B. A standard improvement contract as defined by the Subdivision Regulations for any needed public improvements.

C. The exact location and dimensions, including height of all buildings or buildable areas, parking areas, drives, and required landscaping.

D. The number of parking spaces.

E. The location and ownership, whether public or private, of any easement.

F. A statement conveying all common facilities and areas to a Homeowners' or Property Owners' Association or other entity, for ownership and maintenance purposes.

G. The 100 year flood elevation.

H. The location, diameter, and species name of existing trees over 8 inches in diameter and differentiating between those trees to be preserved and those to be removed.

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

J. The applicant agrees to furnish the Richwood Homeowners Association's Public Relations Chairman with the name and phone number of the Construction Engineer and/or Project Engineer. If that name changes, the applicant shall advise the association accordingly.

GENERAL INFORMATION

Street Frontage: Lowrance .....215 Feet

Planning District: Oakhaven- Parkway Village

Census Tract: 217.45

Zoning Atlas Page: 2450

Parcel ID: D0242 00262

Zoning History: The Stansell Crossing Planned Development dates back to 1988. The most recent amendment to this P.D. was in 2005 to add a hotel in Parcels 9 and 10 and a MLGW substation to Parcel 12.

DEPARTMENTAL COMMENTS

The following comments were provided by agencies to which this application was referred:

City Engineer:

1. Standard Subdivision Contract as required in Section 500 of Subdivision Regulations.

Sewers:
2. City sanitary sewers are available at developer's expense.

Curb Cuts/Access:
3. The City Engineer shall approve the design, number and location of curb cuts.

4. Any existing nonconforming curb cuts shall be modified to meet current City Standards or closed with curb, gutter and sidewalk.

Drainage:
5. Drainage improvements, including on-site detention, shall be provided under a Standard Subdivision contract in accordance with Subdivision Regulations and the City of Memphis Drainage Design Manual.

6. Drainage data for assessment of on-site detention requirements shall be submitted to and approved by the City Engineer.

7. The developer should be aware of his obligation under 40 CFR 122.26(b)(14) and TCA 69-3-101 et. seq. to submit a Notice of Intent (NOI) to the Tennessee Division

of Water Pollution Control to address the discharge of storm water associated with the clearing and grading activity on this site.

Site Plan Notes:

8. Provide internal circulation between adjacent phases, lots, and sections. Common ingress/egress easements shall be shown on the final plats.

General Notes:

9. The width of all existing off-street sewer easements shall be widened to meet current city standards.

10. All commons, open areas, lakes, drainage detention facilities, private streets, private sewers and private drainage systems shall be owned and maintained by a Property Owner's Association. A statement to this effect shall appear on the final plat.

11. Required landscaping shall not be placed on sewer or drainage easements.

County Engineer: No comments received

County Fire Department: No comments received.

City/County Health Department- No objections.

City Board of Education:
The subject property is located within the City of Memphis' Reserve Area, however it does not appear to be adjacent to any property which has been identified as belonging to Memphis City Schools (MCS). This land use case will not have an identifiable impact on MCS' school-aged population nor MCS' property interests.

County Board of Education: No comments received

Construction Code Enforcement: No comments received.

Memphis Light, Gas and Water:

MLGW has reviewed the referenced application, and has no objection, **subject to** the following conditions:

- **It is the responsibility of the owner/applicant** to pay the cost of any work performed by MLGW to install, remove or relocate any facilities to accommodate the proposed development.
- **It is the responsibility of the owner/applicant** to identify any utility easements, whether dedicated or prescriptive (electric, gas, water, CATV, telephone, sewer, drainage, etc.), which may encumber the subject property, including underground and overhead facilities. No permanent structures will be allowed within any utility easements.

- **It is the responsibility of the owner/applicant** to comply with the **National Electric Safety Code (NESC)** and maintain minimum horizontal/vertical clearances between existing overhead electric facilities and any proposed structures.
- **It is the responsibility of the owner/applicant** to comply with **Memphis/Shelby County Zoning Ordinance - Landscape and Screening Regulations. Landscaping is prohibited** within any MLGW utility easement without prior approval.
- **It is the responsibility of the owner/applicant** to contact **TN-1-CALL** @ 1.800.351.1111, before digging, and to determine the location of any underground utilities including electric, gas, water, CATV, telephone, etc
- **It is the responsibility of the owner/applicant** to submit a detailed plan to MLGW Engineering for the purposes of determining the availability and capacity of existing utility services to serve any proposed or future development(s).
- **It is the responsibility of the owner/applicant** to contact MLGW engineering to determine if system improvements may be required and any related cost:
    - MLGW Engineering - **Residential Development**: 528-4858
    - MLGW Engineering - **Commercial Development**: 367-3343
- **It is the responsibility of the owner/applicant** to pay the cost of any utility system improvements necessary to serve the proposed development with electric, gas or water utilities.

AT&/Bell South

AT&T Tennessee has no comment regarding this new development.

Memphis Area Transit Authority (MATA): No comments received.

OPD-Regional Services:

This application was reviewed by the MPO staff/Department of Regional Services on December 11, 2008. The MPO staff has determined that the proposed actions as submitted in this application will have no affect on the MPO Long Range Transportation Plan, Transportation Improvement Program, or any other plan, document, program or initiative of this department/organization.

OPD-Comprehensive Planning: No comments

Richwood H.O.: Supports this application

Southwind H.O.: No comments received

Buckingham Farms N.A.: No comments received

Burlington Area Asso.: No comments received

Southeast Shelby Coalition: Supports this application