



City of Bartlett

David Parsons, Mayor

Municipal Planning Commission

AGENDA

Monday, August 5, 2024 — 6:30 p.m.

Bartlett City Hall Assembly Chamber

Opening Prayer

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

Minutes of the Monday, July 1, 2024 Meeting

NEW BUSINESS

Public Hearing

Special Use Permit

1. Residential Mixed Use Development, 7157 Summer Avenue (Mason Jambon, Southern Ave Land Management LLC)

Construction Plan

2. Austin Planned Development Subdivision, Southern Terminus of Christian Lane (David Bray, The Bray Firm)

Final Plan

3. Austin Planned Development Subdivision, Southern Terminus of Christian Lane (David Bray, The Bray Firm)

Ordinance Amendment

4. Ordinance 24-09, An Ordinance to Amend the Subdivision Regulations

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, August 5, 2024 - 6:30 P.M.
Bartlett City Hall Assembly Chamber
Staff Comments

NEW BUSINESS

Public Hearing

Special Use Permit

1. Residential Mixed Use Development, 7157 Summer Avenue (Mason Jambon, Southern Ave Land Management LLC)

INTRODUCTION: Mr. Mason Jambon, Southern Ave Land Management LLC, is requesting Planning Commission approval of a favorable recommendation for a Special Use Permit to allow a Residential Mixed Use Development. The subject property is located at 7157 Highway 70. The subject property has split zoning with the western 200 feet from the Highway 70 frontage within the "R-TH" Single Family Residential Zoning District and the eastern remainder within the "RS-10" Single Family Residential Zoning District.

BACKGROUND: The subject property is 10.16 acres, and it is the former site of the Bartlett Nursery. In 2019, the City of Bartlett added the Residential Mixed Use Overlay District to Article VI, Section 29 of the Bartlett Zoning Ordinance. The Residential Mixed Use is a site specific special use intended to allow residential uses with mixed uses including commercial and office developments in buildings of two or more stories. The Residential Mixed Use shall be applied for as a Special Use Permit that will be reviewed by the Planning Commission, requiring the final action of the Board of Mayor and Aldermen. The Special Use Permit for the Residential Mixed Use may be allowed in office zoning districts, commercial zoning districts, and residential zoning districts where existing commercial and office zoning directly abuts residential zoning or on lots with combination zoning that includes residential zoning along with commercial, and/or office zoning, and having major and/or minor road frontage.

DISCUSSION: The specific request by the applicant is for the Planning Commission approval of a favorable recommendation for a Special Use Permit to allow a Residential Mixed Use Development on the subject property located at 7157 Highway 70. According to Article VI, Section 29 of the Bartlett Zoning Ordinance, a Special Use Permit is required to move forward with submitting development plans for a Residential Mixed Use Development. The surrounding Zoning Districts are "RS-10" Single Family Residential to the north and east, "O-R-1" Neighborhood Office to the south, and "RS-18" Single Family Residential to the west. The surrounding uses include: residential, nursery, and offices.

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

Engineering Conditions:

General:

1. A Subdivision contract will be required and will be prepared by Engineering and submitted to the developer/engineer for review to cover the fees to be paid to the City of Bartlett.
2. Applicant/ Engineer shall provide a **digital set of drawing** files showing the sanitary sewer lines, drainage lines, lot lines and all improvements in AutoCAD format to dhubbard@cityofbartlett.org and ecampbell@cityofbartlett.org for use in the preparation of the Water Design Plan. This plan will be coordinated with the site design engineer to resolve any conflicts.
3. A SWPPP permit will be required and shall be submitted to TDEC and to the City of Bartlett Engineering office.
4. All new utilities shall be underground.
5. There is an existing 8" water line on the west side of Highway 70. A waterline extension must be bored under Hwy70 and may need to be brought through the development and reconnected through another parcel. A fire hydrant will be required within 400' of the proposed building for Phase 1. Commercial fireflows will be required for Phase 1. In addition, a future 12" waterline will need to be installed across the entire frontage on Hwy 70. Certified as-builts will be required on the public water.
6. Since this project is located in the Fletcher Creek Sewer Basin approval for additional connections is dependent on developer receiving written approval from the City of Memphis for new sewer connection.
7. Since this project is located in the Fletcher Creek Sewer Basin the sewer plan of the private underground sewer storage tank and pump station, will require final approval by City of Memphis.
8. A curb cut and access road shall be provided to service the sewer storage tank.
9. A COS will need to be set aside to accommodate the central mailbox location required in all new developments.
10. Detention will be required. Developer's engineer may complete a hydraulic study to determine if there is available capacity in the regional detention basin to the east of this site.
11. Finished floor elevations shall be set for properties near the detention basin.

Planning Comments:

1. The subject property is buffered from the adjacent Burloe and Shady Oaks Subdivisions by the vacant 10 acres north of the subject property and the vacant 9 acres south of the subject property.

2. The applicant intends to work with the adjacent property owner of the vacant 9 acres zoned for Neighborhood Office to obtain additional vehicle access from Yale Road.
3. The applicant does not intend to have access from the vacant residential property and Burloe Subdivision located north of the subject property.
4. The applicant could develop the subject property with a standard "R-TH" or "RS-10" subdivision identical to the neighboring Burloe and Shady Oaks Subdivisions with no public notice required through a standard subdivision process approved by the Planning Commission.
5. The applicant will have five years from the date of the approval of the Special Use Permit for the Residential Mixed Use Development to record the final plat for subdivision of the subject property, or to obtain site plan approval and a current building permit should no subdivision of land be necessary. Otherwise, the underlying zoning will apply to any future development of the property.

Planning Conditions:

1. The applicant shall show in the future development submittals that the proposed density will not exceed the available sewer and water capacity, and the proposed location and intensity of the land use should not cause traffic congestion or preclude the amenities of good housing.
2. The applicant shall show in the future plans, adequate guest parking for residential tenants and residents.
3. The applicant shall show in the future plans, the parking diagram for the townhome lots.
4. Should the Special Use Permit be approved by the Board of Mayor and Aldermen, the applicant shall submit a Master Plan with Outline Plan, Construction Plan, and Final Plan with Outline Plan to the Planning Commission, and Site Plan applications for approval by the Planning Commission and Design Review Commission.
5. The applicant should include a phasing plan for the development with the Master Plan submittal with the intent that Construction Plans, Final Plans, and Site Plans will follow in coordination with each phase.
6. The applicant shall be present at the corresponding Board of Mayor and Aldermen meetings to make decisions relative to any changes that maybe suggested by the Board of Mayor and Aldermen.
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.

Construction Plan

2. **Austin Planned Development Subdivision, Southern Terminus of Christian Lane (David Bray, The Bray Firm)**

INTRODUCTION: Mr. David Bray with The Bray Firm is requesting Planning Commission approval of a Construction Plan for the Austin Planned Development. The subject property is located at the southern terminus of Christian Lane from the Elpine Gray Planned Development, and it is within the "RS-15" Single Family Residential Zoning District.

BACKGROUND: On July 10, 2023, the Planning Commission approved a favorable recommendation to the Board of Mayor and Aldermen for the Austin Planning Development. On August 22, 2023, the Board of Mayor and Aldermen approved the Austin Planned Development.

DISCUSSION: The specific request by the applicant is for Planning Commission approval of a Construction Plan for the Austin Planned Development. The applicant is proposing the subdivision of 9.82 acres of land into an 18 lot residential planned development with a 1.16-acre common open space lot. The lot sizes will range from 15,030-square feet to 26,566-square feet. The proposed development will blend in with the adjacent residential neighbors by meeting and exceeding the underlying "RS-15" zoning restrictions for lot sizes. Stormwater detention will be handled by a detention basin on the Common Open Space Lot. The proposal provides a temporary turnaround for the future alignment of Shadow Brook Drive to connect to Shadowlawn Place Subdivision should the two large residential lots located between the two subdivisions opt to subdivide their property. Access to the subdivision will be provided by the extension of the Christian Lane street stub from the Elpine Gray Planned Development. The constructions plans for the subdivision include the following: tree protection plans, erosion control plans, grading and drainage plans, and sanitary sewer plans.

Recommendation: Approval with conditions.

Engineering Conditions:

General:

1. A full subdivision contract will be required.
2. All new utilities shall be underground.
3. Handicap ramps are required at street corners.
4. An existing survey/conditions page should be added.
5. This project will not be approved until the required easements from adjacent properties have been obtained and recorded.
6. Easements should be included on all sheets.
7. Plan and profile sheet for off street drainage will be required.
8. Sidewalks for common open space need to be installed before release to buildings.
9. Address all markups.

Plat:

10. A sidewalk chart needs to be added, showing sidewalk width, side and location.
11. Sewer easements needs to be added.
12. Drainage easements need to be added.
13. A temporary easement needs to be added for temporary turn around.
14. A temporary slope easement needs to be added for Lots 11 & 12 for future construction.
15. Show where the permanent SD survey monuments are to be installed.
16. Show COS to be owned and maintained by the HOA.

Planning Comments:

1. The recorded plat for Alpine Gray Planned Development identifies both Christian Lane and Romela Drive as street name options for the street stub to be extended into the proposed residential planned development. However, the street sign installed on site identifies as Christian Lane. Therefore, the plat will be re-recorded to remove any reference to Romela Drive.

Planning Conditions:

1. A Planned Development usually provides common amenities. Staff recommends adding a walking trail around the detention basin on the common open space lot.
2. The applicant shall identify the location for the Post Office required cluster box to the final plat.
3. The applicant shall revise the street names to Christian Lane and Shadow Brook Drive.
4. The applicant shall add a note on the plat that directs future action on removing the temporary turnaround should the adjacent large residential lots subdivide and extend Shadow Brook Drive to Shadowlawn Place Subdivision.
5. The applicant shall provide a tree protection data table that complies with the Tree and Landscape section of the Zoning Ordinance.
6. The resident of Lot 60 of Alpine Gray Planned Development (7603 Romero Drive) has identified the 15", 12", 10", and 8" DBH trees adjacent to the property line as hazardous trees, and the resident would like the developer to remove these hazardous trees.
7. A note shall be added to the plat stating that Austin Planned Development requires a homeowner's association to be formed to maintain all common amenities and features.
8. The applicant must attach the homeowner's association bylaws instrument number and the covenants and restrictions instrument number to the final plat.
9. The applicant shall make application for Final Plans prior to legally recording this subdivision.

10. 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.

Final Plan

3. Austin Planned Development Subdivision, Southern Terminus of Christian Lane (David Bray, The Bray Firm)

INTRODUCTION: Mr. David Bray with The Bray Firm is requesting Planning Final approval of a Final Plan for the Austin Planned Development. The subject property is located at the southern terminus of Christian Lane from the Elpine Gray Planned Development, and it is within the “RS-15” Single Family Residential Zoning District.

BACKGROUND: On July 10, 2023, the Planning Commission approved a favorable recommendation to the Board of Mayor and Aldermen for the Austin Planning Development. On August 22, 2023, the Board of Mayor and Aldermen approved the Austin Planned Development.

DISCUSSION: The specific request by the applicant is for Planning Commission approval of a Final Plan for the Austin Planned Development. The applicant is proposing the subdivision of 9.82 acres of land into an 18 lot residential planned development with a 1.16-acre common open space lot. The lot sizes will range from 15,030-square feet to 26,566-square feet. The proposed development will blend in with the adjacent residential neighbors by meeting and exceeding the underlying “RS-15” zoning restrictions for lot sizes. Stormwater detention will be handled by a detention basin on the Common Open Space Lot. Access will be provided by the extension of the Christian Lane street stub from the Elpine Gray Planned Development.

Recommendation: Approval with conditions.

Engineering Conditions:

General:

1. A full subdivision contract will be required.
2. All new utilities shall be underground.
3. Handicap ramps are required at street corners.
4. An existing survey/conditions page should be added.
5. This project will not be approved until the required easements from adjacent properties have been obtained and recorded.
6. Easements should be included on all sheets.
7. Plan and profile sheet for off street drainage will be required.
8. Sidewalks for common open space need to be installed before release to buildings.

9. Address all markups.

Plat:

10. A sidewalk chart needs to be added, showing sidewalk width, side and location.
11. Sewer easements needs to be added.
12. Drainage easements need to be added.
13. A temporary easement needs to be added for temporary turn around.
14. A temporary slope easement needs to be added for Lots 11 & 12 for future construction.
15. Show where the permanent SD survey monuments are to be installed.
16. Show COS to be owned and maintained by the HOA.

Planning Comments:

1. The recorded plat for Elpine Gray Planned Development identifies both Christian Lane and Romela Drive as street name options for the street stub to be extended into the proposed residential planned development. However, the street sign installed on site identifies as Christian Lane. Therefore, the plat will be re-recorded to remove any reference to Romela Drive.

Planning Conditions:

1. A Planned Development usually provides common amenities. Staff recommends adding a walking trail around the detention basin on the common open space lot.
2. The applicant shall identify the location for the Post Office required cluster box to the final plat.
3. The applicant shall revise the street names to Christian Lane and Shadow Brook Drive.
4. The applicant shall add a note on the plat that directs future action on removing the temporary turnaround should the adjacent large residential lots subdivide and extend Shadow Brook Drive to Shadowlawn Place Subdivision.
5. The applicant shall provide a tree protection data table that complies with the Tree and Landscape section of the Zoning Ordinance.
6. The resident of Lot 60 of Elpine Gray Planned Development (7603 Romero Drive) has identified the 15", 12", 10", and 8" DBH trees adjacent to the property line as hazardous trees, and the resident would like the developer to remove these hazardous trees.
7. A note shall be added to the plat stating that Austin Planned Development requires a homeowner's association to be formed to maintain all common amenities and features.
8. The applicant must attach the homeowner's association bylaws instrument number and the covenants and restrictions instrument number to the final plat.

9. The applicant shall apply to the Design Review Commission for the approval of cluster box, landscaping, walking path and any other common features.
10. 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.

Ordinance Amendment

4. Ordinance 24-09, An Ordinance to Amend the Subdivision Regulations

INTRODUCTION: This is a city initiated request to amend Article I, Section 2 Definitions of the Bartlett Zoning Ordinance; and Article IV, Section 12(A) of the Bartlett Subdivision Ordinance, Title 14, Chapter I, Appendix B, of the Codified Ordinances of the City of Bartlett, Tennessee.

BACKGROUND: The City of Bartlett has been utilizing March 6, 1956 as the legal lot of record date. However, Shelby County and other municipalities have revised their legal lot of record dates to coincide with their major revisions approved to their respective Subdivision and Zoning Ordinances. The Planning Commission has reviewed several applications over the past years for minor two lot residential subdivisions as a standard process to legalize buildable lots, and the City of Bartlett desires to amend the Zoning Ordinance and the Subdivision Ordinance to improve the review process to generate legal lots of record.

DISCUSSION: The proposed Ordinance will amend the Bartlett Zoning Ordinance and Subdivision Ordinance with the following changes: 1) to revise the legal lot of record date to June 1, 1981, 2) to honor the Shelby County revised legal lot of record date of March 1, 1989 for those parcels annexed between June 1, 1981 through December 31, 2012, and 3) to revise the minor two lot (2 lot) subdivision provision for parcels not covered by revision items 1) and 2) shown above.

The amendments are listed below:

Article 1, Section 2 under the heading "*Definitions Of Terms Used In This Ordinance*" in the Bartlett Zoning Ordinance the definition of "Lot of Record" shall be replaced by a new definition:

"A lot or parcel of land in a legal subdivision recorded in the Shelby County Register's Office; or a parcel of land described by metes and bounds less than 4-acres recorded by deed in the Shelby County Register's Office on or prior to June 1, 1981 that complies with the City of Bartlett subdivision exemption. Lots recorded in Shelby County annexed into the City of Bartlett through December 31, 2012 may also qualify for the exemption based on the Shelby County

exemption date of March 1, 1989, as long as the status if the lot(s) or parcel(s) has not changed since the Shelby County exemption date, and all other City of Bartlett subdivision requirements are satisfied. (Ord. #02-18-Ord #24-09)"

Article I. Purpose, Authority, Jurisdiction and Policy, Section 3§A paragraph shall be replaced in the Bartlett Subdivision Ordinance by:

"Residentially zoned lot(s) or parcel(s) of land may be exempt from Bartlett subdivision regulations when the land to be subdivided is less than four (4) acres and within the Bartlett city limits on or prior to June 1, 1981. Residentially zoned parcels of land that were annexed into the City of Bartlett through December 31, 2012, may also qualify for the exemption based on the Shelby County March 1, 1989 exemption date. The parcel(s) of land must be the "original parcel of record" described in a recorded deed or plat with the same size and lot configuration as originally recorded on or prior to June 1, 1981, or in the case of annexation through December 31, 2012, the Shelby County exemption date of March 1, 1989 will be applied as long as the status if the lots or parcels have not changed since the Shelby County exemption date, and all other City of Bartlett subdivision requirements are satisfied. The recorded deed or plat must be presented at the time of the building application. The lot(s) or parcel(s) of land must also comply with the current bulk regulations of the Bartlett Zoning Ordinance.

Parcels of land that do not qualify for the exemption dates, and need to comply with the Bartlett subdivision regulations may qualify for the minor two lot (2 lot) subdivision provision if the lot(s) or parcel(s) is zoned single family residential. Deferment or waivers from minor improvements such as dedications, road width extensions, sidewalk curb and gutter, and all others will require Planning Commission approval of the minor subdivision with the deferred or waived improvements."

Article II. Procedures for Subdivision Approval, Section 1, General, paragraph shall be replaced in the Bartlett Subdivision Ordinance by:

"The procedures for review and approval of a subdivision and its documentation by recorded plat consists of three (3) separate steps, except for parcels that qualify for the Minor Two Lot Subdivision process. The initial formal step is the preparation of a master plan of a proposed subdivision for submission to the planning commission. The second step is the preparation of a construction plan of the proposed subdivision or sections thereof for review by the city engineer and other agencies as required followed by submission to the planning commission for approval. The third and final step is the preparation of a final subdivision plat with all required certificates for submission to and approval

by the planning commission. This final plat becomes the instrument to be recorded in the office of the Shelby County Register when final approval has been attested to by signature of the secretary of the planning commission.

Parcels that qualify for the Minor Two Lot subdivision process will only need to apply for the third and Final Plan step. However, Planning and Engineering staff may require supplemental plans to go with the application. The Final Plan may be administratively approved at the discretion of the Planning and Engineering Staff."

Article IV. Prerequisites to Final Subdivision Approval, Section 8§H4 Sidewalks, Curbs, Gutters, and Handicap Ramps, under the heading Deferment or Waiver of Installation in the Bartlett Subdivision Ordinance, section shall be replace by:

"Parcels of land, less than four acres in size, created by deed between June 1, 1981 and January 1, 2009 may file an application for a minor two lot (2 lot) subdivision to be eligible for the issuance of no more than two residential building permits.

Further:

- a. The property must be in a zoning district permitting residential use.
- b. The resultant lots are in conformance to all requirements of the zoning ordinance and any other applicable regulations. Determination of minimum lot size is exclusive of any dedication requirement.
- c. The lots shall have direct access to an existing public street, with no new streets proposed.
- d. The Planning Commission may waive street improvements if all required dedication and easements are granted as well as any improvements necessary for safety considerations.
- e. Any extension of utilities to the property are the responsibility of the applicant.
- f. Standard subdivision drawings are required.
- g. The minor two lot (2 lot) subdivision may be administratively approved by Planning and Engineering staff at their discretion. Required variances from the Zoning Ordinance must be approved by the Board of Zoning Appeals prior to Final Plan approval.
- f. Standard subdivision contract is required. The minor two lot (2 lot) subdivision may be submitted as a final plat application provided that the plat complies

with all the requirements for final plat submission. (As amended by Ord. #02-18, Dec. 2002, and Ord. #08-13, Jan. 2009)"

Recommendation: Favorable recommendation to the Board of Mayor and Aldermen for approval.

INTRODUCTION & COVER LETTER

July 1, 2024

Ms. Kim Taylor
Director of Planning, City of Bartlett
6382 Stage Rd
Bartlett, TN 38134

Re: The 7157 Summer Development
Residential Mixed Use Development

Dear Ms. Taylor,

I am pleased to submit this application for a Residential Mixed Use (RMU) Development at 7157 Summer Ave. This site is currently zoned RS-10 and is situated on the east side of Summer just north of Yale Road. It was once a plant nursery and has had a colorful history. We feel that our RMU development proposes improvements that are in keeping with the intent of City Ordinance 19-04, namely making possible new housing options as well as new commercial amenities for the residents of Bartlett.

The 10.16 acre site is comprised of parcel B0157 00421 and B0157 00422. This combined area is proposed to be divided into two districts, a 6.16 acre commercial district on the Summer Avenue frontage and a 4.00 acre residential district deeper within the parcel. The site is bounded by and/or in proximity to a floodway to the south and backs up to a city owned designated stormwater retention area to the east.

The commercial district has already received a letter of intent from an experienced restaurateur. A restaurant will be planned on the property, likely on the west half of the commercial district. This will provide residents of Bartlett with a family friendly dining and entertainment venue that will include regional cuisine and ample outdoor seating areas among the shade trees. A suitable tenant or tenants will occupy a new building(s) along the Summer Avenue frontage rounding out the district.

The residential district will provide single family housing, townhouses, or a mixture of both on the 4.00 western acres. The setting of this acreage deep within the property and currently surrounded by woods to the north and south is an oasis of sorts. We understand that a future residential development is possible on the separately owned adjacent 9.63 acres to the north (parcel B0157 00419C) and that the possibility also exists for residential development on the property to the south (parcel B0157 00941), but acknowledging the floodway. It is our intention to study the possible connection of these future developments with ours for pedestrians and vehicles alike.

We look forward to discussing this with the City should these possibilities take shape. In the interim, our residential proposal is for a self-contained community as illustrated on the attached concept site plan.

In summary, we believe that the proposed development outlined herein presents the City of Bartlett with an opportunity to achieve the civic, economic, and land use goals enumerated in City Ordinance 19-04 for a site with significant unrealized potential. Additionally, our property meets the ordinance required minimum sizes of 5.0 acre, proposing what will be a vibrant RMU development at a manageable and actionable scale of just over 10 acres.

We very much look forward to working with the City of Bartlett Department of Planning and Economic Development as we work through our RMU development application, as well as Engineering, Code Enforcement, and other city staff personnel as the project(s) move forward.

Sincerely,


Mason Jambon
Southern Ave Land Management LLC

OUTLINE PLAN

I. GENERAL STATEMENT

"The 7157 Summer Development," a 10.16 acre ± tract of land located in Bartlett, Tennessee, is a Planned Development that provides a compatible and complementary mixture of residential products and commercial uses.

It is the intent of the Developer that The 7157 Summer Development maintains an urban neighborhood setting through the use of unifying architectural guidelines and cohesive landscaping criteria. The Outline Plan shall serve as the *land* use and transportation plan for development of the site. It is understood that internal roadways and lot arrangements may be adjusted at the time of final design to take advantage of topography, utilities, storm drainage, detention, and market conditions along with other site considerations.

The Conceptual Development Plan shall serve as the conceptual visual plan for the project as a statement of intent for the development. Due to the size of this project and the necessarily general nature of the Conceptual Development Plan, final plans for each phase will be required.

Prior to the development of a given phase, the Developer will submit to the City of Bartlett for approval a Final Site Plan which will illustrate not only the spatial relationship of areas and lots within the phase to be undertaken, but also how those areas and lots relate to adjacent phases. The plan will further provide a visual statement which outlines how the new phase contributes to the completion of the overall vision. It is the intent of this provision to help assure that each phase develops in a way that aligns with overall development goals, but also allows some flexibility in final design and engineering.

The following general guidelines shape the overall intent of the development:

- A. A Homeowners Association and Business Association shall be maintained to assure that development within the neighborhood is completed to the high standards anticipated by the residents and to assure that all features and amenities of the neighborhood which are considered to be common assets, are continuously maintained in a quality manner. Declarations may be separated between residential uses and the business uses including the mixed-use areas.
- B. The community should be developed so that it not only preserves and protects, but also enhances surrounding property. The 7157 Summer Development will reflect sensitivity to the adjacent land uses.
- C. The proposed internal district boundary between the two districts may shift up to 100' without the need to revise the Outline Plan.
- D. The proposed residential parcels shown in the plan data section below represents the conceptual lot sizes shown in the Conceptual Development Plan. Due to the flexible nature of this Planned Development, as Districts may increase or decrease in size, there is no limit to the number of units or density allowed for any District. Instead, the final number of units provided will be driven by the bulk regulations and parking requirements. Number and types of units will be submitted with Final Plans for each phase.

II. USES PERMITTED

- A. District 1 - Commercial

Uses allowed by the RMU Overlay District, as modified herein. Allowed ground floor Retail/ Commercial/Office uses include:

- 1. Services
 - a. Banks/ Credit Unions (not Consumer Lending)
 - b. Medical Offices and medical clinics (including dental)
 - c. Beauty / Barber Shops
 - d. Personal services including but not limited to physical therapy, therapeutic massage, fitness related services
- 2. Business Offices
 - a. Professional services
 - b. Medical services
 - c. Business services
- 3. Retail
 - a. Grocery and/or Food Market
 - b. Convenience Stores
 - c. Pharmacy /Drug Store
 - d. Florists and Plant Stores
 - e. Liquor and wine store
 - f. Merchandise sales
 - g. Bakeries
- 4. Indoor Recreation
 - a. Fitness Center
 - b. Golf Simulator/Golf Coaching
 - c. Other indoor recreation as approved by the City Planning Staff
- 5. Lodging
 - a. Hotel
- 6. Restaurants (including the sale of alcohol)
 - a. Venues with sit-down dining
 - b. venues including outdoor seating and entertainment
 - c. Venues including drive-thru service
- 7. Other Office Uses, Retail Shops, Sales, and Services, which are similar to those uses described above and which would be typically found in a main street environment, may be approved by the developer and City Planning Staff.

- B. District 2 - Residential

Uses allowed in the RMU Overlay District as modified herein.

- 1. Single-Family detached homes and accessory structures shall be permitted throughout this area. Single-Family lots may be front loaded from publicly accessible streets, gated street, or rear loaded with access from private service drives, as described within this document.
- 2. Attached Townhomes shall be permitted throughout this area as allowed in the RMU Overlay District, as modified herein. Townhomes may be fee-simple lots.
- 3. Additionally, complementary neighborhood uses such as a clubhouse and pool amenity area, along with additional amenities, shall be allowed.

III. BULK REGULATIONS

Development of the neighborhood will be guided by the Outline Plan, and the area use descriptions provided above. Development of individual parcels must be in compliance with the provisions for dimensional regulations and access and circulation conditions provided below.

Other restrictions not specifically addressed here or elsewhere in the conditions (and its attachments) including, but not limited to, setbacks, side and rear yard requirements, minimum lot areas, accessory uses, and parking and loading areas shall be as defined in the City of Bartlett Zoning Ordinance as applicable to the referenced Zoning District for the particular parcel in question. Where provisions of this Outline Plan are in conflict with the above-referenced Ordinance, these provisions shall apply.

- A. Site Plan Data

Development Site Acreage 10.16 acres

- 1. Commercial 6.16 acres
- 2. Residential 4.00 acres

- B. Building Setbacks and Standards

Height limitations as outlined below shall not apply to architectural features.

- 1. District 1 (Commerical)
 - a. Minimum Lot Width TBD
 - b. Minimum Lot Size TBD
 - c. Minimum Front Setback
 - 1. Front-Loaded Lots TBD
 - 2. Rear-Loaded Lots TBD
 - d. Minimum Side Setback (Each Side) TBD
 - e. Minimum Rear Setback
 - 1. Front-Loaded Lots TBD
 - 2. Rear-Loaded Lots TBD
 - f. Maximum Height 2 stories

BULK REGULATIONS (CONTINUED)

- 2. District 2 (Residential)
 - a. Minimum Lot Width TBD
 - b. Minimum Lot Size TBD
 - c. Minimum Front Setback
 - 1. Front-Loaded Lots TBD
 - 2. Rear-Loaded Lots TBD
 - d. Minimum Side Setback (Each Side) TBD
 - e. Minimum Rear Setback
 - 1. Front-Loaded Lots TBD
 - 2. Rear-Loaded Lots TBD
 - f. Maximum Height 2 stories (single story), 3 stories (townhouses)

* Notes: Appurtenances such as bay windows and fireplaces may encroach on any setback by the maximum distance indicated.

- C. Design Standards for District 1

- 1. In general, store fronts shall orient toward a main street or drive.
- 2. Entries: Primary entries shall address a public street, private drive, or designated pedestrian connection. Secondary entries may face parking areas or loading areas.
- 3. Facades: Building facades must be articulated at a minimum with windows, entries, and/ or display bays. Facades shall not consist of an undifferentiated blank wall when facing a public street or sidewalk. Towers or other special vertical elements may be used in a limited fashion to focus views to the area from surrounding streets. Consistent design elements shall be used throughout the storefront area to ensure that the entire mixed-use center functions as a unit.
- D. There shall be no lot coverage limits for any District.

IV. ROADWAYS, ACCESS, AND PARKING

- A. Final improvements (if required) along the property frontage on Hwy 70 will be approved by TDOT.
- B. All public streets interior to the development shall be dedicated and improved in accordance with the 7157 Summer Ave Outline Plan and approved by the City Engineer.
- C. Parking and loading spaces for all Districts shall be in accordance with the City of Bartlett Zoning Regulations. District 2 will follow the Dwellings parking requirements.
- D. All dedicated public improvements required herein shall be made to the specifications of the City of Bartlett, unless otherwise approved.
- E. All corner radii at intersections of public streets within the development may be a minimum of 12' at the face of curb.
- F. Service drives may be a minimum of 20' in width of pavement, with no curb and gutter. All service drives shall be owned and maintained by the Homeowners' Association.
- G. Head-in parking may be provided within the District 1 and District 2 directly off of the ROW of interior public streets in order to provide convenient access.

V. LANDSCAPING AND SCREENING

- A. A Landscape Plan shall be submitted to the City as part of each final plan for development.

- B. The minimum street tree size shall be 2.5 inches in caliper.

- C. Refuse containers and loading areas shall be screened from view of public roadways and residential properties adjacent to the development.

- D. Landscape Plates, including streetscape and buffers, shall be submitted to City for review. Through the Development Agreement process, the Developer may work with City staff to make Landscape Plate modifications.

- E. All required landscaping shall be located on the property such that it shall not interfere with any utility easements and may be altered according to MLGW requirements, including utilization of trees with a smaller mature size than required underneath power lines.

- F. The Development may utilize landscape features such as, but not limited to, masonry columns, icon markers, public art, rail fencing, and ornamental metal fencing as additional streetscape features or entrance treatments at any entrance into the development or into a District. Such features shall be submitted to the City with Final Plans.

VI. SIGNAGE

- A. All signage must be submitted to the City of Bartlett for review and approval prior to sign issuance. Any signs that conform to the Sign Ordinance may be approved administratively.

VII. DRAINAGE FACILITIES & SERVICES

- A. The stormwater drainage system shall be designed and constructed to the drainage design standards of the City of Bartlett stormwater management program and State of Tennessee Department of Environmental Quality.

- B. A Storm Water Pollution Prevention Plan (SWPPP) will be filed with the state authorities prior to commencement of construction.

- C. Grading, drainage, and engineering construction plans to be approved by the City Engineer.

- D. All construction improvements within the development shall be in compliance with erosion and sediment control guidelines and ordinances of the City of Bartlett and the State of Tennessee.

VIII. SANITARY SEWER & SERVICES

- A. Sanitary sewer improvements shall be provided by the Developer under contract in accordance with the subdivision regulations and specifications of the City of Bartlett and the State of Tennessee.

- B. If required, Sanitary Sewer Plans shall be submitted to the Tennessee Department of Environmental Quality (TDEC) for written approval.

IX. WATER SERVICE / UTILITIES

- A. Public water improvements shall be provided by the Developer under contract in accordance with the subdivision regulations and specifications of the City of Bartlett and the State of Tennessee.

- B. All water services shall be constructed in compliance with the City of Bartlett and the State of Tennessee regulations.

- C. All water services located in a private drive or otherwise outside of public right-of-way shall be within a public easement.

- D. All utilities and services (telephone, cable, etc.) to be installed underground, except for any 3-phase electric service.

- E. Street light plans to be submitted for review and approval by City, as part of final plans. At the discretion of the developer, all street lighting within any District or portion of a District may be either an MLGW approved fixture or a private street light as described below: A private street light may be installed at a uniform distance behind the back of curb throughout the District. The lighting will be maintained by the appropriate Owners' Association.

X. DEVELOPMENT PHASING

- A. The Preliminary Phasing Plan is subject to change as plans are finalized and as market demands fluctuate. Construction of phases may be singular or a mix to meet current and future market demands.

- B. The order of phases of the Planned Development may be modified by Developer at any time to allow for current and future market demands.

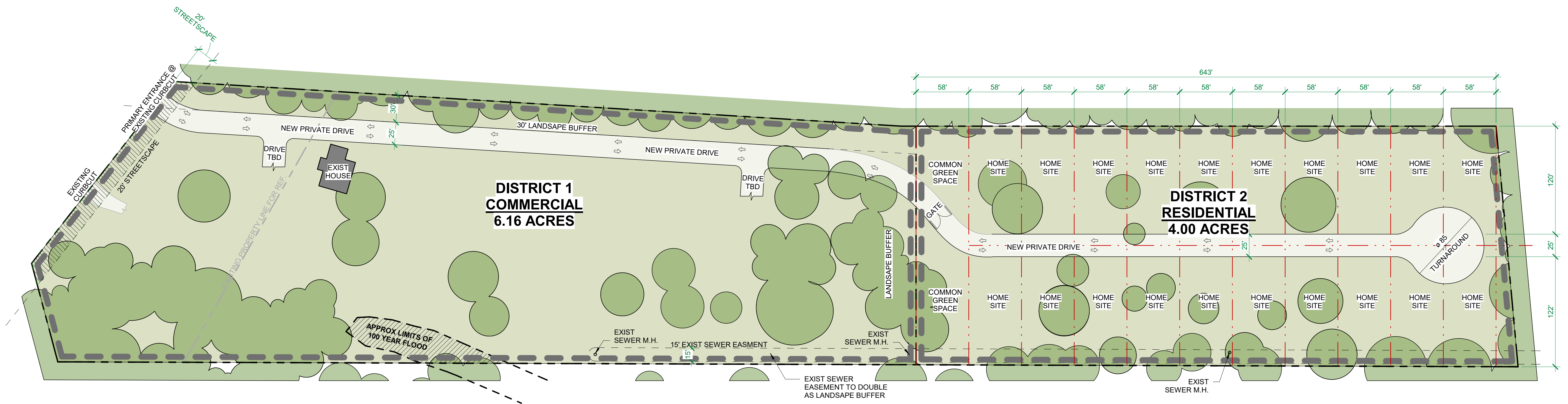
- C. A final site plan/ plat for each phase shall be made in accordance with the City of Bartlett Zoning Ordinance and Subdivision Regulations. A final plan for each area or portion thereof shall be submitted for review by the City of Bartlett Planning Commission in order to establish that it substantially conforms to the conditions of the Union Depot PD Outline Plan.

- D. Changes to lot configuration may occur with the final plans.

VICINITY MAP



RESIDENTIAL MIXED USE DEVELOPMENT - CONCEPT SITE PLAN
7157 SUMMER AVE

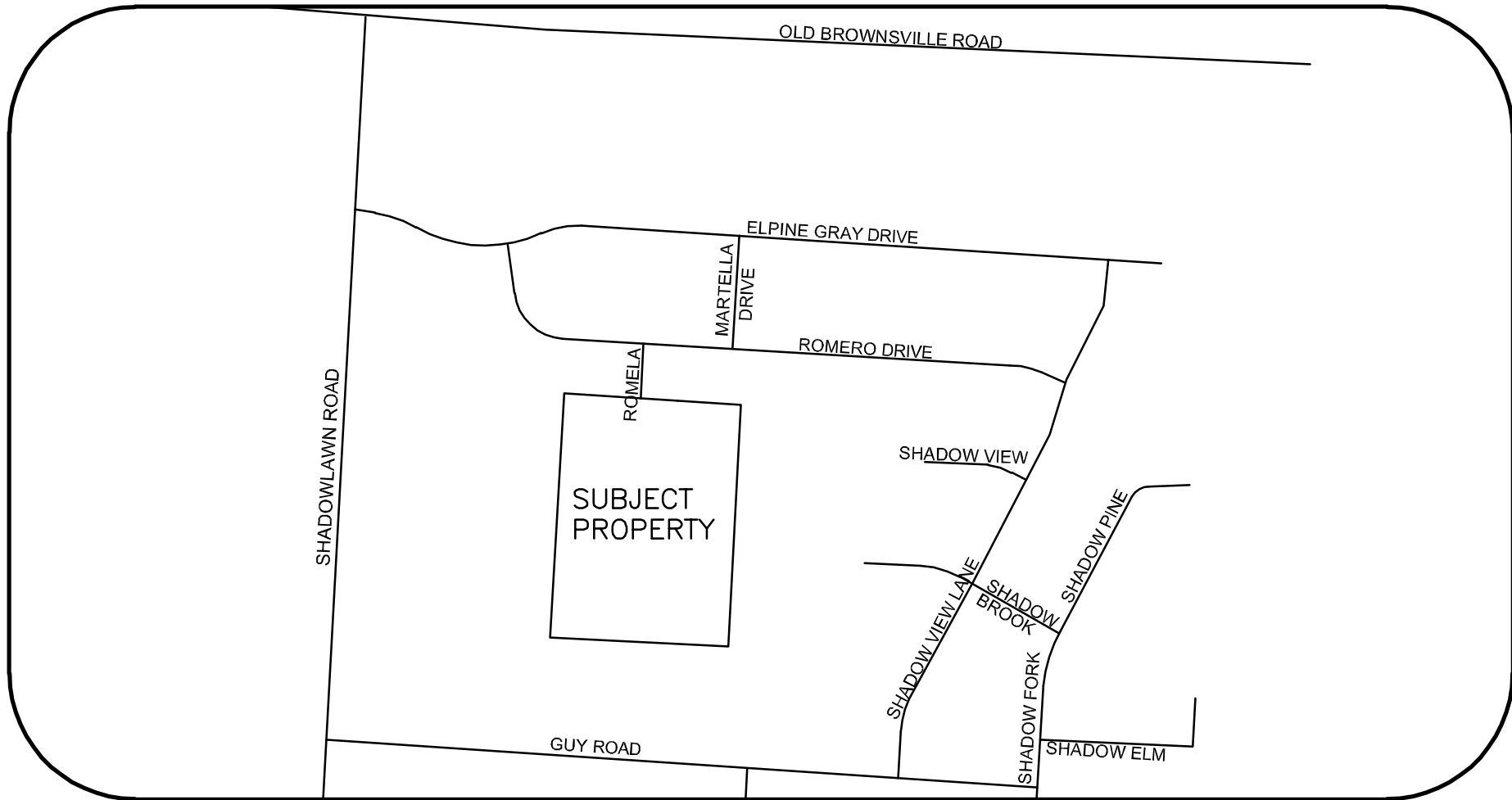


1 MIXED USE RESIDENTIAL - CONCEPT SITE PLAN
1" = 60'-0"



2 AERIAL PHOTO FOR REFERENCE
1" = 60'-0"

VICINITY MAP n.t.s.



SCHEDULE OF DRAWINGS

COVER PAGE	1
FINAL PLAT (2 SHEETS)	2
CONSTRUCTION NOTES	4
EROSION CONTROL PLAN (3 SHEETS)	5
SANITARY SEWER PLAN	8
GRADING AND DRAINAGE PLAN	9
WATER PLAN (BY CITY OF BARTLETT)	10
TREE PLAN	11
ROMELA DRIVE	12
SHADOW BROOK DRIVE	13
OFF STREET SEWER	14

CONSTRUCTION DRAWINGS
AUSTIN PLANNED DEVELOPMENT

BARTLETT, TENNESSEE

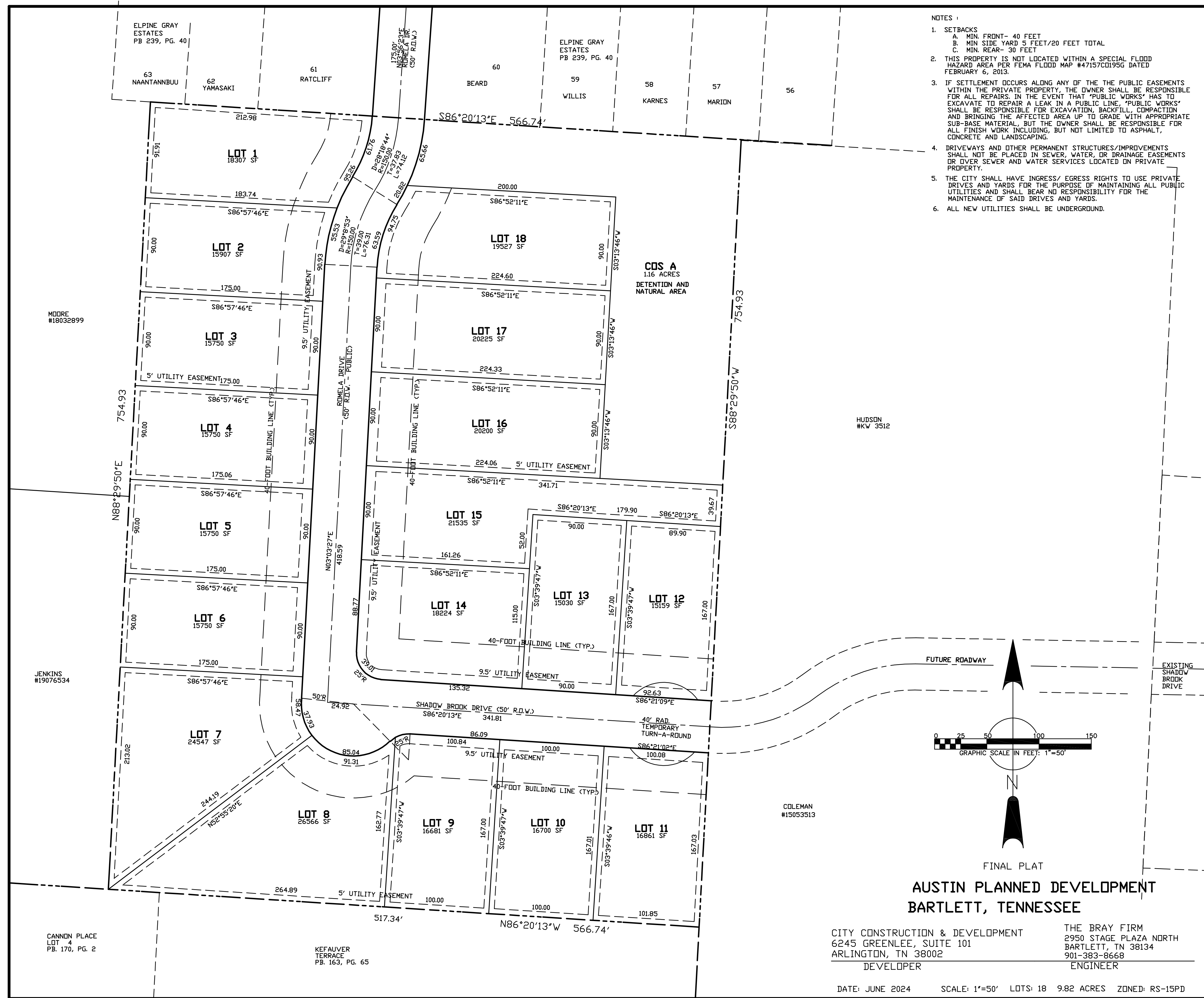
CITY CONSTRUCTION & DEVELOPMENT
DEVELOPER

THE BRAY FIRM
ENGINEER

GENERAL NOTES

CONSTRUCTION NOTES:

1. PROPERTY LINES SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION. GRADING, CLEARING AND THE ERECTION OR REMOVAL OF FENCES ALONG PROPERTY LINES SHALL BE FULLY COORDINATED WITH ADJACENT PROPERTY OWNERS.
2. THE CONTRACTOR SHALL VERIFY ANY EXISTING DATA AND REPORT ANY SIGNIFICANT DISCREPANCIES TO THE ENGINEER.
3. THE CONTRACTOR SHALL NOT ENTER UPON, WORK UPON NOR CAUSE DAMAGE TO ANY ADJACENT PROPERTIES WITHOUT PRIOR PERMISSION FROM SAID PROPERTY OWNER.
4. LOCATION OF EXISTING UNDERGROUND UTILITIES ARE APPROXIMATE AND ARE NOT NECESSARILY ALL OF SAME. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING THE APPROPRIATE UTILITY COMPANY TO DETERMINE THE EXACT LOCATION OF ALL UTILITIES AND/OR UNDERGROUND STRUCTURES PRIOR TO THE INITIATION OF ANY CONSTRUCTION. CONTRACTOR SHALL ALSO ASSUME FULL RESPONSIBILITY FOR DAMAGE TO ANY EXISTING UTILITIES ENCOUNTERED WITHIN THE CONSTRUCTION PERIMETERS. FOR SITE LOCATION OF EXISTING UTILITIES INVOLVING M.G.&W., SOUTH CENTRAL BELL, AND/OR TEXAS GAS COMPANY, PLEASE CALL 1-800-351-1111. FOR SEWER SERVICE LOCATIONS, CALL 385-6499.
5. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL PROPERTIES.
6. TYPICAL SIDE SLOPES TO BE 1 FOOT VERTICAL TO 4 FEET HORIZONTAL.
7. ALL AREAS IN CUT OR FILL WHERE VEGETATION HAS BEEN REMOVED SHALL BE SEEDED, MULCHED, FERTILIZED, AND/OR SODDED AS REQUIRED TO PREVENT EROSION.
8. 24 HOURS PRIOR TO ANY CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE CITY OF BARTLETT ENGINEER'S OFFICE AT 385-6499.
9. ALL CONSTRUCTION MATERIALS & PROCEDURES SHALL MEET STANDARD CITY OF BARTLETT SPECIFICATIONS.
10. ALL FILL AND/OR TRENCH BACKFILL SHALL BE COMPACTED (IN 6 INCH LIFTS) TO 92% STANDARD PROCTOR WITHIN 3% OF OPTIMUM MOISTURE CONTENT AS DETERMINED BY ASTM D698-78 LATEST REVISION (STANDARD PROCTOR).
11. THE CONTRACTOR SHALL INSTALL AND MAINTAIN A SILT FENCE AT THE TOP OF ALL DITCH BANKS FOR THE WIDTH OF THE CONSTRUCTION LIMITS AND CONTINUOUSLY ALONG THE "STREAMSIDE" CONSTRUCTION LIMIT.
12. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN EROSION CONTROL DURING CONSTRUCTION BY THE PLACEMENT OF SILT FENCES WHERE NECESSARY TO PREVENT DOWNSTREAM SILTATION OF ANY DITCHES, PIPES, DRAINAGE STRUCTURES OR ADJACENT PROPERTIES. THE CONTRACTOR SHALL PROVIDE ANY ADDITIONAL EROSION CONTROL AS NEEDED OR AS DIRECTED BY THE ENGINEER.
13. CONTRACTOR SHALL PROVIDE ALL NECESSARY EROSION CONTROL METHODS AS PER THE CITY OF BARTLETT, SHELBY COUNTY, AND STATE OF TENNESSEE REGULATIONS.
14. ENGINEERS CERTIFICATE: THIS PROJECT HAS BEEN DESIGNED IN ACCORDANCE WITH THE CITY OF BARTLETT SUBDIVISION REGULATIONS AND SPECIFICATIONS.
15. LOT GRADING AND DRAINAGE:
FINISH GRADE SHALL BE SLOPED AWAY FROM THE FOUNDATION FOR DRAINAGE. THE FINISH GRADE MUST BEGIN AT LEAST 10 INCHES BELOW THE TOP OF THE FOUNDATION WALL OR THE GRADE OF THE CONCRETE SLAB AND FOUNDATION. THE MINIMUM GRADE AWAY FROM THE FOUNDATION WALL SHALL BE AT LEAST 5 PERCENT IN ALL DIRECTIONS. THE DRIVEWAY SHALL BE SLOPED DOWN AT 2 PERCENT FOR AT LEAST 8 FEET FROM THE STRUCTURE.
16. THE CITY OF BARTLETT SHALL HAVE INGRESS/EGRESS RIGHT TO USE PRIVATE DRIVES AND YARDS FOR THE PURPOSE OF MAINTAINING ALL PUBLIC UTILITIES AND SHALL BEAR NO RESPONSIBILITY FOR THE MAINTENANCE OF SAID DRIVES AND YARDS.

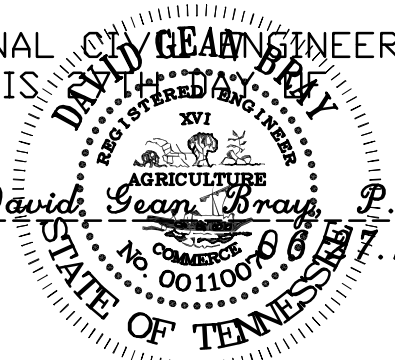


CERTIFICATE OF ADEQUACY OF STORM DRAINAGE

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

IN WITNESS WHEREOF, I, THE SAID PROFESSIONAL CIVIL ENGINEER HERETO SET OUT HAND AND AFFIX MY SEAL THIS JUNE, 2024

PROFESSIONAL CIVIL ENGINEER
STATE OF TENNESSEE CERTIFICATE NO. 110070



CERTIFICATE OF SURVEY:

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

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

LAND SURVEYOR
STATE OF TENNESSEE CERTIFICATE NO. 2160



BOARD OF MAYOR AND ALDERMAN CERTIFICATE:

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

DATE _____ MAYOR
CITY OF BARTLETT

PLANNING COMMISSION CERTIFICATE

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

DATE _____ SECRETARY
BARTLETT PLANNING COMMISSION

OWNER'S CERTIFICATE:

WE, CITY CONSTRUCTION & DEVELOPMENT, OWNERS OF THE PROPERTY SHOWN HEREON, HEREBY ADOPT THIS PLAT AS OUR PLAN OF SUBDIVISION, AND DEDICATE THE STREETS, RIGHTS-OF-WAYS, EASEMENTS, AND RIGHTS OF ACCESS AS SHOWN AND /OR DESCRIBED TO THE PUBLIC USE FOREVER, AND HEREBY CERTIFY THAT WE ARE THE OWNERS IN FEE SIMPLE, DULY AUTHORIZED TO ACT AND THAT SAID PROPERTY IS UNENCUMBERED BY ANY TAXES WHICH HAVE BECOME DUE AND PAYABLE.

BART THOMAS _____ DATE _____

STATE OF TENNESSEE
COUNTY OF SHELBY

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR SAID STATE AND COUNTY AT MEMPHIS, DULY COMMISSIONED AND QUALIFIED, PERSONALLY APPEARED BART THOMAS WITH WHOM I AM PERSONALLY ACQUAINTED AND WHO UPON OATH ACKNOWLEDGED THAT HE EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED AS HIS OWN FREE ACT AND DEED.

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

MY COMMISSION EXPIRES _____

_____, NOTARY PUBLIC

MORTGAGEE'S 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, EASEMENTS, AND RIGHTS OF ACCESS AS SHOWN TO THE PUBLIC USE 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.

NAME _____ TITLE _____ INSTITUTION _____ DATE _____

STATE OF TENNESSEE
COUNTY OF SHELBY

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR SAID STATE AND COUNTY AT MEMPHIS, DULY COMMISSIONED AND QUALIFIED, PERSONALLY APPEARED _____ WITH WHOM I AM PERSONALLY ACQUAINTED AND WHO UPON OATH ACKNOWLEDGED HIMSELF TO BE _____ OF _____ EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE THERIN CONTAINED BY SIGNING HIS NAME AS REPRESENTATIVE OF THE MORTGAGEE.

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

MY COMMISSION EXPIRES _____

_____, NOTARY PUBLIC

RESTRICTIVE COVENANTS AND SIMILAR DOCUMENTS ARE PRIVATE IN SCOPE AND NOT SUBJECT TO GOVERNMENTAL APPROVAL AND ENFORCEMENT.

PROTECTIVE COVENANTS:

1. THESE COVENANTS ARE TO RUN WITH THE LAND AND SHALL BE BINDING ON ALL PARTIES AND ALL PERSONS CLAIMING UNDER THEM FOR A PERIOD OF THIRTY YEARS FROM THE DATE THESE COVENANTS ARE RECORDED AFTER WHICH TIME SAID COVENANTS SHALL BE AUTOMATICALLY EXTENDED FOR SUCCESSIVE PERIODS OF TEN YEARS UNLESS AN INSTRUMENT SIGNED BY A MAJORITY OF THE THEN OWNERS OF THE LOTS HAS BEEN RECORDED AGREEING TO CHANGE SAID COVENANTS IN WHOLE OR IN PART.

2. ENFORCEMENT SHALL BE BY ANY PROCEEDING AT LAW OR IN EQUITY AGAINST ANY PERSON OR PERSONS VIOLATING OR ATTEMPTING TO VIOLATE ANY COVENANT EITHER TO RESTRAIN VIOLATION OR TO RECOVER DAMAGES.

3. SEVERABILITY – INVALIDATION OF ANY ONE OF THESE COVENANTS BY OR COURT ORDER SHALL IN NO WAY AFFECT ANY OF THE PROVISIONS WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.

4. LAND USE AND BUILDING TYPE – NO LOT SHALL BE USED EXCEPT FOR RESIDENTIAL PURPOSES. THE MINIMUM HEATED LIVING AREA OF ANY HOUSE SHALL BE 2000 SQUARE FEET EXCLUSIVE OF OPEN PORCHES AND ATTACHED GARAGE.

5. EASEMENTS – THERE ARE PERPETUAL EASEMENTS SHOWN HEREON RESERVED FOR UTILITY INSTALLATION AND MAINTENANCE FOR DRAINAGE INSTALLATION AND MAINTENANCE FOR SANITARY SEWER INSTALLATION AND MAINTENANCE.

6. BUILDING LOCATION – THE LOCATION OF ANY BUILDING CONSTRUCTED SHALL BE IN ACCORDANCE WITH CITY OF BARTLETT, TENNESSEE ZONING REGULATIONS, HOWEVER, IN NO CASE SHALL A BUILDING BE LOCATED NEARER THAN THE MINIMUM BUILDING SETBACK FROM ANY STREET IN THE SUBDIVISION. FOR THE PURPOSE OF THIS COVENANT EAVEA, STEPS AND OPEN PORCHES SHALL NOT BE CONSIDERED AS A PART OF THE BUILDING, PROVIDED, HOWEVER, THAT THIS PLAT SHALL NOT BE CONSTRUED TO PERMIT ANY PORTION OF A BUILDING ON A LOT TO ENCROACH UPON ANOTHER LOT.

7. NUISANCES – NO NOXIOUS OR OFFENSIVE ACTIVITY SHALL BE CARRIED ON UPON ANY LOT NOR SHALL ANYTHING BE DONE THEREON WHICH MAY BECOME AN ANNOYANCE OR NUISANCE TO THE NEIGHBORHOOD.

8. TEMPORARY STRUCTURE – NO STRUCTURE OF A TEMPORARY CHARACTER, TRAILER, BASEMENT, TENT, SHACK, GARAGE, BARN OR OTHER OUTBUILDING SHALL BE USED AN ANY LOT AT ANY TIME AS A RESIDENCE EITHER TEMPORARILY OR PERMANENTLY.

9. FENCING – NO FENCE OR WALL SHALL BE ERECTED, PLACED OR ALTERED ON ANY LOT NEARER TO ANY STREET THAN THE MINIMUM BUILDING SETBACK LINE, EXCEPT AS APPROVED BY THE BARTLETT PLANNING COMISSION ALONG KIRBY-WHITTEN PARKWAY AS A SCREEN. WOODEN FENCES EXCLUDING POST AND STRINGERS SHALL BE CONSTRUCTED OF WESTERN RED CEDAR.

10. A MINIMUN TWO (2) CAR ENCLOSED GARAGE IS REQUIRED FOR EVERY LOT.

11. ARCHITECTURAL CONTROL – NO BUILDING SHALL BE ERECTED, PLACED UPON ANY LOT OR ALTERED UNTIL THE DESIGN AND PLOT PLAN SHOWING THE LOCATION OF THE STRUCTURE AND THE EXTERNAL MATERIALS AND ELEVATIONS HAVE BEEN APPROVED IN WRITING BY CITY CONSTRUCTION & DEVELOPMENT OR BY REPRESENTATIVE APPOINTED BY CITY CONSTRUCTION & DEVELOPMENT. IN THE EVENT THAT CITY CONSTRUCTION & DEVELOPMENT OR THEIR REPRESENTATIVE FAILS TO APPROVE OR DISAPPROVE SUCH PLANS AS TO DESIGN AND LOCATION WITHIN A PERIOD OF THIRTY (30) DAYS AFTER SUBMISSION OF PLANS AND SPECIFICATION TO THEM OR TO IT, THEN SUCH APPROVAL WILL NOT BE REQUIRED.

FINAL PLAT
SHEET 2 OF 2

AUSTIN PLANNED DEVELOPMENT
BARTLETT, TENNESSEE

CITY CONSTRUCTION & DEVELOPMENT
6245 GREENLEE, SUITE 101
ARLINGTON, TN 38002
DEVELOPER

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

DATE: JUNE 2024 SCALE: NONE LOTS: 18 9.82 ACRES ZONED: RS-15 PD

CONSTRUCTION NOTES:

1. PROPERTY LINES SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION. GRADING, CLEARING AND THE ERECTION OR REMOVAL OF FENCES ALONG PROPERTY LINES SHALL BE FULLY COORDINATED WITH ADJACENT PROPERTY OWNERS.
2. THE CONTRACTOR SHALL VERIFY ANY EXISTING DATA AND REPORT ANY SIGNIFICANT DISCREPANCIES TO THE ENGINEER.
3. THE CONTRACTOR SHALL NOT ENTER UPON, WORK UPON NOR CAUSE DAMAGE TO ANY ADJACENT PROPERTIES WITHOUT PRIOR PERMISSION FROM SAID PROPERTY OWNER.
4. LOCATION OF EXISTING UNDERGROUND UTILITIES ARE APPROXIMATE AND ARE NOT NECESSARILY ALL OF SAME, THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING THE APPROPRIATE UTILITY COMPANY TO DETERMINE THE EXACT LOCATION OF ALL UTILITIES AND/OR UNDERGROUND STRUCTURES PRIOR TO THE INITIATION OF ANY CONSTRUCTION. CONTRACTOR SHALL ALSO ASSUME FULL RESPONSIBILITY FOR DAMAGE TO ANY EXISTING UTILITIES ENCOUNTERED WITHIN THE CONSTRUCTION PERIMETERS. FOR SITE LOCATION OF EXISTING UTILITIES INVOLVING M.G.&W., SOUTH CENTRAL BELL, AND/OR TEXAS GAS COMPANY, PLEASE CALL 1-800-351-1111. FOR SEWER SERVICE LOCATIONS, CALL 385-6499.
5. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL PROPERTIES.
6. TYPICAL SIDE SLOPES TO BE 1 FOOT VERTICAL TO 4 FEET HORIZONTAL.
7. ALL AREAS IN CUT OR FILL WHERE VEGETATION HAS BEEN REMOVED SHALL BE SEEDED, MULCHED, FERTILIZED, AND/OR SODDED AS REQUIRED TO PREVENT EROSION.
8. 24 HOURS PRIOR TO ANY CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE CITY OF BARTLETT ENGINEER'S OFFICE AT 385-6499.
9. ALL CONSTRUCTION MATERIALS & PROCEDURES SHALL MEET STANDARD CITY OF BARTLETT SPECIFICATIONS.
10. ALL FILL AND/OR TRENCH BACKFILL SHALL BE COMPACTED (IN 6 INCH LIFTS) TO 95% STANDARD PROCTOR WITHIN 3% OF OPTIMUM MOISTURE CONTENT AS DETERMINED BY ASTM D698-78 LATEST REVISION (STANDARD PROCTOR).
11. THE CONTRACTOR SHALL INSTALL AND MAINTAIN A SILT FENCE PARALLELED WITH HAY BALES AT THE TOP OF ALL DITCH BANKS FOR THE WIDTH OF THE CONSTRUCTION LIMITS AND CONTINUOUSLY ALONG THE "STREAMSIDE" CONSTRUCTION LIMIT.
12. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN EROSION CONTROL DURING CONSTRUCTION BY THE PLACEMENT OF SILT FENCES AND HAY BALES WHERE NECESSARY TO PREVENT DOWNSTREAM SILTATION OF ANY DITCHES, PIPES, DRAINAGE STRUCTURES OR ADJACENT PROPERTIES. THE CONTRACTOR SHALL PROVIDE ANY ADDITIONAL EROSION CONTROL AS NEEDED OR AS DIRECTED BY THE ENGINEER.
13. CONTRACTOR SHALL PROVIDE ALL NECESSARY EROSION CONTROL METHODS AS PER THE CITY OF BARTLETT, SHELBY COUNTY, AND STATE OF TENNESSEE REGULATIONS.
14. ENGINEER'S CERTIFICATE: THIS PROJECT HAS BEEN DESIGNED IN ACCORDANCE WITH THE CITY OF BARTLETT SUBDIVISION REGULATIONS AND SPECIFICATIONS.
15. LOT GRADING AND DRAINAGE:
FINISH GRADE SHALL BE SLOPED AWAY FROM THE FOUNDATION FOR DRAINAGE. THE FINISH GRADE MUST BEGIN AT LEAST 10 INCHES BELOW THE TOP OF THE FOUNDATION WALL OR THE GRADE OF THE CONCRETE SLAB AND FOUNDATION. THE MINIMUM GRADE AWAY FROM THE FOUNDATION WALL SHALL BE AT LEAST 5 PERCENT IN ALL DIRECTIONS. THE DRIVEWAY SHALL BE SLOPED DOWN AT 2 PERCENT FOR AT LEAST 8 FEET FROM THE STRUCTURE.
16. THE CITY OF BARTLETT SHALL HAVE INGRESS/EGRESS RIGHT TO USE PRIVATE DRIVES AND YARDS FOR THE PURPOSE OF MAINTAINING ALL PUBLIC UTILITIES AND SHALL BEAR NO RESPONSIBILITY FOR THE MAINTENANCE OF SAID DRIVES AND YARDS.

SEWER NOTES

1. CONTRACTOR SHALL ENSURE UNINTERRUPTED SEWER SERVICE ON EXISTING SEWER AND SERVICE CONNECTIONS BY PROVIDING AMPLE TEMPORARY WASTEWATER PUMPING AND/OR BYPASSING.
2. ALL SEWER MANHOLE LIDS IN OPEN AREAS ARE TO BE CONSTRUCTED 1.5' ABOVE PROPOSED GRAD. IN BACKYARDS, MANHOLE LIDS ARE TO BE 2.0' ABOVE THE INITIAL GRADE, 0.5' ABOVE FINAL GRADE, OR A MINIMUM 1.5' ABOVE THE 100 YEAR FLOOD ELEVATION (ALT. SEALED COVER & VENT STACK).
3. SANITARY SEWER, INCLUDING SERVICE CONNECTION, WHICH HAS LESS THAN 1.5' CLEARANCE (OUTSIDE OF PIPES) WITH DRAINAGE OR IN FILL AREAS SHALL BE CLASS 50 DIP OR CONCRETE ENCASED , 10' BOTH SIDES OF CROSSING, ALL DUCTILE IRON PIPE SHALL BE POLYETHYLENE LINED OR SHALL BE TREATED WITH PROTECTO 401 OR APPROVED EQUIVALENT.
4. SERVICE CONNECTIONS SHALL BE FIELD LOCATED, AND CONTRACTOR SHALL ASSURE THAT ALL EXISTING SERVICE CONNECTIONS EXTENDING TO RIGHT-OF-WAY SHALL BE RECONNECTED TO NEW SEWER LINES.
5. ALL SEWER MANHOLES SHALL BE 4 FEET IN DIAMETER UNLESS OTHERWISE NOTED.
6. ALL SANITARY SEWER TO BE CONSTRUCTED AS PER CITY OF BARTLETT STANDARD CONSTRUCTION SPECIFICATIONS. ALL SANITARY SEWER SERVICE CONNECTIONS TO BE INSTALLED AS PER CITY OF BARTLETT DETAIL.
7. ALL 6 INCH AND 8 INCH SANITARY SEWER PIPE SHALL BE SDR-26 PVC UNLESS OTHERWISE NOTED.
8. THE CITY OF BARTLETT SHALL HAVE INGRESS/EGRESS RIGHTS TO USE PRIVATE DRIVES AND YARDS FOR THE PURPOSE OF MAINTAINING ALL PUBLIC UTILITIES AND SHALL BEAR NO RESPONSIBILITY FOR THE MAINTENANCE OF SAID PRIVATE DRIVES AND YARDS.
9. NO LARGE TREES, SHRUBS, PERMANENT STRUCTURES OR OTHER UTILITIES (EXCEPT FOR CROSSINGS) WILL BE ALLOWED WITHIN THE SANITARY SEWER EASEMENT.
10. DAMAGED OR BROKEN CURB SHALL BE REPAIRED CONSISTENT WITH THE CITY OF BARTLETT POLICY PRIOR TO RELEASE, ACCEPTANCE, OR BOND REDUCTION.
11. ALL FILL AND/OR TRENCH BACKFILL AREAS SHALL BE COMPACTED IN 6" LIFTS TO 95% STANDARD PROCTOR WITHIN 3% OF OPTIMUM MOISTURE CONTENT AS DETERMINED BY ASTM D698-78 LATEST REVISION (STANDARD PROCTOR).

NOTE: THE TOP OF SANITARY SEWER MANHOLES LOCATED WITHIN THE STREET R.O.W. SHALL CONFORM TO THE FINAL GRADE OF THE STREET.

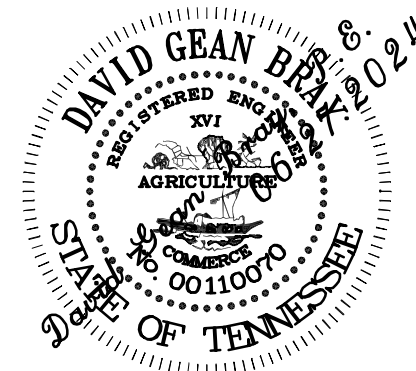
EROSION CONTROL NOTES

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

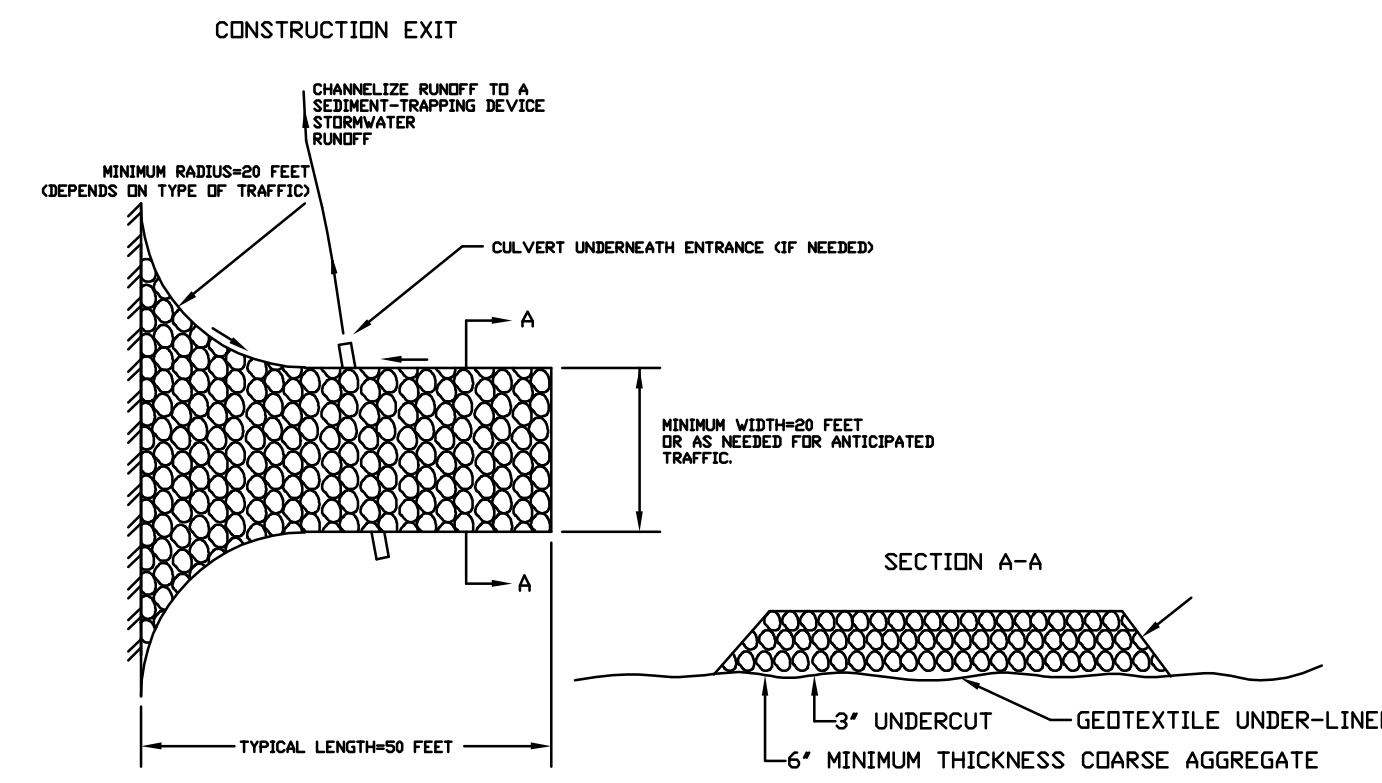
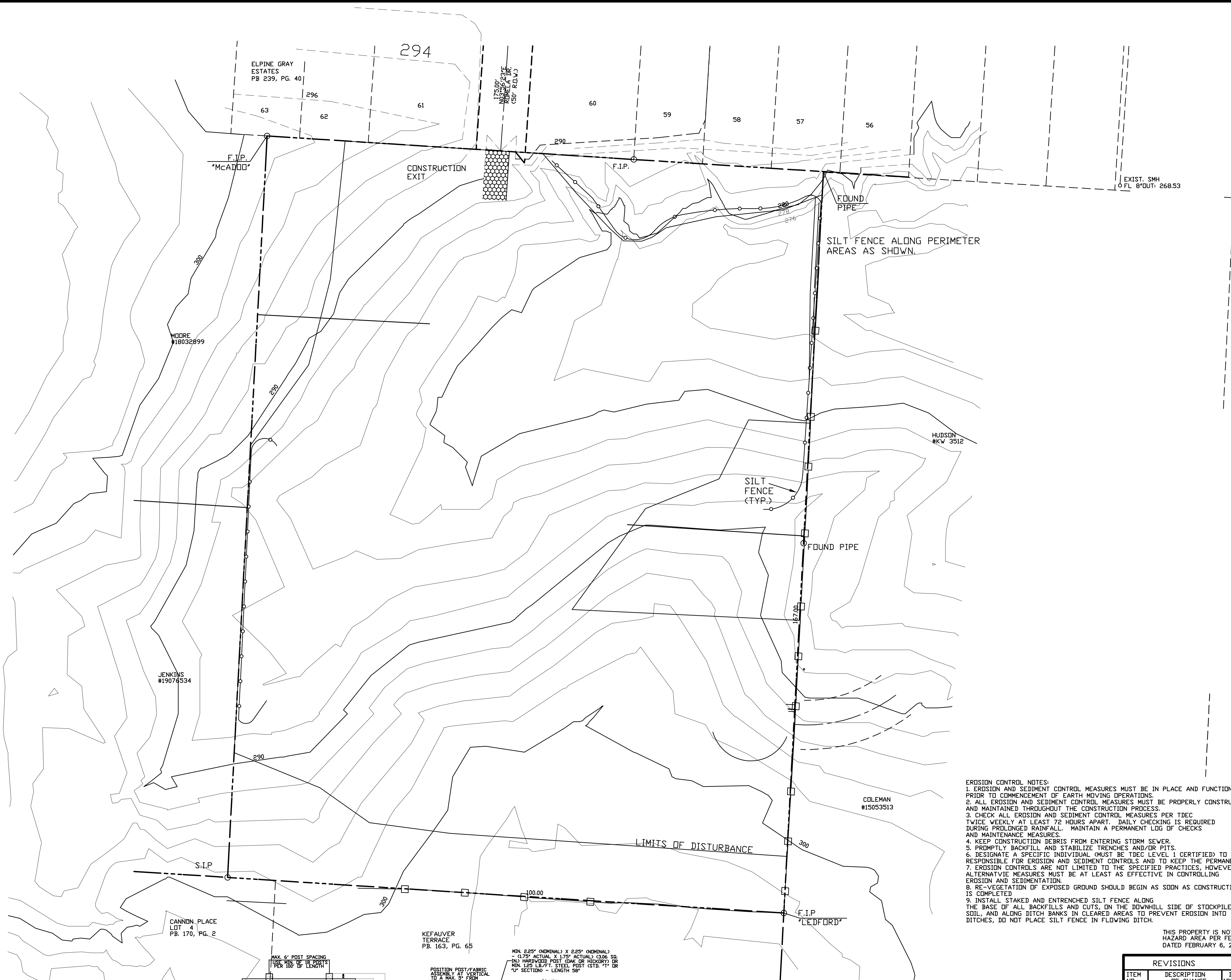
FEBRUARY 6, 2013

NOTE: THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD HAZARD PER F.E.M.A. MAP NUMBER 47157CD195G. DATED FEBRUARY 6, 2013

REVISIONS		
ITEM NO.	DESCRIPTION OF CHANGE	DATE APPROVED
AUSTIN PLANNED DEVELOPMENT		
DEVELOPER: CITY CONSTRUCTION & DEVELOPMENT		
ENGINEER: THE BRAY FIRM		



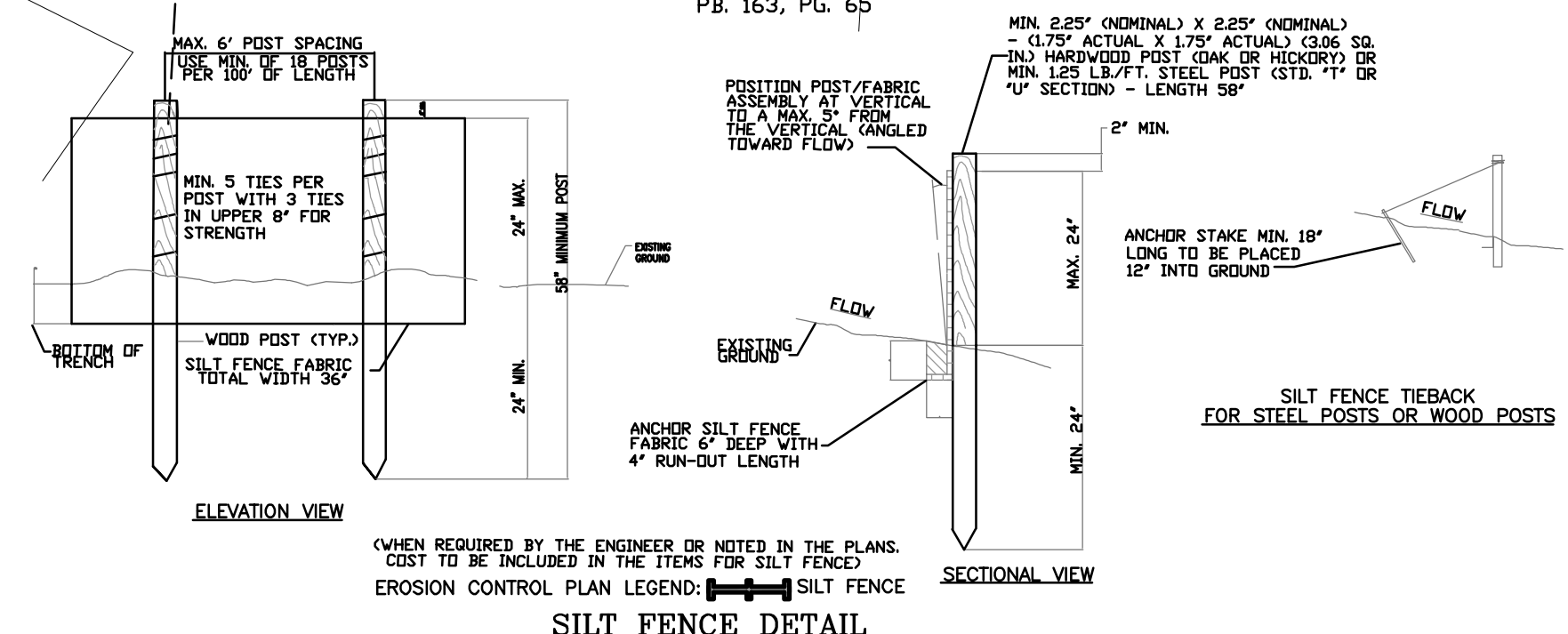
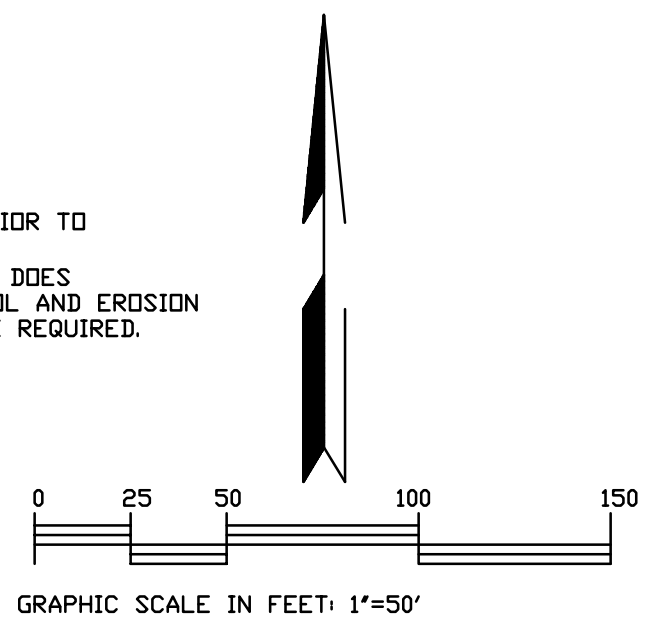
DEPARTMENT OF ENGINEERING		
CONSTRUCTION NOTES		
BARTLETT, TENNESSEE		
SURVEY: OTHERS	DATE: 6-2024	SCALE: NONE
DESIGN: TBF	REVIEWED	
CITY ENGINEER DATE	SHEET 4 OF 14	



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

DISTURBED AREA: 7.5 ACRES
NOTE TO DEVELOPER AND CONTRACTOR:
1. STATE NPDES PERMITS ARE REQUIRED PRIOR TO LAND DISTURBANCE.
2. IF FULL IMPLEMENTATION OF THIS PLAN DOES NOT PROVIDE EFFECTIVE SEDIMENT CONTROL AND EROSION PROTECTION, ADDITIONAL MEASURES MAY BE REQUIRED.

THIS PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA PER FEMA FLOOD MAP #47157C0195G DATED FEBRUARY 6, 2013.



REVISIONS		
ITEM NO.	DESCRIPTION OF CHANGE	DATE APPROVED



AUSTIN PLANNED DEVELOPMENT
DEVELOPER: CITY CONSTRUCTION & DEVELOPMENT
ENGINEER: THE BRAY FIRM

DIVISION OF ENGINEERING

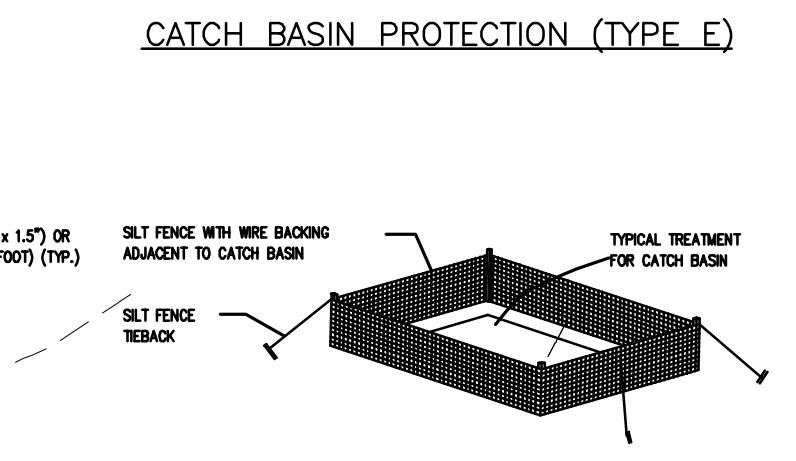
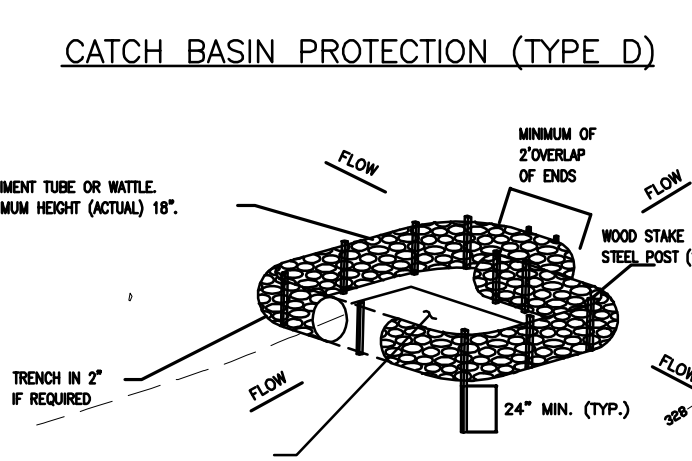
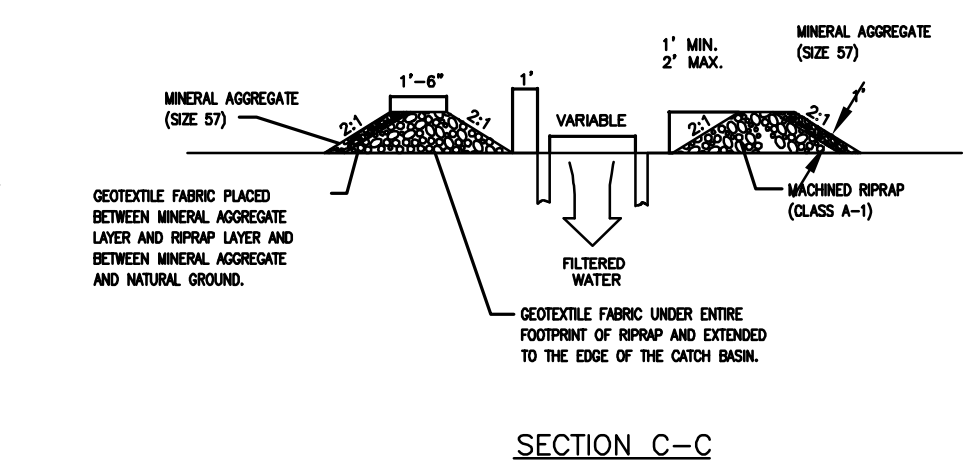
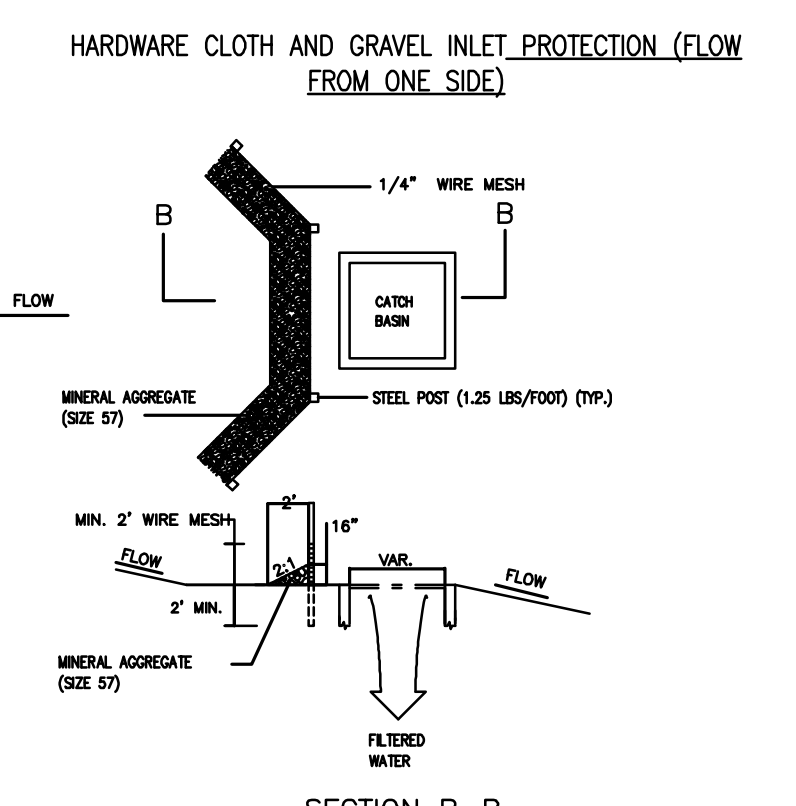
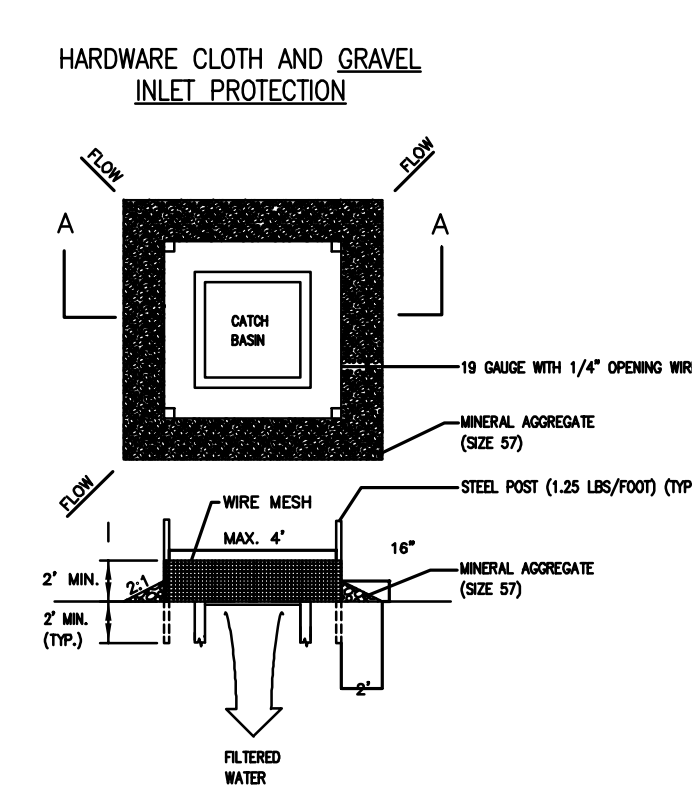
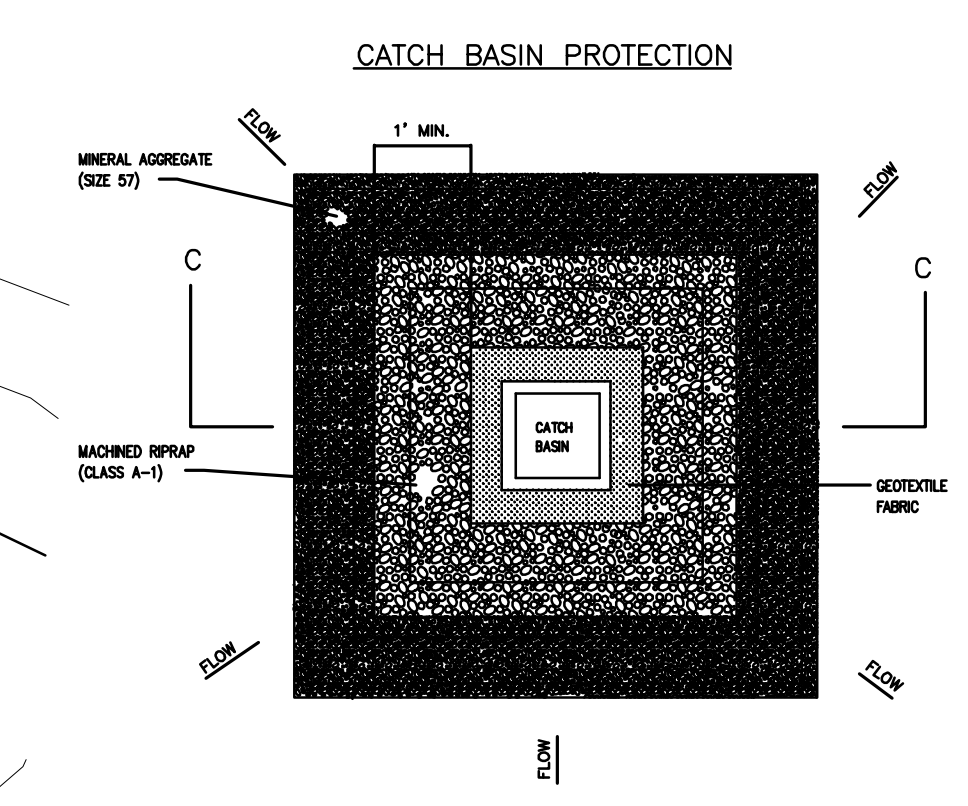
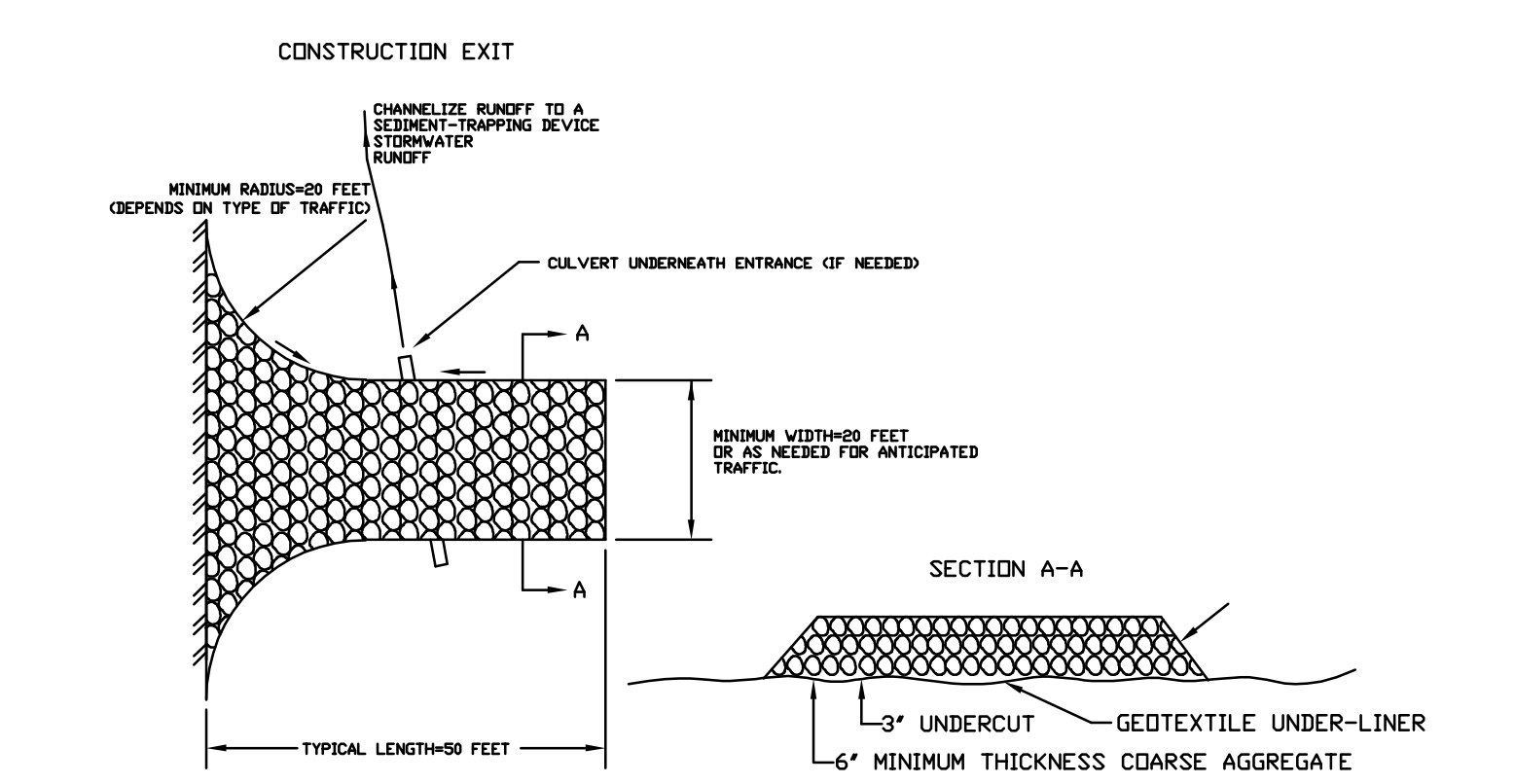
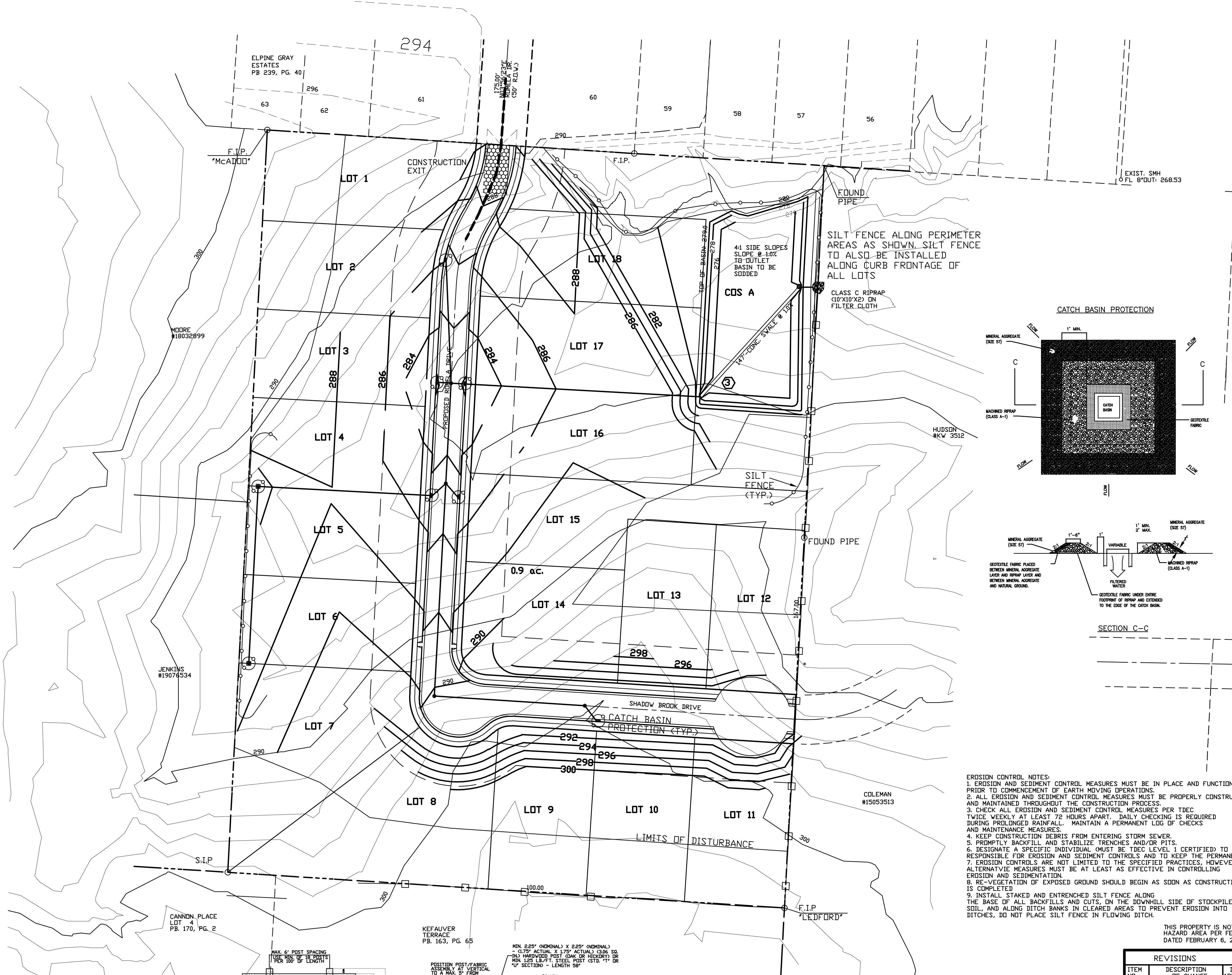
EROSION CONTROL PLAN
PHASE 1

BARTLETT, TENNESSEE

SURVEY: OTHERS
DESIGN: TBF
DATE: 6-2024
SCALE: 1"=50'
REVIEWED

DATE: _____
CITY ENGINEER

DATE: _____
SHEET 5 of 14

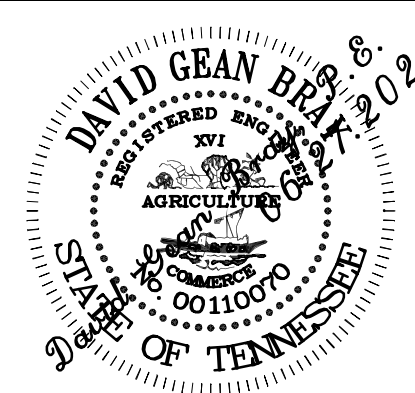


EROSION CONTROL NOTES:
1. EROSION AND SEDIMENT CONTROL MEASURES MUST BE IN PLACE AND FUNCTIONAL PRIOR TO COMMENCEMENT OF EARTH MOVING OPERATIONS.
2. ALL EROSION AND SEDIMENT CONTROL MEASURES MUST BE PROPERLY CONSTRUCTED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PROCESS.
3. CHECK ALL EROSION AND SEDIMENT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

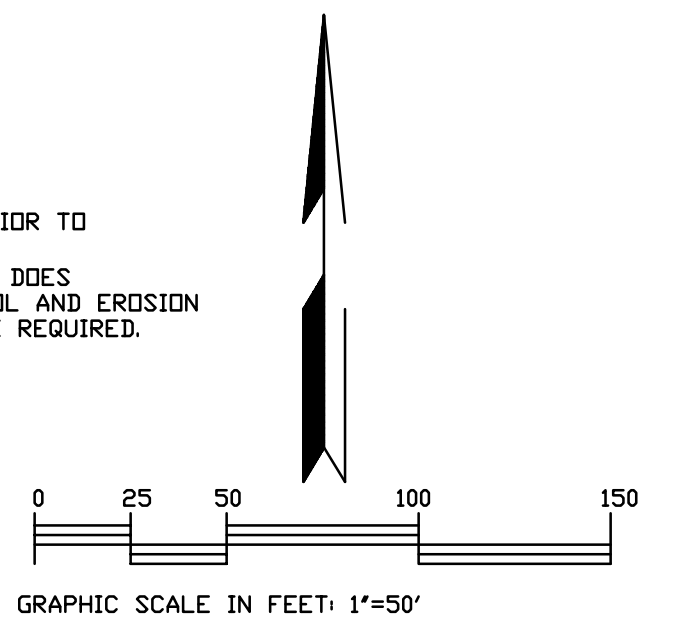
DISTURBED AREA: 7.5 ACRES
NOTE TO DEVELOPER AND CONTRACTOR:
1. STATE NPDES PERMITS ARE REQUIRED PRIOR TO LAND DISTURBANCE.
2. IF FULL IMPLEMENTATION OF THIS PLAN DOES NOT PROVIDE EFFECTIVE SEDIMENT CONTROL AND EROSION PROTECTION, ADDITIONAL MEASURES MAY BE REQUIRED.

THIS PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA PER FEMA FLOOD MAP #47157C0195G DATED FEBRUARY 6, 2013.

REVISIONS		
ITEM NO.	DESCRIPTION OF CHANGE	DATE APPROVED



AUSTIN PLANNED DEVELOPMENT
DEVELOPER: CITY CONSTRUCTION & DEVELOPMENT
ENGINEER: THE BRAY FIRM



EROSION CONTROL PLAN PHASE 2

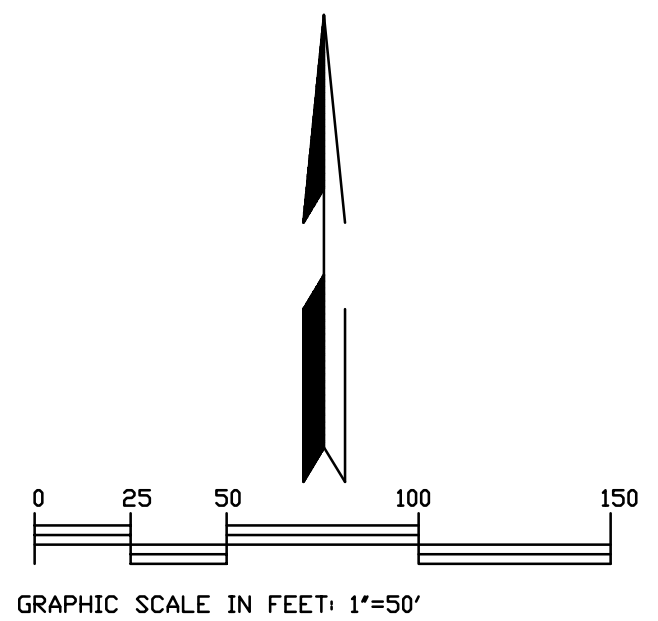
BARTLETT, TENNESSEE

SURVEY: OTHERS
DESIGN: TBF
DATE: 6-2024
SCALE: 1"=50'
REVIEWED



HOME BUILDERS WILL BE
REQUIRED TO GET PERMIT
COVERAGE FOR EACH
HOME UNDER CONSTRUCTION.

THIS PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD
HAZARD AREA PER FEMA FLOOD MAP #47157C0195G
DATED FEBRUARY 6, 2013.



REVISIONS		
ITEM NO.	DESCRIPTION OF CHANGE	DATE APPROVED



AUSTIN PLANNED DEVELOPMENT
DEVELOPER: CITY CONSTRUCTION & DEVELOPMENT
ENGINEER: THE BRAY FIRM

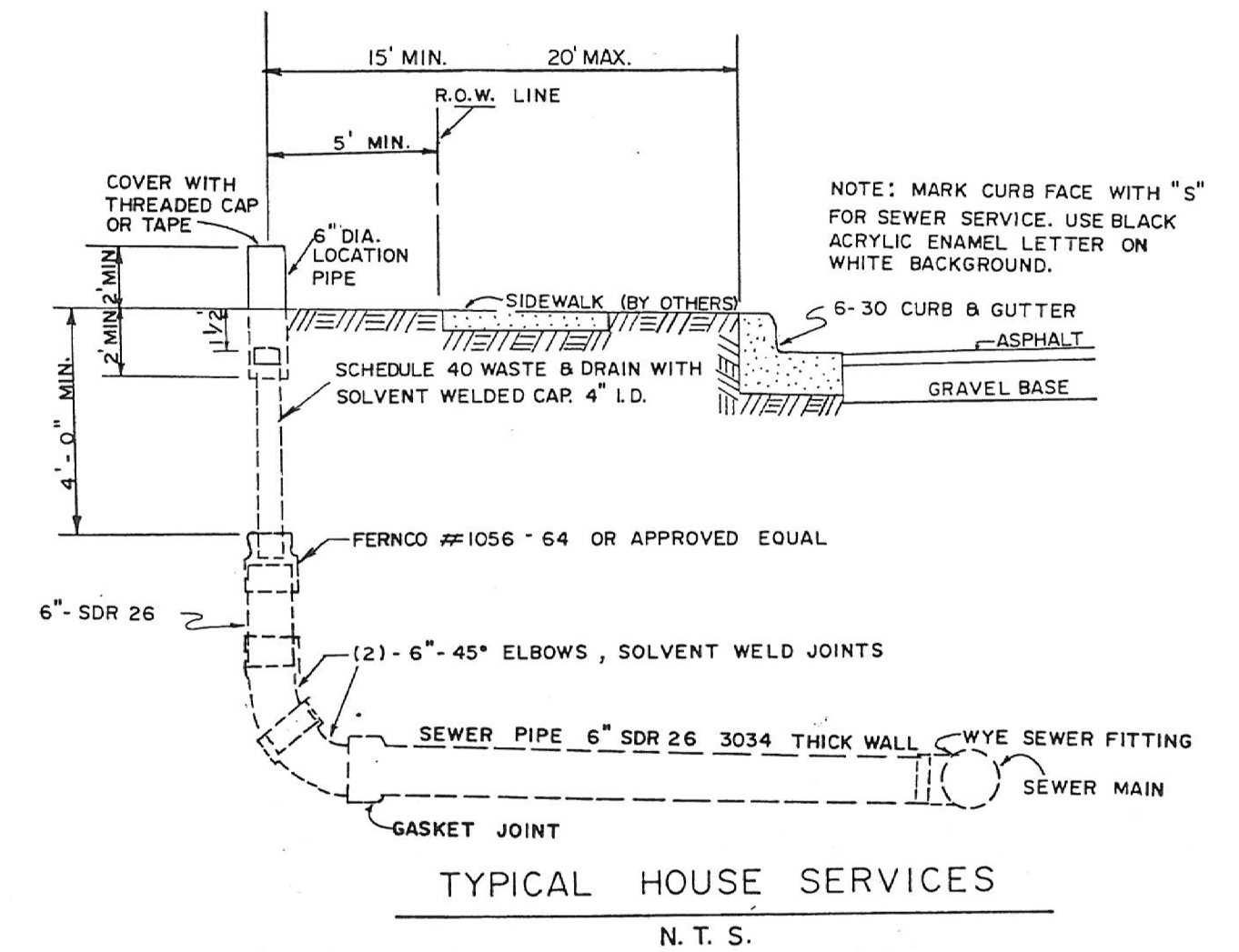
DIVISION OF ENGINEERING

EROSION CONTROL PLAN
PHASE 3

BARTLETT, TENNESSEE

SURVEY: OTHERS
DESIGN: TBF
DATE: 6-2024
SCALE: 1"=50'
REVIEWED:

CITY ENGINEER
DATE
SHEET 7 of 14

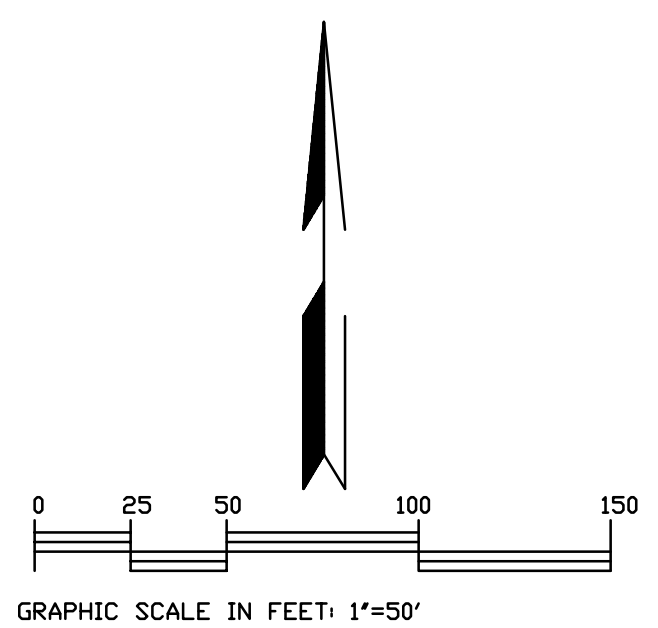


THIS PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA PER FEMA FLOOD MAP #47157C0195G DATED FEBRUARY 6, 2013.

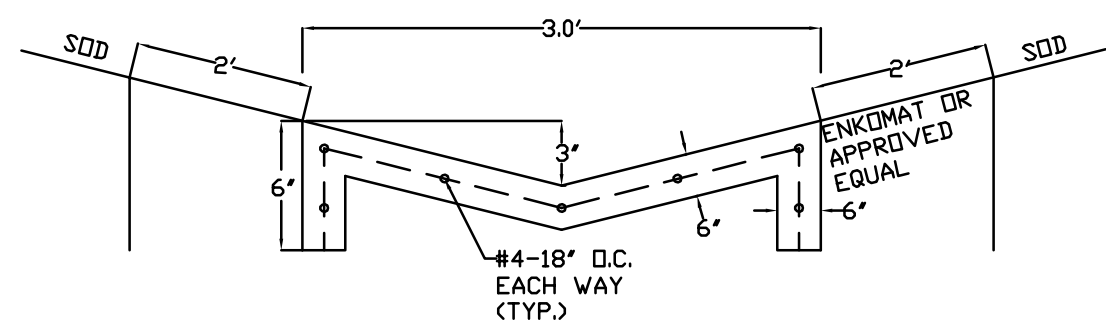
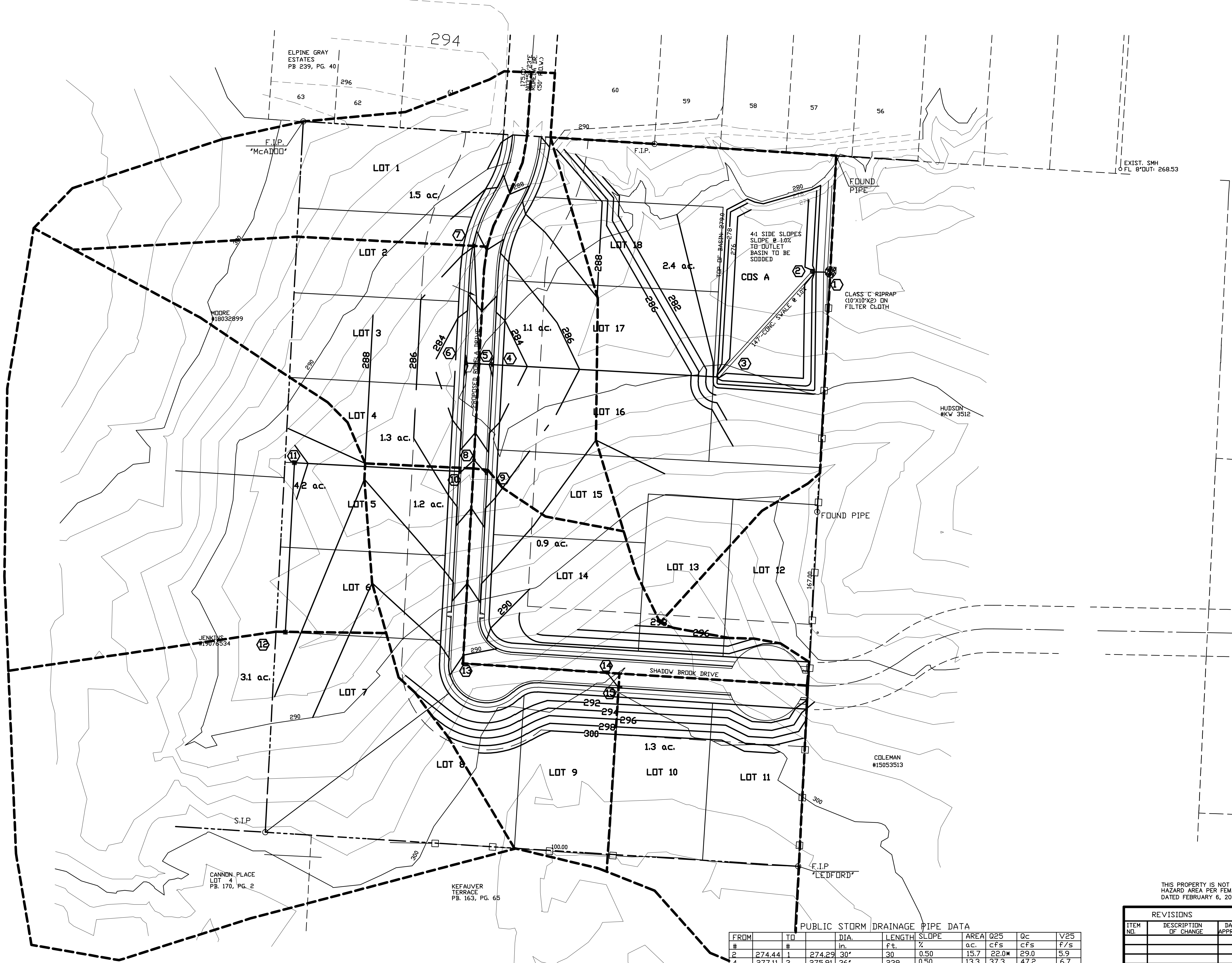
REVISIONS		
ITEM NO.	DESCRIPTION OF CHANGE	DATE APPROVED



AUSTIN PLANNED DEVELOPMENT
DEVELOPER: CITY CONSTRUCTION & DEVELOPMENT
ENGINEER: THE BRAY FIRM



DIVISION OF ENGINEERING
SANITARY SEWER PLAN
BARTLETT, TENNESSEE
SURVEY: OTHERS
DESIGN: TBF DATE: 6-2024 SCALE: 1"=50'
REVIEWED
CITY ENGINEER DATE SHEET 8 of 14



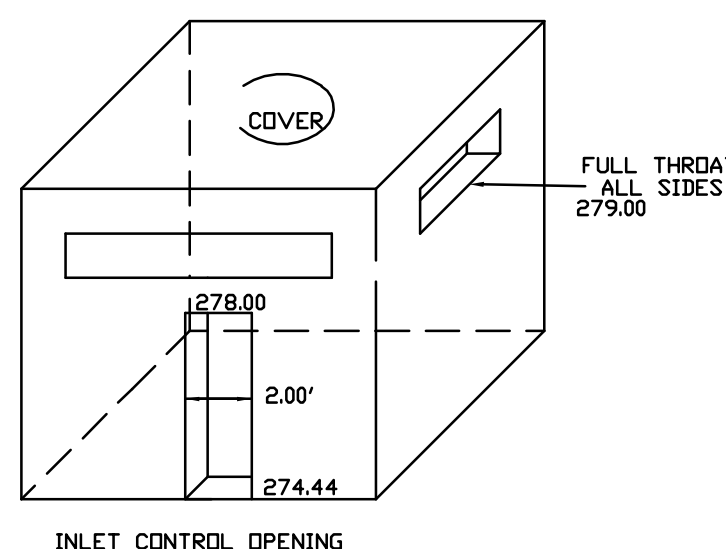
CONCRETE SWALE TO BE LOCATED
IN DETENTION BASIN n.t.s.

DETENTION BASIN SUMMARY - CDS A
DRAINAGE AREA: 15.7 AC.

Cpre=0.35 Tc=20 min Cpost=0.44 Tc=10 min

ELEV.	STORAGE
CUFT	
274.44	0
275.00	1684
275.00	1444
275.00	4205.3
275.00	6117.3

RETURN	INLET	OUTFLOW	STORAGE	V.S.E.
YRS	CFS	CFS	CUFT	FT
5	15.7	14.4	1684	275.39
5	15.7	16.9	2013.7	275.61
10	25.6	18.9	2277.3	276.78
25	25.6	25.0	2559.9	277.03
100	35.0	27.0	3267.3	277.41



PUBLIC DRAINAGE STRUCTURE INFORMATION

STRUCTURE	AREA	Q25	Qin	ITEM	
#	TYPE	ac.	CFS	CFS	
1	Type E HW	N/A	N/A	N/A	30" TOP 274.29 278.00
2	3x3 INLET see detail	15.7	22.0*	22.0*	30" THROAT 274.44 278.00
3	Type D HW	N/A	N/A	N/A	36" TOP 275.91 280.00
4	6-72 INLET	1.1	3.9	3.9	36" IN/OUT TOP 277.11 283.65
5	DMH	N/A	N/A	N/A	36" OUT 277.18 278.18 24" IN 278.93 283.65
6	6-72 INLET	1.3	4.6	4.6	15" TOP 279.08 283.65
7	6-72 INLET	1.5	5.3	5.3	15" TOP 281.45 285.81
8	DMH	N/A	N/A	N/A	15" IN 280.87 280.12 24" IN/OUT TOP 284.65
9	6-72 INLET	0.9	3.2	3.2	15" TOP 281.07 284.93
10	6-72 INLET	1.2	4.2	4.2	24" IN/OUT TOP 280.46 284.93
11	4x4 INLET	4.2	14.2	14.2	24" IN/OUT THROAT 282.74 285.50
12	4x4 INLET	3.1	10.5	10.5	24" THROAT 283.46 286.50
13	DMH	N/A	N/A	N/A	15" IN/OUT TOP 285.21 290.00
14	DMH	N/A	N/A	N/A	15" IN/OUT TOP 286.61 290.78
15	6-72 INLET	1.3	4.6	4.6	15" TOP 286.79 290.83

* Detained flow

PUBLIC STORM DRAINAGE PIPE DATA									
FROM	TO	DIA.	LENGTH	SLOPE	AREA	Q25	Qc	V25	
#	#	in.	ft.	%	ac.	CFS	CFS	F/s	
2	274.44	1	274.29	30"	30	0.50	15.7	22.0*	29.0
4	277.11	3	275.91	36"	239	0.50	13.3	37.3	47.2
5	277.18	4	277.11	36"	15'	0.50	12.2	34.6	47.2
6	279.08	5	278.93	15"	15	1.00	1.3	4.6	6.4
7	281.45	5	278.93	15"	126	2.00	1.5	5.3	9.1
8	280.12	5	278.18	24"	102	1.90	9.4	27.6	31.2
9	281.07	8	280.87	15"	20	1.70	0.9	3.2	6.4
10	280.46	8	280.12	24"	175	1.30	7.3	22.4	25.7
11	282.74	10	280.46	24"	180	0.40	3.1	10.5	14.3
12	283.46	11	282.74	24"	217	2.00	1.3	4.6	8.9
13	283.46	8	280.87	15"	155	0.90	1.3	4.6	6.1
14	286.61	13	285.21	15"	20	0.90	1.3	4.6	6.1
15	286.79	14	286.61	15"	20	0.90	1.3	4.6	6.1

THIS PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD
HAZARD AREA PER FEMA FLOOD MAP #47157C0195G
DATED FEBRUARY 6, 2013.

REVISIONS

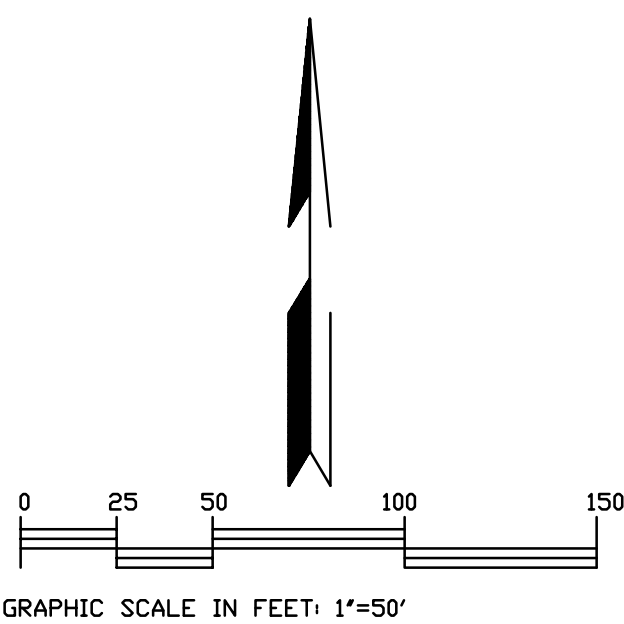
ITEM	DESCRIPTION	DATE
NO.	OF CHANGE	APPROVED

DAVID GEAN BRAY & SONS
REGISTERED ENGINEERS
AGRICULTURAL
0011007
STATE OF TENNESSEE

2024

AUSTIN PLANNED DEVELOPMENT

DEVELOPER: CITY CONSTRUCTION & DEVELOPMENT
ENGINEER: THE BRAY FIRM



DIVISION OF ENGINEERING

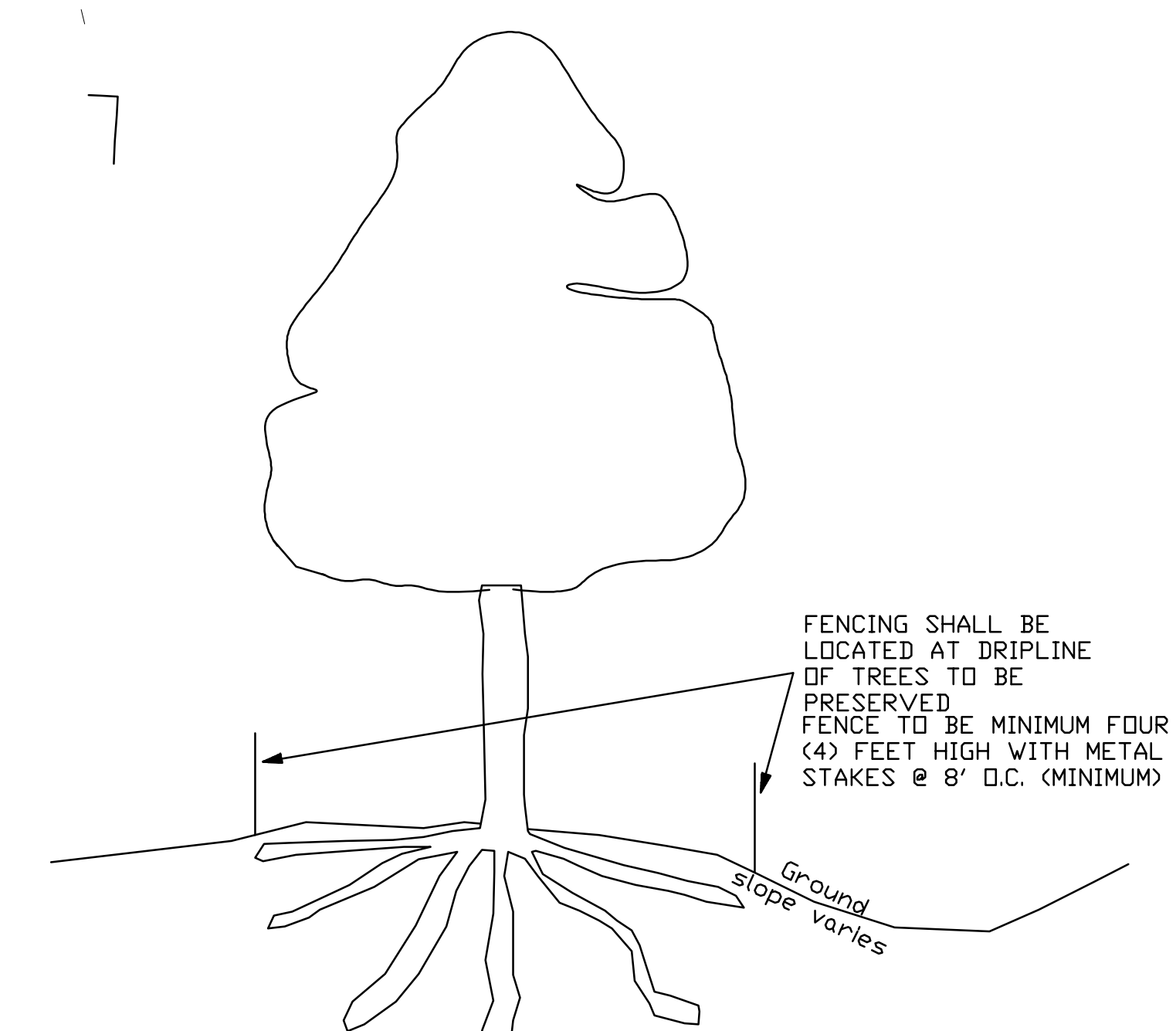
GRADING AND DRAINAGE
PLAN

BARTLETT, TENNESSEE

SURVEY: OTHERS
DESIGN: TBF
DATE: 6-2024
SCALE: 1\"/>

REVIEWED

SHEET 9 of 14



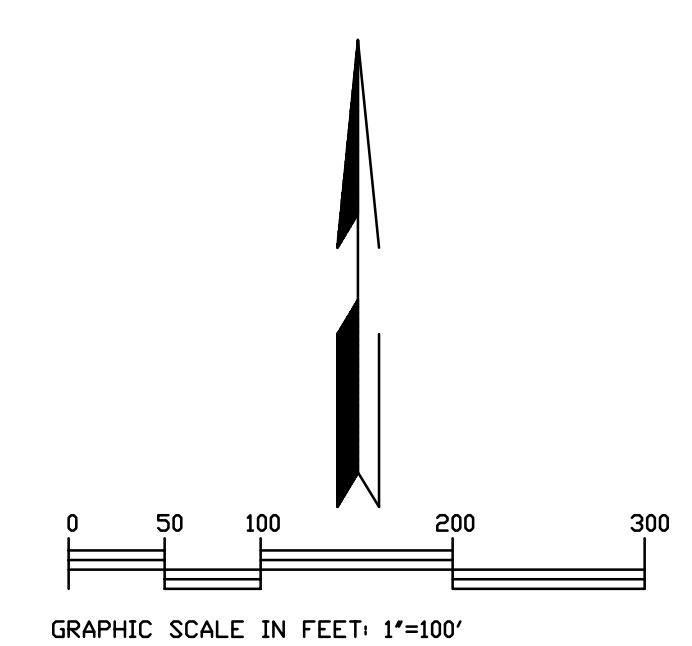
LOCATION OF ORANGE PROTECTIVE FENCING
n.t.s.

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

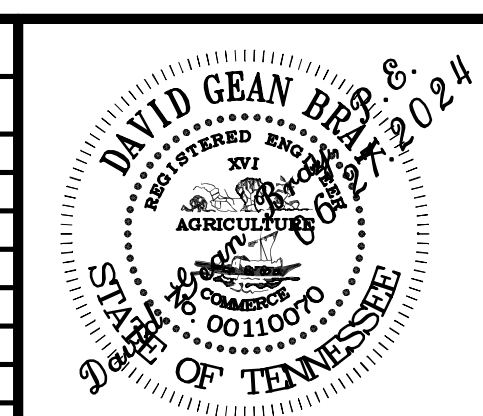
NO HEAVY EQUIPMENT SHALL BE ALLOWED WITHIN CONFINES OF PROTECTIVE FENCING (NO STAGING, PARKING, STORAGE, DUMPING OR CLEANOUT SHALL BE ALLOWED WITHIN THE ROOT PROTECTION ZONES). ALL WORK WITHIN AREAS OF TREES TO BE PRESERVED SHALL BE DONE ONLY AFTER NOTICE HAS BEEN PROVIDED TO CITY OF BARTLETT CONSTRUCTION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

TREE FENCING TO BE INSTALLED PRIOR TO COMMENCEMENT OF CONSTRUCTION

THIS PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA PER FEMA FLOOD MAP #47157C0195G DATED FEBRUARY 6, 2013.



REVISIONS		
ITEM NO.	DESCRIPTION OF CHANGE	DATE APPROVED



AUSTIN PLANNED DEVELOPMENT

DEVELOPER: CITY CONSTRUCTION & DEVELOPMENT
ENGINEER: THE BRAY FIRM

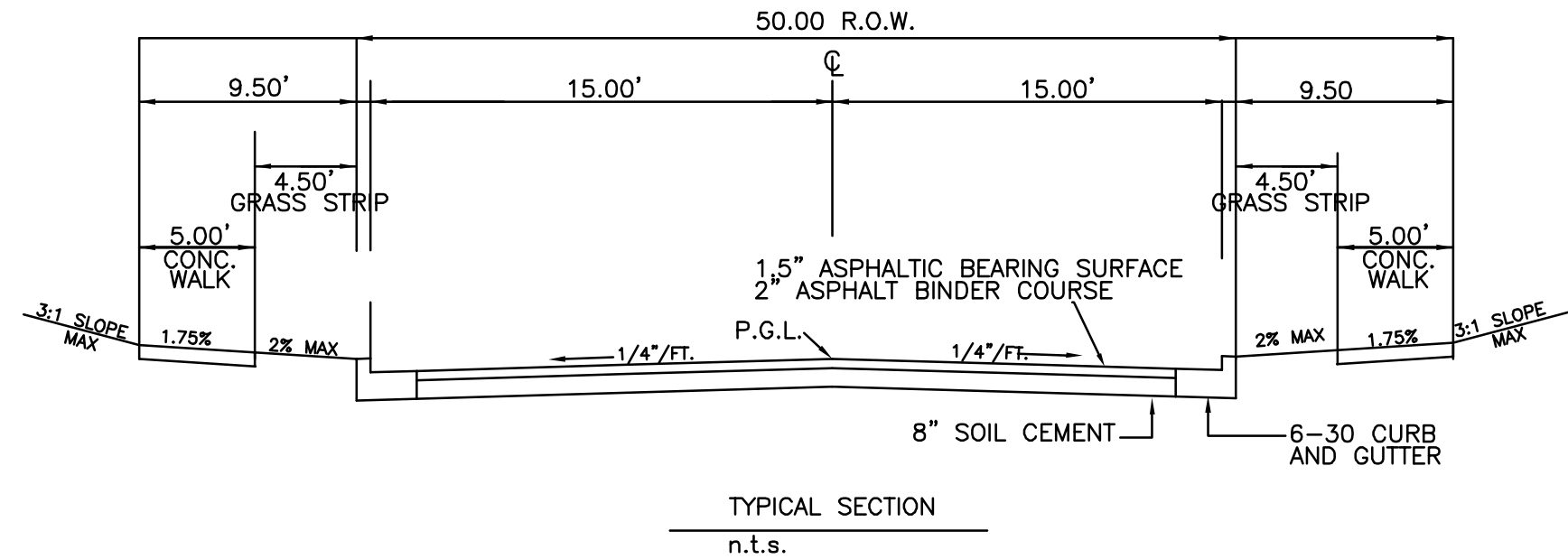
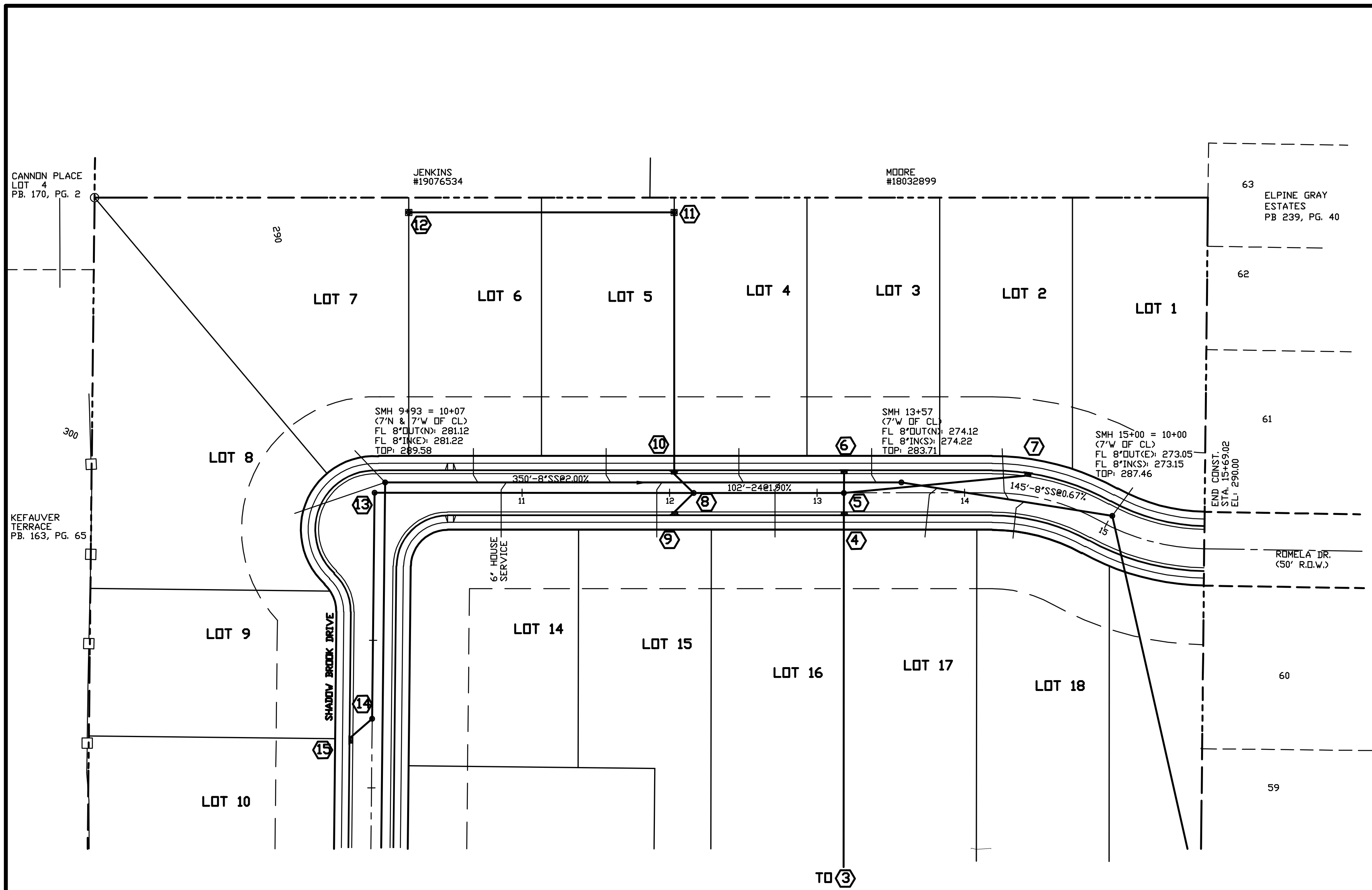
DIVISION OF ENGINEERING

TREE PROTECTION PLAN

BARTLETT, TENNESSEE

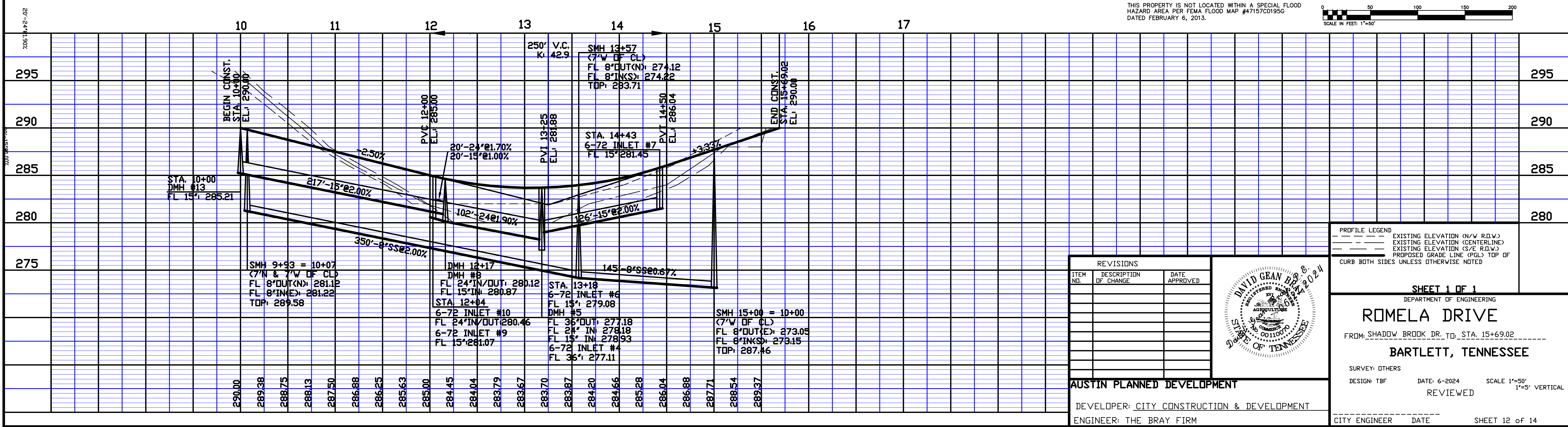
SURVEY: OTHERS
DESIGN: TBF
DATE: 6-2024
SCALE: 1"=50'
REVIEWED:

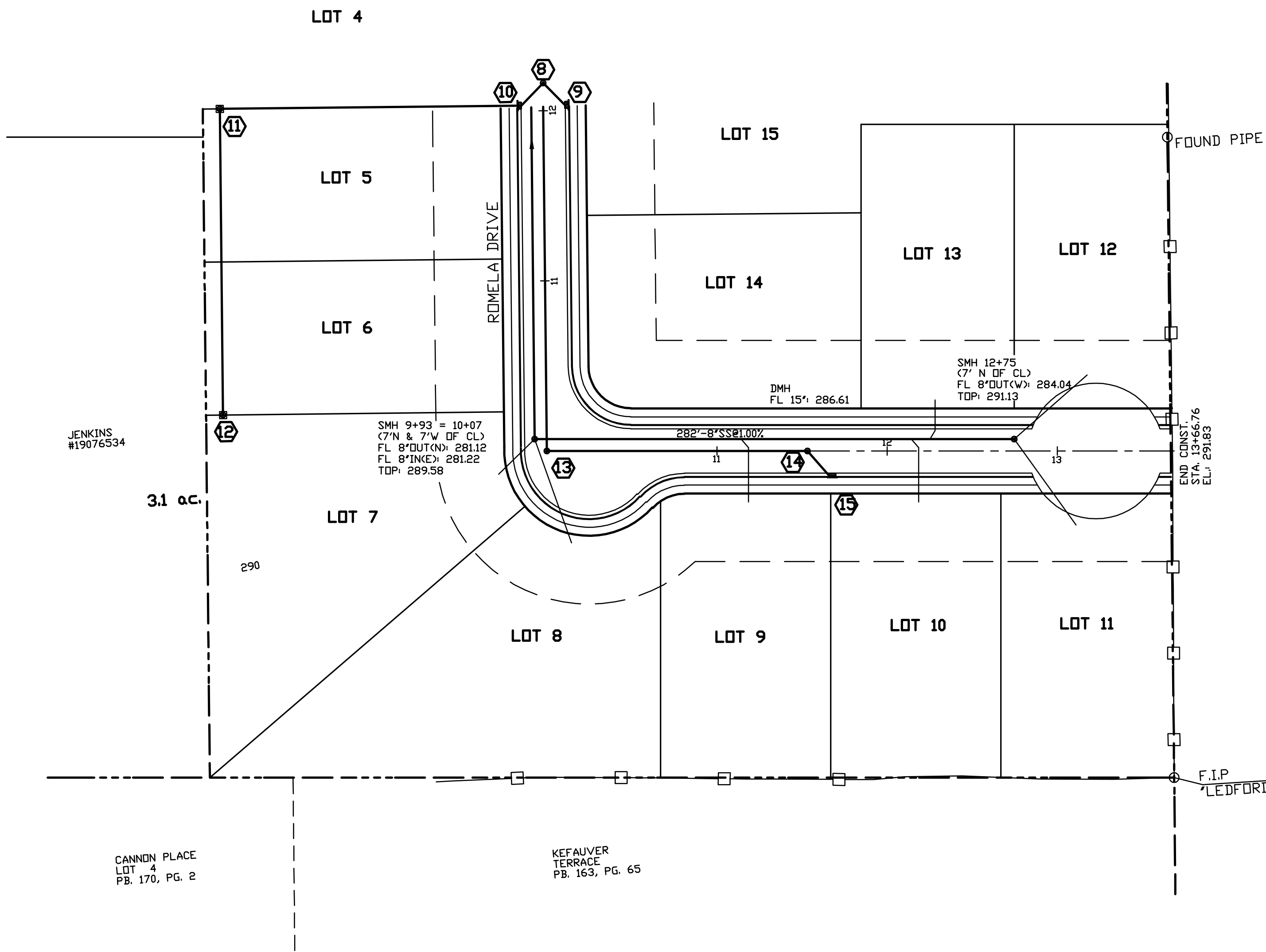
CITY ENGINEER
DATE
SHEET 11 of 14



PUBLIC DRAINAGE STRUCTURE INFORMATION						
STRUCTURE #	TYPE	AREA a.c.	Q25 cfs	Qin cfs	ITEM	
1	Type E HW	N/A	N/A	N/A	30\"/>	274.29 278.00
2	3x3 INLET	15.7	22.0*	22.0*	30\"/>	274.44 278.00
3	Type D HW	N/A	N/A	N/A	36\"/>	275.91 280.00
4	6-72 INLET	1.1	3.9	3.9	36\"/>	277.11 283.65
5	DMH	N/A	N/A	N/A	36\"/>	277.18 278.18 278.93 283.65
6	6-72 INLET	1.3	4.6	4.6	15\"/>	279.08 283.65
7	6-72 INLET	1.5	5.3	5.3	15\"/>	281.45 285.81
8	DMH	N/A	N/A	N/A	15\"/>	280.87 280.12 284.65
9	6-72 INLET	0.9	3.2	3.2	15\"/>	281.07 284.93
10	6-72 INLET	1.2	4.2	4.2	24\"/>	280.46 284.93
11	4x4 INLET	4.2	14.2	14.2	24\"/>	282.74 285.50
12	4x4 INLET	3.1	10.5	10.5	24\"/>	283.46 286.50
13	DMH	N/A	N/A	N/A	15\"/>	285.21 290.00
14	DMH	N/A	N/A	N/A	15\"/>	286.61 290.78
15	6-72 INLET	1.3	4.6	4.6	15\"/>	286.79 290.83

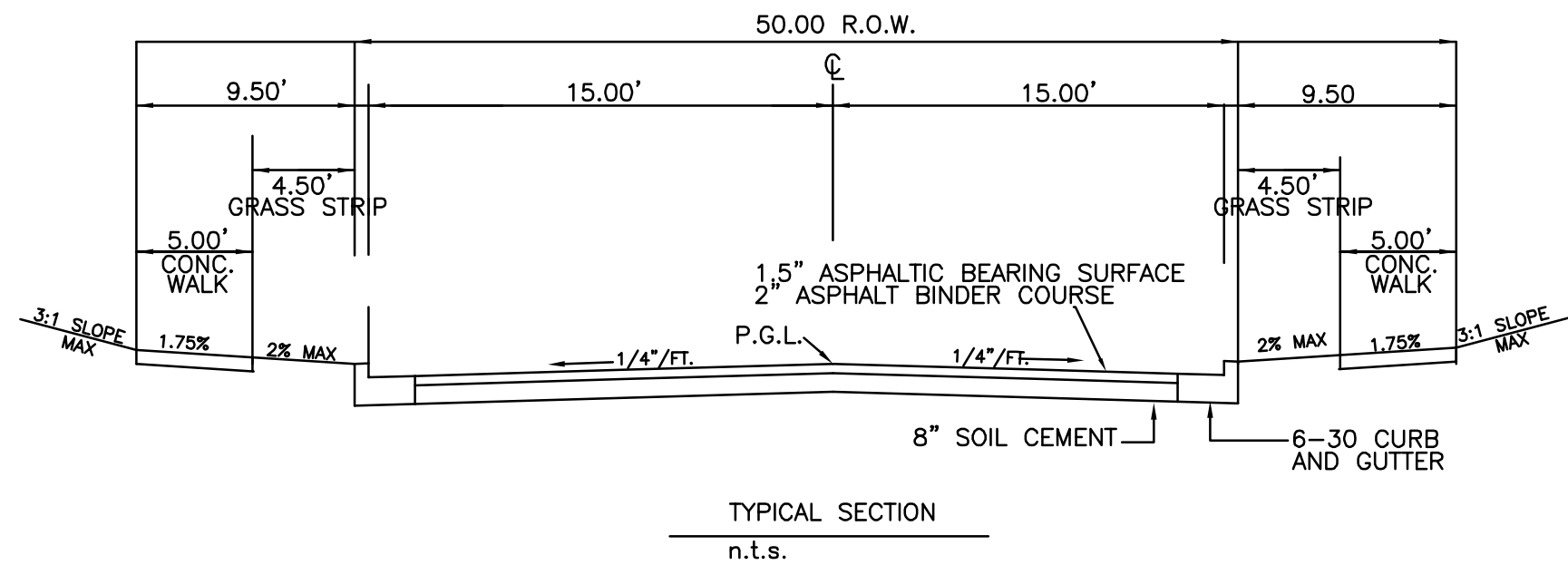
PUBLIC STORM DRAINAGE PIPE DATA											
FROM #	TO #	DIA. in.	LENGTH ft.	SLOPE %	AREA a.c.	Q25 cfs	Qc cfs	V25 f/s			
2	274.44	1	274.29	30"	15.7	22.0*	29.0	5.9			
4	277.11	3	275.91	36"	239	13.3	37.3	47.2			
5	277.18	4	277.11	36"	12.2	34.6	47.2	6.7			
6	279.08	5	278.93	15"	1.3	4.6	6.4	5.3			
7	281.45	5	278.93	15"	1.5	5.3	9.1	7.4			
8	280.12	5	278.18	24"	102	1.90	27.6	31.2			
9	281.07	8	280.87	15"	20	1.00	3.2	6.4			
10	280.46	8	280.12	24"	20	1.70	8.5	29.4			
11	282.74	10	280.46	24"	175	1.30	22.4	25.7			
12	283.46	11	282.74	24"	180	0.40	3.1	10.5			
13	283.46	8	280.87	15"	217	2.00	1.3	4.6			
14	286.61	13	285.21	15"	155	0.90	1.3	4.6			
15	286.79	14	286.61	15"	20	0.90	1.3	4.6			





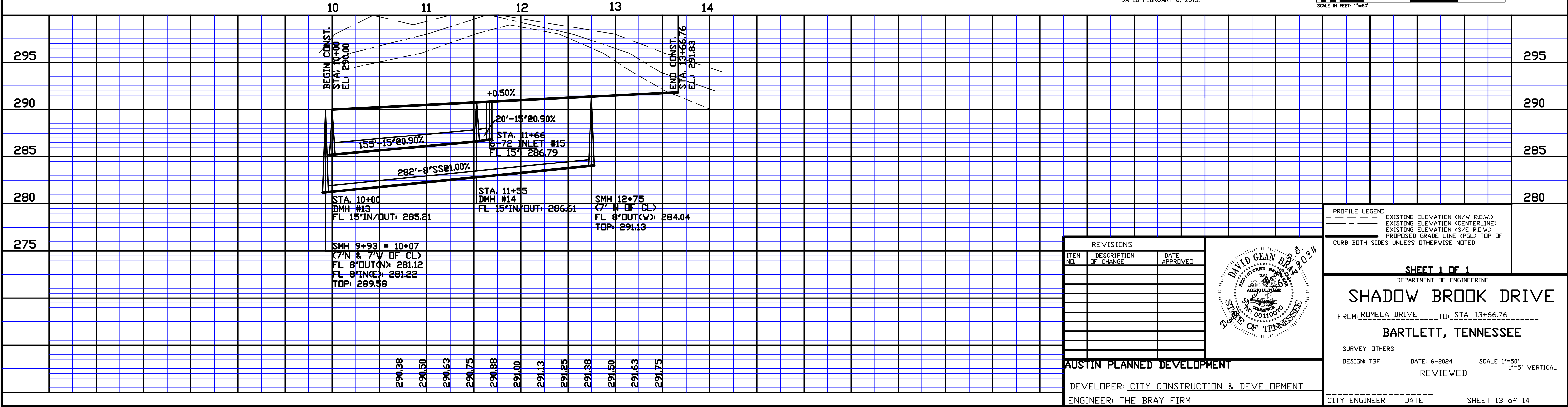
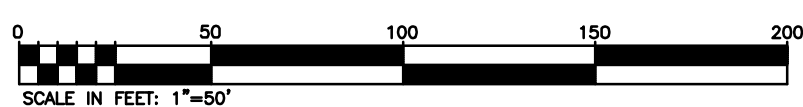
PUBLIC DRAINAGE STRUCTURE INFORMATION						
STRUCTURE #	TYPE	AREA a.c.	Q25 cfs	Qin cfs	ITEM	
1	Type E HW	N/A	N/A	N/A	30" TOP	274.29 278.00
2	3x3 INLET see detail	15.7	22.0*	22.0*	30" THROAT	274.44 278.00
3	Type D HW	N/A	N/A	N/A	36" TOP	275.91 280.00
4	6-72 INLET	1.1	3.9	3.9	36" IN/OUT TOP	277.11 283.65
5	DMH	N/A	N/A	N/A	36" OUT 24" IN 15" IN TOP	277.18 278.18 278.93 283.65
6	6-72 INLET	1.3	4.6	4.6	15" TOP	279.08 283.65
7	6-72 INLET	1.5	5.3	5.3	15" TOP	281.45 285.81
8	DMH	N/A	N/A	N/A	15" IN 24" IN/OUT TOP	280.87 280.12 284.65
9	6-72 INLET	0.9	3.2	3.2	15" TOP	281.07 284.93
10	6-72 INLET	1.2	4.2	4.2	24" IN/OUT TOP	280.46 284.93
11	4x4 INLET	4.2	14.2	14.2	24" IN/OUT THROAT	282.74 285.50
12	4x4 INLET	3.1	10.5	10.5	24" THROAT	283.46 286.50
13	DMH	N/A	N/A	N/A	15" IN/OUT TOP	285.21 290.00
14	DMH	N/A	N/A	N/A	15" IN/OUT TOP	286.61 290.78
15	6-72 INLET	1.3	4.6	4.6	15" TOP	286.79 290.83

* Detained Flow

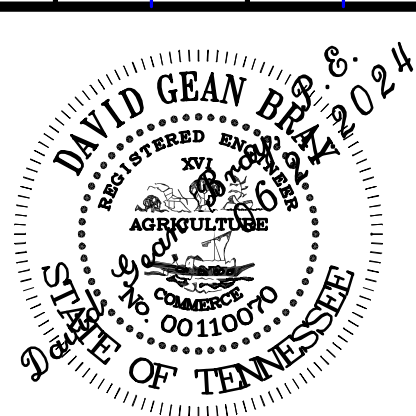


PUBLIC STORM DRAINAGE PIPE DATA										
FROM #		TO #		DIA. in.	LENGTH ft.	SLOPE %	AREA a.c.	Q25 cfs	Qc cfs	V25 f/s
2	274.44	1	274.29	30"	30	0.50	15.7	22.0*	29.0	5.9
4	277.11	3	275.91	36"	239	0.50	13.3	37.3	47.2	6.7
5	277.18	4	277.11	36"	15	0.50	12.2	34.6	47.2	6.7
6	279.08	5	278.93	15"	15	1.00	1.3	4.6	6.4	5.3
7	281.45	5	278.93	15"	126	2.00	1.5	5.3	9.1	7.4
8	280.12	5	278.18	24"	102	1.90	9.4	27.6	31.2	9.9
9	281.07	8	280.87	15"	20	1.00	0.9	3.2	6.4	5.3
10	280.46	8	280.12	15"	20	1.70	8.5	25.4	29.4	9.4
11	282.74	10	280.46	24"	175	1.30	7.3	22.4	25.7	8.2
12	283.46	11	282.74	24"	180	0.40	3.1	10.5	14.3	4.6
13	283.46	8	280.87	15"	217	2.00	1.3	4.6	8.9	7.3
14	286.61	13	285.21	15"	155	0.90	1.3	4.6	6.1	5.0
15	286.79	14	286.61	15"	20	0.90	1.3	4.6	6.1	5.0

THIS PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA PER FEMA FLOOD MAP #47157C0195G DATED FEBRUARY 6, 2013.



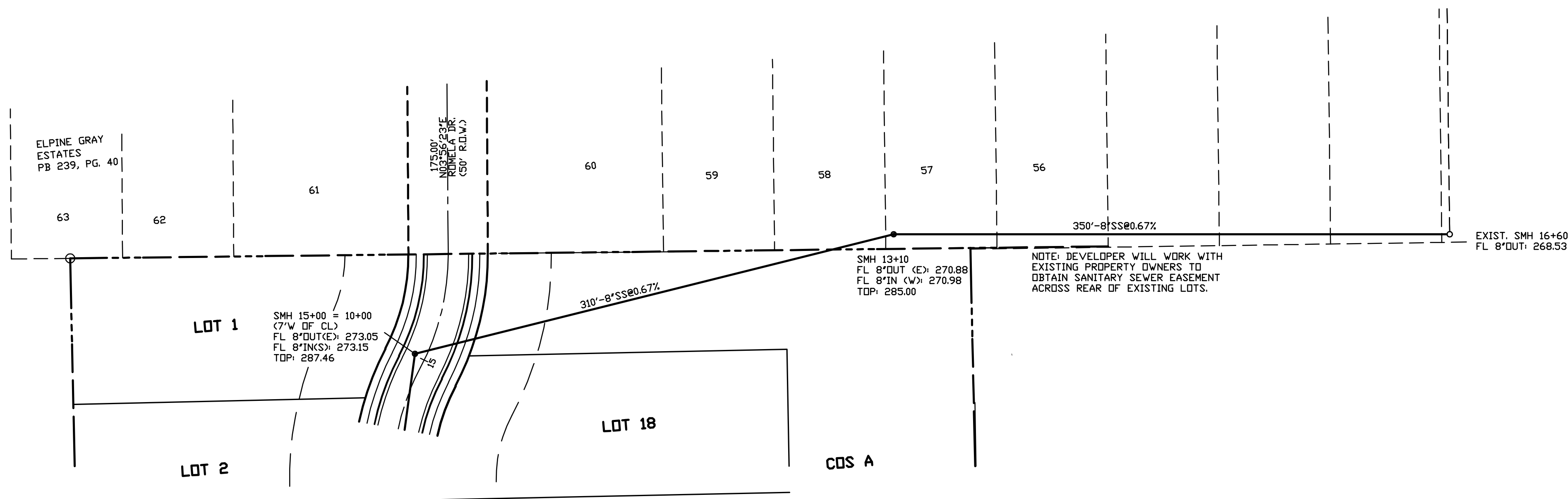
REVISIONS		
ITEM NO.	DESCRIPTION OF CHANGE	DATE APPROVED



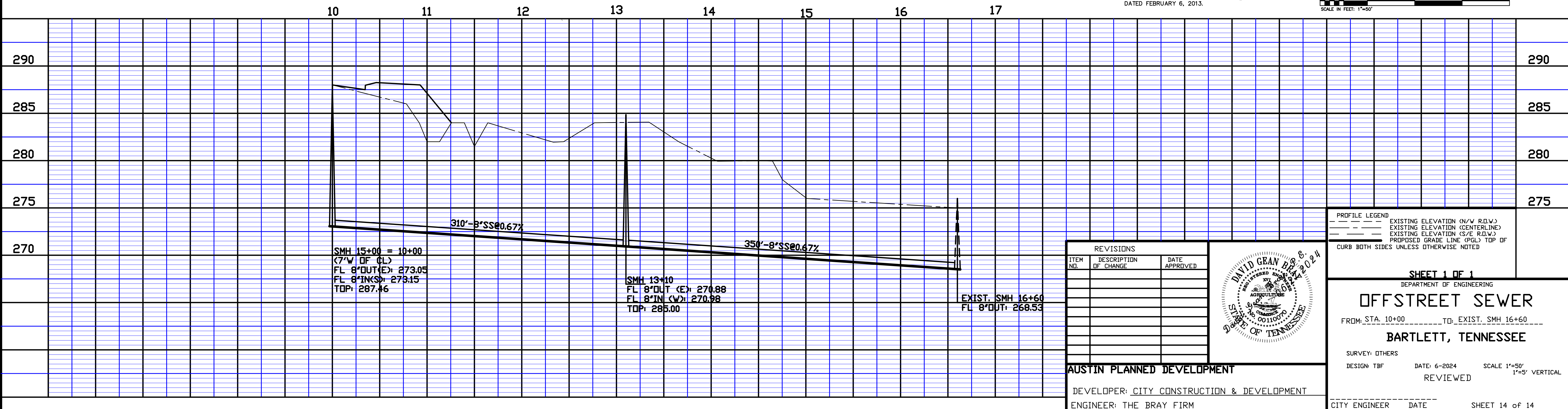
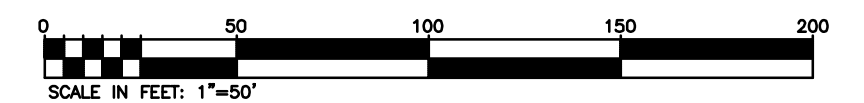
PROFILE LEGEND
--- EXISTING ELEVATION (N/W R.O.W.)
--- EXISTING ELEVATION (CENTERLINE)
--- EXISTING ELEVATION (S/E R.O.W.)
--- PROPOSED GRADE LINE (PGL) TOP OF CURB BOTH SIDES UNLESS OTHERWISE NOTED

SHEET 1 OF 1
DEPARTMENT OF ENGINEERING
SHADOW BROOK DRIVE
FROM: ROMELA DRIVE TO: STA. 13+66.76
BARTLETT, TENNESSEE
SURVEY: OTHERS
DESIGN: TBF
DATE: 6-2024
SCALE: 1"=50'
1"=5' VERTICAL
REVIEWED
CITY ENGINEER DATE SHEET 13 of 14

AUSTIN PLANNED DEVELOPMENT
DEVELOPER: CITY CONSTRUCTION & DEVELOPMENT
ENGINEER: THE BRAY FIRM



THIS PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA PER FEMA FLOOD MAP #47157C0195G DATED FEBRUARY 6, 2013.



Ordinance 24-09

AN ORDINANCE AMENDING ARTICLE I, SECTION 2 DEFINITIONS OF THE BARTLETT ZONING ORDINANCE; AND ARTICLE IV, SECTION 12 (A) OF THE BARTLETT SUBDIVISION ORDINANCE, TITLE 14, CHAPTER I, APPENDIX B, OF THE CODIFIED ORDINANCES OF THE CITY OF BARTLETT, TENNESSEE.

WHEREAS, the City of Bartlett Board of Mayor and Aldermen understands the need to generate buildable legal lots of record for residentially zoned vacant land,

WHEREAS, the City of Bartlett Planning Commission has reviewed several applications over the past years for minor two lot residential subdivisions as a standard process to legalize buildable lots,

WHEREAS, in an effort to support residential development and growth within the City,

WHEREAS, the City of Bartlett Board of Mayor and Aldermen desires to amend the Zoning Ordinance and the Subdivision Ordinance to improve the review process to generate legal lots of record,

Now, Therefore, Be it Ordained by the Board of Mayor and Aldermen of the City of Bartlett, Tennessee, that:

Article I, Section 2 under the heading “*Definitions Of Terms Used In This Ordinance*” in the Bartlett Zoning Ordinance the definition of “Lot of Record” shall be replaced by a new definition:

“A lot or parcel of land in a legal subdivision recorded in the Shelby County Register's Office; or a parcel of land described by metes and bounds less than 4-acres recorded by deed in the Shelby County Register's Office on or prior to June 1, 1981 that complies with the City of Bartlett subdivision exemption. Lots recorded in Shelby County annexed into the City of Bartlett through December 31, 2012 may also qualify for the exemption based on the Shelby County exemption date of March 1, 1989, as long as the status if the lot(s) or parcel(s) has not changed since the Shelby County exemption date, and all other City of Bartlett subdivision requirements are satisfied. (Ord. #02-18-Ord #24-09)”

Article I. Purpose, Authority, Jurisdiction and Policy, Section 3§A paragraph shall be replaced in the Bartlett Subdivision Ordinance by:

“Residentially zoned lot(s) or parcel(s) of land may be exempt from Bartlett subdivision regulations when the land to be subdivided is less than four (4) acres and within the Bartlett city limits on or prior to June 1, 1981. Residentially zoned parcels of land that were annexed into the City of Bartlett through December 31, 2012, may also qualify for the exemption based on the Shelby County March 1, 1989 exemption date. The parcel(s) of land must be the "original parcel of record" described in a recorded deed or plat with the same size and lot configuration as originally recorded on or prior to June 1, 1981, or in the case of annexation through December 31, 2012, the Shelby County exemption date of March 1, 1989 will be applied as long as the status if the lots or parcels have not changed since the Shelby County exemption date, and all other City of Bartlett subdivision requirements are satisfied. The

recorded deed or plat must be presented at the time of the building application. The lot(s) or parcel(s) of land must also comply with the current bulk regulations of the Bartlett Zoning Ordinance.

Parcels of land that do not qualify for the exemption dates, and need to comply with the Bartlett subdivision regulations may qualify for the minor two lot (2 lot) subdivision provision if the lot(s) or parcel(s) is zoned single family residential. Deferment or waivers from minor improvements such as dedications, road width extensions, sidewalk curb and gutter, and all others will require Planning Commission approval of the minor subdivision with the deferred or waived improvements.”

Article II. Procedures for Subdivision Approval, Section I, General, paragraph shall be replaced in the Bartlett Subdivision Ordinance by:

“The procedures for review and approval of a subdivision and its documentation by recorded plat consists of three (3) separate steps, except for parcels that qualify for the Minor Two Lot Subdivision process. The initial formal step is the preparation of a master plan of a proposed subdivision for submission to the planning commission. The second step is the preparation of a construction plan of the proposed subdivision or sections thereof for review by the city engineer and other agencies as required followed by submission to the planning commission for approval. The third and final step is the preparation of a final subdivision plat with all required certificates for submission to and approval by the planning commission. This final plat becomes the instrument to be recorded in the office of the Shelby County Register when final approval has been attested to by signature of the secretary of the planning commission.

Parcels that qualify for the Minor Two Lot subdivision process will only need to apply for the third and Final Plan step. However, Planning and Engineering staff may require supplemental plans to go with the application. The Final Plan may be administratively approved at the discretion of the Planning and Engineering Staff.”

Article IV. Prerequisites to Final Subdivision Approval, Section 8§H4 Sidewalks, Curbs, Gutters, and Handicap Ramps, under the heading *Deferment or Waiver of Installation* in the Bartlett Subdivision Ordinance, section shall be replace by:

“Parcels of land, less than four acres in size, created by deed between June 1, 1981 and January 1, 2009 may file an application for a minor two lot (2 lot) subdivision to be eligible for the issuance of no more than two residential building permits.

Further:

- a. The property must be in a zoning district permitting residential use.
- b. The resultant lots are in conformance to all requirements of the zoning ordinance and any other applicable regulations. Determination of minimum lot size is exclusive of any dedication requirement.
- c. The lots shall have direct access to an existing public street, with no new streets proposed.
- d. The Planning Commission may waive street improvements if all required dedication and easements are granted as well as any improvements necessary for safety considerations.
- e. Any extension of utilities to the property are the responsibility of the applicant.
- f. Standard subdivision drawings are required.

g. The minor two lot (2 lot) subdivision may be administratively approved by Planning and Engineering staff at their discretion. Required variances from the Zoning Ordinance must be approved by the Board of Zoning Appeals prior to Final Plan approval.

f. Standard subdivision contract is required. The minor two lot (2 lot) subdivision may be submitted as a final plat application provided that the plat complies with all the requirements for final plat submission. (As amended by Ord. #02-18, Dec. 2002, and Ord. #08-13, Jan. 2009)”

EFFECTIVE DATE-This Ordinance shall be effective from and after its final passage, the public welfare requiring it.

First Reading: August 27, 2024

Second Reading: September 10, 2024

Third Reading: September 2024

Harold Brad King, Register to the
Board of Mayor and Aldermen

David Parsons, Mayor

Attest: _____
Penny Medlock, City Clerk