



City of Bartlett

David Parsons, Mayor

**Municipal Planning Commission
AGENDA
Monday, April 7, 2025 — 6:30 p.m.
Bartlett City Hall Assembly Chamber**

Opening Prayer

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

Minutes of the Monday, February 3, 2025 Meeting

NEW BUSINESS

Public Hearing

Rezoning

1. JTB Subdivision, 8229 Highway 70 (Russ Brasfield, Barge Design Solutions)

Master Plan

2. Castleton Subdivision, Eastern Terminus of Inniswood Drive (David Bray, the Bray Firm)

Site Plan

3. Raleigh Primitive Baptist Church, 7247 Andrews Road (Josh Burnette, Renaissance Design Studio)

Officer Elections

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

Monday, April 7, 2025 - 6:30 P.M.
Bartlett City Hall Assembly Chamber
Staff Comments

NEW BUSINESS

Public Hearing

Rezoning

1. JTB Subdivision, 8229 Highway 70 (Russ Brasfield, Barge Design Solutions)

INTRODUCTION: Mr. Russ Brasfield with Barge Design Solutions is requesting Planning Commission approval of a favorable recommendation to rezone 5.089 acres of land from the "C-L" Neighborhood Commercial Zoning District to "C-H" Highway Business Zoning District. The subject property is located at 8229 Highway 70.

BACKGROUND: The subject property is the existing location of Birch's Automotive, the office for Traditional Plumbing, and a vacant lot. On July 1, 2024 the Planning Commission approved the Master Plan and Construction Plan for the 5.089 acre JTB Subdivision. Lot 1 is 2.124 acres, and it is the site of the existing Birch's Automotive. Lot 2 is 0.591 acres, and it is the office for Traditional Plumbing. Lot 3 is proposed to be 2.374 acres, and it is a vacant lot. Birch's Automotive is considered a pre-existing nonconforming use because the underlying zoning district does not permit general auto repair as a use, but the site has been used in this manner prior to being annexed by the City of Bartlett in 2012. In fact, the subject property has been used for auto repair or a contractors business which is another "C-H" use not permitted in the underlying "C-L" zoning district going back similarly as Highway 70 Car Care across the street.

The properties that surround the proposed rezoning change consist of: "R-E" Residential and "C-H" Highway Commercial to the north, "R-E" Residential to the south, "R-E" Residential to the east, and "SC-1" Planned Unit Commercial to the west.

DISCUSSION: The specific request by the applicant is for approval of a favorable recommendation to rezone 5.089 acres of land from "C-L" Neighborhood Commercial Zoning District to "C-H" Highway Business Zoning District in order to mirror the zoning across Highway 70 for Highway 70 Car Care that was put in place at the time of annexation in 2004 to reflect the pre-existing use of the site

in Shelby County. The subject property had pre-existing uses in Shelby County that aligned with the "C-H" Highway Business Zoning District prior to being annexed by the City of Bartlett in 2012. However, the rezoning that took place at the time of annexation to "C-L" Neighborhood Commercial did not reflect these pre-existing uses. The applicant will limit the number of "C-H" uses permitted in the JTB Subdivision and address the required screening/buffering requirements with the "C-H" uses permitted on the forthcoming Final Plan for the JTB Subdivision.

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

Engineering Conditions:

General:

1. A Commercial Subdivision 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 must be approved and permitted by TDOT. 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 plan and profile will be required. These were not submitted with the plan set.
19. Sewer to be installed in accordance with City of Bartlett technical specifications and details.
20. Sewer manholes are to be spaced no greater than 350 feet apart.
21. Sewer crossing at ditch/stream crossing shall be ductile iron.
22. Sewer structure and pipe tables are required.
23. Indicate sewer pipe as SDR26.
24. Sewer tap(s) shall be shown.

Planning Conditions:

1. The applicant must obtain Final Plan approval from the Planning Commission to complete the subdivision.
2. The applicant must obtain Site Plan approval from the Planning Commission and Design Review Commission before obtaining a construction permit on Lot 3.
3. 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.
4. 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.
5. The owner/applicant shall identify all utilities on site by contacting Tennessee One Call at 811 before commencing any site work.
6. The applicant and/or property owners shall be present at the meeting in order to make decisions relative to any changes that may be suggested by the Planning Commission.
7. The applicant and/or property owners shall be present at the corresponding Board of Mayor and Aldermen meetings to make decisions relative to any changes that may be suggested by the Board of Mayor and Aldermen.

Master Plan

2. Castleton Subdivision, Eastern Terminus of Inniswood Drive (David Bray, the Bray Firm)

INTRODUCTION: Mr. David Bray with the Bray Firm is requesting Planning Commission Approval of a Master Plan for the Castleton Subdivision. The subject property is located at the eastern terminus of Inniswood Drive. The subject property is zoned "RS-15" Single Family Residential.

BACKGROUND: The vacant 10.66-acre lot was created by deed on November 15, 1999.

DISCUSSION: The specific request by the applicant is for Master Plan approval to subdivide 5.05 acres of land into a 10-lot subdivision. The lot sizes will range from 15,000 square feet to 21,751 square feet. Access to the subdivision will be from Inniswood Drive. The proposed development will have a common open space detention basin with an area designated for the cluster mailbox.

Recommendation: Approval with conditions.

Engineering Conditions:

General:

1. A Residential 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. A Notice of Intent (NOI) shall be submitted to TDEC with a copy provided to the City of Bartlett Engineering office.
4. All new utilities shall be underground.
5. Easements should be shown on all plan sheets.
6. Future realignment of Ellendale Road (84'ROW) shall be shown on remnant lot as a no build zone.
7. Lot 3 may need to be adjusted to accommodate the development of full ROW (60') on Fiske Road.
8. Correct all markups.

Plat

9. Sewer easements need to be added.
10. Drainage easements need to be added.
11. Areas reserved for detention shall be identified as non-buildable. This is currently called out as COS A. A note about the HOA's responsibility for maintenance shall be added to the plat.
12. Subdivision monuments shall be shown in accordance with the subdivision regulation.
13. Lots 1, 2, 3 are to have no direct driveway access onto Fiske Rd.
14. A sidewalk chart is required. Wheelchair ramps on all corners.

Sanitary Sewer

15. Sewer shall be stubbed to the remnant lot for future connection.
16. A structure and pipe table is required.
17. A plan and profile is required.

Erosion Control Plan

18. The engineer shall provide a copy of the SWPPP (Storm Water Pollution Prevention Plan) that has been or will be submitted to TDEC (Tennessee Department of Conservation).
19. Prior to any work being started, an NOC (Notice of Coverage) from TDEC must be received and a copy submitted to the City of Bartlett.
20. Metal posts with wire-backed fence are required on the proposed silt fences.
21. Details for inlet protection are required.
22. The TDEC permit number shall be shown.

Grading and Drainage

23. The applicant's engineer shall submit the stamped and signed detention calculations for the detention basins required for this property and show the 'pre' and the 'post' runoff for the 2, 5, 10, 25, 100 year storms.
24. Existing structures at the intersection of Glenchase and Inniswood shall be included in the drainage design with new drainage calculations for adjusted drainage areas and capacity.
25. Structure and pipe table required.
26. Plan and profile required.

Planning Comment:

1. A Resident of Bristol Glen Subdivision 1st addition requested that, if possible, the applicant leave some of the larger well-established trees that will not be hindered by construction.

Planning Conditions:

1. The applicant shall provide a tree survey with a data table with the construction plans.
2. The applicant shall designate and show a 5-foot utility easement along all property lines.
3. The applicant shall apply to the Planning Commission for the approval of the Construction Plan and the Final Plan to legally record this subdivision.
4. The applicant shall be present at the meetings in order to make decisions relative to any changes that may be suggested by the Planning Commission.

Site Plan

3. Raleigh Primitive Baptist Church, 7247 Andrews Road (Josh Burnette, Renaissance Design Studio)

INTRODUCTION: Mr. Josh Burnette with Renaissance Design Studio is requesting Planning Commission approval of a revised site plan for the Raleigh Primitive Baptist Church. The subject property is located at 7247 Andrews Road. It is within the "RS-18" Residential Zoning District.

BACKGROUND: The subject property is Lot 56, Block A of the Ellendale Highway Subdivision recorded on Plat Book 9, Page 90 in April 1929. At some time prior to annexation by the City of Bartlett in 1977, a church was constructed on the subject property. In 1995, the subject property received site plan approval and a building permit for a one-story addition to the rear of the existing church. On July 18, 2024, the subject property received a variance from the minimum side yard building setback requirement to add a new drive-thru portico along the east building elevation to be utilized during inclement weather. The existing parking lot is not marked with parking spaces.

DISCUSSION: The specific request by the applicant is for the approval of a revised site plan to expand the parking lot by adding 29 new parking spaces in the rear of the lot. The disturbed area is currently grass and trees, and it will be paved over to create the additional spaces. The applicant will be installing a detention swale to handle the stormwater drainage. The specifics of the proposed site plan are as follows:

Site Data	
Site Area:	1.00-acre/ 43,560-square feet
Disturbed Area:	0.1626-acres/ 7,083-square feet
Total Existing Parking Spaces:	unknown
Total Required Parking Spaces:	18 (1 ADA Accessible)

(One space for each 4 seats in the main auditorium.)	
Total Proposed Parking Spaces:	29 (0 ADA Accessible)
Greenspace/Open space:	36%

Recommendation: Approval with conditions.

Engineering Conditions:

General:

1. A 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. A SWPPP and a TDEC permit may be required. A Notice of Intent (NOI) shall be submitted to TDEC with a copy provided to the City of Bartlett Engineering office.
3. All new utilities shall be underground.
4. Easements should be shown on all plan sheets.
5. Correct all markups.

Erosion Control Plan

6. If required, the engineer shall provide a copy of the SWPPP (Storm Water Pollution Prevention Plan) that has been or will be submitted to TDEC (Tennessee Department of Conservation).
7. If required, prior to any work being started, an NOC (Notice of Coverage) from TDEC must be received and a copy submitted to the City of Bartlett.

Grading and Drainage

8. The applicant's engineer shall submit the stamped and signed detention calculations for the detention basins required for this property and show the 'pre' and the 'post' runoff for the 2, 5, 10, 25, 100 year storms.
9. The engineer must design the detention so that the post development runoff is equal to or less than pre-development runoff.
10. The detention basin area should be labeled as "Detention- no build zone" on the site plans.

Planning Conditions:

1. The pre-existing parking lot does encroach within the required 20' residential/nonresidential landscape buffer Plate 23D along the east property line. However, the applicant must revise the proposed parking layout to not encroach within the required 20' residential/nonresidential landscape buffer Plate 23D along the east property line, or the applicant must obtain a variance for this encroachment from the Board of Zoning Appeals.

2. The applicant must designate at least one ADA accessible parking space.
3. The applicant must install the Landscape Plate 23D nonresidential adjacent to residential buffer along the south, east, and west property lines.
4. The owner/applicant shall identify all utilities on site by contacting Tennessee One Call at 811 before commencing any site work.
5. The applicant and/or property owners shall be present at the meeting in order to make decisions relative to any changes that may be suggested by the Planning Commission.

EXP REALTY

US 70 HIGHWAY 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
C1.01	SITE LAYOUT PLAN
C2.01	GRADING PLAN AND PROFILE
C2.02	US HIGHWAY 70 CROSS SECTIONS
C2.03	US HIGHWAY 70 CROSS SECTIONS
C2.41	INITIAL EROSION & SEDIMENT CONTROL PLAN
C2.42	FINAL EROSION & SEDIMENT CONTROL PLAN
C7.01	SITE DETAILS
C7.41	SEDIMENT AND EROSION CONTROL DETAILS



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

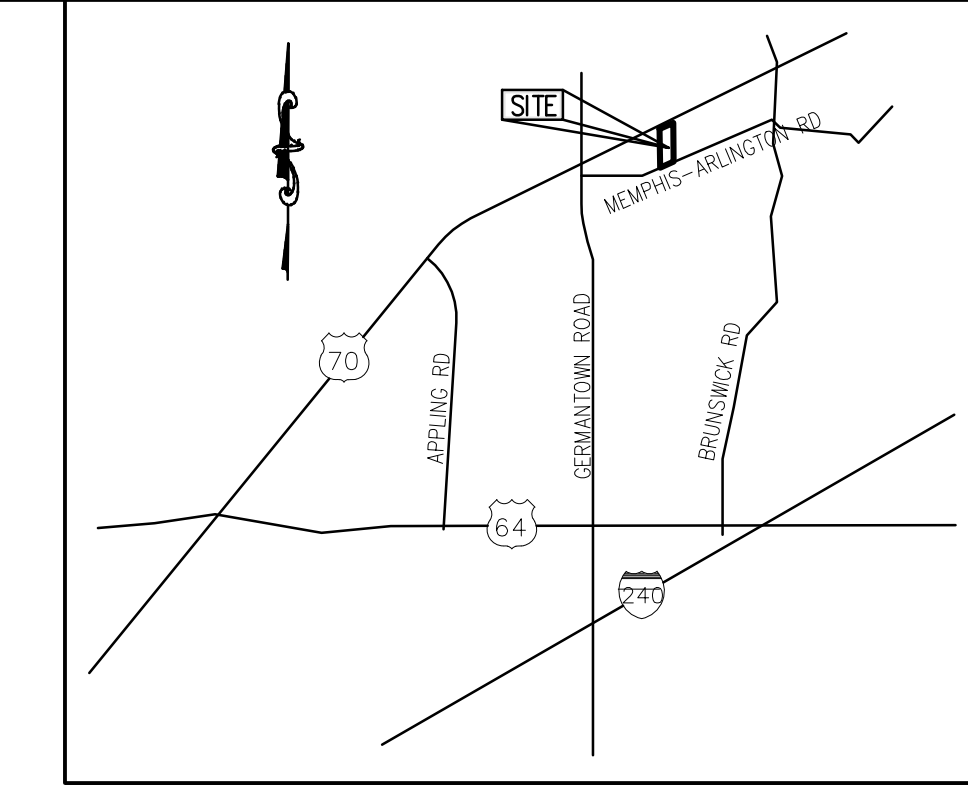
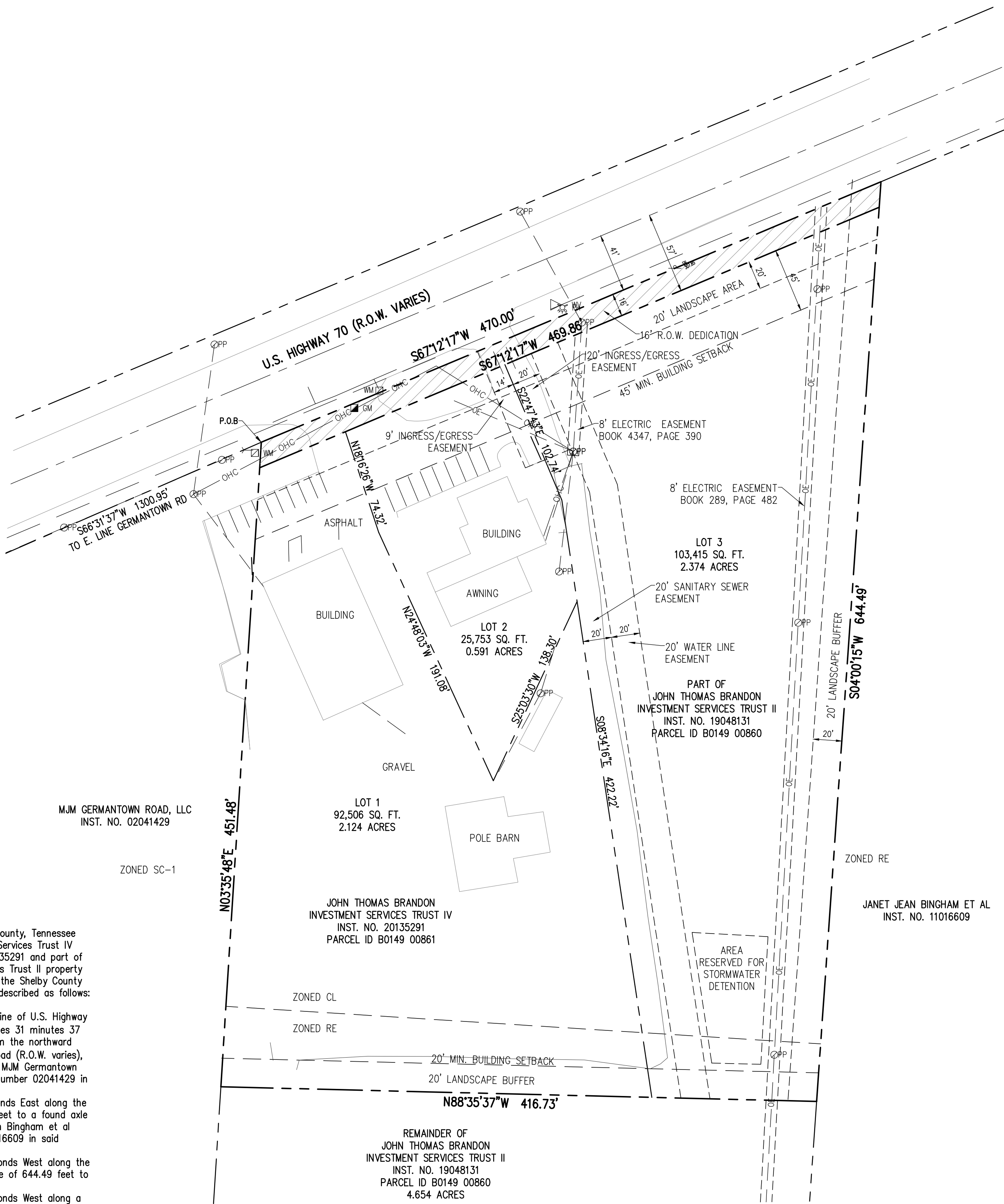
BARGE No.: 38550-00

DESCRIPTION

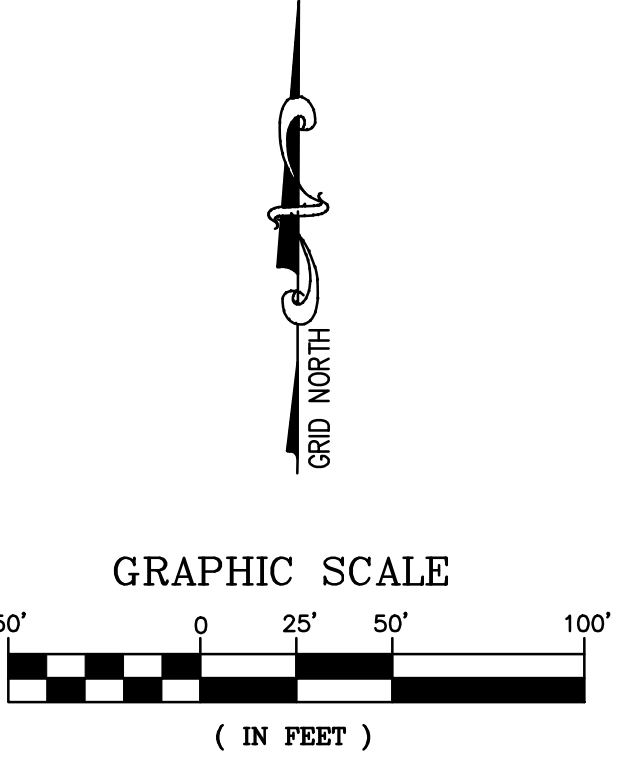
A tract of land situated in Bartlett, Shelby County, Tennessee being the John Thomas Brandon Investment Services Trust IV property of record in Instrument Number 20135291 and part of the John Thomas Brandon Investment Services Trust II property of record in Instrument Number 19048131 in the Shelby County Register's Office and being more particularly described as follows:

BEGINNING at a found iron pin in the south line of U.S. Highway 70 (41' from centerline) being North 66 degrees 31 minutes 37 seconds East a distance of 1300.95 feet from the northward projection of the east line of Germantown Road (R.O.W. varies), said point being the northeast corner of the MJM Germantown Road, LLC property of record in Instrument Number 02041429 in said Register's Office;
thence North 67 degrees 12 minutes 17 seconds East along the south line of U.S. 70 a distance of 470.00 feet to a found axle being the northwest corner of the Janet Jean Bingham et al property of record in Instrument Number 11016609 in said Register's Office;
thence South 04 degrees 00 minutes 15 seconds West along the west line of said Bingham property a distance of 644.49 feet to a set iron pin;
thence North 88 degrees 35 minutes 37 seconds West along a severance line across said Brandon Trust II property a distance of 416.73 feet to a set iron pin in the east line of said MJM property;
thence North 03 degrees 35 minutes 48 seconds East along said east line a distance of 451.48 feet to the POINT OF BEGINNING and containing 229,193 square feet or 5.262 acres of land, more or less.

FLOOD HAZARD STATEMENT
BY GRAPHIC DETERMINATION ONLY, THE SUBJECT PROPERTY IS NOT LOCATED WITHIN THE LIMITS OF A "SPECIAL FLOOD HAZARD AREA" PER FIRM/ FEMA MAP NUMBER 47157C0310G WITH A REVISED DATE OF FEBRUARY 6, 2013.



VICINITY MAP
NOT TO SCALE



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

USER:HMCOLABRESE
FILE:\icorp\hwc\net\data\Projects\385500\3855000004_CAD\CIVIL\PI\OT\3855000_C0.01.dwg
SAVED: 2/21/2025
PLOTTED: 2/28/2025

GENERAL NOTES:

- KEEP SITE NEAT AND CLEAN AT ALL TIMES. CONTINUOUSLY REMOVE DEBRIS AND LEGALLY DISPOSE OF UNSUITABLE MATERIAL. BURNING OF MATERIALS ON SITE IS PROHIBITED.
- 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.
- 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.
- 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
- 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."
- DISCREPANCIES IN FIELD CONDITIONS, PLAN CONDITIONS, OR CODES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER IMMEDIATELY.
- 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:

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

MISCELLANEOUS NOTES:

- THE ENGINEER SHALL HAVE THE AUTHORITY TO DESIGNATE AND/OR LIMIT AREAS OF CONSTRUCTION.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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 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).
- 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.
- 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.
- 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.
- 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.
- 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.
- IN SO FAR AS PRACTICAL USE ALL SUITABLE MATERIAL ON-SITE.
- EXCAVATE AREAS OF YIELDING OR UNSTABLE MATERIAL AND BACKFILL WITH APPROVED MATERIAL AS DIRECTED BY A/E.
- 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.
- 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.
- PROOFROLL ALL AREAS TO RECEIVE FILL. PERFORM PROOF ROLLING AND ANY REQUIRED UNDERCUTTING.
- PLACE ALL FILL MATERIAL IN 8" LIFTS AND COMPACT TO A MINIMUM 95% STANDARD DRY DENSITY AS DETERMINED BY ASTM D698 (STANDARD PROCTOR). MOISTURE CONTENT SHALL BE -2% TO +3% OF SOILS OPTIMUM VALUE
- SLOPE ALL DITCHES ACCORDING TO TYPICAL SECTION AND/OR GRADING PLAN.
- 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.
- 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.
- EXCAVATION ADJACENT TO EXISTING PAVEMENT SHALL BE MADE TO A NEAT, STRAIGHT LINE CUT THROUGH BOTH PAVEMENT AND BASE.
- CERTIFICATION FOR ALL BORROW PITS MUST BE OBTAINED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS.
- 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.
- 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:

- 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..
- 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.
- 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.
- 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.
- 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.
- E&S RESPONSIBLE PARTY: PROJECT CONTRACTOR ON BEHALF OF THE OWNER. (NAME AND NUMBER TO BE PROVIDED UPON SELECTION)
- 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).
- 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.
- 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.
- 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.
- 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.
- EXPOSED LITTER, DEBRIS, CHEMICALS, ETC., SHALL BE PROPERLY STORED AND/OR DISPOSED OF PRIOR TO ANTICIPATED STORM EVENTS.
- THE CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF NOTED EROSION CONTROL MEASURES ACCORDING TO TDEC STANDARDS.
- 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.
- 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.
- 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.
- 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.

GENERAL NOTES

EXP REALTY

US 70 HIGHWAY IMPROVEMENTS

BARTLETT, TN

REVISION INFORMATION													
REV.	CHK.	OR.	DATE	DESCRIPTION									
0	HMC		02/11/2025	ISSUE FOR PERMIT									

DEPARTMENT OF ENGINEERING

BARTLETT, TENNESSEE

SURVEY: BARGE DATE: - BOOK: _____

DESIGN: BARGE DATE: - SCALE

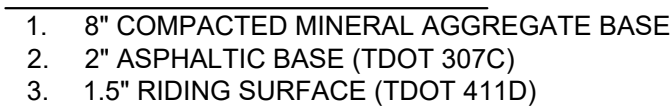
CITY ENGINEER DATE

C0.01

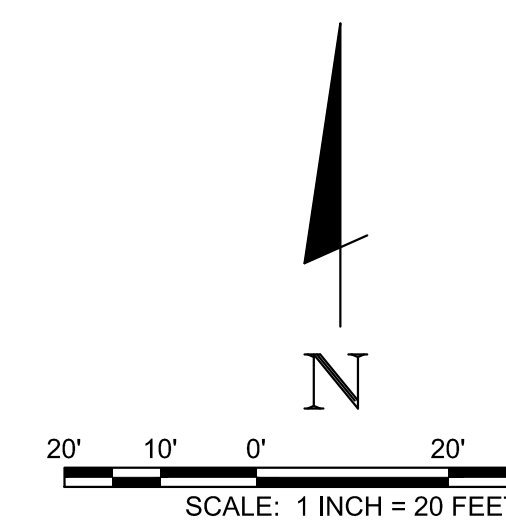
FILE NO. 3855000



615 3rd Avenue South / Suite 700 // Nashville, Tennessee 37210
PHONE (615) 254-1500 / FAX (615) 254-6672



SPEED LIMIT: 50

 ASPHALT SHOULDER

	DATUM:	FEMA PANEL:	PARCEL ID:
	TNSPC (NAD83) NAVD 1988	ZONE "X", PANEL NO. 47157C0310G, 2/5/13.	B0149 006 B0149 006

CITY ENGINEER DATE

EXP REALTY
US 70 HIGHWAY IMPROVEMENTS
BARTLETT, TN

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

FILE NO. 3855000

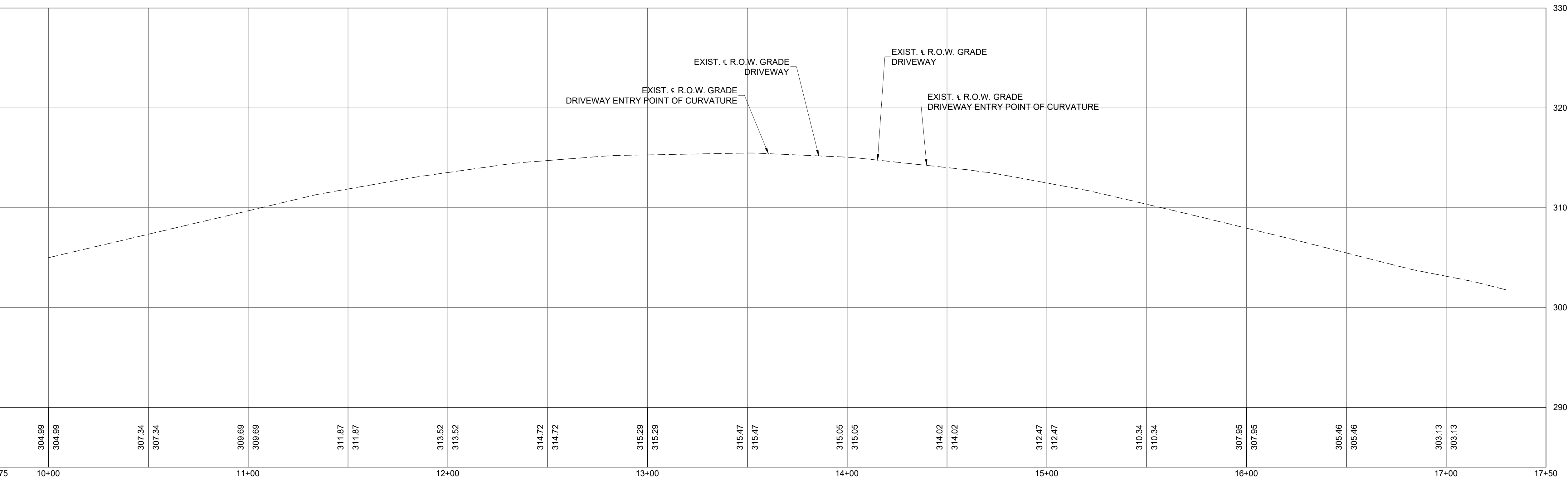
615 3rd Avenue South // Suite 700 // Nashville, Tennessee 37210
PHONE (615) 254-1500 // FAX (615) 255-8572

EXP REALTY
US 70 HIGHWAY IMPROVEMENTS
BARTLETT, TN

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FILE NO. 3855000

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.



DEPARTMENT OF ENGINEERING

CITY ENGINEER DATE

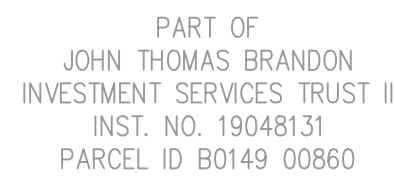
1. SEE SHEET C0.01 FOR EROSION AND SEDIMENT CONTROL NOTES.
2. REMOVE ALL SEDIMENT AND EROSION CONTROL MEASURES EXCEPT FOR OUTLET PROTECTION UPON SUBSTANTIAL COMPLETION OF SITE OR WHEN GRASS IS THOROUGHLY ESTABLISHED, WHICHEVER COMES LAST

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

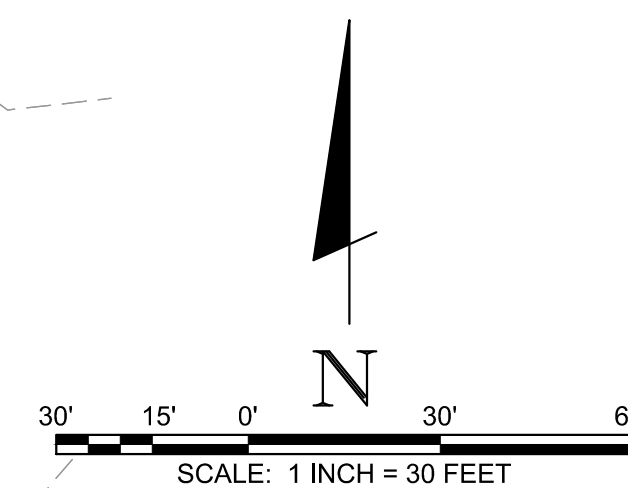
LEGEND

CW CONCRETE WASHOUT (DETAIL 4/C7.02)

PERMANENT SEEDING

 LIMITS OF DISTURBANCE

MJM GERMANTOWN ROAD, LLC
INST. NO. 02041429



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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DEPARTMENT OF ENGINEERING

BARTLETT, TENNESSEE

SURVEY: BARGE

DATE: -

BOOK: _____

DESIGN: BARGE

DATE: -

SCALE

CITY ENGINEER

DATE _____

INITIAL EROSION & SEDIMENT CONTROL PLAN

EXP REALTY
US 70 HIGHWAY IMPROVEMENTS

[illegible]

C2.41

FILE NO. 3855000

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.

LEGEND

CW CONCRETE WASHOUT (DETAIL 4/C7.02)



PERMANENT SEEDING

LIMITS OF DISTURBANCE



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

MJM GERMANTOWN ROAD, LLC
INST. NO. 02041429



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DEPARTMENT OF ENGINEERING

BARTLETT, TENNESSEE

SURVEY: BARGE

DATE: _____

BOOK: _____

DESIGN: BARGE

DATE: _____

SCALE

CITY ENGINEER

DATE _____

FINAL EROSION & SEDIMENT CONTROL PLAN

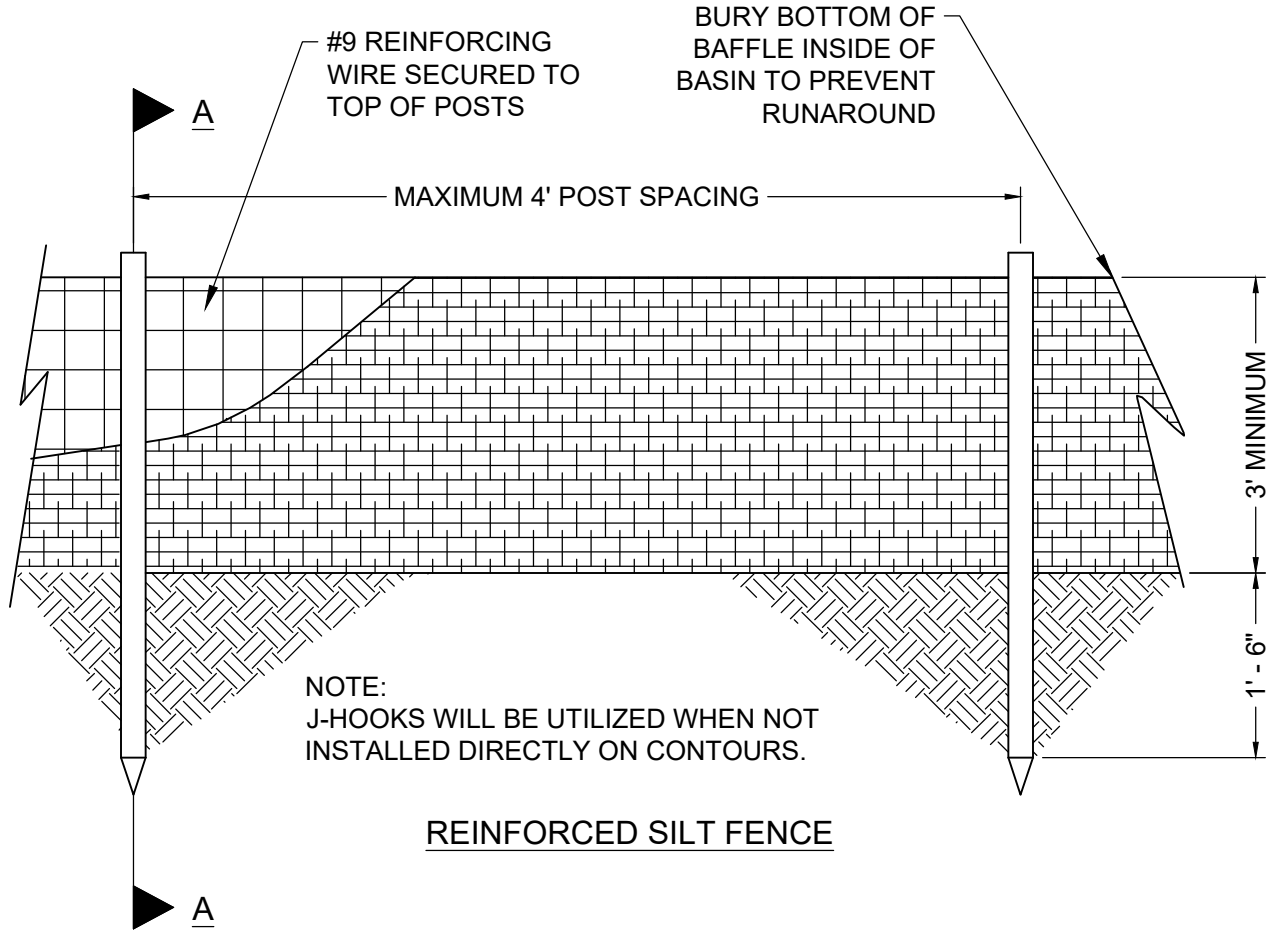
EXP REALTY
US 70 HIGHWAY IMPROVEMENTS

BARTLETT, TN

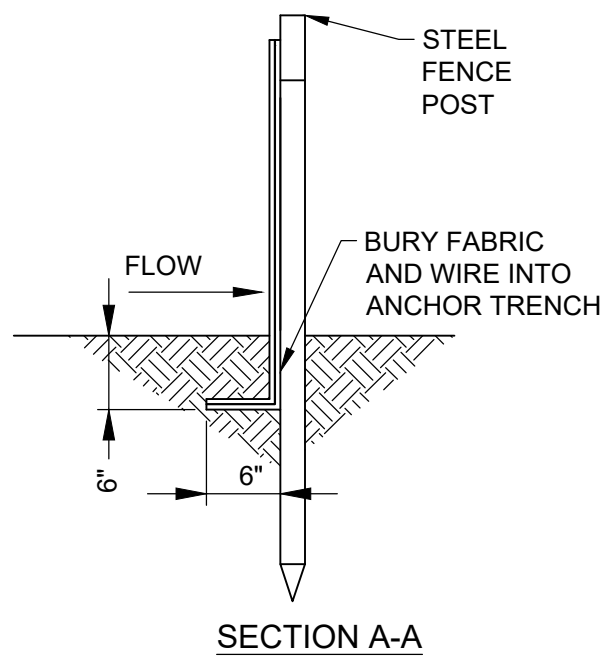
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FILE NO. 3855000

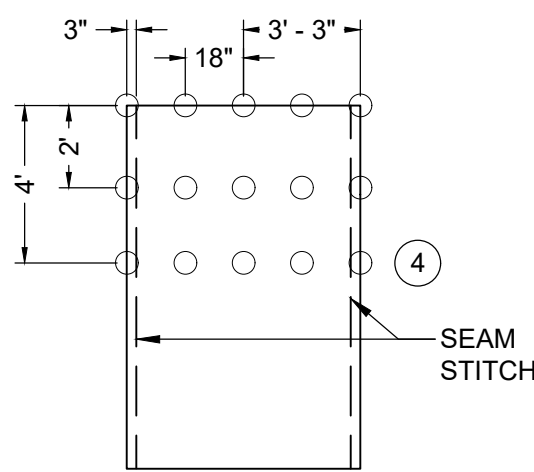


REINFORCED SILT FENCE



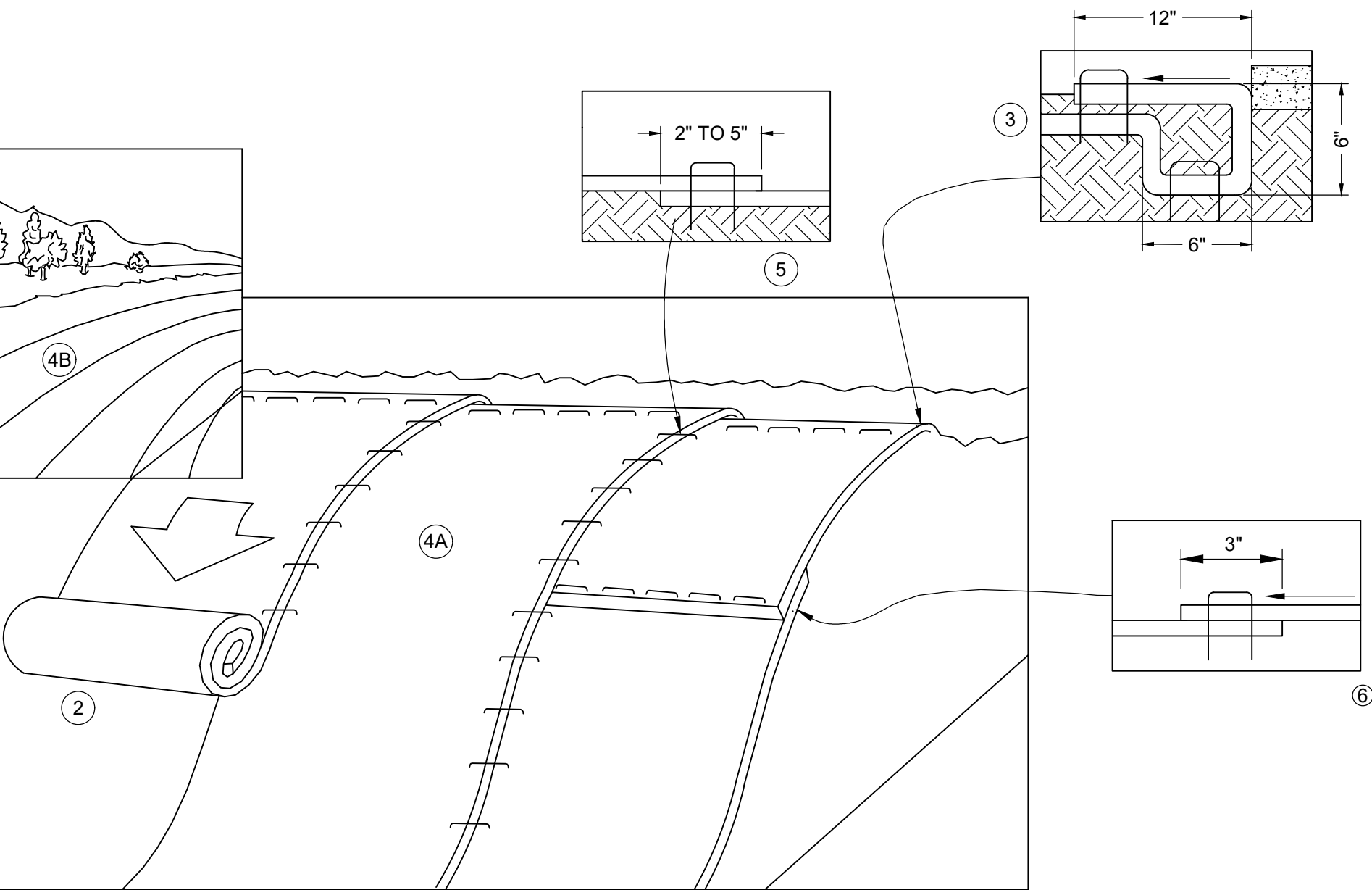
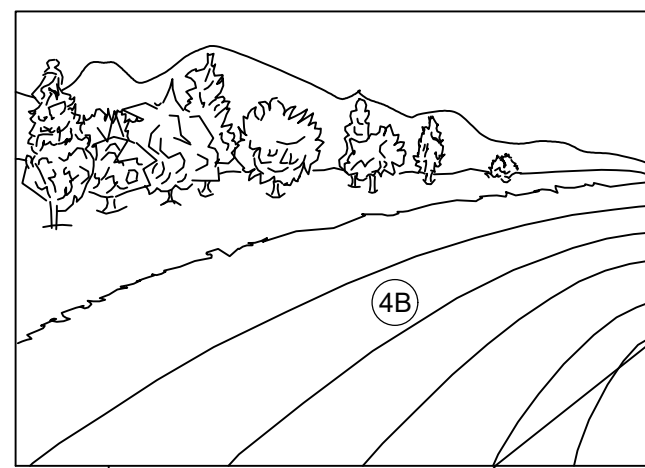
- NOTES:
1. FILTER CLOTH SHALL MEET THE REQUIREMENTS OF THE STANDARD SPECIFICATION FOR GEOTEXTILES AASHTO DESIGNATION: M288, SEDIMENT CONTROL, SELF SUPPORTED.
 2. THE FILTER MATERIAL SHALL BE STAPLED TO THE STAKES, HEAVY DUTY WIRE STAPLES WITH 1/2" INCH WIDTH SHALL BE USED AND EVENLY SPACED WITH AT LEAST 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



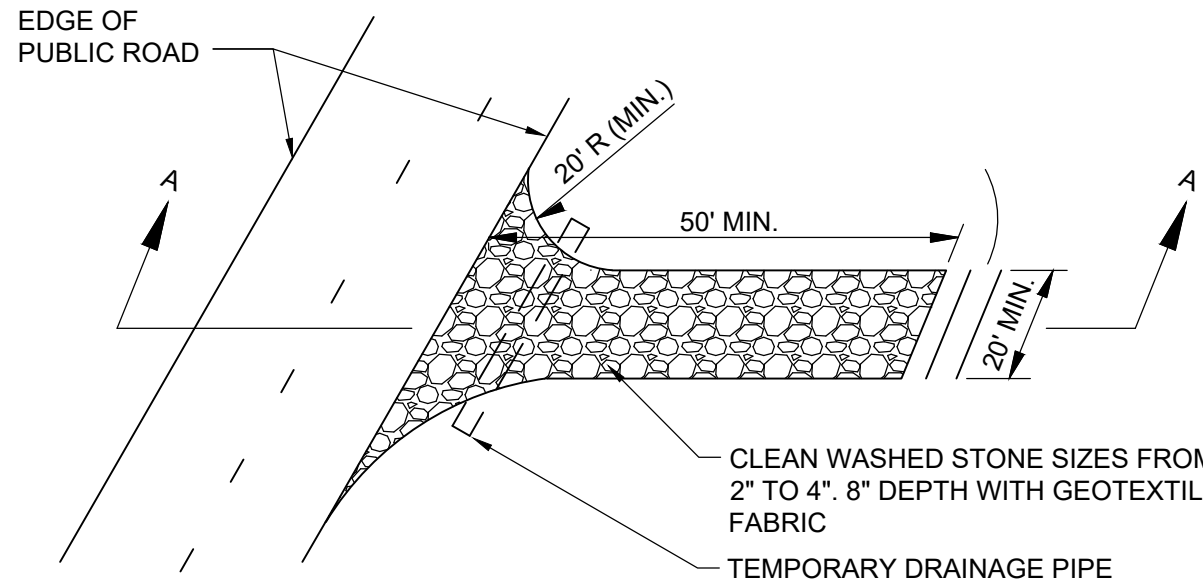
STAPLE PATTERN GUIDE

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

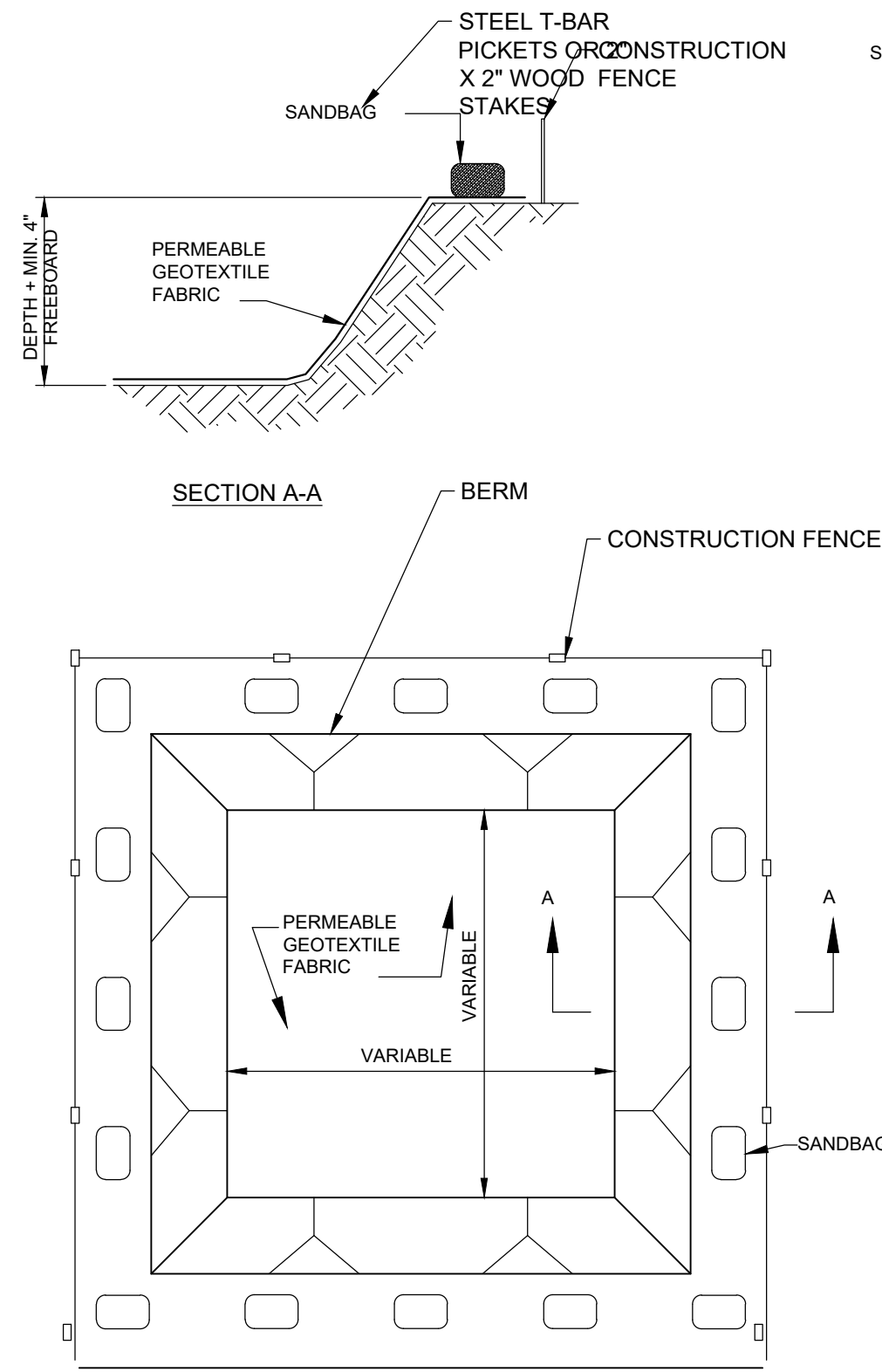


PLAN VIEW OF TEMPORARY CONSTRUCTION ROAD

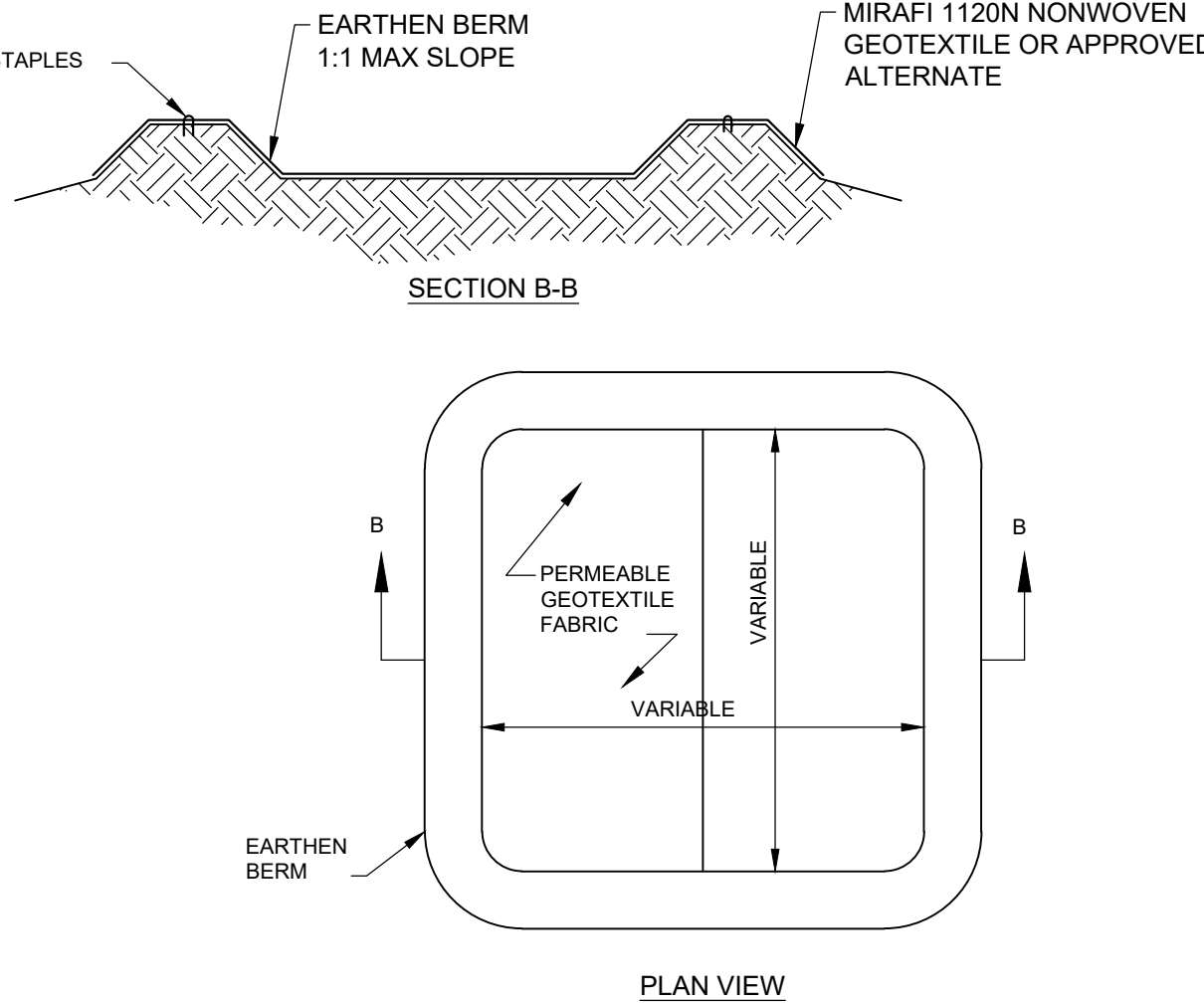
NOTES:

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.

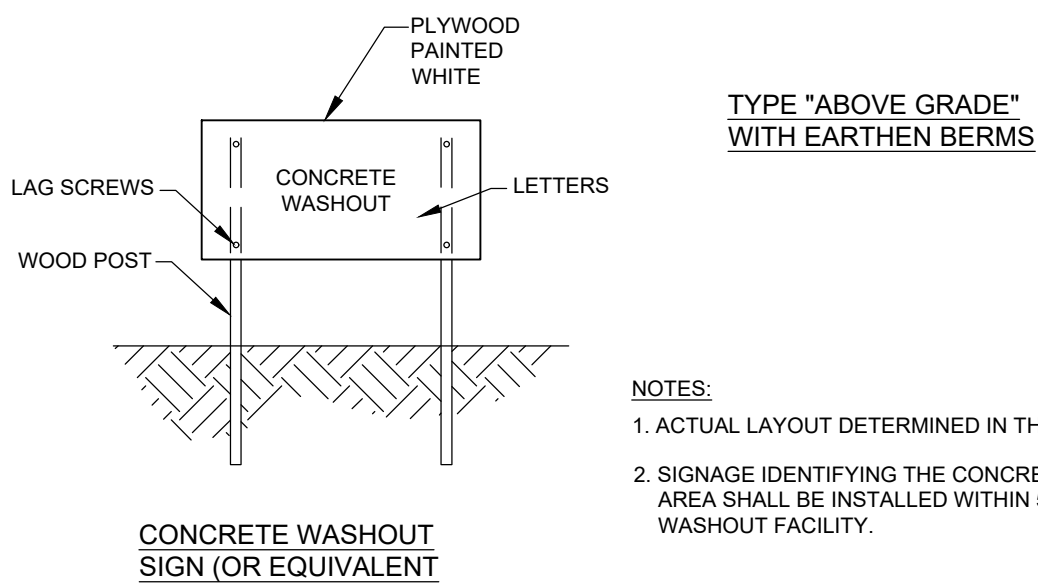
2 CONSTRUCTION EXIT
C7.02 SCALE: NTS



PLAN VIEW
TYPE "BELOW GRADE"



PLAN VIEW



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

2 CONCRETE WASHOUT
C7.03 SCALE: NTS

DEPARTMENT OF ENGINEERING	
BARTLETT, TENNESSEE	
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CITY ENGINEER	DATE

C7.41

FILE NO. 3855000

SEDIMENT AND EROSION CONTROL DETAILS

EXP REALTY
US 70 HIGHWAY IMPROVEMENTS
BARTLETT, TN

REVISION INFORMATION			
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0		HMC	02/11/2025
		RGB	
			ISSUE FOR PERMIT

BARGE
DESIGN SOLUTIONS

60 Germantown Court / Suite 100 / Memphis, Tennessee 38018
PHONE (901) 752-7166 / FAX (901) 752-7944

MJM GERMANTOWN ROAD, LLC
INST. NO. 02041429

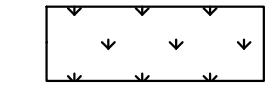
JOHN THOMAS BRANDON
INVESTMENT SERVICES TRUST IV
INST. NO. 20135291
PARCEL ID B0149 00861

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

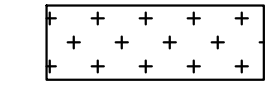
JANET JEAN BINGHAM ET AL
INST. NO. 11016609

REMAINDER OF
JOHN THOMAS BRANDON
INVESTMENT SERVICES TRUST II
INST. NO. 19048131
PARCEL ID B0149 00860
4.654 ACRES

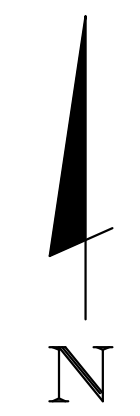
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20' LANDSCAPED AREA



20' LANDSCAPED BUFFER



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DEPARTMENT OF ENGINEERING

BARTLETT, TENNESSEE

SURVEY: BARGE

DATE: -

BOOK: _____

DESIGN: BARGE

DATE: -

SCALE

CITY ENGINEER

DATE _____

LANDSCAPE PLAN

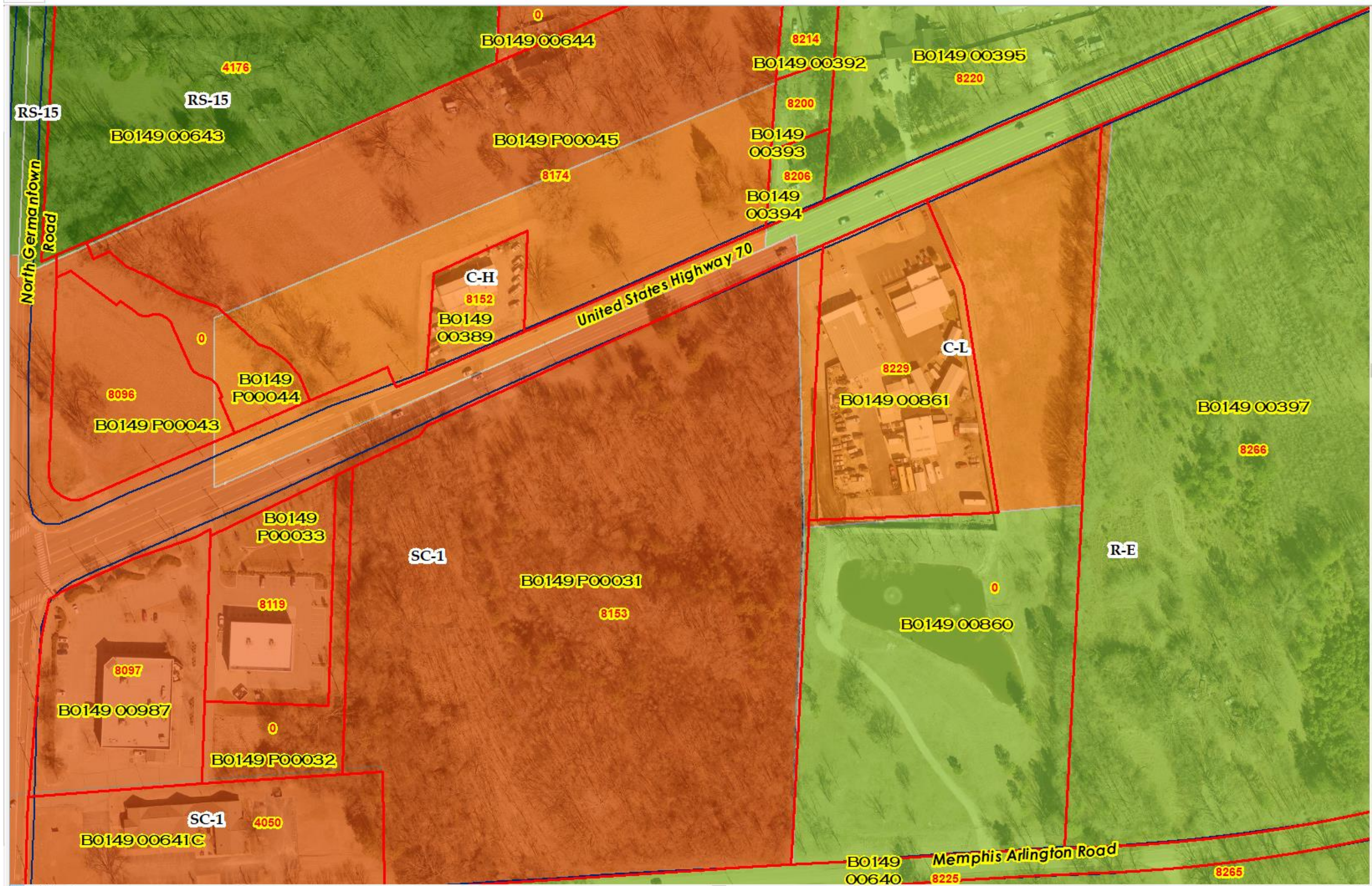
EXP REALTY
US 70 UTILITY IMPROVEMENTS
BARTLETT, TN

BARTLETT, TN

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

L1.01

FILE NO. 3855000





PC Master Plan Application

Date: 03/03/2025

Project Information

Property Address: 0 Ellendale Road
Project Name:

Present Zoning: RS-15
of Lots: 10

Description: RS-15 SFR

Applicant / Owner

Applicant Name: Vernon Castleton
Company Name:
Address: 5021 Misty River Road
City, State, Zip: Bartlett, TN 38135
Phone: 9013838668
Email: vernoncastleton@gmail.com

Owner Name: Vernon Castleton
Company Name:
Address: 5021 Misty River Road
City, State, Zip: Bartlett, TN 38135
Phone:
Email: vernoncastleton@gmail.com

Architect / Engineer

Architect Contact:
Company Name:
Address:
City, State, Zip:
Phone:
Email:

Architect Contact: David Bray
Company Name: The Bray Firm
Address: 2950 Stage Plaza North
City, State, Zip: Bartlett, TN 38134
Phone: 901.383.8668
Email: dgbray@comcast.net

I do hereby certify that the information contained herein is true and correct.

David Bray
Name

03/03/2025
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

Bartlett Planning Commission
Application for Master Subdivision Plan
Approval

Subdivision Name CASTLETON SUBDIVISION No. of Lots 10

Subdivision Location EARSTW TERMINUS OF WINDWOOD DR.

Owner/Developer Contact VERNON CASTLETON Phone _____

Company Name — Fax _____

Address 5021 MISTY RIVER RD.

Email Address _____

Architect Contact _____ Phone _____

Company Name _____ Fax _____

Address _____

Email Address _____

Engineer Contact DAVID BRAY Phone 901.383.8668

Company Name THE BRAY FIRM Fax _____

Address 2950 STAGE PLAZA N BARTLETT 38134

Email Address dbray@comcast.net

Submitted by DAVID BRAY (printed name) [Signature] (signature) 03.03.2025 (date)

Email Address dbray@comcast.net Phone 901.383.8668 Fax _____

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

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

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

dyb 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.

dyb 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.

VERNON CASTLETON (print name) [Signature] (signature) 03/03/25 (date)

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

PRELIMINARY PLAT

CASTLETON SUBDIVISION
BARTLETT, TENNESSEE

VERNON CASTLETON
APPLICANT

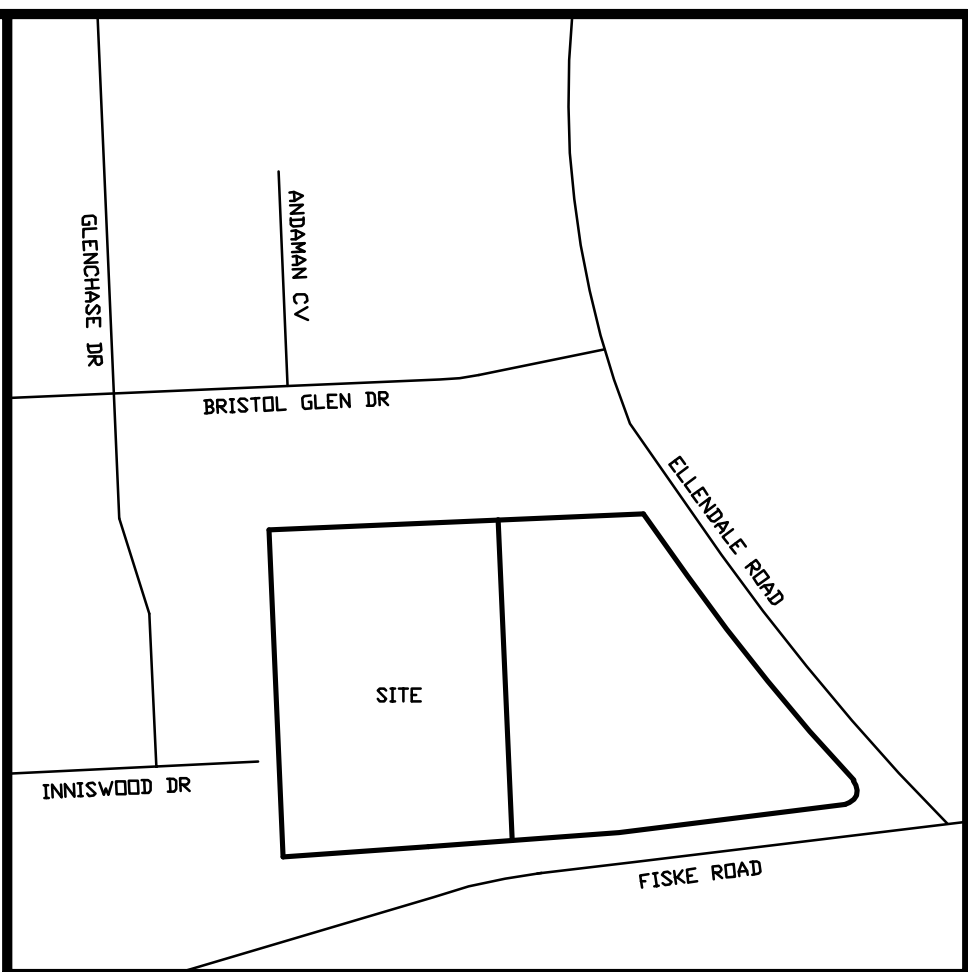
THE BRAY FIRM
2950 STAGE PLAZA NORTH
BARTLETT, TN 38134
901-383-8668
ENGINEER

DATE: FEBRUARY 2025 SCALE: 1"=50' LOTS: 10 5.05 ACRES ZONED: RS-15

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

Approval expires 1 year from approval date below.

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



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

CONTRACTOR SHALL MAINTAIN ACCESS TO ALL PROPERTIES.

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

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

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

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

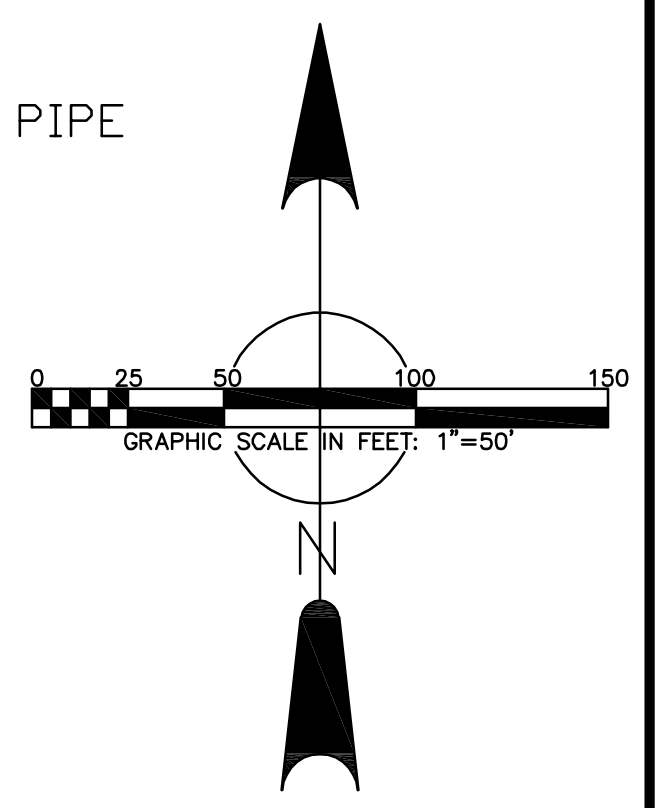
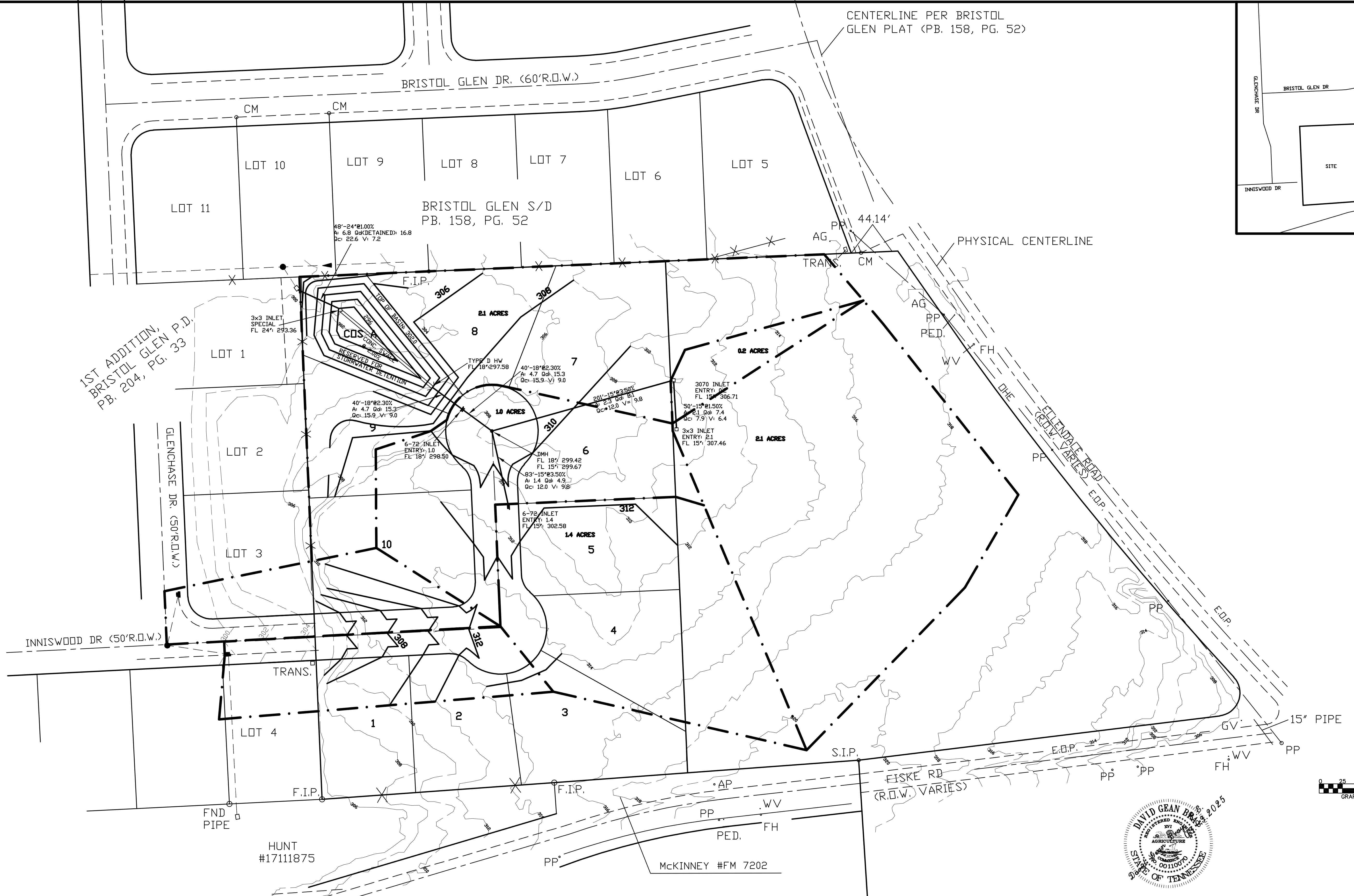
THE CONTRACTOR SHALL PROVIDE ADEQUATE AND EFFECTIVE EROSION CONTROL AS NECESSARY TO PREVENT ANY SILTATION INTO EXISTING DRAINAGE SYSTEM AND/OR ADJACENT PROPERTIES.

CASTLETON SUBDIVISION
BARTLETT, TENNESSEE

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

ENGINEER

DATE: FEBRUARY 2025 SCALE: 1"=50' LOTS: 10 5.05 ACRES ZONED: RS-15



PRELIMINARY GRADING PLAN
CASTLETON SUBDIVISION
BARTLETT, TENNESSEE

VERNON CASTLETON
APPLICANT

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



Bartlett

T E N N E S S E E

HOMETOWN PROUD

PC Site Plan Application

Date: 02/26/2025

Project Information

Property Address: 7247 Andrews Road, Bartlett,
TN 38135

Present Zoning: RS-18
of Lots: 1

Project Name:

Description: Church Parking Lot Improvements

Applicant / Owner

Applicant Name: Josh Burnette
Company Name: Renaissance Design Studio,
LLC
Address: 3157 Highway 64, Suite 200
City, State, Zip: Eads
Phone: 9014664101
Email: josh@rendevco.net

Owner Name: Raleigh Primitive Baptist
Church
Company Name: Raleigh Primitive Baptist
Church
Address: 7247 Andrews Road
City, State, Zip: Bartlett, TN 38135
Phone: 9013858262
Email:

Architect / Engineer

Architect Contact:
Company Name:
Address:
City, State, Zip:
Phone:
Email:

Architect Contact: Josh Burnette
Company Name: Renaissance Design Studio,
LLC
Address: 3157 Hwy. 64, Suite 200
City, State, Zip: Eads
Phone: 9014664101
Email: josh@rendevco.net

I do hereby certify that the information contained herein is true and correct.

Josh Burnette

Name

02/26/2025

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

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



Engineering | Planning | Surveying

February 26, 2025

Mr. Sam Harris
City of Bartlett Planning
6382 Stage Road
Memphis, TN 38104

**RE: RALEIGH PRIMITIVE BAPTIST CHURCH PARKING LOT IMPROVEMENTS
7247 ANDREWS ROAD BARTLETT, TENNESSEE**

Mr. Harris:

I am writing to submit our proposed site improvement plans for Raleigh Primitive Baptist Church, located at 7247 Andrews Road, Bartlett, TN, and to request your consideration for a detention waiver related to the parking lot expansion. Our project involves adding parking spaces to better serve the church's congregation while ensuring compliance with the City's standards and ordinances.

The City of Bartlett references the City of Memphis Drainage Manual as a guide for stormwater management, and we have designed our improvements with these standards in mind. The proposed parking expansion will add approximately 0.067 acres of impervious surface area. Our hydrologic analysis indicates that this change will result in a minimal increase in post-development runoff: an additional 0.1 cubic feet per second (cfs) for the 10-year storm event and 0.2 cfs for the 25-year storm event. Per the **City of Memphis and Shelby County Storm Water Management Manual, Volume 2, Chapter 4, Section 4.3.2, "Detention Waiver Criteria,"** a detention waiver may be granted for developments where the impervious area added is less than 0.5 acres and the increase in peak runoff for the 10-year storm does not exceed 1.0 cfs. With our project adding only 0.067 acres of impervious area and increasing runoff by just 0.1 cfs for the 10-year storm—well below these thresholds—we respectfully request a detention waiver, as the impact on the local drainage system appears negligible.

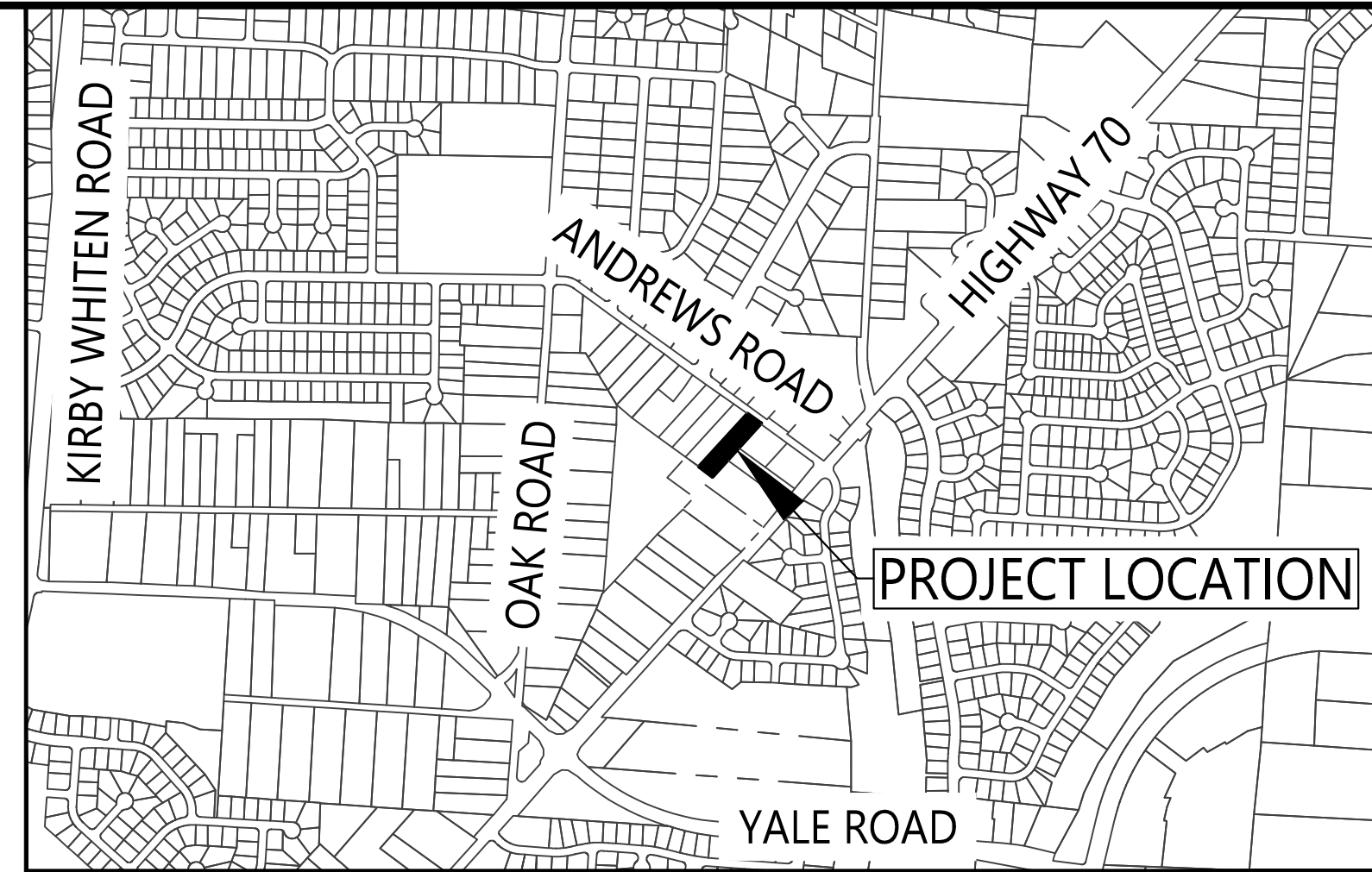
Thank you for your consideration of this site plan application for Raleigh Primitive Baptist Church. If you have any questions or require additional information, please do not hesitate to contact me.

Regards,

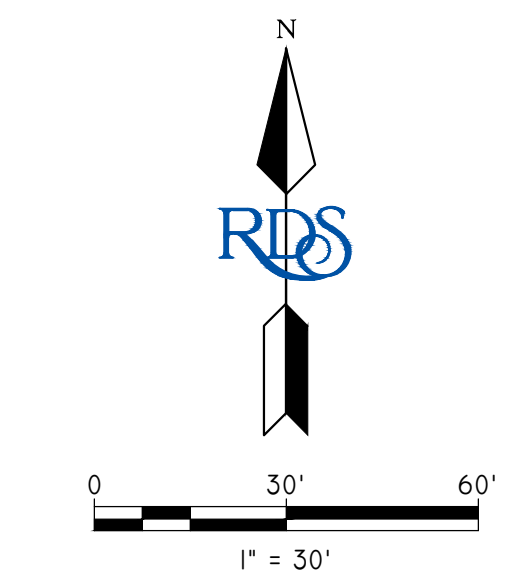


Josh Burnette, P.E.

PARKING LOT IMPROVEMENT
OWNER: RALEIGH PRIMITIVE BAPTIST CHURCH
BARTLETT, TN



VICINITY MAP
SCALE: 1" = 1000'



LEGEND

THESE STANDARD SYMBOLS MAY BE FOUND IN THE DRAWING.

---	PROPERTY LINES
---	ADJOINING PROP. LINES
---	BACK OF CURB
---	FACE OF CURB
---	SIDEWALK
---	EDGE OF PAVEMENT
---	ROADWAY CENTERLINE
---	EX. OH ELECTRIC LINES
---	EX. UG ELECTRIC LINES
---	EX. WATER LINES
---	EX. SEWER LINES
---	EX. GAS LINE
---	EX. STORM DRAIN
---	EX. UG CABLE
---	EX. FIBER OPTIC
---	EX. FENCE LINES
---	EX. SIDEWALK
---	EX. EASEMENT
---	PR. WATER LINE
---	PR. SEWER LINE
---	PR. STORM DRAIN
---	DRAINAGE BASIN
---	EASEMENT

EX. 1"	PR. 1"
EX. 2"	PR. 2"
EX. 3"	PR. 3"
EX. 4"	PR. 4"
EX. 6"	PR. 6"
EX. 8"	PR. 8"
EX. 10"	PR. 10"
EX. 12"	PR. 12"
EX. 14"	PR. 14"
EX. 16"	PR. 16"
EX. 18"	PR. 18"
EX. 20"	PR. 20"
EX. 22"	PR. 22"
EX. 24"	PR. 24"
EX. 26"	PR. 26"
EX. 28"	PR. 28"
EX. 30"	PR. 30"
EX. 32"	PR. 32"
EX. 34"	PR. 34"
EX. 36"	PR. 36"
EX. 38"	PR. 38"
EX. 40"	PR. 40"
EX. 42"	PR. 42"
EX. 44"	PR. 44"
EX. 46"	PR. 46"
EX. 48"	PR. 48"
EX. 50"	PR. 50"
EX. 52"	PR. 52"
EX. 54"	PR. 54"
EX. 56"	PR. 56"
EX. 58"	PR. 58"
EX. 60"	PR. 60"
EX. 62"	PR. 62"
EX. 64"	PR. 64"
EX. 66"	PR. 66"
EX. 68"	PR. 68"
EX. 70"	PR. 70"
EX. 72"	PR. 72"
EX. 74"	PR. 74"
EX. 76"	PR. 76"
EX. 78"	PR. 78"
EX. 80"	PR. 80"
EX. 82"	PR. 82"
EX. 84"	PR. 84"
EX. 86"	PR. 86"
EX. 88"	PR. 88"
EX. 90"	PR. 90"
EX. 92"	PR. 92"
EX. 94"	PR. 94"
EX. 96"	PR. 96"
EX. 98"	PR. 98"
EX. 100"	PR. 100"

SITE LAYOUT DATA CHART		
PROJECT NAME:	Parking Lot Improvement	
SUBDIVISION:	Cordes Ellendale Highway Blk A	
LOT NUMBER:	56	
PROPERTY ADDRESS:	7247 Andrews Road	
CITY, COUNTY, STATE, ZIP:	Bartlett, TN, Shelby County, TN, 38135	
WARD/BLOCK:	Block A	
PARCEL ID #:	B0157-J00074	
EXISTING ZONING:	RS-18	
ACREAGE OF SITE	1.00 Acres (43560 S.F.)	
MINIMUM REQUIRED SETBACK LINES	MINIMUM REQUIRED	PROVIDED
FRONT	50 ft	44.69 ft
REAR	35 ft	57.92 ft
Side	21.50'S & 28.66'N	21.50'S & 28.66'N
OWNERSHIP: Raleigh Primitive Baptist Church		
Address:	7247 Andrews Road	
City, State, Zip:	Bartlett, TN 38135	
Contact Name:	David Reeves	
APPLICANT/DESIGN PROFESSIONAL: Renaissance Design Studio, LLC		
Address:	3157 Highway 64, Suite 200	
Phone No.:	901-466-4101	
E-mail Address:	josh@rendevco.net	
Contact Name:	Josh Burnette, P.E.	
PROPOSED USES:	Church	
NONRESIDENTIAL BUILDING AREA:	3,500 S.F. (EXISTING)	
BUILDING HEIGHT(S) (all buildings):	MAXIMUM LIMIT	PROVIDED
	35'	<35'
MAXIMUM LOT COVERAGE:	20%	12%
PROPOSED PARKING	MINIMUM REQUIRED	PROVIDED
Total Spaces (1 space per 4 seats)	18	19
MINIMUM GREENSPACE:	35%	38%

NOTES:

- ALL SIDE AND REAR YARD SWALES ARE TO ACT AS DRAINAGE WAYS. THEY ARE PRIVATE AND ARE TO BE MAINTAINED BY THE PROPERTY OWNER.
- DEVELOPER/CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL SIGHT TRIANGLES ARE CLEAR OF OBSTRUCTIONS.
- ALL SIDEWALK AND DRIVE/STREET CROSSINGS SHALL MEET CURRENT ADA, COUNTY, AND CITY REGULATIONS.
- THE CITY OF BARTLETT SHALL HAVE THE RIGHT TO ENTER THE PROPERTY FOR THE PURPOSE OF MAINTAINING THE DRAINAGE, WATER, AND SEWER SYSTEMS LOCATED WITHIN PUBLIC EASEMENTS. HOWEVER, THE CITY DOES NOT HAVE THE RESPONSIBILITY TO REPAIR ANY DAMAGE TO THE YARDS, PARKING LOT, STREETS OR DRIVES CAUSED BY SOIL SETTLEMENT OR OTHER REASONS THAT ARE NOT DIRECTLY CAUSED BY THE CITY'S ACTION OF PERFORMING MAINTENANCE TO THE UNDERGROUND SYSTEMS.
- UTILITIES MAY BE IN THE AREA. PLEASE NOTIFY THE CITY OF BARTLETT ENGINEERING DIVISION AT 901-385-6499 BEFORE CONSTRUCTION BEGINS.
- ALL PROPOSED PARKING STRIPING IS TO BE PAINTED WHITE.
- FIRE LANES AND FIRE DEPARTMENT CONNECTIONS MUST BE CLEAR.
- VEHICULAR LINES OF SIGHT MUST BE MAINTAINED.

SITE BENCHMARK (T.B.M.):

SET REBAR IN FRONT GRASSY AREA OF CHURCH. SAID REBAR IS LOCATED WEST +/- 30' OF THE EXISTING EDGE OF PAVEMENT OF ANDREWS ROAD AND EAST +/- 53' OF THE SOUTHEAST CORNER OF THE CHURCH BUILDING. ELEVATION ON T.B.M. WAS DERIVED FROM GPS OBSERVATION UTILIZING TDOT REFERENCE STATION #45.

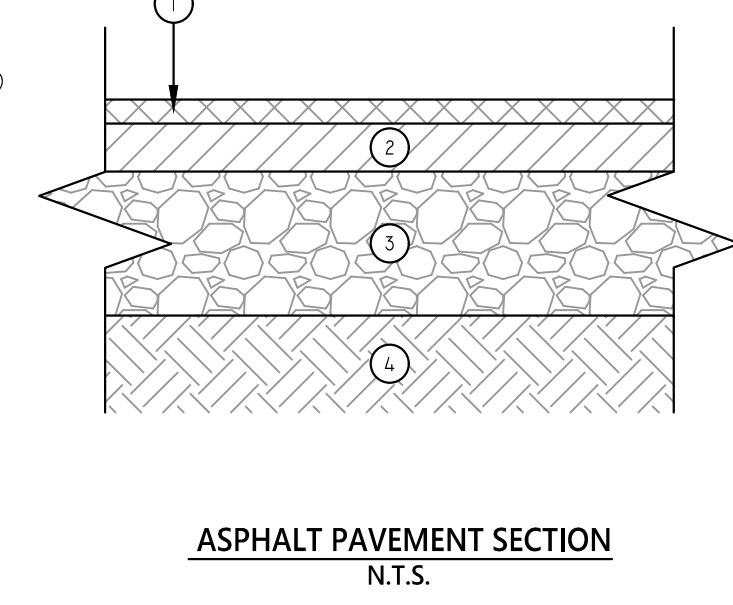
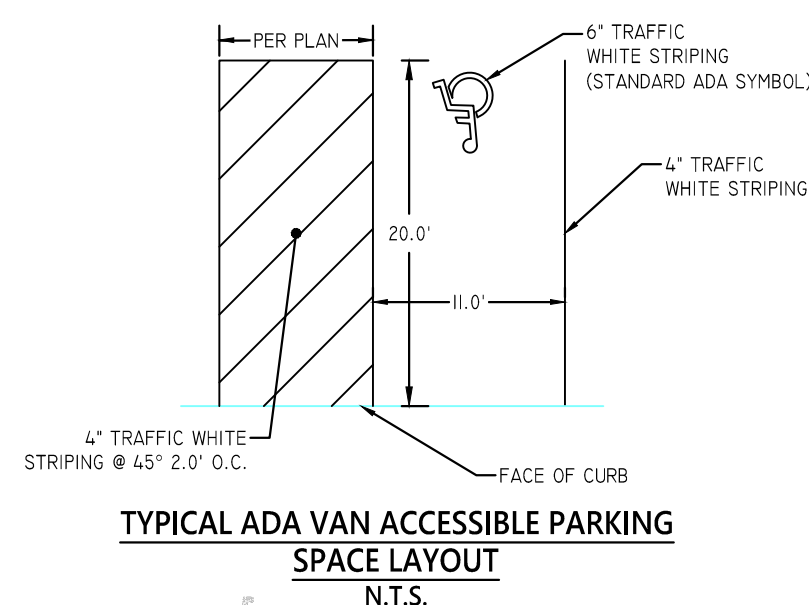
ELEVATION: 293.55' (NAVD88)

F.E.M.A. NOTE:

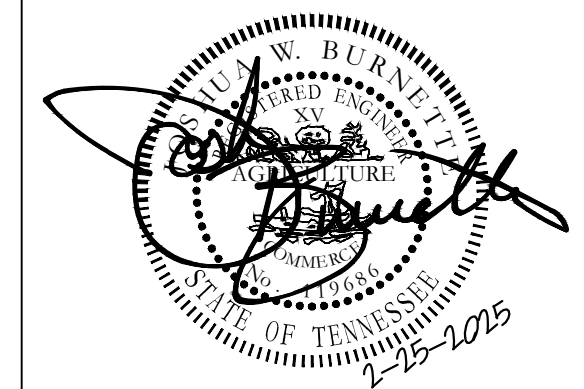
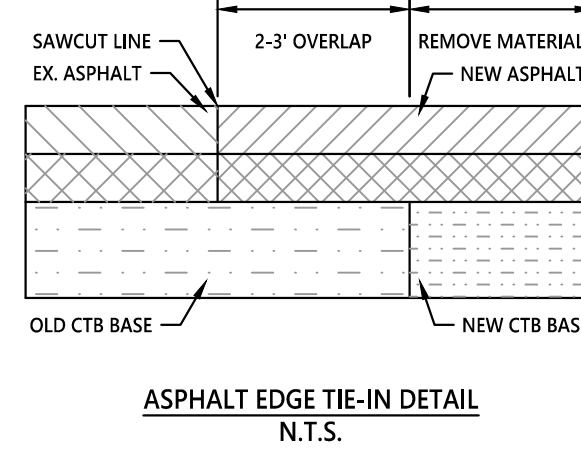
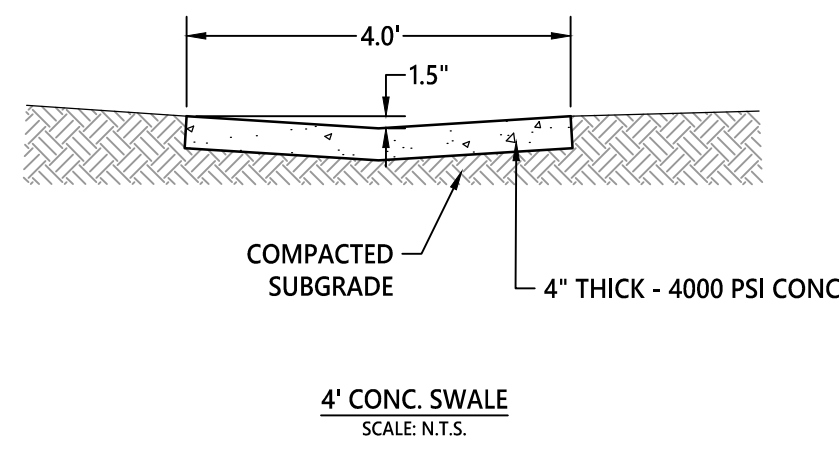
ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENTS AGENCY'S FLOOD INSURANCE RATE MAP (FIRM), THIS PROPERTY IS LOCATED IN ZONE X, WHICH IS NOT A SPECIAL FLOOD HAZARD ZONE PER FLOOD INSURANCE RATE MAP, MAP NO.47157C 0304 G, EFFECTIVE DATE: FEBRUARY 6, 2013.

SEWER BASIN: WN-10

DRAINAGE BASIN: YOUNG 12-C



- 1.5" BITUMINOUS CONCRETE WEARING LAYER (ASPHALT) GRADING 'E' (TDOT SPECIFICATION 411)
- 1.5" B.P.M.P. (HOT MIX) GRADING 'B' (TDOT SPECIFICATION 307-BM-2)
- 8" COMPACTED GRAVEL BASE (98% STANDARD PROCTOR) OR 8" SOIL CEMENT (SOIL AND MIX DESIGN REQUIRED)
- COMPACTED SUBGRADE (98% STANDARD PROCTOR IF USING COMPACTED GRAVEL BASE)



SITE PLAN

SURVEYOR:	OLLAR SURVEYING CO.	DATE:	2/14/2025
DESIGN BY:	J. BURNETTE, P.E.	DATE:	2/10/2025
DRAWN BY:	T. PERKINS	DATE:	2/14/2025
PROJECT NO:	RDS 25012		
SHEET NO:	3 OF 8		

CONSTRUCTION PLANS FOR: RALEIGH PRIMITIVE BAPTIST CHURCH

DEVELOPER:

RALEIGH PRIMITIVE BAPTIST CHURCH
7247 ANDREWS ROAD
BARTLETT, TN 38135

ENGINEER:

RENAISSANCE DESIGN STUDIO, LLC
3157 HIGHWAY 64, SUITE 200
EADS, TN 38028

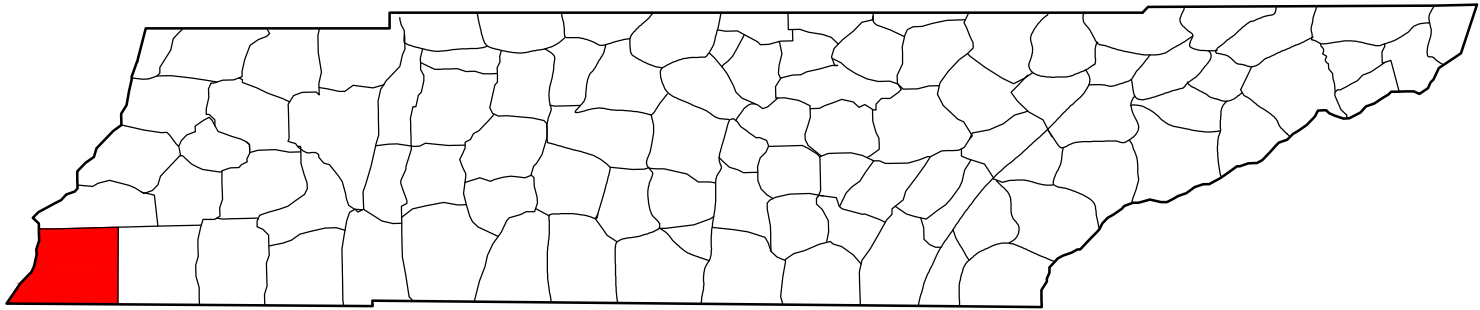


SURVEYOR:

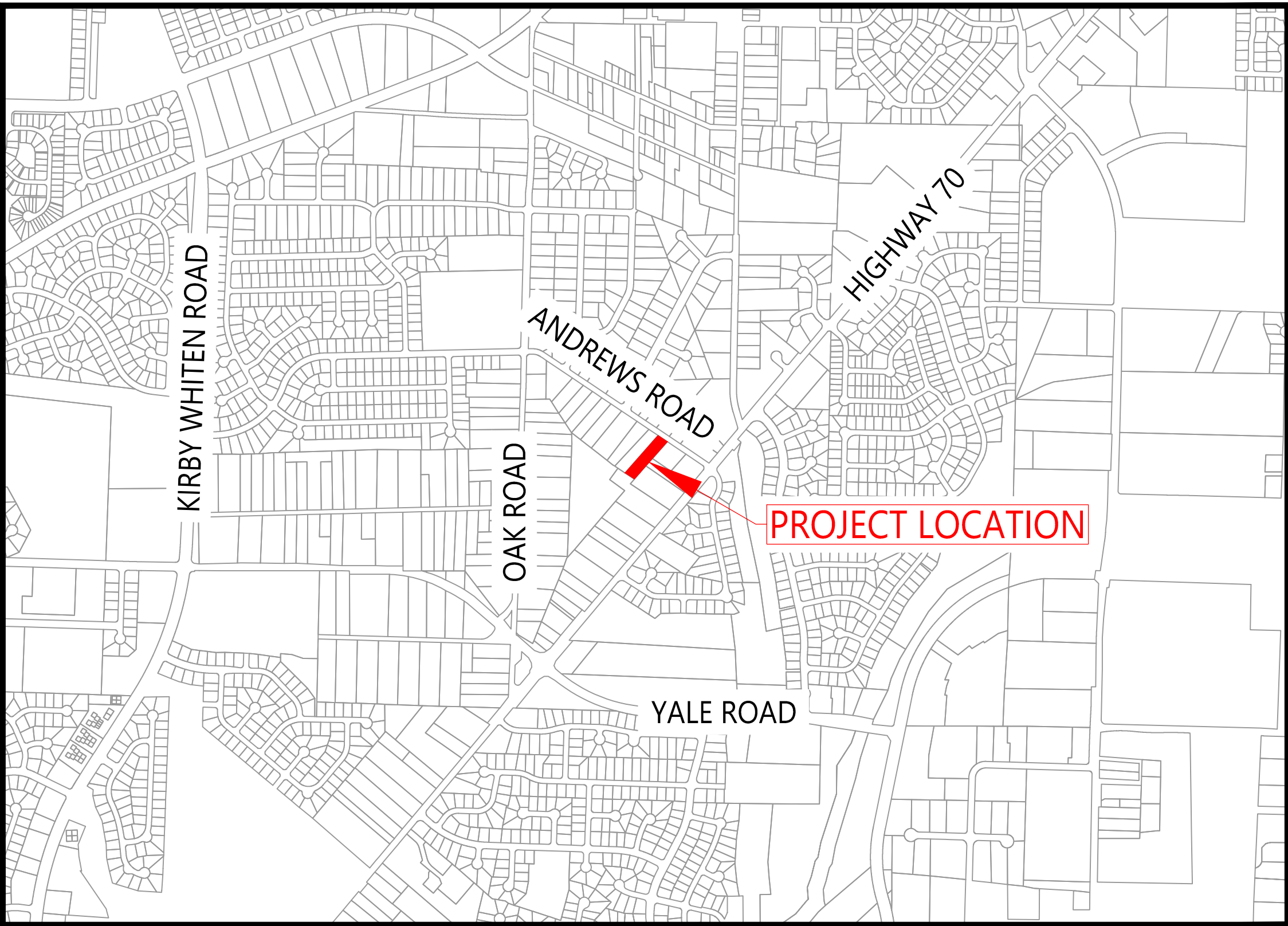
OLLAR SURVEYING
3157 HIGHWAY 64, SUITE 200
EADS, TN 38028



PARKING LOT IMPROVEMENT BARTLETT, TENNESSEE



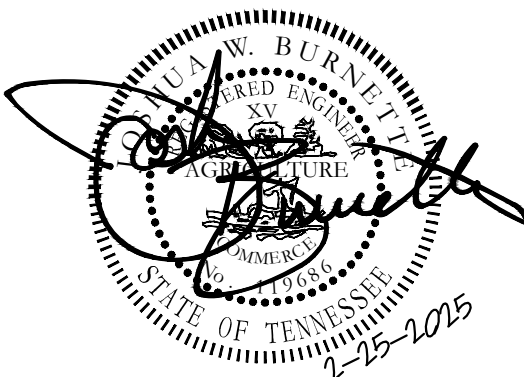
SHELBY COUNTY, TENNESSEE



VICINITY MAP
SCALE: 1' = 1000'

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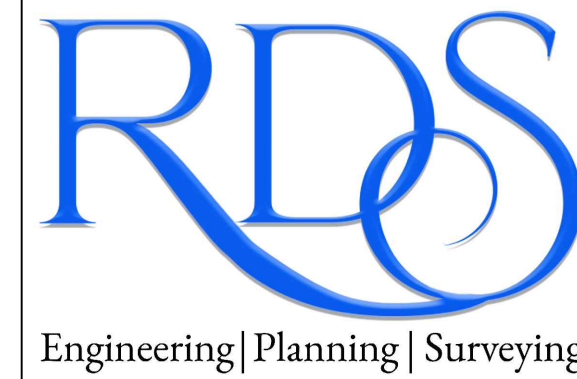


1. THE CONTRACTOR SHALL VERIFY EXISTING DATA AND REPORT ANY SIGNIFICANT DISCREPANCIES TO THE ENGINEER. THE CONTRACTOR SHALL VERIFY ALL PROPOSED DRAINAGE AND SANITARY SEWER ELEVATIONS PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO THE ENGINEER.
2. ALL DESIGN, CONSTRUCTION AND MATERIAL SHALL BE IN COMPLIANCE WITH THE CITY OF BARTLETT TECHNICAL SPECIFICATIONS.
3. THE CONTRACTOR SHALL NOTIFY THE CITY OF BARTLETT CONSTRUCTION INSPECTION DEPARTMENT AT LEAST 24 HOURS PRIOR TO THE START OF CONSTRUCTION AT (901) 385-6499.
4. LOCATION OF EXISTING UNDERGROUND UTILITIES ARE APPROXIMATE. 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 ASSUME FULL RESPONSIBILITY FOR DAMAGE TO ANY UTILITIES ENCOUNTERED WITHIN THE CONSTRUCTION PERIMETERS. FOR INFORMATION CONCERNING MLGW, AT&T, OR TEXAS GAS, PLEASE CALL 1-800-351-1111. FOR SEWER SERVICE LOCATIONS CALL (901) 385-6499.
5. CURB RAMPS AS PER CITY OF BARTLETT STANDARDS.

1. ALL NEWLY CUT AND/OR FILLED AREAS LACKING ADEQUATE VEGETATION SHALL BE SEEDED, FERTILIZED, MULCHED, AND/OR SODDED AS REQUIRED TO EFFECTIVELY PREVENT SOIL EROSION.
2. THE CONTRACTOR SHALL NOT ENTER UPON, WORK UPON NOR CAUSE DAMAGE TO ANY ADJACENT PROPERTIES WITHOUT PRIOR PERMISSION FROM SAID PROPERTY OWNER.
3. 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 AT THE INTERIOR IN THE CASE OF AN INTEGRAL SLAB AND FOUNDATION. THE MINIMUM GRADE AWAY FROM THE FOUNDATION WALL SHALL BE AT LEAST FIVE PERCENT IN ALL DIRECTIONS AWAY FROM THE FOUNDATION WALL. THE DRIVEWAY SHALL BE SLOPED DOWN AT TWO PERCENT FOR AT LEAST 8 FEET FROM THE STRUCTURE.
4. WHEREVER THE CLEARANCE BETWEEN STORM DRAINS AND SANITARY SEWERS, INCLUDING HOUSE CONNECTIONS, IS LESS THAN 18 INCHES, THE SEWER LINE SHALL BE: DUCTILE IRON PIPE OR ENCASED IN CONCRETE TEN FEET EITHER SIDE OF THE TRENCH.
5. MANHOLES LOCATED ON RESIDENTIAL OR COMMERCIAL PROPERTY (NOT INCLUDING THOSE LOCATED IN DRIVES OR PARKING LOTS) SHALL BE AT LEAST 18" ABOVE GROUND BEFORE HOUSES ARE BUILT AND 6" ABOVE GROUND AFTER.
6. THE CONTRACTOR SHALL CAP ALL EXISTING WELLS BELOW FINISH GRADE AS PER TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION REQUIREMENTS.

1. ALL AREAS IN CUT OR FILL WHERE VEGETATION HAS BEEN REMOVED SHALL BE SEED, MULCHED, FERTILIZED, AND/OR SODDED AS REQUIRED TO PREVENT EROSION.
2. CONTRACTOR SHALL ENSURE UNINTERRUPTED SEWER SERVICE ON EXISTING SEWER AND SERVICE CONNECTIONS BY PROVIDING AMPLIFIED TEMPORARY WASTEWATER PUMPING AND/OR BYPASSING.
3. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL PROPERTIES.
4. THE CONTRACTOR SHALL VERIFY EXISTING DATA AND REPORT ANY SIGNIFICANT DISCREPANCIES TO THE ENGINEER.
5. ALL SEWER CONNECTIONS AS PER CITY OF BARTLETT RISER DETAIL, ALL SANITARY SEWERS TO BE CONSTRUCTED AS PER CITY OF BARTLETT STANDARD CONSTRUCTION SPECIFICATIONS.
6. MANHOLES LOCATED ON RESIDENTIAL OR COMMERCIAL PROPERTY (NOT INCLUDING THOSE LOCATED IN DRIVES OR PARKING LOTS) SHALL BE AT LEAST 18" ABOVE GROUND BEFORE HOUSES ARE BUILT AND 6" ABOVE GROUND AFTER HOUSES ARE BUILT. ALL OFF-STREET SANITARY SEWER MANHOLES (SMH) SHALL BE BUILT AT LEAST 1.5' ABOVE THE 100 YEAR FLOOD ELEVATION.
7. NO TREES OR SHRUBS, PERMANENT STRUCTURES OR OTHER UTILITIES (EXCEPT FOR CROSSINGS) WILL BE ALLOWED WITHIN SANITARY SEWER EASEMENTS.
8. ALL SANITARY SEWER, INCLUDING SERVICE CONNECTIONS, WHICH HAVE LESS THAN 1.5' CLEARANCE (OUTSIDE OF PIPES) WITH DRAINAGE OR IN FILLED AREAS SHALL BE CLASS 50 D.I.P. OR CONCRETE ENCASED, 18" BOTH SIDES OF CROSSING. ALL DUCTILE IRON PIPE SHALL BE POLYETHYLENE LINED OR SHALL BE TREATED WITH PROTECTO 401 OR AN APPROVED EQUIVALENT.
9. ALL FILL AND/OR TRENCH BACKFILL SHALL BE COMPACTED TO 95% IN 6 INCH LIFTS WITH MOISTURE CONTENT NOT TO EXCEED 3%, PLUS OR MINUS, OF OPTIMUM MOISTURE (MODIFIED PROCTOR D698). JETTING OR FLOODING OF TRENCHES OR OTHER BACKFILL IS NOT ALLOWED.

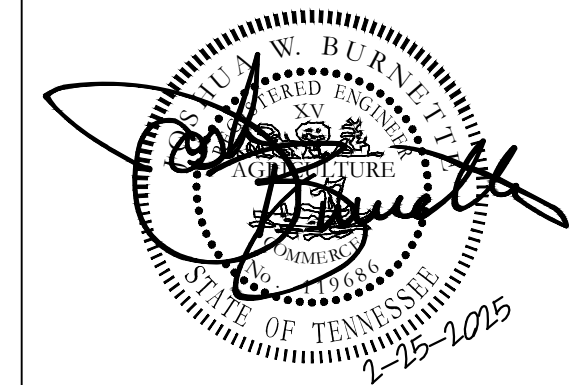
- THE PURPOSE OF THIS EROSION CONTROL PLAN IS TO PREVENT SILTATION AND OTHER POLLUTANTS DUE TO CONSTRUCTION FROM ENTERING ADJACENT STREAMS AND PROPERTY.
2. CLEARING AND GRUBBING IS TO BE HELD TO MINIMUM WADJANT NECESSARY TO ACCOMMODATE SLOPES. UNNECESSARY CANOPY REMOVAL (TREES, SHRUBS, ETC.) IS PROHIBITED.
3. MAINTAIN ALL GROUND COVER WHENEVER POSSIBLE. ALL AREAS DISTURBED BY CONSTRUCTION THAT ARE NOT TO RECEIVE PAVING SHALL BE SEEDED AND MULCHED AS SOON AS POSSIBLE..
4. ALL DITCHES AND FRESH CUTS IN DRAINAGE WAYS SHALL BE STABILIZED WITH SOD WHERE INDICATED ON THE PLANS.
5. TO REDUCE SEDIMENT IN RUNOFF, EROSION CONTROL MEASURES SHALL BE INSTALLED PROMPTLY DURING ALL PHASES OF CONSTRUCTION.
6. SEDIMENT TRAPS SHALL BE LOCATED AS NEEDED BY THE ENGINEER.
7. SITE EROSION CONTROLS SHALL BE CHECKED AND, IF NECESSARY, REPAIRED WEEKLY AND WITHIN 24 HOURS AFTER EACH RAINFALL GREATER THAN 0.5". IN THE EVENT OF CONTINUOUS RAINFALL, EROSION CONTROLS SHALL BE CHECKED DAILY.
8. DURING SEDIMENT REMOVAL, THE CONTRACTOR SHALL TAKE CARE TO ENSURE STRUCTURAL COMPONENTS OF EROSION CONTROL STRUCTURES ARE NOT DAMAGED AND THUS MADE INEFFECTIVE. IF DAMAGES OCCUR, THE CONTRACTOR SHALL REPAIR THE STRUCTURES AT THE CONTRACTOR'S EXPENSE.
9. ALL AREAS TO REMAIN BARE GREATER THAN 15 DAYS MUST BE TEMPORARILY STABILIZED.
10. SEDIMENT REMOVED FROM SEDIMENT CONTROLS STRUCTURES IS TO BE PLACED AT A SITE APPROVED BY THE ENGINEER. IT SHALL BE TREATED IN A MANNER SO THE AREA AROUND THE DISPOSAL SITE WILL NOT BE CONTAMINATED OR DAMAGED BY SEDIMENT RUN-OFF. ALL COST FOR SEDIMENT REMOVAL SHALL BE CONSIDERED INCIDENTAL BY THE CONTRACTOR.
11. UPON COMPLETE REMOVAL OF SEDIMENT TRAPS, SPECIAL DITCHES, ETC., THE AREA WHERE THEY WERE CONSTRUCTED IS TO BE TOP-SOILED, SEEDED, AND MULCHED .
12. ALL STOCKPILES ARE TO BE CONTAINED BY SILT FENCE IN ORDER TO PREVENT SEDIMENT RUNOFF FROM ENTERING NEARBY STREAMS.
13. SHOULDERS AND EXCAVATED AREAS SHALL BE PROMPTLY STABILIZED AGAINST EROSION. SILTATION MEASURES SHALL BE IMPLEMENTED PROMPTLY TO REDUCE SEDIMENT RUNOFF FROM THE CONSTRUCTION SITE.
14. EQUIPMENT STAGING AND MAINTENANCE AREAS SHALL BE DEVELOPED SUFFICIENT DISTANCE FROM STREAMS TO ENSURE OIL, GASOLINE, AND OTHER PETROLEUM POLLUTANTS DO NOT ENTER THE WATERWAYS.
15. FAILURE TO MAINTAIN PROPER EROSION CONTROL MEASURES COULD RESULT IN A FINE BEING ISSUED TO THE CONTRACTOR.
16. THE CONTRACTOR SHALL INSTALL AND MAINTAIN EROSION CONTROL DEVICES IN ACCORDANCE WITH THE EROSION CONTROL PLAN. THE EROSION CONTROL PLAN IS PROVIDED TO INDICATE MINIMUM EROSION CONTROL MEASURES REQUIRED OF THE CONTRACTOR AND DOES NOT TAKE INTO ACCOUNT THE CONTRACTOR'S SEQUENCE OF CONSTRUCTION. ADDITIONAL EROSION CONTROL MEASURES SHALL BE UNDERTAKEN BY THE CONTRACTOR, AS REQUIRED, TO MINIMIZE IMPACTS TO ADJACENT PROPERTIES AND THE DRAINAGE SYSTEM DOWNSTREAM OF THE SITE, AT NO ADDITIONAL COST.



PARKING LOT IMPROVEMENT

OWNER: RALEIGH PRIMITIVE BAPTIST CHURCH

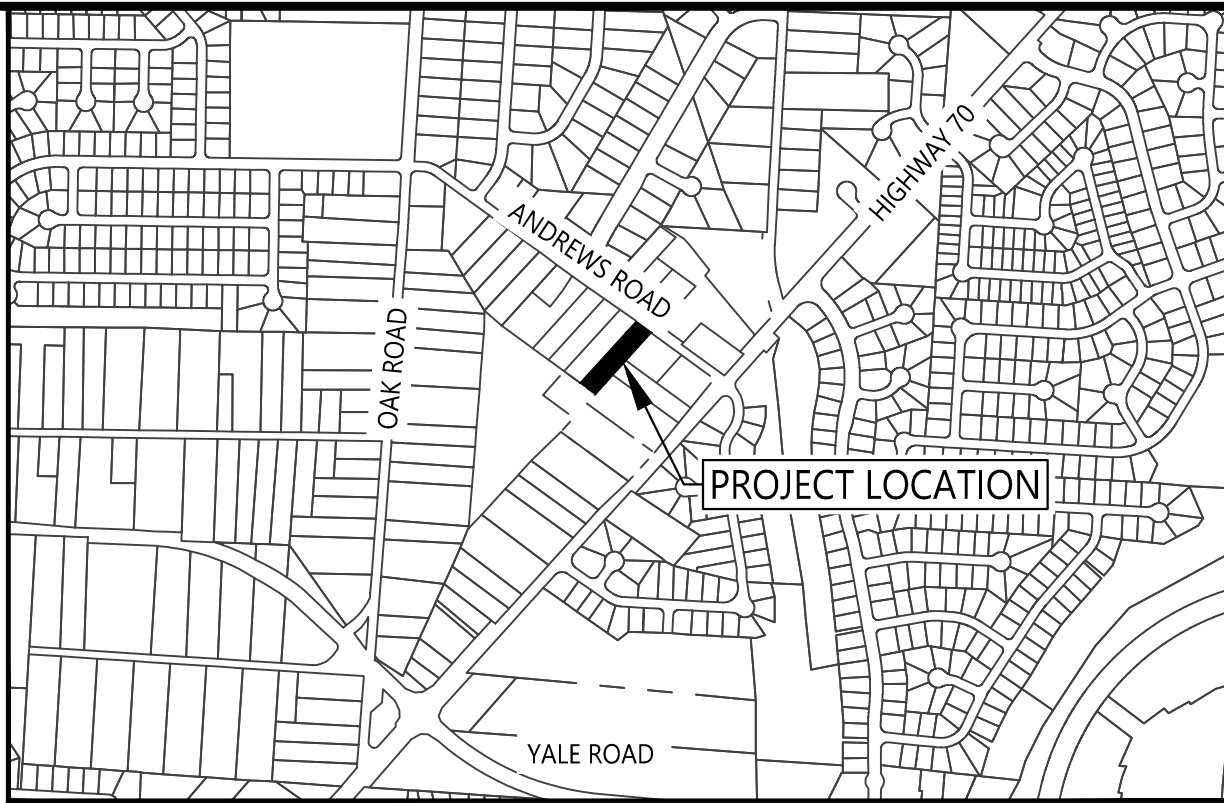
BARTLETT, TN

[illegible]

GENERAL NOTES

SURVEYOR: OLLAR SURVEYING CO.	DATE: 2/14/2025
DESIGN BY: J. BURNETTE, P.E.	DATE: 2/10/2025
DRAWN BY: T. PERKINS	DATE: 2/14/2025

PROJECT NO:
RDS 25012
SHEET NO:



VICINITY MAP
SCALE: 1" = 1000'

LEGEND	
THESE STANDARD SYMBOLS MAY BE FOUND IN THE DRAWING:	
	PROPERTY LINES
	ADJOINING PROP. LINES
	BACK OF CURB
	FACE OF CURB
	SIDEWALK
	EDGE OF PAVEMENT
	ROADWAY CENTERLINE
	EX. OH ELECTRIC LINES
	EX. UG ELECTRIC LINES
	EX. WATER LINES
	EX. SEWER LINES
	EX. STORM DRAIN
	EX. GAS LINE
	EX. UG CABLE
	EX. FIBER OPTIC
	EX. FENCE LINES
	EX. EASEMENT
	PR. WATER LINE
	PR. SEWER LINE
	PR. STORM DRAIN
	DRAINAGE BASIN
	EASEMENT
	UTILITY POLE
	FIRE HYDRANT
	LIGHT POLE
	TELEPHONE PEDESTAL
	WATER VALVE
	WATER METER
	SEWER MANHOLE
	DRAINAGE MANHOLE
	ELECTRICAL BOX

TREE REMOVAL LIST		
NUMBER	SPECIES	DBH
1	OAK	4
2	OAK	5
3	SWEETGUM	18
4	ELM	4
5	ELM	4
6	OAK	2
7	OAK	6
8	SWEETGUM	10
9	OAK	2
10	OAK	4
11	OAK	2
12	OAK	4
13	OAK	10
14	OAK	12
15	OAK	10
16	OAK	6
17	ELM	4
18	OAK	8
19	OAK	4

TREE SAVED LIST		
ITEM NO.	SPECIES	DBH
1	OAK	16
2	OAK	8
3	OAK	10
4	OAK	20
5	OAK	34
6	OAK	28
7	OAK	2
8	OAK	2
9	OAK	42
10	OAK	6
11	OAK	10

- NOTES:
- THE CITY OF BARTLETT SHALL HAVE THE RIGHT TO ENTER THE PROPERTY FOR THE PURPOSE OF MAINTAINING THE DRAINAGE, WATER, AND SEWER SYSTEMS LOCATED WITHIN PUBLIC EASEMENTS. HOWEVER, THE CITY DOES NOT HAVE THE RESPONSIBILITY TO REPAIR ANY DAMAGE TO THE YARDS, PARKING LOT, STREETS OR DRIVES CAUSED BY SOIL SETTLEMENT OR OTHER REASONS THAT ARE NOT DIRECTLY CAUSED BY THE CITY'S ACTION OF PERFORMING MAINTENANCE TO THE UNDERGROUND SYSTEMS.
 - SURVEY BY OLLAR SURVEYING CO.
 - SEE SHEET 1 FOR ALL TOWN STANDARD REQUIREMENTS.
 - TREE PROTECTION FENCING TO BE INSTALLED PRIOR TO COMMENCING ANY WORK. SEE SHEET 8 FOR DETAILS.

SITE BENCHMARK (T.B.M.):

SET REBAR IN FRONT GRASSY AREA OF CHURCH. SAID REBAR IS LOCATED WEST +/- 30' OF THE EXISTING EDGE OF PAVEMENT OF ANDREWS ROAD AND EAST +/- 53' OF THE SOUTHEAST CORNER OF THE CHURCH BUILDING. ELEVATION ON T.B.M. WAS DERIVED FROM GPS OBSERVATION UTILIZING TDOT REFERENCE STATION #45.

ELEVATION: 293.55' (NAVD88)

F.E.M.A. NOTE:

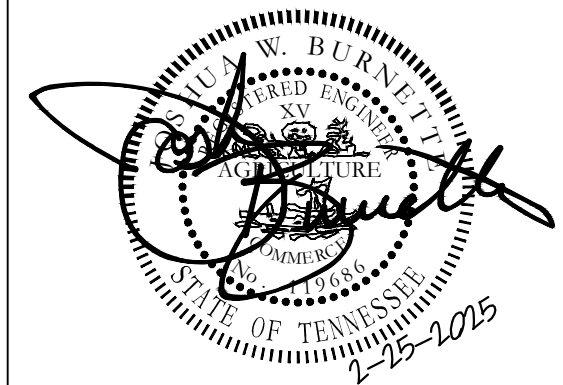
ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENTS AGENCY'S FLOOD INSURANCE RATE MAP (FIRM), THIS PROPERTY IS LOCATED IN ZONE X, WHICH IS NOT A SPECIAL FLOOD HAZARD ZONE PER FLOOD INSURANCE RATE MAP, MAP NO.47157C 0304 G, EFFECTIVE DATE: FEBRUARY 6, 2013.

SEWER BASIN: WN-10

DRAINAGE BASIN: YOUNG 12-C

PARKING LOT IMPROVEMENT
OWNER: RALEIGH PRIMITIVE BAPTIST CHURCH
BARTLETT, TN

ITEM NO.	REVISION OF CHANGE	DESCRIPTION OF CHANGE	APPROVAL DATE



DEMOLITION
PLAN

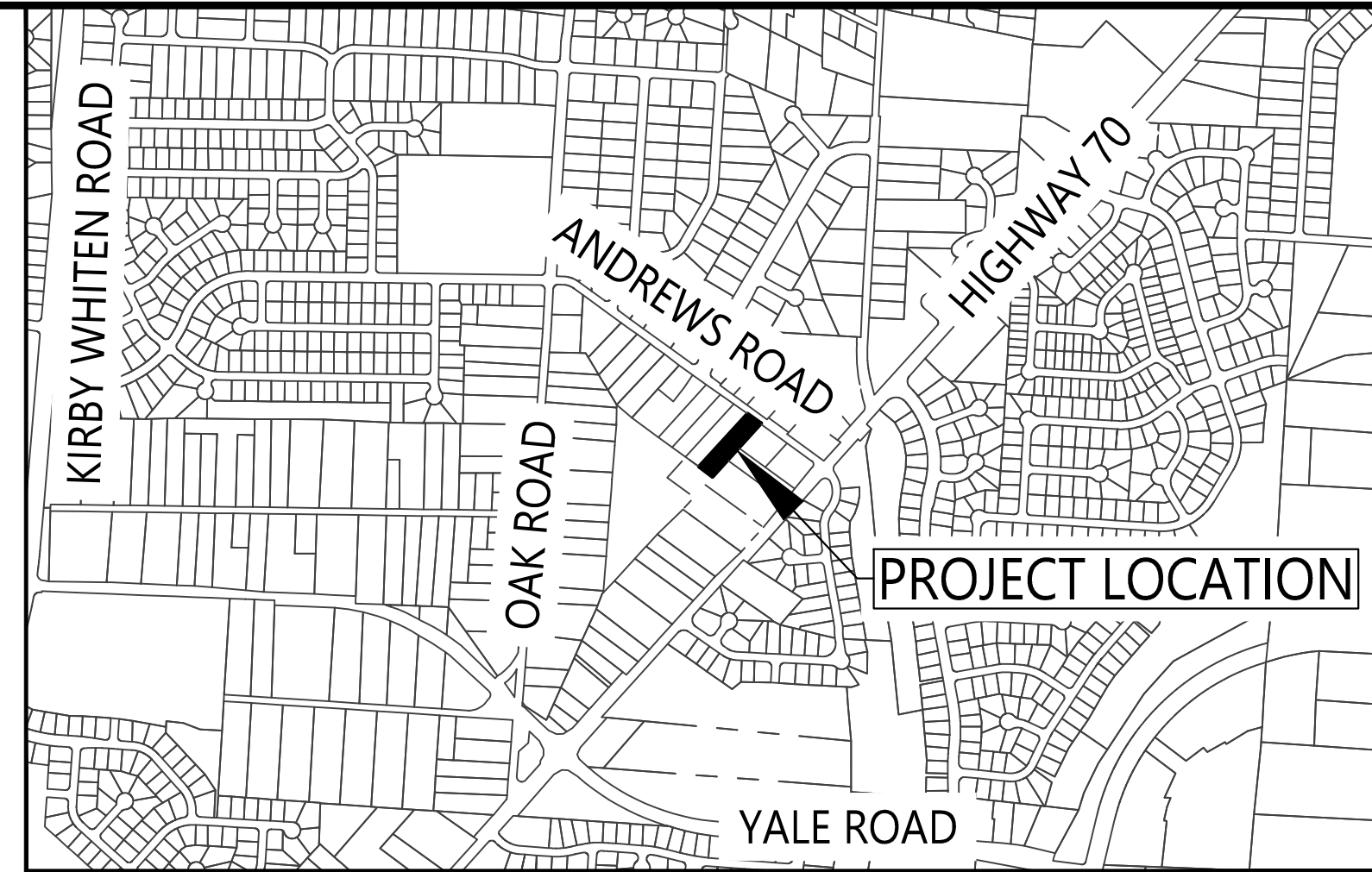
SURVEYOR: OLLAR SURVEYING CO.	DATE: 2/14/2025
DESIGN BY: J. BURNETTE, P.E.	DATE: 2/10/2025
DRAWN BY: T. PERKINS	DATE: 2/14/2025

PROJECT NO:

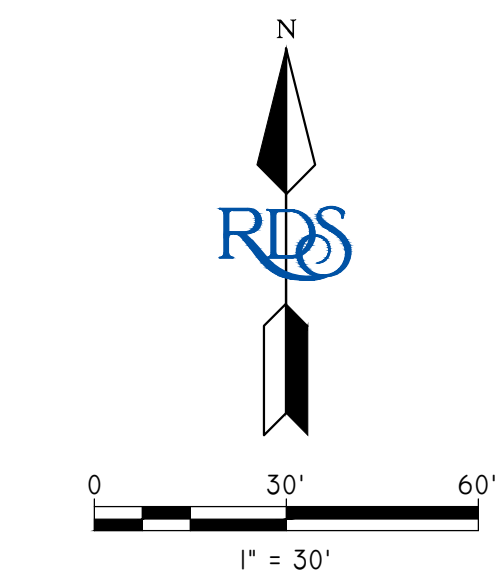
RDS 25012

SHEET NO:

PARKING LOT IMPROVEMENT
OWNER: RALEIGH PRIMITIVE BAPTIST CHURCH
BARTLETT, TN



VICINITY MAP
SCALE: 1" = 1000'



LEGEND

THESE STANDARD SYMBOLS MAY BE FOUND IN THE DRAWING.

---	PROPERTY LINES
---	ADJOINING PROP. LINES
---	BACK OF CURB
---	FACE OF CURB
---	SIDEWALK
---	EDGE OF PAVEMENT
---	ROADWAY CENTERLINE
---	EX. OH ELECTRIC LINES
---	EX. UG ELECTRIC LINES
---	EX. WATER LINES
---	EX. SEWER LINES
---	EX. GAS LINE
---	EX. STORM DRAIN
---	EX. UG CABLE
---	EX. FIBER OPTIC
---	EX. FENCE LINES
---	EX. SIDEWALK
---	EX. EASEMENT
---	PR. WATER LINE
---	PR. SEWER LINE
---	PR. STORM DRAIN
---	DRAINAGE BASIN
---	EASEMENT

EX. 1"	PR. 1"
EX. 2"	PR. 2"
EX. 3"	PR. 3"
EX. 4"	PR. 4"
EX. 6"	PR. 6"
EX. 8"	PR. 8"
EX. 10"	PR. 10"
EX. 12"	PR. 12"
EX. 14"	PR. 14"
EX. 16"	PR. 16"
EX. 18"	PR. 18"
EX. 20"	PR. 20"
EX. 22"	PR. 22"
EX. 24"	PR. 24"
EX. 26"	PR. 26"
EX. 28"	PR. 28"
EX. 30"	PR. 30"
EX. 32"	PR. 32"
EX. 34"	PR. 34"
EX. 36"	PR. 36"
EX. 38"	PR. 38"
EX. 40"	PR. 40"
EX. 42"	PR. 42"
EX. 44"	PR. 44"
EX. 46"	PR. 46"
EX. 48"	PR. 48"
EX. 50"	PR. 50"
EX. 52"	PR. 52"
EX. 54"	PR. 54"
EX. 56"	PR. 56"
EX. 58"	PR. 58"
EX. 60"	PR. 60"
EX. 62"	PR. 62"
EX. 64"	PR. 64"
EX. 66"	PR. 66"
EX. 68"	PR. 68"
EX. 70"	PR. 70"
EX. 72"	PR. 72"
EX. 74"	PR. 74"
EX. 76"	PR. 76"
EX. 78"	PR. 78"
EX. 80"	PR. 80"
EX. 82"	PR. 82"
EX. 84"	PR. 84"
EX. 86"	PR. 86"
EX. 88"	PR. 88"
EX. 90"	PR. 90"
EX. 92"	PR. 92"
EX. 94"	PR. 94"
EX. 96"	PR. 96"
EX. 98"	PR. 98"
EX. 100"	PR. 100"

SITE LAYOUT DATA CHART		
PROJECT NAME:	Parking Lot Improvement	
SUBDIVISION:	Cordes Ellendale Highway Blk A	
LOT NUMBER:	56	
PROPERTY ADDRESS:	7247 Andrews Road	
CITY, COUNTY, STATE, ZIP:	Bartlett, TN, Shelby County, TN, 38135	
WARD/BLOCK:	Block A	
PARCEL ID #:	B0157-J00074	
EXISTING ZONING:	RS-18	
ACREAGE OF SITE	1.00 Acres (43560 S.F.)	
MINIMUM REQUIRED SETBACK LINES	MINIMUM REQUIRED	PROVIDED
FRONT	50 ft	44.69 ft
REAR	35 ft	57.92 ft
Side	21.50'S & 28.66'N	21.50'S & 28.66'N
OWNERSHIP: Raleigh Primitive Baptist Church		
Address:	7247 Andrews Road	
City, State, Zip:	Bartlett, TN 38135	
Contact Name:	David Reeves	
APPLICANT/DESIGN PROFESSIONAL: Renaissance Design Studio, LLC		
Address:	3157 Highway 64, Suite 200	
Phone No.:	901-466-4101	
E-mail Address:	josh@rendevco.net	
Contact Name:	Josh Burnette, P.E.	
PROPOSED USES:	Church	
NONRESIDENTIAL BUILDING AREA:	3,500 S.F. (EXISTING)	
BUILDING HEIGHT(S) (all buildings):	MAXIMUM LIMIT	PROVIDED
	35'	<35'
MAXIMUM LOT COVERAGE:	20%	12%
PROPOSED PARKING	MINIMUM REQUIRED	PROVIDED
Total Spaces (1 space per 4 seats)	18	19
MINIMUM GREENSPACE:	35%	38%

NOTES:

- ALL SIDE AND REAR YARD SWALES ARE TO ACT AS DRAINAGE WAYS. THEY ARE PRIVATE AND ARE TO BE MAINTAINED BY THE PROPERTY OWNER.
- DEVELOPER/CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL SIGHT TRIANGLES ARE CLEAR OF OBSTRUCTIONS.
- ALL SIDEWALK AND DRIVE/STREET CROSSINGS SHALL MEET CURRENT ADA, COUNTY, AND CITY REGULATIONS.
- THE CITY OF BARTLETT SHALL HAVE THE RIGHT TO ENTER THE PROPERTY FOR THE PURPOSE OF MAINTAINING THE DRAINAGE, WATER, AND SEWER SYSTEMS LOCATED WITHIN PUBLIC EASEMENTS. HOWEVER, THE CITY DOES NOT HAVE THE RESPONSIBILITY TO REPAIR ANY DAMAGE TO THE YARDS, PARKING LOT, STREETS OR DRIVES CAUSED BY SOIL SETTLEMENT OR OTHER REASONS THAT ARE NOT DIRECTLY CAUSED BY THE CITY'S ACTION OF PERFORMING MAINTENANCE TO THE UNDERGROUND SYSTEMS.
- UTILITIES MAY BE IN THE AREA. PLEASE NOTIFY THE CITY OF BARTLETT ENGINEERING DIVISION AT 901-385-6499 BEFORE CONSTRUCTION BEGINS.
- ALL PROPOSED PARKING STRIPING IS TO BE PAINTED WHITE.
- FIRE LANES AND FIRE DEPARTMENT CONNECTIONS MUST BE CLEAR.
- VEHICULAR LINES OF SIGHT MUST BE MAINTAINED.

SITE BENCHMARK (T.B.M.):

SET REBAR IN FRONT GRASSY AREA OF CHURCH. SAID REBAR IS LOCATED WEST +/- 30' OF THE EXISTING EDGE OF PAVEMENT OF ANDREWS ROAD AND EAST +/- 53' OF THE SOUTHEAST CORNER OF THE CHURCH BUILDING. ELEVATION ON T.B.M. WAS DERIVED FROM GPS OBSERVATION UTILIZING TDOT REFERENCE STATION #45.

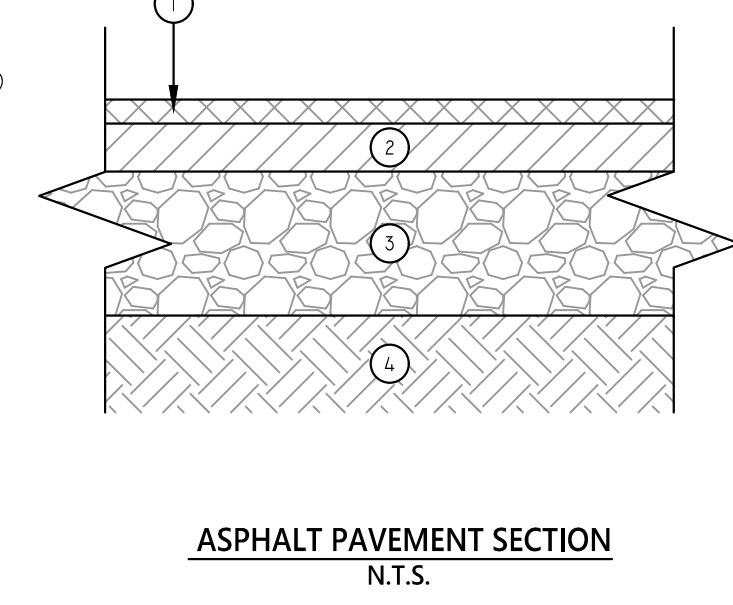
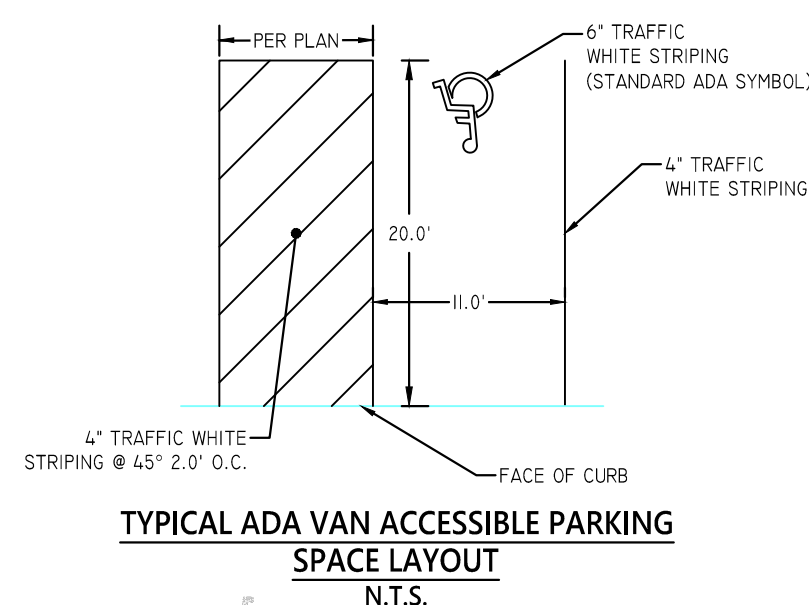
ELEVATION: 293.55' (NAVD88)

F.E.M.A. NOTE:

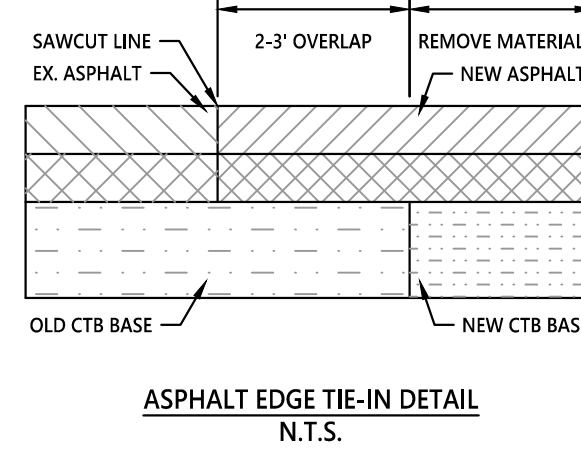
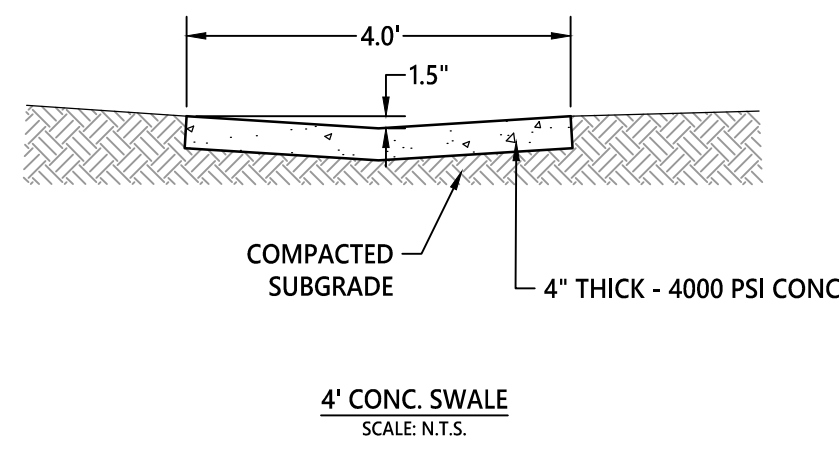
ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENTS AGENCY'S FLOOD INSURANCE RATE MAP (FIRM), THIS PROPERTY IS LOCATED IN ZONE X, WHICH IS NOT A SPECIAL FLOOD HAZARD ZONE PER FLOOD INSURANCE RATE MAP, MAP NO.47157C 0304 G, EFFECTIVE DATE: FEBRUARY 6, 2013.

SEWER BASIN: WN-10

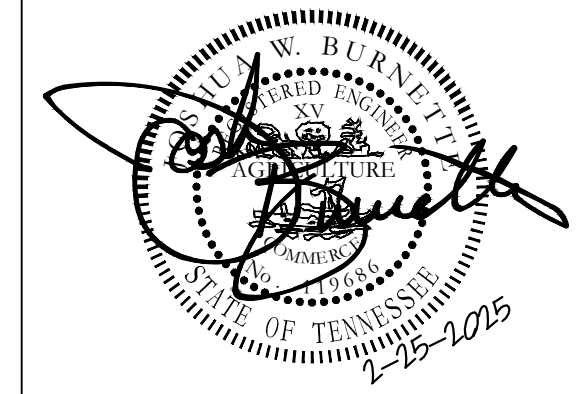
DRAINAGE BASIN: YOUNG 12-C



- 1.5" BITUMINOUS CONCRETE WEARING LAYER (ASPHALT) GRADING 'E' (TDOT SPECIFICATION 411)
- 1.5" B.P.M.P. (HOT MIX) GRADING 'B' (TDOT SPECIFICATION 307-BM-2)
- 8" COMPACTED GRAVEL BASE (98% STANDARD PROCTOR) OR 8" SOIL CEMENT (SOIL AND MIX DESIGN REQUIRED)
- COMPACTED SUBGRADE (98% STANDARD PROCTOR IF USING COMPACTED GRAVEL BASE)



REVISION OF	DESCRIPTION OF	APPROVAL
DATE	CHANGE	DATE
ITEM	NO.	

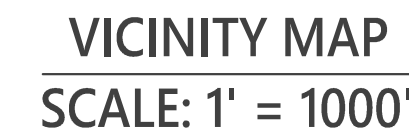
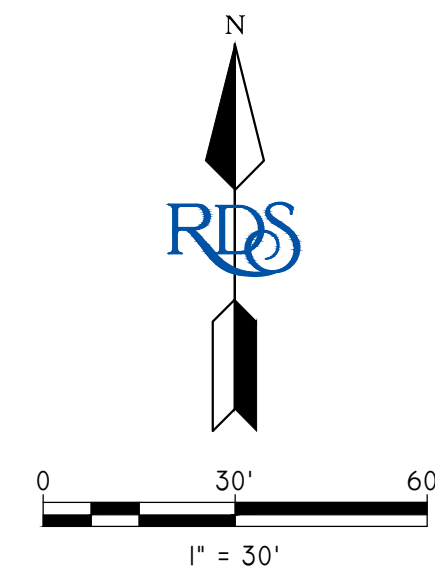


SITE PLAN

SURVEYOR:	DATE:
OLLAR SURVEYING CO.	2/14/2025
DESIGN BY:	DATE:
J. BURNETTE, P.E.	2/10/2025
DRAWN BY:	DATE:
T. PERKINS	2/14/2025
PROJECT NO:	

RDS 25012

SHEET NO:



LEGEND

THREE STANDARD SYMBOLS MAY
BE FOUND IN THE DRAWING.

—————	PROPERTY LINES
—————	ADJOINING PROP. LINES
—————	BACK OF CURB
—————	FACE OF CURB
—————	SIDEWALK
—————	EDGE OF PAVEMENT
—————	ROADWAY CENTERLINE
— OH —	EX. OH ELECTRIC LINES
— UG —	EX. UG ELECTRIC LINES
— W —	EX. WATER LINES
— SS —	EX. SEWER LINES
— D —	EX. STORM DRAIN
— G —	EX. GAS LINE
— UGC —	EX. UG CABLE
— FBO —	EX. FIBER OPTIC
— X —	EX. FENCE LINES
—————	EX. SIDEWALK
—————	EX. EASEMENT
— W —	PR. WATER LINE
— SS —	PR. SEWER LINE
— D —	PR. STORM DRAIN
— G —	PR. DRAINAGE BASIN
—————	EASEMENT
EX. 	UTILITY POLE
	FIRE HYDRANT
	LIGHT POLE
	TELEPHONE PEDESTAL
	WATER VALVE
	WATER METER
	SEWER MANHOLE
	DRAINAGE MANHOLE
	ELECTRICAL BOX
	HYDRAULIC FLOW ARROWS (DIRECTION OF WATER FLOW)

GRADING AND DRAINAGE NOTES

1. A MINIMUM OF 24-HOURS PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE CITY OF BARTLETT CONSTRUCTION INSPECTION OFFICE AT (901) 385-6499.
2. ALL NEWLY CUT OR FILL AREAS, LACKING ADEQUATE VEGETATION, SHALL BE SEEDED, MULCHED, FERTILIZED AND/OR SODDED AS REQUIRED TO EFFECTIVELY CONTROL SOIL EROSION.
3. THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE APPROXIMATE AND NOT NECESSARILY ALL OF THE SAME. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE UTILITY COMPANIES WHICH MAINTAIN A UTILITY LINE WITHIN THE BOUNDARIES OF THE PROJECT PRIOR TO INITIATION OF ANY CONSTRUCTION ON THE PROJECT OR IN THE STREETS BORDERING THE PROJECT. THE CONTRACTOR SHALL ALSO ASSUME FULL RESPONSIBILITY FOR DAMAGE TO ANY UTILITIES ENCOUNTERED WITHIN CONSTRUCTION PARAMETERS, WHETHER SHOWN ON THE CONSTRUCTION PLANS OR NOT, DURING THE WORK ON THE PROJECT. FOR SITE LOCATION OF EXISTING UTILITIES INVOLVING MLG&W, SOUTH CENTRAL BELL, AND/OR TEXAS GAS COMPANY, CALL 1-800-351-1111. FOR SEWER LOCATIONS CALL (901) 385-5570.
4. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL PROPERTIES.
5. ALL FILL SOILS SHALL BE COMPACTED TO A MINIMUM OF 95% OF STANDARD PROCTOR DENSITY (ASTM D-698) WITHIN 3% OF OPTIMUM MOISTURE CONTENT IN LIFTS NOT TO EXCEED SIX (6) INCHES OF COMPACTED THICKNESS.
6. ALL CONSTRUCTION MATERIALS AND PROCEDURES SHALL MEET OR EXCEED THE REQUIREMENTS OF THE CITY OF BARTLETT STANDARD CONSTRUCTION SPECIFICATIONS.
7. 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.
8. VERIFY SITE CONDITIONS PRIOR TO CONSTRUCTION. NOTIFY THE CITY OF BARTLETT CONSTRUCTION INSPECTION OFFICE ENGINEER OF ANY VARIATIONS PRIOR TO COMMENCEMENT OF WORK.
9. ALL GRADING WORK SHALL BE PERFORMED IN SUCH A MANNER THAT ADJACENT PROPERTIES ARE NOT DAMAGED OR ADVERSELY AFFECTED.
10. LOT DRAINAGE: FINISH GRADE SHALL BE SLOPED AWAY FROM THE FOUNDATION FOR DRAINAGE. THE FINISH GRADE MUST BEGIN AT LEAST 12-INCHES BELOW THE TOP OF THE FOUNDATION WALL OR OR THE GRADE OF THE CONCRETE SLAB AT THE INTERIOR IN THE CASE OF AN INTEGRAL SLAB AND FOUNDATION. THE MINIMUM GRADE AWAY FROM THE FOUNDATION SHALL BE TWO PERCENT (2%) IN ALL DIRECTIONS. THE DRIVEWAY SHALL BE SLOPED DOWN AT 2% FOR AT LEAST 8 FEET FROM THE STRUCTURE.
11. PROOF ROLL EXISTING SUBGRADE OF ALL AREAS UNDER PROPOSED BUILDING AND PAVEMENT IN THE PRESENCE OF GEOTECHNICAL ENGINEER. REMOVE/REPAIR ALL SOFT AND YIELDING AREAS AS DIRECTED BY THE GEOTECHNICAL ENGINEER.

GENERAL NOTES:

1. DEVELOPER/CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL SIGHT TRIANGLES ARE CLEAR OF OBSTRUCTIONS.
2. ALL SIDEWALK AND DRIVE/STREET CROSSINGS SHALL MEET CURRENT ADA, COUNTY, AND CITY REGULATIONS.
3. THE CITY OF BARTLETT SHALL HAVE THE RIGHT TO ENTER THE PROPERTY FOR THE PURPOSE OF MAINTAINING THE DRAINAGE, WATER, AND SEWER SYSTEMS LOCATED WITHIN PUBLIC EASEMENTS. HOWEVER, THE CITY DOES NOT HAVE THE RESPONSIBILITY TO REPAIR ANY DAMAGE TO THE YARDS, PARKING LOT, STREETS OR DRIVES CAUSED BY SOIL SETTLEMENT OR OTHER REASONS THAT ARE NOT DIRECTLY CAUSED BY THE CITY'S ACTION OF PERFORMING MAINTENANCE TO THE UNDERGROUND SYSTEMS.
4. ELEVATIONS FOR NEW CURB, SIDEWALK AND PAVEMENT SHALL MATCH EXISTING AT CONNECTION POINTS. SEE SHEET FOR SPOT GRADES.
5. CONTRACTOR IS RESPONSIBLE FOR ENSURING POSITIVE DRAINAGE ON ALL NEW PAVEMENT/CONCRETE

SITE BENCHMARK (T.B.M.):

SET REBAR IN FRONT GRASSY AREA OF CHURCH. SAID REBAR IS LOCATED WEST +/- 30' OF THE EXISTING EDGE OF PAVEMENT OF ANDREWS ROAD AND EAST +/- 53' OF THE SOUTHEAST CORNER OF THE CHURCH BUILDING. ELEVATION ON T.B.M. WAS DERIVED FROM GPS OBSERVATION UTILIZING TDOT REFERENCE STATION #45.

ELEVATION: 293.55' (NAVD88)

F.E.M.A. NOTE:

ACCORDING TO THE FEDERAL EMERGENCY MANAGERMENTS AGENCY'S FLOOD INSURANCE RATE MAP (FIRM), THIS PROPERTY IS LOCATED IN ZONE X, WHICH IS NOT A SPECIAL FLOOD HAZARD ZONE PER FLOOD INSURANCE RATE MAP, MAP NO.47157C 0304 G EFFECTIVE DATE: FEBRUARY 6, 2013.

SEWER BASIN: WN-10

DRAINAGE BASIN: YOUNG 12-C

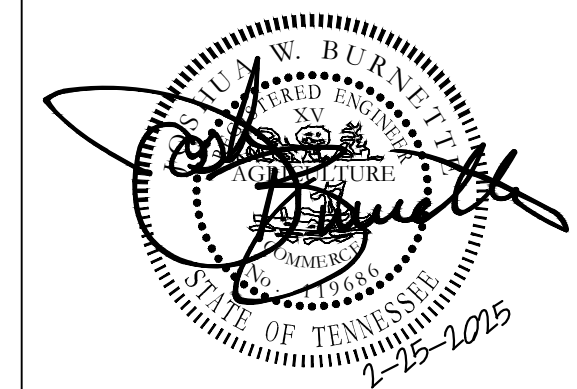
OUTFALL #1 FLOWRATE DATA						
CONDITION	DRAINAGE AREA (ACRE)	RUNOFF COEFFICIENT	RAINFALL INTENSITY (IN/HR)		PRE-DEVELOPED RUNOFF (CFS)	POST-DEVELOPED RUNOFF (CFS)
PRE-DEVELOPED	3.05	0.31	2-YR	0.164	0.16	0.17
			10-YR	0.232	0.22	0.23
POST-DEVELOPED	3.05	0.33	25-YR	0.274	0.26	0.28
			100-YR	0.344	0.33	0.35

RDS
Engineering | Planning | Surveying

PARKING LOT IMPROVEMENT

OWNER: RALEIGH PRIMITIVE BAPTIST CHURCH

BARTLETT, TN

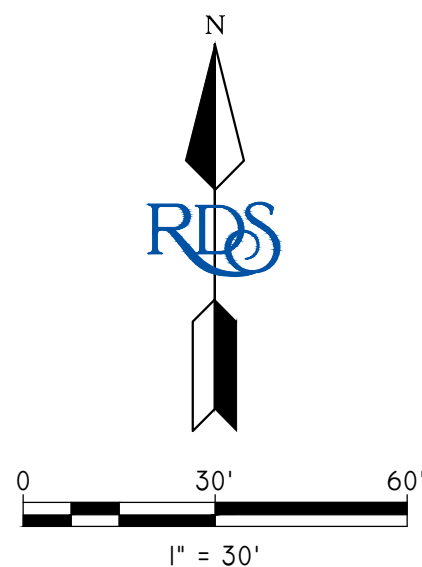
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GRADING & DRAINAGE PLAN

SURVEYOR: OLLAR SURVEYING CO.	DATE: 2/14/2025
DESIGN BY: J. BURNETTE, P.E.	DATE: 2/10/2025
DRAWN BY: T. PERKINS	DATE: 2/14/2025

RDS 25012

SHEET NO:



VICINITY MAP
SCALE: 1" = 1000'

LEGEND

THESE STANDARD SYMBOLS MAY
BE FOUND IN THE DRAWING

- | | |
|-----|--|
| | PROPERTY LINES |
| | ADJOINING PROP. LINES |
| | BACK OF CURB |
| | FACE OF CURB |
| | SIDEWALK |
| | EDGE OF PAVEMENT |
| | ROADWAY CENTERLINE |
| OHE | EX. ON ELECTRIC LINES |
| U | EX. UG ELECTRIC LINES |
| W | EX. WATER LINES |
| SS | EX. SEWER LINES |
| G | EX. STORM DRAIN |
| C | EX. GAS LINE |
| UG | EX. UG CABLE |
| FBO | EX. FIBER OPTIC |
| X | EX. FENCE LINES |
| | EX. SIDEWALK |
| | EX. EASEMENT |
| W | PR. WATER LINE |
| SS | PR. SEWER LINE |
| | PR. STORM DRAIN |
| I | DRAINAGE BASIN |
| | EASEMENT |
| EX | UTILITY POLE |
| FR | FIRE HYDRANT |
| ST | LIGHT POLE |
| TP | TELEPHONE PEDESTAL |
| WV | WATER VALVE |
| WM | WATER METER |
| SM | SEWER MANHOLE |
| DM | DRAINAGE MANHOLE |
| EB | ELECTRICAL BOX |
| HFA | HYDRAULIC FLOW ARROWS
(DIRECTION OF WATER FLOW) |

GENERAL NOTES:

1. ALL INTERIOR CURB SURROUNDING BUILDING AND DRIVE THROUGH ISLAND TO BE 6-18 SPILL CURB. SEE SPOT ELEVATION SHEET FOR CURB DETAIL AND CURB TRANSITION LOCATIONS.
2. DEVELOPER/CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL SIGHT TRIANGLES ARE CLEAR OF OBSTRUCTIONS.
3. ALL SIDEWALK AND DRIVE/STREET CROSSINGS SHALL MEET CURRENT ADA, COUNTY, AND CITY REGULATIONS.
4. THE CITY OF BARTLETT SHALL HAVE THE RIGHT TO ENTER THE PROPERTY FOR THE PURPOSE OF MAINTAINING THE DRAINAGE, WATER, AND SEWER SYSTEMS LOCATED WITHIN PUBLIC EASEMENTS. HOWEVER, THE CITY DOES NOT HAVE THE RESPONSIBILITY TO REPAIR ANY DAMAGE TO THE YARDS, PARKING LOT, STREETS OR DRIVES CAUSED BY SOIL SETTLEMENT OR OTHER REASONS THAT ARE NOT DIRECTLY CAUSED BY THE CITY'S ACTION OF PERFORMING MAINTENANCE TO THE UNDERGROUND SYSTEMS.
5. ELEVATIONS FOR NEW CURB, SIDEWALK AND PAVEMENT SHALL MATCH EXISTING AT CONNECTION POINTS
6. CONTRACTOR IS RESPONSIBLE FOR ENSURING POSITIVE DRAINAGE ON ALL NEW PAVEMENT/CONCRETE

GRADING AND DRAINAGE NOTES:

1. A MINIMUM OF 24-HOURS PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE CITY OF BARTLETT CONSTRUCTION INSPECTION OFFICE AT (901) 385-6499.
2. ALL NEWLY CUT OR FILL AREAS, LACKING ADEQUATE VEGETATION, SHALL BE SEEDED, MULCHED, FERTILIZED AND/OR SODED AS REQUIRED TO EFFECTIVELY CONTROL SOIL EROSION.
3. THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE APPROXIMATE AND NOT NECESSARILY ALL OF THE SAME. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE UTILITY COMPANIES WHICH MAINTAIN A UTILITY LINE WITHIN THE BOUNDARIES OF THE PROJECT PRIOR TO INITIATION OF ANY CONSTRUCTION ON THE PROJECT OR IN THE STREETS BORDERING THE PROJECT. THE CONTRACTOR SHALL ALSO ASSUME FULL RESPONSIBILITY FOR DAMAGE TO ANY UTILITIES ENCOUNTERED WITHIN CONSTRUCTION PARAMETERS, WHETHER SHOWN ON THE CONSTRUCTION PLANS OR NOT, DURING THE WORK ON THE PROJECT. FOR SITE LOCATION OF EXISTING UTILITIES INVOLVING ML&W, SOUTH CENTRAL BELL, AND/OR TEXAS GAS COMPANY, CALL 1-800-351-1111. FOR SEWER LOCATIONS CALL (901) 385-5570.
4. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL PROPERTIES..
5. ALL FILL SOILS SHALL BE COMPACTED TO A MINIMUM OF 95% OF STANDARD PROCTOR DENSITY (ASTM D-698) WITHIN 3% OF OPTIMUM MOISTURE CONTENT IN LIFTS NOT TO EXCEED SIX (6) INCHES OF COMPACTED THICKNESS.
6. ALL CONSTRUCTION MATERIALS AND PROCEDURES SHALL MEET OR EXCEED THE REQUIREMENTS OF THE CITY OF BARTLETT STANDARD CONSTRUCTION SPECIFICATIONS.
7. 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.
8. VERIFY SITE CONDITIONS PRIOR TO CONSTRUCTION. NOTIFY THE CITY OF BARTLETT CONSTRUCTION INSPECTION OFFICE ENGINEER OF ANY VARIATIONS PRIOR TO COMMENCEMENT OF WORK.
9. ALL GRADING WORK SHALL BE PERFORMED IN SUCH A MANNER THAT ADJACENT PROPERTIES ARE NOT DAMAGED OR ADVERSELY AFFECTED.
10. LOT DRAINAGE: FINISH GRADE SHALL BE SLOPED AWAY FROM THE FOUNDATION FOR DRAINAGE. THE FINISH GRADE MUST BEGIN AT LEAST 12-INCHES BELOW THE TOP OF THE FOUNDATION WALL OR OR THE GRADE OF THE CONCRETE SLAB AT THE INTERIOR IN THE CASE OF AN INTEGRAL SLAB AND FOUNDATION. THE MINIMUM GRADE AWAY FROM THE FOUNDATION SHALL BE TWO PERCENT (2%) IN ALL DIRECTIONS. THE DRIVEWAY SHALL BE SLOPED DOWN AT 2% FOR AT LEAST 8 FEET FROM THE STRUCTURE.
11. POOF ROLL EXISTING SUBGRADE OF ALL AREAS UNDER PROPOSED BUILDING AND PAVEMENT IN THE PRESENCE OF GEOTECHNICAL ENGINEER. REMOVE/REPAIR ALL SOFT AND YIELDING AREAS AS DIRECTED BY THE GEOTECHNICAL ENGINEER.

SITE BENCHMARK (T.B.M.):

SET REBAR IN FRONT GRASSY AREA OF CHURCH. SAID REBAR IS LOCATED WEST +/- 30' OF THE EXISTING EDGE OF PAVEMENT OF ANDREWS ROAD AND EAST +/- 53' OF THE SOUTHEAST CORNER OF THE CHURCH BUILDING. ELEVATION ON T.B.M. WAS DERIVED FROM GPS OBSERVATION UTILIZING TDOT REFERENCE STATION #45.

ELEVATION: 293.55' (NAVD88)

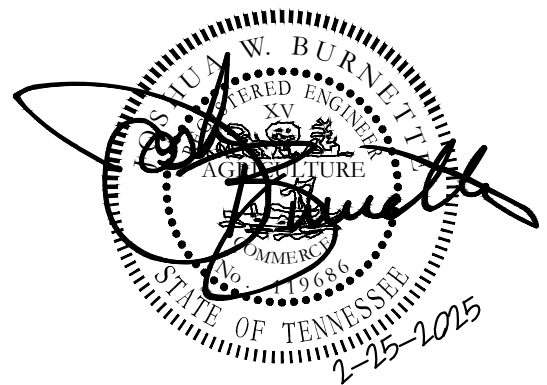
F.E.M.A. NOTE:

ACCORDING TO THE FEDERAL EMERGENCY MANAGERMENTS AGENCY'S FLOOD INSURANCE RATE MAP (FIRM), THIS PROPERTY IS LOCATED IN ZONE X, WHICH IS NOT A SPECIAL FLOOD HAZARD ZONE PER FLOOD INSURANCE RATE MAP, MAP NO.47157C 0304 G EFFECTIVE DATE: FEBRUARY 6, 2013.

SEWER BASIN: WN-10

DRAINAGE BASIN: YOUNG 12-C

PARKING LOT IMPROVEMENT
OWNER: RALEIGH PRIMITIVE BAPTIST CHURCH
BARTLETT, TN

[illegible]

SPOT GRADES

SURVEYOR: OLLAR SURVEYING CO.	DATE: 2/14/2025
DESIGN BY: J. BURNETTE, P.E.	DATE: 2/10/2025
DRAWN BY: T. PERKINS	DATE: 2/14/2025

RDS 25012

SHEET NO:

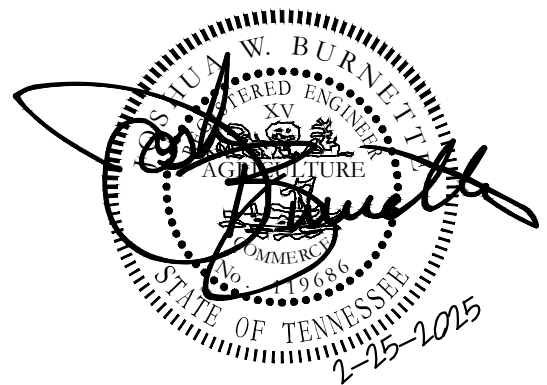
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1. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN EROSION CONTROL DURING CONSTRUCTION BY THE PLACEMENT OF SILT FENCES OR WATTLES WHERE NECESSARY TO PREVENT DOWNSTREAM SILTATION OF ANY DITCHES, PIPES, DRAINAGE STRUCTURES, OR ADJACENT PROPERTIES. THE CONTRACTOR SHALL PROVIDE ANY ADDITIONAL EROSION CONTROL AS NEEDED OR AS DIRECTED BY THE ENGINEER.
2. ALL SILT FENCE & TREE PROTECTION INTERIOR OF THE PROJECT & LOCATED ON THE PERIMETER OF A LOT IS TO BE INSTALLED AND MAINTAINED BY THE DEVELOPER.
3. ALL NEW CUT OR FILL AREAS LACKING ADEQUATE VEGETATION SHALL BE FERTILIZED MULCHED, SEEDDED, AND/OR SODDED AS REQUIRED TO EFFECTIVELY CONTROL SOIL EROSION.
4. TOTAL DISTURBED AREA IS APPROXIMATELY 0.11 ACRES.
5. DURING EXCAVATION PHASES OF STEEP SLOPES, WATTLES WITH SILT FENCE BACKING SHALL BE REQUIRED TO ELIMINATE SILTATION TRANSFER ONTO ADJACENT LANDOWNERS PROPERTY AND PUBLIC STREETS. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ADDITIONAL WATTLES WITH SILT FENCE BACKING AS NEEDED ALONG EXPOSED SLOPES.
6. ALL NEW CUT OR FILL AREAS LACKING ADEQUATE VEGETATION SHALL BE FERTILIZED MULCHED, SEEDDED, AND/OR SODDED AS REQUIRED TO EFFECTIVELY CONTROL SOIL EROSION.
7. SEDIMENT WILL BE REMOVED FROM SILT FENCES, ROCK SILT SCREENS, AND OTHER SEDIMENT CONTROLS AS NECESSARY, BUT AT LEAST WHEN THE DESIGN CAPACITY OF THE CONTROL HAS BEEN REDUCED BY 50%.
8. MAINTENANCE NEEDS IDENTIFIED BY INSPECTIONS OR OTHER MEANS WILL BE ACCOMPLISHED BEFORE THE NEXT STORM EVENT IF POSSIBLE, BUT IN NO CASE MORE THAN SEVEN (7) DAYS AFTER THE NEED IS IDENTIFIED.
9. STABILIZATION MEASURES WILL BE INITIATED AS SOON AS PRACTICAL IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, BUT IN NO CASE MORE THAN 14 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED.
10. NEAREST RECEIVING WATER IS AN UNNAMED TRIBUTARY OF FLETCHER CREEK. ACCORDING TO THE TENNESSEE DEPARTMENT OF ENVIRONMENT & CONSERVATION (TDEC) DIVISION OF WATER RESOURCES, THE TRIBUTARY HAS NOT BEEN ASSESSED SEGMENT ID: TN08010210023_0100. THE UNNAMED TRIBUTARY IS LOCATED ALONG EAST OF THE PROJECT.
11. DRAINAGE BASIN AREAS SHOWN WITH BOXES AND OUTFALL LOCATIONS OF CORRESPONDING BASINS ARE NOTED.

1. THE CITY OF BARTLETT SHALL HAVE THE RIGHT TO ENTER THE PROPERTY FOR THE PURPOSE OF MAINTAINING THE DRAINAGE, WATER, AND SEWER SYSTEMS LOCATED WITHIN PUBLIC AREAS. HOWEVER, THE CITY DOES NOT HAVE THE RESPONSIBILITY TO REPAIR ANY DAMAGE TO THE YARDS, PARKING LOT, SIDEWALKS OR DRIVES CAUSED BY SOIL SETTLEMENT OR OTHER REASONS THAT ARE NOT DIRECTLY CAUSED BY THE CITY'S ACTION OF PERFORMING MAINTENANCE TO THE UNDERGROUND SYSTEMS.
2. SURVEY BY OLLAR SURVEYING CO..
3. SEE SHEET 1 FOR ALL TOWN STANDARD REQUIREMENTS.
4. SEE SHEET 8 FOR EPSDC DETAILS.

DRAINAGE BASIN: YOUNG 12-C

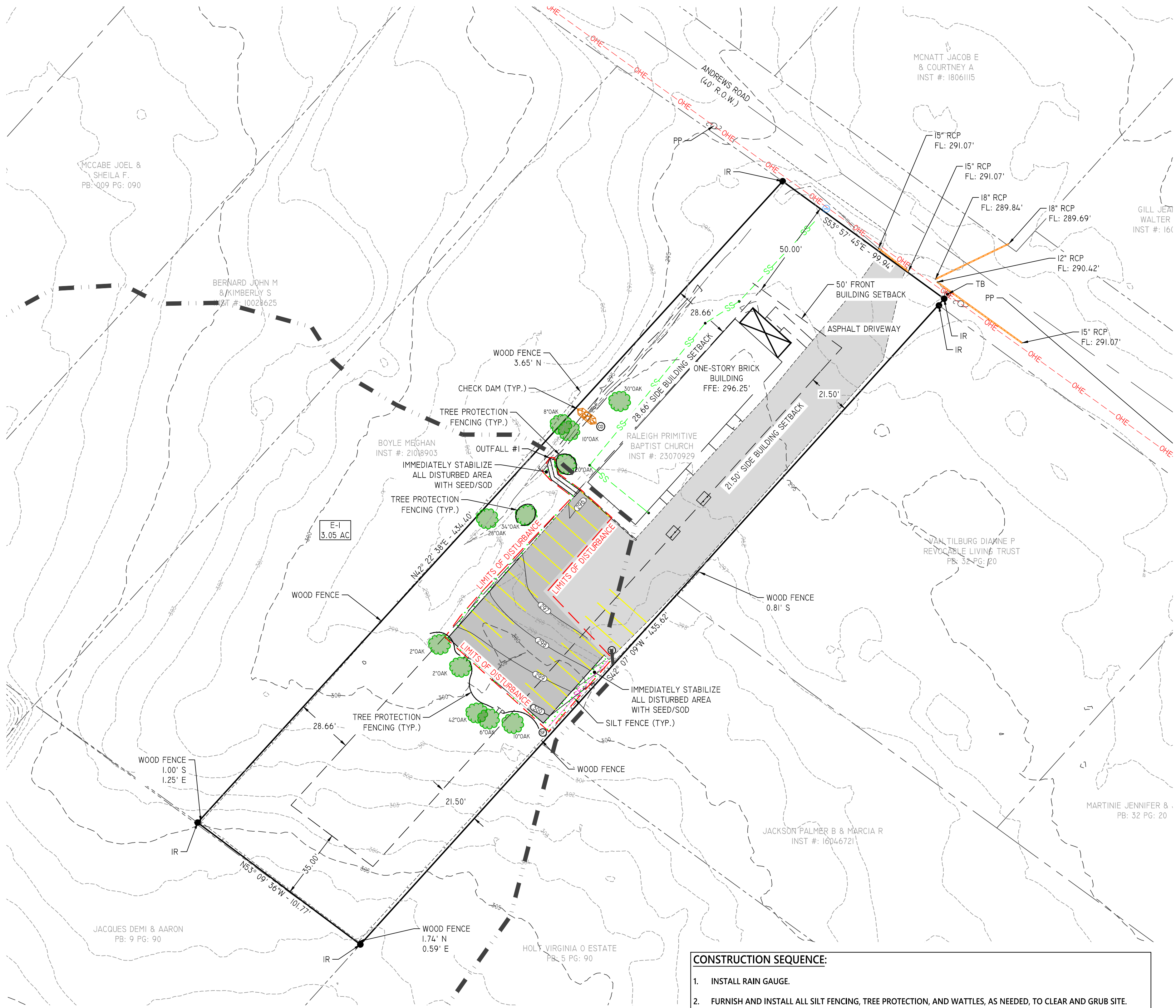
PARKING LOT IMPROVEMENT
OWNER: RALEIGH PRIMITIVE BAPTIST CHURCH
BARTLETT, TN

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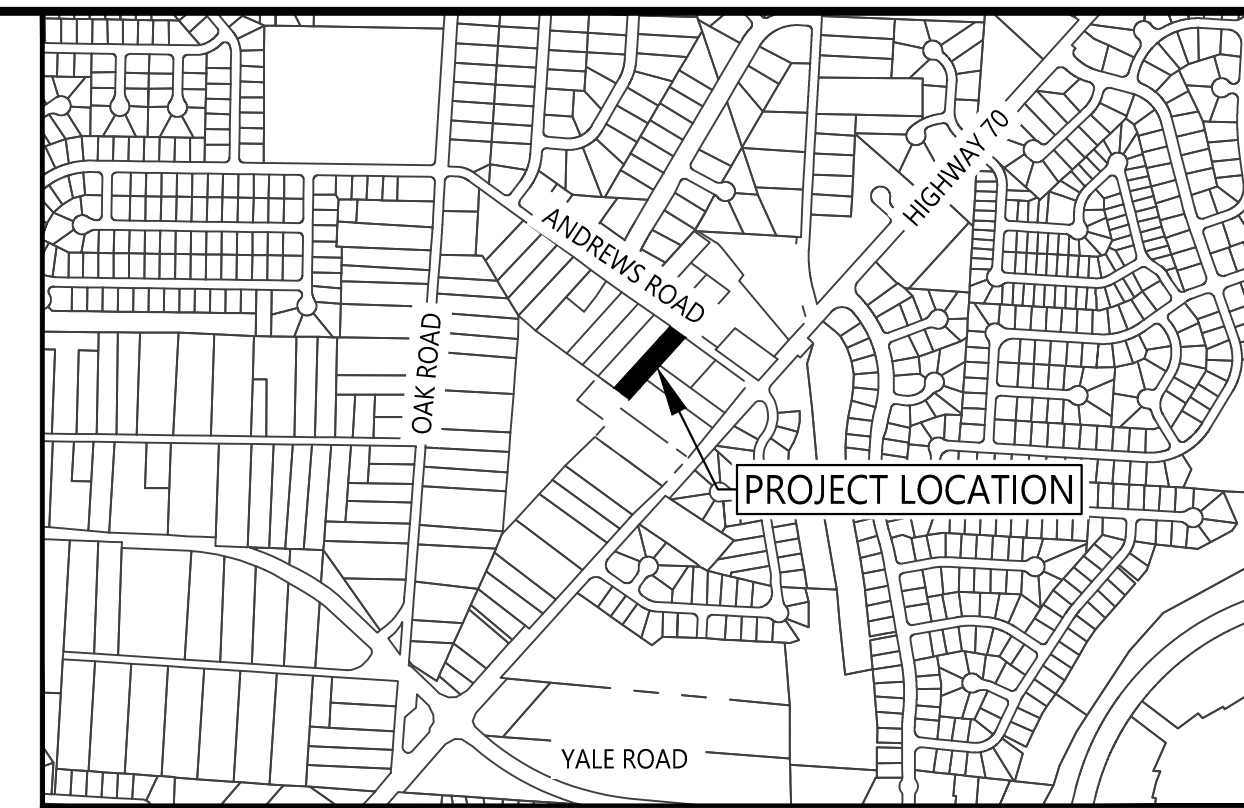
SURVEYOR: OLLAR SURVEYING CO.	DATE: 2/14/2025
DESIGN BY: J. BURNETTE, P.E.	DATE: 2/10/2025
DRAWN BY: T. PERKINS	DATE: 2/14/2025
PROJECT NO:	

SHEET NO:

6 OF 8



1. INSTALL RAIN GAUGE.
2. FURNISH AND INSTALL ALL SILT FENCING, TREE PROTECTION, AND WATTLES, AS NEEDED, TO CLEAR AND GRUB SITE. CONSTRUCTION MAY BE MODIFIED ACCORDING TO INGRESS/EGRESS OF THE CONTRACTOR, AS APPROVED BY ENGINEER. CONTRACTOR SHALL ENSURE NO TRACKING OF SEDIMENT OUTSIDE OF THE LIMITS OF DISTURBANCE ONTO THE ADJACENT PROPERTIES OR PUBLIC RIGHT-OF-WAY.
3. PERFORM DEMOLITION ACTIVITIES AND CLEAR AND GRUB SITE. CUT AND DISPOSE OF ANY DEBRIS PRODUCED DURING THE CLEARING AND GRUBBING ACTIVITY.
4. PERFORM EARTHWORK ACTIVITIES, AS NECESSARY.
5. BEGIN FINAL GRADING OF PAVED AREAS, SWALES, AND SITE.
6. PAVE DRIVES AND POUR CONCRETE AND MONITOR CONTROLS, AS NECESSARY, UNTIL SITE IS STABILIZED.
7. AS THE SITE IMPROVEMENTS ARE BEING COMPLETED, ALL DISTURBED AREAS SHALL BE PERMANENTLY STABILIZED.
8. STORMWATER INSPECTION AND REPORTING WILL BE REQUIRED OF ALL SEDIMENT AND EROSION CONTROL MEASURES IN ACCORDANCE WITH TDEC REGULATIONS.
9. REMOVE ANY TEMPORARY CONTROL MEASURES NOT NEEDED.
10. DUST SHALL BE CONTROLLED DURING CONSTRUCTION BY ADEQUATE USE OF WATER.



LEGEND

THREE STANDARD SYMBOLS MAY
BE FOUND IN THE DRAWING:

—	PROPERTY LINES
—	ADJOINING PROP. LINE
—	BACK OF CURB
—	FACE OF CURB
—	SIDEWALK
—	EDGE OF PAVEMENT
—	ROADWAY CENTERLINE
—	EX. ON ELECTRIC LINE
—	EX. US. ELECTRIC LINE
—	W. WATER LINES
—	EX. SEWER LINES
—	EX. STORM DRAIN
—	EX. GAS LINE
—	EX. US. CABLE
—	EX. FIBER OPTIC
—	EX. FENCE LINES
—	EX. SIDEWALK
—	EX. EASEMENT
—	PR. WATER LINE
—	PR. SEWER LINE
—	PR. STORM DRAIN
—	DRAWING BASIN
—	EASEMENT
EX	UTILITY POLE
⚡	FIRE HYDRANT
⚡	LIGHT POLE
⚡	TELEPHONE PEDESTAL
⚡	WATER VALVE
⚡	WATER METER
⚡	SEWER MANHOLE
⚡	DRAINAGE MANHOLE
⚡	ELECTRICAL BOX

TREE SAVED LIST		
ITEM NO.	SPECIES	DBH
1	OAK	16
2	OAK	8
3	OAK	10
4	OAK	20
5	OAK	34
6	OAK	28
7	OAK	2
8	OAK	2
9	OAK	42
10	OAK	6
11	OAK	10

NOTES:

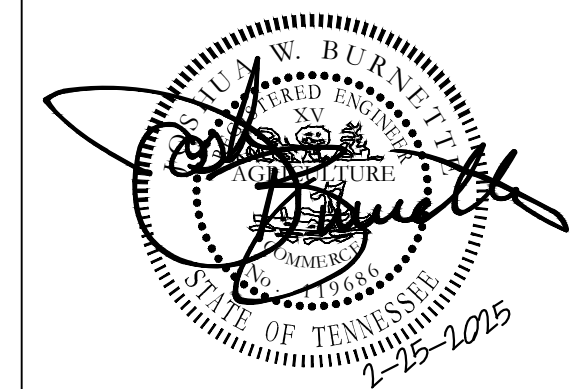
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2. SURVEY BY OLLAR SURVEYING CO..
3. SEE SHEET 1 FOR ALL TOWN STANDARD REQUIREMENTS.
4. TREE PROTECTION FENCING TO BE INSTALLED PRIOR TO COMMENCING ANY WORK. SEE SHEET 8 FOR DETAILS.

DRAINAGE BASIN: YOUNG 12-C

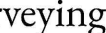
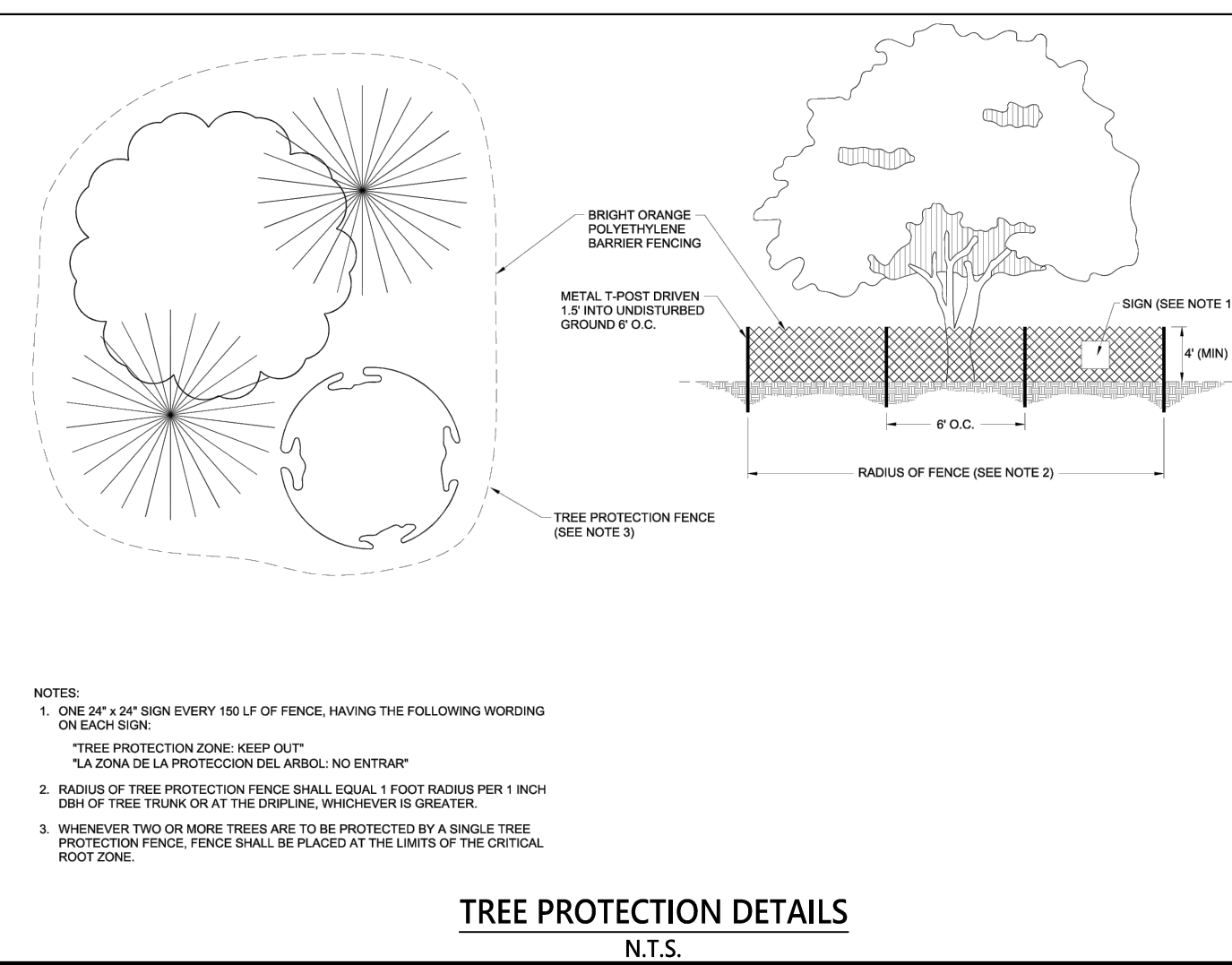
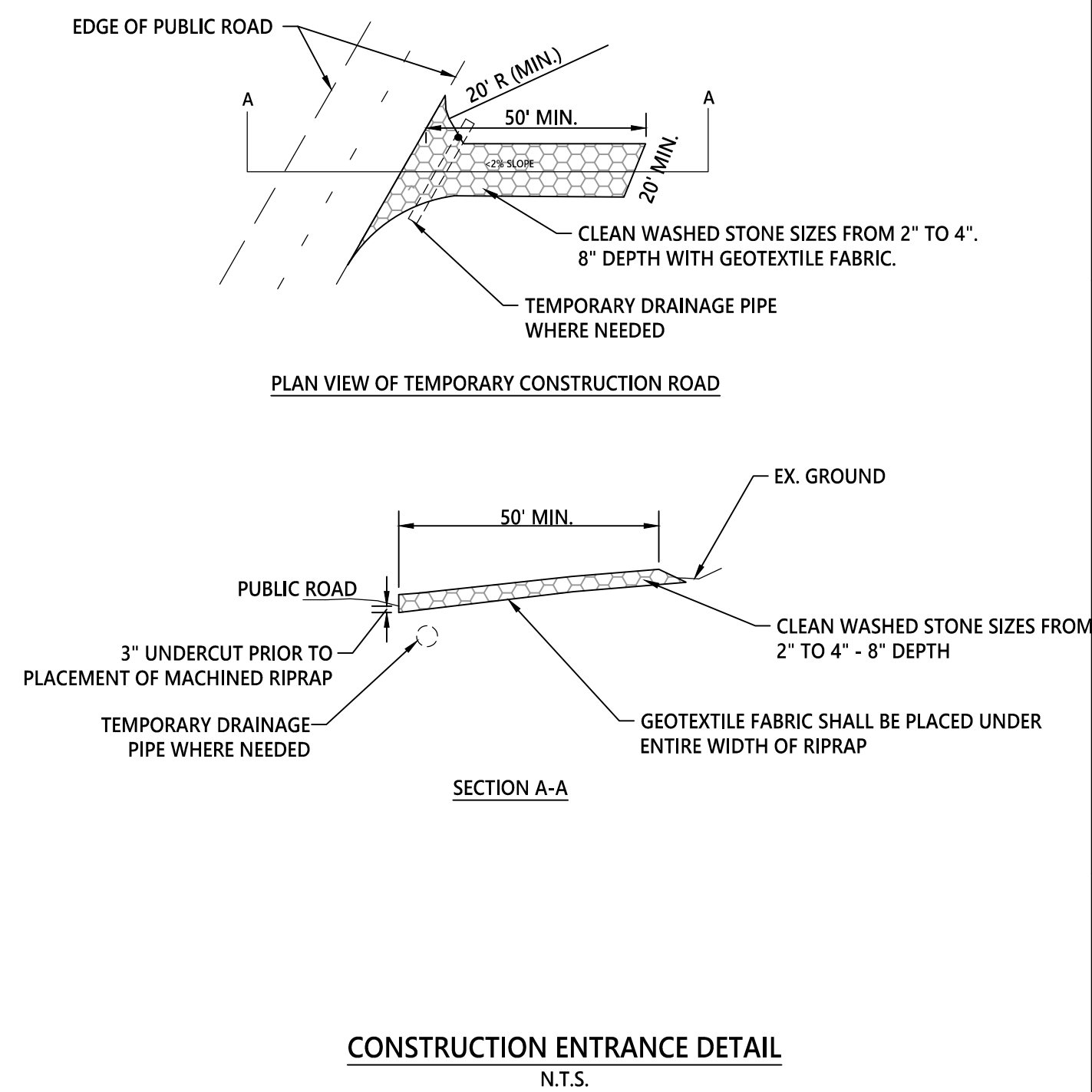
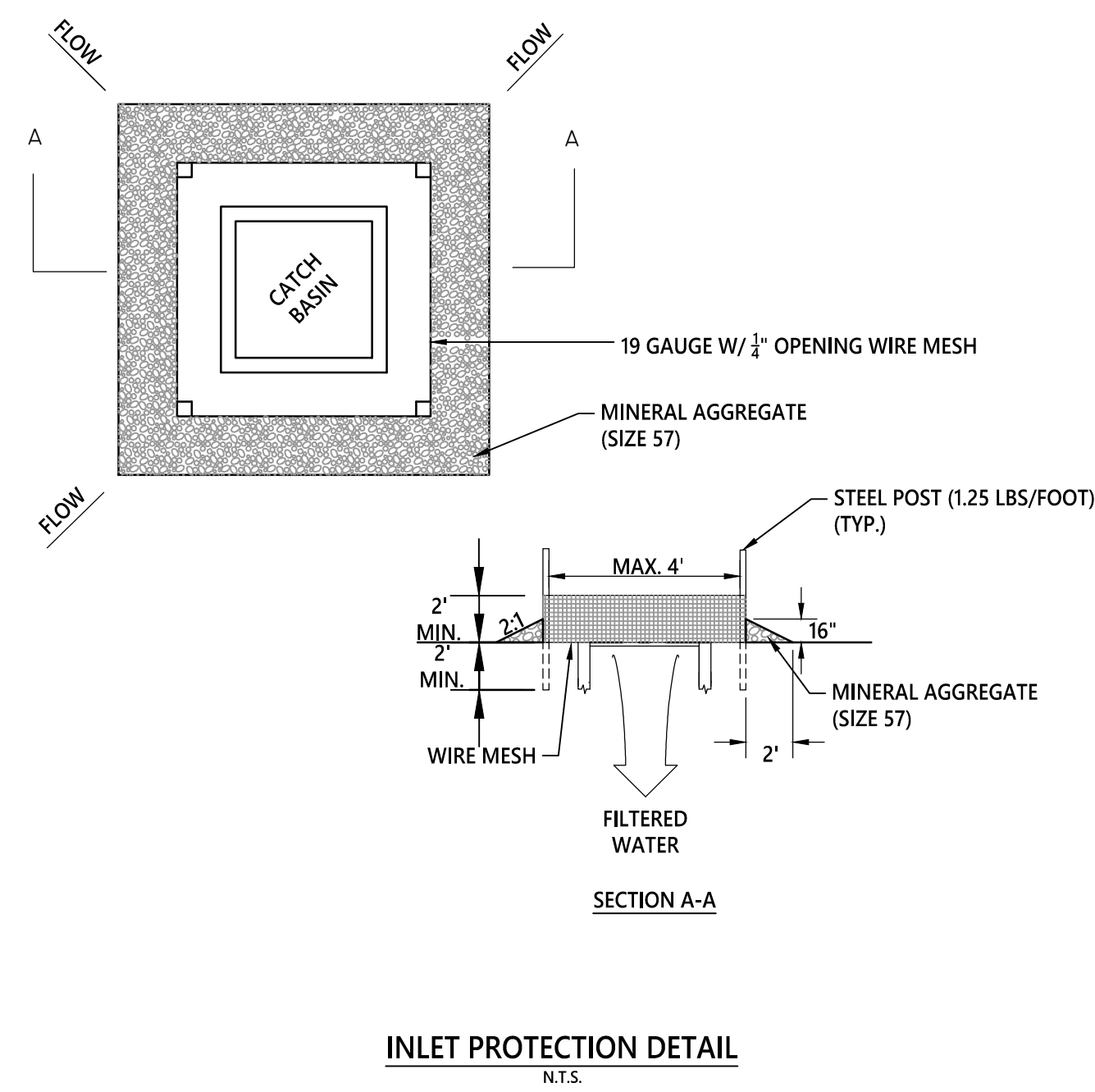
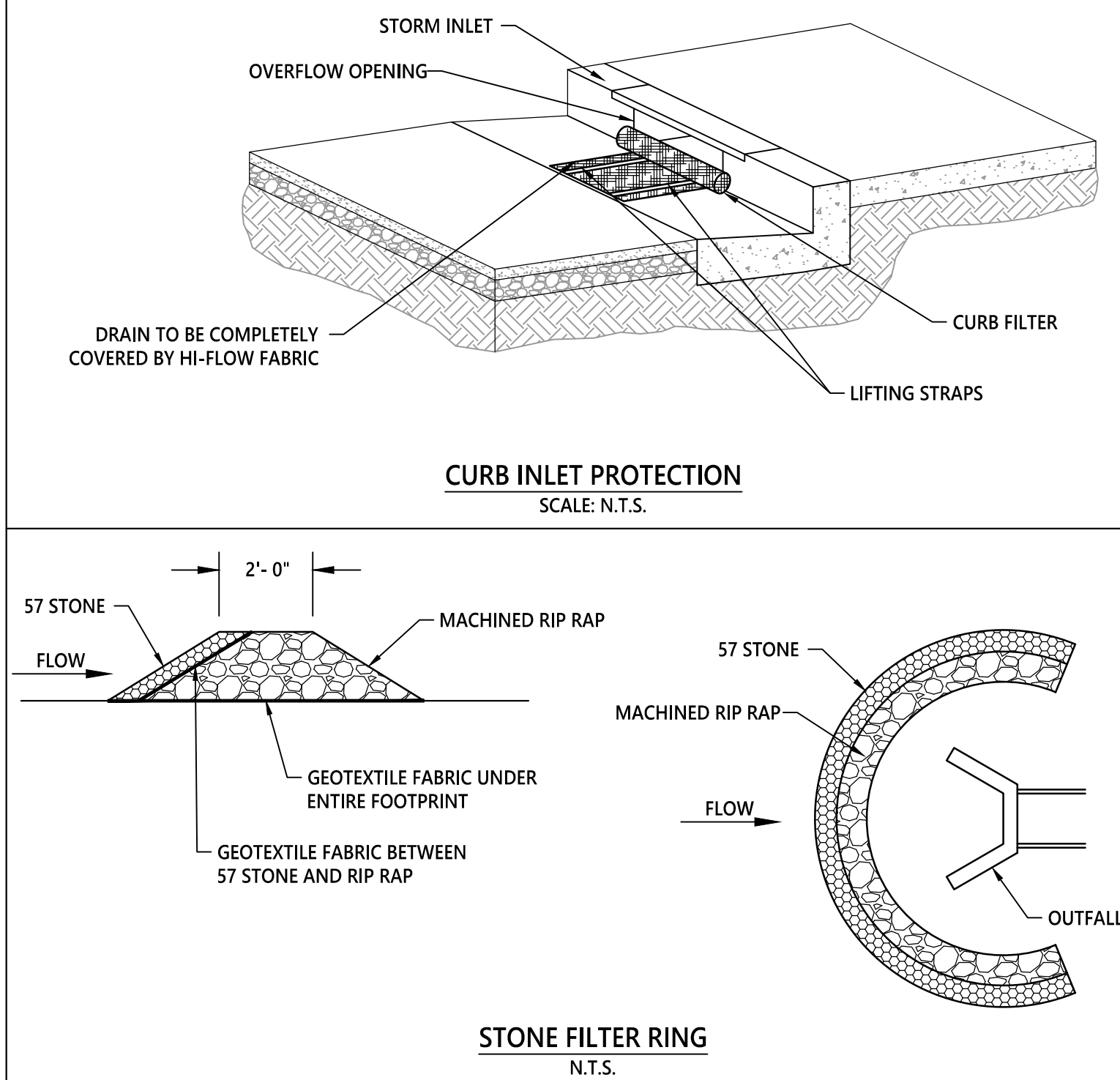
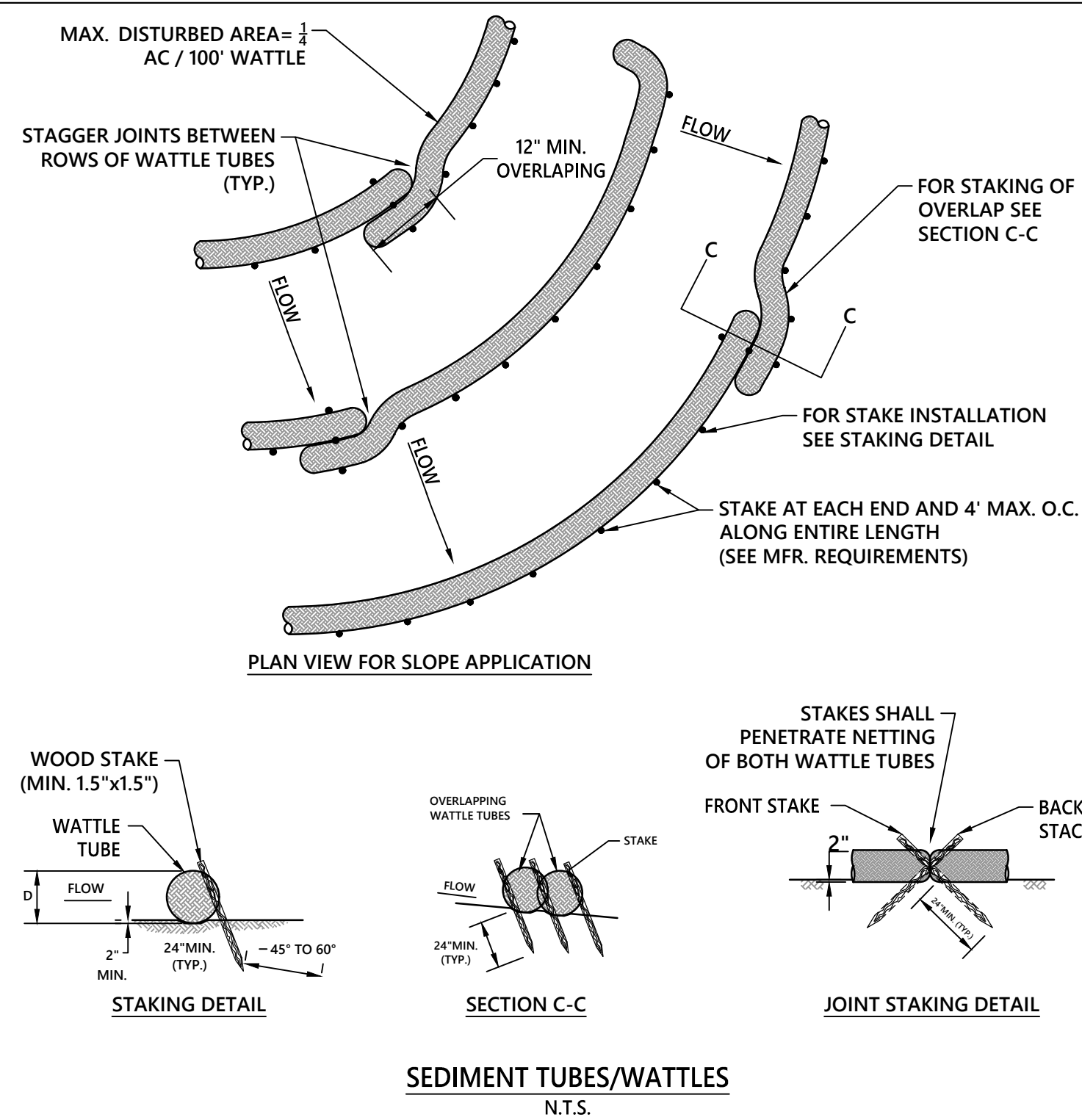
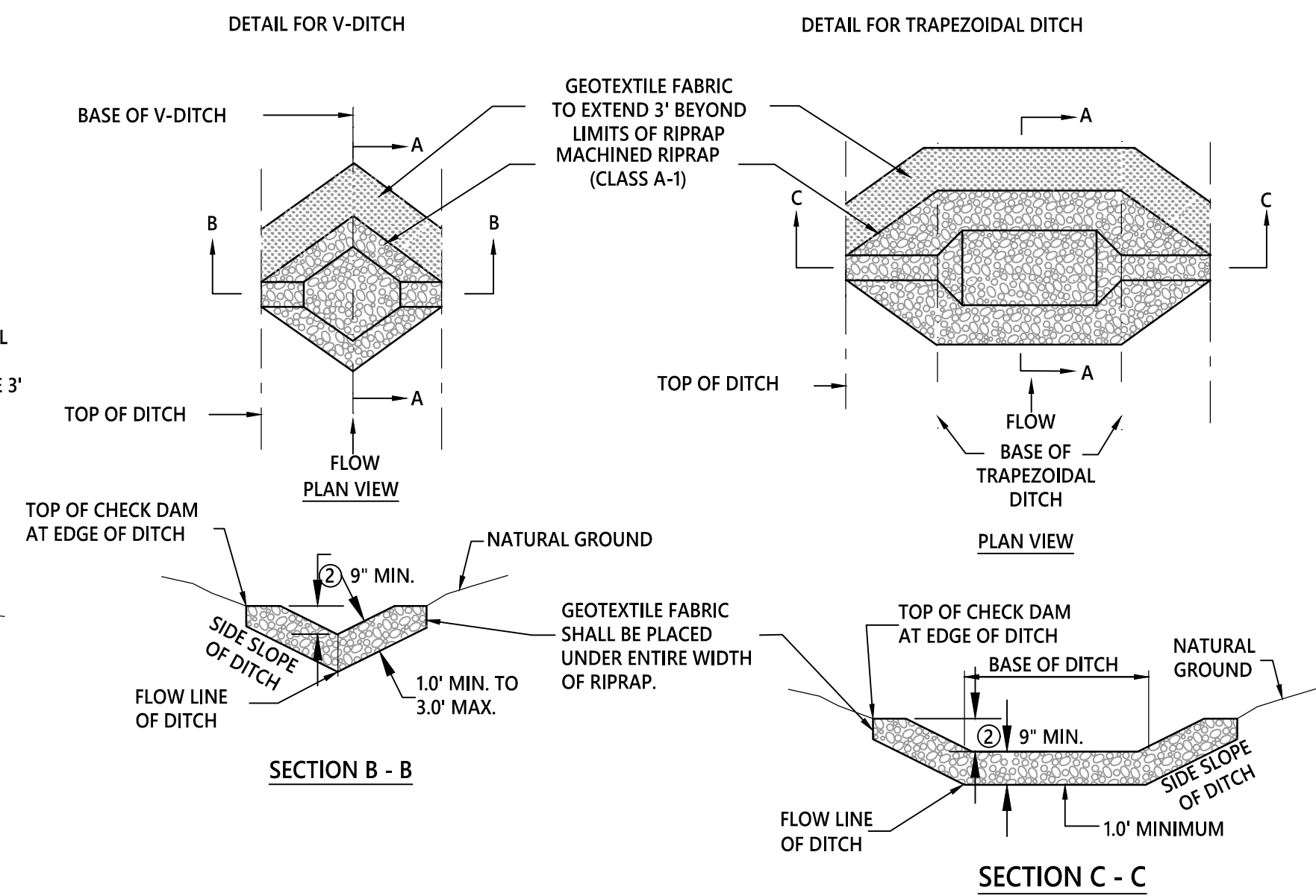
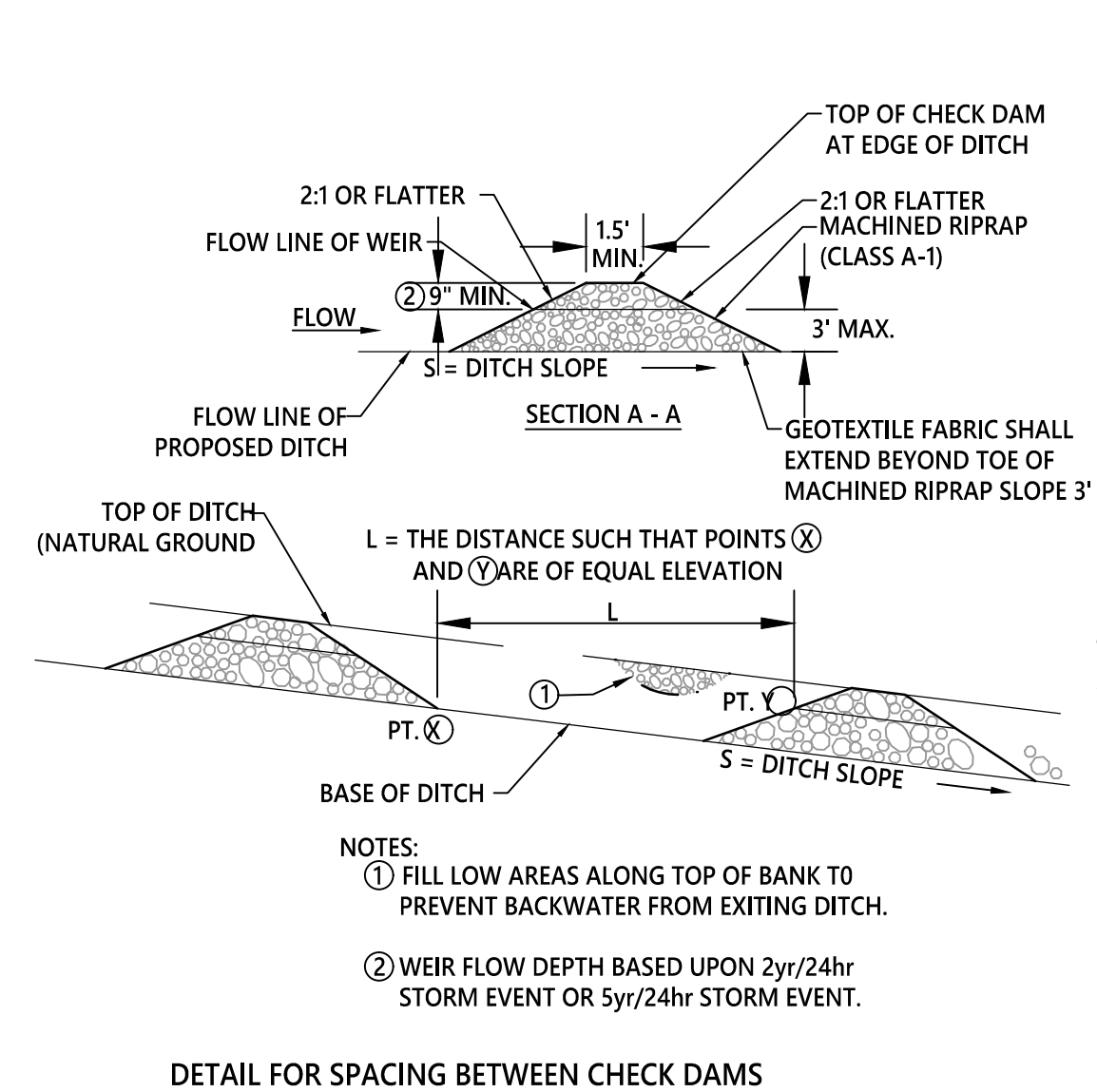
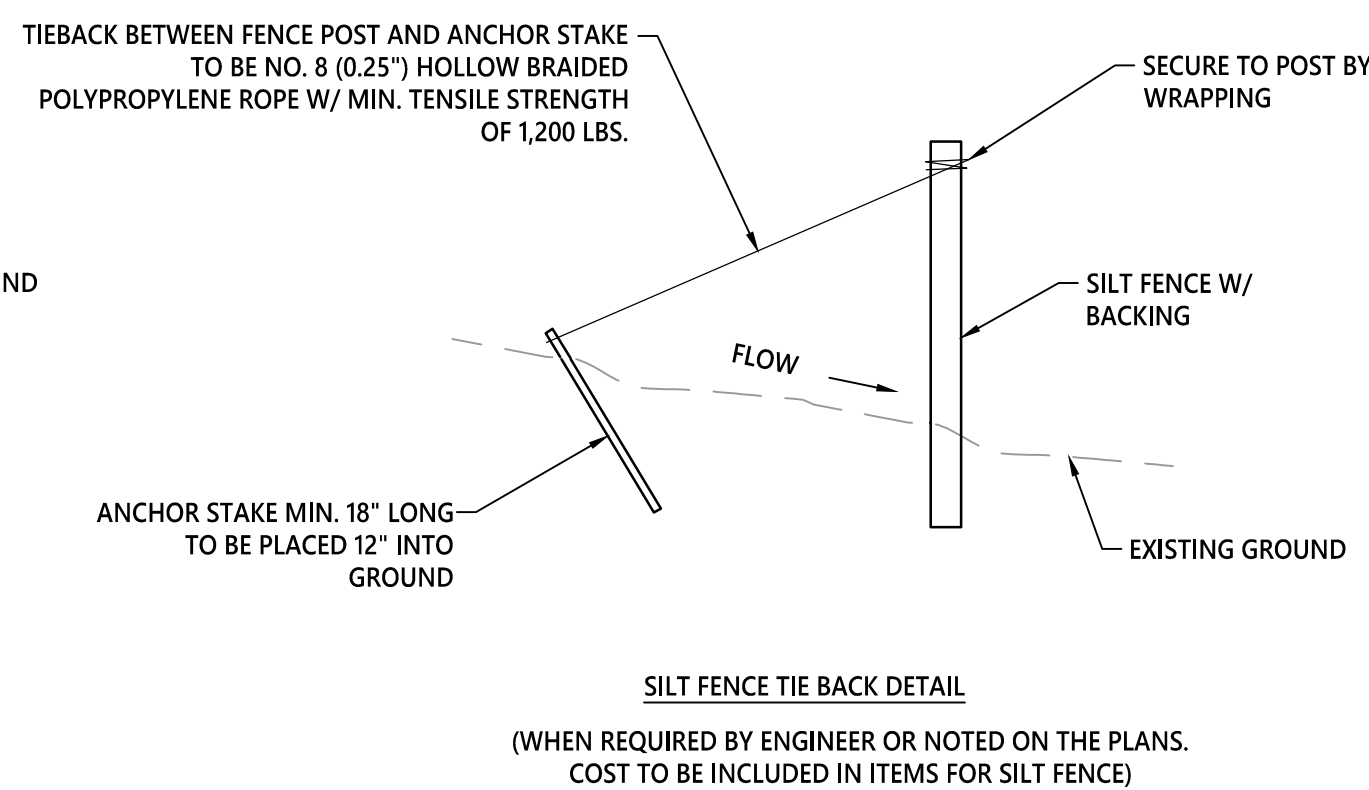
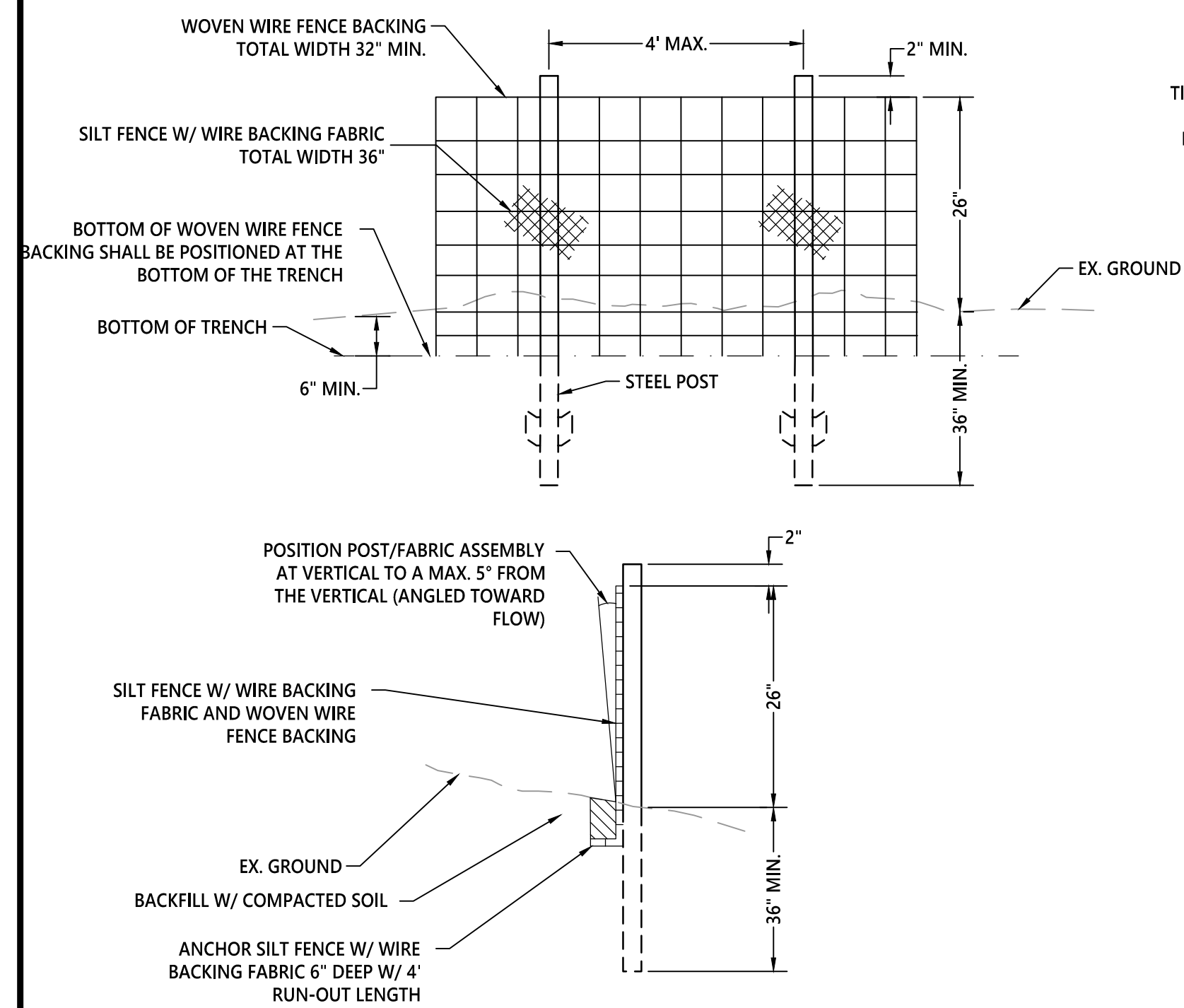
PARKING LOT IMPROVEMENT

OWNER: RALEIGH PRIMITIVE BAPTIST CHURCH

BARTLETT, TN

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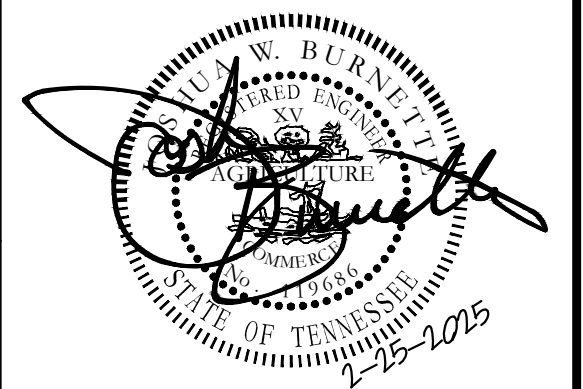
SHEET NO:



PARKING LOT IMPROVEMENT

OWNER: RALEIGH PRIMITIVE BAPTIST CHURCH

BARTLETT, TN

[illegible]

EPSC DETAILS

SURVEYOR: OLLAR SURVEYING CO.	DATE: 2/14/2025
DESIGN BY: J. BURNETTE, P.E.	DATE: 2/10/2025
DRAWN BY: T. PERKINS	DATE: 2/14/2025

RDS 25012

SHEET NO:

8 OF 8

SITE BENCHMARK (T.B.M.):

SET REBAR IN FRONT GRASSY AREA OF CHURCH. SAID REBAR IS LOCATED WEST +/- 30' OF THE EXISTING EDGE OF PAVEMENT OF ANDREWS ROAD AND EAST +/- 53' OF THE SOUTHEAST CORNER OF THE CHURCH BUILDING. ELEVATION ON T.B.M. WAS DERIVED FROM GPS OBSERVATION UTILIZING TDOT REFERENCE STATION #45.

ELEVATION: 293.55' (NAVD88)

F.E.M.A. NOTE:

ACCORDING TO THE FEDERAL EMERGENCY MANAGERMENTS AGENCY'S FLOOD INSURANCE RATE MAP (FIRM), THIS PROPERTY IS LOCATED IN ZONE X, WHICH IS NOT A SPECIAL FLOOD HAZARD ZONE PER FLOOD INSURANCE RATE MAP, MAP NO.47157C 0304 G, EFFECTIVE DATE: FEBRUARY 6, 2013.

SEWER BASIN: WN-10

DRAINAGE BASIN: YOUNG 12-C