City of Bartlett

David Parsons, Mayor

Municipal Planning Commission
AGENDA
Monday, June 2, 2025 — 6:30 p.m.
Bartlett City Hall Assembly Chamber

Opening Prayer

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

Minutes of the Monday, May 5, 2025 Meeting

NEW BUSINESS
Public Hearing
Special Use Permit

1. Vehicle Repair, 6390 Summer Avenue (David Bray, The Bray Firm)
   ****Withdrawn by applicant.****
2. Union Depot Planned Development 1st Addition, Northeast Corner of Highway 70 and Highway 64 (Michelle Ye, DT design studio)

Final Plan

3. EGY Subdivision, 7642 Highway 70 (Christine Donhardt, The Reaves Firm)

Site Plan

4. Shine & Roll Car Wash, 7642 Highway 70 (Christine Donhardt, The Reaves Firm)

5. Youth Villages Parking Lot Expansion, 7410 Memphis-Arlington Road (Jamie Bostick, A2H Inc.)

Open Discussion

The public shall be provided an opportunity to address the Board or Commission during an Open Discussion period at the end of each regular and special meeting of the governing body. Prior to the start of the meeting, individuals will be required to complete and present to the Clerk the Open Discussion Citizen form provided at each meeting. The Open Discussion period for regular and special meetings of the Board or Commission shall be limited to twenty (20) minutes. Individuals shall be allowed to speak for up to three (3) minutes each. Open Discussion periods will not be held for any meeting where there are no actionable items on the agenda or

meetings where the governing body is conducting a disciplinary hearing for a member of the governing body or a person whose profession or activities fall within the jurisdiction of the governing body.

Adjourn

PLANNING COMMISSION

Monday, May 5, 2025 - 6:30 P.M.
Bartlett City Hall Assembly Chamber
Staff Comments

NEW BUSINESS
Public Hearing
Special Use Permit

1. Vehicle Repair, 6390 Summer Avenue (David Bray, The Bray Firm)

****Withdrawn by applicant.****

INTRODUCTION: Mr. David Bray with the Bray Firm is requesting Planning Commission approval of a favorable recommendation for a Special Use Permit (SUP) to allow an automotive repair shop within a former car wash. The subject property is located at 6390 Summer Avenue within the "C-H" Commercial Highway Zoning District.

BACKGROUND: On June 1, 1998, The Planning Commission approved the Elmore Road Center, Section B Subdivision. On April 5, 1999, the Planning Commission approved a Site Plan for a Texaco gas station, convenience store and ancillary carwash on the subject property identified as Lot 4 of the Elmore Road Center Section B Subdivision.

DISCUSSION: The specific request by the applicant is for Planning Commission approval of a favorable recommendation to the Board of Mayor and Aldermen for a Special Use Permit (SUP) to allow an automotive repair shop within a former ancillary car wash of the primary gas station with convenience store. Access to the site is from two shared access curb cuts, one on Elmore Road and one on Summer Avenue. The surrounding area includes auto body repair, catering establishment, TN Highway Patrol substation, and single-family residential.

RECOMMENDATION: Unfavorable recommendation to the Board of Mayor and Aldermen based on the fact that the existing site plan of the subject property is a primary gas station and convenience store with ancillary car wash building. Converting the car wash to a general automotive repair switches the site from ancillary use to primary use. Staff recommends the car wash be used as a car wash or revise the site plan to demolish the ancillary car wash and build a new primary building.

Engineering Conditions:
General:

1. A Commercial Site Plan contract may be required and will be prepared by Engineering and submitted to the developer/engineer for review to cover the fees to be paid to the City of Bartlett.

2. A SWPPP and a TDEC permit may be required and shall be submitted to TDEC and also to the City of Bartlett Engineering office.
3. All new utilities shall be underground.
4. Disposal area for used oil and auto fluids shall be marked.
5. Correct all markups.

Site Plan:

6. If required, demolition plan and utility cut-off shall be submitted with a permit from Code Enforcement prior to site construction.

Utility Plan:

7. If any sewer cleanout is located in a paved area, then it shall comply with the detail approved by Bartlett Codes which involves a brass connections and a concrete collar.
8. Developer shall identify three sewer manholes outside of easement as private or public. If sewer manholes are public, then easement should be made that extend to sewer manholes
9. Existing sewer and water tap shall be shown.

Planning Conditions:

1. The applicant shall contain and screen on-site storage of vehicles, equipment, parts, and tires.
2. The applicant shall seal the car wash drains and replace with an auto fluid collection system.
3. The applicant shall include a parking plan with handicap parking that does not share parking with the convenience store.
4. The auto repair building needs office space and bathroom facilities.
5. The owner/applicant shall be present at the meeting in order to make decisions relative to any changes that may be suggested by the Planning Commission.
6. The applicant shall be present at the corresponding Board of Mayor and Aldermen meetings to make decisions relative to any changes that maybe suggested by the Board of Mayor and Aldermen.
7. Should the Special Use Permit be approved by the Board of Mayor and Aldermen, the applicant shall submit site plan applications for approval by the Planning Commission and Design Review Commission.

2. Union Depot Planned Development 1st Addition, Northeast Corner of Highway 70 and Highway 64 (Michelle Ye, DT design studio)

INTRODUCTION: Michelle Ye with DT Design Studio is requesting Planning Commission approval of a favorable recommendation for a Special Use Permit to allow a Residential Mixed Use Development. The subject property is located

at the northeast corner of Highway 70 and Highwy 64. The subject property is within the "SC-1" Planned Unit Commercial Zoning District.

BACKGROUND: The subject property is 34.2 acres of vacant property. In 2019, the City of Bartlett added the Residential Mixed Use Overlay District to Article VI, Section 29 of the Bartlett Zoning Ordinance. The Residential Mixed Use is a site specific special use intended to allow residential uses with mixed uses including commercial and office developments in buildings of two or more stories. The Residential Mixed Use shall be applied for as a Special Use Permit that will be reviewed by the Planning Commission, requiring the final action of the Board of Mayor and Aldermen. The Special Use Permit for the Residential Mixed Use may be allowed in office zoning districts, commercial zoning districts, and residential zoning districts where existing commercial and office zoning directly abuts residential zoning or on lots with combination zoning that includes residential zoning along with commercial, and/or office zoning, and having major and/or minor road frontage. In December 2021, the Board of Mayor and Aldermen approved a Special Use Permit to allow for the submittal of development plans for a Residential Mixed Use Planned Development on the 73.9 acres that was the former site of the Tennessee Baptist Childrens Home and is located across Highway 70 from the subject property.

DISCUSSION: The specific request by the applicant is for the Planning Commission approval of a favorable recommendation for a Special Use Permit to allow a Residential Mixed Use Development on the subject property located at the northeast corner of Highway 70 and Highwy 64. According to Article VI, Section 29 of the Bartlett Zoning Ordinance, a Special Use Permit is required to move forward with submitting development plans for a Residential Mixed Use Development. The surrounding Zoning Districts are "SC-1" Planned Unit Commercial Development to the north, City of Memphis Commercial to the south, and "RS-10" Single Family Residential to the east , and "C-H" Highway Business Commercial and "O-R-1" Neighborhood Office with a Residential Mixed Use (RMU) Special Ue Permit to the west. The surrounding uses include: residential, pest control business, veterinary clinic, child care center, restaurants, multi-tenant retail, bank, and gas station convenience store. The proposed conceptual scenarios are as follows:

Scenario A			
District	Use	Acreage	Units
1	Commercial and Lofts	8.6	225
2	Commercial	9.5	N/A
2	Flats	9.0	275

			500
District	Use	Acreage	% Total Site Area
1, 2	Greenspace	7.1	21%

Scenario B			
District	Use	Acreage	Units
1	Commercial and Lofts	8.6	225
2	Commercial	2.1	N/A
2	Flats	15.0	385
			610
District	Use	Acreage	% Total Site Area
1, 2	Greenspace	8.5	25%

*Townhomes may substitute some of the Flats in District 2.

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

Engineering Conditions:

General:

1) A Subdivision Contract will be required to cover all associated fees and bond.
2) Existing blue-line stream shall be shown on survey.
3) All new utilities shall be underground.

Stormwater:

4) A HECRAS hydraulic drainage study shall be submitted to the Engineering Department for review of the existing blue line stream conditions and Flood Plain, and to insure that adequate detention is provided. Full detention calculations will be required.
5) In accordance with the Stormwater Ordinance, the Blue line stream passing through the Site to the northeast will require a 90' buffer (160 acres) on both sides of the stream. This may be reduced, depending on the results of the HECRAS Study mentioned above.
6) This Site may require a Sedimentation basin, per TDEC requirements, during construction.
7) Minimum finished floor shall be set for lots with close proximity to the stream.
8) An ARAP Permit may be required by TDEC where the proposed road will necessitate stream modification.

Sewer

9) Sewer connections on existing mains shall show size and capacity of downstream gravity lines for accurate capacity calculations within lines. Sewer design shall meet the requirements of both Bartlett and Memphis or provide alternatives acceptable to service site adequately.

10) Hydraulic sewer calculations should be sent to the City of Memphis to receive a letter of availability. A copy of this letter should be sent to the City of Bartlett Engineering Department.
11) Regarding the existing 10" sewer line on the property, the Developer may have to remediate/repair/replace sections of this sewer line in order to accommodate the proposed sewer flows from the development.

Water

12) The Developer shall provide building material and construction types to Fire Marshall so an accurate determination of Fire Flow requirements can be made.
13) Depending on finished floor elevations and number of stories, fire flows may be challenging on this site. A 12" extension may be needed through the site as well, connecting the existing 12" on US 70 to the existing 12" on US 64. Because of this:
    a. The Developer may have to bore across HWY 70 for water extension. A TDOT permit will be required.
    b. The Developer may have to bore across HWY 64 for water extension. A TDOT permit will be required and possible lane closure. (Water main is located in middle of sidewalk).
    c. The Developer may have to extend 12" water across portions HWY 64 frontage.
14) Some multiple story units may require private water distribution pumps to insure minimum operating pressures are maintained for buildings over two stories.

Transportation

15) A ROW dedication of 57' will be required on US 70. An additional lane may be required on one or both sides of US 70 if the traffic study indicates a need for additional capacity in order to maintain an acceptable level of service (LOS), from US 64 and the north property line of this development.
16) A traffic study will be required for future submittals.
17) Access points to US 70 shall have proven acceptable site distance or be limited to right-in-right-out. The northern access may not be needed as most vehicles in the development will be funneled to the main Union Depot Dr. signal.
18) All necessary pedestrian and vehicular phases need to be added to the US 70 Traffic Signal to accommodate the additional leg of the intersection, including poles, mast arms, pedestrian signals, signal heads, signs, striping, and all ADA requirements. The Signal should be re-timed to account for expected traffic, but the left and right-turn lanes should be sufficient enough for some stacking, so that US 70 traffic is not frequently stopped during peak traffic times. Right turners onto eastbound 70 should be allowed to turn right on red without actuating the signal, by incorporating a significant delay and/or excluding the right-turn lane from vehicle detection.
19) US 64 Roadwork will need to be agreed upon by Memphis, TDOT, and Bartlett as this portion of the work is within the corporate limits of Memphis. Sidewalks will be required in the right-of-way for ADA accessibility and for use by all users.

20) Memphis has indicated that a signal will not be allowed at the proposed intersection, but rather at the intersection of US 64 and Van Der Veer, in order to serve the neighborhood on the south side of US 64. Memphis will determine the details of the traffic signal as it will be in their jurisdiction, but TDOT and Bartlett will review and agree as well.
21) Memphis, TDOT, and Bartlett will need to review and agree on driveway locations. Fewer driveways and no additional median cuts will be safer for the public. The one proposed on US 64 at the eastern end of the property on scenario A is not needed if there is one at Van Der Veer.
22) Option B, on page 15, shows the potential for on-street parallel parking, but doesn't show where on site this parking will be located. On-street parking should meet the requirements for minimum width, and shall be outside of public ROW, especially with a narrowed ROW width. Vehicles should be able to pass through the main drive without being hindered by parked vehicles and should never need to cross over the centerline to go around parked vehicles.
23) Option C, on page 16, shows the potential for on-street parallel parking, but doesn't show where on site this parking will be located. No parking will be allowed within public ROW.
24) The minimum speed limit by ordinance in Bartlett is currently 30 MPH. However a speed limit of 20 mph was allowed in Union Depot and the same speed limit will be allowed here. A signage plan will be required.
25) The Property owners association (POA) shall be responsible for maintaining the middle of the roundabout.
26) Design of the roundabout must meet ADA requirements.
27) Roads shall be clearly labeled as private or public. Service drives that are set with an inverted crown will need to be private.
28) The Valley Gutter Detail supplied must match the previously approved one used in Union Depot.
29) Signage plans shall be submitted, public signs must meet MUTCD, private signs should also. This includes decorative sign posts, a note shall be added to plans for who is responsible to buy/install/maintain them in the future if they are not our standard.

Planning Comments:

1. The existing underlying zoning allows for the applicant to develop a five story commercial building located five feet off the property line from the adjacent "SC-1" commercial zoned property with no public notice required through a standard site plan process approved by the Planning Commission.
2. The applicant will have five years from the date of the approval of the Special Use Permit for the Residental Mixed Use Development to record the final plat for subdivision of the subject property, or to obtain site plan approval and a current building permit should no subdivision of land be

necessary. Otherwise, the underlying zoning will apply to any future development of the property.

Planning Conditions:

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

Final Plan

3. EGY Subdivision, 7642 Highway 70 (Christine Donhardt, The Reaves Firm)

INTRODUCTION: Christine Donhardt with The Reaves Firm is requesting Planning Commission approval of a Final Plan for the EGY Subdivision. The subject property is located at 7642 Highway 70. The subject property has split zoning with the northern half being in the "RS-12" Single Family Residential Zoning District and the southern half being in the "C-H" Highway Business Zoning District.

BACKGROUND: The subject property is not a legal lot of record and is less than 4-acres (not exempt from subdivision regulations). In order to make the lot eligible for a building permit, it must be within a Planning Commission approved and legally recorded subdivision. In March 2023, the Planning Commission approved the Master Plan and Construction Plan of the EGY Subdivision.

DISCUSSION: The specific request by the applicant is for the approval of the Final Plan for the EGY Subdivision. The applicant is proposing to subdivide the existing 2.269 acre subject property into two lots. Lot 1 is proposed to be 1.226 acres,

and Lot 2 is proposed to be 1.043 acres. Once Lots 1 and 2 are recorded on the plat, the applicant will re-record the plat to combine Lots 1 and 2 to create one legal lot of record that is eligible for a building permit. Access to the subdivision will be from an existing curb cut on Highway 70.

Recommendation: Approval with conditions.

Engineering Conditions:

General:

1) A Commercial Site Plan contract will be required and will be prepared by Engineering and submitted to the developer/engineer for review to cover the fees to be paid to the City of Bartlett.
2) If needed 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 may be required and shall be submitted to TDEC and also to the City of Bartlett Engineering office.
4) All new utilities shall be underground.
5) Demolition plan shall be submitted for the existing structures with a permit from Code Enforcement. Demo should be signed off and completed before plat is recorded or any site plans are signed.
6) Fire protection must be approved by the City of Bartlett Fire Marshall.
7) Correct all markups.
8) Additional plat to combine both lots into one shall be added.

Utility Plan:

9) If any sewer cleanout is located in a paved area, then it shall comply with the detail approved by Bartlett Codes which involves a brass connections and a concrete collar.
10) Proposed Sewer service needs cleanout on property line.
11) This project is located in the Fletcher Creek Sewer Basin, if an existing sewer service cannot be found, approval will be dependent on developer receiving written approval from the City of Memphis for new sewer connection and possible sewer holding tank. Sewer tank design must be added to plan set and approval from Memphis will be required prior to City of Bartlett approval.
12) Tracer wire must be installed on all sewer lines, including services.

13) The existing water service , currently shown for irrigation, will need to be re-located out of ROW and adjusted to grade. Traffic control plan will be required along with any TDOT permits.

Erosion Control Plan:

14) During construction, extra care will be needed to ensure that silt is not tracked out onto US HWY 70.
15) EPSCs needed around detention basin.
16) Detention basin must be sodded after construction.

Erosion Control Details:

17) Metal posts with wired backed fence are required on the proposed silt fences.

Grading & Drainage Plan:

18) Applicant's engineer shall submit the stamped and signed detention calculations for the detention basin and show the 'pre' and the 'post' runoff for the 2, 5, 10, 25 year storms.
19) No drainage or outlet control structure details for detention basin are shown.
20) Public or Private drainage shall be stated.

Highway 70 :

21) Construction of a paved shoulder of an additional 10' wide will be required on HWY 70. This additional asphalt section shall be full depth pavement, consistent with the existing roadway, and must conform to TDOT standards. This shall be added to the construction plans with TDOT approval.
22) Traffic control plan will be required along with any TDOT permits.
23) Utility poles (two MLGW and one communications) may need to be relocated.
24) Additional elevation points, grades, and cross-sectional slope sections, coming from the existing centerline and including the new deceleration lane shall be added. Cross slope transition and positive road drainage shall be maintained.
25) Deceleration lane shall transition to existing slope at no greater than a 4:1 slope.

Planning Comments:

1. The applicant has confirmed with staff that the proposed 6' vinyl coated chain link fence separating the car wash site from the residential zoned portion of the subject property will be a 6' site proof composite fence with a gate to allow for property maintenance. Composite fence detail will be approved with DRC Site Plan submittal.
2. The applicant has confirmed with staff that the 6' tall shadowbox fence with brick columns 20' on center that is required as a part of the Landscape Plate 23D along the east property line will be an 8' site proof composite fence. Composite fence detail will be approved with DRC Site Plan submittal.

Planning Conditions:

1. The applicant must obtain a demo permit from Code Enforcement to demolish the existing house and accessory buildings.

2. The commercial property owner will be responsible for landscape maintenance of the entire lot and the fence adjacent to the residential neighbors in perpetuity.
3. The applicant must maintain the vacant residential zoned portion of the property in accordance to City of Bartlett Codified Ordinance 13-113.
4. The applicant must obtain Site Plan approval from the Design Review Commission.
5. The applicant shall be present at the meeting in order to make decisions relative to any changes that may be suggested by the Planning Commission.

Site Plan

4. Shine & Roll Car Wash, 7642 Highway 70 (Christine Donhardt, The Reaves Firm)

INTRODUCTION: Christine Donhardt with The Reaves Firm is requesting Planning Commission approval of a Site Plan for the Shine & Roll Car Wash. The subject property is located at 7642 Highway 70. The subject property has split zoning with the northern half being in the "RS-12" Single Family Residential Zoning District and the southern half being in the "C-H" Highway Business Zoning District.

BACKGROUND: The subject property is not a legal lot of record and is less than 4-acres (not exempt from subdivision regulations). In order to make the lot eligible for a building permit, it must be within a Planning Commission approved and legally recorded subdivision. In March 2023, the Planning Commission approved the Master Plan and Construction Plan of the EGY Subdivision.

DISCUSSION: The specific request by the applicant is for the approval of a Site Plan to construct a 3,973 square foot automatic vehicle wash. The site will have 14 self-service automobile vacuum cleaners on the east side of the building. Access to the site will be from an existing driveway off Highway 70. Specifics of the site plan are as follows:

Site Data	
Site Area:	2.273 acres/99,015 square feet
Total Proposed Parking Spaces:	16 (2 regular/14 with vacuum)
Handicap Accessible:	1 van accessible
Regular:	15
Proposed Building Area:	3,973 square feet
Greenspace/Openspace:	71%
Building Height:	34 feet 8 inches

Recommendation: Approval with conditions.

Engineering Conditions:

General:

1) A Commercial Site Plan contract will be required and will be prepared by Engineering and submitted to the developer/engineer for review to cover the fees to be paid to the City of Bartlett.
2) If needed 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 may be required and shall be submitted to TDEC and also to the City of Bartlett Engineering office.
4) All new utilities shall be underground.
5) Demolition plan shall be submitted for the existing structures with a permit from Code Enforcement. Demo should be signed off and completed before plat is recorded or any site plans are signed.
6) Fire protection must be approved by the City of Bartlett Fire Marshall.
7) Correct all markups.
8) Additional plat to combine both lots into one shall be added.

Utility Plan:

9) If any sewer cleanout is located in a paved area, then it shall comply with the detail approved by Bartlett Codes which involves a brass connections and a concrete collar.
10) Proposed Sewer service needs cleanout on property line.
11) This project is located in the Fletcher Creek Sewer Basin, if an existing sewer service cannot be found, approval will be dependent on developer receiving written approval from the City of Memphis for new sewer connection and possible sewer holding tank. Sewer tank design must be added to plan set and approval from Memphis will be required prior to City of Bartlett approval.
12) Tracer wire must be installed on all sewer lines, including services.
13) The existing water service , currently shown for irrigation, will need to be re-located out of ROW and adjusted to grade. Traffic control plan will be required along with any TDOT permits.

Erosion Control Plan:

14) During construction, extra care will be needed to ensure that silt is not tracked out onto US HWY 70.
15) EPSCs needed around detention basin.
16) Detention basin must be sodded after construction.

Erosion Control Details:

17) Metal posts with wired backed fence are required on the proposed silt fences.

Grading & Drainage Plan:

18) Applicant's engineer shall submit the stamped and signed detention calculations for the detention basin and show the 'pre' and the 'post' runoff for the 2, 5, 10, 25 year storms.
19) No drainage or outlet control structure details for detention basin are shown.
20) Public or Private drainage shall be stated.

Highway 70 :

21) Construction of a paved shoulder of an additional 10' wide will be required on HWY 70. This additional asphalt section shall be full depth pavement, consistent with the existing roadway, and must conform to TDOT standards. This shall be added to the construction plans with TDOT approval.
22) Traffic control plan will be required along with any TDOT permits.
23) Utility poles (two MLGW and one communications) may need to be relocated.
24) Additional elevation points, grades, and cross-sectional slope sections, coming from the existing centerline and including the new deceleration lane shall be added. Cross slope transition and positive road drainage shall be maintained.
25) Deceleration lane shall transition to existing slope at no greater than a 4:1 slope.

Planning Comments:

1. The applicant has confirmed with staff that the proposed 6' vinyl coated chain link fence separating the car wash site from the residential zoned portion of the subject property will be a 6' site proof composite fence with a gate to allow for property maintenance. Composite fence detail will be approved with DRC Site Plan submittal.
2. The applicant has confirmed with staff that the 6' tall shadowbox fence with brick columns 20' on center that is required as a part of the Landscape Plate 23D along the east property line will be an 8' site proof composite fence. Composite fence detail will be approved with DRC Site Plan submittal.

Planning Conditions:

1. The applicant must obtain a demo permit from Code Enforcement to demolish the existing house and accessory buildings.
2. The commercial property owner will be responsible for landscape maintenance of the entire lot and the fence adjacent to the residential neighbors in perpetuity.
3. The applicant must maintain the vacant residential zoned portion of the property in accordance to City of Bartlett Codified Ordinance 13-113.
4. The applicant must obtain Site Plan approval from the Design Review Commission.

5. The applicant shall be present at the meeting in order to make decisions relative to any changes that may be suggested by the Planning Commission.

5. Youth Villages Parking Lot Expansion, 7410 Memphis-Arlington Road (Jamie Bostick, A2H Inc.)

INTRODUCTION: Mr. Jaime Bostick with A2H Inc. is requesting Planning Commission approval of a revised site plan for Youth Villages. The subject property is located at 7410 Memphis-Arlington Rd on the northeast corner of Memphis-Arlington and Broadway Road. It is within the "R-E" Residential zoning district.

BACKGROUND: Youth Villages was originally annexed into the City in 1985 with uses that were "grandfathered-in" as legal non-conforming uses. On November 6, 2000, the Planning Commission approved a Special Use Permit (SUP) for a "children's home" use which allowed multiple buildings on the site. On April 2, 2007, the Planning Commission approved a site plan to add a girl's residential treatment facility and an additional maintenance building. On March 7, 2016, the Planning Commission approved a site plan to add a boy's residential treatment facility. On December 3, 2018, the Planning Commission approved a site plan to add a classroom building, basketball pavilion, storage/ washroom facility, outdoor pavilion and additional parking.

DISCUSSION: The specific request by the applicant is for Planning Commission approval of a revised site plan to add 82 employee parking spaces in two locations near their boys' dorm. The northern site is a grassy area along the outer edge of the main drive, adjacent to existing parking spaces on either side of two utility easements. The southern site is adjacent to the campus school.

Site Data	
Total Existing Parking Spaces:	166 (6-ADA Accessible)
Total Proposed Parking Spaces:	82

RECOMMENDATION: Approval with conditions

Engineering Conditions:
General:

1) A Commercial Site Plan contract may be required and will be prepared by Engineering and submitted to the developer/engineer for review to cover the fees to be paid to the City of Bartlett.
2) A SWPPP may be required and shall be submitted to TDEC and also to the City of Bartlett Engineering office.
3) If any utilities require adjustment due to grade change, City of Bartlett Specifications shall be utilized.
4) Correct all markups.

Grading & Drainage Plan:

5) Parking lot grading is recommended to be kept to 1% minimum.
6) Spot elevations are needed at corners of handicap parking spots and access.
7) Include calculations to show that existing detention basin has accounted for this development.
8) All drainage shall be denoted as private.
9) Drainage area, flow and velocity shall be shown in pipe table.

Erosion Control Plan:

10) 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), if required.
11) 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, if required.
12) Construction entrance may be needed to limit mud/silt tracked off site.

Erosion Control Details:

13) Metal posts with wired backed fence are required on the proposed silt fences.

Planning Conditions:

1. The applicant shall add one (1) ADA compliant parking space to the overall Bill's Place site. The parking space must be located near the entrance to the building.
2. The applicant shall include a landscape plan which shows all parking spaces shall be within a maximum distance of 75 feet from a tree.
3. Should the proposed site plan be approved by the Planning Commission, the applicant shall seek site plan approval from the Design Review Commission for landscaping, lighting, signage, exterior elevations, colors, and materials.
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.
5. The owner/applicant shall identify all utilities on site by contacting Tennessee One Call at 811 before commencing any site work.

Bartlett
TENNESSEE
HOMETOWN PROUD

PC Special Use Permit Application Application

Date: 05/05/2025

Project Information

Property Address:	6390 Summer	Present Zoning:	C-H
Project Name:		# of Lots:	1

Description: Vehicle Repair (in former car wash structure)

Applicant / Owner

Applicant Name:	Carlos Rivera	Owner Name:	Diamond Investment, LLC
Company Name:		Company Name:	
Address:	6605 Santaolina	Address:	6390 Summer Avenue
City, State, Zip:	Bartlett, TN 38134	City, State, Zip:	Bartlett, TN 38134
Phone:	901.494.0573	Phone:	
Email:	carlosjavier901330@gmail.com	Email:	

Architect / Engineer

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

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

David Bray	05/05/2025
Name	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

Special Use Permit Checklist

Plot Plan and Legal Description (each parcel, if more than one)

I. X Plot plan, drawn to scale, showing the following information for each parcel, (several parcels may be included on one sheet):

- A. X Adjoining public street rights-of-way
- B. X Area (acres)
- C. X Present zoning
- D. X Requested special use, including purpose (attach statement, one page maximum)
- E. X Area in which buildings are proposed to be located, showing setback dimensions from line.
- F. X Drainage
- G. X Ingress and egress to the property and proposed structures thereon with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe.
- H. X Off-street parking and loading areas where required, with particular attention to the items in (G) above and the economic, noise, glare, or odor effects of the special permit on adjoining properties and properties in the district.
- I. X Refuse and service areas, with particular reference to the items in (G) and (H) above.
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- K. X Screening and buffering with reference to type, dimensions, and character.
- L. X Type and location of any easements.
- M. X Signs, if any, and proposed exterior lighting with reference to glare, traffic safety, economic effect, and compatibility and harmony with properties in the district.
- N. X Required yards and other open spaces
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- Q. X Other pertinent information considered relevant as required through staff consultation.
- R. X Legal description (may be attached to plot plan).
- S. X One (1) PDF file of the plot plan, for display at the Planning Commission meeting.

Vicinity Map

I. X Vicinity map, drawn to a convenient scale, showing the subject property and all parcels within a 1,000-foot radius. Every parcel shall indicate owner's name and the streets, roads or alleys that each parcel fronts upon.

II. X One (1) PDF file of the vicinity map, for display at the Planning Commission meeting.

Property Owners

I. X List of all property owners within 1,000 feet or a minimum of fifty (50) property owners, whichever results in the greater number of owners. A copy of the mailing labels may serve as the list.

II. X Self-adhesive mailing labels for the list of property owners (two sets).

Include a fee with this application (check payable to the City of Bartlett) of $500 for five (5) acres or less, plus $50 per acre (after the first five) to a maximum of $3,000. **The fee is not refundable.**

INCOMPLETE APPLICATIONS WILL NOT BE PROCESSED

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

Bartlett Planning Commission

Application for Special Use Permit Approval

Consultation with the staff is encouraged prior to the completion of this application form.

Requested Special Use VEHICLE SERVICE IN C-H DISTRICT

Property Address 6390 Summer

Present Zoning C-H

Owner/Developer Contact CARLOS RIVERA Phone 901.494.0573

Company Name _____ Fax _____

Address 6605 SANTA OLIVA DR.; BARTLETT, TN

Email Address CARLOSJAVIER901330@gmail.com

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 NORTH; BARTLETT, TN 38134

Email Address dgbray@comcast.net

Submitted by DAVID BRAY (printed name) (signature) 05.05.25 (date)

Email Address _____ **Phone** _____ Fax _____

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

✓ Attach a checked-off "**Special Use Permit Checklist**" and all items required therein.

✓ Provide 18-folded (± 10"x13") sets of plans with a copy of the signed application attached to each set.

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

✓ Include a fee with this application (check payable to the City of Bartlett) of $500 for five (5) acres or less, plus $50 per acre (after the first five) to a maximum of $3,000. **The fee is not refundable.**

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

_____, _____

(print name) **(signature)** **(date)**

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

Special Use Permit Checklist

Plot Plan and Legal Description (each parcel, if more than one)

I. ✓ Plot plan, drawn to scale, showing the following information for each parcel, (several parcels may be included on one sheet):

- A. ✓ Adjoining public street rights-of-way
- B. ✓ Area (acres)
- C. ✓ Present zoning
- D. ✓ Requested special use, including purpose (attach statement, one page maximum)
- E. ✓ Area in which buildings are proposed to be located, showing setback dimensions from line.
- F. ✓ Drainage
- G. ✓ Ingress and egress to the property and proposed structures thereon with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe.
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- J. ✓ Utilities with reference to locations, availability, and compatibility.
- K. ✓ Screening and buffering with reference to type, dimensions, and character.
- L. ✓ Type and location of any easements.
- M. n/a Signs, if any, and proposed exterior lighting with reference to glare, traffic safety, economic effect, and compatibility and harmony with properties in the district.
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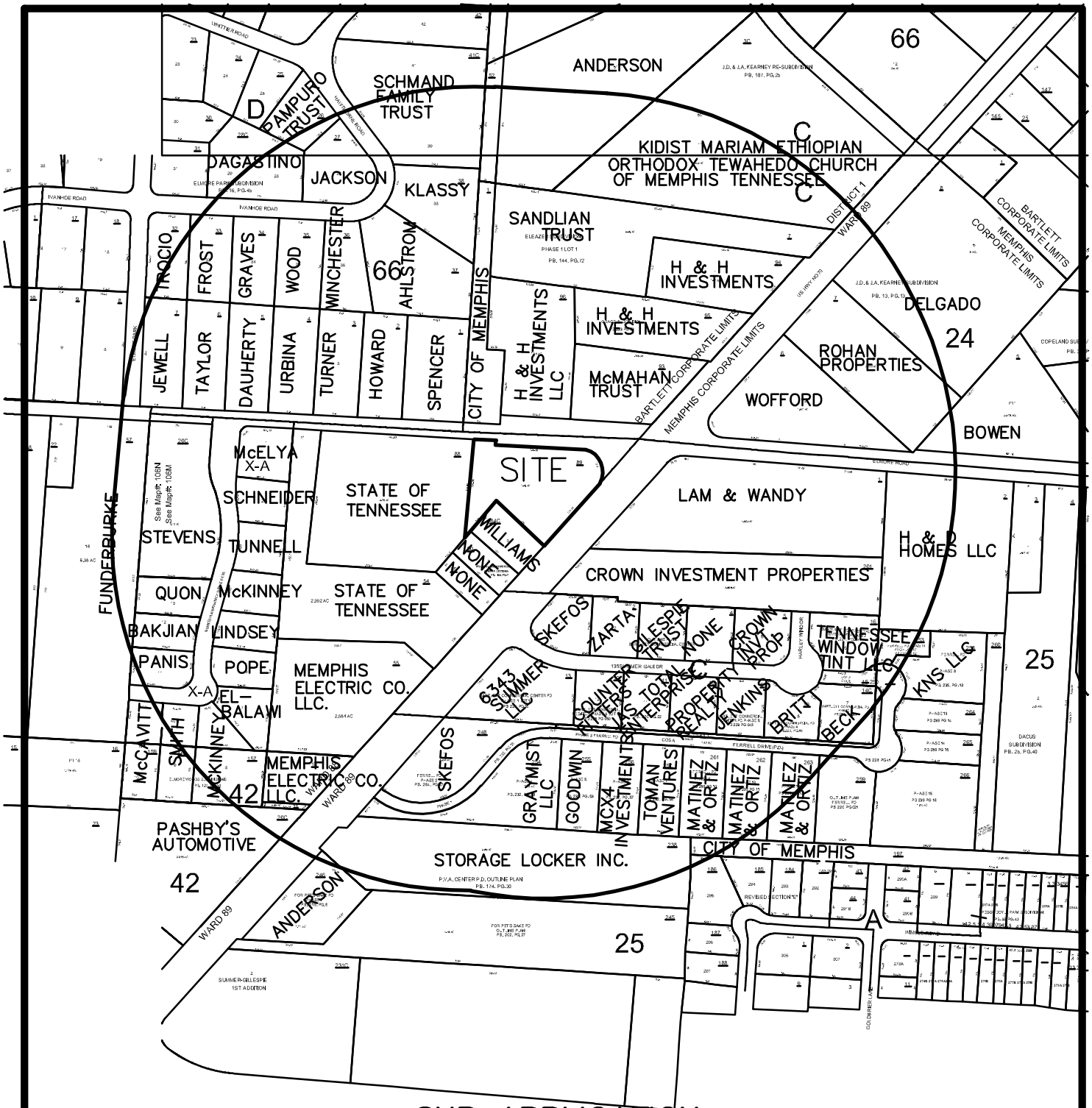
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INCOMPLETE APPLICATIONS WILL NOT BE PROCESSED



SUP APPLICATION
6390 SUMMER
APPLICANT: CARLOS RIVERA
BARTLETT, TENNESSEE

PREPARED BY THE BRAY FIRM

LAND DEVELOPMENT SERVICES
2950 STAGE PLAZA NORTH
BARTLETT, TENNESSEE

TELEPHONE 901-383-8668
E-MAIL dgbray@comcast.net

APRIL 25, 2025

SCALE 1"=400'

Diamond Investment, LLC.
6390 Summer Avenue
Bartlett, TN 38134

Owner

The Bray Firm
2950 Stage Plaza North
Bartlett, TN 38134

Engineer

RESIDENT
6364 SUMMER AVE
MEMPHIS, TN 38134

JOHN WILLIAMS
41 SHEPARD LN
MEMPHIS, TN 38117

STATE OF TENNESSEE
312 N 8TH AVE FL 22
NASHVILLE, TN 37243

MEMPHIS ELECTRIC CO
2840 SUMMER OAKS DR
STE 101
BARTLETT, TN 38134

PASHBY'S AUTOMOTIVE LLC
6260 SUMMER AVE
MEMPHIS, TN 38134

LYNDA McCAVITT
2286 BRANNICK DR
MEMPHIS, TN 38134

CHARLES SMITH
2290 BRANNICK DR
MEMPHIS, TN 38134

GLINDA McKINNEY
2296 BRANNICK DR
MEMPHIS, TN 38134

MOHAMMAD EL-BALAWI
2300 BRANNOCK DR
MEMPHIS, TN 38134

ANITA POPE
2310 BRANNICK DR
MEMPHIS, TN 38134

RICHARD PANIS
2289 BRANNICK DR
MEMPHIS, TN 38134

RESIDENT
2319 BRANNICK DR
MEMPHIS, TN 38134

SUSAN BAKJIAN
397 S CHINKAPIN DR
ATOKA, TN 38004

HARRIS QUON
2329 BRANNICK DR
MEMPHIS, TN 38134

MICHELLE STEVENS
6267 ELMORE RD
MEMPHIS, TN 38134

RESIDENT
6241 ELMORE RD
MEMPHIS, TN 38134

SHEILA FUNDERBURKE
2267 JENNA SHANE DR
FAYETTEVILLE, NC 28306

MICHAEL McELYA
6289 ELMORE RD
MEMPHIS, TN 38134

JOHN SCHNEIDER
2358 BRANNICK DR
MEMPHIS, TN 38134

RICHARD TUNNELL
2344 BRANNOCK DR
MEMPHIS, TN 38134

HOWARD McKINNEY
2332 BRANNICK DR
MEMPIS, TN 38134

MICHAEL JEWELL
2392 ELMORE PARK
MEMPHIS, TN 38134

YALANDA TAYLOR
6268 ELMORE RD
MEMPHIS, TN 38134

RESIDENT
6280 ELMORE RD
MEMPHIS, TN 38134

JEREMY DAUGHTERY
8948 CEDAR HOLLOW CV
CORDOVA, TN 38016

RESIDENT
6294 ELMORE RD
MEMPHIS, TN 38134

JULIO URBINA
7622 IVY HOLLOW DR
MEMPHIS, TN 38133

JAMES TURNER
6308 ELMORE RD
MEMPHIS, TN 38134

EDWARD HOWARD
6320 ELMORE RD
MEMPHIS, TN 38134

THOMAS SPENCER
6332 ELMORE RD
MEMPHIS, TN 38134

MARCY TROCIO
2424 ELMORE PARK
MEMPHIS, TN 38134

JULIA FROST
6269 IVANHOE RD
MEMPHIS, TN 38134

SUSAN WOOD
6295 IVANHOE RD
MEMPHIS, TN 38134

MARY WINCHESTER
6305 IVANHOE RD
MEMPHIS, TN 38134

JOSHUA AHLSTROM
6313 IVANHOE RD
MEMPHIS, TN 38134

JONATHAN KLASSY
2444 HAWTHORNE RD
MEMPHIS, TN 38134

SCHMAND FAMILY TRUST
2462 HAWTHORNE RD
MEMPHIS, TN 38134

PAMPURO & REVA TRUST
2471 HAWTHORNE RD
MEMPHIS, TN 38134

MICHAEL JACKSON
2455 HAWTHORNE RD
MEMPHIS, TN 38134

GINA DAGASTINO
6280 IVANHOE RD
MEMPHIS, TN 38134

DAMON GRAVES
6281 IVANHOE RD
MEMPHIS, TN 38134

CITY OF MEMPHIS
220 S MAIN ST
MEMPHIS, TN 38103

H & H INVESTMENTS
3095 E MUNFORD GILTEDGE RD
MUNFORD, TN 38058

RESIDENT
6412 SUMMER AVE
MEMPHIS, TN 38134

McMAHAN REVOCABLE TRUST
4666 WILD FERN DR
BARTLETT, TN 38135

WILLIAM ANDERSON
2509 ALTURIA RD
MEMPHIS, TN 38134

KIDDIST CHURCH OF MEMPHIS
2449 ALTURIA RD
MEMPHIS, TN 38134

ALBERTO DELGADO
6874 GREEN CREST DR
MEMPHIS, TN 38134

RESIDENT
6439 SUMMER AVE
MEMPHIS, TN 38134

ROHAN PROPERTIES LLC
9000 FOREST HILL IRENE CV
GERMANTOWN, TN 38139

RESIDENT
6415 SUMMER SVE
MEMPHIS, TN 38134

PETER WOFFORD
3329 POPLAR AVE
MEMPHIS, TN 38111

DAVID BOWEN
6518 ELMORE RD
MEMPHIS, TN 38134

H & D HOME LLC
6491 ELMORE RD
MEMPHIS, TN 38134

RESIDENT
6397 SUMMER AVE
MEMPHIS, TN 38134

LAM & WANDY
5971 BARRENTINE DR
MEMPHIS, TN 38134

RESIDENT
6375 SUMMER AVE
MEMPHIS, TN 38134

CROWN INVST. PROP.
7705 McHENRY CIR S
GERMANTOWN, TN 38139

RESIDENT
6349 SUMMER AVE
MEMPHIS, TN 38134

JAMES SKEFOS
2884 WALNUT GROVE
MEMPHIS, TN 38111

THOMAS ZARTA
6386 SUMMER GALE DR
MEMPHIS, TN 38134

GILLESPIE & ROSS TRUST
6400 SUMMER GALE DR
MEMPHIS, TN 38134

DANNY JENKINS
6412 SUMMER GALE DR
MEMPHIS, TN 38134

CROWN INVST. PROP.
6426 SUMMER GALE DR
MEMPHIS, TN 38134

TENNESSE WINDOW TINT
2330 HARLEY WIND DR
MEMPHIS, TN 38134

RESIDENT
6491 FERRELL DR
MEMPHIS, TN 38134

KNS LLC
223 THIRD ST
HOT SPRINGS NAT. PARK, AR 71902

DONNY BECK
2316 HARLEY WIND DR
MEMPHIS, TN 38134

RESIDENT
6439 SUMMER GALE DR
MEMPHIS, TN 38134

JEFFERY BRITT
136 S CHINKAPIN DR
ATOKA, TN 38004

RESIDENT
6409 GALE DR
MEMPHIS, TN 38134

PROSPERITY REALTY
PO BOX 34277
MEMPHIS, TN 38184

RESIDENT
6397 SUMMER GALE DR
MEMPHIS, TN 38134

JAS TOTAL ENT. LLC
576 JOHNASH CT
COLLIERVILLE, TN 38017

COUNTER-FITTERS INC.
6383 SUMMER GALE DR
MEMPHIS, TN 38134

RESIDENT
6343 SUMMER AVE
MEMPHIS, TN 38134

6343 SUMMER AVE LLC
4553 SEED TICK RD
LAKELAND, TN 38002

RESIDENT
6337 SUMMER AVE
MEMPHIS, TN 38134

WARAICH PROPERTIES
3919 FOREST POINTE WAY
ARLINGTON, TN 38002

RESIDENT
6365 FERRELL DR
MEMPHIS, TN 38134

GRAYMIST LLC
8734 DUNDEE CV
CORDOVA, TN 38016

ANTHONY GOODWIN
6371 FERRELL DR
MEMPHIS, TN 38134

RESIDENT
6381 FERRELL DR
MEMPHIS, TN 38134

MCX4 INVESTMENTS LLC
10070 POTTER WAY
LAKELAND, TN 38002

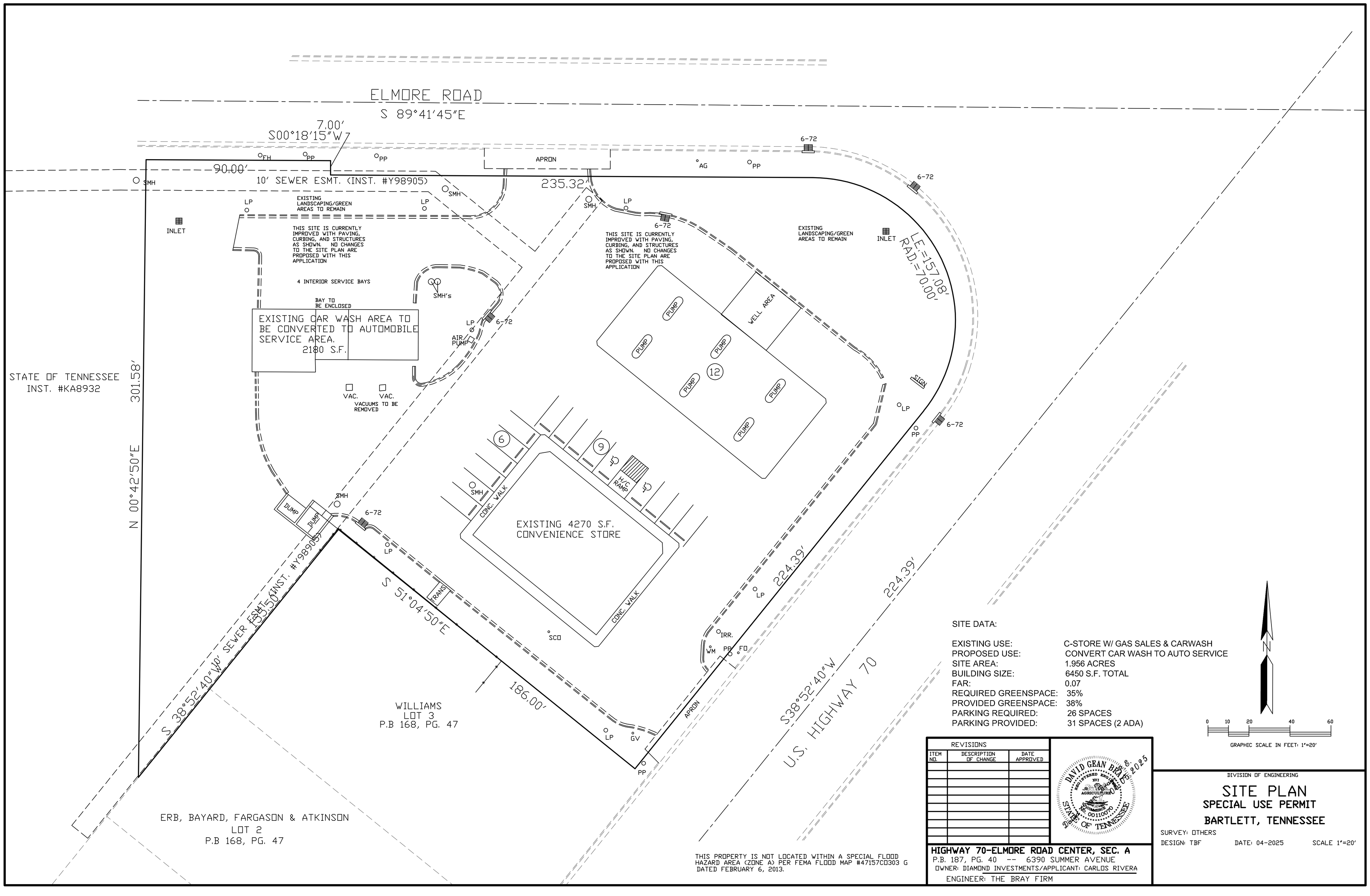
RESIDENT
6391 FERRELL DR
MEMPHIS, TN 38134

TOMAN VENTURES
2712 WESTWOOD DR
NASHVILLE, TN 37204

CHRITIAN MARTINEZ
6409 FERRELL DR
MEMPHIS, TN 38134

STORAGE LOCKER INC.
6303 SUMMER AVE
MEMPHIS, TN 38134

ANDERSON FAMILY TRUST
6295 SUMMER AVE
MEMPHIS, TN 38134



THIS PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA (ZONE A) PER FEMA FLOOD MAP #47157C0303 G DATED FEBRUARY 6, 2013.

SITE DATA:

EXISTING USE:	C-STORE W/ GAS SALES & CARWASH
PROPOSED USE:	CONVERT CAR WASH TO AUTO SERVICE
SITE AREA:	1.956 ACRES
BUILDING SIZE:	6450 S.F. TOTAL
FAR:	0.07
REQUIRED GREENSPACE:	35%
PROVIDED GREENSPACE:	38%
PARKING REQUIRED:	26 SPACES
PARKING PROVIDED:	31 SPACES (2 ADA)

N

0 10 20 40 60

GRAPHIC SCALE IN FEET: 1"=20'

REVISIONS

ITEM NO.	DESCRIPTION OF CHANGE	DATE APPROVED

DAVID GRAN BRAY JR. REGISTERED ENGINEER 121 AGRICULTURAL COMMERCIAL 00110070 STATE OF TENNESSEE DATE OF 2025

HIGHWAY 70-ELMORE ROAD CENTER, SEC. A

P.B. 187, PG. 40 -- 6390 SUMMER AVENUE

OWNER: DIAMOND INVESTMENTS/APPLICANT: CARLOS RIVERA

ENGINEER: THE BRAY FIRM

DIVISION OF ENGINEERING

SITE PLAN

SPECIAL USE PERMIT

BARTLETT, TENNESSEE

SURVEY: OTHERS

DESIGN: TBF DATE: 04-2025 SCALE 1"=20'

Bartlett
TENNESSEE
HOMETOWN PROUD

PC Special Use Permit Application Application

Date: 05/05/2025

Project Information

Property Address:	NE Corner of HWY 70 and HWY 64	Present Zoning:	SC-1
		# of Lots:	Varies

Project Name:

Description: RMU

Applicant / Owner

Applicant Name:	Michelle Ye	Owner Name:	Keith Grant (Developer)
Company Name:	DT design studio	Company Name:	Blue Sky Communities, Inc.
Address:	1350 Concourse Ave. Ste. 447 Mailbox LL004	Address:	177 Crescent Drive
		City, State, Zip:	Collierville, TN 38017
City, State, Zip:	Memphis, TN 38104	Phone:	901-316-0350
Phone:	9016465077	Email:	Kgrant@grantnewhomes.com
Email:	michelle@dt-designstudio.com		

Architect / Engineer

Architect Contact:	Michelle Ye (Planner)	Architect Contact:	Will Sawtelle
Company Name:	DT design studio	Company Name:	Parker, Estes, & Associates
Address:	1350 Concourse Ave. Ste. 447 Mailbox LL004	Address:	3460 Ridge Meadow Parkway
		City, State, Zip:	Memphis, TN 38115
City, State, Zip:	Memphis, TN 38104	Phone:	901-360-9805
Phone:	9016465077	Email:	sawtelle@bellsouth.net
Email:	michelle@dt-designstudio.com		

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

Michelle Ye	05/05/2025
Name	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 Special Use Permit Approval

Consultation with the staff is encouraged prior to the completion of this application form.

Requested Special Use: Residential Mixed Use

Property Address: NE Corner of HWY 70 and HWY 64

Present Zoning: SC-1

Owner/Developer Contact: Keith Grant Phone: 901-316-0350

Company Name: Blue Sky Communities, Inc. Fax:

Address: 177 Crescent Drive, Collierville, TN 38017

Email Address: Kgrant@grantnewhomes.com

Architect Contact: Michelle Ye (Planner) Phone: 901-646-5077

Company Name: DT design studio Fax:

Address: 1350 Concourse Ave, Ste 447 (Mailbox LL004), Memphis, TN 38104

Email Address: michelle@dt-designstudio.com

Engineer Contact: Will Sawtelle Phone: 901-360-9805

Company Name: Parker, Estes, & Associates Fax:

Address: 3460 Ridge Meadow Parkway, Memphis, TN 38115

Email Address: sawtelle@bellsouth.net

Submitted by Keith Grant (printed name) Keith Grant (signature) 5/5/25 (date)

Email Address kgrant@grantnewhomes.com **Phone** 901-316-0350 Fax N/A

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

KG Attach a checked-off "**Special Use Permit Checklist**" and all items required therein.

N/A Provide 18-folded (± 10"x13") sets of plans with a copy of the signed application attached to each set.

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$500 + (34.2 - 5) x $50 = $1,960

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

Bailey Wiener, Jr., successor trustee (print name) (signature) 5-1-25 (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

Special Use Permit Checklist

Plot Plan and Legal Description (each parcel, if more than one)

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INCOMPLETE APPLICATIONS WILL NOT BE PROCESSED

UNION DEPOT PD
1ST ADDITION

Bartlett, Tennessee

DESIGN STUDIO

PREPARED FOR:
BLUE SKY COMMUNITIES, INC.
177 CRESCENT DRIVE
COLLIERVILLE, TN 38017

DEVELOPER:

BLUE SKY COMMUNITIES, INC.
177 Crescent Drive
Collierville, TN 38017
901.870.1315

PLANNER / LANDSCAPE ARCHITECT

DT design studio
1350 Concourse Ave, Ste 447 (Mailbox LL004)
Memphis, TN 38104
901.646.5077
www.dt-designstudio.com

contact: Michelle Ye - michelle@dt-designstudio.com

ARCHITECT & MULTIFAMILY SITE PLANNER

Shapiro & Company
Shapiro & Company
435 Madison Avenue, Suite 200
Memphis, TN 38103
901.685.9001

contact: Brad Shapiro - BShapiro@ShapiroAndCo.com

CIVIL ENGINEER

Parker Estes & Associates
3460 Ridge Meadow Parkway
Memphis, TN 38115
901.360.9805

contact: Will Sawtelle - sawtelle@bellsouth.net

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LANDSCAPE PLATES 17-18

DISCLAIMER:
Graphics, images, and photographs included in this booklet are soley to convey form and character within Union Depot Planned Development and are not intended to be the final product design. All site design, engineering, graphics, and images are subject to final design. Some images used in this booklet are not property of DALHOFF THOMAS design studio. A full list of photo credits can be provided if needed.

DESIGN STUDIO

1350 Concourse Avenue, Suite 447 | Mailbox LL004
Memphis, Tennessee 38104
901.646.5070

dt-designstudio.com
info@dt-designstudio.com

May 5, 2025

Mr. Sam Harris
City of Bartlett
6382 Stage Road
Bartlett, TN 38134

RE: UNION DEPOT PD – 1ST ADDITION
SPECIAL USE PERMIT
BARTLETT, TN

Dear Sam,

We are pleased, on behalf of the Developer, Blue Sky Communities, to submit this request for a Special Use Permit to allow a new Residential Mixed Use Overlay District on the northeast corner of Highway 70 and Highway 64, directly across from the ongoing Union Depot PD.

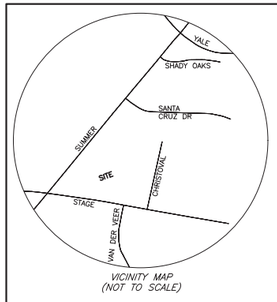
The site is approximately 34.2 acres, located near major vehicular routes in a growing area of the City. The site is currently zoned SC-1, which allows for a variety of commercial uses up to 5 stories tall. Across Highway 64 is similar commercial mixed-use zoning (CMU-2) in the City of Memphis, and across Highway 70 is the commercial area of Union Depot. To the east is an existing RS-10 neighborhood behind the Stage Coach collection shopping center. We propose a mixed-use development to provide a blend of residential and commercial uses that will enhance this important part of Bartlett.

Union Depot PD – 1st Addition will allow a variety of forms of commercial uses, such as traditional outparcels, ground-floor retail, and the potential for a larger anchor tenant. This flexibility will help give Bartlett residents exciting shopping options and convenient services. The residential component includes Flats, Lofts, and Townhomes to echo those same uses that are being built across the street at Union Depot. The architectural design and signage will be compatible so that they read as pieces of a connected development.

We look forward to continuing the success of Union Depot and helping bring more growth, livability, and energy to the City of Bartlett. If we can provide any additional information for your consideration of this Special Use Permit, please don't hesitate to contact us.

Sincerely,

Michelle Ye, PLA
Principal
DT design studio



VICINITY MAP
(NOT TO SCALE)

Title Search Report

Chicago Title Insurance Company
Order Number: 12253275

Exceptions

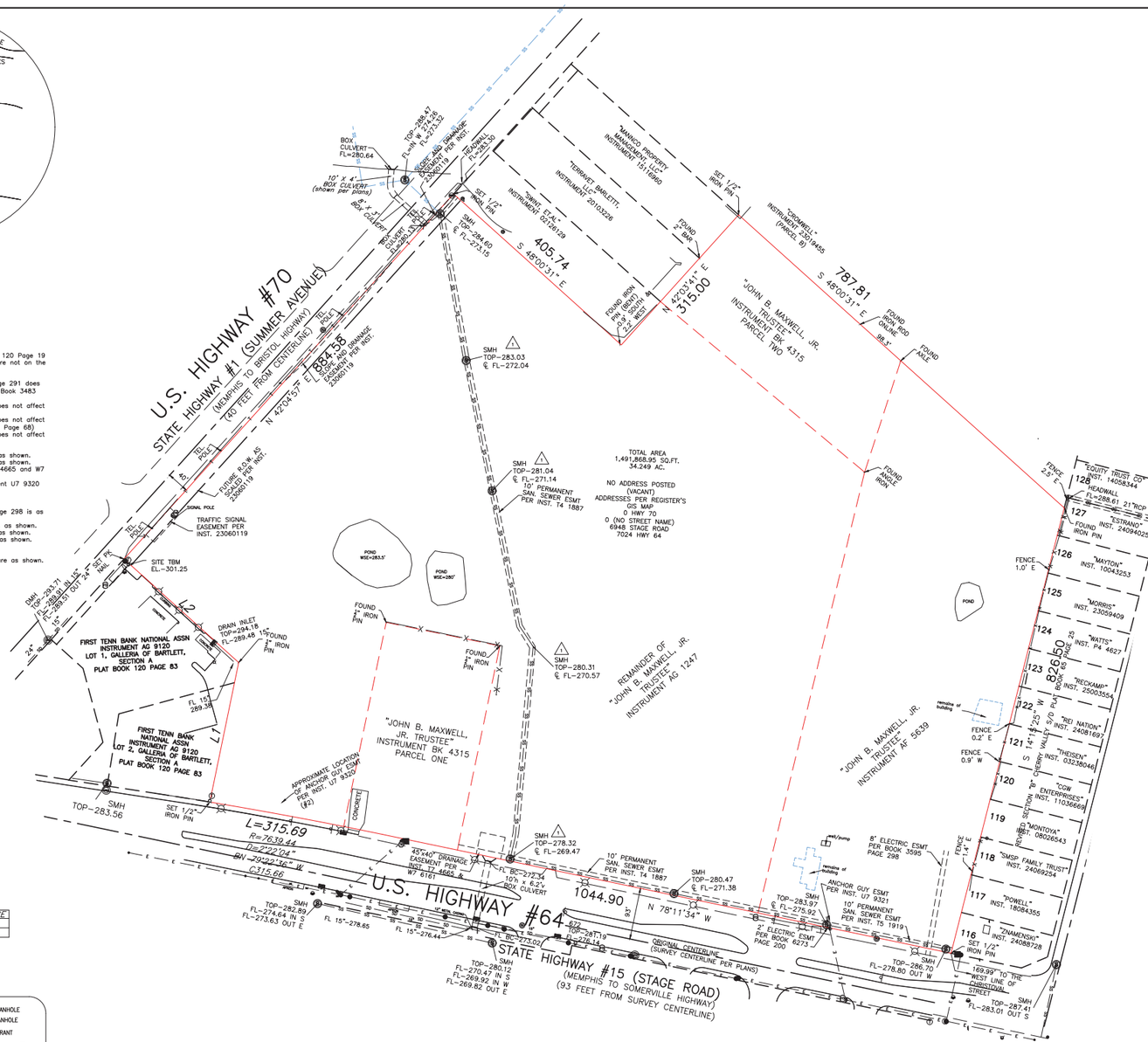
Item 9. Survey matters recorded in Plat Book 120 Page 19 and re-recorded in Plat Book 120 Page 83 are not on the subject property.

Item 10. Condition recorded in Book 1122 Page 291 does not affect the subject property. (released per Book 3483 Page 68)
Condition recorded in Book 1188 Page 573 does not affect the subject property.
Condition recorded in Book 1122 Page 347 does not affect the subject property. (released per Book 3483 Page 68)
Condition recorded in Book 1691 Page 108 does not affect the subject property.

Easement recorded in Instrument T4 1887 is as shown.
Easement recorded in Instrument T5 1919 is as shown.
Drainage easement recorded in Instrument T7 4665 and W7 6161 is as shown.
Anchor Guy easement #2 recorded in Instrument U7 9320 is as shown.

Item 11. Easement recorded in Book 3595 Page 298 is as shown.
Easement recorded in Book 6273 Page 200 is as shown.
Easement recorded in Instrument T5 1919 is as shown.
Easement recorded in Instrument U7 9321 is as shown.

Easements recorded in Instrument 23060119 are as shown.



LINE	BEARING	DISTANCE
L1	N 11°41'17" E	256.21
L2	N 47°55'03" W	277.94

LEGEND

- ELECTRIC METER / BOX
- GAS METER
- GAS VALVE
- ANCHOR GUY
- POWER POLE
- FENCE
- BORE HOLES
- LIGHT POLE
- PAD MOUNTED TRANSFORMER
- SEWER CLEANOUT
- WATER METER
- WATER VALVE
- SIGN
- CABLE TV RISER
- SEWER MANHOLE
- DRAIN MANHOLE
- FIRE HYDRANT
- 6-72 DRAIN INLET
- TELEPHONE PEDESTAL
- DRAIN INLET
- HEATING VENTILATION AND AIR CONDITIONING
- TRAFFIC SIGNAL BOX
- TRAFFIC SIGNAL POLE

WATER LINE — W — W — W —
GAS LINE — G — G — G —
TELEPHONE LINE — T — T — T —
POLE/WIRE LINE — E — E — E —
UNDERGROUND ELECTRIC — UGE — UGE — UGE —
SEWER LINE — SS — SS — SS —
DRAIN LINE — SD — SD — SD —

⚠ STRUCTURE IS FULL OF WATER

ALTA/NSPS LAND TITLE SURVEY OF THE JOHN B. MAXWELL, TRUSTEE PROPERTY AS DESCRIBED IN INSTRUMENT AF 5639, BK 4315 AND THE REMAINDER OF INSTRUMENT AG 1247 IN BARTLETT, SHELBY COUNTY, TENNESSEE

NOTE:
This survey has been scaled down. A full-size version is available upon request.

Title Description

Parcel 1, 2 and 3

Beginning at a point in the east line of U.S. Highway Number 70 (40 feet from the centerline), said point being in the south line of property described in Book 2555, Page 34; thence south 52 degrees 01 minutes 59 seconds east with the south line of property described in Book 2655, Page 34, 405.16 feet to a set iron pin in the east line of said property; thence north 37 degrees 59 minutes 50 seconds east with the east line of property described in Book 2655, Page 34, 105.00 feet to a found iron pin; thence south 54 degrees 10 minutes 55 seconds east, 478.29 feet to a found angle iron; thence south 9 degrees 37 minutes 24 seconds west, 815.88 feet to a set iron pin in the north line of U.S. Highway Number 64; thence north 82 degrees 12 minutes 14 seconds west with the north line of U.S. Highway Number 64, 550.96 feet to a set iron pin; thence north 7 degrees 41 minutes 44 seconds east, 374.82 feet to a found iron pin; thence north 82 degrees 18 minutes 16 seconds west, 208.75 feet to a found iron pin; thence south 7 degrees 41 minutes 44 seconds west, 374.14 feet to a set iron pin in the north line of U.S. Highway Number 64; thence westwardly on a curve to the left having a radius of 7639.44 feet, delta angle of 2 degrees 53 minutes 23 seconds, chord distance of 385.27, chord bearing of north 84 degrees 09 minutes 18 seconds west and with the north line of U.S. Highway Number 64, a curve distance of 385.31 feet; thence north 85 degrees 36 minutes 00 seconds west with the north line of U.S. Highway Number 64, 115.91 feet to a set iron pin; thence north 38 degrees 05 minutes 12 seconds east and generally with a fence line, 91.25 feet to a found iron pin; thence north 19 degrees 08 minutes 19 seconds west and generally with a fence line, 137.58 feet to a found iron pin; thence north 51 degrees 54 minutes 49 seconds west and generally with a fence line, 76.63 feet to a set iron pin in the east line of U.S. Highway Number 70; thence north 38 degrees 02 minutes 00 seconds east with the east line of Highway Number 70, 1079.61 feet to the point of beginning.

As to Parcel 4

Beginning at a set iron pin in the north line of U.S. Highway Number 64, 905.63 feet west of the west line of Revised Section "B", Cherry Valley Subdivision as recorded in Plat Book 65, Page 25, said point being in the east line of property described in Instrument Number AA-7530; thence north 82 degrees 12 minutes 56 seconds west with the north line of U.S. Highway Number 64, 92.75 feet to a point of curve; thence westwardly on a curve to the left having a radius of 7702.49 feet and with the north lien of U.S. Highway Number 64, 116.01 feet to a set iron pin; thence north 7 degrees 41 minutes 44 seconds east, 374.25 feet to a found iron pin; thence south 82 degrees 18 minutes 16 seconds east, 208.75 feet to a found iron pin; thence south 7 degrees 41 minutes 44 seconds west, 374. 25 feet to the point of beginning.

As To Parcel 5

Beginning at a set iron pin in the north line of U.S. Highway Number 64, said point being in the west line of Revised Section "B", Cherry Valley Subdivision as recorded in Plat Book 65, Page 25; thence north 82 degrees 12 minutes 56 seconds west with the north line of U.S. Highway Number 64, 354.65 feet to a set iron pin; thence north 9 degrees 37 minutes 24 seconds east, 815.20 feet to a found angle iron; thence north 13 degrees 58 minutes 32 seconds east, 210.53 feet to a found iron pin in the south line of property described in Instrument Number G2 4152; thence south 52 degrees 04 minutes 22 seconds east with the south line of property described in Instrument Number G2 4152, 396.40 feet to a set iron pin in the west line of Revised Section "B", Cherry Valley Subdivision as recorded in Plat Book 65, Page 25; thence south 10 degrees 21 minutes 10 seconds west with the west line of said subdivision, 825.86 feet to the point of beginning.

As To Parcel 6

BEGINNING at a point at the northeastwardly corner of the property described in Book 2501, Page 233, said point being 444.86 feet South 50 Degrees 05 Minutes 46 Seconds East from the center line of U.S. Highway No. 70; thence South 50 Degrees 05 Minutes 46 Seconds East 392.24 feet to an old axle; thence South 15 Degrees 52 Minutes 57 Seconds West a distance of 210.64 feet to an old iron pin; thence North 52 Degrees 12 Minutes 09 Seconds West a distance of 478.66 feet to an old iron pin; thence North 40 Degrees East a distance of 210 feet to the point of beginning, containing 2.019 acres of land.

Being the same property conveyed to John B Maxwell, Jr, Trustee by Warranty Deed of record at Instrument No. AG 1247, dated 02/01/1998 and recoded 02/02/1988, in the Register's Office of Shelby County, Tennessee. (Parcel 1, 2 and 3)

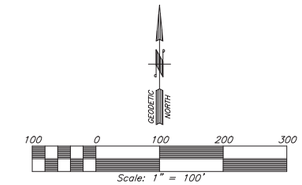
Being the same property conveyed to John B Maxwell, Jr, Trustee by Quit Claim Deed of record at Instrument No. BK 4315, dated 12/15/1989 and recoded 12/22/1989, in the Register's Office of Shelby County, Tennessee. (As to Parcel 4 and 6)

Being the same property conveyed to John B Maxwell, Jr, Trustee by Warranty Deed of record at Instrument No. AF 5639, dated 01/01/1988 and recorded 01/15/1988, in the Register's Office of Shelby County, Tennessee. (As to Parcel 5).

Survey Description

The John B. Maxwell, Trustee property as described in Instrument AF 5639, BK 4315 and the remainder of Instrument AG 1247 in Bartlett, Shelby County, Tennessee:

Beginning at a 1/2" iron pin set at the intersection the north line of U.S. Highway 64 (State Highway 15, State Road, Memphis to Somerville Highway) (93 feet north of original centerline) with the west line of the Revised Section 'B', Cherry Valley Subdivision as recorded in Plat Book 65 Page 25, said iron pin being 169.99 feet west of the west line of Christoval Street; thence North 78 degrees 11 minutes 34 seconds West with the north line of U.S. Highway 64 a distance of 1044.90 feet to a point of curvature; thence northwestwardly with a curve to the left having a radius of 7639.44 feet, along the north line of U.S. Highway 64 a distance of 315.69 feet, (chord = North 79 degrees 22 minutes 36 seconds West, 315.66 feet, delta = 02 degrees 22 minutes 04 seconds) to a 1/2" iron pin set in the east line of Section 'A', Galleria of Bartlett Subdivision as recorded in Plat Book 120 Page 83; thence North 11 degrees 41 minutes 17 seconds East with the east line of said Subdivision a distance of 256.21 feet (plat = 255.24 feet) to a 1/2" iron pin found in the north line of said Subdivision; thence North 47 degrees 55 minutes 03 seconds West with the north line of said Subdivision a distance of 277.94 feet (plat = 277.07 feet) to a pk nail set in the southeast line of U.S. Highway 70 (State Highway 1, Summer Avenue, Memphis to Bristol Highway) (40 feet from centerline); thence North 42 degrees 04 minutes 57 seconds East with the southeast line of U.S. Highway 70 a distance of 884.58 feet to a 1/2" iron pin set in the southwest line of the Swint property as described in instrument 02126129; thence South 48 degrees 00 minutes 31 seconds East with said southwest line a distance of 405.74 feet to a point (found 1/2" iron pin 0.9 feet south and 2.2 feet west) in the southeast line of the said Swint property; thence North 42 degrees 03 minutes 41 seconds East with the southeast line of the said Swint property, the Terravet Bartlett, LLC property as described in Instrument 20103226 and the Mannco Property Management, LLC property as described in Instrument 15116960 a distance of 315.00 feet to a 1/2" iron pin set in the southwest line of the Cromwell property as described in Instrument 23019455; thence South 48 degrees 00 minutes 31 seconds East with said southwest line a distance of 787.81 feet to a 1/2" iron pin found in the west line of the said Revised Section 'B', Cherry Valley Subdivision as recorded in Plat Book 65 Page 25; thence South 14 degrees 15 minutes 25 seconds West with said west line a distance of 826.50 feet to the point of beginning and containing 1,491,868.95 square feet or 34.249 acres more or less.



NOTES

1. BEARINGS SHOWN ARE RELATIVE TO EACH OTHER ONLY.

2. ONLY VISIBLE AND APPARENT UTILITIES SHOWN.

3. BEFORE COMMENCEMENT OF ANY CONSTRUCTION CALL TENNESSEE 1 CALL @ 1-800-351-1111 AND THE UTILITY COMPANIES MAINTAINING UTILITY SERVICES ACROSS SUBJECT PROPERTY.

4. EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY IS NOTED HEREON. ONLY THE DOCUMENTS NOTED HEREON WERE SUPPLIED TO THE SURVEYOR. THERE MAY EXIST OTHER DOCUMENTS OF RECORD THAT WOULD AFFECT THIS PARCEL.

5. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART TO THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS TRACT.

6. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENTS AGENCY'S FLOOD INSURANCE RATE MAP (FIRM), THIS PROPERTY LIE IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS IDENTIFIED IN COMMUNITY PANEL NUMBER 470175 0304G. MAP DATED FEBRUARY 6, 2013.

7. IF YOU HAVE RECEIVED THIS DRAWING IN DIGITAL FORMAT PLEASE BE AWARE THAT A HARD COPY OF THE PLAT BEARING AN ORIGINAL SEAL AND SIGNATURE RENDERED IN RED WILL RULE IN THE EVENT OF A CONFLICT BETWEEN THE PRESENTED DATA.

8. THE UNAUTHORIZED DISTRIBUTION OF THIS PLAT OF SURVEY MAY CONSTITUTE A COPYRIGHT INFRINGEMENT.

9. FLOW LINE ELEVATIONS, PIPE SIZES AND COMPOSITION (EXCEPT AS NOTED AS BEING DETERMINED FROM RECORDS) ARE REPORTED AS CAN BE ASCERTAINED FROM INVESTIGATION AT THE GROUND SURFACE WITHOUT ENTRY INTO THE STRUCTURE(S). AS SUCH INDICATED MEASUREMENTS MAY NOT MEET THE PROJECT SURVEY MEASUREMENT REQUIREMENTS.

10. UTILITY LOCATIONS AS SHOWN HAVE BEEN PLOTTED FROM "ONE CALL" OR OTHER UTILITY LOCATION SERVICES AS MARKED AT GRADE, AND/OR VISIBLE EVIDENCE OF UTILITY SERVICES OR FROM RECORDS OF THE UTILITY PROVIDER(S) AS NOTED ON PLAT OF SURVEY. THE CLIENT SHOULD SATISFY THEMSELVES AS TO ALL MATTERS OF UTILITY LOCATION.

11. CITY OF MEMPHIS MONUMENT #876: LOCATED AT THE SOUTHEAST CORNER OF SUMMER AVENUE AND SANTA CRUZ DRIVE AT BACK OF CURB AT ER ON SUMMER AVENUE SIDE AT A 672 INLET – ELEVATION = 302.27 (NAVD88).

12. SITE BENCH MARK: UPPER EAST FLANGE BOLT OF FIRE HYDRANT BETWEEN THE WORDS "MUE" & "LLER", FIRE HYDRANT LOCATED ON THE SOUTH SIDE OF HIGHWAY 70, AT THE NORTH PROPERTY LINE OF THE FIRST HORIZON BANK SITE. ELEVATION = 301.25 (NAVD88).

13. THERE WERE NO OBSERVED EVIDENCE OF ANY CEMETERIES, GRAVESITES OR BURIAL GROUNDS ON SUBJECT PROPERTY.

14. THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.

15. THE PROPOSED R.O.W. OF U.S. HIGHWAY 70 IS SHOWN. THERE WAS NO OBSERVED EVIDENCE OF RECENT SIDEWALK CONSTRUCTION OR REPAIRS.

16. THERE WAS NO OBSERVED EVIDENCE OF SUBSTANTIAL AREAS OF REFUSE.

17. THERE WERE NO WETLAND AREAS DELINEATED AT TIME OF SURVEY.

18. THIS PROPERTY HAS FRONTAGE ALONG U.S. HIGHWAY 70 AND U.S. HIGHWAY 64 WHICH ARE PUBLIC RIGHTS OF WAY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6, 8, 11A, 13, 14, 16, 17, & 19 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON MARCH 26, 2025.

Harris & Associates Land Surveyors, LLC

By _____
JOE S. WISEMAN
SURVEYOR
TENNESSEE LICENSE #1932
jwiseman@harrisassociateslandsurveyors.com
project # 25026

JOE S. WISEMAN — REGISTERED LAND SURVEYOR — STATE OF TENNESSEE NO. 1932

PAGE 1 OF 3

HARRIS & ASSOCIATES LAND SURVEYORS, LLC

554 Greentree Cove, Suite 102B • Collierville, Tennessee 38017 • (901)362-2345

DATE : March 26, 2025
SCALE : 1" = 100'
DRAWN BY : jw
ORDERED BY : Grant

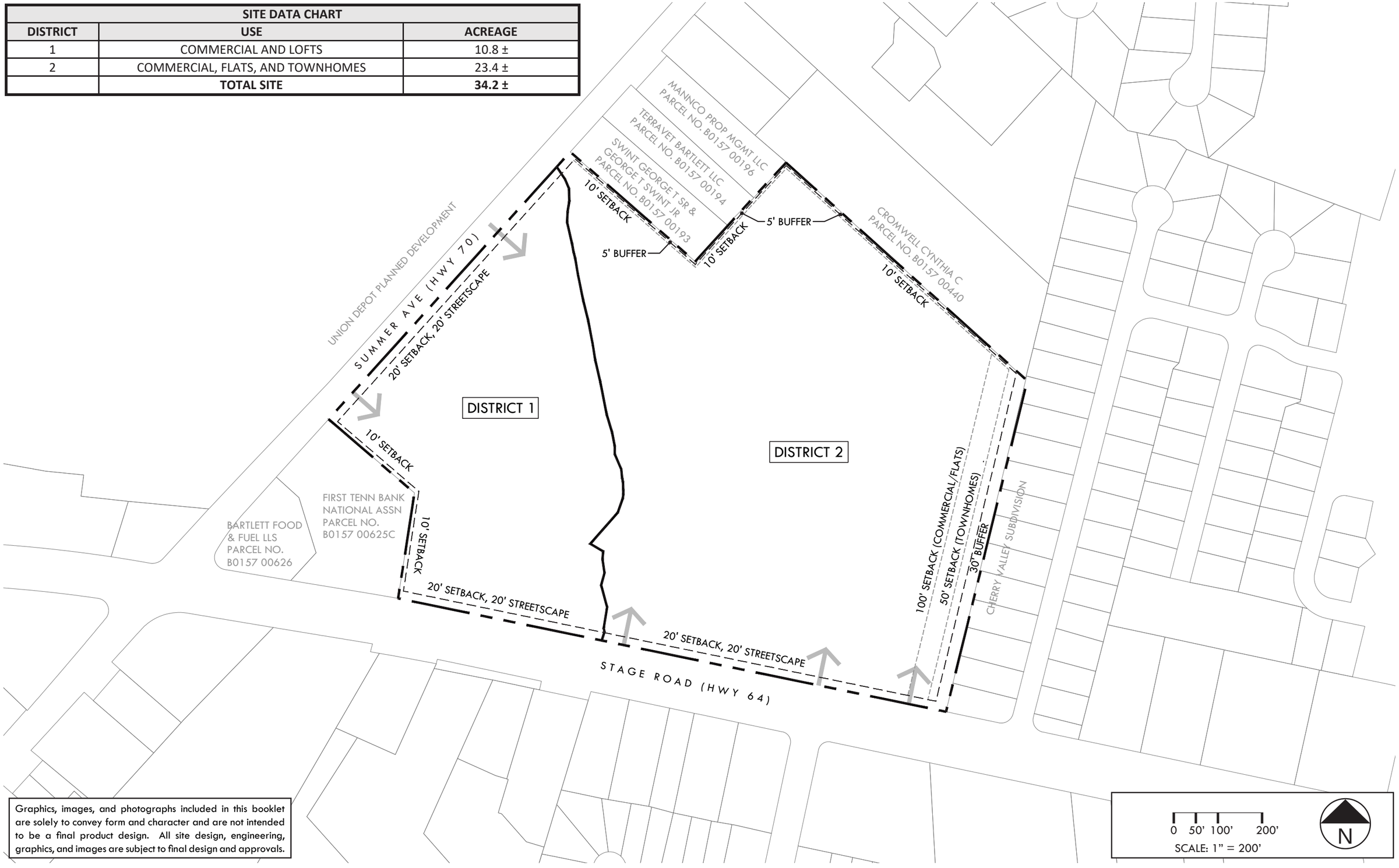
F:\25026\download\all.dwg
Survey
Plotted: Apr 07, 2025 – 3:19pm
Copyright: 2025 Harris&Associates Land Surveyors, LLC

UNION DEPOT PD – 1ST ADDITION

The John B. Maxwell, Trustee property as described in Instrument AF 5639, BK 4315 and the remainder of Instrument AG 1247 in Bartlett, Shelby County, Tennessee:

Beginning at a 1/2" iron pin set at the intersection the north line of U.S. Highway 64 (State Highway 15, State Road, Memphis to Somerville Highway) (93 feet north of original centerline) with the west line of the Revised Section "B", Cherry Valley Subdivision as recorded in Plat Book 65 Page 25, said iron pin being 169.99 feet west of the west line of Christoval Street; thence North 78 degrees 11 minutes 34 seconds West with the north line of U.S. Highway 64 a distance of 1044.90 feet to a point of curvature; thence northwestwardly with a curve to the left having a radius of 7639.44 feet, along the north line of U.S. Highway 64 a distance of 315.69 feet, (chord = North 79 degrees 22 minutes 36 seconds West, 315.66 feet, delta = 02 degrees 22 minutes 04 seconds) to a 1/2" iron pin set in the east line of Section "A", Galleria of Bartlett Subdivision as recorded in Plat Book 120 Page 83; thence North 11 degrees 41 minutes 17 seconds East with the east line of said Subdivision a distance of 256.21 feet (plat = 255.24 feet) to a 1/2" iron pin found in the north line of said Subdivision; thence North 47 degrees 55 minutes 03 seconds West with the north line of said Subdivision a distance of 277.94 feet (plat = 277.07 feet) to a pk nail set in the southeast line of U.S. Highway 70 (State Highway 1, Summer Avenue, Memphis to Bristol Highway) (40 feet from centerline); thence North 42 degrees 04 minutes 57 seconds East with the southeast line of U.S. Highway 70 a distance of 884.58 feet to a 1/2" iron pin set in the southwest line of the Swint property as described in Instrument 02126129; thence South 48 degrees 00 minutes 31 seconds East with said southwest line a distance of 405.74 feet to a point (found 1/2" iron pin 0.9 foot south and 2.2 feet west) in the southeast line of the said Swint property; thence North 42 degrees 03 minutes 41 seconds East with the southeast line of the said Swint property, the Terravet Bartlett, LLC property as described in Instrument 20103226 and the Mannco Property Management, LLC property as described in Instrument 15116960 a distance of 315.00 feet to a 1/2" iron pin set in the southwest line of the Cromwell property as described in Instrument 23019455; thence South 48 degrees 00 minutes 31 seconds East with said southwest line a distance of 787.81 feet to a 1/2" iron pin found in the west line of the said Revised Section "B", Cherry Valley Subdivision as recorded in Plat Book 65 Page 25; thence South 14 degrees 15 minutes 25 seconds West with said west line a distance of 826.50 feet to the point of beginning and containing 1,491,868.95 square feet or 34.249 acres more or less.

SITE DATA CHART		
DISTRICT	**USE**	**ACREAGE**
1	COMMERCIAL AND LOFTS	10.8 ±
2	COMMERCIAL, FLATS, AND TOWNHOMES	23.4 ±
	TOTAL SITE	**34.2 ±**



Graphics, images, and photographs included in this booklet are solely to convey form and character and are not intended to be a final product design. All site design, engineering, graphics, and images are subject to final design and approvals.

UNION DEPOT PD – 1ST ADDITION

OUTLINE PLAN TEXT

I. GENERAL STATEMENT

Union Depot PD – 1st Addition, a 34.2 acre ± tract of land located in Bartlett, Tennessee, is a Planned Development that provides a compatible and complementary mixture of residential products and commercial uses, serving as a complementary addition to the original Union Depot Planned Development.

The Outline Plan shall serve as the land use and transportation plan for development of the site. It is understood that internal roadways and lot arrangements may be adjusted somewhat at the time of final design to take advantage of topography, utilities, storm drainage, detention, and market conditions along with other site considerations.

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

A. Declaration of Covenants, Conditions and Restrictions, hereinafter the "Declaration" shall be applicable to all properties within the planned development. A Homeowners Association and Business Association shall be maintained to assure that development within the neighborhood is completed to the high standards anticipated by the residents and to assure that all features and amenities of the neighborhood which are considered to be common assets, are continuously maintained in a quality manner. Declarations may be separated between residential uses and the business uses including the mixed-use areas.

B. For the City's convenience, site data has been provided for each of the two Potential Development Scenarios. Due to the flexible nature of this Planned Development, as uses may increase or decrease in size, there is no limit to the number of units or density allowed for any District. Instead, the final number of units provided will be driven by the bulk regulations and parking requirements. Number and types of units will be submitted with Final Plans for each phase.

II. USES PERMITTED

A. District 1

Uses allowed in the RMU Overlay District as modified herein. Residential loft uses and complementary residential amenity spaces (such as a clubhouse) are allowed on the ground, second, and third floors. A loft unit may be one or two stories. At least one building in this District will have Retail/Commercial/Office uses on a portion of the ground floor, but it is not required for all buildings in the District. Allowed ground floor Retail/Commercial/Office uses include:

1. Banks/Credit Unions (not Consumer Lending)
2. Beauty/Barber Shops
3. Child Care Center (13+)
4. Church
5. Convenience Store
6. Pharmacy/Drug Store
7. Hotel
8. Indoor Flower or Plant Store
9. Grocery and/or Food Market
10. Offices
11. Medical Clinics
12. Small Fitness Centers (3,000 SF or less)
13. Restaurants
14. Retail Shops (new merchandise)
15. Retail Bakery
16. Antique Store (not secondhand goods)
17. Business Services
18. Personal Services
19. Other Office Uses, Retail Shops, Sales, and Services, which are similar to those uses described above and which would be typically found in a main street environment, may be approved by the developer and City Planning Staff.

B. District 2

Uses allowed within the RMU Overlay District as modified herein. Apartments (flats) in multi-story buildings or townhomes (front- or rear-loaded) are allowed. Complementary uses such as a clubhouse and pool amenity area, along with additional amenities, are allowed. Flats shall be allowed on the ground and on upper floors within the clubhouse / leasing office. Separately from residential uses and amenities, Retail/Commercial/Office uses are allowed, including:

1. Banks/Credit Unions (not Consumer Lending)
2. Beauty/Barber Shops
3. Child Care Center (13+)
4. Church
5. Convenience Store
6. Pharmacy/Drug Store
7. Hotel
8. Indoor Flower or Plant Store
9. Grocery and/or Food Market
10. Fuel Pumps as an Ancillary Use to a Grocery Store
11. Offices
12. Medical Clinics
13. Small Fitness Centers (3,000 SF or less)
14. Restaurants
15. Retail Shops (new merchandise)
16. Retail Bakery
17. Antique Store (not secondhand goods)
18. Business Services
19. Personal Services
20. Other Office Uses, Retail Shops, Sales and Services, which are similar to those uses described above, may be approved by the developer and City Planning Staff.

C. Common Open Space Areas:

These areas within Districts 1 and 2 are to be passive open green space. Detention ponds and earthwork activities are allowed in these areas.

III. BULK REGULATIONS

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

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

A. Building Setbacks and Standards

1. District 1

a. Minimum Setbacks

(From HWY 70 and HWY 64).....20’

(From Internal Street).....12’ from back of curb

(From Other PD Boundaries).....10’

(From Other Internal Sites).....None

b. Minimum Lot Width.....None

c. Minimum Separation Between Buildings.....10’

d. Max. Ground-Floor Awning/Patio Encroachment.....7’

e. Max. Ground-Floor Window Encroachment.....3’

f. Max. Upper-story Balcony Encroachment.....7’

g. Maximum Height.....5 stories

2. District 2 (Commercial)

a. Minimum Setbacks

(From HWY 64).....20’

(From Internal Street).....20’

(From East PD Boundary).....100’

(From North PD Boundary).....10’

(From Other Internal Sites).....None

b. Minimum Lot Width.....None

c. Maximum Height.....5 stories

3. District 2 (Flats)

d. Minimum Setbacks

(From HWY 64).....20’

(From Internal Street).....12’ from back of curb

(From East PD Boundary).....100’

(From North PD Boundary).....10’

(From Other Internal Sites).....None

e. Minimum Separation Between Buildings.....10’

f. Minimum Lot Width.....None

g. Max. Balcony or Patio Encroachment.....7’

h. Maximum Height.....4 stories

4. District 2 (Townhomes)

a. Minimum Setbacks

(From East PD Boundary).....50’

(Front).....20’ from back of curb

(Side).....5’

(Rear).....7’

b. Minimum Separation Between Buildings.....10’

c. Minimum Lot Width.....20’

d. Max. Porch Encroachment.....7’

e. Maximum Height.....3 stories

5. Height limitations as outlined above shall not apply to architectural features.

6. There shall be no lot coverage limits for any District.

B. Design Standards for District 1

1. In general, store fronts shall orient toward a main street or drive.

2. Entries: Primary entries shall address a public street, private drive, or designated pedestrian connection. Secondary entries may face parking areas or loading areas.

3. Façades: Building façades must be articulated at a minimum with windows, entries, and/or display bays. Façades shall not consist of an undifferentiated blank wall when facing a public street or sidewalk. Towers or other special vertical elements may be used in a limited fashion to focus views to the area from surrounding streets. Consistent design elements shall be used throughout the storefront area to ensure that the entire mixed-use center functions as a unit.

C. Design Standards for District 2 Townhome Uses

1. Townhomes may be 1, 2, or 3 stories.

2. Townhomes may be front- or rear-loaded.

3. Townhomes shall have a minimum of a 1-car garage.

4. Front-loaded townhomes shall have a minimum of 20’ between the back of sidewalk and garage to provide parking that does not block the sidewalk.

IV. ROADWAYS, ACCESS, AND PARKING

A. An additional traffic signal arm may be required along the property's Highway 70 frontage, and no other improvements are anticipated to be required. Final requirements for improvements will be per TDOT.

B. Highway 64 will be improved per City of Memphis and TDOT requirements along the property frontage, and is anticipated to require curb, gutter, and sidewalk.

C. The PD will have up to two points of access on Highway 70 and three points of access on Highway 64. However, the location of the access points and any associated traffic signals may vary with Final Plans.

D. All public streets interior to the development shall be dedicated and improved following the Street Options described within the Union Depot PD – 1st Addition Booklet, in accordance with the Outline Plan and approved by the City Engineer. On-street parking (8' minimum width) is allowed on as described within the PD Booklet.

E. Any street may utilize alternative ROW's with the ROW set at the back of curb.

F. Parking and loading spaces for all Districts shall be in accordance with the City of Bartlett Zoning Regulations. Residential uses will follow the Dwellings, Multi-Family, Low-/Mid-Rise parking requirements.

G. City staff may approve a credit of up to 20% toward parking requirements for District 1 at the time of Final Plans, if provided evidence that proposed uses will share a certain amount of parking spaces by utilizing them during different times of the day.

H. All dedicated public improvements required herein shall be made to the specifications of the City of Bartlett, unless otherwise approved.

I. All corner radii at intersections of public streets within the development may be a minimum of 15' at the face of curb.

V. LANDSCAPING, SCREENING, AND OPEN SPACE

A. Common Open Space areas within Union Depot PD include a minimum of 6.8 acres, or 20.0% of the total site area. These spaces may vary from the areas shown on the Potential Development Scenarios with final design and engineering, but will not go below this minimum.

B. All Common Open Space areas, street and traffic circle medians, streetscape areas, and neighborhood greens are to be preserved and maintained by an Owners Association. At the time that the Phase 1 Final Plan is submitted, the articles of incorporation and bylaws of the Owners Associations shall be submitted to staff for review.

C. All Common Open Spaces may have amenities such as hardscape plazas, pool areas, shade structures, walking trails, sidewalks, open lawn areas, shelter structures, bike racks, lighting, fencing, and benches where appropriate. These areas and amenities shall be submitted to the City with Final Plans.

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

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

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

G. Landscape Plates, including streetscapes and buffers, shall be as described within the Landscape Plates section of the Union Depot PD – 1st Addition Booklet. All on-center tree spacing required by the Landscape Plates are approximate average spacing and may vary along any particular street frontage to work with building façade rhythm, lot layout, utilities, driveway locations, and pedestrian facilities.

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

I. Through the Development Agreement process, the Developer may work with City staff to make Landscape Plate modifications.

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

VI. SIGNAGE

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

VII. DRAINAGE FACILITIES & SERVICES

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

B. All public storm drainage shall require a public easement.

C. The following note shall be placed on the final plat of any development requiring on-site drainage facilities: The areas denoted by "Reserved for Stormwater Retention" shall not be used as a building site or filled without first obtaining written permission from the City Engineer. Stormwater detention systems located in these areas, except for those parts located in a public drainage easement, shall be owned and maintained by the respective property owner. Such maintenance shall be performed so as to insure that the system operates in accordance with the approved plan on file in the City Engineer's office. Such maintenance shall include, but is not limited to removal of sedimentation, fallen objects, debris, trash mowing, outlet cleaning and repair of drainage structures.

VIII. SANITARY SEWER & SERVICES

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

IX. WATER SERVICE / UTILITIES

A. The City of Bartlett will provide public potable water service. Public water improvements shall be provided by the Developer under contract in accordance with the subdivision regulations and specifications of the City of Bartlett and the State of Tennessee.

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

C. All new utilities and services (telephone, cable, etc.) shall be installed underground.

D. Street light plans will be submitted for review and approval by City as part of final plans. At the discretion of the developer, all street lighting within any District or portion of a District may be either an MLGW approved fixture or a private street light as described below:

A private street light may be installed at a uniform distance behind the back of curb throughout the District. The lighting will be maintained by the appropriate Owners' Association.

X. DEVELOPMENT PHASING

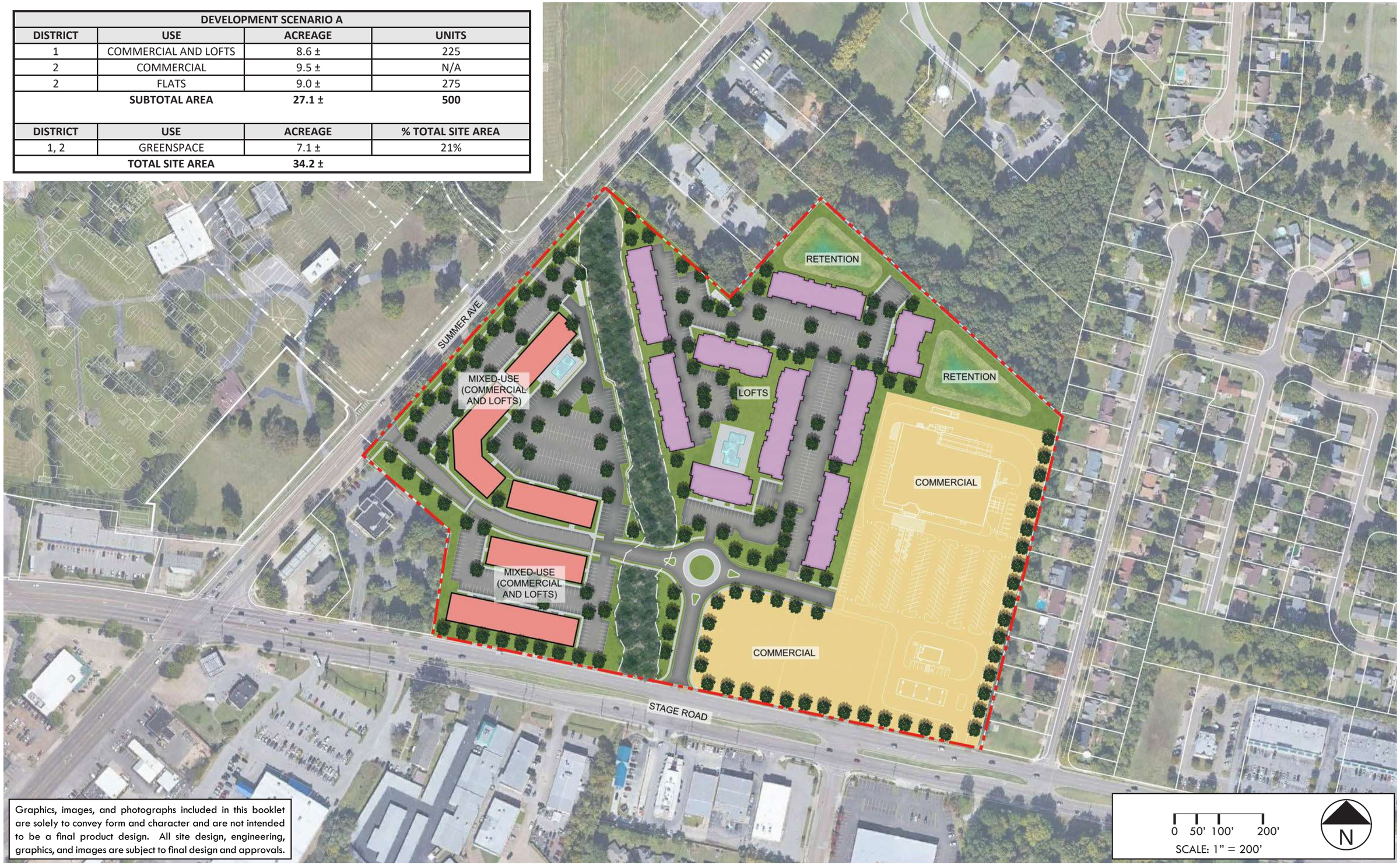
A. The Preliminary Phasing Plan is subject to change as plans are finalized and as market demands fluctuate. Construction of phases may be singular or a mix to meet current and future market demands.

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

C. A final site plan/plat for each phase shall be made in accordance with the City of Bartlett Zoning Ordinance and Subdivision Regulations. A final plan for each area or portion thereof shall be submitted for review by the City of Bartlett Planning Commission in order to establish that it substantially conforms to the conditions of the Union Depot PD – 1st Addition Outline Plan.

POTENTIAL DEVELOPMENT SCENARIO - A

DEVELOPMENT SCENARIO A			
DISTRICT	**USE**	**ACREAGE**	**UNITS**
1	COMMERCIAL AND LOFTS	8.6 ±	225
2	COMMERCIAL	9.5 ±	N/A
2	FLATS	9.0 ±	275
	SUBTOTAL AREA	**27.1 ±**	**500**
DISTRICT	**USE**	**ACREAGE**	**% TOTAL SITE AREA**
1, 2	GREENSPACE	7.1 ±	21%
	TOTAL SITE AREA	**34.2 ±**	



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POTENTIAL DEVELOPMENT SCENARIO - B

DEVELOPMENT SCENARIO B			
DISTRICT	**USE**	**ACREAGE**	**UNITS**
1	COMMERCIAL AND LOFTS	8.6 ±	225
2	COMMERCIAL	2.1 ±	N/A
2	FLATS	15.0 ±	385
	SUBTOTAL AREA	**25.7 ±**	**610**
DISTRICT	**USE**	**ACREAGE**	**% TOTAL SITE AREA**
1, 2	GREENSPACE	8.5 ±	25%
	TOTAL SITE AREA	**34.2 ±**	



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DISTRICT 1 (COMMERCIAL AND LOFTS) - APPROPRIATE IMAGES



DISTRICT 2 (FLATS) - APPROPRIATE IMAGES



DISTRICT 2 (COMMERCIAL) - APPROPRIATE IMAGES







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DISTRICT 2 (TOWNHOMES) - APPROPRIATE IMAGES



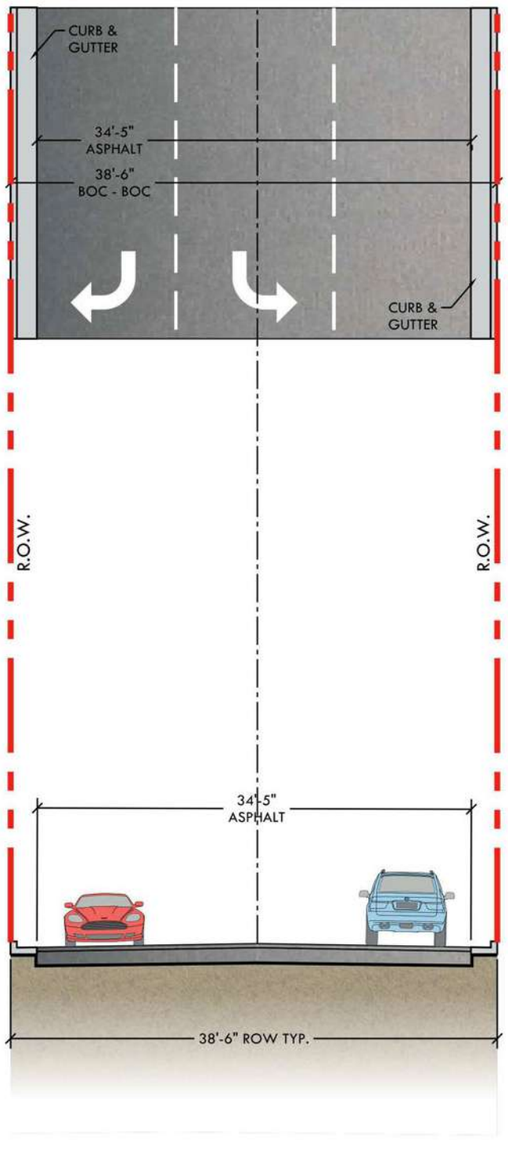






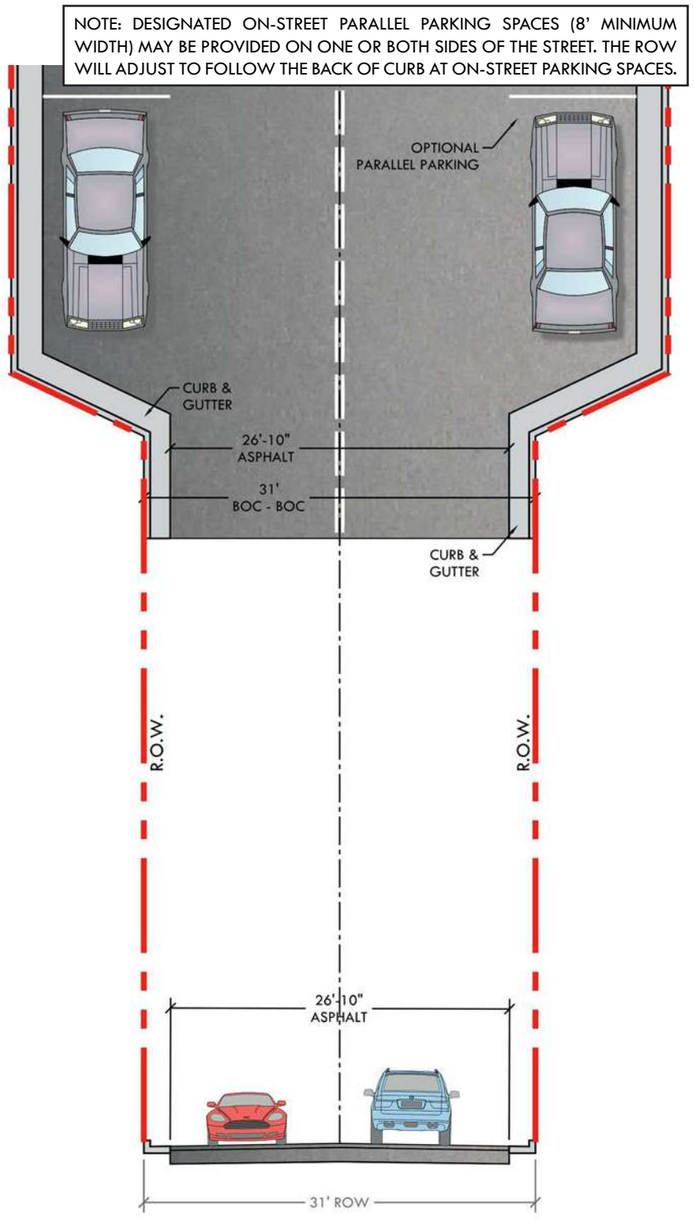
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STREET OPTION A

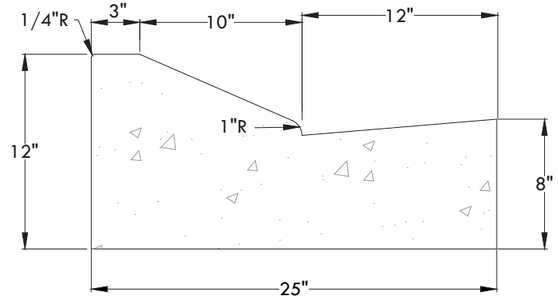


STREET OPTION B

NOTE: DESIGNATED ON-STREET PARALLEL PARKING SPACES (8' MINIMUM WIDTH) MAY BE PROVIDED ON ONE OR BOTH SIDES OF THE STREET. THE ROW WILL ADJUST TO FOLLOW THE BACK OF CURB AT ON-STREET PARKING SPACES.



VALLEY CURB & GUTTER, TYP. - NTS



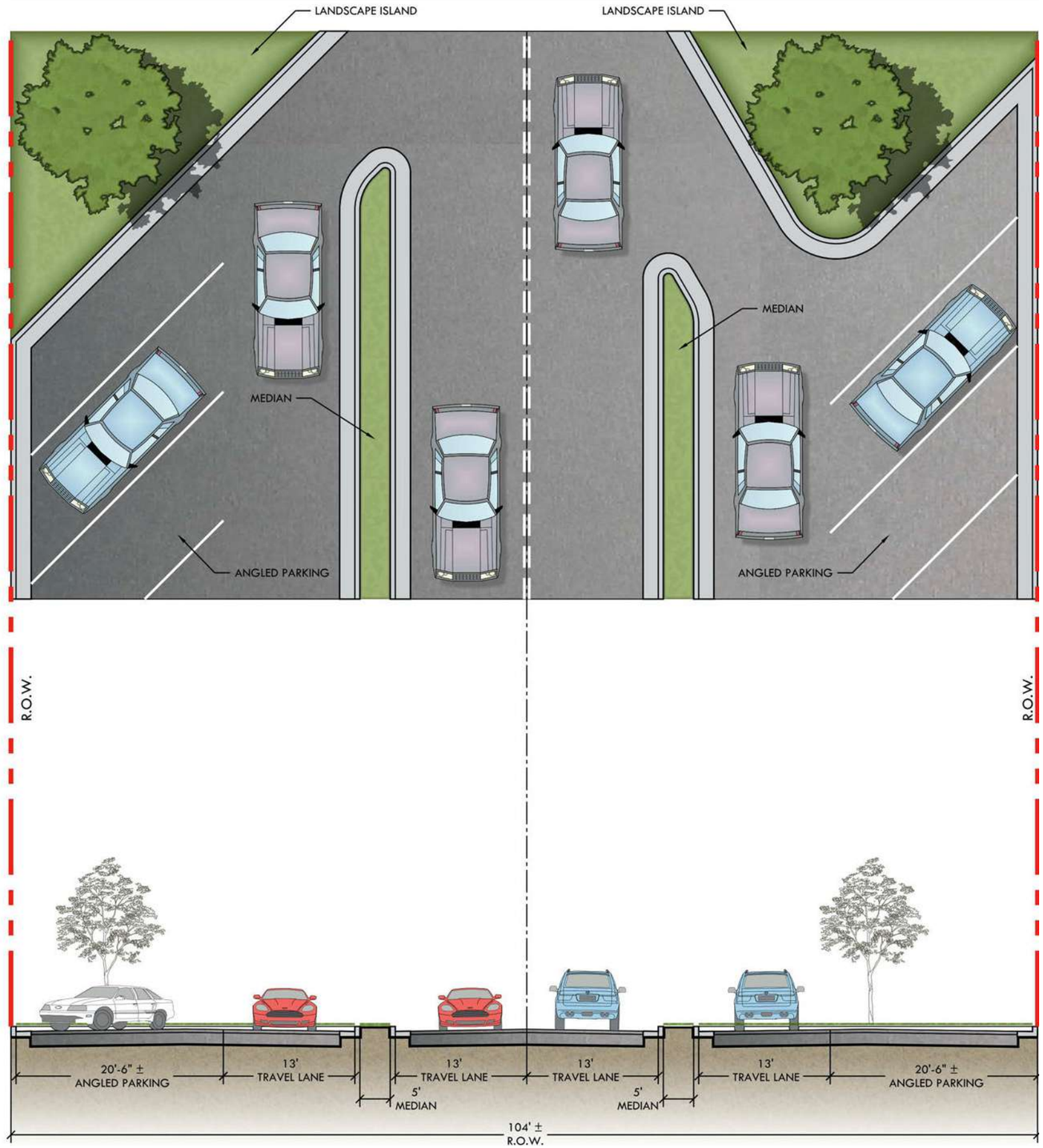
(MODIFY TO MATCH PAVEMENT: CATCH AND SPILL AS REQUIRED)

*OR EQUAL APPROVED BY THE CITY OF BARTLETT ENGINEER

NOTE:
VALLEY CURB & GUTTER MAY BE USED AS AN OPTION TO STANDARD 6-30 CURB AND GUTTER WITHIN DISTRICT 2.

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STREET OPTION C

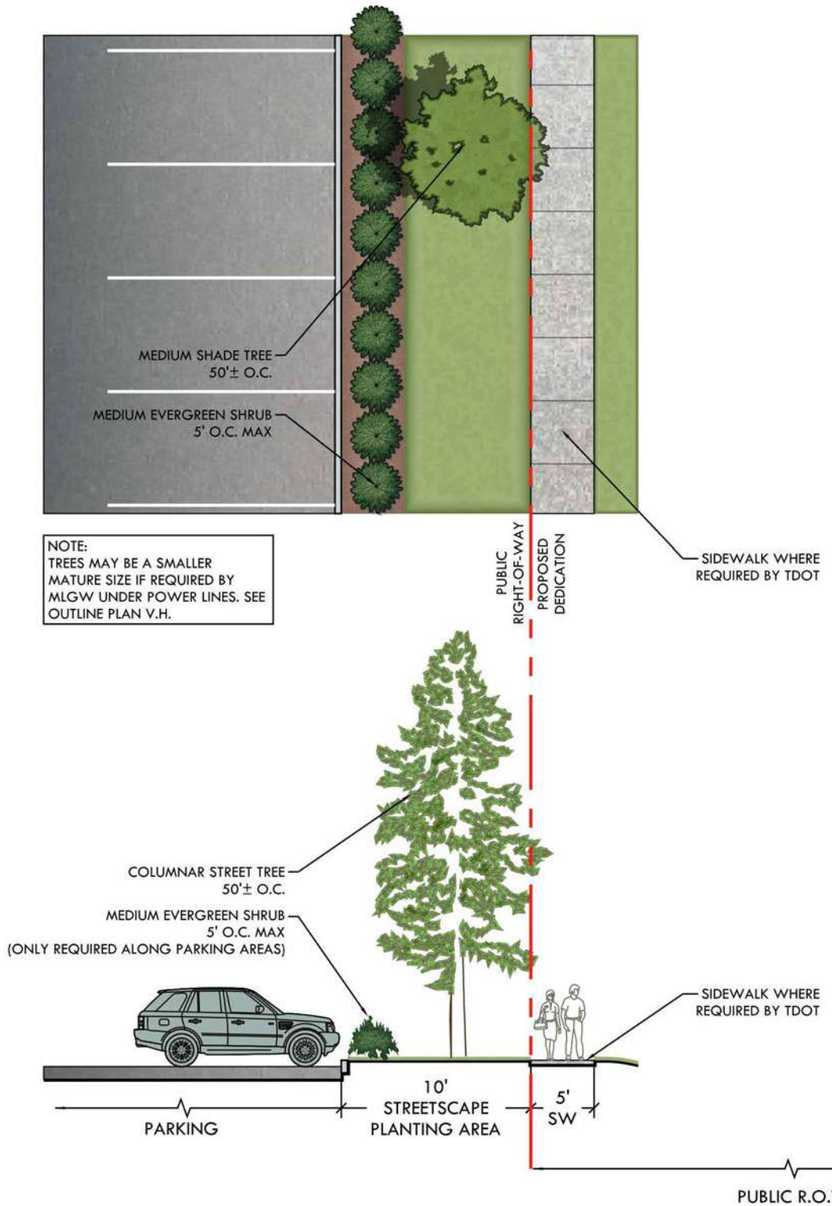


NOTE:
ANGLED PARKING IS ALLOWED ON ONE OR BOTH SIDES OF TRAVEL LANES.

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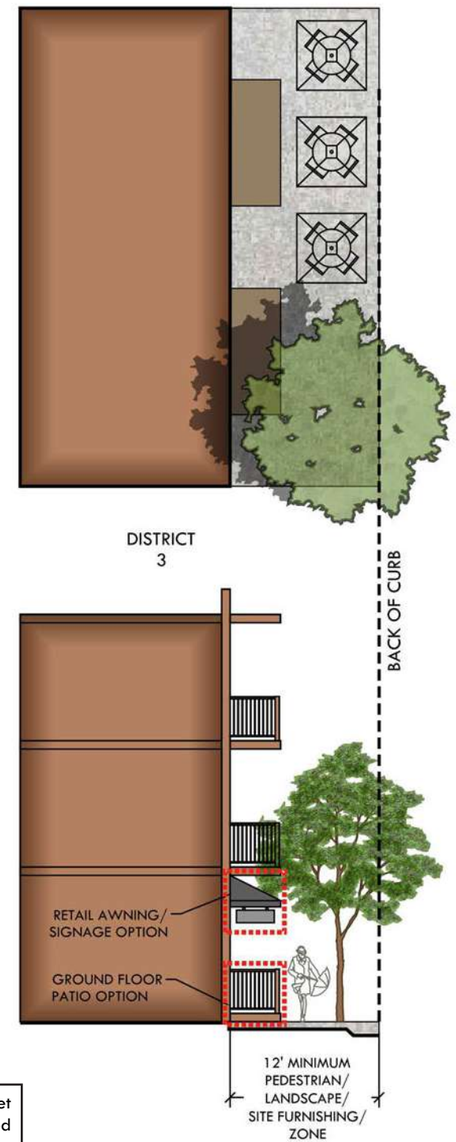
LANDSCAPE PLATE A

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ALONG HWY 70 AND HWY 64; ALONG INTERNAL STREETS (DISTRICT 2 COMMERCIAL)

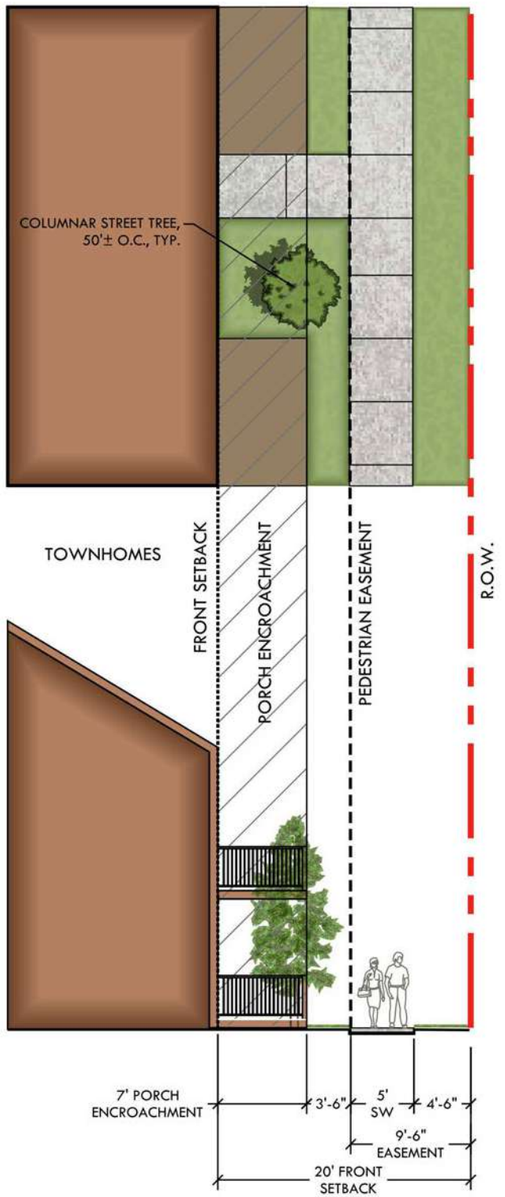
LANDSCAPE PLATE B



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ALONG INTERNAL STREETS (LOFTS AND FLATS)

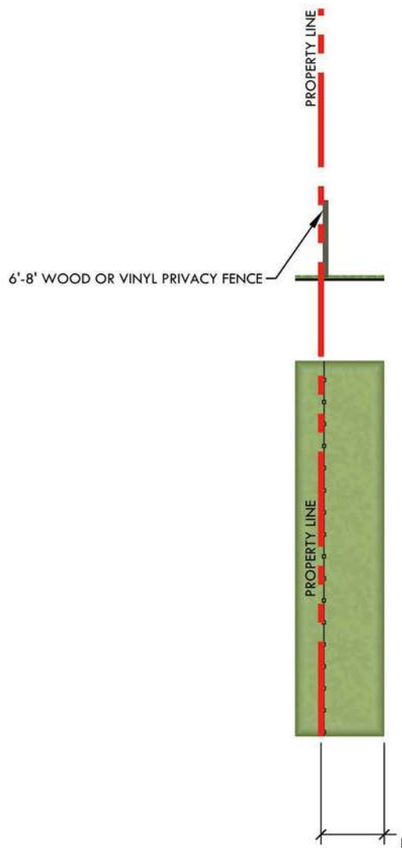
LANDSCAPE PLATE C



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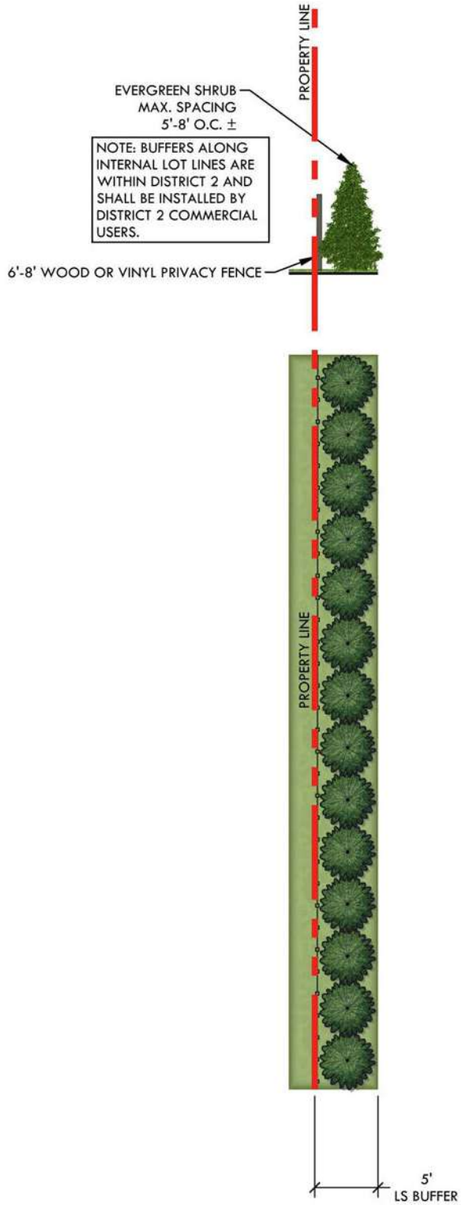
ALONG INTERNAL STREETS (TOWNHOMES)

LANDSCAPE PLATE D



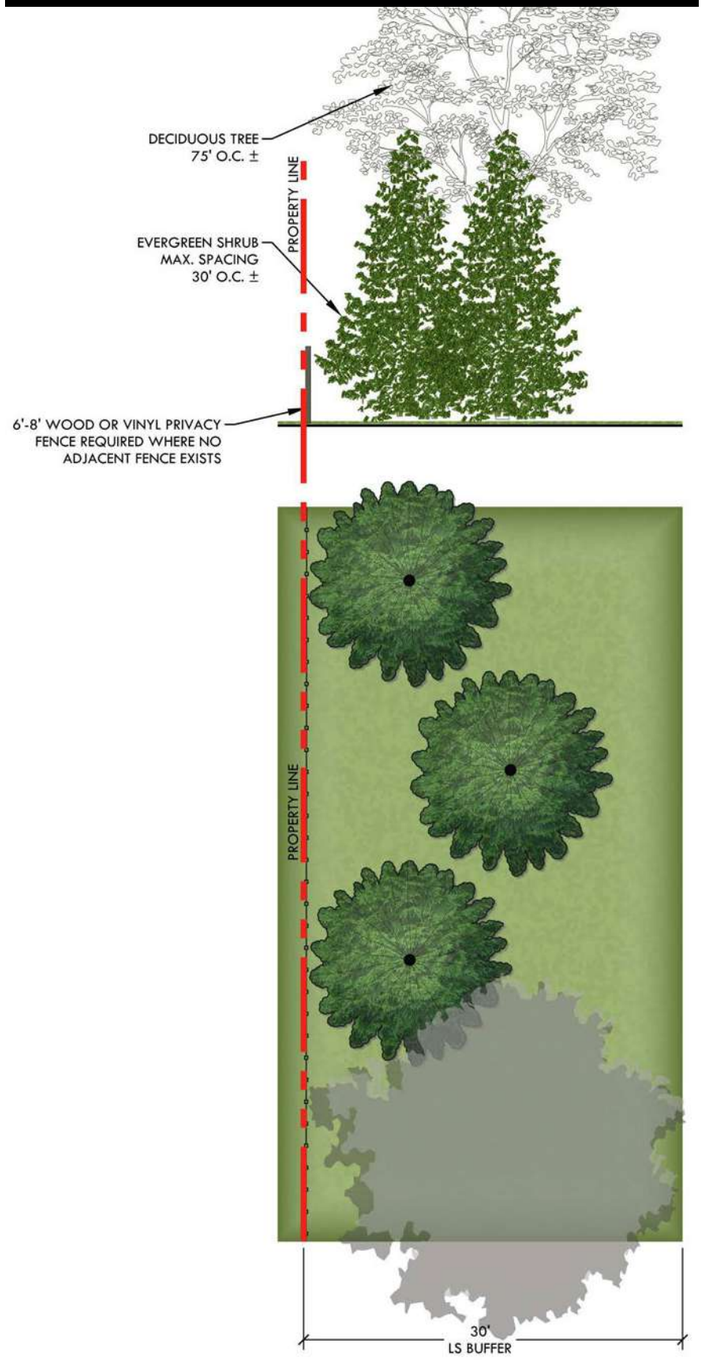
5' BUFFER (NORTH BOUNDARY)

LANDSCAPE PLATE E



5' BUFFER (DISTRICT 2, COMMERCIAL ADJACENT TO INTERNAL RESIDENTIAL)

LANDSCAPE PLATE F



30' BUFFER (EAST PD BOUNDARY)


Yale Road
Yale Road
Yale Road
Yale Road
Yale Road
Yale Road
Yale Road
Yale Road
Richfield Drive
Deermont Drive
Deermont Drive
Briergate Drive
Barwick Drive
Altruria Road
Ames Cove
Eastdale Lane
Marcus Cove
Nancy Lane
Crossing Cove
Briarfield Lane
Eighth Road
Noah Lane
Noah Lane
Wendy Street
Don Valley Drive
Broadway Street
Brother Boulevard
Brother Boulevard
Barlett Corporate Drive
Star Valley Drive
Golden Star Cove
Star Gaze Cove
Kirby Whitten Parkway
Valley Lake Drive
Valley Lake Drive
Hill Lake Drive
Briarfield Cove
Hedgewood Lane
Hedgemor Cove
Briarly Lane
Oak Road
Shady Oaks Drive
Star Crest Drive
Star Ridge Drive
Star Valley Drive
Star Valley Drive
Northampton Drive
Cheshire Cove
Farnell Avenue
Milkyway Drive
Orion Cove
Mount Palomar Cove
Ruffle Cove
Eric Drive
Thigpen Drive
Bardstown Road
Altruria Road
Kirby Lakes Boulevard
Cohay Avenue
Charles Bryan Road
Milkyway Cove
Kirby Whitten Parkway
United States Highway 70
United States Highway 70
La Casa Drive La Casa Drive
Lisa Marie Cove
Santa Cruz Drive
Santa Cruz Cove
Santa Valley Street
Lauren Drive
Gail Drive
Joshua Cove
Devine Street
Lawn Lane
Melissa Lane
Adrianne Place
A E Beaty Drive A E Beaty Drive
Valley Mist Drive
Croft Oaks Cove
Stage Road
Stage Road
Stage Road
Stage Road
Stage Road
Stage Road
Stage Oaks Drive
United States Highway 64
United States Highway 64
Blenheim Avenue
Darolyn Street
Altruria Road
Juneway Drive
Charles Bryan Road
Summer Oaks Drive
Country Park Drive
United States Highway 70
Whitten Road
Whitten Road
Wayne Place
Kendall Lane
Duncan Lane
Country Manor Drive
Country Green Road
Rambling Brook Drive
Village Green Lane
Juanita Circle West
Moss Valley Drive
Mist Hollow Drive
Valley View Drive
Green Ivy Drive
Green Crest Drive
Debra Odyssey East
Laura Circle North
Marilinn Court
Ransdorp Drive
Volendam Cove
Markim Drive
Deventer Cove
Dokkum Drive
Amstel Cove
Petten Drive
Polder Drive
Texel Cove
Texel Cove
Tagen Drive
Van Leer Drive
Van Leer Drive
Harlingen Drive
Dromedary Drive
Countryside Road
Lake Country Cove
Sleepy Bend Cove
Hollow Gap Cove
Willow Rest Drive
Rustic Drive
Cotton Ridge Drive
Lakeside Drive
Countryside Road
Appling Road
Appling Road
Appling Center Cove
Appling Way
Meadowland Drive
Arbor Lane Drive
Appling Glen Drive
Legend
Roads
Parcels
Map prepared through Shelby County Government's online mapping Portal on 5/1/2025
N
0
650
1,300
1,950
2,600
ft

SWINT GEORGE T SR AND GEORGE T SWINT JR
PO BOX 342797
MEMPHIS TN 38184

STONE PROPERTIES GP
PO BOX 11553 PL
MEMPHIS TN 38111

SOUTHERN PROPERTY INVESTORS
PO BOX 342707
MEMPHIS TN 38184

MASON HARRISON AND JARRARD ENT
PO BOX 751510
MEMPHIS TN 38175

SMITH DUSTIN L
10601 BENT RIDGE CV
LAKELAND TN 38002

BROOKS DAVID B FAMILY TRUST
12057 CRANSTON DR
ARLINGTON TN 38002

WASH DEPOT VI INC
14 SUMMER ST #302
MALDEN MA 02148

CRUZ IRMA B AND NANCY B CRUZ
142 TIMBER CREEK DR
CORDOVA TN 38018

JOHNSON EQUITY GROUP INC AND ROBERT J
1661 INTERNATIONAL DR #400
MEMPHIS TN 38120

FIRST TENN BANK NATIONAL ASSN
1755 LYNNFIELD
MEMPHIS TN 38119

TRUONG JEANNY A
PO BOX 18001
HATTIESBURG MS 39404

TENTRENT LLC
PO BOX 17233
JERSEY CITY NJ 07307

YAMASA CO LTD
PO BOX 4090
SCOTTSDALE AZ 85261

SHERWIN-WILLIAM DEV CORP
101 W PROSPECT AVE
CLEVELAND OH 44115

ALLEN EARL W JR & RICCI D
107 SUNDROP LN
LAKE JACKSON TX 77566

EQUITY TRUST CO CUST FBO
1219 OAK LAKE CIR
COLLIERVILLE TN 38017

POLAGGARI SWATHI
1403 PEYTON RUN LOOP
COLLIERVILLE TN 38017

GOINSPLACES LLC
1519 UNION AVE #397
MEMPHIS TN 38104

ESTRANO CARLOS AND MIRIAM ESTRANO
17 WILLOW GATE
ROSLYN HEIGHTS NY 11577

UNION DEPOT PARTNERS LLC
177 CRESCENT DR
COLLIERVILLE TN 38017

OROX LLC
PO BOX 1104
CULVER CITY CA 90232

BELLE PROPERTIES GROUP LLC
PO BOX 341381
MEMPHIS TN 38184

ESS PRISA LLC
PO BOX 71870
SALT LAKE CITY UT 84171

CATHERINE PARTNERSHIP
1055 SAINT CHARLES AVE #701
NEW ORLEANS LA 70130

MARTINEZ JESUS
1151 EVERGREEN RIDGE CV
COLLIERVILLE TN 38017

STAND OUT CAPITAL MANAGEMENT LLC
13107 FRANKLIN HALL TRL
CARMEL IN 46033

GRUMPY LLC A TENNESSEE LIMITED
1415 GOODMAN RD
HORN LAKE MS 38637

KOZLOWSKI MATTHEW J
1600 HARBOR BLVD #1405E
WEEHAWKEN NJ 07086

SCHULER INVESTMENTS LLC
1707 STILLWIND LN
COLLIERVILLE TN 38017

CSMA BLT LLC
1850 PARKWAY PL #900
MARIETTA GA 30067

PJSD LLC
1900 DALROCK RD
ROWLETT TX 75088

6975 STAGE ROAD LLC
2424 RIDGE RD
ROCKWALL TX 75087

GLASS KELLY
2801 LAURA CIR
BARTLETT TN 38133

ALLEN VICTOR A
2808 LAURA CIR
MEMPHIS TN 38133

ALVARADO MARICELA
2814 LAURA CIR
BARTLETT TN 38133

CIRRUS PROPERTY RENTALS LLC
2819 W CANYON AVE
SAN DIEGO CA 92123

WADE STEPHANIE
2821 JUANITA CIR
MEMPHIS TN 38133

CHALABI LAYLA AND AGEEL CHALABI
2831 JUANITA CIR
MEMPHIS TN 38133

MCCLANAHAN JOHN D TRUST AND RJS
29 NORMANDY CIR
MEMPHIS TN 38111

SMITH KATELYN R AND ZACKERY B EVANS (RS)
2914 CHRISTOVAL ST
BARTLETT TN 38133

RS RENTAL I LLC
1955 VAL VISTS DR #126
MESA AZ 85204

JONES MICHAEL
2636 JUNEWAY DR
BARTLETT TN 38134

KING DAVID JR & TANJA
2802 LAURA CIR
MEMPHIS TN 38133

IGIELSKI JANICE
2808 MARYLAND CIR
MEMPHIS TN 38133

KRUPINSKI ROBERT J
2815 MARYLAND CIR
MEMPHIS TN 38133

BENNETT ERIC W
2820 JUANITA CIR
MEMPHIS TN 38133

BRADFORD JENNIFER AND JIMMY E BRADFORD A
2825 MARYLAND CIR
MEMPHIS TN 38133

DAVIE WILLIAM S SR AND MARY A CHASTAIN
2869 ASPEN GLADE CV
CORDOVA TN 38016

DAVENPORT MARILYN A
2906 CHRISTOVAL ST
MEMPHIS TN 38133

LOWRIGHT CHRISTOPHER J & JOHANNAH
2920 CHRISTOVAL ST
MEMPHIS TN 38133

MULUPURU JAYARAM & SRIMANI
24127 NE 1ST PL
SAMMAMISH WA 98074

VU HAI
2667 LAKESIDE DR
MEMPHIS TN 38133

LONG DEBORAH L
2807 MARYLAND CIR
MEMPHIS TN 38133

SLAUGHTER CHRISTOPHER L & DEMETRIA R
2811 MARYLAND CIR
MEMPHIS TN 38133

SHORT MARZEE L
2819 MARYLAND CIR
MEMPHIS TN 38133

COOPER ARNETTA AND JOHN E HUGHES (RS)
2820 MARYLAND CIR
BARTLETT TN 38133

FARMER WILLIAM J III AND WILLIAM T
2827 JUANITA CIR
MEMPHIS TN 38133

CGW ENTERPRISES LLC
2881 WHITTEN RD
BARTLETT TN 38134

POWELL MATTHEW & JENNIFER HARDEE-POWELL
2907 CHRISTOVAL ST
MEMPHIS TN 38133

MONTOYA THERESA
2921 CHRISTOVAL ST
MEMPHIS TN 38133

NICHOLSON DAVID B
2925 HARRELL RD
ARLINGTON TN 38002

WELCH WILBUR L & RUBENA B REVOCABLE
2926 CHRISTOVAL ST
MEMPHIS TN 38133

THEISEN COLLEEN
2935 CHRISTOVAL ST
MEMPHIS TN 38133

DUNN KEVIN M
2939 CROWELL ST
BARTLETT TN 38133

BIGGER TIMOTHY J & AGNES O
2941 CHRISTOVAL ST
MEMPHIS TN 38133

SOBCZAK JOHN R & SHERRI L
2946 CHRISTOVAL ST
BARTLETT TN 38133

POPE JOSEPH D & MADISON
2946 CROWELL ST
MEMPHIS TN 38133

HARDIN RANDLE D & LORENZA S
2947 CHRISTOVAL ST
MEMPHIS TN 38133

BROOKS LOUIS D & VIRGIE L
2953 CROWELL ST
MEMPHIS TN 38133

MOORE DEBORAH L
2954 CHRISTOVAL ST
MEMPHIS TN 38133

WATTS DONALD P & KATHRYN A
2955 CHRISTOVAL ST
MEMPHIS TN 38133

HATHAWAY ROBERT L
2960 CROWELL ST
MEMPHIS TN 38133

THORNE ERIC S
2961 CROWELL ST
MEMPHIS TN 38133

RICE MARY L
2962 CHRISTOVAL ST
BARTLETT TN 38133

MORRIS RUSSELL E
2963 CHRISTOVAL ST
MEMPHIS TN 38133

EVANS STEVENS P & TERESA L
2967 CROWELL ST
MEMPHIS TN 38133

HANKINS MELISSA A
2968 CHRISTIOVAL ST
MEMPHIS TN 38133

MAYTON PRESTON E
2969 CHRISTOVAL ST
BARTLETT TN 38133

DRAKE ERIN AND MEREDITH D KILGORE AND
297 TIMBERLANE DR
CORDOVA TN 38018

BRYAN IREYS H B & NATHAN S
2974 CROWELL ST
BARTLETT TN 38133

TARTERA NICHOLAS M & AMY N
2975 CROWELL DR
BARTLETT TN 38133

DAVENPORT RICHARD L SR & DEBORAH R
2976 CHRISTOVAL ST
BARTLETT TN 38133

BRIDGES JULIE
2980 CROWELL ST
BARTLETT TN 38133

BROWN VILLIE L & CYNTHIA L
2982 CHRISTOVAL ST
MEMPHIS TN 38133

WYLIE SANDRA R
2989 CHRISTOVAL ST
BARTLETT TN 38133

RUTHERFORD MICHAEL H
2996 CHRISTOVAL ST
MEMPHIS TN 38133

SPIVEY JAMES A JR & REBECCA H
2996 COTULLA CV
MEMPHIS TN 38133

JANOVETZ JOANNE C
2997 CHRISTOVAL ST
MEMPHIS TN 38133

FALASCO JOSHUA P
3003 COTULLA CV
BARTLETT TN 38133

PASCHALL JOSHUA S & PATRICIA L
3009 COTULLA CV
BARTLETT TN 38133

MEKONNEN EYASU H AND SAMI MEKONNEN (RS)
3010 CHRISTOVAL CV
MEMPHIS TN 38133

STEWART STEVEN A & PAULA K
3011 CHRISTOVAL CV
MEMPHIS TN 38133

ZUNIGA ANDREA
3012 CROWELL CV
BARTLETT TN 38133

WHITTINGTON ALAN J & ANNA N
3016 CHRISTOVAL CV
BARTLETT TN 38133

ODO VINCENT J JR
3017 CHRISTOVAL CV
MEMPHIS TN 38133

HARBIN KAITLYN C AND KIMBERLY MCCLUSKEY
3017 COTULLA CV
MEMPHIS TN 38133

ALVARADO NORBERTO
3018 CROWELL CV
BARTLETT TN 38133

LEWIS AMY T
3019 CROWELL CV
BARTLETT TN 38133

MURPHY DANIEL K
3022 CROWELL CV
MEMPHIS TN 38133

HANKS NOAH W
3023 COTULLA CV
BARTLETT TN 38133

PANNELL SHIRLEY A B & JOE L
3023 CROWELL CV
MEMPHIS TN 38133

WOODY STEPHEN D
3024 CHRISTOVAL CV
MEMPHIS TN 38133

GELLER DEBORAH J
3025 CHRISTOVAL CV
BARTLETT TN 38133

DODD TERRY L & MAUREEN O
3028 CHRISTOVAL CV
MEMPHIS TN 38133

WRIGHT RUTH C
3029 CHRISTOVAL CV
MEMPHIS TN 38133

CAMPBELL JIMMIE L
3031 COTULLA CV
MEMPHIS TN 38133

TARENA SHAYNE M & REBECA E
3045 TYLER CV
MEMPHIS TN 38133

PANOS PETER A
3048 TYLER CV
BARTLETT TN 38133

TULLEY PAUL D & KELLY M
3049 TYLER CV
MEMPHIS TN 38133

HOLLAND DELORIS
3056 TYLER CV
MEMPHIS TN 38133

CAREY ROY W & TRACIE
3059 TYLER CV
BARTLETT TN 38133

CURTIS PAUL G & JANET P
3064 TYLER CV
BARTLETT TN 38133

HEIN PAUL
3065 AMBER REBECCA CV
BARTLETT TN 38133

CHOICE CHARLES V & CALAH C
3066 AMBER REBECCA CV
BARTLETT TN 38133

ROBIDAS JEANNEA L
3067 TYLER CV
MEMPHIS TN 38133

MANLEY LEANN
3072 TYLER CV
BARTLETT TN 38133

HUGHEY JULIANNE C
3075 TYLER CV
MEMPHIS TN 38133

BRIGHT TOMMY J JR & S JEANNE
3076 AMBER REBECCA CV
BARTLETT TN 38133

HOFFMAN RAVIN & JEREMY
3086 AMBER REBECCA CV
BARTLETT TN 38133

STURGELL JAMES W & MINDY L
3100 BRIARLY LN
BARTLETT TN 38135

WARREN RICHARD T JR
3109 VIA LOPEZ DR
MEMPHIS TN 38133

ROBBINS TIMOTHY C & SANDRA M
3110 BRIARLY LN
MEMPHIS TN 38135

CHAPMAN BRYAN & GINGER
3110 VIA LOPEZ DR
MEMPHIS TN 38133

SPELLINGS JESSICA & ELON W
3115 VIA LOPEZ DR
BARTLETT TN 38133

GARDNER MICHAEL & TAYLOR
3118 MILKYWAY DR
BARTLETT TN 38134

GOSS ARTHUR D & KAREN M
3120 BRIARLY LN
BARTLETT TN 38135

PERSON ROLAND H & STEPHAINE L
3130 VIA LOPEZ DR
BARTLETT TN 38133

SAUNDERS ROBERT S & LINDA S
3136 VIA LOPEZ DR
MEMPHIS TN 38133

TERRAVET BARTLETT LLC
33 ROCK HILL RD #320
BALA CYNWYD PA 19004

PEEPLES-DICOCCO LIVING TRUST
3455 COUNTY ROAD 751
JONESBORO AR 72405

BAPTIST MEMORIAL MEDICAL GROUP INC
350 N HUMPHREYS BLVD
MEMPHIS TN 38120

HOME SFR BORROWER II LLC
3505 KOGER BLVD #400
DULUTH GA 30096

STAFFORD ROBIN
3554 BLUE SLATE CV
BARTLETT TN 38133

SISTARE JOE F AND MARY H SISTARE
3642 OAK RD
MEMPHIS TN 38135

YU DIANE
3695 STONETRACE CIR
BARTLETT TN 38135

BARLOW DENNIS L & MICHELLE L
37041 SANTA CRUZ DR
BARTLETT TN 38133

RADIANT GROUP OF PROPERTIES LLC
384 DISTRIBUTION PKWY
COLLIERVILLE TN 38017

GOLDSTAR HOMES LLC
3840 WINCHESTER RD
MEMPHIS TN 38118

MITCHELL BRUCE
39483 RIDGE PARK DR
SEVERANCE CO 80610

WALKER WILLIAM R
401 UTAH DR #H
PETALUMA CA 94952

CARLSON DEAN & KATHY L
4035 HADLEY DR
MEMPHIS TN 38133

MALHOTRA SUHAIL
41 WALLER ST #205
AUSTIN TX 78702

MOORE ELVIS D SR
4230 CURVE NANKIPOO RD
HALLS TN 38040

RICE M K
4400 W CHERRY PLACE DR
MEMPHIS TN 38117

NNN REIT INC
450 S ORANGE AVE #900
ORLANDO FL 32801

ARMM ASSET CO 2 LLC
5001 PLAZA ON THE LAKE #200
AUSTIN TX 78746

STAGECOACH COLLECTION BACELINE LLC
511 BROADWAY
DENVER CO 80203

HOOMAN OKTAEI INC
5644 BARFIELD RD
MEMPHIS TN 38120

EMMONS INVESTMENTS LLC
5790 FERGUSON RD
BARTLETT TN 38134

NFH2 G P
5858 RIDGEWAY CENTER PKWY
MEMPHIS TN 38120

PATEL VISHALKUMAR A
605 AMOS CT
MC KINNEY TX 75070

ESSENTIAL PROPERTIES LLC
6263 POPLAR AVE #200
MEMPHIS TN 38119

TUCKER RYAN
6280 CHESTER ST #101
ARLINGTON TN 38002

CITY OF BARTLETT
6400 STAGE RD
MEMPHIS TN 38134

HMT HOLDCO LLC AND MARIAN H KELLY
65 UNION AVE #12
MEMPHIS TN 38103

STEWARD DAVID F LIVING TRUST
6809 SUMMER AVE
MEMPHIS TN 38134

AHMED SHDI AND LUTFI & MALAK AHMED
6859 HWY 70
MEMPHIS TN 38134

MEMPHIS GOODWILL INC
6895 STAGE RD
MEMPHIS TN 38133

SCHA LLC
6923 STAGE RD
MEMPHIS TN 38133

SEVEN BROTHERS PROPERTIES LLC
6926 E SHELBY DR
MEMPHIS TN 38141

CONTREAS-ROMERO CHRISTIAN D AND MONICA
6964 JUANITA CIR
BARTLETT TN 38133

MEYERS CHARLES H JR
6969 DEBRA CV
MEMPHIS TN 38133

LEFFLER KATHRYN L AND JAY M LEFFLER AND
6970 JUANITA CIR
MEMPHIS TN 38133

TUCKER MAURICE SR
6971 JUANITA CIR
MEMPHIS TN 38133

BARRIOS ROSA A AND ERIK A SALUGERO (RS)
6972 DEBRA CV
MEMPHIS TN 38133

VATTER DAVID W AND KRISTY E SMITH (RS)
6978 JUANITA CIR
MEMPHIS TN 38133

CONNOLLY THERESA N
6979 DEBRA CV
MEMPHIS TN 38133

BARNED ALVIN & MARIA
6979 JUANITA CIR
MEMPHIS TN 38133

HESTER TRAVIS L
6982 JUANITA CIR
MEMPHIS TN 38133

FLEMING JESSE K
6983 DEBRA CV
MEMPHIS TN 38133

RUSSELL DEDRICK D
6984 DEBRA CV
MEMPHIS TN 38133

ST GEORGE ORTHODOX CHURCH INC OF THE ORT
6984 US HIGHWAY 70
BARTLETT TN 38133

EDINBURGH WANZY G
6985 JUANITA CV
MEMPHIS TN 38133

NGUYEN MICHAEL A & TANIA T
6987 DEBRA CV
MEMPHIS TN 38133

BRITTON DOUGLASS L
6988 DEBRA CV
MEMPHIS TN 38133

UTLEY CAROLYN L
6988 JUANITA CIR
MEMPHIS TN 38133

SHIELDS RICKY D
6988 JUANITA CV
MEMPHIS TN 38133

SZIMANOUSS CHRISTOPHER
6991 JUANITA CIR
MEMPHIS TN 38133

CRUTCHFIELD CHRISTOPHER A
6992 DEBRA CV
MEMPHIS TN 38133

MURAYA JENNIFER M
6993 DEBRA CV
MEMPHIS TN 38133

BANUELOS JONATHAN A L
6997 DEBRA CV
MEMPHIS TN 38133

VINCENT RONALD & ALISA
70 FOREST EDGE DR
EADS TN 38028

FELLOWSHIP BAPTIST CHURCH OF BARTLETT
7002 SUMMER AVE
MEMPHIS TN 38133

SHAW LAWRENCE E & MARIE L
7004 DEBRA CV
MEMPHIS TN 38133

JORDAN BRIANNA M
7020 LAURA CIR
MEMPHIS TN 38133

MILLER JAMES A & DENA R
7028 LAURA CIR
MEMPHIS TN 38133

MCDONALD-MARTIN DONNA
7031 DEBRA CV
MEMPHIS TN 38133

PARNELL BRUCE
7034 LAURA CIR
MEMPHIS TN 38133

SEGERSON PERRI C
7040 DEBRA CV
MEMPHIS TN 38133

SPENCER STEPHANIE AND RICKY KING (RS)
7041 LAURA CIR
MEMPHIS TN 38133

ODOM ROBERT K
6998 DEBRA CV
MEMPHIS TN 38133

TOVAR JOSE S V & BERTHA R MIRANDA
7000 JUANITA CV
MEMPHIS TN 38133

MATA ROSA & CESAR L DOMINGUEZ
7003 DEBRA CV
MEMPHIS TN 38133

AG AIM MEMPHIS RE HOLDINGS LLC
7007 STAGE RD
BARTLETT TN 38133

RAYFORD SHANIQUA
7021 DEBRA CV
MEMPHIS TN 38133

RUIZ EDUARDO S
7029 LAURA CIR
MEMPHIS TN 38133

VONGPHRACHANH PHIENGMANY & SOMJIT
7032 DEBRA CV
MEMPHIS TN 38133

CHURCH OF THE LORD JESUS CHRIST (THE)
7036 US HIGHWAY 70
MEMPHIS TN 38133

RILEY PEARLIE
7040 LAURA CIR
MEMPHIS TN 38133

ZUANAZZI FLAVIA G & GIANNI M
7045 DEBRA CV
MEMPHIS TN 38133

ERAZO WENDY Y & JUAN RODRIGUEZ
6999 JUANITA CIR
MEMPHIS TN 38133

LEFEVER BETH J
7002 JUANITA CIR
MEMPHIS TN 38133

FIELDS ZANE
7003 JUANITA CIR
MEMPHIS TN 38133

PHILLIPS THELMA & TERRY
7010 JUANITA CV
MEMPHIS TN 38133

HERNANDEZ FRANCISCO A
7025 DEBRA CV
MEMPHIS TN 38133

WALKER SHIRLEY
7030 LAURA CIR
MEMPHIS TN 38133

LAVARIAS KAREN E
7034 LAURA CIR
MEMPHIS TN 38133

MURPHY ANITA R (ESTATE OF)
7039 LAURA CIR
MEMPHIS TN 38133

SOLIMAN AHMED
7041 DEBRA CV
MEMPHIS TN 38133

LAURY WAYNE & ANN
7047 SANTA CRUZ DR
BARTLETT TN 38133

TRAN LIEM N & DO THI CAO
7048 LAURA CIR
MEMPHIS TN 38133

WILLIAMS MOE CONSTRUCTION CO INC
7050 LAURA CIR
MEMPHIS TN 38133

BRYANT JEREMY B & APRIL
7055 SANTA CRUZ DR
MEMPHIS TN 38133

DOZIER DWIGHT P
7070 SANTA CRUZ DR
BARTLETT TN 38133

VONPHRACHANH SISOUPHANH & CHANDY
7071 SANTA CRUZ DR
MEMPHIS TN 38133

WOODS JOSEPH E II & ELLEN P
7077 SANTA CRUZ DR
MEMPHIS TN 38133

DODRILL RODNEY B & JUDITH A
7080 SANTA CRUZ DR
MEMPHIS TN 38133

CARTER STEVEN L
7086 MARYLAND CT
MEMPHIS TN 38133

WAMPLER CHARLES L & TAMMY G
7090 SANTA CRUZ DR
MEMPHIS TN 38133

BREWER MAXINE V
7094 MARYLAND CT
MEMPHIS TN 38133

DANG QUOC AND DIEP THI DANG
7100 SANTA CRUZ DR
MEMPHIS TN 38133

TAYLOR JOSEPH C & BARBARA J
7105 SANTA CRUZ DR
MEMPHIS TN 38133

PANYANOUVONG THRONGSAVANH & XAYPHONE
7112 MARYLAND CT
MEMPHIS TN 38133

CARROLL JACKIE
7115 MARYLAND CT
MEMPHIS TN 38133

ELLIS OSCAR & KYOKO
7116 MARYLAND CT
MEMPHIS TN 38133

OROZCO JOSE D & YOLANDA
7120 MARYLAND CT
MEMPHIS TN 38133

LEE MAY N
7123 SANTA CRUZ DR
BARTLETT TN 38133

CARPENTER GENEKA J
7124 MARYLAND CT
MEMPHIS TN 38133

ASMUS ROBERT L AND BONNIE L ASMUS
7135 DEVINE
BARTLETT TN 38133

BURROUGHS KENNETH
7147 DEVINE ST
BARTLETT TN 38133

SEGERSON JAMES E & DEBORAH M
7148 DEVINE ST
MEMPHIS TN 38133

BECHTEL WILLIAM P
7154 LAMESA LN
BARTLETT TN 38133

TABOADA NELSON & WILMA
7157 LAMESA LN
BARTLETT TN 38133

HOLIFIELD TONYA & KYLE
7158 LAMESA LN
MEMPHIS TN 38133

ROOK THOMAS G
7163 LAWN LN
MEMPHIS TN 38133

HILL LAVERNE B (ESTATE OF) AND PHILIP
7164 DEVINE ST
BARTLETT TN 38133

JOYCE JAMES A
7165 LAMESA LN
BARTLETT TN 38133

BOLEN ALLEN G & JEANNE M
7168 LAWN LN
MEMPHIS TN 38133

STEVENS J BRADLEY AND MELISSA A WHITE
7169 LAMESA LN
MEMPHIS TN 38133

POTEET WILLIAM B & JACQUELINE K
7171 DEVINE ST
MEMPHIS TN 38133

GEORGE JOSEPH A
7173 LAMESA LN
BARTLETT TN 38133

GASKINS ARTHUR W
7174 LAMESA LN
BARTLETT TN 38133

CHIN M BERNICE
7181 LAMESA LN
MEMPHIS TN 38133

MCELVAIN JONNY
7185 LAMESA LN
BARTLETT TN 38133

WHEETLEY NICOLE D
7187 LAMESA LN
BARTLETT TN 38133

WILKS KIMBERLY
7188 LAMESA LN
MEMPHIS TN 38133

SHOOK PATRICIA A
7189 LAMESA LN
MEMPHIS TN 38133

RODRIQUEZ ALFREDO E & MIRIAM J B MACIAS
7192 LAMESA LN
MEMPHIS TN 38133

TOWNS MARK
7196 HWY 70
BARTLETT TN 38133

MAXWELL JOHN B JR (TR)
766 S WHITE STATION RD #2
MEMPHIS TN 38117

HENSLEY BILL AND REBA HENSLEY TRUST
784 ROCKY POINT RD
CORDOVA TN 38018

JERAM GEORGE AND ANDREA RICHARDS (RS)
80 PILOT POINT LN
STEWART TN 37175

WINNY OSCAR LLC
8028 CROSS VILLAGE DR
GERMANTOWN TN 38138

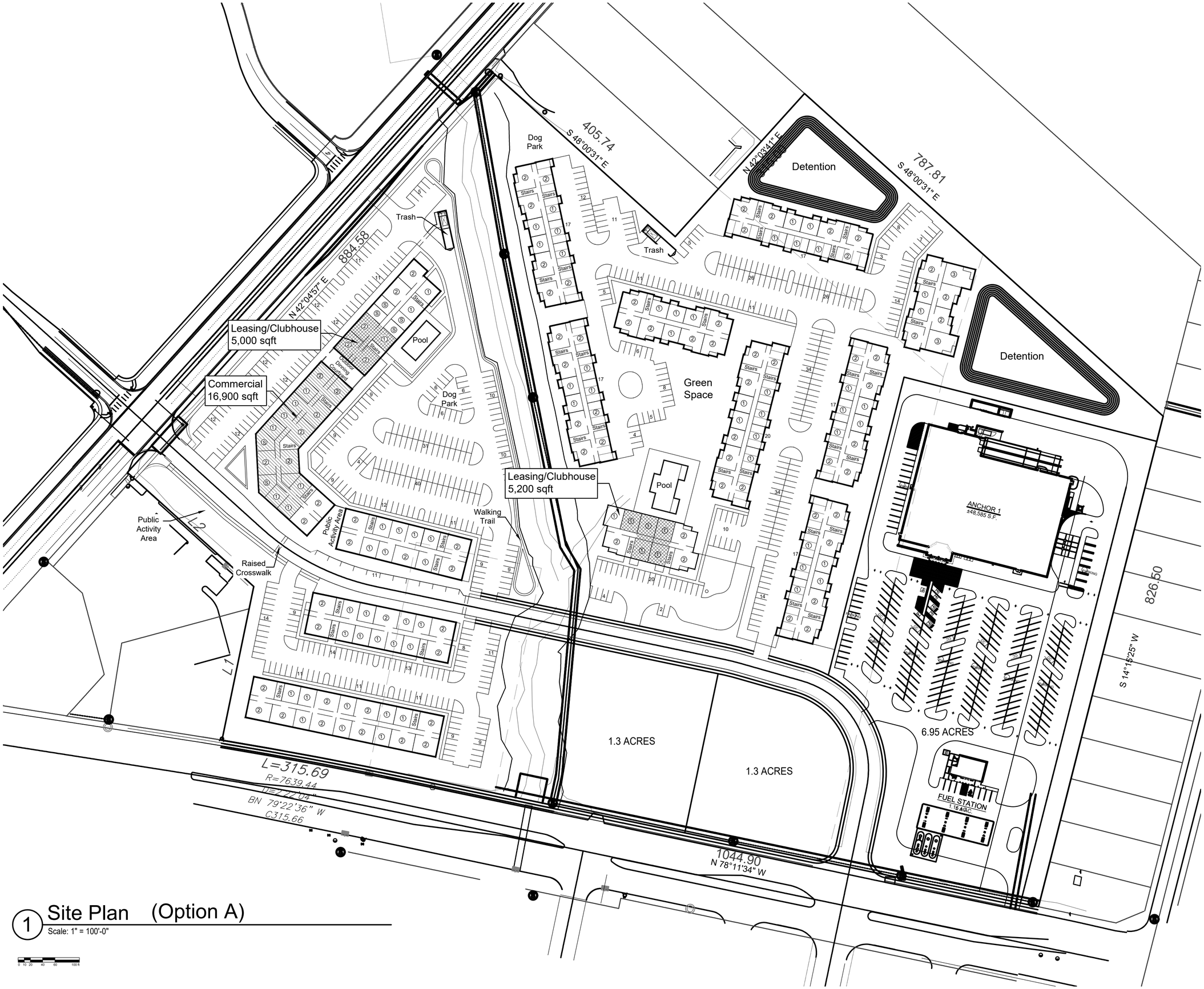
KISHIDA KUNIO
830 WILLOW TREE CIR
CORDOVA TN 38018

CROMWELL CYNTHIA C
8601 US HWY 70
ARLINGTON TN 38002

SMITH WEIL
8659 MEMPHIS ARLINGTON DR
BARTLETT TN 38133

MANNCO PROPERTY MANAGEMENT LLC
8768 CRADDLE HILL CV
ARLINGTON TN 38002

DAEDALUS INNOVATIONS
950 HARBOR VIEW DR
MEMPHIS TN 38103



1 Site Plan (Option A)

Scale: 1" = 100'-0"

0 10 20 40 60 100 ft

Mixed-Use Site Data:	3-Stories	
Number of bedrooms per unit	Shown number of units	
Studios	16	8%
1 Bedroom	94	47%
2 Bedrooms	91	45%
Total Units	201	100%

Commercial Parking Required 16,900 sqft / 200	85
Leasing/Clubhouse Office Parking Required 5,000 sqft / 200	25
Lofts Parking Required 165 or more dwelling units, 1.32 spaces per dwelling unit.	266
Total Parking Required	376
Total Commercial Parking Provided	85
Total Leasing/Clubhouse Parking Provided	25
Total Lofts Parking Provided	301
Total Parking Provided	411
Parking Ratio 301/201 = 1.5 spaces per unit. This ratio does not include parking for Leasing/Clubhouse/Commercial	

Lofts Site Data:	3-Stories	
Number of bedrooms per unit	Shown number of units	
1 Bedroom	108	43%
2 Bedrooms	135	54%
3 Bedrooms	6	3%
Total Units	249	100%

Leasing/Clubhouse Office Parking Required 5,200 sqft / 200	26
Lofts Parking Required 165 or more dwelling units, 1.32 spaces per dwelling unit.	331
Total Parking Required	357
Total Leasing/Clubhouse Parking Provided	26
Total Lofts Parking Provided	368
Total Parking Provided	394
Parking Ratio 368/249 = 1.5 spaces per unit. This ratio does not include parking for Leasing/Clubhouse/Commercial	

Site Design Concept

May 1, 2025

Union Depot First Addition

Bartlett, Tennessee

Shapiro & Company Architects, p.c.

901.685.9001 | www.shapiroandco.com

Melissa McAfee

From: Kim Taylor
Sent: Thursday, May 29, 2025 3:02 PM
To: Melissa McAfee
Subject: FW: [External]Concerns about Proposed Union Depot #2

Kimberly Taylor | Director of Planning and Economic Development
6382 Stage Road • Bartlett, TN 38134
office (901) 385-6417 • mobile (901) 734-8003

Bartlett
TENNESSEE
HOMETOWN PROUD

From: Sturgell . <jimmindy@hotmail.com>
Sent: Wednesday, May 28, 2025 6:19 PM
To: Kim Taylor <ktaylor@cityofbartlett.org>
Subject: [External]Concerns about Proposed Union Depot #2

WARNING This email originated from outside of The City of Bartlett. **Do not click links or open attachments unless you recognize the sender and know that the content is safe.**

Planning Director Kim Taylor,

As residents of Bartlett, we urge you and other city officials to cautiously consider the long-term effects and possibly unforeseen consequences of a second Union Depot development across from the current one.

Building **two high-density housing developments** literally across the street from each other could have a devastating effect on area traffic and accidents, particularly at the already busy intersections of Stage/Highway 64 and Stage/Kirby-Whitten. The coming gridlock will affect the entire city. With this in mind, we have a few questions:

1. Was a traffic study done for the current Union Depot development? How can we access it?
2. Has a new traffic study been done for the proposed development?
3. If not, will it be done before the Board of Mayor and Aldermen vote on granting the permit?

We look forward to hearing from you.

Best Regards,

Jim and Mindy Sturgell
3100 Briarly Lane, Bartlett

Bartlett
TENNESSEE
HOMETOWN PROUD

PC Final Plan Application

Date: 05/05/2025

Project Information

Property Address:	7642 Highway 70	Present Zoning:	C-H (front half), RS-12 (Back half)
Project Name:		# of Lots:	2

Description: Paper Subdivision

Applicant / Owner

Applicant Name:	Hazem Shoman	Owner Name:	Hazem Shoman
Company Name:	Shine & Roll Group LLC	Company Name:	ELEPHANT CARWASH LLC
Address:	166 Dana Dr	Address:	166 Dana Dr
City, State, Zip:	Collierville, TN 38017	City, State, Zip:	Collierville, TN 38017
Phone:	916-559-1155	Phone:	916-559-1155
Email:	cdonhardt@reavesfirm.com	Email:	cdonhardt@reavesfirm.com

Architect / Engineer

Architect Contact:	N/A	Architect Contact:	Ian Marie
Company Name:		Company Name:	The Reaves Firm
Address:		Address:	6800 Poplar Ave, 101
City, State, Zip:		City, State, Zip:	Memphis, TN 38138
Phone:		Phone:	901-761-2016
Email:		Email:	kay@reavesfirm.com

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

Christine Donhardt	05/05/2025
Name	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

Final Subdivision Plan/Plat Checklist

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

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

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

x Subdivision name and location

x Location sketch map

x Date

x "Grid" or "true" north point

x Name of adjoining landowers, developments

x Written boundary survey

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

x Buildings setback lines

x Reservations for all easements

N/A Areas dedicated for public use

x Areas of non-residential use

N/A Areas of flood hazard

x Lots numbered in numerical order

x Landscaped buffer strips

N/A Street names

N/A Restrictive covenants

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

x Lot lines

x Street & road lines

N/A Alley lines

The following completed certificates where applicable:

x Owner

x Surveyor or Engineer

x Storm drainage

x Board of Mayor and Aldermen

x Planning Commission

x Mortgagee

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

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

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

INCOMPLETE APPLICATIONS WILL NOT BE PROCESSED

The Reaves Firm INCORPORATED

Planning
Engineering
Landscape Architecture
Land Surveying

May 5, 2025

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

RE: 7642 Highway 70 (Summer Ave)

Dear Mr. Harris:

On behalf of Shine and Roll Group LLC and Elephant Car Wash LLC, we are submitting the enclosed applications for property at 7642 Highway 70 (Summer Ave.). The application for Final Plan for the paper subdivision and the Site Plan for the Shine and Roll Car Wash. As you know the Construction and Master Plan were approved in 2023.

On May 1, 2025, we had a voluntary neighborhood meeting at the site. Our client heard the concerns of the neighbors and has agreed to build the tallest fence allowed without a variance, not allow load music to be played by staff or patrons, be only open for operation between the hours of 8 am-7 pm Monday – Saturday and 9 am – 6 pm Sunday, and have a gate across the front entrance that is closed when no employees are present. Please note that this plan proposes to leave the northern section of the property wooded. The neighbors have concerns about the wooded area being too easily accessible and requested that it be fenced off; therefore, our client will be enclosing the back portion of the lot with a site proof fence.

Your consideration of this application is greatly appreciated.

Sincerely,

Mike Davis, RLA

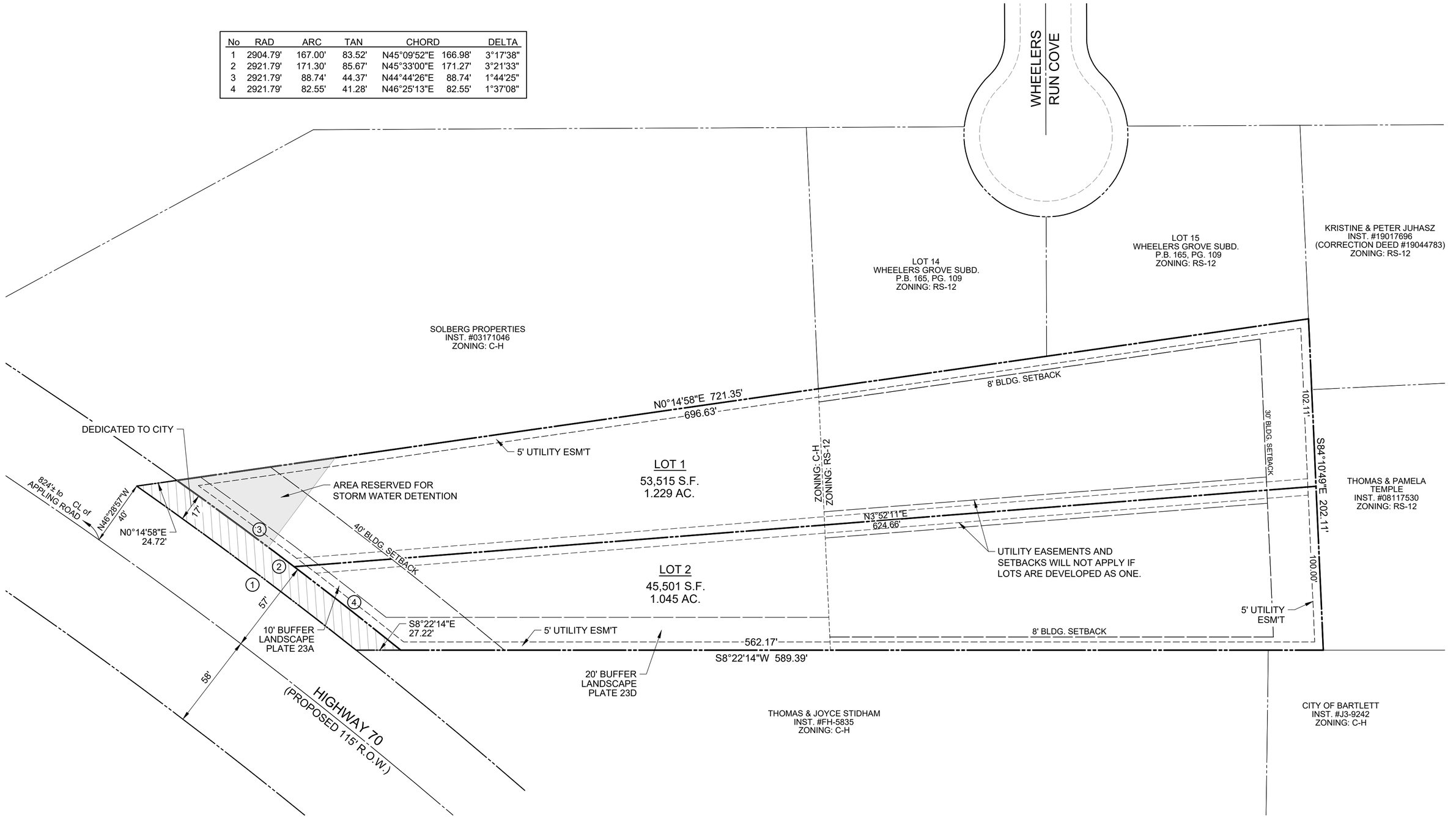
6800 Poplar Avenue, Suite 101 Memphis, TN 38138 T. 901.761.2016 / F. 901.763.2847

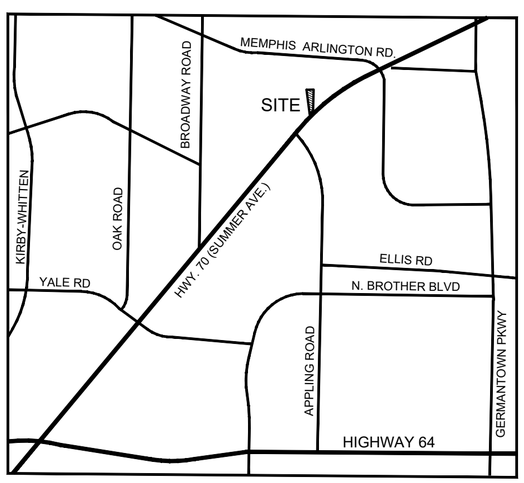
PROPERTY DESCRIPTION

BEING A SURVEY OF THE VICKIE MCGEE ALLEN, DEBBIE RAE ALLEN, TAMMY TURNER NAVARRE AND MICHAEL ANDREW MCGEE PROPERTY AS DESCRIBED IN THE AFFIDAVIT OF HEIRSHIP AS RECORDED IN INSTRUMENT 21117594 AT THE SHELBY COUNTY REGISTER'S OFFICE, LOCATED IN BARTLETT, SHELBY COUNTY, TENNESSEE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE CENTERLINE OF SUMMER AVENUE (U.S. HIGHWAY 70) (PUBLIC RIGHT-OF-WAY VARIES), SAID POINT BEING 824 FEET, MORE OR LESS, FROM THE INTERSECTION OF THE CENTERLINE SAID SUMMER AVENUE WITH THE CENTERLINE OF APPLING ROAD (84.00 FOOT WIDE PUBLIC RIGHT-OF-WAY); THENCE N46°28'57"W A DISTANCE OF 40.00 FEET TO A POINT ON THE EXISTING NORTH RIGHT-OF-WAY LINE OF SAID SUMMER AVENUE, SAID POINT HAVING A TENNESSEE STATE PLANE COORDINATE OF NORTH 348841.23 – EAST 831280.42, SAID POINT BEING THE POINT OF BEGINNING; THENCE N00°14'58"E PASSING THROUGH A FOUND METAL POST 26.12 FEET NORTH OF THE POINT OF BEGINNING, SAID METAL POST BEING THE SOUTHEAST CORNER OF THE PROPERTY SHOWN ON THE FINAL PLAT FOR THE SONIC DRIVE-IN AS RECORDED IN PLAT BOOK 206, PAGE 51, ALONG THE EAST LINE OF THE SAID SONIC DRIVE-IN AND ALONG THE EAST LINE OF LOTS 14 AND 15 OF THE WHEELER'S GROVE SUBDIVISION A TOTAL MEASURED DISTANCE OF 721.35 FEET (CALL 722.00 FEET) TO A FOUND IRON PIN AT THE NORTHEAST CORNER OF SAID LOT 15, SAID IRON PIN LIES ON THE SOUTH LINE OF THE KRISTINE JUHASZ AND HUSBAND PETER JUHASZ PROPERTY AS RECORDED IN INSTRUMENT 19017696; THENCE S84°10'49"E ALONG THE SOUTH LINE OF THE SAID JUHASZ PROPERTY AND ALONG THE SOUTH LINE OF THE THOMAS D. TEMPLE AND WIFE PAMELA J. TEMPLE PROPERTY A DISTANCE OF 08117530 A MEASURED DISTANCE OF 202.11 FEET (CALL 261.00 FEET) TO A POINT ON THE WEST LINE OF THE CITY OF BARTLETT PROPERTY AS RECORDED IN INSTRUMENT J3-9242; THENCE S08°22'14"W ALONG THE WEST LINE OF THE CITY OF BARTLETT PROPERTY, PASSING THROUGH A FOUND PIPE AT 33.67 FEET, AND ALONG THE WEST LINE OF THE THOMAS L. STIDHAM AND WIFE JOYCE STIDHAM PROPERTY AS RECORDED IN INSTRUMENT FH-5825 A TOTAL MEASURED DISTANCE OF 589.39 FEET (CALL 594.30 FEET) TO A POINT ON THE EXISTING NORTH RIGHT-OF-WAY LINE OF SUMMER AVENUE (40.00 FEET NORTH OF AND PARALLEL TO THE PHYSICAL CENTERLINE); THENCE ALONG THE EXISTING NORTH RIGHT-OF-WAY LINE OF SAID SUMMER AVENUE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 2904.79 FEET, A CALLED AND MEASURED ARC LENGTH OF 167.00 FEET (CHORD S45°09'52"W – 166.98 FEET) TO THE POINT OF BEGINNING AND CONTAINING 101,891 SQUARE FEET OR 2.339 ACRES.

No	RAD	ARC	TAN	CHORD		DELTA
1	2904.79'	167.00'	83.52'	N45°09'52"E	166.98'	3°17'38"
2	2921.79'	171.30'	85.67'	N45°33'00"E	171.27'	3°21'33"
3	2921.79'	88.74'	44.37'	N44°44'26"E	88.74'	1°44'25"
4	2921.79'	82.55'	41.28'	N46°25'13"E	82.55'	1°37'08"





VICINITY MAP

±1"=3000'

N

LOT 2 IS A NON-BUILDABLE LOT. THIS PLAT SHALL BE RE-RECORDED TO COMBINE LOT 1 AND LOT 2 INTO ONE LOT. THE PROPERTY WILL BE ELIGIBLE FOR ONE BUILDING PERMIT.

North

40 0 40

GRAPHIC SCALE IN FEET

SCALE: 1"=40'

SITE DATA CHART

OVERALL LAND AREA	101,891 S.F.
R.O.W. DEDICATION	2,876 S.F.
NET LAND AREA	99,015 S.F.
	2.273 ACRES
ZONING	C-H & RS-12
NUMBER OF LOTS	2
REQUIRED SETBACKS	
FRONT (C-H)	40 FEET
SIDE (C-H)	0 FEET
SIDE (RS-12)	8 FEET
REAR (RS-12)	30 FEET

The Reaves Firm
INCORPORATED
Engineering
Planning
Landscape Architecture
Land Surveying
6800 Poplar Avenue, Suite 101 Memphis, TN 38138
901.761.2016 Fax: 901.763.2847
www.ReavesFirm.com

JOB # 22-0193

FINAL SUBDIVISION PLAT

EGY SUBDIVISION

SUMMER AVENUE, EAST OF APPLING RD.	BARTLETT, TENNESSEE	
NUMBER OF LOTS: 2	2.273 ACRES	PARCEL ID: B0149 00609
DEVELOPER: ELEPHANT CAR WASH, LLC	ENGINEER: THE REAVES FIRM	
100 YEAR FLOOD ELEV: 293.0 ±	FEMA MAP PANEL: 470175 0310G	FEMA MAP DATE: FEB. 6, 2013
MAY 2025	SCALE: 1" = 40'	SHEET 1 OF 2

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kay 20x24 Z:\2022\22-0193 7642 Summer Ave Carwash\02 Civil\Construction\C0.0 Final Plat.dwg May 05, 2025 - 7:54am

OWNER'S CERTIFICATE

I, _____ , the undersigned owner of the property shown hereon, hereby adopt this as my plan of subdivision and dedicate the streets as shown to the public use forever, and hereby certify that I am the owner in fee simple, duly authorized so to act, and that said property is unencumbered by any taxes that have become due and payable.

Signature: _____

Printed Name: _____ , Owner

NOTARY'S CERTIFICATE

State of Tennessee
County of Shelby

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, duly commissioned and qualified, personally appeared _____ , with whom I am personally acquainted, and who, upon oath, acknowledged himself to be _____ of _____ , and he as such _____ executed the forgoing instrument for the purpose therein contained by signing his name as representative of the owner.

In witness whereof, I have hereunto set my hand and affixed my seal this _____ day of _____ , 2025.

Notary Public _____

My Commission Expires _____

MORTGAGEE'S CERTIFICATE

We the undersigned, _____ , Mortgagee of the property shown hereon, hereby adopt this plat as our plan of subdivision and dedicate the streets, rights-of-way, easements, and rights of access as shown to the public use forever, and hereby certify that we are the mortgagee duly authorized so to act and that said property is unencumbered by any taxes which have become due and payable.

Signature: _____

NOTARY'S CERTIFICATE

State of Tennessee
County of Shelby

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, duly commissioned and qualified, personally appeared _____ , with whom I am personally acquainted, and who, upon oath, acknowledged himself to be _____ of _____ , and he as such _____ executed the forgoing instrument for the purpose therein contained by signing his name as representative of the Mortgagee.

In witness whereof, I have hereunto set my hand and affixed my seal this _____ day of _____ , 2025.

Notary Public _____

My Commission Expires _____

PLANNING COMMISSION CERTIFICATE

I,_____, do hereby certify that the City of Bartlett Planning Commission has approved this plat of subdivision for recording.

_____ _____.
Date Secretary, Bartlett Planning Commission (Director of Planning)

BOARD OF MAYOR AND ALDERMEN CERTIFICATE

I,_____, do hereby certify that all required improvements have been installed or that a performance bond or other collateral in sufficient amount to assure completion of all required improvements has been posted for the subdivision shown on this plat and are hereby approved by the City of Bartlett, Tennessee.

_____ _____.
Date Mayor, City of Bartlett

CERTIFICATE OF SURVEY

I,_____, do hereby certify that I am a registered (Professional Civil Engineer) / (Land Surveyor), and that I have surveyed the lands, embraced within the plat or map designated as_____, a subdivision all lying within the corporate limits of the City of Bartlett, Tennessee; said plat or map is a true and correct plat or map of the lands embraced therein, showing the subdivision thereof in accordance with the Subdivision Regulations of the City of Bartlett, Tennessee; I further certify that the survey of the lands embraced within said plat of map has been correctly monumented in accordance with the subdivision regulation of the City of Bartlett, Tennessee.

In witness whereof, I, the said _____, (Professional Civil Engineer)/ (Land Surveyor), hereunto set out hand and affix my seal this_____ Day of _____ , 2025 .

_____.
(Professional Civil Engineer)(Land Survey)
State of Tennessee Certificate No. _____ SEAL

CERTIFICATE OF ADEQUACY OF STORM DRAINAGE

I,_____, do hereby certify that I am a registered Professional Civil Engineer, and that I have designed all storm water drainage for the _____ Subdivision to assure that neither said subdivision nor adjoining property will be damaged or the character of land adjoining property will be damaged or the character of land use affected by the velocity and volume of water entering or leaving same.

In witness whereof, I, the said _____ Professional Civil Engineer, hereunto set out hand and affix my seal this_____ Day of _____, 2025 .

_____.
Professional Civil Engineer
State of Tennessee Certificate No. _____ SEAL

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JOB # 22-0193

MASTER PLAN

EGY SUBDIVISION

SUMMER AVENUE, EAST OF APPLING RD.		BARTLETT, TENNESSEE
NUMBER OF LOTS: 2	2.273 ACRES	PARCEL ID: B0149 00609
DEVELOPER: ELEPHANT CARWASH, LLC		ENGINEER: THE REAVES FIRM
100 YEAR FLOOD ELEV: 293.0 ±	FEMA MAP PANEL: 470175 0310G	FEMA MAP DATE: FEB. 6, 2013
MAY 2025	SCALE: n/a	SHEET 2 OF 2

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kay 20x24 Z:\2022\22-0193 7642 Summer Ave Carwash\02 Civil\Construction\C0.0 Final Plat.dwg Apr 30, 2025 - 2:31pm

SHINE & ROLL CAR WASH

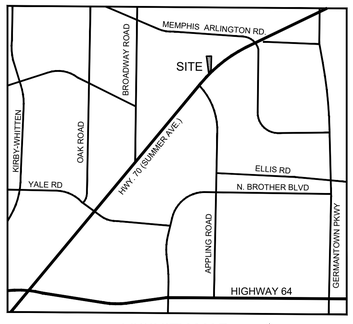
SITE PLAN REVIEW

HIGHWAY 70, EAST OF APPLING ROAD
BARTLETT, TENNESSEE

FOR

SHINE & ROLL GROUP, LLC
166 DANA DRIVE
COLLIERVILLE, TN 38017

MAY 5, 2025



VICINITY MAP
±1"=3000'
N

INDEX

SHEET NO.	TITLE
C1.0	EXISTING CONDITIONS PLAN
C1.1	TREE SURVEY AND PROTECTION PLAN
C2.0	SITE PLAN
C3.0	UTILITY PLAN
C4.0	GRADING & DRAINAGE PLAN
C4.1	HIGHWAY 70 PLAN & PROFILE
C5.0	EROSION CONTROL PLAN
C5.1	EROSION CONTROL DETAILS
LA1.0	LANDSCAPE PLANTING PLAN
LA1.1	ALTERNATIVE FENCING PLAN

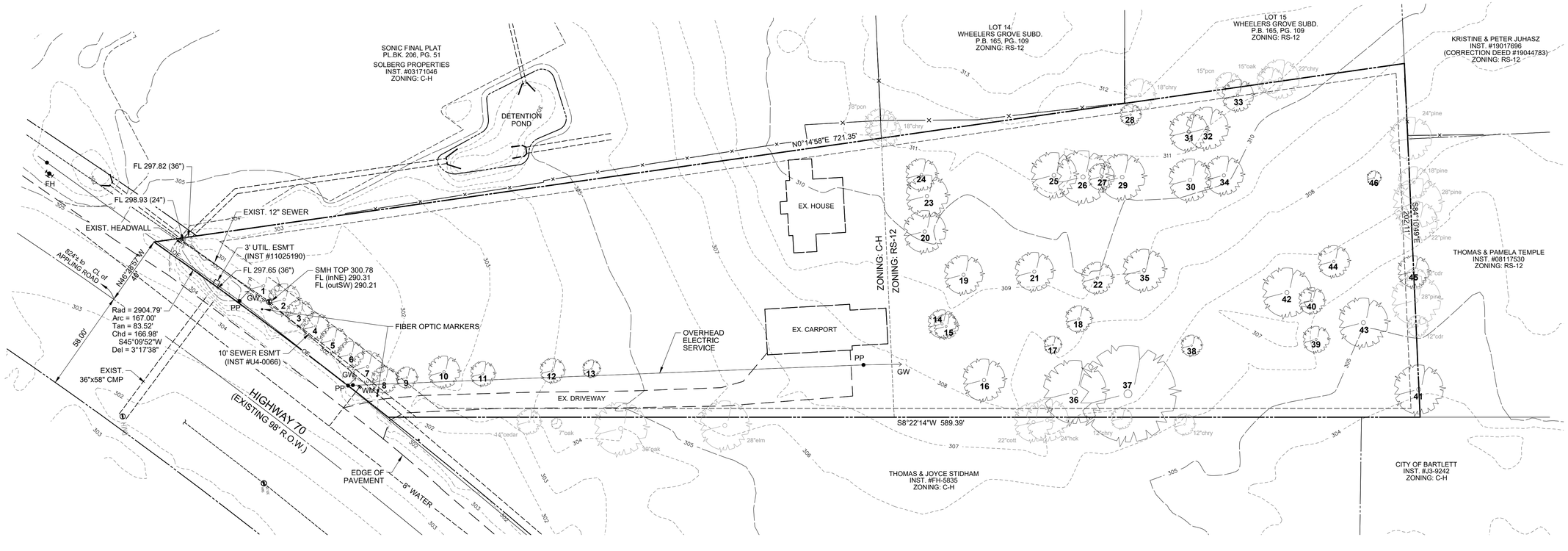
OWNER:
ELEPHANT CARWASH, LLC

DEVELOPER:
SHINE & ROLL GROUP, LLC
166 DANA DRIVE
COLLIERVILLE, TN 38017
916-559-1155

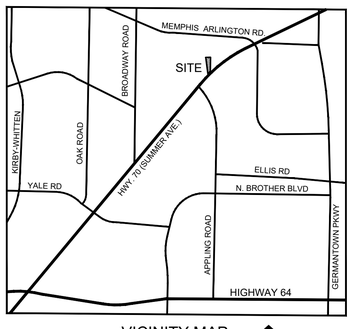
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Tree Table		
Number	Description	Inches
1	Pear	18
2	Pear	18
3	Pear	15
4	Pear	15
5	Pear	15
6	Pear	15
7	Pear	18
8	Pear	15
9	Pear	12
10	Pear	18
11	Pear	14
12	Pear	14
13	Pear	10
14	Cherry	16
15	Elm	14
16	Sycamore	24
17	Elm	10
18	Pear	15
19	Cherry	22
20	Maple	24
21	Cherry	22
22	Trip Cherry	12
23	Maple	24
24	Maple	18
25	Pine	26
26	Pine	30
27	Pine	15
28	Willow	12
29	Pine	26
30	Pine	24
31	Pine	22
32	Pine	24
33	Oak	18
34	Pine	22
35	Hickory	24
36	Oak	36
37	Oak	55
38	Elm	12
39	Poplar	15
40	Cherry	15
41	Pine	28
42	Pine	28
43	Oak	28
44	Pine	18
45	Pine	18
46	Oak	18



VICINITY MAP
±1"=3000'
N

OWNER:
ELEPHANT CARWASH, LLC

DEVELOPER:
SHINE & ROLL GROUP, LLC

166 DANA DRIVE
COLLIERVILLE, TN 38017
916-559-1155

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NOT FOR CONSTRUCTION

ITEM No.	DESCRIPTION of CHANGE	APPROVAL DATE

IAN MARIE CARWILE
REGISTERED ENGINEER
No. 129173
STATE OF TENNESSEE
5/1/25

EGY SUBDIVISION
DEVELOPER: SHINE & ROLL GROUP, LLC
ENGINEER: THE REAVES FIRM, INC.

North
30 0 30
GRAPHIC SCALE IN FEET
SCALE: 1"=30'

SHEET 1 of 1
C1.0

DIVISION OF ENGINEERING

EXISTING CONDITIONS PLAN

LOCATION: HIGHWAY 70, ±824' EAST OF CL OF APPLING RD.

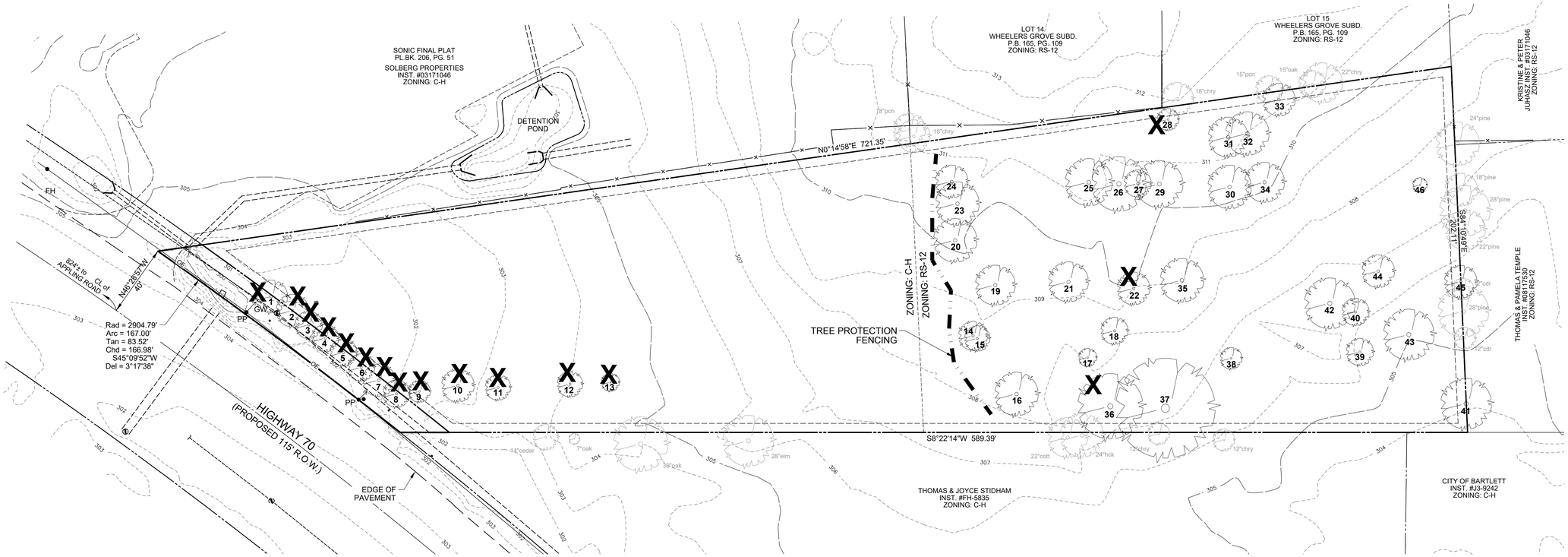
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DRAFTED	EKM	DATE	5/25	SCALE	1"=30'
DESIGN BY	TRF	DATE	5/25	CHECKED	DATE

REVIEWED

CITY ENGINEER DATE

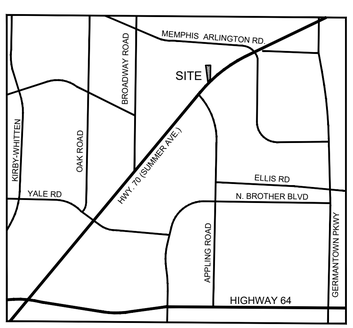
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kay 24-58 Z:\2022\22-0193 7942 Summer Ave Carwash\02 Civil\Construction\C1.0 Existing Conditions Plan.dwg May 05, 2025 - 8:04am

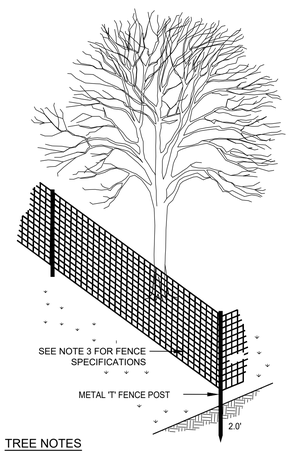


Tree Table				
Number	Description	Inches	Save/Remove	Condition
1	Pear	18	REMOVE	
2	Pear	18	REMOVE	
3	Pear	15	REMOVE	
4	Pear	15	REMOVE	
5	Pear	15	REMOVE	
6	Pear	15	REMOVE	
7	Pear	18	REMOVE	
8	Pear	15	REMOVE	
9	Pear	12	REMOVE	
10	Pear	18	REMOVE	
11	Pear	14	REMOVE	
12	Pear	14	REMOVE	
13	Pear	10	REMOVE	
14	Cherry	16	SAVE	FAIR
15	Elm	14	SAVE	FAIR
16	Sycamore	24	SAVE	GOOD
17	Elm	10	SAVE	GOOD
18	Pear	15	SAVE	FAIR
19	Cherry	22	SAVE	FAIR
20	Maple	24	SAVE	GOOD
21	Cherry	22	SAVE	GOOD
22	Trip Cherry	12	REMOVE	POOR
23	Maple	24	SAVE	GOOD
24	Maple	18	SAVE	GOOD
25	Pine	26	SAVE	GOOD
26	Pine	30	SAVE	GOOD
27	Pine	15	SAVE	GOOD
28	Willow	12	REMOVE	POOR
29	Pine	26	SAVE	GOOD
30	Pine	24	SAVE	GOOD
31	Pine	22	SAVE	GOOD
32	Pine	24	SAVE	GOOD
33	Oak	18	SAVE	GOOD
34	Pine	22	SAVE	GOOD
35	Hickory	24	SAVE	GOOD
36	Oak	36	REMOVE	POOR
37	Oak	55	SAVE	GOOD
38	Elm	12	SAVE	GOOD
39	Poplar	15	SAVE	GOOD
40	Cherry	15	SAVE	GOOD
41	Pine	28	SAVE	GOOD
42	Pine	28	SAVE	GOOD
43	Oak	28	SAVE	GOOD
44	Pine	18	SAVE	GOOD
45	Pine	18	SAVE	GOOD
46	Oak	18	SAVE	GOOD

Number of Trees: 46
Caliper Inches: 912



VICINITY MAP
±1"=3000'



TREE NOTES

1. TREES THAT ARE INDICATED TO REMAIN MUST BE PROTECTED WITH CONSTRUCTION FENCE TO THE TREES' DRIP LINE. ALL FENCING MUST BE IN PLACE PRIOR TO ANY CLEARING OR CONSTRUCTION.

2. VERIFY ALL TREE LOCATIONS ALONG PROPERTY LINE.

3. PROVIDE BRIGHT ORANGE MISF-1776 WOVEN FABRIC FENCE WITH 14GA WIRE MESH BACKING FOR TREE PROTECTION. PLACE AND STAKE IN ACCORDANCE WITH MANUFACTURES SPECIFICATIONS.

1 **Tree Protection Fencing Detail**
NTS

TIMOTHY E. McCALL
REGISTERED
LANDSCAPE ARCHITECT
TENNESSEE NO. 1697
5-5-25

OWNER:
ELEPHANT CARWASH, LLC
DEVELOPER:
SHINE & ROLL GROUP, LLC
166 DANA DRIVE
COLLIERVILLE, TN 38017
916-559-1155

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ITEM No.	DESCRIPTION of CHANGE	APPROVAL DATE

TIM R. SCHUMACHER
REGISTERED
AGRICULTURE
LANDSCAPE ARCHITECT
TENNESSEE NO. 01135
5/5/2025

EGY SUBDIVISION
DEVELOPER: SHINE & ROLL GROUP, LLC
ENGINEER: THE REAVES FIRM, INC.

North
30 0 30
GRAPHIC SCALE IN FEET
SCALE: 1"=30'

SHEET 1 of 1 C1.1

DIVISION OF ENGINEERING

TREE SURVEY and PROTECTION PLAN

LOCATION: HIGHWAY 70, ±824' EAST OF CL OF APPLING RD.

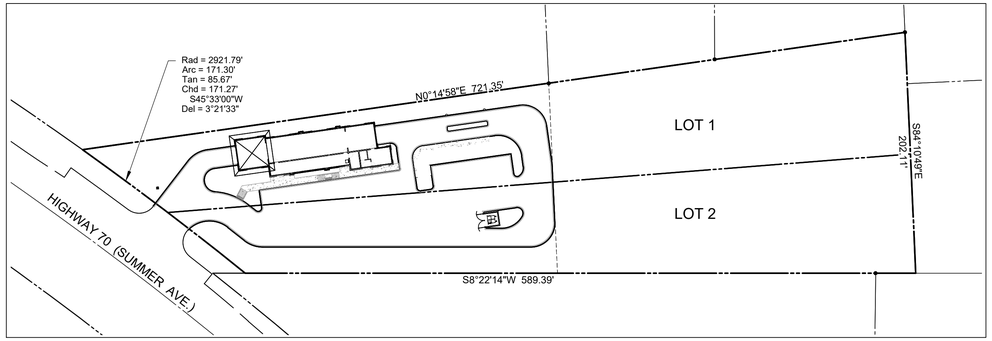
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DRAFTED EKM DATE 5/25 SCALE 1"=30'
DESIGN BY TRF DATE 5/25 CHECKED DATE

REVIEWED

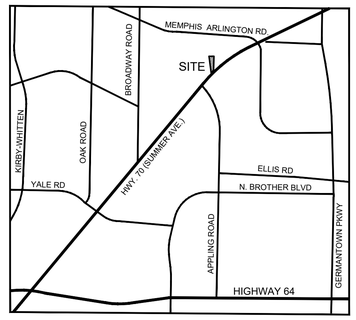
CITY ENGINEER DATE

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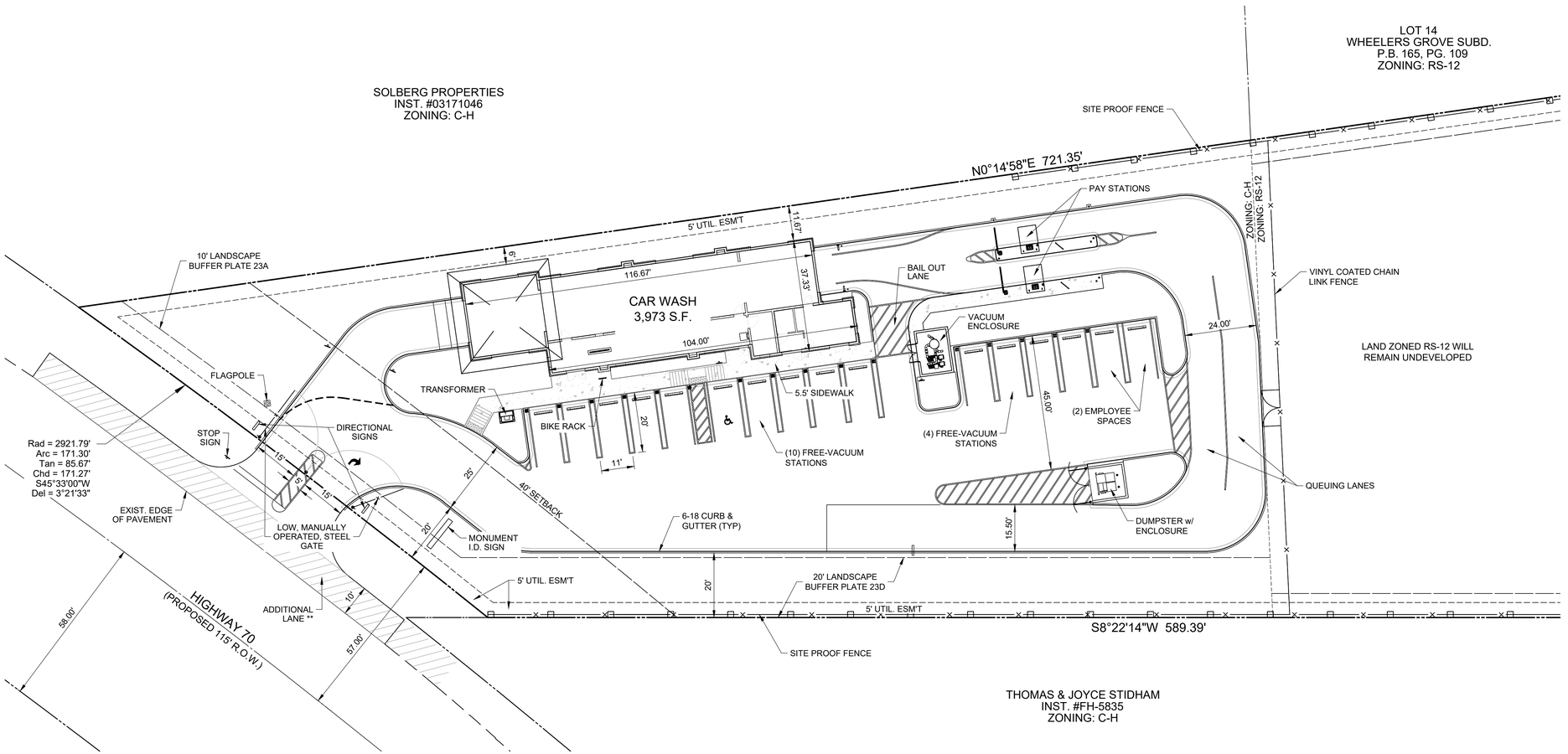
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OVERALL PROPERTY
1" = 60'



VICINITY MAP
±1"=3000'
N



THOMAS & JOYCE STIDHAM
INST. #FH-5835
ZONING: C-H

PROPOSED DEVELOPMENT IN C-H ZONING
1" = 20'

** ADDITIONAL 10' WIDE LANE ALONG THE SUMMER AVENUE FRONTAGE SHALL BE FULL-DEPTH IN ACCORDANCE WITH TDOT SPECIFICATIONS.

SITE DATA CHART

LAND AREA	99,015 S.F. 2.273 ACRES
ZONING	C-H
USE	TUNNEL CAR WASH
BLDG. AREA	3973 S.F.
MAX. BLDG. HEIGHT	34'-8" FT.
PARKING PROVIDED	
VACUUM STATIONS	14 SPACES
EMPLOYEE SPACES	2 SPACES
GREEN SPACE REQUIRED	35%
GREEN SPACE PROVIDED	71%

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

ITEM No.	DESCRIPTION of CHANGE	APPROVAL DATE

OWNER:
ELEPHANT CARWASH, LLC

DEVELOPER:
SHINE & ROLL GROUP, LLC

166 DANA DRIVE
COLLIERVILLE, TN 38017
916-559-1155

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www.ReavesFirm.com

IAN MARIE ... REGISTERED ENGINEER ... 5/14/25 ... STATE OF TENNESSEE

EGY SUBDIVISION
DEVELOPER: SHINE & ROLL GROUP, LLC
ENGINEER: THE REAVES FIRM, INC.

SHEET 1 of 1
C2.0

DIVISION OF ENGINEERING

SITE PLAN

LOCATION: HIGHWAY 70, ±824' EAST OF CL OF APPLING RD.

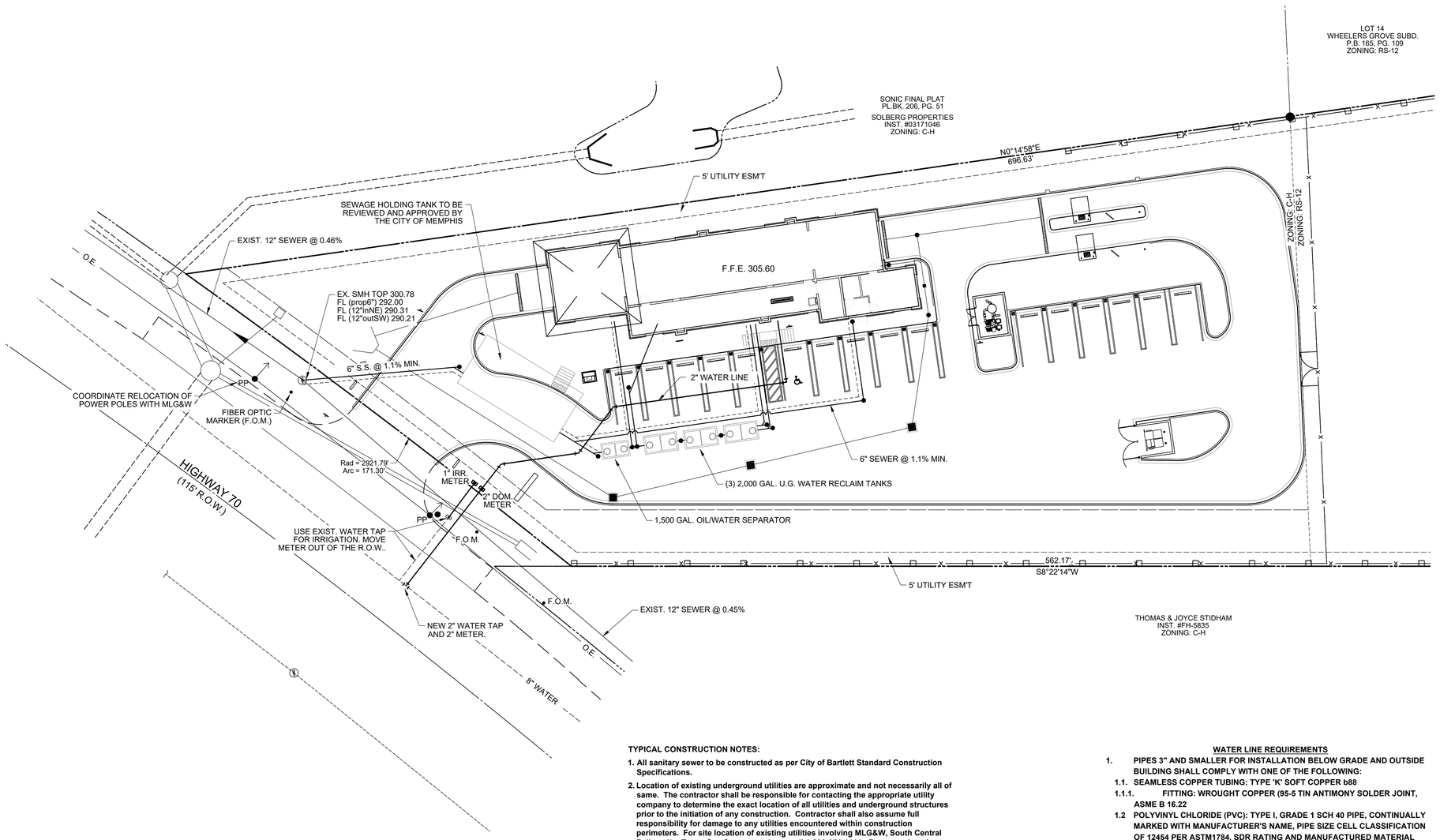
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DESIGN BY	TRF	DATE	5/25	CHECKED	DATE

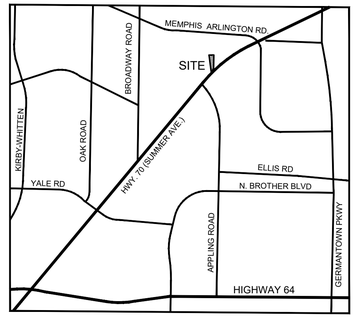
REVIEWED

CITY ENGINEER DATE

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kay 24x36 Z:\2022\22-0193 7642 Summer Ave Carwash\02 Civil\Construction\C2.0 Site Plan.dwg May 05, 2025 - 11:03am





VICINITY MAP
±1"=3000'
N

NOTES:

1. All design, construction, and materials shall be in compliance with the city of bartlett specifications and standards.
2. The contractor shall notify the city of bartlett engineering office at 901-385-6499 a minimum of 24 hours prior to commencing construction.
3. All newly cut and/or filled areas lacking adequate vegetation shall be seeded, fertilized, mulched, and/or sodded as required to prevent soil erosion.
4. The contractor shall not enter upon, work upon nor cause damage to any adjacent properties without prior permission from said property owner.
5. All fill and/or trench backfill shall be compacted to 95 percent standard proctor. Moisture content not to exceed 3% above or below optimum moisture (standard proctor d698). Jetting or flooding of trenches or other backfill is not allowed.
6. The contractor shall be responsible for notifying utility companies which maintain a utility line within the boundaries of the project prior to the initiation of any construction on the project or in the streets bordering the project. The contractor shall also assume the responsibility for any damage to utility lines whether shown on the construction plans or not, during the work on the project.
7. For underground utility locations, call 1-800-351-1111.
8. Contractor to adjust all utility fixtures, manholes, and drain structures to conform to proposed grades.

TYPICAL CONSTRUCTION NOTES:

1. All sanitary sewer to be constructed as per City of Bartlett Standard Construction Specifications.
2. Location of existing underground utilities are approximate and not necessarily all of same. The contractor shall be responsible for contacting the appropriate utility company to determine the exact location of all utilities and underground structures prior to the initiation of any construction. Contractor shall also assume full responsibility for damage to any utilities encountered within construction perimeters. For site location of existing utilities involving MLG&W, South Central Bell, and/or Texas Gas Company, please call 1-800-351-1111. For sewer locations, call 901-529-8025.
3. Contractor shall ensure uninterrupted sewer service on existing sewer and service connections by providing ample temporary wastewater pumping and/or bypassing.
4. Contractor shall maintain access to all properties.
5. Contractor shall notify the City of Bartlett Engineering Office at 901-385-6499 a minimum of 24 hours prior to beginning construction.
6. All areas in cut or fill where vegetation has been removed shall be seeded, mulched, fertilized, and/or sodded as required to prevent erosion.
7. All sewer manhole lids in open areas are to be constructed 1.5' above grade a minimum 1.0' above the 100-year flood elevation (alt. sealed cover & vent stack). In backyards, manhole lids are to be 1.5' above the initial grade, 0.5' above the final grade.
8. Sanitary Sewer, including service connections having less than 18" clearance (outside of pipes) with drainage or in filled areas shall be Class 50 DIP or concrete encased, 10' both sides of crossing. All ductile iron pipe shall be polyethylene lined or shall be treated with Protecto 401 or an approved equivalent.
9. Contractor shall verify existing data and report any significant discrepancies to the Engineer.
10. No trees. shrubs, permanent structures or other utilities (except for crossings) will be allowed within sanitary sewer easement.
11. 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.
12. Contractor shall adjust the top of any existing SMH, cleanouts, or other utility connection at ground surface to match new final grade elevations. contractor shall adjust any new utility features to match final grade elevations as necessary.
13. Contractor shall coordinate with utility company and subcontractors to provide reasonable time for the Tenant contractor to install all underground and under slab conduits, detector, loops, etc. prior to placement of base material in areas to receive final pavement section or building slabs and foundations.

WATER LINE REQUIREMENTS

1. PIPES 3" AND SMALLER FOR INSTALLATION BELOW GRADE AND OUTSIDE BUILDING SHALL COMPLY WITH ONE OF THE FOLLOWING:
   - 1.1. SEAMLESS COPPER TUBING: TYPE 'K' SOFT COPPER b88
   - 1.1.1. FITTING: WROUGHT COPPER (95-5 TIN ANTIMONY SOLDER JOINT, ASME B 16.22
   - 1.2 POLYVINYL CHLORIDE (PVC): TYPE I, GRADE 1 SCH 40 PIPE, CONTINUALLY MARKED WITH MANUFACTURER'S NAME, PIPE SIZE CELL CLASSIFICATION OF 12454 PER ASTM1784, SDR RATING AND MANUFACTURED MATERIAL CLASSIFICATION PER ASTM D1785 & D2665.
   - 1.2.1 PIPE JOINTS: INTEGRALLY MOLDED BELL ENDS, ASTM D2672
2. WATER LINES 4 TO 16 INCHES FOR INSTALLATION BELOW GRADE AND OUTSIDE BUILDING SHALL COMPLY WITH ONE OR COMBINATION OF THE FOLLOWING:
   - 2.1. DUCTILE IRON WATER PIPE: AWWA C151, PRESSURE 350 (4"-12") PRESSURE CLASS 250 (14"-16")
   - 2.1.1. FITTINGS: EITHER MECHANICAL JOINT OR PUSH ON JOINT
   - 2.2. POLYVINYL CHLORIDE (PVC) WATER PIPE: PIPE, AWWA C900, RATED DR18 (CLASS 150), CONTINUALLY MARKED AS REQUIRED
   - 2.2.1. ELASTOMER GASKETS AND LUBRICANT: ASTM F477 FOR SMALLER PIPES
   - 2.2.2. PIPE JOINTS: INTEGRALLY MOLDED BELL ENDS, ASTM D3139
3. NEW DOMESTIC WATER METERS SHALL BE 1-1/2" METER. NEW IRRIGATION METERS SHALL BE 1"-1/2" METER. COORDINATE METER INSTALLATION WITH CITY OF BARTLETT.

SANITARY SEWER REQUIREMENTS

1. SANITARY SEWER PIPELINES SHALL BE PVC, ASTM 3034, RATED SDR 26 PIPE, U.N.O. BY UTILITY COMPANY. PIPE SHALL BE CONTINUALLY MARKED WITH MANUFACTURER'S NAME, PIPE SIZE, CELL CLASSIFICATION, SDR RATING AND ASTMD 3034 CLASSIFICATION WITH INTEGRALLY MOLDED BELL END JOINTS.
2. PIPES AND JOINTS SHALL NOT BE COMPLETELY BACKFILLED UNTIL AFTER INSPECTION, TESTING AND APPROVAL BY THE OWNER/ENGINEER AND LOCAL JURISDICTION, WHERE INDICATED. AIR PRESSURE TEST BETWEEN MANHOLES FOR GRAVITY LINES SHALL BE 3.5 PSI FOR 5 MINUTES WITH NET PRESSURE DROP NOT GREATER THAN 0.5 PSI.
3. FOR DEFLECTION TEST, WHERE REQUIRED, UTILIZE MANDREL WITH DIA. 95% OF INSIDE PIPE DIAMETER.
4. SANITARY SEWER LINES, INCLUDING SERVICE CONNECTIONS, HAVING LESS THAT 18 INCHES (1.5 FEET) OF CLEARANCE OUTSIDE OF THE PIPE WITH DRAINAGE OR IN FILLED AREAS SHALL BE CLASS 50 DUCTILE IRON PIPE (DIP) OR CONCRETE ENCASED TO 10 FEET EACH SIDE OF CROSSING. ALL DIP SHALL BE POLYETHYLENE LINED OR SHALL BE TREATED WITH PROTECTO 401 OR AN APPROVED EQUAL.
5. IF ANY CLEANOUT IS LOCATED IN A PAVED AREA, THEN IT SHALL COMPLY WITH THE DETAIL APPROVED BY BARTLETT CODES WHICH INVOLVES A BRASS CONNECTION AND A CONCRETE COLLAR.
6. TRACER WIRE MUST BE INSTALLED ON ALL SEWER LINES, INCLUDING SERVICES.

North

20 0 20

GRAPHIC SCALE IN FEET

SCALE: 1"=20'

OWNER:
ELEPHANT CARWASH, LLC

DEVELOPER:
SHINE & ROLL GROUP, LLC

166 DANA DRIVE
COLLIERVILLE, TN 38017
916-559-1155

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ITEM No.	DESCRIPTION of CHANGE	APPROVAL DATE

IAN MARIE KEMP
REGISTERED ENGINEER
AGRICULTURAL
No. 128117
STATE OF TENNESSEE
5/1/25

EGY SUBDIVISION

DEVELOPER: SHINE & ROLL GROUP, LLC
ENGINEER: THE REAVES FIRM, INC.

SHEET 1 of 1 C3.0

DIVISION OF ENGINEERING

UTILITY PLAN

LOCATION: HIGHWAY 70, ±824' EAST OF CL OF APPLING RD.

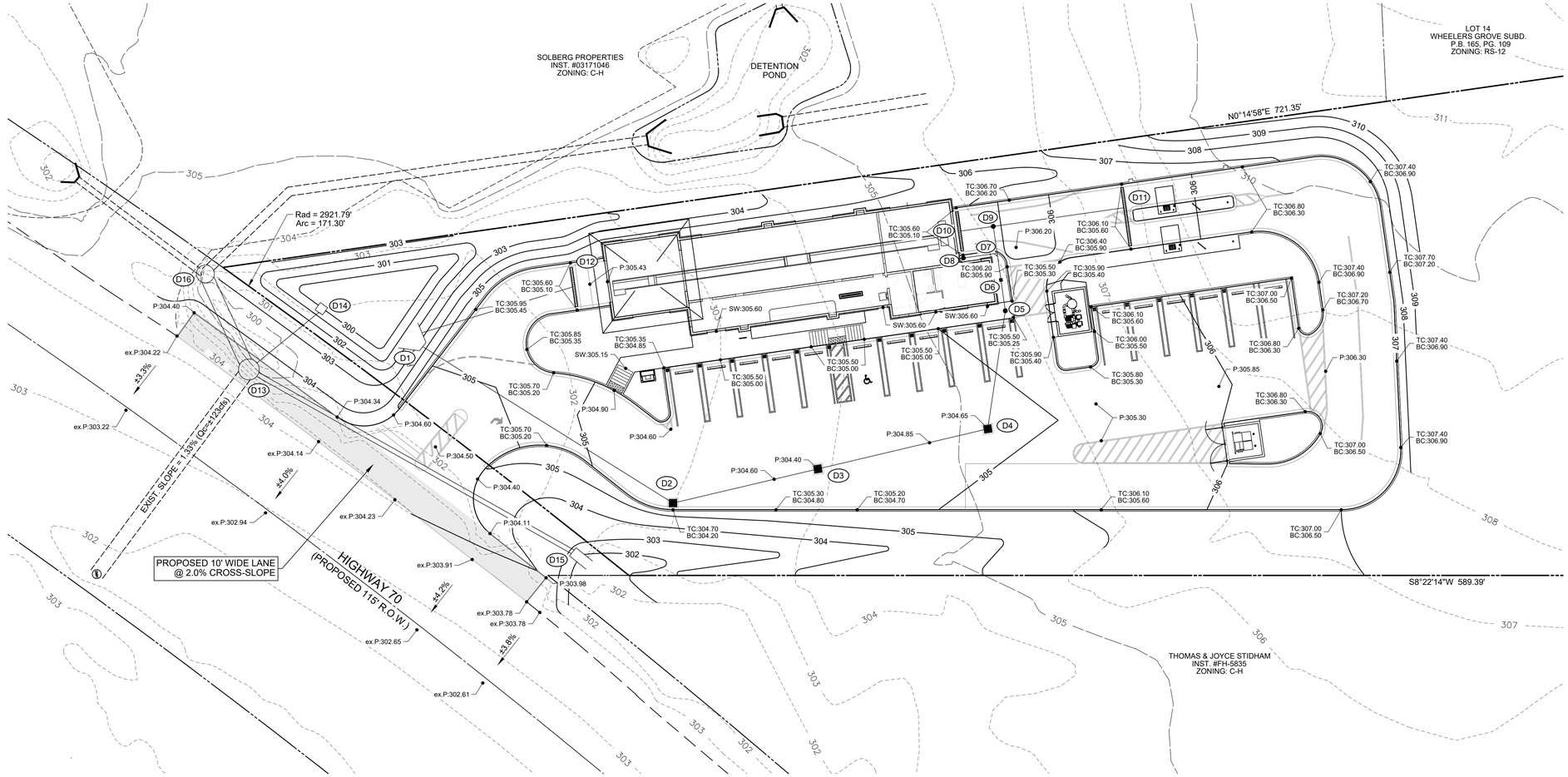
SURVEY	TRF	DATE	10/22	BOOK	
DRAFTED	EKM	DATE	5/25	SCALE	1"=20'
DESIGN BY	TRF	DATE	5/25	CHECKED	DATE

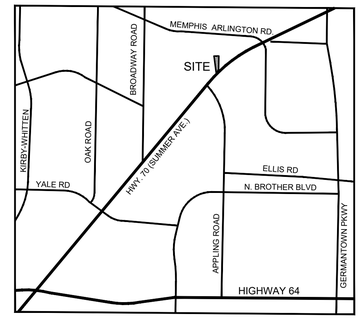
REVIEWED

CITY ENGINEER DATE

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key 24x36 Z:\2022\22-0193 7642 Summer Ave Carwash\02 Civil\Construction\C3.0 Utility Plan.dwg May 05, 2025 - 11:09am





VICINITY MAP
±1"=3000'

N

LEGEND

PROPOSED CONTOUR	XXX
EXISTING CONTOUR	XXX
FINISHED GRADE TOP OF CURB	TC: XXX.X
FINISHED GRADE BOTTOM OF CURB	BC: XXX.X
FINISHED GRADE CONCRETE	C: XXX.X
FINISHED GRADE PAVEMENT	P: XXX.X
FINISHED GRADE SIDEWALK	SW: XXX.X
FINISHED GRADE GRASS	G: XXX.X
DRAINAGE AREA RIDGELINE	
DRAINAGE BASIN AREA	D.A.= X.XX Ac.
EXISTING DRAINAGE	

NOTES:

1. All design, construction, and materials shall be in compliance with the city of bartlett specifications and standards.
2. The contractor shall notify the city of bartlett engineering office at 901-385-6499 a minimum of 24 hours prior to commencing construction.
3. All newly cut and/or filled areas lacking adequate vegetation shall be seeded, fertilized, mulched, and/or sodded as required to prevent soil erosion.
4. The contractor shall not enter upon, work upon nor cause damage to any adjacent properties without prior permission from said property owner.
5. All fill and/or trench backfill shall be compacted to 95 percent standard proctor. Moisture content not to exceed 3% above or below optimum moisture (standard proctor d698). Jetting or flooding of trenches or other backfill is not allowed.
6. The contractor shall be responsible for notifying utility companies which maintain a utility line within the boundaries of the project prior to the initiation of any construction on the project or in the streets bordering the project. The contractor shall also assume the responsibility for any damage to utility lines whether shown on the construction plans or not, during the work on the project.
7. For underground utility locations, call 1-800-351-1111.
8. Contractor to adjust all utility fixtures, manholes, and drain structures to conform to proposed grades.

TYPICAL CONSTRUCTION NOTES:

1. All sanitary sewer to be constructed as per City of Bartlett Standard Construction Specifications.
2. Location of existing underground utilities are approximate and not necessarily all of same. The contractor shall be responsible for contacting the appropriate utility company to determine the exact location of all utilities and underground structures prior to the initiation of any construction. Contractor shall also assume full responsibility for damage to any utilities encountered within construction perimeters. For site location of existing utilities involving MLG&W, South Central Bell, and/or Texas Gas Company, please call 1-800-351-1111. For sewer locations, call 901-529-8025.
3. Contractor shall ensure uninterrupted sewer service on existing sewer and service connections by providing ample temporary wastewater pumping and/or bypassing.
4. Contractor shall maintain access to all properties.
5. Contractor shall notify the City of Bartlett Engineering Office at 901-385-6499 a minimum of 24 hours prior to beginning construction.
6. All areas in cut or fill where vegetation has been removed shall be seeded, mulched, fertilized, and/or sodded as required to prevent erosion.
7. All sewer manhole lids in open areas are to be constructed 1.5' above grade a minimum 1.0' above the 100-year flood elevation (alt. sealed cover & vent stack). In backyards, manhole lids are to be 1.5' above the initial grade, 0.5' above the final grade.
8. Sanitary Sewer, including service connections having less than 18" clearance (outside of pipes) with drainage or in filled areas shall be Class 50 DIP or concrete encased, 10' both sides of crossing. All ductile iron pipe shall be polyethylene lined or shall be treated with Protecto 401 or an approved equivalent.
9. Contractor shall verify existing data and report any significant discrepancies to the Engineer.
10. No trees. shrubs, permanent structures or other utilities (except for crossings) will be allowed within sanitary sewer easement.
11. 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.
12. Contractor shall adjust the top of any existing SMH, cleanouts, or other utility connection at ground surface to match new final grade elevations. contractor shall adjust any new utility features to match final grade elevations as necessary.
13. Contractor shall coordinate with utility company and subcontractors to provide reasonable time for the Tenant contractor to install all underground and under slab conduits, detector, loops, etc. prior to placement of base material in areas to receive final pavement section or building slabs and foundations.

DRAINAGE TABLES FOR 25 YEAR STORM

Structure	Top	Area	C	Qinlet
HDWL 1				
#10 INLET 2	304.20	0.10	0.77	0.6
#10 INLET 3	304.40	0.08	0.96	0.6
#10 INLET 4	304.65	0.32	0.84	2.2
C.O. 5	305.50			
YARD INLET 6	305.00	0.01	0.35	0.0
WYE 7	n/a			
C.O. (FROM ROOF) 8	305.60	0.08	0.98	0.6
C.O. 9	305.80			
TRENCH DRAIN 10	305.10	0.01	0.98	0.1
TRENCH DRAIN 11	305.60	0.22	0.45	0.7
TRENCH DRAIN 12	305.10	0.02	0.98	0.2
DMH 13	304.20			
* 3x3 O.C.S. 14	302.50	(DETENTION)		
TDOT HDWL 15	303.00	1.78	0.33	3.6
** EXISTING HDWL 16	302.00			68.6 (from Sonic plans)

Downstream From	Inv	To	Upstream Inv	Size	Len	Slp	n	Qcap	Q-25	Vel	DArea
1	300.50	2	301.00	18"	99	0.50%	0.013	7.4	4.7	4.5	0.82
2	301.00	3	301.25	18"	50	0.50%	0.013	7.4	4.2	4.3	0.72
3	301.25	4	301.48	18"	58	0.40%	0.013	6.6	3.6	3.8	0.64
4	301.73	5	301.89	15"	40	0.40%	0.013	4.1	1.4	3.0	0.32
5	301.89	6	301.93	15"	10	0.40%	0.013	4.1	1.4	3.0	0.32
6	301.93	7	301.96	15"	9	0.40%	0.013	4.1	1.4	3.0	0.31
7	301.96	8	302.01	15"	11	0.40%	0.013	4.1	0.6	2.4	0.08
7	301.96	9	302.00	15"	9	0.40%	0.013	4.1	0.8	2.6	0.23
9	302.00	10	302.04	15"	11	0.40%	0.013	4.1	0.1	1.3	0.01
9	302.00	11	302.18	15"	44	0.40%	0.013	4.1	0.7	2.5	0.22
1	301.00	12	301.21	15"	53	0.40%	0.013	4.1	0.2	1.6	0.02
13	298.90	14	299.00	18"	30	0.30%	0.013	(DETENTION)			
13	299.44	15	301.00	15"	125	1.25%	0.013	7.2	3.6	5.9	1.78
13	297.65	16	297.82	34"x53"	35	0.49%	0.013	74.7	68.6	4.5	21.55

* 3x3 INLET WITH 12"Ø OPENING AT ELEVATION 299.00
** REMOVE HDWL AND INSTALL DMH

DETENTION AREA DATA

25 YEAR STORM
D.A. = 2.273 ACRES
PEAK INFLOW = 7.870 cfs
PEAK OUTFLOW = 5.612 cfs
PEAK ELEVATION = 301.53
TOTAL STORAGE = 2,017 C.F.

North

20 0 20

GRAPHIC SCALE IN FEET

SCALE: 1"=20'

OWNER:
ELEPHANT CARWASH, LLC

DEVELOPER:
SHINE & ROLL GROUP, LLC

166 DANA DRIVE
COLLIERVILLE, TN 38017
916-559-1155

The Reaves Firm
INCORPORATED
Engineering
Planning
Landscape Architecture
Land Surveying
6800 Poplar Avenue, Suite 101 Memphis, TN 38138
901.761.2016 Fax: 901.763.2847
www.ReavesFirm.com

FOR REVIEW ONLY
NOT FOR CONSTRUCTION

ITEM No.	DESCRIPTION of CHANGE	APPROVAL DATE

IAN MARIE DUNCAN
REGISTERED ENGINEER
No. 128173
STATE OF TENNESSEE
5/14/25

EGY SUBDIVISION
DEVELOPER: SHINE & ROLL GROUP, LLC
ENGINEER: THE REAVES FIRM, INC.

SHEET 1 of 1

C4.0

DIVISION OF ENGINEERING

GRADING and DRAINAGE PLAN

LOCATION: HIGHWAY 70, ±824' EAST OF CL OF APPLING RD.

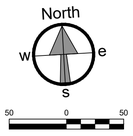
SURVEY TRF DATE 10/22 BOOK
DRAFTED EKM DATE 5/25 SCALE 1"=20'
DESIGN BY TRF DATE 5/25 CHECKED DATE

REVIEWED

CITY ENGINEER DATE

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Christine 24x36 Z:\2022\22-0193 7642 Summer Ave Carwash\02 Civil\Construction\C4.0 Grading and Drainage Plan.dwg May 05, 2025 - 11:11am

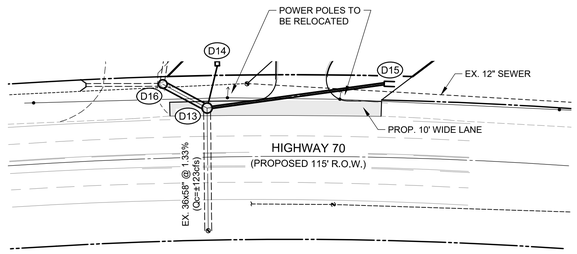


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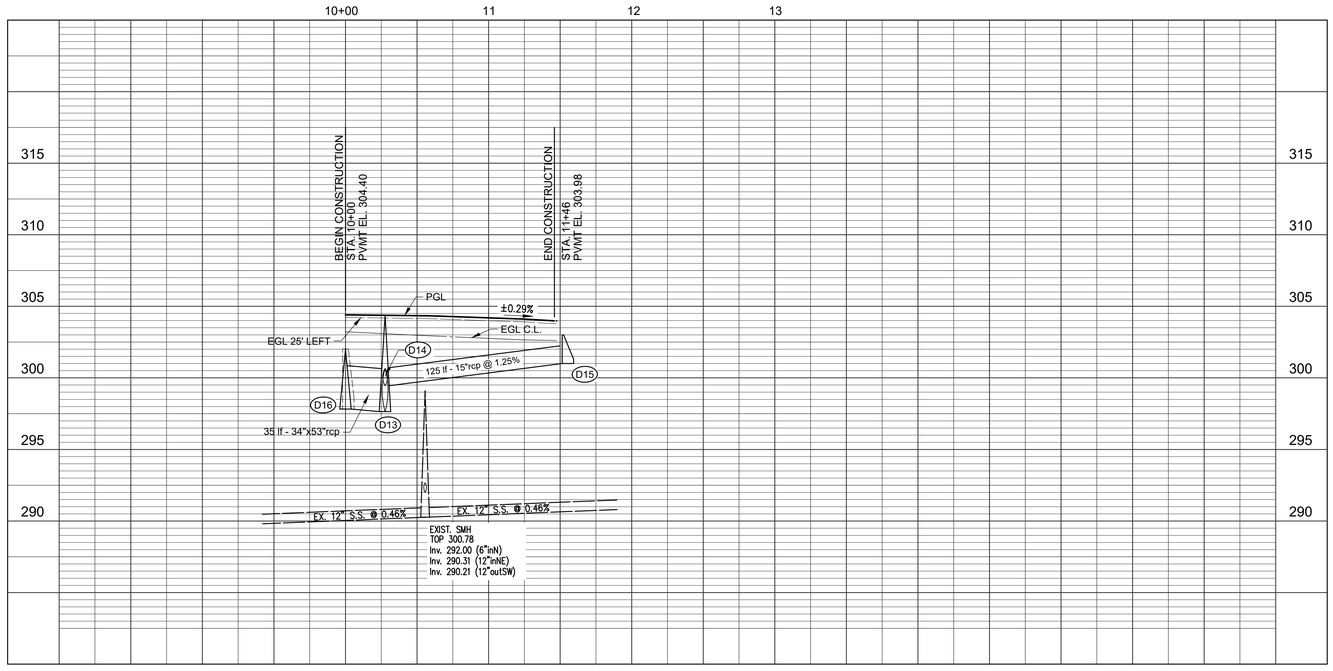


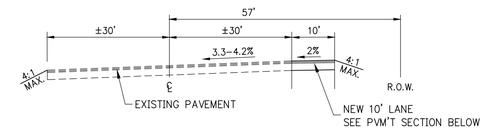
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TYPICAL SECTION (N.T.S.)

PAVEMENT SECTION
- 1-1/4" SURFACE (D MIX)
- 2" BINDER COURSE TDOT 307-BM2
- 4" A MIX
- 10" BASE STONE

FOR REVIEW ONLY
NOT FOR CONSTRUCTION

REVISIONS

ITEM No.	DESCRIPTION of CHANGE	APPROVAL DATE

IAN MARIE
REGISTERED ENGINEER
AGRICULTURAL
No. 129111
STATE OF TENNESSEE
5/1/25

EGY SUBDIVISION
DEVELOPER: SHINE & ROLL GROUP, LLC
ENGINEER: THE REAVES FIRM, INC.

SHEET 1 OF 1
C4.1

DIVISION OF ENGINEERING

HIGHWAY 70 PLAN and PROFILE

LOCATION: FROM ±824' to 970' EAST OF APPLING ROAD
BARTLETT, TENNESSEE

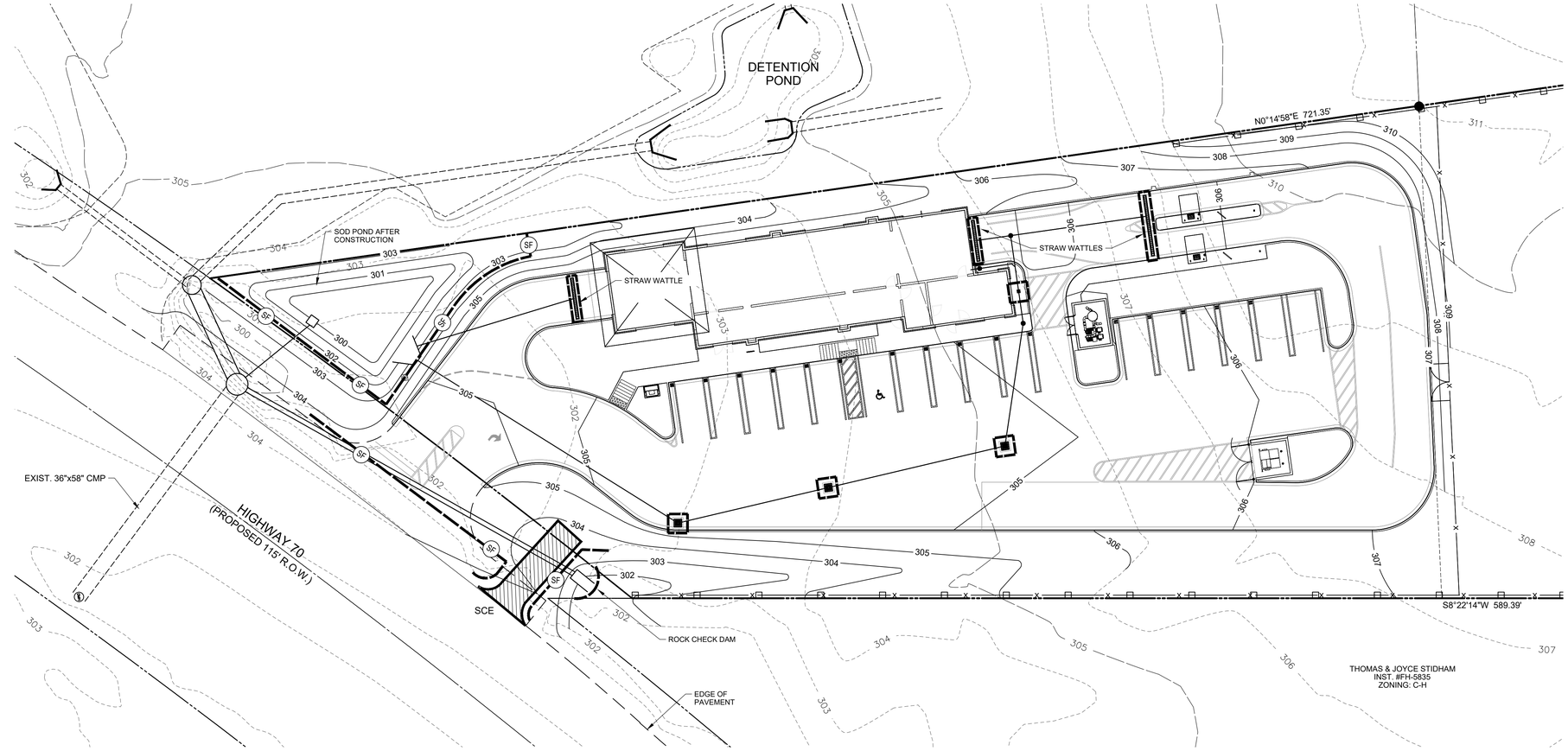
SURVEY	TRF	DATE	10/22	BOOK	
DRAFTED	EKM	DATE	5/25	SCALE	1"=50'H and 1"=5'V
DESIGN BY	TRF	DATE	5/25	CHECKED	DATE

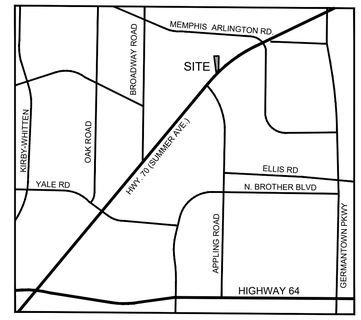
REVIEWED

CITY ENGINEER DATE

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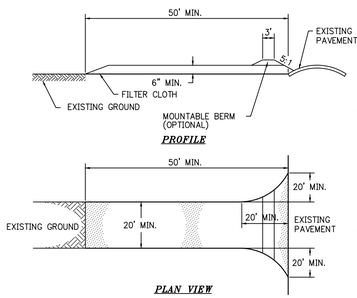


VICINITY MAP
±1"=3000'

N

EROSION CONTROL NOTES:

(a) Clearing and grubbing must be held to the minimum necessary for grading and equipment operation.
(b) Construction must be sequenced to minimize the exposure time of cleared surface area.
(c) Construction must be staged or phased for large projects. Areas of one phase must be stabilized before another phase can be initiated. Stabilization shall be accomplished by temporarily or permanently protecting the disturbed soil surface from rainfall impacts and runoff.
(d) Erosion and sediment control measures must be in place and functional before earth moving operations begin, and must be constructed and maintained throughout the construction period. Temporary measures may be removed at the beginning of the work day, but must be replaced at the end of the work day.
(e) All control measures shall be checked, and repaired as necessary, weekly in dry periods and within 24 hours after any rainfall of 0.5 inches within a 24 hour period. During prolonged rainfall, daily checking and repairing is necessary. The permittee shall maintain records of checks and repairs.
(f) A specific individual shall be designated to be responsible for erosion and sediment controls on each project site.
(g) Pre-construction vegetative ground cover shall not be destroyed, removed or disturbed more than 14 calendar days prior to grading or earth moving.
(h) To the extent feasible, appropriate cover shall be applied within seven days on areas that will remain unfinished for more than 14 calendar days. Examples of cover are grass, sod, straw, mulch, fabric mats, etc..
(i) Permanent soil stabilization with perennial vegetation shall be applied as soon as practicable after final grading.
(j) Erosion and sediment control measures shall be designed according to the size and slope of disturbed or drainage areas, to detain runoff and trap sediment.
(k) Discharges from sediment basins and traps must be through a pipe or lined channel so that the discharge does not cause erosion.
(l) Muddy water to be pumped from excavation and work areas must be held in settling basins or treated by filtration through an approved dewatering bag set-up prior to its discharge off-site, into storm drains or surface waters. Silt fence in NOT ADEQUATE as a filter. Water must be discharged through a pipe or lined channel so that the discharge does not cause erosion and sedimentation. The discharge must not cause an objectionable color contrast within the receiving stream.
(m) There shall be no distinctly visible floating scum, oil or other matter contained in the storm water discharge.
(n) Areas where construction has ceased, either temporarily or permanently, must be stabilized within 14 days.
(o) The storm water discharge must result in no materials in concentrations sufficient to be hazardous or otherwise detrimental to humans, livestock, wildlife, plant life, or fish and aquatic life in the receiving stream.
(p) The ultimate responsibility for the proper functioning of the plan rests with the contractor. The contractor may alter or vary the schedule or plan as the situation or circumstances necessitates, based on good judgment and common sense, to maintain the plan's intended purpose. It is recommended that if any additional erosion or sediment control measures are required, that the contractor refer to the Current Edition of the *Tennessee Erosion and Sediment Control Handbook* for guidance.
(q) Extra care will be needed to ensure that silt is not tracked out onto Summer Avenue.
(r) Metal posts with wire backed fence are required on the proposed silt fences.



STABILIZED CONSTRUCTION EXIT (SCE)
(NTS)

CONSTRUCTION SPECIFICATIONS

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

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

OWNER:
ELEPHANT CARWASH, LLC

DEVELOPER:
SHINE & ROLL GROUP, LLC
166 DANA DRIVE
COLLIERVILLE, TN 38017
916-559-1155

The Reaves Firm INCORPORATED
Engineering
Planning
Landscape Architecture
Land Surveying
4000 Poplar Avenue, Suite 101 Memphis, TN 38138
901.761.2016 Fax: 901.763.2847
www.ReavesFirm.com

FOR REVIEW ONLY
NOT FOR CONSTRUCTION

ITEM No.	DESCRIPTION of CHANGE	APPROVAL DATE

IAN MARIE ... REGISTERED ENGINEER ... No. 128173 ... STATE OF TENNESSEE ... 5/12/25

EGY SUBDIVISION
DEVELOPER: SHINE & ROLL GROUP, LLC
ENGINEER: THE REAVES FIRM, INC.

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

SHEET 1 of 2
C5.0

DIVISION OF ENGINEERING

EROSION CONTROL PLAN

LOCATION: HIGHWAY 70, ±824' EAST OF CL OF APPLING RD.

SURVEY TRF DATE 10/22 BOOK
DRAFTED EKM DATE 5/25 SCALE 1"=20'
DESIGN BY TRF DATE 5/25 CHECKED DATE

REVIEWED

CITY ENGINEER DATE

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Christine 24x36 Z:\2022\22-0193.7\42 Summer Ave Carwash\02 Civil\Construction\C5.0 ECP.dwg, May 05, 2025 - 11:09am

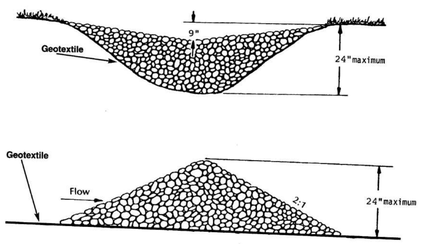
Spacing Between Check Dams

L = The distance such that points A and B are of equal elevation



Figure 1

Height Of Check Dams



Source: GA SWCCC

Figure 2

Straw Wattle Installation Guide

NORTH AMERICAN GREEN
A tensar company

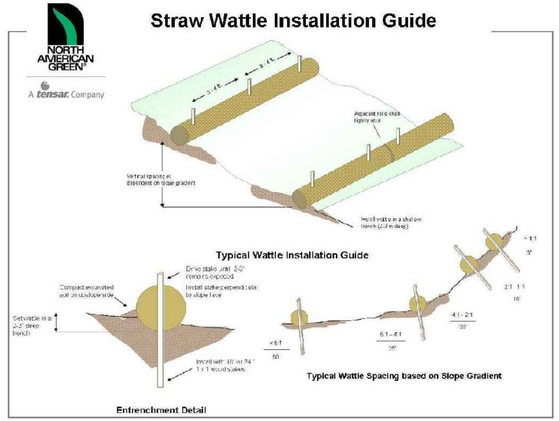


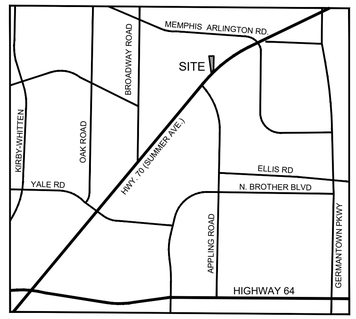
Figure 7.37-1 Wattle Stake Installation

CONSTRUCTION SPECIFICATIONS:

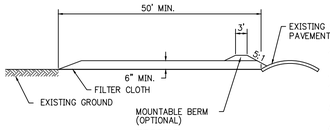
1. *REMOVE ALL ROCKS, CLODS, VEGETATION OR OTHER OBSTRUCTIONS SO INSTALLED WATTLES HAVE DIRECT CONTACT WITH THE UNDERLYING SOIL OR SURFACE.*
2. *INSTALL WATTLE BY LAYING THEM FLAT ON THE GROUND. EXCAVATE A SMALL TRENCH 2"–3" IN DEPTH ON THE CONTOUR AND PERPENDICULAR TO WATER FLOW. SOIL FROM THE EXCAVATION SHOULD BE STORED CLOSE BY FOR USE AFTER THE WATTLE HAS BEEN SETTLED.*
3. *INSTALL WATTLES SO NO GAPS EXIST BETWEEN THE SOIL AND THE BOTTOM OF THE WATTLE. LAP THE ENDS OF ADJACENT WATTLES A MINIMUM OF 6" TO PREVENT FLOW AND SEDIMENT FROM PASSING THROUGH THE FIELD JOINT.*
4. *WOODEN STAKES SHOULD BE USED TO FASTEN THE WATTLES TO THE SOIL.*
5. *DRIVE WOODEN STAKES THROUGH WATTLE AND ANGLED SLIGHTLY AGAINST THE DIRECTION OF FLOW AS SHOWN. INSTALL WOODEN STAKES AT 4' INTERVALS, UNLESS THE WATTLE MANUFACTURER SPECIFIES OTHERWISE, LEAVING LESS THAN 1"–2" OF STAKE EXPOSED ABOVE THE WATTLE. ALTERNATELY, STAKES MAY BE PLACED ON EACH SIDE OF THE WATTLE TYING ACROSS WITH A NATURAL FIBER TWINE OR STAKING IN A CROSSING MANNER ENSURING DIRECT SOIL CONTACT AT ALL TIMES.*
6. *TERMINAL ENDS OF WATTLES MAY BE DOG LEGGED UP SLOPE TO ENSURE CONTAINMENT AND PREVENT CHANNELING OF SEDIMENTATION.*
7. *BACKFILL THE UP–SLOPE LENGTH OF THE WATTLE WITH THE EXCAVATED SOIL AND COMPACT.*
8. *WHERE LONG ROWS ARE REQUIRED ON A SLOPE, THE ENDS OF INDIVIDUAL TUBE SEGMENTS SHOULD BE OVERLAPPED AS SHOWN. WATTLE NETTING SHOULD BE KNITTED MATERIAL WITH ⅛" TO ⅜" OPENINGS AND MADE OF PHOTODEGRADABLE (POLYPROPYLENE, HDPE) OR BIODEGRADABLE MATERIAL.*

Table 7.37-1 Wattle and Tube Spacing Table for Slope Application

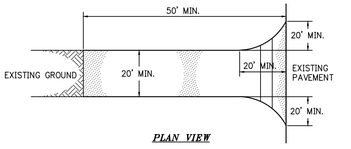
Slope	Wattle and Tube Diameter				
	8"	12"	18"	20"	24"
2%	70'	100'	N/A	N/A	N/A
5%	30'	60'	100'	100'	100'
10%	20'	30'	70'	85'	100'
6:1	N/A	20'	40'	50'	55'
4:1	N/A	20'	30'	30'	30'
3:1	N/A	N/A	20'	20'	25'
2:1	N/A	N/A	20'	20'	20'



VICINITY MAP
±1"=3000'
N



PROFILE



PLAN VIEW

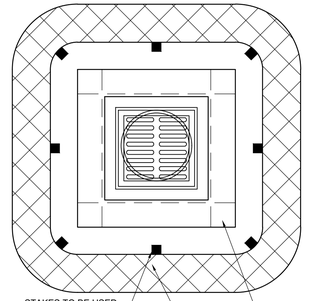
STABILIZED CONSTRUCTION EXIT (SCE)
(NTS)

CONSTRUCTION SPECIFICATIONS

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

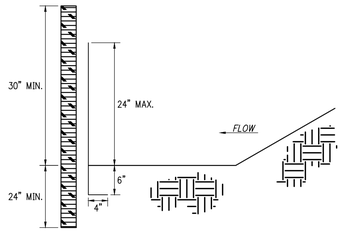
NOTE:
THE LOCATION OF THE STABILIZED CONSTRUCTION EXIT (SCE) IS PLACED AT A SUGGESTED LOCATION. RELOCATION OF THE SCE IS PERMISSIBLE UPON APPROVAL BY THE ENGINEER OF RECORD.

NOTE:
CURLEX SEDIMENT BARRIER LOGS OR EQUIVALENT TO BE USED AROUND INLETS AND OTHER OPENINGS INTO THE DRAINAGE SYSTEM THROUGHOUT CONSTRUCTION. LOGS ARE TO BE TIED TOGETHER

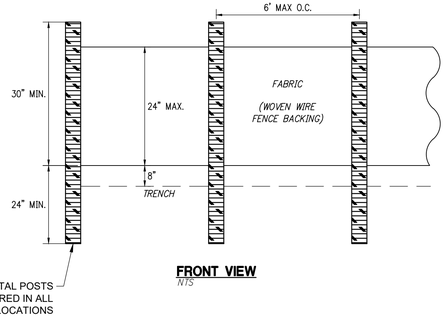


SEDIMENT LOG INLET BARRIER
NTS

STANDARD SYMBOL



SIDE VIEW
NTS



FRONT VIEW
NTS

FABRIC SPECIFICATIONS

	TEST MATERIAL	WITH BACKING	WITHOUT BACKING
GEOTEXTILE FABRIC TYPE		WOVEN SLIT FILM	WOVEN MONOFILAMENT
APPARENT OPENING SIZE	ASTM D4751	#30 TO #70 STANDARD SIEVE	#70 TO #100 STANDARD SIEVE
WATER FLUX	ASTM D4491	≥4 GPM/FT²	≥18 GMP/FT²
TENSILE STRENGTH	ASTM D4632	≥120 LB. (WARP DIRECTION) 100 LB. (FILL DIRECTION)	≥310 LB. (WARP DIRECTION) 200 LB. (FILL DIRECTION)
UV STABILITY (AFTER 500 HRS)	ASTM D4355	≥70%	≥90%
ELONGATION	ASTM D4632	≤20% MAX.	---
BURST STRENGTH	ASTM D3786	≥250 PSI	≥400 PSI
PUNCTURE STRENGTH	ASTM D4833	≥60 LB.	≥105 LB.
TRAPEZOIDAL TEAR	ASTM D4533	≥50 LB. (WARP DIRECTION) 40 LB. (FILL DIRECTION)	≥100 LB. (WARP DIRECTION) 60 LB. (FILL DIRECTION)

POST SPECIFICATIONS

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

STANDARD SYMBOL — SF — TYPE 'C' SILTFENCE - TDEC

FOR REVIEW ONLY
NOT FOR CONSTRUCTION

ITEM No.	DESCRIPTION of CHANGE	APPROVAL DATE

OWNER:
ELEPHANT CARWASH, LLC
DEVELOPER:
SHINE & ROLL GROUP, LLC
166 DANA DRIVE
COLLIERVILLE, TN 38017
916-559-1155

The Reaves Firm
incorporated
Engineering
Planning
Landscape Architecture
Land Surveying
6800 Poplar Avenue, Suite 101, Memphis, TN 38138
901.761.2016 Fax 901.763.3847
www.ReavesFirm.com

EGY SUBDIVISION
DEVELOPER: SHINE & ROLL GROUP, LLC
ENGINEER: THE REAVES FIRM, INC.

IAN MARIE CRAWFORD — REGISTERED ENGINEER — 129115 — STATE OF TENNESSEE — 5/16/25

SHEET 2 of 2
C5.1

DIVISION OF ENGINEERING

EROSION CONTROL DETAILS

LOCATION: HIGHWAY 70, ±824' EAST OF CL OF APPLING RD.

SURVEY	TRF	DATE	10/22	BOOK	
DRAFTED	EKM	DATE	5/25	SCALE	n/a
DESIGN BY	TRF	DATE	5/25	CHECKED	DATE

REVIEWED

CITY ENGINEER — DATE

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Christine 24x36 Z:\2022\22-0193.7642 Summer Ave Carwash\02 Civil\Construction\C5.0 ECP.dwg May 05, 2025 - 11:09am

PLANTING NOTES

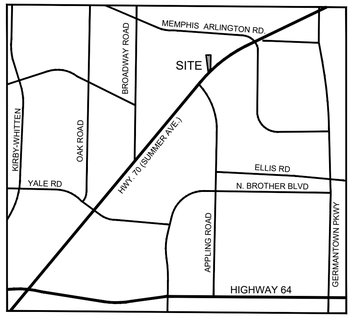
1. Mulch all beds and tree rings with a minimum depth of 3" hardwood mulch
2. Stake all b & b trees per detail
3. Till top 6" of soil in all bed areas and amend with sand and peat to assure proper drainage and percolation
4. Test pH of soil and amend all bed areas with chemicals and fertilizer to assure the best possible growth environment for the specified plant material
5. Apply preemergents in all bed areas prior to planting to prevent weed growth
6. Roll, water, and fertilize all sod areas to provide a smooth mowing surface free of gaps and irregular joints
7. Contractor responsible for a permanent stand of turfgrass where seeding is specified. Seed as necessary to establish turf in all areas damaged by construction.
8. Landscape architect retains the right to reject any plant material at any time if it does not meet the specifications on the plant materials list
9. Prune plants after planting to assure consistency in growth habit
10. Contractor to guarantee all plant material including sod for a period of one year after final acceptance. Replacements will also be guaranteed for a period of one year after installation
11. Contractor is responsible for locating all underground utilities and shall avoid damage to utilities during the course of the work. Contractor is responsible for the repair of any damage to utilities, site structures, etc. Resulting from landscape construction.
12. All plants must be vigorous, healthy material, free of pests and disease.
13. All plants and trees must meet all requirements specified in the plant materials list, the details, and specifications
14. Any material which dies or defoliates (prior to acceptance of the work) will be promptly removed and replaced.
15. Standards set forth in "American Standard for Nursery Stock" represent general guideline specifications only and will constitute minimum quality requirements for plant material.
16. Landscape contractor is to be responsible for maintaining all plant materials until substantial completion of the installation.

PLANT MATERIALS LIST						
Botanical Name	**Common Name**	**Quantity**	**Min. Height**	**Min. Caliper**	**Spread**	**Notes**
TREES						
GINKGO BILOBA 'AUTUMN GOLD'	GINKGO	1		2.5"		WELL-BRNCHD.; STRAIGHT
LIQUIDAMBAR STYRACIFLUA 'SLENDER SILHOUETTE'	'SLENDER SILHOUETTE' SWEETGUM	2	10-12'	2.5-3"		WELL-BRNCHD.; STRAIGHT
MAGNOLIA GRANDIFLORA 'LITTLE GEM'	'LITTLE GEM' MAGNOLIA	19	6-8'		4-6'	FULL TO GND.; WELL-BRNCHD
MAGNOLIA VIRGINIANA	SWEETBAY	2	8-10'		3.5-4'	3-TR. MIN., WELL-BRNCHD.; FULL
QUERCUS PALUSTRIS	PIN OAK	6		3"		WELL-BRNCHD.; STRAIGHT
SHRUBS						
ABELIA x CHINENSIS 'ROSE CREEK'	ROSE CREEK ABELIA	13				3-GAL
BUXUS MICROPHYLLA JAPONICA 'WINTERGREEN'	'WINTERGREEN' BOXWOOD	5				3-GAL
ILEX CORNUTA 'BURFORDII NANA'	DWARF BURFORD HOLLY	62	24-28"		20-24"	3-GAL
OTHER						
CYNODON DACTYLON 'TIFWAY'	'TIFWAY' BERMUDA SOD					
SEASONAL COLOR		350 SF	1st INSTALL. BY LS CONTRACTOR; SUBSEQUENT REPLACEMENTS UNDER MAINTENANCE AGREEMENT			

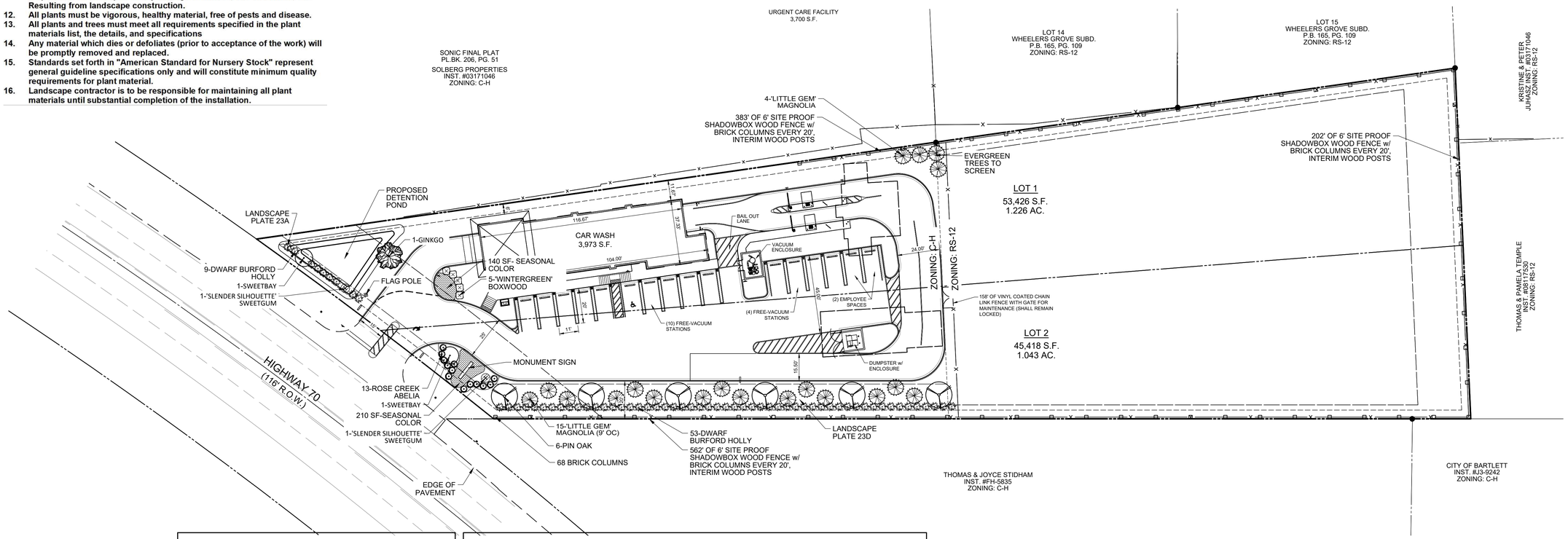
Tree Density Units					
Name	Category	Number	Caliper	TV Factor	Total
SWEETBAY	2	2	2	0.75	3
GINKGO	1	1	2.5	1	2.5
'LITTLE GEM' MAGNOLIA	2	19	1.5	0.75	21.375
PIN OAK	1	6	3	1	18
Proposed TDU:					44.875
Existing TDU:					715
				Total:	759.875

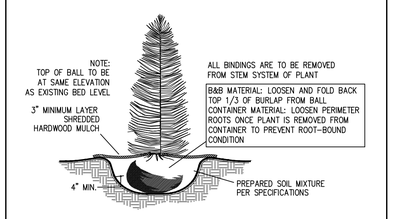
Site Area: 2.269
TDU required (20/ac): 45.38
TDU provided: 759.875

IRRIGATION WILL BE PROVIDED BY CONTRACTOR

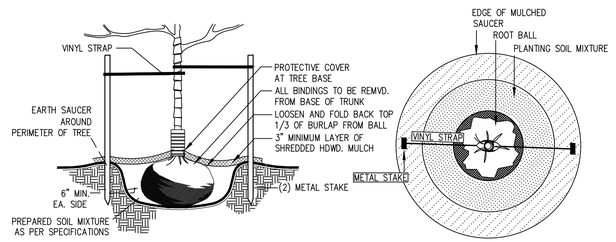


VICINITY MAP
±1"=3000'
N

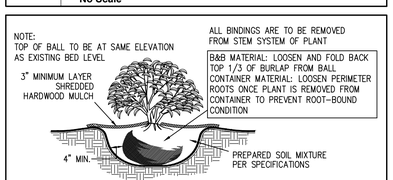




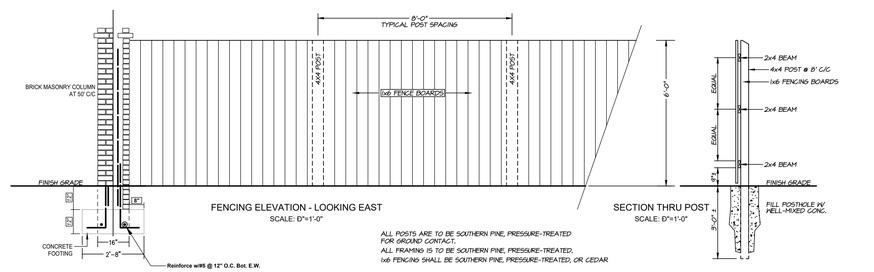
1 **Evergreen Tree Planting Detail**
No Scale



2 **Med.-Large Deciduous Tree Planting Detail**
No Scale



3 **Shrub Planting Detail**
No Scale



North
30 0 30
GRAPHIC SCALE IN FEET
SCALE: 1"=30'

DEVELOPER:
ELEPHANT CARWASH, LLC
166 DANA DRIVE
COLLIERVILLE, TN
901-340-5050

The Reaves Firm INCORPORATED
Engineering Planning Landscape Architecture Land Surveying
6800 Poplar Avenue, Suite 101 Memphis, TN 38138
901.761.2016 Fax 901.763.3647
www.ReavesFirm.com

ITEM No.	DESCRIPTION of CHANGE	APPROVAL DATE

TIM R. SCHUMACHER
REGISTERED
LANDSCAPE ARCHITECT
TENNESSEE, NO. 344
10/03/2025

EGY SUBDIVISION
DEVELOPER: SHINE & ROLL GROUP, LLC
ENGINEER: THE REAVES FIRM, INC.

SHEET 1 of 1 LA1.0

DIVISION OF ENGINEERING

LANDSCAPE PLAN

LOCATION: HIGHWAY 70, ±824' EAST OF CL OF APPLING RD.

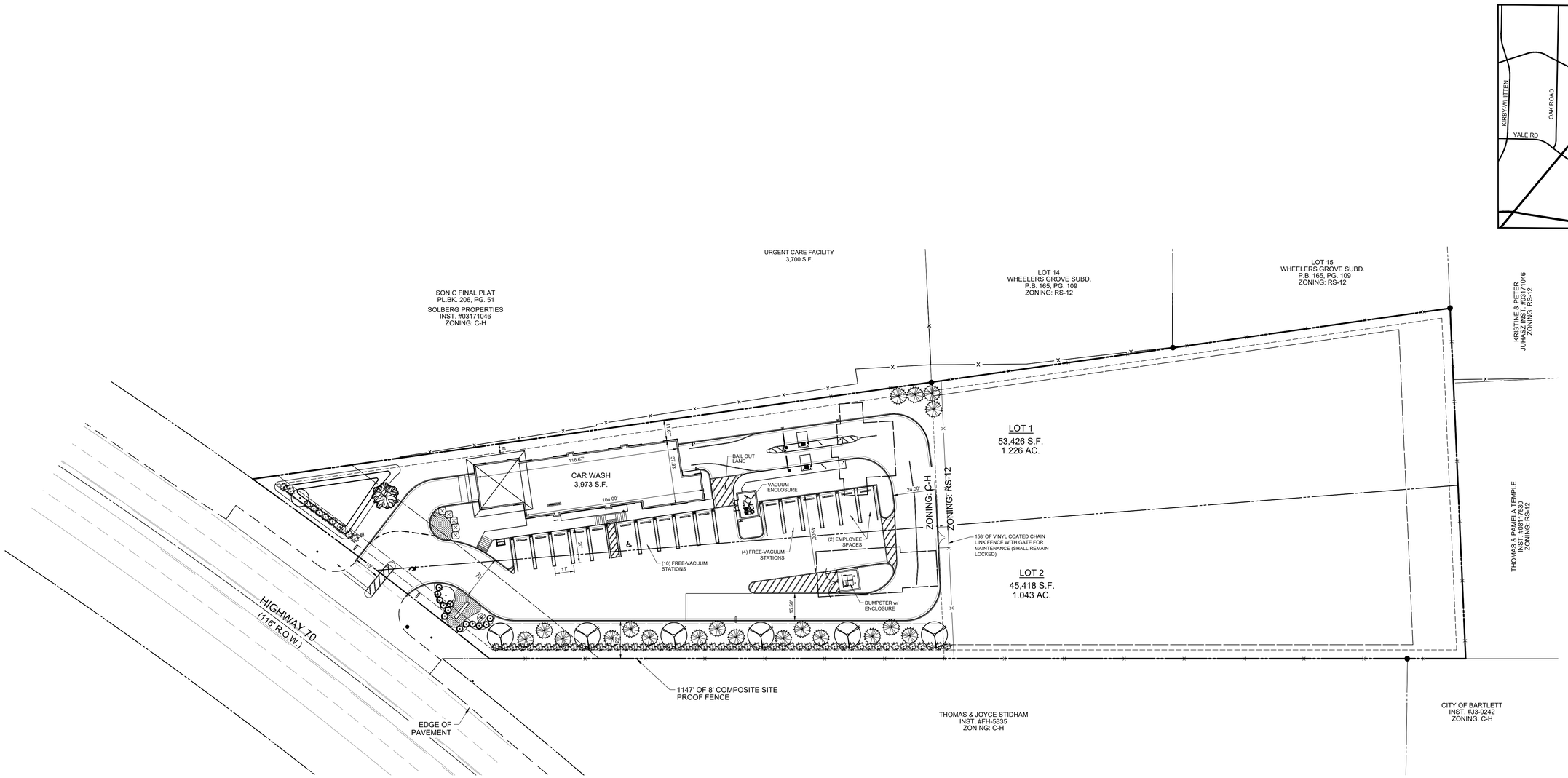
SURVEY	TRF	DATE	10/22	BOOK	
DRAFTED	EKM	DATE	5/25	SCALE	1"=30'
DESIGN BY	TRF	DATE	5/25	CHECKED	DATE

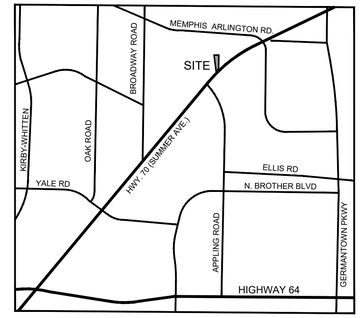
REVIEWED

CITY ENGINEER DATE

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VICINITY MAP
±1"=3000'
N

North

30 0 30

GRAPHIC SCALE IN FEET

SCALE: 1"=30'

DEVELOPER:
ELEPHANT CARWASH, LLC
166 DANA DRIVE
COLLIERVILLE, TN
901-340-5050

The Reaves Firm
INCORPORATED
Engineering
Planning
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Land Surveying
6800 Poplar Avenue, Suite 101 Memphis, TN 38138
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www.ReavesFirm.com

ITEM No.	DESCRIPTION of CHANGE	APPROVAL DATE

EGY SUBDIVISION
DEVELOPER: SHINE & ROLL GROUP, LLC
ENGINEER: THE REAVES FIRM, INC.

JIM R. SCHUMACHER
REGISTERED
LANDSCAPE ARCHITECT
TENNESSEE, NO. 344
05/05/2025

SHEET 1 of 1

LA1.1

DIVISION OF ENGINEERING

ALTERNATIVE FENCING PLAN

LOCATION: HIGHWAY 70, ±824' EAST OF CL OF APPLING RD.

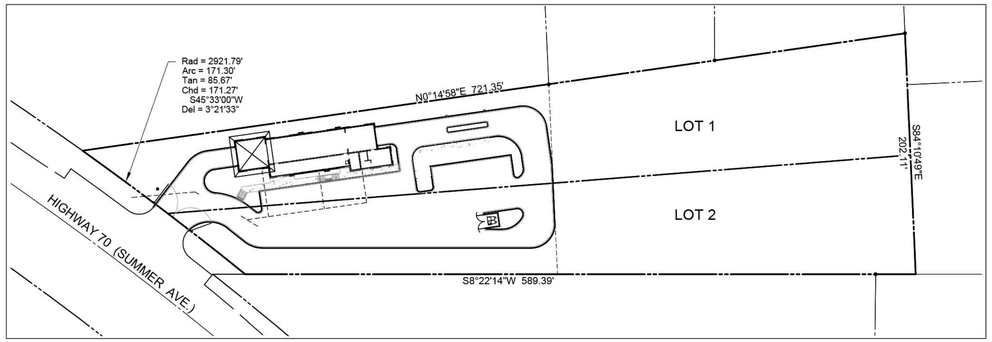
SURVEY	TRF	DATE	10/22	BOOK	
DRAFTED	EKM	DATE	5/25	SCALE	1"=30'
DESIGN BY	TRF	DATE	5/25	CHECKED	DATE

REVIEWED

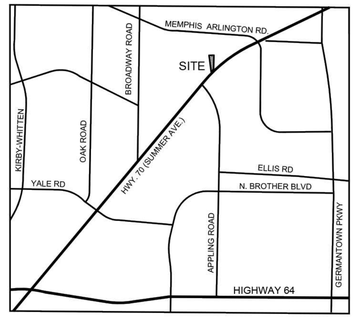
CITY ENGINEER DATE

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Christine 24x36 Z:\2022\22-0193 7642 Summer Ave Carwash\02 Civil\Construction\LA1.0 Landscape.dwg May 05, 2025 - 9:59am



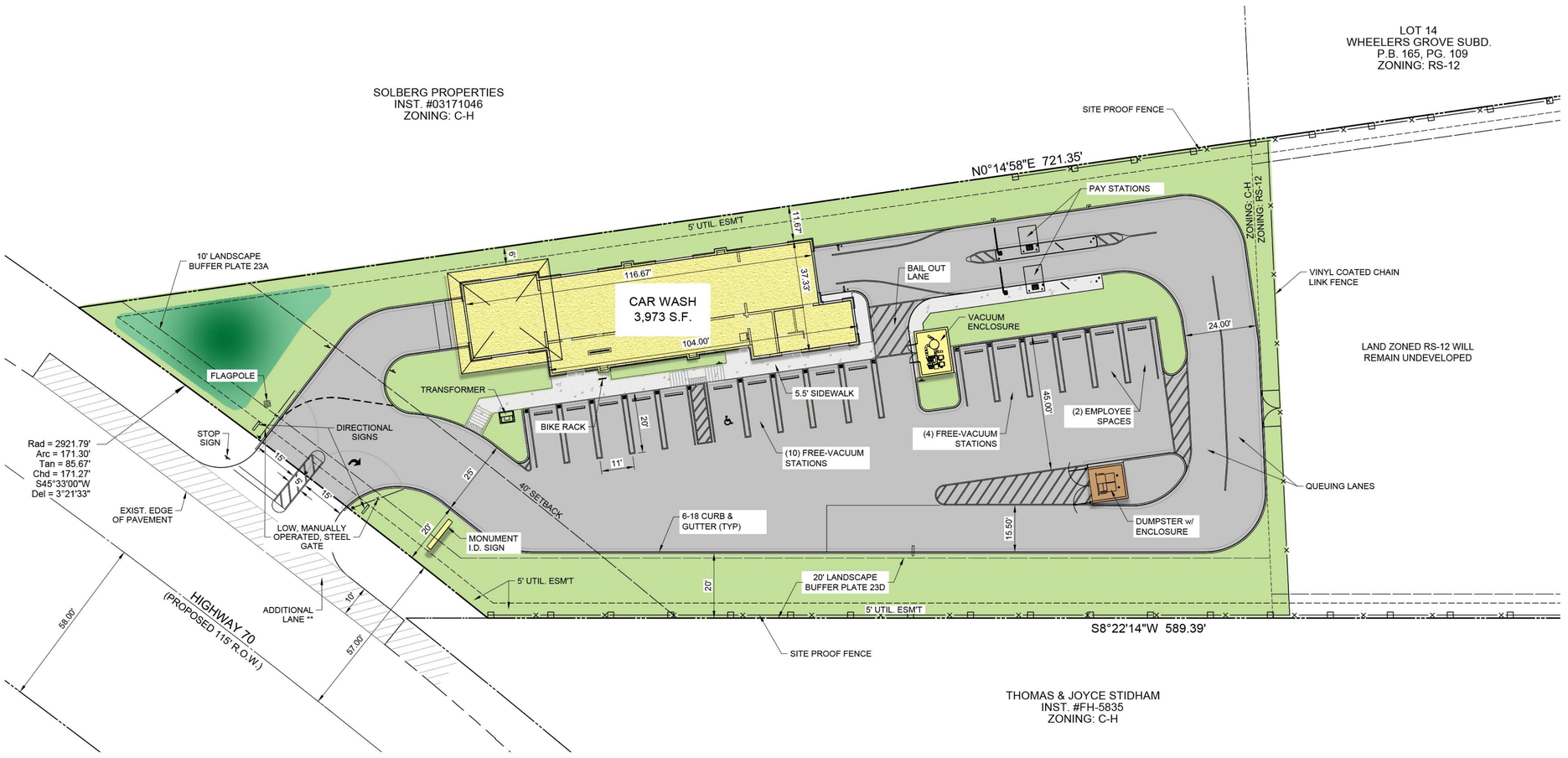
OVERALL PROPERTY
1" = 60'



VICINITY MAP
±1"=3000'
N

SOLBERG PROPERTIES
INST. #03171046
ZONING: C-H

LOT 14
WHEELERS GROVE SUBD.
P.B. 165, PG. 109
ZONING: RS-12



LAND ZONED RS-12 WILL
REMAIN UNDEVELOPED

THOMAS & JOYCE STIDHAM
INST. #FH-5835
ZONING: C-H

PROPOSED DEVELOPMENT IN C-H ZONING
1" = 20'

** ADDITIONAL 10' WIDE LANE ALONG THE SUMMER AVENUE FRONTAGE SHALL BE FULL-DEPTH IN ACCORDANCE WITH TDOT SPECIFICATIONS.

SITE DATA CHART

LAND AREA	99,015 S.F. 2.273 ACRES
ZONING	C-H
USE	TUNNEL CAR WASH
BLDG. AREA	3973 S.F.
MAX. BLDG. HEIGHT	34'-8" FT.
PARKING PROVIDED	
VACUUM STATIONS	14 SPACES
EMPLOYEE SPACES	2 SPACES
GREEN SPACE REQUIRED	35%
GREEN SPACE PROVIDED	71%

North

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

ITEM No.	DESCRIPTION of CHANGE	APPROVAL DATE

OWNER:
ELEPHANT CARWASH, LLC
DEVELOPER:
SHINE & ROLL GROUP, LLC
166 DANA DRIVE
COLLIERVILLE, TN 38017
916-559-1155

The Reaves Firm
Engineering
Planning
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Land Surveying
4900 Poplar Avenue, Suite 101 Memphis, TN 38138
901.761.2016 Fax: 901.763.2847
www.thereavesfirm.com

IAN MARIE REAVES
REGISTERED ENGINEER
No. 129117
STATE OF TENNESSEE
5/1/25

EGY SUBDIVISION
DEVELOPER: SHINE & ROLL GROUP, LLC
ENGINEER: THE REAVES FIRM, INC.

SHEET 1 of 1
C2.0

DIVISION OF ENGINEERING

SITE PLAN

LOCATION: HIGHWAY 70, ±824' EAST OF CL OF APPLING RD.

SURVEY	TRF	DATE	10/22	BOOK	
DRAFTED	EKM	DATE	5/25	SCALE	1"=20'
DESIGN BY	TRF	DATE	5/25	CHECKED	DATE

REVIEWED

CITY ENGINEER DATE

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kay 24x36 Z:\2022\22-0193.7642 Summer Ave Carwash\02 Civil\Construction\C2.0 Site Plan.dwg May 05, 2025 - 11:01am

PLANTING NOTES

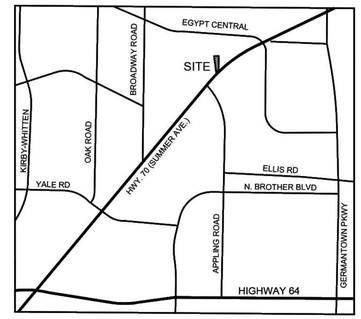
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TREES						
GINKGO BILOBA 'AUTUMN GOLD'	GINKGO	1		2.5"		WELL-BRNCHD.; STRAIGHT
LIQUIDAMBAR STYRACIFLUA 'SLENDER SILHOUETTE'	'SLENDER SILHOUETTE' SWEETGUM	2	10-12'	2.5-3"		WELL-BRNCHD.; STRAIGHT
MAGNOLIA GRANDIFLORA 'LITTLE GEM'	'LITTLE GEM' MAGNOLIA	19	6-8'		4-6'	FULL TO GND.; WELL-BRNCHD
MAGNOLIA VIRGINIANA	SWEETBAY	2	8-10'		3.5-4'	3-TR. MIN., WELL-BRNCHD.; FULL
QUERCUS PALUSTRIS	PIN OAK	6		3"		WELL-BRNCHD.; STRAIGHT
SHRUBS						
ABELIA x CHINENSIS 'ROSE CREEK'	ROSE CREEK ABELIA	13				3-GAL
BUXUS MICROPHYLLA JAPONICA 'WINTERGREEN'	'WINTERGREEN' BOXWOOD	5				3-GAL
ILEX CORNUTA 'BURFORDII NANA'	DWARF BURFORD HOLLY	62	24-28"		20-24"	3-GAL
OTHER						
CYNODON DACTYLON 'TIFWAY'	'TIFWAY' BERMUDA SOD					
SEASONAL COLOR		350 SF	1st INSTALL. BY LS CONTRACTOR; SUBSEQUENT REPLACEMENTS UNDER MAINTENANCE AGREEMENT			

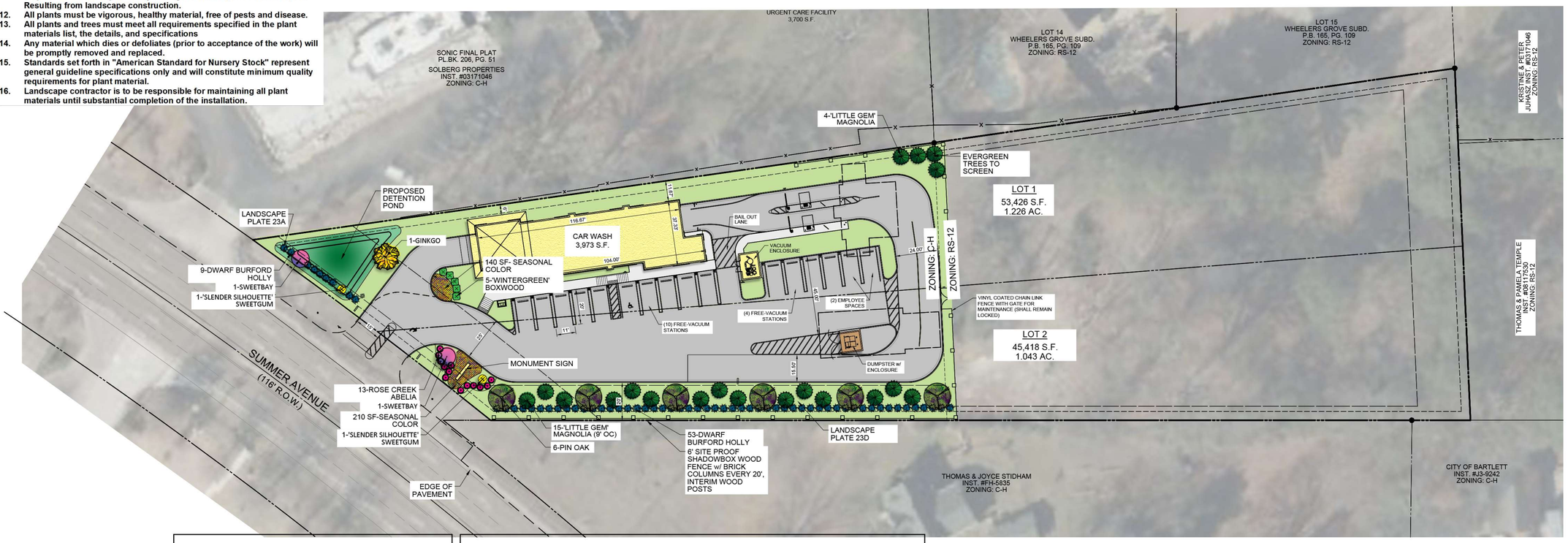
Tree Density Units					
Name	Category	Number	Caliper	TV Factor	Total
SWEETBAY	2	2	2	0.75	3
GINKGO	1	1	2.5	1	2.5
'LITTLE GEM' MAGNOLIA	2	19	1.5	0.75	21.375
PIN OAK	1	6	3	1	18
Proposed TDU:					44.875
Existing TDU:					715
				Total:	759.875

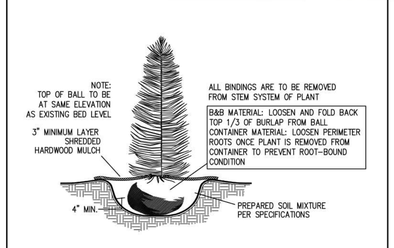
Site Area: 2.269
TDU required (20/ac): 45.38
TDU provided: 759.875

IRRIGATION WILL BE PROVIDED BY CONTRACTOR

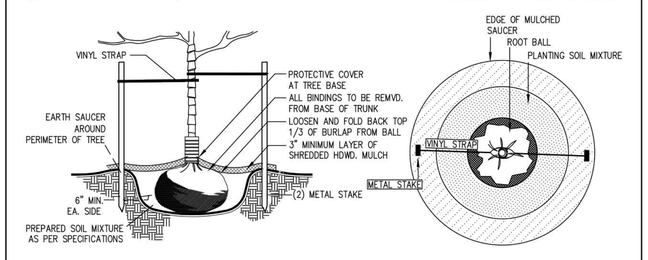


VICINITY MAP
±1"=3000'
N

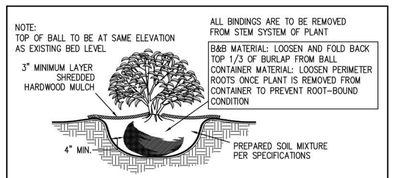




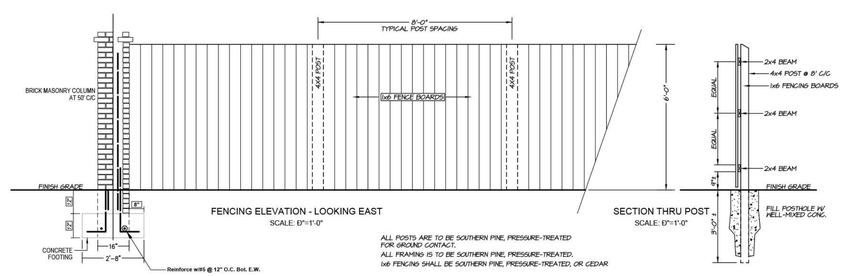
1 **Evergreen Tree Planting Detail**
No Scale



2 **Med.-Large Deciduous Tree Planting Detail**
No Scale



3 **Shrub Planting Detail**
No Scale



North
30 0 30
GRAPHIC SCALE IN FEET
SCALE: 1"=30'

DEVELOPER:
ELEPHANT CARWASH, LLC
166 DANA DRIVE
COLLIERVILLE, TN
901-340-5050

The Reaves Firm
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Landscape Architecture
Land Surveying
4800 Poplar Avenue, Suite 120 Memphis, TN 38118
901.761.3016 Fax: 901.763.3547
www.thereavesfirm.com

ITEM No.	DESCRIPTION of CHANGE	APPROVAL DATE

JIM R. SCHUMACHER — REGISTERED — AGRICULTURE — TENNESSEE NO. 1535 — LANDSCAPE ARCHITECT — 10/08/2025

EGY SUBDIVISION
DEVELOPER: ELEPHANT CARWASH, LLC
ENGINEER: THE REAVES FIRM, INC.

SHEET 1 of 1 — LA1.0

DIVISION OF ENGINEERING

LANDSCAPE PLAN

LOCATION: 7642 SUMMER AVENUE

SURVEY	TRF	DATE	10/22	BOOK	
DRAFTED	EKM	DATE	2/23	SCALE	1"=30'
DESIGN BY	TRF	DATE	2/23	CHECKED	DATE

REVIEWED

CITY ENGINEER — DATE

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Christine 24x36 Z:\2022\22-0193 7642 Summer Ave Carwash\02 Civil\Construction\LA1.0 Landscape.dwg May 02, 2025 - 1:58pm

Bartlett
TENNESSEE
HOMETOWN PROUD

PC Site Plan Application

Date: 05/05/2025

Project Information

Property Address:	7642 HIGHWAY 70	Present Zoning:	CH (front half) RS-12 (back half)
Project Name:		# of Lots:	2

Description: Vehicle Wash

Applicant / Owner

Applicant Name:	Hazem Shoman	Owner Name:	Hazem Shoman
Company Name:	Shine & Roll Group LLC	Company Name:	ELEPHANT CARWASH LLC
Address:	166 Dana Dr	Address:	166 Dana Dr
City, State, Zip:	Collierville, TN 38017	City, State, Zip:	Collierville, TN 38017
Phone:	916-559-1155	Phone:	916-559-1155
Email:	cdonhardt@reavesfirm.com	Email:	cdonhardt@reavesfirm.com

Architect / Engineer

Architect Contact:	Christopher Crawford	Architect Contact:	Greg Bartlett
Company Name:	ARC-TECH-CON International Inc	Company Name:	Reaves Firm
Address:	1010 Gateway Boulevard, 103	Address:	6800 Poplar Ave, 101
City, State, Zip:	Boynton Beach, FL 33471	City, State, Zip:	Memphis, TN 38138
Phone:	561-212-3364	Phone:	901-761-2016
Email:	cdonhardt@reavesfirm.com	Email:	kay@reavesfirm.com

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

Christine Donhardt	05/05/2025
Name	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:

x 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.

X b. A site location (vicinity) map.

x 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.

X d. The locations of existing and platted property lines and any existing streets, buildings, easements, etc.

X e. The locations and dimensions of proposed streets, buildings, easements, lot lines and other site plan features.

X f. The proposed types of uses and their locations, height of buildings, arrangement, lot coverage, yards and open spaces.

X g. A grading and drainage plan that has provisions for detention. Also, provide flood hazard details when applicable.

X h. Floor area of proposed buildings or building additions (each floor, in square feet).

X i. Proposed off-street parking with parking spaces shown and dimensioned.

X j. Landscaping and screening plan, evidence of compliance with required landscaping.

X k. Table on the landscape plan showing compliance with the Tree Ordinance.

X 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.

x o. Erosion control plan.

x p. Location of sewer and water services and water meter sizes.

x 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

The Reaves Firm INCORPORATED

Planning
Engineering
Landscape Architecture
Land Surveying

May 5, 2025

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

RE: 7642 Highway 70 (Summer Ave)

Dear Mr. Harris:

On behalf of Shine and Roll Group LLC and Elephant Car Wash LLC, we are submitting the enclosed applications for property at 7642 Highway 70 (Summer Ave.). The application for Final Plan for the paper subdivision and the Site Plan for the Shine and Roll Car Wash. As you know the Construction and Master Plan were approved in 2023.

On May 1, 2025, we had a voluntary neighborhood meeting at the site. Our client heard the concerns of the neighbors and has agreed to build the tallest fence allowed without a variance, not allow load music to be played by staff or patrons, be only open for operation between the hours of 8 am-7 pm Monday – Saturday and 9 am – 6 pm Sunday, and have a gate across the front entrance that is closed when no employees are present. Please note that this plan proposes to leave the northern section of the property wooded. The neighbors have concerns about the wooded area being too easily accessible and requested that it be fenced off; therefore, our client will be enclosing the back portion of the lot with a site proof fence.

Your consideration of this application is greatly appreciated.

Sincerely,

Mike Davis, RLA

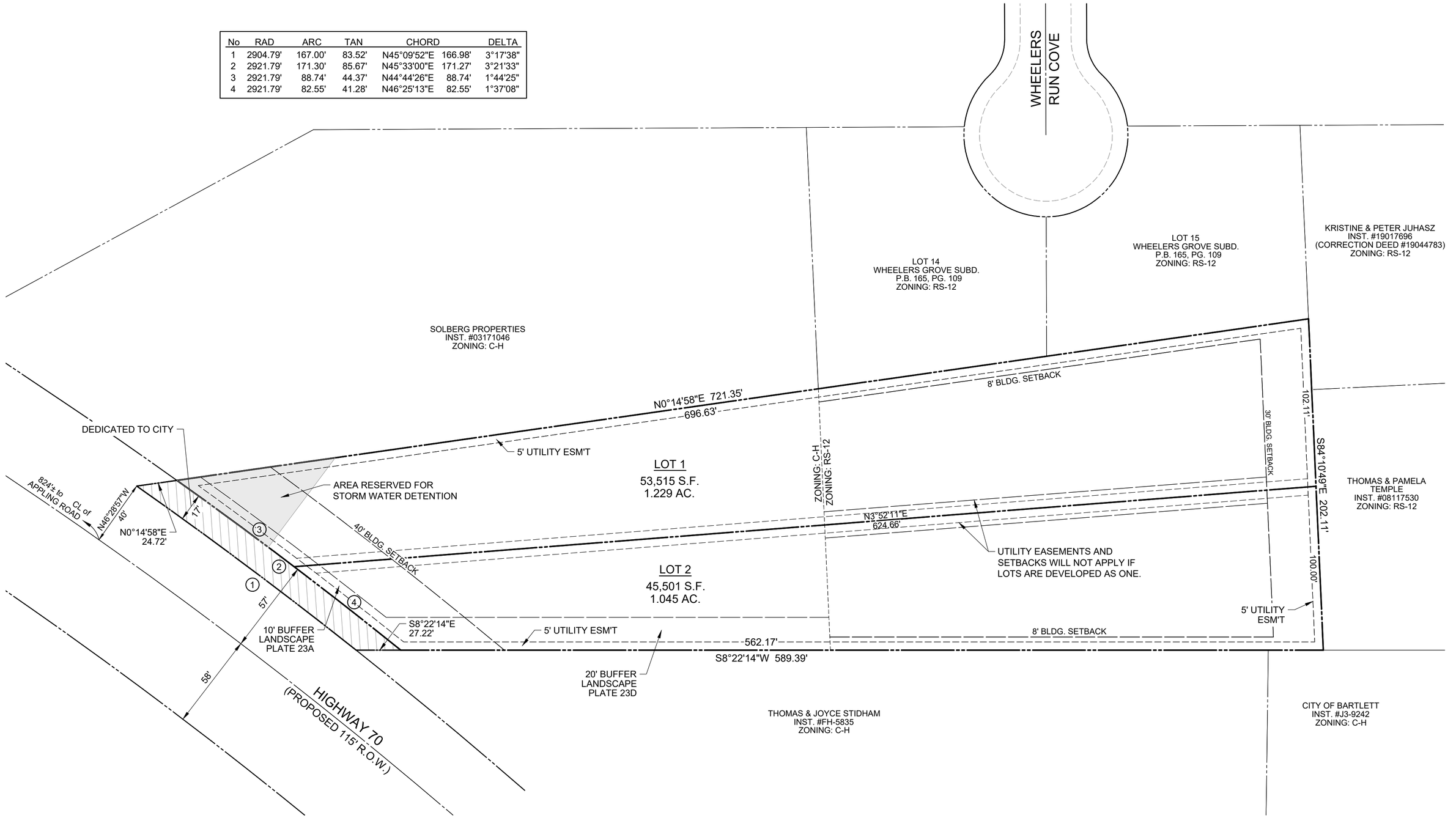
6800 Poplar Avenue, Suite 101 Memphis, TN 38138 T. 901.761.2016 / F. 901.763.2847

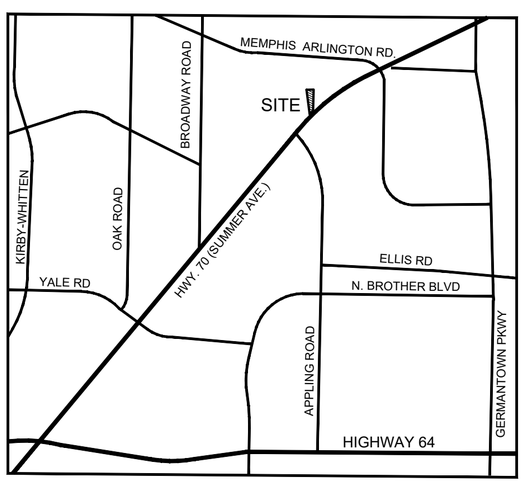
PROPERTY DESCRIPTION

BEING A SURVEY OF THE VICKIE MCGEE ALLEN, DEBBIE RAE ALLEN, TAMMY TURNER NAVARRE AND MICHAEL ANDREW MCGEE PROPERTY AS DESCRIBED IN THE AFFIDAVIT OF HEIRSHIP AS RECORDED IN INSTRUMENT 21117594 AT THE SHELBY COUNTY REGISTER'S OFFICE, LOCATED IN BARTLETT, SHELBY COUNTY, TENNESSEE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE CENTERLINE OF SUMMER AVENUE (U.S. HIGHWAY 70) (PUBLIC RIGHT-OF-WAY VARIES), SAID POINT BEING 824 FEET, MORE OR LESS, FROM THE INTERSECTION OF THE CENTERLINE SAID SUMMER AVENUE WITH THE CENTERLINE OF APPLING ROAD (84.00 FOOT WIDE PUBLIC RIGHT-OF-WAY); THENCE N46°28'57"W A DISTANCE OF 40.00 FEET TO A POINT ON THE EXISTING NORTH RIGHT-OF-WAY LINE OF SAID SUMMER AVENUE, SAID POINT HAVING A TENNESSEE STATE PLANE COORDINATE OF NORTH 348841.23 – EAST 831280.42, SAID POINT BEING THE POINT OF BEGINNING; THENCE N00°14'58"E PASSING THROUGH A FOUND METAL POST 26.12 FEET NORTH OF THE POINT OF BEGINNING, SAID METAL POST BEING THE SOUTHEAST CORNER OF THE PROPERTY SHOWN ON THE FINAL PLAT FOR THE SONIC DRIVE-IN AS RECORDED IN PLAT BOOK 206, PAGE 51, ALONG THE EAST LINE OF THE SAID SONIC DRIVE-IN AND ALONG THE EAST LINE OF LOTS 14 AND 15 OF THE WHEELER'S GROVE SUBDIVISION A TOTAL MEASURED DISTANCE OF 721.35 FEET (CALL 722.00 FEET) TO A FOUND IRON PIN AT THE NORTHEAST CORNER OF SAID LOT 15, SAID IRON PIN LIES ON THE SOUTH LINE OF THE KRISTINE JUHASZ AND HUSBAND PETER JUHASZ PROPERTY AS RECORDED IN INSTRUMENT 19017696; THENCE S84°10'49"E ALONG THE SOUTH LINE OF THE SAID JUHASZ PROPERTY AND ALONG THE SOUTH LINE OF THE THOMAS D. TEMPLE AND WIFE PAMELA J. TEMPLE PROPERTY A DISTANCE OF 08117530 A MEASURED DISTANCE OF 202.11 FEET (CALL 261.00 FEET) TO A POINT ON THE WEST LINE OF THE CITY OF BARTLETT PROPERTY AS RECORDED IN INSTRUMENT J3-9242; THENCE S08°22'14"W ALONG THE WEST LINE OF THE CITY OF BARTLETT PROPERTY, PASSING THROUGH A FOUND PIPE AT 33.67 FEET, AND ALONG THE WEST LINE OF THE THOMAS L. STIDHAM AND WIFE JOYCE STIDHAM PROPERTY AS RECORDED IN INSTRUMENT FH-5825 A TOTAL MEASURED DISTANCE OF 589.39 FEET (CALL 594.30 FEET) TO A POINT ON THE EXISTING NORTH RIGHT-OF-WAY LINE OF SUMMER AVENUE (40.00 FEET NORTH OF AND PARALLEL TO THE PHYSICAL CENTERLINE); THENCE ALONG THE EXISTING NORTH RIGHT-OF-WAY LINE OF SAID SUMMER AVENUE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 2904.79 FEET, A CALLED AND MEASURED ARC LENGTH OF 167.00 FEET (CHORD S45°09'52"W – 166.98 FEET) TO THE POINT OF BEGINNING AND CONTAINING 101,891 SQUARE FEET OR 2.339 ACRES.

No	RAD	ARC	TAN	CHORD		DELTA
1	2904.79'	167.00'	83.52'	N45°09'52"E	166.98'	3°17'38"
2	2921.79'	171.30'	85.67'	N45°33'00"E	171.27'	3°21'33"
3	2921.79'	88.74'	44.37'	N44°44'26"E	88.74'	1°44'25"
4	2921.79'	82.55'	41.28'	N46°25'13"E	82.55'	1°37'08"





VICINITY MAP

±1"=3000'

N

LOT 2 IS A NON-BUILDABLE LOT. THIS PLAT SHALL BE RE-RECORDED TO COMBINE LOT 1 AND LOT 2 INTO ONE LOT. THE PROPERTY WILL BE ELIGIBLE FOR ONE BUILDING PERMIT.

North

40 0 40

GRAPHIC SCALE IN FEET

SCALE: 1"=40'

SITE DATA CHART

OVERALL LAND AREA	101,891 S.F.
R.O.W. DEDICATION	2,876 S.F.
NET LAND AREA	99,015 S.F.
	2.273 ACRES
ZONING	C-H & RS-12
NUMBER OF LOTS	2
REQUIRED SETBACKS	
FRONT (C-H)	40 FEET
SIDE (C-H)	0 FEET
SIDE (RS-12)	8 FEET
REAR (RS-12)	30 FEET

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www.ReavesFirm.com

JOB # 22-0193

FINAL SUBDIVISION PLAT

EGY SUBDIVISION

SUMMER AVENUE, EAST OF APPLING RD.	BARTLETT, TENNESSEE	
NUMBER OF LOTS: 2	2.273 ACRES	PARCEL ID: B0149 00609
DEVELOPER: ELEPHANT CAR WASH, LLC	ENGINEER: THE REAVES FIRM	
100 YEAR FLOOD ELEV: 293.0 ±	FEMA MAP PANEL: 470175 0310G	FEMA MAP DATE: FEB. 6, 2013
MAY 2025	SCALE: 1" = 40'	SHEET 1 OF 2

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kay 20x24 Z:\2022\22-0193 7642 Summer Ave Carwash\02 Civil\Construction\C0.0 Final Plat.dwg May 05, 2025 - 7:54am

OWNER'S CERTIFICATE

I, _____ , the undersigned owner of the property shown hereon, hereby adopt this as my plan of subdivision and dedicate the streets as shown to the public use forever, and hereby certify that I am the owner in fee simple, duly authorized so to act, and that said property is unencumbered by any taxes that have become due and payable.

Signature: _____

Printed Name: _____ , Owner

NOTARY'S CERTIFICATE

State of Tennessee
County of Shelby

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, duly commissioned and qualified, personally appeared _____ , with whom I am personally acquainted, and who, upon oath, acknowledged himself to be _____ of _____ , and he as such _____ executed the forgoing instrument for the purpose therein contained by signing his name as representative of the owner.

In witness whereof, I have hereunto set my hand and affixed my seal this _____ day of _____ , 2025.

Notary Public _____

My Commission Expires _____

MORTGAGEE'S CERTIFICATE

We the undersigned, _____ , Mortgagee of the property shown hereon, hereby adopt this plat as our plan of subdivision and dedicate the streets, rights-of-way, easements, and rights of access as shown to the public use forever, and hereby certify that we are the mortgagee duly authorized so to act and that said property is unencumbered by any taxes which have become due and payable.

Signature: _____

NOTARY'S CERTIFICATE

State of Tennessee
County of Shelby

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, duly commissioned and qualified, personally appeared _____ , with whom I am personally acquainted, and who, upon oath, acknowledged himself to be _____ of _____ , and he as such _____ executed the forgoing instrument for the purpose therein contained by signing his name as representative of the Mortgagee.

In witness whereof, I have hereunto set my hand and affixed my seal this _____ day of _____ , 2025.

Notary Public _____

My Commission Expires _____

PLANNING COMMISSION CERTIFICATE

I,_____, do hereby certify that the City of Bartlett Planning Commission has approved this plat of subdivision for recording.

_____ _____.
Date Secretary, Bartlett Planning Commission (Director of Planning)

BOARD OF MAYOR AND ALDERMEN CERTIFICATE

I,_____, do hereby certify that all required improvements have been installed or that a performance bond or other collateral in sufficient amount to assure completion of all required improvements has been posted for the subdivision shown on this plat and are hereby approved by the City of Bartlett, Tennessee.

_____ _____.
Date Mayor, City of Bartlett

CERTIFICATE OF SURVEY

I,_____, do hereby certify that I am a registered (Professional Civil Engineer) / (Land Surveyor), and that I have surveyed the lands, embraced within the plat or map designated as_____, a subdivision all lying within the corporate limits of the City of Bartlett, Tennessee; said plat or map is a true and correct plat or map of the lands embraced therein, showing the subdivision thereof in accordance with the Subdivision Regulations of the City of Bartlett, Tennessee; I further certify that the survey of the lands embraced within said plat of map has been correctly monumented in accordance with the subdivision regulation of the City of Bartlett, Tennessee.

In witness whereof, I, the said _____, (Professional Civil Engineer)/ (Land Surveyor), hereunto set out hand and affix my seal this_____ Day of _____ , 2025 .

_____.
(Professional Civil Engineer)(Land Survey)
State of Tennessee Certificate No. _____ SEAL

CERTIFICATE OF ADEQUACY OF STORM DRAINAGE

I,_____, do hereby certify that I am a registered Professional Civil Engineer, and that I have designed all storm water drainage for the _____ Subdivision to assure that neither said subdivision nor adjoining property will be damaged or the character of land adjoining property will be damaged or the character of land use affected by the velocity and volume of water entering or leaving same.

In witness whereof, I, the said _____ Professional Civil Engineer, hereunto set out hand and affix my seal this_____ Day of _____, 2025 .

_____.
Professional Civil Engineer
State of Tennessee Certificate No. _____ SEAL

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JOB # 22-0193

MASTER PLAN

EGY SUBDIVISION

SUMMER AVENUE, EAST OF APPLING RD.		BARTLETT, TENNESSEE
NUMBER OF LOTS: 2	2.273 ACRES	PARCEL ID: B0149 00609
DEVELOPER: ELEPHANT CARWASH, LLC		ENGINEER: THE REAVES FIRM
100 YEAR FLOOD ELEV: 293.0 ±	FEMA MAP PANEL: 470175 0310G	FEMA MAP DATE: FEB. 6, 2013
MAY 2025	SCALE: n/a	SHEET 2 OF 2

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SHINE & ROLL CAR WASH

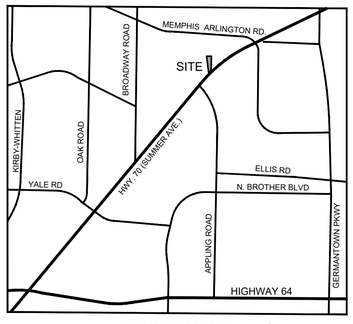
SITE PLAN REVIEW

HIGHWAY 70, EAST OF APPLING ROAD
BARTLETT, TENNESSEE

FOR

SHINE & ROLL GROUP, LLC
166 DANA DRIVE
COLLIERVILLE, TN 38017

MAY 5, 2025



VICINITY MAP
±1"=3000'
N

INDEX

SHEET NO.	TITLE
C1.0	EXISTING CONDITIONS PLAN
C1.1	TREE SURVEY AND PROTECTION PLAN
C2.0	SITE PLAN
C3.0	UTILITY PLAN
C4.0	GRADING & DRAINAGE PLAN
C4.1	HIGHWAY 70 PLAN & PROFILE
C5.0	EROSION CONTROL PLAN
C5.1	EROSION CONTROL DETAILS
LA1.0	LANDSCAPE PLANTING PLAN
LA1.1	ALTERNATIVE FENCING PLAN

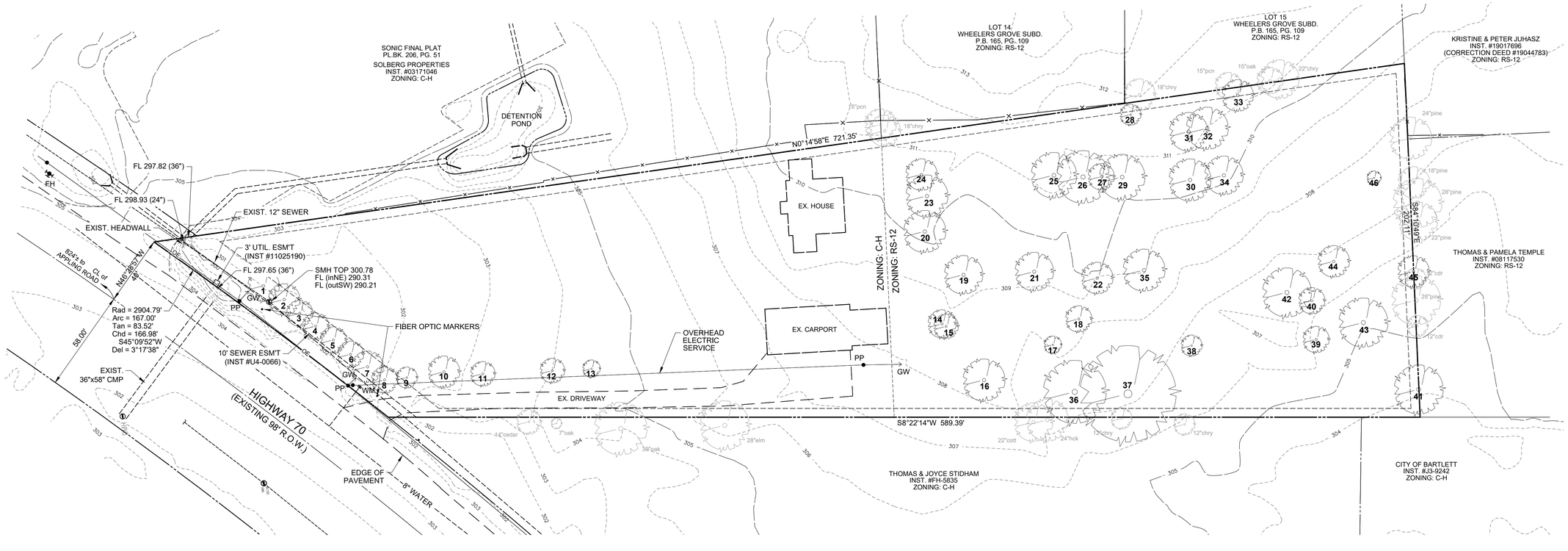
OWNER:
ELEPHANT CARWASH, LLC

DEVELOPER:
SHINE & ROLL GROUP, LLC
166 DANA DRIVE
COLLIERVILLE, TN 38017
916-559-1155

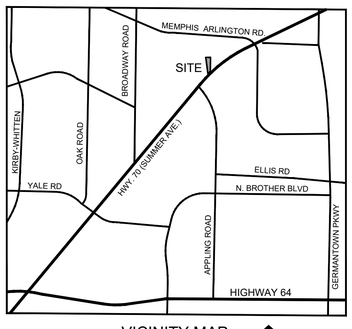
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Christine 24x36 Z:\2022\22-0193 7642 Summer Ave Carwash\02 Civil\Construction\C0.1 Cover Sheet.dwg May 05, 2025 - 11:05am

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Tree Table		
Number	Description	Inches
1	Pear	18
2	Pear	18
3	Pear	15
4	Pear	15
5	Pear	15
6	Pear	15
7	Pear	18
8	Pear	15
9	Pear	12
10	Pear	18
11	Pear	14
12	Pear	14
13	Pear	10
14	Cherry	16
15	Elm	14
16	Sycamore	24
17	Elm	10
18	Pear	15
19	Cherry	22
20	Maple	24
21	Cherry	22
22	Trip Cherry	12
23	Maple	24
24	Maple	18
25	Pine	26
26	Pine	30
27	Pine	15
28	Willow	12
29	Pine	26
30	Pine	24
31	Pine	22
32	Pine	24
33	Oak	18
34	Pine	22
35	Hickory	24
36	Oak	36
37	Oak	55
38	Elm	12
39	Poplar	15
40	Cherry	15
41	Pine	28
42	Pine	28
43	Oak	28
44	Pine	18
45	Pine	18
46	Oak	18



VICINITY MAP
±1"=3000'
N

OWNER:
ELEPHANT CARWASH, LLC

DEVELOPER:
SHINE & ROLL GROUP, LLC

166 DANA DRIVE
COLLIERVILLE, TN 38017
916-559-1155

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FOR REVIEW ONLY
NOT FOR CONSTRUCTION

ITEM No.	DESCRIPTION of CHANGE	APPROVAL DATE

IAN MARIE CARWILE
REGISTERED ENGINEER
No. 129173
STATE OF TENNESSEE
5/1/25

EGY SUBDIVISION
DEVELOPER: SHINE & ROLL GROUP, LLC
ENGINEER: THE REAVES FIRM, INC.

North
30 0 30
GRAPHIC SCALE IN FEET
SCALE: 1"=30'

SHEET 1 of 1
C1.0

DIVISION OF ENGINEERING

EXISTING CONDITIONS PLAN

LOCATION: HIGHWAY 70, ±824' EAST OF CL OF APPLING RD.

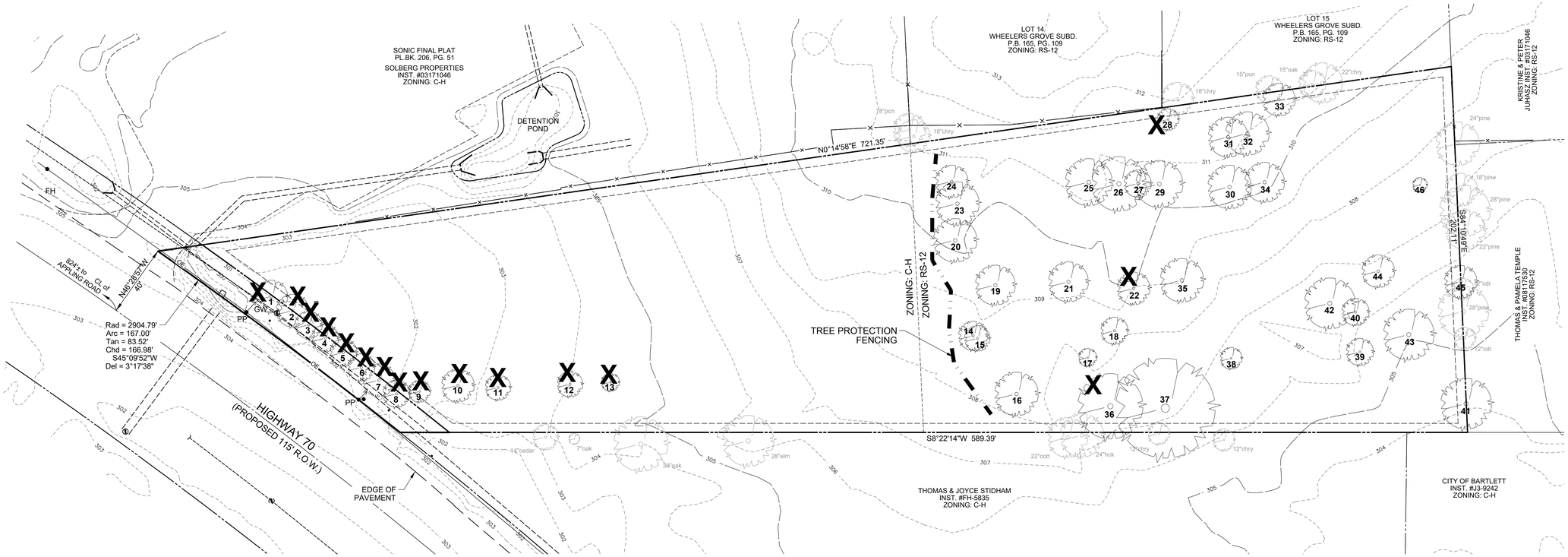
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DRAFTED	EKM	DATE	5/25	SCALE	1"=30'
DESIGN BY	TRF	DATE	5/25	CHECKED	DATE

REVIEWED

CITY ENGINEER DATE

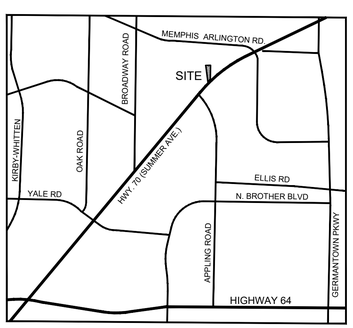
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kay 24-58 Z:\2022\22-0193 7942 Summer Ave Carwash\02 Civil\Construction\C1.0 Existing Conditions Plan.dwg May 05, 2025 - 8:04am

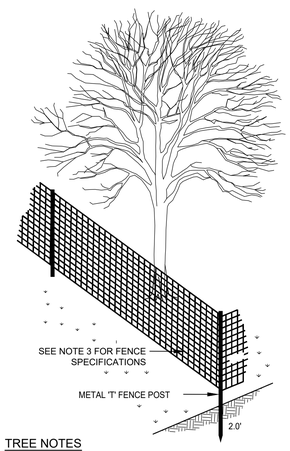


Tree Table				
Number	Description	Inches	Save/Remove	Condition
1	Pear	18	REMOVE	
2	Pear	18	REMOVE	
3	Pear	15	REMOVE	
4	Pear	15	REMOVE	
5	Pear	15	REMOVE	
6	Pear	15	REMOVE	
7	Pear	18	REMOVE	
8	Pear	15	REMOVE	
9	Pear	12	REMOVE	
10	Pear	18	REMOVE	
11	Pear	14	REMOVE	
12	Pear	14	REMOVE	
13	Pear	10	REMOVE	
14	Cherry	16	SAVE	FAIR
15	Elm	14	SAVE	FAIR
16	Sycamore	24	SAVE	GOOD
17	Elm	10	SAVE	GOOD
18	Pear	15	SAVE	FAIR
19	Cherry	22	SAVE	FAIR
20	Maple	24	SAVE	GOOD
21	Cherry	22	SAVE	GOOD
22	Trip Cherry	12	REMOVE	POOR
23	Maple	24	SAVE	GOOD
24	Maple	18	SAVE	GOOD
25	Pine	26	SAVE	GOOD
26	Pine	30	SAVE	GOOD
27	Pine	15	SAVE	GOOD
28	Willow	12	REMOVE	POOR
29	Pine	26	SAVE	GOOD
30	Pine	24	SAVE	GOOD
31	Pine	22	SAVE	GOOD
32	Pine	24	SAVE	GOOD
33	Oak	18	SAVE	GOOD
34	Pine	22	SAVE	GOOD
35	Hickory	24	SAVE	GOOD
36	Oak	36	REMOVE	POOR
37	Oak	55	SAVE	GOOD
38	Elm	12	SAVE	GOOD
39	Poplar	15	SAVE	GOOD
40	Cherry	15	SAVE	GOOD
41	Pine	28	SAVE	GOOD
42	Pine	28	SAVE	GOOD
43	Oak	28	SAVE	GOOD
44	Pine	18	SAVE	GOOD
45	Pine	18	SAVE	GOOD
46	Oak	18	SAVE	GOOD

Number of Trees: 46
Caliper Inches: 912



VICINITY MAP
±1"=3000'



TREE NOTES

1. TREES THAT ARE INDICATED TO REMAIN MUST BE PROTECTED WITH CONSTRUCTION FENCE TO THE TREES' DRIP LINE. ALL FENCING MUST BE IN PLACE PRIOR TO ANY CLEARING OR CONSTRUCTION.

2. VERIFY ALL TREE LOCATIONS ALONG PROPERTY LINE.

3. PROVIDE BRIGHT ORANGE MISF-1776 WOVEN FABRIC FENCE WITH 14GA WIRE MESH BACKING FOR TREE PROTECTION. PLACE AND STAKE IN ACCORDANCE WITH MANUFACTURES SPECIFICATIONS.

1 **Tree Protection Fencing Detail**
NTS

TIMOTHY E. McCALL
REGISTERED
LANDSCAPE ARCHITECT
TENNESSEE NO. 1697
5-5-25

OWNER:
ELEPHANT CARWASH, LLC
DEVELOPER:
SHINE & ROLL GROUP, LLC
166 DANA DRIVE
COLLIERVILLE, TN 38017
916-559-1155

The Reaves Firm
Engineering
Planning
Landscape Architecture
Land Surveying
6800 Poplar Avenue, Suite 101 Memphis, TN 38138
901.761.2016 Fax: 901.763.3847
www.ReavesFirm.com

FOR REVIEW ONLY
NOT FOR CONSTRUCTION

ITEM No.	DESCRIPTION of CHANGE	APPROVAL DATE

TIM R. SCHUMACHER
REGISTERED
AGRICULTURE
LANDSCAPE ARCHITECT
TENNESSEE NO. 01135
5/5/2025

EGY SUBDIVISION
DEVELOPER: SHINE & ROLL GROUP, LLC
ENGINEER: THE REAVES FIRM, INC.

North
30 0 30
GRAPHIC SCALE IN FEET
SCALE: 1"=30'

SHEET 1 of 1 C1.1

DIVISION OF ENGINEERING

TREE SURVEY and PROTECTION PLAN

LOCATION: HIGHWAY 70, ±824' EAST OF CL OF APPLING RD.

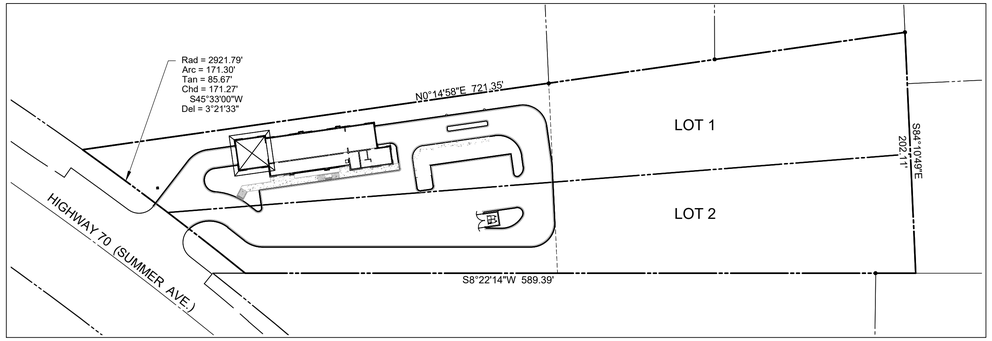
SURVEY TRF DATE 10/22 BOOK
DRAFTED EKM DATE 5/25 SCALE 1"=30'
DESIGN BY TRF DATE 5/25 CHECKED DATE

REVIEWED

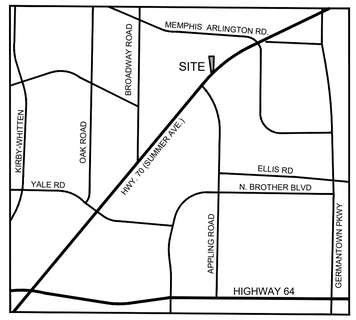
CITY ENGINEER DATE

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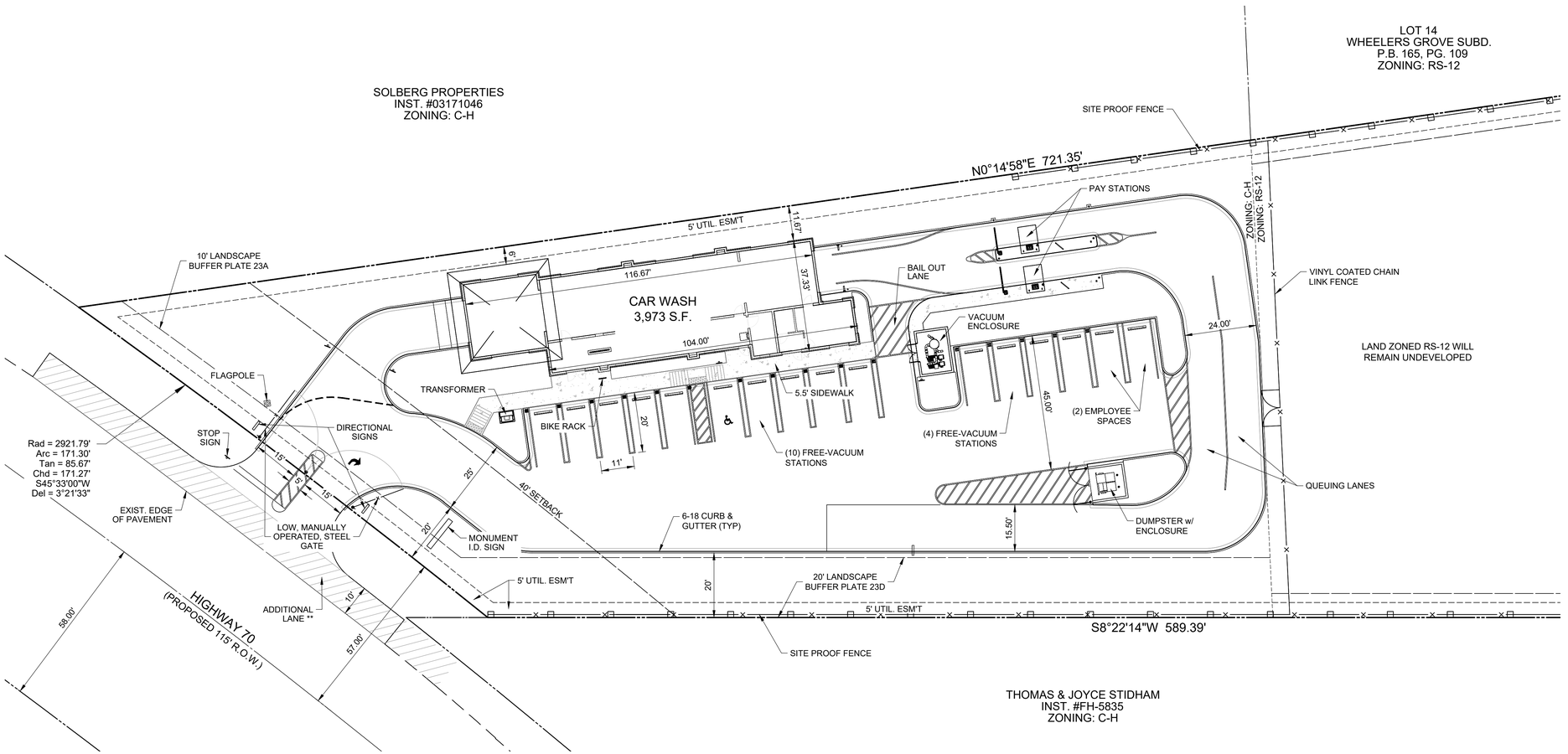
Christine 24x36 Z:\2022\22-0193.7642 Summer Ave Carwash\02 Civil\Construction\C1.1 Tree Survey and Protection Plan.dwg, May 05, 2025 - 10:46am



OVERALL PROPERTY
1" = 60'



VICINITY MAP
±1"=3000'
N



THOMAS & JOYCE STIDHAM
INST. #FH-5835
ZONING: C-H

PROPOSED DEVELOPMENT IN C-H ZONING
1" = 20'

** ADDITIONAL 10' WIDE LANE ALONG THE SUMMER AVENUE FRONTAGE SHALL BE FULL-DEPTH IN ACCORDANCE WITH TDOT SPECIFICATIONS.

SITE DATA CHART

LAND AREA	99,015 S.F. 2.273 ACRES
ZONING	C-H
USE	TUNNEL CAR WASH
BLDG. AREA	3973 S.F.
MAX. BLDG. HEIGHT	34'-8" FT.
PARKING PROVIDED	
VACUUM STATIONS	14 SPACES
EMPLOYEE SPACES	2 SPACES
GREEN SPACE REQUIRED	35%
GREEN SPACE PROVIDED	71%

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

ITEM No.	DESCRIPTION of CHANGE	APPROVAL DATE

OWNER:
ELEPHANT CARWASH, LLC

DEVELOPER:
SHINE & ROLL GROUP, LLC

166 DANA DRIVE
COLLIERVILLE, TN 38017
916-559-1155

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

IAN MARIE ... REGISTERED ENGINEER ... 5/14/25 ... STATE OF TENNESSEE

EGY SUBDIVISION
DEVELOPER: SHINE & ROLL GROUP, LLC
ENGINEER: THE REAVES FIRM, INC.

SHEET 1 of 1
C2.0

DIVISION OF ENGINEERING

SITE PLAN

LOCATION: HIGHWAY 70, ±824' EAST OF CL OF APPLING RD.

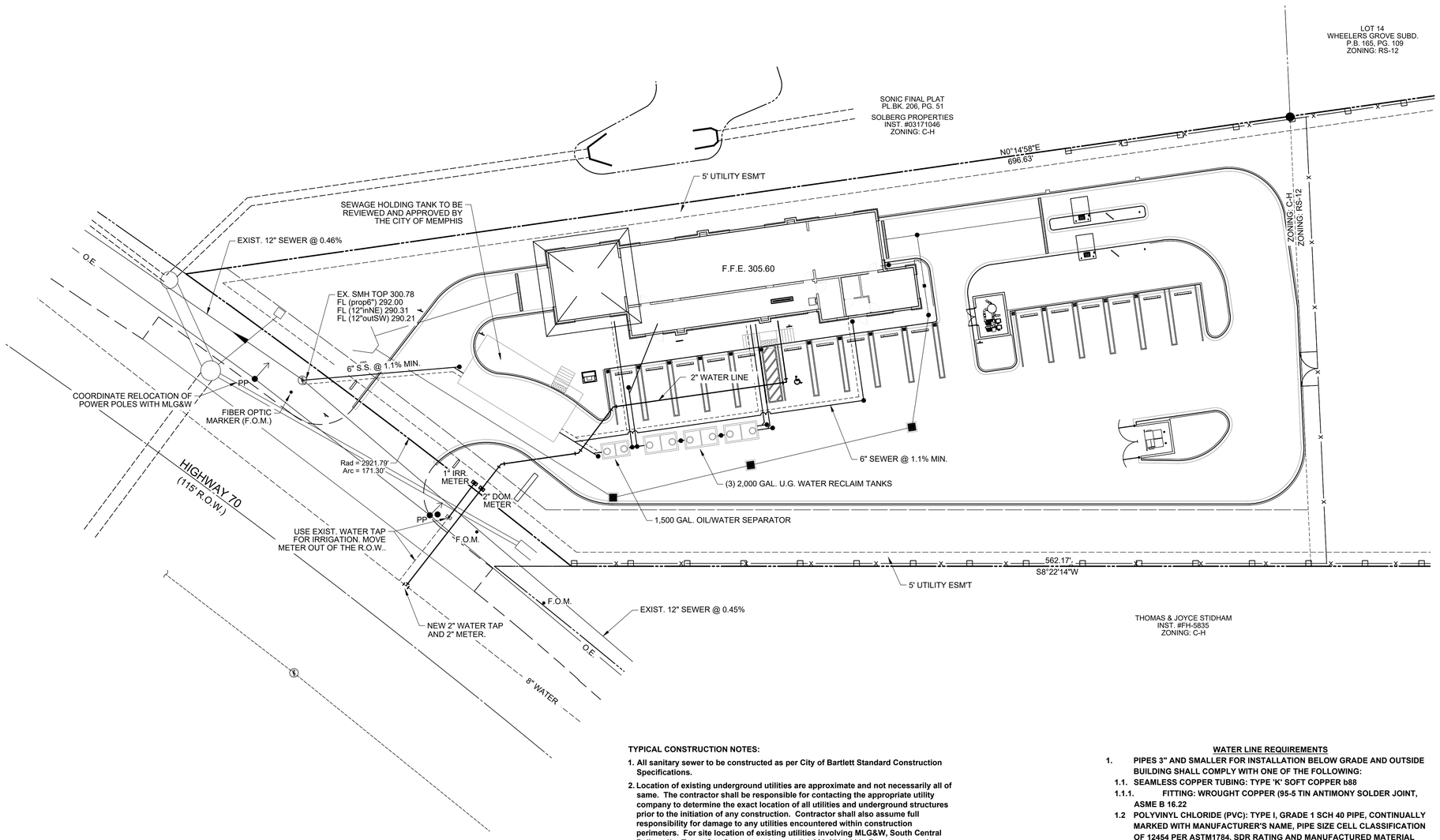
SURVEY	TRF	DATE	10/22	BOOK	
DRAFTED	EKM	DATE	5/25	SCALE	1"=20'
DESIGN BY	TRF	DATE	5/25	CHECKED	DATE

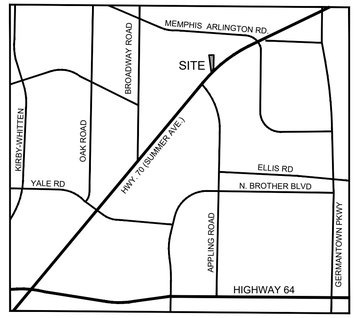
REVIEWED

CITY ENGINEER DATE

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kay 24x36 Z:\2022\22-0193 7642 Summer Ave Carwash\02 Civil\Construction\C2.0 Site Plan.dwg May 05, 2025 - 11:03am





VICINITY MAP
±1"=3000'
N

NOTES:

1. All design, construction, and materials shall be in compliance with the city of bartlett specifications and standards.
2. The contractor shall notify the city of bartlett engineering office at 901-385-6499 a minimum of 24 hours prior to commencing construction.
3. All newly cut and/or filled areas lacking adequate vegetation shall be seeded, fertilized, mulched, and/or sodded as required to prevent soil erosion.
4. The contractor shall not enter upon, work upon nor cause damage to any adjacent properties without prior permission from said property owner.
5. All fill and/or trench backfill shall be compacted to 95 percent standard proctor. Moisture content not to exceed 3% above or below optimum moisture (standard proctor d698). Jetting or flooding of trenches or other backfill is not allowed.
6. The contractor shall be responsible for notifying utility companies which maintain a utility line within the boundaries of the project prior to the initiation of any construction on the project or in the streets bordering the project. The contractor shall also assume the responsibility for any damage to utility lines whether shown on the construction plans or not, during the work on the project.
7. For underground utility locations, call 1-800-351-1111.
8. Contractor to adjust all utility fixtures, manholes, and drain structures to conform to proposed grades.

TYPICAL CONSTRUCTION NOTES:

1. All sanitary sewer to be constructed as per City of Bartlett Standard Construction Specifications.
2. Location of existing underground utilities are approximate and not necessarily all of same. The contractor shall be responsible for contacting the appropriate utility company to determine the exact location of all utilities and underground structures prior to the initiation of any construction. Contractor shall also assume full responsibility for damage to any utilities encountered within construction perimeters. For site location of existing utilities involving MLG&W, South Central Bell, and/or Texas Gas Company, please call 1-800-351-1111. For sewer locations, call 901-529-8025.
3. Contractor shall ensure uninterrupted sewer service on existing sewer and service connections by providing ample temporary wastewater pumping and/or bypassing.
4. Contractor shall maintain access to all properties.
5. Contractor shall notify the City of Bartlett Engineering Office at 901-385-6499 a minimum of 24 hours prior to beginning construction.
6. All areas in cut or fill where vegetation has been removed shall be seeded, mulched, fertilized, and/or sodded as required to prevent erosion.
7. All sewer manhole lids in open areas are to be constructed 1.5' above grade a minimum 1.0' above the 100-year flood elevation (alt. sealed cover & vent stack). In backyards, manhole lids are to be 1.5' above the initial grade, 0.5' above the final grade.
8. Sanitary Sewer, including service connections having less than 18" clearance (outside of pipes) with drainage or in filled areas shall be Class 50 DIP or concrete encased, 10' both sides of crossing. All ductile iron pipe shall be polyethylene lined or shall be treated with Protecto 401 or an approved equivalent.
9. Contractor shall verify existing data and report any significant discrepancies to the Engineer.
10. No trees. shrubs, permanent structures or other utilities (except for crossings) will be allowed within sanitary sewer easement.
11. 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.
12. Contractor shall adjust the top of any existing SMH, cleanouts, or other utility connection at ground surface to match new final grade elevations. contractor shall adjust any new utility features to match final grade elevations as necessary.
13. Contractor shall coordinate with utility company and subcontractors to provide reasonable time for the Tenant contractor to install all underground and under slab conduits, detector, loops, etc. prior to placement of base material in areas to receive final pavement section or building slabs and foundations.

WATER LINE REQUIREMENTS

1. PIPES 3" AND SMALLER FOR INSTALLATION BELOW GRADE AND OUTSIDE BUILDING SHALL COMPLY WITH ONE OF THE FOLLOWING:
   - 1.1. SEAMLESS COPPER TUBING: TYPE 'K' SOFT COPPER b88
   - 1.1.1. FITTING: WROUGHT COPPER (95-5 TIN ANTIMONY SOLDER JOINT, ASME B 16.22
   - 1.2 POLYVINYL CHLORIDE (PVC): TYPE I, GRADE 1 SCH 40 PIPE, CONTINUALLY MARKED WITH MANUFACTURER'S NAME, PIPE SIZE CELL CLASSIFICATION OF 12454 PER ASTM1784, SDR RATING AND MANUFACTURED MATERIAL CLASSIFICATION PER ASTM D1785 & D2665.
   - 1.2.1 PIPE JOINTS: INTEGRALLY MOLDED BELL ENDS, ASTM D2672
2. WATER LINES 4 TO 16 INCHES FOR INSTALLATION BELOW GRADE AND OUTSIDE BUILDING SHALL COMPLY WITH ONE OR COMBINATION OF THE FOLLOWING:
   - 2.1. DUCTILE IRON WATER PIPE: AWWA C151, PRESSURE 350 (4"-12") PRESSURE CLASS 250 (14"-16")
   - 2.1.1. FITTINGS: EITHER MECHANICAL JOINT OR PUSH ON JOINT
   - 2.2. POLYVINYL CHLORIDE (PVC) WATER PIPE: PIPE, AWWA C900, RATED DR18 (CLASS 150), CONTINUALLY MARKED AS REQUIRED
   - 2.2.1. ELASTOMER GASKETS AND LUBRICANT: ASTM F477 FOR SMALLER PIPES
   - 2.2.2. PIPE JOINTS: INTEGRALLY MOLDED BELL ENDS, ASTM D3139
3. NEW DOMESTIC WATER METERS SHALL BE 1-1/2" METER. NEW IRRIGATION METERS SHALL BE 1"-1/2" METER. COORDINATE METER INSTALLATION WITH CITY OF BARTLETT.

SANITARY SEWER REQUIREMENTS

1. SANITARY SEWER PIPELINES SHALL BE PVC, ASTM 3034, RATED SDR 26 PIPE, U.N.O. BY UTILITY COMPANY. PIPE SHALL BE CONTINUALLY MARKED WITH MANUFACTURER'S NAME, PIPE SIZE, CELL CLASSIFICATION, SDR RATING AND ASTMD 3034 CLASSIFICATION WITH INTEGRALLY MOLDED BELL END JOINTS.
2. PIPES AND JOINTS SHALL NOT BE COMPLETELY BACKFILLED UNTIL AFTER INSPECTION, TESTING AND APPROVAL BY THE OWNER/ENGINEER AND LOCAL JURISDICTION, WHERE INDICATED. AIR PRESSURE TEST BETWEEN MANHOLES FOR GRAVITY LINES SHALL BE 3.5 PSI FOR 5 MINUTES WITH NET PRESSURE DROP NOT GREATER THAN 0.5 PSI.
3. FOR DEFLECTION TEST, WHERE REQUIRED, UTILIZE MANDREL WITH DIA. 95% OF INSIDE PIPE DIAMETER.
4. SANITARY SEWER LINES, INCLUDING SERVICE CONNECTIONS, HAVING LESS THAT 18 INCHES (1.5 FEET) OF CLEARANCE OUTSIDE OF THE PIPE WITH DRAINAGE OR IN FILLED AREAS SHALL BE CLASS 50 DUCTILE IRON PIPE (DIP) OR CONCRETE ENCASED TO 10 FEET EACH SIDE OF CROSSING. ALL DIP SHALL BE POLYETHYLENE LINED OR SHALL BE TREATED WITH PROTECTO 401 OR AN APPROVED EQUAL.
5. IF ANY CLEANOUT IS LOCATED IN A PAVED AREA, THEN IT SHALL COMPLY WITH THE DETAIL APPROVED BY BARTLETT CODES WHICH INVOLVES A BRASS CONNECTION AND A CONCRETE COLLAR.
6. TRACER WIRE MUST BE INSTALLED ON ALL SEWER LINES, INCLUDING SERVICES.

North

20 0 20

GRAPHIC SCALE IN FEET

SCALE: 1"=20'

OWNER:
ELEPHANT CARWASH, LLC

DEVELOPER:
SHINE & ROLL GROUP, LLC

166 DANA DRIVE
COLLIERVILLE, TN 38017
916-559-1155

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

FOR REVIEW ONLY
NOT FOR CONSTRUCTION

ITEM No.	DESCRIPTION of CHANGE	APPROVAL DATE

IAN MARIE KEMP
REGISTERED ENGINEER
AGRICULTURAL
No. 128117
STATE OF TENNESSEE
5/1/25

EGY SUBDIVISION

DEVELOPER: SHINE & ROLL GROUP, LLC
ENGINEER: THE REAVES FIRM, INC.

SHEET 1 of 1 C3.0

DIVISION OF ENGINEERING

UTILITY PLAN

LOCATION: HIGHWAY 70, ±824' EAST OF CL OF APPLING RD.

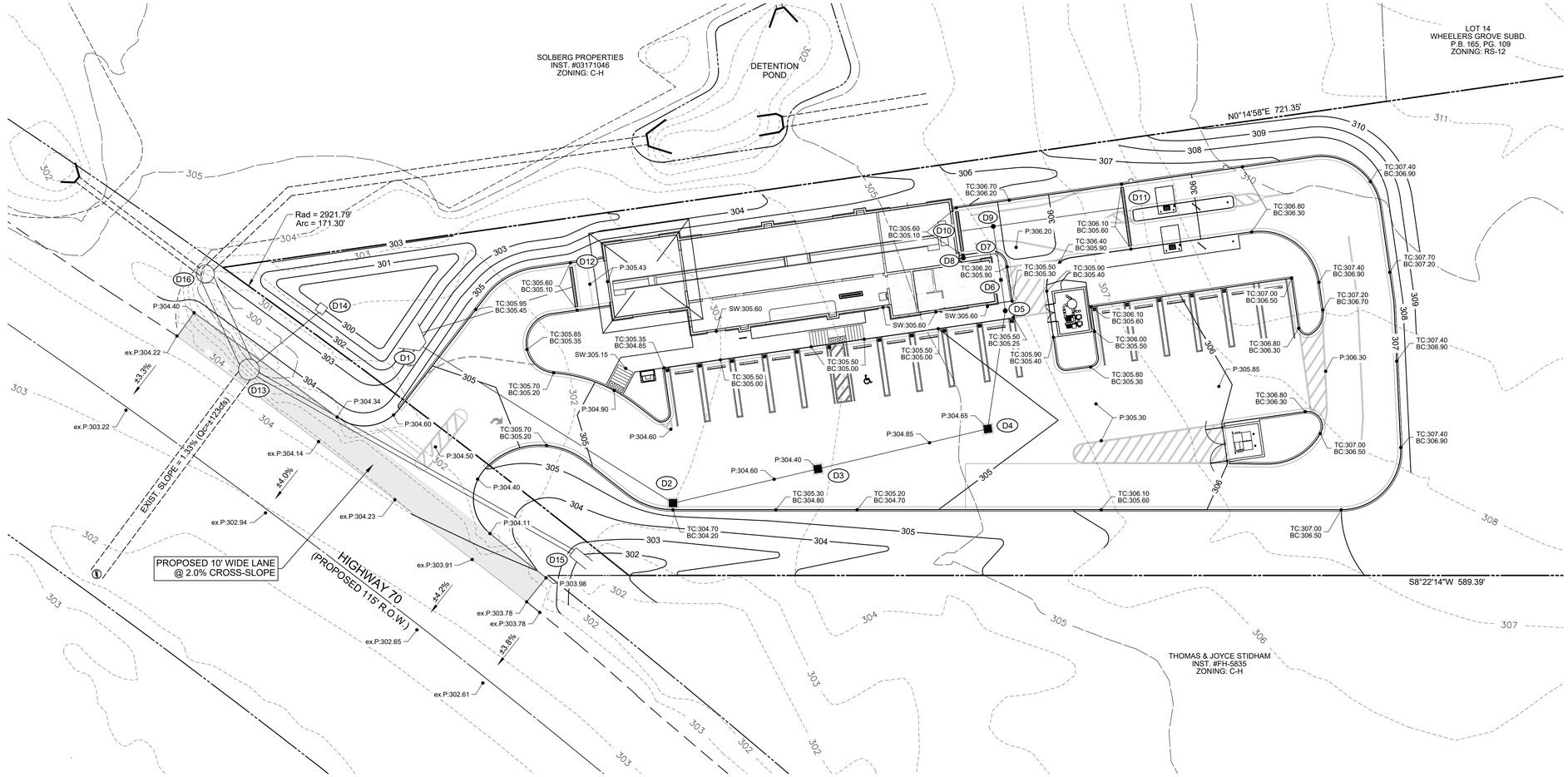
SURVEY	TRF	DATE	10/22	BOOK	
DRAFTED	EKM	DATE	5/25	SCALE	1"=20'
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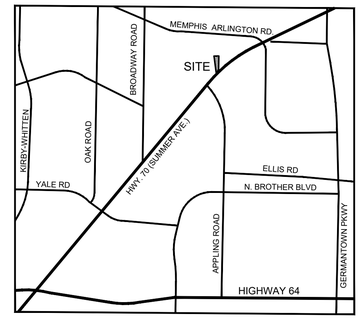
REVIEWED

CITY ENGINEER DATE

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key 24x36 Z:\2022\22-0193 7642 Summer Ave Carwash\02 Civil\Construction\C3.0 Utility Plan.dwg May 05, 2025 - 11:09am





VICINITY MAP
±1"=3000'

N

LEGEND

PROPOSED CONTOUR	XXX
EXISTING CONTOUR	XXX
FINISHED GRADE TOP OF CURB	TC: XXX.X
FINISHED GRADE BOTTOM OF CURB	BC: XXX.X
FINISHED GRADE CONCRETE	C: XXX.X
FINISHED GRADE PAVEMENT	P: XXX.X
FINISHED GRADE SIDEWALK	SW: XXX.X
FINISHED GRADE GRASS	G: XXX.X
DRAINAGE AREA RIDGELINE	
DRAINAGE BASIN AREA	D.A.= X.XX Ac.
EXISTING DRAINAGE	

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DRAINAGE TABLES FOR 25 YEAR STORM

Structure	Top	Area	C	Qinlet
HDWL 1				
#10 INLET 2	304.20	0.10	0.77	0.6
#10 INLET 3	304.40	0.08	0.96	0.6
#10 INLET 4	304.65	0.32	0.84	2.2
C.O. 5	305.50			
YARD INLET 6	305.00	0.01	0.35	0.0
WYE 7	n/a			
C.O. (FROM ROOF) 8	305.60	0.08	0.98	0.6
C.O. 9	305.80			
TRENCH DRAIN 10	305.10	0.01	0.98	0.1
TRENCH DRAIN 11	305.60	0.22	0.45	0.7
TRENCH DRAIN 12	305.10	0.02	0.98	0.2
DMH 13	304.20			
* 3x3 O.C.S. 14	302.50	(DETENTION)		
TDOT HDWL 15	303.00	1.78	0.33	3.6
** EXISTING HDWL 16	302.00			68.6 (from Sonic plans)

Downstream From	Inv	To	Upstream Inv	Size	Len	Slp	n	Qcap	Q-25	Vel	DArea
1	300.50	2	301.00	18"	99	0.50%	0.013	7.4	4.7	4.5	0.82
2	301.00	3	301.25	18"	50	0.50%	0.013	7.4	4.2	4.3	0.72
3	301.25	4	301.48	18"	58	0.40%	0.013	6.6	3.6	3.8	0.64
4	301.73	5	301.89	15"	40	0.40%	0.013	4.1	1.4	3.0	0.32
5	301.89	6	301.93	15"	10	0.40%	0.013	4.1	1.4	3.0	0.32
6	301.93	7	301.96	15"	9	0.40%	0.013	4.1	1.4	3.0	0.31
7	301.96	8	302.01	15"	11	0.40%	0.013	4.1	0.6	2.4	0.08
7	301.96	9	302.00	15"	9	0.40%	0.013	4.1	0.8	2.6	0.23
9	302.00	10	302.04	15"	11	0.40%	0.013	4.1	0.1	1.3	0.01
9	302.00	11	302.18	15"	44	0.40%	0.013	4.1	0.7	2.5	0.22
1	301.00	12	301.21	15"	53	0.40%	0.013	4.1	0.2	1.6	0.02
13	298.90	14	299.00	18"	30	0.30%	0.013	(DETENTION)			
13	299.44	15	301.00	15"	125	1.25%	0.013	7.2	3.6	5.9	1.78
13	297.65	16	297.82	34"x53"	35	0.49%	0.013	74.7	68.6	4.5	21.55

* 3x3 INLET WITH 12"Ø OPENING AT ELEVATION 299.00
** REMOVE HDWL AND INSTALL DMH

DETENTION AREA DATA

25 YEAR STORM
D.A. = 2.273 ACRES
PEAK INFLOW = 7.870 cfs
PEAK OUTFLOW = 5.612 cfs
PEAK ELEVATION = 301.53
TOTAL STORAGE = 2,017 C.F.

North

20 0 20

GRAPHIC SCALE IN FEET

SCALE: 1"=20'

OWNER:
ELEPHANT CARWASH, LLC

DEVELOPER:
SHINE & ROLL GROUP, LLC

166 DANA DRIVE
COLLIERVILLE, TN 38017
916-559-1155

The Reaves Firm
INCORPORATED
Engineering
Planning
Landscape Architecture
Land Surveying
6800 Poplar Avenue, Suite 101 Memphis, TN 38138
901.761.2016 Fax: 901.763.2847
www.ReavesFirm.com

FOR REVIEW ONLY
NOT FOR CONSTRUCTION

ITEM No.	DESCRIPTION of CHANGE	APPROVAL DATE

IAN MARIE DUNCAN
REGISTERED ENGINEER
No. 128173
STATE OF TENNESSEE
5/14/25

EGY SUBDIVISION
DEVELOPER: SHINE & ROLL GROUP, LLC
ENGINEER: THE REAVES FIRM, INC.

SHEET 1 of 1

C4.0

DIVISION OF ENGINEERING

GRADING and DRAINAGE PLAN

LOCATION: HIGHWAY 70, ±824' EAST OF CL OF APPLING RD.

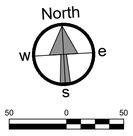
SURVEY TRF DATE 10/22 BOOK
DRAFTED EKM DATE 5/25 SCALE 1"=20'
DESIGN BY TRF DATE 5/25 CHECKED DATE

REVIEWED

CITY ENGINEER DATE

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Christine 24x36 Z:\2022\22-0193 7642 Summer Ave Carwash\02 Civil\Construction\C4.0 Grading and Drainage Plan.dwg May 05, 2025 - 11:11am

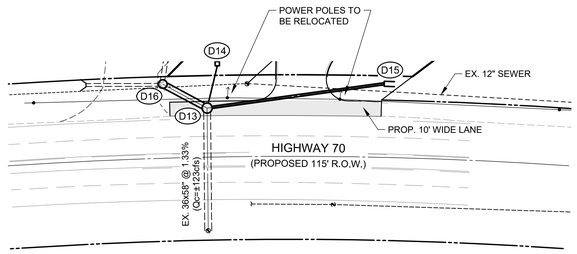


NOTES:

1. **All design, construction, and materials shall be in compliance with the city of bartlett specifications and standards.**
2. **The contractor shall notify the city of bartlett engineering office at 901-385-6499 a minimum of 24 hours prior to commencing construction.**
3. **All newly cut and/or filled areas lacking adequate vegetation shall be seeded, fertilized, mulched, and/or sodded as required to prevent soil erosion.**
4. **The contractor shall not enter upon, work upon nor cause damage to any adjacent properties without prior permission from said property owner.**
5. **All fill and/or trench backfill shall be compacted to 95 percent standard proctor. Moisture content not to exceed 3% above or below optimum moisture (standard proctor d698). Jetting or flooding of trenches or other backfill is not allowed.**
6. **The contractor shall be responsible for notifying utility companies which maintain a utility line within the boundaries of the project prior to the initiation of any construction on the project or in the streets bordering the project. The contractor shall also assume the responsibility for any damage to utility lines whether shown on the construction plans or not, during the work on the project.**
7. **For underground utility locations, call 1-800-351-1111.**
8. **Contractor to adjust all utility fixtures, manholes, and drain structures to conform to proposed grades.**

TYPICAL CONSTRUCTION NOTES:

1. **All sanitary sewer to be constructed as per City of Bartlett Standard Construction Specifications.**
2. **Location of existing underground utilities are approximate and not necessarily all of same. The contractor shall be responsible for contacting the appropriate utility company to determine the exact location of all utilities and underground structures prior to the initiation of any construction. Contractor shall also assume full responsibility for damage to any utilities encountered within construction perimeters. For site location of existing utilities involving MLG&W, South Central Bell, and/or Texas Gas Company, please call 1-800-351-1111. For sewer locations, call 901-529-8025.**
3. **Contractor shall ensure uninterrupted sewer service on existing sewer and service connections by providing ample temporary wastewater pumping and/or bypassing.**
4. **Contractor shall maintain access to all properties.**
5. **Contractor shall notify the City of Bartlett Engineering Office at 901-385-6499 a minimum of 24 hours prior to beginning construction.**
6. **All areas in cut or fill where vegetation has been removed shall be seeded, mulched, fertilized, and/or sodded as required to prevent erosion.**
7. **All sewer manhole lids in open areas are to be constructed 1.5' above grade a minimum 1.0' above the 100-year flood elevation (alt. sealed cover & vent stack). In backyards, manhole lids are to be 1.5' above the initial grade, 0.5' above the final grade.**
8. **Sanitary Sewer, including service connections having less than 18" clearance (outside of pipes) with drainage or in filled areas shall be Class 50 DIP or concrete encased, 10' both sides of crossing. All ductile iron pipe shall be polyethylene lined or shall be treated with Protecto 401 or an approved equivalent.**
9. **Contractor shall verify existing data and report any significant discrepancies to the Engineer.**
10. **No trees. shrubs, permanent structures or other utilities (except for crossings) will be allowed within sanitary sewer easement.**
11. **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.**
12. **Contractor shall adjust the top of any existing SMH, cleanouts, or other utility connection at ground surface to match new final grade elevations. contractor shall adjust any new utility features to match final grade elevations as necessary.**
13. **Contractor shall coordinate with utility company and subcontractors to provide reasonable time for the Tenant contractor to install all underground and under slab conduits, detector, loops, etc. prior to placement of base material in areas to receive final pavement section or building slabs and foundations.**

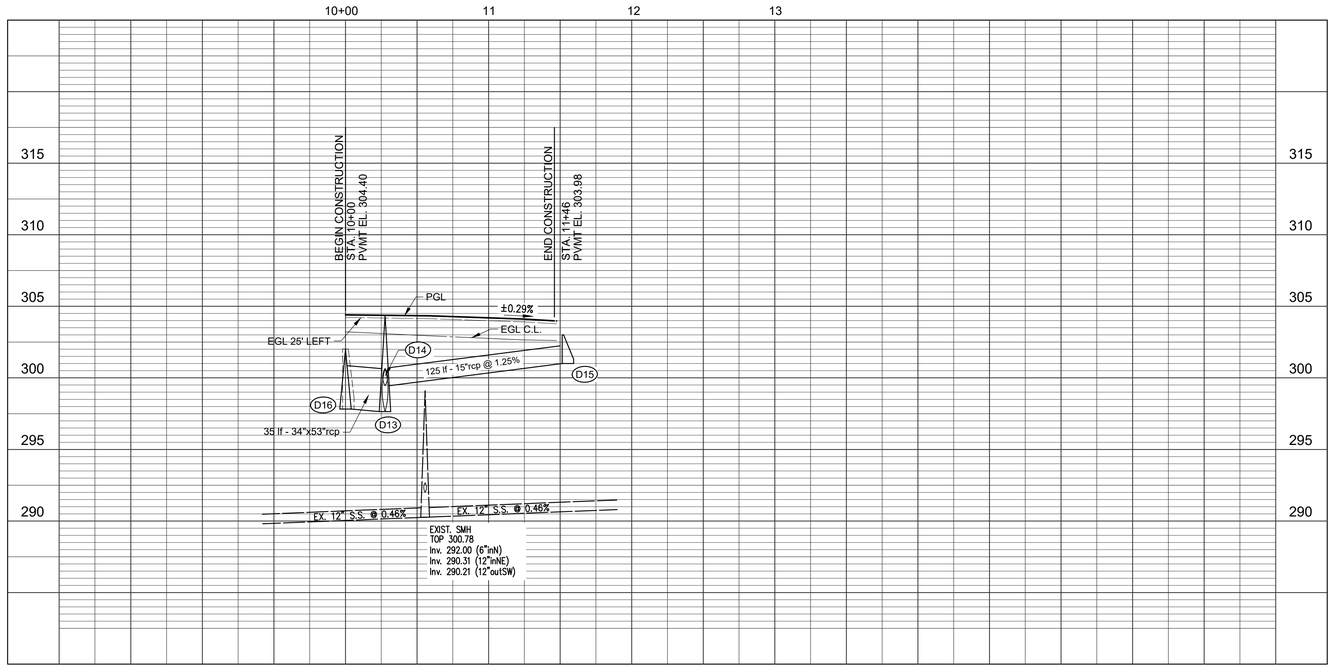


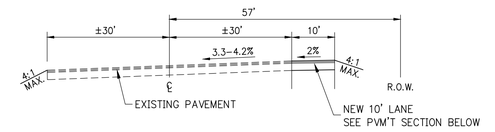
DRAINAGE TABLES FOR 25 YEAR STORM

	Structure	Top	Area	C	Qinlet
	DMH 13	304.20			
* 3x3	O.C.S. 14	302.50	(DETENTION)		
	TDOT HDWL 15	303.00	1.78	0.33	3.6
** EXISTING	HDWL 16	302.00			68.6 (from Sonic plans)

* 3x3 INLET WITH 12"Ø OPENING AT ELEVATION 299.00
** REMOVE HDWL AND INSTALL DMH

Downstream From	Inv	Upstream To	Inv	Size	Len	Slp	n	Qcap	Q-25	Vel	DArea
13	298.90	14	299.00	18"	30	0.30%	0.013	(DETENTION)			
13	299.44	15	301.00	15"	125	1.25%	0.013	7.2	3.6	5.9	1.78
13	297.65	16	297.82	34"x53"	35	0.49%	0.013	74.7	68.6	4.5	21.55





TYPICAL SECTION (N.T.S.)

PAVEMENT SECTION
- 1-1/4" SURFACE (D MIX)
- 2" BINDER COURSE TDOT 307-BM2
- 4" A MIX
- 10" BASE STONE

FOR REVIEW ONLY
NOT FOR CONSTRUCTION

REVISIONS

ITEM No.	DESCRIPTION of CHANGE	APPROVAL DATE

IAN MARIE
REGISTERED ENGINEER
AGRICULTURAL
No. 129111
STATE OF TENNESSEE
5/1/25

EGY SUBDIVISION
DEVELOPER: SHINE & ROLL GROUP, LLC
ENGINEER: THE REAVES FIRM, INC.

SHEET 1 OF 1
C4.1

DIVISION OF ENGINEERING

HIGHWAY 70 PLAN and PROFILE

LOCATION: FROM ±824' to 970' EAST OF APPLING ROAD
BARTLETT, TENNESSEE

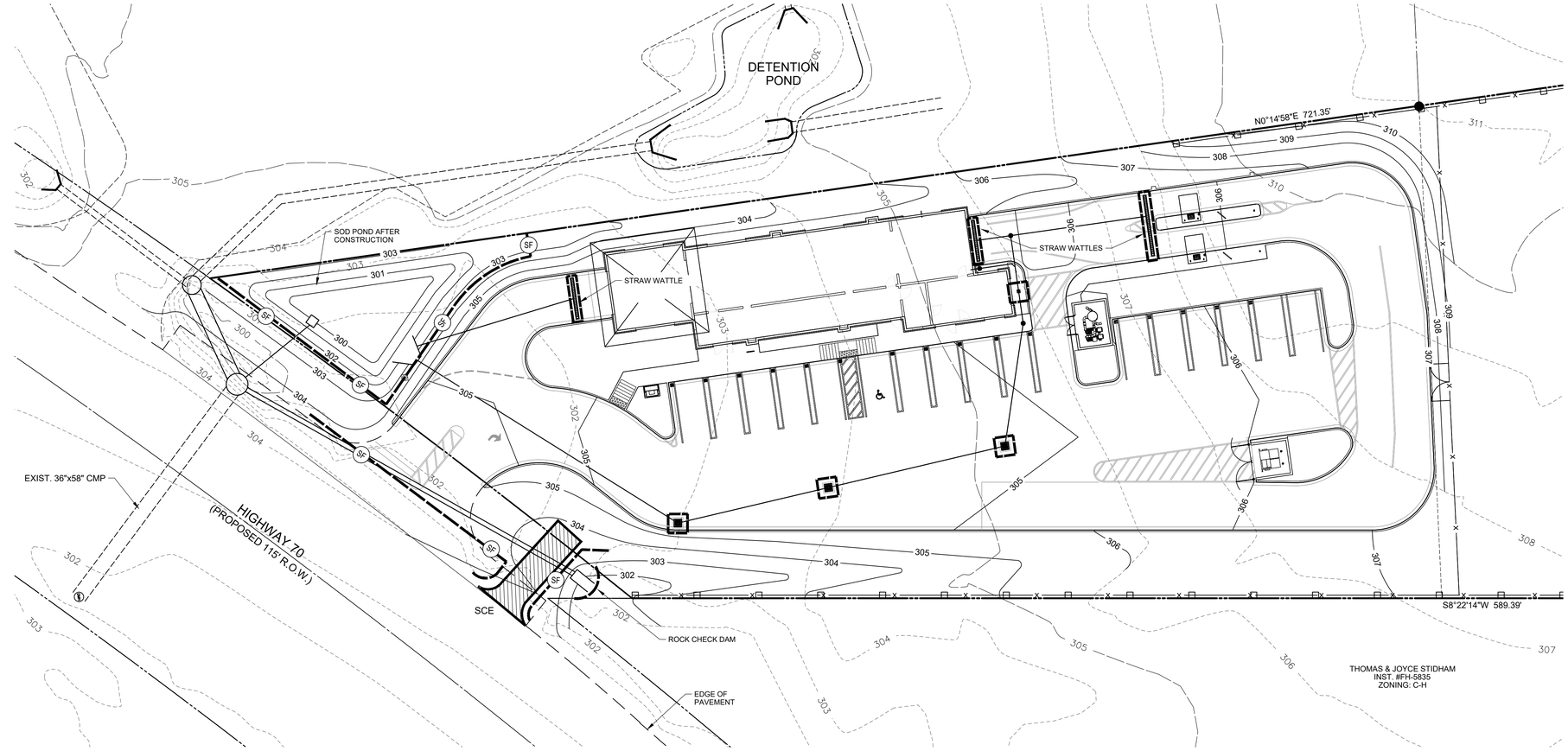
SURVEY	TRF	DATE	10/22	BOOK	
DRAFTED	EKM	DATE	5/25	SCALE	1"=50'H and 1"=5'V
DESIGN BY	TRF	DATE	5/25	CHECKED	DATE

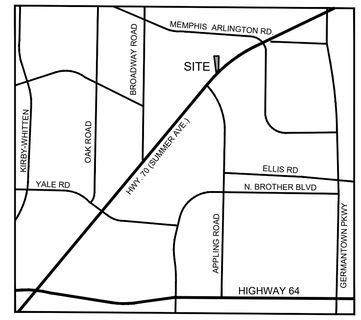
REVIEWED

CITY ENGINEER DATE

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kay 24x36 Z:\2022\22-0193 7642 Summer Ave Corwest\02 Civil\Construction\C4.1 Summer Ave P&P.dwg May 05, 2025 - 9:02am



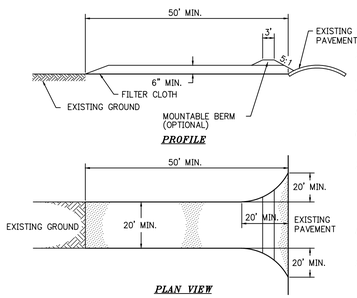


VICINITY MAP
±1"=3000'

N

EROSION CONTROL NOTES:

(a) Clearing and grubbing must be held to the minimum necessary for grading and equipment operation.
(b) Construction must be sequenced to minimize the exposure time of cleared surface area.
(c) Construction must be staged or phased for large projects. Areas of one phase must be stabilized before another phase can be initiated. Stabilization shall be accomplished by temporarily or permanently protecting the disturbed soil surface from rainfall impacts and runoff.
(d) Erosion and sediment control measures must be in place and functional before earth moving operations begin, and must be constructed and maintained throughout the construction period. Temporary measures may be removed at the beginning of the work day, but must be replaced at the end of the work day.
(e) All control measures shall be checked, and repaired as necessary, weekly in dry periods and within 24 hours after any rainfall of 0.5 inches within a 24 hour period. During prolonged rainfall, daily checking and repairing is necessary. The permittee shall maintain records of checks and repairs.
(f) A specific individual shall be designated to be responsible for erosion and sediment controls on each project site.
(g) Pre-construction vegetative ground cover shall not be destroyed, removed or disturbed more than 14 calendar days prior to grading or earth moving.
(h) To the extent feasible, appropriate cover shall be applied within seven days on areas that will remain unfinished for more than 14 calendar days. Examples of cover are grass, sod, straw, mulch, fabric mats, etc..
(i) Permanent soil stabilization with perennial vegetation shall be applied as soon as practicable after final grading.
(j) Erosion and sediment control measures shall be designed according to the size and slope of disturbed or drainage areas, to detain runoff and trap sediment.
(k) Discharges from sediment basins and traps must be through a pipe or lined channel so that the discharge does not cause erosion.
(l) Muddy water to be pumped from excavation and work areas must be held in settling basins or treated by filtration through an approved dewatering bag set-up prior to its discharge off-site, into storm drains or surface waters. Silt fence in NOT ADEQUATE as a filter. Water must be discharged through a pipe or lined channel so that the discharge does not cause erosion and sedimentation. The discharge must not cause an objectionable color contrast within the receiving stream.
(m) There shall be no distinctly visible floating scum, oil or other matter contained in the storm water discharge.
(n) Areas where construction has ceased, either temporarily or permanently, must be stabilized within 14 days.
(o) The storm water discharge must result in no materials in concentrations sufficient to be hazardous or otherwise detrimental to humans, livestock, wildlife, plant life, or fish and aquatic life in the receiving stream.
(p) The ultimate responsibility for the proper functioning of the plan rests with the contractor. The contractor may alter or vary the schedule or plan as the situation or circumstances necessitates, based on good judgment and common sense, to maintain the plan's intended purpose. It is recommended that if any additional erosion or sediment control measures are required, that the contractor refer to the Current Edition of the *Tennessee Erosion and Sediment Control Handbook* for guidance.
(q) Extra care will be needed to ensure that silt is not tracked out onto Summer Avenue.
(r) Metal posts with wire backed fence are required on the proposed silt fences.



STABILIZED CONSTRUCTION EXIT (SCE)
(NTS)

CONSTRUCTION SPECIFICATIONS

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

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

OWNER:
ELEPHANT CARWASH, LLC

DEVELOPER:
SHINE & ROLL GROUP, LLC
166 DANA DRIVE
COLLIERVILLE, TN 38017
916-559-1155

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ITEM No.	DESCRIPTION of CHANGE	APPROVAL DATE

IAN MARIE ... REGISTERED ENGINEER ... No. 128173 ... STATE OF TENNESSEE ... 5/12/25

EGY SUBDIVISION
DEVELOPER: SHINE & ROLL GROUP, LLC
ENGINEER: THE REAVES FIRM, INC.

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

SHEET 1 of 2
C5.0

DIVISION OF ENGINEERING

EROSION CONTROL PLAN

LOCATION: HIGHWAY 70, ±824' EAST OF CL OF APPLING RD.

SURVEY TRF DATE 10/22 BOOK
DRAFTED EKM DATE 5/25 SCALE 1"=20'
DESIGN BY TRF DATE 5/25 CHECKED DATE

REVIEWED

CITY ENGINEER DATE

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Christine 24x36 Z:\2022\22-0193.7\42 Summer Ave Carwash\02 Civil\Construction\C5.0 ECP.dwg, May 05, 2025 - 11:09am

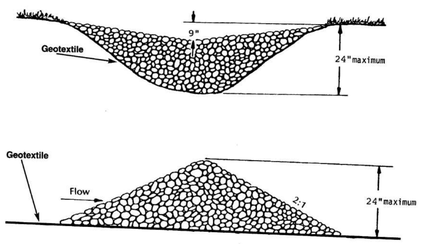
Spacing Between Check Dams

L = The distance such that points A and B are of equal elevation



Figure 1

Height Of Check Dams



Source: GA SWCCC

Figure 2

Straw Wattle Installation Guide

NORTH AMERICAN GREEN
A tensar company

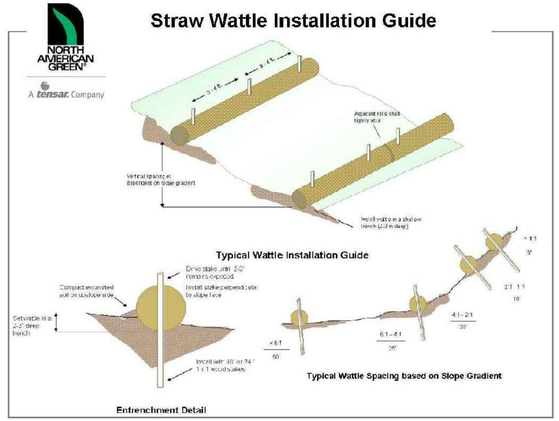


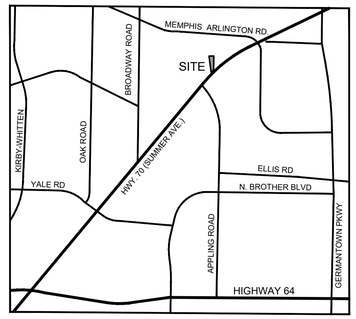
Figure 7.37-1 Wattle Stake Installation

CONSTRUCTION SPECIFICATIONS:

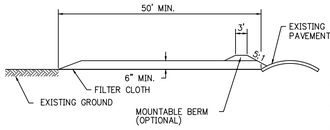
1. *REMOVE ALL ROCKS, CLODS, VEGETATION OR OTHER OBSTRUCTIONS SO INSTALLED WATTLES HAVE DIRECT CONTACT WITH THE UNDERLYING SOIL OR SURFACE.*
2. *INSTALL WATTLE BY LAYING THEM FLAT ON THE GROUND. EXCAVATE A SMALL TRENCH 2"–3" IN DEPTH ON THE CONTOUR AND PERPENDICULAR TO WATER FLOW. SOIL FROM THE EXCAVATION SHOULD BE STORED CLOSE BY FOR USE AFTER THE WATTLE HAS BEEN SETTLED.*
3. *INSTALL WATTLES SO NO GAPS EXIST BETWEEN THE SOIL AND THE BOTTOM OF THE WATTLE. LAP THE ENDS OF ADJACENT WATTLES A MINIMUM OF 6" TO PREVENT FLOW AND SEDIMENT FROM PASSING THROUGH THE FIELD JOINT.*
4. *WOODEN STAKES SHOULD BE USED TO FASTEN THE WATTLES TO THE SOIL.*
5. *DRIVE WOODEN STAKES THROUGH WATTLE AND ANGLED SLIGHTLY AGAINST THE DIRECTION OF FLOW AS SHOWN. INSTALL WOODEN STAKES AT 4' INTERVALS, UNLESS THE WATTLE MANUFACTURER SPECIFIES OTHERWISE, LEAVING LESS THAN 1"–2" OF STAKE EXPOSED ABOVE THE WATTLE. ALTERNATELY, STAKES MAY BE PLACED ON EACH SIDE OF THE WATTLE TYING ACROSS WITH A NATURAL FIBER TWINE OR STAKING IN A CROSSING MANNER ENSURING DIRECT SOIL CONTACT AT ALL TIMES.*
6. *TERMINAL ENDS OF WATTLES MAY BE DOG LEGGED UP SLOPE TO ENSURE CONTAINMENT AND PREVENT CHANNELING OF SEDIMENTATION.*
7. *BACKFILL THE UP–SLOPE LENGTH OF THE WATTLE WITH THE EXCAVATED SOIL AND COMPACT.*
8. *WHERE LONG ROWS ARE REQUIRED ON A SLOPE, THE ENDS OF INDIVIDUAL TUBE SEGMENTS SHOULD BE OVERLAPPED AS SHOWN. WATTLE NETTING SHOULD BE KNITTED MATERIAL WITH ⅛" TO ⅜" OPENINGS AND MADE OF PHOTODEGRADABLE (POLYPROPYLENE, HDPE) OR BIODEGRADABLE MATERIAL.*

Table 7.37-1 Wattle and Tube Spacing Table for Slope Application

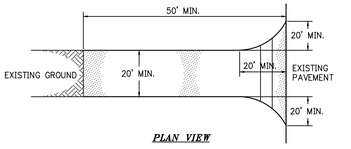
Slope	Wattle and Tube Diameter				
	8"	12"	18"	20"	24"
2%	70'	100'	N/A	N/A	N/A
5%	30'	60'	100'	100'	100'
10%	20'	30'	70'	85'	100'
6:1	N/A	20'	40'	50'	55'
4:1	N/A	20'	30'	30'	30'
3:1	N/A	N/A	20'	20'	25'
2:1	N/A	N/A	20'	20'	20'



VICINITY MAP
±1"=3000'
N



PROFILE



PLAN VIEW

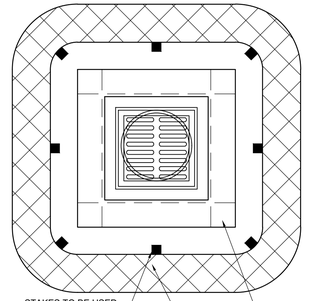
STABILIZED CONSTRUCTION EXIT (SCE)
(NTS)

CONSTRUCTION SPECIFICATIONS

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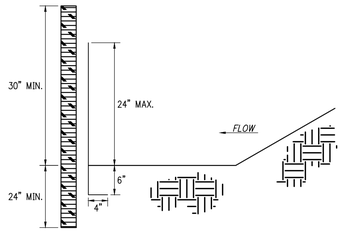
NOTE:
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NOTE:
CURLEX SEDIMENT BARRIER LOGS OR EQUIVALENT TO BE USED AROUND INLETS AND OTHER OPENINGS INTO THE DRAINAGE SYSTEM THROUGHOUT CONSTRUCTION. LOGS ARE TO BE TIED TOGETHER

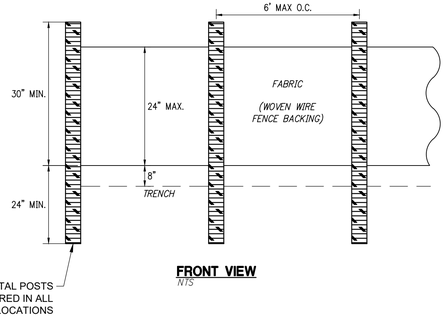


SEDIMENT LOG INLET BARRIER
NTS

STANDARD SYMBOL



SIDE VIEW
NTS



FRONT VIEW
NTS

FABRIC SPECIFICATIONS

	TEST MATERIAL	WITH BACKING	WITHOUT BACKING
GEOTEXTILE FABRIC TYPE		WOVEN SLIT FILM	WOVEN MONOFILAMENT
APPARENT OPENING SIZE	ASTM D4751	#30 TO #70 STANDARD SIEVE	#70 TO #100 STANDARD SIEVE
WATER FLUX	ASTM D4491	≥4 GPM/FT²	≥18 GMP/FT²
TENSILE STRENGTH	ASTM D4632	≥120 LB. (WARP DIRECTION) 100 LB. (FILL DIRECTION)	≥310 LB. (WARP DIRECTION) 200 LB. (FILL DIRECTION)
UV STABILITY (AFTER 500 HRS)	ASTM D4355	≥70%	≥90%
ELONGATION	ASTM D4632	≤20% MAX.	---
BURST STRENGTH	ASTM D3786	≥250 PSI	≥400 PSI
PUNCTURE STRENGTH	ASTM D4833	≥60 LB.	≥105 LB.
TRAPEZOIDAL TEAR	ASTM D4533	≥50 LB. (WARP DIRECTION) 40 LB. (FILL DIRECTION)	≥100 LB. (WARP DIRECTION) 60 LB. (FILL DIRECTION)

POST SPECIFICATIONS

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

STANDARD SYMBOL — SF — TYPE 'C' SILTFENCE - TDEC

FOR REVIEW ONLY
NOT FOR CONSTRUCTION

ITEM No.	DESCRIPTION of CHANGE	APPROVAL DATE

OWNER:
ELEPHANT CARWASH, LLC
DEVELOPER:
SHINE & ROLL GROUP, LLC
166 DANA DRIVE
COLLIERVILLE, TN 38017
916-559-1155

The Reaves Firm
incorporated
Engineering
Planning
Landscape Architecture
Land Surveying
6800 Poplar Avenue, Suite 101, Memphis, TN 38138
901.761.2016 Fax 901.763.3847
www.ReavesFirm.com

EGY SUBDIVISION
DEVELOPER: SHINE & ROLL GROUP, LLC
ENGINEER: THE REAVES FIRM, INC.

IAN MARIE CRAWFORD — REGISTERED ENGINEER — 129115 — STATE OF TENNESSEE — 5/16/25

SHEET 2 of 2
C5.1

DIVISION OF ENGINEERING

EROSION CONTROL DETAILS

LOCATION: HIGHWAY 70, ±824' EAST OF CL OF APPLING RD.

SURVEY	TRF	DATE	10/22	BOOK	
DRAFTED	EKM	DATE	5/25	SCALE	n/a
DESIGN BY	TRF	DATE	5/25	CHECKED	DATE

REVIEWED

CITY ENGINEER — DATE

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Christine 24x36 Z:\2022\22-0193.7642 Summer Ave Carwash\02 Civil\Construction\C5.0 ECP.dwg May 05, 2025 - 11:09am

PLANTING NOTES

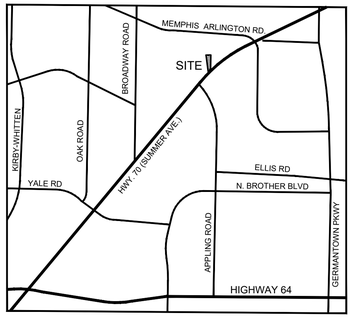
1. Mulch all beds and tree rings with a minimum depth of 3" hardwood mulch
2. Stake all b & b trees per detail
3. Till top 6" of soil in all bed areas and amend with sand and peat to assure proper drainage and percolation
4. Test pH of soil and amend all bed areas with chemicals and fertilizer to assure the best possible growth environment for the specified plant material
5. Apply preemergents in all bed areas prior to planting to prevent weed growth
6. Roll, water, and fertilize all sod areas to provide a smooth mowing surface free of gaps and irregular joints
7. Contractor responsible for a permanent stand of turfgrass where seeding is specified. Seed as necessary to establish turf in all areas damaged by construction.
8. Landscape architect retains the right to reject any plant material at any time if it does not meet the specifications on the plant materials list
9. Prune plants after planting to assure consistency in growth habit
10. Contractor to guarantee all plant material including sod for a period of one year after final acceptance. Replacements will also be guaranteed for a period of one year after installation
11. Contractor is responsible for locating all underground utilities and shall avoid damage to utilities during the course of the work. Contractor is responsible for the repair of any damage to utilities, site structures, etc. Resulting from landscape construction.
12. All plants must be vigorous, healthy material, free of pests and disease.
13. All plants and trees must meet all requirements specified in the plant materials list, the details, and specifications
14. Any material which dies or defoliates (prior to acceptance of the work) will be promptly removed and replaced.
15. Standards set forth in "American Standard for Nursery Stock" represent general guideline specifications only and will constitute minimum quality requirements for plant material.
16. Landscape contractor is to be responsible for maintaining all plant materials until substantial completion of the installation.

PLANT MATERIALS LIST						
Botanical Name	**Common Name**	**Quantity**	**Min. Height**	**Min. Caliper**	**Spread**	**Notes**
TREES						
GINKGO BILOBA 'AUTUMN GOLD'	GINKGO	1		2.5"		WELL-BRNCHD.; STRAIGHT
LIQUIDAMBAR STYRACIFLUA 'SLENDER SILHOUETTE'	'SLENDER SILHOUETTE' SWEETGUM	2	10-12'	2.5-3"		WELL-BRNCHD.; STRAIGHT
MAGNOLIA GRANDIFLORA 'LITTLE GEM'	'LITTLE GEM' MAGNOLIA	19	6-8'		4-6'	FULL TO GND.; WELL-BRNCHD
MAGNOLIA VIRGINIANA	SWEETBAY	2	8-10'		3.5-4'	3-TR. MIN., WELL-BRNCHD.; FULL
QUERCUS PALUSTRIS	PIN OAK	6		3"		WELL-BRNCHD.; STRAIGHT
SHRUBS						
ABELIA x CHINENSIS 'ROSE CREEK'	ROSE CREEK ABELIA	13				3-GAL
BUXUS MICROPHYLLA JAPONICA 'WINTERGREEN'	'WINTERGREEN' BOXWOOD	5				3-GAL
ILEX CORNUTA 'BURFORDII NANA'	DWARF BURFORD HOLLY	62	24-28"		20-24"	3-GAL
OTHER						
CYNODON DACTYLON 'TIFWAY'	'TIFWAY' BERMUDA SOD					
SEASONAL COLOR		350 SF	1st INSTALL. BY LS CONTRACTOR; SUBSEQUENT REPLACEMENTS UNDER MAINTENANCE AGREEMENT			

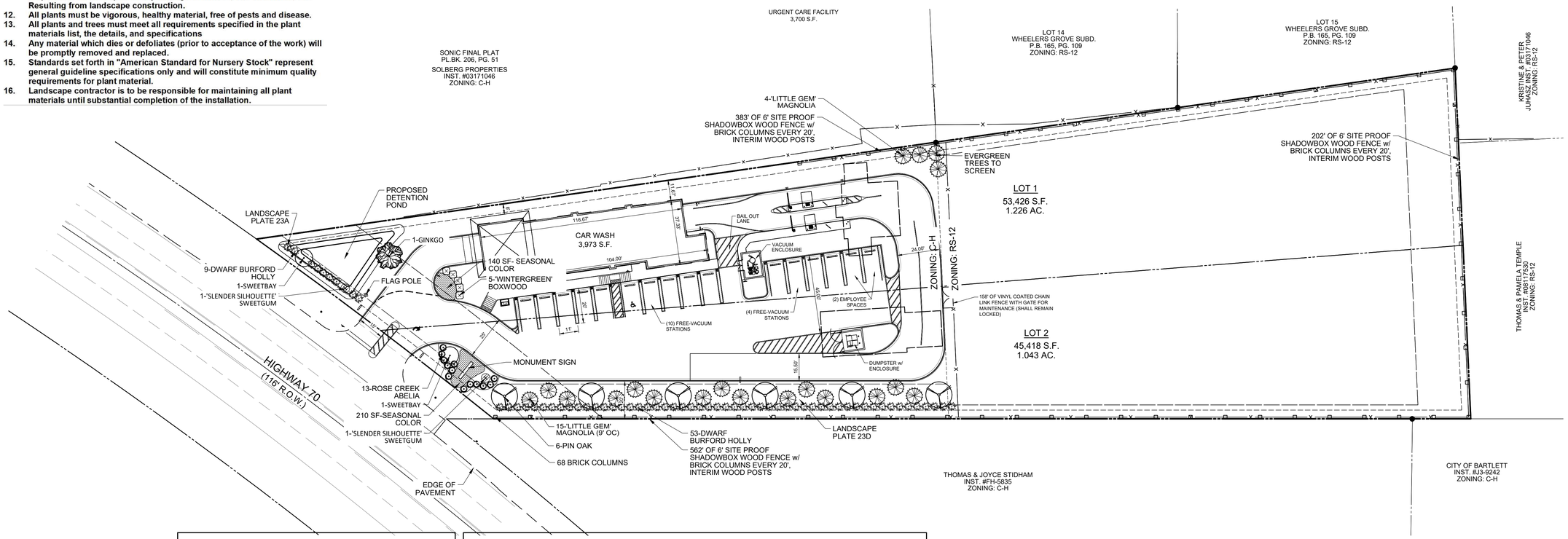
Tree Density Units					
Name	Category	Number	Caliper	TV Factor	Total
SWEETBAY	2	2	2	0.75	3
GINKGO	1	1	2.5	1	2.5
'LITTLE GEM' MAGNOLIA	2	19	1.5	0.75	21.375
PIN OAK	1	6	3	1	18
Proposed TDU:					44.875
Existing TDU:					715
				Total:	759.875

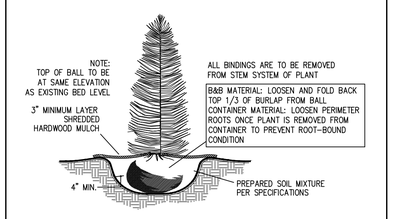
Site Area: 2.269
TDU required (20/ac): 45.38
TDU provided: 759.875

IRRIGATION WILL BE PROVIDED BY CONTRACTOR

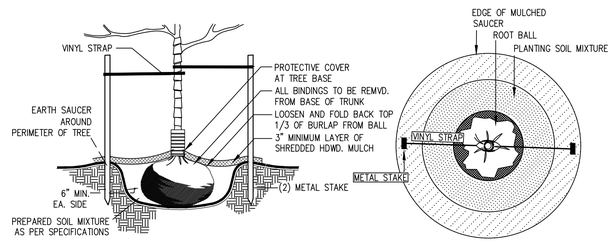


VICINITY MAP
±1"=3000'
N

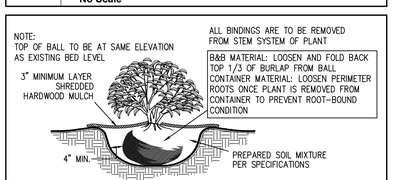




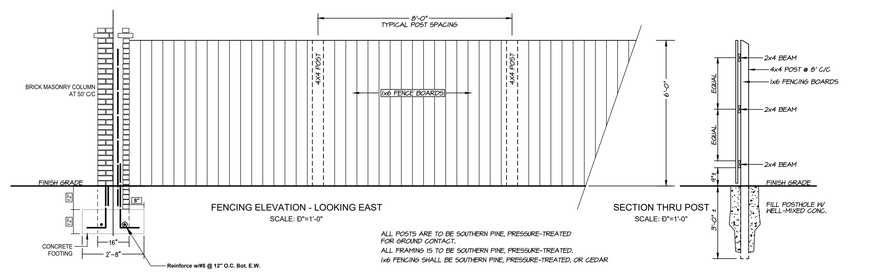
1 **Evergreen Tree Planting Detail**
No Scale



2 **Med.-Large Deciduous Tree Planting Detail**
No Scale



3 **Shrub Planting Detail**
No Scale



North
30 0 30
GRAPHIC SCALE IN FEET
SCALE: 1"=30'

DEVELOPER:
ELEPHANT CARWASH, LLC
166 DANA DRIVE
COLLIERVILLE, TN
901-340-5050

The Reaves Firm INCORPORATED
Engineering Planning Landscape Architecture Land Surveying
6800 Poplar Avenue, Suite 101 Memphis, TN 38138
901.761.2016 Fax 901.763.3647
www.ReavesFirm.com

ITEM No.	DESCRIPTION of CHANGE	APPROVAL DATE

TIM R. SCHUMACHER
REGISTERED
LANDSCAPE ARCHITECT
TENNESSEE, NO. 344
10/03/2025

EGY SUBDIVISION
DEVELOPER: SHINE & ROLL GROUP, LLC
ENGINEER: THE REAVES FIRM, INC.

SHEET 1 of 1 LA1.0

DIVISION OF ENGINEERING

LANDSCAPE PLAN

LOCATION: HIGHWAY 70, ±824' EAST OF CL OF APPLING RD.

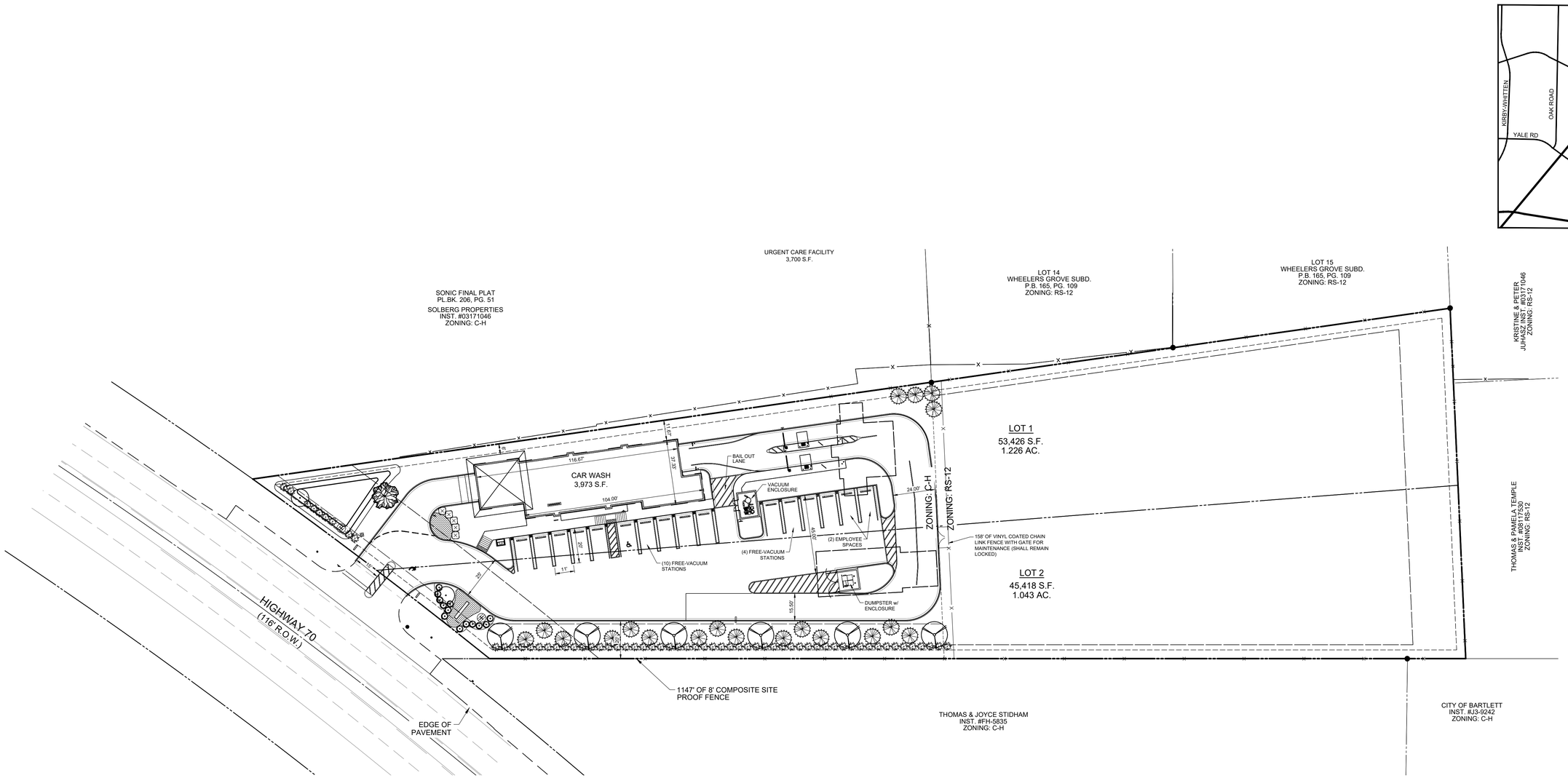
SURVEY	TRF	DATE	10/22	BOOK	
DRAFTED	EKM	DATE	5/25	SCALE	1"=30'
DESIGN BY	TRF	DATE	5/25	CHECKED	DATE

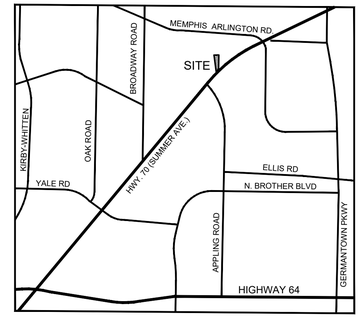
REVIEWED

CITY ENGINEER DATE

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VICINITY MAP
±1"=3000'
N

North

30 0 30

GRAPHIC SCALE IN FEET

SCALE: 1"=30'

DEVELOPER:
ELEPHANT CARWASH, LLC
166 DANA DRIVE
COLLIERVILLE, TN
901-340-5050

The Reaves Firm
INCORPORATED
Engineering
Planning
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Land Surveying
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ITEM No.	DESCRIPTION of CHANGE	APPROVAL DATE

EGY SUBDIVISION
DEVELOPER: SHINE & ROLL GROUP, LLC
ENGINEER: THE REAVES FIRM, INC.

JIM R. SCHUMACHER
REGISTERED
LANDSCAPE ARCHITECT
TENNESSEE, NO. 344
05/05/2025

SHEET 1 of 1

LA1.1

DIVISION OF ENGINEERING

ALTERNATIVE FENCING PLAN

LOCATION: HIGHWAY 70, ±824' EAST OF CL OF APPLING RD.

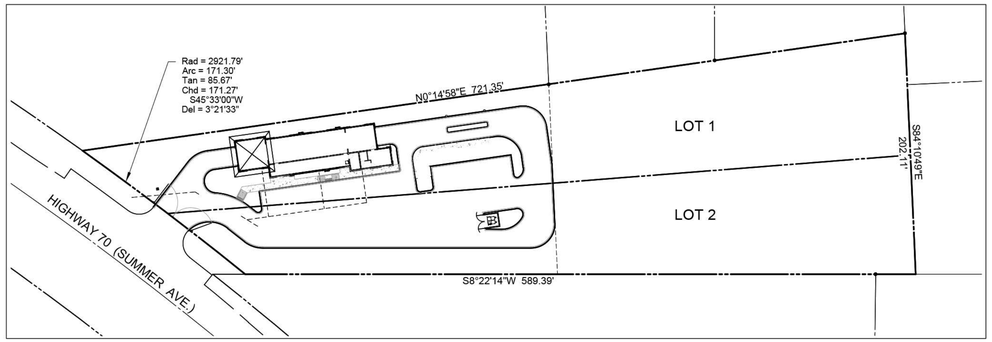
SURVEY	TRF	DATE	10/22	BOOK	
DRAFTED	EKM	DATE	5/25	SCALE	1"=30'
DESIGN BY	TRF	DATE	5/25	CHECKED	DATE

REVIEWED

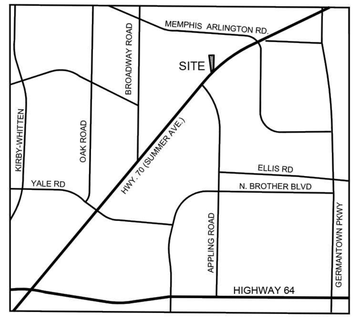
CITY ENGINEER DATE

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Christine 24x36 Z:\2022\22-0193 7642 Summer Ave Carwash\02 Civil\Construction\LA1.0 Landscape.dwg May 05, 2025 - 9:59am



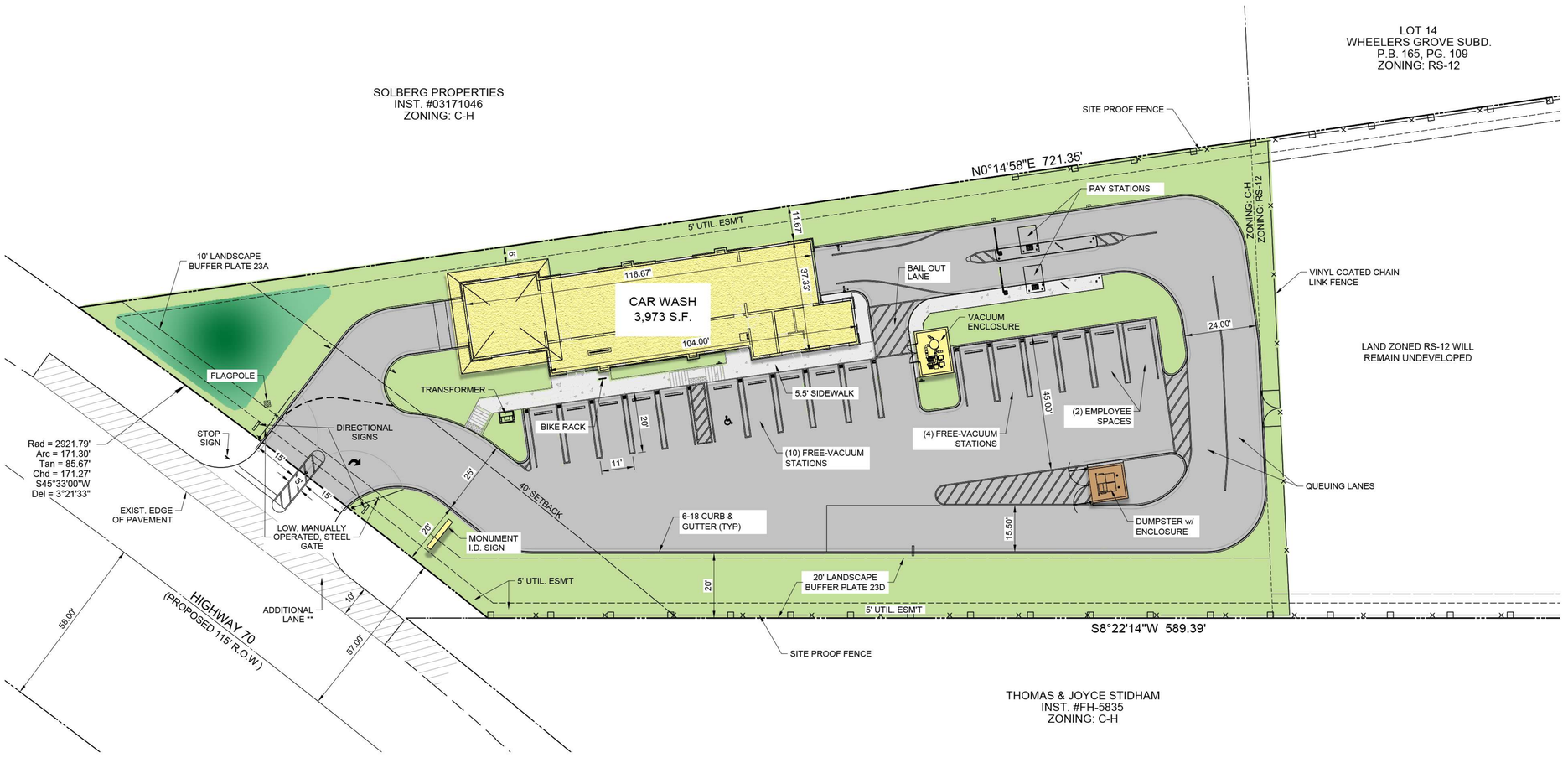
OVERALL PROPERTY
1" = 60'



VICINITY MAP
±1"=3000'
N

SOLBERG PROPERTIES
INST. #03171046
ZONING: C-H

LOT 14
WHEELERS GROVE SUBD.
P.B. 165, PG. 109
ZONING: RS-12



LAND ZONED RS-12 WILL
REMAIN UNDEVELOPED

THOMAS & JOYCE STIDHAM
INST. #FH-5835
ZONING: C-H

PROPOSED DEVELOPMENT IN C-H ZONING
1" = 20'

** ADDITIONAL 10' WIDE LANE ALONG THE SUMMER AVENUE FRONTAGE SHALL BE FULL-DEPTH IN ACCORDANCE WITH TDOT SPECIFICATIONS.

SITE DATA CHART

LAND AREA	99,015 S.F. 2.273 ACRES
ZONING	C-H
USE	TUNNEL CAR WASH
BLDG. AREA	3973 S.F.
MAX. BLDG. HEIGHT	34'-8" FT.
PARKING PROVIDED	
VACUUM STATIONS	14 SPACES
EMPLOYEE SPACES	2 SPACES
GREEN SPACE REQUIRED	35%
GREEN SPACE PROVIDED	71%

North

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

ITEM No.	DESCRIPTION of CHANGE	APPROVAL DATE

OWNER:
ELEPHANT CARWASH, LLC
DEVELOPER:
SHINE & ROLL GROUP, LLC
166 DANA DRIVE
COLLIERVILLE, TN 38017
916-559-1155

The Reaves Firm
Engineering
Planning
Landscape Architecture
Land Surveying
4900 Poplar Avenue, Suite 101 Memphis, TN 38138
901.761.2016 Fax: 901.763.2847
www.thereavesfirm.com

IAN MARIE REAVES
REGISTERED ENGINEER
No. 129117
STATE OF TENNESSEE
5/1/25

EGY SUBDIVISION
DEVELOPER: SHINE & ROLL GROUP, LLC
ENGINEER: THE REAVES FIRM, INC.

SHEET 1 of 1
C2.0

DIVISION OF ENGINEERING

SITE PLAN

LOCATION: HIGHWAY 70, ±824' EAST OF CL OF APPLING RD.

SURVEY	TRF	DATE	10/22	BOOK	
DRAFTED	EKM	DATE	5/25	SCALE	1"=20'
DESIGN BY	TRF	DATE	5/25	CHECKED	DATE

REVIEWED

CITY ENGINEER DATE

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kay 24x36 Z:\2022\22-0193.7642 Summer Ave Carwash\02 Civil\Construction\C2.0 Site Plan.dwg May 05, 2025 - 11:01am

PLANTING NOTES

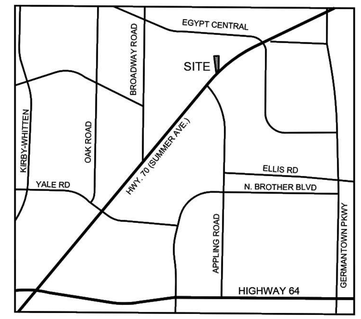
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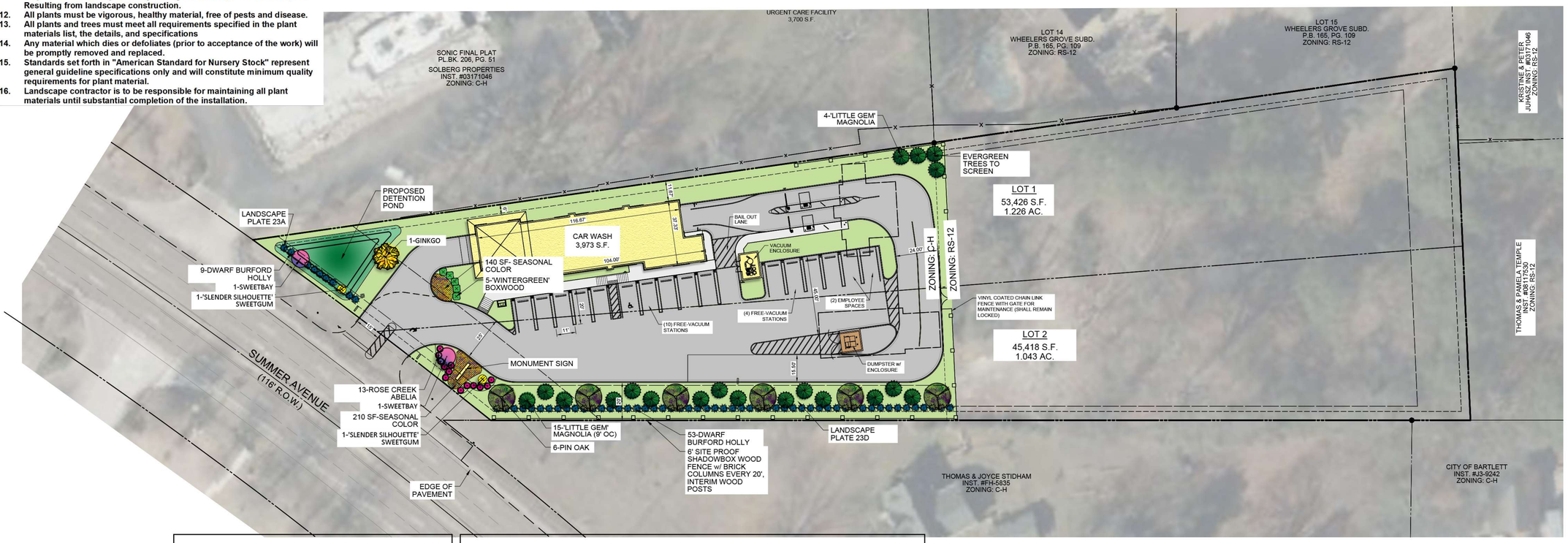
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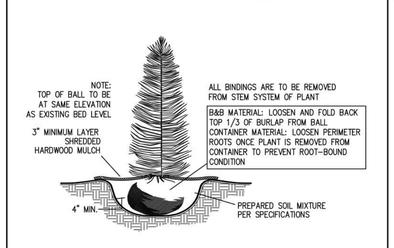
Site Area: 2.269
TDU required (20/ac): 45.38
TDU provided: 759.875

IRRIGATION WILL BE PROVIDED BY CONTRACTOR

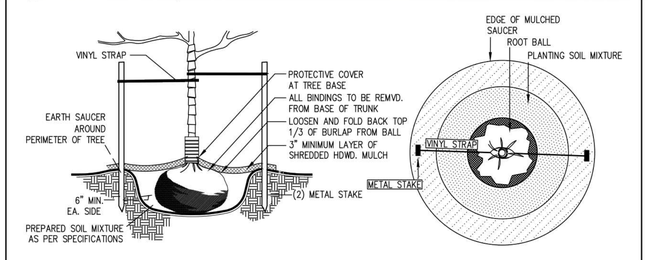


VICINITY MAP
±1"=3000'
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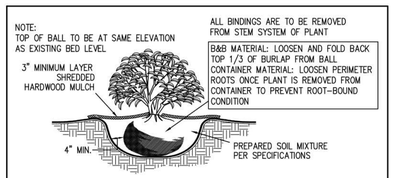




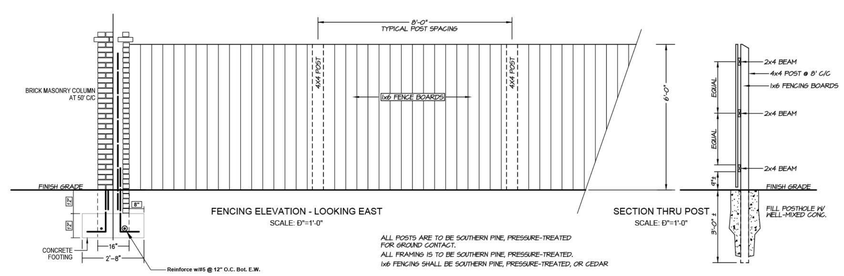
1 **Evergreen Tree Planting Detail**
No Scale



2 **Med.-Large Deciduous Tree Planting Detail**
No Scale



3 **Shrub Planting Detail**
No Scale



North
30 0 30
GRAPHIC SCALE IN FEET
SCALE: 1"=30'

DEVELOPER:
ELEPHANT CARWASH, LLC
166 DANA DRIVE
COLLIERVILLE, TN
901-340-5050

The Reaves Firm
INCORPORATED
Engineering
Planning
Landscape Architecture
Land Surveying
4800 Poplar Avenue, Suite 120 Memphis, TN 38118
901.761.3016 Fax: 901.763.3547
www.thereavesfirm.com

ITEM No.	DESCRIPTION of CHANGE	APPROVAL DATE

JIM R. SCHUMACHER — REGISTERED — AGRICULTURE — TENNESSEE NO. 1535 — LANDSCAPE ARCHITECT — 10/08/2025

EGY SUBDIVISION
DEVELOPER: ELEPHANT CARWASH, LLC
ENGINEER: THE REAVES FIRM, INC.

SHEET 1 of 1 — LA1.0

DIVISION OF ENGINEERING

LANDSCAPE PLAN

LOCATION: 7642 SUMMER AVENUE

SURVEY	TRF	DATE	10/22	BOOK	
DRAFTED	EKM	DATE	2/23	SCALE	1"=30'
DESIGN BY	TRF	DATE	2/23	CHECKED	DATE

REVIEWED

CITY ENGINEER — DATE

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Christine 24x36 Z:\2022\22-0193 7642 Summer Ave Carwash\02 Civil\Construction\LA1.0 Landscape.dwg May 02, 2025 - 1:58pm

Bartlett
TENNESSEE
HOMETOWN PROUD

PC Site Plan Application

Date: 05/05/2025

Project Information

Property Address:	7410 Memphis Arlington Road	Present Zoning:	R-E
Project Name:		# of Lots:	1

Description: Additional employee parking areas.

Applicant / Owner

Applicant Name:	Jaime Bostick	Owner Name:	Greg Gregory
Company Name:	A2H, Inc.	Company Name:	Youth Villages
Address:	65 Germantown Court	Address:	3320 Brother Blvd.
City, State, Zip:	Memphis, TN 38018	City, State, Zip:	Memphis, TN 38133
Phone:	901-372-0404	Phone:	901-251-5000
Email:	jaimeb@a2h.com	Email:	greg.gregory@youthvillages.org

Architect / Engineer

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

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

Jaime Bostick	05/05/2025
Name	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:

x 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.

X b. A site location (vicinity) map.

x 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.

X d. The locations of existing and platted property lines and any existing streets, buildings, easements, etc.

X e. The locations and dimensions of proposed streets, buildings, easements, lot lines and other site plan features.

X f. The proposed types of uses and their locations, height of buildings, arrangement, lot coverage, yards and open spaces.

X g. A grading and drainage plan that has provisions for detention. Also, provide flood hazard details when applicable.

X h. Floor area of proposed buildings or building additions (each floor, in square feet).

X i. Proposed off-street parking with parking spaces shown and dimensioned.

X j. Landscaping and screening plan, evidence of compliance with required landscaping.

X k. Table on the landscape plan showing compliance with the Tree Ordinance.

X 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.

x o. Erosion control plan.

x p. Location of sewer and water services and water meter sizes.

x 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).

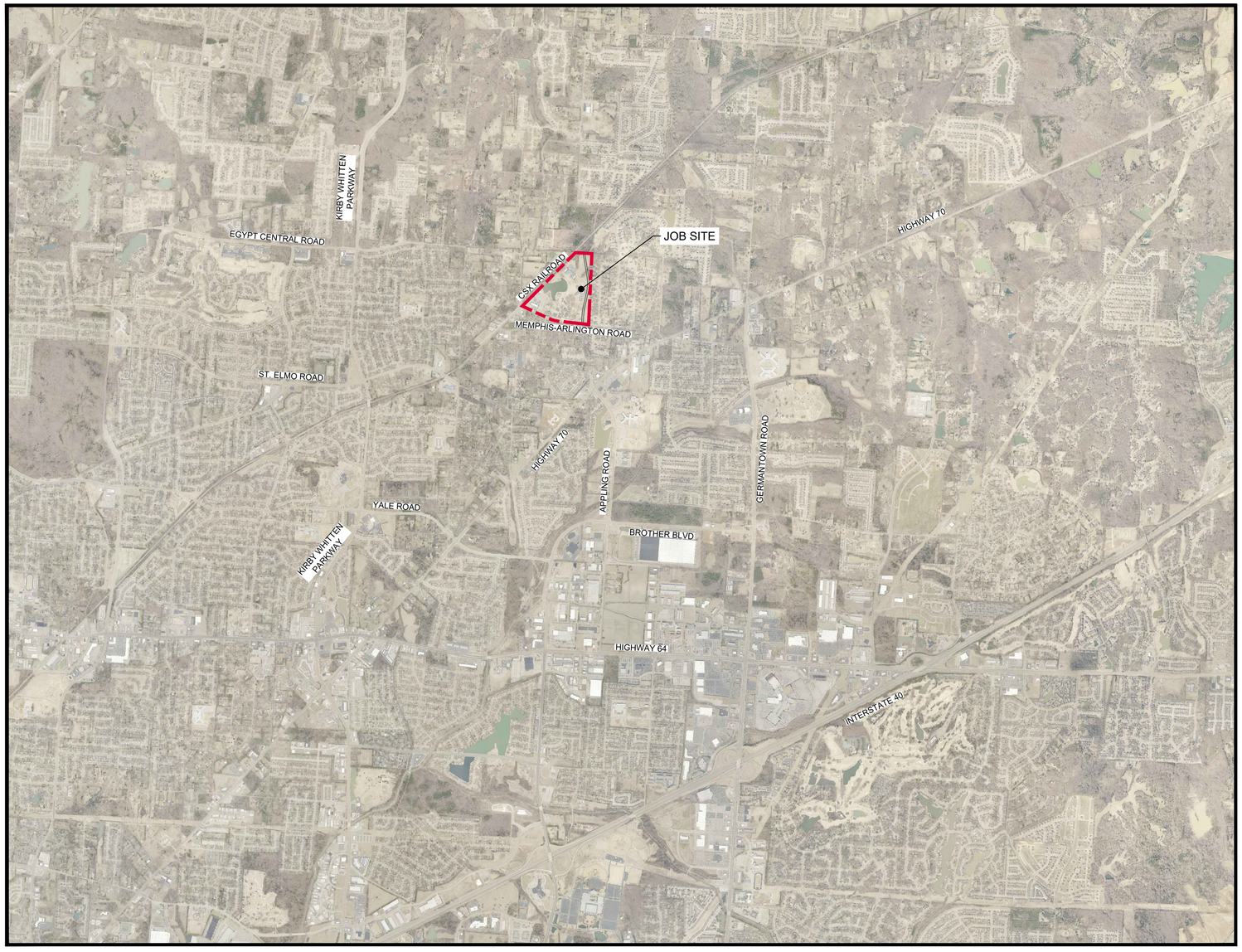
With Contract: Include a fee of $500.00 with this application (check payable to the City of Bartlett).

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

THIS DOCUMENT IS THE PROPERTY OF **A2H, INC.** AND ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS SHALL BE RETAINED BY SAME. ANY CHANGES MADE TO THIS DOCUMENT WITHOUT THE EXPRESS WRITTEN CONSENT OF **A2H, INC.** SHALL BE PROHIBITED AND ARE SUBJECT TO LEGAL PROSECUTION. IF CHANGES ARE MADE WITHOUT CONSENT, THE LIABILITY OF ANY CLAIM IS ACCEPTED BY THE RESPONSIBLE PARTY MAKING THE CHANGE.

YOUTH VILLAGES
BARTLETT PARKING LOT EXPANSION



NORTH

GRAPHIC SCALE: 1" = 500'
500 0 500

7410 MEMPHIS-ARLINGTON ROAD, BARTLETT, TENNESSEE 38135

SHEET INDEX	
SHEET #	**SHEET TITLE**
C0.1	EXISTING CONDITIONS
C1.0	EXISTING CONDITIONS AND DEMOLITON PLAN
C1.1	EXISITING CONDITIONS AND DEMOLITION PLAN
C2.0	OVERALL SITE PLAN
C2.1	SITE LAYOUT PLAN
C2.2	SITE LAYOUT PLAN
C3.0	OVERALL GRADING AND DRAINAGE
C3.1	GRADING AND DRAINAGE
C3.2	GRADING AND DRAINAGE
C4.0	EROSION PROTECTION & SEDIMENT CONTROL STAGE 1
C4.1	EROSION PREVENTION & SEDIMENT CONTROL STAGE 2
C4.2	EROSION PREVENTION & SEDIMENT CONTROL STAGE 3
C4.3	EROSION PREVENTION & SEDIMENT CONTROL DETAILS
C10.0	DETAILS - SITE
C10.1	DETAILS - DRAINAGE

A2H ENGINEERS ARCHITECTS PLANNERS

PLANNING COMMISSION
MAY 5, 2025
PROJECT NUMBER 24389

CIVIL ENGINEER

JAIME M. BOSTICK
REGISTERED ENGINEER
AGRICULTURE
No. 106025
STATE OF TENNESSEE
5/5/25

A2H, INC.
65 GERMANTOWN COURT
SUITE 300
MEMPHIS, TN 38018
P. 901.372.0404
WWW.A2H.COM

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CSX RAILROAD

EX. BUILDING
FFE=301.82

EX. 10' WATER EASEMENT

EX. 30' GAS EASEMENT

CP#501
MAGNAIL/BENCHMARK
N:352314.87
E:830411.75
ELV:299.04

FUTURE 15' UTILITY EASEMENT

FUTURE R.O.W.

EX. CURB & GUTTER

EX. CONC. SIDEWALK

FUTURE APPLING ROAD (84' R.O.W.)

SEE SHEET C1.1 FOR ENLARGEMENT

EXIST. 36" RCP FL.=284.30

EXIST. 36" RCP FL.=284.49

EX. 20' SANITARY SEWER EASEMENT

CP#500
MAGNAIL/BENCHMARK
N:351889.50
E:830407.11
ELV:293.84

EX. ASPHALT

EXIST. 15" RCP FL.=293.40

EX. EDGE OF PAVEMENT

EX. ASPHALT

EX. EDGE OF PAVEMENT

EXIST. 15" RCP FL.=293.74

SEE SHEET C1.0 FOR ENLARGEMENT

EXISTING CONDITIONS LEGEND

- EXISTING CONTOURS
- EXISTING BUILDING
- EXISTING SANITARY SEWER
- EXISTING SANITARY MANHOLE
- EXISTING DRAINAGE
- EXISTING GAS LINE
- EXISTING GAS METER
- EXISTING WATER LINE
- EXISTING FIRE HYDRANT
- EXISTING WATER METER
- EXISTING WATER VALVE
- EXISTING OVERHEAD ELECTRIC
- EXISTING POWER POLE
- EXISTING UTILITY POLE
- EXISTING FENCING
- LIMITS OF DEMOLITION
- EXISTING TO BE DEMOLISHED

FLOOD NOTE: BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE(S) "UNSHADED X" OF THE FLOOD INSURANCE MAP, COMMUNITY PANEL NO. 47157C0302G AND 47157C0310G, WHICH BEARS AN EFFECTIVE DATE(S) OF 02/06/2013 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

SITE CONTROLS:

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N: 351889.50
E: 830407.11

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E: 830411.75
ELEV: 299.04

H1
1" = 50'

EXISTING CONDITIONS

NORTH

GRAPHIC SCALE: 1" = 50'
50 0 50

REVIEWED: _____

A2H ENGINEERS ARCHITECTS PLANNERS

A2H, INC.
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WWW.A2H.COM

JAIME M. BOST
REGISTERED ENGINEER
AGRICULTURE
No. 106024
STATE OF TENNESSEE
5/9/25

YOUTH VILLAGES

BARTLETT PARKING LOT EXPANSION

7410 MEMPHIS-ARLINGTON ROAD, BARTLETT, TENNESSEE 38135

PROGRESS SET

APRIL 17, 2025

REVISIONS

PROJECT NO.	ISSUE DATE
24389	-
DRAWN	CHECKED
DDT	JMB

EXISTING CONDITIONS

C0.1

mdaw
10/2024 Update C:\Civil\Projects\C0.1 EXISTING CONDITIONS.dwg
Fri, 09 May 2025 - 8:55am

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EXISTING CONDITIONS LEGEND

- EXISTING CONTOURS
- EXISTING BUILDING
- EXISTING SANITARY SEWER
- EXISTING SANITARY MANHOLE
- EXISTING DRAINAGE
- EXISTING GAS LINE
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EXIST. 36" RCP FL.=284.30

EXIST. 36" RCP FL.=284.49

EX. 20' SANITARY SEWER EASEMENT

CP#500
MAGNAIL/BENCHMARK
N:351889.50
E:830407.11
ELV:293.84

785 SF OF CONCRETE CHANNEL TO BE REMOVED

EX. WATER VALVE AND P.I.V. TO BE FIELD ADJUSTED FOR PROPOSED GRADES

6,000 SF OF ASPHALT TO BE REMOVED

EXIST. 15" RCP FL.=293.40

EXIST. 15" RCP FL.=293.74

EX. ASPHALT

EX. EDGE OF PAVEMENT

EX. ASPHALT

EX. EDGE OF PAVEMENT

FUTURE 15' UTILITY EASEMENT

FUTURE R.O.W.

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FUTURE APPLING ROAD (84' R.O.W.)

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H1 | EXISTING CONDITIONS AND DEMOLITON PLAN | 1" = 20'

NORTH

GRAPHIC SCALE: 1" = 20'
20 0 20

REVIEWED: _____

mlister
I:\2024\24389\Civil\Progress\C0.1 EXISTING CONDITIONS.dwg
Fri, 04 Apr 2025 - 3:51pm

A2H ENGINEERS ARCHITECTS PLANNERS

A2H, INC.
65 GERMANTOWN COURT
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MEMPHIS, TN 38018
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STATE OF TENNESSEE
5/9/25

YOUTH VILLAGES

BARTLETT PARKING LOT EXPANSION

7410 MEMPHIS-ARLINGTON ROAD, BARTLETT, TENNESSEE 38135

PROGRESS SET

APRIL 17, 2025

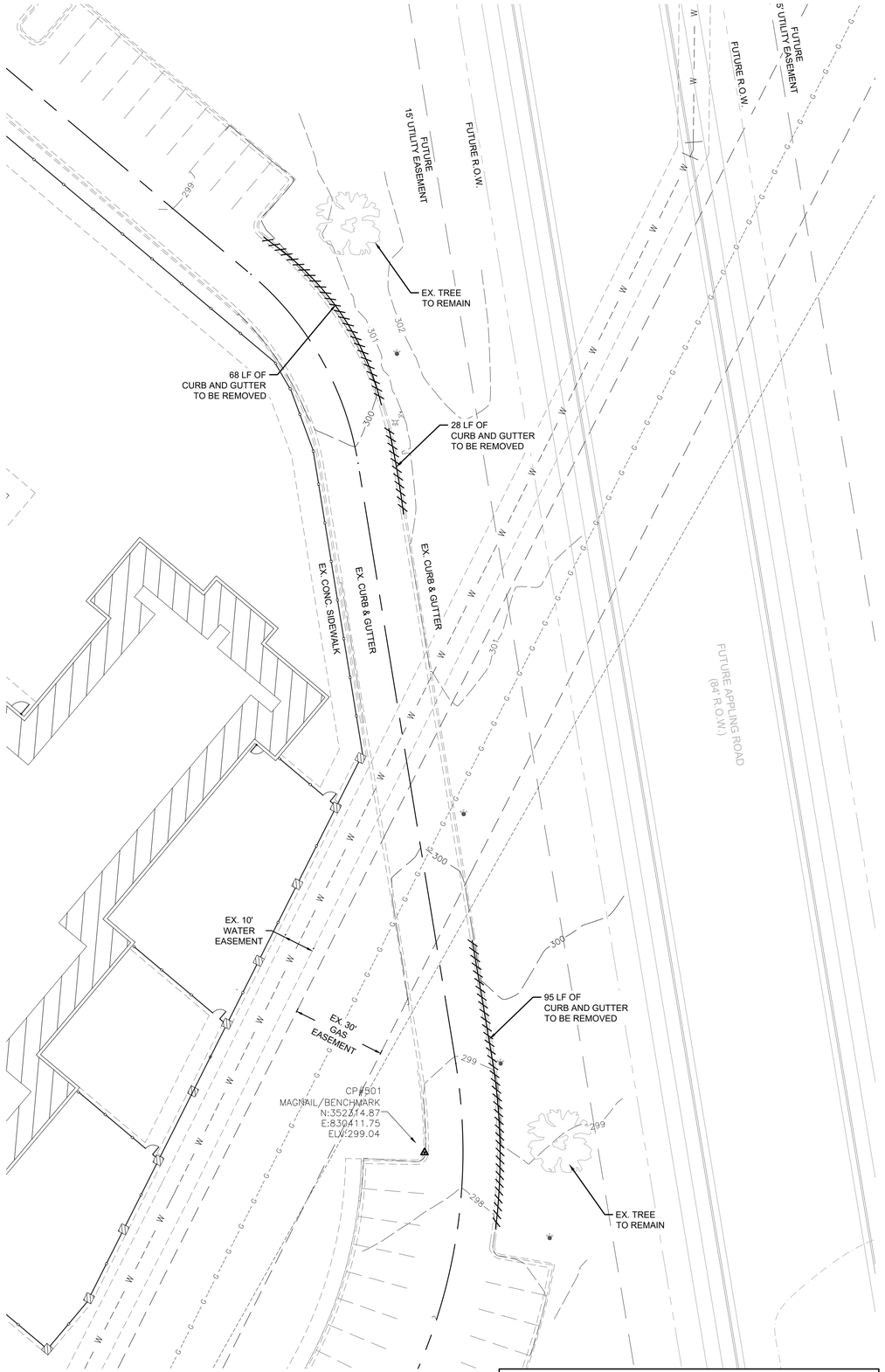
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PROJECT NO.	ISSUE DATE
24389	-
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EXISTING CONDITIONS AND DEMOLITON PLAN

C1.0

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EXISTING CONDITIONS LEGEND

300	EXISTING CONTOURS
	EXISTING BUILDING
SS	EXISTING SANITARY SEWER
S	EXISTING SANITARY MANHOLE
	EXISTING DRAINAGE
G	EXISTING GAS LINE
GAS	EXISTING GAS METER
W	EXISTING WATER LINE
	EXISTING FIRE HYDRANT
WM	EXISTING WATER METER
WV	EXISTING WATER VALVE
OHE	EXISTING OVERHEAD ELECTRIC
	EXISTING POWER POLE
	EXISTING UTILITY POLE
X	EXISTING FENCING
	LIMITS OF DEMOLITION
	EXISTING TO BE DEMOLISHED

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E: 830407.11

TBM/CP#501: MAGNAIL LOCATED IN CURB
N: 352314.87
E: 830411.75
ELEV: 299.04

H1
1" = 20'

EXISITING CONDITIONS AND DEMOLITION PLAN

NORTH

GRAPHIC SCALE: 1" = 20'
20 0 20

REVIEWED: _____

A2H ENGINEERS ARCHITECTS PLANNERS

A2H, INC.
65 GERMANTOWN COURT
SUITE 300
MEMPHIS, TN 38018
P. 901.372.0404
WWW.A2H.COM

JAIME M. BOST
REGISTERED ENGINEER
AGRICULTURE
No. 106024
STATE OF TENNESSEE
5/16/25

YOUTH VILLAGES

BARTLETT PARKING LOT EXPANSION

7410 MEMPHIS-ARLINGTON ROAD, BARTLETT, TENNESSEE 38135

PROGRESS SET

APRIL 17, 2025

REVISIONS

PROJECT NO.	ISSUE DATE
24389	-
DRAWN	CHECKED
DDT	JMB

EXISITING CONDITIONS AND DEMOLITION PLAN

C1.1

mlister
I:\2024\24389.00\Civil\Progress\C01.1 EXISTING CONDITIONS.dwg
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SITE DATA CHART	
PROJECT NAME	YOUTH VILLAGES PARKING LOT EXPANSION
SUBDIVISION NAME	YOUTH VILLAGES/MEMPHIS BOYS TOWN
LOT NUMBER	PAR 1
ADDRESS	7410 MEMPHIS ARLINGTON ROAD
CITY, COUNTY, STATE	BARTLETT, SHELBY COUNTY, TN
PARCEL ID	B0149 00974
DISTRICT; BLOCK; PARCEL NUMBERS	1; 49; 587, 589, 590, 598, 599 &600
EXISTING ZONING	R-E (RESIDENTIAL ESTATE DISTRICT)
ACREAGE OF SITE	81.29 ACRES
DEVELOPER: YOUTH VILLAGES	
ADDRESS	3320 BROTHER BLVD., MEMPHIS,TN 38133
CONTACT NAME	GREG GREGORY
DESIGN PROFESSIONAL: A2H, INC.	
ADDRESS	68 Germantown Court, Memphis, TN 38018
PHONE NO.	(901) 372-0404
EMAIL ADDRESS	jaimeb@a2h.com
CONTACT NAME	JAIME BOSTICK, PE

NOTES:

1. ALL PARKING LOT STRIPING SHALL BE WHITE.
2. CONTRACTOR TO CONTACT CITY OF BARTLETT DEPARTMENT OF ENGINEERING AND UTILITIES ENGINEERING DEPARTMENT AT 901-385-6499 BEFORE STARTING ANY CONSTRUCTION.
3. ALL RADII ARE 3' UNLESS NOTE OTHERWISE.
4. ALL SIDEWALKS ARE 5' UNLESS NOTED OTHERWISE.
5. DIMENSIONS ARE TO FACE OF CURB.

PARKING SUMMARY:

EXISTING	166 SPACES
PROPOSED	82 SPACES
TOTAL	248 SPACES

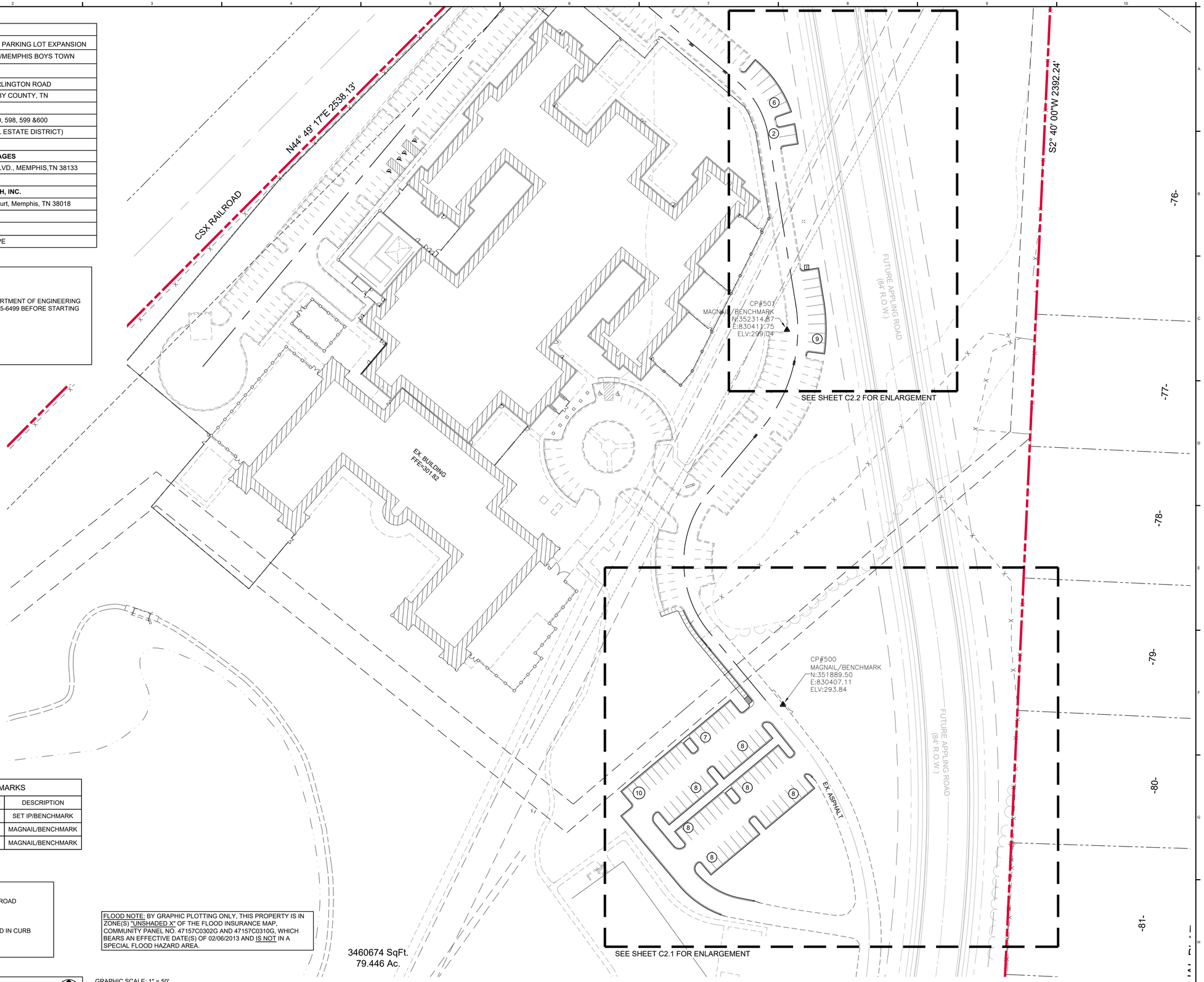
CONTROL POINTS/BENCHMARKS				
POINT NO.	NORTHING	EASTING	ELEVATION	DESCRIPTION
101	351136.50	830385.15	309.40	SET IP/BENCHMARK
500	351889.50	830407.11	293.84	MAGNAIL/BENCHMARK
501	352314.87	830411.75	299.04	MAGNAIL/BENCHMARK

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3460674 SqFt.
79.446 Ac.

H1 — OVERALL SITE PLAN
1" = 50'

NORTH

GRAPHIC SCALE: 1" = 50'
50 0 50

REVIEWED: _____

A2H ENGINEERS ARCHITECTS PLANNERS

A2H, INC.
65 GERMANTOWN COURT
SUITE 300
MEMPHIS, TN 38018
P. 901.372.0404
WWW.A2H.COM

JAIME M. BOSTICK
REGISTERED ENGINEER
AGRICULTURE
No. 106025
STATE OF TENNESSEE
5/9/25

YOUTH VILLAGES

BARTLETT PARKING LOT EXPANSION

7410 MEMPHIS-ARLINGTON ROAD, BARTLETT, TENNESSEE 38135

PROGRESS SET

APRIL 17, 2025

REVISIONS

PROJECT NO.	ISSUE DATE
24389	-
DRAWN	CHECKED
DDT	JMB

OVERALL SITE PLAN

C2.0

mlister
I:\2024\24389\D-Civil\Progress\C2.0 SITE LAYOUT PLAN.dwg
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NOTES:

1. ALL PARKING LOT STRIPING SHALL BE WHITE.
2. CONTRACTOR TO CONTACT CITY OF BARTLETT DEPARTMENT OF ENGINEERING AND UTILITIES ENGINEERING DEPARTMENT AT 901-385-6499 BEFORE STARTING ANY CONSTRUCTION.
3. ALL RADII ARE 3' UNLESS NOTE OTHERWISE.
4. ALL SIDEWALKS ARE 5' UNLESS NOTED OTHERWISE.
5. DIMENSIONS ARE TO FACE OF CURB.

SITE LEGEND

- D1 / C10.0 — REGULAR DUTY ASPHALT PAVEMENT SECTION
- H7 / C10.0 — CONCRETE SIDEWALK
- H3 / C10.0 — REVERSE CURB & GUTTER
- H1 / C10.0 — STANDARD CURB & GUTTER

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H1 — SITE LAYOUT PLAN
1" = 20'

NORTH

GRAPHIC SCALE: 1" = 20'
20 0 20

REVIEWED: _____

A2H ENGINEERS ARCHITECTS PLANNERS

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SUITE 300
MEMPHIS, TN 38018
P. 901.372.0404
WWW.A2H.COM

JAIME M. BOSTICK — REGISTERED ENGINEER — AGRICULTURE — No. 106024 — STATE OF TENNESSEE — 5/9/25

YOUTH VILLAGES

BARTLETT PARKING LOT EXPANSION

7410 MEMPHIS-ARLINGTON ROAD, BARTLETT, TENNESSEE 38135

PROGRESS SET

APRIL 17, 2025

REVISIONS

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24389	-
DRAWN	CHECKED
DDT	JMB

SITE LAYOUT PLAN

C2.1

mikeal
C:\2024\24389 Youth Villages\Civil\Sheets\C2.0 SITE LAYOUT PLAN.dwg
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SITE LEGEND

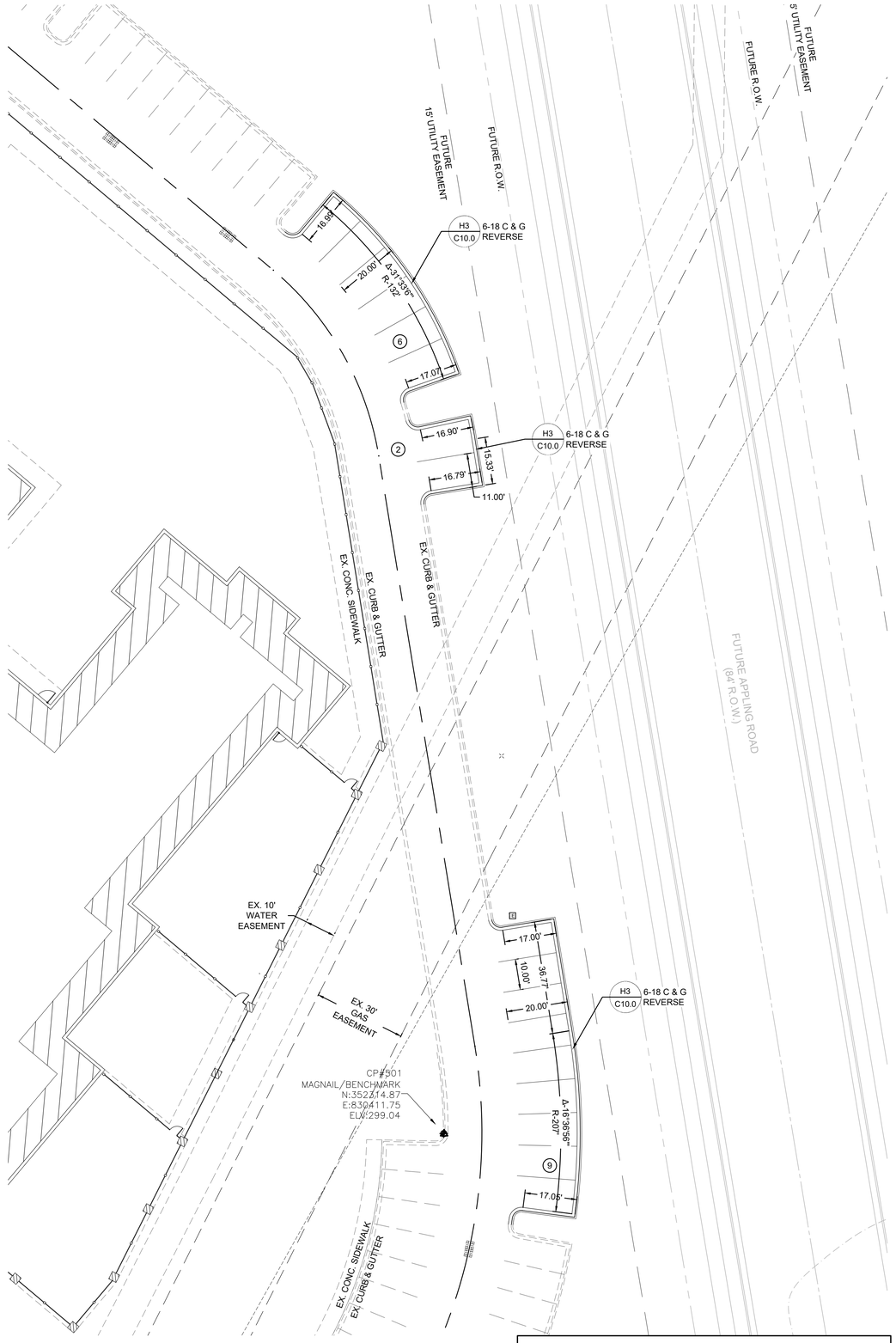
D1 C10.0	REGULAR DUTY ASPHALT PAVEMENT SECTION
H7 C10.0	CONCRETE SIDEWALK
H3 C10.0	REVERSE CURB & GUTTER
H1 C10.0	STANDARD CURB & GUTTER

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H1 | SITE LAYOUT PLAN
1" = 20'

NORTH

GRAPHIC SCALE: 1" = 20'
20 0 20

REVIEWED: _____

A2H ENGINEERS ARCHITECTS PLANNERS

A2H, INC.
65 GERMANTOWN COURT
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YOUTH VILLAGES

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PROGRESS SET

APRIL 17, 2025

REVISIONS

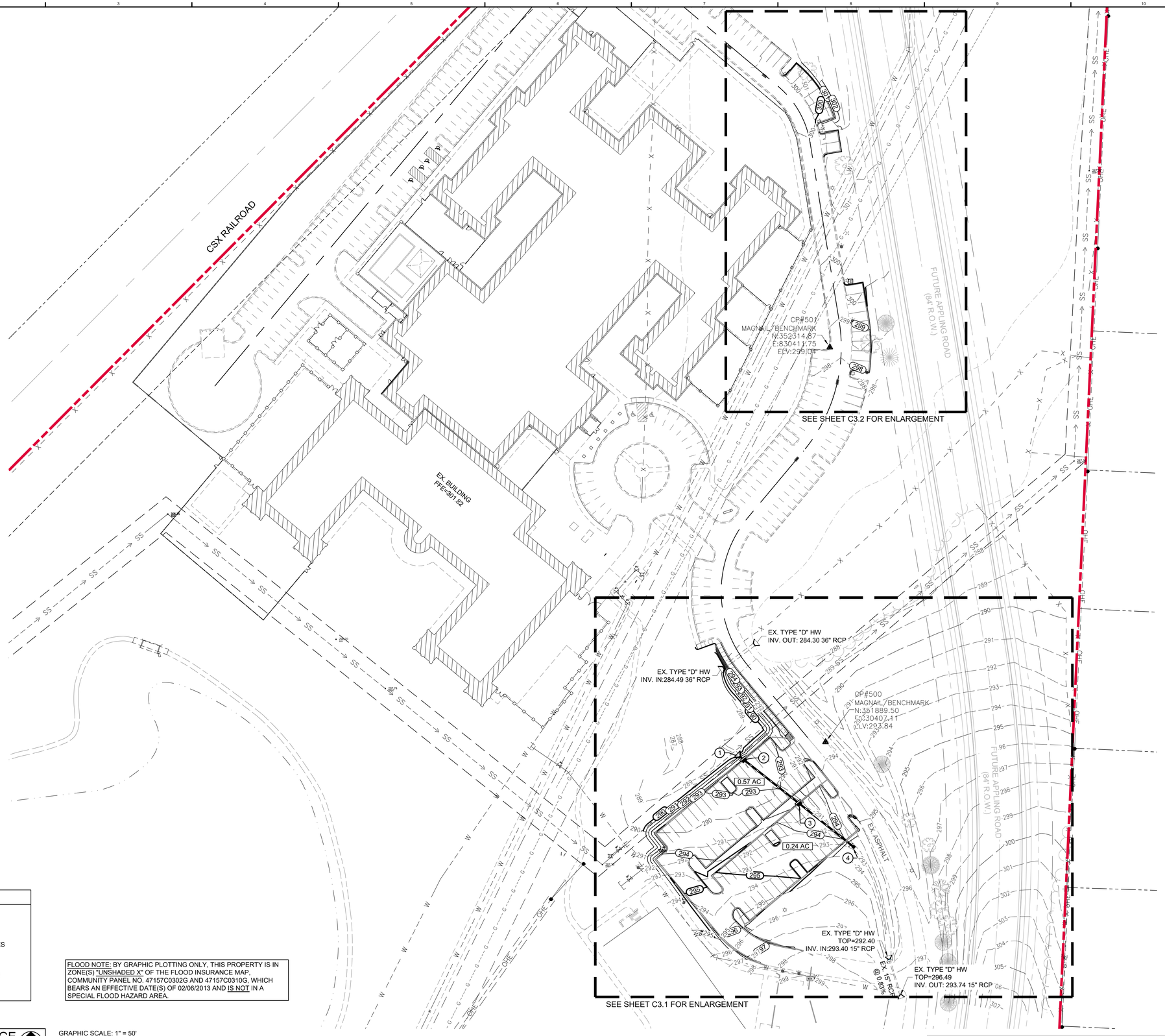
PROJECT NO.	ISSUE DATE
24389	-
DRAWN	CHECKED
DDT	JMB

SITE LAYOUT PLAN

C2.2

mikeir
I:\2024\24389\C2.0 Civil\Highlight\C2.0 SITE LAYOUT PLAN.dwg
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ELEV: 299.04

GRADING AND DRAINAGE LEGEND

300	EXISTING CONTOURS
300	PROPOSED CONTOURS
	DRAINAGE AREA RIDGELINES
	EXISTING DRAINAGE PIPE
	PROPOSED DRAINAGE PIPE
3.49 AC.	DRAINAGE AREA

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H1 | OVERALL GRADING AND DRAINAGE PLAN | 1" = 50'

NORTH

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50 0 50

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OVERALL GRADING AND DRAINAGE PLAN

C3.0

mlister
H:\2024\24389\Civil\Plotting\C3.0 GRADING AND DRAINAGE.dwg
Fri, 04 May 2025 - 8:56am

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DRAIN STRUCTURE TABLE

NO.	TYPE	D.A. ac.	Q25 cfs:	TC/RIM ELEV.	FL IN:	FL OUT	DETAIL NO.	NORTHING	EASTING
1	TYPE "D" HW	-	-	291.60	18" 288.89		E1/C10.1	351874.02	830314.63
2	6-72 INLET	0.57	4.34	293.00	18" 288.92	18" 288.92	H1/C10.1	351870.74	830318.78
3	6-72 INLET	0.24	1.89	293.80	18" 289.30	18" 289.30	H1/C10.1	351823.88	830378.10
4	#10 INLET	-	-	292.04		18" 289.67	H5/C10.1	351776.51	830437.40

DRAIN PIPE TABLE

FROM	INVERT ELEV.	TO	INVERT ELEV.	SIZE	TYPE	LENGTH FT.	SLOPE %	D.A. ac.	Q25 cfs	CAP. cfs	VEL. fps
2	288.92	1	288.89	18"	RCP	5.3	0.50%			7.45	
3	289.30	2	288.92	18"	RCP	75.6	0.50%			7.45	
4	289.67	3	289.30	18"	RCP	75.9	0.50%			7.45	

GRADING SPOT LEGEND

1000 + 495.00 GR	PROPOSED SPOT ELEVATION (TOP OF SOD)
1000 + 495.00 TC	PROPOSED SPOT ELEVATION (TOP OF CURB/SIDEWALK)
1000 + 495.00 ASP	PROPOSED SPOT ELEVATION (TOP OF ASPHALT)
1000 + 495.00 SW	PROPOSED SPOT ELEVATION (SIDEWALK FINISH GRADE)
1000 + 495.00 Grate	PROPOSED SPOT ELEVATION (#10 INLET GRATE)
1000 + 495.00 BC	PROPOSED SPOT ELEVATION (BOTTOM OF CURB)
1000 + 495.00 RAMP	PROPOSED SPOT ELEVATION (RAMP/HANDICAP)
1000 + 495.00 CONC	PROPOSED SPOT ELEVATION (CONCRETE)

NOTE:
FOR ALL SPOTS SEE SHEET C3.2

NOTICE TO CONTRACTORS:

ALL PROPOSED GRADES REFER TO THE TOP OF THE FINAL SURFACE OF GRASS, MULCH, CONCRETE, ETC. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE POSITIVE DRAINAGE IN ALL AREAS. THE CONTRACTOR SHALL VERIFY THIS REQUIREMENT IS MET AFTER ALL CONSTRUCTION IS COMPLETE.

GRADING AND DRAINAGE LEGEND

- 300 — EXISTING CONTOURS
- 300 — PROPOSED CONTOURS
- DRAINAGE AREA RIDGELINES
- EXISTING DRAINAGE PIPE
- PROPOSED DRAINAGE PIPE
- 3.49 AC. — DRAINAGE AREA

SITE CONTROLS:

CP#500: MAGNAIL LOCATED IN ROAD
N: 351889.50
E: 830407.11

TBM/CP#501: MAGNAIL LOCATED IN CURB
N: 352314.87
E: 831411.75
ELEV: 299.04

FLOOD NOTE: BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE(S) "UNSHADED X" OF THE FLOOD INSURANCE MAP, COMMUNITY PANEL NO. 47157C0302G AND 47157C0310G, WHICH BEARS AN EFFECTIVE DATE(S) OF 02/06/2013 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

EX. TYPE "D" HW
INV. OUT: 284.30 36" RCP

EX. TYPE "D" HW
INV. IN:284.49 36" RCP

EX. 20' SANITARY SEWER EASEMENT

FUTURE 15' UTILITY EASEMENT

FUTURE R.O.W.

FUTURE 15' UTILITY EASEMENT

FUTURE R.O.W.

CP#500
MAGNAIL/BENCHMARK
N:351889.50
E:830407.11
ELV:293.84

EX. WATER VALVE AND P.I.V. TO BE FIELD ADJUSTED FOR PROPOSED GRADES

0.57 AC

0.24 AC

EX. ASPHALT

EX. EDGE OF PAVEMENT

EX. EDGE OF PAVEMENT

EX. TYPE "D" HW
TOP=292.40
INV. IN:293.40 15" RCP

EX. EDGE OF PAVEMENT

EX. ASPHALT

EX. EDGE OF PAVEMENT

EX. 15" RCP @ 0.65%

EX. TYPE "D" HW
TOP=296.49
INV. OUT: 293.74 15" RCP

FUTURE APPLING ROAD (84' R.O.W.)

H1 — 1" = 20'

GRAPHIC SCALE: 1" = 20'
20 0 20

REVIEWED: _____

A2H ENGINEERS ARCHITECTS PLANNERS

A2H, INC.
65 GERMANTOWN COURT
SUITE 300
MEMPHIS, TN 38018
P. 901.372.0404
WWW.A2H.COM

JAIME M. BOST, P.E.
REGISTERED ENGINEER
AGRICULTURE
No. 106025
STATE OF TENNESSEE
5/16/25

YOUTH VILLAGES

BARTLETT PARKING LOT EXPANSION

7410 MEMPHIS-ARLINGTON ROAD, BARTLETT, TENNESSEE 38135

PROGRESS SET

APRIL 17, 2025

REVISIONS

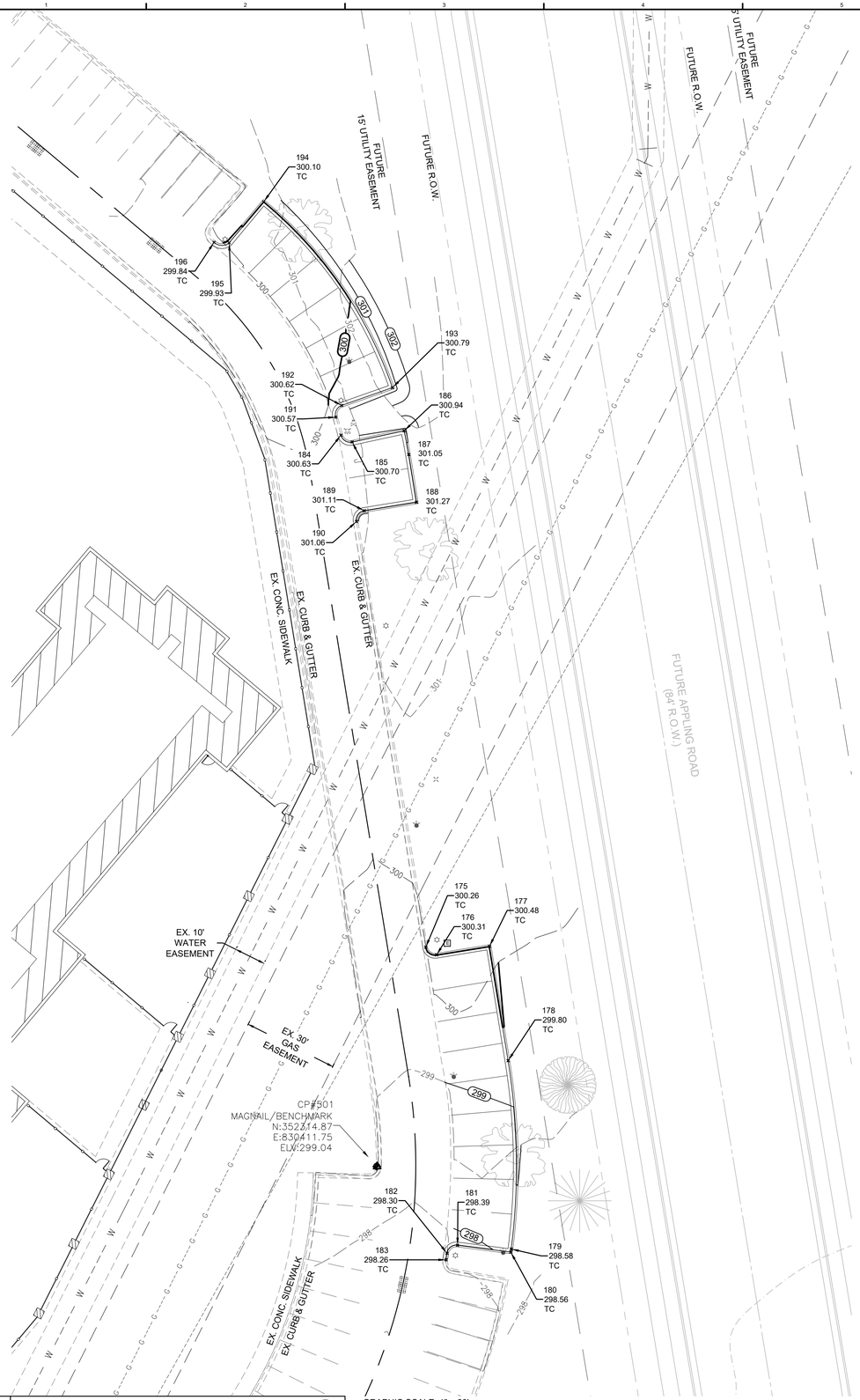
PROJECT NO.	ISSUE DATE
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DRAWN	CHECKED
DDT	JMB

GRADING AND DRAINAGE PLAN

C3.1

mikeal
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H1 — 1" = 20'

GRADING AND DRAINAGE PLAN

NORTH

GRAPHIC SCALE: 1" = 20'

20 0 20

GRADING AND DRAINAGE LEGEND

300	EXISTING CONTOURS
300	PROPOSED CONTOURS
	DRAINAGE AREA RIDGELINES
	EXISTING DRAINAGE PIPE
	PROPOSED DRAINAGE PIPE
3.49 AC.	DRAINAGE AREA

GRADING SPOT LEGEND

1000 + 495.00 GR	PROPOSED SPOT ELEVATION (TOP OF SOD)
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N: 351889.50
E: 830407.11

TBM/CP#501: MAGNAIL LOCATED IN CURB
N: 352314.87
E: 830411.75
ELEV: 299.04

LAYOUT COORDINATES

POINT NO.	NORTHING	EASTING	ELEVATION	DESCRIPTION
101	351651.88	830335.13	297.86	TC
102	351684.58	830289.38	296.38	TC
103	351763.29	830223.56	294.58	TC
104	351772.70	830235.13	294.44	TC
105	351776.96	830235.54	294.39	TC
106	351791.18	830223.65	294.20	TC
107	351894.79	830347.53	293.34	TC
108	351881.75	830358.44	293.65	TC
109	351881.37	830362.67	293.75	TC
110	351885.97	830368.17	293.88	TC
111	351890.19	830368.55	293.93	TC
112	351964.12	830314.32	294.61	TC
113	351996.40	830293.81	294.89	TC
114	351995.73	830286.06	295.26	TC
115	351989.52	830269.47	295.36	SW
116	351994.20	830267.71	295.29	SW
117	351806.97	830440.57	294.90	TC/BC
118	351810.69	830433.90	295.08	TC
119	351807.40	830432.34	294.89	TC
120	351794.70	830442.97	295.05	TC
121	351748.51	830387.74	295.48	TC
122	351761.55	830376.83	295.31	TC
123	351761.93	830372.60	295.26	TC
124	351760.00	830370.30	295.28	TC
125	351755.78	830369.93	295.33	TC
126	351742.74	830380.83	295.50	TC
127	351696.55	830325.60	296.22	TC
128	351709.57	830314.71	296.05	TC
129	351710.11	830310.69	296.01	TC
130	351698.26	830309.27	296.14	TC
131	351670.05	830358.51	297.82	TC
132	351667.24	830372.96	298.25	TC
133	351843.80	830401.91	294.56	TC
134	351830.75	830412.82	294.68	TC
135	351830.37	830417.05	294.71	TC
136	351832.12	830419.07	294.73	TC
137	351836.33	830419.46	294.88	TC
138	351866.67	830395.26	294.70	TC
139	351869.04	830385.87	294.55	TC
140	351864.36	830384.74	294.48	TC
141	351851.48	830395.51	294.64	TC
142	351805.28	830340.26	294.04	TC
143	351818.32	830329.36	293.75	TC
144	351818.69	830325.13	293.67	TC
145	351816.77	830322.83	293.70	TC
146	351812.54	830322.45	293.75	TC
147	351799.50	830333.36	293.92	TC
148	351753.31	830278.13	294.64	TC
149	351766.34	830267.24	294.47	TC
150	351766.88	830263.23	294.52	TC
151	351755.17	830261.64	294.83	TC
152	351729.09	830283.45	295.63	TC
153	351728.58	830295.26	295.77	TC/HP
154	351732.62	830295.43	295.72	TC
155	351745.64	830284.54	295.55	TC
156	351846.30	830294.23	293.31	TC
157	351835.56	830303.21	293.45	TC
158	351835.18	830307.43	293.50	TC/HP
159	351837.11	830309.74	293.44	TC
160	351841.33	830310.11	293.39	TC
161	351852.07	830301.13	293.22	TC
162	351821.51	830375.30	293.68	TC
163	351778.79	830350.68	295.00	TC
164	351778.41	830354.91	295.05	TC/HP
165	351780.34	830357.21	295.02	TC
166	351784.57	830357.58	294.95	TC
167	351795.30	830348.60	294.76	TC
168	351789.53	830341.70	294.86	TC
169	351651.18	830337.00	297.42	TC/BC
170	351666.54	830374.83	297.81	TC/BC

LAYOUT COORDINATES

POINT NO.	NORTHING	EASTING	ELEVATION	DESCRIPTION
171	351808.51	830439.30	295.32	TC
172	351826.25	830380.90	293.80	TC
173	351873.08	830321.60	293.00	TC
174	351868.40	830315.95	293.00	TC
175	352384.54	830427.22	300.26	TC
176	352382.06	830430.66	300.31	TC
177	352384.79	830447.44	300.48	TC
178	352348.50	830453.36	299.80	TC
179	352288.69	830454.34	298.58	TC
180	352287.70	830454.21	298.56	TC
181	352289.88	830437.30	298.39	TC
182	352287.35	830433.95	298.30	TC
183	352285.26	830433.64	298.26	TC
184	352547.09	830400.29	300.63	TC
185	352544.90	830403.83	300.70	TC
186	352548.46	830420.34	300.94	TC
187	352540.92	830421.80	301.05	TC
188	352525.79	830424.26	301.27	TC
189	352523.09	830407.69	301.11	TC
190	352519.65	830405.21	301.06	TC
191	352552.78	830398.67	300.57	TC
192	352556.51	830400.54	300.62	TC
193	352562.18	830416.63	300.79	TC
194	352621.17	830375.75	300.10	TC
195	352608.17	830364.80	299.93	TC
196	352608.29	830360.00	299.84	TC
197	351899.86	830367.66	293.99	TC
198	351893.71	830372.78	293.43	TC/BC
199	351896.34	830363.43	294.06	SW

REVIEWED: _____

A2H ENGINEERS ARCHITECTS PLANNERS

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65 GERMANTOWN COURT
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JAIME M. BOST II, P.E. — REGISTERED ENGINEER — AGRICULTURE — No. 126053 — STATE OF TENNESSEE — 5/9/25

YOUTH VILLAGES

BARTLETT PARKING LOT EXPANSION

7410 MEMPHIS-ARLINGTON ROAD, BARTLETT, TENNESSEE 38135

PROGRESS SET

APRIL 17, 2025

REVISIONS

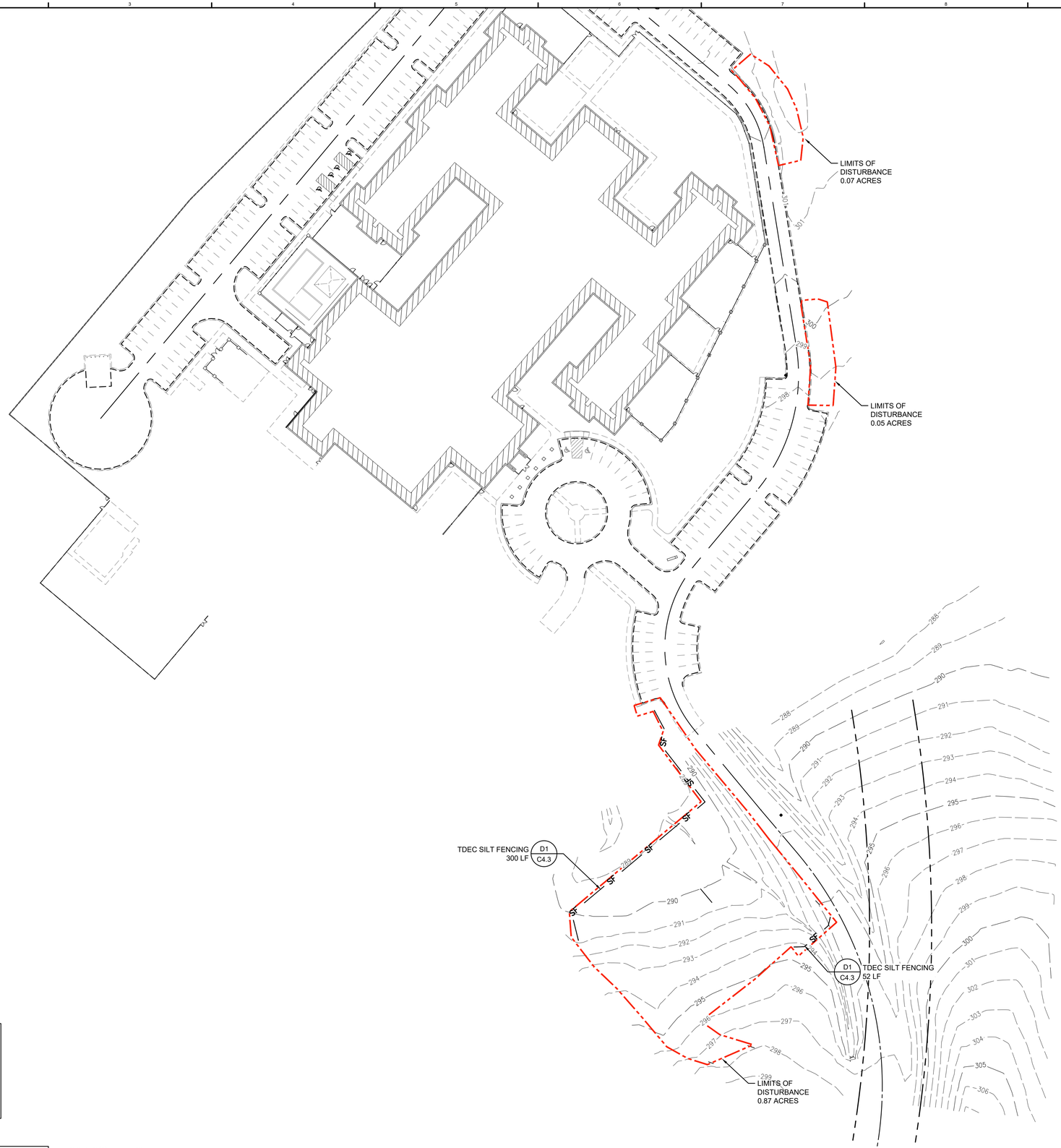
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DRAWN	CHECKED
DDT	JMB

GRADING AND DRAINAGE PLAN

C3.2

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Fri, 02 May 2025 - 8:49am

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H1
1" = 50'
EPSC STAGE 1

NORTH

GRAPHIC SCALE: 1" = 50'
50 0 50

REVIEWED: _____

A2H ENGINEERS ARCHITECTS PLANNERS

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P. 901.372.0404
WWW.A2H.COM

JAIME M. BOSTICK
REGISTERED ENGINEER
AGRICULTURE
No. 106024
STATE OF TENNESSEE
5/16/25

YOUTH VILLAGES

BARTLETT PARKING LOT EXPANSION

7410 MEMPHIS-ARLINGTON ROAD, BARTLETT, TENNESSEE 38135

PROGRESS SET

APRIL 17, 2025

REVISIONS

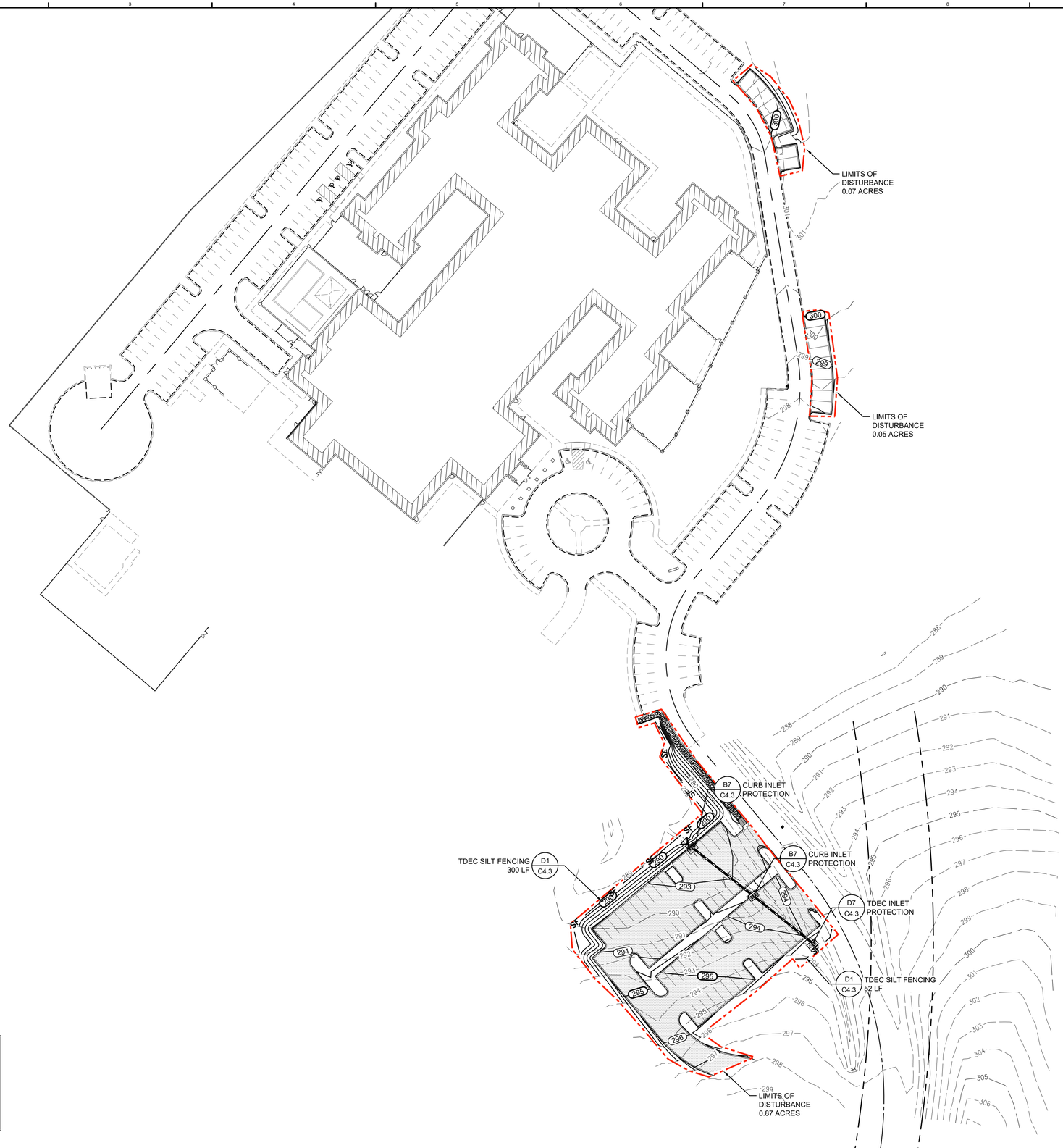
PROJECT NO.	ISSUE DATE
24389	-
DRAWN	CHECKED
BF	JMB

EROSION PROTECTION & SEDIMENT CONTROL STAGE 1

C4.0

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LEGEND:

- LIMITS OF DISTURBANCE
- SF — SILT FENCE
- INLET PROTECTION
- PERMANENT VEGETATIVE COVER

H1 — EPSC STAGE 2 — 1" = 50'

NORTH

GRAPHIC SCALE: 1" = 50'

50 0 50

REVIEWED: _____

A2H ENGINEERS ARCHITECTS PLANNERS

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SUITE 300
MEMPHIS, TN 38018
P. 901.372.0404
WWW.A2H.COM

JAIME M. BOSTICK XVI — REGISTERED ENGINEER — AGRICULTURE — No. 106024 — STATE OF TENNESSEE — 5/9/25

YOUTH VILLAGES

BARTLETT PARKING LOT EXPANSION

7410 MEMPHIS-ARLINGTON ROAD, BARTLETT, TENNESSEE 38135

PROGRESS SET

APRIL 17, 2025

REVISIONS

1	01-01-2025	REV 1

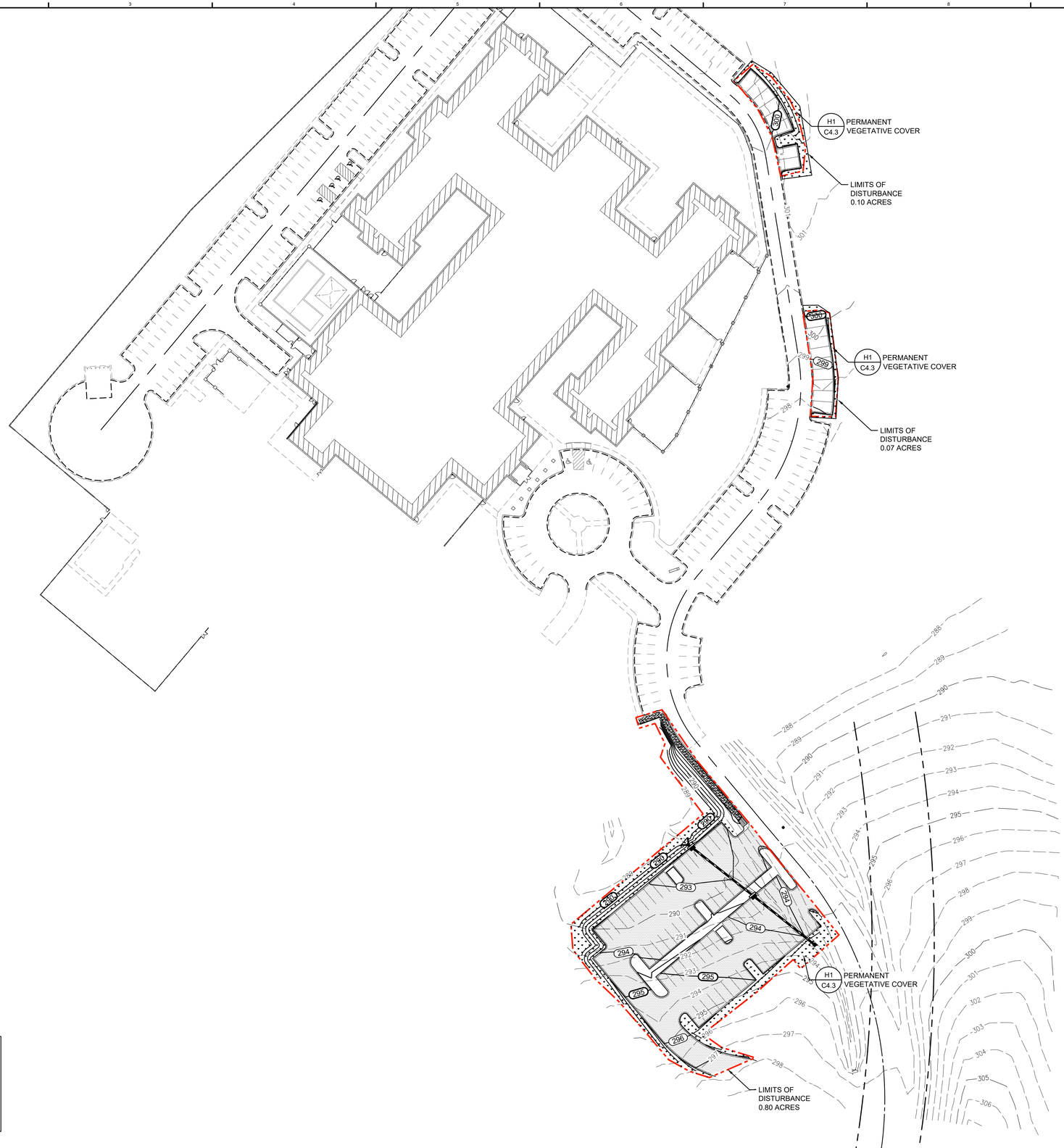
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BF	JMB

EROSION PREVENTION & SEDIMENT CONTROL STAGE 2

C4.1

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LEGEND:

- LIMITS OF DISTURBANCE
- SF — SILT FENCE
- INLET PROTECTION
- PERMANENT VEGETATIVE COVER

H1 EPSC STAGE 3
1" = 50'

NORTH

GRAPHIC SCALE: 1" = 50'
50 0 50

REVIEWED: _____

A2H ENGINEERS ARCHITECTS PLANNERS

A2H, INC.
65 GERMANTOWN COURT
SUITE 300
MEMPHIS, TN 38018
P. 901.372.0404
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JAIME M. BOST, P.E. — REGISTERED ENGINEER — AGRICULTURE — No. 106024 — STATE OF TENNESSEE — 5/16/25

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PROGRESS SET

APRIL 17, 2025

REVISIONS
1 01-01-2025 REV 1

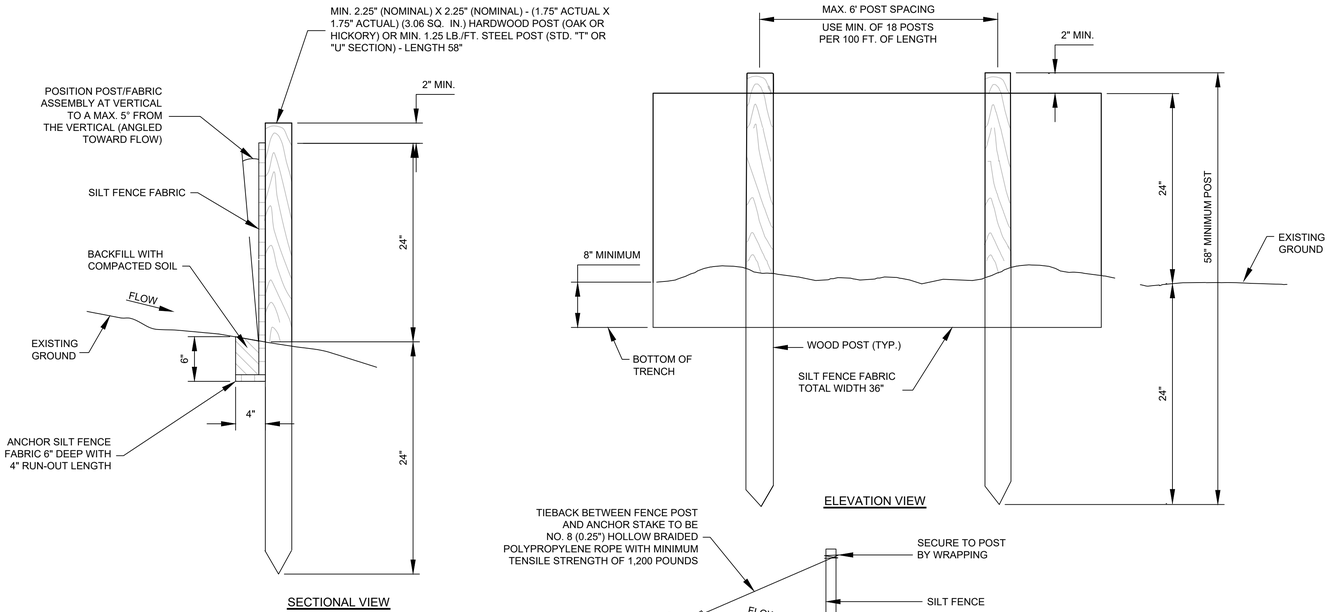
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DRAWN	CHECKED
BF	JMB

EROSION PREVENTION & SEDIMENT CONTROL STAGE 3

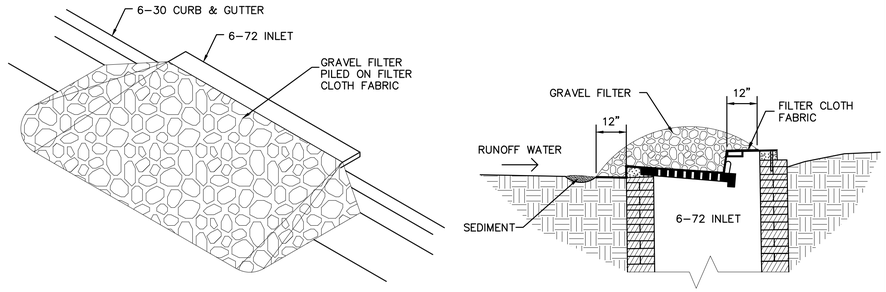
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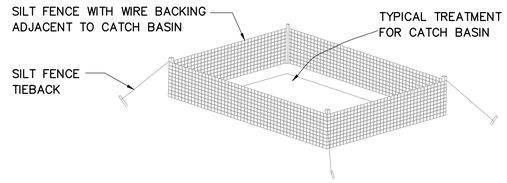
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D1 NTS TDEC SILT FENCING



B7 NTS CURB INLET PROTECTION



D7 NTS TDEC INLET PROTECTION

Seed Group

Group A (February 1 – July 1)	
Kind of Seed	Quantity, Percent by Weight
Kentucky 31 Fescue	80
Korean Lespedeza	15
English Rye	5

Group B (June 1 – August 15)	
Kind of Seed	Quantity, Percent by Weight
Kentucky 31 Fescue	55
English Rye	20
Korean Lespedeza	15
German Millet	10

Group B1 (April 15 – August 15)	
Kind of Seed	Quantity, Percent by Weight
Bermudagrass (hulled)	70
Annual Lespedeza	30

Group C (August 1 – December 1)	
Kind of Seed	Quantity, Percent by Weight
Kentucky 31 Fescue	70
English Rye	20
White Clover	10

Group C1 (February 1 – December 1)	
Kind of Seed	Quantity, Percent by Weight
Crown Vetch	25
Kentucky 31 Fescue	70
English Rye	5

All mixes have an application rate of 2.5 lbs. per 1,000 square feet.

H1 NTS PERMANENT VEGETATIVE COVER

REVIEWED: _____

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APRIL 17, 2025

REVISIONS
1 01-01-2025 REV 1

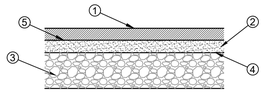
PROJECT NO. 24389 | ISSUE DATE -
DRAWN BF | CHECKED JMB

EROSION PREVENTION & SEDIMENT CONTROL DETAILS

C4.3

mlaker
I:\2024\24389\Civil\Plotting\c24389 EROSION.dwg
Fri, 09 May 2025 - 9:58am

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FULL-DEPTH PAVEMENT SECTION

N.T.S.

REGULAR DUTY

COURSE	DEPTH	DESCRIPTION	T.D.O.T. SPEC. NO.
1	2"	ASPHALT CONCRETE SURFACE	411 E
3	6"	SOIL CEMENT	903.05
4		PRIME COAT	402.01*
5		TACK COAT	403.01*

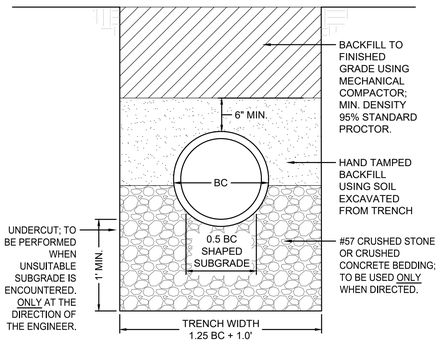
HEAVY DUTY

COURSE	DEPTH	DESCRIPTION	T.D.O.T. SPEC. NO.
1	1.5"	ASPHALT CONCRETE SURFACE	411 E
2	2"	ASPHALT BINDER COURSE	307 B
3	9"	COMPACTED CRUSHED AGGREGATE	903.05
4		PRIME COAT	402.01*
5		TACK COAT	403.01*

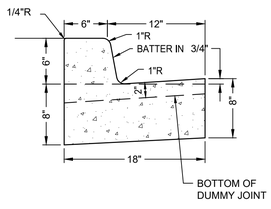
* ALL SPECIFICATION NUMBERS REFER TO THE APPLICABLE SECTION OF THE STANDARD SPECIFICATIONS FOR ROADS AND BRIDGE CONSTRUCTION, 2015 EDITION, PUBLISHED BY T.D.O.T.

** PAVEMENT SECTION PROVIDED FOR PRICING PURPOSES ONLY. CONTRACTOR SHALL UTILIZE PAVEMENT SECTION RECOMMENDATIONS FOUND IN THE SITE SPECIFIC GEOTECHNICAL INVESTIGATION REPORT PROVIDED BY THE OWNER.

D1 NTS — **ASPHALT PAVEMENT DETAIL**

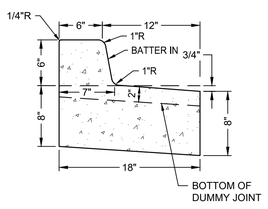


F1 NTS — **RIGID PIPE DETAIL**



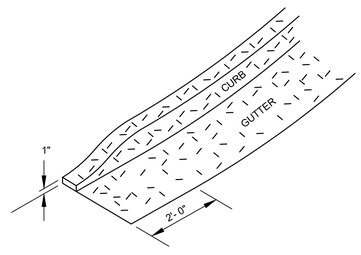
NOTE:
1. DUMMY JOINTS SHALL BE MADE AT 10' INTERVALS.
2. EXPANSION JOINTS SHALL BE MADE AT 30' INTERVALS
3. PRECUT JOINT MATERIAL TEMPLATES SHALL BE USED IN ALL EXPANSION JOINTS.

H1 NTS — **6-18 STANDARD CURB**

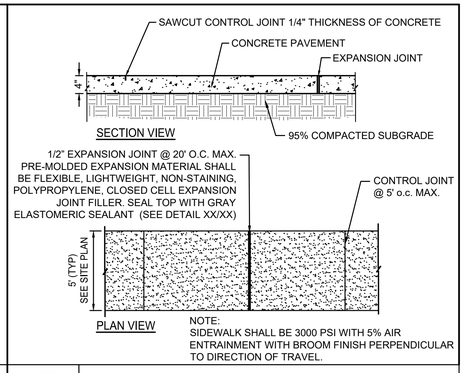


NOTE:
1. DUMMY JOINTS SHALL BE MADE AT 10' INTERVALS.
2. EXPANSION JOINTS SHALL BE MADE AT 30' INTERVALS
3. PRECUT JOINT MATERIAL TEMPLATES SHALL BE USED IN ALL EXPANSION JOINTS.

H3 NTS — **6-18 REVERSE CURB**



H5 NTS — **CURB WIPEDOWN**



NOTE:
SIDEWALK SHALL BE 3000 PSI WITH 5% AIR ENTRAINMENT WITH BROOM FINISH PERPENDICULAR TO DIRECTION OF TRAVEL.

H7 NTS — **CONCRETE SIDEWALK**

REVIEWED: _____

A2H ENGINEERS ARCHITECTS PLANNERS

A2H, INC.
65 GERMANTOWN COURT
SUITE 300
MEMPHIS, TN 38018
P. 901.372.0404
WWW.A2H.COM

JAIME M. BOST
REGISTERED ENGINEER
No. 106024
AGRICULTURE
STATE OF TENNESSEE
5/9/25

YOUTH VILLAGES

BARTLETT PARKING LOT EXPANSION

7410 MEMPHIS-ARLINGTON ROAD, BARTLETT, TENNESSEE 38135

PROGRESS SET

APRIL 17, 2025

REVISIONS

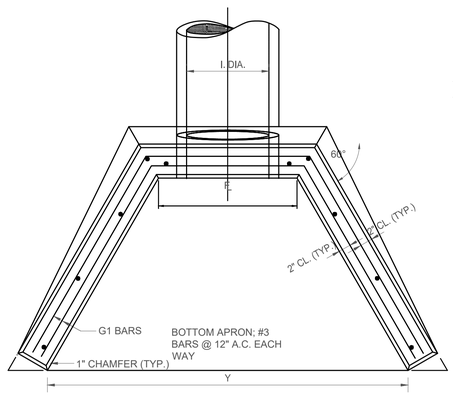
PROJECT NO.	ISSUE DATE
24389	-
DRAWN	CHECKED
DDT	JMB

DETAILS - SITE

C10.0

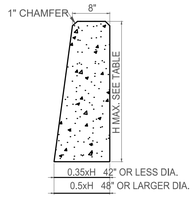
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Fri, 09 May 2025 - 4:49pm

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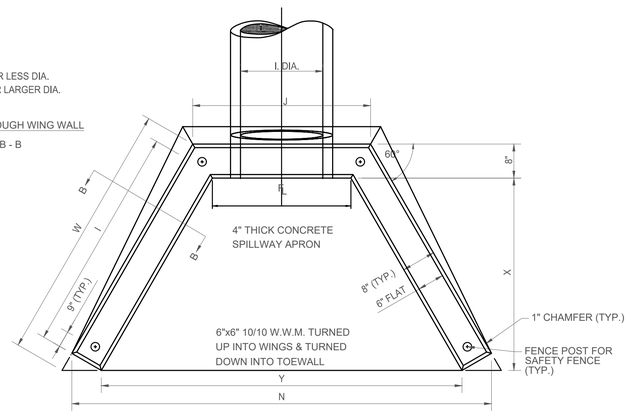
REINFORCEMENT DETAILS

PLAN



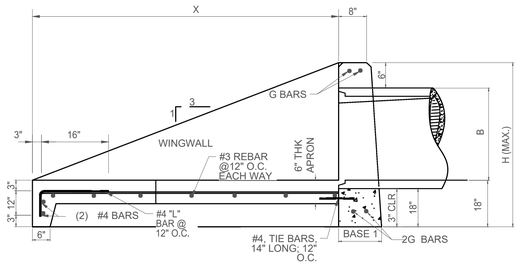
SECTION THROUGH WING WALL

ELEVATION B - B



DIMENSION DETAILS

PLAN

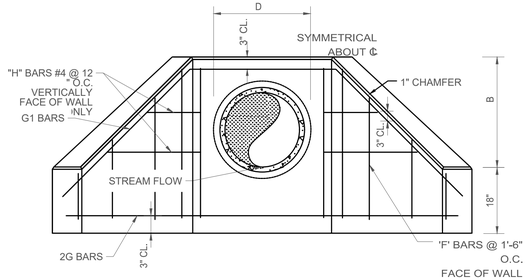


WING WALL

ELEVATION A - A

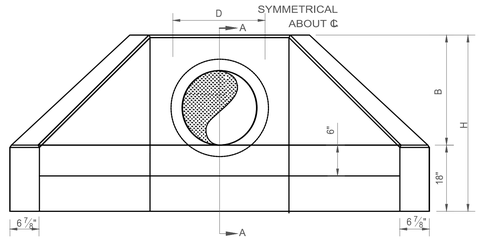
FENCE NOTES
1. SAFETY FENCE SHALL BE 9GA; 2"X2" MESH, GALVANIZED STEEL; SELVAGE; TWISTED TOP, KNUCKLED BOTTOM
2. POSTS TO BE SCHEDULE 40, GALVANIZE STEEL 1½" I.D(1.900" O.D.)
3. SEE DETAILS FOR MOUNTING RAIL/FENCE POST IN TOP OF WALL
4. PROVIDE DOME TOP FOR ALL POSTS
5. PROVIDE TOP & BOTTOM 7 GA TENSION WIRE

ENDWALL DIMENSIONS	PIPE SIZE -INSIDE DIAMETER (INCHES)									
	15.00	18.00	24.00	30.00	36.00	42.00	48.00	54.00	60.00	72.00
B	1'-11 1/4 "	2'-2 1/2"	2'-9 "	3'-3 1/2 "	3'-10 "	4'-4 1/2 "	4'-11 "	5'-5 1/2 "	6'-0 "	7'-1 "
D (PIPE 0.D.)	1'-7 1/2 "	1'-11 "	2'-6 "	3'-1 "	3'-8 "	4'-3 "	4'-10 "	5'-5 "	6'-0 "	7'-2 "
E	2'-1 1/2 "	2'-5 "	3'-1 "	3'-7 "	4'-2 "	4'-9 "	5'-4 "	5'-11 "	6'-6 "	7'-8 "
H (MAX.)	3'-5 1/4 "	3'-8 1/2 "	4'-3 "	4'-9 1/2 "	5'-4 "	5'-10 1/2 "	6'-5 "	6'-11 1/2 "	7'-6 "	8'-7 "
I	6'-8 1/2"	7'-7 3/4"	9'-6 3/8"	11'-4 7/8"	13'-3 3/8"	15'-1 7/8"	17'- 3/8"	18'-10 7/8"	20'-9 3/8"	24'-6 1/2"
J	2'-10 1/2"	3'-2 1/4"	3'-9 1/4"	4'-4 1/4"	4'-11 1/4"	5'-6 1/4"	6'-1 1/4"	6'-8 1/4"	7'-3 1/4"	8'-5 1/4"
N	9'-11 7/8"	11'-2 5/8"	13'-8 1/8"	16'-1 3/4"	18'-7 1/4"	21'- 3/4"	23'-6 1/4"	25'-11 3/4"	28'-5 1/4"	33'-4 1/4"
W	7'-5 3/4"	8'-5 "	10'-3 1/2"	12'-2 1/8"	14'- 5/8"	15'-11 1/8"	17'-9 5/8"	19'-8 1/8"	21'-6 5/8"	25'-3 5/8"
X	5'-9 3/4"	6'-7 1/2"	8'-3 "	9'-10 1/2"	11'-6 "	13'-1 1/2"	14'-9 "	16'-4 1/2"	18'-0 "	21'-3 "
Y	8'-10 "	10'- 3/4"	12'-6 3/8"	14'-11 7/8"	17'-5 3/8"	19'-10 7/8"	22'-4 3/8"	24'-9 7/8"	27'-3 3/8"	32'-2 4/8"
BASE1	1'-2 3/8"	1'-3 5/8"	1'-5 7/8"	1'-8 1/8"	1'-10 3/8"	2'- 5/8"	2'-3 "	2'-5 1/4"	2'-7 1/2"	3'-0 "
BASE2 (MAX)	1'-2 3/8"	1'-3 5/8"	1'-5 7/8"	1'-8 1/8"	1'-10 3/8"	2'- 5/8"	3'-2 1/2"	3'-5 3/4"	3'-9 "	4'-3 1/2"
L1	2'-4 3/4"	2'-6 1/2"	2'-10 "	3'-1 1/2"	3'-5 "	3'-8 1/2"	4'-0 "	4'-3 1/2"	4'-7 "	5'-2 "
LUPPER	6'-11 7/8"	7'-11 1/2"	9'-11 "	11'-10 3/8"	13'-9 7/8"	15'-9 1/4"	17'-8 3/4"	19'-8 1/8"	21'-7 5/8"	25'-6 1/2"
LLOWER	6'-8 1/2"	7'-7 3/4"	9'-6 3/8"	11'-4 7/8"	13'-3 3/8"	15'-1 7/8"	17'- 3/8"	18'-10 7/8"	20'-9 3/8"	24'-6 1/2"



REINFORCEMENT DETAILS

ELEVATION



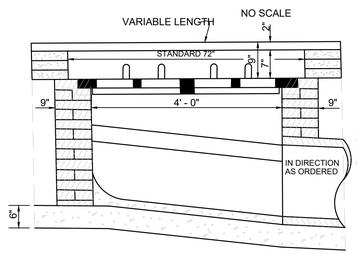
DIMENSION DETAILS

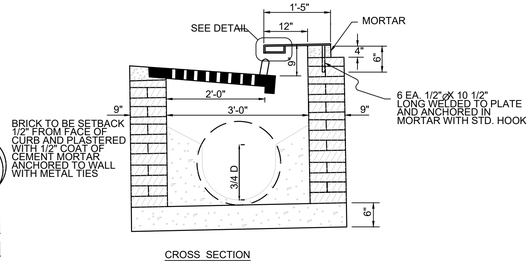
ELEVATION

APRON FLAT NO DROP TO FORM INVERT. MEASURED PARALLEL TO EDGE APRON

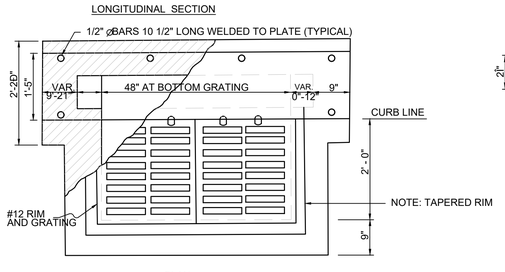
E1 TYPE 'D' HEADWALL

NTS

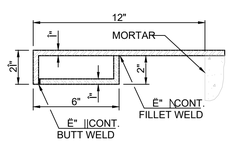




CROSS SECTION



PLAN



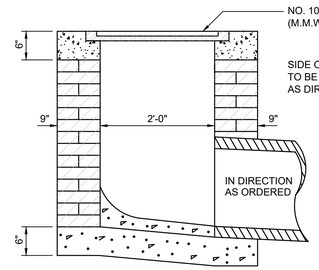
DETAIL

OPENING AREA OF INLET		
LENGTH OF CURB OPENING	AREA OF CURB OPENING	TOTAL OPENING AREA OF INLET
48"	2.33 SQ. FT.	6.12 SQ. FT.
54"	2.62 SQ. FT.	6.41 SQ. FT.
60"	2.91 SQ. FT.	6.70 SQ. FT.
66"	3.20 SQ. FT.	6.99 SQ. FT.
72"	3.50 SQ. FT.	7.29 SQ. FT.
OPENING AREA OF #12 GRATING 3.79 SQ. FT.		

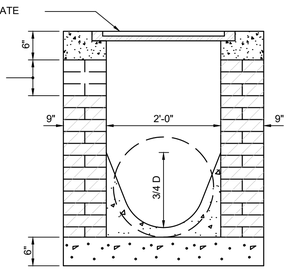
NOTE: STANDARD CURB OPENING IS 72" VARIATIONS ONLY ON ORDER OF ENGINEER

H1 6-72 INLET

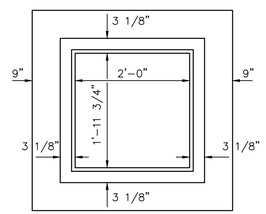
NTS



LONGITUDINAL SECTION



CROSS SECTION



PLAN (GRATE REMOVED)

H5 #10 INLET

NTS

REVIEWED: _____

A2H ENGINEERS ARCHITECTS PLANNERS

A2H, INC.
65 GERMANTOWN COURT
SUITE 300
MEMPHIS, TN 38018
P. 901.372.0404
WWW.A2H.COM

JAIME M. BOST
REGISTERED ENGINEER
AGRICULTURE
No. 106024
STATE OF TENNESSEE
5/9/25

YOUTH VILLAGES

BARTLETT PARKING LOT EXPANSION

7410 MEMPHIS-ARLINGTON ROAD, BARTLETT, TENNESSEE 38135

PROGRESS SET

APRIL 17, 2025

REVISIONS

PROJECT NO.	ISSUE DATE
24389	-
DRAWN	CHECKED
DDT	JMB

DETAILS - DRAINAGE

C10.1

mlister
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Fri, 04 May 2025 - 3:05pm