



City of Bartlett

A. Keith McDonald, Mayor

BOARD OF MAYOR AND ALDERMEN MEETING AGENDA

TUESDAY, SEPTEMBER 22, 2020 - CONFERENCE CALL - 6:00 PM

Due to the COVID-19 Global Pandemic and adhering to all Federal, State and Local Emergency Proclamations and Guidelines to protect the health, safety and welfare of our citizens, the City of Bartlett's Board of Mayor and Aldermen meetings will be held electronically via teleconference during the month of September.

These meetings will follow Governor Bill Lee's Executive Order No. 60, extending Order No. 16 regarding the Tennessee Open Meetings Act. Minutes and recordings will be posted within two days of the Board of Mayor and Aldermen meeting.

INVOCATION

Opening Prayer by Alderman Paula Sedgwick

FUTURE MEETINGS

City Beautiful Commission, October 1 at 6:30 p.m.

Family Assistance Commission, October 5 at 6 p.m.

Beer Board, October 6 at 6 p.m.

Bartlett Station Commission, October 7 at 7:30 a.m.

Parks and Recreation Advisory Board, October 8 at 7 p.m.

RECOGNITIONS

Official Business of the Day

MINUTES ACCEPTANCE

Minutes of the September 8, 2020 Board of Mayor and Aldermen Regular Meeting

PUBLIC HEARING

Individuals will have a maximum of three minutes to speak either for or against the item, with a total of 20 minutes for each side.

- I. Ordinance 20-05, an ordinance to rezone from O-C to C-L property located at 6165 Stage Road.

UNFINISHED BUSINESS

- I Third Reading of Ordinance 20-05, an ordinance to rezone from O-C to C-L property located at 6165 Stage Road. (Kim Taylor, Director of Planning and Economic Development)**

CONSENT AGENDA

- I Contract for Fletcher Creek sewer system analysis. (John Horne, Assistant Director of Engineering)**

Recommend accepting the design contract proposal from Barge Design Solutions, Inc. in the amount of \$49,840.00. Funds are available in Account 312.48312.772.805.

- 2 Purchase 17 in-car tablets. (Jeff Cox, Police Chief)**

Request to purchase 17 Panasonic Toughbook in-car tablets at a cost of \$2,075.97 each, including 3-year coverage protection plan, at a total cost of \$35,291.83 from CDW-G. This purchase will be made from the National Intergovernmental Purchasing Alliance contract. Funds are available in Account 131.42100.363.02620.

NEW BUSINESS

- I Virtual Board of Mayor and Aldermen Meetings during the month of October. (Mark Brown, Chief Administrative Officer)**
- 2 Permit Virtual Boards and Commission Meetings during the month of October. (Mark Brown, Chief Administrative Officer)**
- 3 Resolution 28-20, a resolution accepting the “Safety Partners” matching grant from Public Entity Partners and amending the FY2021 General Fund. (Dick Phebus, Director of Finance)**

OPEN DISCUSSION**ADJOURNMENT**



City of Bartlett
A. Keith McDonald, Mayor

BOARD OF MAYOR AND ALDERMEN MEETING MINUTES

TUESDAY, SEPTEMBER 8, 2020 - CONFERENCE CALL - 6:00 PM

ATTENDANCE

Mayor A. Keith McDonald: Present, Alderman W.C. Pleasant: Present, Alderman Emily Elliott: Present, Alderman David Parsons: Present, Alderman Bobby Simmons: Absent, Vice Mayor Jack Young: Present, Alderman Paula Sedgwick: Present.

INVOCATION

Opening Prayer by Mayor A. Keith McDonald

FUTURE MEETINGS

Parks and Recreation Advisory Board, September 10 at 7 p.m.

Family Assistance Commission, September 14 at 6 p.m.

Storm Water Board of Appeals, September 14 at 6:30 p.m.

Bartlett Arts Council, September 15 at 6 p.m.

BPACC Advisory Board, September 15 at 6 p.m.

Design Review Commission, September 15 at 6:30 p.m.

Board of Zoning Appeals, September 17 at 6:30 p.m.

RECOGNITIONS

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

MINUTES ACCEPTANCE

Minutes of the August 25, 2020 Board of Mayor and Aldermen Regular Meeting

Minutes Acceptance: Minutes of Sep 8, 2020 6:00 PM (MINUTES ACCEPTANCE)

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Jack Young, Vice Mayor
SECONDER:	Paula Sedgwick, Alderman
AYES:	Pleasant, Elliott, Parsons, Young, Sedgwick
ABSENT:	Simmons

PUBLIC HEARING

Individuals will have a maximum of three minutes to speak either for or against the item, with a total of 20 minutes for each side.

- I. Resolution 23-20, a resolution approving a Special Use Permit to allow new and used motor vehicle sales establishment to be located at 3020 North Germantown Road within the "C-H" Highway Business zoning district.

No one spoke for or against.

Adjourned at 6:16 p.m.

UNFINISHED BUSINESS

- I **Resolution 23-20, a resolution approving a Special Use Permit to allow new and used motor vehicle sales establishment to be located at 3020 North Germantown Road within the "C-H" Highway Business zoning district. (Kim Taylor, Director of Planning and Economic Development)**

Director of Planning, Kim Taylor, stated a Special Use Permit is required to operate a new and used motor vehicle sales dealership. The Planning Commission received no correspondence in favor or against the application. The Planning Commission forwards a favorable recommendation of acceptance to the Board of Mayor and Aldermen.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Jack Young, Vice Mayor
SECONDER:	Paula Sedgwick, Alderman
AYES:	Pleasant, Elliott, Parsons, Young, Sedgwick
ABSENT:	Simmons

- 2 **Second Reading of Ordinance 20-05, an ordinance to rezone from O-C to C-L property located at 6165 Stage Road. (Kim Taylor, Director of Planning and Economic Development)**

Alderman Elliott stated she had received inquiries as to what research had been conducted by the City's traffic engineer in regard to traffic congestion of the proposed Zaxby's location emptying on the two-lane road, Elmore Park. Kim Taylor said that she would contact Director of Engineering, Rick McClanahan, prior to the final reading of the ordinance.

Alderman Young noted that this ordinance is for the rezoning of this location and a site plan has not been submitted.

RESULT:	APPROVED ON SECOND READING [UNANIMOUS]	Next: 9/22/2020 6:00 PM
MOVER:	Jack Young, Vice Mayor	
SECONDER:	W.C. Pleasant, Alderman	
AYES:	Pleasant, Elliott, Parsons, Young, Sedgwick	
ABSENT:	Simmons	

CONSENT AGENDA

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Emily Elliott, Alderman
SECONDER:	W.C. Pleasant, Alderman
AYES:	Pleasant, Elliott, Parsons, Young, Sedgwick
ABSENT:	Simmons

- 1 Dispense with second Board of Mayor and Aldermen meetings in November and December. (Mark Brown, Chief Administrative Officer)**
- 2 Special event permit for Fortitude 50K/25K Foot Race. (Jim Brown, Director of Code Enforcement)**
The event will be held on Saturday, September 19 from 6 a.m. to 5 p.m. at Nesbit Park.

NEW BUSINESS

- 1 Appoint Rhea Clift as City Prosecutor effective September 8, 2020. (A. McDonald, Mayor)**

Rhea Clift was sworn in as City Prosecutor upon the favorable vote.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	David Parsons, Alderman
SECONDER:	Paula Sedgwick, Alderman
AYES:	Pleasant, Elliott, Parsons, Young, Sedgwick
ABSENT:	Simmons

- 2 Resolution 27-20, a resolution to amend the Fiscal Year 2021 Bartlett City Schools Education Capital Project Fund and General Purpose School Fund. (Dick Phebus, Director of Finance)**

Director of Finance, Dick Phebus, explained that this resolution is for the amendment of the Bartlett City School's budget of \$20,000 to renovate the baseball and softball dugout.

Minutes Acceptance: Minutes of Sep 8, 2020 6:00 PM (MINUTES ACCEPTANCE)

RESULT:	APPROVED [4 TO 0]
MOVER:	Jack Young, Vice Mayor
SECONDER:	Emily Elliott, Alderman
AYES:	Pleasant, Elliott, Young, Sedgwick
ABSTAIN:	Parsons
ABSENT:	Simmons

OPEN DISCUSSION**ADJOURNMENT**

Meeting adjourned at 6:33 PM

W.C. Pleasant, Register to the
Board of Mayor and Alderman

A. Keith McDonald
Mayor

Minutes Acceptance: Minutes of Sep 8, 2020 6:00 PM (MINUTES ACCEPTANCE)



Board of Mayor and Aldermen

6400 Stage Road
Bartlett, TN 38134

SCHEDULED

ORDINANCE (ID # 2835)

Meeting: 09/22/20 06:00 PM

Department: Planning and Economic Development

Category: Zoning

Prepared By: Sam Harris

Initiator: Kim Taylor

Sponsors:

DOC ID: 2835

Ordinance 20-05, an ordinance to rezone from O-C to C-L property located at 6165 Stage Road.

WHEREAS, an application has been received to rezone property described herein from O-C to C-L; and

WHEREAS, a public hearing was held before this body on the 22nd day of September, 2020, and notice thereof published in *The Bartlett Express*,

NOW, THEREFORE, be it ordained by the Board of Mayor and Aldermen of the City of Bartlett:

SECTION I. The property described as follows is hereby rezoned from O-C to C-L.

“The Bartlett Retail Center Property, as recorded in instrument number DZ 7010 in the Shelby County Register’s Office, as shown in plat book 147, page 44, in said Shelby County Register’s Office, and being more particularly described as follows:

Beginning at a set iron pin in the west right-of-way line of Elmore Park Road (34.00 feet from the centerline); said iron pin being located south 01 degrees 06 minutes 59 seconds west as measured along said west right-of-way line a distance of 25.18 feet from the tangent intersection of the south right-of-way line of Stage Road (106.00 feet right-of-way) and the west right-of-way line of said Elmore Park Road; thence along said west right-of-way line of Elmore Park Road south 01 degrees 06 minutes 59 seconds west a distance of 110.74 feet to a set iron pin; thence continuing along said west right-of-way line south 02 degrees 37 minutes 49 seconds east a distance of 80.09 feet to a found iron pin in the north property line of the Paul Seward property, as recorded in instrument number P9 9247 in the Shelby County Register’s Office; thence north 89 degrees 51 minutes 27 seconds west along said north line a distance of 207.06 feet to a found iron pin with cap, said iron pin being in the east line of Lot 5, Phase II, Stage Road Business Park as recorded in plat book 119, page 32 in said Register’s Office; thence north 01 degrees 05 minutes 39 seconds west along said east line and along the east line of Lot 1, Phase I, Stage Road Business Park as recorded in plat book 112, page 53 in said Register’s Office a distance of 223.90 feet to a set chisel mark in the south right-of-way line of said Stage Road; thence eastwardly along said south right-of-way line of Stage Road and along a curve to the left having a radius of 2917.79 feet, an arc length of 185.34 feet (chord = south 87 degrees 20 minutes 29 seconds east, 185.31 feet) to a point of reverse curvature; thence southwardly along a curve to the right having a radius of 25.00 feet, an arc length of 39.45 feet (chord = south 44 degrees 05 minutes 20 seconds east, 35.48 feet) to the point of the beginning.”

SECTION 2. SEVERABILITY - Should any provision or part of this Ordinance be rendered void or unenforceable by any court of law, statute or other authority, the rest and remainder of this Ordinance shall remain in full force and effect.

SECTION 3. EFFECTIVE DATE - This Ordinance shall be effective from and after its final passage, the public welfare requiring it.

First Reading: August 25, 2020

Second Reading: September 8, 2020

Third Reading: September 22, 2020

W. C. Pleasant, Register to the
Board of Mayor and Aldermen

A. Keith McDonald, Mayor

Penny Medlock, City Clerk

HISTORY:

08/25/20 Board of Mayor and Aldermen **APPROVED ON FIRST READING**
Next: 09/08/20

Director of Planning, Kim Taylor provided a recommendation to approve to the Board of Mayor and Aldermen from the Planning Commission. She explained that this location is for a proposed Zaxby's. The ordinance is to rezone from O-C (Office) to C-L (Neighborhood Business). The location has been used as a retail center and more recently, Shelby County Charter School. The surrounding zoning to the north is SC-1 (Planned Commercial); east, C-L (Neighborhood Business); west, CG-MS (General Business Mainstreet Overlay) and RS-10 to the south. She stated that three residents had spoken against the rezoning at the Planning Commission's public hearing on the matter. Their concerns were an increase in traffic, trash and loss of property value.

Mayor McDonald mentioned that the location has remained vacant more occupied in its current form; and that the Planning Commission has presented the ordinance as favorable to the Board of Mayor and Aldermen.

Alderman Parsons inquired of a site plan regarding ample parking. Ms. Taylor stated that this ordinance was only for rezoning and that Zaxby's would have to submit a site plan for further approval.

09/08/20 Board of Mayor and Aldermen **APPROVED ON SECOND READING**
Next: 09/22/20

Alderman Elliott stated she had received inquiries as to what research had been conducted by the City's traffic engineer in regard to traffic congestion of the proposed Zaxby's location emptying on the two-lane road, Elmore Park. Kim Taylor said that she would contact Director of Engineering, Rick McClanahan, prior to the final reading of the ordinance.

Alderman Young noted that this ordinance is for the rezoning of this location and a site plan has not been submitted.

July 7, 2020

Ms. Kim Taylor
Director, Planning and Economic Development
6382 Stage Road
Bartlett, TN 38134

RE: Application for Rezoning – Office Center (O-C) to Neighborhood Business District (C-L)
Proposed Zaxby's - 6165 Stage Road Bartlett, TN

Dear Kim,

Solomito Land Planning is pleased to submit on behalf of Mr. Tom Scott of Dixie Chicken, LLC, the applicant, and Mr. Marshall Gordon of Gordon Bartlett Center Grantor Trust, property owner, an application for a Rezoning for the property located at 6165 Stage Road. Located at the southwest corner of Stage Road and Elmore Park Road, the property is currently zoned Office Center (O-C) and is developed as an office building. The existing 9,360 square foot office building was once home to a Charter School but has been vacant for approximately three (3) years.

This application seeks to rezone the subject property to Neighborhood Business District (C-L) to accommodate a 3,652 square foot Zaxby's Restaurant with a drive thru, a use that is permitted by right in the requested zoning district. In conformance with the City of Bartlett Zoning Ordinance, the proposed development is designed to meet the needs of the immediate neighborhood and various pass by customers. As on the existing zoning exhibit, this area is comprised of a mixture of zoning districts. This rezoning to C-L will complement and match what is across Elmore Park Road to the east.

This rezoning will not unduly injure or damage the use, value and enjoyment of surrounding property nor unduly hinder or prevent the development of surrounding property in accordance with the current development policies and plans. The surrounding area is fully developed as is the existing site. The redevelopment of this site will complement the existing uses in the neighborhood.

An approved water supply, community wastewater treatment and disposal, and storm water drainage facilities that are existing and are adequate to serve the proposed development have been or will be provided concurrent with the development.

The location and arrangement of the building, parking areas, walks, lighting and other service facilities are compatible with the surrounding land uses. The original setbacks, and buffer dimensions will be honored.

The granting of the Rezoning request will permit the redevelopment of a contributing property that is not likely to develop as another office building. Surrounded by other commercial uses, this proposal is compatible with other properties in the district.

Thank you for your time and attention in this matter. Please do not hesitate to contact me with any questions you may have.

Sincerely,

SOLOMITO LAND PLANING

Brenda

Land Planner



SOLOMITO
LAND PLANNING

brenda@solomitolandplanning.com | 901.755.7495

Attachment: Zaxby's rezoning compressed (2835 : Ord. 20-05 rezone 6165 Stage from O-C to C-L for Zaxby's)

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 Rezoning

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

Requested Zoning Neighborhood Business District (C-L)
 Property Address 6165 Stage Road
 Present Zoning Office Center (O-C)
 Owner/Developer Contact Marshall Gordon jdmarks1@comcast.net Phone 901-870-8976
 Company Name Gordon Bartlett Center Grantor Trust Fax _____
 Address 3822 Summer Avenue Memphis, TN 38122
 Planner
 XXXXX Contact Brenda Solomito Basar Phone 901-569-0310
 Company Name Solomito Land Planning Fax _____
 Address 1779 Kirby Parkway #1-323
 Engineer Contact Jeff Carter, PE jeff@carterengineering.net Phone 770-725-1200
 Company Name Carter Engineering Fax _____
 Address 3651 Mars Hill Road, Suite 2000 Watkinsville, GA 30677

Submitted by Brenda Solomito Basar Brenda Solomito Basar
 (printed name) (signature) (date)
 Email Address brenda@solomitolandplanning.com Phone 901-569-0310 Fax _____

- ✓ Attach a checked-off "Rezoning Checklist" and all items required therein.
B.S.B. Acknowledge (by initials in the blank to the left) that the "Application Instructions: Planning Commission" were obtained and read prior to submitting this application.
B.S.B. Provide 18-folded ($\pm 10"x13"$) sets of plans with a copy of the signed application attached to each set.
B.S.B. 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.
B.S.B. Include a fee with this application (check payable to the City of Bartlett) of \$500.00 for five (5) acres or less, plus \$50.00 per acre (after the first five) to a maximum of \$3,000.00. **The fee is not refundable.**

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

MARSHALL GORDON [Signature] 7/2/20
 (print name) (signature) (date)

Applicant: Tom Scott
Dixie Chicken, LLC
1550 Timothy Road, Suite 203
Athens, GA 30606

706-389-7767

tom@twspc.com

Attachment: Zaxby's rezoning compressed (2835 : Ord. 20-05 rezone 6165 Stage from O-C to C-L for Zaxby's)

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

Rezoning Checklist

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

- ✓ Plot plan, drawn to scale, showing the following information for each parcel (several parcels may be included on one sheet):
 - ✓ Adjoining public street rights-of-way
 - ✓ Area (acres)
 - ✓ Present zoning
 - ✓ Requested zoning, including purpose (attach statement, one page maximum)
 - ✓ Area in which buildings are proposed to be located, showing setback dimensions from line.
 - ✓ Drainage
 - ✓ Driveways
 - ✓ Parking area
 - ✓ Buffer planting areas
 - ✓ Type and location of any easements
 - ✓ Other pertinent information as required through staff consultation.
- ✓ Legal description (may be attached to plot plan).
- ✓ One (1) PDF file of the plot plan, for display at the Planning Commission meeting.

Vicinity Map

- ✓ 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.

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

Property Owners

- ✓ 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 xerographic copy of the mailing labels may serve as the list.
- ✓ Self-adhesive mailing labels for the list of property owners (two sets).

Sign to be Erected

The party requesting the rezoning must place a 4' x 4' sign on the property at least fifteen (15) days before a public hearing at the Planning Commission level and Board of Mayor and Aldermen level.

The sign shall clearly state

- the existing and proposed zoning of the tract;
- the name, address, and phone number of the party requesting the rezoning;
- the time and date of the public hearing; and
- the telephone number of the Bartlett Planning Department.

The location of the sign on the property is subject to approval by the Planning Department.

Re-application

When an application for rezoning is rejected, no re-application may be made on the same property for at least twelve months after the date of rejection.

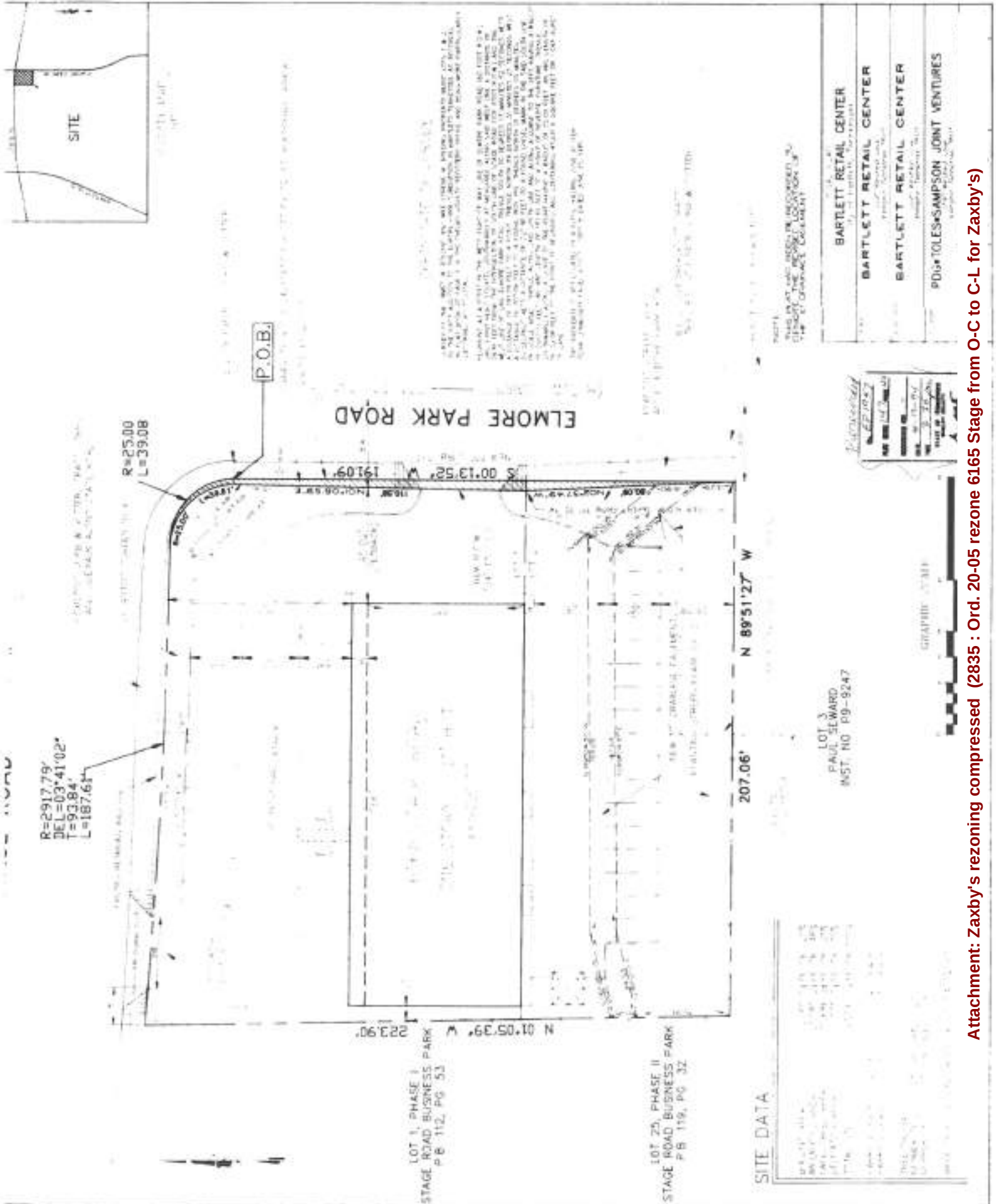
INCOMPLETE APPLICATIONS WILL NOT BE PROCESSED

LEGAL DESCRIPTION:

(per recorded plat by PDG-TOLES-SAMPSON JOINT VENTURES. 10.08.93)

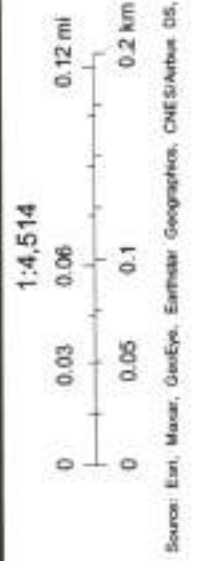
"SURVEY OF THE JAMES W. BOLDING AND WIFE LORENE M. BOLDING PROPERTY BEING LOTS 1 & 2 IN THE FIRST ADDITION TO THE ELMORE PARK SUBDIVISION IN BARLETT TENNESSEE AS RECORDED IN PLAT BOOK 20 PAGE 9 IN THE SHELBY COUNTY REGISTERS OFFICE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE WEST RIGHT OF WAY LINE OF ELMORE PARK ROAD (60 FOOT R.O.W.), SAID POINT BEING LOCATED SOUTHWARDLY AS MEASURED ALONG SAID WEST LINE A DISTANCE OF 24.81 FEET FROM THE INTERSECTION OF SOUTH LINE OF STAGE ROAD (106 FOOT R.O.W.) AND THE WEST LINE OF SAID ELMORE PARK ROAD; THENCE SOUTH 00 DEGREES 13 MINUTES 52 SECONDS WEST A DISTANCE OF 191.09 FEET TO A POINT; THENCE NORTH 89 DEGREES 51 MINUTES 27 SECONDS WEST A DISTANCE OF 207.06 FEET TO A FOUND IRON PIN; THENCE NORTH 01 DEGREES 05 MINUTES 39 SECONDS WEST A DISTANCE OF 223.90 FEET TO A FOUND CHISEL MARK IN THE SAID SOUTH LINE OF STAGE ROAD; THENCE ALONG SAID SOUTH LINE AND ALONG A CURVE TO THE LEFT HAVING A RADIUS SOUTHWARDLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 39.08 FEET TO THE POINT OF BEGINNING AND CONTAINING 45,691.6 SQUARE FEET OR 1.048 ACRES OF LAND."



Attachment: Zaxby's rezoning compressed (2835 : Ord. 20-05 rezone 6165 Stage from O-C to C-L for Zaxby's)

Existing Zoning



July 6, 2020



CONCEPTUAL SITE PLANS AND DETAILS

SITE DEVELOPMENT PLANS FOR

ZAXBY'S



CLIENT
DIXIE CHICKEN, LLC.

PROJECT LOCATION
**6165 STAGE ROAD
SHELBY COUNTY, BARTLETT, TENNESSEE 38134**

TAX PARCEL ID # B0157 B00070C

CONSTRUCTION ENTRANCE/EXIT

LATITUDE 35.204140
LONGITUDE -89.857556



LOCATION MAP
SCALE IN U.S.

SHEET NO.	DATE	DESCRIPTION
1	07/04/20	INITIAL SUBMITTAL

SHEET INDEX

SHEET NO.	DESCRIPTION
1	COVER SHEET
2	EXISTING CONDITIONS & DEMOLITION PLAN
3	SITE PLAN
4	UTILITY PLAN
5	GRADING & DRAINAGE PLAN
6	SWAMP - PHASE 1
7	SWAMP - PHASE II
8	SWAMP - PHASE III
9	SWAMP DETAILS
10	STANDARD DETAILS
11	STANDARD DETAILS
12	STANDARD DETAILS
13	STANDARD DETAILS
14	STANDARD DETAILS
15	STANDARD DETAILS
16	STANDARD DETAILS
17	STANDARD DETAILS
18	STANDARD DETAILS
19	STANDARD DETAILS
20	STANDARD DETAILS

REVISION BLOCK

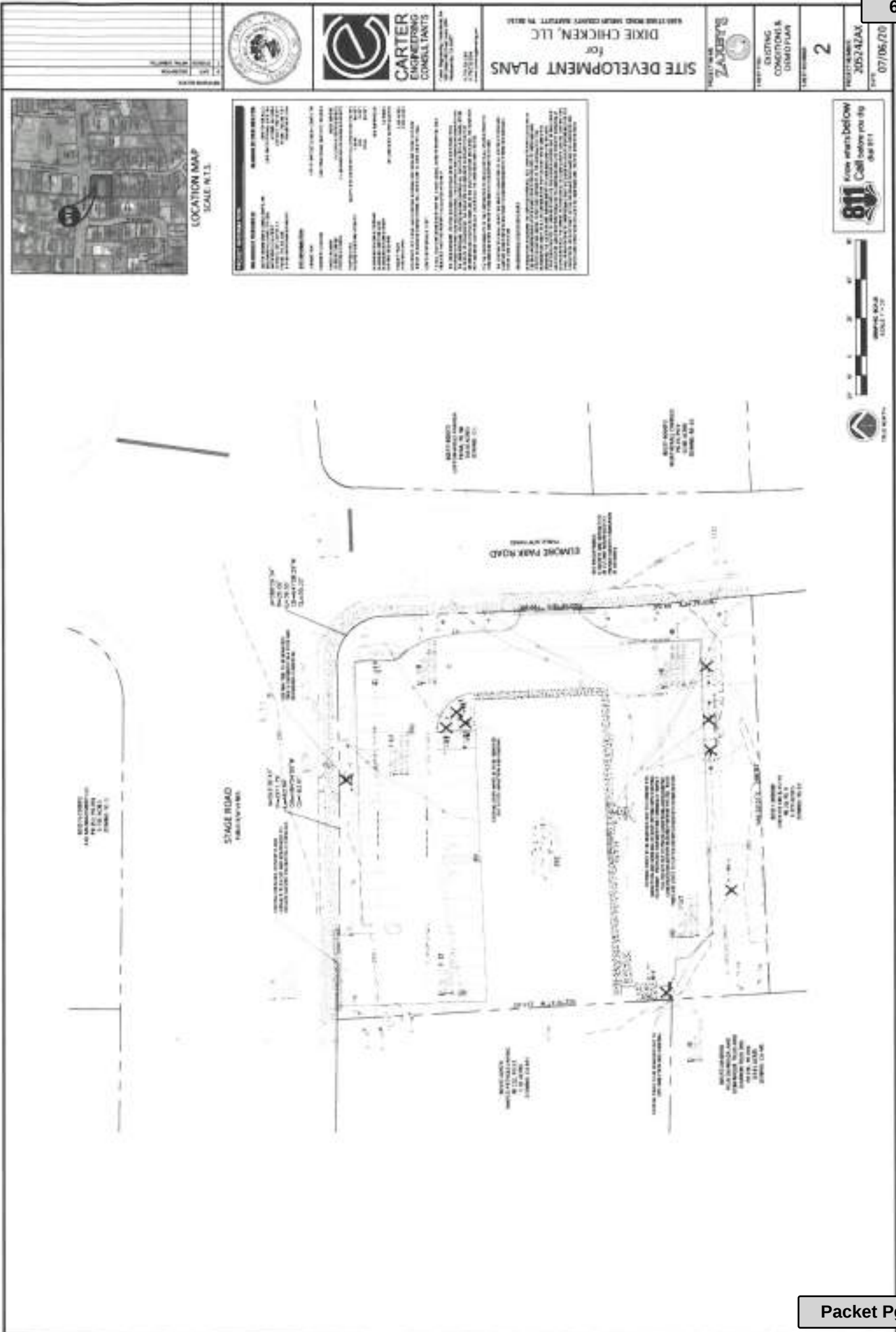
REV. NO.	DATE	DESCRIPTION
1	07/04/20	INITIAL SUBMITTAL

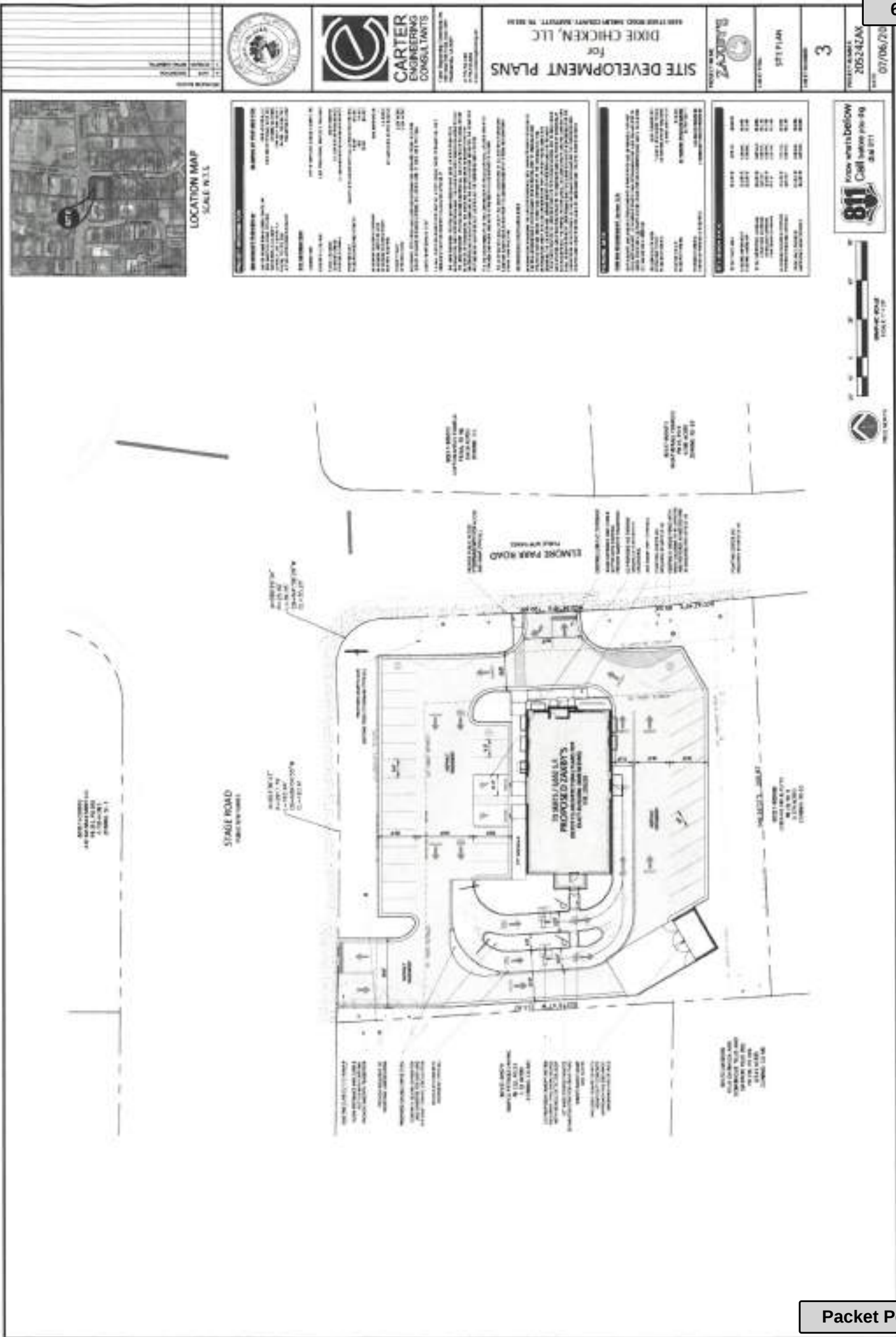


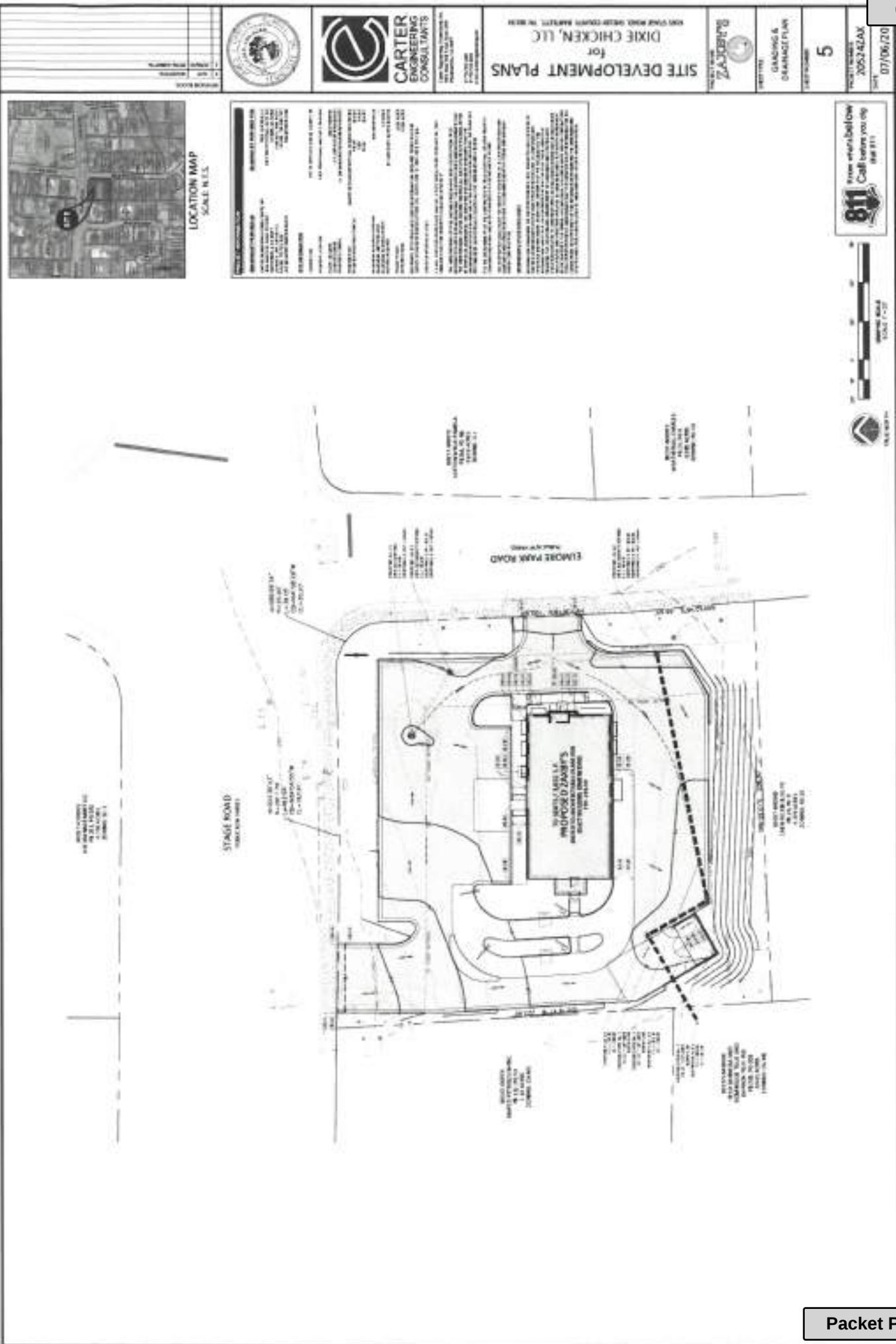
Cartier Engineering Consultants, Inc.
3403 South Main Road
Birmingham, AL 35205
P: 205.975.1200
F: 205.975.1201
www.cartierengineering.net

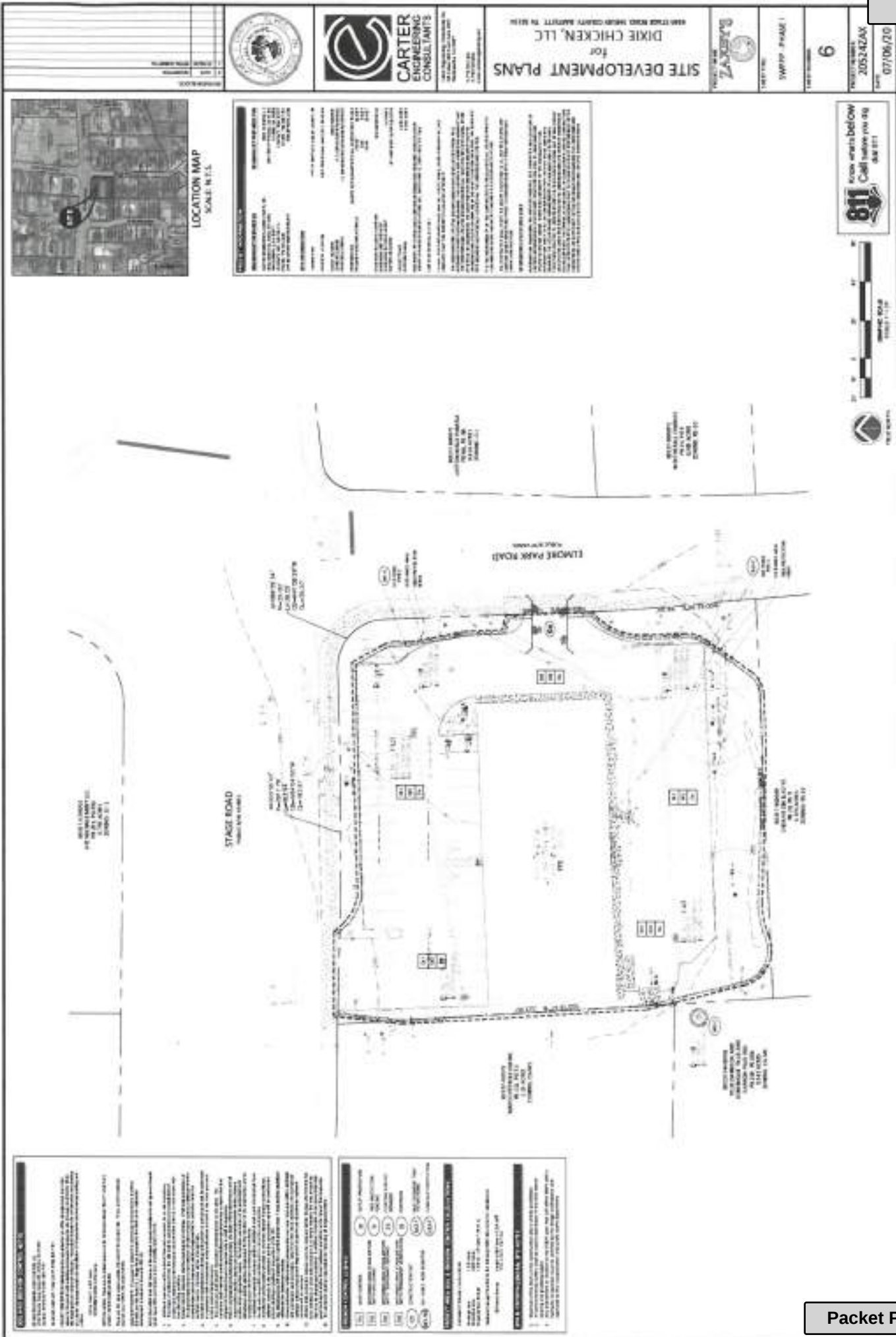
24-HOUR CONTACT:
Tom Scott (706) 389-7767

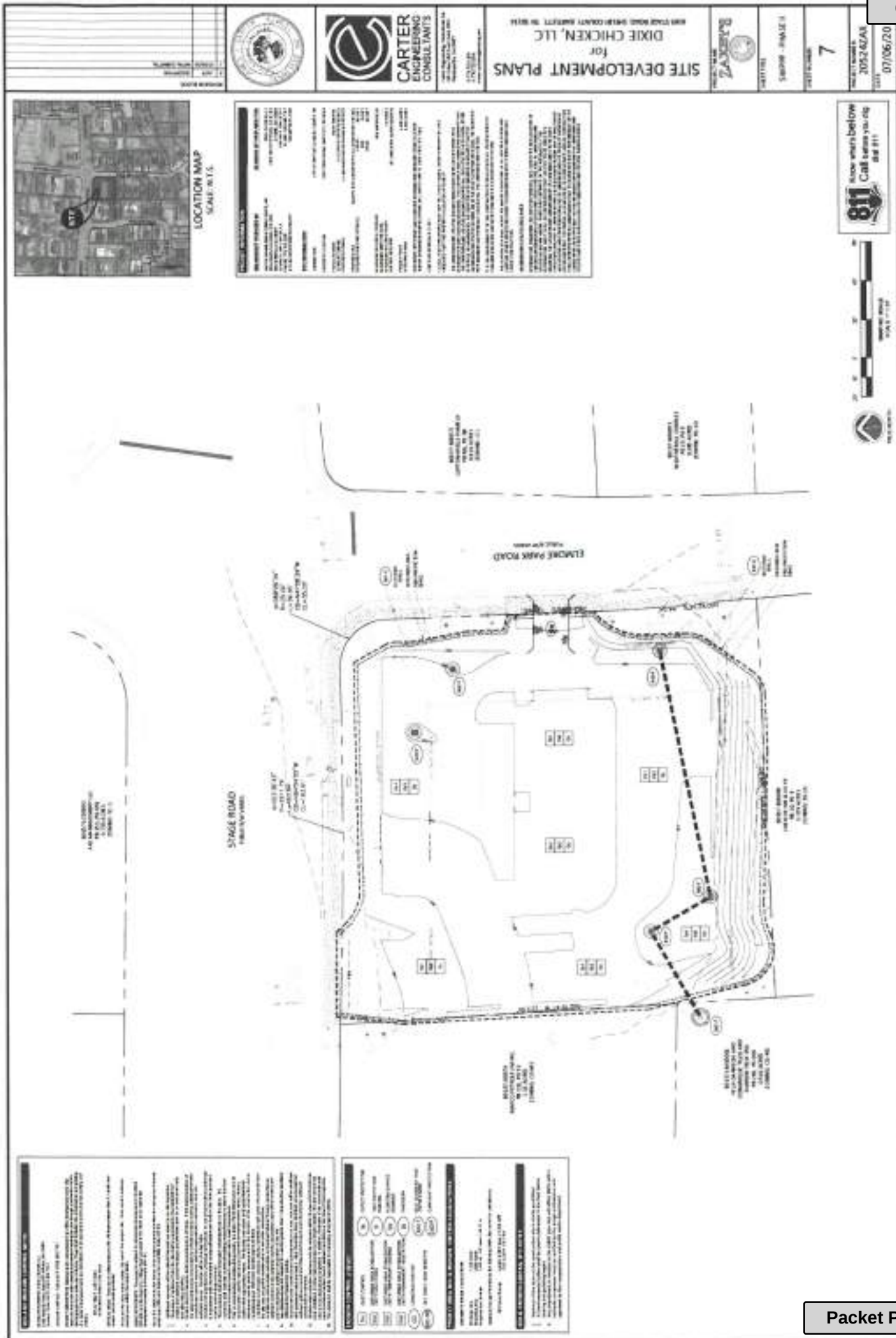




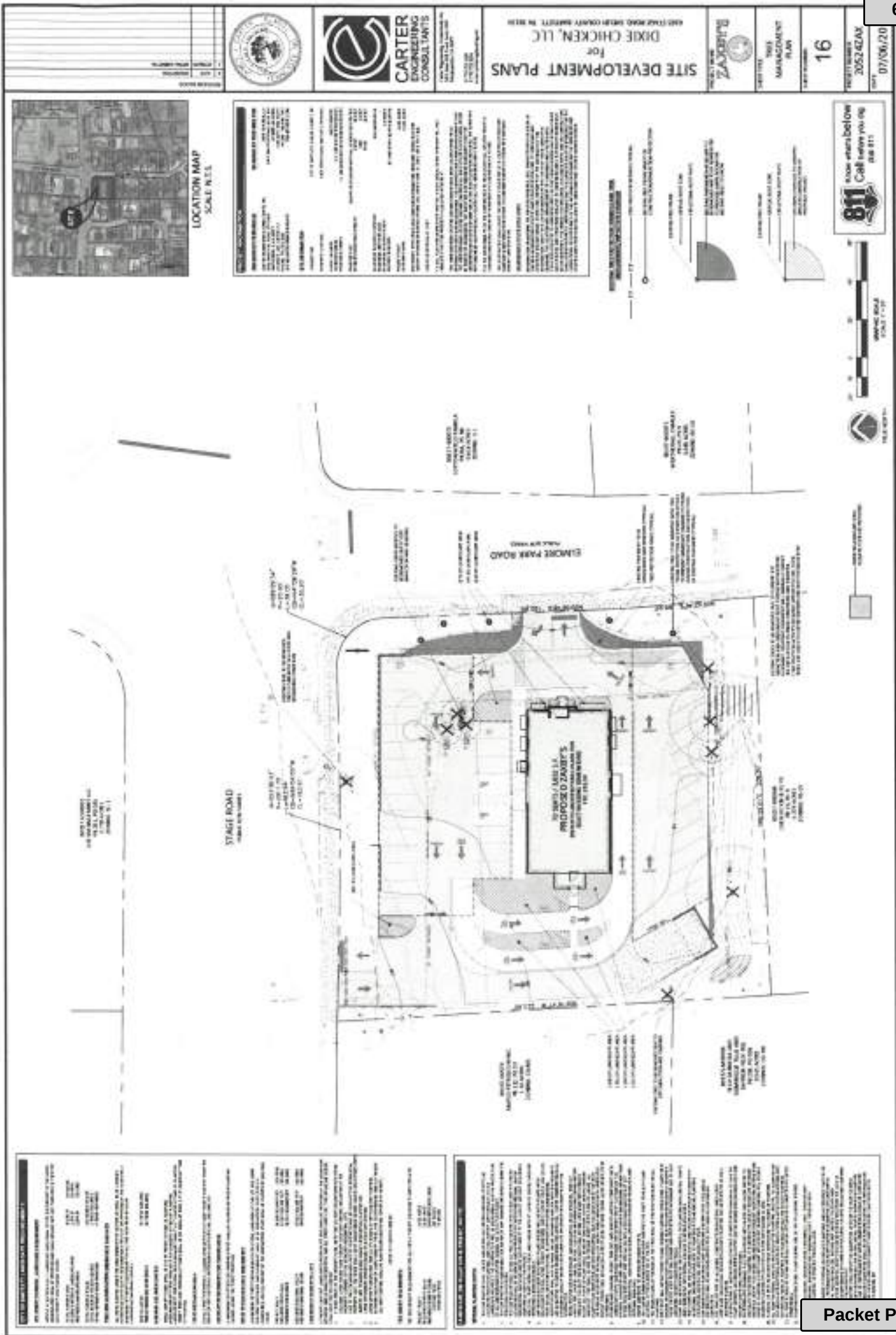


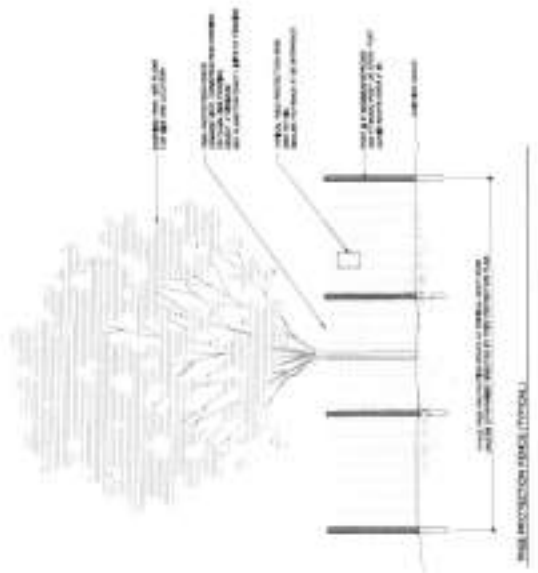


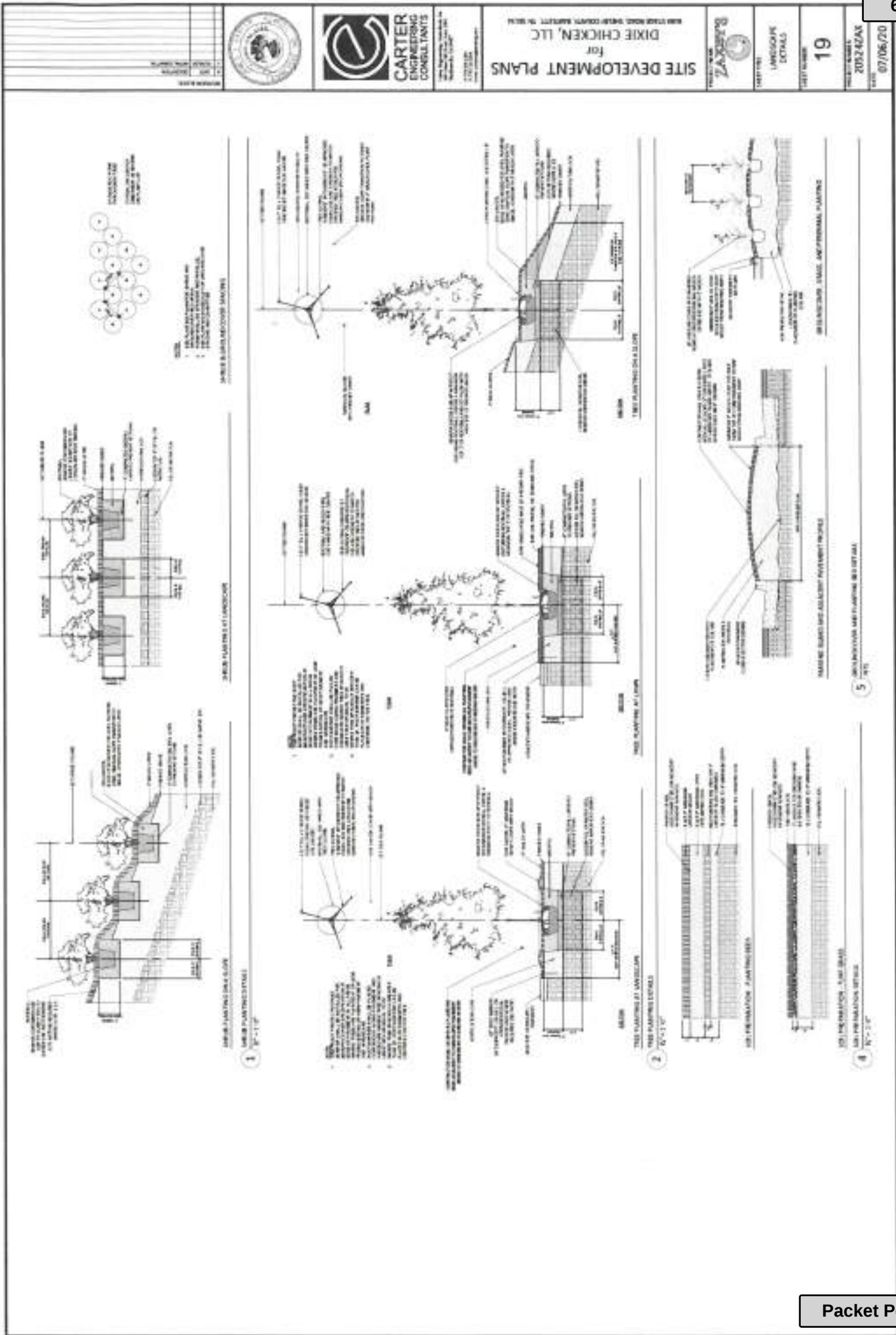


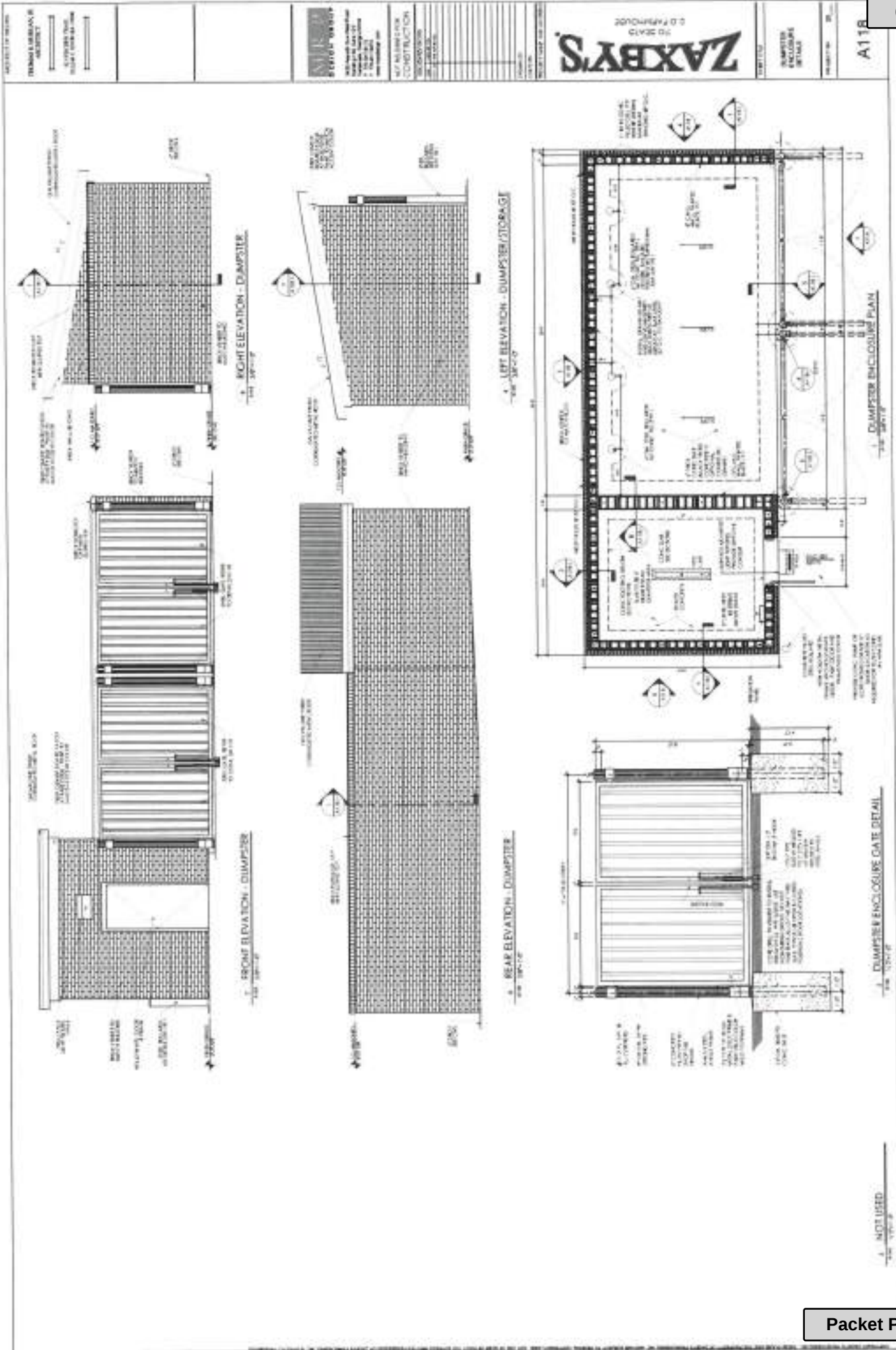


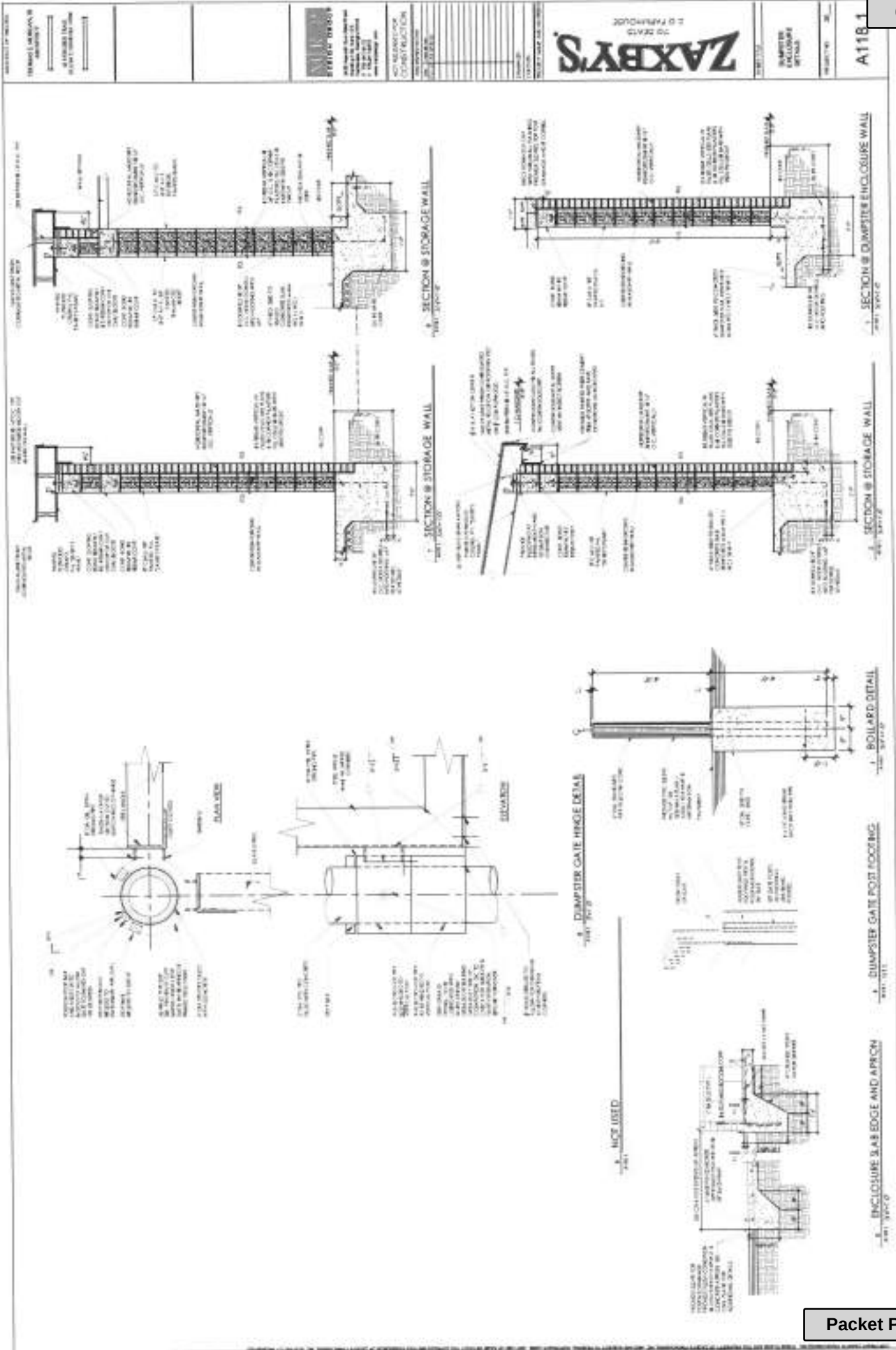
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Journal of Interpersonal Violence

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- Journal of Management Inquiry 23(1) 3-17
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DOI: 10.1177/1056492614528211

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- [illegible]

[illegible]

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1. *Journal of the American Medical Association*, 2000; 283: 2689-2695.

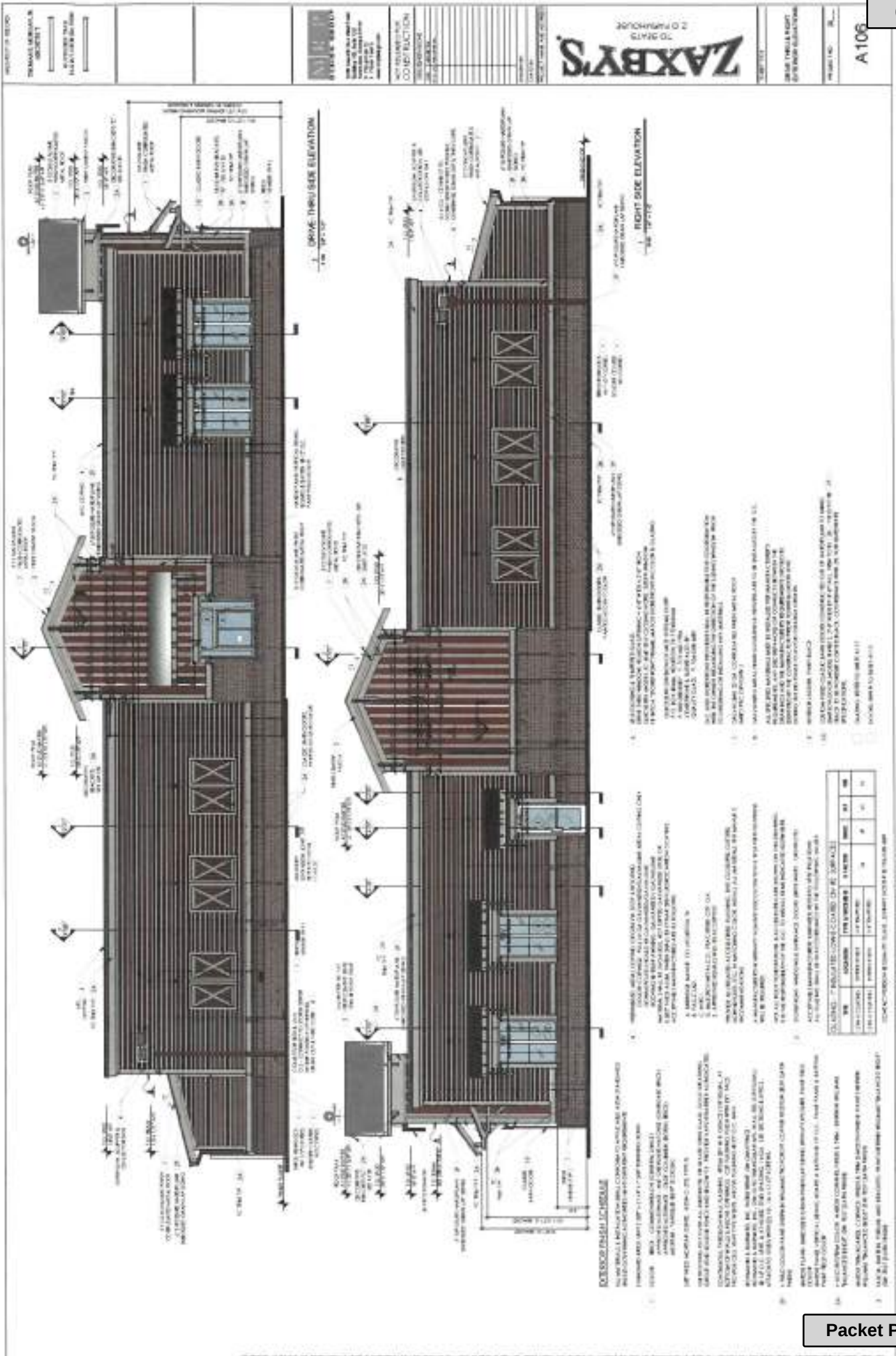
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10

Attachment

Weight in Equations
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FRONT ELEVATION



Attachment: Zaxby's rezoning compressed (2835 : Ord. 20-05 rezone 6165 Stage from O-C to C-L for Zaxby's)

This instrument prepared by:
FEARNLEY & CALIFF, PLLC
 6389 Quail Hollow, Suite 202
 Memphis, Tennessee 38120
 Phone Number (901) 767-6200
 Facsimile Number (901) 682-8345

RETURN TO:
BRUCE L. FELDBAUM, ATTORNEY
 100 N. Main Building, #3020
 Memphis, TN 38103
 901-525-5744
 901-526-3711/Fax Number

WARRANTY DEED

THIS INSTRUMENT made and entered into this 25 day of December, 2000, by and between BARTLETT RETAIL CENTER, a Tennessee General Partnership, composed of Irvin D. Califf, Cary R. Califf, Mark C. Johnson, and Matthew C. O'Sullivan, party of the first part, and MARSHALL D. GORDON AND BRENDA Y. GORDON, CO-TRUSTEES, u/e/a GORDON-BARTLETT CENTER GRANTOR TRUST DATED 12-29-00, Party of the Second Party

WITNESSETH: That for and in consideration of Ten and no/100 Dollars (\$10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the City of Bartlett, County of Shelby, State of Tennessee, to wit:

See Exhibit "A" attached hereto and incorporated herein by reference.

Being the same real property conveyed to party of the first part herein by Warranty Deed of record at instrument number DX-7010 in the Register's Office of Shelby County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

Said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforescribed real estate; that it has a good right to sell and convey the same, and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons, and that the same is unencumbered except for City of Bartlett and County of Shelby real property taxes for the year 2000, which the party of the second part assumes and agrees to pay; subdivision restrictions, building lines, and easements of record at Plat Book 147, page 44, subject to the Deed of Trust of record at instrument No. ER-0404, all in the Register's Office of Shelby County, Tennessee.

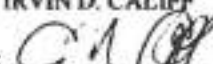
The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

IN WITNESS WHEREOF, party of the first part has caused this instrument to be executed the day and year first above written.

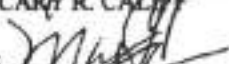
BARTLETT RETAIL CENTER
 A Tennessee General Partnership

By: 

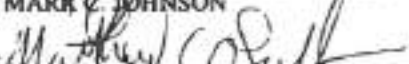
IRVIN D. CALIFF

By: 

CARY R. CALIFF

By: 

MARK C. JOHNSON

By: 

MATTHEW C. O'SULLIVAN

This instrument is being re-recorded to correct the legal name of the party of the second part and to vest title in said Co-Trustees of the Gordon-Bartlett Center Grantor Trust which was shown as the original party of the second part in the Warranty Deed and which resulted as an inadvertent typographical error therein.

STATE OF TENNESSEE
COUNTY OF SHELBY

Before me, a Notary Public of the State and County aforesaid, personally appeared IRVIN D. CALIFF, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be a partner of BARTLETT RETAIL CENTER, the within named bargainor, a partnership, and they as such partner, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by himself as such partner.

WITNESS my hand and seal this 24 day of December, 2000.



Shirley Jones
NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF SHELBY

Before me, a Notary Public of the State and County aforesaid, personally appeared CARY R. CALIFF, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be a partner of BARTLETT RETAIL CENTER, the within named bargainor, a partnership, and they as such partner, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by himself as such partner.



WITNESS my hand and seal this 24 day of December, 2000.

Shirley Jones
NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF SHELBY

Before me, a Notary Public of the State and County aforesaid, personally appeared MARK C. JOHNSON, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be a partner of BARTLETT RETAIL CENTER, the within named bargainor, a partnership, and they as such partner, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by himself as such partner.

WITNESS my hand and seal this 24 day of December, 2000.



Shirley Jones
NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF SHELBY

Before me, a Notary Public of the State and County aforesaid, personally appeared MATTHEW C. O'SULLIVAN, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be a partner of BARTLETT RETAIL CENTER, the within named bargainor, a partnership, and they as such partner, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by himself as such partner.

WITNESS my hand and seal this 24 day of December, 2000.



Shirley Jones
NOTARY PUBLIC

For recording information only:

Property Address & Property Owner:
GORDON-BARTLETT CENTER GRANTOR TRUST
6165 Stage Road
Bartlett, TN 38134

Mail Tax Notices to:
Gordon-Bartlett Center Grantor Trust
P. O. Box 22422
Memphis, TN 38122

Tax Parcel No.:
B01 057B-00070C

State Tax: \$ _____
Register's Fee \$ _____
Recording Fee \$ _____
TOTAL: \$ _____

I, or we, hereby swear or affirm to the best of Affiant's knowledge, information, and belief the actual consideration for this transfer of value of property transferred, whichever is greater is \$ 1,360,000. On amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

[Signature]
AFFIANT

SUBSCRIBED AND SWORN to before me this 24 day of December, 2000.

[Signature]
NOTARY PUBLIC

My Commission Expires:
12-1-2002

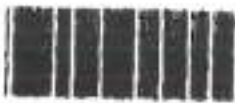


EXHIBIT "A"

The Bartlett Retail Center Property, as recorded in instrument number DZ 7010 in the Shelby County Register's Office, as shown in plat book 147, page 44, in said Shelby County Register's Office, and being more particularly described as follows

Beginning at a set iron pin in the west right-of-way line of Elmore Park Road (34.00 feet from centerline); said iron pin being located south 01 degrees 06 minutes 59 seconds west as measured along said west right-of-way line a distance of 25.18 feet from the tangent intersection of the south right-of-way line of Stage Road (106.00' right-of-way) and the west right-of-way line of said Elmore Park Road; thence along said west right-of-way line of Elmore Park Road south 01 degrees 06 minutes 59 seconds west a distance of 110.74 feet to a set iron pin; thence continuing along said west right-of-way line south 02 degrees 37 minutes 49 seconds east a distance of 80.09 feet to a found iron pin in the north property line of the Paul Seward property, as recorded in instrument number P9 9247 in the Shelby County Register's Office; thence north 39 degrees 51 minutes 27 seconds west along said north line a distance of 207.06 feet to a found iron pin with cap, said iron pin being in the east line of Lot 5, Phase II, Stage Road Business Park as recorded in plat book 119, page 32 in said Register's Office; thence north 01 degrees 05 minutes 39 seconds west along said east line and along the east line of Lot 1, Phase I, Stage Road Business Park as recorded in plat book 112, page 53 in said Register's Office a distance of 223.90 feet to a set chisel mark in the south right-of-way line of said Stage Road; thence eastwardly along said south right-of-way line of Stage Road and along a curve to the left having a radius of 2917.79 feet, an arc length of 185.34 feet (chord = south 87 degrees 20 minutes 29 seconds east, 185.31 feet) to a point of reverse curvature; thence southwardly along a curve to the right having a radius of 25.00 feet, an arc length of 39.45 feet (chord = south 44 degrees 05 minutes 20 seconds east, 35.48 feet) to the point of beginning.

REREC.



KY 4362

04/08/2001-08:26:35

Title Transfer: Warranty Deed		11
D/C: 22 - HARRY PLUMB		
VALUATION	N/A	
TN MORTGAGE TAX	N/A	
TN TRANSFER TAX	N/A	
RECORDING FEE		20.00
DP FEE		2.00
REGISTER'S FEE	N/A	
WALK THRU FEE	N/A	
TOTAL AMOUNT		22.00
PAGE COUNT: 5 PAGE ADDED: No GROUP ID: X00004112		
STATE of TENNESSEE, COUNTY of SHELBY Tom Leatherwood, REGISTER		



KT 5405

12/28/2000-08:35:28

Title Transfer: Warranty Deed		11
D/C: 3 - MAX HAYES		
TRANSFER VALUATION		1,350,000.00
TN MORTGAGE TAX	N/A	
TN TRANSFER TAX		9,832.00
RECORDING FEE		20.00
DP FEE		2.00
REGISTER'S FEE		1.00
WALK THRU FEE		20.00
TOTAL AMOUNT		9,875.00
PAGE COUNT: 5 PAGE ADDED: No GROUP ID: X00004112		
STATE of TENNESSEE, COUNTY of SHELBY Tom Leatherwood, REGISTER		

Vicinity Map



Vicinity Map



6.1.a
 Date: 06/29/20
 Prepared By: [illegible]
 10-08

Attachment: Zaxby's rezoning compressed (2835 : Ord. 20-05 rezone 6165 Stage from O-C to C-L for Zaxby's)

Lot #	Owners Name	Lot #	Owners Name
1	Winkal Holdings LLC	48	Harnage James & Lisa
2	Jackson Bobby P	49	Collier David E And Gary Rheume (RS)
3	DMB Holding I LLC	50	Gill Walter And Jean R Gill
4	James R Pearce Revocable Trust	Lot #	Owners Name
5	Kellon James & Laverne	51	Wilks Bruce
6	Halby John R & Michelle	52	Beloshapka Brent A & Shelbie
7	Gerlach Paul A	53	Turner Carolyn J
8	Chasse LLC	54	Meeks David E & June R
9	Bartholomy Andy	55	Springs Michael T
10	Bartholomy Andy	56	Lokey James N & Sharon J
11	Bartholomy Andy	57	Dailey Stacy H
12	McSwain William LLC	58	Hardin Terrance D
13	Alea Properties (USA) LLC	59	Powell Raymond L & Betty A C
14	Home Assistance LLC	60	Robbins Steven & Donna M
15	Huynh Andy	61	Cicero Charles P & Susan L
16	Dattel Samuel	62	Gray Ronald E & Judy J
17	Mock Talmadge W And Martha J Mock	63	Galdonez Brian K
18	Bartlett Office Park Assoc. Inc.	64	Barlow Diane C And Brittney J Barlow
19	Bartlett Office Park Assoc. Inc.	65	Taylor Ira T & Peggy J
20	Bartlett Office Park Assoc. Inc.	66	Johnson Jonathan M
21	Bartlett Office Park Assoc. Inc.	67	City Of Memphis
22	Naini Jamie B	68	Clark Leslie R E
23	Lucius David	69	Ingram Zwemer E Jr & Shelia J
24	Communications Workers Of America	70	House L M & Betty C
25	Issa Mohammad	71	Marsh Patricia T
26	Conwill Properties LLC	72	Berretta Louis A III & Vicky P
27	Hs Memphis Investments LLC	73	Taylor Gladys D
28	Ben R Williams Properties Incorporated	74	Clanton Jon W & Katherine
29	Cedors LLC	75	Gubala Paul & Debbie C
30	Butler Maurice	76	Carpenter Lance W & Gwen A
31	King Anthony E	77	Jones David S
32	King Anthony E	78	Smith Elizabeth A
33	Shephard Jim I And Charlotte R Shephard	79	McKee Lance & Anita
34	Cohen Mario	80	Denton Susan H
35	Hertter Properties LLC	81	Kessling Robert R & Whitney M
35	Master's Equity Group LLC	82	Webb Rachel
37	Two Sisters Ministry Incorporated	83	Weatherall Charles
38	Shearer Stanley L	84	Lofton-Wells Pamela
39	Williams Stephen S & Wency C	85	Thoni Ronald E And Maureen T
40	McKinney Michael D	86	Watts Curtis L & Aluren E Ballo
41	Aremco Incorporated	87	Bonicelli Charles Michael
42	Mid-South Independent Electrical	88	Matsuo Hiromune
43	Middle Michael LLC	89	Clemons Harriet K (LE) And Debra Simcox
44	Felix Darnecia And Dominique Tillis	90	Neal Robert L & Sue N
45	Chen He Xin & Xu Ye	91	True Mem2016 1 LLC
46	Preuett Austin D	92	Pearson Gary L & June C
47	Putman Jerry W		

AKZ Management LLC
P O Box 343318
Memphis, TN 38184-3318

Alea Properties (USA) LLC
8426 Horton Highway
College Grove, TN 37046

Allied Ventures LLC
11673 Belle Manor Drive
Arlington, TN 38002-4496

Aremco Incorporated
2808 Stage Center Drive
Memphis, TN 38134-4698

Ash Holdings GP
6423 Eagle Valley Cove
Bartlett, TN 38135-7429

Bank Of Bartlett
6281 Stage Road
Memphis, TN 38134

Barlow Diane C And Brittney J Barlow
6113 Camelia Lane
Memphis, TN 38134

Barnett T O & Mary
5645 Murray Road
Memphis, TN 38119-3831

Bartholomy Andy
1200 E. Woodhurst, Ste. L100
Springfield, MO 65804-4260

Bartlett Area Chamber Of Commerce Inc.
2969 Elmore Park Road
Bartlett, TN 38134-8309

Bartlett Colored Cemetery (TR)
2775 Shelby Street
Memphis, TN 38134-4509

Bartlett Heights LLC
744 S. White Station Road
Memphis, TN 38117-4577

Bartlett Lanes LLC
1200 E. Woodhurst Drive, Ste. L100
Springfield, MO 65804-4260

Bartlett Mortgage Incorporated
2860 Stage Village Cove
Memphis, TN 38134-4663

Bartlett Office Park Assoc. Incorporated
6075 Stage Road
Memphis, TN 38134-8313

Beloshapka Brent A & Shelbie
2799 Bragg Lane
Bartlett, TN 38134-4656

Ben R Williams Properties Incorporated
2863 Stage Center Drive
Memphis, TN 38134

Berretta Louis A III & Vicky P
2771 Elmore Park Road
Memphis, TN 38134-4617

Bonicelli Charles Michael
6267 Constance Avenue
Memphis, TN 38134-4613

Bonicelli Charles P & Rose V
2812 Galaxie Street
Memphis, TN 38134-4688

Branch Bartlett Associates LP
3340 Peachtree Road, Ste. 600
Atlanta, GA 30326-1065

Butler Maurice
P O Box 280
Cordova, TN 38088

Carpenter Lance W & Gwen A
2000 Rutger Street
St. Louis, MO 63104-2431

Cedors LLC
2851 Stage Center Drive
Memphis, TN 38134-4679

Chasse LLC
6240 Stage Plaza
Bartlett, TN 38134

Chen He Xin & Xu Ye
2863 Elmore Park Road
Memphis, TN 38134

Cicero Charles P & Susan L
6096 Camelia Lane
Bartlett, TN 38134-4657

City Of Memphis
125 N. Main Street
Memphis, TN 38103

Clanton Jon W & Katherine
45432 Bison Court
Temecula, CA 92592-4805

Clark Leslie R E
2770 Bragg Lane
Bartlett, TN 38134-4612

Clemons Harriet K (LE) And Debra Simcox
6230 Venus Avenue
Memphis, TN 38134-4647

Clinton Kris & Richard
2854 Stage Village Cove
Bartlett, TN 38134

Cohen Mario
1715 Glen Bean Court
Knoxville, TN 37919

Collier David E And Gary Rheauume (RS)
2831 Elmore Park Road
Bartlett, TN 38134-4619

Communications Workers Of America
2860 Price Road
Bartlett, TN 38135

Conwill Properties LLC
6115 Stage Road
Memphis, TN 38134

Dailey Stacy H
6130 Camelia Lane
Bartlett, TN 38134-4690

Dattel Samuel
250 Riverchase Parkway
Birmingham, AL 35244

Dattel Samuel Marital Trust B
505 S. Perkins Road, Ste. 103
Memphis, TN 38117-3937

Denton Susan H
2340 Pagely Place
Bartlett, TN 38134

DMB Holding I LLC
4198 Loch Meade Drive
Lakeland, TN 38002-3995

Do It LLC
1779 Kirby Parkway, Ste. 1-310
Germantown, TN 38138-3666

EBTF Incorporated
6025 Stage Road, Ste. 42308
Bartlett, TN 38134-8374

Exline Walter L Jr Living Trust
210 Golf Club Drive
New Smyrna Beach, FL 32168-2123

Felix Darnecia And Dominique Tillis
235 Choctaw Drive
Oakland, TN 38060-5298

Galdonez Brian K
6078 Camelia Lane
Bartlett, TN 38134-4657

Gebremichael Assefa
1129 Holmes Avenue
Campbell, CA 95008-7107

Gerlach Paul A
2963 Elmore Park Road
Memphis, TN 38134-8371

Gill Walter And Jean R Gil
7256 Andrews Road
Bartlett, TN 38135-2634

Gray Ronald E & Judy J
6088 Camelia Lane
Memphis, TN 38134-4657

Gubala Paul & Debbie C
2786 Elmore Park Road
Memphis, TN 38134-4618

Gubala Paul J And Deborah Fave
2786 Elmore Park Road
Memphis, TN 38134-4618

Hackmeyer/Hailey Properties
2502 Mt. Moriah Road, Ste. A110
Memphis, TN 38115-1515

Halby John R & Michelle
5361 Egypt Central Road
Bartlett, TN 38135

Hardin Terrance D
6118 Camelia Lane
Memphis, TN 38134-4690

Harnage James & Lisa
2839 Elmore Park Road
Memphis, TN 38134-4619

Hertter Properties LLC
3668 Castle Point Drive
Southaven, MS 38672-6651

Home Assistance LLC
4536 Marble Hill Lane
Bartlett, TN 38134-1273

House John C
1961 Brigance Cove
Germantown, TN 38139-5685

House L M & Betty C
2798 Bragg Lane
Bartlett, TN 38134-4612

HS Memphis Investments LLC
7846 Pips Ridge Lane
Bartlett, TN 38133-5816

Huynh Andy
7126 Santa Cruz Drive
Memphis, TN 38134

Ingram Zwemer E Jr & Shelia J
2784 Bragg Lane
Memphis, TN 38134-4612

Issa Mohammad
1349 Winoka Road
Collierville, TN 38017-3353

Jackson Bobby P
6068 Stage Road
Memphis, TN 38134

James R Pearce Revocable Trust
4359 Stage Road
Memphis, TN 38128-5708

Johnson Jonathan M
2764 Surrey Park Drive
Bartlett, TN 38134-4650

Jones David S
2796 Elmore Park Road
Bartlett, TN 38134-4618

Kellon James & Laverne
2951 Elmore Park Road
Memphis, TN 38134-8309

Kessling Robert R & Whitney M
2854 Elmore Park Road
Bartlett, TN 38134-4689

King Anthony E
1507 Brentwood Drive
West Memphis, AR 72301-1878

Landers Michael J & Karen R
2822 Elmore Park Road
Memphis, TN 38134-4689

Ledbury Cary A & Gloria K
6207 Stage Road
Memphis, TN 38134-3725

Lofton-Wells Pamela
6187 Stage Road
Bartlett, TN 38134-3725

Lokey James N & Sharon J
6140 Camelia Lane
Memphis, TN 38134

Lucius David
2874 Price Drive, Ste. 3
Bartlett, TN 38134-4695

Mapco Petroleum Incorporated
1900 Dalrock Road
Rowlett, TX 75088-5526

Marsh Patricia T
2783 Elmore Park Road
Bartlett, TN 38134-4617

Master's Equity Group LLC
2845 Stage Center Cove
Bartlett, TN 38134-4603

Matsuo Hiromune
6240 Venus Avenue
Memphis, TN 38134-4647

McKee Lance & Anita
2838 Elmore Park Road
Memphis, TN 38134-4689

McKinney Michael D
8893 Valley Creek Drive
Arlington, TN 38002-4483

McSwain William LLC
2066 Satinwood Drive
Memphis, TN 38119

McWaters William A Jr Living Trust
2851 Stage Village Cove, Ste. 2
Memphis, TN 38134

Meeks David E & June R
6103 Camelia Lane
Bartlett, TN 38134

Mid South Independent Electrical
2814 Stage Center Drive
Bartlett, TN 38134

Middle Michael LLC
2854 Stage Center Drive, Ste. 104
Bartlett, TN 38134-4200

Mid-South Independent Electrical
2814 Stage Center Drive
Bartlett, TN 38134-4677

Mock Talmadge W And Martha J Mock
3939 Robin Hill Drive
Memphis, TN 38135

Naini Jamie B
8504 Mysen Cove
Cordova, TN 38018

Neal Robert L & Sue N
6224 Venus Avenue
Memphis, TN 38134-4647

Norman And Long And Jennings Realty
7066 Highway 70
Bartlett, TN 38133-3812

Pearson Gary L & June C
2771 Satellite Street
Memphis, TN 38134-4643

Powell Raymond L & Betty A C
6112 Camelia Lane
Memphis, TN 38134-4690

Preuett Austin D
2855 Elmore Park Road
Bartlett, TN 38134-4619

Putman Jerry W
2847 Elmore Park Road
Memphis, TN 38134-4619

Realty Income Properties 17 LLC
11995 El Camino Real
San Diego, CA 92130-2539

Robbins Steven & Donna M
6104 Camelia Lane
Memphis, TN 38134-4690

Security Enterprises Inc And Jeffrey B
2870 Stage Village Cove
Memphis, TN 38134

Shearer Stanley L
P O Box E
Eads, TN 38028

Shephard Jim L And Charlotte R Shephard
3046 Elmore Park Road
Bartlett, TN 38134-3606

Simpson Wally J & Iris M
2806 Elmore Park Road
Bartlett, TN 38134-4689

Siu Management Company LLC
16141 Cleveland Street, Unit 315
Redmond, WA 98052-4354

Smith Elizabeth A
2830 Elmore Park Road
Bartlett, TN 38134

Spirit Master Funding LLC
5555 Glenridge Connector, Ste. 300
Atlanta, GA 30342-4741

Springs Michael T
2777 Bragg Lane
Memphis, TN 38134

Sta Ana Rozen S & Janette
2775 Stage Center Drive
Memphis, TN 38134

Stage Road Corporation
P O Box 34098
Memphis, TN 38184

Taylor Gladys D
2770 Elmore Park Road
Memphis, TN 38134-4618

Taylor Ira T & Peggy J
2765 Surrey Park Drive
Memphis, TN 38134-4654

Thoni Ronald E And Maureen T
9309 Charly Hill Lane
Cordova, TN 38016-2300

True Mem2016 1 LLC
1024 Bayside Drive, Ste. 205
Newport Beach, CA 92660-7462

Turner Carolyn J
6697 Booth Forrest Drive
Bartlett, TN 38135-9145

Two Sisters Ministry Incorporated
1901 Woodchase Glen Drive
Cordova, TN 38016-2605

Union Planters National Bank
250 Riverchase Parkway, 6th Floor
Birmingham, AL 35244

United States Postal Service
555 S. 3rd Street
Memphis, TN 38101

Victoria Station Properties LLC
600 Village Trace, Bldg. 23
Marietta, GA 30067-4069

Watts Curtis L & Aluren E Ballo
6276 Constance Avenue
Memphis, TN 38134-6414

Weatherall Charles
5892 Diplomat Place
Bartlett, TN 38134-5585

Webb Rachel
2862 Elmore Park Road
Memphis, TN 38134-4689

Wilks Bruce
2817 Elmore Park Road
Bartlett, TN 38134-4619

Williams Stephen S & Wency C
5112 Stage Road Ste. 4
Memphis, TN 38134

Winkal Holdings LLC
10 Rye Ridge Plaza, Ste. 200
Rye Brook, NY 10573

Attachment: Zaxby's rezoning compressed (2835 : Ord. 20-05 rezone 6165 Stage from O-C to C-L for Zaxby's)

Solomito Land Planning
1779 Kirby Parkway #1-323
Memphis, TN 38138

Solomito Land Planning
1779 Kirby Parkway #1-323
Memphis, TN 38138

Solomito Land Planning
1779 Kirby Parkway #1-323
Memphis, TN 38138

Tim Scott
Dixie Chicken, LLC
1550 Timothy Road, Suite 203
Athens, GA 30606

Tim Scott
Dixie Chicken, LLC
1550 Timothy Road, Suite 203
Athens, GA 30606

Tim Scott
Dixie Chicken, LLC
1550 Timothy Road, Suite 203
Athens, GA 30606

Carter Engineering
3651 Mars Hill Road, Suite 2000
Watkinsville, GA 30677

Carter Engineering
3651 Mars Hill Road, Suite 2000
Watkinsville, GA 30677

Carter Engineering
3651 Mars Hill Road, Suite 2000
Watkinsville, GA 30677

Gordon-Bartlett Center Grantor Trust
P. O. Box 22422
Memphis, TN 38122

Gordon-Bartlett Center Grantor Trust
P. O. Box 22422
Memphis, TN 38122

Gordon-Bartlett Center Grantor Trust
P. O. Box 22422
Memphis, TN 38122

Solomito Land Planning
1779 Kirby Parkway #1-323
Memphis, TN 38138

Solomito Land Planning
1779 Kirby Parkway #1-323
Memphis, TN 38138

Solomito Land Planning
1779 Kirby Parkway #1-323
Memphis, TN 38138

Tim Scott
Dixie Chicken, LLC
1550 Timothy Road, Suite 203
Athens, GA 30606

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Memphis, TN 38122

Attachment: Zaxby's rezoning compressed (2835 : Ord. 20-05 rezone 6165 Stage from O-C to C-L for Zaxby's)

ZAXBY'S

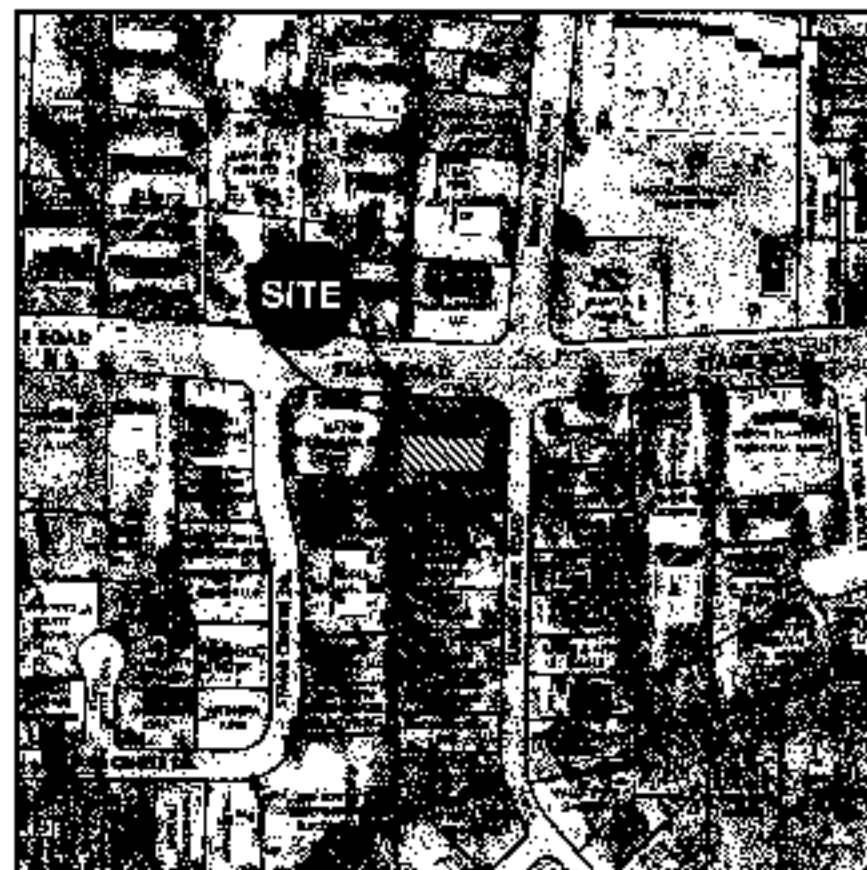


PROJECT LOCATION

—

CONSTRUCTION ENTRANCE/EXIT

LONGITUDE -89.857556



PROJECT NOTES:

OWNER/DEVELOPER:
Dixie Chicken, LLC
1550 Timothy Road, Suite 203
Athens, GA 30606
Contact: Tom Scott
tom@twspc.com
Phone: 706-389-7767

ENGINEER
Carter Engineering Consultants, Inc.
3651 Mars Hill Road Suite 2000
Watkinsville, GA 30677
Contact: Jeff Carter, P.E.
jell@carterengineering.net
Tel 770-725-1200

SHEET NO.

DESCRIPTION

1	COVER SHEET
2	EXISTING CONDITIONS & DEMOLITION PLAN
3	SITE PLAN
4	UTILITY PLAN
5	GRADING & DRAINAGE PLAN
6	SWPPP - PHASE I
7	SWPPP - PHASE II
8	SWPPP - PHASE III
9	SWPPP DETAILS
10	STANDARD DETAILS
11	STANDARD DETAILS
12	ADA ACCESS PLAN
13	ADA ACCESS DETAILS
14	MENU BOARD DETAILS
15	MENU CANOPY DETAILS
16	TREE MANAGEMENT PLAN
17	TREE PROTECTION DETAILS
18	LANDSCAPE PLAN
19	LANDSCAPE DETAILS
20	OUTDOOR LIGHTING PLAN

REV. NO.

DATE _____

DESCRIPTION

1

07/06/20

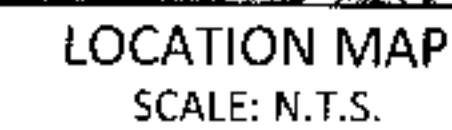
INITIAL SUBMITTAL



Carter Engineering Consultants, Inc.
3651 Mars Hill Road
Suite 2000
Watkinsville, GA 30677
P: 770-725-1200
F: 770-725-1204
www.carterengineering.net



24-HOUR CONTACT:
Tom Scott (706) 389-7767

[illegible]

CARTER
ENGINEERING
CONSULTANTS

Carter Engineering Consultants, Inc.
3651 Mars-Fall Road, Suite 2000
Baltimore, MD 21227

T: +73 725 1210
F: +73 725 1211
WWW.CARTECHINGUERING.COM

10

SITE DEVELOPMENT PLANS
for
DIXIE CHICKEN, LLC
6165 STAGE ROAD, SHELBY COUNTY, BARTLETT, TN 38134

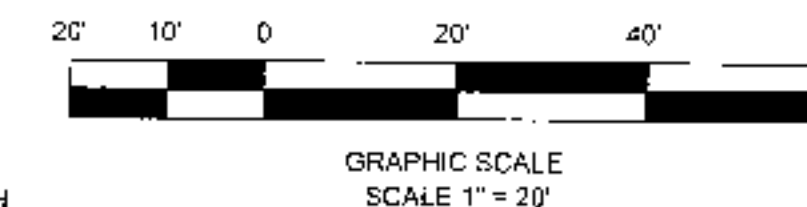
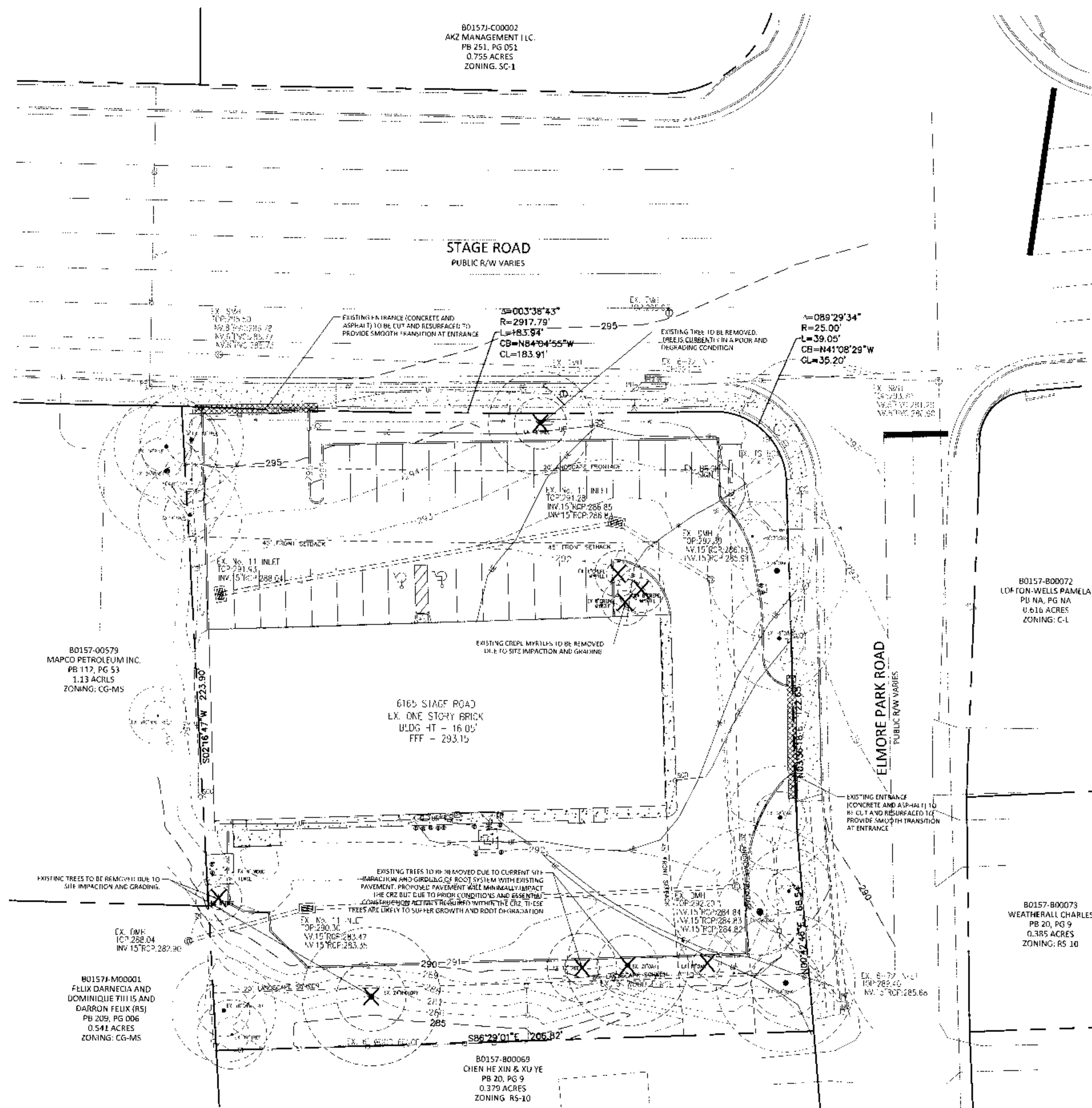
PROJECT NAME:
ZAXBY'S

SHEET TITLE:
EXISTING
CONDITIONS &
DEMO PLAN

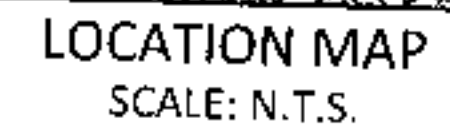
SHEET NUMBER:
2

PROJECT NUMBER:
20524ZAX

DATE: 07/06/20



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The logo of the American Society of Plant Pathologists is circular. It features a stylized plant with leaves and roots in the center. The words "American Society of Plant Pathologists" are written around the perimeter of the circle. Inside the circle, below the plant, is the year "1906".

CARTER
ENGINEERING
CONSULTANTS

3. **Senior Engineering Consultants, Inc.**
3651 Mary Hill Road, Suite 2001
Watkinsville, GA 30677

P: 770.725 ; 200
F: 770.725 ; 12M
www.caffemurphy.co.uk

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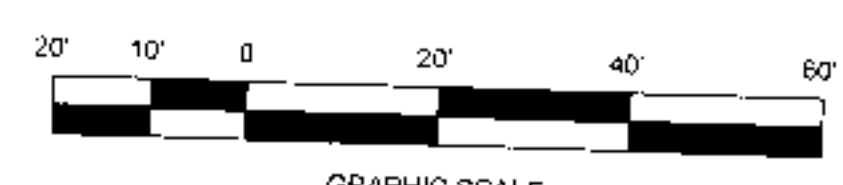
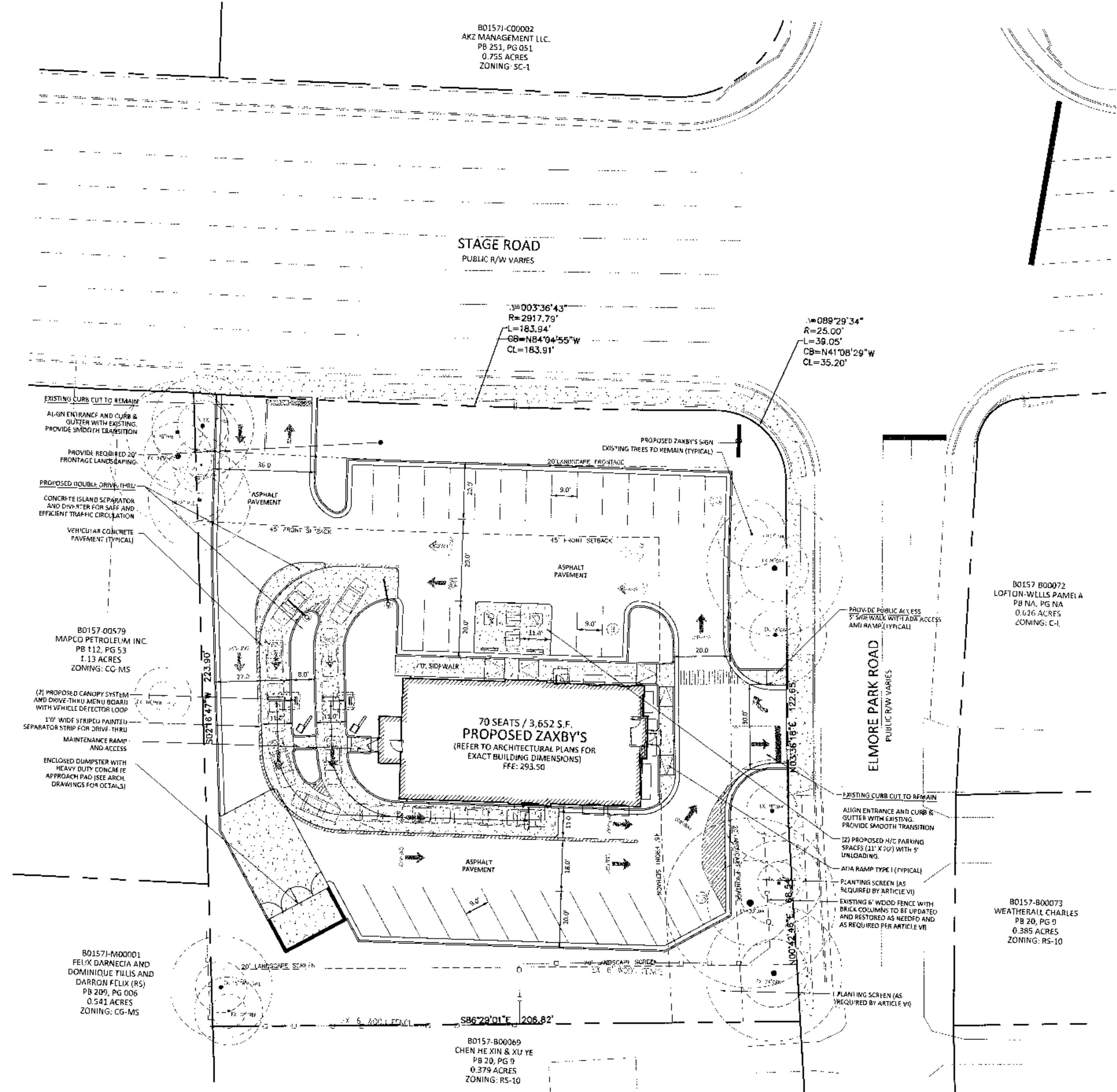
SITE PLAN

31

0

05247AY

Packet Pg. 53



Know what's below
Call before you dig

PROJECT NAME:
ZAXBY'S



SHEET TITLE:

SITE PLAN

SHEET NUMBER: _____

3

PROJECT NUMBER: 305247-1-

Packet Pg. 53

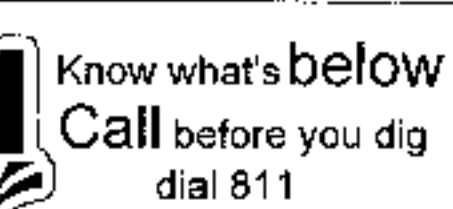
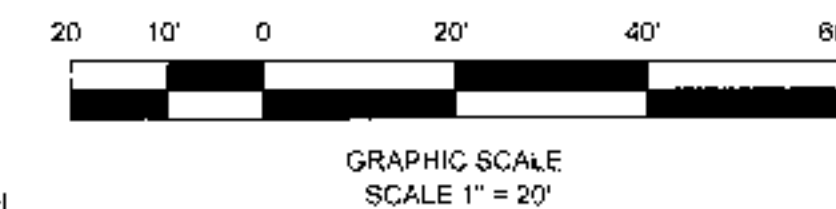


5165 STAGE ROAD, SHELBY COUNTY, BARTLETT, TN 38134

ZAXBY'S

SHEET NUMBER:
5

DATE: 07/06/20



SOIL AND EROSION CONTROL NOTES

DEVELOPER: DIXIE CHICKEN, LLC
1500 FIVE STAR DRIVE, SUITE 200, ALBUQUERQUE, NM 87102
CONTACT: TOM SCOTT (505) 866-7767

24 HOUR CONTACT: TOM SCOTT (505) 866-7767

PROJECT DESCRIPTION: This project is a new development of a 1.13-acre site located on the south side of Stage Road, bounded by Elm Park Road to the east and Stage Road to the west. The project includes the construction of a 1.13-acre building footprint and associated parking and site improvements.

TOTAL TRACT: 1.13 ACRES
TOTAL BUILDING AREA: 0.504 ACRES

CRITICAL AREAS: The site is a high water table area. All slopes steeper than 3:1 shall be stabilized with erosion control measures.

ADJACENT PROPERTIES: The project is adjacent to commercial development to the west (CG-MS) and to the east (CG-MS). Stage Road is located to the north and a public utility easement is located to the south (CG-MS).

SOILS: The USDA NRCS Survey of the project property indicates the soil type is Grapewine which has a SH Loam texture and an erodibility factor of 3.0.

1. All construction measures shall be implemented in accordance with the approved plans and specifications.

2. The erosion control measures shall be implemented prior to the start of construction.

3. Erosion control measures shall be implemented on all slopes steeper than 3:1.

4. Standard and typical details shall be used for all erosion control measures.

5. Any disturbed area left exposed for a period greater than 7 days shall be stabilized with mulch or temporary seeding.

6. Once construction activities cease for a period greater than 7 days, the area shall be stabilized with mulch or temporary seeding.

7. All construction activities shall be completed within 90 days of the start of construction.

8. The contractor shall be responsible for obtaining all necessary permits.

EROSION CONTROL LEGEND

Du	DUST CONTROL	St	OUTLET PROTECTION
Ds1	DISTURBED AREA STABILIZATION (WITH MULCHING)	Tr	TREE PROTECTION FENCING
Ds2	DISTURBED AREA STABILIZATION (WITH TEMPORARY SEEDING)	Sk	SKIMMING SURFACE SKIMMER
Ds3	DISTURBED AREA STABILIZATION (WITH PERMANENT VEGETATION)	Di	DIVERSION
Co	CONSTRUCTION ERT	Sd2-F	INLET SEDIMENT TRAP FILTER FABRIC
Sd1-NS	SILT FENCE NON-SENSITIVE	Sd2-P	CURB INLET PROTECTION

PROJECT AREA SOIL & EROSION CONTROL CALCULATIONS

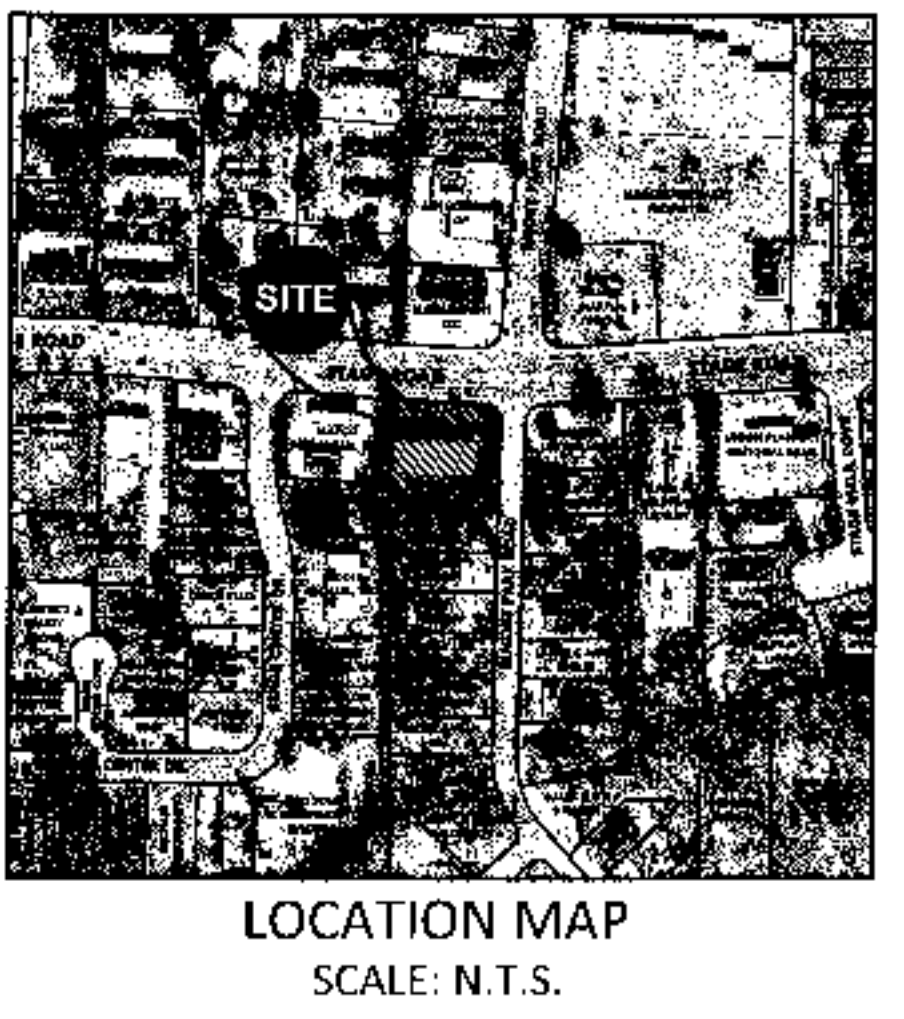
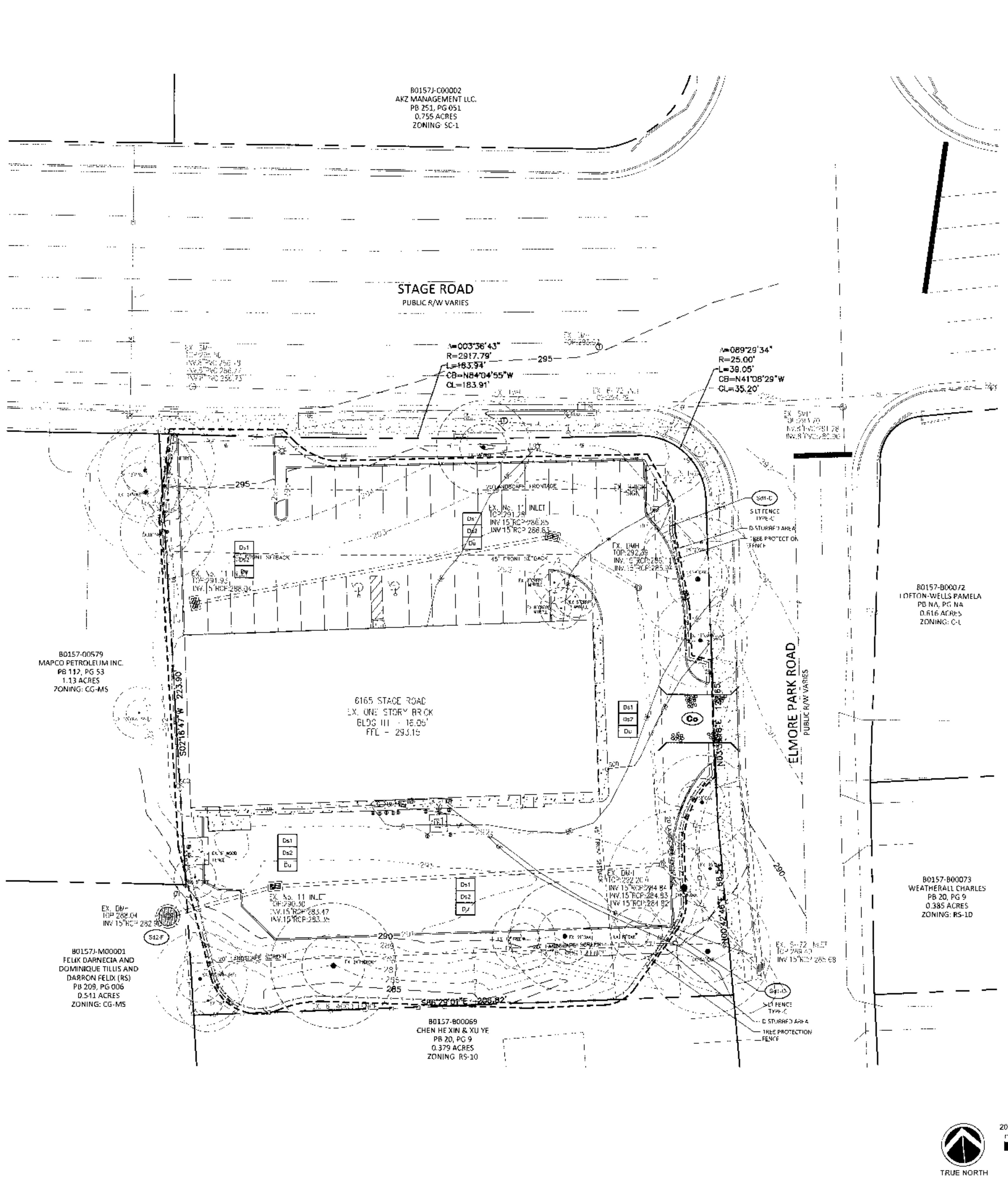
STORMWATER STORAGE CALCULATIONS	
Disturbance Area	1.13 ACRES
Disturbed Area	0.504 ACRES
Required Sed. Storage	1.333 ac. (0.504 ac. @ 2.64 in)
Sediment Storage Provided by the following BMPs (See notes for details):	
- Sed. Storage	Length of 100' @ 0.25 in/ft = 25.0 in
- Sed. Storage	Length of 100' @ 0.25 in/ft = 25.0 in

SOIL & EROSION GENERAL SITE NOTES

1. Washout of the dump at the construction site is strictly prohibited.

2. All environmental buffers shall be clearly delineated in the field before clearing and grubbing begins.

3. Any amendment or revision to the S&E plan that will affect BMPs with a hydraulic component must be certified by the design professional and approved by the transportation and public works department.



PROJECT INFORMATION

DRAWING SET PREPARED BY: CARTER ENGINEERING CONSULTANTS, INC.
DIXIE CHICKEN, LLC
1500 FIVE STAR DRIVE, SUITE 200, ALBUQUERQUE, NM 87102
CONTACT: TOM SCOTT (505) 866-7767
PROJECT NO: 20524ZAX
DATE: 07/06/20

DRAWING SET PREPARED FOR: DIXIE CHICKEN, LLC
1500 FIVE STAR DRIVE, SUITE 200, ALBUQUERQUE, NM 87102
CONTACT: TOM SCOTT (505) 866-7767
PROJECT NO: 20524ZAX
DATE: 07/06/20

SITE INFORMATION

PROPERTY LOCATION: 6165 STAGE ROAD, BARTLETT, TN 38134

PARCEL NUMBER: 0157-000073
CURRENT ZONING: CG-MS
PROPOSED ZONING: CG-MS

PROPOSED USE: RESTAURANT WITH ALL ASSOCIATED UTILITIES

MAXIMUM BUILDING COVERAGE: 50%
MAXIMUM BUILDING HEIGHT: 15 FEET
MAXIMUM LOT AREA: 1.13 ACRES
MAXIMUM LOT AREA: 1.13 ACRES

BOUNDARY, SITE, AND CONTROL INFORMATION OBTAINED FROM: PLAT 1500 FIVE STAR DRIVE, SUITE 200, ALBUQUERQUE, NM 87102
DATE: 07/06/20

CONTOUR INTERVAL: 1 FEET

THE UNDERSIGNED ENGINEER HAS REVIEWED THE PLAT AND HAS DETERMINED THAT THE PLAT IS CORRECT AND THAT THE PLAT IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE TENNESSEE CONSTITUTION AND THE TENNESSEE PLAT ACT.

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CARTER ENGINEERING CONSULTANTS

7701 ZENITH DRIVE
BARTLETT, TN 38134
7701 ZENITH DRIVE
BARTLETT, TN 38134

SITE DEVELOPMENT PLANS
for
DIXIE CHICKEN, LLC
6165 STAGE ROAD, SHELBY COUNTY, BARTLETT, TN 38134

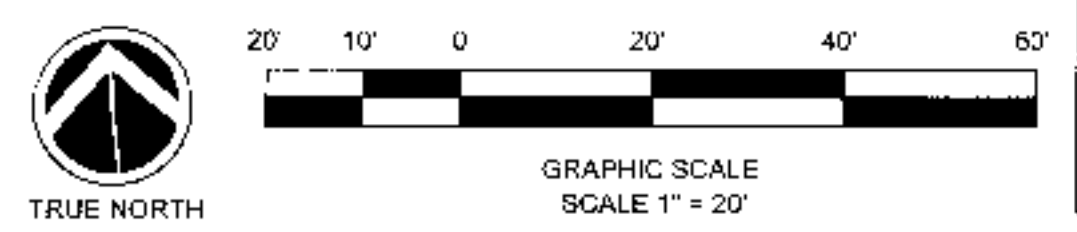
PROJECT NAME: **ZAXBY'S**

SHEET TITLE: **SWPPP - PHASE I**

SHEET NUMBER: **6**

PROJECT NUMBER: **20524ZAX**

DATE: **07/06/20**



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SOIL AND EROSION CONTROL NOTES

DEVELOPMENTAL, 2000 C-1, 1000
1550 1/2 Main Road, Suite 200, Athens, GA 30606
Contact: TUM 52011 (706) 489-1167

24-HOUR CONTACT: TOM SCOTT (706) 489-7767

PROJECT DESCRIPTION: This project is a development of a site for a new building. The site is located on the south side of the existing road. The project includes the construction of a new building and the installation of an access road and parking area.

TOTAL TRACT: 1.013 Acres
DIST. JEROLD AREA: 0.024 Acres

EXIST. CONDITIONS: There are no existing structures on site. All sites shown on this plan shall have erosion control during construction.

There are no utility lines within 200 feet of the project site. There are no wetlands located on or within the project limits.

ADDITIONAL INFORMATION: The project is adjacent to commercial development to the west. The project is located on a 100-foot wide right-of-way. The project is located on a 100-foot wide right-of-way.

NOTES: The USGS Topographic Survey of the project property shows the site type as C-1. The project is located on a 100-foot wide right-of-way.

1. Additional measures will be added if deemed necessary to prevent erosion.
2. The slope of the site shall be maintained at all times. If full-time maintenance of the approved plan does not provide for effective erosion control, and control on an approved control measure shall be maintained to prevent erosion.
3. Erosion control measures shall be maintained at all times. If full-time maintenance of the approved plan does not provide for effective erosion control, and control on an approved control measure shall be maintained to prevent erosion.
4. Sediment control measures shall be maintained at all times. If full-time maintenance of the approved plan does not provide for effective erosion control, and control on an approved control measure shall be maintained to prevent erosion.
5. The contractor shall maintain the project site in accordance with the plan. The contractor shall maintain the project site in accordance with the plan.
6. Prior to construction, the contractor shall install the following erosion control measures: a. Silt fences; b. Sediment basins; c. Erosion control blankets; d. Erosion control matting; e. Erosion control netting; f. Erosion control fabric; g. Erosion control geotextile; h. Erosion control geogrid; i. Erosion control geocell; j. Erosion control geotube; k. Erosion control geobag; l. Erosion control geotextile; m. Erosion control geogrid; n. Erosion control geocell; o. Erosion control geotube; p. Erosion control geobag; q. Erosion control geotextile; r. Erosion control geogrid; s. Erosion control geocell; t. Erosion control geotube; u. Erosion control geobag; v. Erosion control geotextile; w. Erosion control geogrid; x. Erosion control geocell; y. Erosion control geotube; z. Erosion control geobag.
7. A silt fence shall be installed on the site. The silt fence shall be installed on the site.
8. A silt fence shall be installed on the site. The silt fence shall be installed on the site.
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12. A silt fence shall be installed on the site. The silt fence shall be installed on the site.

EROSION CONTROL LEGEND

Dc	DUST CONTROL	St	OUTLET PROTECTION
Ds1	DISTURBED AREA STABILIZATION (WITH MULCHING)	Tr	TREE PROTECTION FENCING
Ds2	DISTURBED AREA STABILIZATION (WITH TEMPORARY SEEDING)	Sk	FLOATING SURFACE SKIMMER
Ds3	DISTURBED AREA STABILIZATION (WITH PERMANENT VEGETATION)	DI	DRAINAGE
CO	CONSTRUCTION EXIT	Sd2-F	INLET SEDIMENT TRAP FILTER FABRIC
Sd1-NS	SILT FENCE - NON-SENSITIVE	Sd2-P	CLUB INLET PROTECTION

PROJECT AREA SOIL & EROSION CONTROL CALCULATIONS

SILT FENCE STORAGE CALCULATIONS:

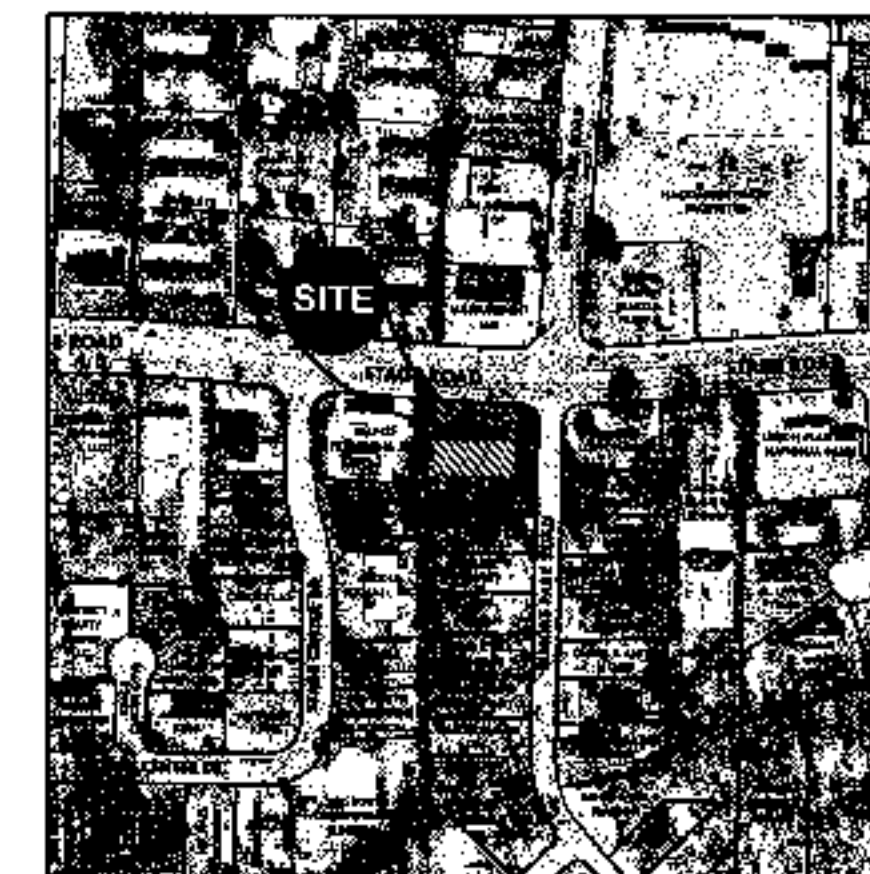
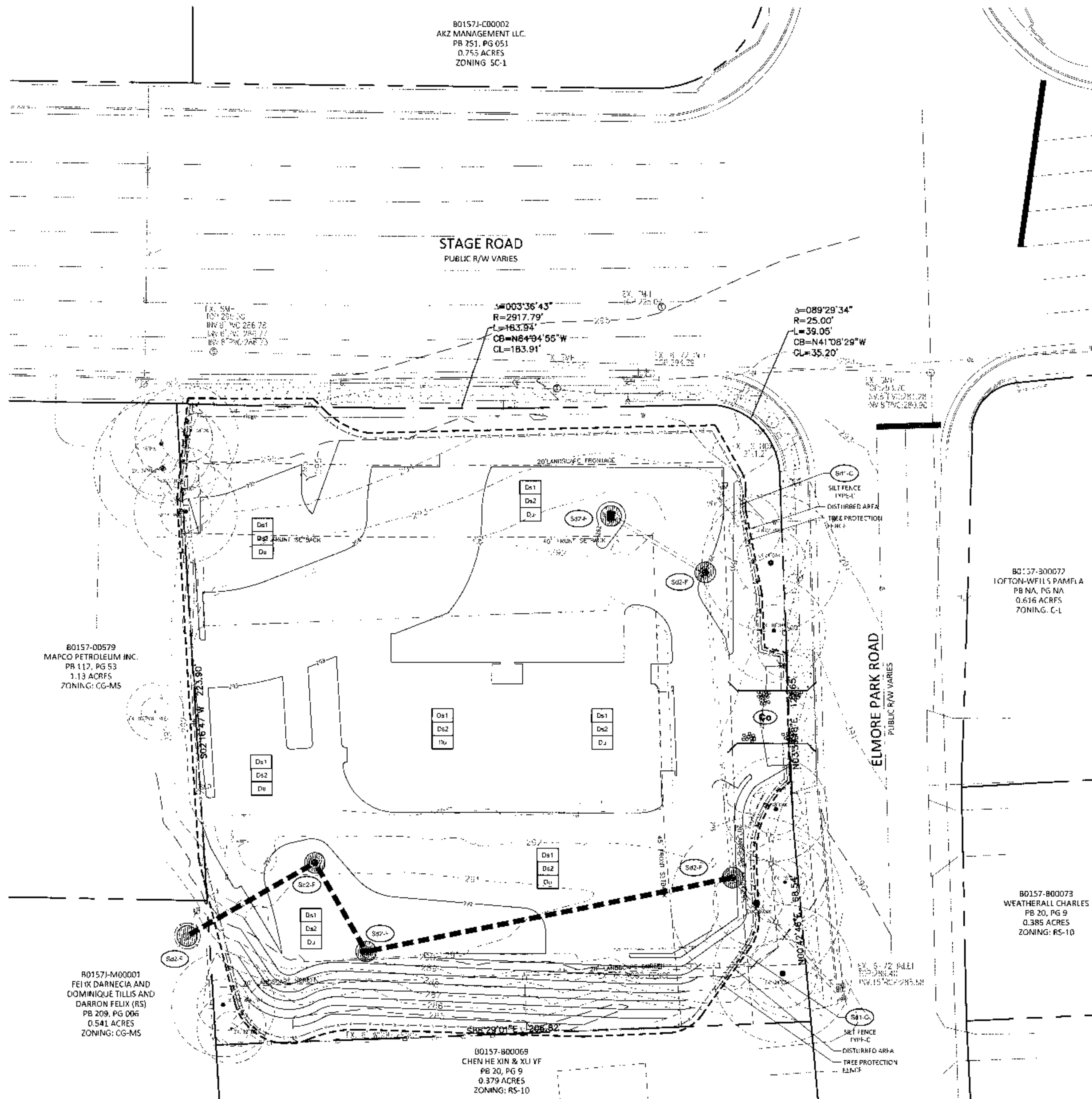
Storage Area: 1,000 Acres
Silt Fence Length: 1,000 ft
Silt Fence Storage: 1,000 cu ft
Silt Fence Storage: 1,000 cu ft

Sediment Storage Provided by the following BMPs (see notes for calculations):

Silt Fence Storage: 1,000 cu ft
Silt Fence Storage: 1,000 cu ft

SOIL & EROSION GENERAL SITE NOTES

1. Washout of the drum at the construction site is strictly prohibited.
2. All environmental buffers shall be clearly delineated in the field before clearing and grubbing begins.
3. Any amendment or revision to the ESBPC plan that will affect BMPs with a hydraulic component must be certified by the design professional and approved by the transportation and public works department.



LOCATION MAP
SCALE: N.T.S.

PROJECT INFORMATION

DRAWING SET PREPARED BY:
CARTER ENGINEERING CONSULTANTS, INC.
3651 MAIN ROAD, SUITE 200
ATLANTA, GA 30306
PHONE: 770.725.1204
FAX: 770.725.1205
WWW.CARTERENGINEERING.COM

SITE INFORMATION

PROPERTY LOCATION:
6165 STAGE ROAD, BARTLET, TN 38134

PARCEL NUMBER:
0000000000

CURRENT ZONING:
C-1 (COMMERCIAL BUSINESS DISTRICT)

PROPOSED ZONING:
C-1 (COMMERCIAL BUSINESS DISTRICT)

PROPOSED USE:
DIXIE CHICKEN RESTAURANT WITH ALL ASSOCIATED UTILITIES

PROPOSED LOT:
45 FEET FRONT, 45 FEET SIDE, 45 FEET REAR

PROPOSED LOT AREA:
1,000 SQ. FT.

PROPOSED LOT AREA:
1,000 SQ. FT.

BOUNDARY, SITE SURVEY AND CONTROL INFORMATION

BOUNDARY, SITE SURVEY AND CONTROL INFORMATION ON 07/06/2000. THE SURVEY WAS CONDUCTED BY CARTER ENGINEERING CONSULTANTS, INC. ON 07/06/2000. THE SURVEY WAS CONDUCTED BY CARTER ENGINEERING CONSULTANTS, INC. ON 07/06/2000.

F.E.M.A. FLOOD INSURANCE RATE MAP

F.E.M.A. FLOOD INSURANCE RATE MAP NO. 47152-0100, DATED 07/06/2000. THE MAP INDICATES THAT THIS PROPERTY IS LOCATED IN THE FLOOD ZONE.

UNDERGROUND UTILITIES

UNDERGROUND UTILITIES: THE SURVEYOR HAS CONDUCTED A SURVEY OF THE UNDERGROUND UTILITIES IN THE AREA. THE SURVEYOR HAS CONDUCTED A SURVEY OF THE UNDERGROUND UTILITIES IN THE AREA.

THE CONTRACTOR SHALL VERIFY THE ELEVATIONS OF ALL EXISTING STRUCTURES AND SANITARY STRUCTURES PRIOR TO COMMENCEMENT OF DEMOLITION AND RECONSTRUCTION

UNDERGROUND UTILITIES DISCLAIMER

THE CONTRACTOR SHALL VERIFY THE ELEVATIONS OF ALL EXISTING STRUCTURES AND SANITARY STRUCTURES PRIOR TO COMMENCEMENT OF DEMOLITION AND RECONSTRUCTION. THE CONTRACTOR SHALL VERIFY THE ELEVATIONS OF ALL EXISTING STRUCTURES AND SANITARY STRUCTURES PRIOR TO COMMENCEMENT OF DEMOLITION AND RECONSTRUCTION.



CARTER ENGINEERING CONSULTANTS

3651 MAIN ROAD, SUITE 200
ATLANTA, GA 30306
PHONE: 770.725.1204
FAX: 770.725.1205
WWW.CARTERENGINEERING.COM

SITE DEVELOPMENT PLANS
for
DIXIE CHICKEN, LLC
6165 STAGE ROAD, SHELBY COUNTY, BARTLET, TN 38134

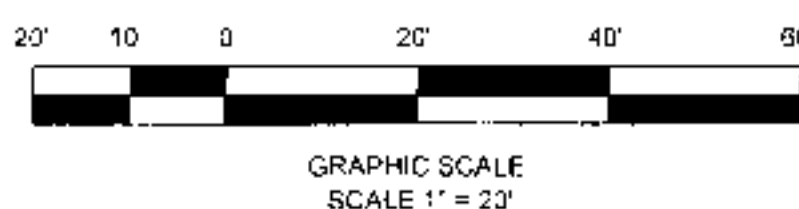
PROJECT NAME:
ZAXBY'S

SHEET TITLE:
SWPPP - PHASE II

SHEET NUMBER:
7

PROJECT NUMBER:
20524ZAX

DATE:
07/06/20



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CITY OF BARTLETT LANDSCAPE REQUIREMENTS

OFF-STREET PARKING - LANDSCAPE REQUIREMENT

ARTICLE VI, SECTION 13 A.7. LANDSCAPE AREA EQUAL TO TEN (10) PERCENT OF THE GROSS PAVING AREA SHALL BE PROVIDED AND SHALL INCLUDE NOT LESS THAN ONE (1) TREE FOR EACH THOUSAND (1,000) SQUARE FEET.

TOTAL PARKING SPACES	1,636 SF	100.00%
REQUIRED INTERIOR LANDSCAPE AREA	1,636 SF	100.00%
PROVIDED LANDSCAPE AREA	2,019 SF	(123.36%)

TOTAL PARKING SPACES	35,408 ± 15 SPACES
TOTAL INTERIOR TREES REQUIRED	354 TREES REQUIRED
TOTAL INTERIOR TREES PROVIDED	4 TREES PROVIDED

TREE AND LANDSCAPING ORDINANCE, SECTION 23

ALL TREES PLANTED UNDER THE REQUIREMENTS OF SECTION 23 SHALL BE OF A SPECIES REFERENCED ON THE CITY'S RECOMMENDED TREE LIST OR APPROVED BY THE FORESTER. A MINIMUM OF TEN (10) PERCENT OF ALL TREE PLANTINGS SHALL BE EVERGREENS/LONGLEAFED SPECIES.

TREES PLANTED	55 TREES (15.50%)
TREES EVERGREEN/CONIFEROUS	16 TREES (45.45%)

MINIMUM SIZE WHEN PLANTED:

SMALL-DENSITY TREES SHALL BE 6" IN HEIGHT AT TIME OF PLANTING. MEDIUM-DENSITY TREES SHALL BE 10" IN HEIGHT AT TIME OF PLANTING. LARGE-DENSITY TREES SHALL BE 12" IN HEIGHT AT TIME OF PLANTING. STREET TREES AND PARKING LOT TREES SHALL BE 4" IN CALIBER AT TIME OF PLANTING.

FRONTAGE PLANTING AREA:

ON ALL STREET FRONTAGES, A LANDSCAPED BERTH OF AT LEAST TWENTY (20) FEET FROM THE RIGHT OF WAY LINE SHALL BE PROVIDED. USE PLANTER BOXES, TREES, AND 2" C.

LANDSCAPE REQUIREMENTS FOR PARKING AREAS:

A MAXIMUM OF FIFTEEN (15) PARKING SPACES SHALL BE ALLOWED BETWEEN PLANTING ISLANDS ALONG THE STREET FRONTAGE.

GREEN SPACE/OPEN SPACE REQUIREMENT:

A MINIMUM OF TEN (10) PERCENT OF THE TOTAL LAND AREA OF THE LOT, EXCLUDING BUILDING FOOTPRINTS AND PAVEMENT, SHALL BE IN OPEN SPACE FOR CITY-OWNED USES. (1) PERCENT OF THE GREENSPACE SPACE SHALL BE PLANTED IN SEASONAL COLOR.

PROVIDED OPEN SPACE	42,000 SQ. FT.	(100.00%)
REQUIRED OPEN SPACE	13,333 SQ. FT.	(100.00%)
PROVIDED OPEN SPACE	15,721 SQUARE FEET	(134.94%)

SCREENING OF RESIDENTIAL LOTS:

A TWENTY (20) FOOT LANDSCAPE SCREEN PLANTING SHALL BE PROVIDED AT THE BOUNDARY BETWEEN RESIDENTIAL LOTS AND ALL OTHER LAND USES. THE LANDSCAPE SCREEN SHALL HAVE THE FOLLOWING:

1. PLANTING SHALL BE PROVIDED WITHIN 200 (200) FEET SQUARE AREA OR STONE CURBING AT NOT MORE THAN TWENTY (20) FEET SPACING, INCLUDING AT THE PROPERTY CORNERS OF THE ADJACENT RESIDENTIAL LOTS.
2. PLANTING SHALL BE PROVIDED WITHIN 200 (200) FEET SQUARE AREA OR STONE CURBING AT NOT MORE THAN TWENTY (20) FEET SPACING, INCLUDING AT THE PROPERTY CORNERS OF THE ADJACENT RESIDENTIAL LOTS.
3. PLANTING SHALL BE PROVIDED WITHIN 200 (200) FEET SQUARE AREA OR STONE CURBING AT NOT MORE THAN TWENTY (20) FEET SPACING, INCLUDING AT THE PROPERTY CORNERS OF THE ADJACENT RESIDENTIAL LOTS.
4. PLANTING SHALL BE PROVIDED WITHIN 200 (200) FEET SQUARE AREA OR STONE CURBING AT NOT MORE THAN TWENTY (20) FEET SPACING, INCLUDING AT THE PROPERTY CORNERS OF THE ADJACENT RESIDENTIAL LOTS.
5. PLANTING SHALL BE PROVIDED WITHIN 200 (200) FEET SQUARE AREA OR STONE CURBING AT NOT MORE THAN TWENTY (20) FEET SPACING, INCLUDING AT THE PROPERTY CORNERS OF THE ADJACENT RESIDENTIAL LOTS.

TREE DENSITY REQUIREMENTS:

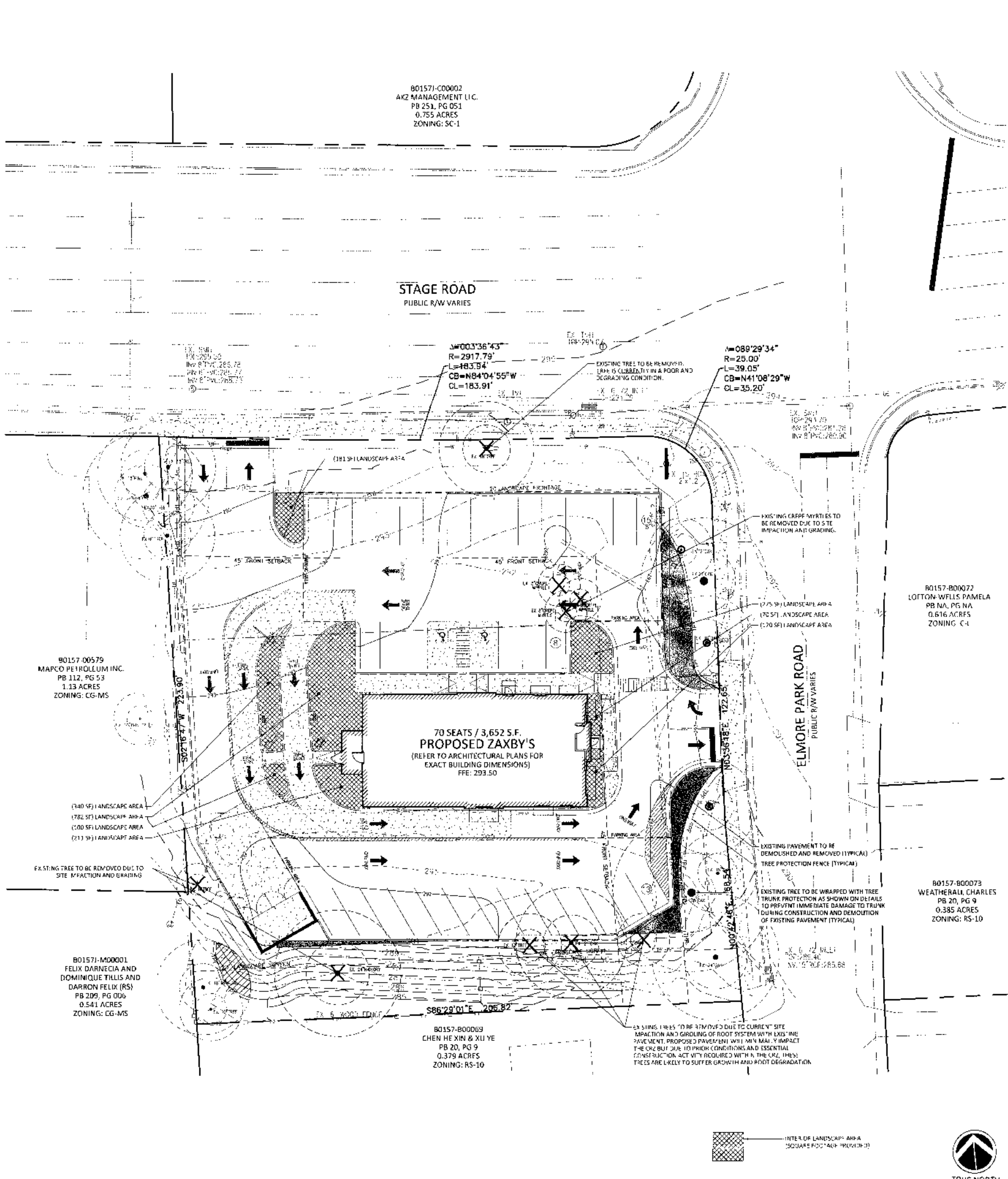
THE TREE DENSITY REQUIREMENT FOR ALL LOTS IS TEN (10) TREES PER ACRE.

PROJECT TRACT	1,333 ACRES
REQUIRED DENSITY (DUA)	20 TREES PER ACRE
PROVIDED DENSITY (DUA)	20 TREES PER ACRE
PROPOSED DENSITY	20 TREES PER ACRE

LANDSCAPE INSTALLATION & PROJECT NOTES

GENERAL PLANTING NOTES

1. THE CONTRACTOR SHALL LOCATE AND VERIFY ALL EXISTING AND PROPOSED PLANTING LOCATIONS AND SHALL REPORT ANY CONFLICTS TO THE ARCHITECT IMMEDIATELY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF BARTLETT.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF BARTLETT.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF BARTLETT.
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24. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF BARTLETT.
25. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF BARTLETT.



LOCATION MAP
SCALE: N.T.S.

PROJECT INFORMATION

DRAWING SET PREPARED BY: CARTER ENGINEERING CONSULTANTS, INC. 3001 BARNES HILL ROAD, SUITE 200 DAYTON, OH 45424 CONTACT: JIM CARTER, P.E. PHONE: (937) 233-2211 FAX: (937) 233-2211

DRAWING SET PREPARED FOR: DIXIE CHICKEN, LLC 1500 PHOENIX, L.P. 3500 TRIMBLE ROAD, SUITE 200 ATHERTON, CA 94027 CONTACT: TOM SCOTT PHONE: (937) 233-2211 FAX: (937) 233-2211

SITE INFORMATION

LOCATION: 2700 BARNES HILL ROAD, DAYTON, OH 45424

PROPERTY LOCATION: 2700 BARNES HILL ROAD, DAYTON, OH 45424

PUBLIC NUMBER: 01-0104-0104-0104-0104

PROPOSED USE: ZAXBY'S RESTAURANT WITH ALL ASSOCIATED UTILITIES

ACQUIRED RIGHTS: ZAXBY'S RESTAURANT WITH ALL ASSOCIATED UTILITIES

MAJOR USES: ZAXBY'S RESTAURANT WITH ALL ASSOCIATED UTILITIES

PROJECT FACT: 1.000 ACRES

BOUNDARY: 1.000 ACRES

OWNER: DIXIE CHICKEN, LLC

DESIGNER: CARTER ENGINEERING CONSULTANTS, INC.

DATE: 07/06/20

EXISTING TREE PROTECTION SYMBOLS AND TREE MANAGEMENT/IMPACT DIAGRAM

EXISTING TREE TRUNKS

CRITICAL ROOT ZONE

STRUCTURAL ROOT PLATE

EXISTING PAVEMENT/HARDSCAPE TO BE REMOVED AND TO BE REPAIRED TO PROVIDE AMPLE ROOM FOR EXISTING TREES TO GROW

EXISTING TREE TRUNK

CRITICAL ROOT ZONE

STRUCTURAL ROOT PLATE

SITE IMPACT DUE TO GRADING AND/OR CONSTRUCTION OF PROPOSED PROJECT

811 Know what's below

Call before you dig dial 811

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1	07/06/20	INITIAL SUBMITTAL

CARTER ENGINEERING CONSULTANTS

Carter Engineering Consultants, Inc.
3001 Barnes Hill Road, Suite 200
Dayton, OH 45424
Phone: (937) 233-2211
Fax: (937) 233-2211
www.carterengr.com

SITE DEVELOPMENT PLANS for DIXIE CHICKEN, LLC

6165 STAGE ROAD, SHELBY COUNTY, BARTLETT, TN 38134

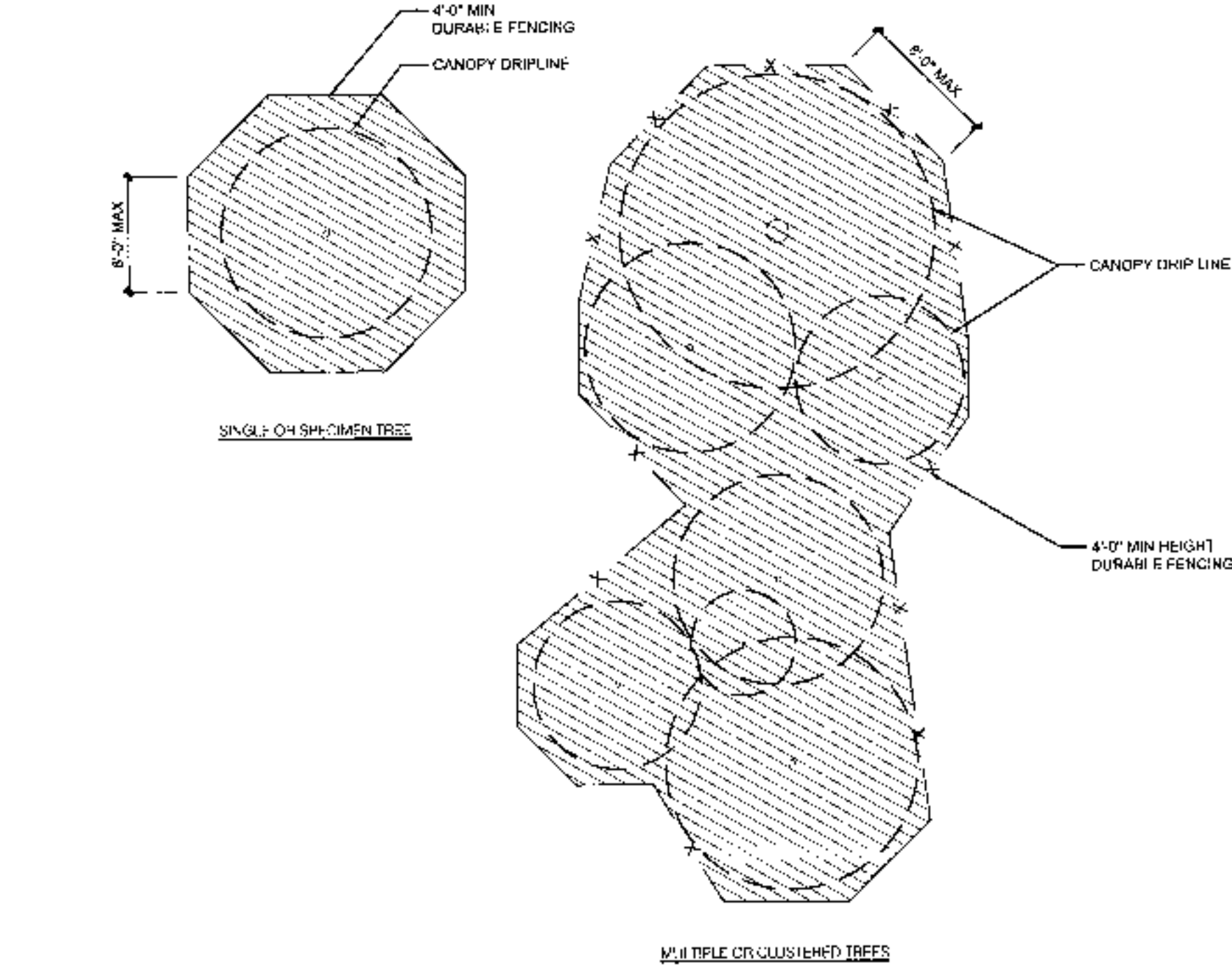
PROJECT NAME: ZAXBY'S

SHEET TITLE: TREE MANAGEMENT PLAN

SHEET NUMBER: 16

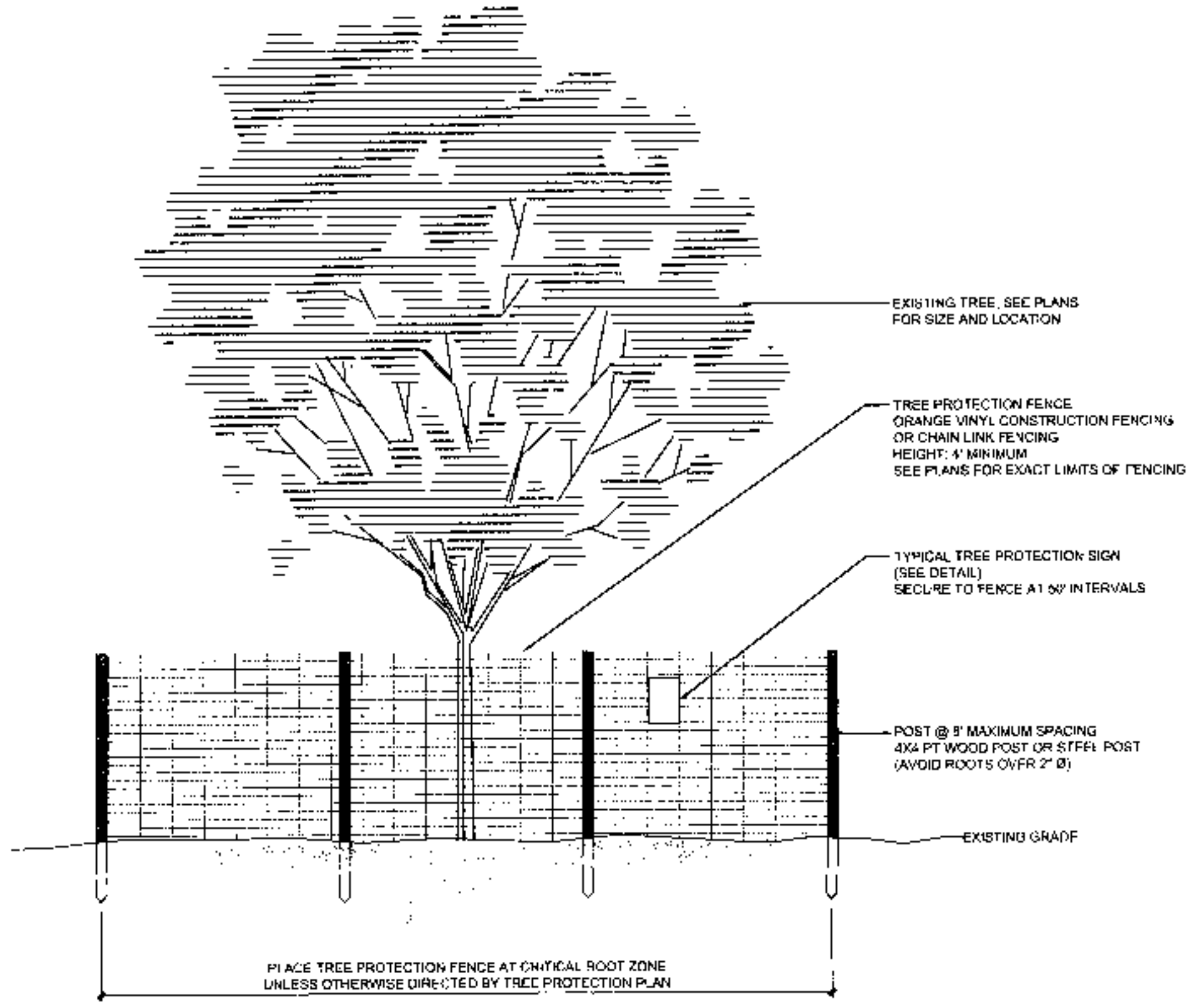
PROJECT NUMBER: 20524ZAX

DATE: 07/06/20



TREE PROTECTION FENCE - TYPICAL LAYOUT

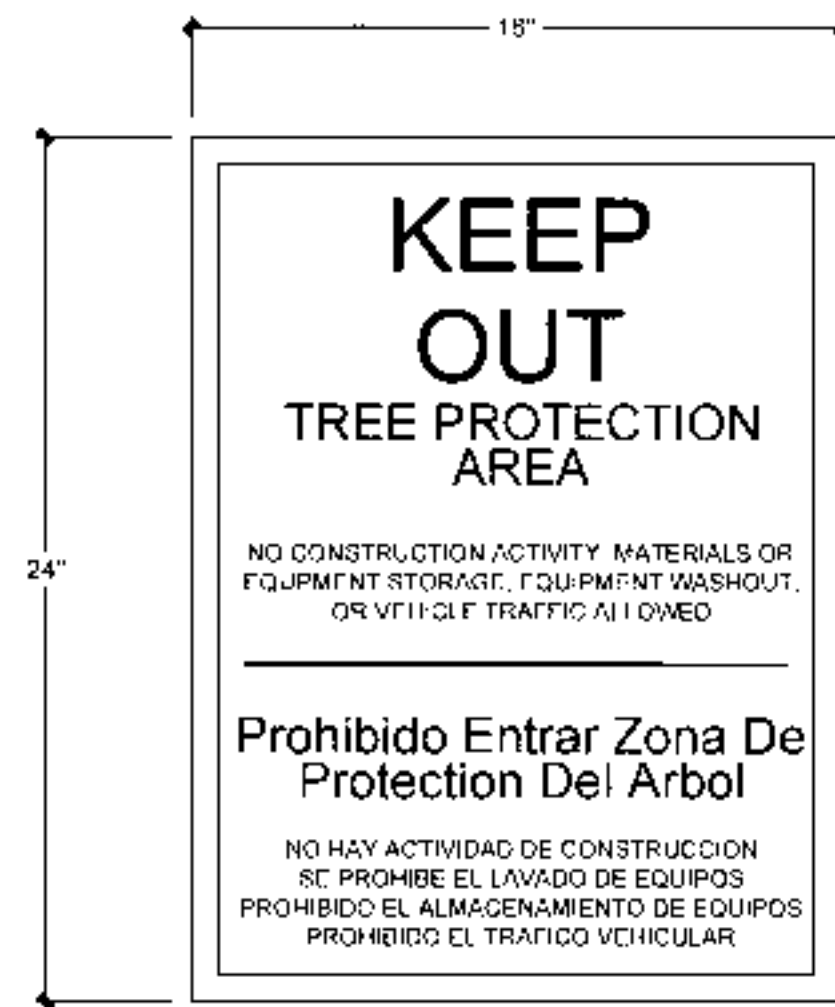
TREE PROTECTION FENCE DETAILS
3" = 1' - 0"



TREE PROTECTION FENCE (TYPICAL)

TREE PROTECTION FENCE NOTES

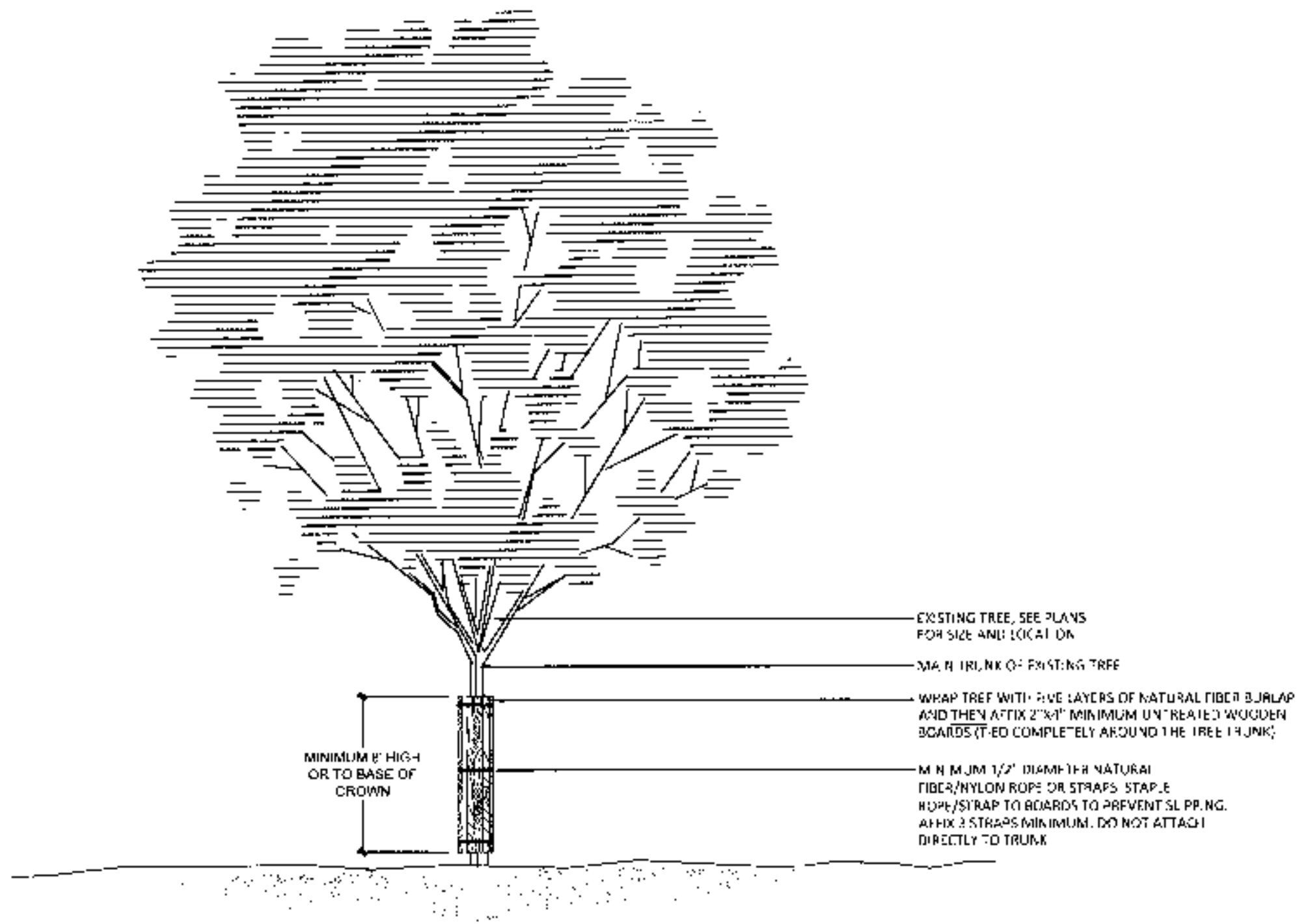
1. TREE PROTECTION FENCE SHALL BE A MINIMUM 4 FEET TALL AND CONSTRUCTED OF STURDY MATERIAL CHAIN LINK OR ORANGE VINYL CONSTRUCTION FENCING.
2. TREE PROTECTION FENCE SHALL BE MOUNTED ON 4X4 WOOD POST OR STEEL POST AT A MAXIMUM SPACING OF 8 FEET ON CENTER. THERE SHALL BE NO GATES.
3. IN AREAS WHERE SALT CONTROL DEVICES AND TREE PROTECTION FENCE RUN PARALLEL, SALT CONTROL DEVICES MAY NOT BE USED UNDER TREE PROTECTION PURPOSES.
4. TREE PROTECTION FENCE SHALL BE ERECTED PRIOR TO ANY PLANTING OR START OF ANY CLEARING AND LOGGING OR OTHER CONSTRUCTION ACTIVITY.
5. THE CONTRACTOR SHALL MAINTAIN TREE PROTECTION FENCE MANAGEMENT PRACTICES REVISED AS DEFINED ON THIS SHEET AND IN THE PLANTING PLAN AND PLANTING NOTES FOR AREAS WHERE TREE PROTECTION FENCE CANNOT BE LOCATED AT THE CRITICAL ROOT ZONE, AND FOR AREAS WHERE CONSTRUCTION ACTIVITIES OCCUR WITHIN THE CRITICAL ROOT ZONE OR EXISTING TRAPS.
6. TREE PROTECTION FENCE SHALL NOT BE REMOVED UNTIL COMPLETION OF ALL CONSTRUCTION ACTIVITY.
7. NO EQUIPMENT SHALL OPERATE INSIDE THE TREE PROTECTION FENCE INCLUDING LOGGING, RE-PLANTING AND REMOVAL.
8. NO EQUIPMENT OR MATERIALS SHALL BE STORED INSIDE THE TREE PROTECTION FENCE.



NOTE

1. THE CONTRACTOR SHALL ENSURE THAT TREE PROTECTION SIGNAGE REMAIN IN PLACE FOR THE DURATION OF CONSTRUCTION ACTIVITY.

TREE PROTECTION FENCE - SIGN
3" = 1' - 0"



NOTE

1. DO NOT DIRECTLY FASTEN PLANKS TO TREES.
2. DO NOT PIN OR STAKE PLANKS INTO THE GROUND.
3. INSTALL PLANKING COMPLETELY AROUND THE TREE. DO NOT PLACE PLANKING BOARDS ON ROOT FLARE OF TREE.
4. TIC BOARDS WITH 1/2" DIAMETER ROPE OR STRAPS SUFFICIENT TO PROTECT THE TREE DURING CONSTRUCTION.
5. WHERE SIGNIFICANT TREE BRANCHES EXIST WHICH PREVENT PLANK INSTALLATION, PLANKING SHALL EXTEND TO THE ELEVATION OF THE LOWEST BRANCH.

TREE TRUNK PROTECTION
3" = 1' - 0"

REVISION BLOCK		DATE	DESCRIPTION
1	07/06/20	INITIALS	INITIALS



CARTER
ENGINEERING
CONSULTANTS

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2005 Old Hickory Road, Suite 200
Watkinsville, GA 30677
P: 706.725.1234
F: 706.725.1234
www.carterengineering.com

SITE DEVELOPMENT PLANS
for
DIXIE CHICKEN, LLC
6165 STAGE ROAD, SHELBY COUNTY, BARTLETT, TN 38134

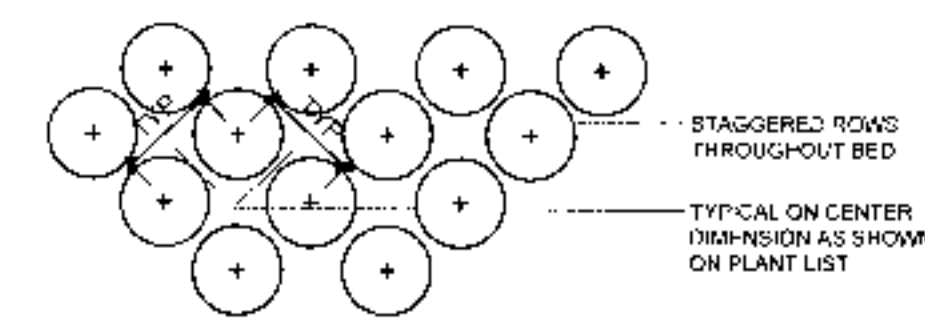
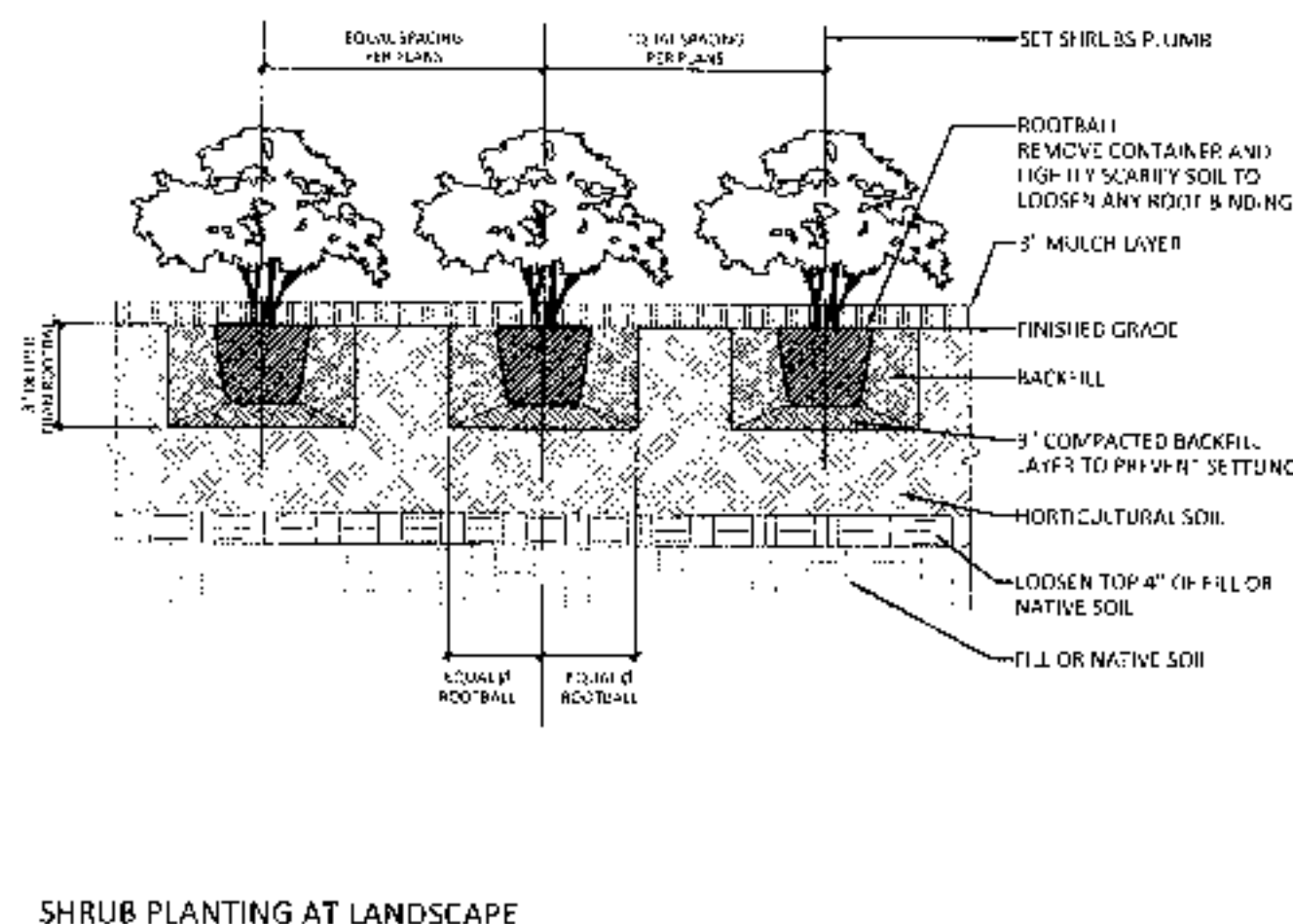
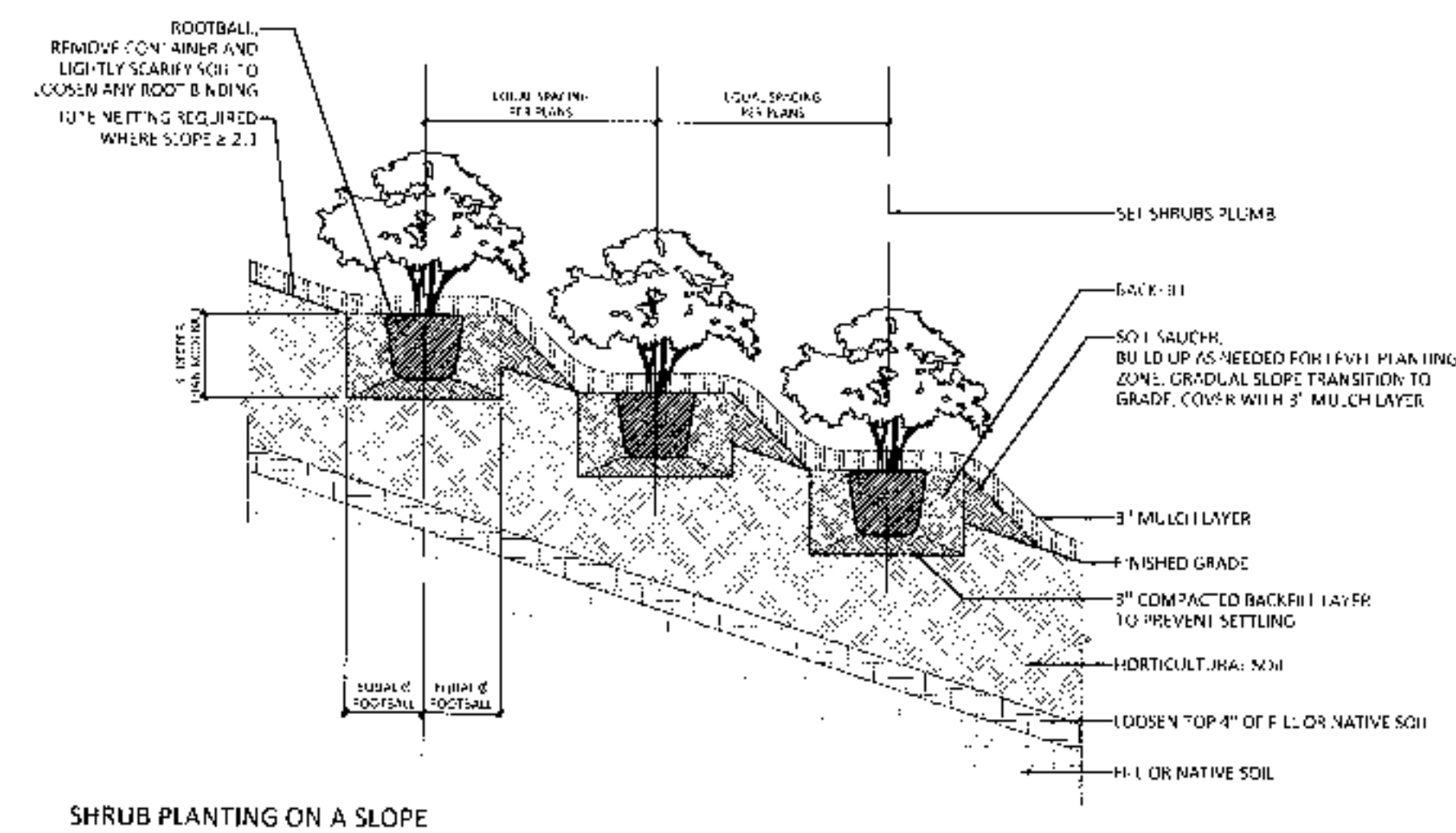
PROJECT NAME:
ZAXBY'S

SHEET TITLE:
TREE PROTECTION DETAILS

SHEET NUMBER:
17

PROJECT NUMBER:
20524ZAX

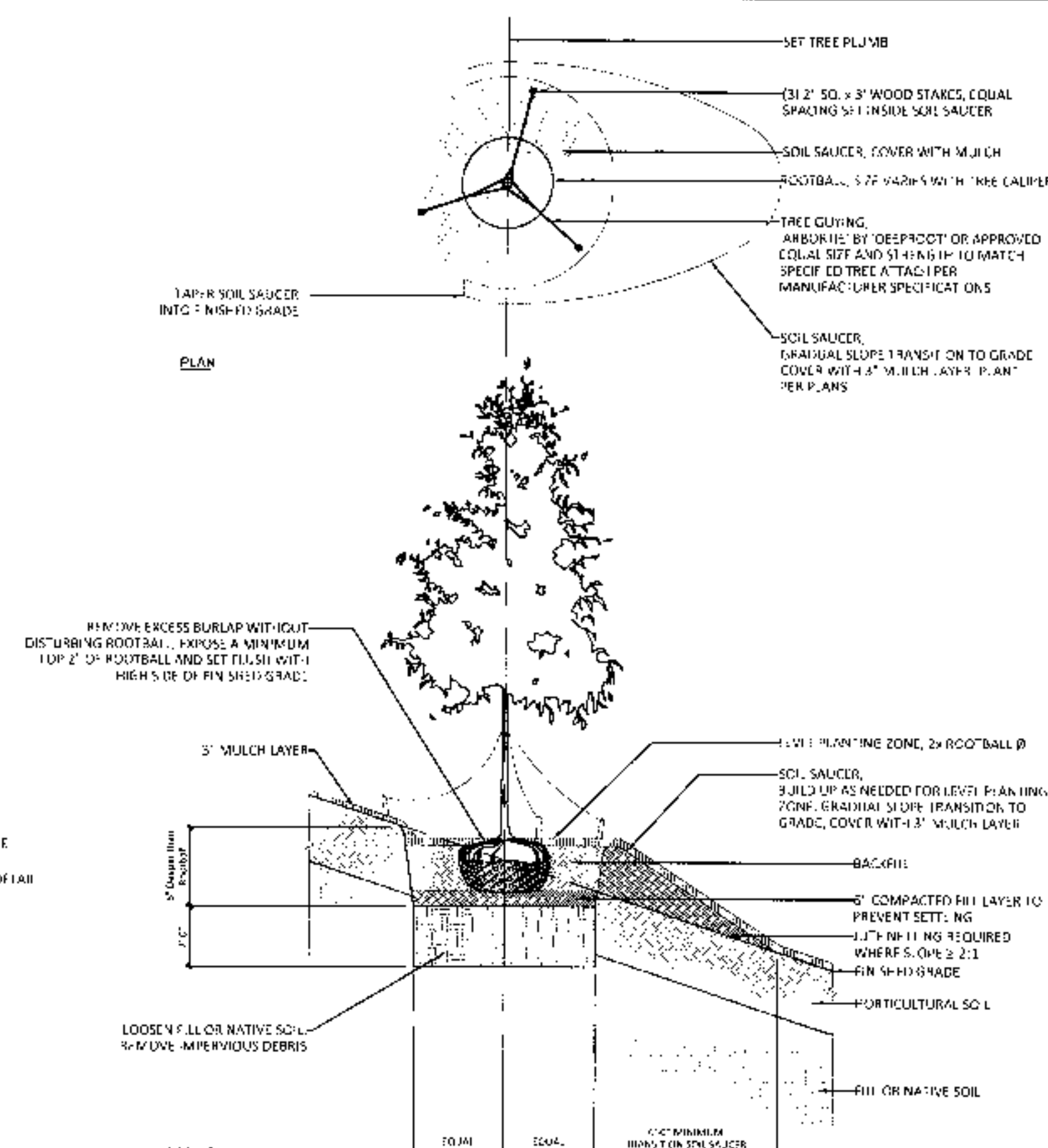
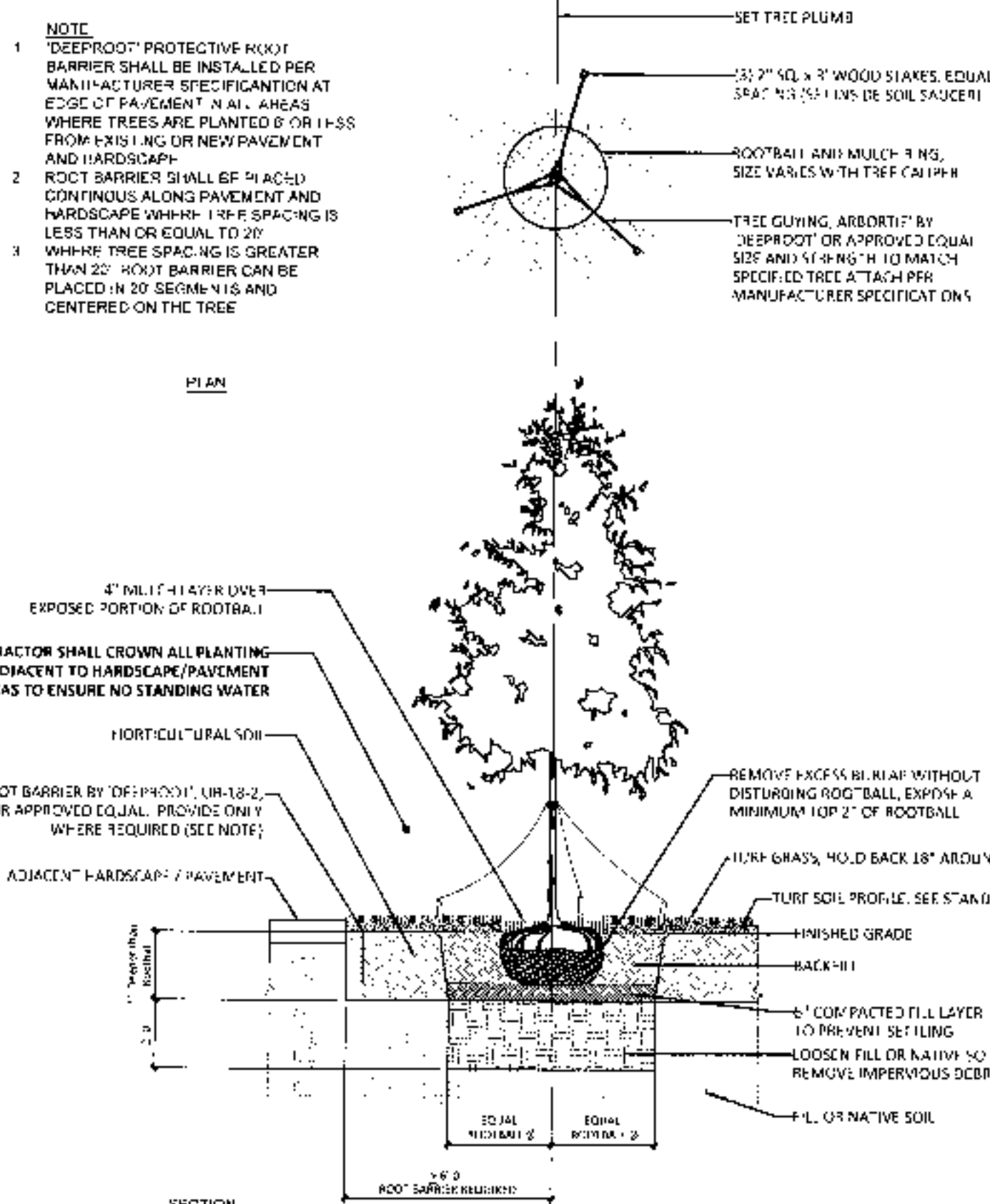
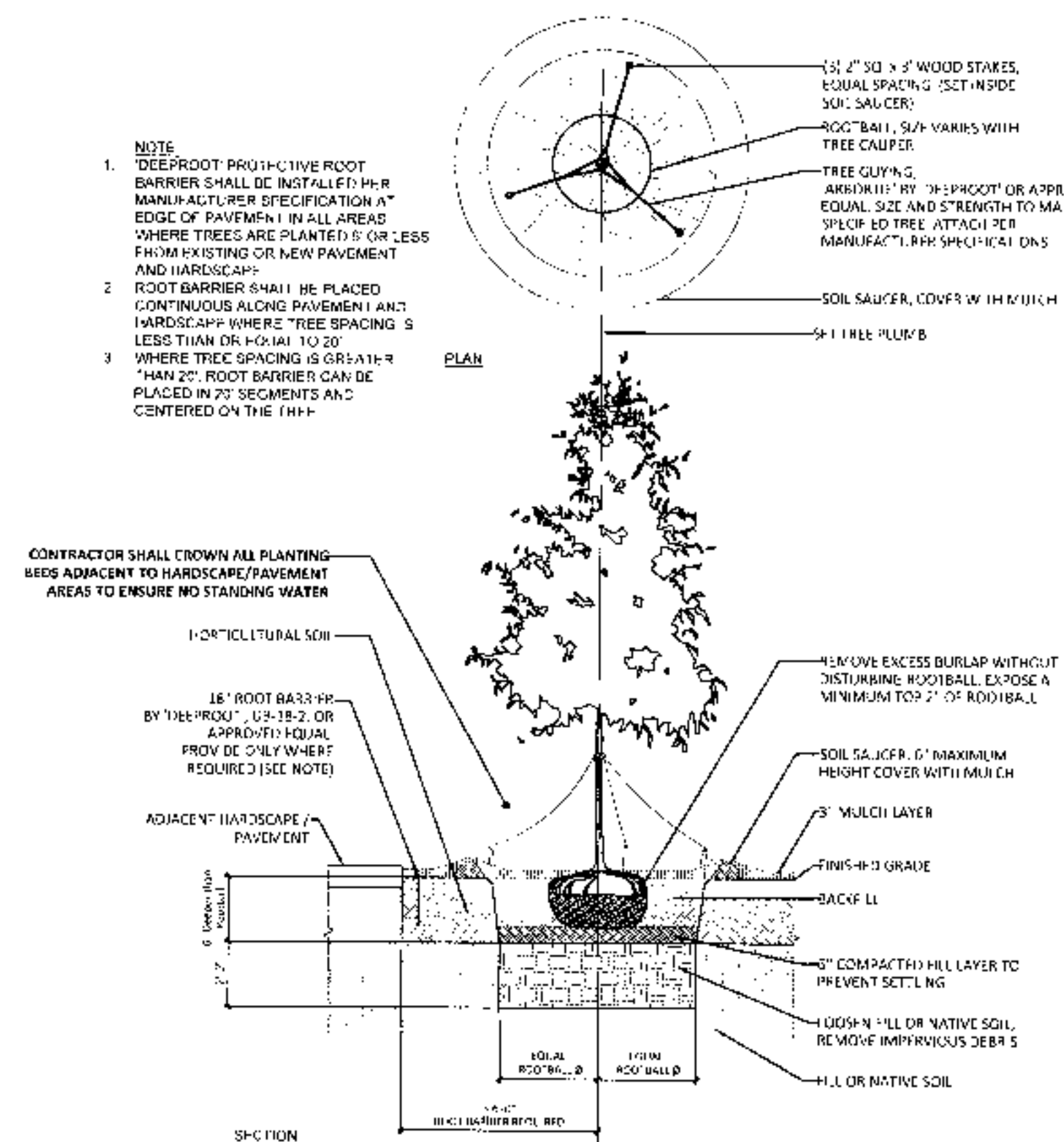
DATE:
07/06/20



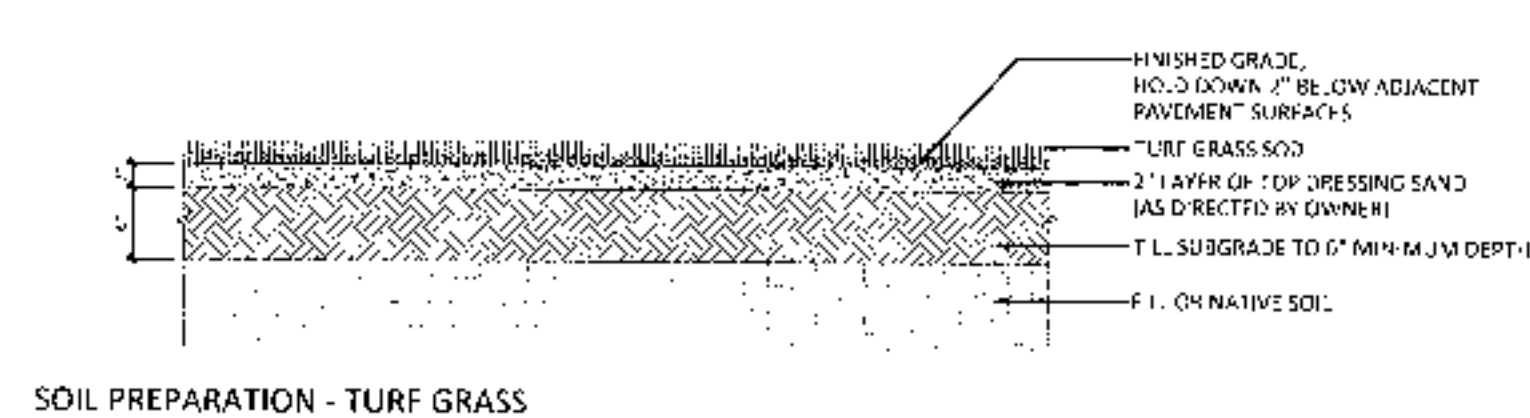
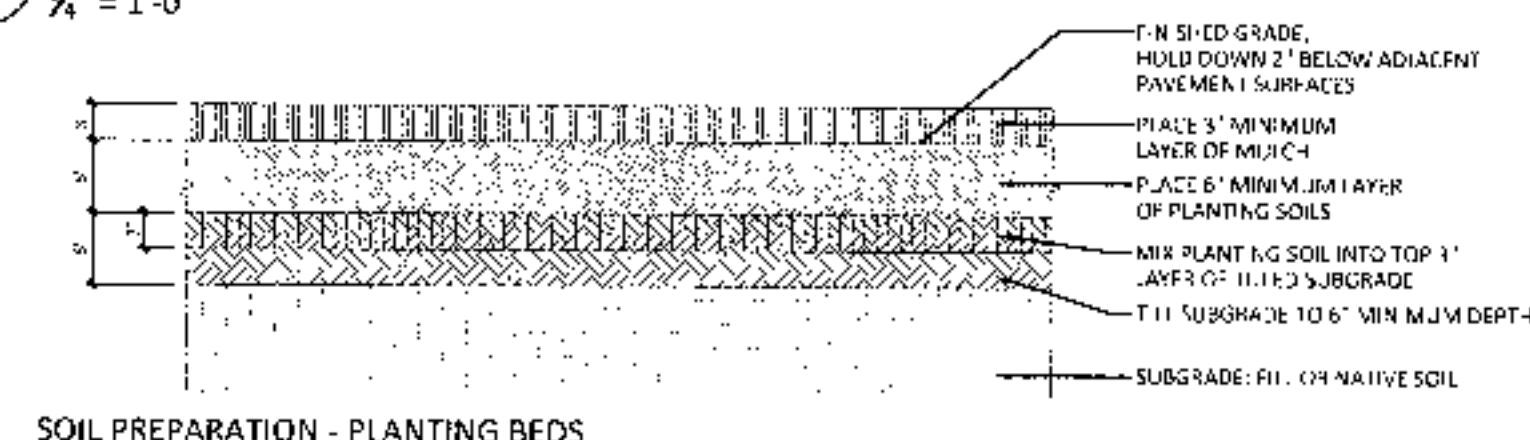
NOTES:

1. SEE PLANTING PLANS FOR SHRUB AND GROUNDCOVER BED AREAS.
2. ROWS SHALL BE STRAIGHT AND PARALLEL.
3. SH-PLANTING SCHEDULE FOR GROUNDCOVER SPACING AND QUANTITIES.

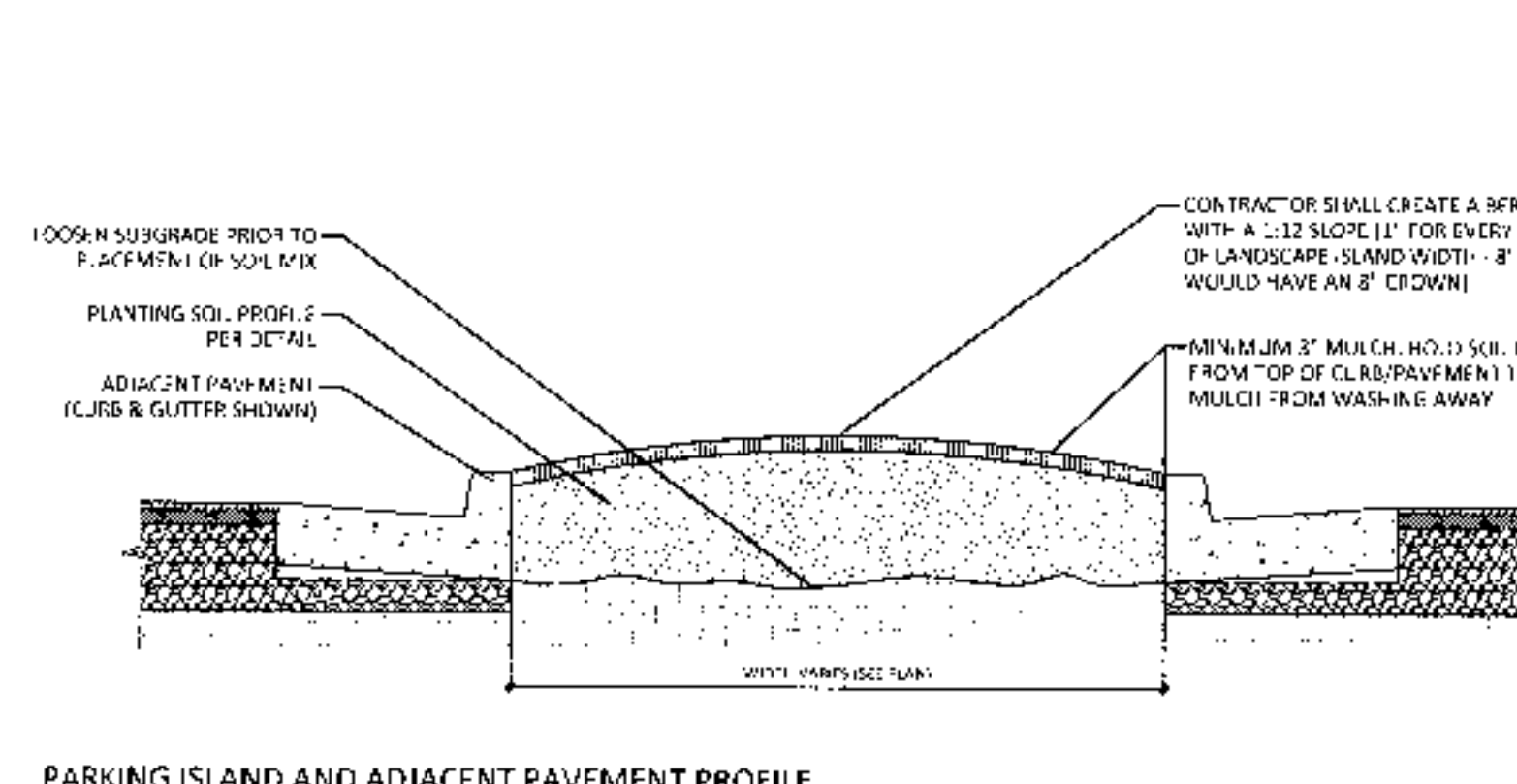
1 SHRUB PLANTING DETAILS $\frac{1}{2}" = 1'-0"$



2 TREE PLANTING DETAILS $\frac{1}{4}" = 1'-0"$



4 SOIL PREPARATION DETAILS $\frac{1}{4}" = 1'-0"$



5 GROUNDCOVER AND PLANTING BED DETAILS NTS

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CARTER ENGINEERING CONSULTANTS

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www.carterengineering.net

SITE DEVELOPMENT PLANS
for
DIXIE CHICKEN, LLC
6165 STAGE ROAD, SHELBY COUNTY, BARTLETT, TN 38134

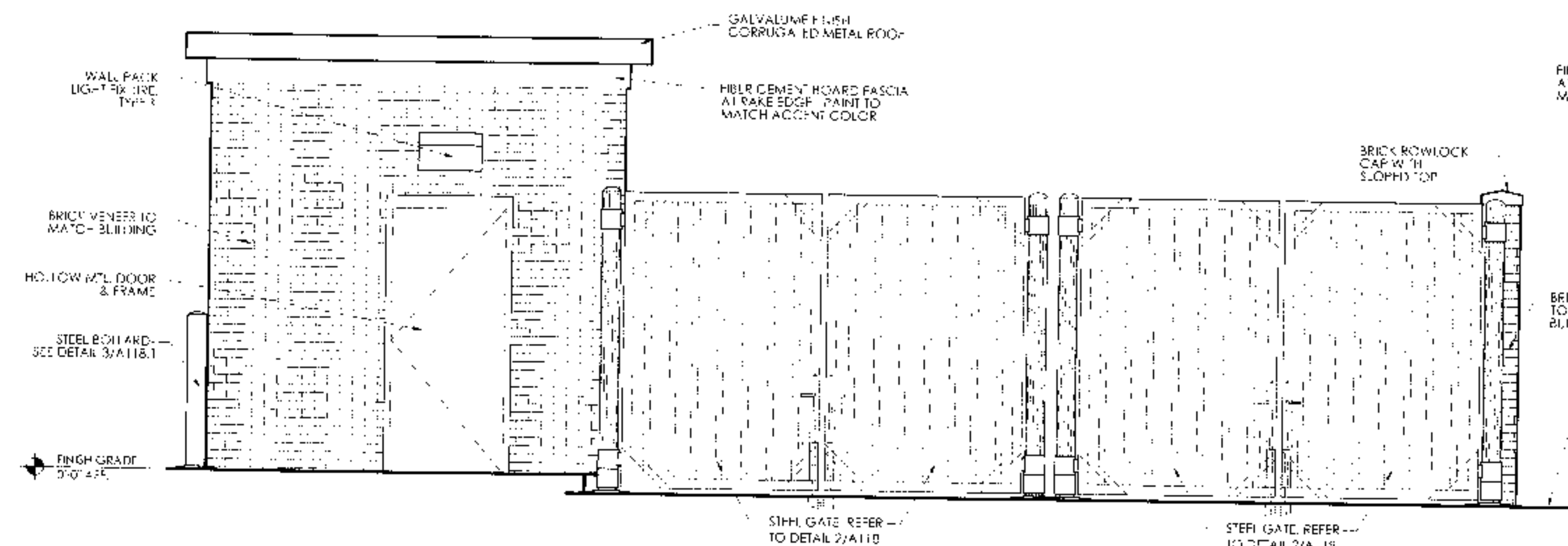
PROJECT NAME:
ZAXBY'S

SHEET TITLE:
LANDSCAPE DETAILS

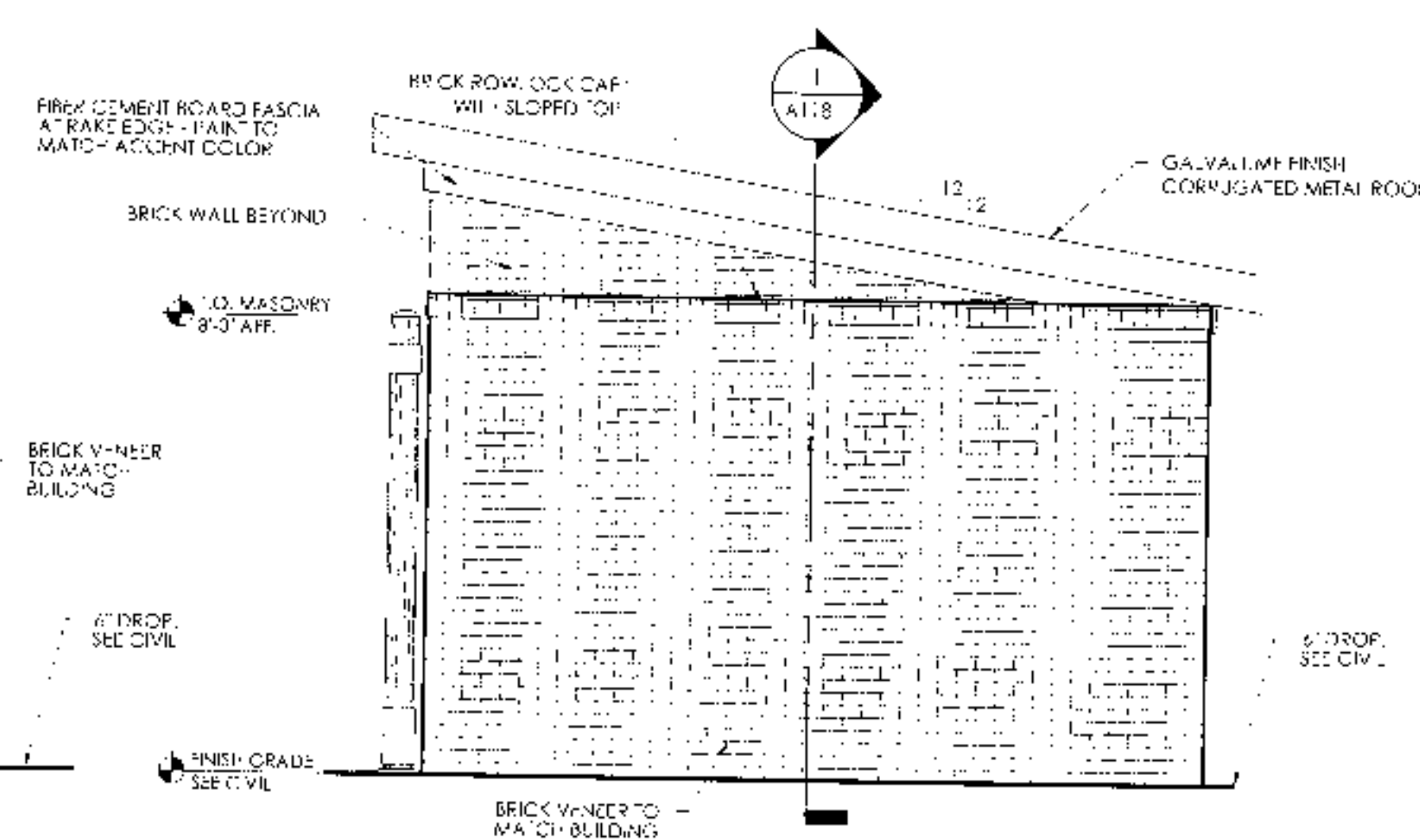
SHEET NUMBER:
19

PROJECT NUMBER:
20524ZAX

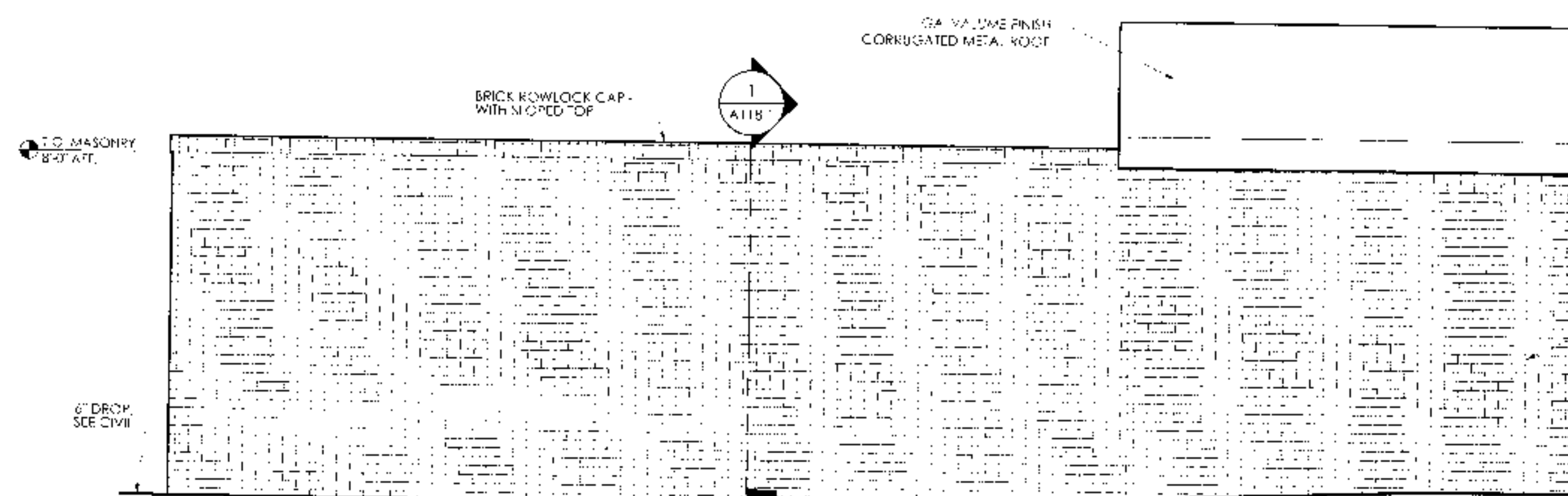
DATE:
07/06/20



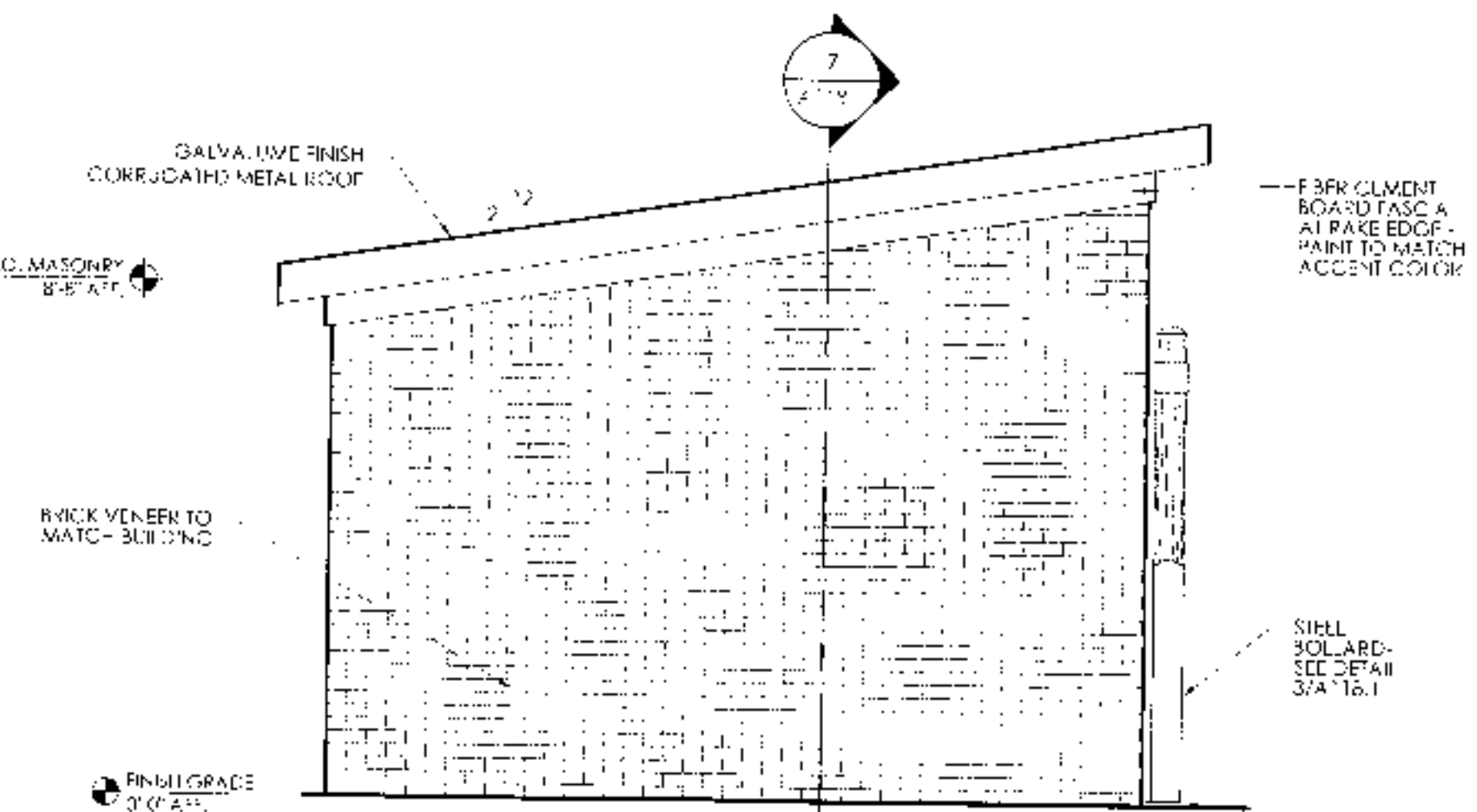
7 FRONT ELEVATION - DUMPSTER
A118 3/8"=1'-0"



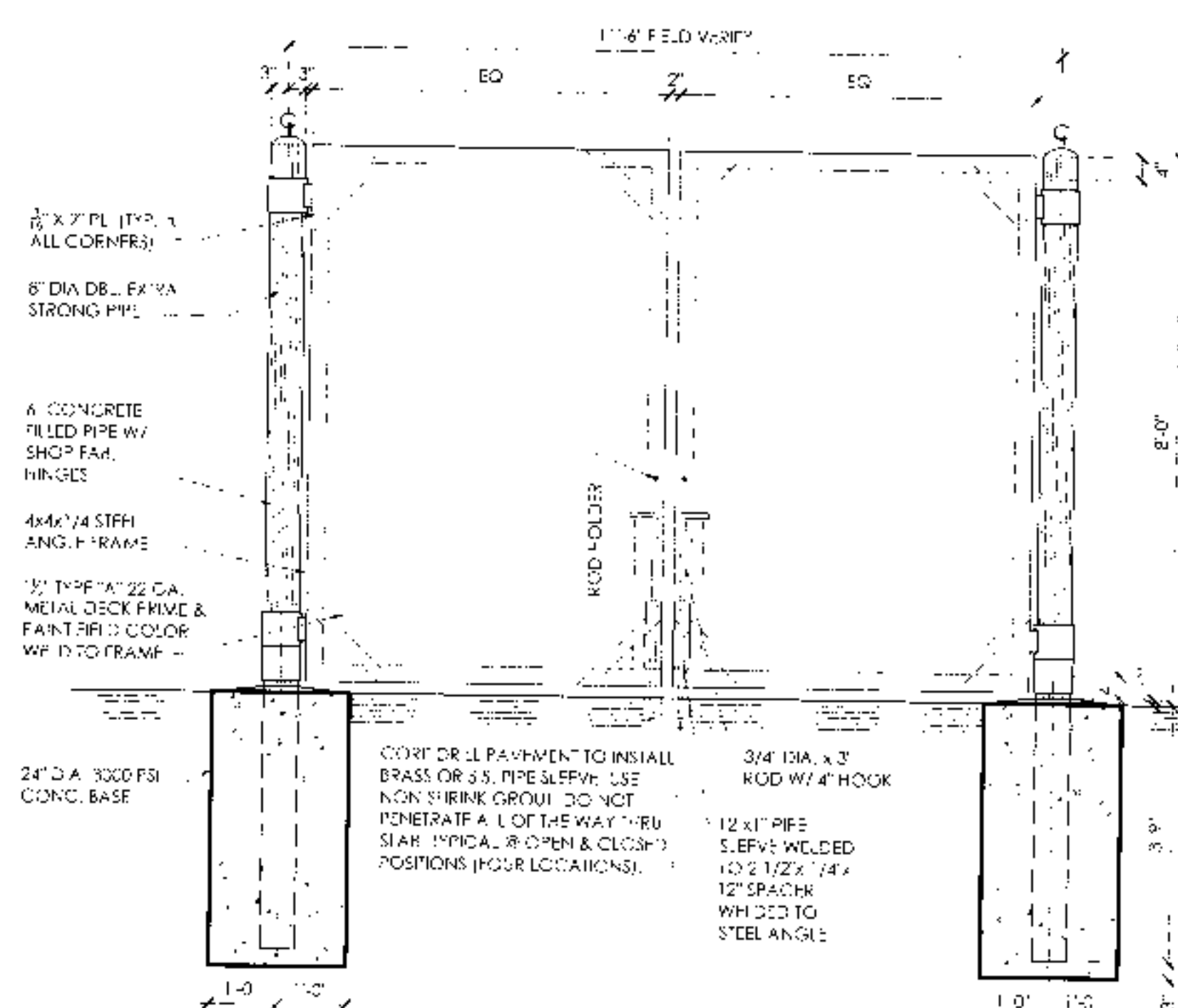
8 RIGHT ELEVATION - DUMPSTER
A118 3/8"=1'-0"



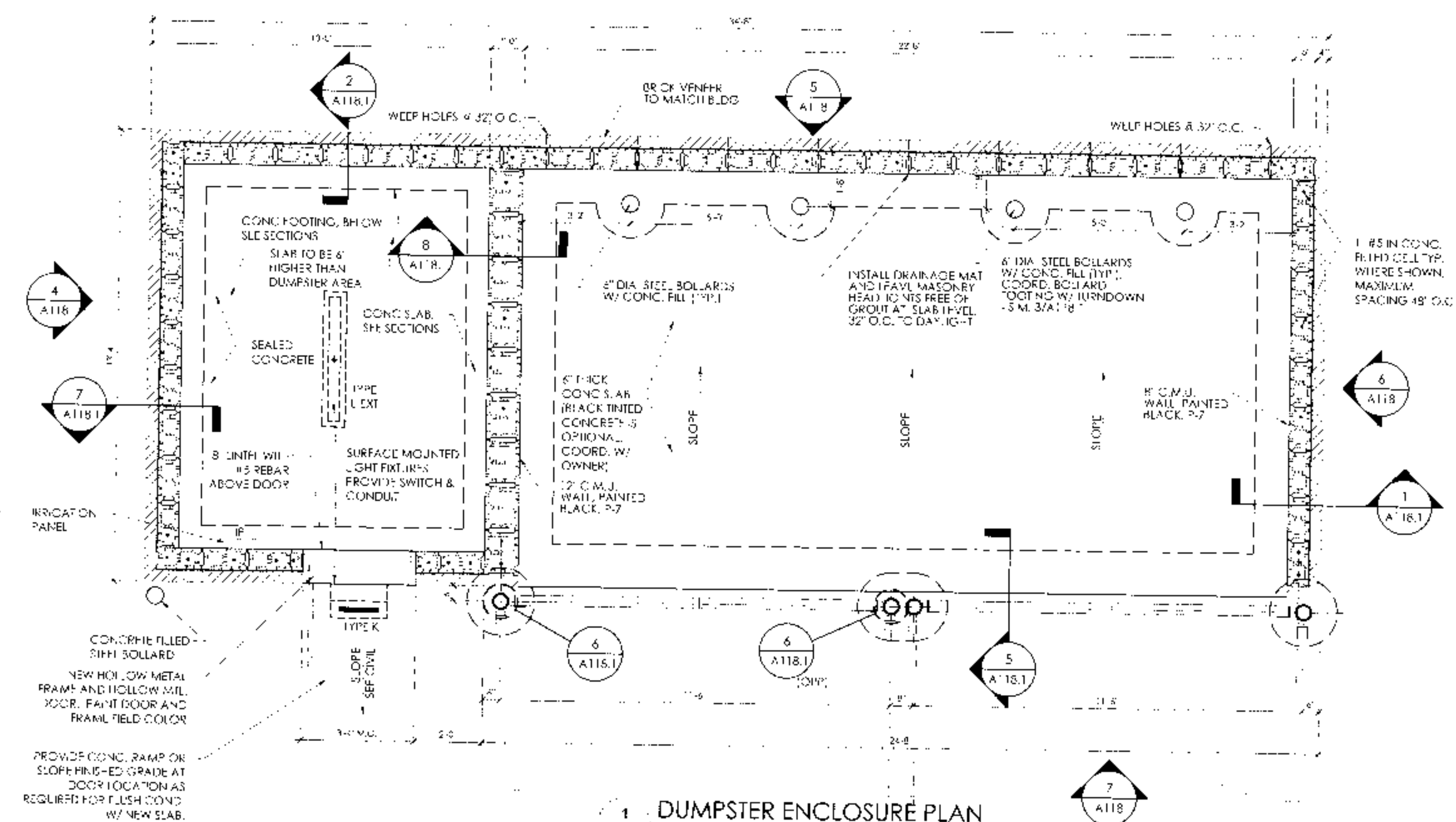
5 REAR ELEVATION - DUMPSTER
A118 3/8"=1'-0"



4 LEFT ELEVATION - DUMPSTER/STORAGE
A118 3/8"=1'-0"



2 DUMPSTER ENCLOSURE GATE DETAIL
A118 1/2"=1'-0"



1 DUMPSTER ENCLOSURE PLAN
A118 3/8"=1'-0"

ARCHITECT OF RECORD

THOMAS E. MORGAN, JR.
ARCHITECT423 FISCHER TRAIL
ELLIHAY, GEORGIA 30540MRD
DESIGN GROUP3450 Acworth Due West Road
Building 100, Suite 120
Kennesaw, Georgia 30144
P. 770-917-9172
F. 770-917-9470
www.mrdesign.comNOT RELEASED FOR
CONSTRUCTION

ISSUE SHEET NO.

PROJECT NO.

DATE

DRAWN BY

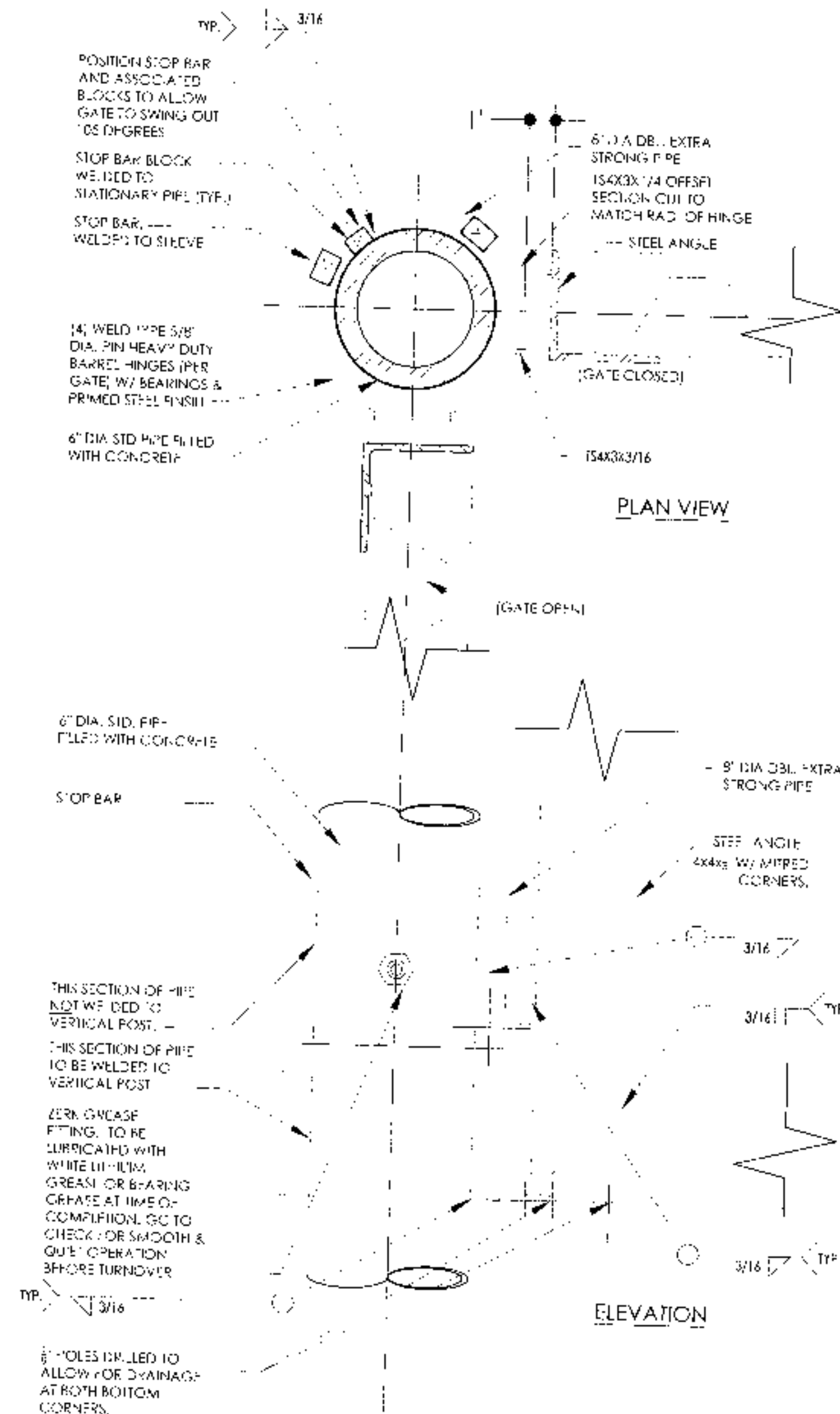
CHECKED BY

PROJECT NAME AND ADDRESS

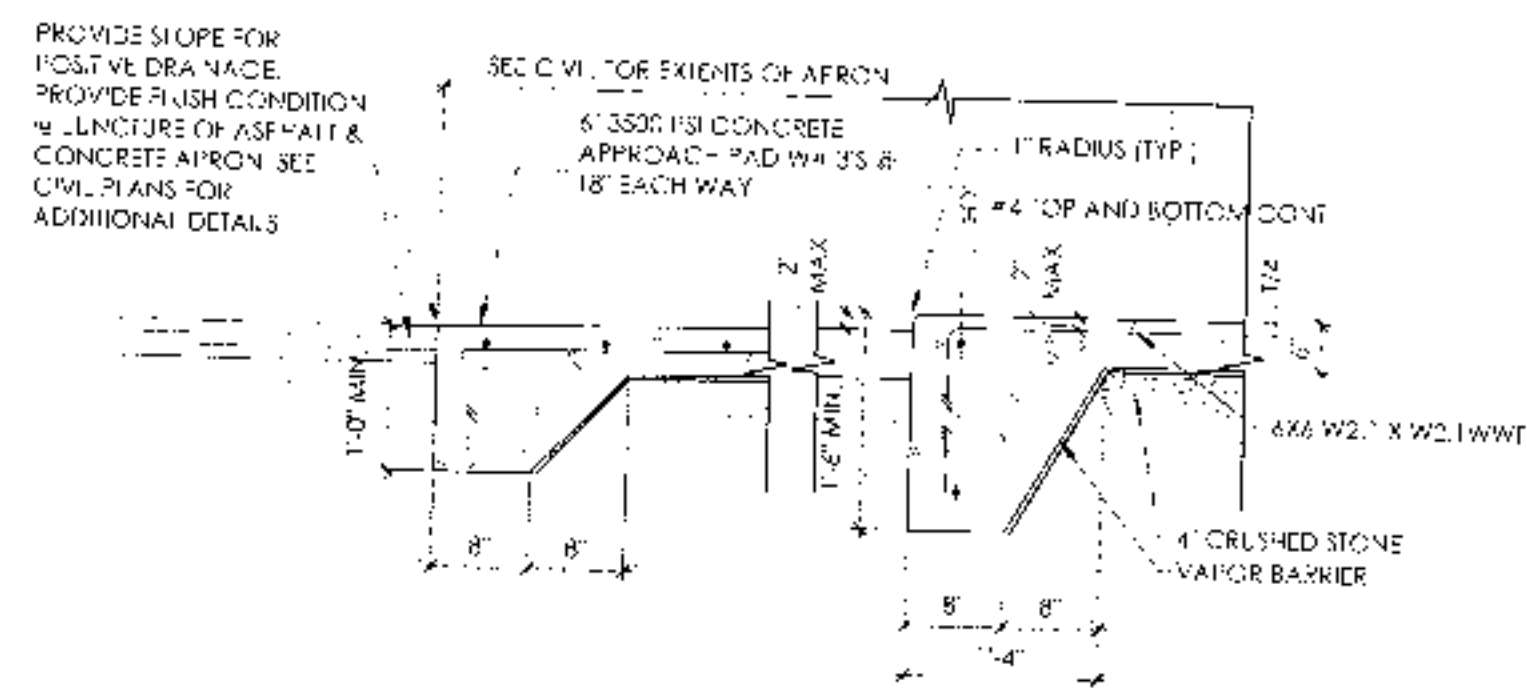
ZAXBY'S
70 SEATS
2.0 FARMHOUSEDUMPSTER
ENCLOSURE
DETAILS

PROJECT NO. 20

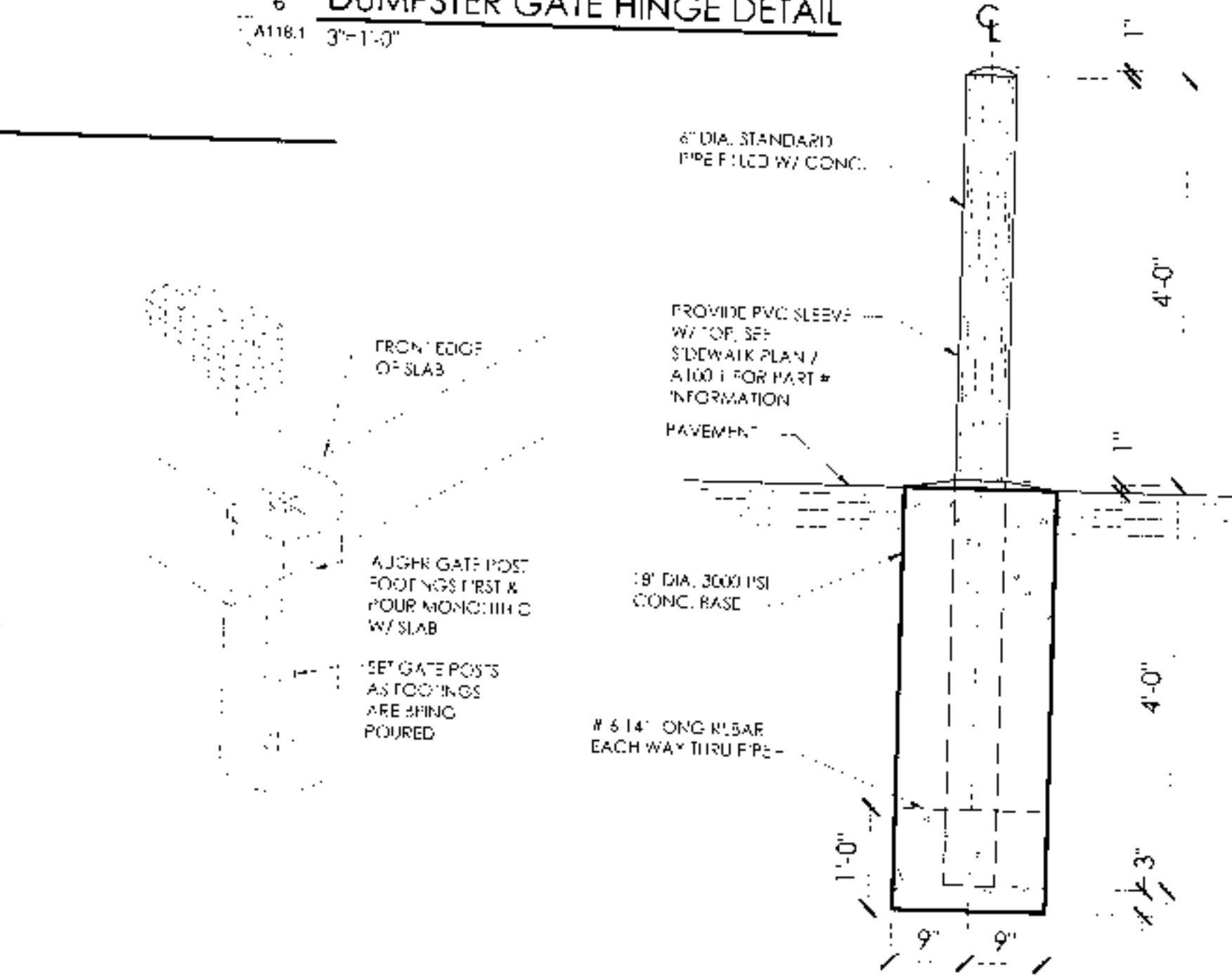
A118



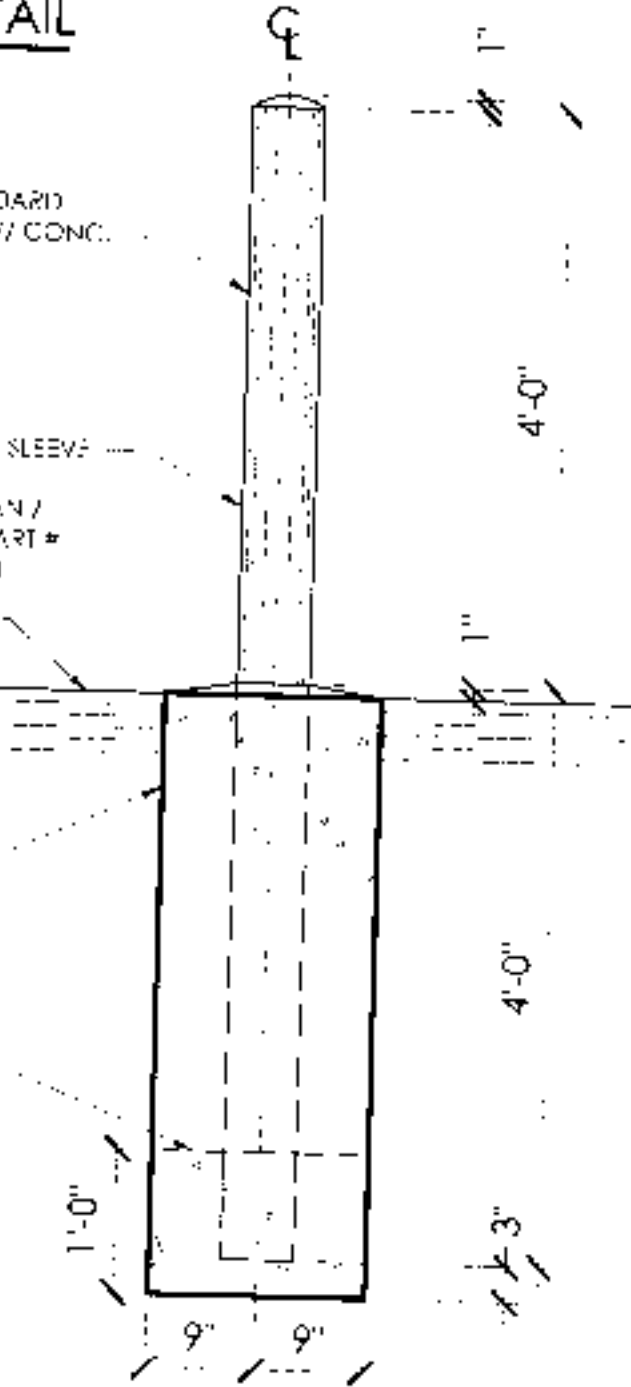
6 DUMPSTER GATE HINGE DETAIL
A118.1 3/4"=1'-0"



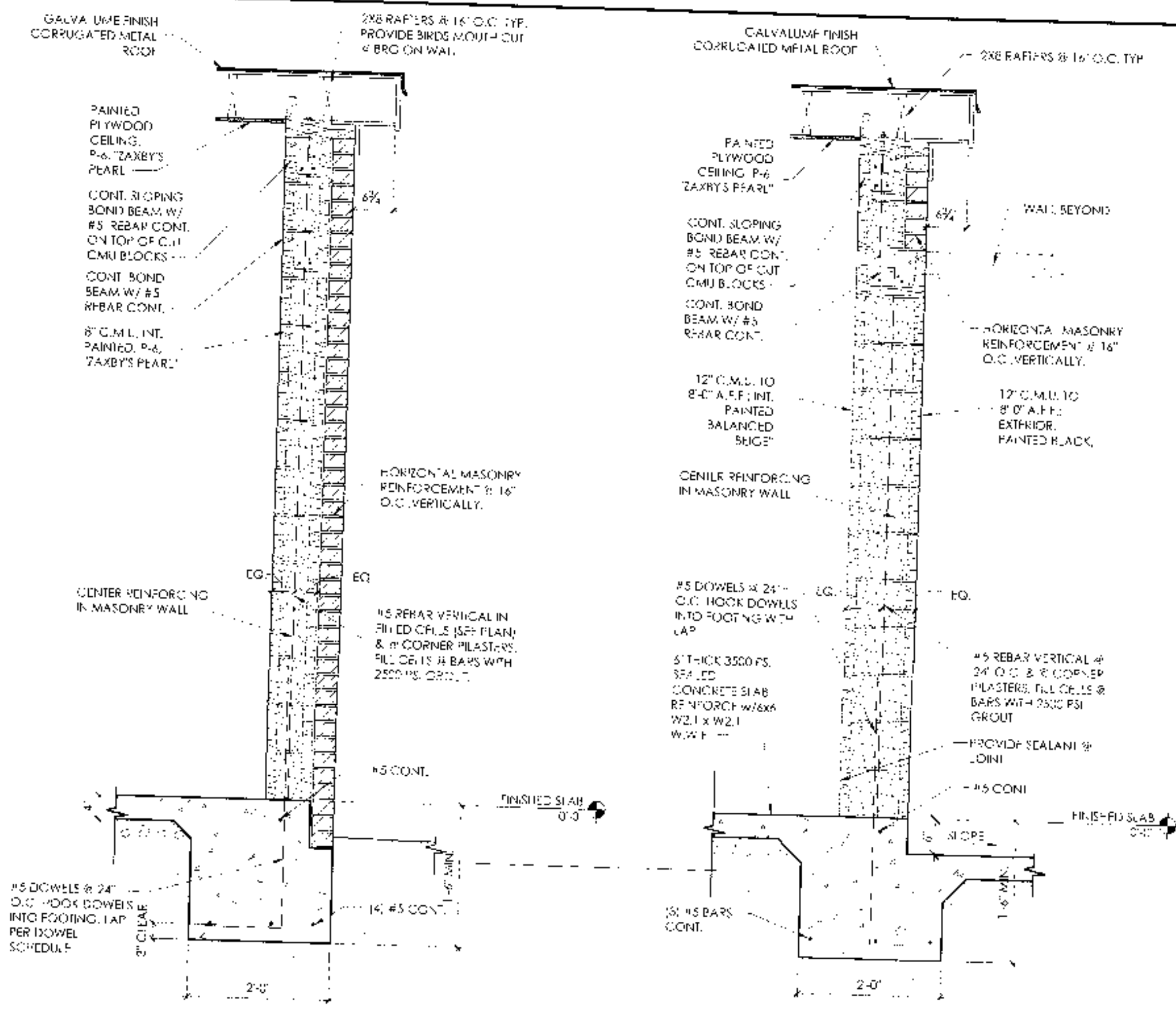
5 ENCLOSURE SLAB EDGE AND APRON
A118.1 3/4"=1'-0"



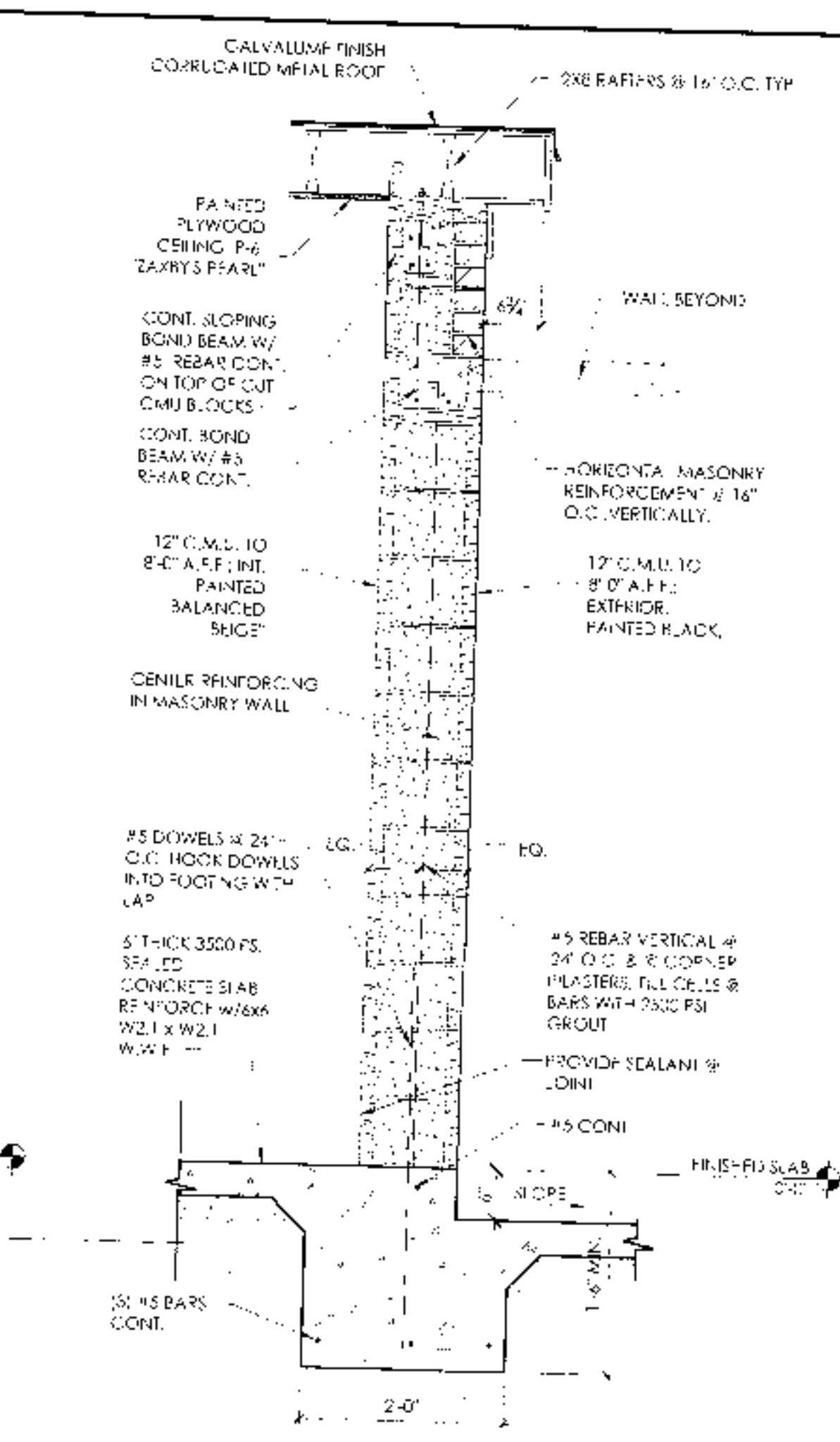
4 DUMPSTER GATE POST FOOTING
A118.1 N.T.S.



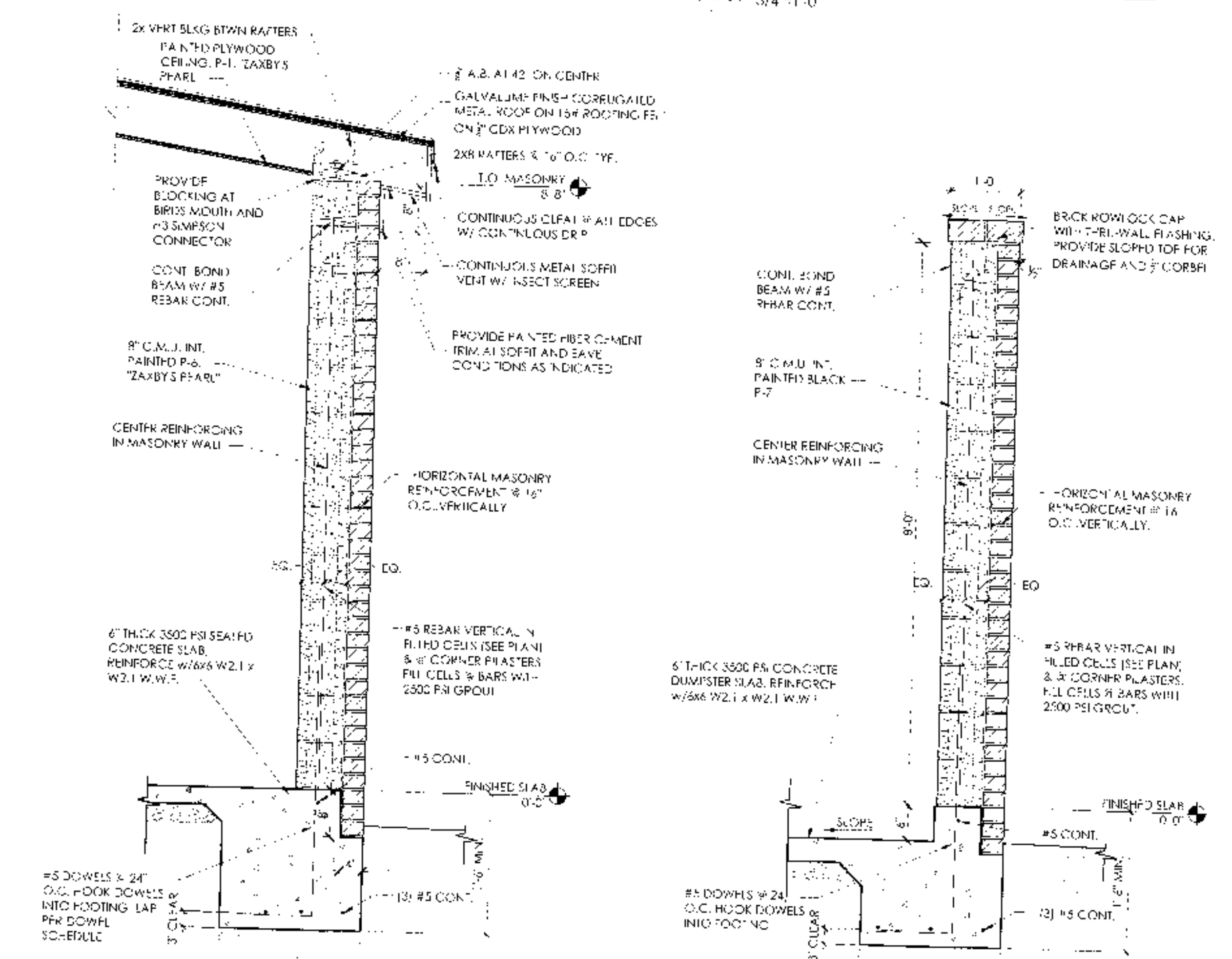
3 BOLLARD DETAIL
A118.1 3/4"=1'-0"



7 SECTION @ STORAGE WALL
A118.1 3/4"=1'-0"



8 SECTION @ STORAGE WALL
A118.1 3/4"=1'-0"



2 SECTION @ STORAGE WALL
A118.1 3/4"=1'-0"

4 SECTION @ DUMPSTER ENCLOSURE WALL
A118.1 3/4"=1'-0"

ARCHITECT OF RECORD:
THOMAS E. MORGAN, JR.
ARCHITECT

433 HINCHER TRAIL
ELLIJAY, GEORGIA 30540



3450 Acworth Due West Road
Building 100, Suite 120
Kennesaw, Georgia 30144
P 770-977-9172
F 770-977-9470
www.midpointdesign.com

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2	01/11/11	AM	AM
3	01/11/11	AM	AM
4	01/11/11	AM	AM
5	01/11/11	AM	AM
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19	01/11/11	AM	AM
20	01/11/11	AM	AM

ZAXBY'S
70 SEATS
2.0 FARMHOUSE

DUMPSTER
ENCLOSURE
DETAILS

PROJECT NO. 20

A118.1 Packet Pg. 65

EXTERIOR FINISH SCHEDULE

ALL MATERIALS & INSTALLATION SHALL CONFORM TO APPLICABLE ASTM STANDARDS UNLESS GOVERNING AUTHORITIES HAVE DIFFERENT REQUIREMENTS.

STANDARD BRICK UNIT 3 5/8" x 2 1/4" x 7 5/8" RUNNING BOND

- (1) COLOR: BRICK - COMMONWEALTH (GENERAL SHALE)
APPROVED ALTERNATE - MISCHERKEE NAICHFF (CHEROKEE BRICK)
APPROVED ALTERNATE - OLDE COLUMBIA (BORAL BRICK)
MORTAR - "ANTIQUE BLUE" (COOSA)
- 3/8" THICK MORTAR JOINTS, ASIM 0-7/16", TYPE N.
- 15# ROOFING FELT OVER ALL SUBSTRATES OR STAFFED GLASS. GOLD SHEATHING GROUND VOID SOLID & FENCE AND BELOW F.E. PROVIDE VAPOR BARRIER AS INDICATED.
- CONTINUOUS THROUGH WALL FLASHING, EPDM (BY W.R. GRACE) OR EQUAL, AT BOTTOM OF WALLS & ABOVE OPENINGS. CUT FLASHING FLUSH WITH EXT. FACE. PROVIDE CELL VENT TYPE WELLS ABOVE FLASHING @ 32" O.C. MAX.
- HOHMANN & BARNARD, INC. FROKZ LINE ON CMU FENCE
HOHMANN & BARNARD, INC. DW-10 IS TRIANGULAR MTL. WALL TIES (OR EQUAL) @ 16" O.C. VERT. & AT HORIZ. STUD SPACING, 14 GA. SEE SECTIONS & SPECS. ATTACH TO STUDS WITH (2) 16 x 1 1/2" SCREWS.
- (2F) = FIELD COLOR: PAINT SILKWN WILLIAMS "ROYCROFT COPPER KLD" /SW 2839 (SATIN FINISH)
HARDIE PLANK- EMBOSSED GRAIN FINISH- LAP SIDING WITH 6" EXPOSURE. PAINT FIELD COLOR
HARDIE PANEL VERTICAL SIDING, BOARD & BATTEN @ 12" O.C., PAINT PANEL & BATTENS PAINT FIELD COLOR
- (2A) = ACCENT/TRIM COLOR: HARDIE CORNERS, TRIM & TRIM - SHERWIN WILLIAMS "BALANCED BEIGE" /SW 7037 (SATIN FINISH)
HARDIE TRIM BOARDS, CORNICE, FRIEZE & TRIM (SMOOTH FINISH- PAINT SHERWIN WILLIAMS "BALANCED BEIGE" /SW 7037 (SATIN FINISH)
- (3) FASCIA, RAFTERS, PURLINS AND BRACKETS- PAINT SHERWIN WILLIAMS "BALANCED BEIGE" /SW 7037 (SATIN FINISH)
- (4) PREFINISHED METAL COPING OR GRAVEL STOP & ROOFING
C.O. OR COPINGS: FULL 24 GA. GALVANIZED/GALVALUME METAL COPING ONLY
DOWNSPOUTS SHOULD BE GALVANIZED/GALVALUME
ROOFING & REAR AWNING: GALVANIZED/GALVALUME
MATERIAL SHALL BE 24 GAUGE, HOT DIPPED GALVANIZED STEEL OR 0.032 THICK ALUM. FINISH SHALL BE KYNAR 500 FLUOROCARBON COATING. ACCEPTABLE MANUFACTURERS ARE AS FOLLOWS:

- A. BERKUSL MANUFACTURING CO., HOUSTON, TX.
B. FAC-CLAD
C. MICO
D. MEELROY METAL CO., PEACHRIE CITY, GA
E. APPROVED EQUIVALENTS WILL BE ACCEPTED

PROVIDE ALL RELATED ACCESSORIES: FLASHING, END CLOSURES, GUTTERS, DOWNSPOUTS, ETC. IN MATCHING CO. OR, INSTALL ALL MATERIALS PER MANUFACTURER'S RECOMMENDATIONS.

A MANUFACTURER'S WARRANTY AGAINST DISCOLORATION & WEATHERING WILL BE REQUIRED.

NOT ALL ROOF PENETRATIONS & ACCESSORIES ARE SHOWN ON THIS DRAWING. IT IS THE RESPONSIBILITY OF THE G.C. TO INSTALL ITEMS INDICATED ELSEWHERE.

- (5) STOREFRONT: WINDOWS & ENTRANCE DOORS (WHITE - ONSI 812/5)

ACCEPTABLE MANUFACTURER: KAWNEER. REFER TO SPECIFICATIONS. ALL GLAZING SHALL BE IN ACCORDANCE WITH THE FOLLOWING VALUES:

GLAZING - 1" INSULATED LOW E COATED ON #2 SURFACES						
TYPE	LOCATION	TYPE & THICKNESS	U FACTOR	SHGC	VLT	VLR
LOW E COATING	EXT. OR SIDE	1/4" TEMPERED	24	.49	63	15
LOW E COATING	INTERIOR SIDE	1/4" TEMPERED				

CONTACT PERSON & QUALITY GLASS: JOHNNY DOSTER @ 706 548 4481

- (6) SELF-CLOSING & IMPLUMBED GLASS
DRIVE-THRU WINDOW: ROUGH OPENING = 6'-0" WIDE x 5'-8" HIGH
QUICKSERV MCDH SC-4040 SELF-CLOSING FLOOR SLIDER WINDOW
FIT INTO A "STOREFRONT" FRAME, MATCH STOREFRONT IN CO. OR & GLAZING.

QUICKSERV-D VISION OF MCE SYSTEMS CORP.
P.O. BOX 40466, HOUSTON, TX 77240-0466
P. 800 388-8307 F. 713-462-1936
STOREFRONT & SLIDER ALSO BY:
QUALITY GLASS P. 706-548-4481

G.C. AND STOREFRONT PROVIDER SHALL BE RESPONSIBLE FOR COORDINATION WITH THE OWNER REGARDING THE DIRECTION OF THE SLIDING WINDOW PRIOR TO ORDERING OR INSTALLING ANY MATERIALS.

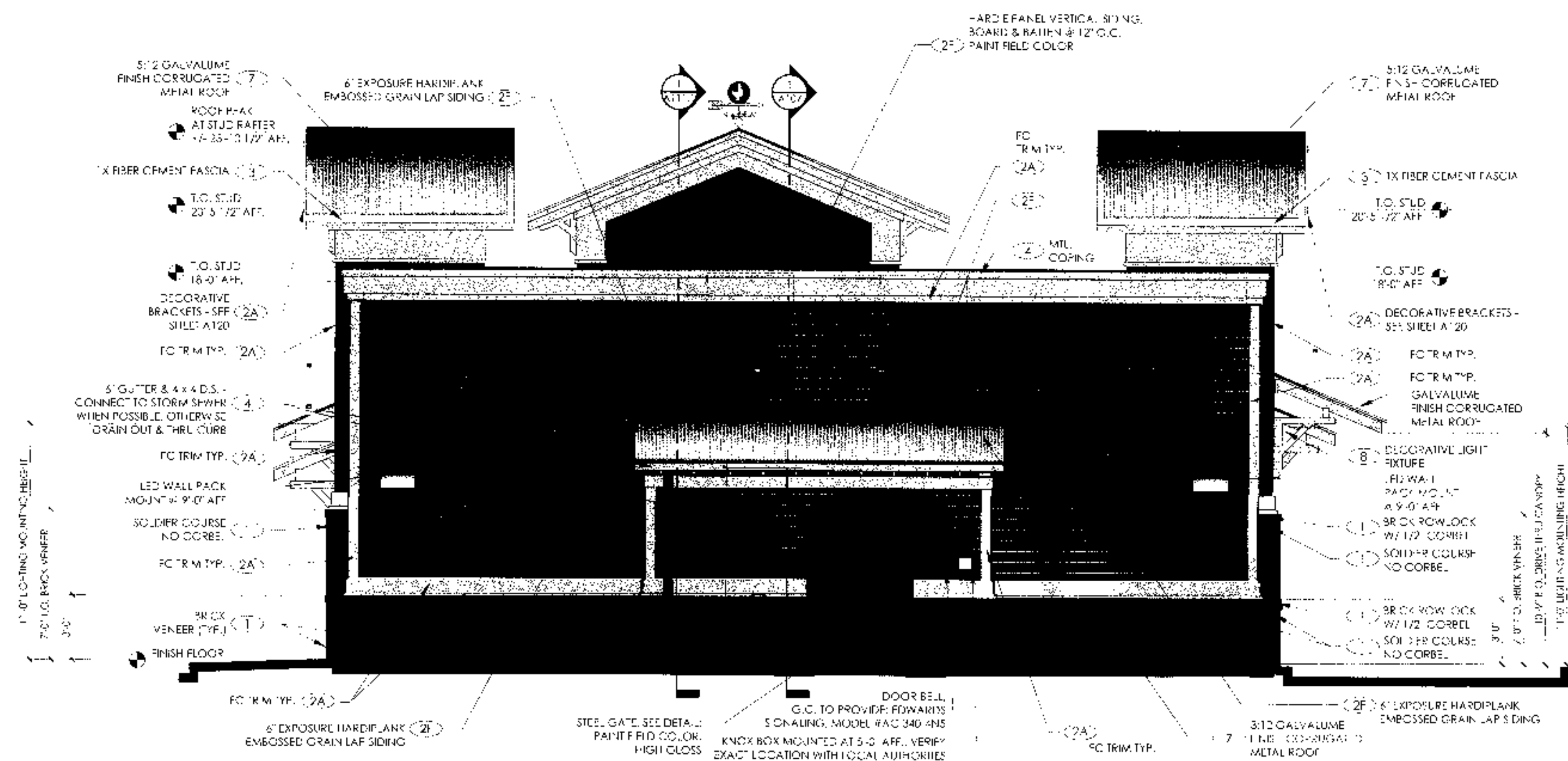
- (7) GALVALUME 22 GA. CORRUGATED FINISH MTL. ROOF (MCR18C OR EQUIV.)
- (8) GALVANIZED METAL FINISH GOOSENECK FIXTURES ARE TO BE INSTALLED BY THE G.C.
- ALL SPECIFIED MATERIALS MUST BE INSTALLED PER MANUFACTURER'S REQUIREMENTS. ANY DISCREPANCIES OR CONFLICTS BETWEEN THE DRAWINGS AND THE MANUFACTURER'S REQUIREMENTS SHOULD BE IDENTIFIED BY THE CONTRACTOR PRIOR TO INSTALLATION AND DURING THE BID PHASE TO AVOID CHANGE ORDERS.

- (9) INTERIOR LADDER: PAINT BLACK

- (10) CUSTOM FIXED CLASSIC BARN DOORS CONSTRUCTED OUT OF HARDIE PLANK TO MIMIC SIMPSON DOOR, MODEL #49812, 3'-6" WIDE BY 8'-0" TALL, TRIM TO BE FIELD TO BE 2F. TRACK TO BE POWDER COATED BLACK, COORDINATE WITH FELT OR HARDWARE SPECIFICATIONS

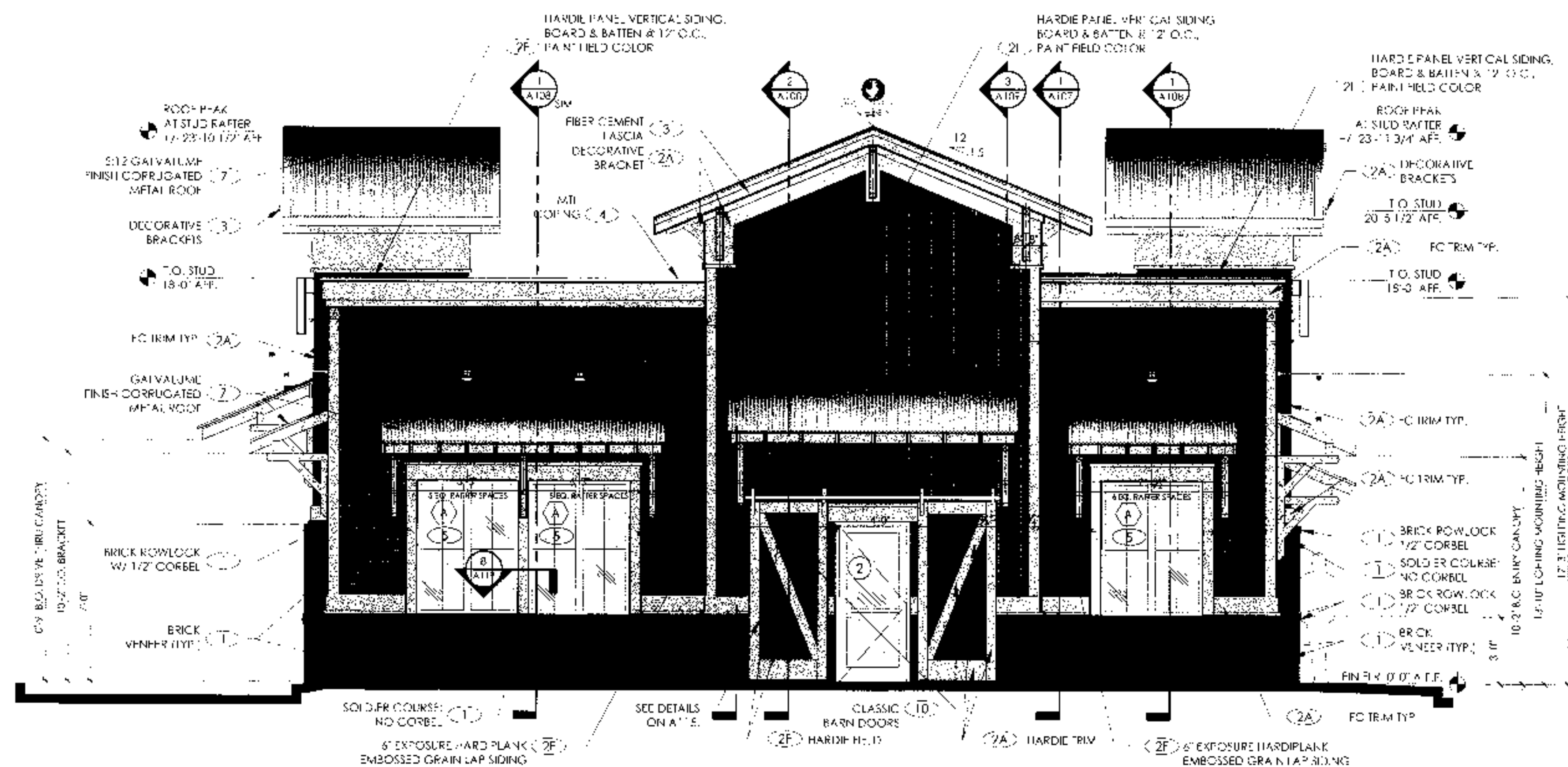
- GLAZING: REFER TO SHEET A117

- DOORS: REFER TO SHEET A115



2 REAR ELEVATION

A105 1/4" = 1'-0"



1 FRONT ELEVATION

A105 1/4" = 1'-0"

ARCHITECT OF RECORD:

THOMAS E. MORGAN, JR.
ARCHITECT

425 FISCHER TRAIL
ELIJAH, GEORGIA 30530

MRP
DESIGN GROUP

3450 Acworth Drive West Road
Building 100, Suite 120
Kennesaw, Georgia 30144
P. 770-917-0172
F. 770-917-9470
www.mrpdesign.com

NOT RELEASED FOR
CONSTRUCTION

DATE: 11/11/2014
BY: J. MORGAN, JR.
PROJECT NAME AND ADDRESS

DRAWN: J. MORGAN, JR.

CHECKED BY:

PROJECT NAME AND ADDRESS

ZAXBY'S
70 SEATS
2.0 FARMHOUSE

SHEET 1/11

FRONT & REAR
EXTERIOR ELEVATIONS

PROJECT NO: 20

A105

ARCHITECT OF RECORD

THOMAS E. MORGAN, JR.
ARCHITECT423 FISCHER TRAIL
ELLIJAY, GEORGIA 30540

3450 Acworth Drive West Road
Building 100, Suite 120
Kennesaw, Georgia 30144
P. 770-617-6172
F. 770-617-6470
www.mrpdesign.com

NOT RELEASED FOR
CONSTRUCTION

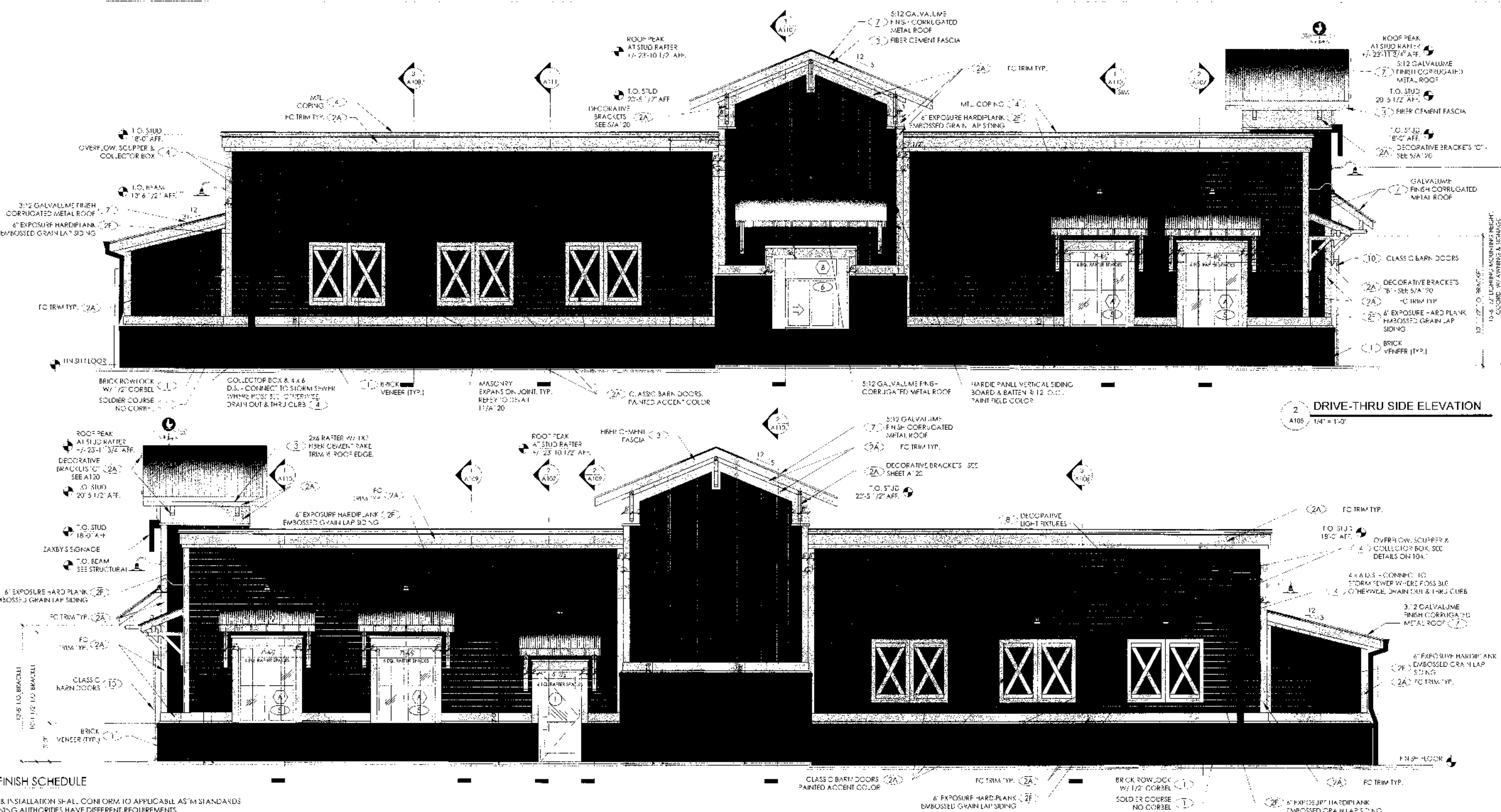
QUICKSERV STORE
DRAWN BY: [signature]
CHECKED BY: [signature]
PROJECT NAME AND ADDRESS

ZAXBY'S
70 SEATS
2.0 FARMHOUSE

DRIVE THRU & RIGHT
EXTERIOR ELEVATIONS

PROJECT NO: 20

A106



EXTERIOR FINISH SCHEDULE

ALL MATERIALS & INSTALLATION SHALL CONFORM TO APPLICABLE ASTM STANDARDS UNLESS GOVERNING AUTHORITIES HAVE DIFFERENT REQUIREMENTS.

STANDARD BRICK UNIT 3 5/8\" x 2 1/4\" x 7 5/8\" RUNNING BOND

- (1) COLOR: BRICK - COMMONWEALTH (GENERAL SHADE) APPROVED ALTERNATE - M/S CHLOROKILL NAICHELZ (CHLOROKILL BRICK) APPROVED ALTERNATE - OLDE COLUMBIA (BORAL BRICK) MORTAR - "ANTIQUE BUFF" (COO6A)
- 3/8\" THICK MORTAR JOINTS, ASTM C-270, TYPE N.
- (2) 15# ROOFING FELT OVER ALL SUBSTRATES OR SEALED DENS GLASS. GOLD SHEATHING GROUP VOID SOLID # FENCE AND BELOW F.F. PROVIDE VAPOR BARRIER AS INDICATED.
- CONTINUOUS THROUGH WALL FLASHING, EPDM (BY W.R. GRACE) OR EQUAL AT BOTTOM OF WALLS & ABOVE OPENINGS. CUT FLASHING FLUSH WITH EXL. FACL. PROVIDE CELL VENT TYPE WEEPS ABOVE FLASHING @ 32\" O.C. MAX.
- HOHMANN & BARNARD, INC. HORIZ. REIN. ON CMJ FENCE HOHMANN & BARNARD, INC. DW-10 PS TRIANGULAR MT. WALL TIES (OR EQUAL) @ 16\" O.C. VERT. & AL. HORIZ. STUD SPACING, 14 GA. SEE SECTIONS & SPECS. ATTACH TO STUDS WITH (2) 10\" - 16 x 1 1/2\" SCREWS.
- (2F) = FILL COLOR: PAINT - SHERWIN WILLIAMS "ROYALTY" COOPER REDT/SW 2839 (SATIN FINISH)
- HARDIE PLANK: EMBOSSED GRAIN FINISH LAP SIDING WITH 6\" EXPOSURE. PAINT FIELD COLOR.
- HARDIE PANEL VERTICAL SIDING, BOARD & BATTEN @ 12\" O.C., PAINT PANEL & BATTENS PAINT FIELD COLOR.
- (2A) = ACCENT/TRIM COLOR: HARDIE CORNERS, FREEZE & TRIM - SHERWIN WILLIAMS "BALANCED BLIGHT" /SW 7037 (SATIN FINISH)
- HARDIE TRIM BOARDS, CORNICE, FREEZE & TRIM (SMOOTH FINISH) - PAINT SHERWIN WILLIAMS "BALANCED BLIGHT" /SW 7037 (SATIN FINISH)
- (3) FASCIA, RAFTERS, FURLINS AND BRACKETS: PAINT SHERWIN WILLIAMS "BALANCED BEIGE" /SW 7037 (SATIN FINISH)

- (4) PREFINISHED METAL COPING OR GRAVEL STOP & ROOFING: COLOR: COPINGS: FULL 24 GA. GALVANIZED/GALVALUME METAL COPINGS ONLY DOWNSPOUTS SHOULD BE GALVANIZED/GALVALUME ROOFING & REAR AWNING: GALVANIZED / GALVALUME MATERIAL SHALL BE 24 GAUGE, HOT DIPPED GALVANIZED STEEL, OR 0.032\" THICK ALUM. FINISH SHALL BE CYNAR 501 FLUOROCARBON COATING. ACCEPTABLE MANUFACTURERS ARE AS FOLLOWS:

- A. SPRIDGE MANUF. CO. HOUSTON, TX.
B. PAC-CLAD
C. MFCI
D. MCFLOY METAL CO., PEACHTREE CITY, GA.
E. APPROVED EQUALS WILL BE ACCEPTED

PROVIDE ALL RELATED ACCESSORIES: FLASHING, END CLOSURES, GUTTERS, DOWNSPOUTS, ETC. IN MATCHING COLOR. INSTALL ALL MATERIALS PER MANUF.'S RECOMMENDATIONS.

A MANUFACTURER'S WARRANTY AGAINST DISCOLORATION & WEATHER-TIGHTNESS WILL BE REQUIRED.

NOT A.J. ROOF PENETRATIONS & ACCESSORIES ARE SHOWN ON THIS DRAWING. IT IS THE RESPONSIBILITY OF THE G.C. TO INSTALL ITEMS INDICATED ELSEWHERE.

- (5) STOREFRONT WINDOWS & ENTRANCE DOORS (BRTTE WHITE - ORS781275)

ACCEPTABLE MANUFACTURER: KAWNEER. REFER TO SPECIFICATIONS. ALL GLAZING SHALL BE IN ACCORDANCE WITH THE FOLLOWING TABLE:

GLAZING - 1\" INSULATED LOW-E COATED ON #2 SURFACES

TYPE	LOCATION	TYPE & THICKNESS	U FACTOR	SHGC	VLT	VLR
LOW-E COATING	EXTERIOR SIDE	1/4\" TEMPERED	.24	.49	.63	.6
LOW-E COATING	INTERIOR SIDE	1/4\" TEMPERED				

CONTACT PERSON & QUALITY GLASS: JO-INNY DOSTER @ 706-548-4481

- (6) SELF-CLOSING & TEMPERED GLASS DRIVE-THRU WINDOW: ROUGH OPENING = 6'-0\" WIDE x 5'-8\" HIGH. QUICKSERV MODE, SC 4040 SELF-CLOSING HORIZ. SLIDER WINDOW. FIT INTO A "STOREFRONT" FRAME, MATCH STOREFRONT IN COLOR & GLAZING.

QUICKSERV-DIVISION OF MCF SYSTEMS CORP.
P.O. BOX 40466, HOUSTON, TX 77240-0466
P. 806-788-8307 F. 713-462-1936
STOREFRONT & SLIDER ALSO BY:
QUALITY GLASS P. 706-548-4481

G.C. AND STOREFRONT PROVIDER SHALL BE RESPONSIBLE FOR COORDINATION WITH THE OWNER REGARDING THE DIRECTION OF THE SLIDING WINDOW PRIOR TO ORDERING OR INSTALLING ANY MATERIALS.

- (7) GALVALUME 24 GA. CORRUGATED FINISH METAL ROOF (MRC, PRC, OR EQUIV.)
- (8) GALVANIZED METAL FINISH GOOSENECK FIXTURES ARE TO BE INSTALLED BY THE G.C.
- ALL SPECIFIED MATERIALS MUST BE INSTALLED PER MANUFACTURER'S REQUIREMENTS. ANY DISCREPANCIES OR CONFLICTS BETWEEN THE DRAWINGS AND THE MANUFACTURER'S REQUIREMENTS SHOULD BE IDENTIFIED BY THE CONTRACTOR PRIOR TO INSTALLATION AND DURING THE BID PHASE TO AVOID CHANGE ORDERS.
- (9) INTERIOR LADDER: PAINT BLACK
- (10) CUSTOM FIXED CLASSIC BARN DOORS CONSTRUCTED OUT OF HARDIPLANK TO MIMIC SIMPSON DOOR, MODEL #498/2, 3'-6\" WIDE BY 8'-0\" TALL. TRIM TO BE (2A). FIELD TO BE (2F). TRACK TO BE POWDER COATED BLACK. COORDINATE WITH ZFL FOR HARDWARE SPECIFICATIONS.
- (11) GLAZING, REFER TO SHEET A117
- (12) DOORS, REFER TO SHEET A115

**Board of Mayor and Aldermen**

6400 Stage Road
Bartlett, TN 38134

SCHEDULED**AGENDA ITEM**

Meeting: 09/22/20 06:00 PM

Department: Engineering

Category: Contract

Prepared By: John Horne

Department Head: John Horne

Contract for Fletcher Creek sewer system analysis.

The City of Memphis recently completed a study of Bartlett's Fletcher Creek Sewer System. The Engineering Department proposes to hire Barge Design Solutions to:

- 1) Study the City of Memphis reports, assumptions and conclusions.
- 2) Analyze the City of Memphis sewer model.
- 3) Develop conclusions regarding the flows and capacity of our Fletcher Creek Sewer System.

Barge Design Solutions submitted a proposal for these consulting services for \$49,840.00. The Engineering Department recommends awarding this contract to Barge Design Solutions in the amount of \$49,840.00.

Barge Design Solutions has performed work for the City of Bartlett on other projects. Attached is a copy of the proposal.

Funding is available in Account 312.48312.772.805.



Exhibit A
Scope of Services
Fletcher Creek Sewer Basin Model Study
for
The City of Bartlett, Tennessee

Background

The City of Bartlett's (the City) sewer flow from the Fletcher Creek Basin is conveyed and treated by the City of Memphis (Memphis). The City has been notified that Memphis will stop allowing flow from any new connections in the City's system without the City providing wet-weather storage to reduce peak wet-weather flows. This requirement has negatively impacted development opportunities for the City within the Fletcher Creek Basin. Therefore, the City would like to review the technical documents and hydraulic model which have led Memphis to this decision.

The City has requested Barge Design Solutions, Inc. (Barge) propose engineering services for:

- Reviewing relevant technical documents and the hydraulic model which have been provided by Memphis.
- Evaluating the basis and conclusions for restricting additional flow to the Fletcher Creek Interceptor based on the technical documents and hydraulic model.
- Determining if there are other viable alternatives which could be considered by the City and Memphis to address the peak wet-weather flows.

Task 1 – Project Management

Engineer will plan, manage, and execute the work in accordance with the schedule and budget established herein. The project management task will generally include the following activities:

- Kickoff Meeting – After receiving and reviewing the technical documents and hydraulic model from the City, the Barge project team will conduct a kickoff meeting to review the project scope, our proposed approach reviewing assumptions and conclusions, project schedule, and anticipated project deliverables. The kickoff meeting is our opportunity to confirm the City's expectations and goals for a successful project delivery.
- Perform general project management duties including supervising and coordinating the project team, monitoring of project progress, costs, schedule, and work to complete.
- Proposed Inter Jurisdictional Agreement (IJA) - Barge will review and provide technical feedback on a proposed IJA agreement that will be provided by the City.
- Progress Reports – Monthly progress reports will be submitted with invoices to summarize the ongoing project tasks, schedule, budget, outstanding issues, and status of deliverables.

Task 1 Meetings and Deliverables

Meetings:

1. Project kickoff meeting

Deliverables:

2. Monthly progress reports

Task 2 – Technical Document Review

This task includes review and analysis of the following technical documents:

- Wolf River and Cypress Creek Basins Sanitary Sewer System Model Analysis and Improvement Alternatives (Black and Veatch, Oct. 2018)
- Fletcher Creek Report (Black and Veatch, 2020)
- 1988 Inter Jurisdictional Agreement (IJA) and Addendum between the City and Memphis
- SARP Sanitary Sewer EQ Potential Property Overview Presentation (Black and Veatch, Dec. 2019)
- Fletcher Creek Flow Analysis and Modeling Results Presentation (Black and Veatch, July 2019)
- City of Memphis Flow Projections (Black and Veatch, 2017)

Barge will review technical data, analyses, and conclusions provided in the above listed documents. The following key items will be considered:

- Assumptions and approach resulting in Memphis' direction to the City regarding addition of flows.
- Consistency of assumptions across Memphis' sewer system geography.
- Review of the 1988 IJA and Addendum to summarize the obligations of the City to Memphis.

Following review, a Summary Memorandum will be prepared for the City that outlines areas which may bear additional investigation in the following tasks. A review meeting will be held with the City to discuss the findings and provide direction for future tasks.

Task 2 Meetings and Deliverables

Meetings:

1. Summary Memorandum Review Meeting

Deliverables:

2. Summary Memorandum of evaluation and analysis of technical documents (draft and updated memo based on review meeting)

Task 3 – Hydraulic Model Review

Barge will review the hydraulic model created for Memphis by Black and Veatch and provided to Barge on March 17, 2020. The following key items will be considered:

- Assumptions and procedures for creating the model.
- Review the basis for determining how much flow can be contributed by the City.
- Review the basin flow projections based on population growth to confirm a consistent application.

Following the model review, a Summary Memorandum will be prepared for the City that describes the findings. Based on the evaluation of the technical documents and hydraulic model, Barge may propose up to 3 conceptual alternatives to the wet-weather storage proposal by Memphis in the Summary Memorandum. Based on the City's direction and approval for these three conceptual alternatives, Barge will investigate the feasibility of each option under a separate task order. A review meeting will be held with the City to discuss the findings and provide direction for future tasks.

Task 3 Meetings and Deliverables

Meetings:

1. Summary Memorandum Review Meeting

Deliverables:

2. Summary Memorandum of evaluation and analysis of hydraulic model (draft and updated memo based on review meeting)

Task 4 – Modeling of Wolf River Fletcher Creek Basin 1 Pump Station

Barge will model the City's proposal to decommission the Wolf River Fletcher Creek Basin 1 pump station which currently drains into Wolf River Fletcher Creek Lateral E Basin 2 and allow the flow to drain through a proposed new gravity sewer in Wolf River Fletcher Creek Basin 1. This modeling will help determine the impact of removing the Wolf River Fletcher Creek Basin 1 pump station from service and eliminating the basin flow from the Wolf River Fletcher Creek Lateral E Basin 2. The pump station and force main are not part of the model that was provided. In order to model this scenario, Barge needs to obtain the pump curves and pump station runtimes. The City will provide run time recorders at requested locations. The City will gather data for 2 months to track flows. The flow will be subtracted from the loading at MF-16 in the model (which is a boundary condition and includes the pump station flow) to simulate the impact of removing the Wolf River Fletcher Creek Basin 1 pump station from service and eliminating the basin flow from the Wolf River Fletcher Creek Lateral E Basin 2. A review meeting will be held with the City to discuss the findings and provide direction for future tasks.

Task 4 Meetings and Deliverables

Meetings:

1. Summary Memorandum Review Meeting

Deliverables:

2. Summary Memorandum of model results (draft and updated memo based on review meeting)

Task 5 – Fletcher Creek Sewer Basin Model Study Workshop

Barge will conduct one workshop to discuss the City's comments on the memoranda from Tasks 2, 3, and 4. Prior to this meeting, the City shall provide any comments on previous deliverables, so any clarifications can be discussed during the workshop.

Barge will participate in two meetings between the City and Memphis to discuss the findings of this project and the alternative solutions. After the meetings with Memphis, a final version of the three memos will be provided to the City.

Task 5 Meetings and Deliverables

Meetings:

1. Fletcher Creek Sewer Basin Model Study Workshop
2. Two meetings with the City and Memphis

Deliverables:

3. Final Memoranda from Task 2, 3 and 4.

Assumptions

- All technical documents listed above under Task 2 will be provided by the City for Barge review
- The City will provide two years of SCADA data for the Wolf River Fletcher Creek Basin 1 pump station including runtimes and flow data
- The City will provide valid pump curves or recent drawdown test results for the Wolf River Fletcher Creek Basin 1 pump station to determine actual duty point

Compensation

Client agrees to pay Barge for time worked on the project by various personnel plus applicable outside services and other expenses properly charged to the project in accordance with the Schedule of Standard Charges included in Exhibit B of the Agreement. The cost to complete for the scope of work as defined in the tasks above is estimated to be \$49,840.00, a breakdown of this budget by task is included in the table below. The budget status will be summarized monthly in our progress report and invoice submittal.

Task	Fee
1. Project Management	\$10,125
2. Technical Document Review	\$13,945
3. Hydraulic Model Review	\$14,800
4. Modeling Review	\$6,810
5. Fletcher Creek Sewer Basin Model Study Workshop	\$4,260
Total Engineering Services	\$49,840

Barge will keep Owner informed of progress so that the budget and/or work effort can be adjusted if deemed necessary. Barge is not obligated to incur costs beyond the indicated budgets, as may be adjusted, nor is Owner obligated to pay Barge beyond these limits. When any budget has been increased, Barge's excess costs expended prior to such increase will be allowable to the same extent as if such costs had been incurred after the approved increase.

Project Schedule

The established fee is based on a total project duration of approximately 24 weeks.

**Board of Mayor and Aldermen**

6400 Stage Road
Bartlett, TN 38134

SCHEDULED**AGENDA ITEM**

Meeting: 09/22/20 06:00 PM

Department: Police

Category: Purchase

Prepared By: Juliea Goodman

Department Head: Jeff Cox

Purchase 17 in-car tablets.

QUOTE CONFIRMATION



DEAR BILLY HINER,

Thank you for considering CDW•G for your computing needs. The details of your quote are below. [Click here](#) to convert your quote to an order.

QUOTE #	QUOTE DATE	QUOTE REFERENCE	CUSTOMER #	GRAND TOTAL
LQGN035	9/9/2020	LNXC027	6042643	\$35,291.83

QUOTE DETAILS				
ITEM	QTY	CDW#	UNIT PRICE	EXT. PRICE
Panasonic Toughbook A3 - tablet - Android 9.0 (Pie) - 64 GB - 10.1" Mfg. Part#: FZ-A3AABAEAM Contract: Sourcewell 081419#CDW Technology Catalog/NSA (081419-CDW)	17	6152322	\$1,765.98	\$30,021.66
Panasonic Protection Plus - accidental damage coverage - 3 years Mfg. Part#: FZ-SVCTPNF3YR UNSPSC: 81111811 Electronic distribution - NO MEDIA Contract: Sourcewell 081419#CDW Technology Catalog/NSA (081419-CDW)	17	4620255	\$310.01	\$5,270.17

PURCHASER BILLING INFO		SUBTOTAL	\$35,291.83
Billing Address: CITY OF BARTLETT ACCTS PAYABLE 6400 STAGE RD BARTLETT, TN 38134-3710 Phone: (901) 385-6400 Payment Terms: Net 30 Days-Govt State/Local		SHIPPING	\$0.00
		SALES TAX	\$0.00
		GRAND TOTAL	\$35,291.83
DELIVER TO Shipping Address: CITY OF BARTLETT BILLY HINER 6400 STAGE RD BARTLETT, TN 38134-3710 Phone: (901) 385-6400 Shipping Method: DROP SHIP-GROUND		Please remit payments to: CDW Government 75 Remittance Drive Suite 1515 Chicago, IL 60675-1515	

Need Assistance? CDW•G SALES CONTACT INFORMATION



Trenton Kirchmeier

(877) 325-8220

trenkir@cdwg.com

This quote is subject to CDW's Terms and Conditions of Sales and Service Projects at <http://www.cdwg.com/content/terms-conditions/product-sales.aspx>
For more information, contact a CDW account manager

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Attachment: LQGN035 (2843 : In-Car Computer Tablet Purchase)

**Board of Mayor and Aldermen**

6400 Stage Road
Bartlett, TN 38134

SCHEDULED**AGENDA ITEM**

Meeting: 09/22/20 06:00 PM
Department: Administration
Category: Agreement
Prepared By: Penny Medlock
Department Head: Mark Brown

Virtual Board of Mayor and Aldermen Meetings during the month of October.

Determination of meeting by electronic means is necessary to protect the public, health, safety and welfare of citizens in light of the COVID-19 pandemic. Pursuant to Tennessee Code Annotated, Section 8-44-102 and Gubernatorial Executive Order No. 60, extending Executive Order No. 16, these meetings will provide real-time, live stream viewing on the City's Facebook page. Previously submitted written public comments received by the Friday prior to the meeting can be read into the record during the meeting. The minutes and recording of the meetings will be made available within two days of the meeting.

**Board of Mayor and Aldermen**

6400 Stage Road
Bartlett, TN 38134

SCHEDULED

Meeting: 09/22/20 06:00 PM
Department: Administration
Category: Agreement
Prepared By: Penny Medlock
Department Head: Mark Brown

AGENDA ITEM

Permit Virtual Boards and Commission Meetings during the month of October.

If deemed necessary to meet, Boards and Commissions may be held by electronic means to protect the public, health, safety and welfare of citizens in light of the COVID-19 pandemic. Pursuant to Tennessee Code Annotated, Section 8-44-102 and Gubernatorial Executive Order No. 60, extending Executive Order No. 16, these meetings will provide real-time, live stream viewing on the City's Facebook page. Previously submitted written public comments received prior to the meeting can be read into the record during the meeting. The minutes and recording of the meetings will be made available within two days of the meeting.



Board of Mayor and Aldermen

6400 Stage Road
Bartlett, TN 38134

SCHEDULED

RESOLUTION (ID # 2841)

Meeting: 09/22/20 06:00 PM

Department: Finance

Category: Presentation

Prepared By: Dick Phebus

Initiator: Dick Phebus

Sponsors:

DOC ID: 2841

Resolution 28-20, a resolution accepting the “Safety Partners” matching grant from Public Entity Partners and amending the FY2021 General Fund.

WHEREAS, the City of Bartlett has received notice of approval for the 2020-2021 “Safety Partners” matching grant program, and

WHEREAS, Public Entity Partners will, upon receipt of documented expenditures, provide up to \$4,000 in grant proceeds reimbursements for at least \$8,000 in expenditures, and

WHEREAS, the City of Bartlett now seeks to participate in this important program.

NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF BARTLETT, the following:

SECTION 1. That the City of Bartlett hereby accepts the \$4,000 matching grant for a “Safety Partners” Matching Grant Program through Public Entity Partners.

SECTION 2. That the City of Bartlett FY 2020 General Fund operating budget is amended by increasing revenue line item 110.30000.36907 by \$4,000 and expenditure line item 110.42300.939 by \$4,000 to provide a matching sum to serve as a match for any monies provided by this grant

Adopted this day of September 22, 2020.

W.C. Pleasant, Register to the
Board of Mayor and Aldermen

A. Keith McDonald, Mayor

Penny Medlock, City Clerk