



City of Bartlett
David Parsons, Mayor

DESIGN REVIEW COMMISSION AGENDA

Tuesday, January 16, 2024 – 6:30 P.M.

Bartlett City Hall Assembly Chamber

Opening Prayer

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

Minutes of the Tuesday, December 19, 2023 Meeting

NEW BUSINESS

Site Plan

1. Meat Shop, 7771 Highway 70 (Neeraj Kumar, Design Group LLC)

Neeraj Kumar, with Design Group LLC, is requesting Design Review Commission approval of a Site Plan for a meat shop at 7771 Highway 70. The Design Review Commission will review the Site Plan to include the following: building color(s), materials of building, landscaping, trash collection areas, and building elevations.

Discussion

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

Adjourn



City of Bartlett, Tennessee Design Review Commission Staff Report

Site Plan

Shamali Subdivision, Lot 1

DATE: January 16, 2024

STAFF: Kim Taylor, Planning Director; Sam Harris, Senior Planner; Leslie Brock, Planner; Max Pedro-Gomez, Land Development Engineer; Trey Arthur, Code Enforcement Director

SUBJECT: Site Plan Application Review

APPLICANT: Neeraj Kumar, Deisgn Group, LLC

SITE LOCATION: 7771 Highway 70

SITE ACREAGE: .98 acres

ZONING: "C-H" Highway Business District

LOTS: 1

INTRODUCTION:

Mr. Neeraj Kumar with the Design Group LLC is requesting Design Review Commission approval of a Site Plan for a retail building. The subject property is located at 7771 Highway 70. The property is located within the "C-H" Highway Business District.

BACKGROUND:

On January 2, 2024, the Planning Commission approved the Site Plan applications for the Shamali Subdivision. The details of the approved site plan were as follows:

Site Data	
Site Area:	.98 acres/42,688.8 square feet
Total Required Spaces: (One space for each 200 square feet of non-storage first floor area)	18
Total Proposed Parking Spaces:	16
Handicap Accessible:	1 Van accessible
Regular:	15
Proposed Building Area:	3,500 square feet
Greenspace/Openspace:	59%
Building Height:	One story

DISCUSSION:

The specific request by the applicant is for the approval of building elevations, landscaping, and lighting details as follows:

Elevations: The front of the building is the north elevation, which also serves as the main entrance to the building. The south elevation is the rear of the building. All four elevations of the building will consist of a brick façade. The south, west, and east elevations will be Acme “Academy Gray” brick with 2 brick accent bands in Acme “Manganese”. The front elevation consists of Acme Brick in both “Academy Gray and “Brookshire” colors with accent bands in Acme “Manganese”. A faux tower wall in Acme “Brookshire” brick frames the front entrance. The same brick will cover the front corners of the building. A metal awning painted Sherwin Williams “Inkwell” (SW 5458) will be above the storefront windows and main entrance doors. The door and window, as well as the accent windows on the front and east elevations are aluminum painted Sherwin Williams “Cyberspace” (SW 7076) with clear glass. All four elevations have EIFS cornice with metal coping in Sherwin Williams “Tricorn Black” (SW 6258). Downspouts will be painted Sherwin Williams “Tricorn Black” (SW 6258). The rear elevation will have a metal personnel door painted Sherwin Williams “Cyberspace” (SW 7076) and a service ladder with cage.

Dumpster Enclosure: The dumpster enclosure is located at the rear of the building on the west side of the property. The dumpster enclosure will consist of brick to match the building elevation with PVC panel gates attached to a steel frame. The enclosure will be screened with shrubs.

Mechanical: All mechanical units will be located on the roof screened by a parapet wall.

Landscaping: The majority of the proposed landscaping will be located around the perimeter of the parking lot with some landscaping around the perimeter of the outdoor sitting area. Existing landscape on the property will be incorporated into the site plan. The proposed landscape planting are as

follows: 2 “Allee” Elm, 1 White Oak, 3 Cherrybark Oak, 3 “Autumn Gold” Ginko, 4 “Australis” Bay Magnolia, 11 “Little Gem” Magnolia, 11 “Brodie” Juniper, 3 “Green Mountain” Boxwood, 3 White Loropetalum, 22 Compact Holly, 50 Willowleaf Holly, 15 “Emerald Heights” Distylium, 103 “Harbor” Dwarf Nandina, 15,000 square yards of Bermuda, and seasonal color.

Lighting: The proposed lighting fixtures will be: 7 Lithonia RSX1 4K LED on 16 foot dark bronze square poles lighting the parking area, 2 Lithonia WPX 1 P1 4K LED wall packs in dark bronze on the west elevation, 2 Lithonia WPX 1 P2 4K LED wall packs in dark bronze on the east elevation, and a Dual Lite 6.5K LED emergency light at the rear. On the front elevation and at the front of the east and west elevations there are 6 Lithonia OLLWU 4K LED wall sconces in dark bronze.



Recommendation: Approval with Conditions.

Planning Comments:

1. The applicant states the base will be 2 feet from grade. Combined with the 16 foot pole and fixture will yield a maximum fixture height of 18.5 feet.

Planning Conditions:

1. The applicant shall add Streetscape/Landscape Plate 23 A, B, or C template to the Site Plan along Highway 70 taking care to avoid the utility easement. Staff recommends utility friendly trees due to the power lines at the street.
2. The applicant shall add steel drop pins to the dumpster enclosure gates.

3. The applicant shall replace the 6.5K LED emergency light with 4K LED emergency light.
4. The applicant shall provide a light pole detail diagram for all six proposed light pole fixtures, which shall include base, pole, and fixture. The maximum height for the proposed light pole, base and fixtures shall not exceed 25 feet in height from the top of grade.
5. All proposed signage shall be submitted on a separate application to the Design Review Commission.
6. The owner/applicant shall identify all utilities on site by contacting Tennessee One Call at 811 before commencing any site work.
7. The owner/applicant shall be responsible for the maintenance of the fence and landscaping in perpetuity. Should existing landscaping suffer loss, the property owner shall replace with same or similar plantings.
8. Owner/applicant shall be present at the meetings in order to make decisions relative to any changes that may be suggested by the Design Review Commission.

Engineering Conditions:

General:

1. A Commercial Subdivision Plan contract will be required and will be prepared by Engineering and submitted to the developer/engineer for review to cover the fees to be paid to the City of Bartlett. The Developer's name on the Construction Plans must match the Developer's name on the Bond & Contract.
2. All new utilities shall be underground.
3. All mark-ups and corrections shall be addressed on the revised plans.

Plat:

4. ROW dedication of 57' from the centerline will be required, this shall be called out as "To be dedicated to the City of Bartlett."
5. Any public easements for utilities shall also be shown

Site Plan:

6. Construction plans will be required.
7. Construction of a paved shoulder of an additional 10' wide will be required on HWY 70. This additional asphalt section shall be full depth pavement, consistent with the existing roadway, and must conform to TDOT standards. This shall be added to the construction plans with TDOT approval. This shall be coordinated with TDOT as this is a state route.
8. The driveway on HWY 70 will require a TDOT permit. A construction detail shall be added to the plans.
9. Utility work in HWY 70 will require a TDOT permit.

Sewer Plan:

10. The existing sewer line along HWY 70 shall be shown on the drawings, and the Developer's engineer is responsible for insuring that the sewer is deep enough to provide sewer service for the desired building's location.
11. Since this project is located in the Fletcher Creek Sewer Basin new tap approval is dependent on developer receiving written approval from the City of Memphis for sewer connection. Developer's engineer will be responsible for establishing if an existing tap is in place. If no tap exists then the developers engineer shall work with City of Memphis on holding tank design and approval.

Water Plan:

12. Developer's engineer will be responsible for establishing if an existing tap is in place. If not, a new 2" Water Service will be required. Applicant must request and purchase a Water Meter. The water tap will need to be a reverse tap.
13. An 8" water line is available across the street and/or directly behind the property. It may be necessary to loop these for the required Fire flows. This would require HWY 70 to be bored. In addition, a 12" waterline will need to be installed across the entire frontage on Hwy 70. Certified as-builts will be required on the public water.
14. An additional fire hydrant may be required on site.
15. Fire protection must be approved by the City of Bartlett Fire Marshall.

Grading and Drainage and Detention Plan:

16. Detention will be required.
17. Applicant's engineer shall submit the stamped and signed detention calculations for the proposed detention basin and show the 'pre' and the 'post' runoff for the 2, 5, 10, 25-year storms.
18. A structure table and pipe table must be labeled to show public and private drainage lines.
19. There is an existing blue line stream along the south property line. The storm water ordinance requires a minimum buffer of 30' from the stream in all locations with an overall average of 60'. This stream buffer shall be drawn in and hatched as non-buildable area on both sides of the existing blue line stream.

Erosion Control Plan:

20. The Engineer shall prepare and submit a SWPPP to TDEC with a copy sent to the City of Bartlett Engineering Department.
21. Once TDEC has issued the Notice of Coverage (NOC), a copy shall be sent to the City of Bartlett Engineering Department.
22. Metal posts with wired backed fence are required on the proposed silt fences.

**Bartlett Planning and
Economic Development Department**
6400 Stage Road, P.O. Box 341148
Bartlett, TN 38184-1148
901-385-6417 FAX 901-385-6419
www.cityofbartlett.org

Application for Site Plan Approval to the Bartlett Design Review Commission

Project Name Meat Shop

Project Address 7771 US Highway 70, Bartlett, TN

Owner/Developer Contact Marwar Shamli

Company Name _____

Address _____

Phone: _____ Fax: _____ E-mail: _____

Architect Contact Neeraj Kumar / Abdel Wasfy

Company Name Design Group LLC

Address 9000 Forest Hill Irene Cove, Germantown TN 38139

Phone: 901-603-8765 Fax: _____ E-mail: nkumar@designgroupmemphis.com

Engineer Contact David Bray

Company Name Bray Firm

Address 2950 Stage Plaza North Bartlett, TN

Phone: _____ Fax: _____ E-mail: dgbay@comcast.net

Submitted by Neeraj Kumar  Jan 05 / 2024
(printed name) (signature) (date)

X Attach a checked-off “**Site Plan Checklist**” and **fifteen (15)** sets of your application.

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

X 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.

X Include a fee of \$ 400.00 with this application (check payable to the City of Bartlett).

INCOMPLETE APPLICATIONS WILL NOT BE PROCESSED

Site Plan Checklist

Bartlett Design Review Commission

The design of new buildings shall be compatible with the general character of the existing surroundings. Site plan applications will be reviewed for compatibility of landscaping, exterior materials, exterior colors, architectural style, scale, proportion, mass, and details. Diversity is acceptable to the extent that compatibility can be demonstrated. The applicant must explain the design to the Commission to demonstrate compatibility. A rendering and full, clear color exterior samples are required.

1. Basic Submittals

- ☒ a. * Site plan.
- ☒ b. * Building elevations (all four) and a color rendering of the building.
- ☒ c. Floor area (square feet) in buildings.
- ☒ d. One PDF file of items indicated herein by an asterisk (*), for display at the Design Review Commission meeting.

2. Landscaping

- ☒ a. * Landscaping plan.
- ☒ b. Identification of all existing trees, denoting those to remain and those to be removed; with grading shown to save trees where possible.
- ☒ c. Proposed new trees, shrubs, and ground covers, shown graphically with plant common names and size.
- ☒ d. Adequate landscape screening along property lines where required.
- ☒ e. Grass strip between sidewalk and street curb.
- ☐ f. Street trees on all commercial and residential site plans reviewed by the Commission, in accordance with the Bartlett Tree and Landscape Ordinance.
- ☒ g. Parking lot planters.

3. Exterior Lighting

Provide details on the following:

- ☒ a. Location
- ☒ b. Height
- ☒ c. Style of Fixtures
- ☒ d. * Photometric Plan with design and arrangement to prevent intrusion on adjoining property and streets.
- ☒ e. Bulb Temperature not to exceed 4K

4. Trash Collection Areas

- ☒ a. Type and location indicated on plan.
- ☒ b. Trash receptacles in accordance with Bartlett Codified Ordinance 17-103. (Ask for dumpster enclosure drawings.)

5. Gas And Electric Meters And Transformer Locations

- ☒ a. Locations shown in rear of commercial project in accessible area.
- ☒ b. Screening of all meters.
- ☒ c. Water meter location.

6. Mechanical Units, Vents (Plumbing Heating, etc.).

- ☒ a. Location
- ☒ b. Screening required

7. Exterior Material

- | | Roofing | Exterior |
|--|--|--------------|
| ☒ a. Material | <u>Please Refer to drawings, _____</u> | |
| ☒ b. Colors | <u>Sheet no. A300.1 and A301.1</u> | <u>_____</u> |
| ☒ c. Large samples of colors and materials must be presented at the meeting. | | |

8. Plans shall be sealed, signed and dated by an architect or engineer that is registered in the State of Tennessee.

9. Owner must arrange for debris and mud to be kept from the streets during construction or the City will remove it and charge the owner.

DESIGN GROUP, LLC.

1255 Lynnfield Road, Suite 226
Memphis, Tennessee 38139
Telephone: 901.603-8765

E-Mail: nkumar@designgroupmemphis.com



MEAT SHOP

7771 US HIGHWAY 70
BARTLETTE, TN

DRC REVIEW SET



LIST OF DRAWINGS

CS001	COVER SHEET
LANDSCAPE:	
L1.1	PLANTING NOTES & DETAILS
L1.2	PLANTING PLAN
ARCHITECTURAL:	
A100	SITE PLAN
A100b	DUMPSTER DETAIL
A300	ELEVATIONS
A300.1	COLORLED ELEVATIONS
A301	ELEVATIONS
A301.1	COLORLED ELEVATIONS
ELECTRICAL:	
E101	SITE PHOTOMETRIC PLAN
E102	PARKING AREA PHOTOMETRIC PLAN
E103	SITE PLAN-ELECTRICAL
E104	FIXTURE DETAILS-ELECTRICAL

VICINITY MAP



SHEET NUMBER

CS001

NOTES :

- SETBACKS
 - MIN. FRONT- 60 FEET
 - MIN SIDE YARD- NONE
 - MIN. REAR- 20 FEET
- THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA PER FEMA FLOOD MAP #47157C0270F SEPTEMBER 28, 2007.
- IF SETTLEMENT OCCURS ALONG ANY OF THE THE PUBLIC EASEMENTS WITHIN THE PRIVATE PROPERTY, THE OWNER SHALL BE RESPONSIBLE FOR ALL REPAIRS. IN THE EVENT THAT "PUBLIC WORKS" HAS TO EXCAVATE TO REPAIR A LEAK IN A PUBLIC LINE, "PUBLIC WORKS" SHALL BE RESPONSIBLE FOR EXCAVATION, BACKFILL, COMPACTION AND BRINGING THE AFFECTED AREA UP TO GRADE WITH APPROPRIATE SUB-BASE MATERIAL, BUT THE OWNER SHALL BE RESPONSIBLE FOR ALL FINISH WORK INCLUDING, BUT NOT LIMITED TO ASPHALT, CONCRETE AND LANDSCAPING.
- DRIVEWAYS AND OTHER PERMANENT STRUCTURES/IMPROVEMENTS SHALL NOT BE PLACED IN SEWER, WATER, OR DRAINAGE EASEMENTS OR OVER SEWER AND WATER SERVICES LOCATED ON PRIVATE PROPERTY.
- THE CITY SHALL HAVE INGRESS/ EGRESS RIGHTS TO USE PRIVATE DRIVES AND YARDS FOR THE PURPOSE OF MAINTAINING ALL PUBLIC UTILITIES AND SHALL BEAR NO RESPONSIBILITY FOR THE MAINTENANCE OF SAID DRIVES AND YARDS.
- ALL NEW UTILITIES SHALL BE UNDERGROUND.

SITE DATA:

PROPOSED USE:	RETAIL
SITE AREA:	0.98 ACRES
BUILDING SIZE:	3500 S.F. STORE
FAR:	0.08
REQUIRED GREENSPACE:	35%
PROVIDED GREENSPACE:	59%
PARKING REQUIRED:	18 SPACES
PARKING PROVIDED:	18 SPACES (1 ADA)

KEITH B. WRIGHT
INST. # 21141399

TWIN OAKS
PLAZA
INST. #FP 4645

LOT 8

MISTY MEADOWS S/D
P.B. 140, PG. 149

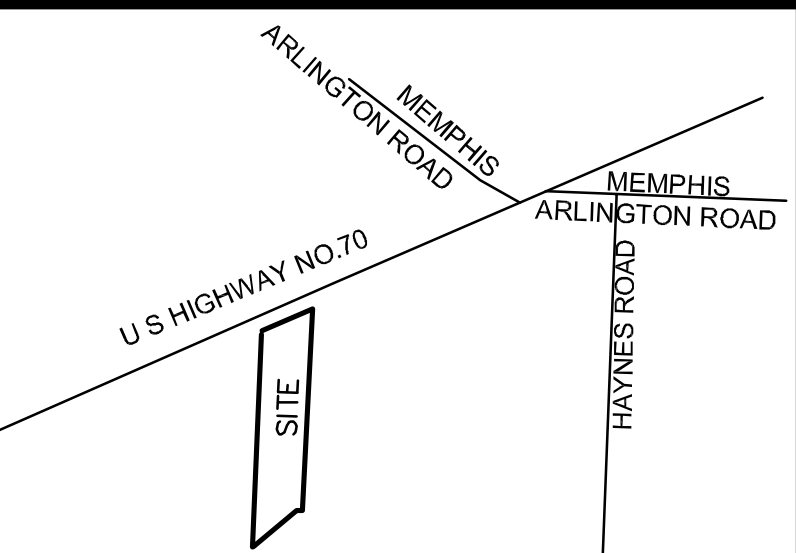
CHARBON LN
(50' R.O.W.)

LOT 7

CHANEY LANE
(50' R.O.W.)

CABLE HOLDCO II INC.
INST. # 06160190

VICINITY MAP n.t.s.



Pavement recommendations:

The recommendations for pavement sections are as follows:

FLEXIBLE PAVEMENT

HEAVY DUTY PAVEMENT:

- 1.0 inches wearing course Hot Mix Asphaltic Concrete
- 2.0 inches binder course Hot Mix Asphaltic Concrete
- 8.0 inches Soil Cement Base or
- 10.0 inches Crushed Stone Base

LIGHT DUTY PAVEMENT (parking area)

- 1.0 inches wearing course Hot Mix Asphaltic Concrete
- 2.0 inches binder course Hot Mix Asphaltic Concrete
- 6.0 inches Soil Cement Base or
- 8.0 inches Crushed Stone Base

RIGID PAVEMENT

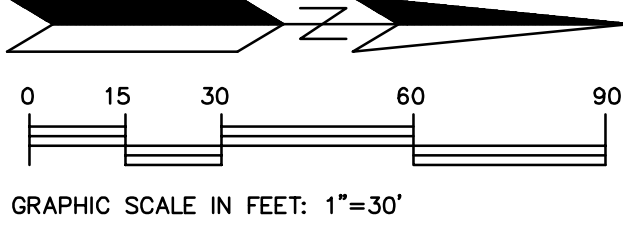
HEAVY DUTY:

- 6.0 inches Portland Cement Concrete
- 6.0 inches Granular Sub Base

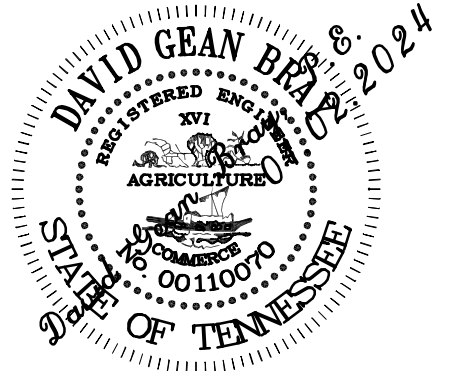
LIGHT DUTY

- 5.0 inches Portland Cement Concrete
- 6.0 inches Granular Sub Base (optional)

Dumpster areas and truck loading areas shall have be 7.0 inches.



REVISIONS		
ITEM NO.	DESCRIPTION OF CHANGE	DATE APPROVED
SHAMALI SUBDIVISION		
DEVELOPER: MARWAN AND HANEEN SHAMALI		
ENGINEER: THE BRAY FIRM		



DIVISION OF ENGINEERING		
SITE PLAN		
BARTLETT, TENNESSEE		
SURVEY: TBF	DATE: 12-2022	BOOK: _____
DESIGN: TBF	DATE: 11-2023	SCALE 1"=30'
REVIEWED BY _____		
CITY ENGINEER _____	DATE _____	

GENERAL PLANTING NOTES:

- SUBSTITUTIONS: DO NOT MAKE SUBSTITUTIONS WITHOUT PRIOR OWNER AND LANDSCAPE ARCHITECT APPROVAL. SHOULD IT BE NECESSARY TO MAKE SUBSTITUTIONS, SUBMIT A LETTER TO THE OWNER AND LANDSCAPE ARCHITECT STATING REASON AND ANY DIFFERENCE IN PRICE RESULTING FROM SUCH SUBSTITUTIONS. WRITTEN AUTHORIZATION FROM OWNER AND LANDSCAPE ARCHITECT IS REQUIRED PRIOR TO PROCEEDING WITH SUBSTITUTIONS.
- ALL PLANTINGS TO REMAIN THREE FEET (3') CLEAR OF ANY FIRE HYDRANT. FIRE HYDRANTS TO HAVE A SIX FOOT (6') DIAMETER CLEAR AREA. CONTRACTOR (INSTALLER) TO NOTIFY LANDSCAPE ARCHITECT OF ANY PROPOSED PLANTINGS WHICH CONFLICT WITH THIS SIX FOOT (6') DIAMETER CLEAR AREA. PROPOSED PLANTINGS WILL BE ADJUSTED AS REQUIRED.
- THE QUANTITIES OF PLANT MATERIAL SHOWN ON PLAN ARE TO SUPERSEDE THOSE LISTED IN THE PLANT MATERIAL SCHEDULE. THE CONTRACTOR (INSTALLER) SHALL CONFIRM QUANTITIES OF PLANT MATERIAL AS SHOWN PER PLAN.
- PLANTS DESIGNATED "B&B" IN THE PLANT SCHEDULE SHALL BE BALLED AND BURLAPPED. THEY SHALL BE DUG WITH FIRM, NATURAL BALLS OF EARTH OF SUFFICIENT DIAMETER AND DEPTH TO ENCOMPASS THE FIBROUS AND FEEDING ROOT SYSTEM NECESSARY FOR FULL RECOVERY OF THE PLANT. BALLS SHALL BE FIRMLY WRAPPED WITH HEMP BURLAP OR SIMILAR MATERIAL AND BOUND WITH TWINE OR CORD.
- USE ONLY "HEMP" BURLAP AND TWINE. DO NOT USE PRESERVED BURLAP OR TWINE. REMOVE ALL HEMP TWINE ATTACHED TO THE TREE TRUNK AFTER PLANTING.
- ROOT BALLS SHALL HAVE A MINIMUM DIAMETER IN FEET EQUAL TO TEN INCHES (10") PER CALIPER INCH OF THE TREE TO BE TRANSPLANTED.
- THE BALLS OF "B&B" PLANTS WHICH CANNOT BE PLANTED IMMEDIATELY UPON DELIVERY SHALL BE COVERED WITH MOIST SOIL, MULCH OR OTHER PROTECTION FROM DRYING WINDS AND SUN. THE CONTRACTOR (INSTALLER) SHALL WATER ALL PLANTS AS NECESSARY, UNTIL PLANTING.
- NO PLANT SHALL BE BOUND WITH WIRE OR ROPE AT ANY TIME SO AS TO DAMAGE THE BARK, BREAK BRANCHES OR DISFIGURE/DESTROY ITS NATURAL SHAPE.
- HANDLE ALL PLANTS SO THAT ROOTS ARE ADEQUATELY PROTECTED AT ALL TIMES. DURING SHIPMENT, PROTECT THE ENTIRE PLANT WITH TARPAPLINS OR OTHER SUITABLE COVERING. PLANT MATERIAL SUFFERING FROM WIND BURN OR OTHER WIND DAMAGE IS NOT ACCEPTABLE.
- NO MATERIAL REQUIRED TO BE BALLED AND BURLAPPED SHALL BE ACCEPTED IF THE BALL IS CRACKED OR BROKEN (EITHER BEFORE OR DURING THE PROCESS OF PLANTING) OR IF BURLAP, STAVES, ROPES OR PLATFORM HAVE BEEN REMOVED.
- PRIOR TO THE EXCAVATION OF PLANT PITS AND DRIVING OR PLACING OF STAKES OR DEADMEN, THE CONTRACTOR (INSTALLER) SHALL LOCATE ALL ELECTRIC CABLES, CONDUITS, UTILITY LINES, ETC. AND TAKE PROPER PRECAUTIONS TO PREVENT DAMAGE TO SUCH SUBSURFACE IMPROVEMENTS. IN THE EVENT THAT ANY UTILITIES ARE DISTURBED, THE CONTRACTOR (INSTALLER) SHALL PROMPTLY NOTIFY THE PROJECT MANAGER, FOR LINE LOCATIONS CALL 811 OR VISIT: WWW.CALL811.COM
- CONTRACTOR (INSTALLER) SHALL ENSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.
- CONTRACTOR (INSTALLER) SHALL VERIFY THAT REQUIRED UNDERGROUND UTILITIES ARE AVAILABLE, IN PROPER LOCATION AND READY FOR USE.
- NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY OF ALL UNSATISFACTORY DRAINAGE OR SOIL CONDITIONS. OBTAIN APPROVAL OF METHOD OF CORRECTION BEFORE CONTINUING THE AFFECTED PORTION OF THE WORK. ALTERNATE PLANT LOCATIONS MAY BE SELECTED BY LANDSCAPE ARCHITECT. CONTRACTOR (INSTALLER) TO PREPARE SUCH ALTERNATE PLANT PITS AT NO ADDITIONAL COST TO OWNER.
- BEGINNINGS INSTALLATION MEANS ACCEPTANCE OF EXISTING CONDITIONS..
- ANY SERIES OF TREES OR SHRUBS TO BE PLACED IN A PARTICULAR ARRANGEMENT WILL BE FIELD CHECKED FOR ACCURACY BY LANDSCAPE ARCHITECT. RELOCATE ANY PLANTS INCORRECTLY ARRANGED AS DIRECTED BY THE LANDSCAPE ARCHITECT.
- PRE-EMERGENT HERBICIDE (TREEPLAN OR APPROVED EQUAL) SHALL BE APPLIED (IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS) TO ALL PLANT BEDS PRIOR TO PLANTING FOR NOXIOUS WEED CONTROL.
- ALL PLANTING BEDS SHALL BE EXCAVATED TO RECEIVE A MINIMUM 3" DEEP LAYER OF MULCH.
- CONTRACTOR (INSTALLER) SHALL PROVIDE A WARRANTY ON THE WORK OF THIS SECTION FOR A MINIMUM OF ONE (1) YEAR, INCLUDING ONE (1) CONTINUOUS GROWING SEASON. WARRANTY SHALL COMMENCE ON DATE OF FINAL ACCEPTANCE
- CONTRACTOR (INSTALLER) SHALL PROVIDE SUPPLEMENTAL WATERING DURING THE ONE (1) YEAR WARRANTY PERIOD AS NECESSARY FOR VIGOROUS PLANT HEALTH.
- ALL PLANTING BEDS ARE TO BE ROTO-TILLED TO A MINIMUM OF 12 INCHES (12") DEEP. AMEND EXISTING SOIL WITH A COMPOSTED ORGANIC MATTER TO BRING THE ORGANIC CONTENT OF THE SOIL TO A FIVE PERCENT (5%) DRY WEIGHT.
- IN AREAS WHERE BEDS ARE TO BE CREATED OR TREES INSTALLED IN EXISTING TURF, TURF IS TO BE REMOVED PRIOR TO CONSTRUCTION OF THE BED OR EXCAVATION OF THE TREE PIT.
- TREE PLANTING PITS: AMEND EXISTING SOIL WITH A COMPOSTED ORGANIC MATTER TO BRING THE ORGANIC CONTENT OF THE BACKFILL TO A FIVE PERCENT (5%) DRY WEIGHT.
- LABEL AT LEAST ONE TREE, PLANT AND GROUNDCOVER OF EACH VARIETY WITH A WATER-PROOF TAG BEARING LEGIBLE DESIGNATION OF BOTANICAL AND COMMON NAME EITHER SECURELY ATTACHED OR INSTALLED ADJACENT TO PLANT.
- DO NOT REMOVE LABELS ATTACHED TO PLANT MATERIAL UNTIL DIRECTED TO DO SO BY THE LANDSCAPE ARCHITECT.
- DIMENSIONS FOR HEIGHT, SPREAD AND TRUNK CALIPER, AS SPECIFIED ON THE PLANT MATERIAL SCHEDULE, ARE A GENERAL GUIDE FOR THE MINIMUM REQUIRED SIZE OF EACH PLANT.
- PRUNING: EACH TREE OR SHRUB SHALL BE PRUNED AT THE DISCRETION OF OR AS DIRECTED BY LANDSCAPE ARCHITECT, AND IN ACCORDANCE WITH STANDARD HORTICULTURAL PRACTICE, TO PRESERVE THE NATURAL CHARACTER OF THE PLANT, BUT IN NO CASE SHALL THE PLANTS SUPPLIED UNDER THIS CONTRACT BE PRUNED BACK TO SUCH AN EXTENT THAT THEY NO LONGER MEET SPECIFICATIONS. REMOVE OR CUT BACK BROKEN, DEAD, DAMAGED, SUCKER GROWTH AND UNSYMMETRICAL GROWTH OF NEW WOOD AS DIRECTED BY THE LANDSCAPE ARCHITECT.
- UPON COMPLETION OF WORK, NOTIFY LANDSCAPE ARCHITECT AT LEAST TEN (10) WORKING DAYS PRIOR TO REQUESTED DATE OF INSPECTION. WHERE INSPECTED LANDSCAPE WORK DOES NOT COMPLY WITH REQUIREMENTS, REPLACE REJECTED WORK AND CONTINUE SPECIFIED MAINTENANCE UNTIL WORK IS RE-INSPECTED BY LANDSCAPE ARCHITECT AND FOUND TO BE ACCEPTABLE. REMOVE REJECTED PLANTS AND MATERIALS PROMPTLY FROM PROJECT SITE.
- UPON SATISFACTORY COMPLETION OF REPAIRS AND/OR REPLACEMENTS, THE LANDSCAPE ARCHITECT SHALL CERTIFY, IN WRITING, THE ACCEPTANCE OF THE WORK IN TOTAL.
- THE ONE (1) YEAR WARRANTY PERIOD BEGINS ON THE DATE OF THE FINAL ACCEPTANCE.

SOIL TESTING AND AMENDMENT:

- PERFORM SOIL TESTING PRIOR TO THE INSTALLATION OF ANY SPECIFIED MATERIAL.
- COLLECT SOIL SAMPLES AT LOCATIONS AS IDENTIFIED ON PLANS. IF SPECIFIC LOCATIONS ARE NOT INDICATED ON PLANS THE CONTRACTOR IS TO PROVIDE A SITE PLAN MARKUP INDICATING SOIL SAMPLE LOCATIONS FOR SUBMISSION AND APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO COLLECTION AND TESTING.
- COLLECT ONE TO ONE AND A HALF CUPS OF SOIL. APPROVED TOOLS INCLUDE, SPADE OR SHOVEL, SOIL SAMPLING TUBE, OR SOIL AUGER. SAMPLE TUBES OR AUGERS SHOULD EITHER BE STAINLESS STEEL OR CHROME PLATED.
- THE SOIL SAMPLE SHOULD BE OBTAINED FROM THREE (3) AREAS AT THE SPECIFIED TEST LOCATION. MIX CORES OR SLICES TOGETHER IN A CLEAN PLASTIC CONTAINER AND TAKE ENOUGH SUBSAMPLE TO FILL THE SOIL SAMPLE BAG PROVIDED BY THE LABORATORY.
- WHEN SAMPLING, SCRAPE AWAY ANY PLANT RESIDUE AND SAMPLE TO SIX INCHES (6").
- THE SOIL TEST REPORT SHOULD PROVIDE THE FOLLOWING DATA: SOIL PH, PHOSPHORUS (P), POTASSIUM (K), CALCIUM (Ca), MAGNESIUM (Mg), SULFUR (S), BORON (B), COPPER (Cu), IRON (Fe), MANGANESE (Mn), ZINC (Z) AND ORGANIC MATTER.
- PROVIDE TEST RESULTS TO LANDSCAPE ARCHITECT
- RECOMMENDED RANGES - SOIL PH 6.0 TO 8.0, PHOSPHORUS (P) 20-40 PPM, POTASSIUM (K) 150-250 PPM, CALCIUM (Ca) TO MAGNESIUM (Mg) RATIO BETWEEN 5:1 AND 8:1, MAGNESIUM (Mg) 30-70 PPM, SULFUR (S) 12-25 PPM, BORON (B) 0.9-1.5 PPM, COPPER (Cu) 0.9-1.2 PPM, IRON (Fe) 100-200 PPM, MANGANESE (Mn) 40-60 PPM, ZINC (Z) 3.1-20 PPM AND ORGANIC MATTER 5%.
- SOILS NOT MEETING THE REQUIREMENTS ARE TO BE AMENDED AND RE TESTED EVERY SIX WEEKS UNTIL SATISFACTORY RANGES ARE ACHIEVED.

SODDING:

- SOD ALL DISTURBED AREAS, AS INDICATED ON PLANS OR REQUESTED BY OWNER OR LANDSCAPE ARCHITECT, WITH SPECIFIED SOD TYPE. SLOPES GREATER THAN 3:1 SHALL BE PEGGED TO HOLD SOD IN PLACE. ALL DRAINAGE SHALES ARE TO BE SODDED AND PEGGED.
- THOROUGHLY TILL SOIL TO A DEPTH OF FOUR INCHES (4") WITH SIX CUBIC FOOT (6 CUFT.) OF PROMIX, TWENTY FIVE POUNDS (25 LBS.) OF A COMPLETE FERTILIZER AND ONE CUBIC YARD (1 CUYD.) OF SAND PER ONE THOUSAND SQUARE FEET (1000 SQ.FT.) OF LAWN AREA. FOLLOWING THIS, THE SOD AREA SHALL BE FINE GRADED TO REMOVE ALL RIDGES AND DEPRESSIONS AND THE SURFACE CLEARED OF ALL STONES, STICKS, WEEDS AND OTHER DEBRIS.
- PROMIX: MIX OF SANDY LOAM, PINE FINES, MULCH FINES, COMPOST AND SAND.
- SOD IS TO BE ROLLED AND WATERED AT THE TIME OF INSTALLATION.
- LAY SOD TIGHT WITH NO OPEN JOINTS AND NO OVERLAPPING; STAGGER END JOINTS TWELVE INCHES (12") MINIMUM. DO NOT STRETCH OR OVERLAP SOD PIECES.
- LAY SOD AS SOON AS IT IS DELIVERED TO PLANTING AREAS. LAY ONLY HEALTHY, MOIST, GREEN SOD. ANY SOD WHICH IS BROWN AND UNDER STRESS IS UNACCEPTABLE. ANY SOD WHICH IS NOT LAID WITHIN TWENTY FOUR (24) HOURS OF DELIVERY IS UNACCEPTABLE.
- SOD PIECES SMALLER THAN EIGHT INCHES (8") SQUARE ARE ACCEPTABLE ONLY WHEN SITE CONDITIONS MANDATE.
- SOD SHALL BE A MINIMUM OF 3/4" THICK, FREE OF WEEDS AND PESTS AND CUT NO MORE THAN 24 HOURS PRIOR TO PLANTING.
- TEST SOIL FOR ALL AREAS TO RECEIVE SOD AS SPECIFIED IN THE PLANTING NOTES ABOVE

MULCH:

- MULCH SHALL CONSIST OF PARTIALLY DECOMPOSED HARDWOOD OR APPROVED SUBSTITUTE AND SHALL BE OF SUFFICIENT CHARACTER AS NOT TO BE DISPLACED BY WIND OR WATER RUNOFF.

TREE DIAMETER	DUCKBILL ROOT BALL KIT
Up to 2"	MODEL 40 RBK KIT
Up to 3"	MODEL 60 RBK KIT
Up to 6"	MODEL 80 RBK KIT

DUCKBILL ROOT BALL KITS AVAILABLE THROUGH FORESIGHT PRODUCTS LLC (800) 325 5960, WWW.EARTHANCHOR.COM

STAKING TYPICAL ON TREES 6" IN HEIGHT OR GREATER. ALL OTHER TREES TO BE STAKED AT LANDSCAPE ARCHITECTS DISCRETION.

SET TREE 2" ABOVE ORIGINAL GRADE
REMOVE BURLAP FROM TOP 1/3 OF ROOT BALL

3" MULCH LAYER

SOIL SAUCER: USE QUALITY TOPSOIL (6" MIN) INCORPORATE COMMERCIALLY PREPARED MYCORRHIZA SPORES IN SOIL AROUND ROOT BALL AT RATES AS SPECIFIED BY MANUFACTURER

PLANTING HOLE TO BE A MIN OF TWICE THE ROOT BALL SIZE
COMPACTED SUBSOIL TO FORM PEDESTAL TO PREVENT SETTLING

AMEND EXISTING SOIL WITH A COMPOSTED ORGANIC MATTER TO BRING THE ORGANIC CONTENT UP TO A 5% DRY WEIGHT

ANCHOR CABLE ATTACHED TO TENSIONING STRAPS WITH D RINGS

DUCKBILL EARTH ANCHOR, TYPICAL OF 3. INSTALL ANCHORS PER MANUFACTURERS RECOMMENDATIONS.

DO NOT CUT CENTRAL LEADER

TREES OF THE SAME SPECIES TO BE MATCHED IN SIZE AND HABIT UNLESS OTHERWISE NOTED

PRUNE UNDER DIRECTION OF LANDSCAPE ARCHITECT

DUCKBILL TENSIONING STRAPS IN TRIANGLE PATTERN ON TOP OF ROOT BALL WITH EASY HAND RATCHET TENSIONER. DO NOT WRAP STRAPS AROUND TRUNK OF TREE.

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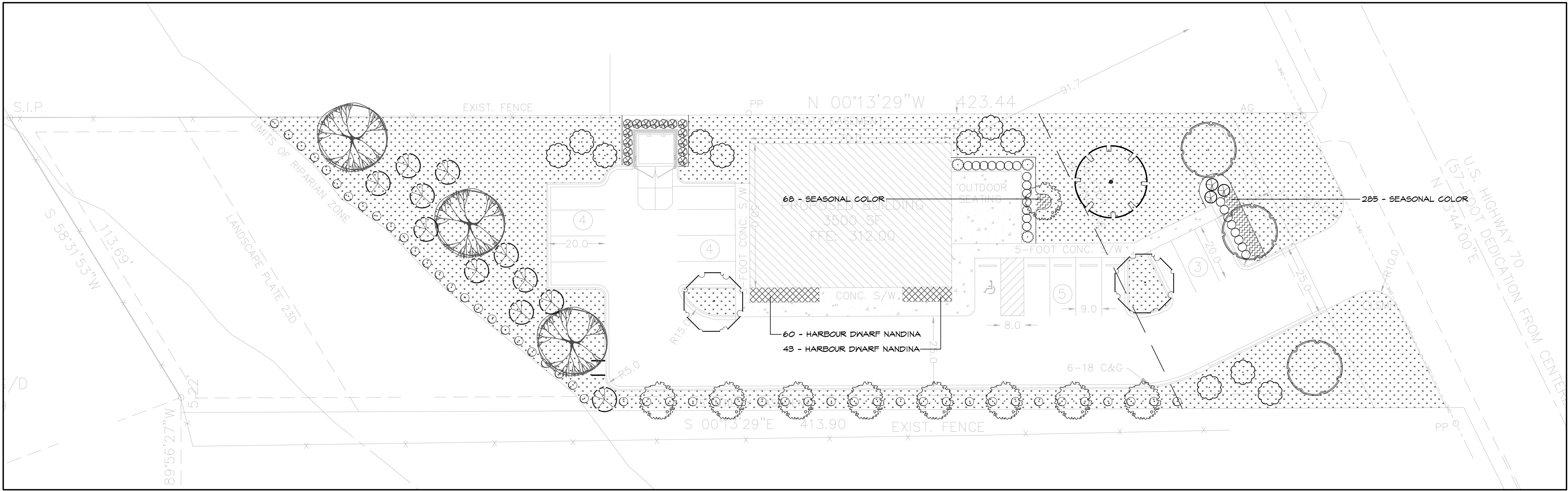
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DUCKBILL EARTH ANCHOR,



PLANT MATERIAL LEGEND

- ALLEE ELM
- WHITE OAK
- CHERRYBARK OAK
- AUTUMN GOLD GINKGO
- AUSTRALIS BAY MAGNOLIA
- LITTLE GEM MAGNOLIA
- BRODIE JUNIPER
- GREEN MOUNTAIN BOXWOOD
- WHITE LOROPETALUM
- COMPACTA HOLLY
- WILLOWLEAF HOLLY
- EMERALD HEIGHTS DISTYLUM
- HARBOUR DWARF NANDINA @ 18" O/C
- SEASONAL COLOR
- HYBRID BERMUDA SOD

PROPOSED PLANT MATERIAL SCHEDULE

GAL, HEIGHT, SPREAD AND CONTAINER SIZES SHOWN ARE MINIMUMS. ANY PLANT MUST MEET OR EXCEED EACH SPECIFIED SIZE

QTY	COMMON NAME	SCIENTIFIC NAME	GAL	HEIGHT	SPREAD	CONT	REMARKS	DENSITY UNITS (DU) QTY X GAL X VALUE = DU
2	ALLEE ELM	ULMUS PARVIFOLIA 'ALLEE'	2.5"	10'	4'	B4B	FULL HEADS, MATCHED	2 X 2.5 X 1 = 5
1	WHITE OAK	QUERCUS ALBA	2.5"	10'	4'	B4B	FULL HEADS, MATCHED	1 X 2.5 X 1 = 2.5
3	CHERRYBARK OAK	QUERCUS FAGODA	2.5"	10'	4'	B4B	FULL HEADS, MATCHED	NO DENSITY UNITS - ALL FOR REAR PLATE
3	AUTUMN GOLD GINKGO	GINKGO BILOBA 'AUTUMN GOLD'	2.5"	10'	4'	B4B	FULL HEADS, MATCHED	NO DENSITY UNITS - ALL FOR STREETSCAPE PLATE
4	AUSTRALIS BAY MAGNOLIA	MAGNOLIA VIRGINIANA 'AUSTRALIS'	1.5" PER	8'	3'	B4B	FULL HEADS, MATCHED	4 X 1.5 X .75 = 10.13 DU
11	LITTLE GEM MAGNOLIA	MAGNOLIA GRANDIFLORA 'LITTLE GEM'	1.5"	8'	3'	--	FULL TO GROUND, MATCHED	NO DENSITY UNITS - ALL FOR REAR PLATE
11	BRODIE JUNIPER	JUNIPERUS VIRGINIANA 'BRODIE'	1.5"	8'	3'	--	FULL TO GROUND, MATCHED	11 X 1.5 X .75 = 12.38 DU
3	GREEN MOUNTAIN BOXWOOD	BUXUS 'GREEN MOUNTAIN'	--	24"	18"	--	FULL, MATCHED	NOT APPLICABLE
3	WHITE LOROPETALUM	LOROPETALUM 'SHANS WHITE'	--	16"	16"	3 GAL	FULL, MATCHED	NOT APPLICABLE
22	COMPACTA HOLLY	ILEX CORNATA 'COMPACTA'	--	16"	16"	3 GAL	FULL, MATCHED	NOT APPLICABLE
50	WILLOWLEAF HOLLY	ILEX WILLOWLEAF'	--	16"	16"	3 GAL	FULL, MATCHED	NOT APPLICABLE
15	EMERALD HEIGHTS DISTYLUM	DISTYLUM 'EMERALD HEIGHTS'	--	16"	16"	3 GAL	FULL, MATCHED	NOT APPLICABLE
103	HARBOUR DWARF NANDINA	NANDINA DOMESTICA 'HARBOUR DWARF'	--	10"	10"	QUART	FULL, MATCHED, 18" O/C	NOT APPLICABLE
353	SEASONAL COLOR	AS AVAILABLE	--	--	--	CELLS	8" O/C	1% OF THE GREEN/OPEN SPACE REQUIRED

SOD: SOD ALL AREAS AS INDICATED IN PLANS WITH HYBRID BERMUDA SOD. 13,000 SQ YARDS APPROXIMATE TOTAL

IRRIGATION: ALL NEWLY PLANTED AND SODDED AREAS TO BE IRRIGATED. A SITE SPECIFIC IRRIGATION PLANS SET WILL BE PROVIDED FOLLOWING CITY APPROVAL OF THE PLANTING

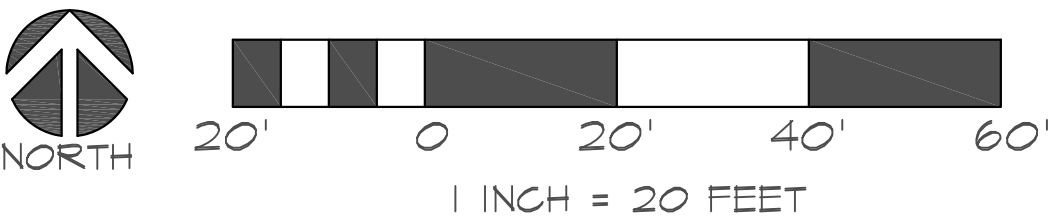
CITY OF BARTLETT LANDSCAPE REQUIREMENT NOTES

CITY OF BARTLETT PROPOSED DENSITY UNIT (DU) CALCULATIONS

TREE DENSITY UNITS REQUIRED: 0.98 ACRES X 20 UNITS PER ACRE = 19.6 DENSITY UNITS REQUIRED
PROPOSED DENSITY UNITS (DU) = 30.01

CITY OF BARTLETT LANDSCAPE REQUIREMENT SUMMARY

19.6 DENSITY UNITS (DU) ARE REQUIRED AND 30.01 ARE PROVIDED
40 TOTAL TREES PROPOSED. 18 DECIDUOUS AND 22 EVERGREEN, 45% DECIDUOUS AND 55% EVERGREEN
135 SQUARE FEET OF SEASONAL COLOR PROVIDED
3 OF THE CITIES OFFICIAL TREE, CHERRYBARK OAK ARE PROPOSED



PLANTING PLAN
DESIGN REVIEW COMMISSION
FOR REVIEW AND COMMENT ONLY -
NOT FOR CONSTRUCTION



LOT 1, SHAMALI SUBDIVISION
BARTLETT, TENNESSEE

REVISIONS		
DATE	MARK	BY
	△	

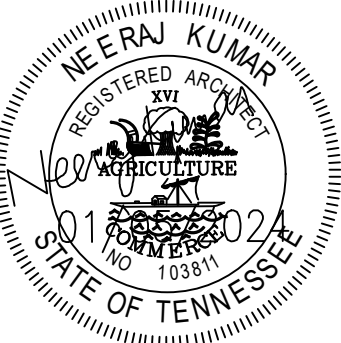
JOB NUMBER
23115

DRAWN BY: JTP
DATE: 12.19.2023
L1.2

MEAT SHOP

7771 US
HIGHWAY 70
BARTLETTE, TN

EAL



JAN 05, 2024

CONSULTANTS NAME

DRC REVIEW SET

O.	DATE	ISSUE \ REVISION
1	12/07/2023	PRELIMINARY DRAWINGS
2	12/18/2023	DRC REVIEW
3	01/05/2024	DRC RESPONSE

RAWING NAME

DUMPSTER DETAIL

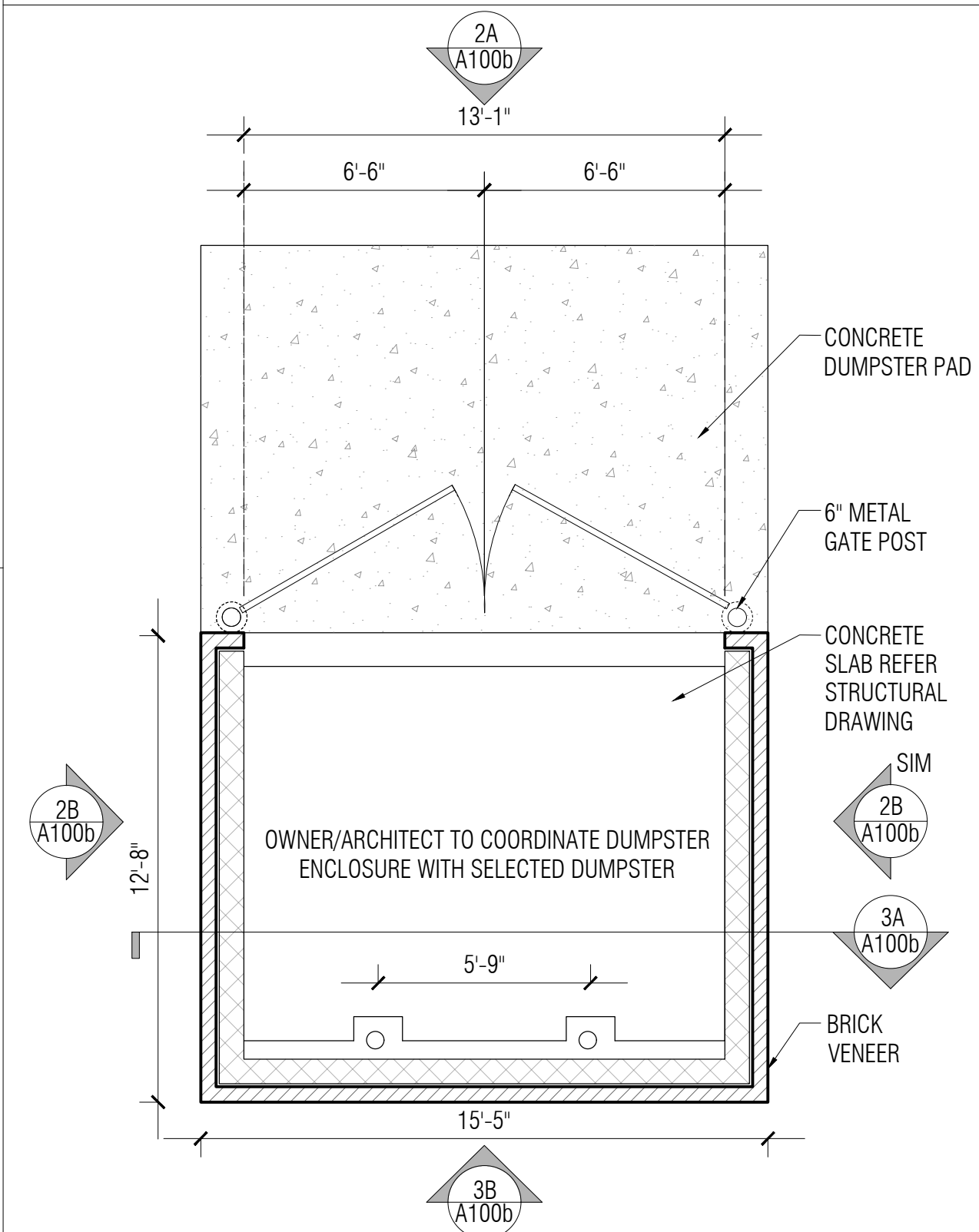
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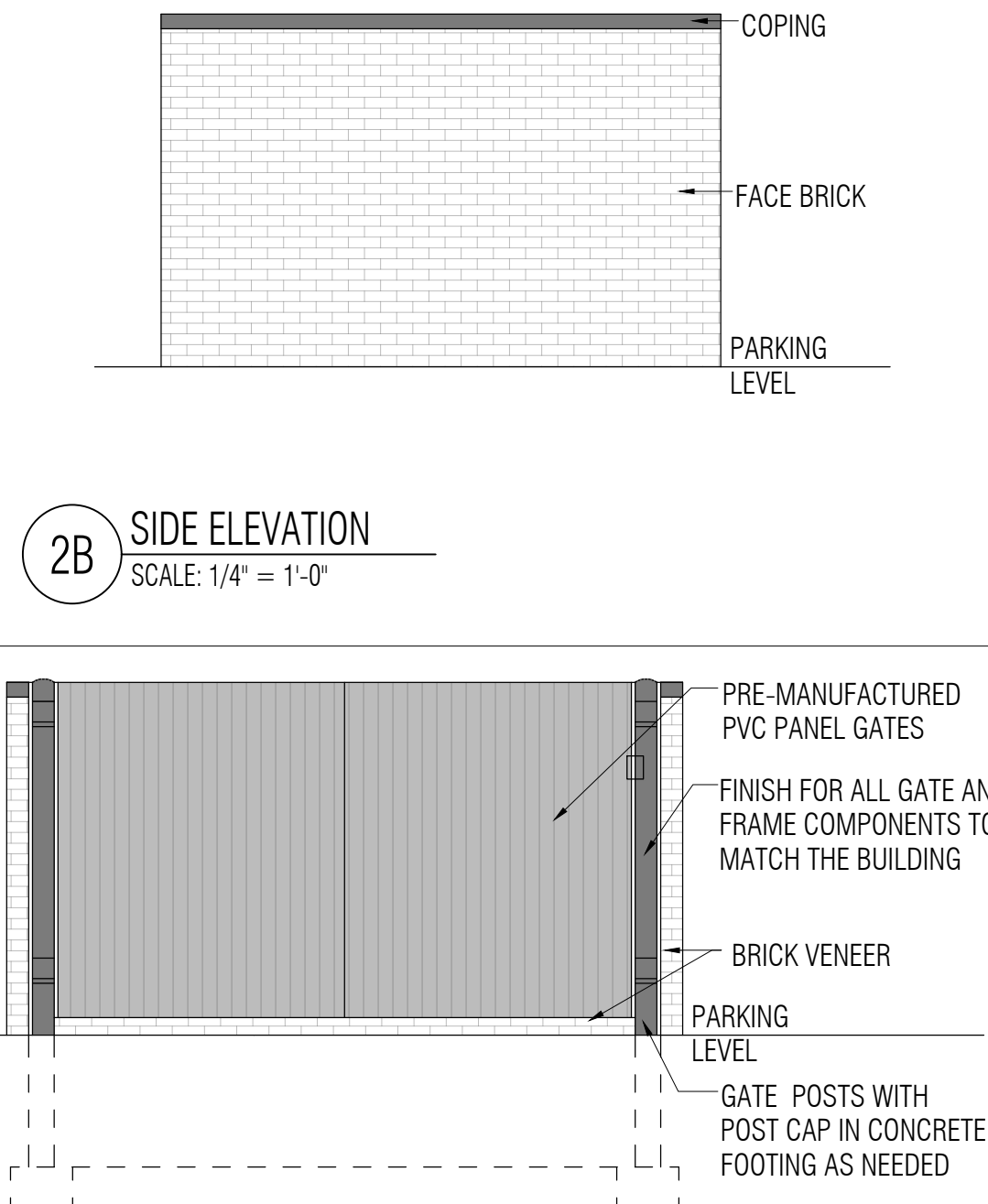
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DRAWING NUMBER:

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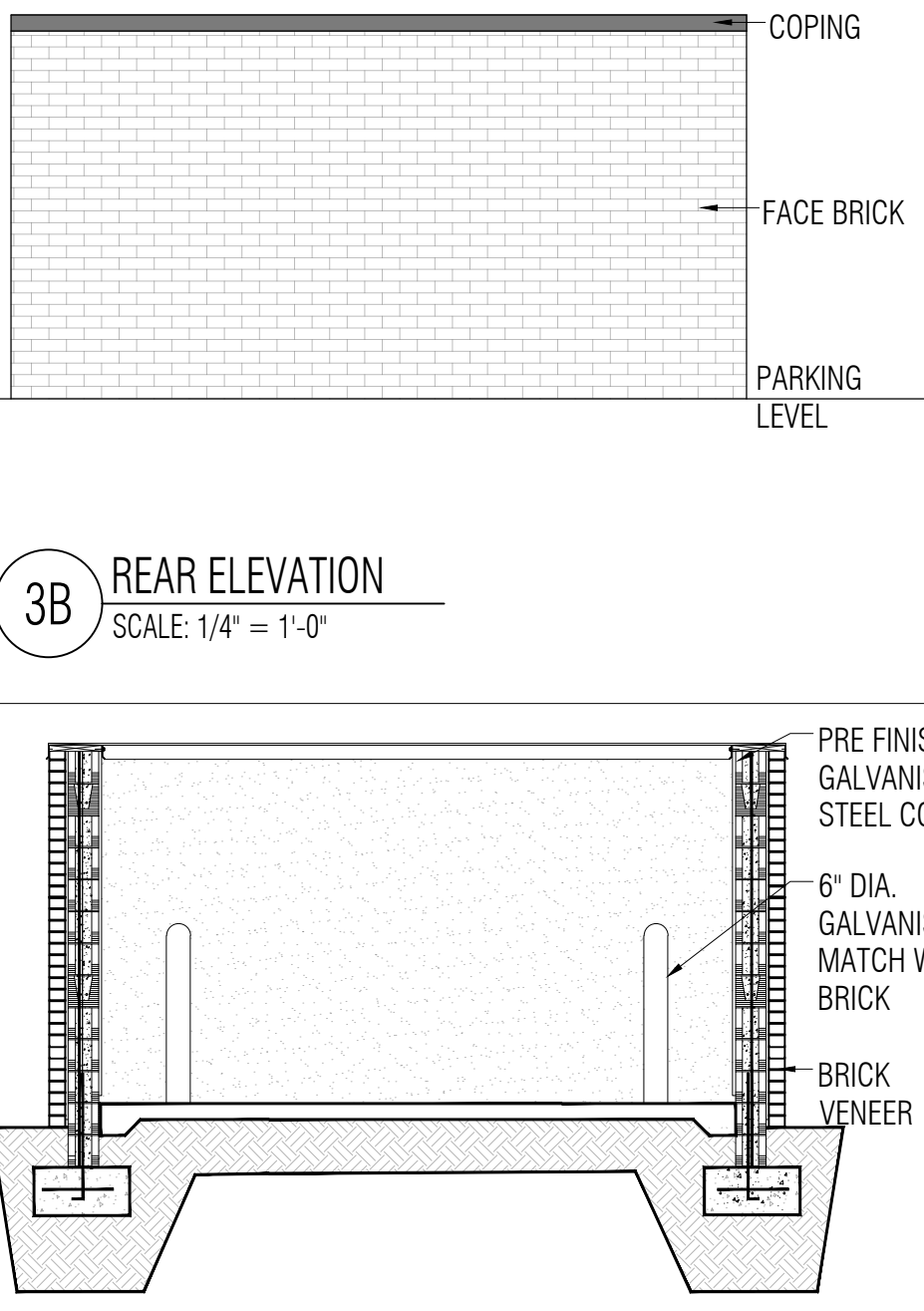


4A DUMPSTER DETAIL
SCALE: 1/4" = 1'-0"



2B SIDE ELEVATION
SCALE: 1/4" = 1'-0"

2A DUMPSTER FRONT ELEVATION
SCALE: 1/4" = 1'-0"



3B REAR ELEVATION
SCALE: 1/4" = 1'-0"

3A DUMPSTER SECTION
SCALE: 1/4" = 1'-0"

NOTE:

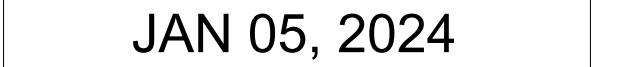
- ALL FINISH COLORS AND EXTERIOR MATERIALS TO MATCH THE BUILDING.

4A NOTES
N.T.S.

1255 Lynnfield Road, Suite 226
Memphis, Tennessee 38139
Telephone: 901.603-8765

OWNER NAME AND ADDRESS

SEAL

[illegible]

NO.	DATE	ISSUE \ REVISION
01	12/07/2023	PRELIMINARY DRAWINGS
02	12/18/2023	DRC REVIEW
03	01/05/2024	DRC RESPONSE

DRAWN BY	: MAYURI
CHECKED BY	:
APPROVED BY	:
DRAWING NUMBER	:

A300



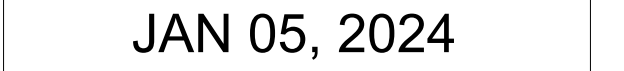


A300.1

1255 Lynnfield Road, Suite 226
Memphis, Tennessee 38139
Telephone: 901.603-8765

OWNER NAME AND ADDRESS	
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SEAL

[illegible]

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01	12/07/2023	PRELIMINARY DRAWINGS
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DRAWING NAME

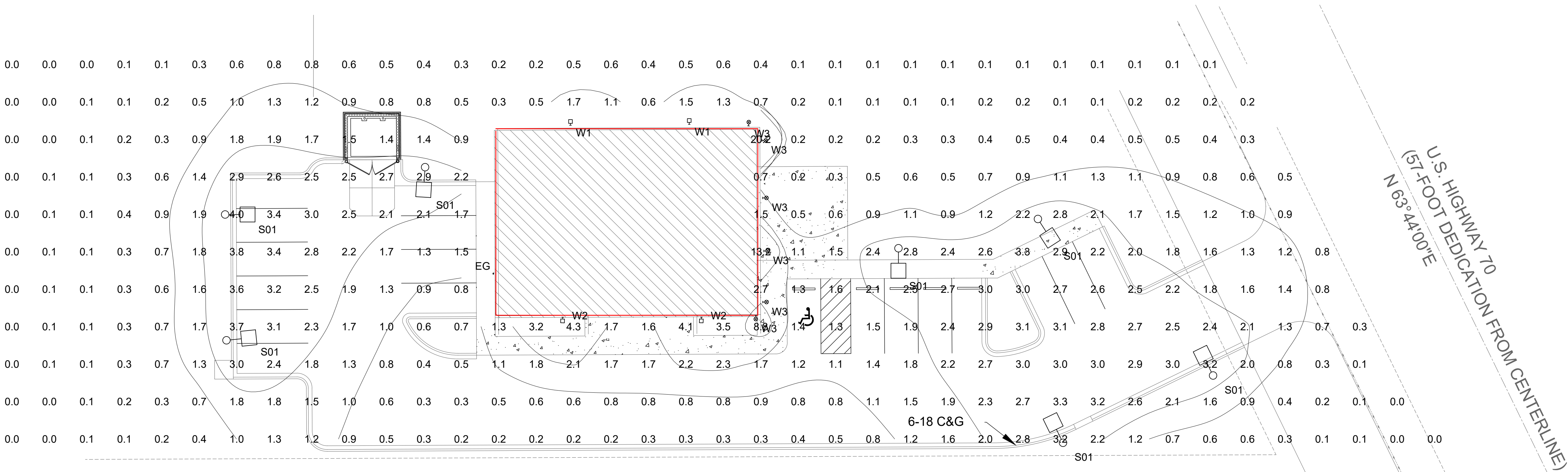
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LUMINAIRE SCHEDULE

CALLOUT	SYMBOL	DESCRIPTION	MODEL	MODEL 1	INPUT WATTS	VOLTS	NOTE 1	QUANTITY
EG		OUTDOOR EMERGENCY LIGHT	DUAL-LITE, PGN Series	DUAL-LITE, PGN Series	17.7	120V 1P 2W	CONNECT UNSWITCHED HOT FROM CIRCUIT	1
S01		RSX Area Fixture Size 1 P1 Lumen Package 4000K CCT Type R3 Distribution	Lithonia Lighting, RSX1 LED P1 40K R3 PROVID 16' SQUARE STEEL POLE,FINISH TO MATCH FIXTURE	Lithonia Lighting, RSX1 LED P1 40K R3	51.34	208V 2P 2W	,	7
W1		WPX1 LED wallpack 1500lm 4000K color temperature 120-277 Volts	Lithonia Lighting, WPX1 LED P1 40K Mvolt GLASS BLOCK	Lithonia Lighting, WPX1 LED P1 40K Mvolt	11.47	120V 1P 2W	COORDINATE HEIGHT WITH ARCHITCET	2
W2		WPX1 LED wallpack 3000lm 4000K color temperature 120-277 Volts	Lithonia Lighting, WPX1 LED P2 40K Mvolt GLASS BLOCK	Lithonia Lighting, WPX1 LED P2 40K Mvolt	24.42	208V 2P 2W	,	2
W3		OUTDOOR LED WALL CYLINDER UP & DOWN LIGHT	Lithonia Lighting, OLLWU LED P1 40K 120 DDB	Lithonia Lighting, OLLWU LED P1 40K 120 DDB	13.8	120V 1P 2W	LED DRIVER, Accudrive RPS4-14V090	6



GENERAL PHOTOMETRIC SCHEDULE	
AVERAGE FOOT-CANDLES	1.26
MAXIMUM FOOT-CANDLES	20.2
MINIMUM FOOT-CANDLES	0.0
MINIMUM TO MAXIMUM FC RATIO	0.00
MAXIMUM TO MINIMUM FC RATIO	1289.51
AVERAGE TO MINIMUM FC RATIO	80.77

1 SITE PHOTOMETRIC PLAN
1/16"=1'-0"

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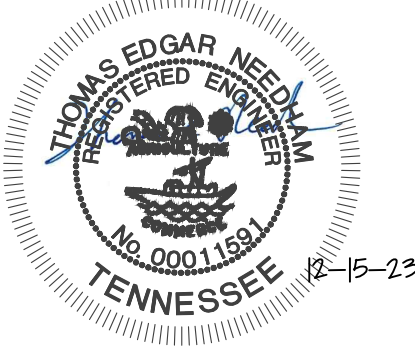
MEAT SHOP

AT

7771 US
HIGHWAY 70
BARTLETT TN

BSG Building Systems Group
Engineers Planners Consultants
Mechanical Plumbing Electrical Fire Protection Engineering
Phone: (901) 219-0339 Email: bsengr@bsengr.com

SEAL



CONSULTANTS NAME:

NO.	DATE	ISSUE \ REVISION
01	3-17-23	

DRAWING NAME
SITE PHOTOMETRIC
PLAN

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CHECKED BY:
APPROVED BY:

DRAWING NUMBER:

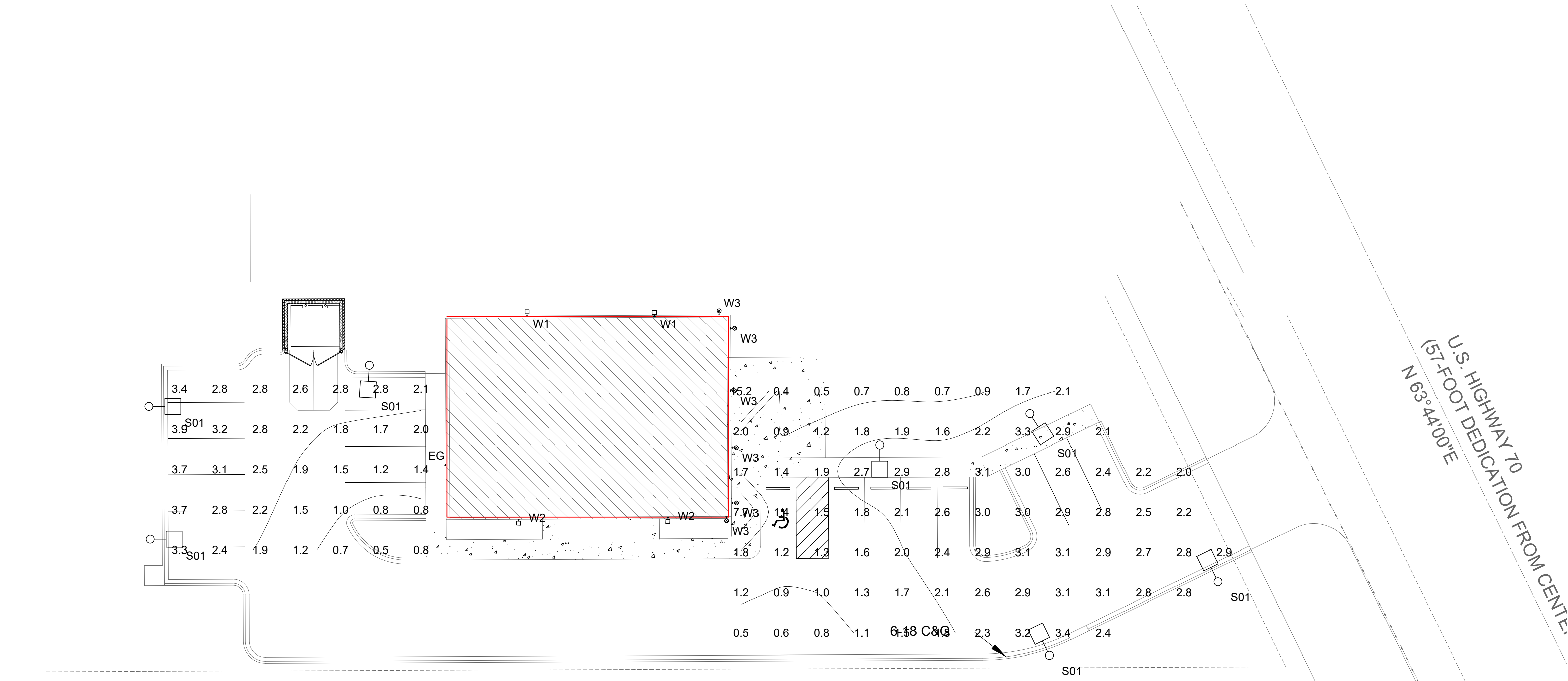
E101

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C

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GENERAL PHOTOMETRIC SCHEDULE	
AVERAGE FOOT-CANDLES	2.16
MAXIMUM FOOT-CANDLES	3.9
MINIMUM FOOT-CANDLES	0.5
MINIMUM TO MAXIMUM FC RATIO	0.13
MAXIMUM TO MINIMUM FC RATIO	7.63
AVERAGE TO MINIMUM FC RATIO	4.25

GENERAL PHOTOMETRIC SCHEDULE	
AVERAGE FOOT-CANDLES	2.29
MAXIMUM FOOT-CANDLES	15.2
MINIMUM FOOT-CANDLES	0.4
MINIMUM TO MAXIMUM FC RATIO	0.02
MAXIMUM TO MINIMUM FC RATIO	40.12
AVERAGE TO MINIMUM FC RATIO	6.04

1 PARKING AREA PHOTOMETRIC PLAN
1/16"=1'-0"

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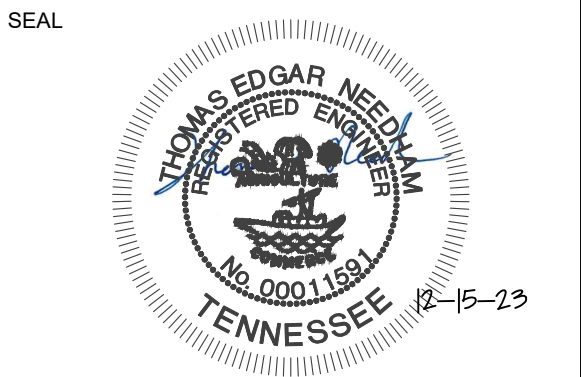
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CONSULTANTS NAME:

NO.	DATE	ISSUE \ REVISION
01	3-17-23	

DRAWING NAME
PARKING AREA
PHOTOMETRIC
PLAN

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APPROVED BY:
DRAWING NUMBER:

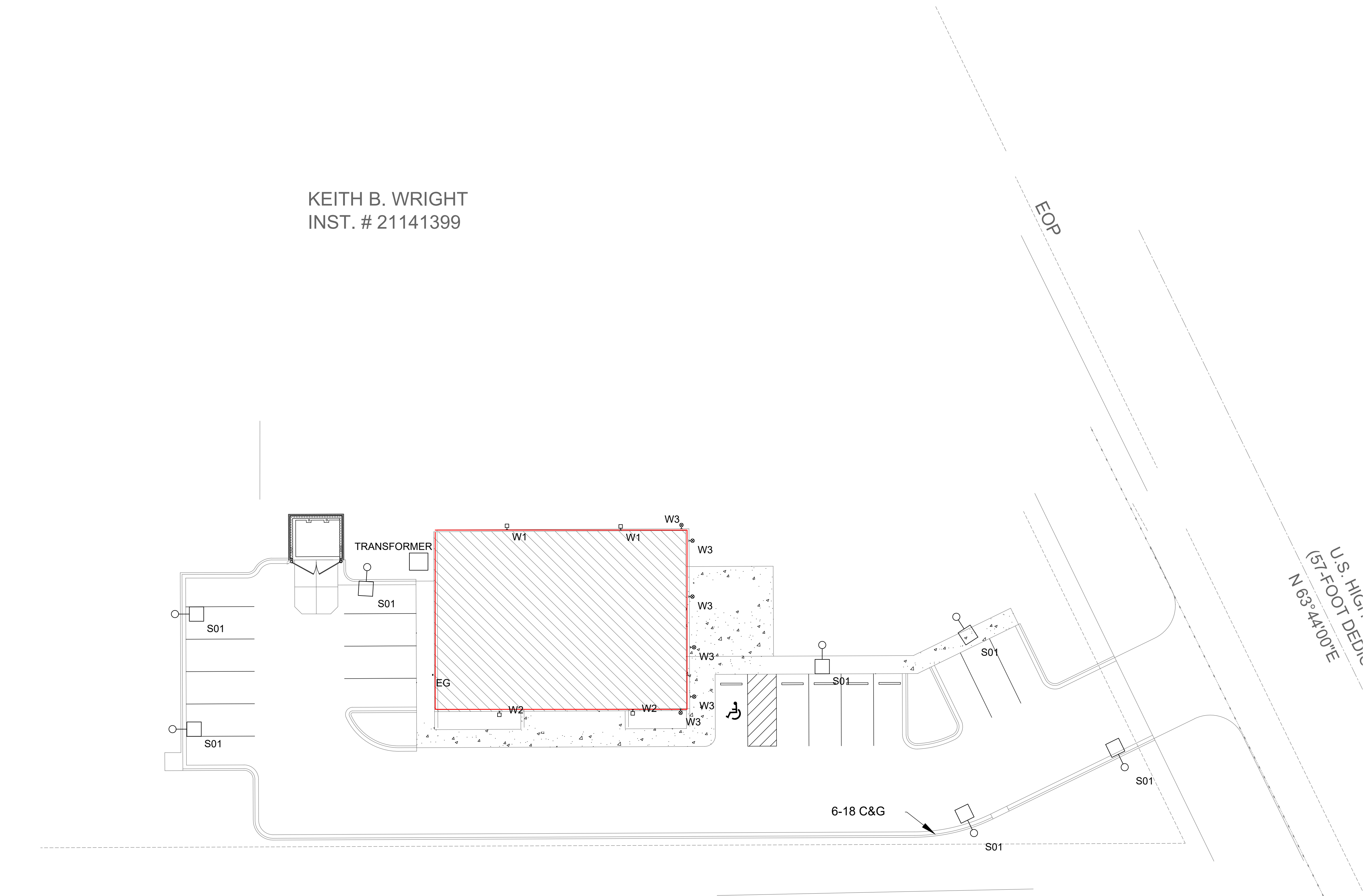
E102

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1 SITE PLAN - ELECTRICAL
1/16"=1'-0"

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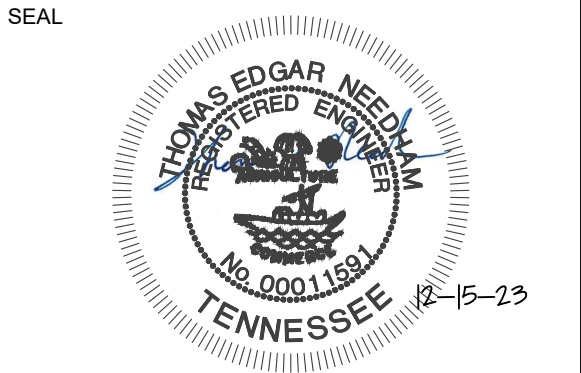
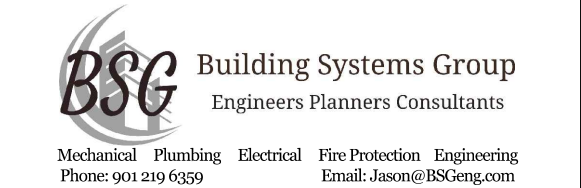
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MEAT SHOP

AT

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CONSULTANTS NAME:

NO.	DATE	ISSUE \ REVISION
01	3-17-23	

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**SITE PLAN-
ELECTRICAL**

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DRAWING NUMBER:

E103

