024
PLOTTED: 6/9/2024



LIMITS OF DISTURBANCE = 0.87 AC

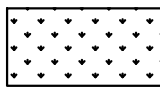
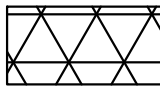
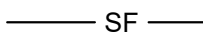
GENERAL NOTES

- SEE SHEET C0.01 FOR EROSION AND SEDIMENT CONTROL NOTES.
- REMOVE ALL SEDIMENT AND EROSION CONTROL MEASURES EXCEPT FOR OUTLET PROTECTION UPON SUBSTANTIAL COMPLETION OF SITE OR WHEN GRASS IS THOROUGHLY ESTABLISHED, WHICHEVER COMES LAST

INTERMEDIATE EPSC SEQUENCING

- THE CONTRACTOR SHALL MAINTAIN ALL EPSC MEASURES INSTALLED IN THE INITIAL PHASE.
- THE CONTRACTOR SHALL INSTALL INLET PROTECTION.

LEGEND

-  CONSTRUCTION ENTRANCE (DETAIL 2/C7.03)
-  CONCRETE WASHOUT (DETAIL 4/C7.02)
-  NORTH AMERICAN GREEN SC150 TEMPORARY EROSION CONTROL MATTING (SEE DETAIL 3/C7.02)
-  PERMANENT SEEDING
-  SILT FENCE (DETAIL 1/C7.02)
-  LIMITS OF DISTURBANCE



DATUM: TNSPC (NAD83) NAVD 1988	FEMA PANEL: ZONE "X", PANEL NO. 47157C0310G, 2/5/13.	PARCEL ID: B0149 00860 B0149 00861
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EROSION & SEDIMENT FINAL CONTROL PLAN

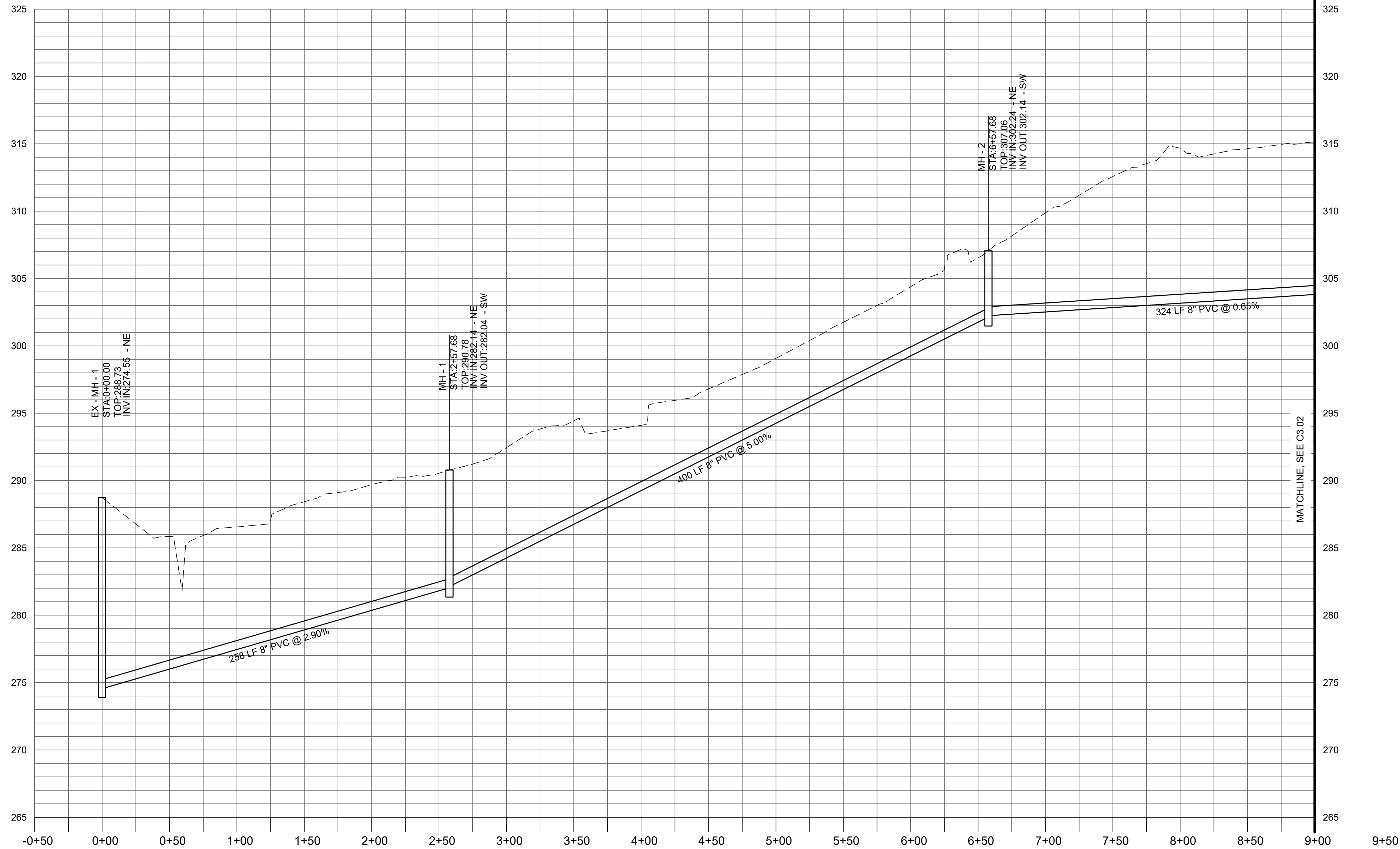
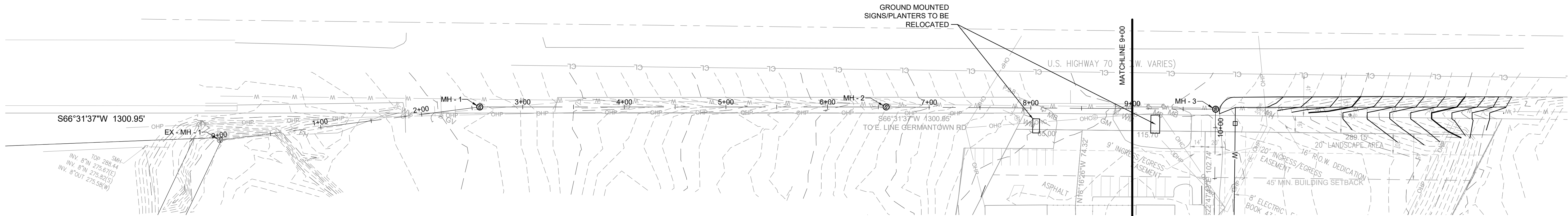
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BARTLETT, TN



C2.42

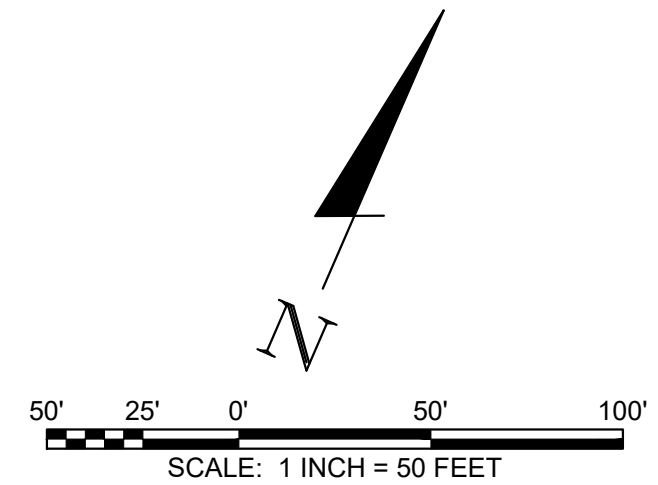
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SAVED: 5/31/2024
PLOTTED: 6/3/2024



SEWER PROFILE STATION -0+50 - 9+50

SCALE:
V: 1" = 2'
H: 1" = 20'



DATUM: TNSPC (NAD83) NAVD 1988	FEMA PANEL: ZONE "X", PANEL NO. 47157C0310G, 2/5/13.	PARCEL ID: B0149 00680 B0149 00681
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SANITARY SEWER PLAN AND PROFILE

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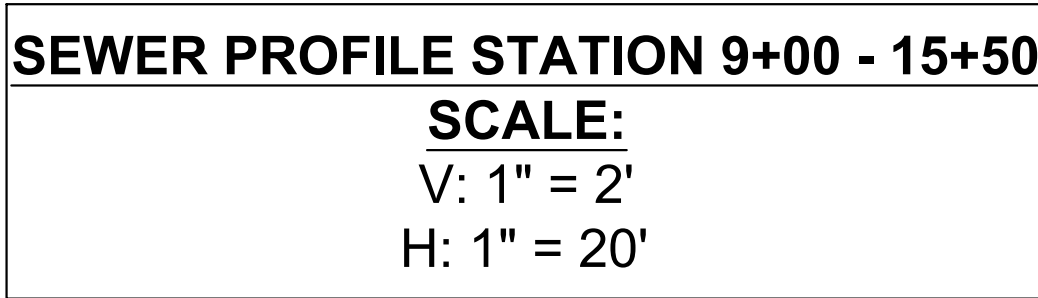
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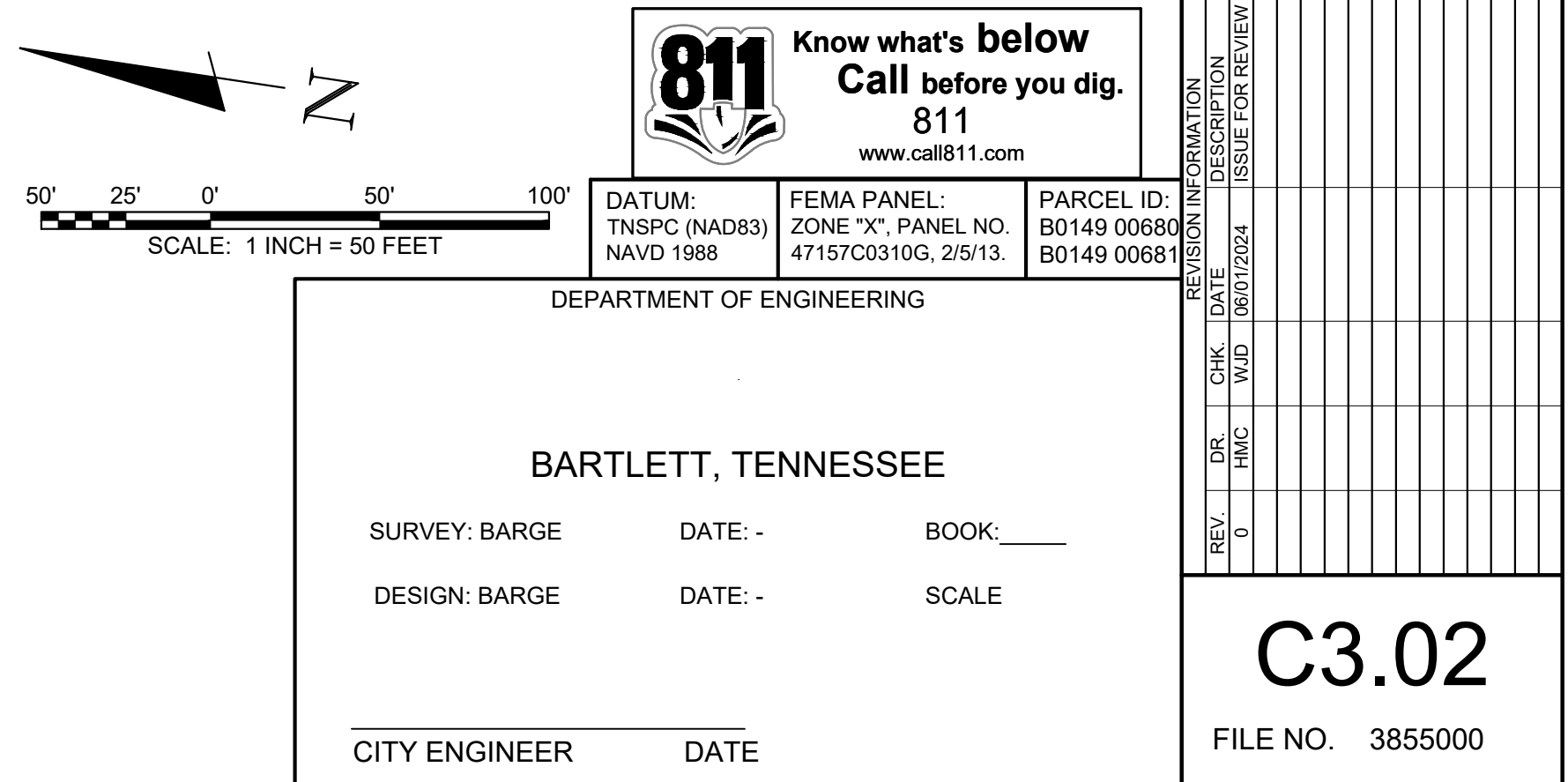
A. EARLE BEATY, III
AND BETTY L. VADEME
INCT



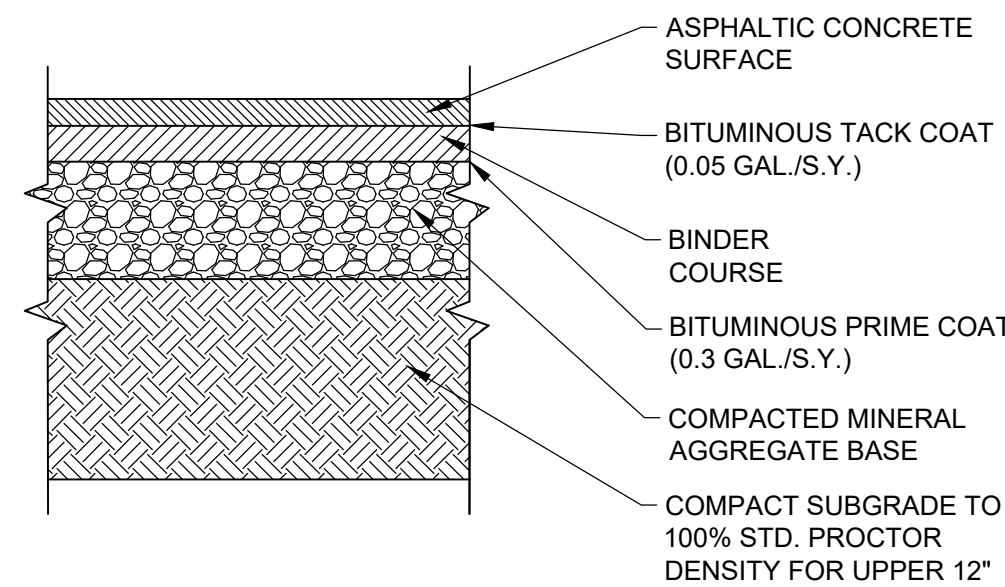
SANITARY SEWER PLAN AND PROFILE

EXP REALTY

BARTLETT, TN



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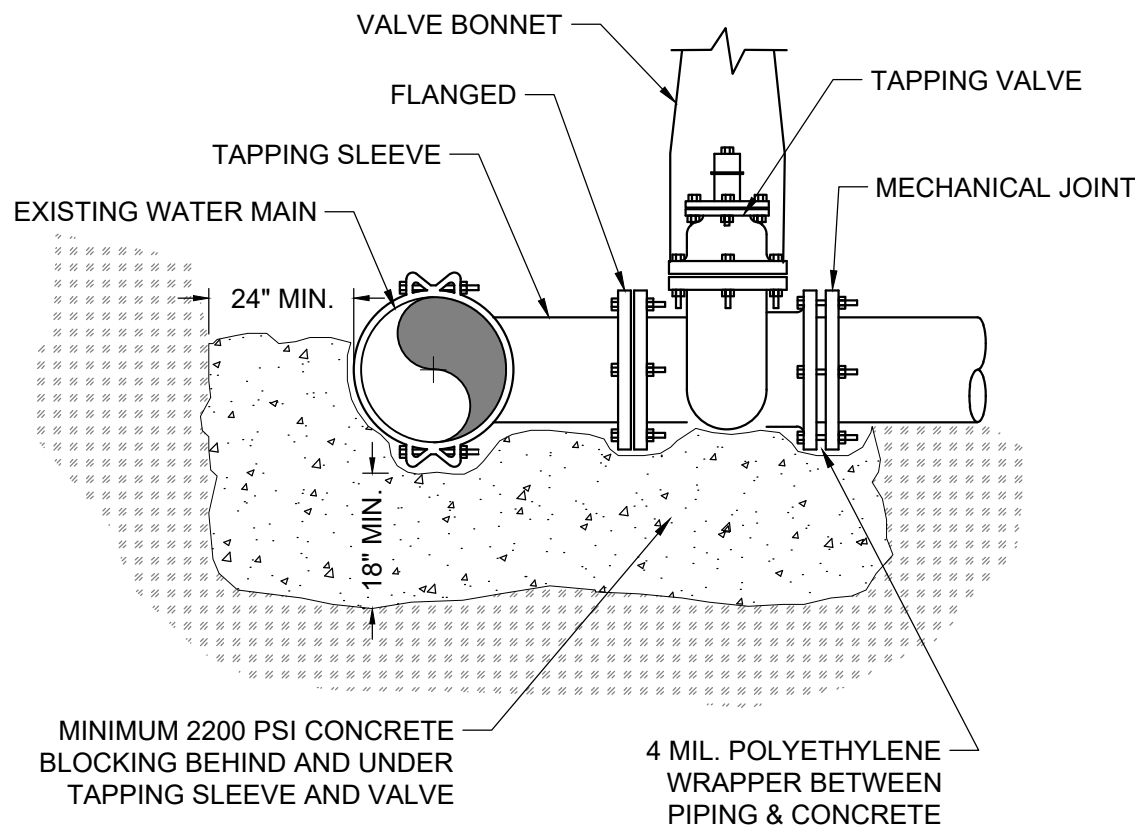


PAVEMENT LAYER	STANDARD DUTY
ASPHALTIC CONCRETE SURFACE	1.5 "
BINDER COURSE	2 "
COMPACTED MINERAL AGGREGATE BASE	8 "

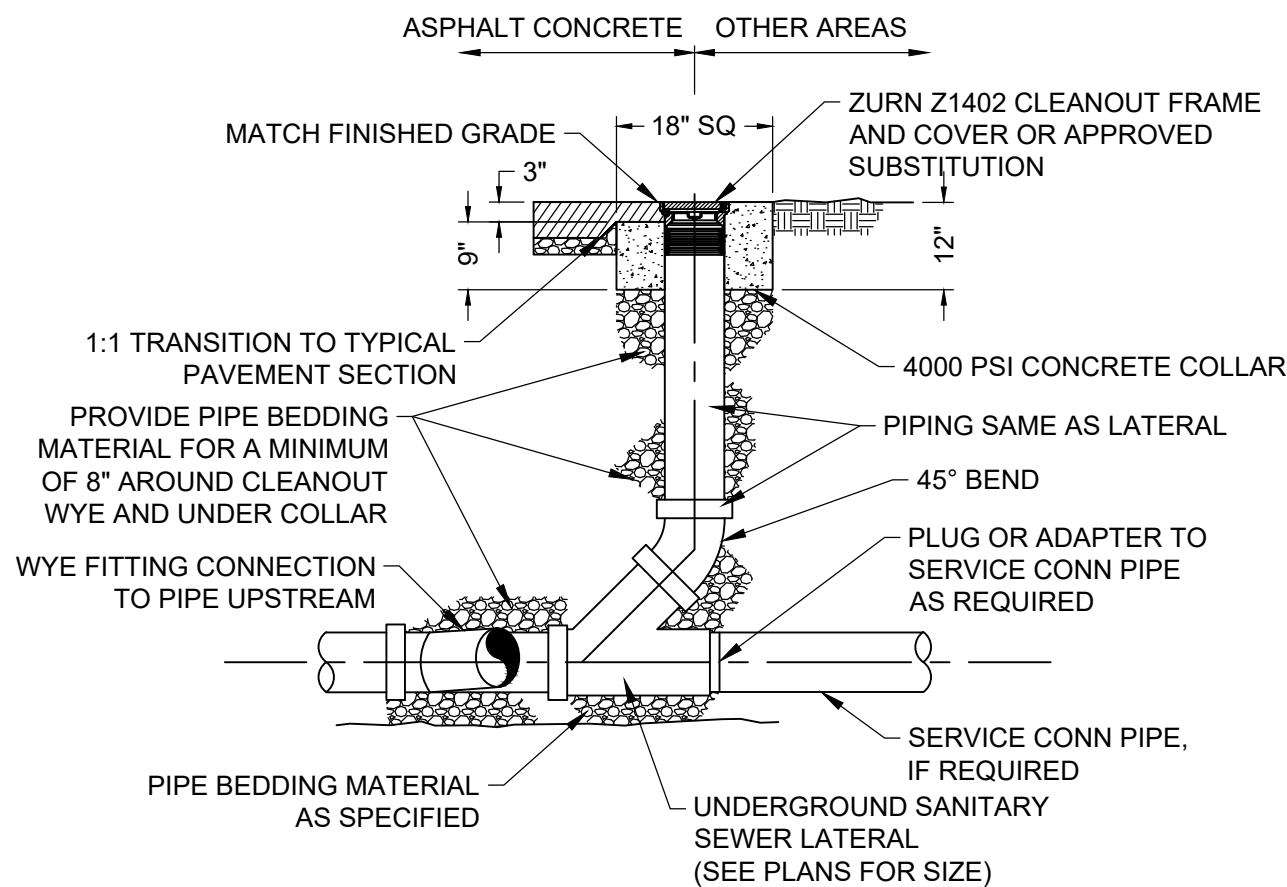
NOTES:

- FOR PREPARATION OF PAVEMENT SUBGRADE, SEE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS.
- ASPHALTIC CONCRETE SURFACE GRADE "E" (PG64-22) LIMESTONE. MATERIAL AND INSTALLATION IN ACCORDANCE WITH TDOT STANDARDS.
- MINERAL AGGREGATE BASE TYPE "A" GRADE "D" IN ACCORDANCE WITH TDOT STANDARDS
- DENSITY REQUIREMENTS FOR COMPACTION PER TDOT STANDARDS
- BINDER COURSE GRADE "B-M"
- FOR PREPARATION OF PAVEMENT SUBGRADE, FILL PLACED WITHIN 8 INCHES OF FINISHED SUBGRADE ELEVATION IN AREAS TO BE PAVED SHOULD BE COMPACTED TO AT LEAST 98% OF MATERIAL'S MAXIMUM STANDARD PROCTOR DRY DENSITY (ASTM D698). FILL PLACED BELOW THIS LEVEL SHOULD BE COMPACTED TO AT LEAST 95% OF MATERIAL'S MAXIMUM DRY DENSITY.
- AFTER PROOFROLLING WITH A LOADED TANDEM AXLE DUMP TRUCK AND REPAIRING DEEP SUBGRADE DEFICIENCIES, ENTIRE SUBGRADE SHOULD BE SCARIFIED TO DEPTH OF 8 INCHES AND UNIFORMLY COMPACTED TO AT LEAST 98% OF STANDARD PROCTOR.
- GRAVEL BASE COURSE MIXTURES SHOULD CONFORM TO REQUIREMENTS OF SECTION 303 OF TDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
- ASPHALTIC BINDER COURSE MIXTURES SHALL BE IN ACCORDANCE WITH TYPE REFERENCED IN SECTION 307 OF TDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
- ASPHALTIC SURFACE COURSE MIXTURES SHALL BE IN ACCORDANCE WITH TYPE REFERENCED IN SECTION 411 OF TDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.

1 ASPHALT PAVEMENT
C7.01 SCALE: NTS

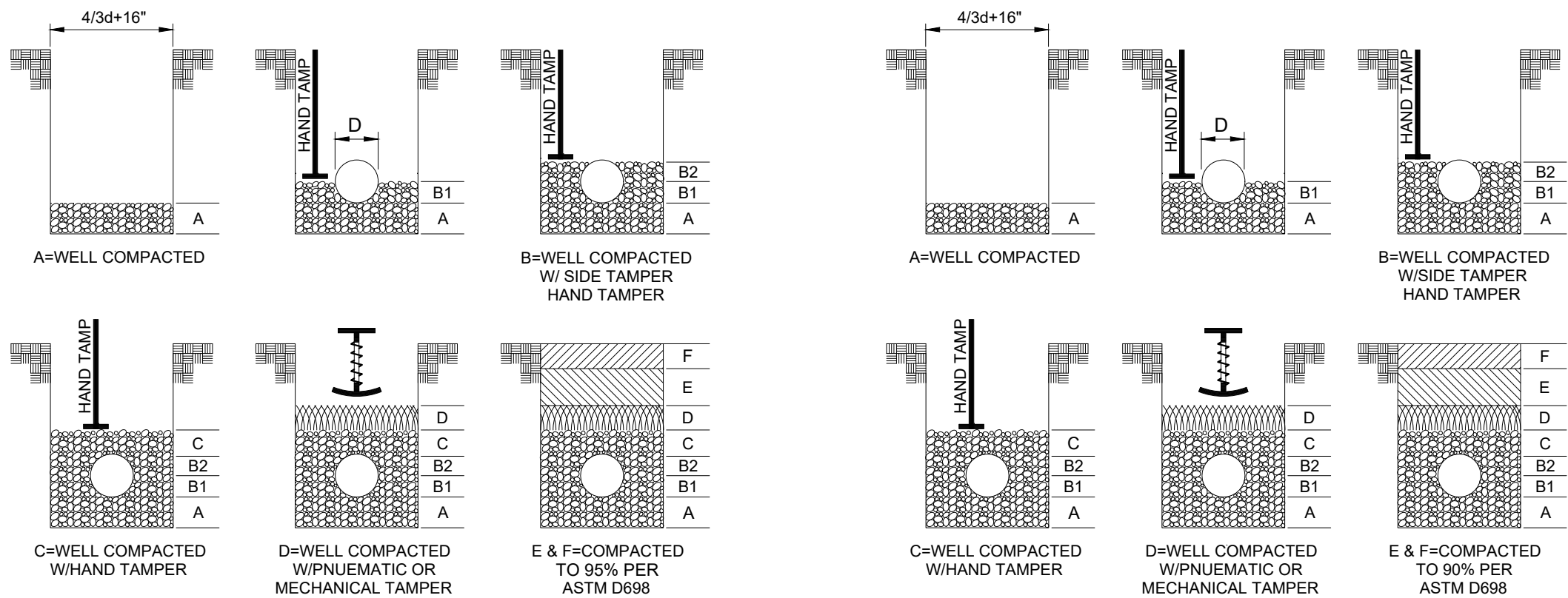


2 TAPPING SLEEVE AND VALVE
C7.01 SCALE: NTS



NOTE: CITY OF BARTLETT STANDARDS SHALL BE USED FOR THE PUBLIC CLEANOUTS

3 SEWER CLEANOUT
C7.01 SCALE: NTS



LAYER	DEPTH	MATERIAL
A	6"	CLASS 1 FOR PLASTIC PIPE, CLASS 1-4 FOR ALL OTHER PIPE
B	VARIES	CLASS 1 FOR PLASTIC PIPE, CLASS 1-4 FOR ALL OTHER PIPE, TAMPED IN 6" MAXIMUM LAYERS.
C	6"	CLASS 1 FOR PLASTIC PIPE, CLASS 1-4 FOR ALL OTHER PIPE
D	6"	SELECTED BACKFILL MATERIAL-CLASS 1-4 FOR ALL PIPE, UNLESS OTHERWISE NOTED
E	VARIES	CLASS 1-4 FOR ALL PIPE UNLESS OTHERWISE NOTED, 75% OF BACKFILL MATERIAL MAY CONTAIN BROKEN STONES NOT EXCEEDING 6" IN DIAMETER TAMPED IN 6" MAXIMUM LAYERS
F	12"	CLASS 1-4 FOR ALL PIPE-EXCEPT USE CLASS A, GRADE D CRUSHED STONE ACROSS OR ALONG EXISTING PAVEMENT UNLESS OTHERWISE NOTED

BACKFILLING & COMPACTION
OF PIPE TRENCHES IN
IMPROVED AREAS

LAYER	DEPTH	MATERIAL
A	6" MIN.	CLASS 1 FOR PLASTIC PIPE, CLASS 1-4 FOR ALL OTHER PIPE
B	VARIES	CLASS 1 FOR PLASTIC PIPE, CLASS 1-4 FOR ALL OTHER PIPE, TAMPED IN 6" MAXIMUM LAYERS.
C	6"	CLASS 1 FOR PLASTIC PIPE, CLASS 1-4 FOR ALL OTHER PIPE
D	6"	SELECTED BACKFILL MATERIAL-CLASS 1-4 FOR ALL PIPE
E	VARIES	CLASS 1-4 FOR ALL PIPE, 75% OF BACKFILL MATERIAL MAY CONTAIN BROKEN STONES NOT EXCEEDING 6" IN DIAMETER- TAMPED IN 12" MAXIMUM LAYERS
F	12"	CLASS 3 OR 4 FOR ALL PIPE, FREE OF LARGE CLODS, VEGETABLE MATTER, DEBRIS, STONE AND/OR ANY OTHER OBJECTIONABLE MATTER

BACKFILLING & COMPACTION
OF PIPE TRENCHES IN
UNIMPROVED AREAS

- CLASS 1 MATERIALS: ANGULAR, TO 1 INCH GRADED TO 1 INCH GRADED STONE INCLUDING A NUMBER OF FILL MATERIALS THAT HAVE REGIONAL SIGNIFICANCE SUCH AS CRUSHED STONE, CINDERS, SLAG AND CRUSHED SHELLS.
- CLASS 2 MATERIALS: COARSE SANDS AND GRAVELS WITH A MAXIMUM PARTICLE DIMENSION OF 1-1/2 INCH INCLUDING VARIOUSLY GRADED SAND AND GRAVELS CONTAINING SMALL PERCENTAGES OF FINES, GENERALLY GRANULAR AND NON-COHESIVE, EITHER WET OR DRY.
- CLASS 3 MATERIAL: FINE SAND AND CLAYEY GRAVELS, INCLUDING FINE SANDS, SAND-CLAY MIXTURES, AND GRAVEL-CLAY MIXTURES
- CLASS 4 MATERIAL: SILT, SILTY CLAYS, AND CLAYS, INCLUDING INORGANIC CLAYS AND SILTS OF MEDIUM TO HIGH PLASTICITY AND LIQUID LIMITS.
- CLASS 5 MATERIALS: ORGANIC SOILS, AS WELL AS SOIL CONTAINING FROZEN EARTH, DEBRIS, ROCKS LARGER THAN 1-1/2 INCHES AND OTHER FOREIGN MATERIALS.

4 PIPE TRENCH BEDDING & BACKFILL MATERIAL
C7.01 N.T.S.



SITE DETAILS

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US 70 UTILITY IMPROVEMENTS
BARTLETT, TN

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REV.	OR	CHK.	DATE
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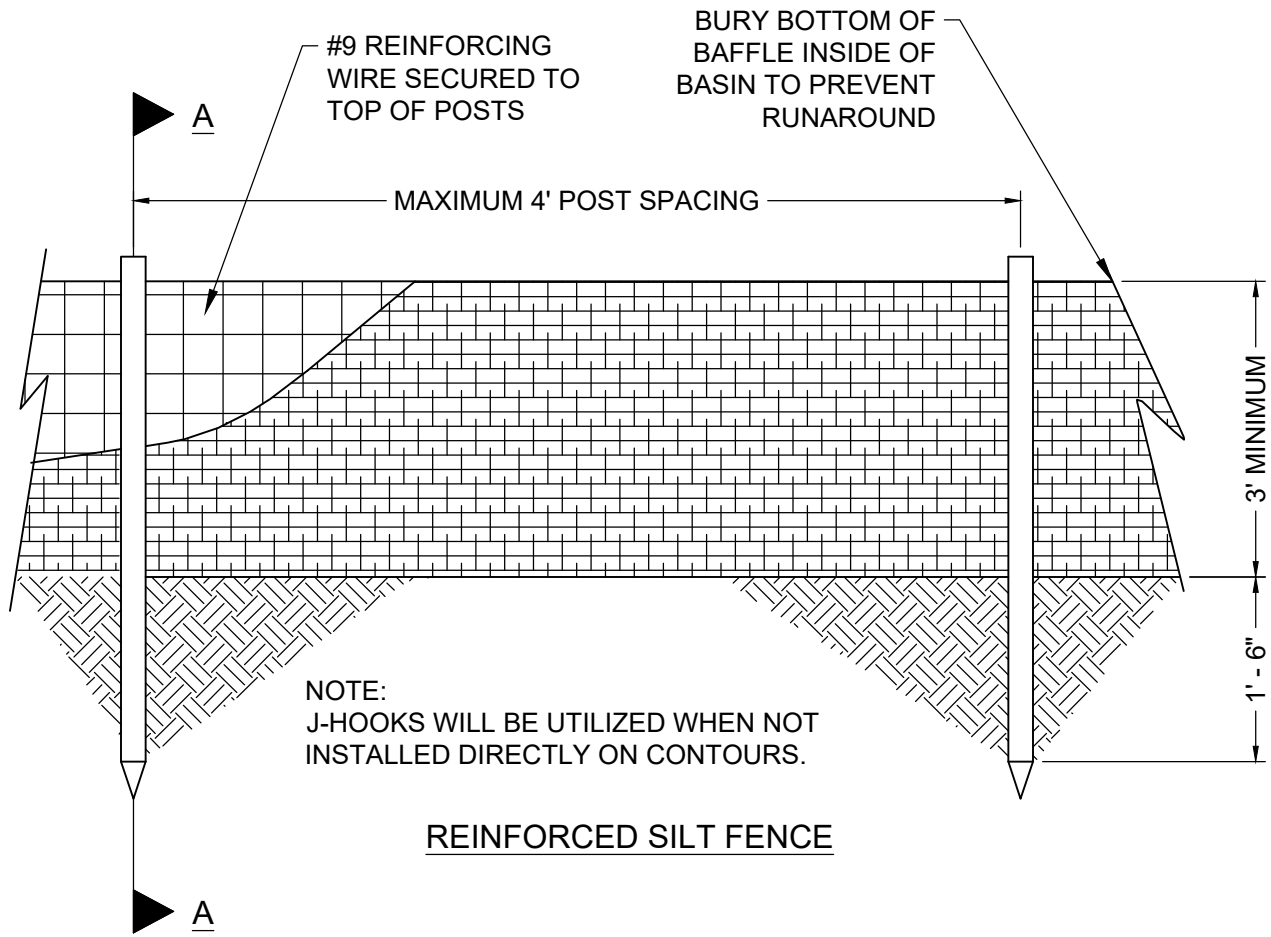
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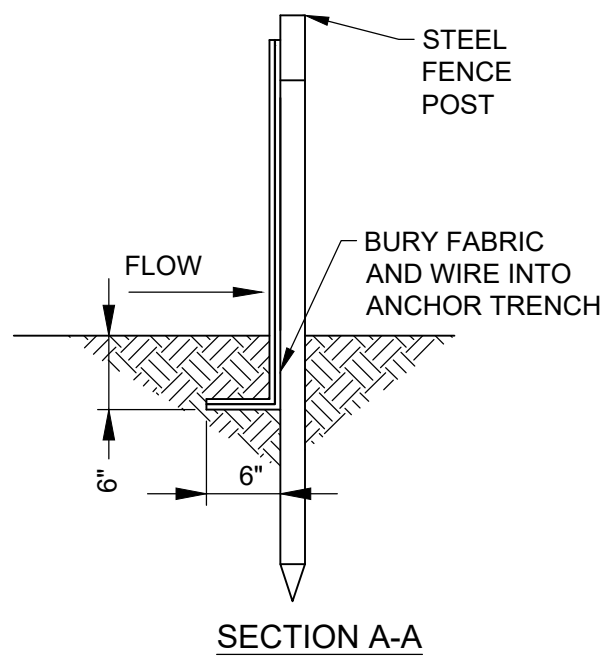
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C7.01

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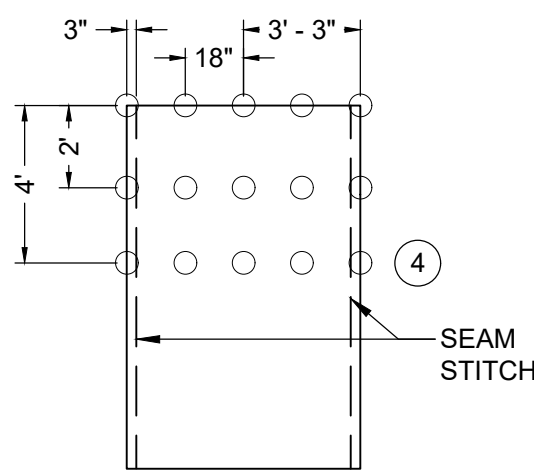


REINFORCED SILT FENCE



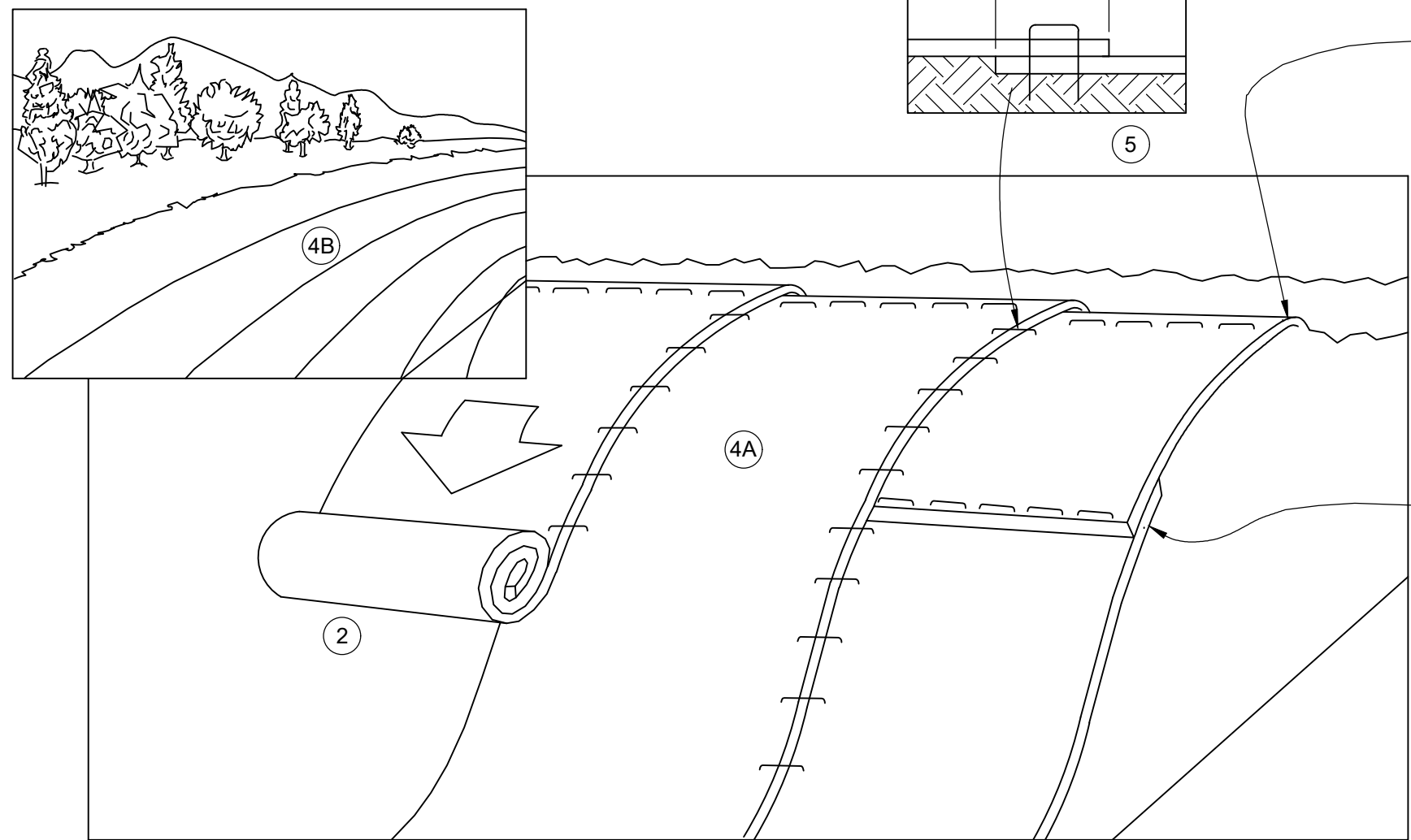
- NOTES:
1. FILTER CLOTH SHALL MEET THE REQUIREMENTS OF THE STANDARD SPECIFICATION FOR GEOTEXTILES AASHTO DESIGNATION: M288, SEDIMENT CONTROL, SELF SUPPORTED.
 2. THE FILTER MATERIAL SHALL BE STAPLED TO THE STAKES, HEAVY DUTY WIRE STAPLES WITH 1/2" INCH WIDTH SHALL BE USED AND EVENLY SPACED WITH AT LEAST FOUR PER POST FOR SILT FENCES AND THREE
 - (3) PER POST FOR FILTER BARRIERS. FILTER MATERIAL SHALL NOT BE STAPLED TO EXISTING TREES.
 3. MINIMUM (2" NOMINAL X 2" NOMINAL) - (1.5" ACTUAL X 1.5" ACTUAL) (2.25 SQ. IN.) HARDWOOD POST (OAK OR HICKORY) - LENGTH 48" OR MINIMUM 1.33 LB./FT. STEEL POST (STD. OR U SECTION).
 4. WHEN STEEL POSTS ARE USED THEY SHALL HAVE A PROTECTION FOR FASTENING WIRE TO THEM. THE WIRE FASTENERS SHOULD BE EVENLY SPACED WITH AT LEAST FIVE PER POST.
 5. ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN 12" DEEP.
 6. INSTALL FENCE ALONG CONTOUR (NEVER UP AND DOWN SLOPE).
 7. SILT FENCE SHALL BE MAINTAINED UNTIL CONTRIBUTING AREA IS STABILIZED WITH PAVEMENT OR VEGETATION. ALL FENCING SHALL BE REMOVED AFTER STABILIZATION AND DISPOSED OF IN AN APPROVED LANDFILL.

1 SILT FENCE
C7.02 SCALE: NTS



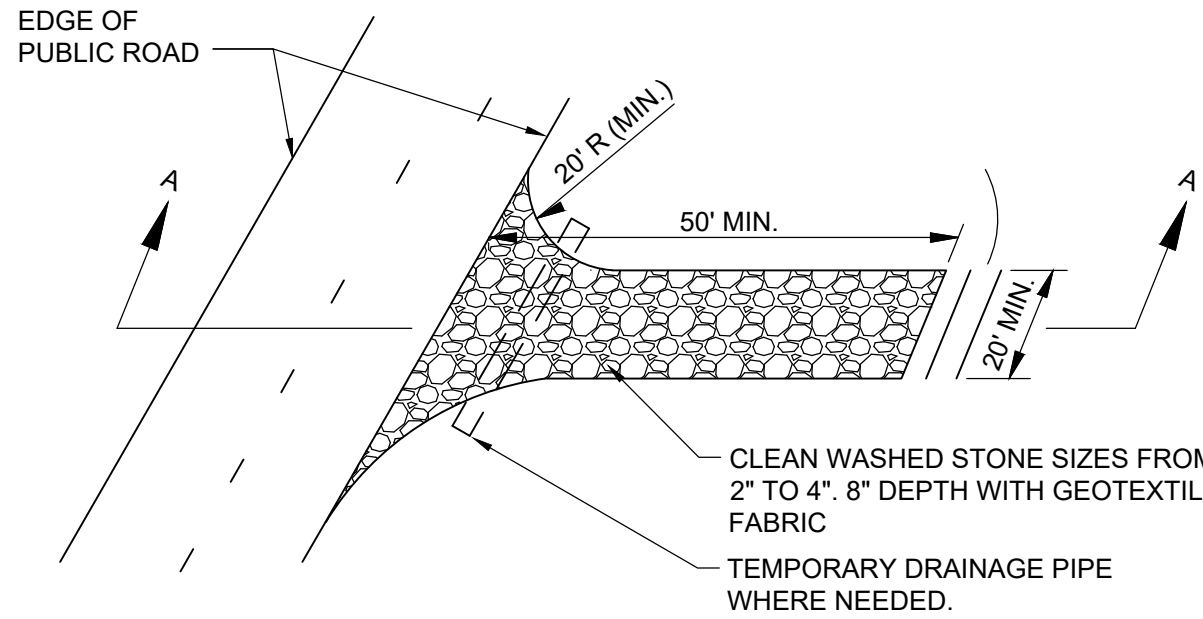
STAPLE PATTERN GUIDE

1. 4 STAPLES PER SQ. YD.
2. STAPLES SHALL BE 6" 11 GA. WIRE, "U" SHAPED STAPLES. LARGER STAPLES MAY BE REQUIRED FOR LOOSE SOIL. HEAVIER GAUGE STAPLES MAY BE REQUIRED FOR ROCKY OR HEAVILY COMPACTED SOIL.
3. FOR BLANKETS WITH THE OPTIONAL NORTH AMERICAN GREEN DOT SYSTEM, PLACE STAPLES/STAKES THROUGH EACH OF THE WHITE COLORED DOTS.



- NOTES:
1. BLANKET SHALL BE NORTH AMERICAN GREEN S150BN WITH TYPE B2 ANCHORS OR APPROVED SUBSTITUTION.
 2. INSTALLED TO MANUFACTURER RECOMMENDATIONS.
 3. PREPARE SOIL BEFORE INSTALLING BLANKETS. SEE SEEDING AND SODDING NOTES. CONTRACTOR SHALL WATER SEED TO ENSURE GERMINATION AND ATTAIN A STAND OF GRASS ACCEPTABLE TO THE OWNER AND ENGINEER.
 4. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN A 6" DEEP X 6" WIDE TRENCH WITH APPROXIMATELY 12" OF BLANKET EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE BLANKET WITH A ROW OF STAPLES OR STAKES APPROXIMATELY 12" APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" PORTION OF BLANKET BACK OVER SEED AND COMPACTED SOIL. SECURE BLANKET OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" APART ACROSS THE WIDTH OF THE BLANKET.
 5. ROLL THE BLANKETS (A) DOWN OR (B) HORIZONTALLY ACROSS THE SLOPE. BLANKETS WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL BLANKETS MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE. WHEN USING THE DOT SYSTEM, STAPLES OR STAKES SHOULD BE PLACED THROUGH THE WHITE DOTS.
 6. THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH APPROXIMATELY 2" TO 5" OVERLAP.
 7. CONSECUTIVE BLANKETS SPICED DOWN THE SLOPE MUST BE PLACED END OVER END (SHINGLE STYLE) WITH AN APPROXIMATE 3" OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" APART ACROSS ENTIRE BLANKET WIDTH.

3 SLOPE MATTING
C7.02 SCALE: NTS

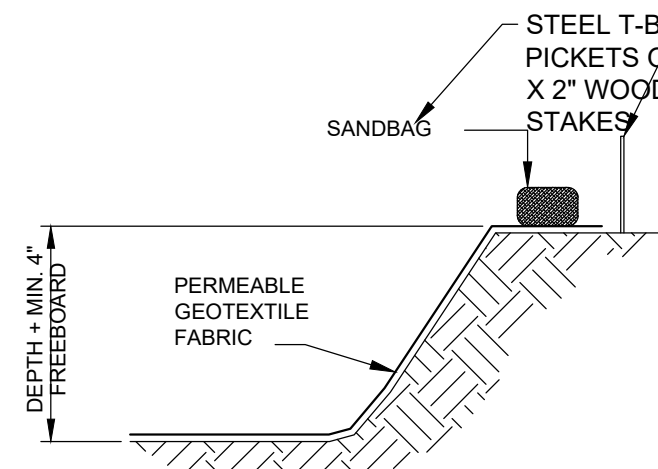


PLAN VIEW OF TEMPORARY CONSTRUCTION ROAD

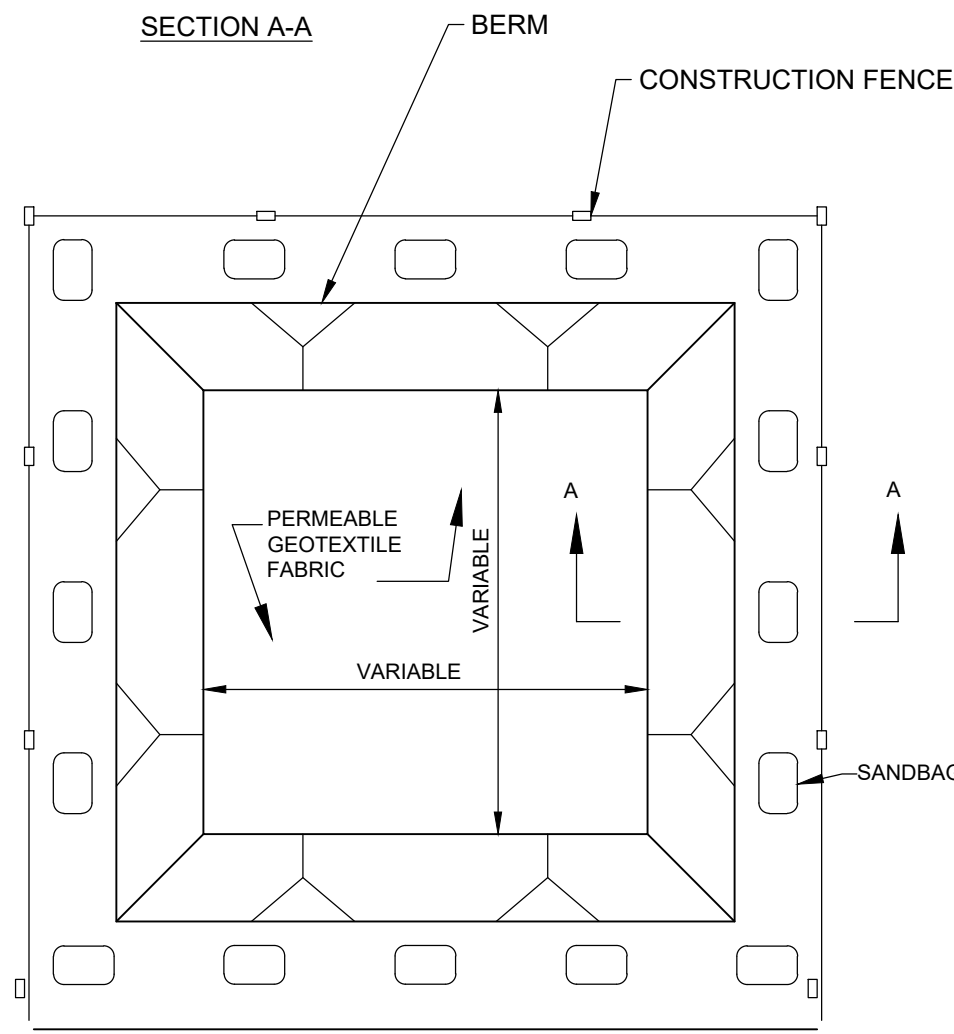
NOTES:

1. STONE FOR A STABILIZED CONSTRUCTION EXIT SHALL BE 2 TO 4 INCH STONE, RECLAIMED STONE, OR RECYCLED CONCRETE EQUIVALENT.
2. THE LENGTH OF THE STABILIZED ENTRANCE SHALL NOT BE LESS THAN 50 FEET.
3. THE THICKNESS OF THE STONE FOR THE STABILIZED ENTRANCE SHALL NOT BE LESS THAN 6 INCHES.
4. THE WIDTH OF THE ENTRANCE SHALL NOT BE LESS THAN THE FULL WIDTH OF THE ENTRANCE WHERE INGRESS OR EGRESS OCCURS OR 20 FEET, WHICH EVER IS GREATER.
5. GEOTEXTILE FILTER CLOTH SHALL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING THE STONE. FABRIC SHALL BE 12 OZ./S.Y. NON-WOVEN.
6. ALL SURFACE WATER THAT IS FLOWING TO OR DIVERTED TOWARD THE CONSTRUCTION ENTRANCE SHALL BE PIPED BENEATH THE ENTRANCE. IF PIPING IS IMPRACTICAL, A BERM WITH 5:1 SLOPES THAT CAN BE CROSSED BY VEHICLES MAY BE SUBSTITUTED FOR THE PIPE.
7. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOPDRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, WASHED, OR TRACKED ONTO PUBLIC RIGHT-OF-WAY MUST BE REMOVED PROMPTLY.
8. IF APPLICABLE, DIVERSION DITCH AND SEDIMENT TRAP SHALL BE LOCATED AS SHOWN IN PLANS. REPRESENTATION IN THE ABOVE DETAIL IS FOR GENERAL REFERENCE.

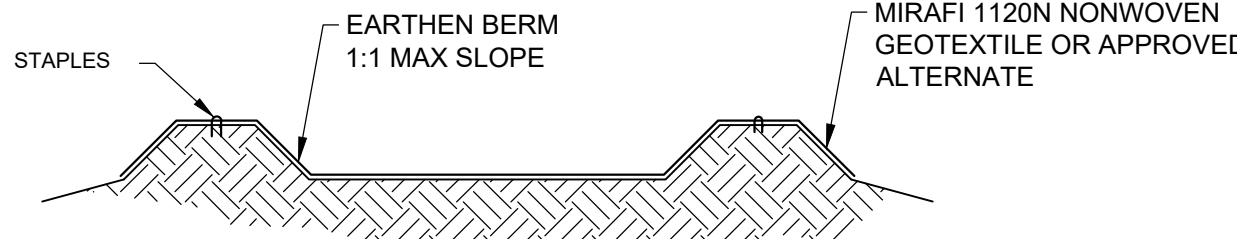
2 CONSTRUCTION EXIT
C7.02 SCALE: NTS



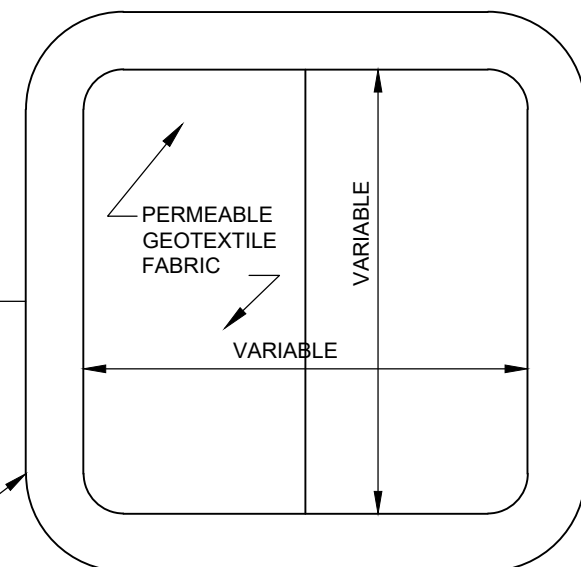
SECTION A-A



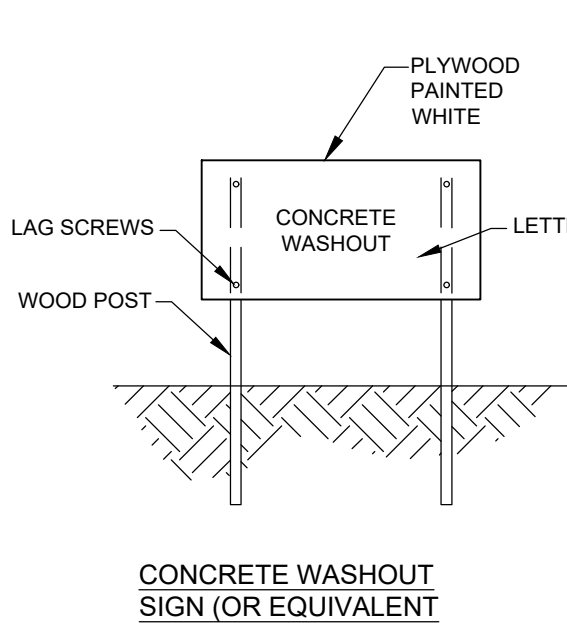
PLAN VIEW
TYPE "BELOW GRADE"



SECTION B-B



PLAN VIEW



CONCRETE WASHOUT
SIGN (OR EQUIVALENT)

- NOTES:
1. ACTUAL LAYOUT DETERMINED IN THE FIELD.
 2. SIGNAGE IDENTIFYING THE CONCRETE WASHOUT AREA SHALL BE INSTALLED WITHIN 5 FT. OF THE WASHOUT FACILITY.

2 CONCRETE WASHOUT
C7.03 SCALE: NTS

DEPARTMENT OF ENGINEERING

BARTLETT, TENNESSEE

SURVEY: BARGE DATE: - BOOK: -
DESIGN: BARGE DATE: - SCALE

CITY ENGINEER DATE

SEDIMENT AND EROSION CONTROL DETAILS

EXP REALTY
US 70 UTILITY IMPROVEMENTS

BARTLETT, TN

REVISION INFORMATION			
REV.	OR	CHK.	DATE
0		HMC	06/01/2024
DESCRIPTION			
ISSUE FOR REVIEW			

C7.02

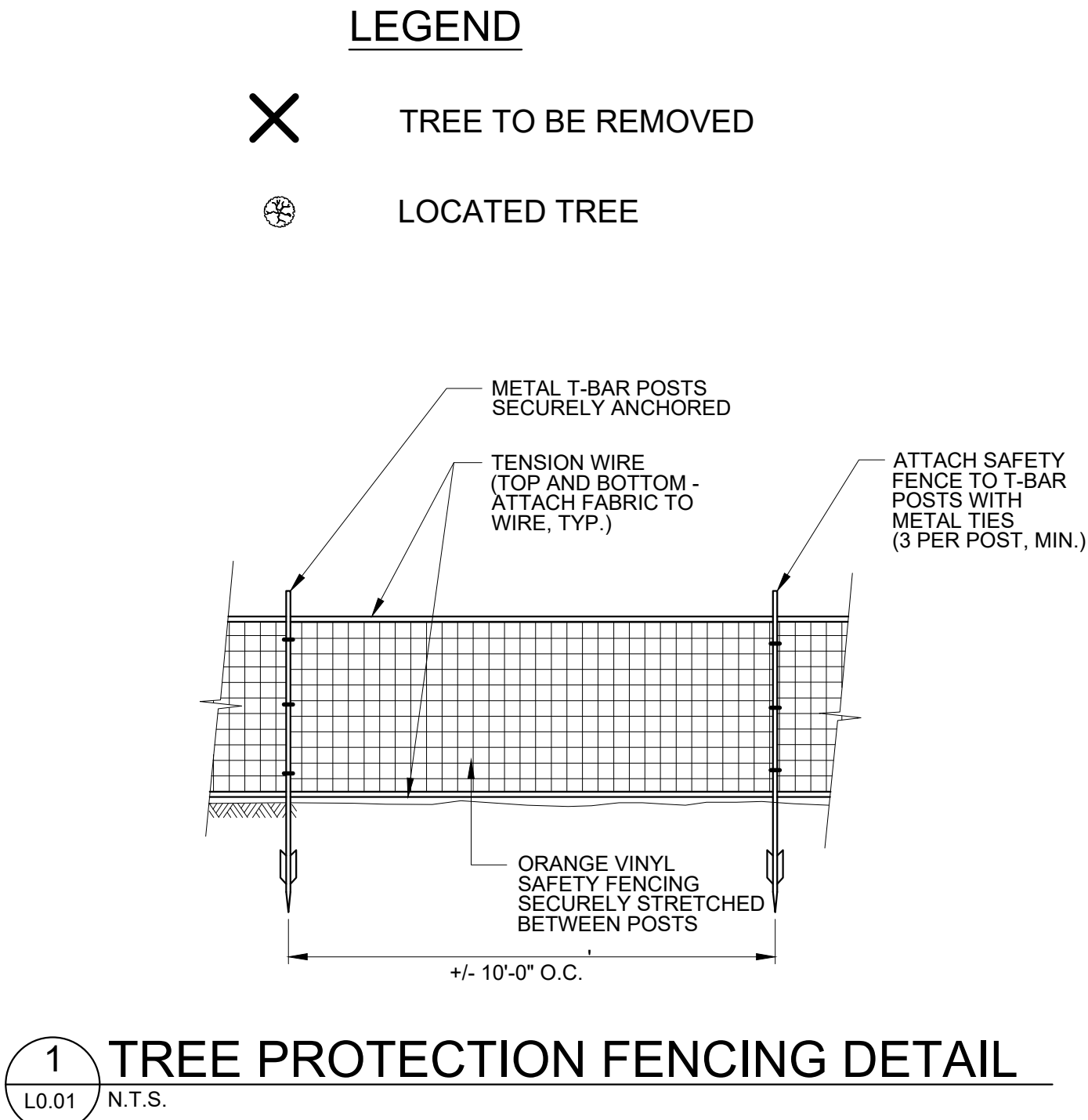
FILE NO. 3855000

BARGE
DESIGN SOLUTIONS



60 Germantown Court / Suite 100 / Memphis, Tennessee 38018
PHONE (901) 752-7168 / FAX (901) 752-7944

USER:HMCO\ABRESE
FILE:\icorp.bwsc.net\data\Projects\385500\3855000104_CAD\LAND\38550000_L0.01.dwg
SAVED: 6/2/2024
PLOTTED: 6/2/2024



811 Know what's below
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DATUM: TNSPC (NAD83) NAVD 1988
FEMA PANEL: ZONE "X", PANEL NO. 47157C0310G, 2/5/13.
PARCEL ID: B0149 00680, B0149 00681

DEPARTMENT OF ENGINEERING

BARTLETT, TENNESSEE

SURVEY: BARGE DATE: - BOOK: -
DESIGN: BARGE DATE: - SCALE: -

CITY ENGINEER DATE

REVISION INFORMATION

REV.	OR.	CHK.	DATE	DESCRIPTION
0		WJD	06/01/2024	ISSUE FOR REVIEW

L0.01
FILE NO. 3855000

BARGE
DESIGN SOLUTIONS

615 3rd Avenue South / Suite 700 / Nashville, Tennessee 37210
PHONE (615) 254-1500 / FAX (615) 254-6572

RUSSELL GLENN BRADFORD
REGISTERED ENGINEER
STATE OF TENNESSEE
6444

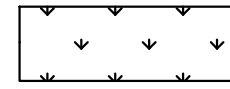
TREE SURVEY AND PROTECTION PLAN

EXP REALTY

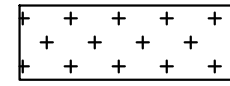
US 70 UTILITY IMPROVEMENTS
BARTLETT, TN

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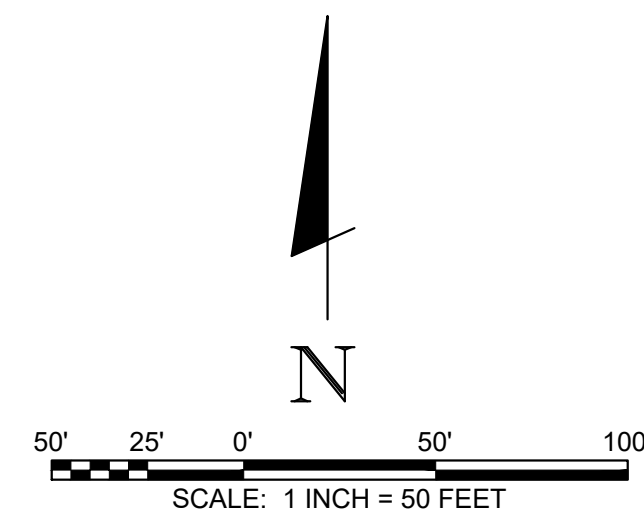
LEGEND



20' LANDSCAPED AREA



20' LANDSCAPED BUFFER



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DATUM:
TNSPC (NA
NAVD 1988

FEMA PANEL:
ZONE "X", PANEL NO.
47157C0310G, 2/5/13.

PARCEL ID
B0149 0068
B0149 0068

DEPARTMENT OF ENGINEERING

BARTLETT, TENNESSEE

SURVEY: BARGE

DATE: -

BOOK: _____

DESIGN: BARGE

DATE: -

SCALE

CITY ENGINEER

DATE _____

LANDSCAPE PLAN

EXP REALTY
US 70 UTILITY IMPROVEMENTS

BARTLETT, TN

L1.01

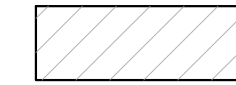
FILE NO. 3855000



LEGEND



ASPHALT SHOULDER



ROW DEDICATION



LANDSCAPED AREA



LANDSCAPED BUFFER

— *SA*

8" PVC SEWER

_____ W

2" PVC WATER



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DEPARTMENT OF ENGINEERING

BARTLETT, TENNESSEE

SURVEY: BARGE

DATE: -

BOOK: _____

DESIGN: BARGE

SCALE

CITY ENGINEER

DATE _____

OVERALL SITE AND UTILITY PLAN

EXP REALTY
US 70 UTILITY IMPROVEMENTS

BARTLETT, TN



BARGE
DESIGN SOLUTIONS

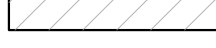
615 3rd Avenue South // Suite 700 // Nashville, Tennessee 37210
PHONE (615) 254-1500 // FAX (615) 255-6572

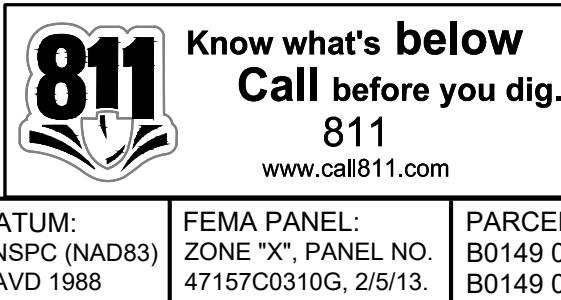
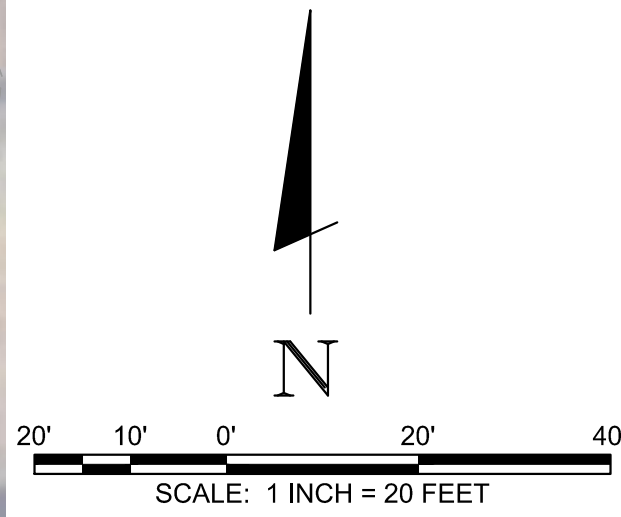
[illegible]

EX-1

FILE NO. 3855000



	ASPHALT SHOULDER
	ROW DEDICATION
	LANDSCAPED AREA
	LANDSCAPED BUFFER
	8" PVC SEWER
	2" PVC WATER



BARTLETT, TENNESSEE

CITY ENGINEER DATE

EXP REALTY
US 70 UTILITY IMPROVEMENTS
BARTLETT, TN

615 3rd Avenue South // Suite 700 // Nashville, Tennessee 37210
PHONE (615) 254-1500 // FAX (615) 255-6572



FILE NO. 3855000

Adjacent landowners:

MJM Germantown Road LLC

8153 US Highway 70

Owner address:

104 Woodmont Blvd Suite 405

Nashville, TN 37205-5211

Bianchi Dominic M Credit Shelter Trust

8266 Memphis Arlington Road

Owner address:

1727 Bryn Mawr Circle

Germantown, TN 38138

Bartlett Planning and Economic Development Department 6382 Stage Road, P.O. Box 341148 Bartlett, TN 38184-1148 901-385-6417 FAX 901-385-6419 www.cityofbartlett.org	<i>Bartlett Planning Commission</i> Application for Construction Plan Approval
---	--

Subdivision Name JTB Subdivision No. of Lots 3

Subdivision Location US Highway 70, east of Germantown Road

Owner/Developer Contact John Brandon (Owner) -- Bruce Milner (EXP Realty) Phone 901.482.0444

Company Name New Beginnings LLC Fax _____

Address 8223 US-70, Arlington, TN 38002, USA email bmilnerok@gmail.com

Architect Contact _____ Phone _____

Company Name _____ Fax _____

Address _____ email _____

Engineer Contact Russ Brasfield Phone 901.244.5517

Company Name Barge Design Solutions, Inc. Fax _____

Address 65 Germantown Court, Suite 100 Memphis, TN 38018 email russ.brasfield@bargedesign.com

Submitted by Russ Brasfield
Russ Brasfield
dotloop verified
06/03/24 2:07 PM CDT
QIL3-VN6Q-QEF7-BJDU
 6.3.24
(printed name) (signature) (date)

Email Address russ.brasfield@bargedesign.com Phone 901.244.5517 Fax _____

_____ Attach a checked-off “**Construction Plan Checklist**” and all items required therein.

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

_____ Provide 5-folded (± 10”x13”) sets of plans with a copy of the signed application attached to each set.

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

_____ Include a fee of \$500.00 plus \$20.00 per lot with this application (check payable to the City of Bartlett).

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

John Brandon
John Brandon
dotloop verified
06/03/24 3:44 PM CDT
FHK8-BURR-OJQG-EETD

(print name) (signature) (date)

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

Construction Plan Checklist

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

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

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

Certificates: (As applicable)

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

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

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

INCOMPLETE APPLICATIONS WILL NOT BE PROCESSED

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

Bartlett Planning Commission
**Application for Master Subdivision Plan
Approval**

Subdivision Name JTB Subdivision No. of Lots 3

Subdivision Location US Highway 70, east of Germantown Road

Owner/Developer Contact John Brandon (Owner) - Bruce Milner (EXP Realty) Phone 901.482.0444

Company Name New Beginnings LLC Fax _____

Address 8223 US-70, Arlington, TN 38002, USA

Email Address bmilnerok@gmail.com

Architect Contact _____ Phone _____

Company Name _____ Fax _____

Address _____

Email Address _____

Engineer Contact Russ Brasfield Phone 901.244.5517

Company Name Barge Design Solutions, Inc. Fax _____

Address 65 Germantown Court, Suite 100 Memphis, TN 38018

Email Address russ.brasfield@bargedesign.com

Submitted by Russ Brasfield *Russ Brasfield* 6.3.24
(printed name) (signature) (date)

Email Address russ.brasfield@bargedesign.com Phone 901.244.5517 Fax _____

RGB

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

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

Provide 18-folded ($\pm 10'' \times 13''$) sets of plans with a copy of the signed application attached to each set.

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

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

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

John Brandon *John Brandon* _____
(print name) (signature) (date)

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

Master Subdivision Plan Checklist

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

- _____ Date, north point and scale
- _____ Location sketch map
- _____ Boundary survey, showing location of point of beginning, true or grid bearing and length of each line, and area in acres
- _____ Name and addresses of adjoining owners on gum labels. (one set)

Existing and Proposed:

- _____ Tree Survey with Tree Table
- _____ Tree Protection Plan with Tree Table
- _____ Existing Survey/Conditions Plan
- _____ Site Plan/Layout of development with areas reserved for detention/retention
- _____ Grading/Drainage Plan showing all drain manholes, inlets, and drainage areas picked up
- _____ Contour intervals
- _____ Streets
- _____ Structures
- _____ Water courses
- _____ Rights-of-way
- _____ Sewers
- _____ Bridges
- _____ Culverts
- _____ Springs (water)
- _____ Water mains
- _____ Easements for drainage, water, sewer, landscape, and signage
- _____ Utility lines including utility easements along property lines

- _____ Location and extent of all land subject to flooding

Proposed:

- _____ Plat with signature blocks and notes
- _____ Lot or parcel layout plan with dimensions and area
- _____ Street rights-of-way
- _____ Erosion Control Plan with phasing
- _____ Traffic Control Plan with phasing and notes
- _____ Landscape Plan
- _____ Drainage improvements study
- _____ Drainage Pipe Table with all inlets and capacities and Q25 design
- _____ Detention Basin Calculations for 2, 5, 10, 25, 50, and 100 year design
- _____ Sediment Basin Design and Calculations
- _____ Flood hazard area details
- _____ Floodways
- _____ Utility Plan with size of meters required and location of fire sprinkler room
- _____ Plan and Profile of all streets
- _____ Sewer Plan and Profile
- _____ Setback lines

Zoning Classification:

- _____ Site (with area indicated)
- _____ Adjoining land

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

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

INCOMPLETE APPLICATIONS WILL NOT BE PROCESSED

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

Construction Plan Checklist

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

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

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

Certificates: (As applicable)

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

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

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

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

INCOMPLETE APPLICATIONS WILL NOT BE PROCESSED

EXP REALTY
US 70 UTILITY IMPROVEMENTS
BARTLETT, TN



06/03/2024
ISSUED FOR
PERMIT



CONTACTS

PROPERTY OWNER	JOHN T. BRANDON 8223 HIGHWAY 70 ARLINGTON, TN 38002
DESIGN PROFESSIONAL	BARGE DESIGN SOLUTIONS 60 GERMANTOWN COURT, SUITE 100 MEMPHIS, TENNESSEE 38018 901.755.7166 CONTACT: RUSS BRASFIELD, PE
OWNER REPRESENTATIVE	EXP REALTY BRUCE MINLER 901.482.0444
WATER SERVICE	CITY OF BARTLETT 6400 STAGE ROAD BARTLETT, TN 38134 901.385.6499 CONTACT: DALAN HUBBARD
SEWER	CITY OF BARTLETT 6400 STAGE ROAD BARTLETT, TN 38134 901.385.6499 CONTACT: DALAN HUBBARD

INDEX OF DRAWINGS

SHEET NO.	DESCRIPTION
C0.00	COVER SHEET
C0.01	GENERAL NOTES
C0.21	EXISTING CONDITIONS
C1.00	OVERALL SITE AND UTILITY PLAN
C1.01	SITE LAYOUT PLAN
C1.71	TRAFFIC CONTROL PLAN
C2.01	GRADING PLAN
C2.41	INITIAL EROSION & SEDIMENT CONTROL PLAN
C2.42	FINAL EROSION & SEDIMENT CONTROL PLAN
C3.01	SEWER PLAN AND PROFILE
C3.02	SEWER PLAN AND PROFILE
C7.01	SITE DETAILS
C7.41	SEDIMENT AND EROSION CONTROL DETAILS
L0.01	TREE SURVEY AND PROTECTION PLAN
L1.01	LANDSCAPE PLAN



VICINITY MAP

NOT TO SCALE

PROPERTY DATA

PARCEL ID B0149 00860 & B0149 00861
ZONING CL AND RE

FEMA NOTE

THIS PARCEL IS NOT LOCATED IN A FLOOD HAZARD AREA ACCORDING TO
FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP
COMMUNITY NO. 47157C, PANEL NO. 0310G, DATED FEBRUARY 5, 2013. ZONE
"X."



60 Germantown Court // Suite 100 // Memphis, Tennessee 38018
Phone (901) 755-7166 // Fax (901) 755-7844

DEPARTMENT OF ENGINEERING

BARTLETT, TENNESSEE

SURVEY: BARGE DATE: - BOOK: -
DESIGN: BARGE DATE: - SCALE

CITY ENGINEER DATE

EXP REALTY
US 70 UTILITY IMPROVEMENTS
BARTLETT, TN

C0.00

BARGE No.: 38550-00

GENERAL NOTES:

1. KEEP SITE NEAT AND CLEAN AT ALL TIMES. CONTINUOUSLY REMOVE DEBRIS AND LEGALLY DISPOSE OF UNSUITABLE MATERIAL. BURNING OF MATERIALS ON SITE IS PROHIBITED.
2. THE CONTRACTOR WILL PROVIDE ALL SITE CLEARING, STAKING, AND PROVIDE COPIES OF THE SAME TO THE A/E. THE CONTRACTOR SHALL PROTECT AND MAINTAIN ALL PROJECT CONTROL AND BENCHMARKS ESTABLISHED IN THE FIELD BY THE OWNER. THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING THE ACCURACY OF THE AERIAL MAPPING.
3. ALL WORK SHALL BE PERFORMED, AS A MINIMUM, TO THE STANDARDS AND REQUIREMENTS OF THE CITY OF BARTLETT UNLESS MORE RESTRICTIVE OR DEMANDING REQUIREMENTS ARE SHOWN HEREON IN WHICH CASE THE MORE RESTRICTIVE OR DEMANDING SHALL APPLY. ALL WORK MUST OBTAIN THE APPROVAL OF THE APPROPRIATE DEPARTMENTS AND/OR AGENCIES OF THE CITY OF BARTLETT, AND MUST MEET OR EXCEED THE STATE OR FEDERAL REQUIREMENTS, IF IT SO APPLIES.
4. CONTRACTOR TO MAINTAIN AND PROTECT AS NECESSARY ALL EXISTING STRUCTURES, FACILITIES, APPURTENANCES, INFRASTRUCTURE (E.G. PIPES, CULVERTS, CONDUITS, WIRES), PROPERTY, OR OTHER ITEMS TO REMAIN. ANY PRIVATE OR PUBLIC PROPERTY AFFECTED BY THIS WORK SHALL BE RESTORED TO A CONDITION EQUAL TO OR BETTER THAN EXISTING CONDITIONS. AT NO ADDITIONAL COST, THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE TO THE EXISTING FACILITIES TO A CONDITION EQUAL OR BETTER THAN EXISTING, ABOVE OR BELOW GROUND, THAT MAY OCCUR.
5. TRAFFIC CONTROL, IN ACCORDANCE WITH THE REQUIREMENTS OF CITY OF BARTLETT, TENNESSEE DEPARTMENT OF TRANSPORTATION SHALL BE REQUIRED FOR ALL WORK WITHIN THE PUBLIC RIGHTS-OF-WAY. TRAFFIC CONTROL SHALL CONFORM TO FEDERAL HIGHWAY ADMINISTRATIONS "MANUAL OF TRAFFIC CONTROL AND SAFE PRACTICE FOR STREET AND HIGHWAY CONSTRUCTION."
6. DISCREPANCIES IN FIELD CONDITIONS, PLAN CONDITIONS, OR CODES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER IMMEDIATELY.
7. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR AND SHALL MAINTAIN A PROGRAM OF SAFETY MEETING ALL REQUIREMENTS OF FEDERAL, STATE, AND LOCAL GOVERNING AGENCIES DURING ALL PHASES OF CONSTRUCTION AND AT ALL TIMES UNTIL FINAL COMPLETION AND ACCEPTANCE BY THE OWNER.

SITE LAYOUT NOTES:

1. CONTRACTOR SHALL BE RESPONSIBLE FOR THE DIMENSIONAL LAYOUT SURVEYING.
2. ALL COORDINATES AND BEARINGS ARE RELATIVE TO TENNESSEE STATE PLANE NAD 83, NAVD 88, FIELD SURVEY COMPLETED 4/9/2024.

UTILITY NOTES:

1. LOCATIONS OF UTILITIES, PUBLIC AND/OR PRIVATE, ARE APPROXIMATE ONLY, AND THE EXACT LOCATIONS SHALL BE DETERMINED IN THE FIELD. IT IS POSSIBLE THAT SOME EXISTING FACILITIES ARE NOT SHOWN ON THESE DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HAVING ALL UNDERGROUND UTILITY FACILITIES LOCATED AND MARKED PRIOR TO THE BEGINNING OF CONSTRUCTION. CALL TENNESSEE ONE-CALL (1-800-351-1111).
2. THE CONTRACTOR SHALL NOTIFY ALL AFFECTED UTILITY OWNERS PRIOR TO INTERRUPTING ANY GAS, WATER, OR SEWER SERVICES. THE CONTRACTOR SHALL ALSO NOTIFY AFFECTED UTILITY CUSTOMERS AT LEAST 24 HOURS BEFORE INTERRUPTING THE CUSTOMERS' SERVICE. WHERE INDIVIDUAL SERVICES ARE TO BE DISCONTINUED FOR MORE THAN 4 HOURS, THE CONTRACTOR SHALL MAKE ARRANGEMENTS FOR PROVIDING TEMPORARY SERVICE SATISFACTORY TO THE AFFECTED CUSTOMER. THE REPAIR OR REPLACEMENT OF UTILITY COMPONENTS SHALL CONFORM TO ALL APPLICABLE REQUIREMENTS OF THE UTILITY OWNER. NO SEPARATE PAYMENT SHALL BE MADE FOR THESE ACTIVITIES AND COMPENSATION SHALL BE INCLUDED IN THE CONTRACT PRICES FOR OTHER ITEMS.
3. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY PROTECTIVE MEASURES TO SAFEGUARD EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION OF THIS PROJECT. SHOULD SPECIAL EQUIPMENT BE REQUIRED TO WORK OVER AND AROUND THE UTILITIES, THE CONTRACTOR SHALL BE REQUIRED TO FURNISH SUCH EQUIPMENT. THE COST OF PROTECTING UTILITIES FROM DAMAGE AND FROM FURNISHING SPECIAL EQUIPMENT SHALL BE INCLUDED IN THE PRICE BID FOR OTHER ITEMS OF CONSTRUCTION.
4. PRIOR TO COMMENCING WORK, CONTRACTOR SHALL CONTACT UTILITY OWNERS TO PROPERTY LOCATE THEIR FACILITIES AND CONFIRM INSPECTION SCHEDULES AND TESTING REQUIREMENTS FOR CONSTRUCTION. CONTRACTOR SHALL REPAIR DAMAGES TO EXISTING LINES. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY PROTECTIVE MEASURES TO SAFEGUARD EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION. CONTRACTOR TO FURNISH ANY SPECIAL EQUIPMENT REQUIRED.
5. THE CONTRACTOR SHALL BE REQUIRED TO BACKFILL STORM, SEWER, AND UTILITY TRENCHES WITH BACKFILL MATERIAL ACCORDING TO CITY OF BARTLETT/T.D.O.T. STANDARD DRAWINGS OR AS DIRECTED BY THE ENGINEER.
6. SUBMITTALS FOR APPROVAL BY THE A/E ARE REQUIRED FOR ALL PIPE AND APPURTENANT PRODUCTS.
7. ALL PIPE JOINTS AND JOINT MATERIAL ARE TO PROVIDE A WATERTIGHT CONNECTION.
8. ALL PIPE TO BE INSTALLED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS AND REQUIREMENTS TO THE LINES AND GRADES AS SHOWN ON THE PLANS. BACKFILL TRENCHES IN 6" LIFTS AND COMPACT EACH LIFT IN ACCORDANCE WITH THE EMBANKMENT COMPACTION REQUIREMENTS. ALL BACKFILL IS TO BE IN ACCORDANCE WITH CITY STANDARDS.
9. THE CONTRACTOR SHALL SUBMIT FOR APPROVAL TO THE OWNER'S ENGINEER, SHOP DRAWINGS ON ALL PROPOSED PRECAST AND MANUFACTURED STRUCTURES. FAILURE TO OBTAIN APPROVAL BEFORE INSTALLATION MAY RESULT IN REMOVAL AND REPLACEMENT AT THE CONTRACTOR'S EXPENSE. ALL SHOP DRAWINGS ARE TO BE REVIEWED AND APPROVED BY THE CONTRACTOR WITH SIGNATURE PRIOR TO SUBMITTAL TO THE OWNER'S ENGINEER.
10. DURING THE GRADING PROCESS, IF CONTRACTOR ENCOUNTERS DISCOLORED OR MALODOROUS SOILS INDICATING POSSIBLE CONTAMINANTS, GRADING ACTIVITY SHALL CEASE AND THE OWNER AND A/E SHALL BE NOTIFIED IMMEDIATELY.
11. STANDARD INDICES REFER TO THE LATEST EDITION OF TDOT STANDARD DRAWINGS AND CITY OF BARTLETT REQUIREMENTS.
12. THE CONTRACTOR IS TO PROVIDE A 1/2" BITUMINOUS EXPANSION JOINT MATERIAL WITH SEALER AT THE ABUTMENT OF CONCRETE AND ANY STRUCTURE.

MISCELLANEOUS NOTES:

1. THE ENGINEER SHALL HAVE THE AUTHORITY TO DESIGNATE AND/OR LIMIT AREAS OF CONSTRUCTION.
2. THE OWNER MAKES NO REPRESENTATIONS ABOUT SUBSURFACE CONDITIONS THAT MAY BE ENCOUNTERED WITHIN THE LIMITS OF THE PROJECT. THE RISK OF ENCOUNTERING AND CORRECTING UNFAVORABLE, SUBSURFACE CONDITIONS SHALL BE BORNE SOLELY BY THE CONTRACTOR.
3. ALL UNSUITABLE MATERIAL, AS DETERMINED BY THE ENGINEER OR THROUGH TESTING, IS TO BE REMOVED AND REPLACED WITH SUITABLE MATERIAL. TESTING SERVICES ARE TO BE PROVIDED BY THE OWNER, HOWEVER THE CONTRACTOR IS SOLELY RESPONSIBLE TO ASSURE ALL WORK IS COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE PLANS AND SPECIFICATIONS.
4. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING, AT HIS OWN EXPENSE, ANY AND ALL DAMAGES THAT MAY OCCUR OUTSIDE THE LIMITS OF THIS PROJECT AS A RESULT OF CONSTRUCTION.
5. THE CONTRACTOR SHALL MAINTAIN A RECORD SET OF DRAWINGS IN THE OFFICE TRAILER AND AVAILABLE FOR INSPECTION IN WHICH SITE NOTATIONS, WORK PROGRESS, FIELD FINDINGS AND OTHER PERTINENT JOB SITE DATA WILL BE RECORDED. A COPY OF RECORD DRAWINGS WILL BE PROVIDED TO THE ENGINEER UPON COMPLETION AND ACCEPTANCE OF THE WORK.
6. SHOULD THERE BE A CONFLICT BETWEEN THESE GENERAL NOTES, CONTRACT DRAWINGS, AND/OR SPECIFICATIONS, THE MOST RESTRICTIVE INTERPRETATION SHALL PREVAIL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING FROM THE ENGINEER ANY CLARIFICATION OR INTERPRETATION OF GENERAL NOTES, CONTRACT DRAWINGS AND/OR SPECIFICATIONS IN WRITING AND IN ADVANCE OF THE BEGINNING OF CONSTRUCTION.
7. ANY CONCRETE SHALL BE CLASS "A" (4,000 P.S.I.) UNLESS OTHERWISE NOTED ON A DRAWING. (CLASS "B" CONCRETE SHALL BE 3,000 P.S.I.)

GRADING NOTES:

- ALL PROPOSED CONTOURS REPRESENT PROPOSED FINISHED SURFACE GRADE AND ANY ALL PROPOSED PROFILES AND/OR CROSS-SECTIONS REPRESENT THE SAME FINISHED SURFACE. CROSS SLOPES SHOWN IN ALL CROSS-SECTIONS ARE LABELED IN PERCENT (%), AND SIDESLOPES IN ALL CROSS-SECTIONS ARE SHOWN H:V (i.e., 4:1).
2. ALL PROPOSED GRADING SHALL BE CONSIDERED UNCLASSIFIED. IT IS UNDERSTOOD THAT ANY REFERENCE TO ROCK, EARTH, OR OTHER MATERIALS ON THE DRAWINGS IS NOT AN INDICATION OF CLASSIFIED EXCAVATION.
3. THE CONTRACTOR SHALL PERFORM ALL NECESSARY STRIPPING AND STOCKPILING OF EXISTING TOPSOIL ON THE JOB SITE. STRIP AND STOCKPILE ALL TOPSOIL FROM CUT AND FILL AREAS. PROVIDE ADEQUATE EROSION AND SEDIMENT CONTROL FOR ALL STOCKPILES. TAKE CARE TO AVOID MIXING SUBSOIL AND OTHER UNSUITABLE MATERIAL WITH THE TOPSOIL.
4. WHERE ROCK IS ENCOUNTERED REMOVE IT TO A DEPTH OF ONE FOOT BELOW FINAL SUB-GRADE WITH NO POINTS EXTENDING ABOVE THIS ELEVATION. LEAVE ROCK SURFACE SO NO WATER WILL BE POCKETED. NO ON-SITE BLASTING WILL BE PERMITTED.
5. COMPLETE ALL CLEARING AND GRUBBING OPERATIONS FOR EXCAVATION AREAS BEFORE STARTING EXCAVATION AND/OR EMBANKMENT OPERATIONS. DISTURB ONLY THOSE AREAS NECESSARY FOR THE CURRENT PHASE OF WORK.
6. WHEN SPECIFIED GRADING REQUIREMENTS ARE NOT SHOWN ON THE DRAWINGS, THE CONTRACTOR SHALL GRADE TO DRAIN ALL AREAS WITHIN THE LIMITS OF CONSTRUCTION, OR OTHER AREAS DISTURBED BY CONSTRUCTION, AND ALSO TO MATCH THE EXISTING, ADJACENT GROUND. THE CONTRACTOR SHALL, AT ALL TIMES MAINTAIN THE AREA SO IT WILL BE WELL DRAINED IN ACCORDANCE WITH THE EROSION AND SEDIMENT CONTROL REQUIREMENTS.
7. IN SO FAR AS PRACTICAL USE ALL SUITABLE MATERIAL ON-SITE.
8. EXCAVATE AREAS OF YIELDING OR UNSTABLE MATERIAL AND BACKFILL WITH APPROVED MATERIAL AS DIRECTED BY A/E.
9. THE CONTRACTOR IS TO DISPOSE OF, AT HIS OWN EXPENSE, ALL UNSUITABLE AND/OR SURPLUS, EXCAVATED MATERIAL AS DIRECTED BY THE A/E. ALL SUITABLE, EXCAVATED MATERIAL SHALL BE USED AS DIRECTED BY THE A/E.
10. FINISH GRADE AND SPREAD TOPSOIL FROM STOCKPILES ON ALL DISTURBED AREAS, EXCEPT BUILDING LOCATIONS AND AREAS TO BE PAVED, TO THE FINISHED CONTOUR ELEVATIONS SHOWN ON THE PLANS. SCARIFY SUBGRADE TO A DEPTH OF 3" BEFORE PLACING TOPSOIL. PROVIDE A MINIMUM OF 4" TOPSOIL THICKNESS ON SUBGRADE AND 12" ON ROCK. SLOPE UNIFORMLY WITH NO WATER POCKETS. REMOVE ALL CLODS, ROOTS, STICKS, STONES OVER 2" IN DIAMETER AND OTHER FOREIGN MATERIALS FROM THE SURFACE.
11. PROOFROLL ALL AREAS TO RECEIVE FILL. PERFORM PROOF ROLLING AND ANY REQUIRED UNDERCUTTING.
12. PLACE ALL FILL MATERIAL IN 8" LIFTS AND COMPACT TO A MINIMUM 95% STANDARD DRY DENSITY AS DETERMINED BY ASTM D998 (STANDARD PROCTOR). MOISTURE CONTENT SHALL BE -2% TO +3% OF SOILS OPTIMUM VALUE
13. SLOPE ALL DITCHES ACCORDING TO TYPICAL SECTION AND/OR GRADING PLAN.
14. PLACE OUTLET PROTECTION ON ALL SPILLWAYS AND PIPE OUTLETS. UNLESS OTHERWISE NOTED, OUTLET PROTECTION TO BE TDOT CLASS A-1 RIP RAP PLACED 18" THICK MIN. INSTALL NON-WOVEN GEOTEXTILE FABRIC BETWEEN SUBGRADE AND RIP RAP.
15. ON THE PROJECT, NEWLY GRADED, EARTH AREAS NOT TO BE PAVED, RIP-RAPPED, OR OTHERWISE STABILIZED, SHALL BE SEEDED IN ACCORDANCE WITH THE SPECIFICATIONS. PRIOR TO SEEDING, A FOUR-INCH (4") LAYER OF TOPSOIL SHALL BE PLACED ON THESE AREAS IN ACCORDANCE WITH SAID SPECIFICATIONS.
16. EXCAVATION ADJACENT TO EXISTING PAVEMENT SHALL BE MADE TO A NEAT, STRAIGHT LINE CUT THROUGH BOTH PAVEMENT AND BASE.
17. CERTIFICATION FOR ALL BORROW PITS MUST BE OBTAINED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS.
18. THE CONTRACTOR SHALL NOT DISPOSE OF ANY MATERIAL EITHER ON OR OFF STATE-OWNED R.O.W. IN A REGULATORY FLOOD WAY AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY WITHOUT APPROVAL BY SAME. ALL MATERIALS SHALL BE DISPOSED OF IN UPLAND (NON-WETLAND) AREAS AND ABOVE ORDINARY HIGH WATER OF ANY ADJACENT WATERCOURSE. THIS DOES NOT ELIMINATE THE NEED TO OBTAIN ANY OTHER LICENSES OR PERMITS THAT MAY BE REQUIRED BY ANY OTHER FEDERAL, STATE, OR LOCAL AGENCY.
19. PERFORM TEMPORARY AND PERMANENT SEEDING TO MEET THE REQUIREMENTS OF EROSION AND SEDIMENT CONTROL. UPON COMPLETION OF THE FINISH GRADING AND APPROVAL OF THE A/E, SCARIFY, DISK HARROW, RAKE OR OTHERWISE WORK THE AREA TO BE SEEDED UNTIL THE SOIL IS LOOSENED AND PULVERIZED TO A DEPTH OF NOT LESS THAN 3". APPLY FERTILIZER AND AGRICULTURAL LIMESTONE UNIFORMLY AND INCORPORATE THEM INTO THE SOIL FOR A DEPTH OF APPROXIMATELY 1" AT THE FOLLOWING RATES: FERTILIZER , 15 POUNDS/ 1,000 SQUARE FEET AND AGRICULTURAL LIMESTONE, 40 POUNDS/1,000 SQUARE FEET. UNIFORMLY SOW SEED AT THE RATE OF 5 POUNDS/ 1,000 SQUARE FEET FOR KENTUCKY 31 FESCUE. FROM MARCH 1 TO APRIL 1 AND OCTOBER 1 TO NOVEMBER 20 ADD 3 POUNDS/ 1,000 SQUARE OF ANNUAL RYE GRASS. COVER ALL SEEDED AREAS WITH MULCH IN A UNIFORM LAYER SO APPROXIMATELY 25% OF THE GROUND IS VISIBLE. DISPOSE OF ALL SURPLUS MATERIALS AND WASTE AS DIRECTED BY THE A/E. ACCEPTABILITY OF THE SEEDING WILL BE DETERMINED BY THE A/E, AS SPECIFIED, AND THE CITY OF BARTLETT. A SATISFACTORY OR UNIFORM STAND OF GROWTH IS DEFINED AS A RATE OF 100 ACTIVELY GROWING, VIABLE SEEDLINGS PER SQUARE FOOT. MOW GRASS, CUTTING NO MORE THAN 1/3 OF THE GRASS BLADE, AT REGULAR INTERVALS UNTIL ACQUIRED BY THE OWNER. ACCEPTABLE SEEDING SHALL BE DEFINED AS 100 SPECIFIED SEEDLINGS PER SQ. FT.

EROSION & SEDIMENT CONTROL NOTES:

1. ALL WORK UNDER THIS SECTION IS TO BE PERFORMED IN ACCORDANCE WITH AND MEET THE REQUIREMENTS OF THE CURRENT VERSION OF THE "TENNESSEE EROSION AND SEDIMENT CONTROL HANDBOOK", AND THE REQUIREMENTS OF STORMWATER MANAGEMENT, DEPARTMENT OF ENGINEERING, CITY OF BARTLETT, TENN..
2. EXTERIOR EROSION AND SEDIMENT CONTROL FACILITIES SHALL BE PLACED PRIOR TO THE START OF ON-SITE GRADING ACTIVITIES. EROSION AND SEDIMENT CONTROL SHALL BE PROVIDED AT ANY BORROW SITE LOCATION. SEE THE SITE GRADING AND LAYOUT PLANS FOR ADDITIONAL REQUIREMENTS REGARDING EROSION AND SEDIMENT CONTROL.
3. PERMANENT OR TEMPORARY SOIL STABILIZATION MUST BE APPLIED TO ALL DENUDED AREAS WITHIN 7 DAYS OF REACHING FINAL GRADE OR TO OTHER DENUDED AREAS WHICH ARE TO REMAIN DORMANT FOR LONGER THAN 14 DAYS. ALL TOPSOIL STOCKPILES SHALL BE STABILIZED OR PROTECTED WITH SILT FENCE SEDIMENT TRAPPING.
4. ALL DISTURBED AREAS NOT TO BE PAVED SHALL BE TOP SOILED, FERTILIZED, SEEDED AND MULCHED. AN ACCEPTABLE GROWTH OF GRASS IS REQUIRED IN ALL AREAS DESIGNATED FOR SEEDING. AN ACCEPTABLE GROWTH IS CONSIDERED 95% COVERED WITH THE PERMANENT SPECIES OF GRASS REPRESENTATIVE OF THE SEED MIXTURE.
5. ALL PROPOSED VEHICULAR ENTRANCE SHALL BE USED AS A TEMPORARY CONSTRUCTION EXITS DURING CONSTRUCTION. NO ACCESS IS TO BE PROVIDED DIRECTLY TO THE PUBLIC RIGHT-OF-WAY WITHOUT AN APPROVED CONSTRUCTION EXIT. PERIODIC TOP DRESSING OF THE CONSTRUCTION EXITS WITH 2-3" STONE MAY BE REQUIRED TO PREVENT THE ACCUMULATION OF DUST AND MUD ON THE CITY STREETS.
6. E&S RESPONSIBLE PARTY: PROJECT CONTRACTOR ON BEHALF OF THE OWNER.
(NAME AND NUMBER TO BE PROVIDED UPON SELECTION)
7. THE PROPERTY OWNER AND, THEREFORE, THE CONTRACTOR IS REQUIRED TO PREVENT ALL RUNOFF AND SEDIMENT FROM DAMAGING ADJACENT PROPERTIES AND STREETS. ANY OFF-SITE SEDIMENT ACCUMULATIONS SHALL BE REMOVED DAILY. OFF-SITE ACCUMULATIONS DEPOSITED ON PRIVATE PROPERTY SHALL BE REMOVED BY METHODS AGREED UPON BY CONTRACTOR AND THE ADJACENT LAND OWNER(S).
8. ON AND OFF-SITE DUST AND MUD TO BE CONTROLLED AT ALL TIMES. THIS MAY REQUIRE PERIODIC ON-SITE WATERING OR OTHER METHODS FOR DUST CONTROL AND PERIODIC WASHING OF THE PUBLIC STREETS AS MAY BE NECESSARY.
9. ANY STOCKPILED SOIL OR FILL MATERIAL SHALL BE LOCATED AND TREATED IN A MANNER TO PREVENT SILT FROM ENTERING STREAMS. NO EXCAVATED MATERIAL SHALL BE DISCHARGED INTO DITCHES. THE CONTRACTOR SHALL DISPOSE/STOCKPILE ALL EXCAVATED MATERIAL IN A LOCATION, APPROVED BY THE ENGINEER, ABOVE THE NORMAL HIGH WATER ELEVATION.
10. SEDIMENT CONTROL DEVICES SHALL BE PERIODICALLY INSPECTED AND CLEANED WHEN THE ACCUMULATION OF SILT IS WITHIN HALF THE HEIGHT OF THE CONTROL DEVICE. THE DEVICES SHALL BE INSPECTED PRIOR TO ANTICIPATED STORM EVENTS, (OR SERIES OF STORM EVENTS SUCH AS INTERMITTENT SHOWERS OVER ONE OR MORE DAYS), WITHIN 24 HOURS AFTER THE END OF A STORM EVENT OF 0.5 INCHES OR GREATER, AND AT LEAST TWICE WEEKLY OR 72 HOURS APART. IN THE EVENT OF CONTINUOUS RAINFALL, EROSION CONTROLS SHALL BE CHECKED DAILY. ANY FAILURE OF A CONTROL DEVICE OR ANY EROSION AND SEDIMENT CONTROL MEASURE FOUND TO BE INEFFECTIVE SHALL BE CORRECTED WITHIN 3 DAYS. THE CONTRACTOR WILL KEEP A LOG OF ALL INSPECTIONS AND REPAIR EFFORTS DURING THE CONSTRUCTION PERIOD.
11. REMOVAL OF STANDING, MUDDY WATER FROM THE SITE SHALL BE ACCOMPLISHED WITH A PUMP/FILTER BAG COMBINATION OR SAID WATER WILL BE DIVERTED INTO EXISTING SEDIMENT CONTROL DEVICES VIA A PUMP.
12. EXPOSED LITTER, DEBRIS, CHEMICALS, ETC., SHALL BE PROPERLY STORED AND/OR DISPOSED OF PRIOR TO ANTICIPATED STORM EVENTS.
13. THE CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF NOTED EROSION CONTROL MEASURES ACCORDING TO TDEC STANDARDS.
14. THE CONTRACTOR SHALL ESTABLISH AND MAINTAIN A PROACTIVE METHOD TO PREVENT THE OFF-SITE MIGRATION OR DEPOSIT OF SEDIMENT ON ROADWAYS USED BY THE GENERAL PUBLIC.
15. THE CONTRACTOR SHALL TAKE APPROPRIATE STEPS TO ENSURE THAT PETROLEUM PRODUCTS OR OTHER CHEMICAL POLLUTANTS ARE PREVENTED FROM ENTERING WATERS OF THE STATE/U.S. ALL EQUIPMENT REFUELING, SERVICING, AND STAGING AREAS SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL LAWS, RULES, REGULATIONS, AND ORDINANCES, INCLUDING THOSE OF THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA). APPROPRIATE CONTAINMENT MEASURES FOR THESE AREAS SHALL BE UTILIZED. ALL SPILLS MUST BE REPORTED TO THE APPROPRIATE AGENCY, AND MEASURES SHALL BE TAKEN IMMEDIATELY TO PREVENT POLLUTION OF WATERS OF THE STATE/U.S. INCLUDING GROUNDWATER, SHOULD A SPILL OCCUR.
16. BORROW AND WASTE DISPOSAL AREAS SHALL BE LOCATED IN NONWETLAND AREAS AND ABOVE THE 100-YEAR, FEDERAL EMERGENCY MANAGEMENT FLOODPLAIN. BORROW AND WASTE DISPOSAL AREAS SHALL NOT AFFECT ANY WATERS OF THE STATE/U.S. UNLESS THESE AREAS ARE SPECIFICALLY COVERED BY THE APPROPRIATE PERMIT, OBTAINED SOLELY BY THE CONTRACTOR.
17. ANY DISAGREEMENT BETWEEN THE PROJECT PLANS, THE PROJECT AS CONSTRUCTED AND THE PERMIT OR PERMITS ISSUED FOR THE PROJECT, SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER. THE APPROPRIATE AGENCY SHALL DECIDE WHICH HAS PRECEDENCE AND WHETHER PERMIT OR PLANS REVISIONS ARE NEEDED. IN GENERAL, PERMIT CONDITIONS WILL PREVAIL.

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GENERAL NOTES

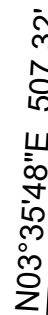
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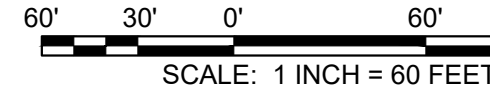
BARTLETT, TN

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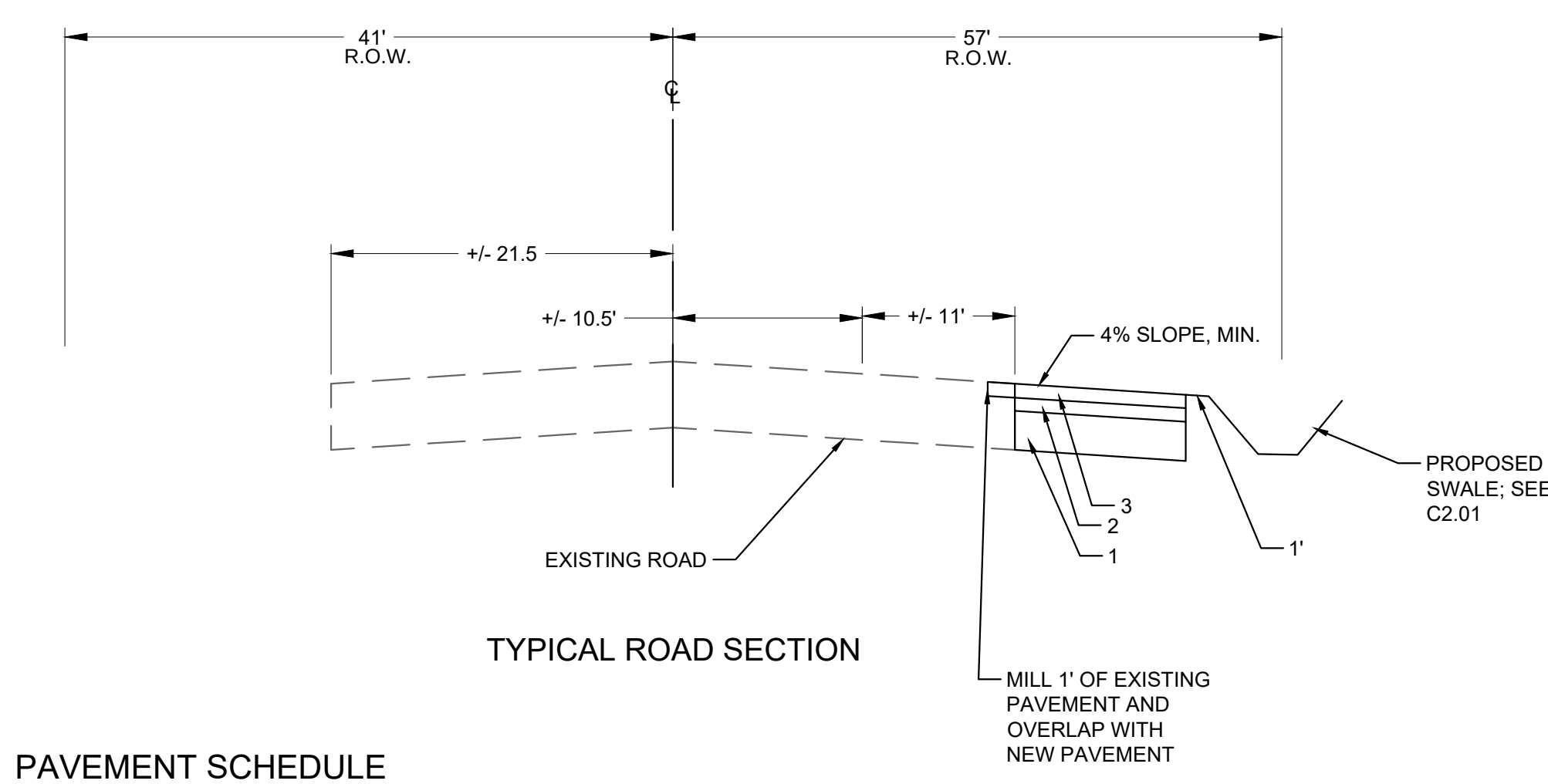
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CITY ENGINEER DATE

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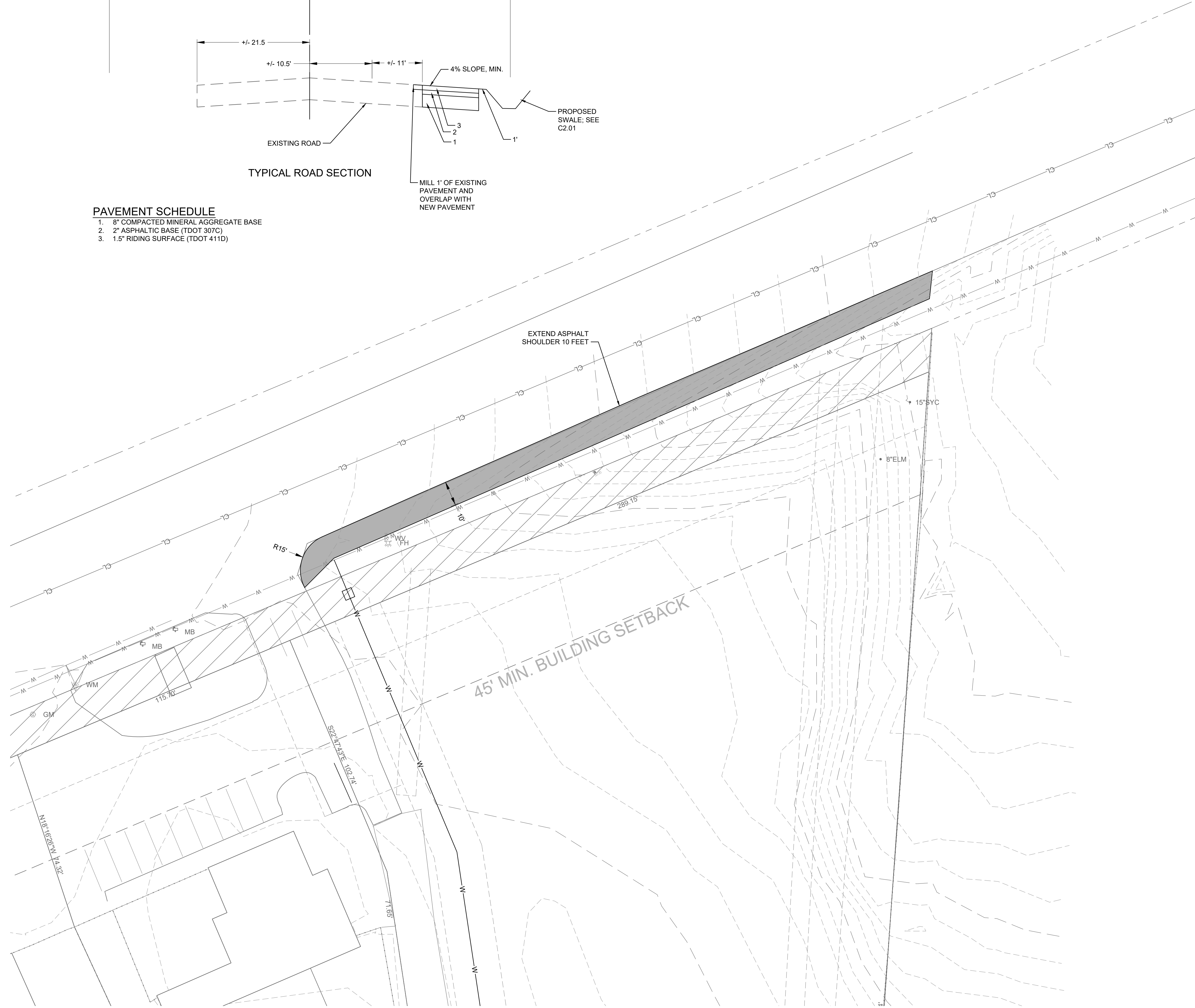
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- PAVEMENT SCHEDULE**
- 1. 8" COMPACTED MINERAL AGGREGATE BASE
 - 2. 2" ASPHALTIC BASE (TDOT 307C)
 - 3. 1.5" RIDING SURFACE (TDOT 411D)

LEGEND

ASPHALT SHOULDER



N

20' 10' 0' 20' 40'

SCALE: 1 INCH = 20 FEET

811

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DEPARTMENT OF ENGINEERING

BARTLETT, TENNESSEE

SURVEY: BARGE DATE: - BOOK: -

DESIGN: BARGE DATE: - SCALE

CITY ENGINEER DATE

REV.	DR.	CHK.	DATE	DESCRIPTION
0		HMC	06/01/2024	ISSUE FOR REVIEW

C1.01

FILE NO. 3855000

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SAVED: 6/3/2024
PLOTTED: 6/3/2024

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PHONE (615) 254-1500 // FAX (615) 255-6572

RUSSELL GLENN BRASFIELD
REGISTERED ENGINEER
No. 001037
STATE OF TENNESSEE
6/4/24

OVERALL SITE AND UTILITY PLAN

EXP REALTY

US 70 UTILITY IMPROVEMENTS

BARTLETT, TN

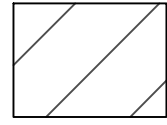
TRAFFIC CONTROL PLAN NOTES

- SEE SECTION 6F.03, SIGN PLACEMENT, OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) FOR INFORMATION ON PLACEMENT AND MOUNTING OF SIGNS.
- SIGNS SHOWN ON THIS PLAN ARE TO WARN TRAFFIC ABOUT THE CONSTRUCTION. OTHER TRAFFIC CONTROL DEVICES MAY BE REQUIRED DURING VARIOUS PHASES OF CONSTRUCTION.
- NOTHING IN THIS PLAN IS INTENDED TO SUPERSEDE OR RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY OF INSTALLING THE APPROPRIATE TRAFFIC CONTROL DEVICES IN ACCORDANCE WITH THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS.
- CONTRACTOR SHALL BE REQUIRED TO NOTIFY THE CITY OF MEMPHIS CONSTRUCTION INSPECTION DEPARTMENT (636-2462) AND TRAFFIC ENGINEERING DEPARTMENT (636-6710) A MINIMUM OF 24 HOURS PRIOR TO COMMENCING CONSTRUCTION OR IMPLEMENTING A TRAFFIC CONTROL PLAN. ALL TRAFFIC CONTROL DEVICES MUST BE IN PLACE BEFORE CONSTRUCTION ACTIVITY BEGINS.
- SIZES OF ALL SIGNS SHALL COMPLY WITH STATE OF TENNESSEE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- ALL TRAFFIC CONTROL DEVICES AND THEIR INSTALLATION SHALL MEET THE STANDARD DESCRIBED IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND SHALL COMPLY WITH THE STATE OF TENNESSEE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION SECTION 712 TEMPORARY TRAFFIC CONTROL.
- ACCESS TO ADJACENT PROPERTIES SHALL BE MAINTAINED AT ALL TIMES.
- SIDE STREET, DRIVEWAY ACCESS, AND SAFE PEDESTRIAN WAYS SHALL BE MAINTAINED AT ALL TIMES.
- THE CONTRACTOR SHALL NOT BE PERMITTED TO PARK ANY VEHICLES OR CONSTRUCTION EQUIPMENT DURING PERIODS OF INACTIVITY, WITHIN THE RIGHT-OF-WAY OR WITHIN THIRTY (30) FEET OF THE EDGE OF PAVEMENT WHICHEVER IS LESS, WHEN THE LANE IS OPEN TO TRAFFIC, UNLESS PROTECTED BY GUARDRAIL, BRIDGE RAIL, AND/OR BARRIERS INSTALLED FOR OTHER PURPOSES. PRIVATELY OWNED VEHICLES SHALL NOT BE ALLOWED TO BE PARKED WITHIN THE RIGHT-OF-WAY OR WITHIN THIRTY (30) FEET OF AN OPEN TRAFFIC LANE WHICHEVER IS LESS, AT ANY TIME UNLESS PROTECTED AS DESCRIBED ABOVE.
- CONTRACTOR SHALL USE PLASTIC DRUMS WITH TYPE "A" WARNING LIGHTS TO SEPARATE TRAFFIC FROM THE CONSTRUCTION AREA.
- CONTRACTOR SHALL COVER ALL EXISTING SIGNS THAT CONFLICT WITH THE TRAFFIC CONTROL PLAN SIGNS OR DEVICES DURING CONSTRUCTION AND THEY SHALL REMAIN COVERED DURING CONSTRUCTION AND UNTIL SUCH TIME THAT NO CONFLICT EXISTS.
- CONTRACTOR SHALL INSTALL TEMPORARY NO PARKING SIGNS AS REQUIRED WITHIN THE TRAFFIC CONTROL AREA.
- TWO-WAY TRAFFIC SHALL BE MAINTAINED ON 7TH STREET AT ALL TIMES.
- DURING CONSTRUCTION, A MINIMUM OF ONE 10 FOOT LANE OF TRAFFIC SHALL REMAIN OPEN TO BOTH DIRECTIONS OF TRAFFIC AT ALL TIMES.
- MARKINGS SHALL BE MAINTAINED IN LONG-TERM STATIONARY WORK AREAS AND SHALL MATCH AND MEET THE MARKINGS IN PLACE AT BOTH ENDS OF THE WORK AREA..
- CONTRACTOR SHALL CONTACT THE DIVISION OF ENGINEERING AT 576-6710 TO ARRANGE FOR THE BAGGING/REMOVAL OF PARKING METERS.
- ALL TRAFFIC CONTROL SIGNS SHALL MEET THE MINIMUM RETROREFLECTIVITY LEVELS SPECIFIED IN THE CURRENT EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- ANY CLOSURE OF THE RIGHT OF WAY SHALL BE TIME LIMITED TO THE ACTIVE DEMOLITION OR CONSTRUCTION. CONTINUOUS UNWARRANTED CLOSURE OF THE RIGHT OF WAY SHALL NOT BE ALLOWED FOR THE DURATION OF THE PROJECT. THE DEVELOPER SHALL PROVIDE ON THE TRAFFIC CONTROL PLAN THE TIME NEEDED PER PHASE TO COMPLETE THAT PORTION OF THE WORK. TIME LIMITS WILL BEGIN ON THE DAY OF CLOSURE AND WILL BE MONITORED BY THE ENGINEERING CONSTRUCTION INSPECTORS (636-2462) ON THE JOB.
- THE CONTRACTOR WILL MAINTAIN ACCESS FOR CITY OF MEMPHIS SIGNAL CREWS TO PERFORM MAINTENANCE ON THE SIGNAL POLES IN THE AFFECTED AREA.
- THE CONTRACTOR SHALL NOTIFY MEMPHIS AREA TRANSIT AUTHORITY (MATA) AT 722-7100 A MINIMUM OF 48 HOURS PRIOR TO IMPLEMENTING A TRAFFIC CONTROL PLAN.
- ALL TEMPORARY OR PERMANENT TRAVELED SURFACE SHALL BE INSPECTED DAILY BY THE CONTRACTOR (INCLUDING WEEKENDS) AND NECESSARY PATCHING OR RE-FINISHING PERFORMED.
- WORK WITHIN THE ROADWAY SHALL BE CONDUCTED BETWEEN 9:00 A.M. AND 4:00 P.M. AND THE ROADWAY SHALL BE COMPLETELY OPEN TO TRAFFIC AT ALL OTHER TIMES AND ALL INAPPROPRIATE SIGNS SHALL BE COVERED OR REMOVED.
- EXISTING STRIPING THAT CONFLICTS WITH THE TEMPORARY TRAFFIC CONTROL DEVICES SHALL BE COVERED OR REMOVED DURING CONSTRUCTION. WHEN CONSTRUCTION IS COMPLETE THE EXISTING STRIPING SHALL BE RETURNED TO ITS ORIGINAL STATE.
- THE CONTRACTOR MUST REIMBURSE THE CITY OF MEMPHIS FOR LOST REVENUE ASSOCIATED WITH PARKING METER SPACES BLOCKED/REMOVED FOR CONSTRUCTION.
- CONTRACTOR SHALL CONTACT THE CITY OF MEMPHIS

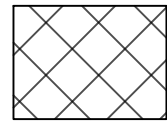
PHASE 1
TIME FRAME: 2 MONTHS (SEE TCP NOTE #18)
SPEED LIMIT: 45 MPH

LEGEND

- CHANNELIZATION DRUM, FLEXIBLE PLASTIC, TYPE "A" WARNING LIGHTS @ 45' O.C.



PROJECT CONSTRUCTION ZONE



TEMPORARY CONSTRUCTION ZONE



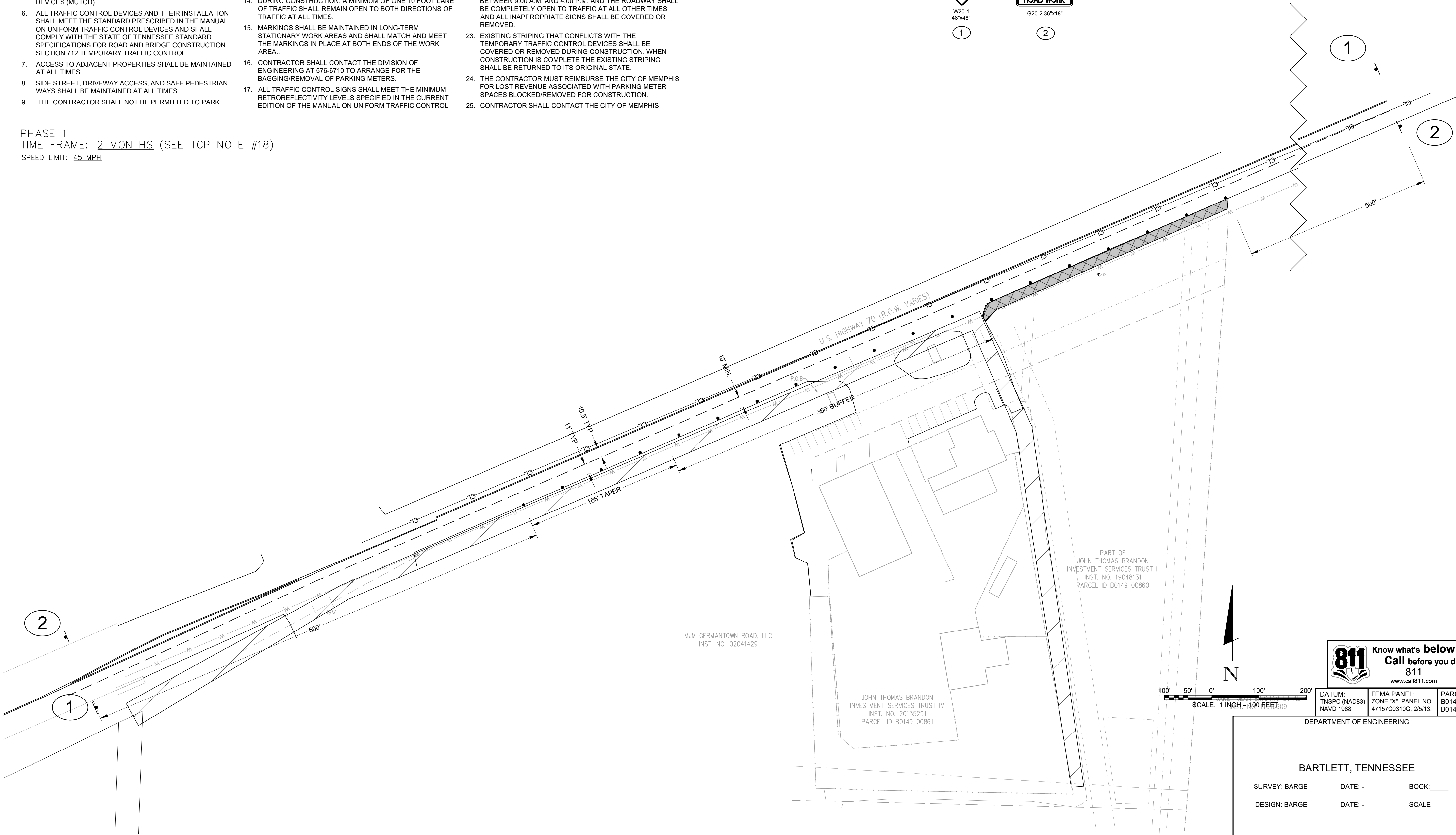
W20-1
48"x48"

1



G20-2 36"x18"

2



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TRAFFIC CONTROL PLAN

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BARTLETT, TN

REVISION INFORMATION		DESCRIPTION	
REV.	DATE	CHK.	DATE
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			ISSUE FOR REVIEW



DATUM: TNSPC (NAD83) NAVD 1988	FEMA PANEL: ZONE "X", PANEL NO. 47157C0310G, 2/5/13.	PARCEL ID: B0149 00680 B0149 00681
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DEPARTMENT OF ENGINEERING

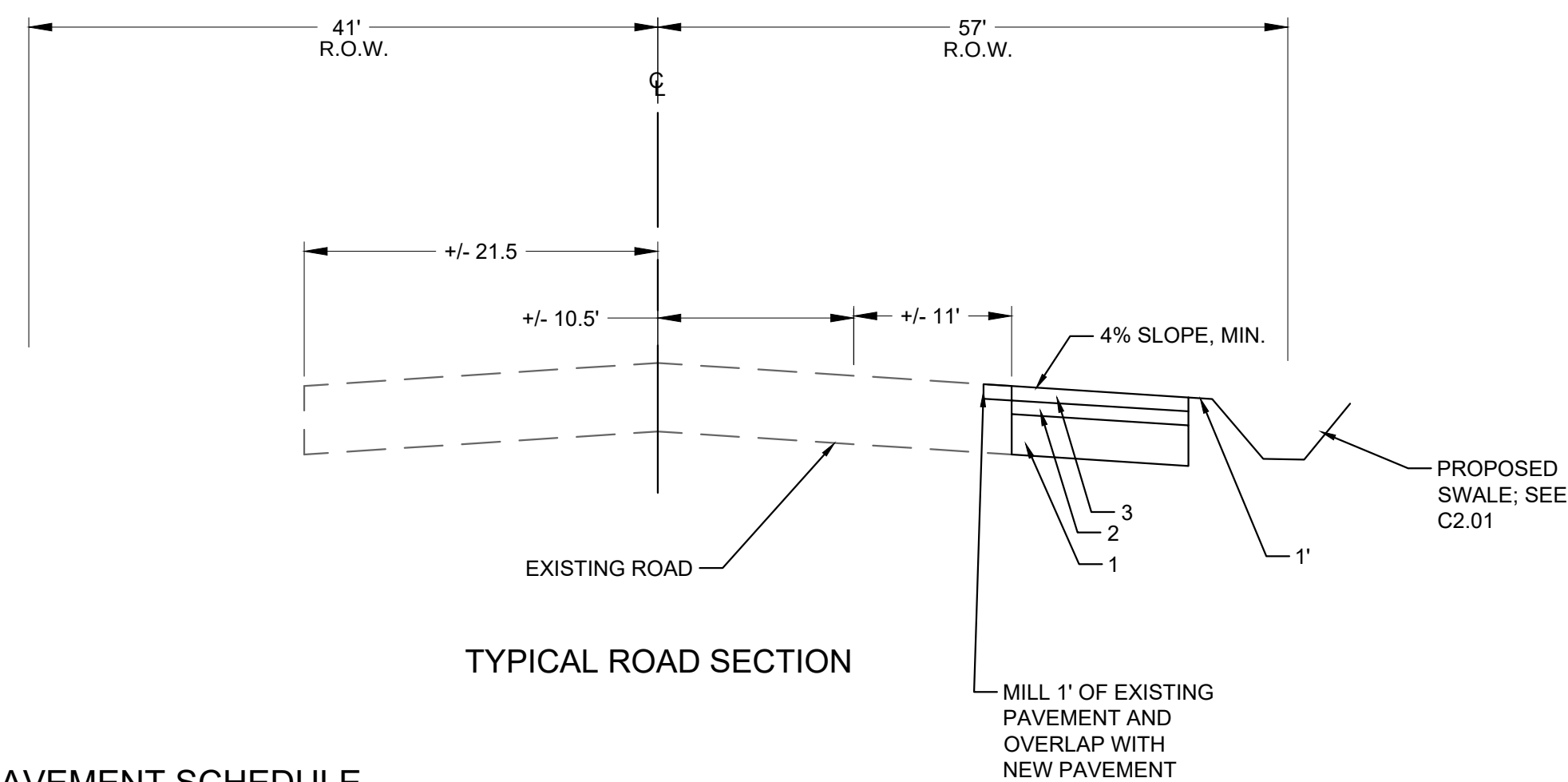
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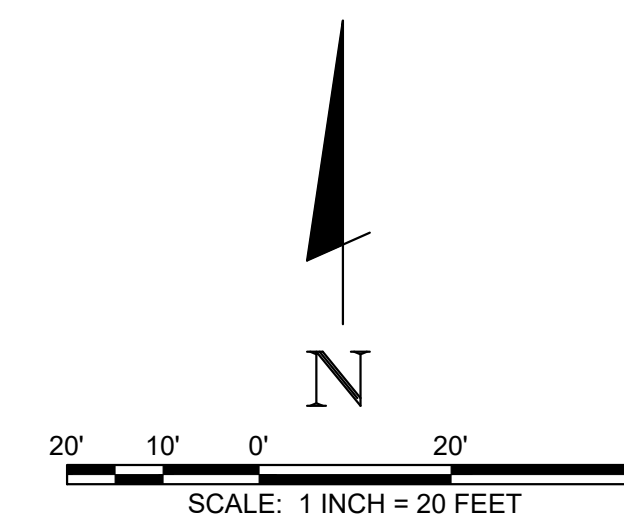
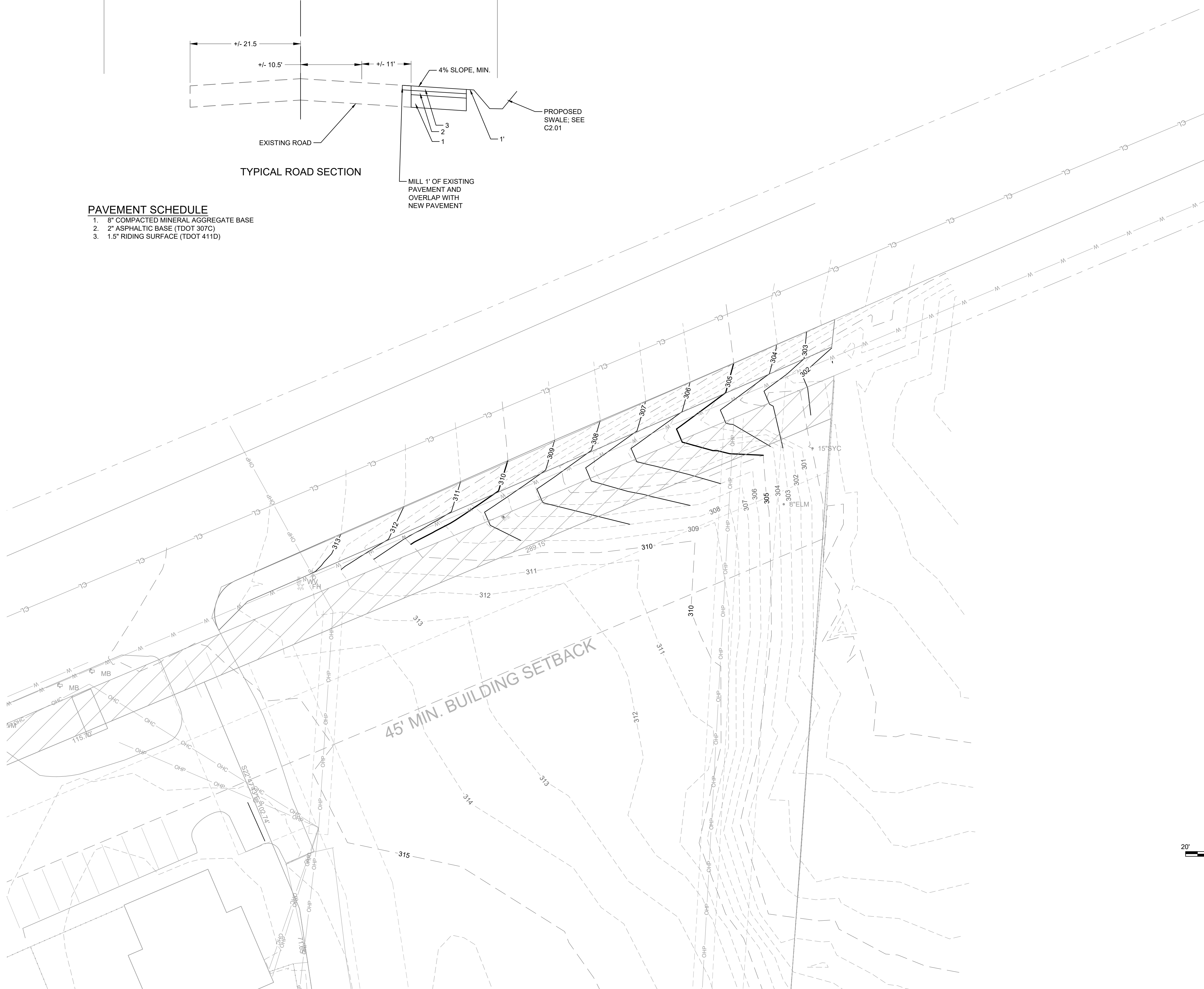


PAVEMENT SCHEDULE

1. 8" COMPACTED MINERAL AGGREGATE BASE
2. 2" ASPHALTIC BASE (TDOT 307C)
3. 1.5" RIDING SURFACE (TDOT 411D)

GRADING AND DRAINAGE NOTES

1. SEE SHEET C0.01 FOR ADDITIONAL GRADING AND DRAINAGE NOTES.
2. CONTRACTOR TO FIELD VERIFY LOCATIONS OF EXISTING UTILITIES PRIOR TO START OF CONSTRUCTION.



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GRADING PLAN

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BARTLETT, TN

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C2.01

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USER:HMCOLABRESE



1. SEE SHEET C0.01 FOR EROSION AND SEDIMENT CONTROL NOTES.
2. REMOVE ALL SEDIMENT AND EROSION CONTROL MEASURES EXCEPT FOR OUTLET PROTECTION UPON SUBSTANTIAL COMPLETION OF SITE OR WHEN GRASS IS THOROUGHLY ESTABLISHED, WHICHEVER COMES LAST

1. THE CONTRACTOR SHALL MAINTAIN ALL EPSC MEASURES INSTALLED IN THE INITIAL PHASE.
2. THE CONTRACTOR SHALL INSTALL INLET PROTECTION.

	CONSTRUCTION ENTRANCE (DETAIL 2/C7.03)
	CONCRETE WASHOUT (DETAIL 4/C7.02)
	NORTH AMERICAN GREEN SC150 TEMPORARY EROSION CONTROL MATTING (SEE DETAIL 3/C7.02)
	PERMANENT SEEDING
	SILT FENCE (DETAIL 1/C7.02)
	LIMITS OF DISTURBANCE



EXP REALTY
US 70 UTILITY IMPROVEMENTS

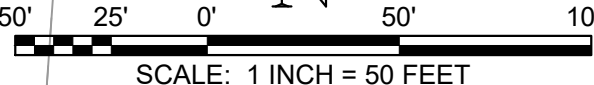
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FILE NO. 3855000

DATUM: TNSPC (NAD83) NAVD 1988	FEMA PANEL: ZONE "X", PANEL NO. 47157C0310G, 2/5/13.	PARCEL ID: B0149 0068 B0149 0068
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BARTLETT, TENNESSEE

CITY ENGINEER DATE



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BARTLETT, TN

1. SEE SHEET C0.01 FOR EROSION AND SEDIMENT CONTROL NOTES.
2. REMOVE ALL SEDIMENT AND EROSION CONTROL MEASURES EXCEPT FOR OUTLET PROTECTION UPON SUBSTANTIAL COMPLETION OF SITE OR WHEN GRASS IS THOROUGHLY ESTABLISHED, WHICHEVER COMES LAST

1. THE CONTRACTOR SHALL MAINTAIN ALL EPSC MEASURES INSTALLED IN THE INITIAL PHASE.
2. THE CONTRACTOR SHALL INSTALL INLET PROTECTION.

CE CONSTRUCTION ENTRANCE (DETAIL 2/C7.03)

CW CONCRETE WASHOUT (DETAIL 4/C7.02)

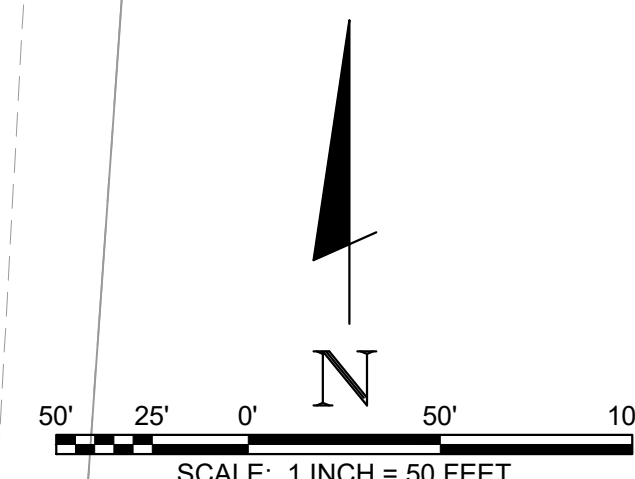
 NORTH AMERICAN GREEN SC150 TEMPORARY
EROSION CONTROL MATTING (SEE DETAIL 3/C7.02)



PERMANENT SEEDING

— SF — SILT FENCE (DETAIL 1/C7.02)

LIMITS OF DISTURBANCE



DATUM: TNSPC (NAD83) NAVD 1988	FEMA PANEL: ZONE "X", PANEL NO. 47157C0310G, 2/5/13.	PARCEL ID: B0149 0068 B0149 0068
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SCALE

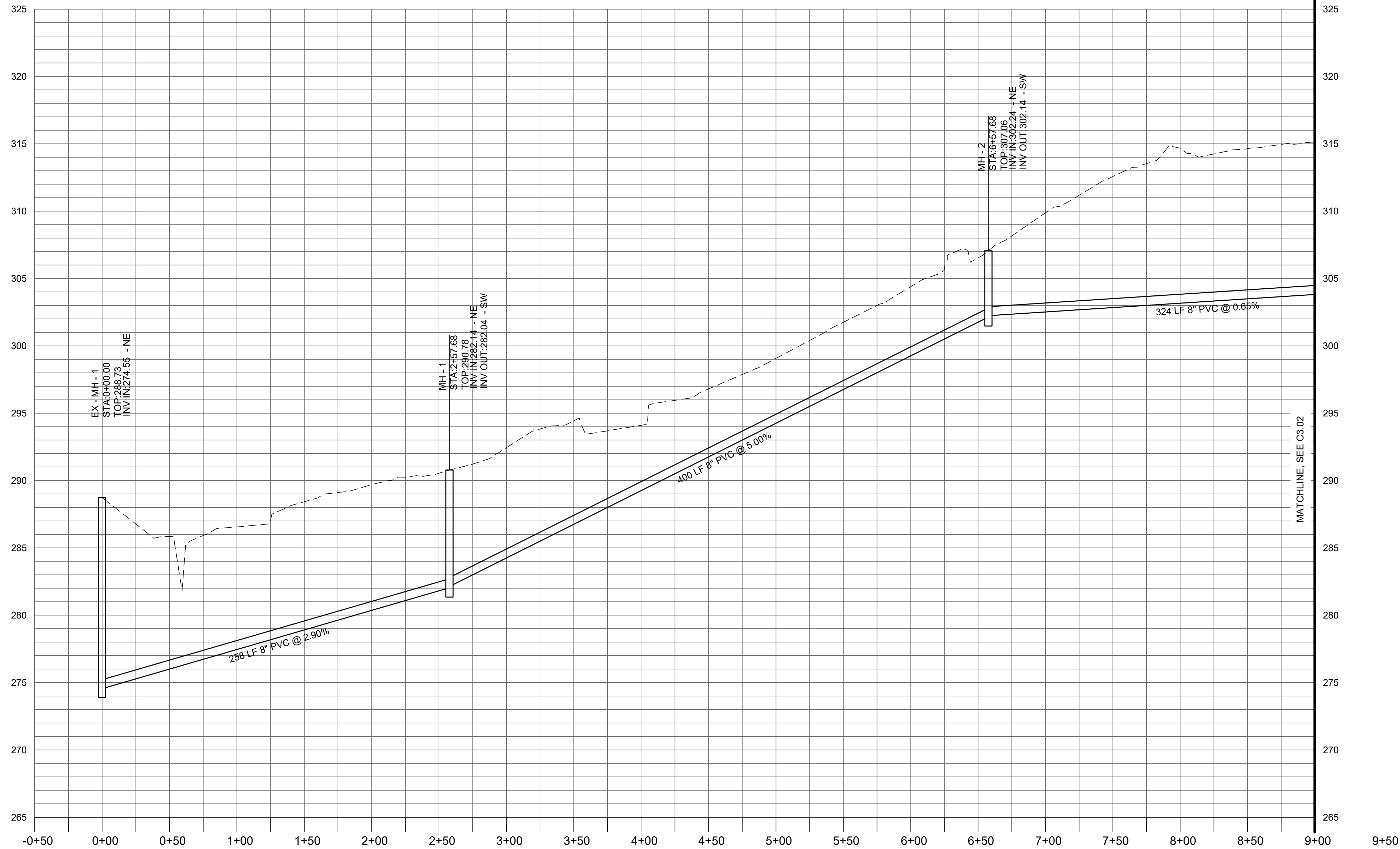
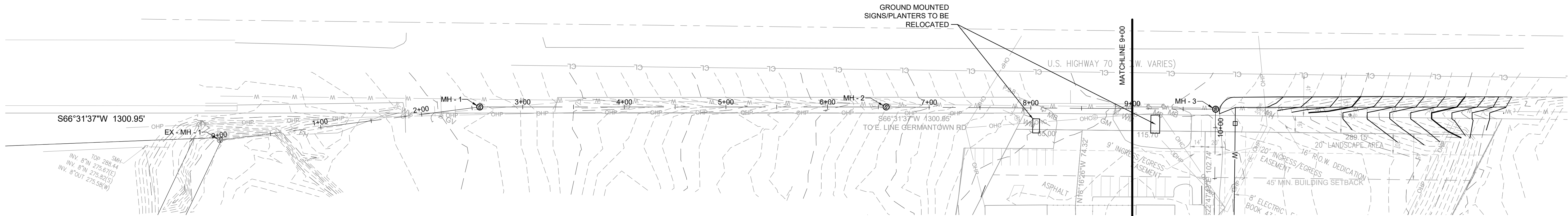
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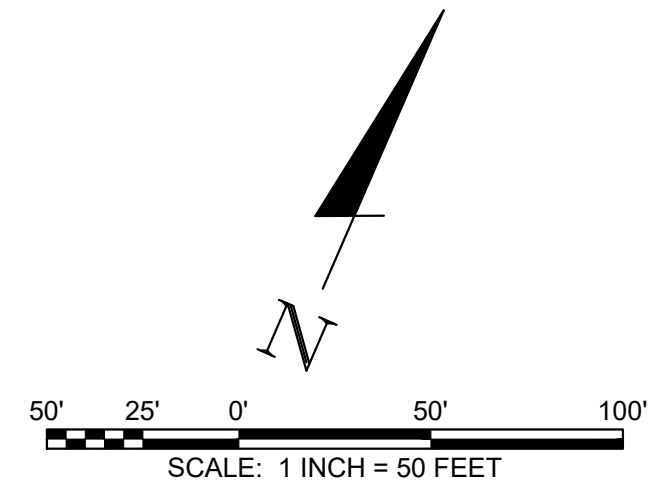
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SAVED: 5/31/2024
PLOTTED: 6/3/2024



SEWER PROFILE STATION -0+50 - 9+50
SCALE:
V: 1" = 2'
H: 1" = 20'





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DATUM:
TNSPC (NAD83)
NAVD 1988

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47157C0310G, 2/5/13.

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B0149 00680
B0149 00681

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REVISION INFORMATION		DESCRIPTION
REV.	DATE	DESCRIPTION
0	06/01/2024	ISSUE FOR REVIEW

C3.01

FILE NO. 3855000

SANITARY SEWER PLAN AND PROFILE

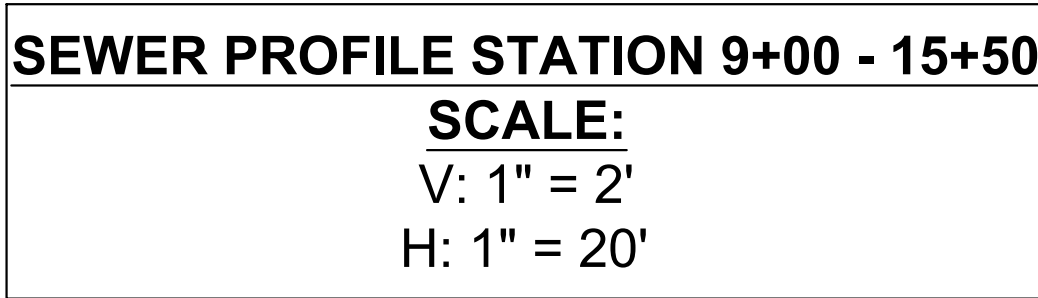
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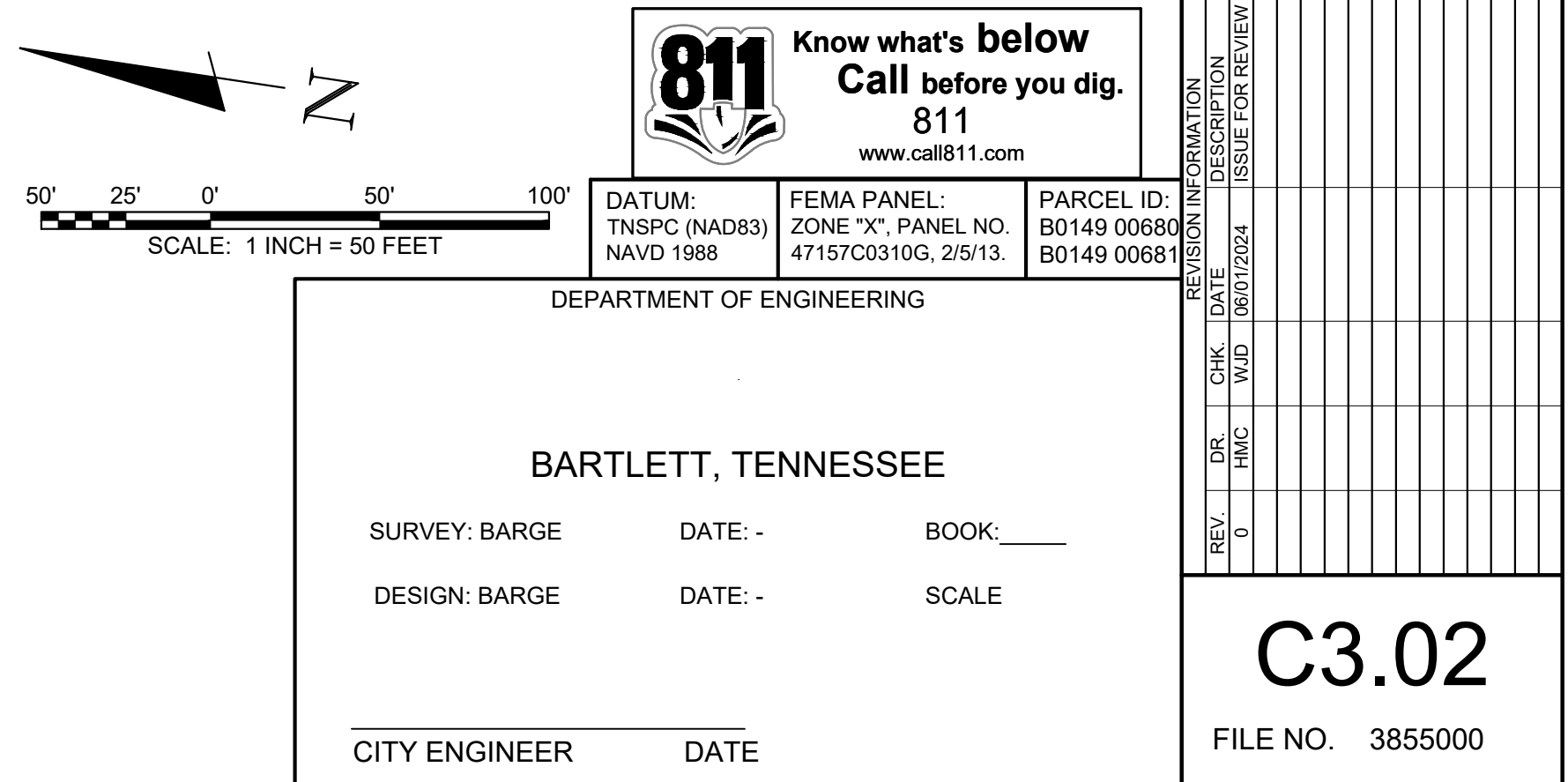
A. EARLE BEATY, III
AND BETTY L. VADEME
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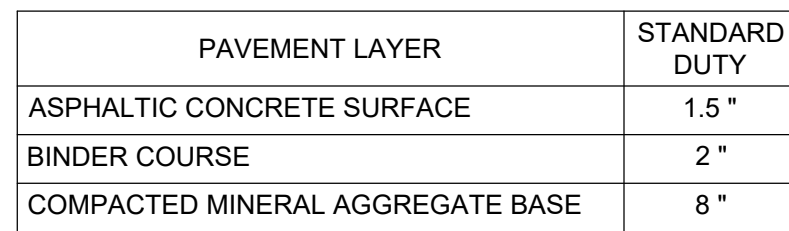
SANITARY SEWER PLAN AND PROFILE

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BARTLETT, TN



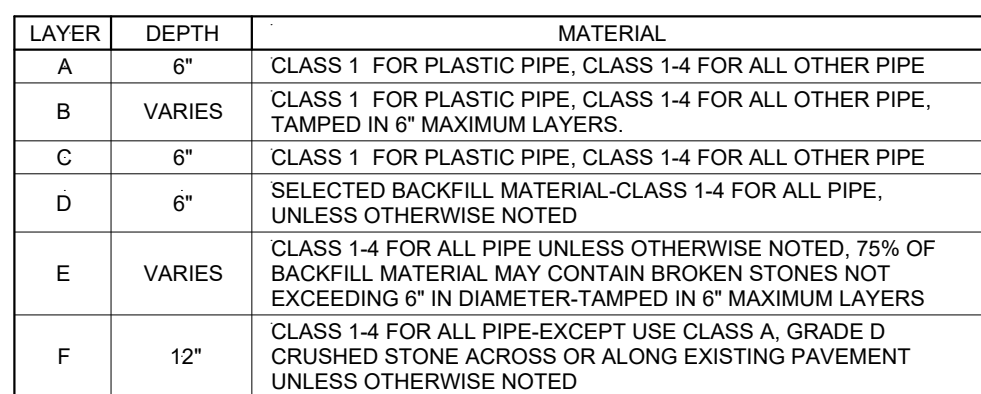
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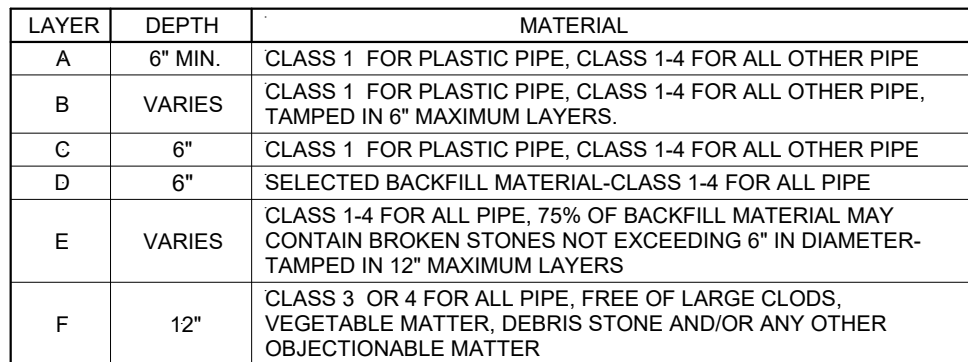
1. FOR PREPARATION OF PAVEMENT SUBGRADE, SEE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS.
2. ASPHALTIC CONCRETE SURFACE GRADE "E" (PG64-22) LIMESTONE. MATERIAL AND INSTALLATION IN ACCORDANCE WITH TDOT STANDARDS.
3. MINERAL AGGREGATE BASE TYPE "A" GRADE "D" IN ACCORDANCE WITH TDOT STANDARDS
4. DENSITY REQUIREMENTS FOR COMPACTION PER TDOT STANDARDS
5. BINDER COURSE GRADE "B-M".
6. FOR PREPARATION OF PAVEMENT SUBGRADE, FILL PLACED WITHIN 8 INCHES OF FINISHED SUBGRADE ELEVATION IN AREAS TO BE PAVED SHOULD BE COMPACTED TO AT LEAST 98% OF MATERIAL'S MAXIMUM STANDARD PROCTOR DRY DENSITY (ASTM D698). FILL PLACED BELOW THIS LEVEL SHOULD BE COMPACTED TO AT LEAST 95% OF MATERIAL'S MAXIMUM DRY DENSITY.
7. AFTER PROFFROLLING WITH A LOADED TANDEM AXLE DUMP TRUCK AND REPAIRING DEEP SUBGRADE DEFICIENCIES, ENTIRE SUBGRADE SHOULD BE SCARIFIED TO DEPTH OF 8 INCHES AND UNIFORMLY COMPACTED TO AT LEAST 98% OF STANDARD PROCTOR.
8. GRAVEL BASE COURSE MIXTURES SHOULD CONFORM TO REQUIREMENTS OF SECTION 303 OF TDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
9. ASPHALTIC BINDER COURSE MIXTURES SHALL BE IN ACCORDANCE WITH TYPE REFERENCED IN SECTION 307 OF TDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
10. ASPHALTIC SURFACE COURSE MIXTURES SHALL BE IN ACCORDANCE WITH TYPE REFERENCED IN SECTION 411 OF TDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.



3 SEWER CLEANOUT
C7.01 SCALE: NTS



1. CLASS 1 MATERIALS: ANGULAR, TO 1 INCH GRADED, TO 1 INCH GRADED STONE INCLUDING A NUMBER OF FILL MATERIALS THAT HAVE REGIONAL SIGNIFICANCE SUCH AS CRUSHED STONE, CINDERS, SLAG AND CRUSHED SHELLS.
2. CLASS 2 MATERIALS: COARSE SANDS AND GRAVELS WITH A MAXIMUM PARTICLE DIMENSION OF 1-1/2 INCH INCLUDING VARIOUSLY GRADED SAND AND GRAVELS CONTAINING SMALL PERCENTAGES OF FINES, GENERALLY GRANULAR AND NON-COHESIVE, EITHER WET OR DRY.



3. CLASS 3 MATERIAL: FINE SAND AND CLAYEY GRAVELS, INCLUDING FINE SANDS, SAND-CLAY MIXTURES, AND GRAVEL-CLAY MIXTURES.
4. CLASS 4 MATERIAL: SILT, SILTY CLAYS, AND CLAYS, INCLUDING INORGANIC CLAYS AND SILTS OF MEDIUM TO HIGH PLASTICITY AND LIQUID LIMITS.
5. CLASS 5 MATERIALS: ORGANIC SOILS, AS WELL AS SOIL CONTAINING FROZEN EARTH, DEBRIS, ROCKS LARGER THAN 1-1/2 INCHES AND OTHER FOREIGN MATERIALS.

4 PIPE TRENCH BEDDING & BACKFILL MATERIAL



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SITE DETAILS

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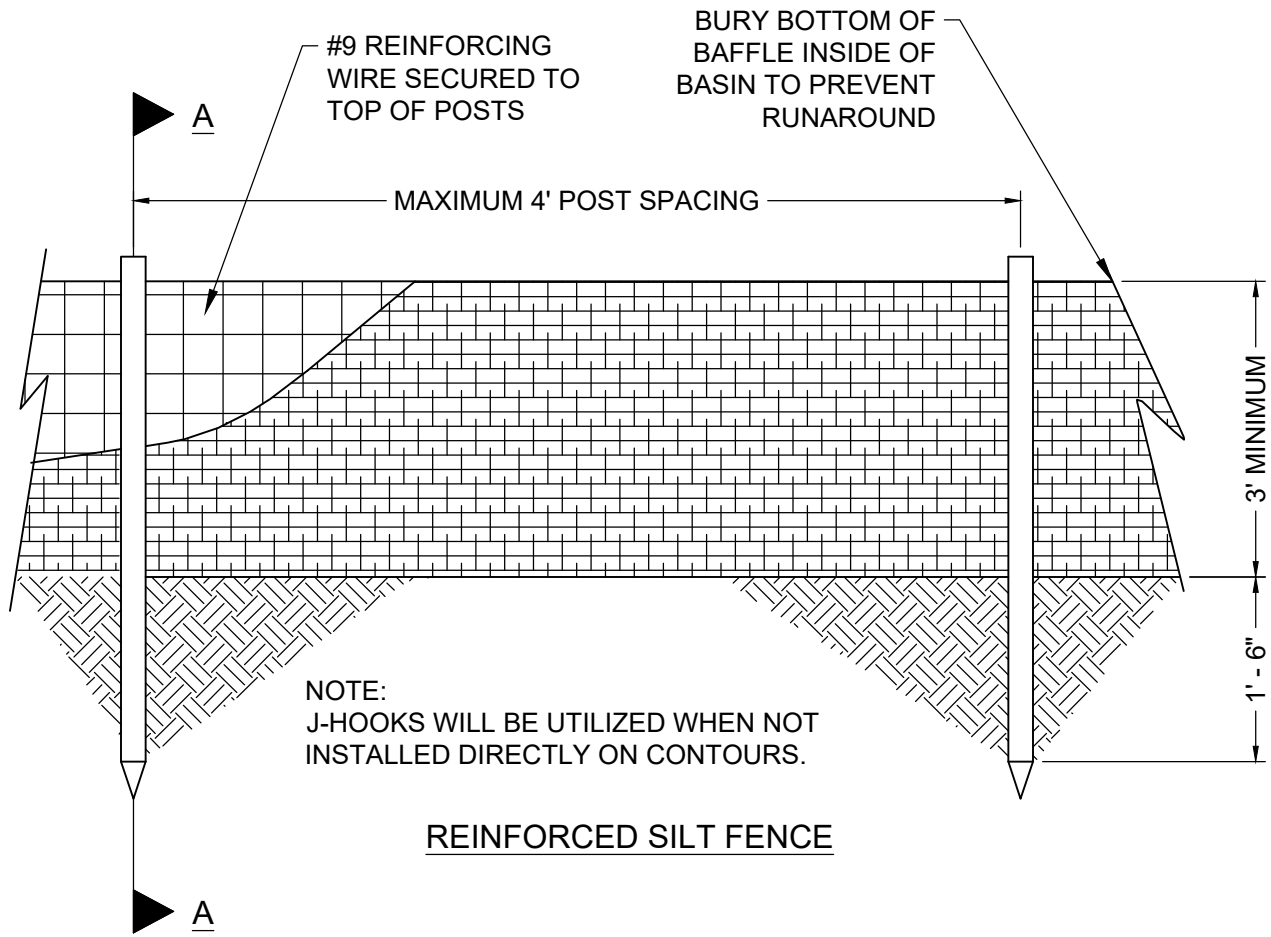
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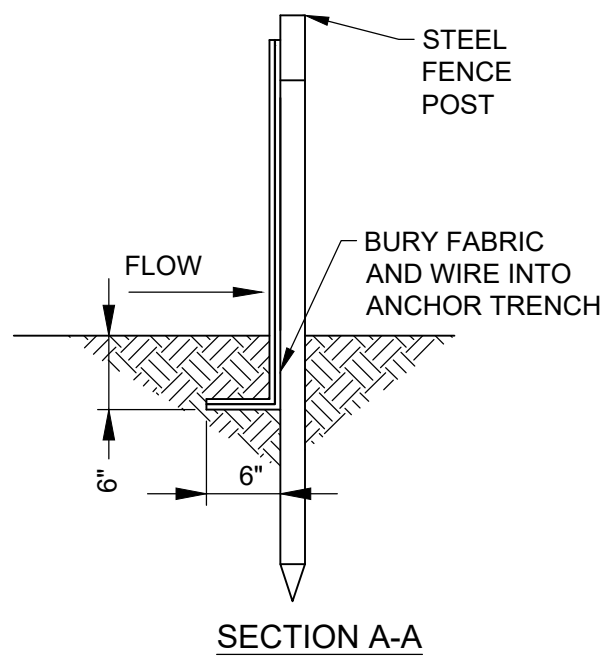
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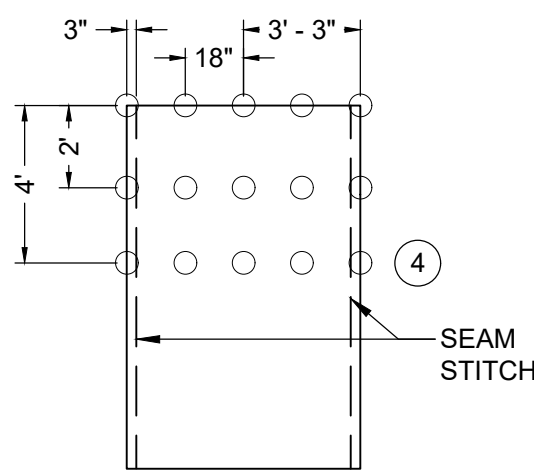


REINFORCED SILT FENCE



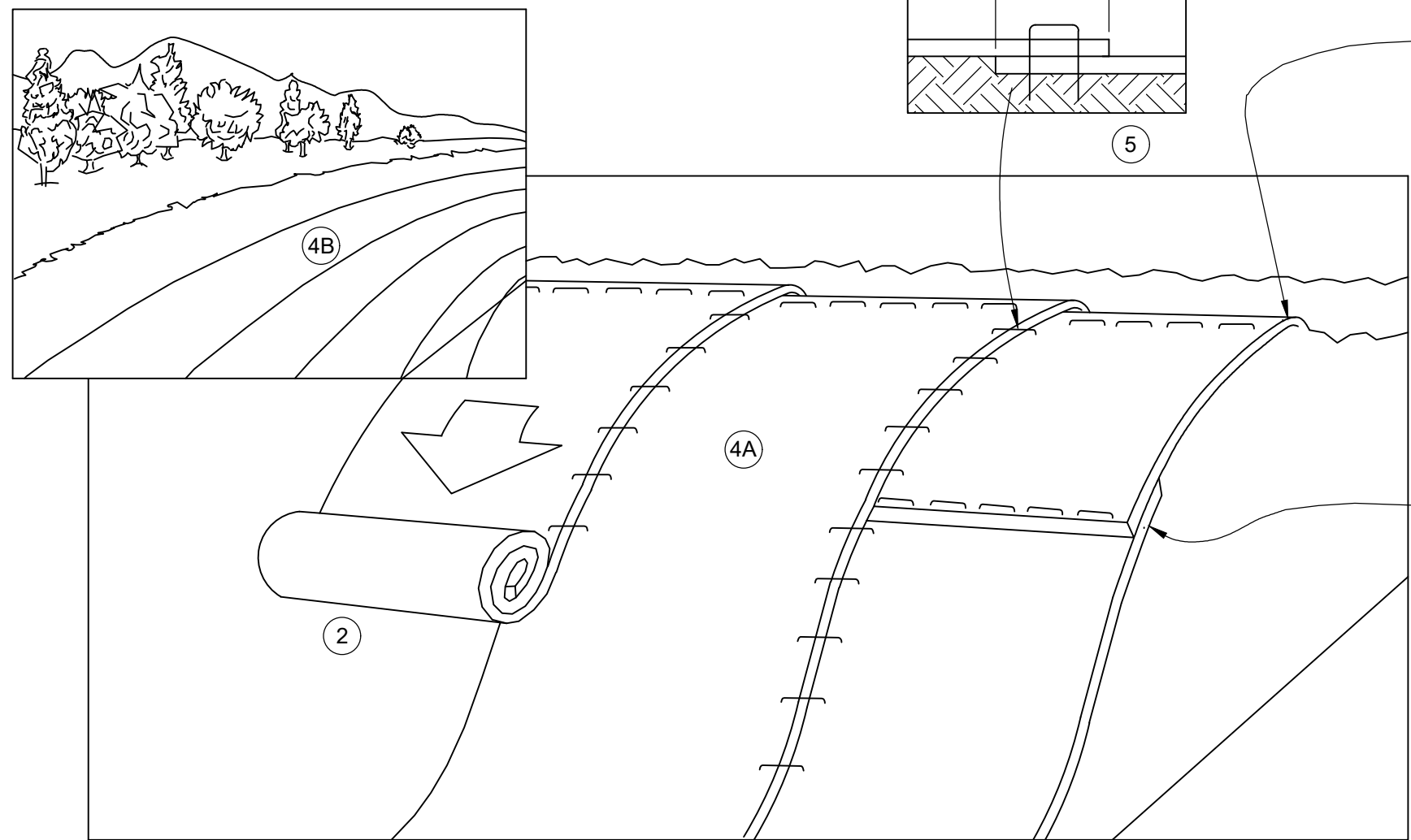
- NOTES:
1. FILTER CLOTH SHALL MEET THE REQUIREMENTS OF THE STANDARD SPECIFICATION FOR GEOTEXTILES AASHTO DESIGNATION: M288, SEDIMENT CONTROL, SELF SUPPORTED.
 2. THE FILTER MATERIAL SHALL BE STAPLED TO THE STAKES, HEAVY DUTY WIRE STAPLES WITH 1/2" INCH WIDTH SHALL BE USED AND EVENLY SPACED WITH AT LEAST FOUR PER POST FOR SILT FENCES AND THREE
 - (3) PER POST FOR FILTER BARRIERS. FILTER MATERIAL SHALL NOT BE STAPLED TO EXISTING TREES.
 3. MINIMUM (2" NOMINAL X 2" NOMINAL) - (1.5" ACTUAL X 1.5" ACTUAL) (2.25 SQ. IN.) HARDWOOD POST (OAK OR HICKORY) - LENGTH 48" OR MINIMUM 1.33 LB./FT. STEEL POST (STD. OR U SECTION).
 4. WHEN STEEL POSTS ARE USED THEY SHALL HAVE A PROTECTION FOR FASTENING WIRE TO THEM. THE WIRE FASTENERS SHOULD BE EVENLY SPACED WITH AT LEAST FIVE PER POST.
 5. ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN 12" DEEP.
 6. INSTALL FENCE ALONG CONTOUR (NEVER UP AND DOWN SLOPE).
 7. SILT FENCE SHALL BE MAINTAINED UNTIL CONTRIBUTING AREA IS STABILIZED WITH PAVEMENT OR VEGETATION. ALL FENCING SHALL BE REMOVED AFTER STABILIZATION AND DISPOSED OF IN AN APPROVED LANDFILL.

1 SILT FENCE
C7.02 SCALE: NTS



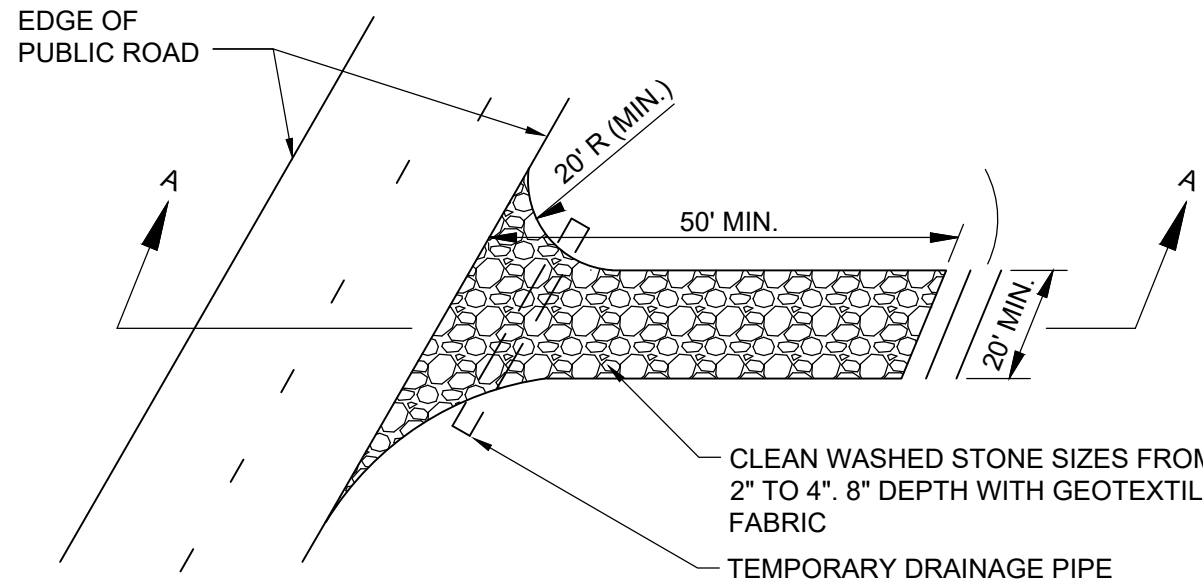
STAPLE PATTERN GUIDE

1. 4 STAPLES PER SQ. YD.
2. STAPLES SHALL BE 6" 11 GA. WIRE, "U" SHAPED STAPLES. LARGER STAPLES MAY BE REQUIRED FOR LOOSE SOIL. HEAVIER GAUGE STAPLES MAY BE REQUIRED FOR ROCKY OR HEAVILY COMPACTED SOIL.
3. FOR BLANKETS WITH THE OPTIONAL NORTH AMERICAN GREEN DOT SYSTEM, PLACE STAPLES/STAKES THROUGH EACH OF THE WHITE COLORED DOTS.



- NOTES:
1. BLANKET SHALL BE NORTH AMERICAN GREEN S150BN WITH TYPE B2 ANCHORS OR APPROVED SUBSTITUTION.
 2. INSTALLED TO MANUFACTURER RECOMMENDATIONS.
 3. PREPARE SOIL BEFORE INSTALLING BLANKETS. SEE SEEDING AND SODDING NOTES. CONTRACTOR SHALL WATER SEED TO ENSURE GERMINATION AND ATTAIN A STAND OF GRASS ACCEPTABLE TO THE OWNER AND ENGINEER.
 4. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN A 6" DEEP X 6" WIDE TRENCH WITH APPROXIMATELY 12" OF BLANKET EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE BLANKET WITH A ROW OF STAPLES OR STAKES APPROXIMATELY 12" APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" PORTION OF BLANKET BACK OVER SEED AND COMPACTED SOIL. SECURE BLANKET OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" APART ACROSS THE WIDTH OF THE BLANKET.
 5. ROLL THE BLANKETS (A) DOWN OR (B) HORIZONTALLY ACROSS THE SLOPE. BLANKETS WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL BLANKETS MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE. WHEN USING THE DOT SYSTEM, STAPLES OR STAKES SHOULD BE PLACED THROUGH THE WHITE DOTS.
 6. THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH APPROXIMATELY 2" TO 5" OVERLAP.
 7. CONSECUTIVE BLANKETS SPICED DOWN THE SLOPE MUST BE PLACED END OVER END (SHINGLE STYLE) WITH AN APPROXIMATE 3" OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" APART ACROSS ENTIRE BLANKET WIDTH.

3 SLOPE MATTING
C7.02 SCALE: NTS

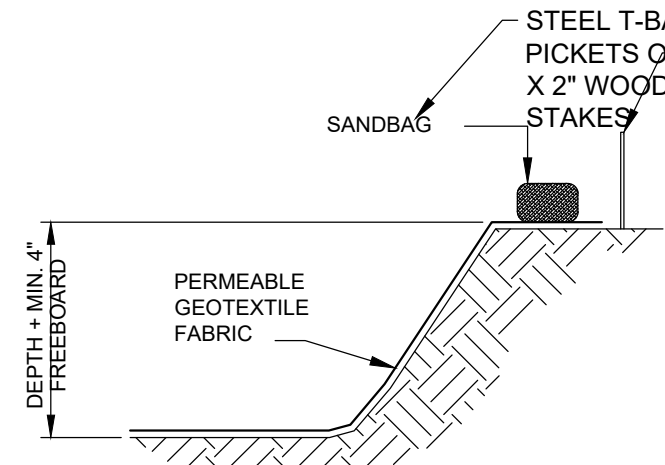


PLAN VIEW OF TEMPORARY CONSTRUCTION ROAD

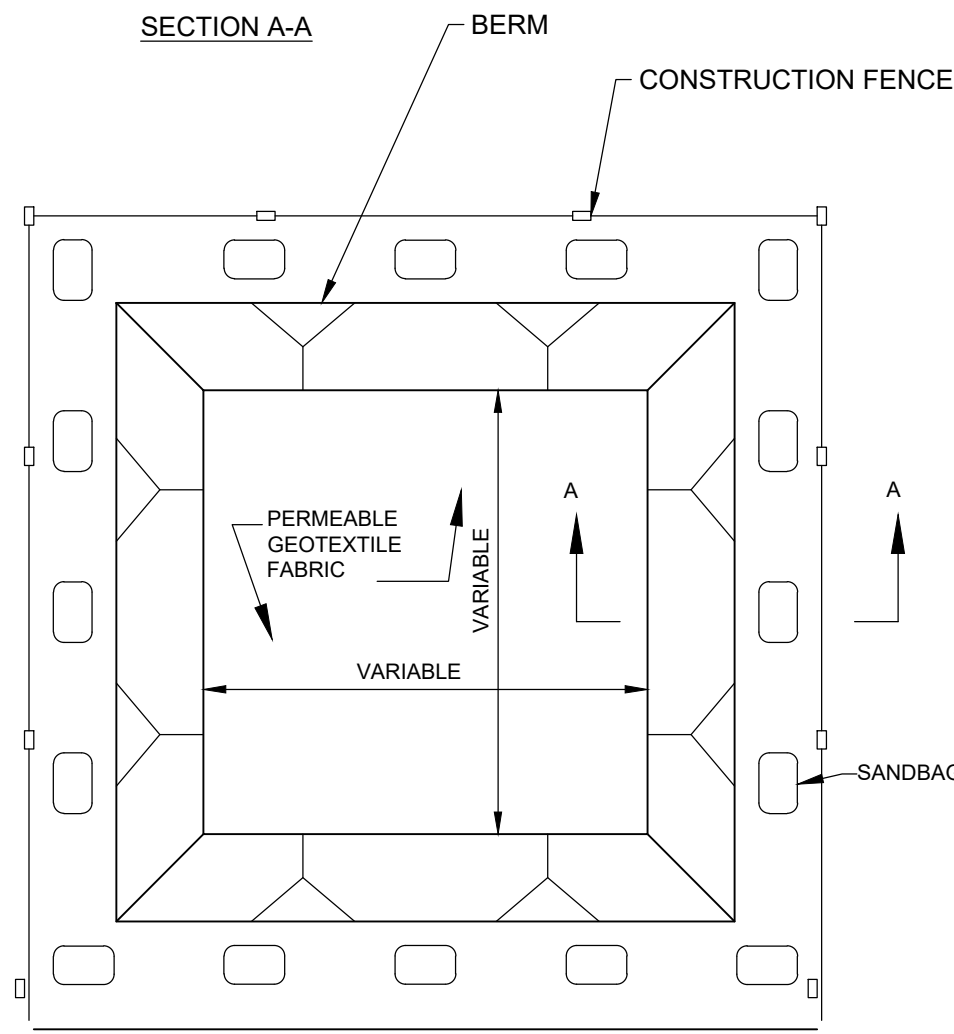
NOTES:

1. STONE FOR A STABILIZED CONSTRUCTION EXIT SHALL BE 2 TO 4 INCH STONE, RECLAIMED STONE, OR RECYCLED CONCRETE EQUIVALENT.
2. THE LENGTH OF THE STABILIZED ENTRANCE SHALL NOT BE LESS THAN 50 FEET.
3. THE THICKNESS OF THE STONE FOR THE STABILIZED ENTRANCE SHALL NOT BE LESS THAN 6 INCHES.
4. THE WIDTH OF THE ENTRANCE SHALL NOT BE LESS THAN THE FULL WIDTH OF THE ENTRANCE WHERE INGRESS OR EGRESS OCCURS OR 20 FEET, WHICH EVER IS GREATER.
5. GEOTEXTILE FILTER CLOTH SHALL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING THE STONE. FABRIC SHALL BE 12 OZ./S.Y. NON-WOVEN.
6. ALL SURFACE WATER THAT IS FLOWING TO OR DIVERTED TOWARD THE CONSTRUCTION ENTRANCE SHALL BE PIPED BENEATH THE ENTRANCE. IF PIPING IS IMPRACTICAL, A BERM WITH 5:1 SLOPES THAT CAN BE CROSSED BY VEHICLES MAY BE SUBSTITUTED FOR THE PIPE.
7. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOPDRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, WASHED, OR TRACKED ONTO PUBLIC RIGHT-OF-WAY MUST BE REMOVED PROMPTLY.
8. IF APPLICABLE, DIVERSION DITCH AND SEDIMENT TRAP SHALL BE LOCATED AS SHOWN IN PLANS. REPRESENTATION IN THE ABOVE DETAIL IS FOR GENERAL REFERENCE.

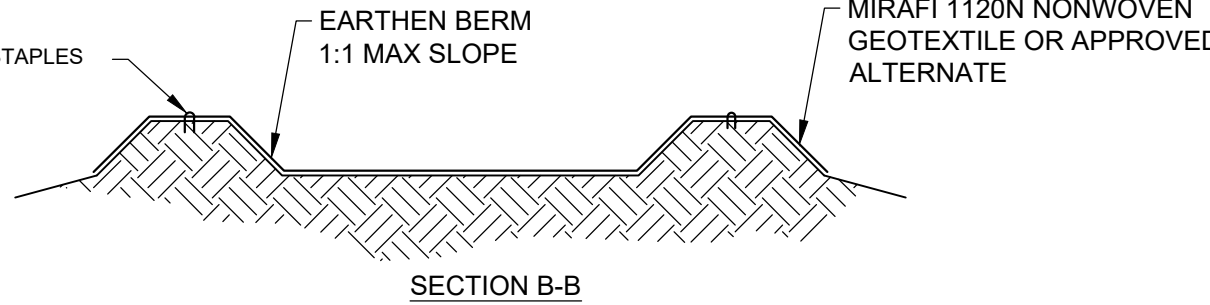
2 CONSTRUCTION EXIT
C7.02 SCALE: NTS



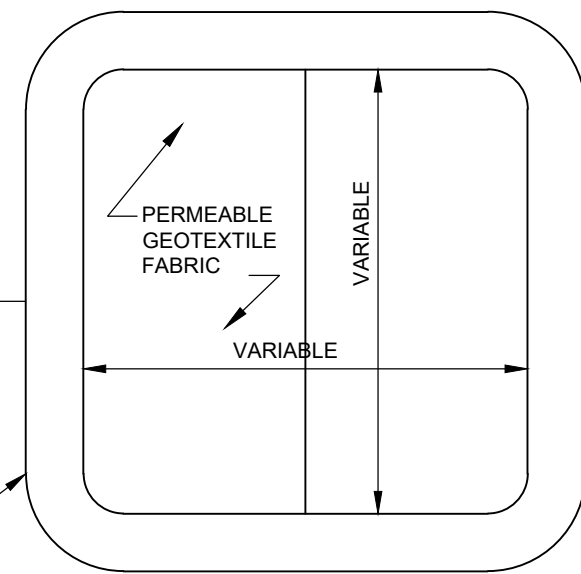
SECTION A-A



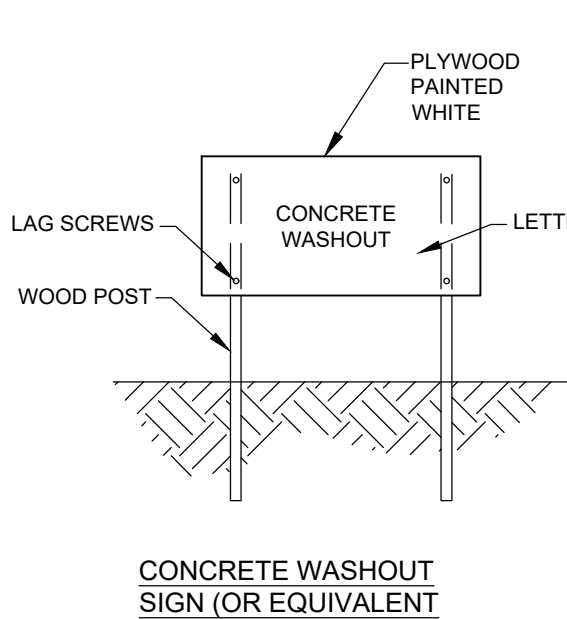
PLAN VIEW
TYPE "BELOW GRADE"



SECTION B-B



PLAN VIEW



CONCRETE WASHOUT
SIGN (OR EQUIVALENT)

- NOTES:
1. ACTUAL LAYOUT DETERMINED IN THE FIELD.
 2. SIGNAGE IDENTIFYING THE CONCRETE WASHOUT AREA SHALL BE INSTALLED WITHIN 5 FT. OF THE WASHOUT FACILITY.

2 CONCRETE WASHOUT
C7.03 SCALE: NTS

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SEDIMENT AND EROSION CONTROL DETAILS

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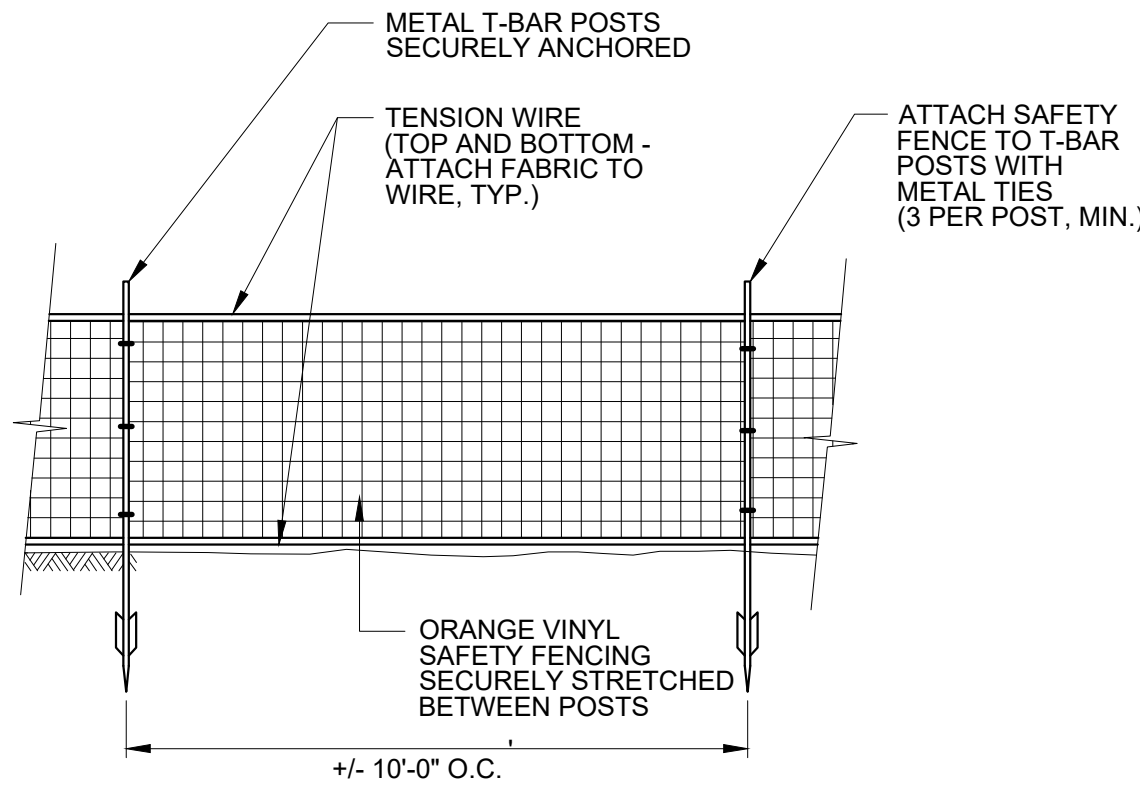


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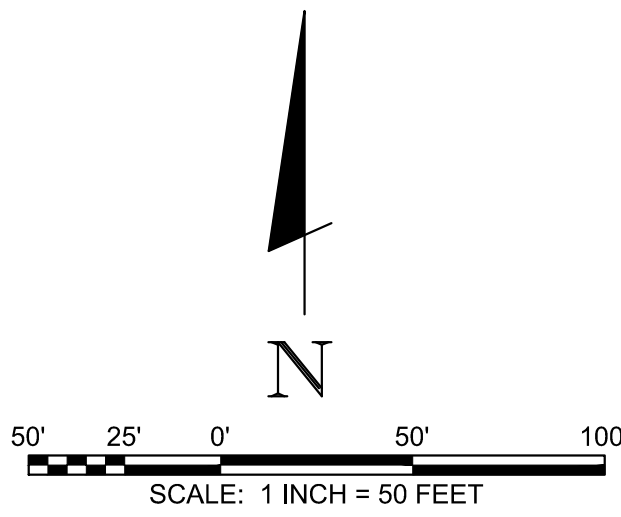
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- LEGEND**
- X TREE TO BE REMOVED
 - ⊗ LOCATED TREE



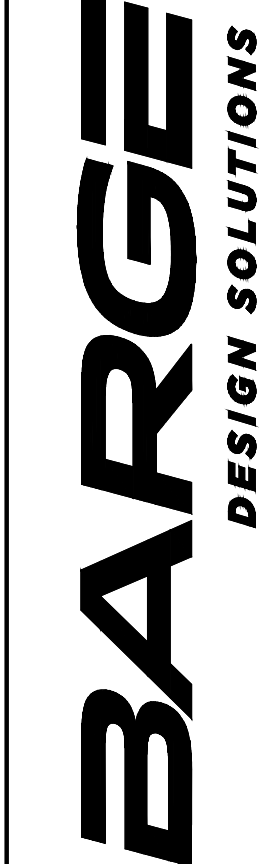
1 TREE PROTECTION FENCING DETAIL
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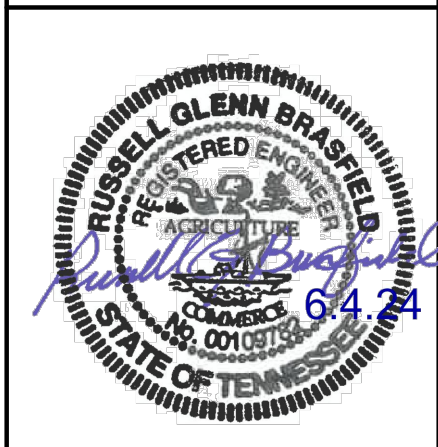
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TREE SURVEY AND PROTECTION PLAN	
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INST. NO. 02041429

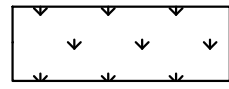
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INVESTMENT SERVICES TRUST IV
INST. NO. 20135291
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PART OF
JOHN THOMAS BRANDON
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INST. NO. 19048131
PARCEL ID B0149 00860

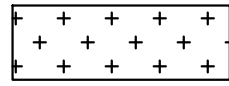
JANET JEAN BINGHAM ET AL
INST. NO. 11016609

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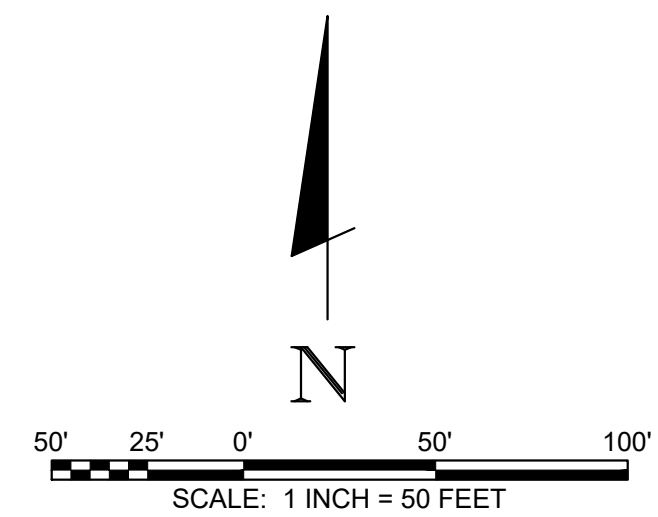
LEGEND



20' LANDSCAPED AREA



20' LANDSCAPED BUFFER



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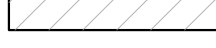
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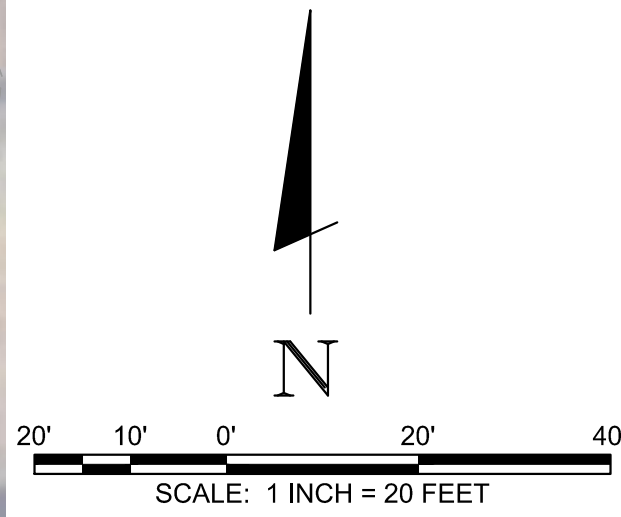
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	ASPHALT SHOULDER
	ROW DEDICATION
	LANDSCAPED AREA
	LANDSCAPED BUFFER
	8" PVC SEWER
	2" PVC WATER



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DESIGN SOLUTIONS

615 3rd Avenue South // Suite 700 // Nashville, Tennessee 37210
PHONE (615) 254-1500 // FAX (615) 255-8572

Certificate of Approval of Water and Sewerage Systems

I, (printed name of signer), do hereby certify that the plans shown on this Construction Plan regarding water supply and/or sanitary sewers meet the requirements of the Tennessee Department of Environment and Conservation and are hereby approved as shown.

Date

Department of Environment
and Conservation
State of Tennessee

Certificate of Accuracy of Engineering and Design

I, (printed name of signer), a professional Civil Engineer, do hereby certify that the plans shown and described on this construction plan regarding engineering and designs governing the construction of this subdivision are true and correct, and conform to the requirements set forth in the Subdivision Regulations and Technical Specifications of the City of Bartlett.

Date

Professional Civil Engineer
State of Tennessee Certificate
No. _____

Certificate of Approval of Water and Sewer Lines

I, (printed name of signer), do hereby certify that the plans shown on this Construction Plan regarding water and sewer layout meet the requirements of the City of Bartlett and the Planning Commission.

Date

Owner and Developer

Certificate of Approval of Street and Drainage Improvements

I, (printed name of signer), do hereby certify that the plans shown on this Construction Plan regarding street and drainage improvements fully conform to the requirements of the Subdivision Regulations and Technical Specifications of the City of Bartlett, and are hereby approved. This approval shall not constitute waiver of any requirement which the designer has failed to show on the Construction Plan nor negate completion of such requirement in accordance with the Subdivision Regulations and the Technical Specifications of the City of Bartlett.

Date _____

City Engineer, City of Bartlett

Certificate of Quality of Construction

I, _____, do hereby certify that I will construct or have constructed the improvements shown on the Construction Plan and guarantee that they meet or will meet all requirements set forth in the Subdivision Regulations and Technical Specifications of the City of Bartlett subject to the approval of the City Engineer, the State of Tennessee Department of Environment and Conservation, the Shelby County Health Department, the Planning Commission, and any other government agency as may be required by statute or regulations.

Date _____

Owner or Developer

Certificate of Compliance with Requirements of the Environmental Protection Agency

(If required by Federal statute and/or regulations to file an Environmental Impact Statement for the proposed subdivision, the developer shall include the certificate on the Construction Plan.)

I, _____, do hereby certify that in accordance with Federal statute and/or regulations an Environmental Impact Statement pertaining to this subdivision and Construction Plan has been filed with and approved by the United States Environmental Protection Agency, and a copy of the approved statement has been furnished to the City Engineer and to the Planning Commission.

Date

Owner or Developer

Certificate of Approval by Flood Administrator

I, _____, do hereby certify that the plans shown on this Construction Plan conform to the requirements of the Flood Plain Ordinance of the City of Bartlett, and are hereby approved.

Date

Flood Administrator, City of Bartlett



June 3, 2024

Mr. Sam Harris
City Planner
Department of Planning & Economic Development
P.O. Box 341148
Bartlett, TN 38134

RE: 7 Brew, 5905 Stage Rd. – Construction Plan

Dear Mr. Harris:

On behalf of 7 B Memphis, LLC, we are submitting the enclosed application to Economic & Community Development Department seeking Planning Commission approval of 7 Brew Coffee Shop at 5905 Stage Rd. The subject property is known as Bah Legacy Square Subdivision with an existing clinic. The sewer has been realigned so it does not cross under the 7 Brew lot.

Your consideration of this application is greatly appreciated.

Sincerely,

A handwritten signature in black ink that reads 'Christine Donhardt'.

Christine Donhardt, ASLA

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

Construction Plan Checklist

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

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

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

Certificates: (As applicable)

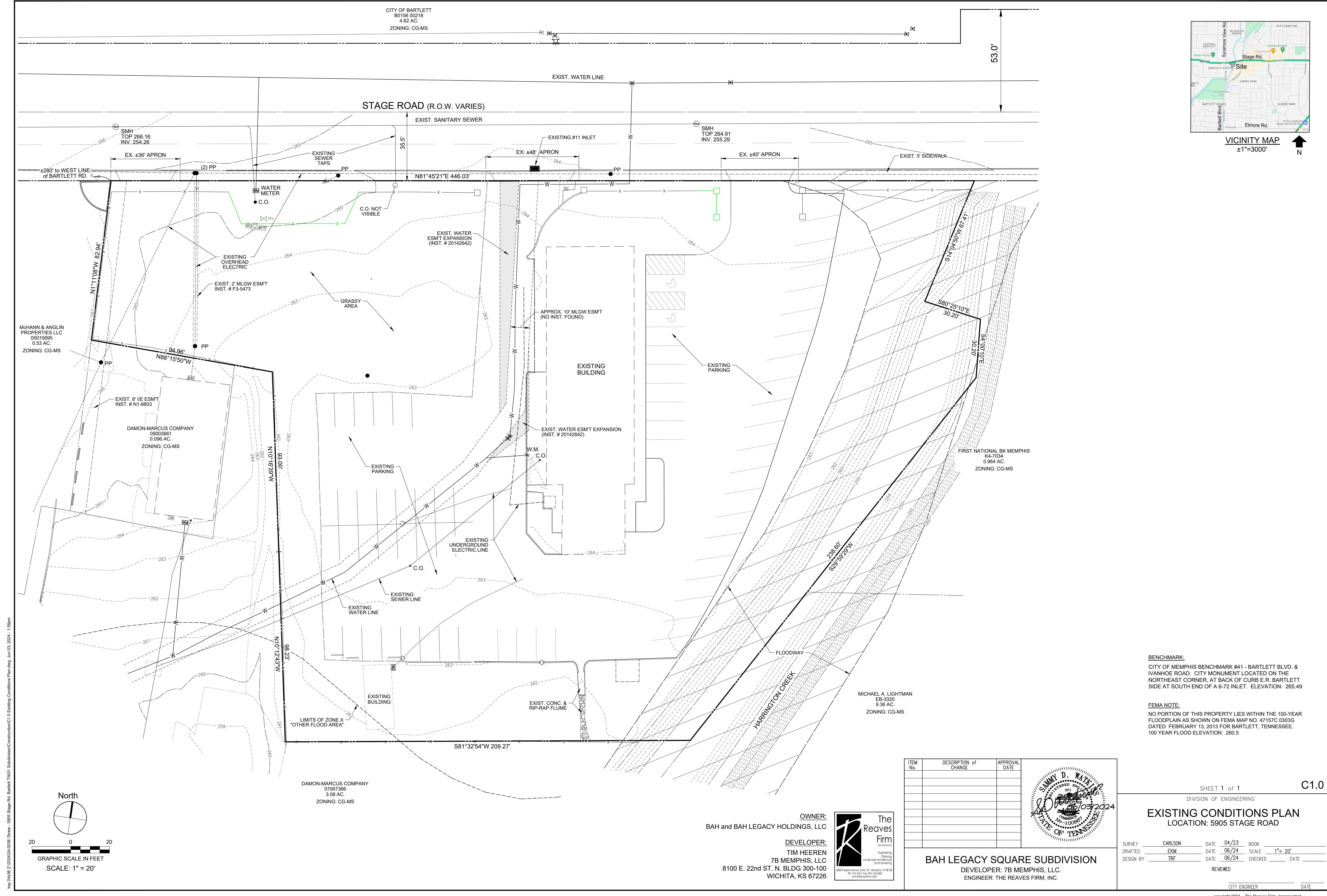
- N/A Suitability of Soils for Septic Tanks
- N/A Approval of Water and Sewerage Systems
- N/A Accuracy of Engineering and Design
- N/A Approval of Water and Sewer Lines
- N/A Approval of Street and Drainage Improvements
- N/A Quality of Construction
- N/A Compliance with requirements of EPA
- N/A Approval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

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

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

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

INCOMPLETE APPLICATIONS WILL NOT BE PROCESSED



CITY OF BARTLETT
B0156 00218
4.62 AC.
ZONING: CG-MS

STAGE ROAD (R.O.W. VARIES)

530'

EX. ±36' APRON TO BE
CLOSED WITH CURB,
GUTTER & SIDEWALK

EX. ±48' APRON TO BE
CLOSED WITH CURB,
GUTTER & SIDEWALK

— CONVERT EXIST. #11 INLET
TO 6-72 INLET

EXIST. ±40' APRON TO BE
TORN OUT AND REPLACED
WITH TDOT TYPE 'C' CURB CUT

= ±280' to WEST LINE
of BARTLETT RD.

N81°45'21"E 446.03'

HATCHING DENOTES PAVEMENT TO BE
REMOVED FOR INSTALLATION OF NEW
SEWER LINE AND CURB & GUTTER

EXISTING
BUILDING

FIRST NATIONAL BK MEMPHIS
K4-7034
0.964 AC.
ZONING: CG-MS

BENCHMARK:

CITY OF MEMPHIS BENCHMARK #41 - BARTLETT BLVD. & IVANHOE ROAD. CITY MONUMENT LOCATED ON THE NORTHEAST CORNER, AT BACK OF CURB E.R. BARTLETT SIDE AT SOUTH END OF A 6-72 INLET. ELEVATION: 265.49

FEMA NOTE:

NO PORTION OF THIS PROPERTY LIES WITHIN THE 100-YEAR
FLOODPLAIN AS SHOWN ON FEMA MAP NO. 47157C 0303G
DATED FEBRUARY 13, 2013 FOR BARTLETT, TENNESSEE.
100 YEAR FLOOD ELEVATION: 260.5

North

A circular compass rose with four main directions labeled: North (top), South (bottom), East (right), and West (left). The lines are thin and intersect at the center.

20 0 20



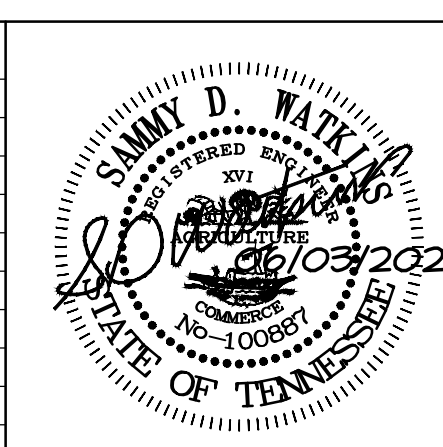
GRAPHIC SCALE IN FEET

SCALE: 1" = 20'

DAMON-MARCUS COMPANY
07067366
3.08 AC.
ZONING: CG-MS

OWNER:
BAH and BAH LEGACY HOLDINGS, LLC

DEVELOPER:
TIM HEEREN
7B MEMPHIS, LLC
8100 E. 22nd ST. N. BLDG 300-100
WICHITA, KS 67226

[illegible]

BAH LEGACY SQUARE SUBDIVISION
DEVELOPER: 7B MEMPHIS, LLC.
ENGINEER: THE REAVES FIRM, INC.

SHEET 1 of 1

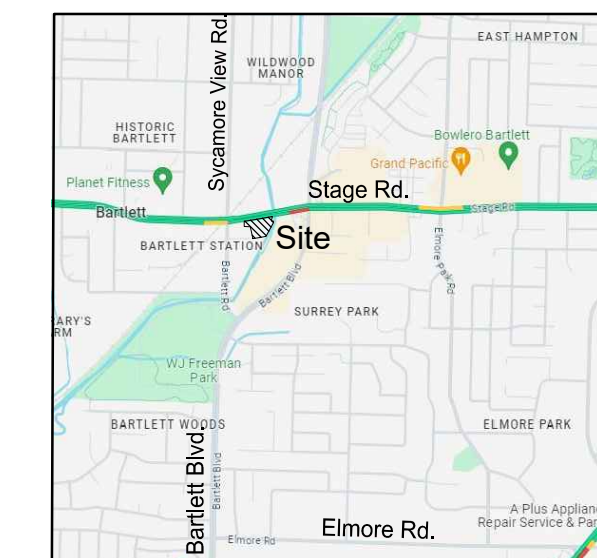
DIVISION OF ENGINEERING

DEMOLITION PLAN
LOCATION: 5905 STAGE ROAD

SURVEY CARLSON DATE 04/23 BOOK _____
 DRAFTED EKM DATE 06/24 SCALE 1" = 20'
 DESIGN BY TRF DATE 06/24 CHECKED _____ DATE _____
 REVIEWED _____

CITY ENGINEER DATE

copyright 2024 - The Reaves Firm, Incorporated



VICINITY MAP
±1"=3000'

C1.1

CITY OF BARTLETT
B0156 00218
4.62 AC.
ZONING: CG-MS

STAGE ROAD (R.O.W. VARIES)

53.0'

35.5'

35.5'

40.0'

71.00'

S8°14'39"E
3.64'

N81°45'21"E 446.03'

S68°14'39"E
52.30'

PROP. TDOT TYPE 'C' CURB CUT

EXIST. 5' SIDEWALK

INSTALL ADDITIONAL PVM/T
TO MATCH WIDENED CURB
CUT. INSTALL NEW FENCE
AND COLUMNS.

STREAM
BUFFER

LOT 2
61,085 S.F.
1.402 AC.

HARRINGTON CREEK

EXISTING
BUILDING

STREAM
BUFFER

FLOODWAY

MICHAEL A. LIGHTMAN
EB-3320
9.36 AC.
ZONING: CG-MS

FIRST NATIONAL BK MEMPHIS
K4-7034
0.964 AC.
ZONING: CG-MS

LOT 1
36,764 S.F.
0.844AC.

A SITE PLAN APPLICATION
FOR THIS LOT IS BEING
FILED CURRENTLY WITH THE
FINAL PLAT APPLICATION

DAMON-MARCUS COMPANY
09003661
0.096 AC.
ZONING: CG-MS

DAMON-MARCUS COMPANY
07067366
3.06 AC.
ZONING: CG-MS

LIMITS OF ZONE X
"OTHER FLOOD AREA"

97.27'

S81°32'54"W 209.27'

20' BLDG. SETBACK

20.0'

112.00'

N1°11'06"W 82.94'

N88°15'50"W

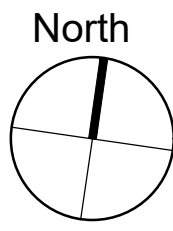
94.96'

N10°16'39"W

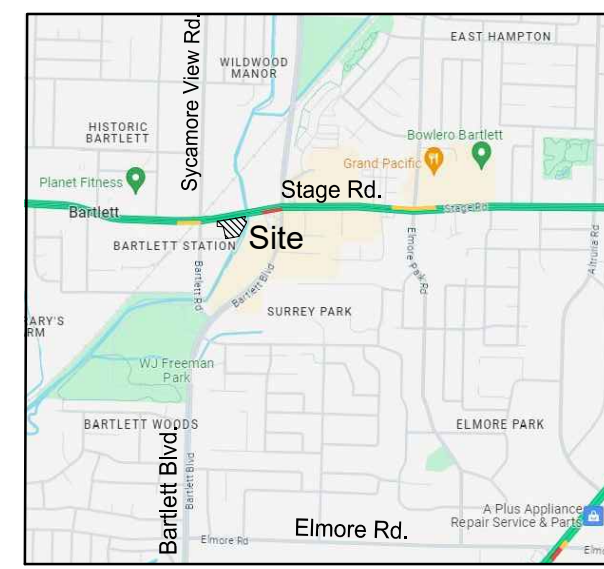
93.00'

N10°12'43"W

98.23'



20 0 20
GRAPHIC SCALE IN FEET
SCALE: 1"=20'



VICINITY MAP
±1"=3000'



OWNER:
BAH and BAH LEGACY HOLDINGS, LLC

DEVELOPER:
TIM HEEREN
7B MEMPHIS, LLC
8100 E. 22nd ST. N. BLDG 300-100
WICHITA, KS 67226

BENCHMARK:
CITY OF MEMPHIS BENCHMARK #41 - BARTLETT BLVD. &
IVANHOE ROAD. CITY MONUMENT LOCATED ON THE
NORTHEAST CORNER, AT BACK OF CURB E.R. BARTLETT
SIDE AT SOUTH END OF A 6-72 INLET. ELEVATION: 265.49

FEMA NOTE:
NO PORTION OF THIS PROPERTY LIES WITHIN THE 100-YEAR
FLOODPLAIN AS SHOWN ON FEMA MAP NO. 47157C 0303G
DATED FEBRUARY 13, 2013 FOR BARTLETT, TENNESSEE.
100 YEAR FLOOD ELEVATION: 260.5

ITEM No.	DESCRIPTION of CHANGE	APPROVAL DATE



BAH LEGACY SQUARE SUBDIVISION
DEVELOPER: 7B MEMPHIS, LLC.
ENGINEER: THE REAVES FIRM, INC.

SHEET 1 of 1

DIVISION OF ENGINEERING

SITE PLAN
LOCATION: 5905 STAGE ROAD

SURVEY CARLSON DATE 04/23 BOOK
DRAFTED EKM DATE 06/24 SCALE 1"= 20'
DESIGN BY TRF DATE 06/24 CHECKED DATE

REVIEWED

CITY ENGINEER

DATE

copyright 2024 - The Reaves Firm, Incorporated

bay 24506 2/20/24 2:00:00 PM - 5905 Stage Rd, Bartlett TN01 Subdivision\Construction\3.0 Utility Plan.dwg Jun 03, 2024 - 1:42pm

CITY OF BARTLETT
B0156 00218
4.62 AC.
ZONING: CG-MS

EXIST. WATER LINE

STAGE ROAD (R.O.W. VARIES)

EXIST. 300 L.F. 8" SEWER @ 0.34%

SMH
TOP 266.16
INV. 254.26

EXIST. WATER METER.
VERIFY SIZE & USE IF POSSIBLE.

EXIST. C.O.
TOP 265.25±
INV. 260.0±

FIELD VERIFY HORIZ. & VERT. LOCATION OF EXIST. 6" SEWER TAP PRIOR
TO INITIATING CONSTRUCTION OF REMAINING SERVICE TO LOT 2.
IF THE EXIST. SERVICE INVERT IS ABOVE 258.50, A LIFT STA. CAPABLE OF
3000 GPD WILL BE REQ'D. (BASED ON 6 PRACTITIONERS PER SHIFT)

SMH
TOP 264.91
INV. 255.29

±280' to WEST LINE
of BARTLETT RD.

LOT 1

A SITE PLAN APPLICATION
FOR THIS LOT IS BEING FILED
CONCURRENTLY WITH THE
FINAL PLAT APPLICATION.
SEWER SERVICE TO THE
PROPOSED BUILDING WILL BE
DETAILED ON THOSE PLANS.

LOT 2

EXISTING
BUILDING

FIRST NATIONAL BK MEMPHIS
K4-7034
0.964 AC.
ZONING: CG-MS

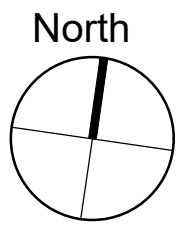
MICHAEL A. LIGHTMAN
EB-3320
9.36 AC.
ZONING: CG-MS

OWNER:
BAH and BAH LEGACY HOLDINGS, LLC

DEVELOPER:
TIM HEEREN
7B MEMPHIS, LLC
8100 E. 22nd ST. N. BLDG 300-100
WICHITA, KS 67226

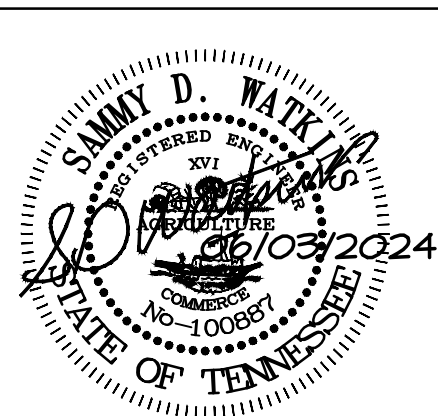
BENCHMARK:
CITY OF MEMPHIS BENCHMARK #41 - BARTLETT BLVD. &
IVANHOE ROAD. CITY MONUMENT LOCATED ON THE
NORTHEAST CORNER, AT BACK OF CURB E.R. BARTLETT
SIDE AT SOUTH END OF A 6-72 INLET. ELEVATION: 265.49

FEMA NOTE:
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DATED FEBRUARY 13, 2013 FOR BARTLETT, TENNESSEE.
100 YEAR FLOOD ELEVATION: 260.5



20 0 20
GRAPHIC SCALE IN FEET
SCALE: 1"=20'

DAMON-MARCUS COMPANY
07067366
3.06 AC.
ZONING: CG-MS



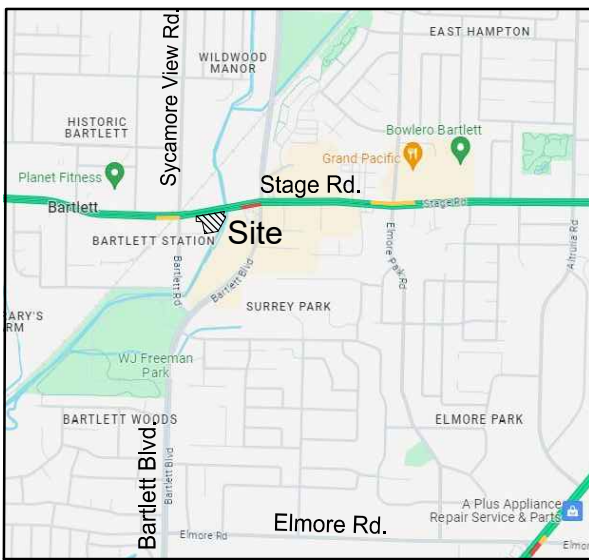
ITEM No.	DESCRIPTION of CHANGE	APPROVAL DATE

BAH LEGACY SQUARE SUBDIVISION
DEVELOPER: 7B MEMPHIS, LLC.
ENGINEER: THE REAVES FIRM, INC.

SURVEY CARLSON DATE 04/23 BOOK
DRAFTED EKM DATE 03/24 SCALE 1"= 20'
DESIGN BY TRF DATE 03/24 CHECKED DATE

CITY ENGINEER DATE

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VICINITY MAP
±1"=3000'

N

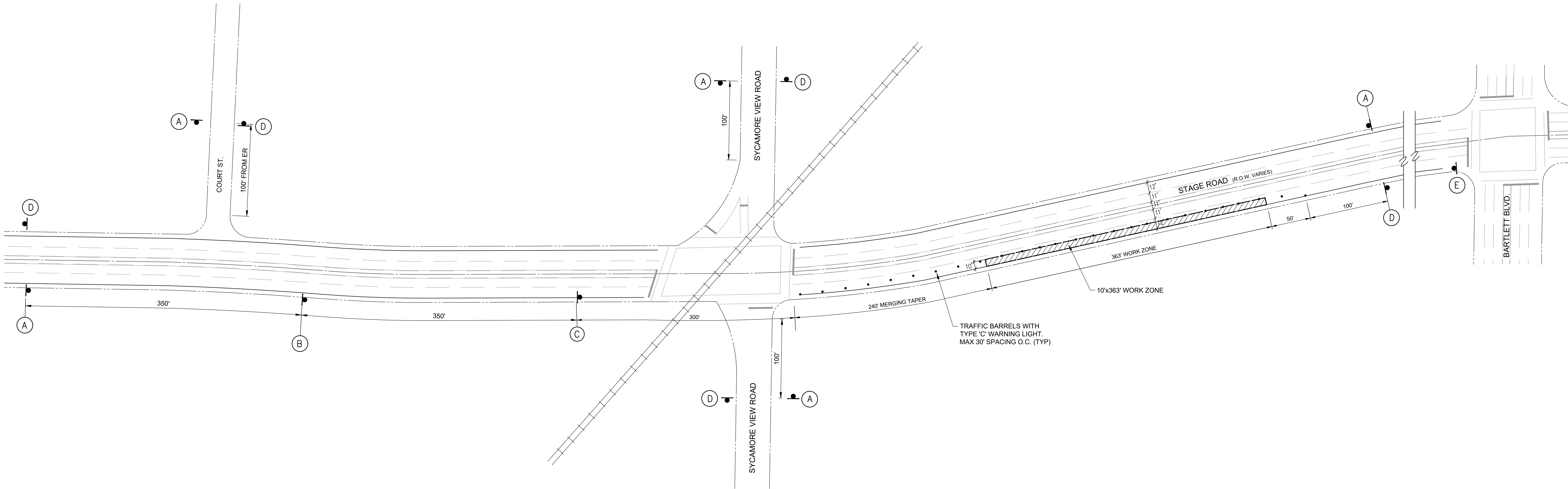
SHEET 1 of 1

C3.0

DIVISION OF ENGINEERING

UTILITY PLAN
LOCATION: 5905 STAGE ROAD

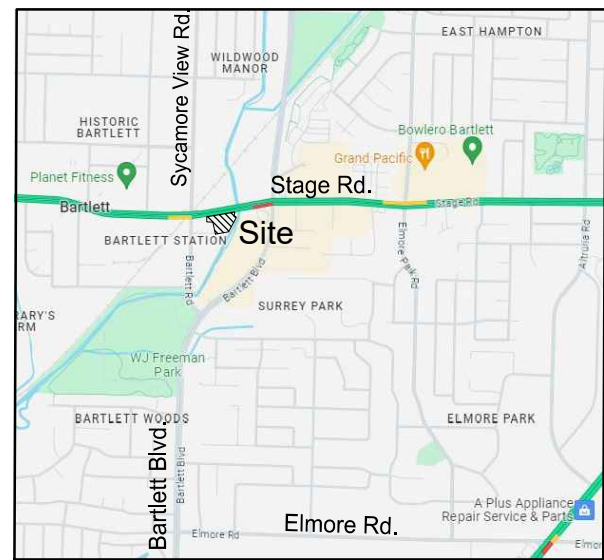
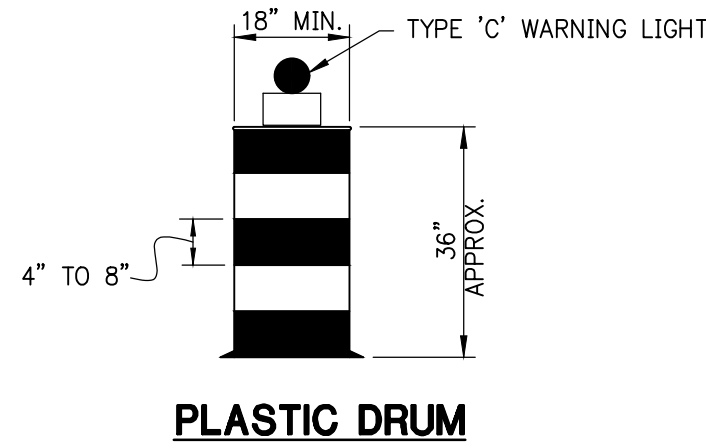
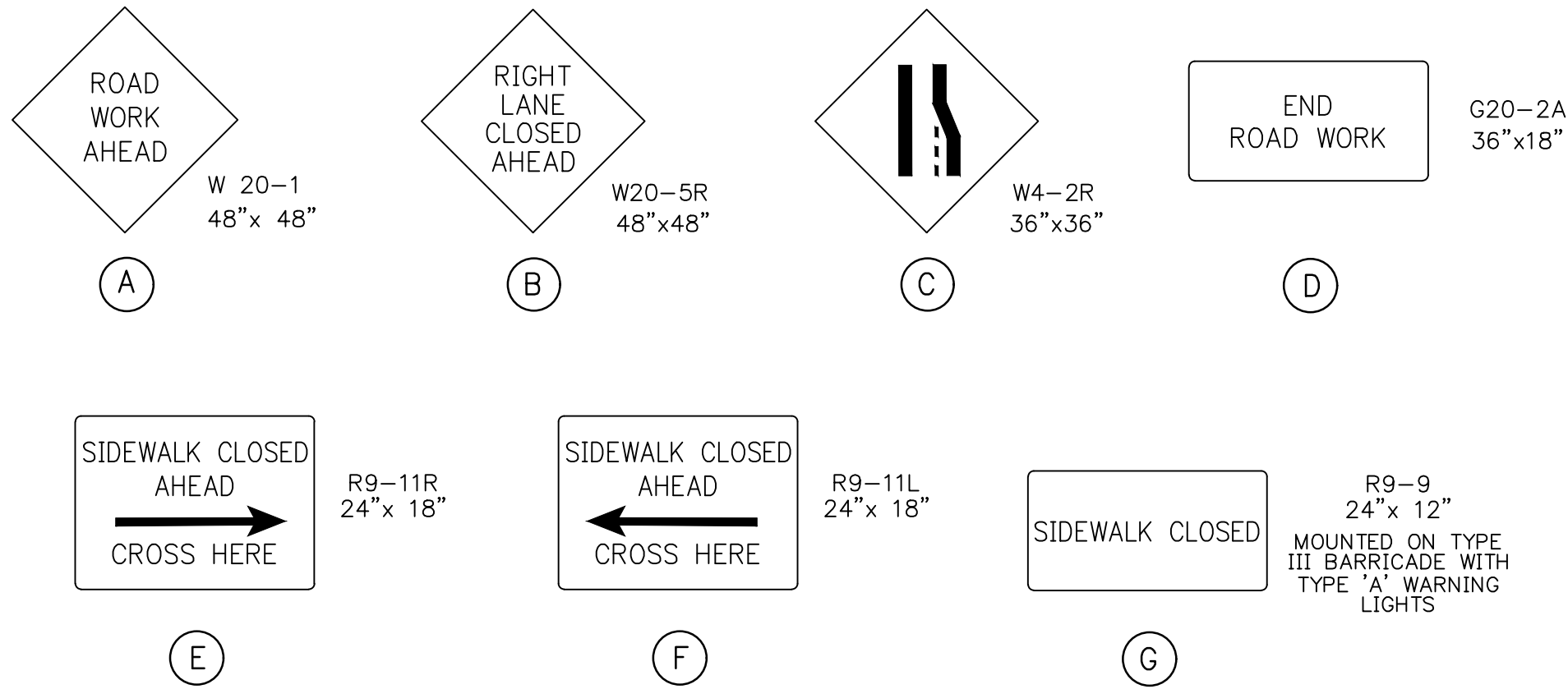
Key 24-06 2 / 2024/24-006 7mm - 5905 Stage Rd, Bartlett, TN/02 Site Plan & Civil Construction/05.0 TDP.dwg Jun 03, 2024 - 1:20pm



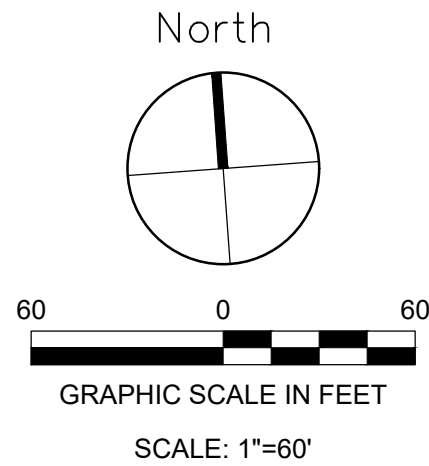
TRAFFIC CONTROL PLAN NOTES:

- SEE SECTION 6F 03, SIGN PLACEMENT, OF THE STATE OF TENNESSEE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) FOR INFORMATION ON PLACEMENT AND MOUNTING OF SIGNS.
- SIGNS SHOWN ON THIS PLAN ARE TO WARN TRAFFIC ABOUT THE CONSTRUCTION. OTHER TRAFFIC CONTROL DEVICES MAY BE REQUIRED DURING CONSTRUCTION.
- NOTHING IN THIS PLAN IS INTENDED TO SUPERSEDE OR RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY OF INSTALLING THE APPROPRIATE TRAFFIC CONTROL DEVICES IN ACCORDANCE WITH THE CURRENT STATE OF TENNESSEE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS."
- CONTRACTOR SHALL BE REQUIRED TO NOTIFY THE CITY OF BARTLETT A MINIMUM OF 24 HOURS PRIOR TO COMMENCING CONSTRUCTION OR IMPLEMENTING A TRAFFIC CONTROL PLAN. ALL TRAFFIC CONTROL DEVICES MUST BE IN PLACE BEFORE CONSTRUCTION ACTIVITY BEGINS.
- SIZES OF ALL SIGNS SHALL COMPLY WITH STATE OF TENNESSEE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- ALL TRAFFIC CONTROL DEVICES AND THEIR INSTALLATION SHALL MEET THE STANDARD PRESCRIBED IN THE STATE OF TENNESSEE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND SHALL COMPLY WITH THE STATE OF TENNESSEE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION SECTION 712 TEMPORARY TRAFFIC CONTROL.
- ACCESS TO ADJACENT PROPERTIES SHALL BE MAINTAINED AT ALL TIMES.
- SIDE STREET, DRIVEWAY ACCESS, AND SAFE PEDESTRIAN WAYS SHALL BE MAINTAINED AT ALL TIMES.
- THE CONTRACTOR SHALL NOT BE PERMITTED TO PARK ANY VEHICLES OR CONSTRUCTION EQUIPMENT DURING PERIODS OF INACTIVITY, WITHIN THE RIGHT -OF-WAY OR WITHIN THIRTY (30) FEET OF THE EDGE OF PAVEMENT WHICHEVER IS LESS, WHEN THE LANE IS OPEN TO TRAFFIC, UNLESS PROTECTED BY GUARDRAIL, BRIDGE RAIL, AND/OR BARRIERS INSTALLED FOR OTHER PURPOSES. PRIVATELY OWNED VEHICLES SHALL NOT BE ALLOWED TO BE PARKED WITHIN THE RIGHT-OF-WAY OR WITHIN THIRTY (30) FEET OF AN OPEN TRAFFIC LANE WHICHEVER IS LESS, AT ANY TIME UNLESS PROTECTED AS DESCRIBED ABOVE.
- CONTRACTOR SHALL USE PLASTIC DRUMS WITH TYPE "C" WARNING LIGHTS TO SEPARATE TRAFFIC FROM THE CONSTRUCTION AREA.
- CONTRACTOR SHALL COVER ALL EXISTING SIGNS THAT CONFLICT WITH THE TRAFFIC CONTROL PLAN SIGNS OR DEVICES DURING CONSTRUCTION AND THEY SHALL REMAIN COVERED DURING CONSTRUCTION AND UNTIL SUCH TIME THAT NO CONFLICT EXISTS.
- TWO-WAY TRAFFIC SHALL BE MAINTAINED ON STAGE ROAD AT ALL TIMES.
- THREE 11 FOOT LANE OF TRAFFIC SHALL REMAIN OPEN TO TRAFFIC AT ALL TIMES.
- ALL TEMPORARY OR PERMANENT TRAVELED SURFACE SHALL BE INSPECTED DAILY BY THE CONTRACTOR (INCLUDING WEEKENDS) AND NECESSARY PATCHING OR REFINISHING PERFORMED.
- WORK WITHIN THE ROADWAY SHALL BE CONDUCTED BETWEEN 9:00A.M. AND 4:00 P.M. AND THE ROADWAY SHALL BE COMPLETELY OPEN TO TRAFFIC AT ALL OTHER TIMES AND ALL INAPPROPRIATE SIGNS SHALL BE COVERED OR REMOVED.
- THE APPROPRIATE TRAFFIC CONTROL SHALL BE INSTALLED AT THE INCEPTION OF EACH STAGE OF CONSTRUCTION AND SHALL BE PROPERLY MAINTAINED AND/OR OPERATED DURING THE TIME SUCH SPECIAL CONDITIONS EXIST. THEY SHALL REMAIN IN PLACE ONLY AS LONG AS THEY ARE NEEDED AND SHALL BE IMMEDIATELY REMOVED THEREAFTER.
- IF CONSTRUCTION ACTIVITIES REQUIRE OVER-NIGHT CLOSURE OF ANY PORTION OF THE ROADWAY, A REVISED TRAFFIC CONTROL PLAN SHALL BE SUBMITTED TO AND APPROVED BY THE CITY ENGINEER'S OFFICE.
- EXISTING STRIPING THAT CONFLICTS WITH THE TEMPORARY TRAFFIC CONTROL DEVICES SHALL BE COVERED OR REMOVED DURING CONSTRUCTION. WHEN CONSTRUCTION IS COMPLETE THE EXISTING STRIPING SHALL BE RETURNED TO ITS ORIGINAL STATE.
- ALL TRAFFIC CONTROL SIGNS SHALL MEET THE MINIMUM RETROREFLECTIVITY LEVELS SPECIFIED IN THE CURRENT EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- THE DEVELOPER SHALL PROVIDE A TRAFFIC CONTROL PLAN TO THE CITY ENGINEER THAT SHOWS THE PHASING FOR EACH STREET FRONTAGE DURING DEMOLITION AND CONSTRUCTION OF CURB GUTTER AND SIDEWALK. UPON COMPLETION OF SIDEWALK AND CURB AND GUTTER IMPROVEMENTS, A MINIMUM 5 FOOT WIDE PEDESTRIAN PATHWAY SHALL BE PROVIDED THROUGHOUT THE REMAINDER OF THE PROJECT.
- ANY CLOSURE OF THE RIGHT OF WAY SHALL BE TIME LIMITED TO THE ACTIVE DEMOLITION OR CONSTRUCTION. CONTINUOUS UNWARRANTED CLOSURE OF THE RIGHT OF WAY SHALL NOT BE ALLOWED FOR THE DURATION OF THE PROJECT. THE DEVELOPER SHALL PROVIDE ON THE TRAFFIC CONTROL PLAN, THE TIME NEEDED PER PHASE TO COMPLETE THAT PORTION OF THE WORK. TIME LIMITS WILL BEGIN ON THE DAY OF CLOSURE AND WILL BE MONITORED BY THE ENGINEERING CONSTRUCTION INSPECTORS ON THE JOB.
- THE CONTRACTOR SHALL NOTIFY MEMPHIS AREA TRANSIT AUTHORITY (MATA) AT 722-7100 A MINIMUM OF 48 HOURS PRIOR TO IMPLEMENTING A TRAFFIC CONTROL PLAN.

SIGN LEGEND

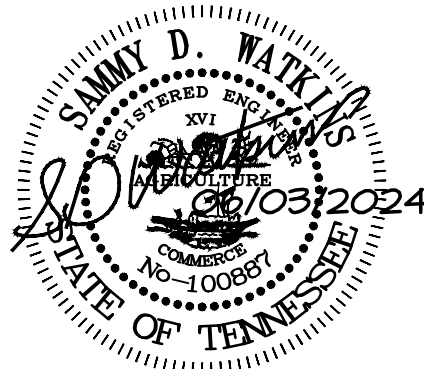


VICINITY MAP
±1"=3000'



Design Speed Limit: 40 MPH

REVISIONS		
ITEM No.	DESCRIPTION of CHANGE	APPROVAL DATE



BAH LEGACY SQUARE SUBDIVISION
DEVELOPER: 7B MEMPHIS, LLC.
ENGINEER: THE REAVES FIRM, INC.

SHEET 1 OF 1
DIVISION OF ENGINEERING

C-5.0

TRAFFIC CONTROL PLAN
LOCATION: 5905 STAGE ROAD

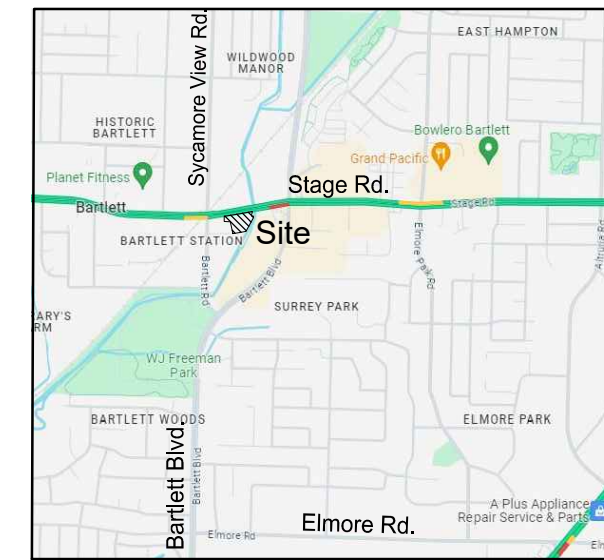
SURVEY CARLSON DATE 04/23 BOOK
DRAFTED EKM DATE 06/24 SCALE 1"= 60'
DESIGN BY TRF DATE 06/24 CHECKED DATE

REVIEWED

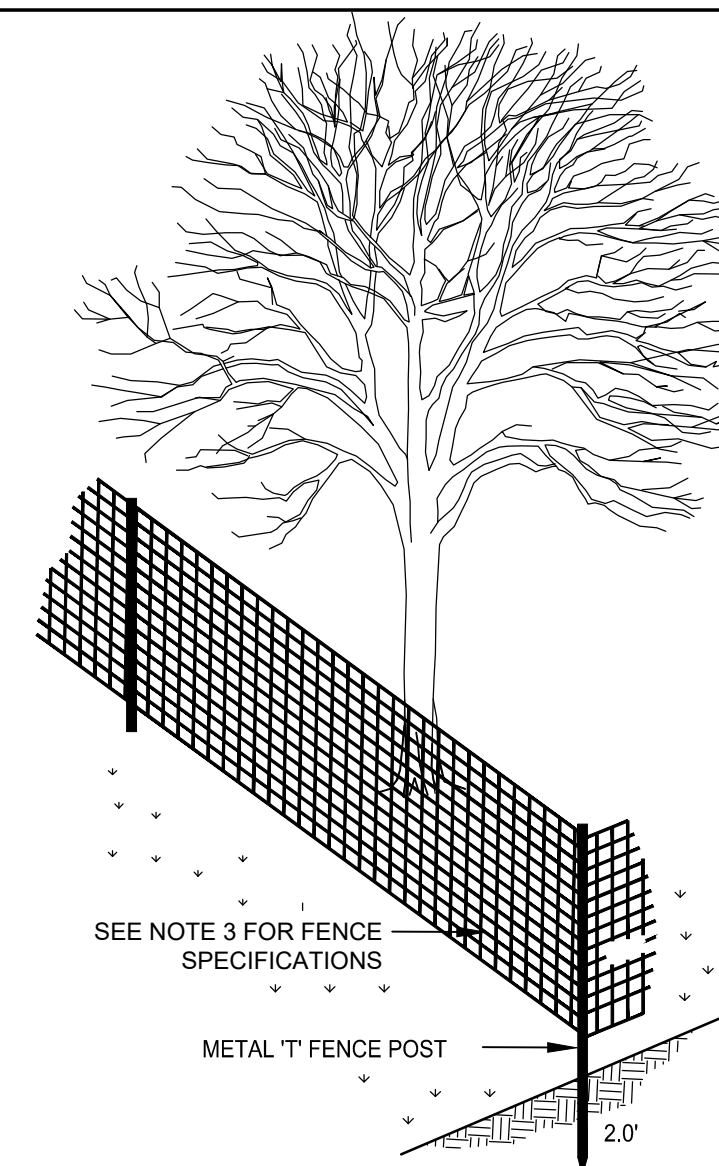
CITY ENGINEER DATE

CITY OF BARTLETT
B0156 00218
4.62 AC.
ZONING: CG-MS

STAGE ROAD (R.O.W. VARIES)



VICINITY MAP
±1"=3000'



TREE NOTES

1. TREES THAT ARE INDICATED TO REMAIN MUST BE PROTECTED WITH CONSTRUCTION FENCE TO THE TREES' DRIP LINE. ALL FENCING MUST BE IN PLACE PRIOR TO ANY CLEARING OR CONSTRUCTION.
2. VERIFY ALL TREE LOCATIONS ALONG PROPERTY LINE.
3. PROVIDE BRIGHT ORANGE MISF-1776 WOVEN FABRIC FENCE WITH 14GA WIRE MESH BACKING FOR TREE PROTECTION, 4' MIN. HGT. - PLACE AND STAKE IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.

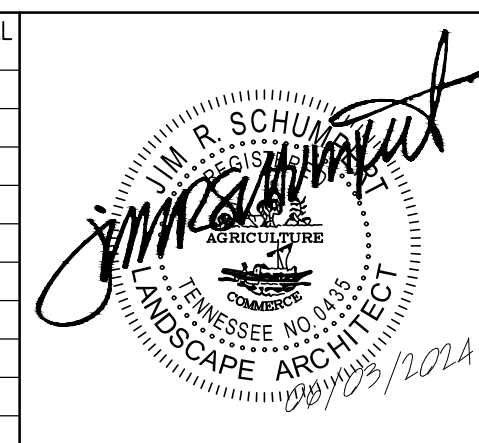
1 Tree Protection Fencing Detail
NTS

Existing Tree List

No.	Common Name	Caliper	Cond.	Save / Rmv.
1	CRAPEMYRTLE (OFFSITE)	-	GOOD	SAVE
2	CRAPEMYRTLE (LARGE)	4"	GOOD	SAVE
3	CRAPEMYRTLE (LARGE)	4"	GOOD	SAVE
4	CHERRY	12"	FAIR	SAVE
5	CRAPEMYRTLE	1"	GOOD	SAVE
6	CHERRY	12"	FAIR	SAVE
7	CRAPEMYRTLE (LARGE)	4"	GOOD	SAVE
8	FASTIGIATE SWTGUM.	4"	GOOD	SAVE
9	CHERRY	2"	GOOD	SAVE
10	CHERRY	2"	GOOD	REMOVE
11	CHERRY	2"	GOOD	SAVE
12	FASTIGIATE SWTGUM.	4"	GOOD	SAVE
13	SWEETBAY	1"	GOOD	REMOVE
14	SWEETBAY	1"	GOOD	SAVE
15	SWEETBAY	1"	GOOD	REMOVE
16	MAPLE	3"	GOOD	SAVE
17	MAPLE	3"	GOOD	SAVE
18	MAPLE	3"	GOOD	SAVE
19	TRIPLE-TR. TREE	15"	BAD-FAIR	SAVE

TOTAL: 78"

ITEM No.	DESCRIPTION of CHANGE	APPROVAL DATE



BAH LEGACY SQUARE SUBDIVISION
DEVELOPER: 7B MEMPHIS, LLC.
ENGINEER: THE REAVES FIRM, INC.

SHEET 1 of 1

DIVISION OF ENGINEERING

TREE SURVEY and
PROTECTION PLAN
LOCATION: 5905 STAGE ROAD

SURVEY	CARLSON	DATE	04/23	BOOK	
DRAFTED	EKM	DATE	06/24	SCALE	1"= 20'
DESIGN BY	TRF	DATE	06/24	CHECKED	

CITY ENGINEER DATE

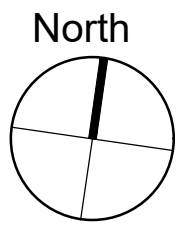
copyright 2024 - The Reaves Firm, Incorporated

McHANN & ANGLIN
PROPERTIES LLC
05015695
0.53 AC.
ZONING: CG-MS

DAMON-MARCUS COMPANY
09003561
0.096 AC.
ZONING: CG-MS

DAMON-MARCUS COMPANY
07067366
3.08 AC.
ZONING: CG-MS

MICHAEL A. LIGHTMAN
EB-3320
9.36 AC.
ZONING: CG-MS



20 0 20
GRAPHIC SCALE IN FEET
SCALE: 1" = 20'

FEMA NOTE:

NO PORTION OF THIS PROPERTY LIES WITHIN THE 100-YEAR
FLOODPLAIN AS SHOWN ON FEMA MAP NO. 47157C 0303G
DATED FEBRUARY 13, 2013 FOR BARTLETT, TENNESSEE.
100 YEAR FLOOD ELEVATION: 260.5

OWNER:
BAH and BAH LEGACY HOLDINGS, LLC

DEVELOPER:
TIM HEEREN
7B MEMPHIS, LLC
8100 E. 22nd ST. N. BLDG 300-100
WICHITA, KS 67226



The map displays two adjacent lots, LOT 1 and LOT 2, with various annotations and property details.

LOT 1

A SITE PLAN APPLICATION FOR THIS LOT IS BEING FILED CURRENTLY WITH THE FINAL PLAT APPLICATION. PROPOSED LANDSCAPING IS INCLUDED IN THE SITE PLAN APPLICATION.

DAMON-MARCUS COMPANY
09003861
0.096 AC.
ZONING: CG-MS

DAMON-MARCUS COMPANY
07067366
3.08 AC.
ZONING: CG-MS

LOT 2

THE EXISTING LANDSCAPING ON THIS LOT SHALL REMAIN

FIRST NATIONAL BK MEMPHIS
K4-7034
0.964 AC.
ZONING: CG-MS

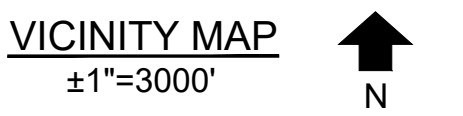
MICHAEL A. LIGHTMAN
EB-3320
9.36 AC.
ZONING: CG-MS

HARRINGTON CREEK

RTIES LLC

EX GRAPE

EX GRAPE



A SITE PLAN APPLICATION FOR THIS LOT IS BEING FILED CURRENTLY WITH THE FINAL PLAT APPLICATION. PROPOSED LANDSCAPING IS INCLUDED IN THE SITE PLAN APPLICATION.

THE EXISTING LANDSCAPING
ON THIS LOT SHALL REMAIN

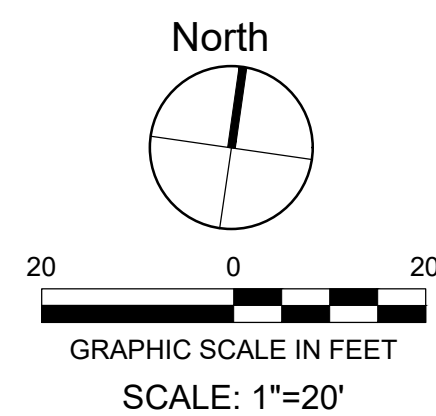
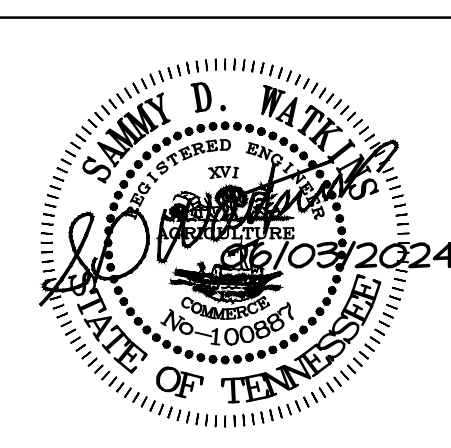
DAMON-MARCUS COMPANY
09003661
0.096 AC.
ZONING: CG-MS

FIRST NATIONAL BK MEMPHIS
K4-7034
0.964 AC.
ZONING: CG-MS

MICHAEL A. LIGHTMAN
EB-3320
9.36 AC.
ZONING: CG-MS

DAMON-MARCUS COMPANY
07067366
3.08 AC.
ZONING: CG-MS

HARRINGTON CREEK

[illegible]

BAH LEGACY SQUARE SUBDIVISION
DEVELOPER: 7B MEMPHIS, LLC.
ENGINEER: THE REAVES FIRM, INC.

SHEET 1 of 1

DIVISION OF ENGINEERING

LANDSCAPE PLAN
LOCATION: 5905 STAGE ROAD

SURVEY CARLSON DATE 04/23 BOOK _____
 DRAFTED EKM DATE 06/24 SCALE 1"=20'
 DESIGN BY TRF DATE 06/24 CHECKED _____ DATE _____
 REVIEWED _____

CITY ENGINEER _____ DATE _____

Hydrograph Report

EXISTING

1

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023

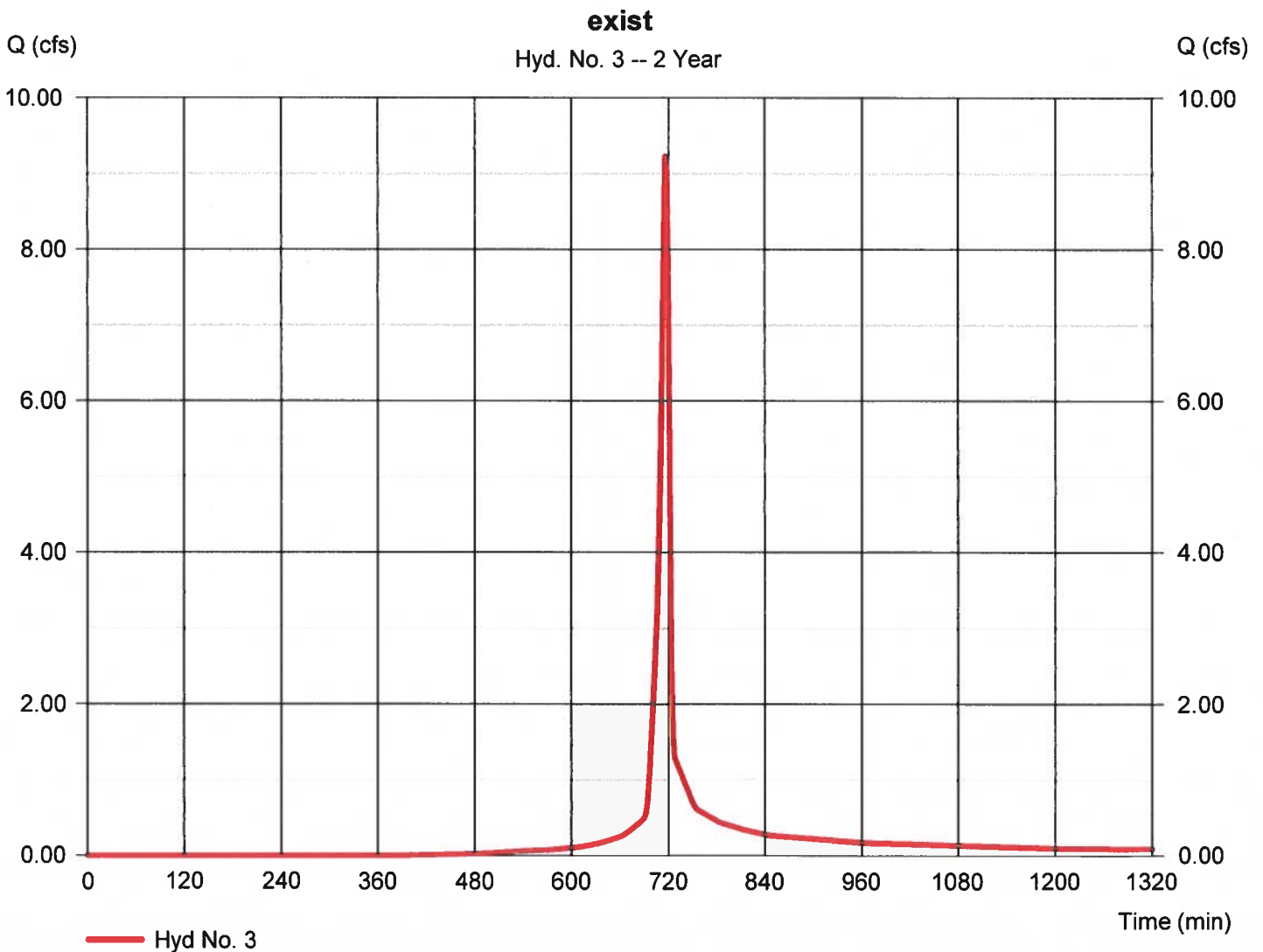
Monday, 06 / 3 / 2024

Hyd. No. 3

exist

Hydrograph type	= SCS Runoff	Peak discharge	= 9.230 cfs
Storm frequency	= 2 yrs	Time to peak	= 716 min
Time interval	= 2 min	Hyd. volume	= 18,888 cuft
Drainage area	= 2.250 ac	Curve number	= 85*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 6.00 min
Total precip.	= 4.01 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

* Composite (Area/CN) = $[(1.211 \times 74) + (1.035 \times 98)] / 2.250$



Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023

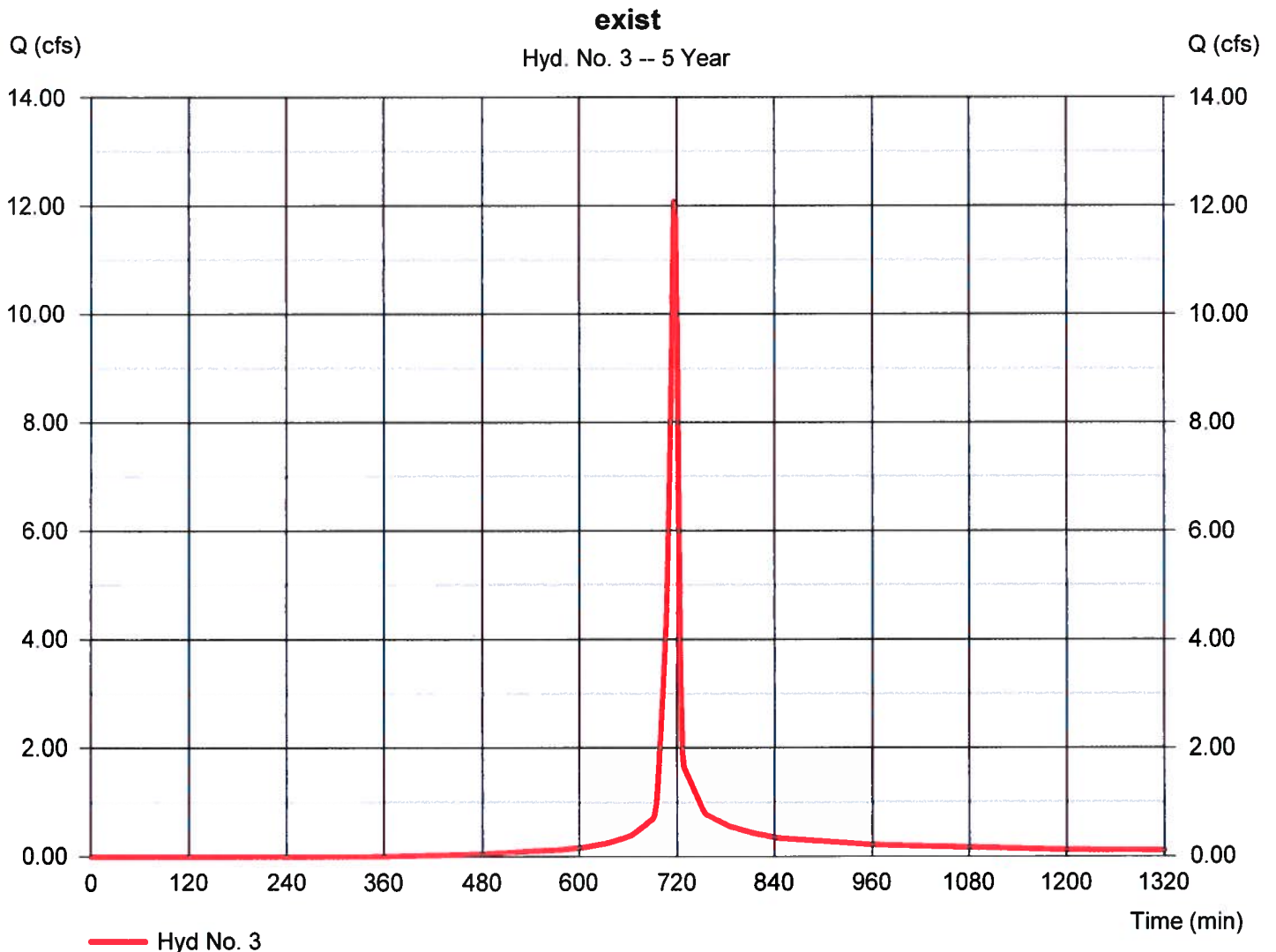
Monday, 06 / 3 / 2024

Hyd. No. 3

exist

Hydrograph type	= SCS Runoff	Peak discharge	= 12.08 cfs
Storm frequency	= 5 yrs	Time to peak	= 716 min
Time interval	= 2 min	Hyd. volume	= 25,012 cuft
Drainage area	= 2.250 ac	Curve number	= 85*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 6.00 min
Total precip.	= 4.89 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

* Composite (Area/CN) = $[(1.211 \times 74) + (1.035 \times 98)] / 2.250$



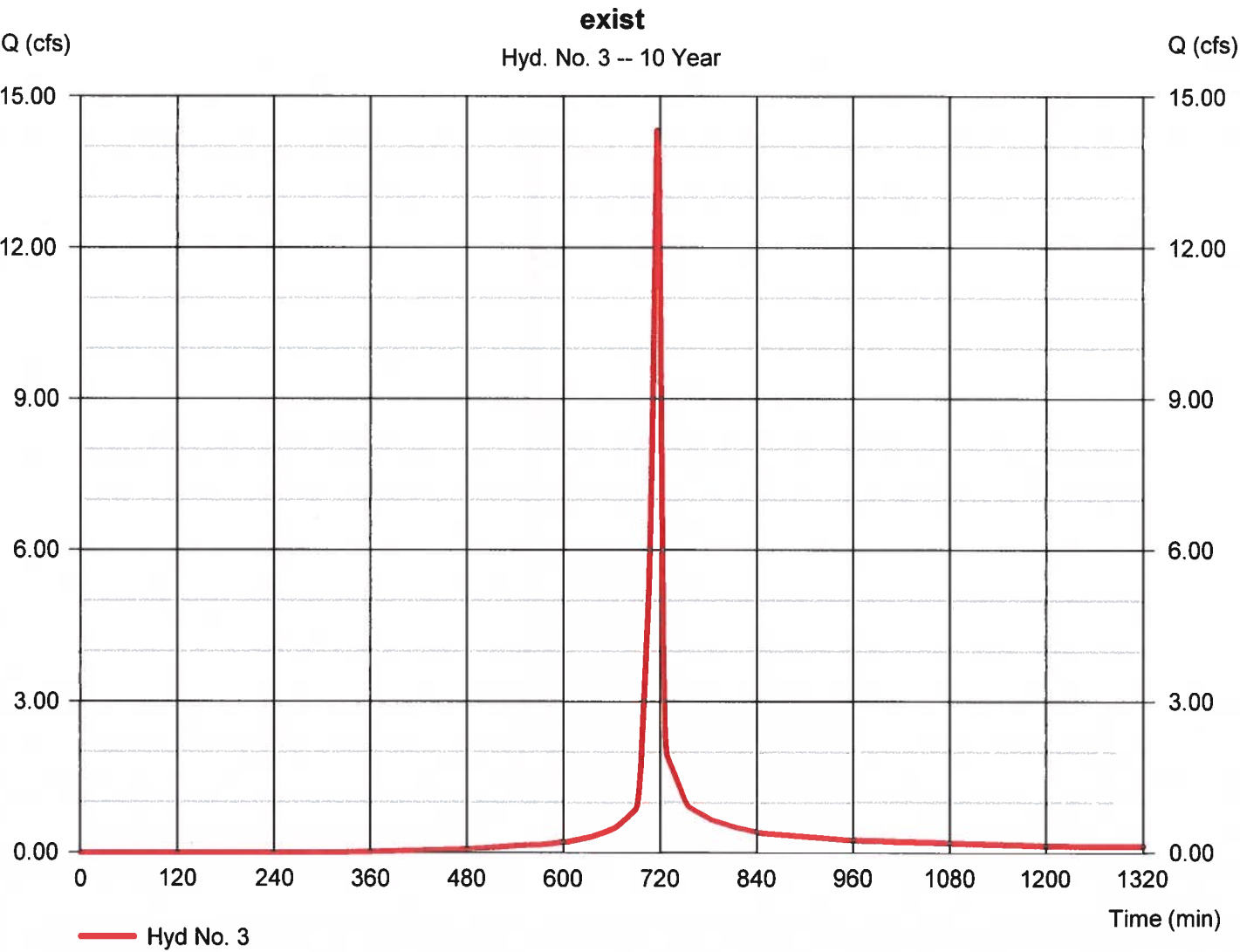
Hydrograph Report

Hyd. No. 3

exist

Hydrograph type	=	SCS Runoff	Peak discharge	=	14.32 cfs
Storm frequency	=	10 yrs	Time to peak	=	716 min
Time interval	=	2 min	Hyd. volume	=	29,922 cuft
Drainage area	=	2.250 ac	Curve number	=	85*
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	User	Time of conc. (Tc)	=	6.00 min
Total precip.	=	5.58 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484

* Composite (Area/CN) = [(1.211 x 74) + (1.035 x 98)] / 2.250



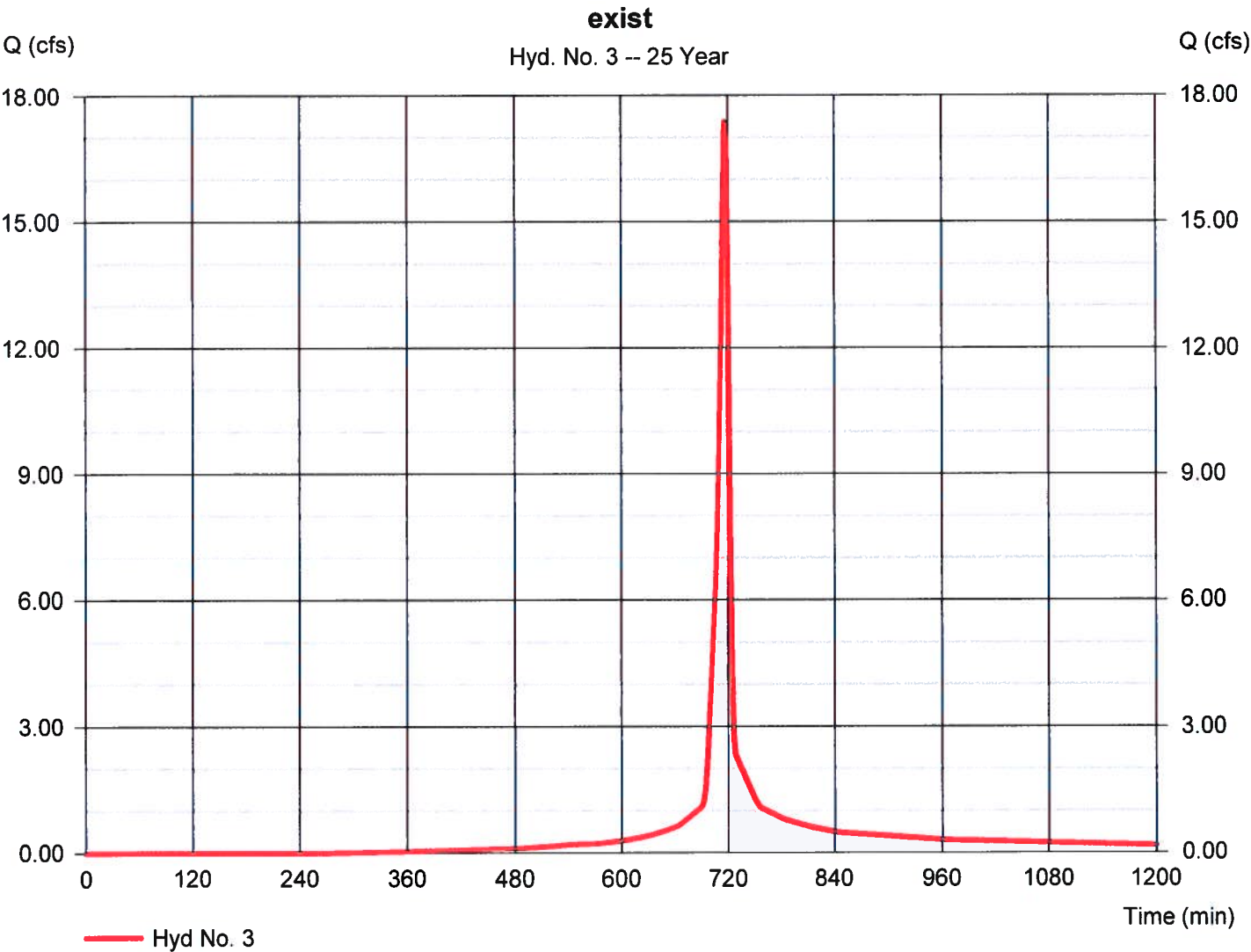
Hydrograph Report

Hyd. No. 3

exist

Hydrograph type	=	SCS Runoff	Peak discharge	=	17.38 cfs
Storm frequency	=	25 yrs	Time to peak	=	716 min
Time interval	=	2 min	Hyd. volume	=	36,715 cuft
Drainage area	=	2.250 ac	Curve number	=	85*
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	User	Time of conc. (Tc)	=	6.00 min
Total precip.	=	6.52 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484

* Composite (Area/CN) = [(1.211 x 74) + (1.035 x 98)] / 2.250



Hydrograph Report

5

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023

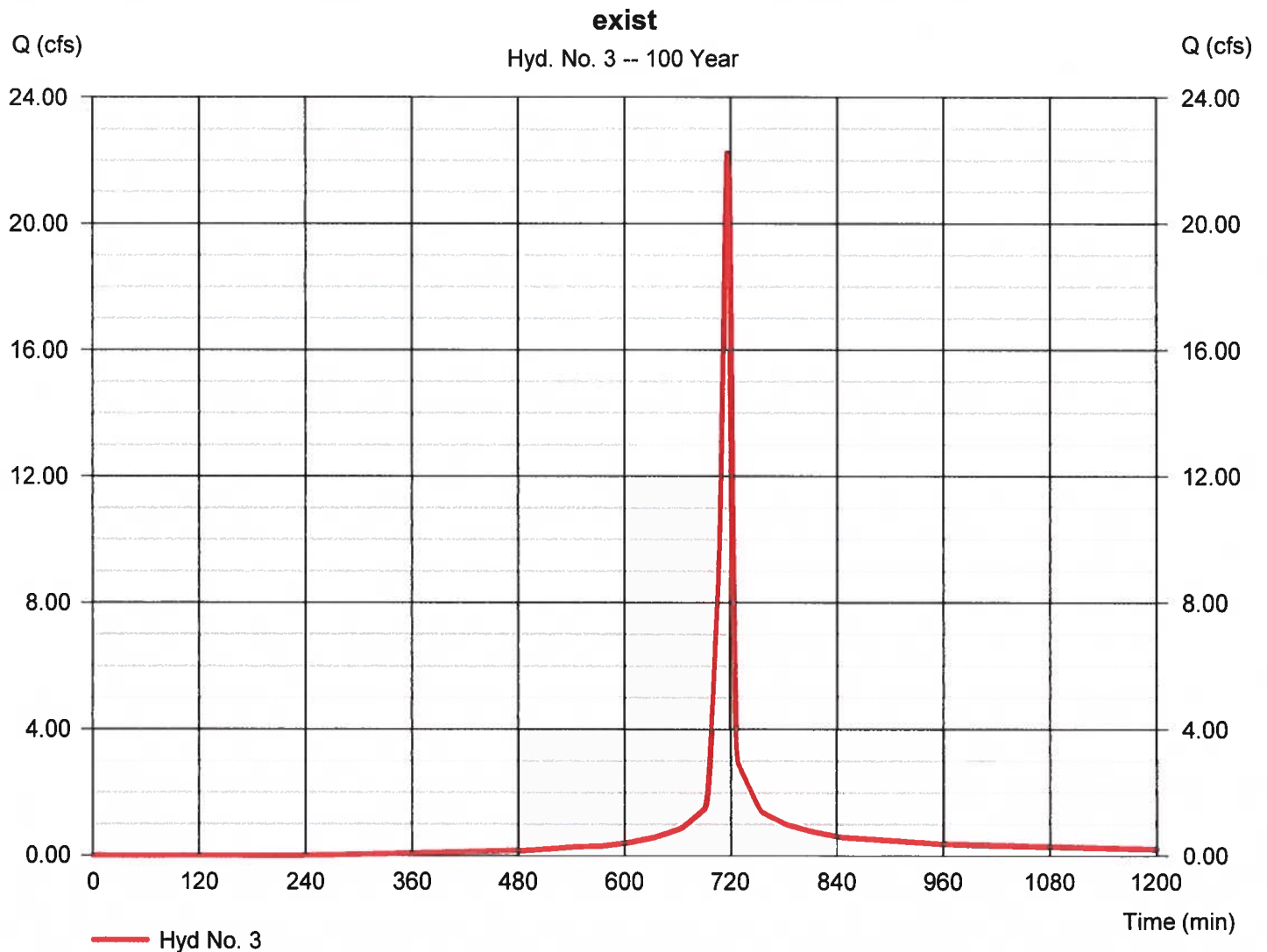
Monday, 06 / 3 / 2024

Hyd. No. 3

exist

Hydrograph type	= SCS Runoff	Peak discharge	= 22.23 cfs
Storm frequency	= 100 yrs	Time to peak	= 716 min
Time interval	= 2 min	Hyd. volume	= 47,723 cuft
Drainage area	= 2.250 ac	Curve number	= 85*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 6.00 min
Total precip.	= 8.02 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

* Composite (Area/CN) = $[(1.211 \times 74) + (1.035 \times 98)] / 2.250$



Hydrograph Report

POST

1

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023

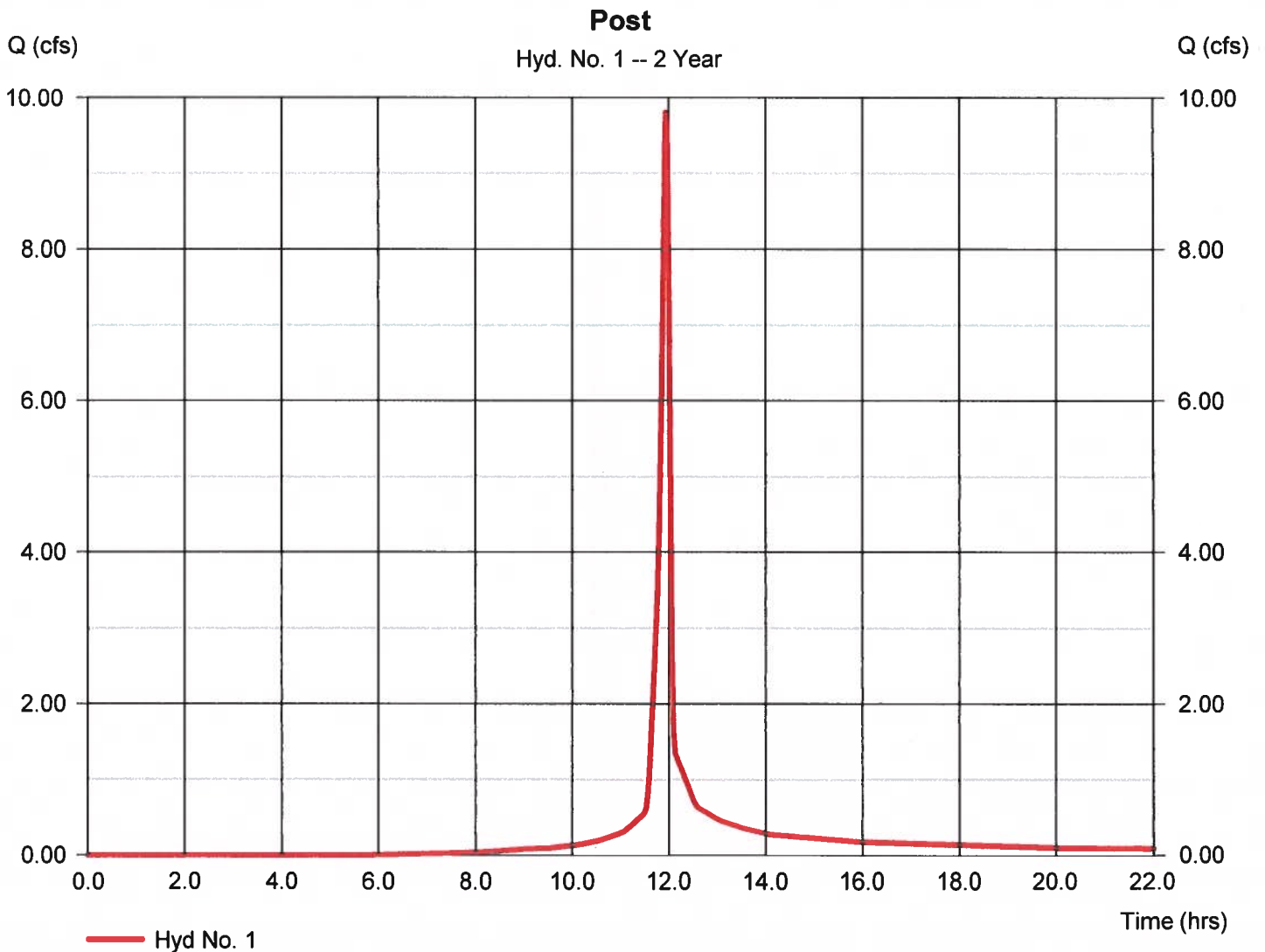
Thursday, 05 / 30 / 2024

Hyd. No. 1

Post

Hydrograph type	= SCS Runoff	Peak discharge	= 9.805 cfs
Storm frequency	= 2 yrs	Time to peak	= 11.93 hrs
Time interval	= 2 min	Hyd. volume	= 20,259 cuft
Drainage area	= 2.250 ac	Curve number	= 87*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 5.00 min
Total precip.	= 4.01 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

* Composite (Area/CN) = $[(0.984 \times 74) + (1.262 \times 98)] / 2.250$



Hydrograph Report

2

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023

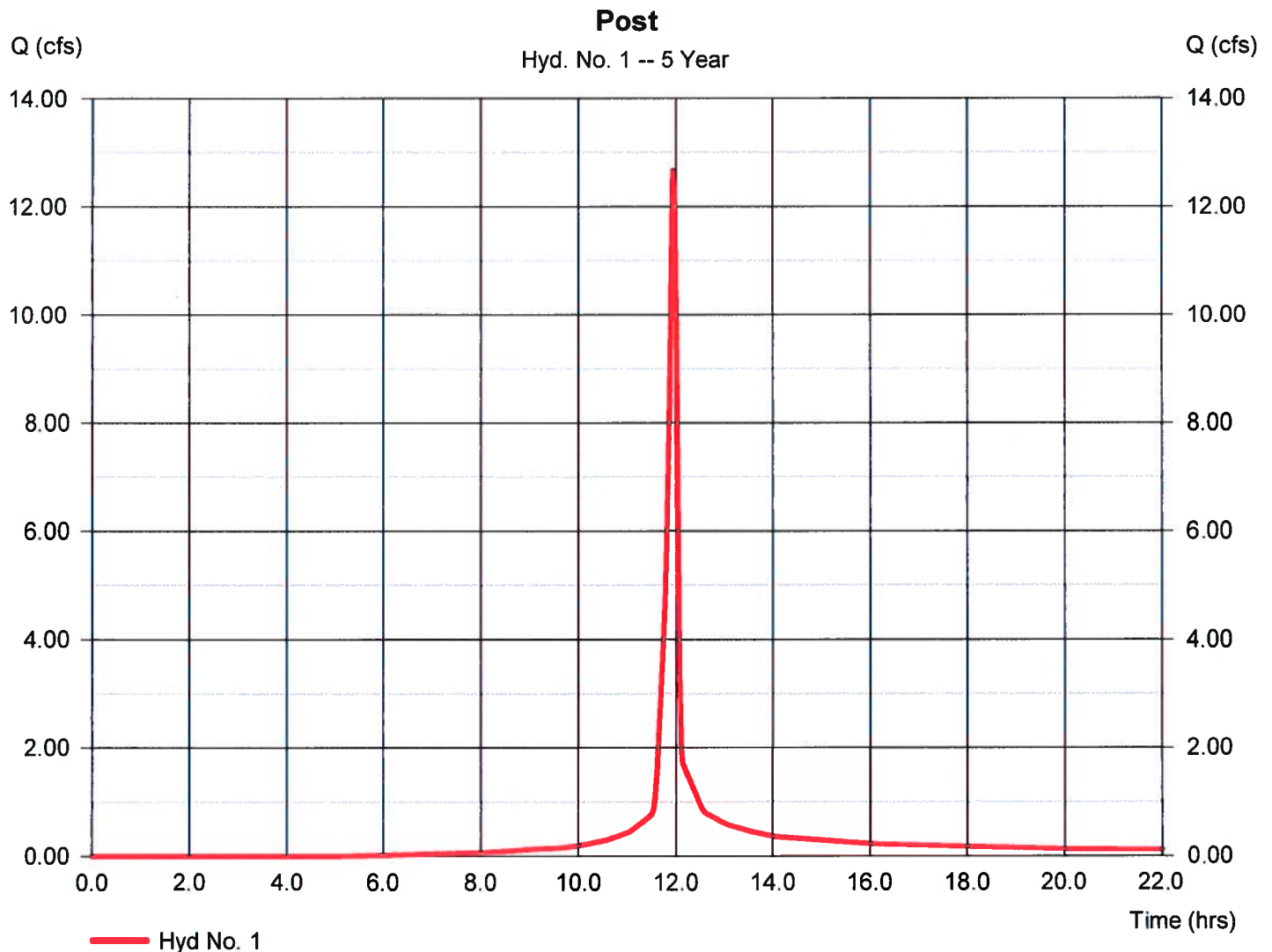
Thursday, 05 / 30 / 2024

Hyd. No. 1

Post

Hydrograph type	= SCS Runoff	Peak discharge	= 12.66 cfs
Storm frequency	= 5 yrs	Time to peak	= 11.93 hrs
Time interval	= 2 min	Hyd. volume	= 26,522 cuft
Drainage area	= 2.250 ac	Curve number	= 87*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 5.00 min
Total precip.	= 4.89 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

* Composite (Area/CN) = $[(0.984 \times 74) + (1.262 \times 98)] / 2.250$



Hydrograph Report

3

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023

Thursday, 05 / 30 / 2024

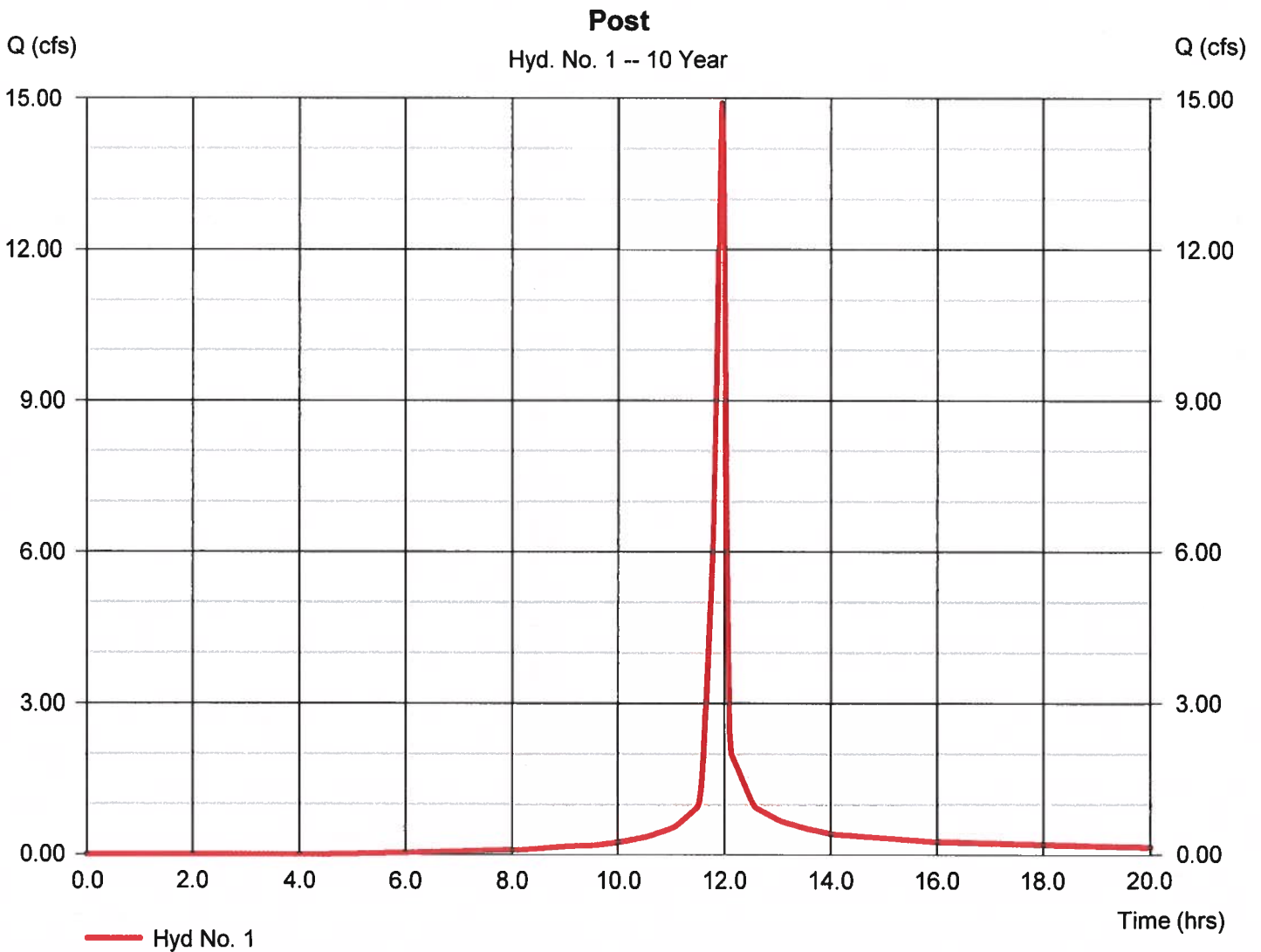
Hyd. No. 1

Post

Hydrograph type = SCS Runoff
Storm frequency = 10 yrs
Time interval = 2 min
Drainage area = 2.250 ac
Basin Slope = 0.0 %
Tc method = User
Total precip. = 5.58 in
Storm duration = 24 hrs

Peak discharge = 14.90 cfs
Time to peak = 11.93 hrs
Hyd. volume = 31,520 cuft
Curve number = 87*
Hydraulic length = 0 ft
Time of conc. (Tc) = 5.00 min
Distribution = Type II
Shape factor = 484

* Composite (Area/CN) = $[(0.984 \times 74) + (1.262 \times 98)] / 2.250$



Hydrograph Report

4

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023

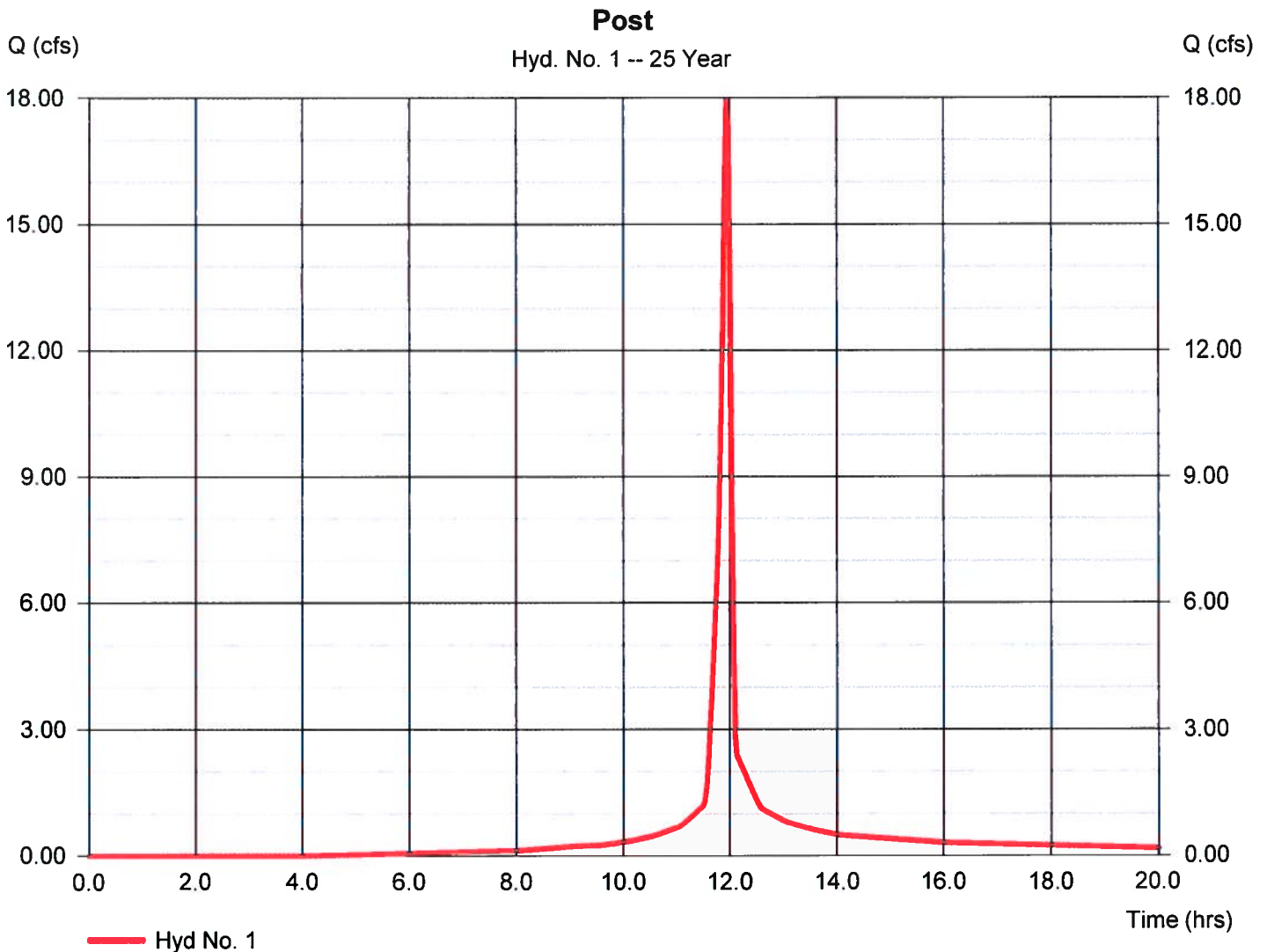
Thursday, 05 / 30 / 2024

Hyd. No. 1

Post

Hydrograph type	= SCS Runoff	Peak discharge	= 17.95 cfs
Storm frequency	= 25 yrs	Time to peak	= 11.93 hrs
Time interval	= 2 min	Hyd. volume	= 38,410 cuft
Drainage area	= 2.250 ac	Curve number	= 87*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 5.00 min
Total precip.	= 6.52 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

* Composite (Area/CN) = $[(0.984 \times 74) + (1.262 \times 98)] / 2.250$



Hydrograph Report

5

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023

Thursday, 05 / 30 / 2024

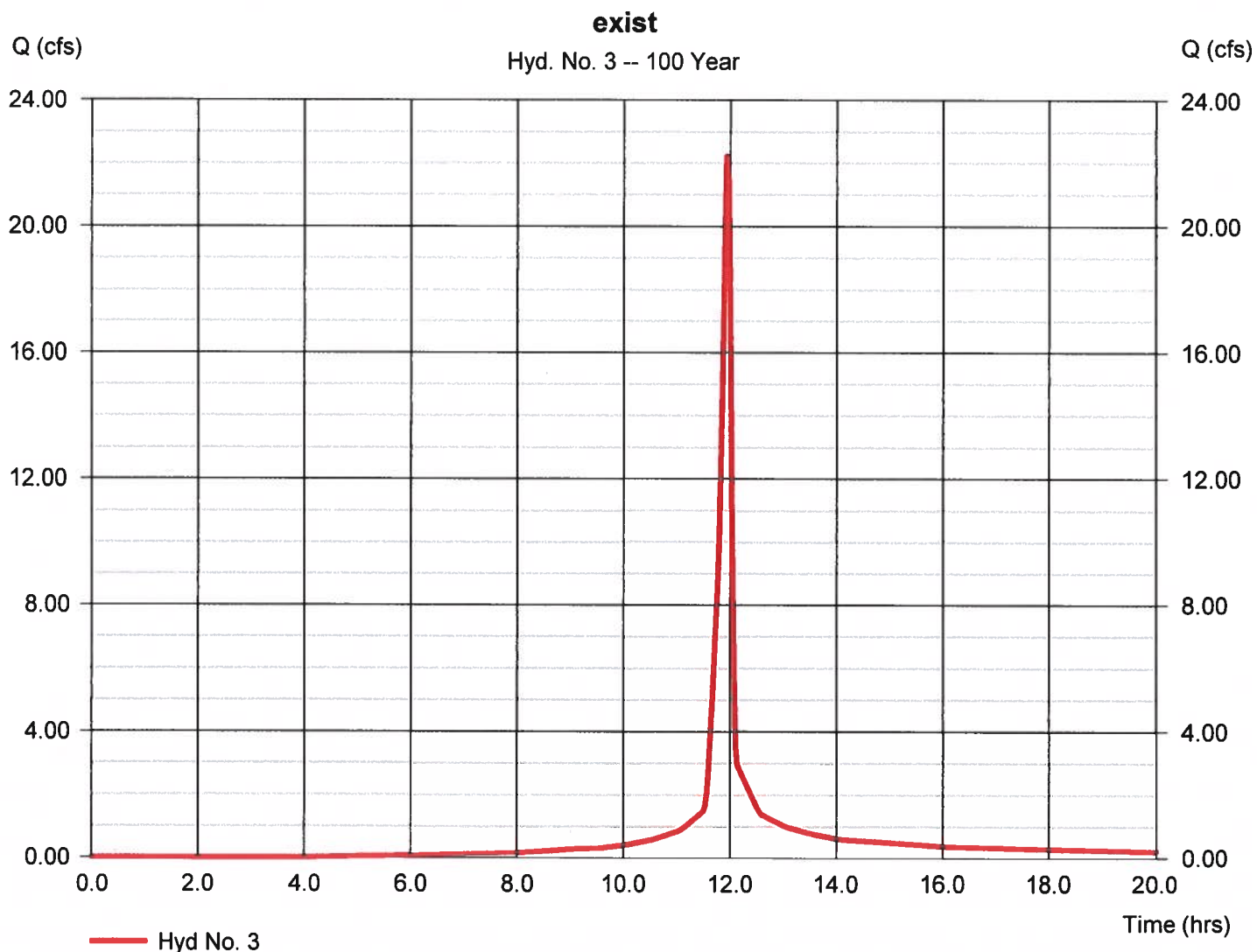
Hyd. No. 3

exist

Hydrograph type = SCS Runoff
Storm frequency = 100 yrs
Time interval = 2 min
Drainage area = 2.250 ac
Basin Slope = 0.0 %
Tc method = User
Total precip. = 8.02 in
Storm duration = 24 hrs

Peak discharge = 22.23 cfs
Time to peak = 11.93 hrs
Hyd. volume = 47,723 cuft
Curve number = 85*
Hydraulic length = 0 ft
Time of conc. (Tc) = 6.00 min
Distribution = Type II
Shape factor = 484

* Composite (Area/CN) = $[(1.211 \times 74) + (1.035 \times 98)] / 2.250$





June 3, 2024

Mr. Sam Harris
City Planner
Department of Planning & Economic Development
P.O. Box 341148
Bartlett, TN 38134

RE: 7 Brew, 5905 Stage Rd. – Final Plan

Dear Mr. Harris:

On behalf of 7 B Memphis, LLC, we are submitting the enclosed application to Economic & Community Development Department seeking Planning Commission approval of 7 Brew Coffee Shop at 5905 Stage Rd. The subject property is known as Bah Legacy Square Subdivision with an existing clinic. The sewer has been realigned so it does not cross under the 7 Brew lot.

Your consideration of this application is greatly appreciated.

Sincerely,

A handwritten signature in black ink that reads 'Christine Donhardt'.

Christine Donhardt, ASLA

Final Subdivision Plan/Plat Checklist

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

X Drawn in ink on 20" x 24" mylar, at a scale of 1" = 100'.

X Bearing and length of every street line, lot line, boundary line, block line and building line whether curved or straight.

X Subdivision name and location

X Location sketch map

X Date

X "Grid" or "true" north point

X Name of adjoining landowners, developments

X Written boundary survey

X Location and description of a clearly identified and verifiable point of beginning for the survey

X Buildings setback lines

X Reservations for all easements

N/A Areas dedicated for public use

N/A Areas of non-residential use

X Areas of flood hazard

X Lots numbered in numerical order

X Landscaped buffer strips

X Street names

N/A Restrictive covenants

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

X Lot lines

X Street & road lines

N/A Alley lines

The following completed certificates where applicable:

X Owner

X Surveyor or Engineer

X Storm drainage

X Board of Mayor and Aldermen

X Planning Commission

X Mortgagee

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

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

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

INCOMPLETE APPLICATIONS WILL NOT BE PROCESSED

key 20x24 Z:\2024\24-0036 7brev - 5905 Stage Rd. Bartlett TN\01 Subdivision\Construction\00.0 Final Plat.dwg Jun 03, 2024 - 1:24pm

CITY OF BARTLETT
B0156 00218
4.62 AC.
ZONING: CG-MS

STAGE ROAD (R.O.W. VARIES)

53.0'

±280' to WEST LINE
of BARTLETT RD.

EXIST. 5' SIDEWALK

COMMERCIAL
STREETSCAPE
PLATE 23 A

S8°14'39"E
3.64'

N81°45'21"E 446.03'

S68°14'39"E
52.30'

EXIST. WATER
ESMT EXPANSION
(INST. # 20142642)

APPROX. 10' MLGW ESM'T
(NO INST. FOUND)

EXIST. WATER
ESMT EXPANSION
(INST. # 20142642)

STREAM
BUFFER

FIRST NATIONAL BK MEMPHIS
K4-7034
0.964 AC.
ZONING: CG-MS

McHANN & ANGLIN PROPERTIES LLC
05015695
0.53 AC.
ZONING: CG-MS

EXIST. 2' MLGW ESM'T
INST. # F3-5473

94.96'

N88°15'50"W

EXIST. 8' I/E ESM'T
INST. # N1-8803

DAMON-MARCUS COMPANY
09003661
0.096 AC.
ZONING: CG-MS

LOT 1

36,764 S.F.
0.844 AC.

N8°14'39"W

259.75'

LOT 2

61,085 S.F.
1.402 AC.

STREAM
BUFFER

FLOODWAY

MICHAEL A. LIGHTMAN
EB-3320
9.36 AC.
ZONING: CG-MS

LIMITS OF ZONE X
"OTHER FLOOD AREA"

DAMON-MARCUS COMPANY
07067366
3.08 AC.
ZONING: CG-MS

S81°32'54"W 209.27'

97.27'

N10°12'43"W

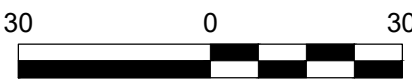
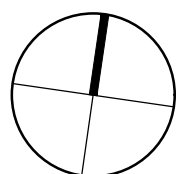
98.23'

N10°16'39"W

93.00'

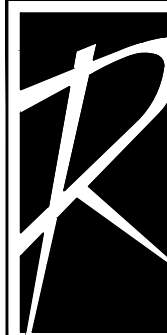
HARRINGTON CREEK

North



GRAPHIC SCALE IN FEET

SCALE: 1"=30'



The
Reaves
Firm
INCORPORATED

Engineering
Planning
Landscape Architecture
Land Surveying

6800 Poplar Avenue, Suite 101 Memphis, TN 38138
901.761.2016 Fax: 901.763.2847
www.ReavesFirm.com

JOB # 24-0036

FINAL SUBDIVISION PLAT

BAH LEGACY SQUARE SUBDIVISION

BARTLETT, TENNESSEE

NUMBER OF LOTS: 2

2.246 ACRES

PARCEL B0156 00560C

DEVELOPER: 7B MEMPHIS, LLC

ENGINEER: THE REAVES FIRM

100-YEAR FLOOD ELEV: 260.5±

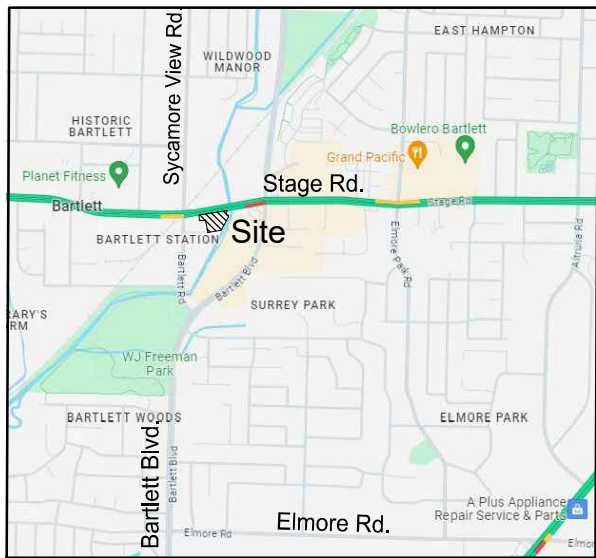
FEMA MAP PANEL NO: 0303G

FEMA MAP DATE: FEB. 6, 2013

JUNE 2024

SCALE: 1" = 30'

SHEET 1 OF 2



VICINITY MAP

±1"=3000'



SITE DATA

GROSS LAND AREA 97,848 S.F.
2.246 AC.

ZONING CG-MS

SETBACKS
FRONT 40 FEET
SIDE 0 FEET
REAR 20 FEET

MIN. LOT WIDTH 65 FEET
MAX. BLDG. HEIGHT 5 STORIES
MAX. LOT COVERAGE 70%

CERTIFICATE OF SURVEY

I, _____, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL CIVIL ENGINEER, AND THAT I HAVE SURVEYED THE LANDS, EMBRACED WITHIN THE PLAT OR MAP DESIGNATED AS _____, A SUBDIVISION ALL LYING WITHIN THE CORPORATE LIMITS OF THE CITY OF BARTLETT, TENNESSEE; SAID PLAT OR MAP IS A TRUE AND CORRECT PLAT OR MAP 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 OR MAP HAS BEEN CORRECTLY MONUMENTED IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF BARTLETT, TENNESSEE.

IN WITNESS WHEREOF, I, THE SAID PROFESSIONAL ENGINEER, HEREUNTO SET OUT HAND AND AFFIX MY SEAL THE _____ DAY OF _____, 2024.

PROFESSIONAL CIVIL ENGINEER, STATE OF TENNESSEE _____
CERTIFICATE NO. _____

CERTIFICATE OF ADEQUACY OF STORM DRAINAGE

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

IN WITNESS WHEREOF, I, THE SAID _____,
HEREUNTO SET OUT HAND AND AFFIX MY SEAL THIS _____ DAY OF _____, 2024.

PROFESSIONAL CIVIL ENGINEER, STATE OF TENNESSEE _____
CERTIFICATE NO. _____

CERTIFICATE OF ACCURACY OF ENGINEERING AND DESIGN

I, _____, A PROFESSIONAL CIVIL ENGINEER, DO HEREBY CERTIFY THAT THE PLANS, ENGINEERING AND DESIGNS GOVERNING THE CONSTRUCTION OF THE SUBDIVISION ARE TRUE AND CORRECT, AND CONFORM TO THE REQUIREMENTS SET FORTH IN THE SUBDIVISION REGULATIONS AND TECHNICAL SPECIFICATIONS OF THE CITY OF MILLINGTON.

DATE _____, ____

PROFESSIONAL CIVIL ENGINEER, STATE OF TENNESSEE _____
CERTIFICATE NO. _____

CERTIFICATE OF APPROVAL OF WATER AND SEWER LINES AND DRAINAGE SYSTEM

I, _____, DO HEREBY CERTIFY THAT THE PLANS REGARDING DRAINAGE SYSTEMS AND WATER AND SEWER LAYOUT MEET THE REQUIREMENTS OF THE SUBDIVISION REGULATIONS AND TECHNICAL SPECIFICATIONS OF THE CITY OF MILLINGTON AND ARE HEREBY APPROVED.

DATE _____, ____

CITY ENGINEER

CERTIFICATE OF APPROVAL OF WATER AND SEWAGE SYSTEMS

I, _____, DO HEREBY CERTIFY THAT A SET OF CONSTRUCTION PLANS REGARDING THE WATER SUPPLY AND/OR SANITARY SEWERS BEARING THE SEAL OF THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION WHICH INDICATES SAID PLANS MEET THE DEPARTMENT'S REQUIREMENTS HAVE BEEN RECEIVED.

DATE _____, 2024.

SUPERINTENDENT OF WATER AND SEWER

BOARD OF MAYOR AND ALDERMEN CERTIFICATE

I, _____, DO HEREBY CERTIFY THAT ALL REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED OR THAT A PERFORMANCE BOND OF 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

OWNER'S CERTIFICATE

I, _____, THE UNDERSIGNED OWNER OF THE PROPERTY SHOWN HEREON, HEREBY ADOPT THIS AS MY PLAN OF SUBDIVISION AND DEDICATE THE STREETS AS SHOWN TO THE PUBLIC USE FOREVER FOREVER, AND HEREBY CERTIFY THAT I AM THE OWNER IN FEE SIMPLE, DULY AUTHORIZED SO TO ACT, AND THAT SAID PROPERTY IS UNENCUMBERED BY ANY TAXES THAT HAVE BECOME DUE AND PAYABLE.

_____, OWNER

NOTARY'S CERTIFICATE

STATE OF TENNESSEE
COUNTY OF SHELBY

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE AND COUNTY AFORESAID, DULY COMMISSIONED AND QUALIFIED, PERSONALLY APPEARED _____ WITH WHOM I AM PERSONALLY ACQUAINTED AND WHO, UPON OATH, ACKNOWLEDGE HIMSELF TO BE THE OWNER OF _____ AND HE AS SUCH OWNER, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE THEREIN CONTAINED BY SIGNING HIS NAME AS OWNER.

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND AFFIX MY SEAL THIS DAY OF _____, 2024.

NOTARY PUBLIC _____

MY COMMISSION EXPIRES _____

MORTGAGEE CERTIFICATE

WE, THE UNDERSIGNED, _____, MORTGAGEE OF THE PROPERTY SHOWN HEREON, HEREBY ADOPT THIS PLAT AS OUR PLAN OF SUBDIVISION AND DEDICATE THE STREETS, RIGHTS-OF-WAY, UTILITIES, EASEMENTS, AND RIGHTS OF ACCESS AS SHOWN TO THE CITY OF MILLINGTON FOREVER AND HEREBY CERTIFY THAT WE ARE THE MORTGAGEE DULY AUTHORIZED SO TO ACT AND THAT SAID PROPERTY IS UNENCUMBERED BY ANY TAXES WHICH HAVE BECOME DUE AND PAYABLE.

SIGNATURE OF MORTGAGEE

STATE OF TENNESSEE
COUNTY OF SHELBY

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE AND COUNTY AFORESAID, DULY COMMISSIONED AND QUALIFIED, PERSONALLY APPEARED _____ WITH WHOM I AM PERSONALLY ACQUAINTED AND WHO, UPON OATH, ACKNOWLEDGE HIMSELF TO BE THE OWNER OF THE _____ AND HE AS SUCH OWNER, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE THEREIN CONTAINED BY SIGNING HIS NAME AS OWNER.

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND AFFIX MY SEAL THIS DAY OF _____, 2024.

NOTARY PUBLIC _____

MY COMMISSION EXPIRES _____

PLANNING COMMISSION CERTIFICATE

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

DATE _____, 2024.

SECRETARY, BARTLETT PLANNING COMMISSION



JOB # 24-0036

FINAL SUBDIVISION PLAT		
BAH LEGACY SQUARE SUBDIVISION		
BARTLETT, TENNESSEE		
NUMBER OF LOTS: 2	2.246 ACRES	PARCEL B0156 00560C
DEVELOPER: 7B MEMPHIS, LLC		ENGINEER: THE REAVES FIRM
100-YEAR FLOOD ELEV: 260.5±	FEMA MAP PANEL NO: 0303G	FEMA MAP DATE: FEB. 6, 2013
JUNE 2024	SCALE: 1" = 30'	SHEET 2 OF 2



June 3, 2024

Mr. Sam Harris
City Planner
Department of Planning & Economic Development
P.O. Box 341148
Bartlett, TN 38134

RE: 7 Brew, 5905 Stage Rd. – Site Plan

Dear Mr. Harris:

On behalf of 7 B Memphis, LLC, we are submitting the enclosed application to Economic & Community Development Department seeking Planning Commission approval of 7 Brew Coffee Shop at 5905 Stage Rd. The subject property is known as Bah Legacy Square Subdivision with an existing clinic. The sewer has been realigned so it does not cross under the 7 Brew lot. We have included the pre- and post-hydrographs.

Your consideration of this application is greatly appreciated.

Sincerely,

A handwritten signature in black ink that reads 'Christine Donhardt'.

Christine Donhardt, ASLA

Planning Commission Site Plan Checklist

The site plan package shall include the information below, with dimensions as necessary to show compliance with the Zoning Ordinance and to locate required features:

- ☒ a. The proposed development's name and location, the name(s) and address(es) of the owner(s), and the name of the designer of the site plan.
- ☒ b. A site location (vicinity) map.
- ☒ c. Date, north point and *graphic* scale. Draw to scale on sheets **no larger than 24" x 36"**. Scale shall be no smaller than 1" = 100' and large enough to show required detail clearly and distinctly. Use an engineer's scale. An architect's scale may be used for building elevations.
- ☒ d. The locations of existing and platted property lines and any existing streets, buildings, easements, etc.
- ☒ e. The locations and dimensions of proposed streets, buildings, easements, lot lines and other site plan features.
- ☒ f. The proposed types of uses and their locations, height of buildings, arrangement, lot coverage, yards and open spaces.
- ☒ g. A grading and drainage plan that has provisions for detention. Also, provide flood hazard details when applicable.
- ☒ h. Floor area of proposed buildings or building additions (each floor, in square feet).
- ☒ i. Proposed off-street parking with parking spaces shown and dimensioned.
- ☒ j. Landscaping and screening plan, evidence of compliance with required landscaping.
- ☒ k. Table on the landscape plan showing compliance with the Tree Ordinance.
- ☒ l. Other information as may be required by the Planning Commission.
- ___ m. A tree survey by a certified arborist is required if there are trees larger than 6" in diameter on the site.
- ___ n. A tree protection plan that is signed by a surveyor and arborist showing trees to be removed and saved is required.
- ☒ o. Erosion control plan.
- ☒ p. Location of sewer and water services and water meter sizes.
- ☒ q. The applicant must provide one PDF file of the pictorial portion of the site plan (and also one of any separate landscaping plan), for display at the Planning Commission meeting.

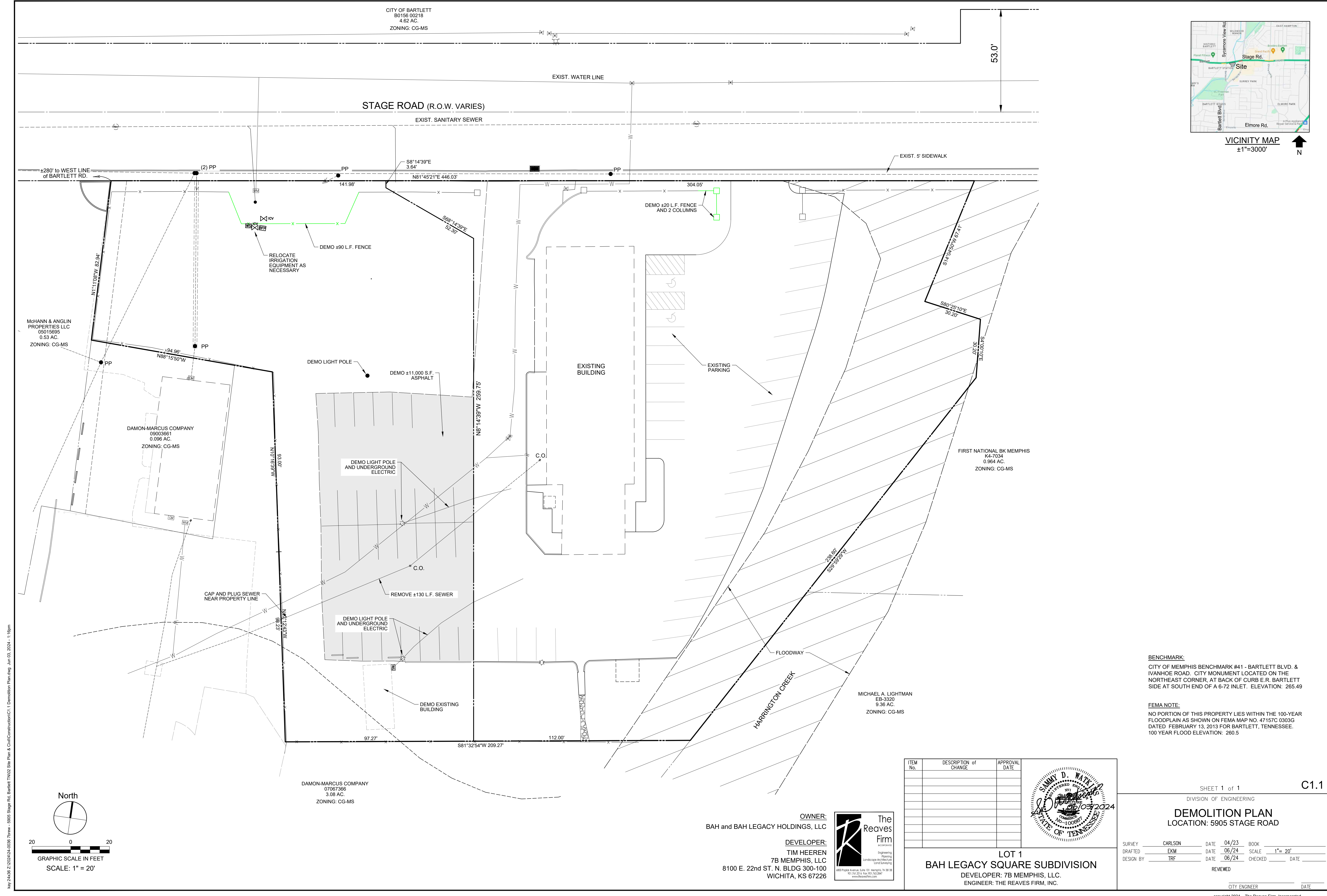
Plans shall be sealed, signed and dated by an engineer that is registered in the State of Tennessee

Without Contract: Include a fee of \$400.00 with this application (check payable to the City of Bartlett).

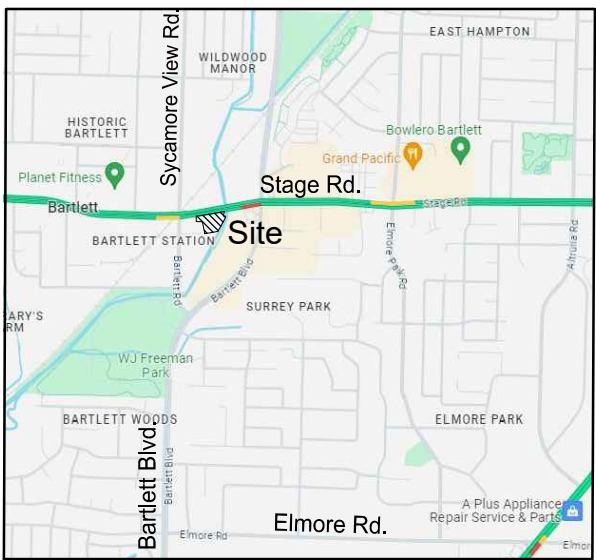
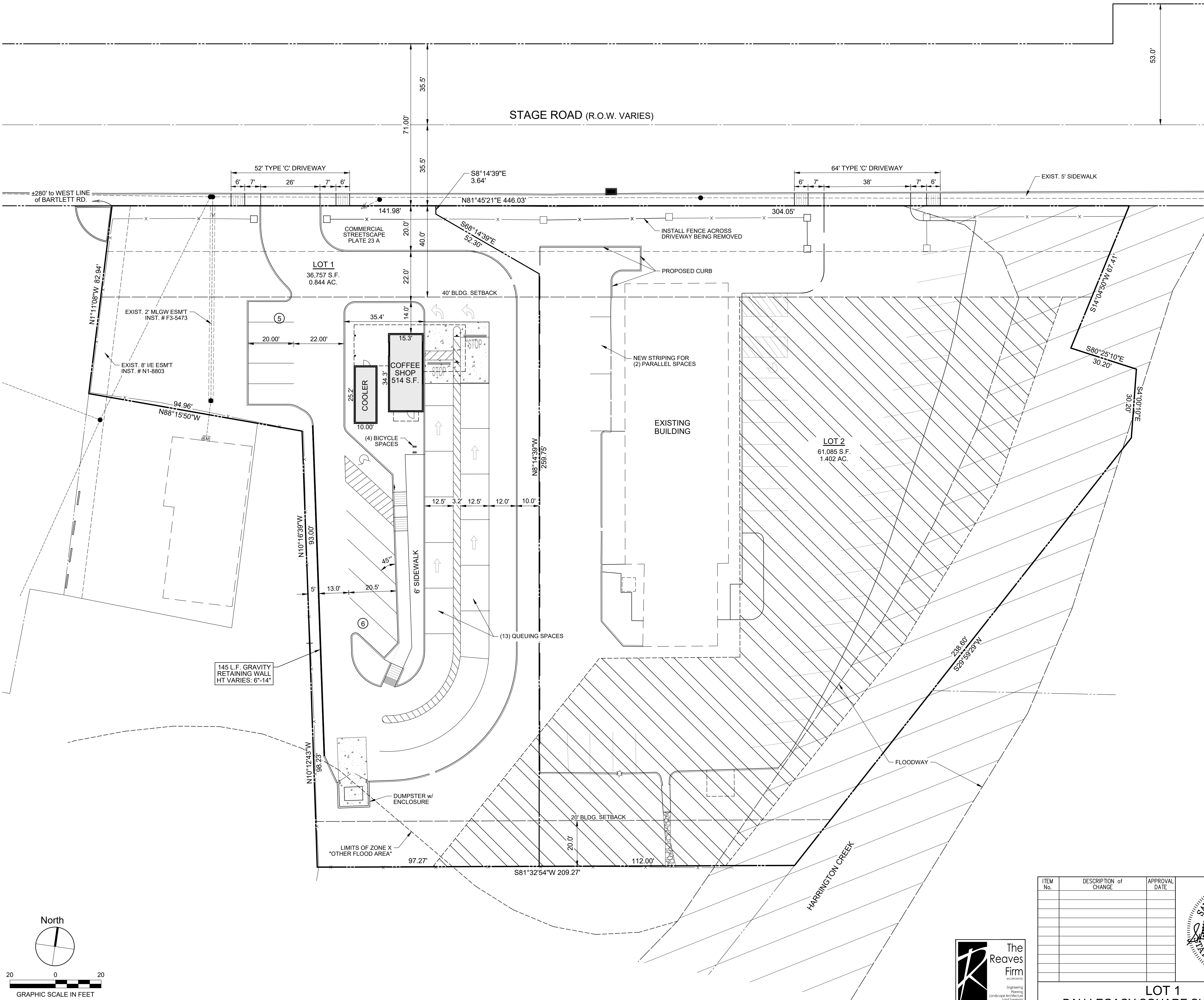
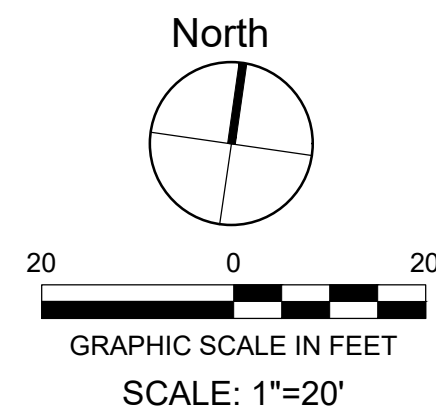
With Contract: Include a fee of \$500.00 with this application (check payable to the City of Bartlett).

The fee is non-refundable. Approval may be granted to the entire development for construction purposes, or approval may be granted by stages. Any unauthorized deviation from the approved Site Plan shall constitute a violation of the Building Permit. If the site is subject to the Subdivision process, all requirements of the Subdivision Ordinance must be met.

INCOMPLETE APPLICATIONS WILL NOT BE PROCESSED



bay 24508-2 2/20/24 03:00:00 7:00am - 5905 Stage Rd, Bartlett TN02 Site Plan & Civil Construction C2.0 Site Plan.dwg, Jun 03, 2024 - 1:39pm



VICINITY MAP
±1"=3000'



LOT 1 SITE DATA:	
USE	COFFEE SHOP (DRIVE-THRU ONLY)
BUILDING AREA	514 S.F.
COOLER AREA	252 S.F.
LOT COVERAGE	58%
PARKING REQUIRED	? SPACES
PARKING PROVIDED	11 SPACES

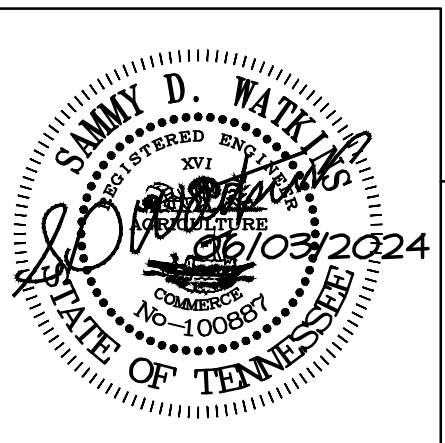
OWNER:
BAH and BAH LEGACY HOLDINGS, LLC

DEVELOPER:
TIM HEEREN
7B MEMPHIS, LLC
8100 E. 22nd ST. N. BLDG 300-100
WICHITA, KS 67226

BENCHMARK:
CITY OF MEMPHIS BENCHMARK #41 - BARTLETT BLVD. & IVANHOE ROAD. CITY MONUMENT LOCATED ON THE NORTHEAST CORNER, AT BACK OF CURB E.R. BARTLETT SIDE AT SOUTH END OF A 6-72 INLET. ELEVATION: 265.49

FEMA NOTE:
NO PORTION OF THIS PROPERTY LIES WITHIN THE 100-YEAR FLOODPLAIN AS SHOWN ON FEMA MAP NO. 47157C 0303G DATED FEBRUARY 13, 2013 FOR BARTLETT, TENNESSEE. 100 YEAR FLOOD ELEVATION: 260.5

ITEM No.	DESCRIPTION of CHANGE	APPROVAL DATE



LOT 1
BAH LEGACY SQUARE SUBDIVISION
DEVELOPER: 7B MEMPHIS, LLC.
ENGINEER: THE REAVES FIRM, INC.

SHEET 1 of 1

C2.0

DIVISION OF ENGINEERING

SITE PLAN

LOCATION: 5905 STAGE ROAD

SURVEY

DRAFTED

DESIGN BY

CARLSON

EKM

TRF

DATE

DATE

DATE

04/23

06/24

06/24

BOOK

SCALE

CHECKED

1"= 20'

DATE

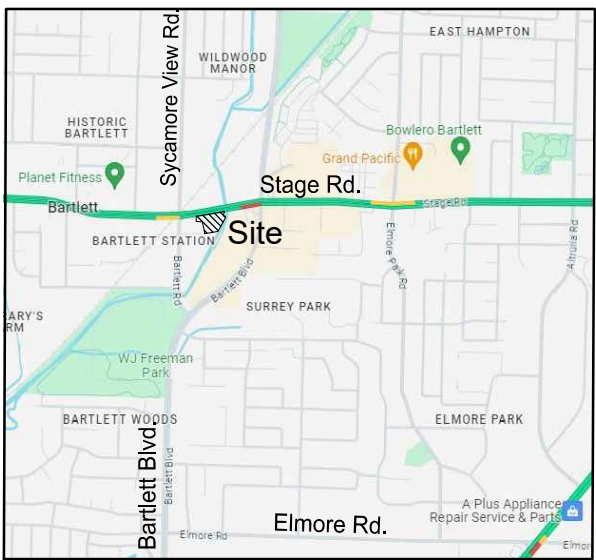
REVIEWED

CITY ENGINEER

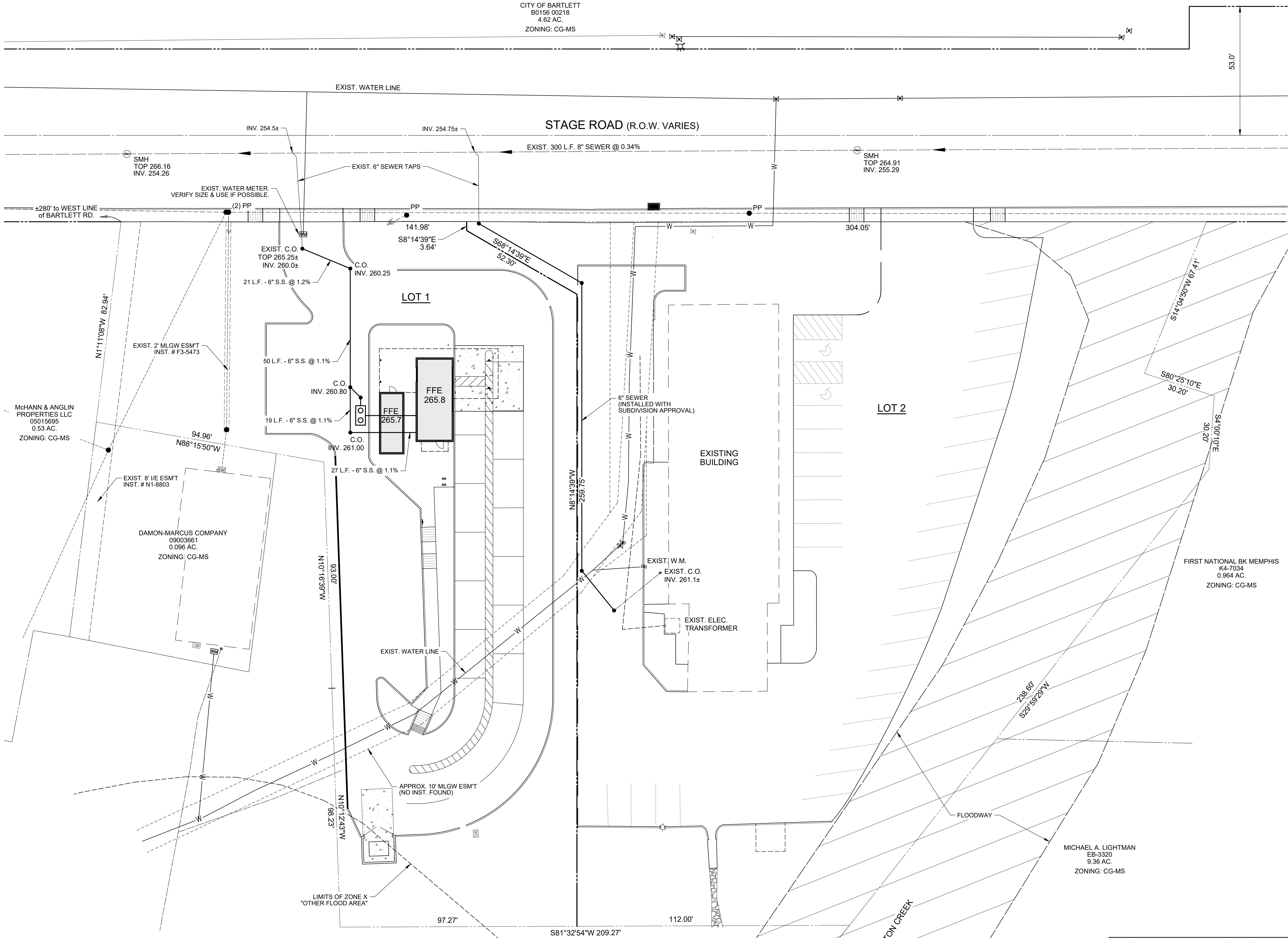
DATE

bay 24508-2 2/20/24 03087 Thew - 5905 Stage Rd, Bartlett TN02 Site Plan & Civil Construction C3.0 Utility Plan.dwg Jun 03, 2024 - 11:08pm

CITY OF BARTLETT
B0156 00218
4.62 AC.
ZONING: CG-MS



VICINITY MAP
±1"=3000'



OWNER:
BAH and BAH LEGACY HOLDINGS, LLC

DEVELOPER:
TIM HEEREN
7B MEMPHIS, LLC
8100 E. 22nd ST. N. BLDG 300-100
WICHITA, KS 67226

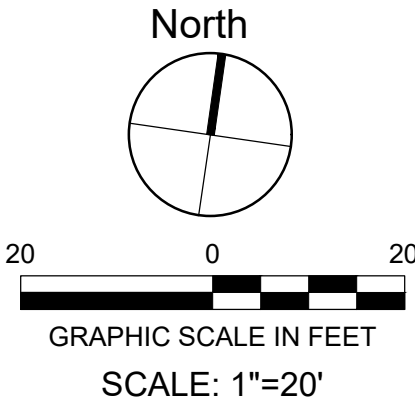
BENCHMARK:
CITY OF MEMPHIS BENCHMARK #41 - BARTLETT BLVD. & IVANHOE ROAD. CITY MONUMENT LOCATED ON THE NORTHEAST CORNER, AT BACK OF CURB E.R. BARTLETT SIDE AT SOUTH END OF A 6-72 INLET. ELEVATION: 265.49

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LOT 1
BAH LEGACY SQUARE SUBDIVISION
DEVELOPER: 7B MEMPHIS, LLC.
ENGINEER: THE REAVES FIRM, INC.



SHEET 1 of 1

C3.0

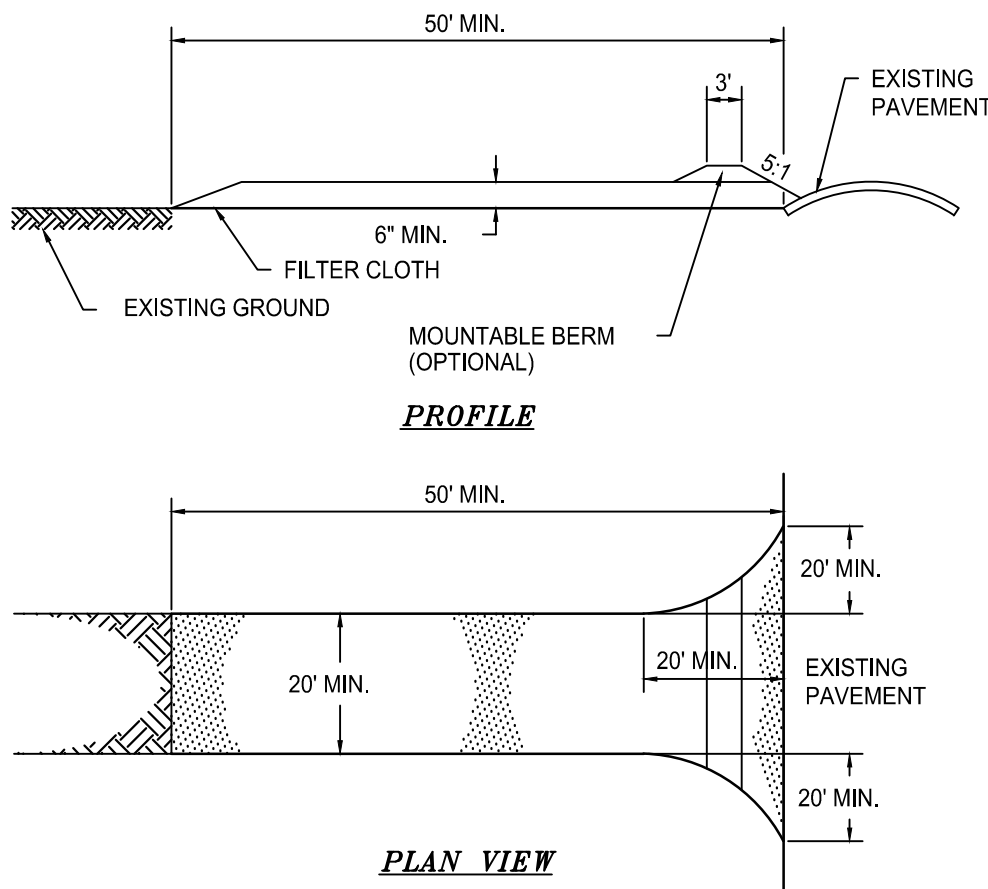
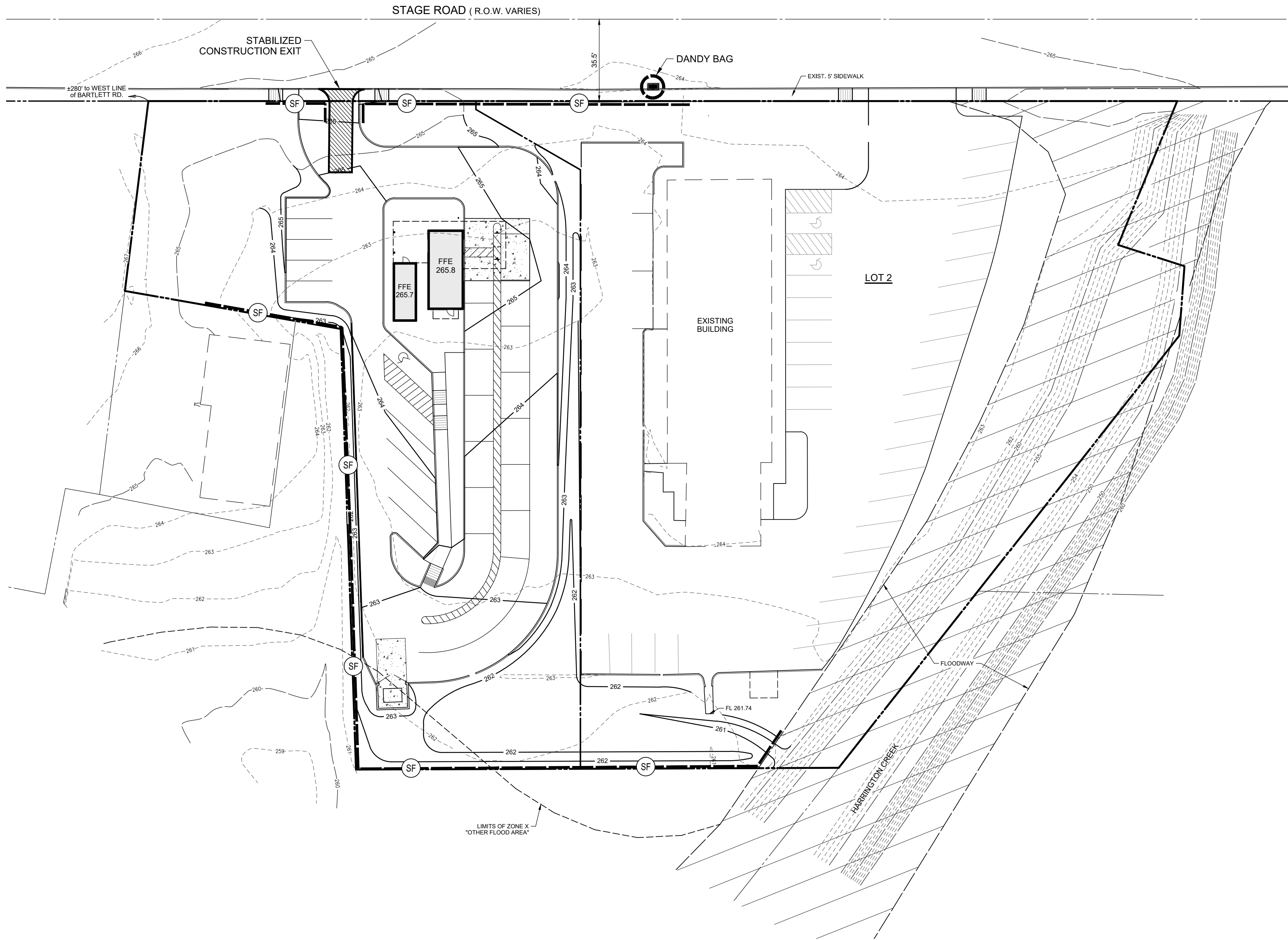
DIVISION OF ENGINEERING

UTILITY PLAN
LOCATION: 5905 STAGE ROAD

SURVEY CARLSON DATE 04/23 BOOK
DRAFTED EKM DATE 06/24 SCALE 1"= 20'
DESIGN BY TRF DATE 06/24 CHECKED DATE

REVIEWED
CITY ENGINEER DATE

bay 24506-Z:\02024\03037 Draw - 5905 Stage Rd. Bartlett TN02 Site Plan & Civil Construction\C4.1 Erosion Control Plan.dwg, Jun 03, 2024 - 3:09pm

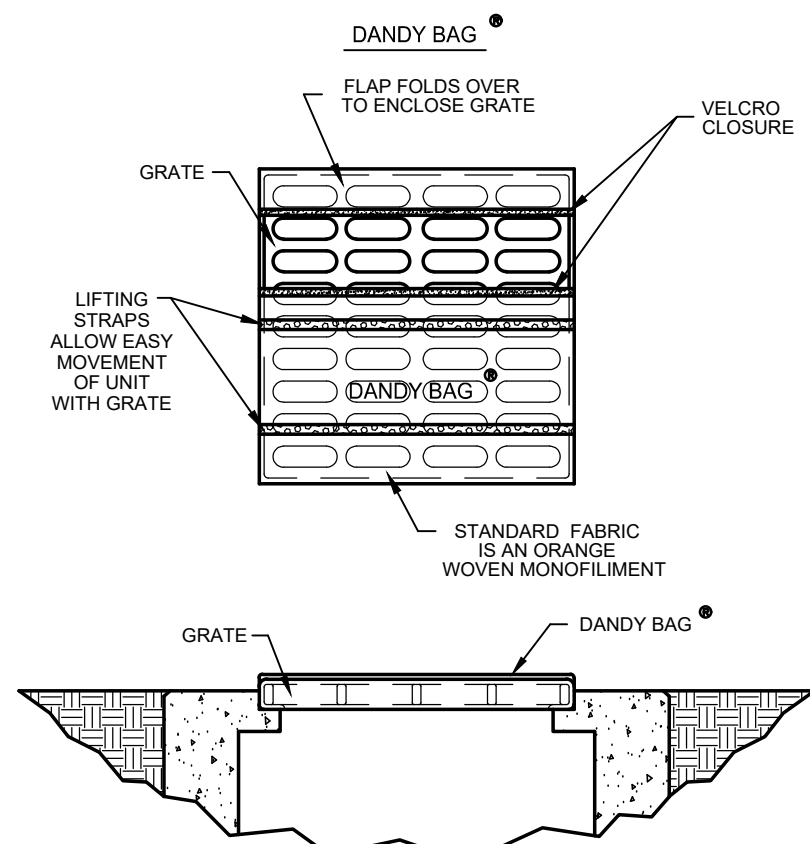


STABILIZED CONSTRUCTION EXIT (SCE)
(NTS)

CONSTRUCTION SPECIFICATIONS

1. STONE SIZE - USE 2" STONE OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT, MUST CONFORM TO ASTM #1 STONE.
2. LENGTH - AS REQUIRED BUT NOT LESS THAN 50 FEET (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY).
3. THICKNESS - NOT LESS THAN SIX (6) INCHES.
4. WIDTH - TWENTY (20) FOOT BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS.
5. FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE. FILTER WILL NOT BE REQUIRED ON A SINGLE FAMILY RESIDENCE LOT.
6. SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
7. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
8. WASHING - WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-OF-WAY. WHEN WASHING IS REQUIRED IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
9. INSPECTIONS ARE REQUIRED AT LEAST TWICE A WEEK AND AT LEAST 72 HOURS APART.

NOTE:
THE LOCATION OF THE STABILIZED CONSTRUCTION
EXIT (SCE) IS PLACED AT A SUGGESTED LOCATION.
RELOCATION OF THE SCE IS PERMISSIBLE UPON
APPROVAL BY THE ENGINEER OF RECORD.

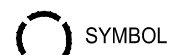


Installation and Maintenance Guidelines

Installation: The empty Dandy Bag should be placed over the grate as the grate stands on end. If using optional oil absorbents, place absorbent pillow in pouch, on the bottom (below-grade side) of the unit. Attach absorbent pillow to tether loop. Tuck the enclosure flap inside to completely enclose the grate. Holding the lifting devices (do not rely on lifting devices to support the entire weight of the grate), place the grate into its frame.

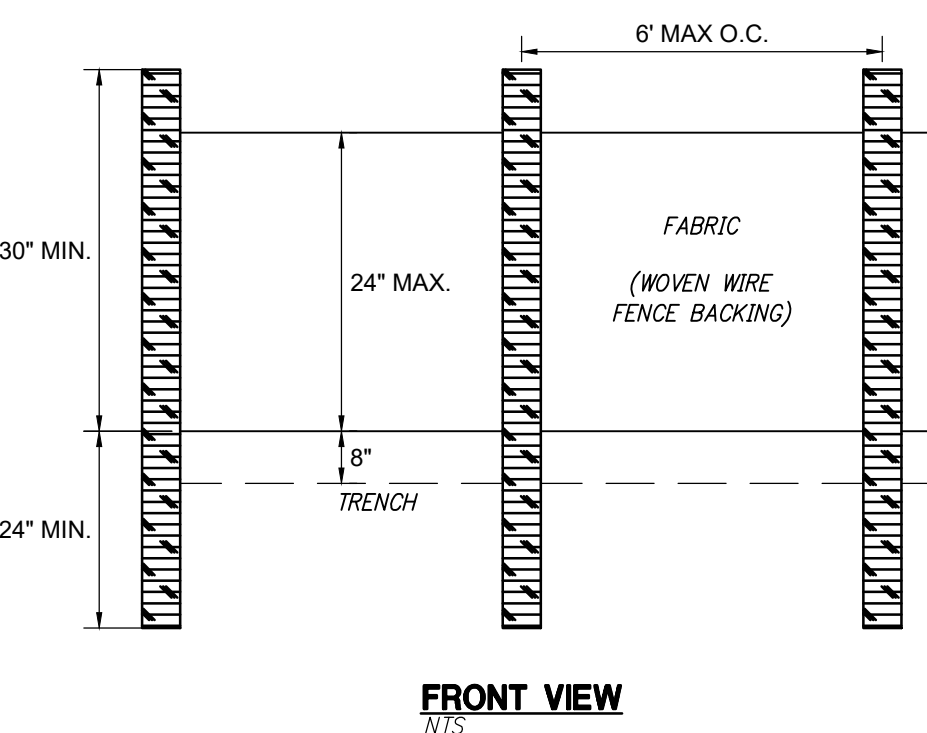
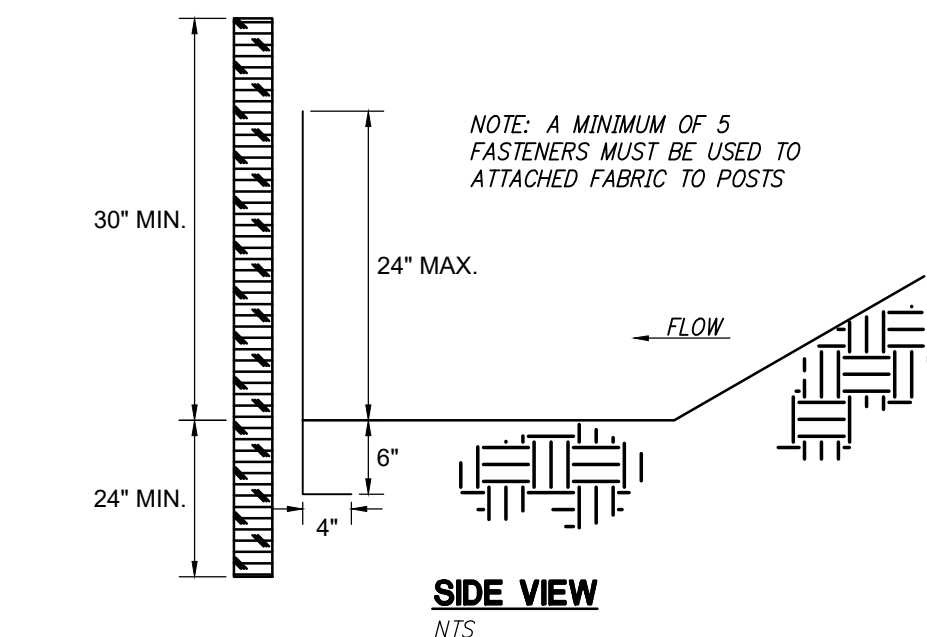
Maintenance: Remove all accumulated sediment and debris from surface and vicinity of unit after each storm event. Remove sediment that has accumulated within the containment area of the Dandy Bag as needed. If using optional oil absorbents, remove and replace absorbent pillow when near saturation.

DANDY BAG
USE IN PAVED AREAS



EROSION CONTROL NOTES:

- (a) Clearing and grubbing must be held to the minimum necessary for grading and equipment operation.
- (b) Construction must be sequenced to minimize the exposure time of cleared surface area.
- (c) Construction must be staged or phased for large projects. Areas of one phase must be stabilized before another phase can be initiated. Stabilization shall be accomplished by temporarily or permanently protecting the disturbed soil surface from rainfall impacts and runoff.
- (d) Erosion and sediment control measures must be in place and functional before earth moving operations begin, and must be constructed and maintained throughout the construction period. Temporary measures may be removed at the beginning of the work day, but must be replaced at the end of the work day.
- (e) All control measures shall be checked, and repaired as necessary, weekly in dry periods and within 24 hours after any rainfall of 0.5 inches within a 24 hour period. During prolonged rainfall, daily checking and repairing is necessary. The permittee shall maintain records of checks and repairs.
- (f) A specific individual shall be designated to be responsible for erosion and sediment controls on each project site.
- (g) Pre-construction vegetative ground cover shall not be destroyed, removed or disturbed more than 14 calendar days prior to grading or earth moving.
- (h) To the extent feasible, appropriate cover shall be applied within seven days on areas that will remain unfinished for more than 14 calendar days.
- (i) Permanent soil stabilization with perennial vegetation shall be applied as soon as practicable after final grading.
- (j) Erosion and sediment control measures shall be designed according to the size and slope of disturbed or drainage areas, to detain runoff and trap sediment.
- (k) Discharges from sediment basins and traps must be through a pipe or lined channel so that the discharge does not cause erosion.
- (l) Muddy water to be pumped from excavation and work areas must be held in settling basins or treated by filtration through an approved dewatering bag set-up prior to its discharge off-site, into storm drains or surface waters. Silt fence is NOT ADEQUATE as a filter. Water must be discharged through a pipe or lined channel so that the discharge does not cause erosion and sedimentation. The discharge must not cause an objectionable color contrast within the receiving stream.
- (m) There shall be no distinctly visible floating scum, oil or other matter contained in the storm water discharge.
- (n) Areas where construction has ceased, either temporarily or permanently, must be stabilized within 14 days.
- (o) The storm water discharge must result in no materials in concentrations sufficient to be hazardous or otherwise detrimental to humans, livestock, wildlife, plant life, or fish and aquatic life in the receiving stream.



TYPE 'C' SILTFENCE - TDEC

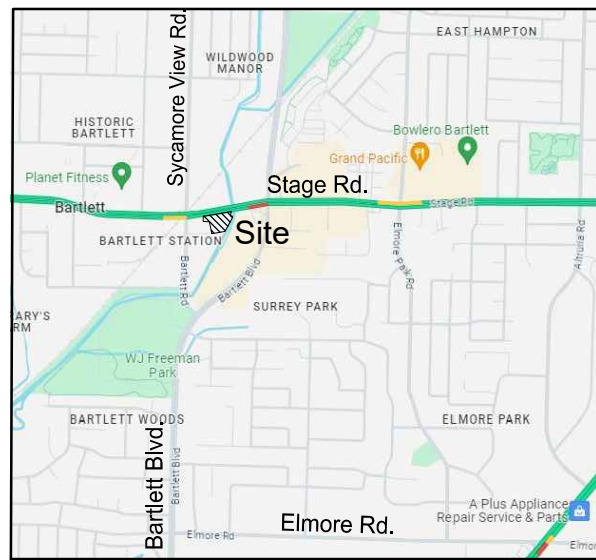
STANDARD SYMBOL — SF —

FABRIC SPECIFICATIONS

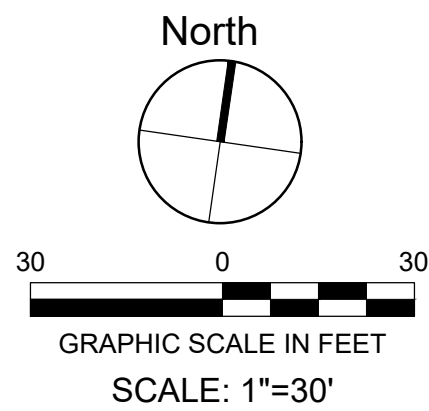
	TEST MATERIAL	WITH BACKING	WITHOUT BACKING
GEOTEXTILE FABRIC TYPE		WOVEN SLIT FILM	WOVEN MONOFILAMENT
APPARENT OPENING SIZE	ASTM D4751	#30 TO #70 STANDARD SIEVE	#70 TO #100 STANDARD SIEVE
WATER FLUX	ASTM D4491	≥4 GPM/FT ²	≥18 GMP/FT ²
TENSILE STRENGTH	ASTM D4632	≥120 LB. (WARP DIRECTION) 100 LB. (FILL DIRECTION)	≥310 LB. (WARP DIRECTION) 200 LB. (FILL DIRECTION)
UV STABILITY (AFTER 500 HRS)	ASTM D4355	≥70%	≥90%
ELONGATION	ASTM D4632	≤20% MAX.	---
BURST STRENGTH	ASTM D3786	≥250 PSI	≥400 PSI
PUNCTURE STRENGTH	ASTM D4833	≥60 LB.	≥105 LB.
TRAPEZOIDAL TEAR	ASTM D4533	≥50 LB. (WARP DIRECTION) 40 LB. (FILL DIRECTION)	≥100 LB. (WARP DIRECTION) 60 LB. (FILL DIRECTION)

POST SPECIFICATIONS

	MIN. LENGTH	TYPE	SIZE
TYPE A	4 Ft	SOFTWOOD OAK STEEL	3" DIA. OR 2x4 1.5" x 1.5" 1.3 LB/FT MIN
TYPE B	3 Ft	SOFTWOOD OAK STEEL	2" DIA. OR 2x2 1" x 1" 0.75 LB/FT MIN
TYPE C	4 Ft	STEEL	1.3 LB/FT MIN



VICINITY MAP
±1"=3000'



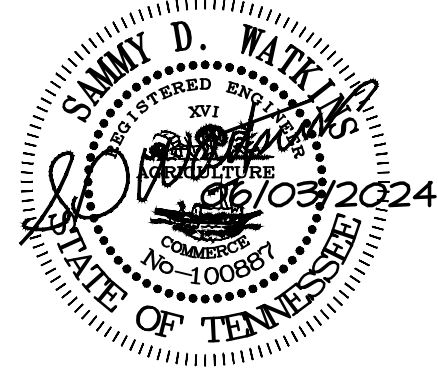
OWNER:
BAH and BAH LEGACY HOLDINGS, LLC

DEVELOPER:
TIM HEEREN
7B MEMPHIS, LLC
8100 E. 22nd ST. N. BLDG 300-100
WICHITA, KS 67226

BENCHMARK:
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ITEM No.	DESCRIPTION of CHANGE	APPROVAL DATE

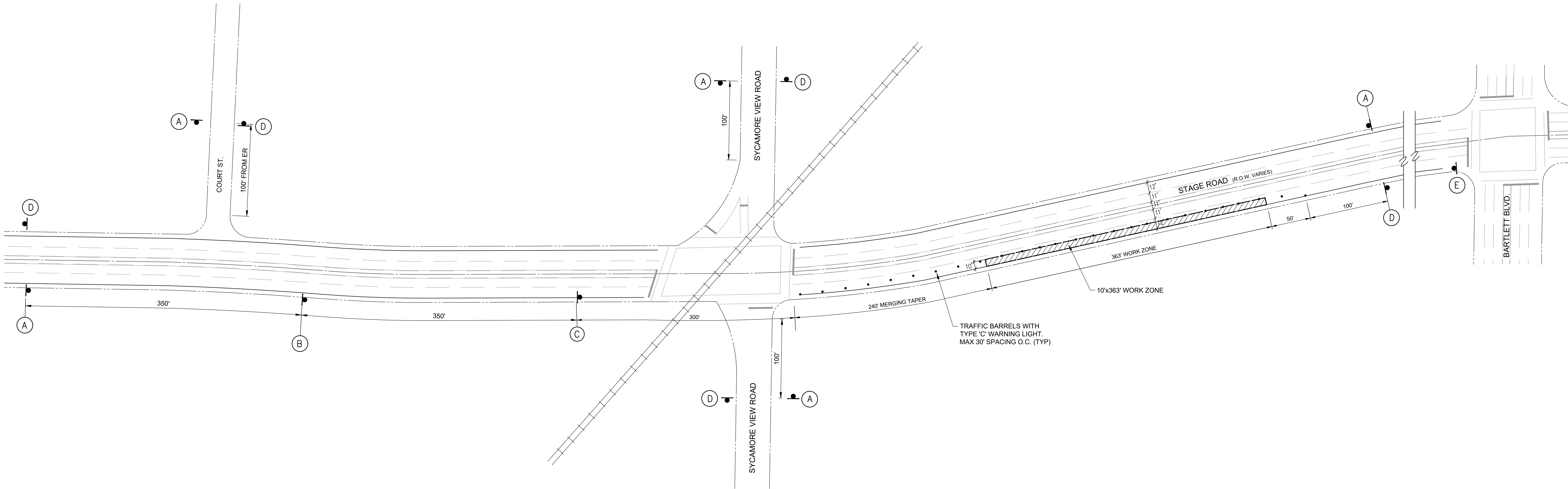


LOT 1
BAH LEGACY SQUARE SUBDIVISION
DEVELOPER: 7B MEMPHIS, LLC.
ENGINEER: THE REAVES FIRM, INC.

SURVEY: CARLSON DATE 04/23 BOOK
DRAFTED: EKM DATE 06/24 SCALE 1"= 20'
DESIGN BY: TRF DATE 06/24 CHECKED: DATE
REVIEWED:

CITY ENGINEER DATE

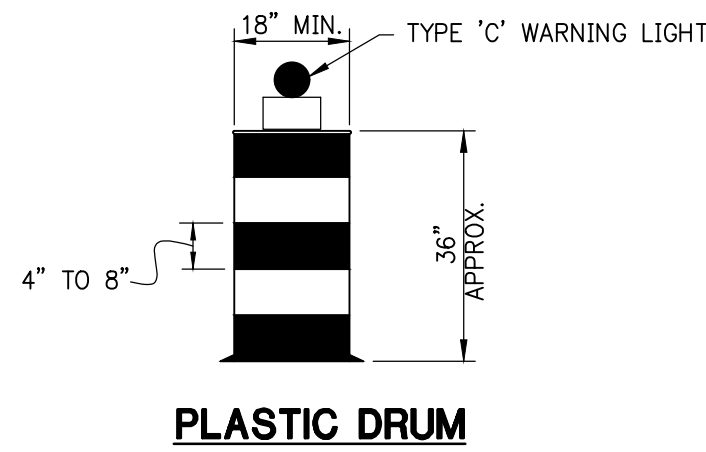
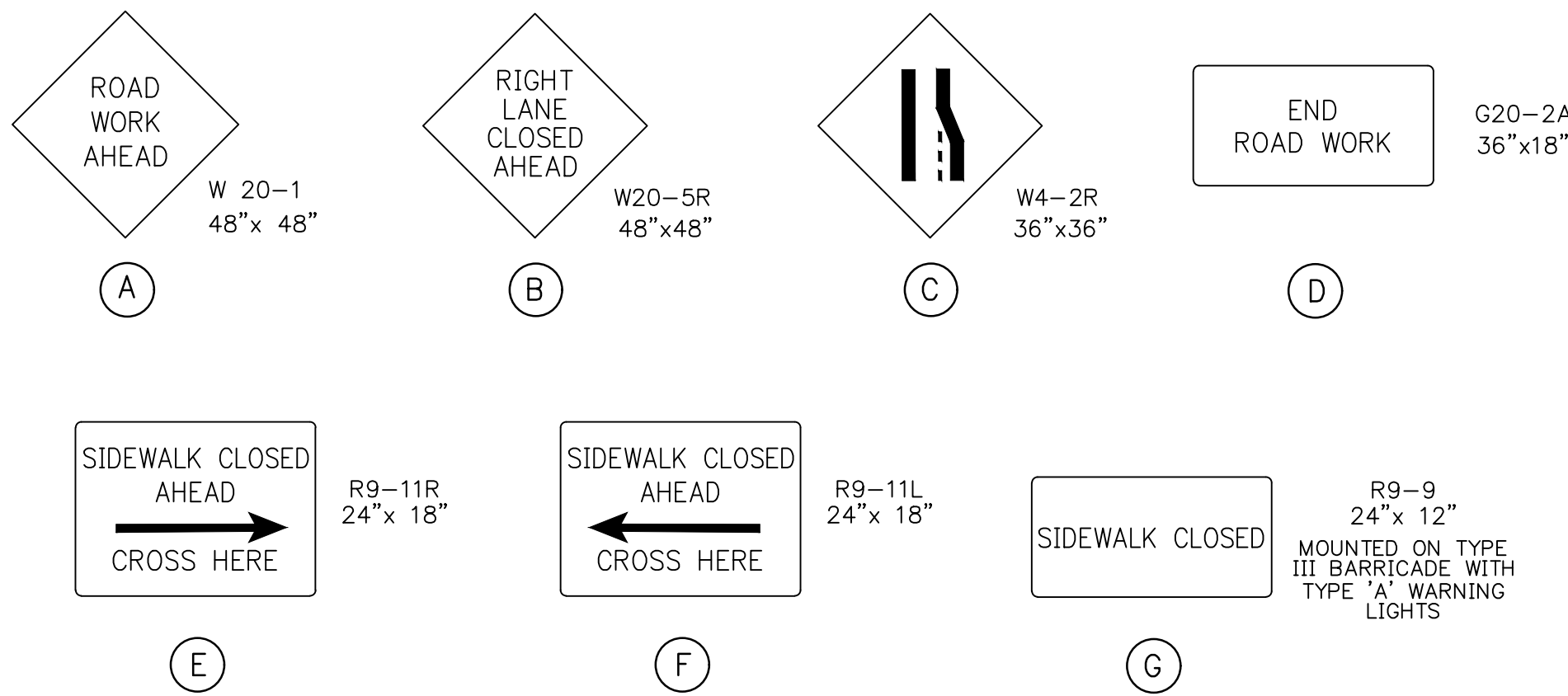
May 24/26 2:10/24/24-0036 7/24/24 - 5905 Stage Rd, Bartlett, TN/02 Site Plan & Civil Construction/05.0 TDP.dwg Jun 03, 2024 - 1:20pm



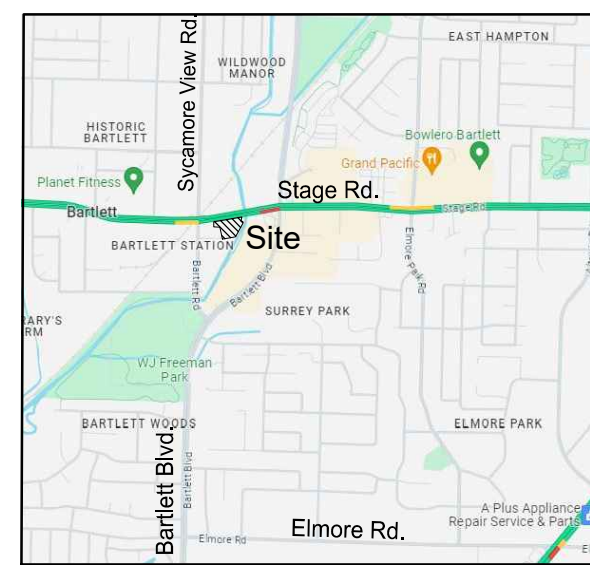
TRAFFIC CONTROL PLAN NOTES:

- SEE SECTION 6F 03, SIGN PLACEMENT, OF THE STATE OF TENNESSEE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) FOR INFORMATION ON PLACEMENT AND MOUNTING OF SIGNS.
- SIGNS SHOWN ON THIS PLAN ARE TO WARN TRAFFIC ABOUT THE CONSTRUCTION. OTHER TRAFFIC CONTROL DEVICES MAY BE REQUIRED DURING CONSTRUCTION.
- NOTHING IN THIS PLAN IS INTENDED TO SUPERSEDE OR RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY OF INSTALLING THE APPROPRIATE TRAFFIC CONTROL DEVICES IN ACCORDANCE WITH THE CURRENT STATE OF TENNESSEE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS."
- CONTRACTOR SHALL BE REQUIRED TO NOTIFY THE CITY OF BARTLETT A MINIMUM OF 24 HOURS PRIOR TO COMMENCING CONSTRUCTION OR IMPLEMENTING A TRAFFIC CONTROL PLAN. ALL TRAFFIC CONTROL DEVICES MUST BE IN PLACE BEFORE CONSTRUCTION ACTIVITY BEGINS.
- SIZES OF ALL SIGNS SHALL COMPLY WITH STATE OF TENNESSEE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- ALL TRAFFIC CONTROL DEVICES AND THEIR INSTALLATION SHALL MEET THE STANDARD PRESCRIBED IN THE STATE OF TENNESSEE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND SHALL COMPLY WITH THE STATE OF TENNESSEE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION SECTION 712 TEMPORARY TRAFFIC CONTROL.
- ACCESS TO ADJACENT PROPERTIES SHALL BE MAINTAINED AT ALL TIMES.
- SIDE STREET, DRIVEWAY ACCESS, AND SAFE PEDESTRIAN WAYS SHALL BE MAINTAINED AT ALL TIMES.
- THE CONTRACTOR SHALL NOT BE PERMITTED TO PARK ANY VEHICLES OR CONSTRUCTION EQUIPMENT DURING PERIODS OF INACTIVITY, WITHIN THE RIGHT -OF-WAY OR WITHIN THIRTY (30) FEET OF THE EDGE OF PAVEMENT WHICHEVER IS LESS, WHEN THE LANE IS OPEN TO TRAFFIC, UNLESS PROTECTED BY GUARDRAIL, BRIDGE RAIL, AND/OR BARRIERS INSTALLED FOR OTHER PURPOSES. PRIVATELY OWNED VEHICLES SHALL NOT BE ALLOWED TO BE PARKED WITHIN THE RIGHT-OF-WAY OR WITHIN THIRTY (30) FEET OF AN OPEN TRAFFIC LANE WHICHEVER IS LESS, AT ANY TIME UNLESS PROTECTED AS DESCRIBED ABOVE.
- CONTRACTOR SHALL USE PLASTIC DRUMS WITH TYPE "C" WARNING LIGHTS TO SEPARATE TRAFFIC FROM THE CONSTRUCTION AREA.
- CONTRACTOR SHALL COVER ALL EXISTING SIGNS THAT CONFLICT WITH THE TRAFFIC CONTROL PLAN SIGNS OR DEVICES DURING CONSTRUCTION AND THEY SHALL REMAIN COVERED DURING CONSTRUCTION AND UNTIL SUCH TIME THAT NO CONFLICT EXISTS.
- TWO-WAY TRAFFIC SHALL BE MAINTAINED ON STAGE ROAD AT ALL TIMES.
- THREE 11 FOOT LANE OF TRAFFIC SHALL REMAIN OPEN TO TRAFFIC AT ALL TIMES.
- ALL TEMPORARY OR PERMANENT TRAVELED SURFACE SHALL BE INSPECTED DAILY BY THE CONTRACTOR (INCLUDING WEEKENDS) AND NECESSARY PATCHING OR REFINISHING PERFORMED.
- WORK WITHIN THE ROADWAY SHALL BE CONDUCTED BETWEEN 9:00A.M. AND 4:00 P.M. AND THE ROADWAY SHALL BE COMPLETELY OPEN TO TRAFFIC AT ALL OTHER TIMES AND ALL INAPPROPRIATE SIGNS SHALL BE COVERED OR REMOVED.
- THE APPROPRIATE TRAFFIC CONTROL SHALL BE INSTALLED AT THE INCEPTION OF EACH STAGE OF CONSTRUCTION AND SHALL BE PROPERLY MAINTAINED AND/OR OPERATED DURING THE TIME SUCH SPECIAL CONDITIONS EXIST. THEY SHALL REMAIN IN PLACE ONLY AS LONG AS THEY ARE NEEDED AND SHALL BE IMMEDIATELY REMOVED THEREAFTER.
- IF CONSTRUCTION ACTIVITIES REQUIRE OVER-NIGHT CLOSURE OF ANY PORTION OF THE ROADWAY, A REVISED TRAFFIC CONTROL PLAN SHALL BE SUBMITTED TO AND APPROVED BY THE CITY ENGINEER'S OFFICE.
- EXISTING STRIPING THAT CONFLICTS WITH THE TEMPORARY TRAFFIC CONTROL DEVICES SHALL BE COVERED OR REMOVED DURING CONSTRUCTION. WHEN CONSTRUCTION IS COMPLETE THE EXISTING STRIPING SHALL BE RETURNED TO ITS ORIGINAL STATE.
- ALL TRAFFIC CONTROL SIGNS SHALL MEET THE MINIMUM RETROREFLECTIVITY LEVELS SPECIFIED IN THE CURRENT EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- THE DEVELOPER SHALL PROVIDE A TRAFFIC CONTROL PLAN TO THE CITY ENGINEER THAT SHOWS THE PHASING FOR EACH STREET FRONTAGE DURING DEMOLITION AND CONSTRUCTION OF CURB GUTTER AND SIDEWALK. UPON COMPLETION OF SIDEWALK AND CURB AND GUTTER IMPROVEMENTS, A MINIMUM 5 FOOT WIDE PEDESTRIAN PATHWAY SHALL BE PROVIDED THROUGHOUT THE REMAINDER OF THE PROJECT.
- ANY CLOSURE OF THE RIGHT OF WAY SHALL BE TIME LIMITED TO THE ACTIVE DEMOLITION OR CONSTRUCTION. CONTINUOUS UNWARRANTED CLOSURE OF THE RIGHT OF WAY SHALL NOT BE ALLOWED FOR THE DURATION OF THE PROJECT. THE DEVELOPER SHALL PROVIDE ON THE TRAFFIC CONTROL PLAN, THE TIME NEEDED PER PHASE TO COMPLETE THAT PORTION OF THE WORK. TIME LIMITS WILL BEGIN ON THE DAY OF CLOSURE AND WILL BE MONITORED BY THE ENGINEERING CONSTRUCTION INSPECTORS ON THE JOB.
- THE CONTRACTOR SHALL NOTIFY MEMPHIS AREA TRANSIT AUTHORITY (MATA) AT 722-7100 A MINIMUM OF 48 HOURS PRIOR TO IMPLEMENTING A TRAFFIC CONTROL PLAN.

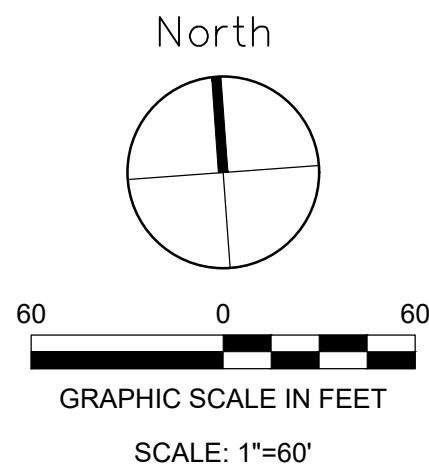
SIGN LEGEND



PLASTIC DRUM

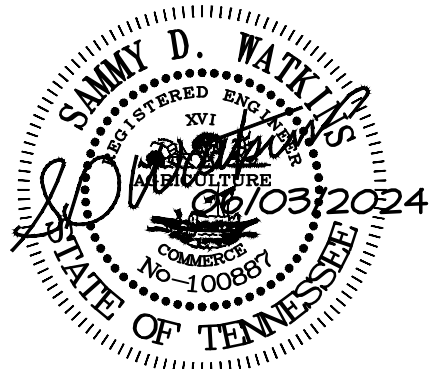


VICINITY MAP
±1"=3000'



Design Speed Limit: 40 MPH

REVISIONS		
ITEM No.	DESCRIPTION of CHANGE	APPROVAL DATE
LOT 1 BAH LEGACY SQUARE SUBDIVISION DEVELOPER: 7B MEMPHIS, LLC. ENGINEER: THE REAVES FIRM, INC.		



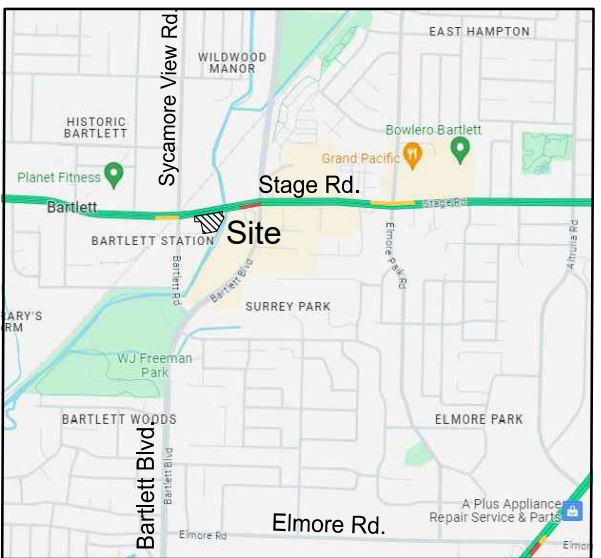
SHEET 1 OF 1
DIVISION OF ENGINEERING

C-5.0

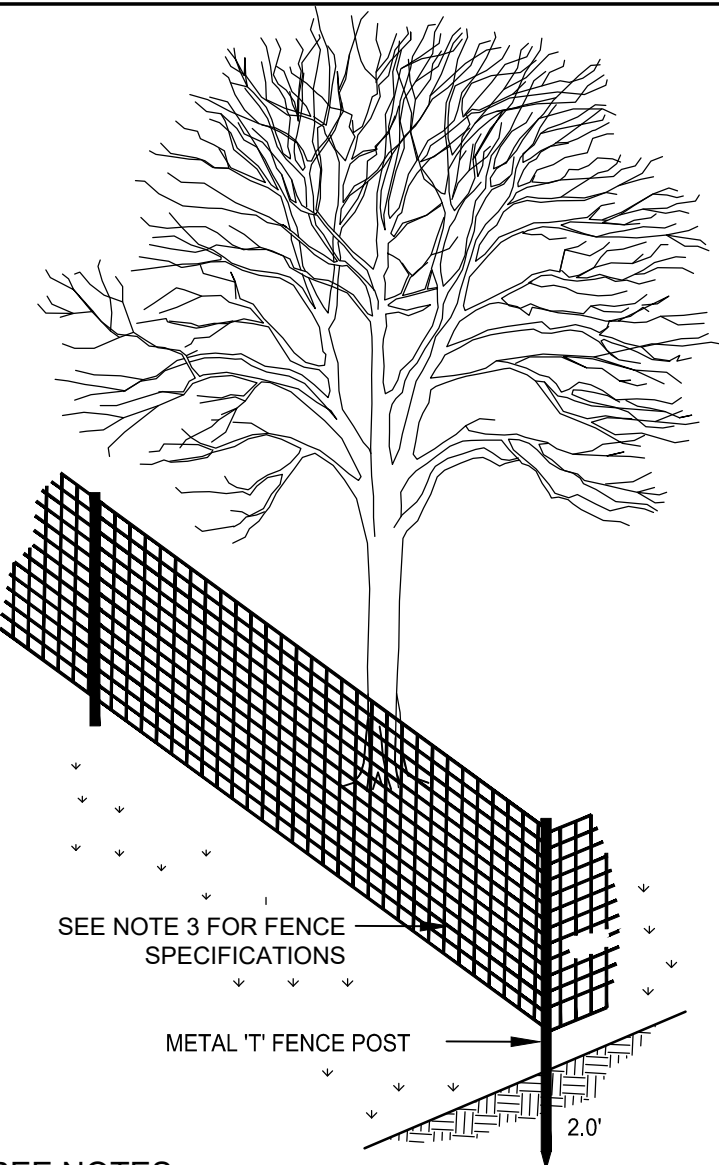
TRAFFIC CONTROL PLAN
LOCATION: 5905 STAGE ROAD

SURVEY	CARLSON	DATE	04/23	BOOK	
DRAFTED	EKM	DATE	06/24	SCALE	1"= 60'
DESIGN BY	TRF	DATE	06/24	CHECKED	
REVIEWED					
CITY ENGINEER					DATE

CITY OF BARTLETT
B0156 00218
4.62 AC.
ZONING: CG-MS



VICINITY MAP
±1"=3000'



TREE NOTES

- TREES THAT ARE INDICATED TO REMAIN MUST BE PROTECTED WITH CONSTRUCTION FENCE TO THE TREES' DRIP LINE. ALL FENCING MUST BE IN PLACE PRIOR TO ANY CLEARING OR CONSTRUCTION.
- VERIFY ALL TREE LOCATIONS ALONG PROPERTY LINE.
- PROVIDE BRIGHT ORANGE MISF-1776 WOVEN FABRIC FENCE WITH 14GA WIRE MESH BACKING FOR TREE PROTECTION, 4' MIN. HGT. PLACE AND STAKE IN ACCORDANCE WITH MANUFACTURES SPECIFICATIONS.

1 Tree Protection Fencing Detail

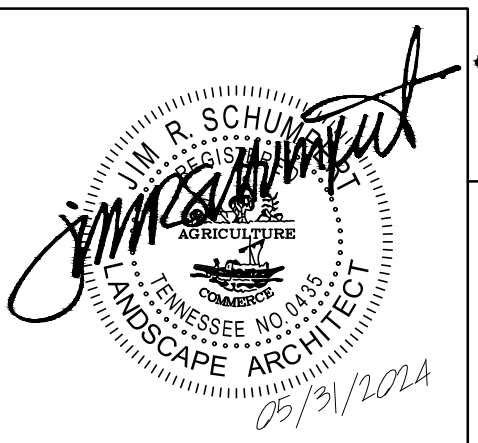
NTS

Existing Tree List

No.	Common Name	Caliper	Cond.	Save / Rmv.	TVF	DUs
1	CRAPEMYRTLE (OFFSITE)	—	GOOD	SAVE	—	—
2	CRAPEMYRTLE (LARGE)	4"	GOOD	SAVE	0.5	2.0
3	CRAPEMYRTLE (LARGE)	4"	GOOD	REMOVE	—	—
4	CHERRY	12"	FAIR	REMOVE	—	—
5	CRAPEMYRTLE	1"	GOOD	REMOVE	—	—
6	CHERRY	12"	FAIR	SAVE	0.5	6.0
7	CRAPEMYRTLE (OFFSITE)	—	GOOD	SAVE	—	—
8	FASTIGIATE SWTGUM.	4"	GOOD	SAVE	0.5	2.0
9	CHERRY	2"	GOOD	SAVE	0.5	1.0
10	—	—	—	—	—	—
11	CHERRY	2"	GOOD	SAVE	0.5	1.0
12	FASTIGIATE SWTGUM.	4"	GOOD	SAVE	0.5	2.0
13	—	—	—	—	—	—
14	SWEETBAY	1"	GOOD	REMOVE	—	—
15	—	—	—	—	—	—
16	MAPLE	3"	GOOD	REMOVE	—	—
17	MAPLE	3"	GOOD	REMOVE	—	—
18	MAPLE	3"	GOOD	REMOVE	—	—
19	TRIPLE-TR. TREE	15"	BAD-FAIR	REMOVE	—	—

TOTAL EXISTING TREE DENSITY UNITS: 14

ITEM No.	DESCRIPTION of CHANGE	APPROVAL DATE



LOT 1
BAH LEGACY SQUARE SUBDIVISION
DEVELOPER: 7B MEMPHIS, LLC.
ENGINEER: THE REAVES FIRM, INC.

SURVEY	CARLSON	DATE	04/23	BOOK	
DRAFTED	JRS	DATE	06/24	SCALE	1"= 20'
DESIGN BY	TRF	DATE	06/24	CHECKED	

CITY ENGINEER DATE

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LA1.0

SHEET 1 of 1

DIVISION OF ENGINEERING

TREE SURVEY and
PROTECTION PLAN
LOCATION: 5905 STAGE ROAD

SURVEY	CARLSON	DATE	04/23	BOOK	
DRAFTED	JRS	DATE	06/24	SCALE	1"= 20'
DESIGN BY	TRF	DATE	06/24	CHECKED	

CITY ENGINEER DATE

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McHANN & ANGLIN
PROPERTIES LLC
05015695
0.53 AC.
ZONING: CG-MS

DAMON-MARCUS COMPANY
09003561
0.096 AC.
ZONING: CG-MS

DAMON-MARCUS COMPANY
07067366
3.08 AC.
ZONING: CG-MS

OWNER:
BAH and BAH LEGACY HOLDINGS, LLC

DEVELOPER:
TIM HEEREN
7B MEMPHIS, LLC
8100 E. 22nd ST. N. BLDG 300-100
WICHITA, KS 67226



4800 Poplar Avenue, Suite 100 | Memphis, TN 38139
901.751.3714 | Fax 901.752.2844
www.TheReavesFirm.com

1. MULK ALL BEDS AND TREES WITH A MINIMUM DEPTH OF 3" HARDWOOD MULCH STAKE ALONG B & B TREES PER DETAIL.
2. TILL TOP 6" OF SOIL IN ALL BED AREAS AND AMEND WITH SAND AND PEAT TO ASSURE PROPER DRAINAGE AND PERCOLATION
3. TEST pH OF SOIL AND AMEND ALL BED AREAS WITH CHEMICALS AND FERTILIZER TO ASSURE THE BEST POSSIBLE GROWTH ENVIRONMENT FOR THE SPECIFIED PLANT MATERIAL
4. APPLY PREEMERGENTS IN ALL BED AREAS PRIOR TO PLANTING TO PREVENT WEED GROWTH
5. SOIL PREPARE AND FERTILIZE ALL SOO AREAS TO PROVIDE A SMOOTH MOWING SURFACE FREE OF GAPS AND IRREGULAR JOINTS
6. CONTRACTOR RESPONSIBLE FOR A PERMANENT STAND OF TURFGRASS WHERE SEEDING IS SPECIFIED. SEED AS NECESSARY TO ESTABLISH TURF IN ALL AREAS DAMAGED BY CONSTRUCTION.
7. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL AT ANY TIME IF IT DOES NOT MEET THE SPECIFICATIONS ON THE PLANT MATERIALS LIST
8. PRUNE PLANTS AFTER PLANTING TO ASSURE CONSISTENCY IN GROWTH HABIT
9. CONTRACTOR TO GUARANTEE ALL PLANT MATERIAL INCLUDING SOO FOR A PERIOD OF ONE YEAR AFTER FINAL ACCEPTANCE. REPLACEMENTS WILL ALSO BE GUARANTEED FOR A PERIOD OF ONE YEAR AFTER INSTALLATION
10. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO UTILITIES DURING THE COURSE OF THE WORK. CONTRACTOR IS RESPONSIBLE FOR THE REPAIR OF ANY DAMAGE TO UTILITIES, SITE STRUCTURES, ETC. RESULTING FROM LANDSCAPE CONSTRUCTION.
11. ALL PLANTS MUST BE VIGOROUS, HEALTHY MATERIAL. FREE OF PESTS AND DISEASE. ALL PLANTS AND TREES MUST MEET ALL REQUIREMENTS SPECIFIED IN THE PLANT MATERIALS LIST, DETAIL AND SPECIFICATIONS.
12. ANY MATERIAL WHICH DIES, OR DEFOLIATES (PRIOR TO ACCEPTANCE OF THE WORK) WILL BE PROMPTLY REMOVED AND REPLACED.
13. STANDARDS SET FORTH IN "AMERICAN STANDARD FOR NURSERY STOCK" REPRESENT GENERAL GUIDELINE SPECIFICATIONS ONLY AND WILL CONSTITUTE MINIMUM QUALITY STANDARDS FOR THE PROJECT.
14. LANDSCAPE CONTRACTOR IS TO BE RESPONSIBLE FOR MAINTAINING ALL PLANT MATERIALS UNTIL SUBSTANTIAL COMPLETION OF THE INSTALLATION.

Botanical Name	Common Name	Quantity	Height	Caliper	Spread	Notes	TVF	DUs
HEMEROCALLIS VAR.	DAYLILY – TALL ORANGE VARIETY	34	–	–	–	#1 CONTAINER	–	–
ILEX CORNUTA 'BURFORDII NANA'	DWARF BURFORD HOLLY	31	–	–	–	#3 CONTAINER	–	–
JUNIPERUS CHINENSIS 'NICKS COMPACT'	'NICKS COMPACT' JUNIPER	8	–	–	–	#3 CONTAINER	–	–
LIRIOPE MUSCARI 'BIG BLUE'	'BIG BLUE' LIRIOPE	60	–	–	–	4" POTS	–	–
LIRIOPE MUSCARI VARIEGATA	VARIEGATED LIRIOPE	125	–	–	–	4" POTS	–	–
MAGNOLIA VIRGINIANA	SWEETBAY	1	8–10'	2"	4–5'	FULL, WELL-BRANCHED	0.75	1.5
MISCANTHUS SINENSIS GRACILLIMUS	MAIDEN GRASS	5	–	–	–	#3 CONTAINER	–	–
ULMUS PARVIFOLIA 'BOSQUE'	'BOSQUE' ELM	3	12–14'	2½"	–	FULL, WELL-BRANCHED	1.0	7.5
VIBURNUM DENTATUM 'CHRISTOM'	'BLUE MUFFIN' VIBURNUM	3	–	–	–	#3 CONTAINER	–	–
CYNODON DACTYLON	BERMUDA SEED							
CYNODON DACTYLON 'TIFWAY'	'TIFWAY' BERMUDA SOD							

TOTAL PROPOSED TREE DENSITY UNITS:	9.0
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No.	Common Name	Caliper	Cond.	Save / Rmv.	TVF	DUS
1	CRAPEMYRTLE (OFFSITE)	–	GOOD	SAVE	–	–
2	CRAPEMYRTLE (LARGE)	4"	GOOD	SAVE	0.5	2.0
3	CRAPEMYRTLE (LARGE)	4"	GOOD	REMOVE	–	–
4	CHERRY	12"	FAIR	REMOVE	–	–
5	CRAPEMYRTLE	1"	GOOD	REMOVE	–	–
6	CHERRY	12"	FAIR	SAVE	0.5	6.0
7	CRAPEMYRTLE (OFFSITE)	–	GOOD	SAVE	–	–
8	FASTIGIATE SWTGM.	4"	GOOD	SAVE	0.5	2.0
9	CHERRY	2"	GOOD	SAVE	0.5	1.0
10	CHERRY	2"	GOOD	REMOVE	–	–
11	CHERRY	2"	GOOD	SAVE	0.5	1.0
12	FASTIGIATE SWTGM.	4"	GOOD	SAVE	0.5	2.0
13	SWEETBAY	1"	GOOD	REMOVE	–	–
14	SWEETBAY	1"	GOOD	REMOVE	–	–
15	SWEETBAY	1"	GOOD	REMOVE	–	–
16	MAPLE	3"	GOOD	REMOVE	–	–
17	MAPLE	3"	GOOD	REMOVE	–	–
18	MAPLE	3"	GOOD	REMOVE	–	–
19	TRIPLE – TR. TREE	15"	BAD – FAIR	REMOVE	–	–

TOTAL EXISTING TREE DENSITY UNITS: 14

SITE AREA: 0.85 Acres

TOTAL TREE DENSITY UNITS REQUIRED:	17.0
TOTAL TREE DENSITY UNITS PROVIDED:	23.0

No Scale

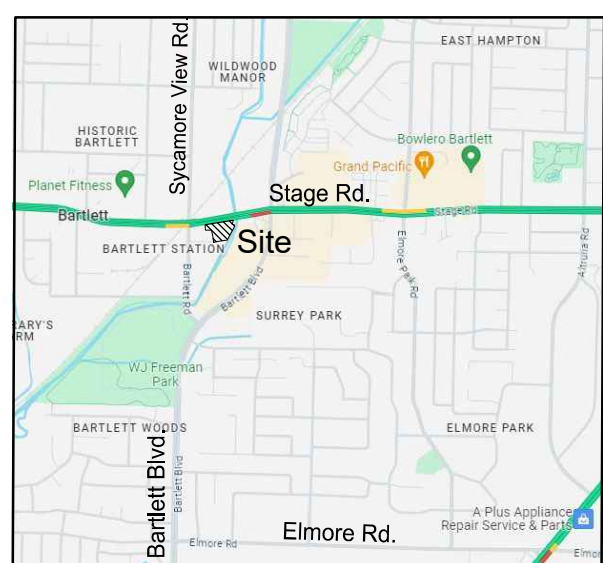
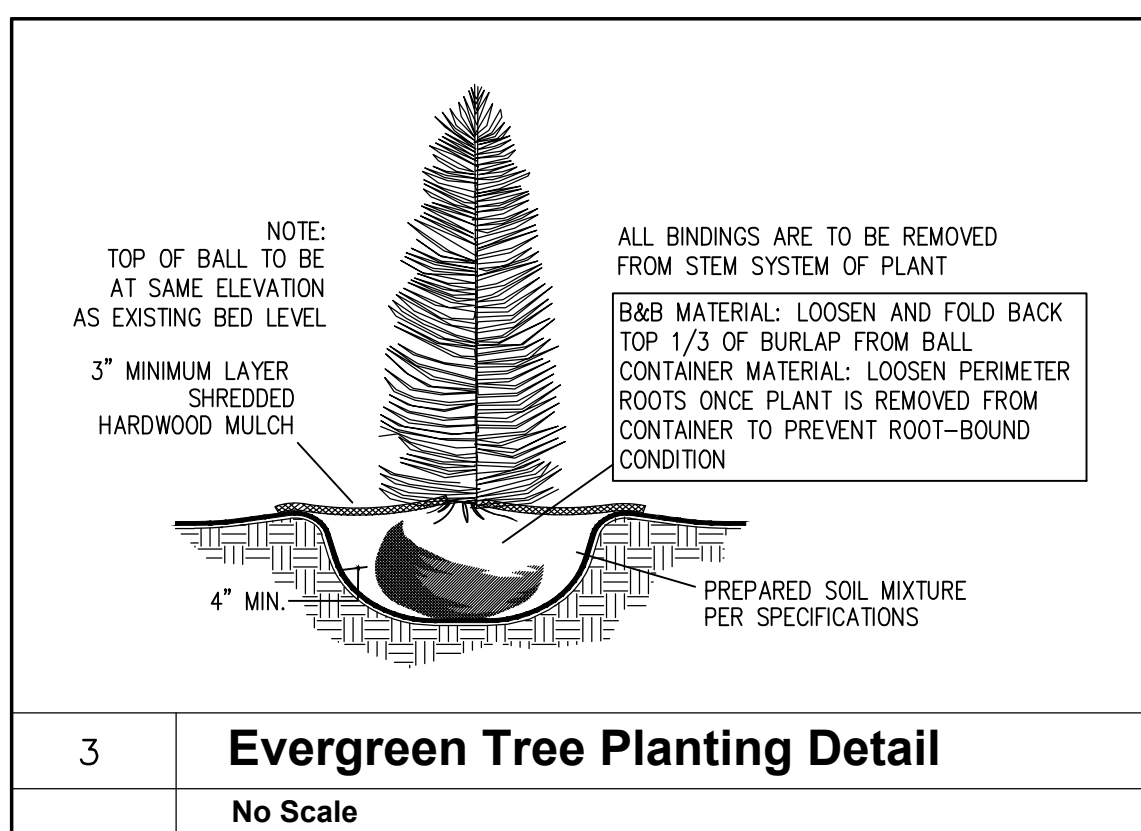
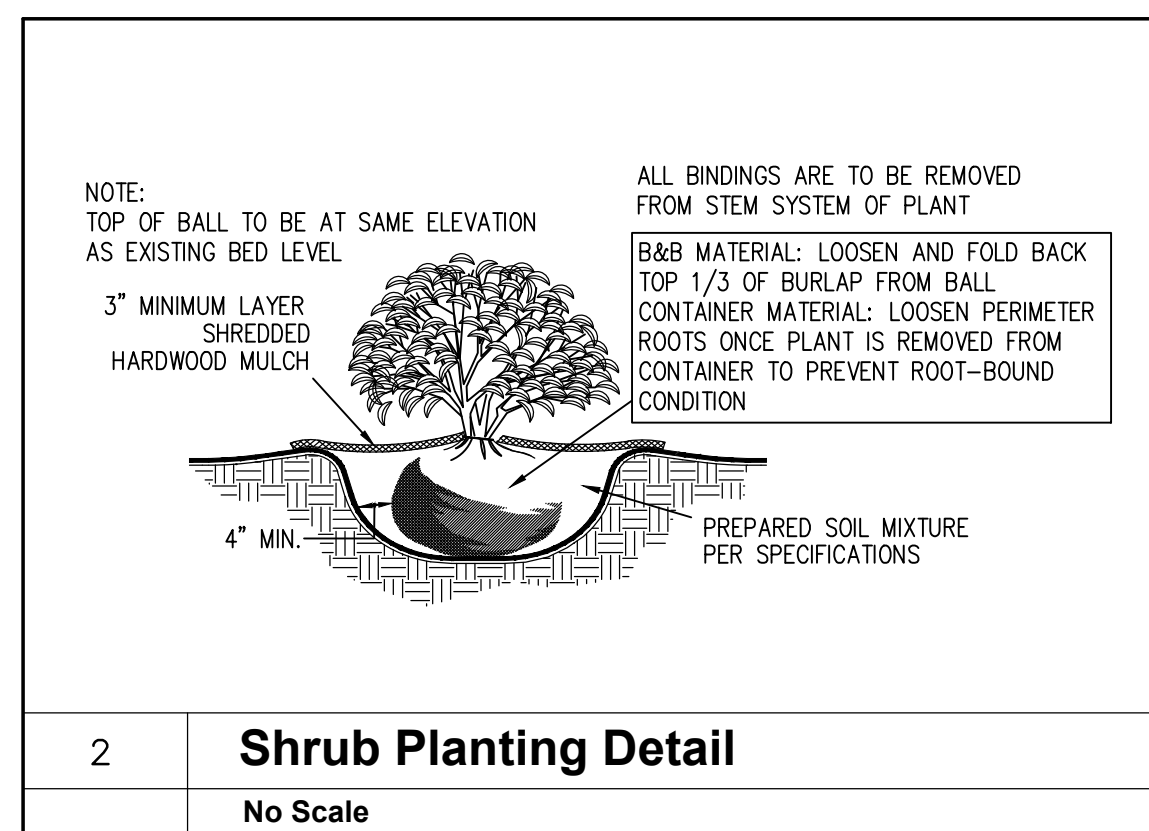
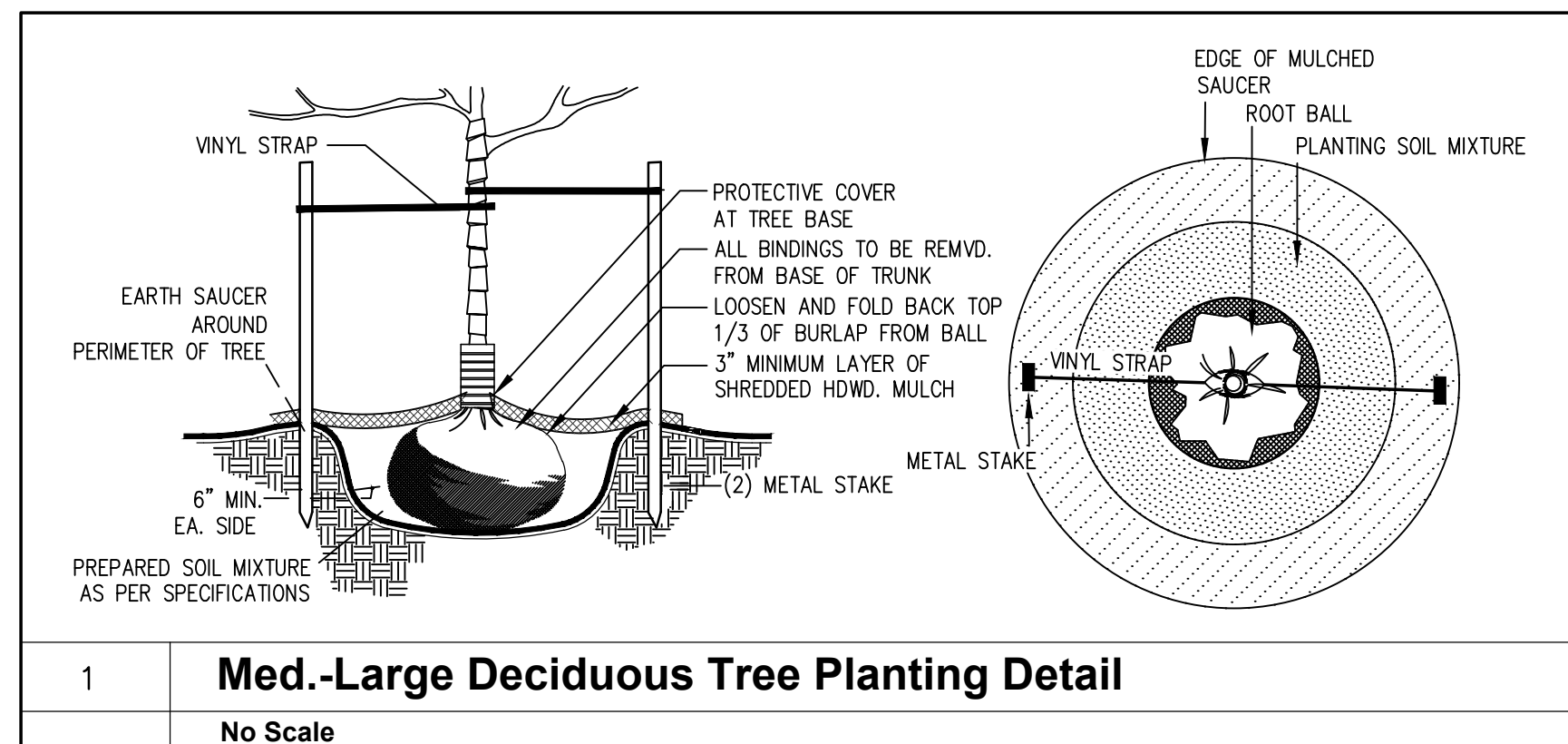
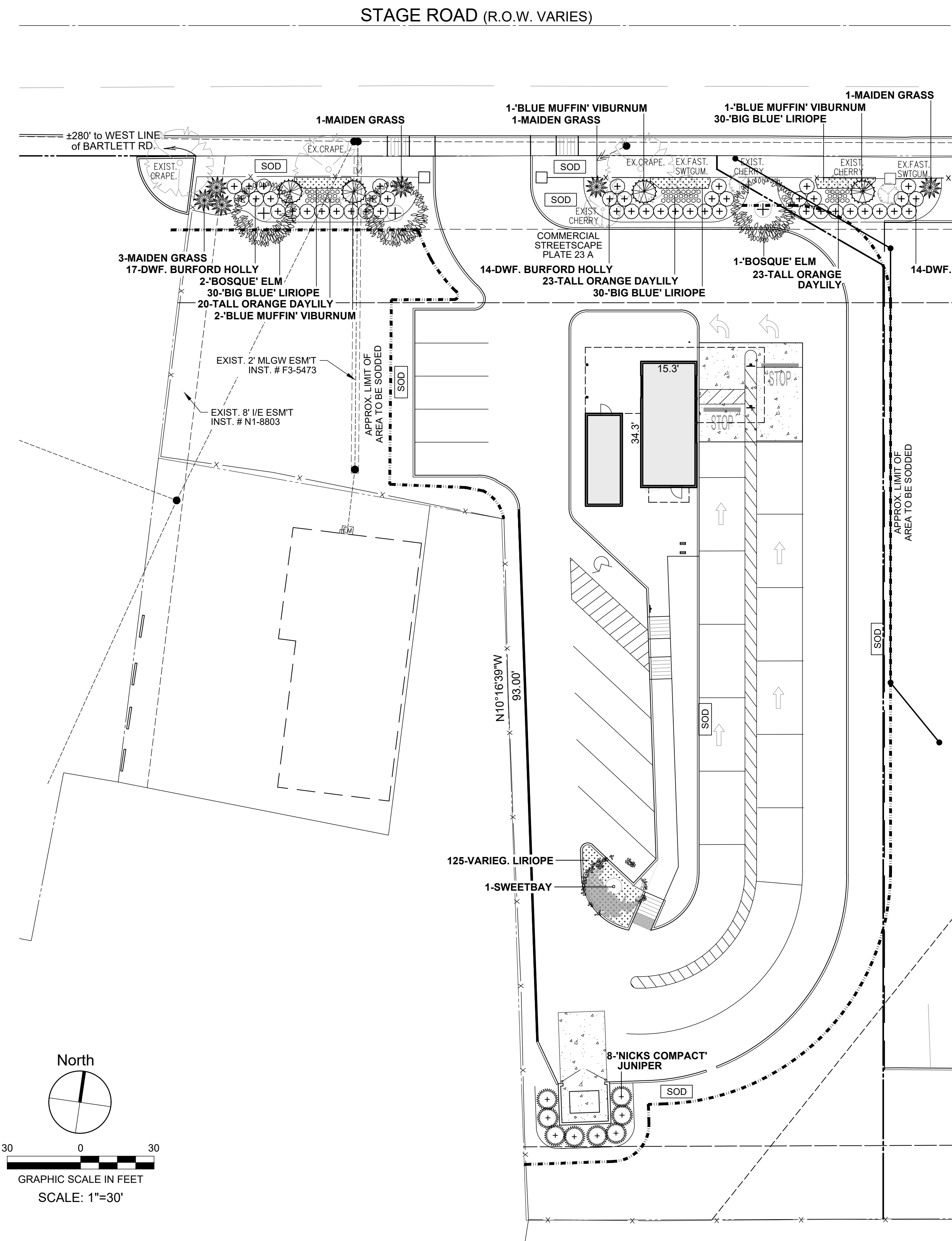
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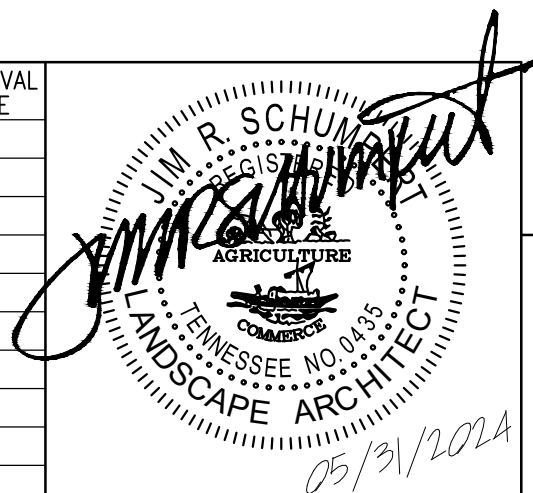
LANDSCAPE PLAN
LOCATION: 5905 STAGE ROAD

SURVEY CARLSON DATE 04/23 BOOK _____
 DRAFTED EKM DATE 03/24 SCALE 1"= 20'
 DESIGN BY TRF DATE 03/24 CHECKED _____ DATE _____

CITY ENGINEER _____ DATE _____



VICINITY MAP
±1"=3000'

[illegible]

BAH LEGACY SQUARE SUBDIVISION
DEVELOPER: 7B MEMPHIS, LLC.
ENGINEER: THE REAVES FIRM, INC.